



LAND DIVISION

Permit info: SUBFY2020-07

Application Date: 08/03/2020 Rec'd by: ES

FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921 (tel.)
 208.472.2926 (FAX) ▪ www.gardencityidaho.org ▪ planning@gardencityidaho.org

CONTACT INFORMATION

APPLICANT

Name: Josh Beach - Sawtooth Land Surveying, LLC **Address:** 2030 S. Washington Avenue
Email: josh@sawtoothls.com Emmett, ID 83617
Phone: 208-369-3642

OWNER

Name: McWhirter Revocable Trust **Address:** 6300 N. Ulmer Lane
Email: josh@sawtoothls.com Garden City, ID 83714
Phone: 208-369-3642

PROPERTY INFORMATION

Subdivision/Project Name: Perch Meadows Subdivision

Site address: 6300 N. Ulmer Lane Garden City, ID 83714

Description of Existing Use(s): Single-family residence/Agricultural

Description of Surrounding Uses: Single Family Residences

APPLICATION INFORMATION

- Minor Land Division Preliminary Plat Planned Unit Development
- Combined Preliminary/Final Plat Final Plat Condominium

If final plat have there been any changes since the preliminary plat? Y/ N

Number of residential lots 24 Number of commercial lots 0 Number of mixed use lots 0

Number of common lots 5 Square feet of common open space 26,453.3

Are any improvements planned within the common open space area? If so, specify.
Gazebo, pond, pathway and landscaping

What public services and facilities are required for this development? Fire Protection Police Protection Water Sewer Drainage
 Streets Schools

What housing types are proposed? MARK ALL THAT APPLY

Single Family Condos _____ Townhomes _____ Live/Work _____
 Manufactured/ Mobile Homes _____ N/A _____

Is this plat a portion of a larger land holding intended for subsequent development? If yes, please explain. N/A

Is the project within the Floodplain? Yes, a portion of the property is within zone AE.

Are there any proposed uses not allowed in the zoning district where the project is located? If so, specify. If so, what is the gross land area devoted to such uses? No.

What is the effect of this site development on roadways and traffic conditions?

The effect will be to eliminate the direct access to Ulmer Lane, and to improve connectivity with the connections to both W. Osprey Meadows Drive and N. Duncan Avenue. The adjacent local streets are adequate to accommodate the proposed development.

Are there new roads proposed/required? Yes, we are proposing a new road through the sub, that will connect the two existing stub streets.

Are there new ingress/egress being proposed? No.

How has off-street parking and loading been arranged and sized to prevent traffic congestion?

In addition to the two vehicle spaces in each garage and two on each driveway, the internal streets are wide enough to accommodate parking on both sides.

How has vehicular and pedestrian circulation been arranged with respect to adjacent facilities and internal circulation?

There are internal sidewalks that will provide pedestrian connection to the existing stub streets, as well as a pedestrian pathway that will connect to Ulmer Lane.

Has there been connection to or access provided for future connections to bicycle and pedestrian pathways or regional transit?

There is a pedestrian access proposed that will connect the subdivision to Ulmer Lane.

What neighborhood characteristics exist or are planned which make this development compatible with the neighborhood and adjoining properties?

Community open space, access to the existing multi-use pathway along the north boundary and lots and homes that are similar to the existing neighborhoods.

What is the effect of this site development on the adequacy of storm and surface water facilities?

All storm drainage will be contained on site in the proposed pond in the center open space.

How will the design create a sense of place (usable open space, public art, visual focus points)?

The design of the project connects to existing facilities that surround the subdivision and will provide a focal point for the subdivision by constructing a large common open space lot in the center of the development.

How has landscaping been used to protect existing trees, utilize existing features, create harmony with adjacent development and prevent erosion and dust?

No existing landscaping will remain. A landscape plan has been submitted and plants will be installed per that plan.

What type of water will be used for landscaping? Irrigation - Non-Potable
 Irrigation - Potable City Water System

Have native or drought resistant plants been utilized in the landscaping plan? If so what types and what percentage of the overall landscape is dedicated to these plants?

Plants chosen for this project are not high water-use plants. Minimal lawn is proposed and an efficient irrigation system will be installed.

What sustainable concepts have been incorporated into the design?

Drought tolerant/low water-use planting material, fescue grass and rock beds used instead of using large areas of lawn.

APPLICATION INFORMATION REQUIRED

NOTE:

AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES

TWO (2) HARD COPIES OF EACH CHECKLIST ITEM REQUIRED

- | | |
|--|--|
| <input checked="" type="checkbox"/> Planning Submittal Form | <input checked="" type="checkbox"/> Compliance Statement |
| <input checked="" type="checkbox"/> Preliminary Title Report | <input checked="" type="checkbox"/> Statement of Intent |
| <input checked="" type="checkbox"/> Legal Description | <input checked="" type="checkbox"/> Approved Sketch Plat |
| <input checked="" type="checkbox"/> Neighborhood Map | |
| <input checked="" type="checkbox"/> Sketch Map (Required for subs with 4 or more proposed lots) | |
| <input checked="" type="checkbox"/> Subdivision Map | |
| <input checked="" type="checkbox"/> Site Plan | |
| <input checked="" type="checkbox"/> Landscape Plan | |
| <input type="checkbox"/> Schematic Drawings - <i>N/A</i> | |
| <input type="checkbox"/> Lighting Plan - <i>N/A</i> | |
| <input type="checkbox"/> Topographic Survey | |
| <input checked="" type="checkbox"/> Grading Plan | |
| <input checked="" type="checkbox"/> Soils Report | |
| <input checked="" type="checkbox"/> Hydrology Report | |
| <input checked="" type="checkbox"/> Engineering Drawings and Specifications | |
| <input checked="" type="checkbox"/> Natural Hazard and Resources Analysis | |
| <input checked="" type="checkbox"/> Dedications and Easements | |
| <input type="checkbox"/> Covenants and Deed Restrictions - <i>N/A</i> | |
| <input checked="" type="checkbox"/> Ability to Serve Letter | |
| <input checked="" type="checkbox"/> Neighborhood Meeting Verification | |
| <input checked="" type="checkbox"/> Affidavit of Legal Interest | |
| <input type="checkbox"/> Affidavit of Posting and Photos (Due 7 days before the hearing) | |
| <input type="checkbox"/> Irrigation/Ditch Company Information Form | |
| <input type="checkbox"/> Locations, elevations, and materials of proposed signage or Master Sign Plan - <i>N/A</i> | |
| <input checked="" type="checkbox"/> Waiver Request of Application Materials | |

FOR CONDOMINIUM SUBDIVISIONS:

IN ADDITION TO THE ABOVE REQUIRED DOCUMENTS AND INFORMATION, THE FOLLOWING MUST BE SUBMITTED:

- Diagrammatic floor plans of the building or buildings built or to be built in sufficient detail to identify each unit, its relative location and approximate dimensions, showing elevations where multi-level or multi-story structures are diagrammed
- A declaration and by-laws consistent with the provisions contained in Idaho Code 15-1505

INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS (PLEASE CHECK):

- Statement must include a list of the application materials to be waived and an explanation for the request.

INFORMATION REQUIRED ON COMPLIANCE STATEMENT (PLEASE CHECK):

- Statement explaining how the proposed structure(s) is compliant with the standards of review for the proposed application

INFORMATION FOR STATEMENT OF INTENT(PLEASE CHECK):

- Should include purpose, scope, and intent of project
- Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

INFORMATION FOR PRELIMINARY TITLE REPORT (PLEASE CHECK):

- Document confirming property has been purchased contingent to approvals by city and other agencies
- Document should confirm if there are liens on property and if there are other issues with title
- Document typically generated by lender or title company

INFORMATION FOR LEGAL DESCRIPTION (PLEASE CHECK):

- A document legally describing the property.
- Must have Ada County instrument number or county seal inscribed.

INFORMATION FOR SKETCH PLAT (PLEASE CHECK):

- A plat preliminary to the preparation of a preliminary plat that show the basic outline of the plat, including lots, roads, and dedicated sites.
- Required for subs with 4 or more proposed lots

INFORMATION REQUIRED ON NEIGHBORHOOD MAP (PLEASE CHECK):

- 8 ½" x 11" size minimum
- Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- Impact of the proposed siting on existing buildings, structures, and/or building envelopes

INFORMATION REQUIRED ON PRELIMINARY SUBDIVISION MAP (PLEASE CHECK):

- 30" x 42" minimum size
- Scale no less than one inch (1") to one hundred feet (100')
- The names, addresses, and telephone numbers of the planners, engineers, surveyors or other persons who designed the subdivision and prepared the plat
- The legal description of the proposed subdivision, and a topographical map showing the proposed subdivision at a scale of not less than one inch (1") to one hundred feet (100')
- The intended use of the lot such as: residential single-family, duplex, townhouse and multiple housing, commercial, industrial or recreational;
- A proposed building envelope shall be designated and dimensioned on each lot to demonstrate that a building can comply with the required setbacks. This building footprint is not binding on future building on the lot.
- Streets and public rights of way, including proposed street names and dimensions
- Blocks, if any, building envelopes and lot lines as required by subsection 10-4-4F of this Title, showing the dimensions and numbers of each. In addition to providing this information on the plat or supporting addenda, the applicant shall stake the perimeters of each lot and the center of its building envelope sufficiently to permit the Commission to locate the same when inspecting the site of the proposed subdivision
- Contour lines, shown at two foot (2') intervals, reference to an established bench mark, including location and elevation

- Location of any proposed or existing utilities, including, but not limited to, domestic water supply, storm and sanitary sewers, irrigation laterals, ditches, drainages, bridges, culvers, water mains, fire hydrants, and their respective profiles
- Location of bicycle parking
- Location of existing and proposed street lights
- Location of existing and proposed pedestrian and bicycle pathways

INFORMATION REQUIRED ON SITE PLAN(PLEASE CHECK):

- 24" x 36" size minimum
- Scale not less than 1" = 20', legend, and north arrow.
- Property boundary, dimensions, setbacks and parcel size.
- Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- Building envelope dimensions with the center of the envelope location established in relation to the property lines
- Adjacent public and private street right of way lines
- Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations
- For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.
- The site plan shall demonstrate safe vehicular access as required in 8-4E-4
- Driveways, access to public streets, parking with stalls, loading areas.
- Sidewalks, bike and pedestrian paths.
- Berms, walls, screens, hedges and fencing.
- Location and width of easements, canals, ditches, drainage areas.
- Location, dimensions and type of signs.
- Trash storage and mechanical equipment and screening.
- Parking including noted number of regular, handicap and bike parking as well as dimensions of spaces and drive aisles depicted on plan
- Log depicting square footage of impervious surface, building and landscaping
- Location and height of fences and exterior walls
- Location and dimensions of outdoor storage areas
- Location of utilities and outdoor serviced equipment and areas
- Location of any proposed public art
- Location of any proposed exterior site furniture
- Location of any exterior lighting
- Location of any existing or proposed signage

INFORMATION REQUIRED ON LANDSCAPE PLAN (PLEASE CHECK):

- 24" x 36" size minimum
- Scale the same as the site plan.
- Type, size, and location of all existing and proposed plants, trees, and other landscape materials.
- Size, location and species of existing vegetation labeled to remain or to be removed.
- All areas to be covered by automatic irrigation, including location of proposed irrigation lines.
- Cross section through any special features, berms, and retaining walls.
- A plant list of the variety, size, and quantity of all proposed vegetation
- Log of square footage of landscaping materials corresponding to location

- Proposed storm water systems
- Locations and dimensions of open space

INFORMATION REQUIRED ON SCHEMATIC DRAWINGS (PLEASE CHECK):

- N/A
- 11" x 17" size minimum
 - Scale not less than 1/8 inch = 1 foot (1/8" = 1')
 - Floor plans; elevations, including recorded grade lines; or cross sections that describe the highest points of all structures and/or buildings, showing relationship to recorded grade existing prior to any site preparation, grading or filing
 - Decks, retaining walls, architectural screen walls, solid walls, and other existing and proposed landscape features shall be shown in elevations and sections with the details to show the completed appearance of those structures
 - Overall dimensions of all proposed structures
 - Specifications on exterior surface materials and color
 - Sample materials (as determined by the staff)

INFORMATION REQUIRED ON LIGHTING PLAN (PLEASE CHECK):

- N/A
- 11" x 17" size minimum
 - Location, type, height, lumen output, and luminance levels of all exterior lighting
 - Refer to Garden City Code 8-4A-6 for outdoor lighting requirements
 - Location of municipal street lights

INFORMATION FOR TOPOGRAPHIC SURVEY (PLEASE CHECK):

- The topographic map is a map of the application site and adjoining parcels prepared by an engineer and/or land surveyor, and at a scale of not less than one inch (1") to twenty feet (20'). If the site has been known to have been altered over time, then the applicant shall provide evidence of the natural topography of the site.

INFORMATION REQUIRED ON GRADING PLAN (PLEASE CHECK):

- 11" x 17" size minimum
- Scale not less than one inch equals twenty feet (1" = 20')
- Two foot (2') contours for the entire proposal site
- One foot (1') contours for details, including all planimetric features
- Existing site features, including existing structures, trees, streams, canals, and floodplain hazard areas
- Existing easement and utility locations
- Approximate limiting dimensions, elevations, and finish contours to be achieved by the contemplated grading within the project, showing all proposed cut and fill slopes, drainage channels, and related construction; and finish and spot grade elevations for all wall and fence construction, and paved and recreational surfaces
- Slope and soil stabilization and re-vegetation plan, including identification of areas where existing or natural vegetation will be removed and the proposed method of re-vegetating. Show all areas of disturbance and construction fencing location; re-vegetation is required for all disturbed areas
- Proposed storm water systems

INFORMATION FOR SOILS REPORT (PLEASE CHECK):

- Prepared by a licensed engineer
- Report showing the nature, distribution, and strength of existing soil;
- Conclusions and recommendations for grading procedures

- Opinions and recommendations regarding the adequacy of the soil for the proposed development
- The design criteria for any corrective measures which are recommended

INFORMATION FOR HYDROLOGY REPORT (PLEASE CHECK):

- Prepared by a licensed engineer
- Description of the hydrological conditions existing within the proposed site, the adequacy of the existing conditions for the proposed project and the design criteria for any recommended corrective measures
- Map or drawing showing existing surface drainage patterns in the proposed site and identifying any anticipated changes in those patterns due to the project development
- For preliminary plat: Preliminary plans and approximate locations of all surface and subsurface drainage devices or other devices to be employed in controlling drainage water within the project site, including proposed, existing, and natural drainage swales, culverts, catch basins, and subsurface drain piping
- For final plat: A storm drainage plan shall be submitted showing compliance with the standards of section 8-4B-1. The storm drainage plan shall include:
 - a. A map indicating the on-site and off-site drainage applicable to the site
 - b. Detailed engineering plans of all subsurface drainage improvements to be constructed as a part of the proposed development
 - c. Location of all drainage easements, or drainage rights of way
- For a subdivision within a floodplain, documentation shall be provided that will show and explain at the following to demonstrate conformance with Chapter 3, Article B. Flood Hazard. Location of all planned improvements:
 - a. The location of the floodway and the floodway fringe per engineering practices as specified by the Army Corp of Engineers
 - b. The location of the present water channel
 - c. Any planned re-routing of waterways
 - d. All major drainage ways
 - e. Areas of frequent flooding
 - f. Means of flood proofing buildings, and means of insuring loans for improvements within the floodplain

INFORMATION FOR ENGINEERING DRAWINGS AND SPECIFICATIONS (PLEASE CHECK):

- Prepared by a licensed engineer
- The engineering drawings and specifications are for streets, water systems, sewers, and other required public improvements to support the proposal
- The plans shall contain sufficient information and detail to enable the Planning Official to make a determination as to conformance of the proposed improvements to applicable regulations, ordinances, and standards
- For a sexually oriented business: The applicant shall provide evidence certified by a professional land surveyor licensed in the State of Idaho that the proposed adult entertainment establishment conforms to the separation requirements as set forth in Section 8-2C-33 of this Title

INFORMATION FOR NATURAL HAZARD AND RESOURCES ANALYSIS (PLEASE CHECK):

- Prepared by a licensed engineer
- The natural hazards and resources analysis shall provide an inventory and recommendation regarding natural conditions existing on the site.
- The analysis shall include: significant natural resources existing on the site shall be indentified including vegetation; fish and wildlife habitat; and water, including streams and riparian zones. A plan for preservation and/or

mitigation of significant resources should be prepared by a qualified professional.

- For subdivisions within a floodplain: Detailed information on the nature, source, and extent of the hazard and the proposed actions to minimize or eliminate danger to public health, safety or property. The analysis shall include the following information:
 - a. The location of existing water channels and drainage ways, floodway, flood plain and base flood elevation
 - b. The location of all planned improvements including dams, dikes, and similar structures
 - c. All planned diversions, alterations or rerouting of channels and drainage ways.

INFORMATION FOR DEDICATIONS AND EASEMENTS (PLEASE CHECK):

- The statement of intent for dedications and/or easements shall include the location, size, dimensions, and purpose.

INFORMATION FOR COVENANTS AND DEED RESTRICTIONS (PLEASE CHECK):

- N/A The draft of any proposed covenants and deed restrictions to be recorded with the plat or plat amendment.

INFORMATION FOR WILL SERVE LETTER(PLEASE CHECK):

- A document from the City Engineer certifying that a property has adequate access to city services.

INFORMATION FOR NEIGHBORHOOD MEETING VERIFICATION (PLEASE CHECK):

- Copy of notice sent to property owners within 300' of an applicable property
- List of notice recipients with names and addresses
- Sign-up sheet from meeting

INFORMATION FOR AFFIDAVIT OF LEGAL INTEREST (PLEASE CHECK):

- A signed affidavit indicating legal interest in a property and application

INFORMATION FOR AFFIDAVIT OF PROPERTY POSTING AND PHOTOS(PLEASE CHECK):

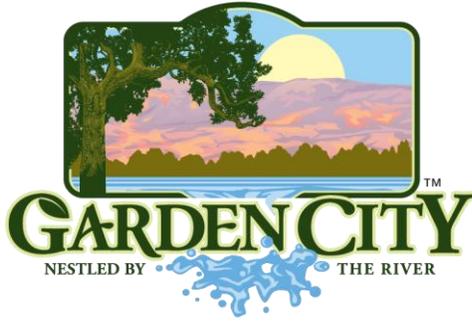
- A signed affidavit affirming that the required sign has been posting on the property ten days before the hearing
- Photos (digital or print) of posted sign

INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM (PLEASE CHECK):

- N/A Required if irrigation canal/irrigation ditch runs through property or along property lines

INFORMATION REQUIRED FOR MASTER SIGN PLAN (PLEASE CHECK):

- N/A Required for commercial or mixed-use developments of two or more buildings
- Location, elevations, and materials of proposed signage



CITY OF GARDEN CITY

6015 Glenwood Street ■ Garden City, Idaho 83714
Phone 208/472-2900 ■ Fax 208/472-2996

Chief Romeo Gervais
Boise Fire Department
333 Mark Stall Place
Boise, Idaho 83704-0644

June 12, 2020

Subject: Ability to Provide Fire Flows

Fire Flow Information:

Address fire flow requested for: 6300 N Ulmer Lane

Fire hydrant serving this address: #5196

Fire flow Garden City is able to provide is 2000 gpm at 20 psi residual for 2 hours.

Sprinkler System Design Information:

Static pressure: 50 psi

Residual pressure: 20 psi

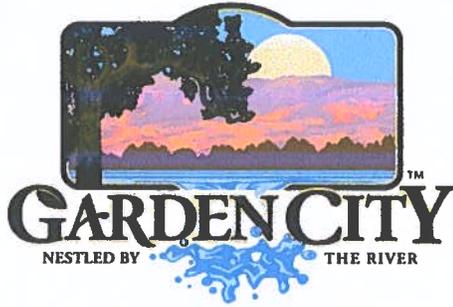
Minimum flow at residual pressure: 2000 gpm

For questions please contact the Garden City permitting desk at 472-2921.

Sincerely,

Garden City Public Works Water Division

cc:
Applicant
File



CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714

Phone 208/472-2900 • Fax 208/472-2996

16 June 2020

Building Department
City of Garden City
6015 North Glenwood Street
Garden City, Idaho 83714

Subject: **6300 North Ulmer Lane**
Tax Parcel R8123254980
Water and Sanitary Sewer Ability to Serve
ATSFY2020-21 / FF2020-30

I am a consultant (employed by B & A Engineers, Inc.) appointed by the city council as the engineer for the city of Garden City. The referenced project is eligible to receive water and sewer service from the city of Garden City from existing infrastructure.

The city water system in the area provided a minimum fire flow of 2,000 gallons per minute with a residual pressure of 20 pounds per square inch for two hours based upon a letter dated 12 June 2020 (fire hydrant 5196) from the Garden City Public Works Water Division. Said system is capable of providing adequate fire protection capacity to serve a proposed facility if the North Ada County Fire and Rescue District determines that the project does not require more fire protection water than what is available from the city system. Should the District require more fire protection water than the current system is capable of providing, the owner of the project may be required to modify and propose construction to comply with the District's flow requirements and/or upgrade the city's water system. The District may also require additional fire hydrants.

Any new water mainline extensions or water service connections must be coordinated, reviewed and approved by the city prior to installation. Design and installation is the responsibility of the applicant.

The existing city sanitary sewer system is capable of serving the property if flows are reasonable in volume. Any new sewer mainline extensions, service connections or change of connection to the sewer system must verify location and available grade to the city sewer system. The applicant is responsible for such verification. New sewer connections, changes to connections and discharges to Garden City sewer lines to serve the facility must be coordinated with Garden City Public Works. Design and installation is the responsibility of the applicant.

Special uses on the site may require pretreatment of wastewater based upon review of use by Garden City Environmental.

Sincerely,



J. D. Canning, PE/PLS
B & A Engineers, Inc.
Garden City Engineer

ec. Mr. Colin Schmidt
Public Works Director
City of Garden City

Mr. Chad Vaughn
Garden City Water Manager
City of Garden City

Mr. Troy Vaughn
Garden City Collections/Construction Manager
City of Garden City



ANNEXATION

Permit info: _____
 Application Date: _____ Rec'd by: _____
 FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921
 ▪ www.gardencityidaho.org ▪ planning@gardencityidaho.org

APPLICANT	PROPERTY OWNER
Name: Josh Beach	Name: Beverly Jean McWhirter
Company: Sawtooth Land Surveying, LLC -	Company: McWhirter Revocable Trust
Address: 2030 S. Washington Ave	Address: 6300 N. Ulmer Lane
City: Emmett	City: Garden City, ID
State: ID Zip: 83617	State: ID Zip: 83714
Tel: 208-369-3642	Tel: 208-369-3642
E-mail: Josh@sawtoothls.com	E-mail: josh@sawtoothls.com

PROPERTY INFORMATION

Site Address: 6300 N. Ulmer Lane Garden City, ID 83714

Subdivision Name: Steins Subdivision	Lot: 28	Block:
Tax Parcel Number: R8123254980	Zoning: RUT	Total Acres: 6.4
Proposed Use: Single-family residential subdivision	Floodplain: YES NO	
Existing Zoning: RUT	Proposed Zoning: R-2	
Existing Use: Single-family residence	Proposed Use: Single-family residential subdivision	
Surrounding Zoning: North, South and East: R-2 West: R-3	Surrounding Uses: Single-family residential homes	

Is the property proposed to be annexed into Garden City? (Circle) YES NO

If the property is proposed to be annexed, how is such an annexation in the best interest of the City? The annexation of this property would increase the connectivity both for vehicle in the surrounding subdivisions, but also for pedestrians.

If the property is proposed to be annexed, is the property contiguous to property with Garden City jurisdiction? (Circle) YES NO

I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I agree to be responsible for all application materials, fees and application correspondence with the City. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.

Josh Beach
 Signature of the Applicant (date)

Beverly McWhirter 7-16-2020
 Signature of the Owner (date)

APPLICATION INFORMATION REQUIRED

NOTE:

AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES.

ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Preliminary Title Report | <input checked="" type="checkbox"/> Dedications and Easements |
| <input checked="" type="checkbox"/> Neighborhood Map | <input checked="" type="checkbox"/> Affidavit of Legal Interest |
| <input checked="" type="checkbox"/> Master Plan | <input checked="" type="checkbox"/> Waiver Request of Application Materials |
| <input checked="" type="checkbox"/> Site Plan | |
| <input checked="" type="checkbox"/> Topographic Survey | |
| <input checked="" type="checkbox"/> Natural Hazard and Resources Analysis | |
| <input checked="" type="checkbox"/> Dedications and Easements | |
| <input checked="" type="checkbox"/> Approved Addresses | |
| <input checked="" type="checkbox"/> Statement of Intent and Compliance Statement | |
| <input checked="" type="checkbox"/> Neighborhood Meeting Verification | |
| <input checked="" type="checkbox"/> Request to Obtain Fire Flow | |



PLEASE CHECK THE FOLLOWING:

INFORMATION FOR PRELIMINARY TITLE REPORT:

- Document confirming property has been purchased contingent to approvals by city and other agencies
- Document should confirm if there are liens on property and if there are other issues with title

INFORMATION REQUIRED ON NEIGHBORHOOD MAP:

- 8 ½" x 11" size minimum
- Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- Impact of the proposed siting on existing buildings, structures, and/or building envelopes

INFORMATION REQUIRED ON MASTER PLAN:

- The master plan is a plan that includes narrative information and illustrations about the proposal
- The required narrative information shall be as follows:
 - a. Description of the vision for the Master Plan area, including design guidelines, land uses and phasing of development
 - b. A range of square footage, density, site coverage, and locational distribution of land uses;
 - c. Description of a circulation plan for autos, bicycles, transit, and pedestrians within the site and to other off site systems including the Boise River Greenbelt and other waterways
 - d. Description of the amenities within the site including both natural and manmade
 - e. Description of the general mass, scale, and character of the buildings
 - f. Summary of general public facility requirements to serve the development; and
 - g. Proposal for incorporation of existing structures in future development plans

- The required illustrative plans shall be as follows:
 - a. A map showing property dimensions and legal description
 - b. A map showing existing and proposed building footprints
 - c. A map showing the circulation system including streets, alleys, parking, pedestrian walkways and linkages both within and outside the district.
 - d. A diagram showing development parcels, maximum unit densities, site ingress and egress, and relationship of development to public amenities, public facilities, and/or open site area
- A section showing the relationship of the buildings, public spaces and the street edge to adjacent properties

INFORMATION REQUIRED ON SITE PLAN:

- 24" x 36" size minimum
- Scale not less than 1" = 20', legend, and north arrow.
- Property boundary, dimensions, setbacks and parcel size.
- Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- Building envelope dimensions with the center of the envelope location established in relation to the property lines
- Adjacent public and private street right of way lines
- Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations
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- For uses other than a drive-through, the site plan shall demonstrate safe vehicular access as required in 8-4E-4
- Driveways, access to public streets, parking with stalls, loading areas.
- Sidewalks, bike and pedestrian paths.
- Berms, walls, screens, hedges and fencing.
- Location and width of easements, canals, ditches, drainage areas.
- Location, dimensions and type of signs.
- Trash storage and mechanical equipment and screening.
- Parking including noted number of regular, handicap and bike parking as well as dimensions of spaces and drive aisles depicted on plan
- Log depicting square footage of impervious surface, building and landscaping
- Location and height of fences and exterior walls
- Location and dimensions of outdoor storage areas
- Location of utilities and outdoor serviced equipment and areas
- Location of any proposed public art
- Location of any proposed exterior site furniture
- Location of any exterior lighting
- Location of any existing or proposed signage

INFORMATION FOR TOPOGRAPHIC SURVEY:

- The topographic map is a map of the application site and adjoining parcels prepared by an engineer and/or land surveyor, and at a scale of not less than one inch (1") to twenty feet (20').
- If the site has been known to have been altered over time, then the applicant shall provide evidence of the natural topography of the site

INFORMATION FOR NATURAL HAZARD AND RESOURCES ANALYSIS:

- Prepared by a licensed engineer
- The natural hazards and resources analysis shall provide an inventory and recommendation regarding natural conditions existing on the site.
- The analysis shall include: significant natural resources existing on the site shall be indentified including vegetation; fish and wildlife habitat; and water, including streams and riparian zones. A plan for preservation and/or mitigation of significant resources should be prepared by a qualified professional.
- For subdivisions within a floodplain: Detained information on the nature, source, and extent of the hazard and the proposed actions to minimize or eliminate danger to public health, safety or property. The analysis shall include the following information:
 - a. The location of existing water channels and drainage ways, floodway, flood plain and base flood elevation
 - b. The location of all planned improvements including dams, dikes, and similar structures
 - c. All planned diversions, alterations or rerouting of channels and drainage ways.

INFORMATION FOR DEDICATIONS AND EASEMENTS:

- The statement of intent for dedications and/or easements shall include the location, size, dimensions, and purpose

INFORMATION FOR STATEMENT OF INTENT AND COMPLIANCE STATEMENT:

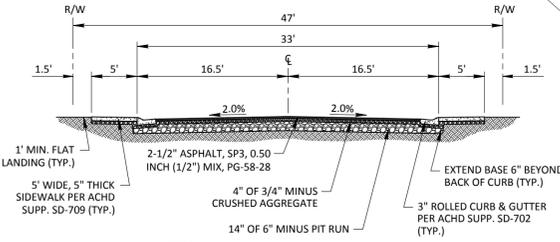
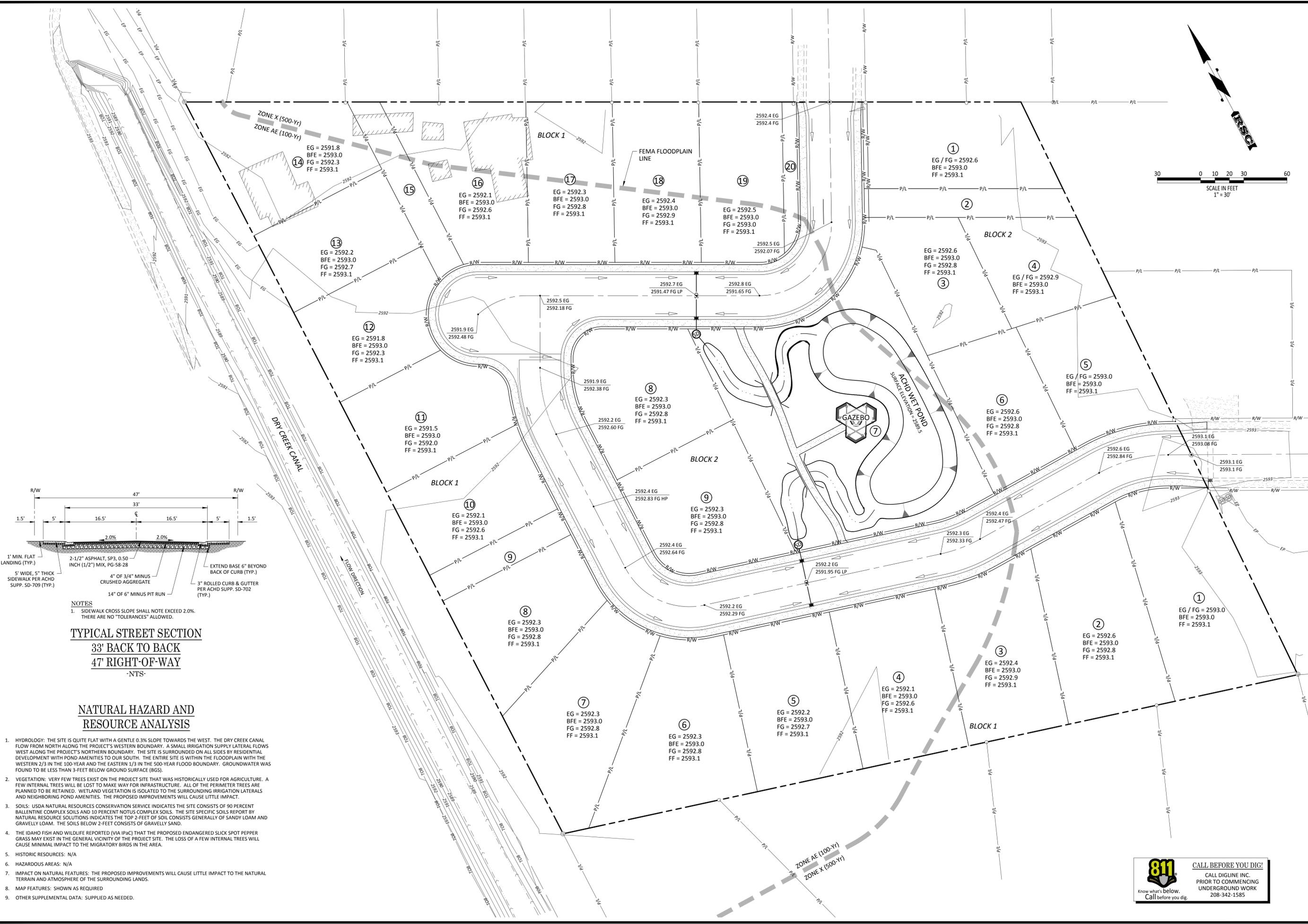
- Should include purpose, scope, and intent of project
- Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community
- Statement explaining how the proposed use(s) is compliant with the standards of review for the proposed application. Cite the ordinances the proposed use(s) is compliant with

INFORMATION FOR NEIGHBORHOOD MEETING VERIFICATION:

- Copy of notice sent to property owners within 300' of an applicable property
- List of notice recipients with names and addresses
- Sign-up sheet from meeting

INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:

- Statement must include a list of the application materials to be waived and an explanation for the request



NOTES
 1. SIDEWALK CROSS SLOPE SHALL NOTE EXCEED 2.0%. THERE ARE NO "TOLERANCES" ALLOWED.

TYPICAL STREET SECTION
 33' BACK TO BACK
 47' RIGHT-OF-WAY

NATURAL HAZARD AND RESOURCE ANALYSIS

- HYDROLOGY: THE SITE IS QUITE FLAT WITH A GENTLE 0.3% SLOPE TOWARDS THE WEST. THE DRY CREEK CANAL FLOW FROM NORTH ALONG THE PROJECT'S WESTERN BOUNDARY. A SMALL IRRIGATION SUPPLY LATERAL FLOWS WEST ALONG THE PROJECT'S NORTHERN BOUNDARY. THE SITE IS SURROUNDED ON ALL SIDES BY RESIDENTIAL DEVELOPMENT WITH POND AMENITIES TO OUR SOUTH. THE ENTIRE SITE IS WITHIN THE FLOODPLAIN WITH THE WESTERN 2/3 IN THE 100-YEAR AND THE EASTERN 1/3 IN THE 500-YEAR FLOOD BOUNDARY. GROUNDWATER WAS FOUND TO BE LESS THAN 3-FEET BELOW GROUND SURFACE (BGS).
- VEGETATION: VERY FEW TREES EXIST ON THE PROJECT SITE THAT WAS HISTORICALLY USED FOR AGRICULTURE. A FEW INTERNAL TREES WILL BE LOST TO MAKE WAY FOR INFRASTRUCTURE. ALL OF THE PERIMETER TREES ARE PLANNED TO BE RETAINED. WETLAND VEGETATION IS ISOLATED TO THE SURROUNDING IRRIGATION LATERALS AND NEIGHBORING POND AMENITIES. THE PROPOSED IMPROVEMENTS WILL CAUSE LITTLE IMPACT.
- SOILS: USDA NATURAL RESOURCES CONSERVATION SERVICE INDICATES THE SITE CONSISTS OF 90 PERCENT BALLETINE COMPLEX SOILS AND 10 PERCENT NOTUS COMPLEX SOILS. THE SITE SPECIFIC SOILS REPORT BY NATURAL RESOURCE SOLUTIONS INDICATES THE TOP 2- FEET OF SOIL CONSISTS GENERALLY OF SANDY LOAM AND GRAVELLY LOAM. THE SOILS BELOW 2- FEET CONSISTS OF GRAVELLY SAND.
- THE IDAHO FISH AND WILDLIFE REPORTED (VIA IPaC) THAT THE PROPOSED ENDANGERED SLICK SPOT PEPPER GRASS MAY EXIST IN THE GENERAL VICINITY OF THE PROJECT SITE. THE LOSS OF A FEW INTERNAL TREES WILL CAUSE MINIMAL IMPACT TO THE MIGRATORY BIRDS IN THE AREA.
- HISTORIC RESOURCES: N/A
- HAZARDOUS AREAS: N/A
- IMPACT ON NATURAL FEATURES: THE PROPOSED IMPROVEMENTS WILL CAUSE LITTLE IMPACT TO THE NATURAL TERRAIN AND ATMOSPHERE OF THE SURROUNDING LANDS.
- MAP FEATURES: SHOWN AS REQUIRED
- OTHER SUPPLEMENTAL DATA: SUPPLIED AS NEEDED.

Revisions	Date	Description
1		
2		
3		
4		

ROCK SOLID CIVIL
 Civil Engineering and Land Development Consulting
 270 North 27th Street, Boise, ID 83702
 Office Phone: 208-342-3277
 www.rocksolidcivil.com

REUSE OF DRAWINGS
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Project Name: **PERCH MEADOWS SUBDIVISION**
 GARDEN CITY, IDAHO

Sheet Name: **PRELIMINARY GRADING PLAN**

Stamp: **PROFESSIONAL ENGINEER**
 LICENSED
 DERRITT KERNER
 17887
 7-23-20
 STATE OF IDAHO

Project No. 19-17
 Drawn By: JF
 Date: July 23, 2020
 Sheet No. **2**
 2 of 6

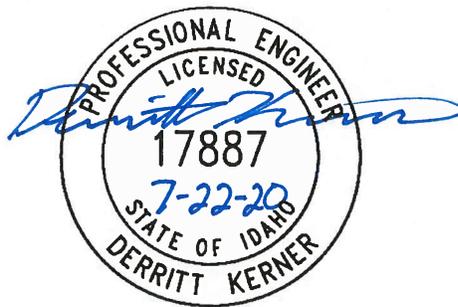
811 CALL BEFORE YOU DIG!
 CALL DIGLINE INC.
 PRIOR TO COMMENCING UNDERGROUND WORK
 208-342-1585

Preliminary Hydrology Report

Perch Meadows Subdivision Garden City, Idaho

Prepared for:
Garden City
ACHD

July 2020
Project No: 19-17



Prepared by:
Derritt Kerner, P.E.



**ROCK SOLID
CIVIL**

Civil Engineering and Land Development Consulting

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I. VICINITY MAP FIGURE 1

II. STORMWATER NARRATIVE.....1

III. DRAINAGE BASIN MAP FIGURE 2

IV. ACHD POND CALC FIGURE 3

V. AQUA SWIRL SIZING CHART..... FIGURE 4

VI. RAINFALL IDF (ACHD) CURVE FIGURE 5

VICINITY MAP

PERCH MEADOWS SUBDIVISION

6300 N ULMER LN / GARDEN CITY

NW ¼, NE ¼, SEC-23, T-4N, R-1E, B.M.



ROCK SOLID CIVIL
Civil Engineering and Land Development Consulting

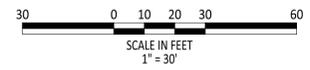
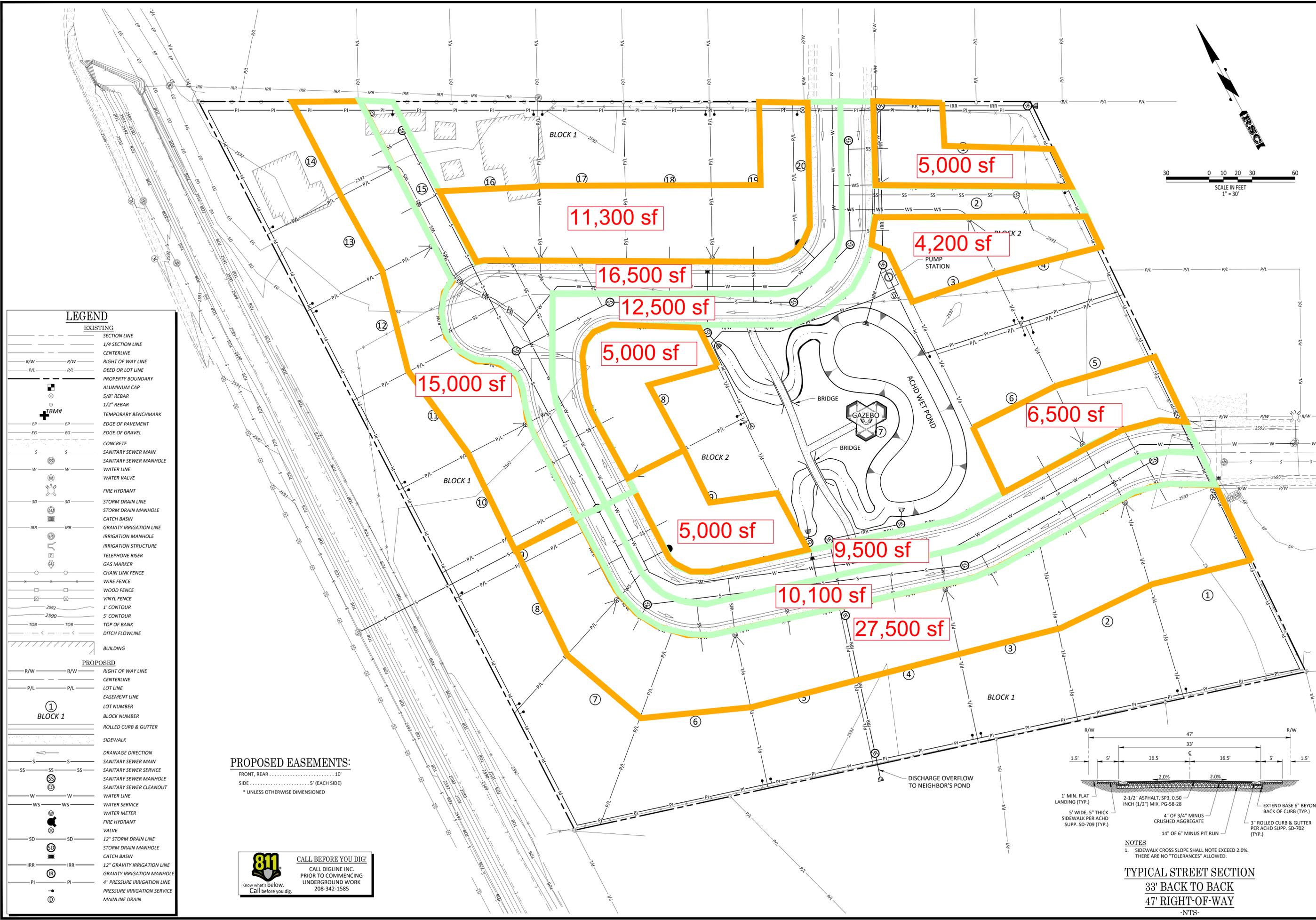
STORMWATER NARRATIVE

The project site is located at 6300 N. Ulmer Ln. in Garden City Idaho (See Vicinity Map). The site is currently undeveloped and is approx. 6.4 acres in size. The project site is one of the last isolated islands of Ada County and will be annexed into Garden City. The site is surrounded by residential development with stub roads to the north and east that will be extended/connected as part of the project. Proposed construction includes ACHD roadways, Garden City water and sewer main extensions, and a private pressure irrigation system.

Stormwater runoff from all internal roadways and the front yards of all buildable lots will drain to a central pond via sheet flow, concrete gutter, pipe, and vegetated channel flow. Concentrated runoff will flow through two Aqua Swirl treatment manholes (or other treatment devices allowed by ACHD) prior to being discharged to vegetated swales that lead to the central pond. Sub-basins are identified on the drainage basin map (attached).

The pond is planned to be about 10-feet deep to allow the colder deeper groundwater to circulate and reduce algae growth. Our surface irrigation water is also planned to discharge to the central pond. An overflow discharge from our project site is requested by the southern neighbors to help them maintain their rear yard pond amenity levels. Instead of the surface water discharging directly to the Dry Creek Canal at our northwest corner, it will be routed through the southern neighbors' ponds before overflowing to the same canal near our southwest corner. During rain events, all stormwater from the internal public streets will discharge to the pond after treatment. A freeboard amount of approximately 2-feet will remain above the overflow outlet to account for stormwater storage. An orifice plate is planned at the outlet and is sized for the surface irrigation inlet flow, therefore restricting stormwater discharge to the southern neighbors. The water level will drop to the outlet elevation overtime as the pond hydraulically stabilizes with the groundwater table via permeation through the exposed native sands and gravels beneath the pond.

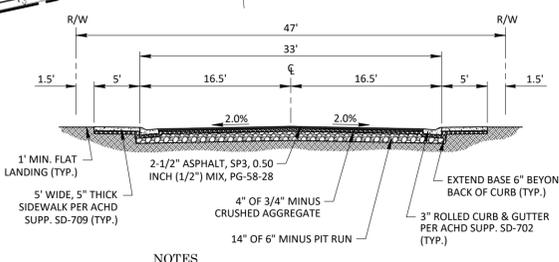
A design infiltration rate of 8 in/hr will be calculated across the wet footprint of the pond, and groundwater depth was encountered at less than 3 feet BGS (for further details see soils report by Natural Resource Solutions, Dated: August 6, 2019). Onsite groundwater was found to fluctuate between 2 to 5-feet deep Final groundwater readings were taken in the month of August 2019. The central pond was sized for the 100-year event.



LEGEND	
EXISTING	
	SECTION LINE
	1/4 SECTION LINE
	CENTERLINE
	RIGHT OF WAY LINE
	DEED OR LOT LINE
	PROPERTY BOUNDARY
	ALUMINUM CAP
	5/8" REBAR
	1/2" REBAR
	TEMPORARY BENCHMARK
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	CONCRETE
	SANITARY SEWER MAIN
	SANITARY SEWER MANHOLE
	WATER LINE
	WATER VALVE
	FIRE HYDRANT
	STORM DRAIN LINE
	STORM DRAIN MANHOLE
	CATCH BASIN
	GRAVITY IRRIGATION LINE
	IRRIGATION MANHOLE
	IRRIGATION STRUCTURE
	TELEPHONE RISER
	GAS MARKER
	CHAIN LINK FENCE
	WIRE FENCE
	WOOD FENCE
	VINYL FENCE
	1' CONTOUR
	5' CONTOUR
	TOP OF BANK
	DITCH FLOWLINE
	BUILDING
PROPOSED	
	RIGHT OF WAY LINE
	CENTERLINE
	LOT LINE
	EASEMENT LINE
	LOT NUMBER
	BLOCK NUMBER
	ROLLED CURB & GUTTER
	SIDEWALK
	DRAINAGE DIRECTION
	SANITARY SEWER MAIN
	SANITARY SEWER SERVICE
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	WATER LINE
	WATER SERVICE
	WATER METER
	FIRE HYDRANT
	VALVE
	12" STORM DRAIN LINE
	STORM DRAIN MANHOLE
	CATCH BASIN
	12" GRAVITY IRRIGATION LINE
	GRAVITY IRRIGATION MANHOLE
	4" PRESSURE IRRIGATION LINE
	PRESSURE IRRIGATION SERVICE MAINLINE DRAIN

PROPOSED EASEMENTS:
 FRONT, REAR 10'
 SIDE 5' (EACH SIDE)
 * UNLESS OTHERWISE DIMENSIONED

811 CALL BEFORE YOU DIG!
 CALL DIGLINE INC.
 PRIOR TO COMMENCING
 UNDERGROUND WORK
 208-342-1585



NOTES
 1. SIDEWALK CROSS SLOPE SHALL NOTE EXCEED 2.0%. THERE ARE NO "TOLERANCES" ALLOWED.

TYPICAL STREET SECTION
 33' BACK TO BACK
 47' RIGHT-OF-WAY
 -NTS-

Revisions Description Date 1 2 3 4	
 ROCK SOLID CIVIL Civil Engineering and Land Development Consulting 270 North 27th Street, Boise, ID 83702 Office Phone: 208-342-3277 www.rocksolidcivil.com	
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Project Name PERCH MEADOWS SUBDIVISION GARDEN CITY, IDAHO	Sheet Name PRELIMINARY UTILITY PLAN
Stamp 	Project No. 19-17 Drawn By: JF Date: June 23, 2020 Sheet No. 1 1 of 5

ACHD Calculation Sheet for Finding Peak Discharge/Volume - Rational Method

NOTE: This worksheet is intended to be a guideline to standardize ACHD checking of drainage calculations and shall not replace the Engineer's calculation methodology. These calculations shall establish a minimum requirement. The Engineer's methodology must result in facilities that meet or exceed these calculations in order to be accepted.

Steps for Peak Discharge Rate using the Rational Method calculated for post-development

Calculate Post-Development Flows (for pre-development flows, increase number of storage facilities to create new tab)

User input in yellow cells.

- 1 Project Name Perch Meadows Subdivision
- 2 Is area drainage basin map provided? YES
(map must be included with stormwater calculations)
- 3 Enter Design Storm (100-Year or 25-Year With 100-Year Flood Route) 100
- 4 Enter number of storage facilities (25 max)

Click to Show More Subbasins

		Subbasin 1	Subbasin 2	Subbasin 3	Subbasin 4	Subbasin 5	Subbasin 6	Subbasin 7	Subbasin 8	Subbasin 9	Subbasin 10	Subbasin 11	Subbasin 12
5 Area of Drainage Subbasin (SF or Acres)	SF	9,500	10,100	12,500	16,500	27,500	15,000	5,000	5,000	11,300	5,000	4,200	6,500
	Acres	2.94											
6 Determine the Weighted Runoff Coefficient (C) C=[(C1xA1)+(C2xA2)+(CnxA _n)]/A	Weighted Avg	0.95	0.95	0.95	0.95	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35

- 7 Calculate Overland Flow Time of Concentration in Minutes (T_c) or use default 10 min
- ^
 v

8 Determine the average rainfall intensity (i) from IDF Curve based on T _c	i	2.58		in/hr
9 Calculate the Post-Development peak discharge (Q _{Peak})	Q _{Peak}	4.38		cfs
10 Calculate total runoff vol (V) (for sizing primary storage) V = Ci (T _c =60)Ax3600	V	5,871		ft ³
11 Calculate Volume of Runoff Reduction V _{rr} Enter Percentile Storm I (95th percentile = 0.60 in) Enter Runoff Reduction Vol (95th Percentile=0.60-in x Area x C)	V _{rr}	3,669	95th 0.60	in ft ³
12 Detention: Approved Discharge Rate to Surface Waters (if applicable)				cfs
13 Volume Summary				
Surface Storage: Basin				
Basin Forebay	V	587		ft ³
Primary Treatment/Storage Basin	V	5,284		ft ³
Subsurface Storage				
Volume Without Sediment Factor (See BMP 20 Tab)	V	5,871		ft ³

Type of Surface	Runoff Coefficients "C"			
Business				
Downtown areas	0.70-0.95			
Urban neighborhoods	0.50-0.70			
Residential				
Single Family	0.35-0.50			
Multi-family	0.60-0.75			
Residential (rural)	0.25-0.40			
Apartment Dwelling Areas	0.70			
Industrial and Commercial				
Light areas	0.80			
Heavy areas	0.90			
Parks, Cemeteries	0.10-0.25			
Playgrounds	0.20-0.35			
Railroad yard areas	0.20-0.40			
Unimproved areas	0.10-0.30			
Streets				
Asphalt	0.95			
Concrete	0.95			
Brick	0.95			
Roofs	0.95			
Gravel	0.75			
Fields: Sandy soil	Soil Type			
	A	B	C	D
Slope				
Flat: 0-2%	0.04	0.07	0.11	0.15
Average: 2-6%	0.09	0.12	0.15	0.20
Steep: >6%	0.13	0.18	0.23	0.28
Adapted from ASCE				

ACHD Calculation Sheet for Finding Peak Discharge/Volume - Rational Method

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User input in yellow cells.

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(map must be included with stormwater calculations)

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4 Enter number of storage facilities (25 max)

Click to Show More Subbasins

		Subbasin 1	Subbasin 2	Subbasin 3	Subbasin 4	Subbasin 5	Subbasin 6	Subbasin 7	Subbasin 8	Subbasin 9	Subbasin 10
5 Area of Drainage Subbasin (SF or Acres)	SF	9,500	10,100	12,500	16,500	27,500	15,000	5,000	5,000	11,300	5,000
	Acres	2.94									
6 Determine the Weighted Runoff Coefficient (C) C=[(C1xA1)+(C2xA2)+(CnxA _n)]/A	Weighted Avg	0.95	0.95	0.95	0.95	0.35	0.35	0.35	0.35	0.35	0.35
		0.58									

7 Calculate Overland Flow Time of Concentration in Minutes (Tc) or use default 10 min
User Calculate
10 Min.

8 Determine the average rainfall intensity (i) from IDF Curve based on Tc		i	2.58	in/hr
9 Calculate the Post-Development peak discharge (Q _{Peak})		Q _{peak}	4.38	cfs
10 Calculate total runoff vol (V) (for sizing primary storage) V = Ci (Tc=60)Ax3600		V	5,871	ft ³
11 Calculate Volume of Runoff Reduction V _{rr} Enter Percentile Storm I (95th percentile = 0.60 in) Enter Runoff Reduction Vol (95th Percentile=0.60-in x Area x C)		V _{rr}	3,669	ft ³
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13 Volume Summary				
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Type of Surface	Runoff Coefficients "C"			
Business				
Downtown areas	0.70-0.95			
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Multi-family	0.60-0.75			
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Playgrounds	0.20-0.35			
Railroad yard areas	0.20-0.40			
Unimproved areas	0.10-0.30			
Streets				
Asphalt	0.95			
Concrete	0.95			
Brick	0.95			
Roofs	0.95			
Gravel	0.75			
Fields: Sandy soil	Soil Type			
	A	B	C	D
Slope				
Flat: 0-2%	0.04	0.07	0.11	0.
Average: 2-6%	0.09	0.12	0.15	0.
Steep:>6%	0.13	0.18	0.23	0.
Adapted from ASCE				

ACHD Calculation Sheet for Sizing Basins

NOTE: This worksheet is intended to be a guideline to standardize ACHD checking of drainage calculations and shall not replace the Engineer's calculation methodology. These calculations shall establish a minimum requirement. The Engineer's methodology must result in facilities that meet or exceed these calculations in order to be accepted.

Steps for Sizing Basins: Size for forebay and print then size for primary storage/treatment basin.

User input in yellow cells.

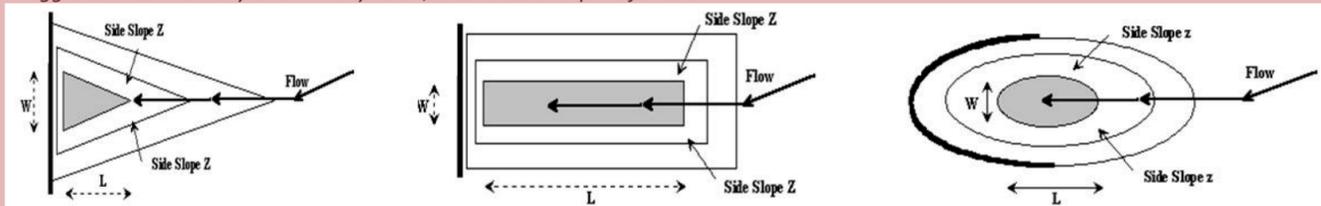
1 Project Name Perch Meadows Subdivision

2 Enter number of Basins (25 max) 1

3 Number of Cells (Forebay+Primary=2, Primary Only=1) 1
 4 Design Storm 100
 5 Weighted Runoff Coefficient C 0.58
 6 Area A (Acres) 2.94 acres
 7 Approved Discharge Rate (if applicable) 0.00 cfs
 8 2-Primary Treatment/Storage V 5,871 ft³

Link to:

Toggle between Forebay and Primary Basin, enter data and print for each



9 Select Primary Basin Shape 3-Rectangle

10 Width of Primary Basin Bottom W 30.0 ft
 11 Length of Primary Basin Bottom L 130.0 ft
 12 Side Slopes (H:1) H:1 3.00
 13 Enter Bottom Elevation 2589.50 ft
 14 Enter Top Bank Elevation 2591.50 ft
 15 Enter Water Surface Elevation (WSE) 2591.00 ft
 16 Distance Between Forebay and Primary Basin (blank if na) 0.00 ft
 17 Enter Elevation Berm 0.00 ft
 18 Enter High Groundwater Elevation 2589.50 ft
 19 Min. Freeboard Requirement 0.50
 20 Freeboard Provided 0.50

21 Infiltration Area for Primary/Storage Basin Infiltration? 8.00 in/hr *Note: infiltration required if bottom slope < 1% or 0 outflow*
 Design Infiltration Rate, Enter 0 for no infiltration

22 Infiltration Area for Primary 3,900 ft²
 Enter 0 for no infiltration

23 Adjusted Storage Required

Storm Duration		i total	Q	Runoff Vol	Perc Vol	Pre-Dev Discharge	Total Discharge	Max Vol Req'd
Min	Hr	in/hr	cfs	ft ³	ft ³	ft ³	ft ³	ft ³
60	1.00	0.96	1.63	5,871	2,600	0	2,600	3,271

24 Depth-Storage Relationship:

Saved Stage (ft)	New Stage (ft)	Side Slope (H:V)	Basin Width at Stage (ft)	Basin Length at Stage (ft)	Surface Area A at Stage (ft ²)	Saved Surface Area A at Stage (ft ²)	Surface Area A at Stage (ft ²) OVERRIDE	Volume Below Stage (ft ³)
2589.50	2589.50	3.000	30.0	130.0	3,900			0
2591.00		3.000	39.0	139.0	5,421			6,991
								0
								0
								0
								0
								0
								0
								0
								0

1.50 ft depth for storage **STORAGE OK**

25 Does primary/storage basin have capacity? YES

26 Time to drain primary/storage basin 2.0 hours
 90% volume in 48-hours minimum OK



Aqua-Swirl™ Sizing Chart (English)

Aqua-Swirl™ Model	Swirl Chamber Diameter (ft.)	Maximum Stub-Out Pipe Outer Diameter (in.)		Water Quality Treatment Flow ² (cfs)	Oil/Debris Storage Capacity (gal)	Sediment Storage Capacity (ft ³)
		On/Offline	CFD ¹			
AS-2	2.50	8	12	1.1	37	10
AS-3	3.25	10	16	1.8	110	20
AS-4	4.25	12	18	3.2	190	32
AS-5	5.00	12	24	4.4	270	45
AS-6	6.00	14	30	6.3	390	65
AS-7	7.00	16	36	8.6	540	90
AS-8	8.00	18	42	11.2	710	115
AS-9	9.00	20	48	14.2	910	145
AS-10	10.0	22	54	17.5	1130	180
AS-12	12.0	24	48	25.2	1698	270
AS-XX	Custom	--	--	>26	--	--

*Higher water quality treatment flow rates can be designed with multiple swirls.

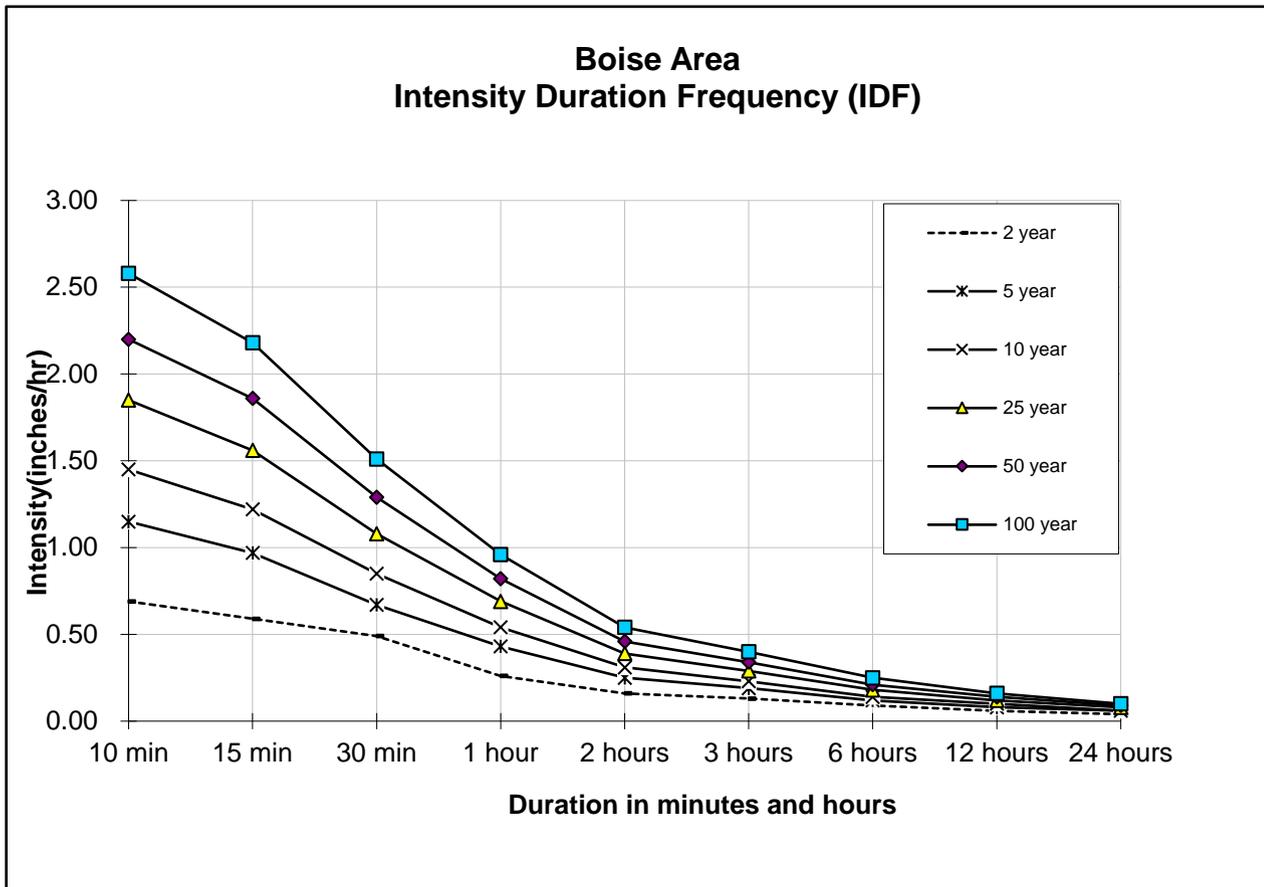
- 1) The **Aqua-Swirl™ Conveyance Flow Diversion (CFD)** provides full treatment of the "first flush," while the peak design storm is diverted and channeled through the main conveyance pipe. Please refer to your local representative for more information.
- 2) Many regulatory agencies are establishing "water quality treatment flow rates" for their areas based on the initial movement of pollutants into the storm drainage system. The treatment flow rate of the Aqua-Swirl™ system is engineered to meet or exceed the local water quality treatment criteria. This "**water quality treatment flow rate**" typically represents approximately 90% to 95% of the total annual runoff volume.

The design and orientation of the Aqua-Filter™ generally entails some degree of customization. For assistance in design and specific sizing using historical rainfall data, please refer to an AquaShield™ representative or visit our website at www.AquaShieldInc.com. CAD details and specifications are available upon request.

BOISE AREA INTENSITY-DURATION-FREQUENCY, WITH REVISED IDF CURVES

Intensity (inches per hour)

	Design Storm	2	5	10	25	50	100
	Tc	-----					
0.17	10 min	0.69	1.15	1.45	1.85	2.20	2.58
0.25	15 min	0.59	0.97	1.22	1.56	1.86	2.18
0.33	20 min	0.49	0.81	1.01	1.30	1.54	1.81
0.42	25 min	0.43	0.71	0.89	1.14	1.35	1.58
0.50	30 min	0.41	0.67	0.85	1.08	1.29	1.51
0.58	35 min	0.34	0.56	0.70	0.90	1.07	1.25
0.67	40 min	0.31	0.51	0.64	0.82	0.98	1.15
0.75	45 min	0.29	0.48	0.60	0.77	0.91	1.07
0.83	50 min	0.27	0.45	0.56	0.72	0.85	1.00
0.92	55 min	0.26	0.43	0.54	0.69	0.82	0.96
1.00	1 hour	0.26	0.43	0.54	0.69	0.82	0.96
2.00	2 hours	0.16	0.25	0.31	0.39	0.46	0.54
3.00	3 hours	0.13	0.19	0.23	0.29	0.34	0.40
6.00	6 hours	0.09	0.12	0.14	0.18	0.21	0.25
12.00	12 hours	0.06	0.08	0.10	0.12	0.14	0.16
24.00	24 hours	0.04	0.06	0.06	0.08	0.09	0.10





LAND DIVISION

Permit info: _____
 Application Date: _____ Rec'd by: _____
 FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921 (tel.)
 208.472.2926 (FAX) ▪ www.gardencityidaho.org ▪ planning@gardencityidaho.org

CONTACT INFORMATION

APPLICANT

Name: Josh Beach - Sawtooth Land Surveying, LLC **Address:** 2030 S. Washington Avenue
Email: josh@sawtoothls.com Emmett, ID 83617
Phone: 208-369-3642

OWNER

Name: McWhirter Revocable Trust **Address:** 6300 N. Ulmer Lane
Email: josh@sawtoothls.com Garden City, ID 83714
Phone: 208-369-3642

PROPERTY INFORMATION

Subdivision/Project Name: Perch Meadows Subdivision
Site address: 6300 N. Ulmer Lane Garden City, ID 83714
Description of Existing Use(s): Single-family residence/Agricultural
Description of Surrounding Uses: Single Family Residences

APPLICATION INFORMATION

- Minor Land Division Preliminary Plat Planned Unit Development
- Combined Preliminary/Final Plat Final Plat Condominium

If final plat have there been any changes since the preliminary plat? Y/ N

Number of residential lots 24 Number of commercial lots 0 Number of mixed use lots 0

Number of common lots 5 Square feet of common open space 26,453.3

Are any improvements planned within the common open space area? If so, specify.
Gazebo, pond, pathway and landscaping

What public services and facilities are required for this development? Fire Protection Police Protection Water Sewer Drainage
 Streets Schools

What housing types are proposed? MARK ALL THAT APPLY

Single Family Condos _____ Townhomes _____ Live/Work _____
 Manufactured/ Mobile Homes _____ N/A _____

Is this plat a portion of a larger land holding intended for subsequent development? If yes, please explain. N/A

Is the project within the Floodplain? Yes, a portion of the property is within zone AE.

Are there any proposed uses not allowed in the zoning district where the project is located? If so, specify. If so, what is the gross land area devoted to such uses? No.

What is the effect of this site development on roadways and traffic conditions?

The effect will be to eliminate the direct access to Ulmer Lane, and to improve connectivity with the connections to both W. Osprey Meadows Drive and N. Duncan Avenue. The adjacent local streets are adequate to accommodate the proposed development.

Are there new roads proposed/required? Yes, we are proposing a new road through the sub, that will connect the two existing stub streets.

Are there new ingress/egress being proposed? No.

How has off-street parking and loading been arranged and sized to prevent traffic congestion?

In addition to the two vehicle spaces in each garage and two on each driveway, the internal streets are wide enough to accommodate parking on both sides.

How has vehicular and pedestrian circulation been arranged with respect to adjacent facilities and internal circulation?

There are internal sidewalks that will provide pedestrian connection to the existing stub streets, as well as a pedestrian pathway that will connect to Ulmer Lane.

Has there been connection to or access provided for future connections to bicycle and pedestrian pathways or regional transit?

There is a pedestrian access proposed that will connect the subdivision to Ulmer Lane.

What neighborhood characteristics exist or are planned which make this development compatible with the neighborhood and adjoining properties?

Community open space, access to the existing multi-use pathway along the north boundary and lots and homes that are similar to the existing neighborhoods.

What is the effect of this site development on the adequacy of storm and surface water facilities?

All storm drainage will be contained on site in the proposed pond in the center open space.

How will the design create a sense of place (usable open space, public art, visual focus points)?

The design of the project connects to existing facilities that surround the subdivision and will provide a focal point for the subdivision by constructing a large common open space lot in the center of the development.

How has landscaping been used to protect existing trees, utilize existing features, create harmony with adjacent development and prevent erosion and dust?

No existing landscaping will remain. A landscape plan has been submitted and plants will be installed per that plan.

What type of water will be used for landscaping? Irrigation - Non-Potable
 Irrigation - Potable City Water System

Have native or drought resistant plants been utilized in the landscaping plan? If so what types and what percentage of the overall landscape is dedicated to these plants?

Plants chosen for this project are not high water-use plants. Minimal lawn is proposed and an efficient irrigation system will be installed.

What sustainable concepts have been incorporated into the design?

Drought tolerant/low water-use planting material, fescue grass and rock beds used instead of using large areas of lawn.

APPLICATION INFORMATION REQUIRED

NOTE:

AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES

TWO (2) HARD COPIES OF EACH CHECKLIST ITEM REQUIRED

- | | |
|--|--|
| <input checked="" type="checkbox"/> Planning Submittal Form | <input checked="" type="checkbox"/> Compliance Statement |
| <input checked="" type="checkbox"/> Preliminary Title Report | <input checked="" type="checkbox"/> Statement of Intent |
| <input checked="" type="checkbox"/> Legal Description | <input checked="" type="checkbox"/> Approved Sketch Plat |
| <input checked="" type="checkbox"/> Neighborhood Map | |
| <input checked="" type="checkbox"/> Sketch Map (Required for subs with 4 or more proposed lots) | |
| <input checked="" type="checkbox"/> Subdivision Map | |
| <input checked="" type="checkbox"/> Site Plan | |
| <input checked="" type="checkbox"/> Landscape Plan | |
| <input type="checkbox"/> Schematic Drawings - <i>N/A</i> | |
| <input type="checkbox"/> Lighting Plan - <i>N/A</i> | |
| <input type="checkbox"/> Topographic Survey | |
| <input checked="" type="checkbox"/> Grading Plan | |
| <input checked="" type="checkbox"/> Soils Report | |
| <input checked="" type="checkbox"/> Hydrology Report | |
| <input checked="" type="checkbox"/> Engineering Drawings and Specifications | |
| <input checked="" type="checkbox"/> Natural Hazard and Resources Analysis | |
| <input checked="" type="checkbox"/> Dedications and Easements | |
| <input type="checkbox"/> Covenants and Deed Restrictions - <i>N/A</i> | |
| <input checked="" type="checkbox"/> Ability to Serve Letter | |
| <input checked="" type="checkbox"/> Neighborhood Meeting Verification | |
| <input checked="" type="checkbox"/> Affidavit of Legal Interest | |
| <input type="checkbox"/> Affidavit of Posting and Photos (Due 7 days before the hearing) | |
| <input type="checkbox"/> Irrigation/Ditch Company Information Form | |
| <input type="checkbox"/> Locations, elevations, and materials of proposed signage or Master Sign Plan - <i>N/A</i> | |
| <input checked="" type="checkbox"/> Waiver Request of Application Materials | |

FOR CONDOMINIUM SUBDIVISIONS:

IN ADDITION TO THE ABOVE REQUIRED DOCUMENTS AND INFORMATION, THE FOLLOWING MUST BE SUBMITTED:

- Diagrammatic floor plans of the building or buildings built or to be built in sufficient detail to identify each unit, its relative location and approximate dimensions, showing elevations where multi-level or multi-story structures are diagrammed
- A declaration and by-laws consistent with the provisions contained in Idaho Code 15-1505

INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS (PLEASE CHECK):

- Statement must include a list of the application materials to be waived and an explanation for the request.

INFORMATION REQUIRED ON COMPLIANCE STATEMENT (PLEASE CHECK):

- Statement explaining how the proposed structure(s) is compliant with the standards of review for the proposed application

INFORMATION FOR STATEMENT OF INTENT(PLEASE CHECK):

- Should include purpose, scope, and intent of project
- Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

INFORMATION FOR PRELIMINARY TITLE REPORT (PLEASE CHECK):

- Document confirming property has been purchased contingent to approvals by city and other agencies
- Document should confirm if there are liens on property and if there are other issues with title
- Document typically generated by lender or title company

INFORMATION FOR LEGAL DESCRIPTION (PLEASE CHECK):

- A document legally describing the property.
- Must have Ada County instrument number or county seal inscribed.

INFORMATION FOR SKETCH PLAT (PLEASE CHECK):

- A plat preliminary to the preparation of a preliminary plat that show the basic outline of the plat, including lots, roads, and dedicated sites.
- Required for subs with 4 or more proposed lots

INFORMATION REQUIRED ON NEIGHBORHOOD MAP (PLEASE CHECK):

- 8 ½" x 11" size minimum
- Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- Impact of the proposed siting on existing buildings, structures, and/or building envelopes

INFORMATION REQUIRED ON PRELIMINARY SUBDIVISION MAP (PLEASE CHECK):

- 30" x 42" minimum size
- Scale no less than one inch (1") to one hundred feet (100')
- The names, addresses, and telephone numbers of the planners, engineers, surveyors or other persons who designed the subdivision and prepared the plat
- The legal description of the proposed subdivision, and a topographical map showing the proposed subdivision at a scale of not less than one inch (1") to one hundred feet (100')
- The intended use of the lot such as: residential single-family, duplex, townhouse and multiple housing, commercial, industrial or recreational;
- A proposed building envelope shall be designated and dimensioned on each lot to demonstrate that a building can comply with the required setbacks. This building footprint is not binding on future building on the lot.
- Streets and public rights of way, including proposed street names and dimensions
- Blocks, if any, building envelopes and lot lines as required by subsection 10-4-4F of this Title, showing the dimensions and numbers of each. In addition to providing this information on the plat or supporting addenda, the applicant shall stake the perimeters of each lot and the center of its building envelope sufficiently to permit the Commission to locate the same when inspecting the site of the proposed subdivision
- Contour lines, shown at two foot (2') intervals, reference to an established bench mark, including location and elevation

- Location of any proposed or existing utilities, including, but not limited to, domestic water supply, storm and sanitary sewers, irrigation laterals, ditches, drainages, bridges, culvers, water mains, fire hydrants, and their respective profiles
- Location of bicycle parking
- Location of existing and proposed street lights
- Location of existing and proposed pedestrian and bicycle pathways

INFORMATION REQUIRED ON SITE PLAN(PLEASE CHECK):

- 24" x 36" size minimum
- Scale not less than 1" = 20', legend, and north arrow.
- Property boundary, dimensions, setbacks and parcel size.
- Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- Building envelope dimensions with the center of the envelope location established in relation to the property lines
- Adjacent public and private street right of way lines
- Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations
- For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.
- The site plan shall demonstrate safe vehicular access as required in 8-4E-4
- Driveways, access to public streets, parking with stalls, loading areas.
- Sidewalks, bike and pedestrian paths.
- Berms, walls, screens, hedges and fencing.
- Location and width of easements, canals, ditches, drainage areas.
- Location, dimensions and type of signs.
- Trash storage and mechanical equipment and screening.
- Parking including noted number of regular, handicap and bike parking as well as dimensions of spaces and drive aisles depicted on plan
- Log depicting square footage of impervious surface, building and landscaping
- Location and height of fences and exterior walls
- Location and dimensions of outdoor storage areas
- Location of utilities and outdoor serviced equipment and areas
- Location of any proposed public art
- Location of any proposed exterior site furniture
- Location of any exterior lighting
- Location of any existing or proposed signage

INFORMATION REQUIRED ON LANDSCAPE PLAN (PLEASE CHECK):

- 24" x 36" size minimum
- Scale the same as the site plan.
- Type, size, and location of all existing and proposed plants, trees, and other landscape materials.
- Size, location and species of existing vegetation labeled to remain or to be removed.
- All areas to be covered by automatic irrigation, including location of proposed irrigation lines.
- Cross section through any special features, berms, and retaining walls.
- A plant list of the variety, size, and quantity of all proposed vegetation
- Log of square footage of landscaping materials corresponding to location

- Proposed storm water systems
- Locations and dimensions of open space

INFORMATION REQUIRED ON SCHEMATIC DRAWINGS (PLEASE CHECK):

- N/A
- 11" x 17" size minimum
 - Scale not less than 1/8 inch = 1 foot (1/8" = 1')
 - Floor plans; elevations, including recorded grade lines; or cross sections that describe the highest points of all structures and/or buildings, showing relationship to recorded grade existing prior to any site preparation, grading or filing
 - Decks, retaining walls, architectural screen walls, solid walls, and other existing and proposed landscape features shall be shown in elevations and sections with the details to show the completed appearance of those structures
 - Overall dimensions of all proposed structures
 - Specifications on exterior surface materials and color
 - Sample materials (as determined by the staff)

INFORMATION REQUIRED ON LIGHTING PLAN (PLEASE CHECK):

- N/A
- 11" x 17" size minimum
 - Location, type, height, lumen output, and luminance levels of all exterior lighting
 - Refer to Garden City Code 8-4A-6 for outdoor lighting requirements
 - Location of municipal street lights

INFORMATION FOR TOPOGRAPHIC SURVEY (PLEASE CHECK):

- The topographic map is a map of the application site and adjoining parcels prepared by an engineer and/or land surveyor, and at a scale of not less than one inch (1") to twenty feet (20'). If the site has been known to have been altered over time, then the applicant shall provide evidence of the natural topography of the site.

INFORMATION REQUIRED ON GRADING PLAN (PLEASE CHECK):

- 11" x 17" size minimum
- Scale not less than one inch equals twenty feet (1" = 20')
- Two foot (2') contours for the entire proposal site
- One foot (1') contours for details, including all planimetric features
- Existing site features, including existing structures, trees, streams, canals, and floodplain hazard areas
- Existing easement and utility locations
- Approximate limiting dimensions, elevations, and finish contours to be achieved by the contemplated grading within the project, showing all proposed cut and fill slopes, drainage channels, and related construction; and finish and spot grade elevations for all wall and fence construction, and paved and recreational surfaces
- Slope and soil stabilization and re-vegetation plan, including identification of areas where existing or natural vegetation will be removed and the proposed method of re-vegetating. Show all areas of disturbance and construction fencing location; re-vegetation is required for all disturbed areas
- Proposed storm water systems

INFORMATION FOR SOILS REPORT (PLEASE CHECK):

- Prepared by a licensed engineer
- Report showing the nature, distribution, and strength of existing soil;
- Conclusions and recommendations for grading procedures

- Opinions and recommendations regarding the adequacy of the soil for the proposed development
- The design criteria for any corrective measures which are recommended

INFORMATION FOR HYDROLOGY REPORT (PLEASE CHECK):

- Prepared by a licensed engineer
- Description of the hydrological conditions existing within the proposed site, the adequacy of the existing conditions for the proposed project and the design criteria for any recommended corrective measures
- Map or drawing showing existing surface drainage patterns in the proposed site and identifying any anticipated changes in those patterns due to the project development
- For preliminary plat: Preliminary plans and approximate locations of all surface and subsurface drainage devices or other devices to be employed in controlling drainage water within the project site, including proposed, existing, and natural drainage swales, culverts, catch basins, and subsurface drain piping
- For final plat: A storm drainage plan shall be submitted showing compliance with the standards of section 8-4B-1. The storm drainage plan shall include:
 - a. A map indicating the on-site and off-site drainage applicable to the site
 - b. Detailed engineering plans of all subsurface drainage improvements to be constructed as a part of the proposed development
 - c. Location of all drainage easements, or drainage rights of way
- For a subdivision within a floodplain, documentation shall be provided that will show and explain at the following to demonstrate conformance with Chapter 3, Article B. Flood Hazard. Location of all planned improvements:
 - a. The location of the floodway and the floodway fringe per engineering practices as specified by the Army Corp of Engineers
 - b. The location of the present water channel
 - c. Any planned re-routing of waterways
 - d. All major drainage ways
 - e. Areas of frequent flooding
 - f. Means of flood proofing buildings, and means of insuring loans for improvements within the floodplain

INFORMATION FOR ENGINEERING DRAWINGS AND SPECIFICATIONS (PLEASE CHECK):

- Prepared by a licensed engineer
- The engineering drawings and specifications are for streets, water systems, sewers, and other required public improvements to support the proposal
- The plans shall contain sufficient information and detail to enable the Planning Official to make a determination as to conformance of the proposed improvements to applicable regulations, ordinances, and standards
- For a sexually oriented business: The applicant shall provide evidence certified by a professional land surveyor licensed in the State of Idaho that the proposed adult entertainment establishment conforms to the separation requirements as set forth in Section 8-2C-33 of this Title

INFORMATION FOR NATURAL HAZARD AND RESOURCES ANALYSIS (PLEASE CHECK):

- Prepared by a licensed engineer
- The natural hazards and resources analysis shall provide an inventory and recommendation regarding natural conditions existing on the site.
- The analysis shall include: significant natural resources existing on the site shall be indentified including vegetation; fish and wildlife habitat; and water, including streams and riparian zones. A plan for preservation and/or

mitigation of significant resources should be prepared by a qualified professional.

- For subdivisions within a floodplain: Detailed information on the nature, source, and extent of the hazard and the proposed actions to minimize or eliminate danger to public health, safety or property. The analysis shall include the following information:
 - a. The location of existing water channels and drainage ways, floodway, flood plain and base flood elevation
 - b. The location of all planned improvements including dams, dikes, and similar structures
 - c. All planned diversions, alterations or rerouting of channels and drainage ways.

INFORMATION FOR DEDICATIONS AND EASEMENTS (PLEASE CHECK):

- The statement of intent for dedications and/or easements shall include the location, size, dimensions, and purpose.

INFORMATION FOR COVENANTS AND DEED RESTRICTIONS (PLEASE CHECK):

- N/A* The draft of any proposed covenants and deed restrictions to be recorded with the plat or plat amendment.

INFORMATION FOR WILL SERVE LETTER(PLEASE CHECK):

- A document from the City Engineer certifying that a property has adequate access to city services.

INFORMATION FOR NEIGHBORHOOD MEETING VERIFICATION (PLEASE CHECK):

- Copy of notice sent to property owners within 300' of an applicable property
- List of notice recipients with names and addresses
- Sign-up sheet from meeting

INFORMATION FOR AFFIDAVIT OF LEGAL INTEREST (PLEASE CHECK):

- A signed affidavit indicating legal interest in a property and application

INFORMATION FOR AFFIDAVIT OF PROPERTY POSTING AND PHOTOS(PLEASE CHECK):

- A signed affidavit affirming that the required sign has been posting on the property ten days before the hearing
- Photos (digital or print) of posted sign

INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM (PLEASE CHECK):

- N/A* Required if irrigation canal/irrigation ditch runs through property or along property lines

INFORMATION REQUIRED FOR MASTER SIGN PLAN (PLEASE CHECK):

- N/A* Required for commercial or mixed-use developments of two or more buildings
- Location, elevations, and materials of proposed signage



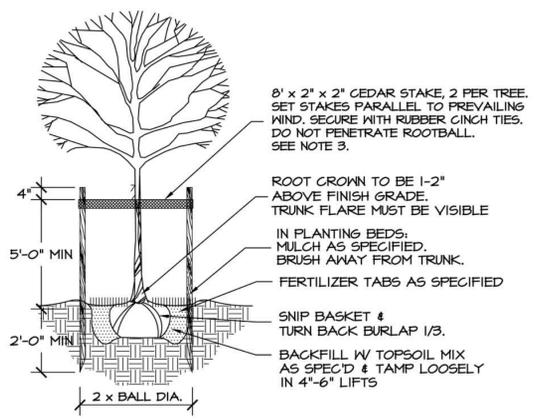
PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
	AUSTRIAN PINE	PINUS NIGRA	6-8' HT B4B
	BLACK HILLS SPRUCE	PICEA GLAUGA 'DENSATA'	6-8' HT B4B
	MOONGLOW JUNIPER	JUNIPERUS SCOPLULORUM 'MOONGLOW'	6-8' HT B4B
	NORWAY SPRUCE	PICEA ABIES	6-8' HT B4B
	VANDERWOLF'S PINE	PINUS FLEXILIS 'VANDERWOLF'S'	6-8' HT B4B
SHADE TREES (CLASS III)			
	BLOODGOOD LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2" CAL B4B
	SWAMP OAK	QUERCUS BICOLOR	2" CAL B4B
SHADE/STREET TREES (CLASS II)			
	CRIMSON SPIRE OAK	QUERCUS ROBUR x Q. ALBA 'GRIMSCHMIDT'	2" CAL B4B
	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B4B
	SKYLINE HONEYLOCUST	GLEDTISIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B4B
	LITTLELEAF LINDEN	TILIA CORDATA	2" CAL B4B
	AMERICAN SWEETGUM	LIQUIDAMBAR STYRACIFLUA	2" CAL B4B
	TULIP TREE	LIRODENDRON TULIPIFERA	2" CAL B4B
ORNAMENTAL TREES (CLASS I)			
	FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	6-8' HT. MULTI-STEM
	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	6-8' HT. MULTI-STEM
	CRUZAN CRUSADER HAWTHORN	CRATAEGUS CRUS-GALLI 'CRUZAM'	2" CAL B4B
	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JFS-KWB'	2" CAL B4B
	SPRING SNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2" CAL B4B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
	ARIZONA SUN GAILLARDIA	GAILLARDIA x 'ARIZONA SUN'	1 GAL
	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL
	BLUE GRAMMA GRASS	BOUTELLOUA GRACILIS 'BLONDE AMBITION'	1 GAL
	BLUE MIST SPIREA	CARYOPTERIS x CLANDONENSIS 'BLUE MIST'	2 GAL
	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL
	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'MILTON'	3 GAL
	PURPLE CONEFLOWER	ECHINACEA PURPUREA	1 GAL
	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	2 GAL
	DARTS GOLD NINEBARK	PHYTOCARPUS OPULIFOLIUS 'DARTS GOLD'	3 GAL
	STELLA DE ORO DAYLILY	HEHEROCALLIS 'STELLA DIORO'	1 GAL
	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL
	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	3 GAL
	HUSKER RED PENSTEMON	PENSTEMON DIGITALIS 'HUSKER RED'	1 GAL
	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL
	BRAKELIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA'	1 GAL
	SUMMERWINE NINEBARK	PHYTOCARPUS OPULIFOLIA 'SEWARD'	5 GAL



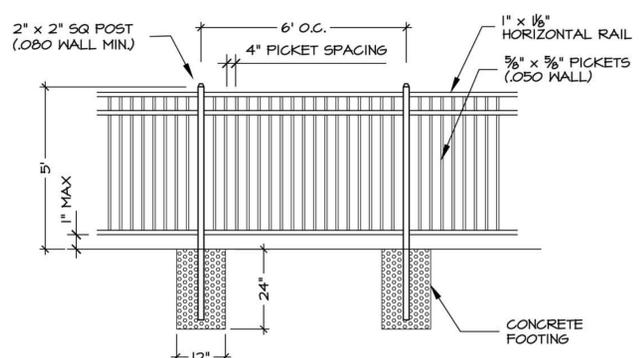
NOTES

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE GARDEN CITY ORDINANCE REQUIREMENTS.
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SHALE SAND WINDOWS.
- NO TREES SHALL IMPEDE THE 40' VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
- LANDSCAPE AND TREES IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION OF THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
- ALL EXISTING TREES ON SITE TO BE REMOVED.



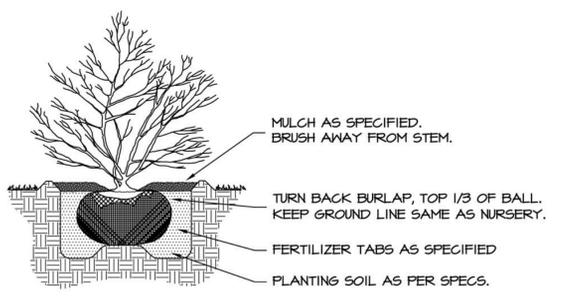
- NOTES:**
- REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
 - REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
 - STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND REMAIN STRAIGHT FOR A MIN OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE 1 YEAR WARRANTY PERIOD.
 - TREE TREES PLANTED IN TURF AREAS. REMOVE TURF 3' DIA. FROM TREE TRUNK.

1 TREE PLANTING/STAKING NOT TO SCALE



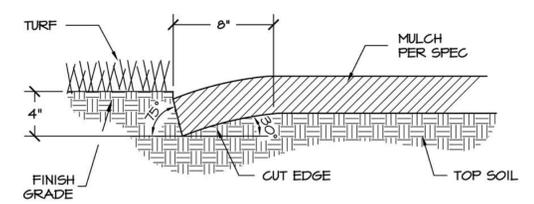
- NOTES:**
- IRON FENCE STYLE MAY VARY SLIGHTLY. ALL GALVANIZED & POWDERCOATED BLACK.

2 IRON FENCE NOT TO SCALE



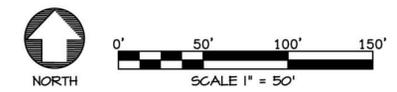
NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

3 SHRUB PLANTING NOT TO SCALE



4 PLANTER CUT BED EDGE

NOT TO SCALE



Issue Description	Date
ISSUE	7/6/20



JENSEN BELTS ASSOCIATES

Site Planning
Landscape Architecture

1509 S. Tyrell Ln. Ste. 130
Boise, Idaho 83706
Ph. (208) 343-7175
www.jensenbelts.com

PERCH MEADOWS

GARDEN CITY, IDAHO

PRELIMINARY PLAT LANDSCAPE PLAN

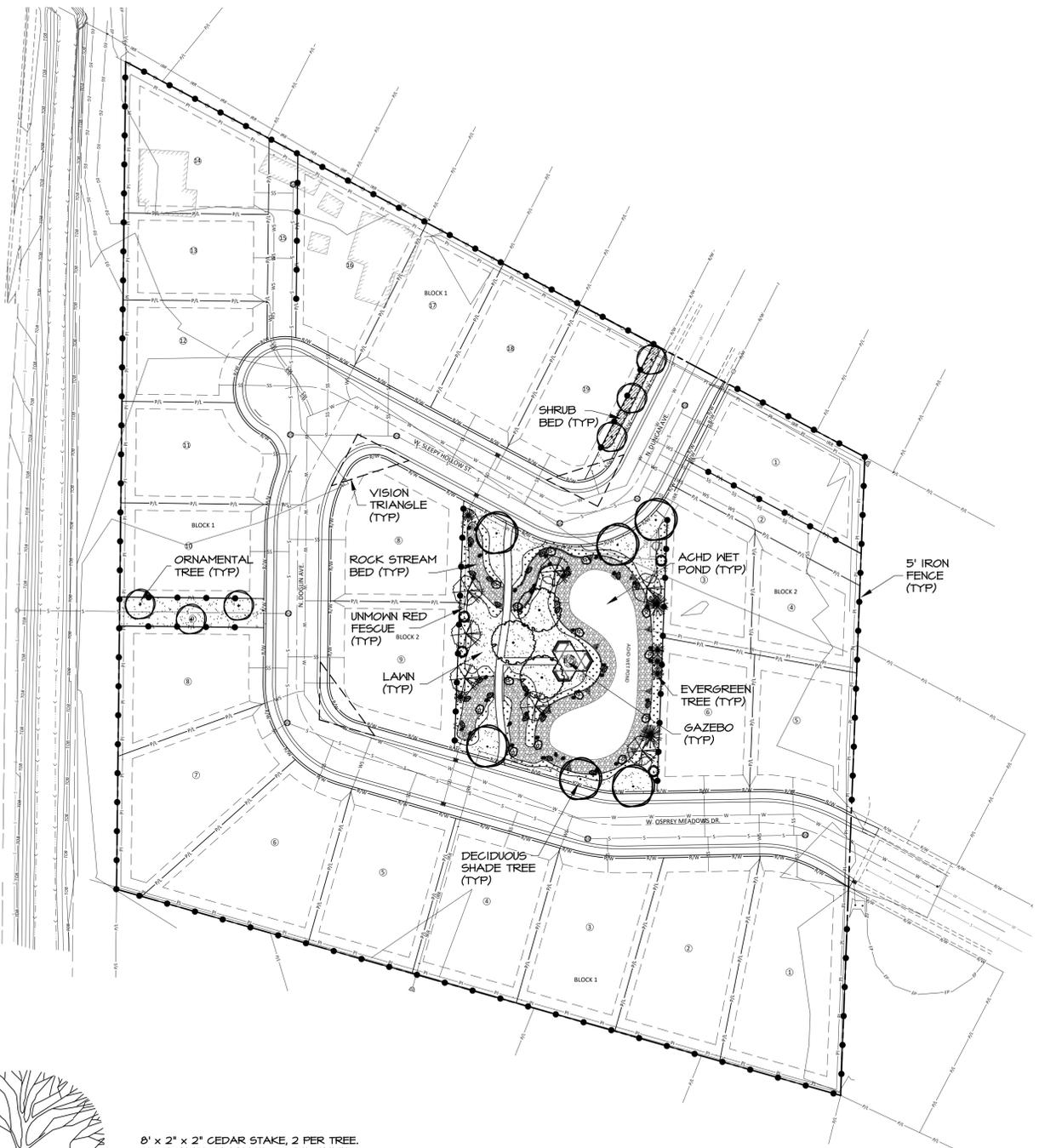
Job Number 2057

Drawn KCS	Checked KCS
Scale AS SHOWN	

Sheet Title
LANDSCAPE PLAN

Sheet Number

L1
1 of 1 Sheets



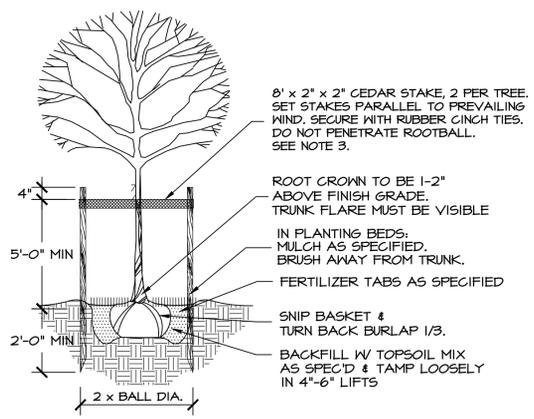
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SHADE/STREET TREES (CLASS II)			
	CRIMSON SPIRE OAK	QUERCUS ROBUR x Q. ALBA 'GRIMSCHMIDT'	2" CAL B4B
	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B4B
	SKYLINE HONEYLOCUST	GLEDTISIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B4B
	LITTLELEAF LINDEN	TILIA CORDATA	2" CAL B4B
	AMERICAN SWEETGUM	LIQUIDAMBAR STYRACIFLUA	2" CAL B4B
	TULIP TREE	LIRODENDRON TULIFIFERA	2" CAL B4B
ORNAMENTAL TREES (CLASS I)			
	FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	6-8' HT. MULTI-STEM
	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	6-8' HT. MULTI-STEM
	CRUZAN CRUSADER HAWTHORN	CRATAEGUS CRUS-GALLI 'CRUZAM'	2" CAL B4B
	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JFS-KWS'	2" CAL B4B
	SPRING SNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2" CAL B4B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
	ARIZONA SUN GAILLARDIA	GAILLARDIA x 'ARIZONA SUN'	1 GAL
	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL
	BLUE GRAMMA GRASS	BOUTELLOUA GRACILIS 'BLONDE AMBITION'	1 GAL
	BLUE MIST SPIREA	CARYOPTERIS x CLANDONENSIS 'BLUE MIST'	2 GAL
	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL
	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'MILTON'	3 GAL
	PURPLE CONEFLOWER	ECHINACEA PURPUREA	1 GAL
	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	2 GAL
	DARTS GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DARTS GOLD'	3 GAL
	STELLA DE ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL
	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL
	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	3 GAL
	HUSKER RED PENSTEMON	PENSTEMON DIGITALIS 'HUSKER RED'	1 GAL
	IVORY HALO DOGWOOD	CORNUS ALBA 'BALHALO'	5 GAL
	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL
	BRAKELIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA'	1 GAL
	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL

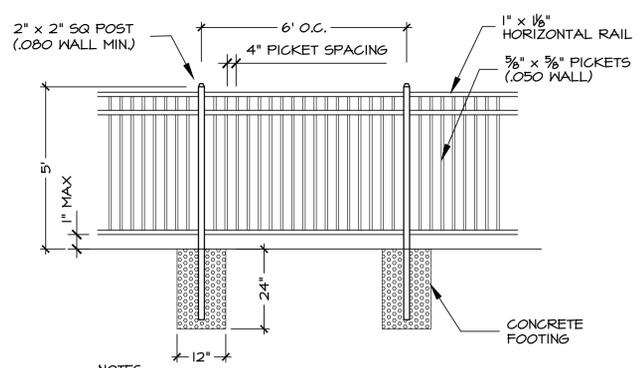


NOTES

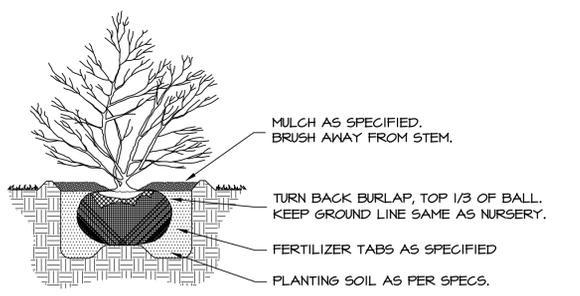
- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE GARDEN CITY ORDINANCE REQUIREMENTS.
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SHALE SAND WINDOWS.
- NO TREES SHALL IMPEDE THE 40' VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
- LANDSCAPE AND TREES IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION OF THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
- ALL EXISTING TREES ON SITE TO BE REMOVED.



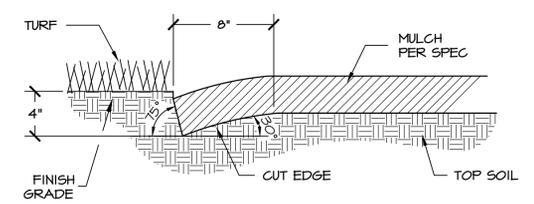
- NOTES:**
- REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
 - REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
 - STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND REMAIN STRAIGHT FOR A MIN OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE 1 YEAR WARRANTY PERIOD.
 - TREE TREES PLANTED IN TURF AREAS. REMOVE TURF 3' DIA. FROM TREE TRUNK.



- NOTES:**
- IRON FENCE STYLE MAY VARY SLIGHTLY. ALL GALVANIZED & POWDERCOATED BLACK.



NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.



④ PLANTER CUT BED EDGE

NOT TO SCALE

① TREE PLANTING/STAKING NOT TO SCALE

② IRON FENCE NOT TO SCALE

③ SHRUB PLANTING NOT TO SCALE



Issue Description	Date
ISSUE	7/6/20



Site Planning
Landscape Architecture
1509 S. Tyrell Ln. Ste. 130
Boise, Idaho 83706
Ph. (208) 343-7175
www.jensenbelts.com

PERCH MEADOWS

GARDEN CITY, IDAHO

PRELIMINARY PLAT LANDSCAPE PLAN

Job Number 2057

Drawn KCS	Checked KCS
Scale	AS SHOWN

Sheet Title
LANDSCAPE PLAN

Sheet Number
L1

ROBERT L. ALDRIDGE, CHARTERED
Attorney at Law
1209 North Eighth Street
Boise, Idaho 83702-4297
Telephone: (208) 336-9880

ADA COUNTY, IDAHO
FOR Robert Aldridge

'90 NOV 20 10: 05

Bargain and Sale Deed

BY [Signature] 900

THIS INDENTURE, made November 8, 1990, between Richard Allen McWhirter and Beverly Joan McWhirter, husband and wife, 6300 Ulmer, Boise, Idaho, 83703, the Grantors, and The McWhirter 1990 Revocable Trust, Beverly Joan McWhirter, Trustee, 6300 Ulmer, Boise, Idaho, 83703, the Grantee:

1258001198

WITNESSETH, that the said Grantors, for and in consideration of good and sufficient consideration, the receipt of which is hereby acknowledged both as to receipt and as to sufficiency, hereby grant, bargain, and sell to the said Grantee, and to the heirs, assigns, transferees, and successors in interest thereof, forever, all right, title, and interest held by Grantors in that certain piece or parcel of land situate, lying, and being in the County of Ada, State of Idaho, particularly described as follows:

See Exhibit "A" attached

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right, title, and interest in said property, possession, claim, and demand whatsoever, as well in law as in equity, of the said Grantors, of, in, or to the said premises, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances, unto the said Grantee and to its heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantors hereunto set their hand and seal the day and year first above written.

[Signature]
RICHARD ALLEN MC WHIRTER

[Signature]
BEVERLY JOAN MC WHIRTER

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this 8th day of November, 1990, before me, Robert L. Aldridge, a Notary Public in and for said State personally appeared Richard Allen McWhirter and Beverly Joan McWhirter, husband and wife, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

1258001199

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



A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the end.

Notary Public for Idaho
Residing at Meridian
Commission expires July 1, 1994

1258091200

EXHIBIT "A" TO BARGAIN & SALE DEED

Block 28, of Stein's Subdivision as shown on the official plat recorded in Book 3 of Plats at page 105,
records of Ada County, Idaho.



Sawtooth Land Surveying, LLC

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

July 27, 2020

Garden City
6015 Glenwood Street
Garden City, ID 83714

Re: Compliance Statement
Statement of Intent
Master Plan
Waiver Request of Application Materials

The goal of the Perch Meadows development is to create a residential development that is desirable in terms of location, home design and amenities, and to provide a development that compliments the existing neighborhood.

The property is located at 6300 N. Ulmer Lane in Garden City. The property is bounded by Ulmer Lane on the west, Wakefield Meadows Subdivision on the north, and Pandion Meadows Subdivision on the east and south. Vehicular access to the property will be from two stub streets (W. Osprey Meadows Dr. and N. Duncan Ave.). No direct vehicular access to N. Ulmer Lane is proposed.

The applicant is requesting the following:

- Annexation of 6.4 acres of land from RUT (Ada County) to the R-2 zoning designation. The proposed zoning designation fits within the Residential Low Density Comprehensive Plan Designation.
- Preliminary Plat consisting of 24 single-family lots and 5 common lots on 6.4 acres of land with a density of 3.75 dwelling units per acre. The lots range in size from 6,001 square feet to 10,900 square feet. The density is consistent with the requested zoning designation.

The applicant is proposing 26,453.3 square feet (0.607 of an acre) of open space on three common lots. The majority of the open space is located in the center of the development on Lot 7, Block 2. Amenities for the subdivision consist of the following:

- Gazebo
- Pedestrian pathway
- Connection to an existing Multi-Use Pathway

The proposed pedestrian pathway across Lot 7, Block 2 will provide a connection between Duncan and Osprey Meadows and will provide access to the common lot and proposed gazebo.

Fencing for the property will be 5-foot wrought iron fencing that is considered “open vision.” The fencing will be constructed along the subdivision boundary and adjacent to internal common lots.

The pedestrian pathway, sidewalk extensions and the connection to the existing multi-use pathway on the north boundary of the subdivision will fill a current gap and greatly increase the pedestrian connectivity in the area. The increased connectivity will create a pedestrian friendly street scape increase the sense of community in the neighborhood. The result will be a vibrant addition to an existing neighborhood.

We believe the proposed project is the type of development that the Garden City comprehensive plan and zoning ordinance intended to inspire. We believe this project will be an asset to the community and will spark further positive redevelopment.

Lastly, there are several items for which we are requesting a waiver:

1. Schematic Drawings- The applicant has not yet made a decision on the style of the proposed homes.
2. Lighting Plan – We are not proposing to install outdoor lighting as part of the proposed subdivision and we are not currently showing street lights on the CADD file, but will revise once we receive comments from Engineering.
3. Covenants & Deed Restrictions – The project will become part of the Osprey Meadows Subdivision. So new CC&R’s will not be necessary.
4. Irrigation/Ditch Information Form - An irrigation ditch/canal does not run through the property, or along a property line.
5. Master Sign Plan – The project will become part of the Osprey Meadows Subdivision, so new signage will not be necessary.

Josh Beach
Sawtooth Land Surveying

Perch Meadows Subdivision

NATURAL HAZARD AND RESOURCE ANALYSIS (shown on the preliminary grading plan)

1. HYDROLOGY: THE SITE IS QUITE FLAT WITH A GENTLE 0.3% SLOPE TOWARDS THE WEST. THE DRY CREEK CANAL FLOW FROM NORTH ALONG THE PROJECT'S WESTERN BOUNDARY. A SMALL IRRIGATION SUPPLY LATERAL FLOWS WEST ALONG THE PROJECT'S NORTHERN BOUNDARY. THE SITE IS SURROUNDED ON ALL SIDES BY RESIDENTIAL DEVELOPMENT WITH POND AMENITIES TO OUR SOUTH. THE ENTIRE SITE IS WITHIN THE FLOODPLAIN WITH THE WESTERN 2/3 IN THE 100-YEAR AND THE EASTERN 1/3 IN THE 500-YEAR FLOOD BOUNDARY. GROUNDWATER WAS FOUND TO BE LESS THAN 3-FEET BELOW GROUND SURFACE (BGS).
2. VEGETATION: VERY FEW TREES EXIST ON THE PROJECT SITE THAT WAS HISTORICALLY USED FOR AGRICULTURE. A FEW INTERNAL TREES WILL BE LOST TO MAKE WAY FOR INFRASTRUCTURE. ALL OF THE PERIMETER TREES ARE PLANNED TO BE RETAINED. WETLAND VEGETATION IS ISOLATED TO THE SURROUNDING IRRIGATION LATERALS AND NEIGHBORING POND AMENITIES. THE PROPOSED IMPROVEMENTS WILL CAUSE LITTLE IMPACT.
3. SOILS: USDA NATURAL RESOURCES CONSERVATION SERVICE INDICATES THE SITE CONSISTS OF 90 PERCENT BALLENTINE COMPLEX SOILS AND 10 PERCENT NOTUS COMPLEX SOILS. THE SITE SPECIFIC SOILS REPORT BY NATURAL RESOURCE SOLUTIONS INDICATES THE TOP 2-FEET OF SOIL CONSISTS GENERALLY OF SANDY LOAM AND GRAVELLY LOAM. THE SOILS BELOW 2-FEET CONSISTS OF GRAVELLY SAND.
4. THE IDAHO FISH AND WILDLIFE REPORTED (VIA IPaC) THAT THE PROPOSED ENDANGERED SLICK SPOT PEPPER GRASS MAY EXIST IN THE GENERAL VICINITY OF THE PROJECT SITE. THE LOSS OF A FEW INTERNAL TREES WILL CAUSE MINIMAL IMPACT TO THE MIGRATORY BIRDS IN THE AREA.
5. HISTORIC RESOURCES: N/A
6. HAZARDOUS AREAS: N/A
7. IMPACT ON NATURAL FEATURES: THE PROPOSED IMPROVEMENTS WILL CAUSE LITTLE IMPACT TO THE NATURAL TERRAIN AND ATMOSPHERE OF THE SURROUNDING LANDS.
8. MAP FEATURES: SHOWN AS REQUIRED
9. OTHER SUPPLEMENTAL DATA: SUPPLIED AS NEEDED.





Sawtooth Land Surveying, LLC

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

March 12, 2020

Dear Neighbor,

We will be holding a meeting to discuss the attached project. The purpose of the meeting is to introduce you to our vision for this property and to get your feedback. The meeting will be held at the west end of Osprey Meadows Dr. at 6:00PM, Thursday March 19, 2020.

If you are unable to attend the meeting, you can reach me at 208-794-0070.

Regards,
Jim Jewett
JLJ, Inc

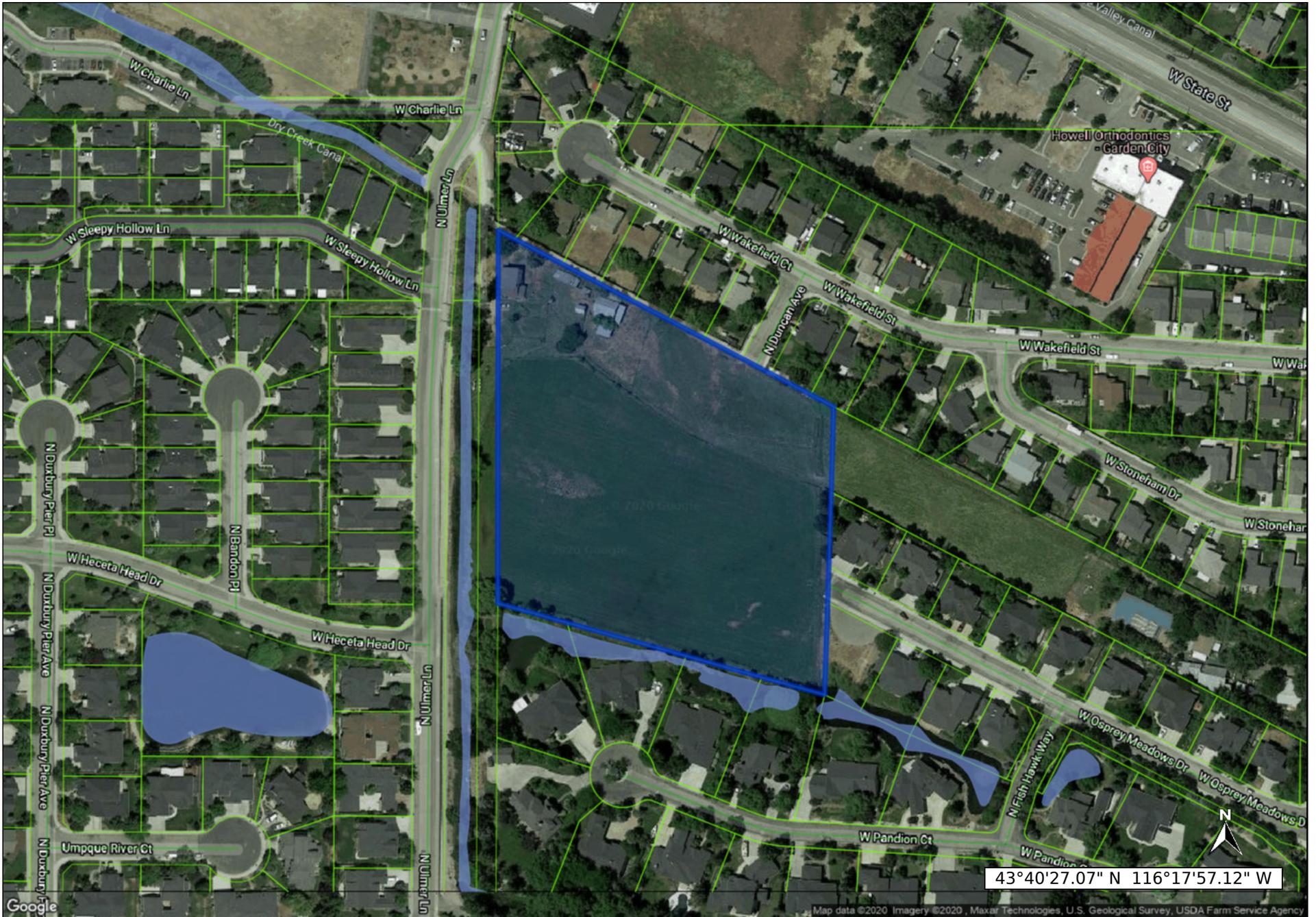
<u>Primary Owner</u>	<u>Property Address</u>	<u>Sign-in</u>	<u>email</u>	<u>Phone</u>
ANDERSON DONALD & DEBRA 2006 TRUST	6188 N BANDON PL			
SPINDLER DALE A	6176 N BANDON PL			
WOODFIELD JENNIFER M	6156 N BANDON PL			
LAKELAND VILLAGE HOA	W HECETA HEAD DR			
FISS ANN L	6127 N ULMER LN			
SCHLITZ GARY PAUL FAMILY LIVING TRUST	6132 N BANDON PL			
JOHN DANIEL DENNIS	6111 N ULMER LN			
GROZIK JULIA 1989 TRUST	6159 N ULMER LN			
PIONEER EXCHANGE ACCOMMODATION TITLEHOLDER	6165 N ULMER LN			
BALLENGER DIANA	6189 N ULMER LN			
KANALEY JOHN ANTHONY	5991 N ULMER LN			
LAKELAND VILLAGE HOA	N ULMER LN			
LAKELAND VILLAGE HOA	W HECETA HEAD DR			
CARBONE GERALDINE	6164 N BANDON PL			
JAGELS WAYNE D	6144 N BANDON PL			
BAILEY ROBERT L	6120 N BANDON PL			
WEBSTER THAD N	6171 N ULMER LN			
LAKELAND VILLAGE HOA	N ULMER LN			
HUETHER LIVING TRUST B	6192 N BANDON PL			
SENKOSKY WILLIAM C	6131 N ULMER LN			
DOUGLAS TONI C	6143 N ULMER LN			
TAYLOR FAMILY TRUST 11/26/2018	6017 N ULMER LN			
BECK RONALD & KATHRYN 2001 REVOCABLE TRUST 02/5965 N ULMER LN	9356 W OSPREY MEADOWS DR			
TRAUB JOHN D	9344 W PANDION CT			
GOAR ANDREW P	9370 W PANDION CT	✓	marlo395@yahoo.com	
NIELSON MARK A	9408 W OSPREY MEADOWS DR	✓	marlo395@yahoo.com	
BEERS LOIS	9330 W OSPREY MEADOWS DR	✓	marlo395@yahoo.com	
WARE FAMILY REVOCABLE TRUST 8/29/00	9381 W OSPREY MEADOWS DR	✓	marlo395@yahoo.com	
EDDY MICHAEL J	9355 W OSPREY MEADOWS DR	✓	marlo395@yahoo.com	
POTTER CLAYTON T	9448 W PANDION CT	✓	Potter.Kathy3@gmail.com	
ITTER RENTALS LLC	9395 W PANDION CT	✓	Farritter@gmail.com	
BUSALACCHI STEVE	9382 W OSPREY MEADOWS DR	✓	stagsbad@yahoo.com	
TORRANO STEVE	9318 W PANDION CT			
HUME DAVID H	9447 W PANDION CT			
JAMES ROBERT C				

LILLY KEVIN & MARY REVOCABLE TRUST 10/10/2018	9421 W PANDION CT	✓	mskilling@gmail.com
MILLAR RON D	9369 W PANDION CT		
OSPREY MEADOWS HOMEOWNERS ASSOCIATION	W PANDION CT		
CALVERLEY PAUL H	9396 W PANDION CT	✓	phcalverley@gmail.com
KNIGHT RICKY	9329 W OSPREY MEADOWS DR	✓	angelmusic2@yahoo.com
WOOD CRAIG C	9303 W OSPREY MEADOWS DR		
VANCE RANDALL B	9422 W PANDION CT	✓	RVettecenturylink.net
DARLING LESA A	9317 W PANDION CT		
ANGSTMAN THOMAS	9473 W PANDION CT		
BEERS JOHN R	9343 W PANDION CT		
SHEPHERD BONNY J	9697 W SLEEPY HOLLOW LN		
STARMAN DAVID	9682 W SLEEPY HOLLOW LN		
PAPE CARLA	9668 W SLEEPY HOLLOW LN		
MOUNTAIN WEST IRA INC FBO GARY JONES IRA	9640 W SLEEPY HOLLOW LN		
SLEEPY HOLLOW HOMEOWNERS ASSOCIATION INC	W SLEEPY HOLLOW LN		
MALLO ARTHUR R & ANNMARIE REVOCABLE LIVING TR	6201 N ULMER LN		
SLEEPY HOLLOW HOMEOWNERS ASSOCIATION INC	N ULMER LN		
SLEEPY HOLLOW HOMEOWNERS ASSOCIATION INC	W SLEEPY HOLLOW LN		
NELSON GREGORY E	9681 W SLEEPY HOLLOW LN		
SKAGGS FAMILY TRUST 9/18/2017	9654 W SLEEPY HOLLOW LN		
SLEEPY HOLLOW HOMEOWNERS ASSOCIATION INC	N ULMER LN		
MAUGHAN SALLY A TRUST	6099 N ARNEY LN	✓	amusicidwelle@gmail.com
MCWHIRTER REVOCABLE TRUST	6300 N ULMER LN	✓	bettrmc2000@yahoo.com
LOTTMAN SCOTT H	9264 W WAKEFIELD ST		
MORGAN NATALIE DESIREE	9282 W WAKEFIELD ST		
FRANCIS MINDY L	9408 W WAKEFIELD CT		
O'BRIEN KORINE	9462 W WAKEFIELD CT		
ANDERSON KEVIN L	9227 W WAKEFIELD ST		
CHESTER EDWARD G JR	9318 W WAKEFIELD ST		
KEENEY DOLAN W	9391 W WAKEFIELD CT		
AMBRIZ ESAU V	9319 W WAKEFIELD ST	✓	
DUNN SARAH E	9301 W WAKEFIELD ST	✓	
BOLTON RICHARD L	9336 W WAKEFIELD ST		
COOPER WILLIAM JOSEPH	9390 W WAKEFIELD CT		
BARROSO ANTONIO R	9426 W WAKEFIELD CT		
HICKOX RANDY C	9427 W WAKEFIELD CT		

more
+
Branche

Trust

Neighborhood Map





PLANNING SUBMITTAL FORM
Permit info: _____
Application Date: _____ Rec'd by: _____
FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921 (tel.)
 208.472.2926 (FAX) ▪ www.gardencityidaho.org ▪ planning@gardencityidaho.org

APPLICANT	PROPERTY OWNER
Name: Josh Beach	Name: Beverly Joan McWhirter
Company: Sawtooth Land Surveying, LLC	Company: McWhirter Revocable Trust
Address: 2030 S. Washington Ave.	Address: 6300 N. Ulmer Lane
City: Emmett	City: Garden City
State: ID Zip: 83617	State: ID Zip: 83714
Tel.: 208-369-3642	Tel.: 208-369-3642
FAX:	FAX:
E-mail: josh@sawtoothls.com	E-mail: josh@sawtoothls.com

ACTION REQUESTED (check all that apply)

ALL BLUEPRINTS MUST BE FOLDED INTO 8 1/2" X 11" SIZE WITH THE TITLE BLOCK/PANEL FACE UP SO AS TO FIT WITHIN A LEGAL SIZE FILE FOLDER

- | | | |
|---|--|---|
| <input type="checkbox"/> Appeal
<input type="checkbox"/> Lot Line Adjustment
<input type="checkbox"/> City Code Text Amendment
<input type="checkbox"/> Sign Permit
<input type="checkbox"/> Specific Area Plan
<input type="checkbox"/> Conditional (special) Use Permit
<input type="checkbox"/> Temporary Use Permit
<input type="checkbox"/> Easement/Vacation of Easement | <input type="checkbox"/> Design Review
<input type="checkbox"/> Final Plat
<input type="checkbox"/> Flood Plain Dev
<input type="checkbox"/> Variance
<input type="checkbox"/> MFH Installation
<input type="checkbox"/> Minor PUD
<input type="checkbox"/> Minor Land Division
<input type="checkbox"/> Ability to Serve-CUP, DSR or SUB if applicable | <input checked="" type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Preliminary PUD
<input type="checkbox"/> Re-zone
<input type="checkbox"/> Zoning Certificate
<input type="checkbox"/> MFH Removal |
|---|--|---|

PROPERTY INFORMATION

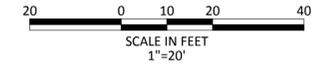
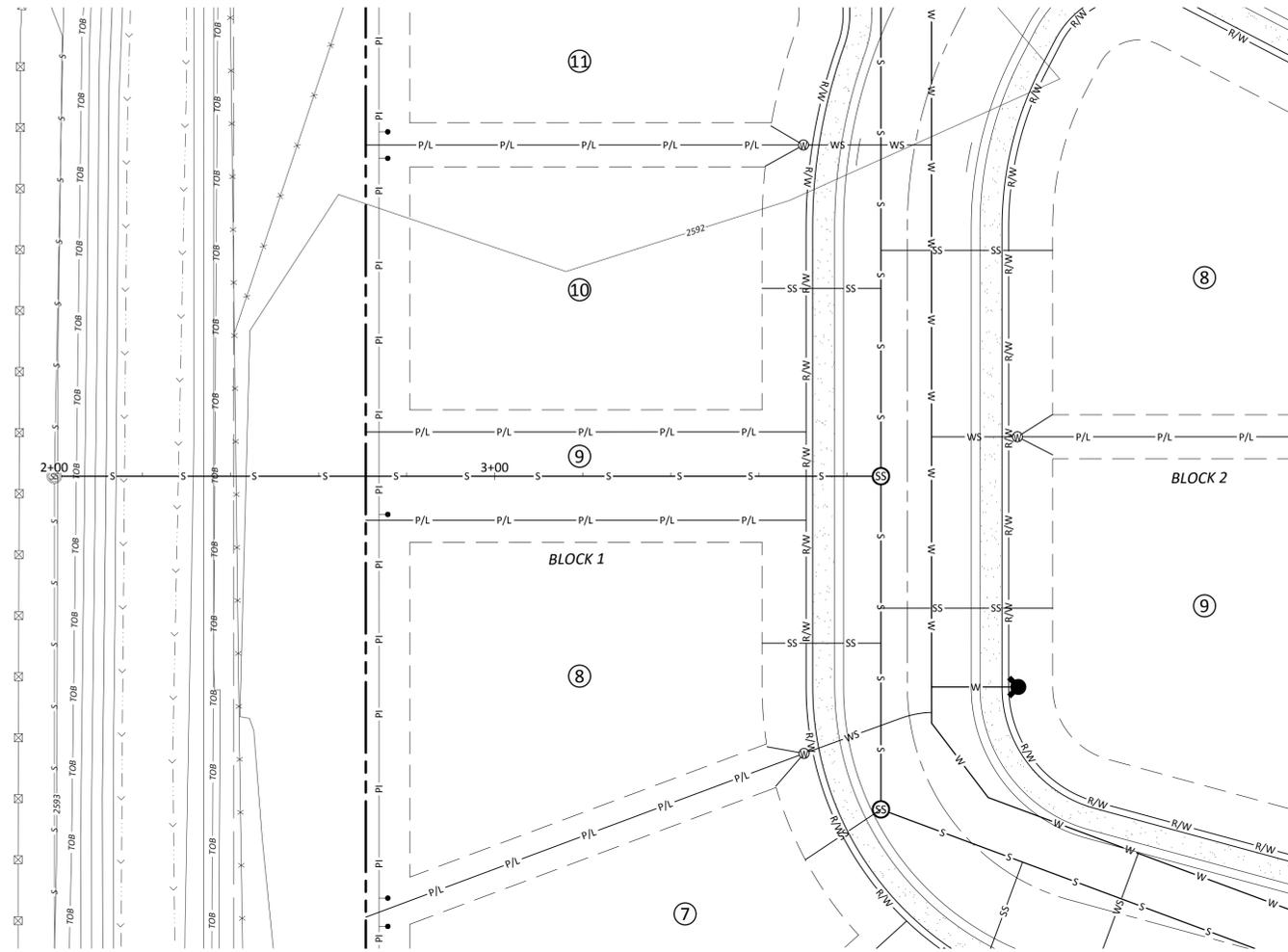
Site address: 6300 N. Ulmer Lane Garden City, ID 83714

Subdivision Name: Steins Subdivision	Lot: 28	Block: 2
Tax Parcel Number: R8123254980	Zoning: RUT	Total Acres: 6.4
Proposed Use: Single family residential subdivision	Floodplain: yes no	X

I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.

_____ _____
 signature of the applicant (date) signature of the owner (date)

Beverly McWhirter 7-16-2020



811
Know what's below.
Call before you dig.

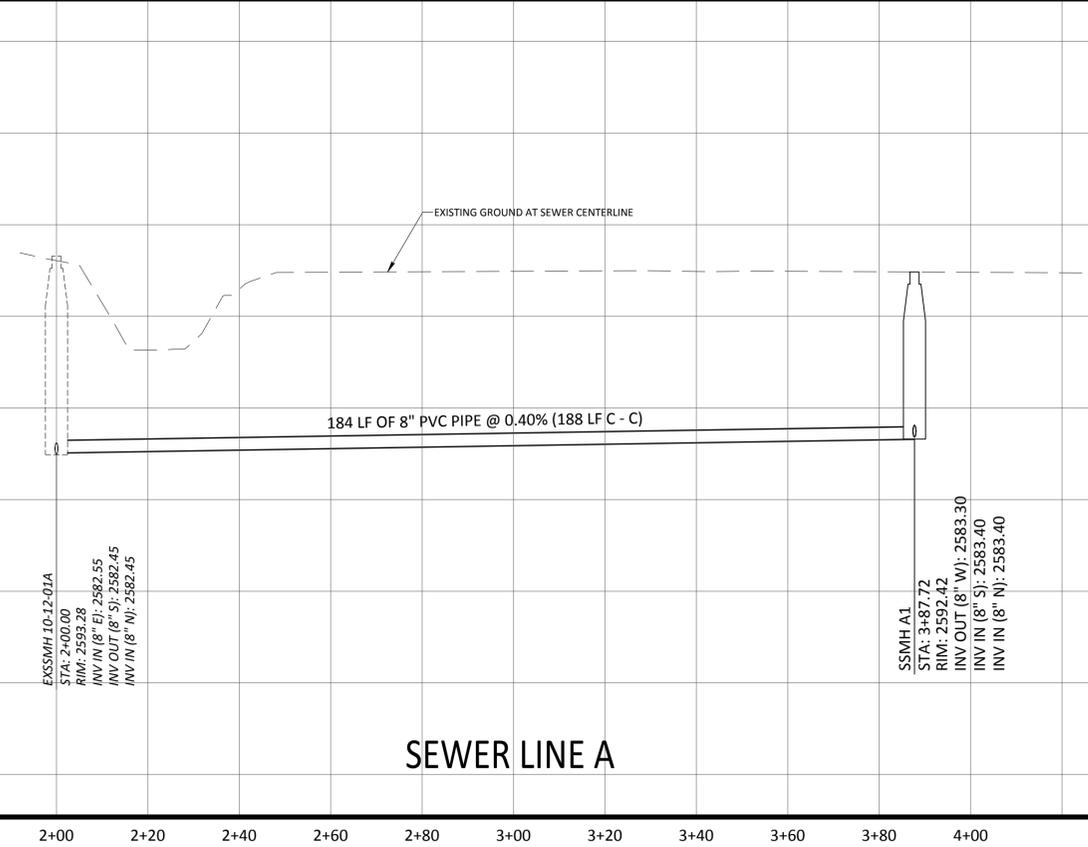
CALL BEFORE YOU DIG!
CALL DIGLINE INC.
PRIOR TO COMMENCING
UNDERGROUND WORK
208-342-1585

Revisions	
Date	Description
1	
2	
3	
4	

ROCK SOLID CIVIL
Civil Engineering and Land Development Consulting
270 North 27th Street, Boise, ID 83702
Office Phone: 208-342-3277
www.rocksolidcivil.com

REUSE OF DRAWINGS
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF ROCK SOLID CIVIL LLC AND IS NOT TO BE USED IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ROCK SOLID CIVIL LLC.

NOTE: - LENGTH OF PIPE IS CALCULATED FROM CENTER OF MANHOLE TO CENTER OF MANHOLE (C-C)
- CALCULATE GRADE FROM INSIDE FACE OF MANHOLE TO INSIDE FACE OF MANHOLE



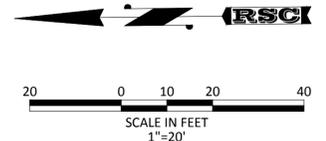
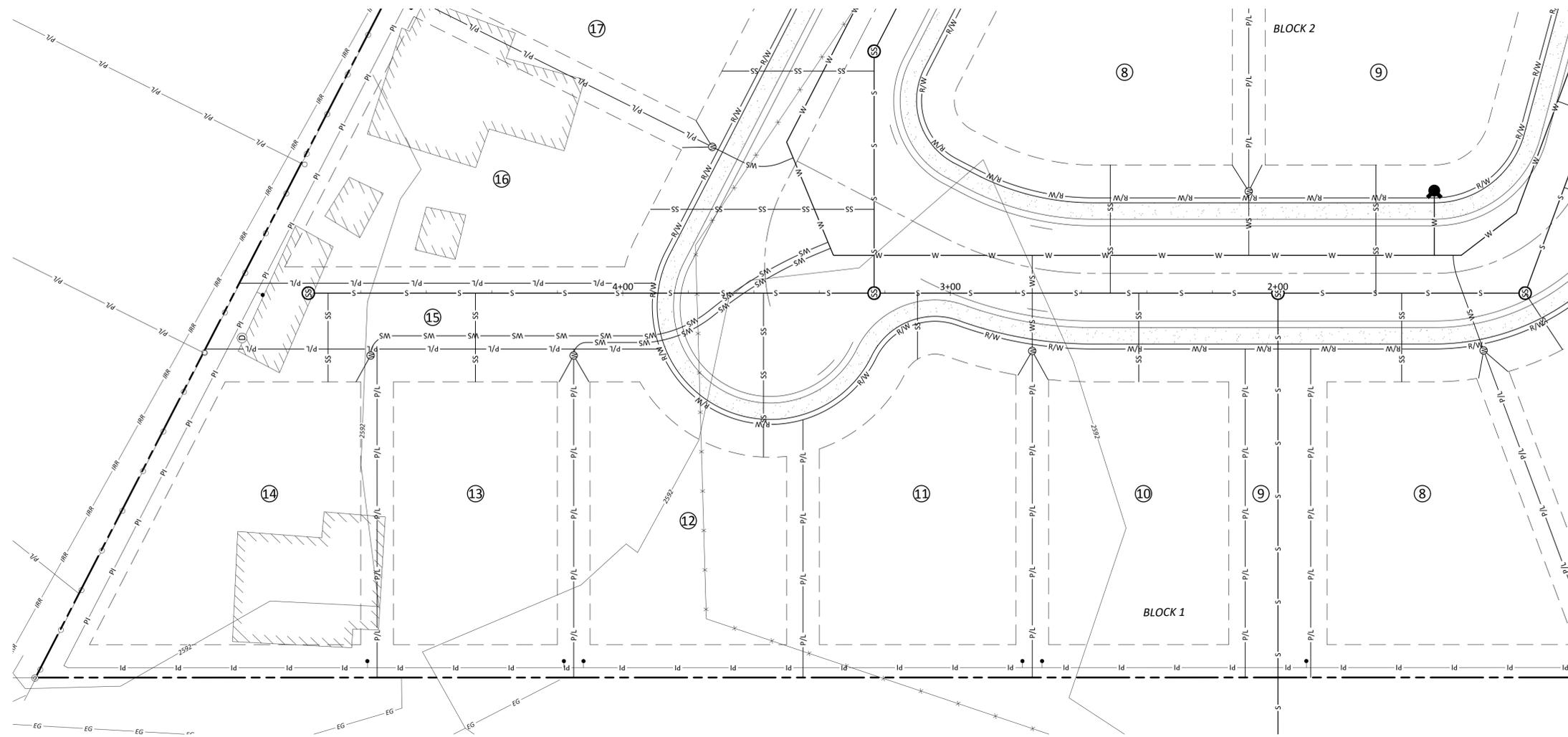
SCALE
HORIZ.: 1" = 20'
VERT.: 1" = 5'

Project Name
**PERCH MEADOWS SUBDIVISION
GARDEN CITY, IDAHO**

Sheet Name
PRELIMINARY SEWER LINE A

Stamp

Project No. 19-17
Drawn By: JF
Date: June 23, 2020
Sheet No. **2**



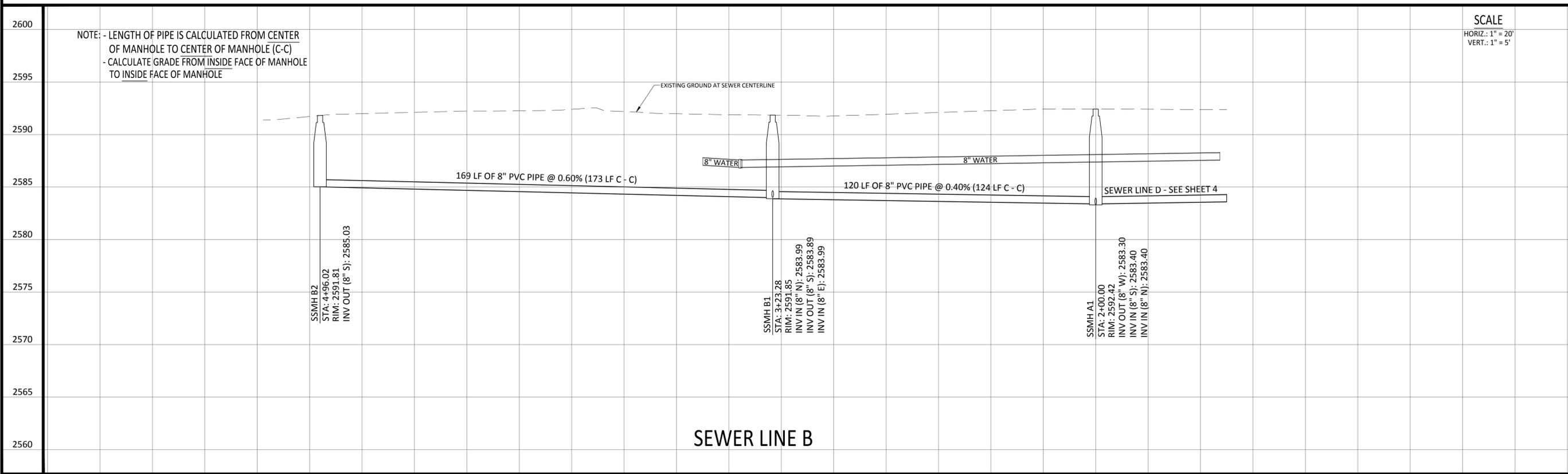
811
Know what's below.
Call before you dig.

CALL BEFORE YOU DIG!
CALL DIGLINE INC.
PRIOR TO COMMENCING
UNDERGROUND WORK
208-342-1585

Revisions	Date	Description
1		
2		
3		
4		

ROCK SOLID CIVIL
Civil Engineering and Land Development Consulting
270 North 27th Street, Boise, ID 83702
Office Phone: 208-342-3277
www.rocksolidcivil.com

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Project Name: PERCH MEADOWS SUBDIVISION
GARDEN CITY, IDAHO

Sheet Name: PRELIMINARY SEWER LINE B

Stamp: PROFESSIONAL ENGINEER
DERRITT KERNER
17887
6-23-20
STATE OF IDAHO

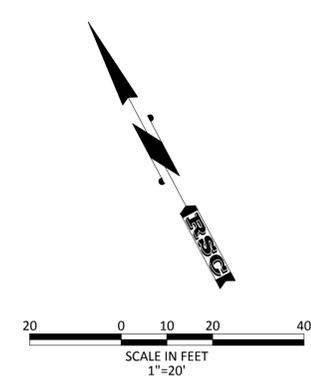
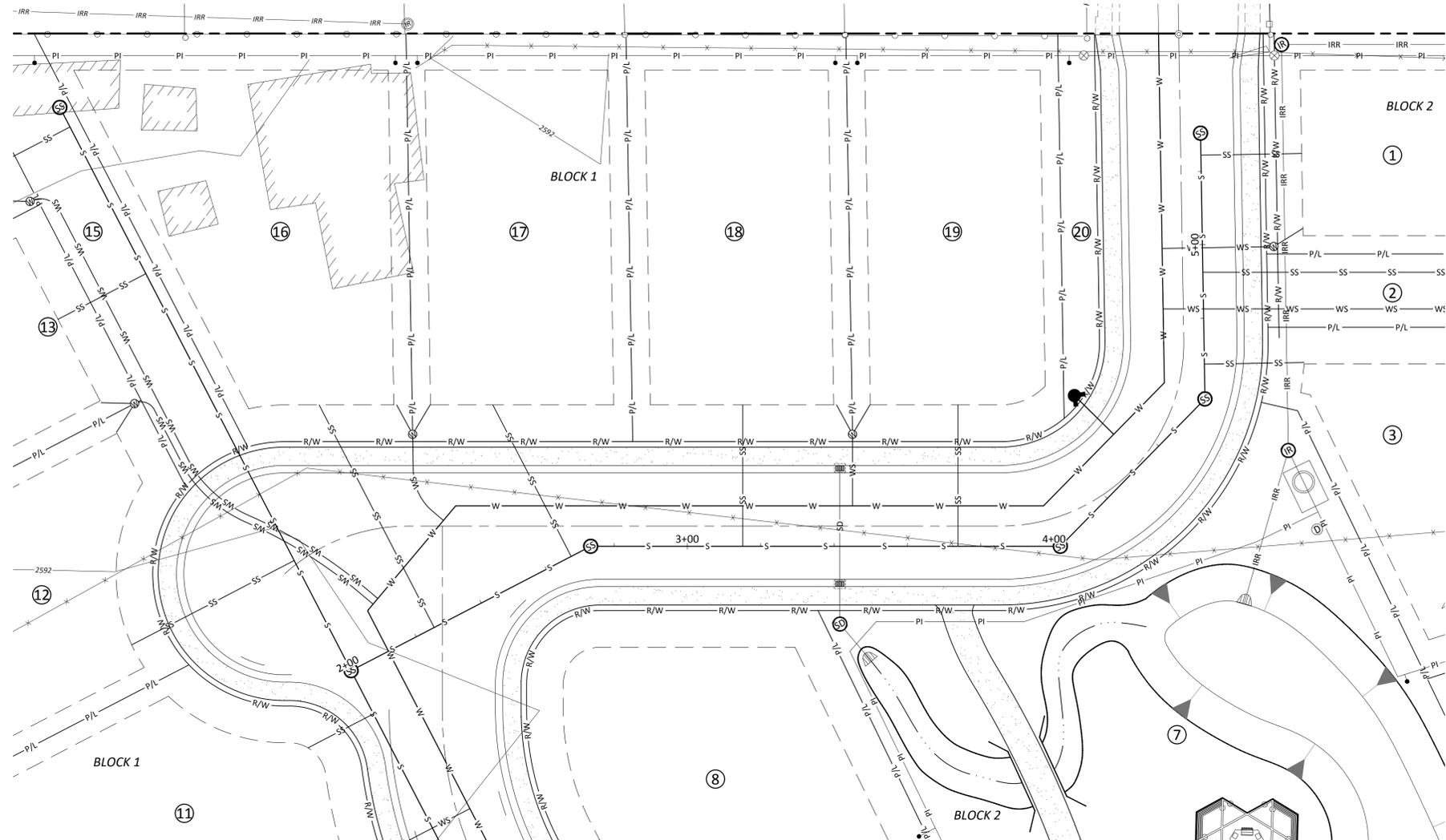
Project No. 19-17

Drawn By: JF

Date: June 23, 2020

Sheet No. 3

3 of 5



811
Know what's below.
Call before you dig.

CALL BEFORE YOU DIG!
CALL DIGLINE INC.
PRIOR TO COMMENCING
UNDERGROUND WORK
208-342-1585

Revisions

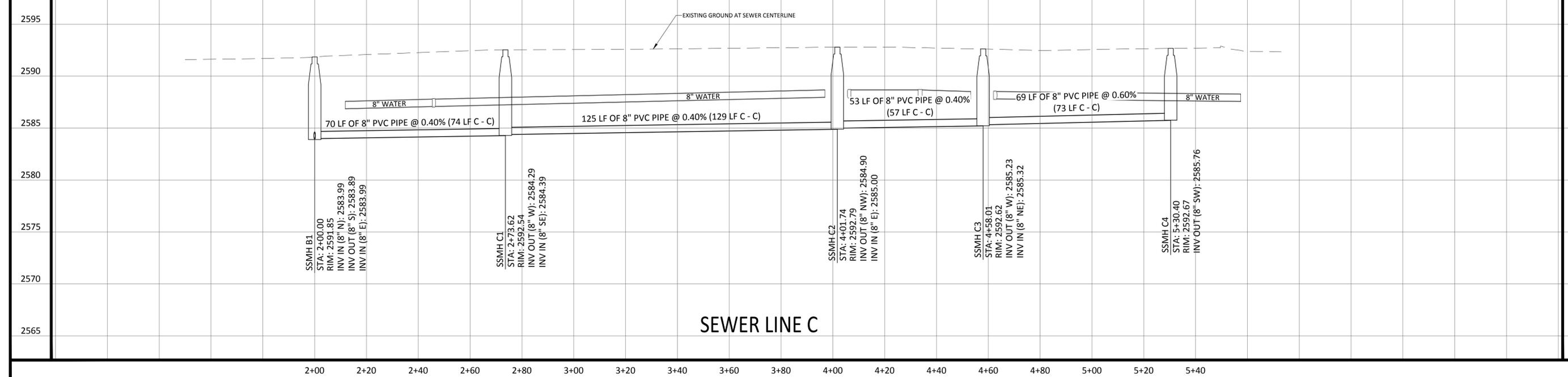
Date	Description
1	
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NOTE: - LENGTH OF PIPE IS CALCULATED FROM CENTER OF MANHOLE TO CENTER OF MANHOLE (C-C)
- CALCULATE GRADE FROM INSIDE FACE OF MANHOLE TO INSIDE FACE OF MANHOLE

SCALE
HORIZ.: 1" = 20'
VERT.: 1" = 5'



SEWER LINE C

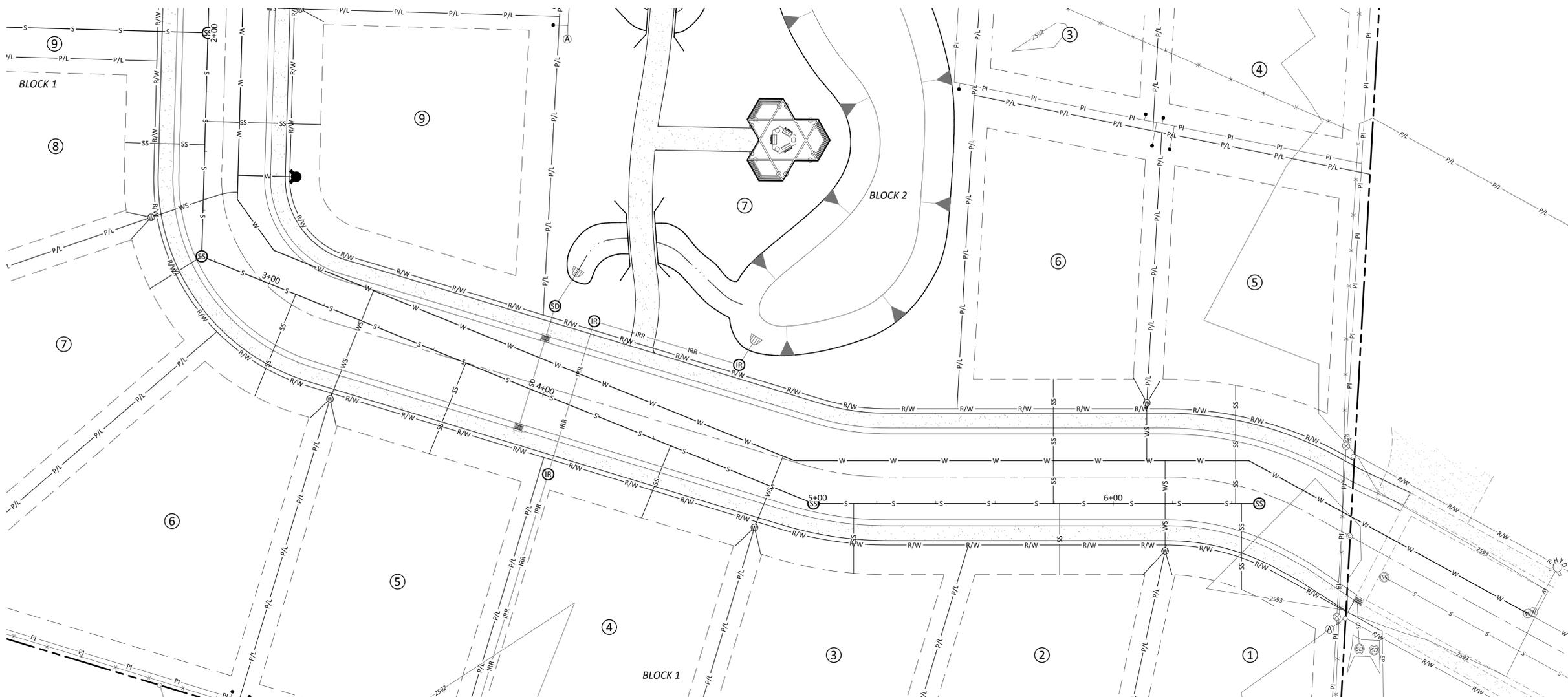
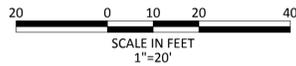
Project Name: **PERCH MEADOWS SUBDIVISION GARDEN CITY, IDAHO**

Sheet Name: **PRELIMINARY SEWER LINE C**

Stamp: **PROFESSIONAL ENGINEER LICENSED 17881**
Derritt Kernner
DATE OF IDAHO: 8-23-10
DERRITT KERNNER

Project No. 19-17
Drawn By: JF
Date: June 23, 2020
Sheet No. **4**

4 of 5

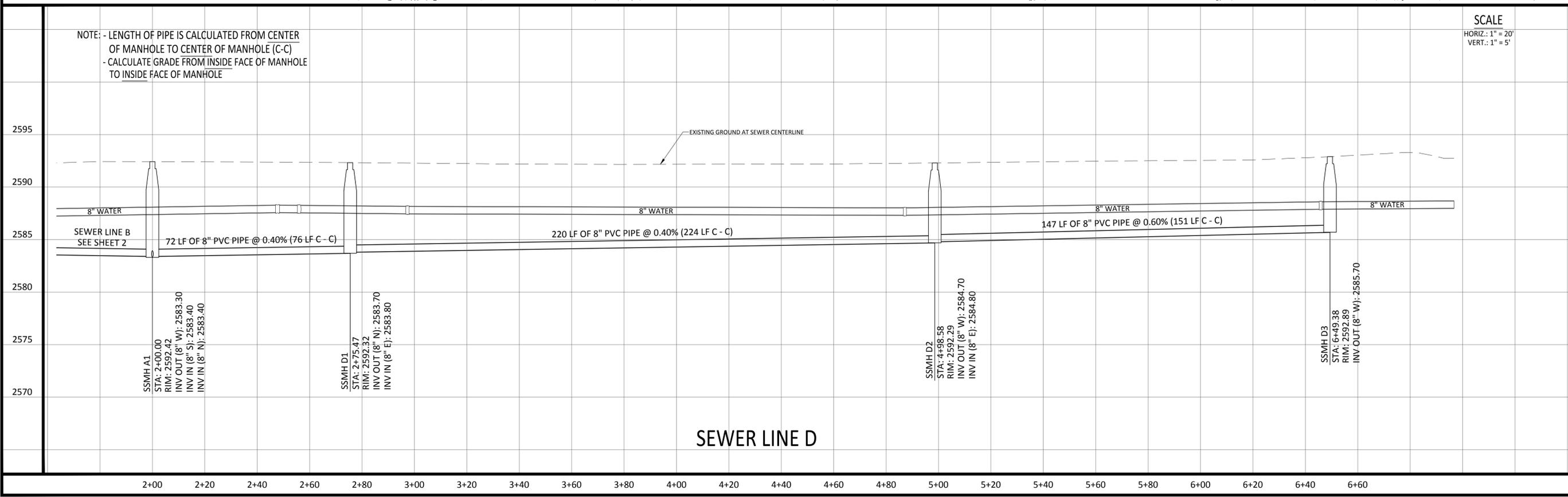


811
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208-342-1585

NOTE: - LENGTH OF PIPE IS CALCULATED FROM CENTER OF MANHOLE TO CENTER OF MANHOLE (C-C)
- CALCULATE GRADE FROM INSIDE FACE OF MANHOLE TO INSIDE FACE OF MANHOLE

SCALE
HORIZ.: 1" = 20'
VERT.: 1" = 5'



SEWER LINE D

Revisions	Date	Description
1		
2		
3		
4		

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Project Name: **PERCH MEADOWS SUBDIVISION GARDEN CITY, IDAHO**

Sheet Name: **PRELIMINARY SEWER LINE D**

Stamp: **PROFESSIONAL ENGINEER LICENSED 17887**
Deritt Kern
6-23-20
STATE OF IDAHO
DERITT KERNER

Project No. 19-17
Drawn By: JF
Date: June 23, 2020
Sheet No. **5**
5 of 5



COMMITMENT FOR TITLE INSURANCE
Issued by
TITLE RESOURCES GUARANTY COMPANY

Commitment No. 20352687

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, *TITLE RESOURCES GUARANTY COMPANY*, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Title Resources Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

TRGC Form: Comm16 ALTA Commitment Form Adopted 6-17-2006 Revised 08-01-2016 Technical Corrections 04-02-2018

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

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- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <<http://www.alta.org/arbitration>>.

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Privacy Policy Notice

Rev. 10-23-2017

FACTS	WHAT DOES TITLEONE DO WITH YOUR PERSONAL INFORMATION?	
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.	
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> • Social Security number and account balances • Payment history and credit card or other debt • Checking account information and wire transfer instructions <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>	
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons TitleOne chooses to share; and whether you can limit this sharing.	
	Reasons we can share your personal information	Does TitleOneshare?
		Can you limit this sharing?
	For our everyday business purposes – such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes
	For our marketing purposes- to offer our products and services to you	No
	For joint marketing with other financial companies	No
	For our affiliates' everyday business purposes- information about your transactions and experiences	Yes
	For our affiliates' everyday business purposes- information about your creditworthiness	No
	For our affiliates to market to you	No
	For nonaffiliates to market to you	No
Questions?	Go to https://www.titleonecorp.com/company/privacypolicy.aspx	

Who we are	
Who is providing this notice?	TitleOne
What we do	
How does TitleOne protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.
How does TitleOne collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> • Apply for insurance or pay insurance premiums • Provide your mortgage information or show your driver's license • Give us your contact information <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only</p> <ul style="list-style-type: none"> • Sharing for affiliates' everyday business purposes – information about your creditworthiness • Affiliates from using your information to market to you • Sharing for nonaffiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing.</p>
Definitions	
Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • <i>Our affiliates include companies that are owned in whole or in part by Realogy Holdings Corp., such as Better Homes and Gardens® Real Estate, CENTURY 21®, Coldwell Banker®, Coldwell Banker Commercial®, The Corcoran Group®, ERA®, Sotheby's International Realty®, ZipRealty®, NRT LLC, Cartus and Title Resource Group.</i>
Nonaffiliates	<p>Companies not related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • <i>TitleOne does not share with nonaffiliates so they can market to you.</i>
Joint Marketing	<p>A formal agreement between nonaffiliated financial companies that together market financial products or service to you.</p> <ul style="list-style-type: none"> • <i>TitleOne does not share with nonaffiliated financial companies for joint marketing purposes.</i>

FACTS	WHAT DOES TITLE RESOURCES GUARANTY COMPANY DO WITH YOUR PERSONAL INFORMATION?	
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.	
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> • Social Security number and account balances • Payment history and credit card or other debt • Checking account information and wire transfer instructions <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>	
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons TITLE RESOURCES GUARANTY COMPANY chooses to share; and whether you can limit this sharing.	
Reasons we can share your personal information	Does TITLE RESOURCES GUARANTY COMPANY share?	Can you limit this sharing?
For our everyday business purposes – such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes- to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes- information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes- information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For nonaffiliates to market to you	No	We don't share
Questions?	www.titleresources.com	

Who we are	
Who is providing this notice?	TITLE RESOURCES GUARANTY COMPANY
What we do	
How does TITLE RESOURCES GUARANTY COMPANY protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.
How does TITLE RESOURCES GUARANTY COMPANY collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> • Apply for insurance or pay insurance premiums • Provide your mortgage information or show your driver's license • Give us your contact information <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only</p> <ul style="list-style-type: none"> • Sharing for affiliates' everyday business purposes –information about your creditworthiness • Affiliates from using your information to market to you • Sharing for nonaffiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing.</p>
Definitions	
Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • <i>Our affiliates include companies that are owned in whole or in part by Realogy Holdings Corp., such as Better Homes and Gardens® Real Estate, CENTURY 21®, Coldwell Banker®, Coldwell Banker Commercial®, The Corcoran Group®, ERA®, Sotheby's International Realty®, ZipRealty®, NRT LLC, Cartus and Title Resource Group.</i>
Nonaffiliates	<p>Companies not related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • TITLE RESOURCES GUARANTY COMPANY does not share with nonaffiliates so they can market to you.
Joint Marketing	<p>A formal agreement between nonaffiliated financial companies that together market financial products or service to you.</p> <ul style="list-style-type: none"> • TITLE RESOURCES GUARANTY COMPANY does not share with nonaffiliated financial companies for joint marketing purposes.



COMMITMENT FOR TITLE INSURANCE
 Issued by
TITLE RESOURCES GUARANTY COMPANY

Issuing Office: TitleOne
 ALTA® Universal ID: 1065022
 Commitment Number: 20352687

SCHEDULE A

1. Commitment Date: December 24, 2019 at 07:30 AM

2. Policy or Policies to be issued:

X ALTA Owners Policy (6/17/06)	Standard Coverage	Policy Amount:	\$1,200,000.00
Proposed Insured:		Premium:	\$5,183.00
JLJ, Inc.			
Endorsements:	None Requested	Charge:	\$0.00

3. The estate or interest in the land described or referred to in this Commitment is:
 Fee Simple

4. Title to the estate or interest in the Land is at the Commitment Date vested in:
 Beverly Joan McWhirter, Trustee of The McWhirter 1990 Revocable Trust

5. The Land described as follows:
 See Attached Schedule C

Title Resources Guaranty Company
 TitleOne

By:

 Joseph Gropp, Authorized Signatory

Title Resources Guaranty Company
 By: _____
 President/CEO
 Michael Hayden
 Secretary

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**SCHEDULE B, PART I
Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. The Company will require delivery of and approval by the Company of an Indemnity and Affidavit as to Debts, Liens and Possession, prior to the issuance of the policy.
6. The Company requires a copy of the Trust Agreement or any instrument creating The McWhirter 1990 Revocable Trust and any amendments or revisions thereto.
7. The Company will require the following documents in order to insure a conveyance by the corporation named below:
Corporation: JLJ, Inc., an Idaho corporation.
 - (a) A copy of the corporation by-laws and articles.
 - (b) An original or certified copy of the resolution authorizing the subject transaction.
 - (c) If the articles or by-laws require the approval of a "parent" organization, the Company will also require a copy of the by-laws and articles of the "parent" organization.
8. A Warranty Deed from Beverly Joan McWhirter, Trustee of The McWhirter 1990 Revocable Trust to JLJ, Inc., an Idaho corporation.
9. Deed of Trust or Mortgage securing the loan.

NOTE: If a Deed of Trust is contemplated as a part of this transaction, the correct name to be entered as the Trustee is: TitleOne

10. NOTE: According to the available records, the purported address of said land is:

6300 N Ulmer Lane
Garden City, Idaho 83714

11. NOTE: IF the Company is requested to issue an Extended Coverage ALTA Owner's Policy for this transaction, the following additional requirements will apply:

a.) Parties in possession exception of this commitment may be deleted upon receipt of an owner's affidavit executed by the owner of the subject property, identifying the subject property and stating that no one is in possession of the land other than the owner and the tenants of the owner. Any tenancy is to be specifically excepted in the policy.

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b.) The Easement and survey exceptions of this commitment may be deleted upon the review and examination by this Company, prior to closing, of a current survey of the land acceptable to the Company, duly certified by a registered land surveyor. The certificate of survey must show, among other things, the exact location of all the improvements located on the land, the situation, width, and length of all the recorded or unrecorded easements, the existence of fences, signs, and building setback areas, and finally, any dimension discrepancy, gap, overlap, or boundary line problem that may affect the property. Any specific item, shown by this review and examination is to be specifically excepted in the policy. The survey should certify TitleOne and the designated underwriter stated herein (the Company).

c.) The Mechanic's lien exception may be deleted upon the review and examination of satisfactory evidence that no labor or materials have been furnished to the Property for improvements authorized or contracted for by or on behalf of Owner within the last 120 days, nor have any contracts been entered into for such improvements and there are no unpaid bills for labor and materials for improvements made upon said land for which a claim of lien may be filed. If labor or materials have been furnished or work has been contracted, the Company requires a complete list of all sub-contractors and suppliers who have furnished or will furnish labor and/or material to the subject property. Each sub-contractor and supplier is required to execute an acknowledgment of final payment and unconditional waiver of lien.

12. NOTE: Additional Underlying Documents.

[To view the MAP\(s\) click here.](#)

[To view the VESTING DEED\(s\) click here.](#)

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SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company. If the Company's requirements are satisfied, Exceptions 1 through 7 will be removed on Enhanced/Extended coverage policies.

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims to title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices to such proceedings whether or not shown by the records of such agency, or by the public records.
8. Taxes, including any assessments collected therewith, for the year 2020 which are a lien not yet due and payable.

Taxes for the year 2019 are paid in full.

Parcel Number: R8123254980

Original Amount: \$1,698.66

[NOTE: To view said Taxes click here.](#)

9. The land described herein is located within the boundaries of Ada County (208-287-6800) and is subject to any assessments levied thereby.
10. The land described herein is located within the boundaries of Boise Valley Irrigation Ditch Company and is subject to any assessments levied thereby.
11. Right-of-way for Boise Valley Canal, aka Dry Creek Canal and the rights of access thereto for maintenance of said canal.
12. Right-of-way for Ulmer Lane access road.
13. Easements, reservations, restrictions, and dedications as shown on the official plat of Stein's Subdivision file in Book 3 of Plats at Page 105, records of Ada County, Idaho.

[NOTE: To view said document\(s\) click here.](#)

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Title Resources Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

TRGC Form: Comm16 ALTA Commitment Form Adopted 6-17-2006 Revised 08-01-2016 Technical Corrections 04-02-2018

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14. Terms, provisions, restrictions and easements contained in a Deed.

Purpose: right of way for an irrigation ditch through the tract of land conveyed to carry water to the lands lying below the tract and shown on the said plat of Stein's Subdivision

Recorded: March 2, 1909

Instrument No.: 23129

Book 76 of Deeds at Page 46, records of Ada County, Idaho.

[NOTE: To view said document\(s\) click here.](#)

15. Rights of tenants in possession, as tenants only, under prior unrecorded leases.

(End of Exceptions)

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SCHEDULE C

Legal Description:

Lot 28 of Stein's Subdivision, according to the plat thereof, filed in Book 3 of Plats at Page 105, records of Ada County, Idaho

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TitleOne
a title & escrow co.

TitleOne

Authorized Agent for:

Title Resources Guaranty Company

File Number: 20352687

Contact Information

We would like to thank you for your business and we appreciate the opportunity to serve you. The title commitment has been sent to the parties listed below.

If you have any closing questions, please contact your Escrow team:

Scott Darling
sdarling@titleonecorp.com
(208)287-5300

Carly Reyes
creyes@titleonecorp.com
(208) 287-0945

Jill Zimmerman
jzimmerman@titleonecorp.com
(208) 489-7272

Vicky Hill
vhill@titleonecorp.com
(208) 489-7260

TitleOne State License: 712441

If you have any title questions, please contact your Title Officer:

Joseph Gropp
jgropp@titleonecorp.com
(208) 947-1538

TitleOne Address:
1101 W. River Street, Suite 201
Boise, ID 83702

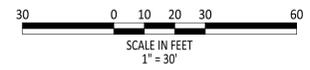
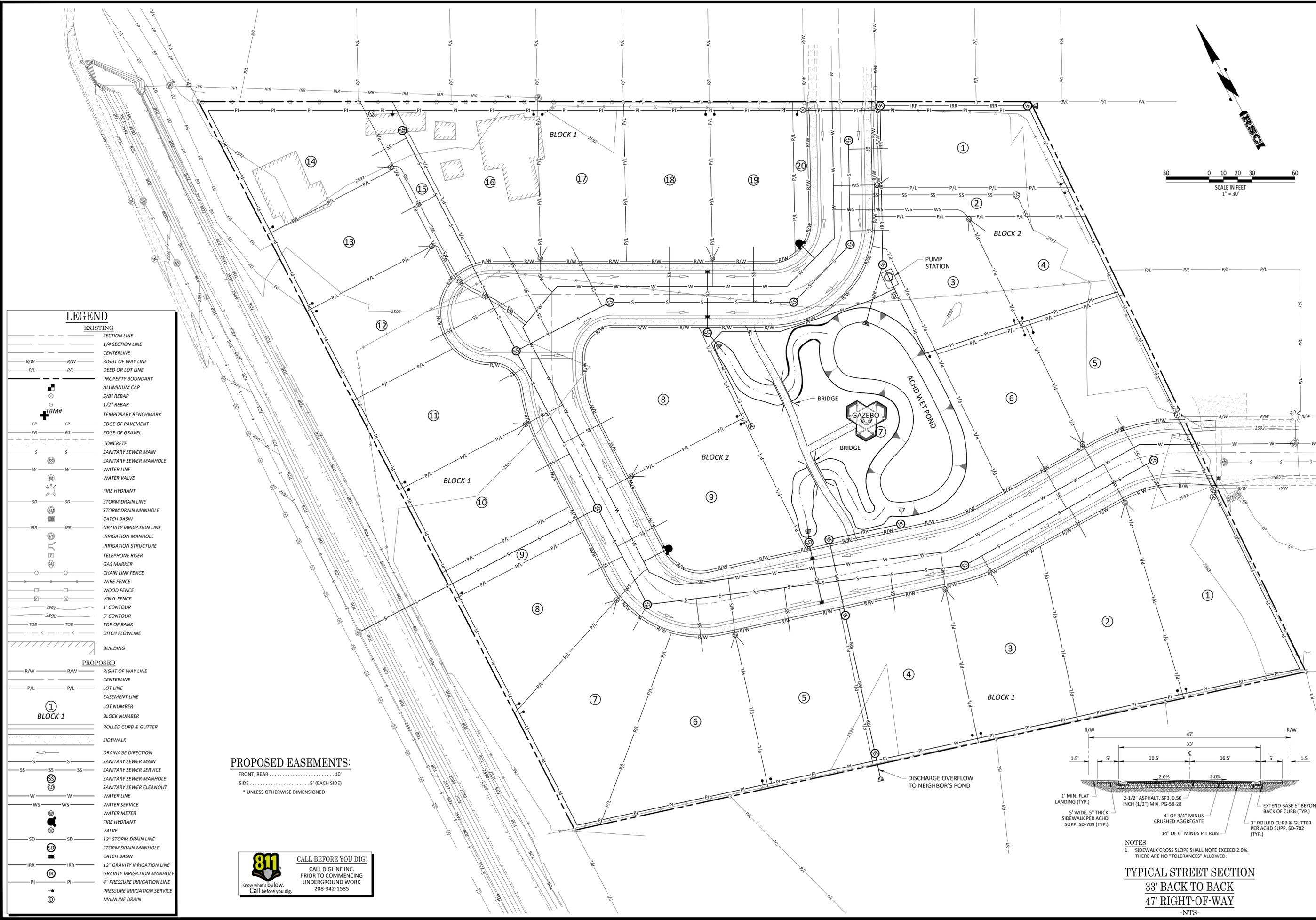
Lender: Northwest Bank

Deanna Morgan
Deanna.morgan@northwest-
bank.com
(208) 332-0702

Agents / Brokers and Transaction Coordinators

George Iliff
Colliers International
george.iliff@colliersidaho.net

Jim Jewett
Keller Williams Realty Boise
me@maujjim.realtor
(208)794-0070



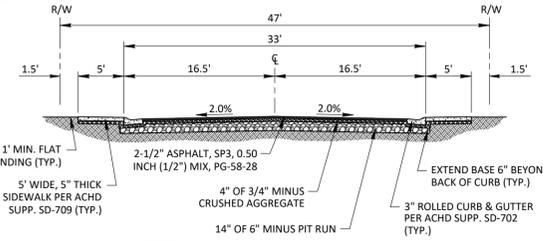
LEGEND

EXISTING	
---	SECTION LINE
---	1/4 SECTION LINE
---	CENTERLINE
R/W	RIGHT OF WAY LINE
P/L	DEED OR LOT LINE
---	PROPERTY BOUNDARY
⊕	ALUMINUM CAP
⊕	5/8" REBAR
⊕	1/2" REBAR
⊕	TEMPORARY BENCHMARK
EP	EDGE OF PAVEMENT
EG	EDGE OF GRAVEL
S	CONCRETE
SS	SANITARY SEWER MAIN
SM	SANITARY SEWER MANHOLE
W	WATER LINE
WV	WATER VALVE
SD	FIRE HYDRANT
SD	STORM DRAIN LINE
SD	STORM DRAIN MANHOLE
CB	CATCH BASIN
IRR	GRAVITY IRRIGATION LINE
IRR	IRRIGATION MANHOLE
IRR	IRRIGATION STRUCTURE
TR	TELEPHONE RISER
GM	GAS MARKER
CL	CHAIN LINK FENCE
WF	WIRE FENCE
WF	WOOD FENCE
VF	VINYL FENCE
2592	1' CONTOUR
2590	5' CONTOUR
TOB	TOP OF BANK
DFL	DITCH FLOWLINE
---	BUILDING
PROPOSED	
R/W	RIGHT OF WAY LINE
P/L	CENTERLINE
P/L	LOT LINE
P/L	EASEMENT LINE
①	LOT NUMBER
①	BLOCK NUMBER
---	ROLLED CURB & GUTTER
---	SIDEWALK
---	DRAINAGE DIRECTION
SS	SANITARY SEWER MAIN
SS	SANITARY SEWER SERVICE
SM	SANITARY SEWER MANHOLE
SC	SANITARY SEWER CLEANOUT
W	WATER LINE
WS	WATER SERVICE
WM	WATER METER
WV	FIRE HYDRANT
WV	VALVE
SD	12" STORM DRAIN LINE
SD	STORM DRAIN MANHOLE
CB	CATCH BASIN
IRR	12" GRAVITY IRRIGATION LINE
IRR	GRAVITY IRRIGATION MANHOLE
PI	4" PRESSURE IRRIGATION LINE
PI	PRESSURE IRRIGATION SERVICE MAINLINE DRAIN

PROPOSED EASEMENTS:

FRONT, REAR 10'
 SIDE 5' (EACH SIDE)
 * UNLESS OTHERWISE DIMENSIONED

811
 CALL BEFORE YOU DIG!
 CALL DIGLINE INC.
 PRIOR TO COMMENCING
 UNDERGROUND WORK
 208-342-1585



NOTES
 1. SIDEWALK CROSS SLOPE SHALL NOTE EXCEED 2.0%. THERE ARE NO "TOLERANCES" ALLOWED.

TYPICAL STREET SECTION
 33' BACK TO BACK
 47' RIGHT-OF-WAY
 -NTS-

Revisions	Description
1	
2	
3	
4	

ROCK SOLID CIVIL
 Civil Engineering and Land Development Consulting
 270 North 27th Street, Boise, ID 83702
 Office Phone: 208-342-3277
 www.rocksolidcivil.com

REUSE OF DRAWINGS
 THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF ROCK SOLID CIVIL LLC AND IS NOT TO BE USED IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ROCK SOLID CIVIL LLC.

Project Name: **PERCH MEADOWS SUBDIVISION**
 GARDEN CITY, IDAHO
 Sheet Name: **PRELIMINARY UTILITY PLAN**

Stamp: **PROFESSIONAL ENGINEER**
LICENSED
17887
6-23-20
DALE OF IDAHO
DERRITT KERNER

Project No. 19-17
 Drawn By: JF
 Date: June 23, 2020
 Sheet No. **1**
 1 of 5

14
23

NORTH 1/4 CORNER
CP&F 1458001338

S 88°46'19" E 2681.27'

FLOWLINE: 2588.57

R9177220340
INST. NO. 1000600051
DVORAK ROSE
9463 W WAKEFIELD CT
GARDEN CITY, ID 83714-0000

R9177220350
WRTY/QCD INST. NO. 114049575
SCHULDES DUSTIN BT
9445 W WAKEFIELD CT
GARDEN CITY, ID 83714-0000

R9177220360
INST. NO. 10224257
HICKORY RANDI C & HICKORY DEBBIE
3560 N SAMARA WAY
BOISE, ID 83702-1539

R9177220370
INST. NO. 96017949
HOLDING PETER J & HOLDING DEBRA S
1850 E SWIMMERDVE DR
MERIDIAN, ID 83646-5885

R9177220380
INST. NO. 12036589
NEENEY DOLAN W & NEENEY ELSA-BETH A
1804 N HOLLY ST
BOISE, ID 83708-0000

R9177220390
WRTY/QCD INST. NO. 2038000180
JRP REDEG LLC
PO BOX 140111
GARDEN CITY, ID 83714-0000

R9177220400
WRTY/QCD INST. NO. 140053144
SHANNON KENDRA M & SHANNON TROY D
9355 W WAKEFIELD CT
GARDEN CITY, ID 83714-0000

R9177220410
INST. NO. 110957447
AMBRIZ ESNU V & AMBRIZ WELMIE K
9319 W WAKEFIELD ST
GARDEN CITY, ID 83714-0000

R9177220420
WRTY/QCD INST. NO. 111068181
DUNN SARAH E
8301 W WAKEFIELD CT
GARDEN CITY, ID 83714-0000

R9177220430
WRTY/QCD INST. NO. 1086079229
BOYD CLIFFORD G
9283 W WAKEFIELD CT
GARDEN CITY, ID 83714-0000

R8123254405
WRTY/QCD INST. NO. 2015019984
MAUGHAN SALLY A TRUST
6099 N ARNEY LN
GARDEN CITY, ID 83714-0000

STEIN'S SUB.
PG. 105
INST. NO. 123111

R6901200010
WRTY/QCD INST. NO. 109117169
BEERS LOIS
9408 W OSPREY MEADOWS DR
GARDEN CITY, ID 83714-0000

R6901200110
WRTY/QCD INST. NO. 103189081
EDDY MICHAEL J
7988 W ARAPAHO CT
GARDEN CITY, ID 83714-0000

R6901200180
INST. NO. 111020783
NIELSON MARK A & NIELSON KENDALL D
9370 W PANDION CT
GARDEN CITY, ID 83714-0000

R6901200170
WRTY/QCD INST. NO. 2017069043
GOAR ANDREW P & SUTTON TONI L
9396 W PANDION CT
GARDEN CITY, ID 83714-0000

R6901200200
INST. NO. 2014101980
VANCE RANDALL B & VANCE LORA
9422 W PANDION CT
GARDEN CITY, ID 83714-0000

R6901200190
WRTY/QCD INST. NO. 105182056
CALVERLEY PAUL H & CALVERLEY HARRIET J
9396 W PANDION CT
GARDEN CITY, ID 83714-0000

R6901200210
QCD INST. NO. 114015679
RITTER ROBERT A
372 S EAGLE RD STE 128
EAGLE, ID 83616-0000

ZONE X (0.2% ANNUAL FLOOD HAZARD)
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BK. 80, PG. 8648

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S 88°46'19" E 2681.27'

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NORTH 1/4 CORNER
CP&F 1458001338

FLOWLINE: 2588.57

R9177220340
INST. NO. 100060051
DVORAK ROSE
9463 W WAKEFIELD CT
GARDEN CITY, ID 83714-0000

R9177220350
WRTY/QCD INST. NO. 114049575
SCHULDIES DUSTIN BT
9445 W WAKEFIELD CT
GARDEN CITY, ID 83714-0000

R9177220360
INST. NO. 102124257
HICKY RANDI C & HICKY DEBBIE
3560 N SARADA WAY
BOISE, ID 83702-1539

R9177220370
WRTY/QCD INST. NO. 960179949
HOLDING PETER T & HOLDING DEBRA S
1850 E SWIMMERDOWE DR
MERIDIAN, ID 83646-5285

R9177220380
INST. NO. 112036589
NEERNEY DOLAN W & NEERNEY ELSA-BETH A
1024 N HOLBY ST
BOISE, ID 83708-0000

WAKEFIELD MEADOWS SUB.
BK. 70, PG. 7164

WAKEFIELD CT

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August 6, 2019

HARLEY R. NOE
Phone: 208.850.4926
Fax: 208.939-8602

KTMAC Properties, LLC
Attn: Torry McAlvain
5558 W. Gowen Road
Boise, ID 83799

RE: Soil report for 6300 N. Ulmer Lane site

On August 3rd test pits were examined on your 6.4 acre project located at 6300 North Ulmer Lane off of State Street. This parcel is currently being used for pasture and grass/alfalfa hay. Three test pits were excavated, observed and described. A map of the site is attached showing the GPS locations of the test pits along with detailed descriptions of the soil profiles.

SOIL CONDITIONS PRESENT

All three profiles were very similar having a 12 inch thick loam and fine sandy loam surface layer that contains 20 to 30 percent gravel. A very gravelly sandy loam subsoil is present from 12 inches to a depth ranging from 26 to 36 inches below ground level. Coarse and medium sands containing more than 50 percent gravel and 30 percent cobbles extend to more than 10 feet deep. Free water was present at depths of 38, 30 and 36 respectively for the three excavations.

DRAINAGE & STORMWATER DISPOSAL

The soils are poorly drained with free water present in the test pits at 30 to 38 inches below ground level. It is typical in these floodplain landscape positions for groundwater to reside and move through the substratum “pit run” material. The table below displays measured free water at the time of the excavation and again today.

HOLE NUMBER	8/3 @ DIG	8/6
1-19	38	21
2-19	30	23
3-19	36	8

The data table shows that water levels at the time of these excavations were generally equal to the upper limit of the sand, gravel and cobbles in the profile. When I visited the site today irrigation water was being applied over the entire property. This water application is known as “wild flooding” which means water is directed onto the field for 24 to more than 48 hours 2 to 3 times per week. Free water was ponded at the 3-19 location. It appears when the irrigation is taking place free water levels rise by more than a foot above the pit run into the subsoil layer. The rise and fall of these levels will follow the irrigation application cycles. The extent of the irrigation impact cannot be accurately defined until all irrigation is removed from the entire profile.

Bright colored streaks and spots called “mottles” are present in the subsoils at all three locations. These features indicate a fluctuating water table. The wet and dry cycles of the process result in these oxidations of material in the soil layer. When water is present in a soil layer over extended periods of time reduction takes place due to lack of oxygen causing a range of bluish, greenish or gray color.

These soil features indicate to me that the “normal” high groundwater level is equal to the depth to the top of the substratum extremely gravelly sands. Addition of irrigation causes a short-term rise in the water level and the mottled colors in the subsoil. This level will be consistent throughout the year when the Boise Rivers are low at the current 750 cfs flow rate. For this property the non-irrigated level would likely be 24 to 36 inches deep. When spring river flows are up to 6,000 to 10,000 cfs peak levels will likely fill the entire profile near or at the ground surface. Those peaks will remain until the river flow drops below 1,000 cfs.

BEARING STRENGTH

The sandy loam and loam soils in the surface and subsoil will have Unified Classifications of SM or SC. Table 1806.2 of the International Building Code calls for an allowable foundation pressure not to exceed 2,000 pounds per square foot for those classifications. I suggest you use this value for design purposes. If specific location values are needed, onsite sampling for lab testing will be required.

If R-values are to be used to design roadbed profiles those values can also be interpolated from the soil texture and clay contents. These sandy loam to loamy sand soils will have R-values in the range of 30 to 45 at the 200 psi exudation pressure. Again, if you need on-site information rather than using these approximations samples should be collected and tested in the lab.

CONCLUSIONS

The soils present are typical representations of these flood plain landscapes. Water tables are often very high in the profile when located this close to the river. I suggest you remove irrigation immediately to allow for collection of more natural water tables. That will provide you with a more realistic groundwater peak to use for design purposes.

Should you need additional interpretations or have questions, please contact me by phone, text or e-mail.

transmitted via e-mail

HARLEY R. NOE
Professional Soil Scientist

cc w/ attachments via e-mail: Becky McKay, Engineering Solutions, LLC

Date Of Evaluation: 8/3/2019 Evaluated by: **Harley Noe**, Professional Soil Scientist
 Requested By: KTMAC Properties, LLC Attn: Torry McAlvain & Steve Price
 Address: 5558 W. Gowen Road Phone: (208) 954-9519
 City: Boise State: ID Zip: 83799
 Legal Desc: 6.4 acres in NE 1/4 of Section 23, Township 4 North, Range 1 East; Boise Meridian, Ada County, Idaho
 General Desc: Physical address 6300 N. Ulmer Lane, Garden City, ID

Depth (inches)	Moist Munsell Color	USDA Texture	Clay %	Roots	Mottles	Est. Permeability (in/hr)	Comments
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Hole Number & Location: **1-19 43.676458 Latitude; -116.302822 Longitude**

0 to 14	10YR 3/2	gravelly fine sandy loam	8 to 12	abundant fine & very fine; few medium	none	1 to 3	very friable moist; 10% cobbles
14 to 26	10YR 3/3	very gravelly sandy loam	5 to 7	common very fine & fine	20% distinct 7.5YR 5/6 moist	3 to 7	approaches loamy sand; weak medium & coarse subangular blocky structure; 20% cobbles
26 to 72+	grayish variegated	extremely gravelly sand	<3	none	none readable	7 to 9	loose in place; med & fine sands; 30% cobbles; saturated below 40 inches

General Notes: Slope Less than 2 percent. First water encountered in profile at 46 inches and 42 inches after 15 minutes and 38 inches after 30 minutes. Very slightly elevated position does not get as much irrigation water as other test pits in south hay field.

Hole Number & Location: **2-19 43.675997 Latitude; -116.303330 Longitude**

0 to 12	10YR 3/3	gravelly loam	10 to 12	abundant very fine & fine; few medium	none	1 to 2	very friable moist; approaches fine sandy loam; few cobbles
12 to 28	10YR 4/3	very gravelly loamy sand	3 to 5	many very fine & fine	15% faint; 7.5YR 4/6 moist	4 to 8	loose
28 to 72+	grayish variegated	extremely gravelly sand	<3	none	none readable	7 to 9	saturated below 30 inches; lack of roots indicates peak depth of groundwater

General Notes: Slope less than 2 percent. Free water standing in pit at 30 inches after 30 minutes.

Continuation Sheet

Date Of Evaluation: 8/3/2019

Project: 6300 N. Ulmer Lane

Depth (inches)	Moist Munsell Color	USDA Texture	Clay %	Roots	Mottles	Est. Perm. (in/hr)	Comments
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Hole Number & Location: **3-19 43.675538 Latitude; -116.302636 Longitude**

0 to 12	10YR 4/2	gravelly loam	14 to 16	abundant very fine & fine; few medium	none	1 to 2	very friable moist; approaches fine sandy loam texture
12 to 36	2.5Y 3/2	very gravelly loam	12 to 13	abundant very fine & fine; few medium	20% distinct; 7.5YR 5/6 moist	2 to 3	approaches fine sandy loam; very friable moist; 15% cobbles
36 to 72+	grayish variegated	extremely gravelly sand	<3	none	none readable	7 to 9	30+% cobbles; loose in place; saturated throughout

General Notes: Slope less than 2 percent. Standing water in pit at 36 inches after one hour.

Ulmer Lane 2019-2020 Interim Monitor Data

7/22/2020

All readings are depth below ground level in inches

Hole Number	Bottom Depth	8/3 @ dig	8/6	8/22/19	2/13	3/10	4/15	4/27	5/13	5/26	6/11	6/23
1-19	68	38	21	33	57	68+	65	54	49	46	49	45
2-19	58	30	23	31	52	58+	57	43	40	38	39	36
3-19	69	36	8	21	46	52	48	34	28	25	26	23
RIVER FLOW RATE		710	710	715	285	277	515	861	721	570	650	610

2/13 - some pipe damage, still readable. Placed tires over each pipe for protection.

ULMER LANE PROJECT

N Ulmer Lane

2017 imagery



1-19

2-19

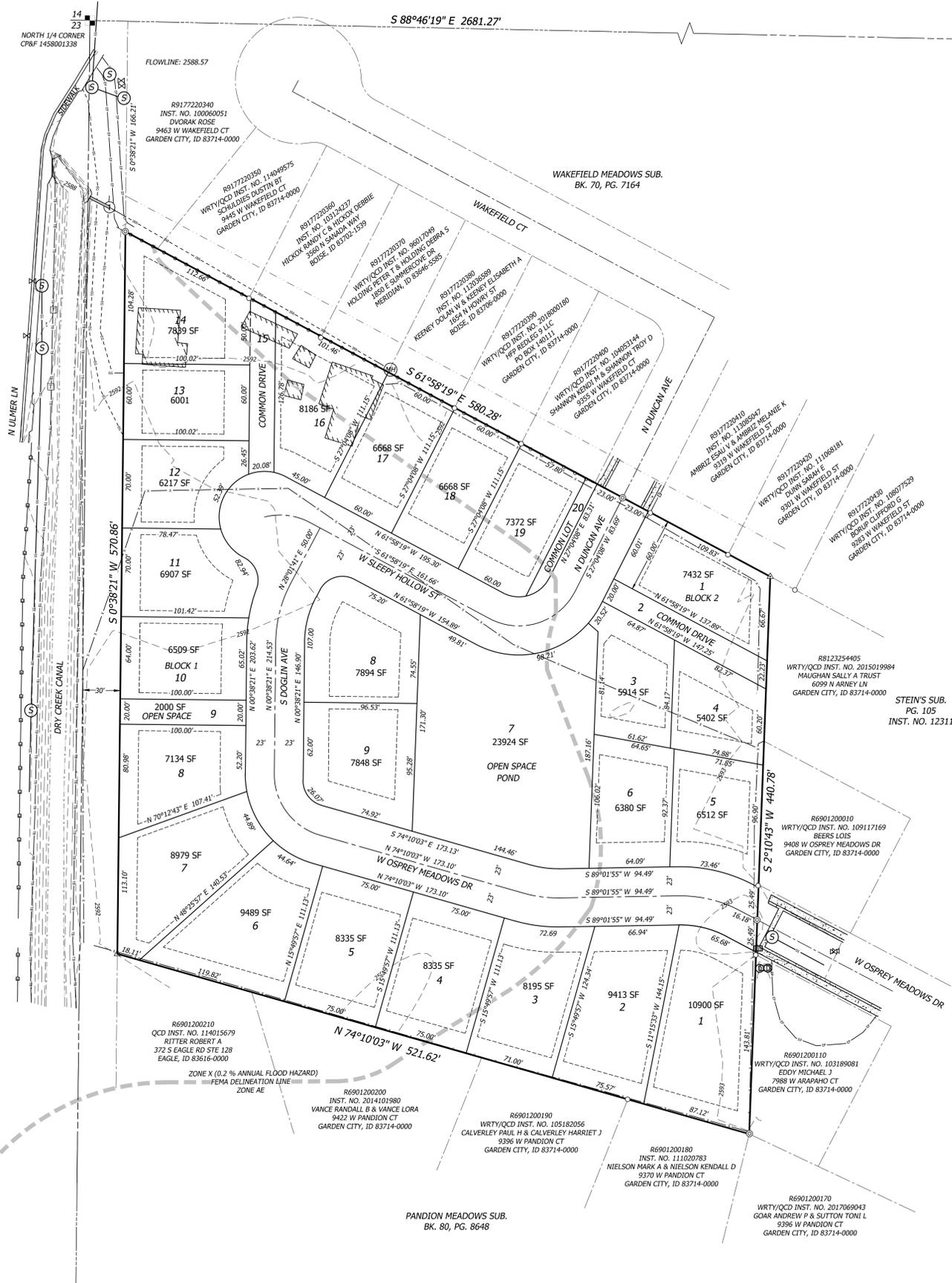
3-19

PRELIMINARY PLAN FOR PERCH MEADOWS SUBDIVISION
 ALL OF LOT 28 OF STEIN'S SUBDIVISION
 LOCATED IN GOVERNMENT LOT 2 OF SECTION 23, T. 4 N., R. 1 E., B. M.,
 GARDEN CITY, ADA COUNTY, IDAHO
 2020

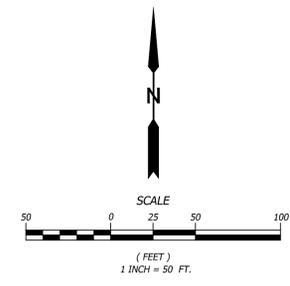
CP&F 1458001339

LEGEND

- PROPERTY BOUNDARY LINE
- - - EXISTING DEED OR LOT LINE
- - - RIGHT OF WAY
- - - SECTIONAL LINE
- - - NEW EASEMENTS
- - - EXISTING EASEMENTS
- ▨ EXISTING BUILDING
- ▨ EXISTING EDGE OF CONCRETE
- ▨ EXISTING EDGE OF PAVEMENT
- ▨ EXISTING EDGE OF GRAVEL
- ▨ EXISTING SEWER LINE
- ▨ EXISTING TOP OF BANK
- ▨ EXISTING GRAVITY IRRIGATION LINE
- ▨ EXISTING FLOW LINE
- EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE
- EXISTING VINYL FENCE
- EXISTING WIRE FENCE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- ▬ EXISTING DRAINAGE PIPE
- ▬ EXISTING SEWER MANHOLE
- ▬ EXISTING WATER VALVE
- ▬ EXISTING IRRIGATION MANHOLE
- ▬ EXISTING STORM MANHOLE
- ▬ EXISTING STORM DRAIN CATCH BASIN
- ▬ EXISTING TELEPHONE RISER
- FOUND 5/8" REBAR AS NOTED
- FOUND 1/2" REBAR AS NOTED
- ▬ FOUND ALUMINUM CAP MONUMENT
- ▬ CALCULATED POINT
- ▬ LOT NUMBER
- ▬ POINT OF BEGINNING



VICINITY MAP
 SCALE 1"=800'



FEMA NOTE:
 THIS PARCEL LIES WITHIN BOTH ZONE X AND ZONE AE; PER MAP NO. 16001C0166 H
 EFFECTIVE DATE 2/19/2003.
 ZONE X: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
 ZONE AE: AREA OF POSSIBLE FLOOD HAZARD, BASE FLOOD ELEVATION ESTABLISHED

NOTES:
 1. VERTICAL DATUM IS BASED ON GPS STATIC SURVEY AND AN OPUS SOLUTION TO ESTABLISH NAVD 88 ELEVATIONS.

2. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND UTILITY COMPANY MAPS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE SHOWN IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

3. TOTAL SQUARE FOOTAGE INCLUDING ROADS ARE 258,772.7
 10% = 25,877.27 SQ. FT.
 CURRENT OPEN SPACE = 26,453.3 SQ. FT.
 TOTAL SQUARE FOOTAGE OF ROADS = 51,973.2

4. CURRENT ZONING IS RUT.

DESCRIPTION	DATE	BY

REVISIONS

No.	BY	DATE

OWNER/DEVELOPER:
 JLI, INC.

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



TITLE: PRELIMINARY PLAN
 PERCH MEADOWS SUBDIVISION
 PREVIOUSLY LOT 28 BLOCK 1 STEIN'S SUBDIVISION
 ADA COUNTY, IDAHO

DATE: 9/26/19
 SHEET: 1 OF 1

DESIGNED BY: WJF
 DRAWN BY: WJF
 CHECKED BY: NRB

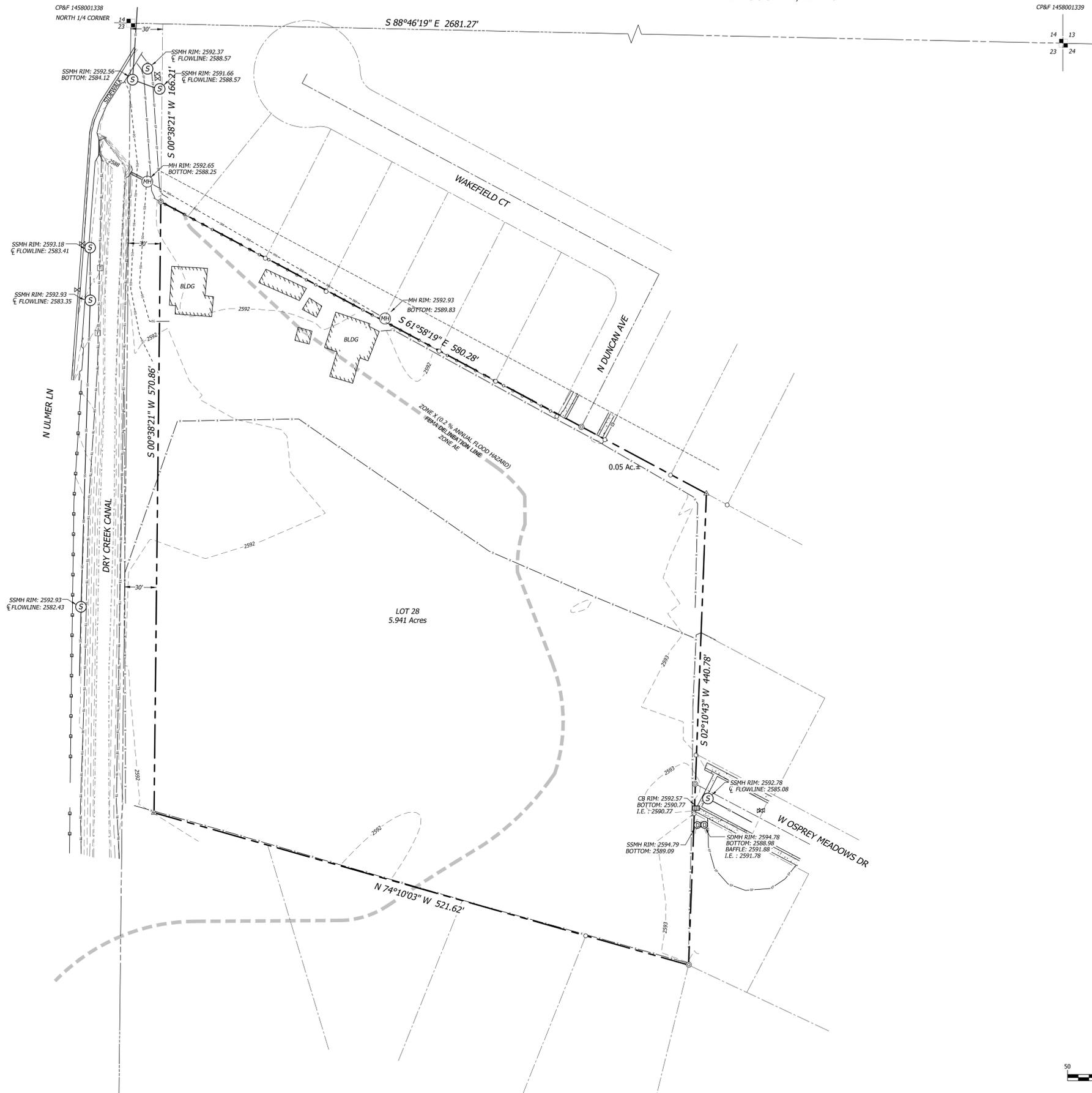
PROJECT # 19075-PP

LAKELAND VILLAGE SUB. PHASE 6
 BK. 91, PG. 10707

14
 23
 NORTH 1/4 CORNER
 CP&F 1458001338

14
 13
 23
 24

RECORD OF SURVEY FOR
 JLJ, INC.
 ALL OF LOT 28 OF STEIN'S SUBDIVISION
 LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 23 T. 4 N., R. 1 E., B. M.,
 ADA COUNTY, IDAHO

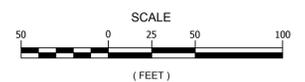


LEGEND

	PROPERTY BOUNDARY LINE
	EXISTING DEED OR LOT LINE
	RIGHT OF WAY
	SECTIONAL LINE
	EXISTING BUILDING
	EXISTING EDGE OF CONCRETE
	EXISTING EDGE OF PAVEMENT
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	EXISTING STORM MANHOLE
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	FOUND 5/8\" REBAR AS NOTED
	FOUND 1/2\" REBAR AS NOTED
	FOUND ALUMINUM CAP MONUMENT
	CALCULATED POINT

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DISCLAIMER:
 SEWER PIPE DIAMETERS ARE FROM BEST FIELD OBSERVATION AND ARE NOT MEANT FOR DESIGN PURPOSES. SAWTOOTH LAND SURVEYING ASSUMES NO LIABILITY FOR NON VERIFIED SEWER PIPE DIAMETERS BEFORE ANY DESIGN WORK.



OWNER/DEVELOPER:		JLJ, INC.		DATE		5/3/19	
2030 S. WASHINGTON AVE. EMMETT, ID 83617 (208) 398-8104 FAX (208) 398-8105 WWW.SAWTOOTHLS.COM		SAWTOOTH Land Surveying, LLC		BY		NRB	
PROFESSIONAL LAND SURVEYOR PARL PORTER IDAHO STATE BOARD OF LAND SURVEYORS		NO. 1		DESIGNED BY:		TB	
TITLE: TOPOGRAPHIC SURVEY LOT 28 BLOCK 1 STEIN'S SUBDIVISION ADA COUNTY, IDAHO		DRAWING #		CHECKED BY:		NRB	
DATE: 04/02/19		19075-ROS		PROJECT #		19075	
SHEET: 1 OF 1							