MEMO

Date: **July 20, 2022**

To: Robb MacDonald, Engineering Department
T.J. Frans, Engineering Department
Alan Perry, Fire Marshal
Chris Bryant, Building Department
Dave Wright, Police Department
Dave Marston, Mapping Department
Angie Hopf, Mapping Department
Bailey Barnes, Mapping Department
Vallivue School District
Pioneer Irrigation District
Nampa Meridian Irrigation District
Compass Idaho
Caldwell Transportation
Brown Bus Company
Canyon Highway District #4
Idaho Transportation Department
Valley Regional Transit
Idaho Power
Intermountain Gas
Bureau of Reclamation, Snake River Area Office
USPS Caldwell

From: Alex Jones, Planner Technician
Caldwell P & Z Department

RE: **Case Number CPM21-000002/ANN21-000014/ZON21-000005/SUB21-000041/SUP21-000015: Arrowrock Farms**

Please review the attached REVISED application and information, original Public Agency Memo sent on March 22, 2022. Please provide us with your UDATED written input. We request that you e-mail any comments as soon as possible but no later than **Friday, August 12, 2022.**

E-mail: **P&Z@cityofcaldwell.org**

CASE NO: CPM21-000002/ANN21-000014/ ZON21-000005/ SUB21-000041/SUP21-000015: Trilogy Development is requesting a Comprehensive Plan Map Amendment for 10.99 acres to modify the designation from H-C (Highway Corridor) to (Medium Density Residential). Concurrently a request for annexation of 37.92 acres including parcels R3270901100 (approximately 17.77 acres) and R32709011B0 (approximately 17.4 acres) with zoning designations of R-2 (Medium Density Residential) for 10.99 acres and H-C (Highway Corridor) for approximately 27 acres and a Preliminary Plat for **Arrowrock Farms Subdivision**, consisting of 40 single family lots, 60 townhome lots, 52-4plex lots (208 residential units) and three (2) commercial lots. Additionally requested is a Special Use Permit for the townhomes proposed for the H-C (Highway Corridor) zone. The property is designated as Highway Corridor in the 2040 Comprehensive Plan. The subject property is located on the northwest corner of Karcher Rd and S. Indiana Ave and south of Kingsview Est No 2.

This case is scheduled to be presented before the **Caldwell Hearing Examiner on Tuesday, August 23, 2022 at 7:00 pm**.

We will assume that you have no objections, concerns or comments if you do not reply to this request within the requested timeframe. If you have any questions, you may contact me at 208-455-4604.

Gem State Planning, LLC

October 22, 2021,
REVISED November 11, 2021
REVISED July 19, 2022 – due to ITD right-of-way encroachment

Mr. Jerome Mapp, Director
Mr. Alexander Jones, Planner
City of Caldwell Planning and Zoning
621 Cleveland Boulevard
Caldwell, Idaho 83605

Subject: Arrowrock Farm Subdivision (aka Vertrees property)
Applications for Annexation, Rezone and Preliminary Plat

Dear Mr. Mapp and Mr. Jones:

On behalf of Trilogy Development, please accept the attached applications and support materials for Arrowrock Farm Subdivision, a mixed use development with commercial lots and a mix of housing opportunities; located on the northwest corner of Hwy 55/Karcher Road and Indiana Boulevard (3N, 3W, Section 10). We are requesting annexation of 37.93 acres into the City of Caldwell with a mix of land uses, including ~~39~~ 40 single family homes, ~~58~~ 60 townhomes, ~~22 4plex lots (88 units)~~ 52 4plex units and ~~3~~ 2 commercial lots. The resulting gross density of Arrowrock Farms is ~~4.9~~ 4.00 dwelling units/acre (using annexation area). The gross density is 4.33 du/acre without the commercial lots.

Annexation/Comprehensive Plan

The Caldwell Comprehensive Plan Future Land Use Map designates this property as Highway Corridor (H-C) due to its location along Karcher Road. The comprehensive plan suggests uses such as commercial, light industrial, office and high density residential, and notes that the function of Karcher Road should not be compromised.

We are requesting the Highway Corridor (H-C) zone for a portion of the development site or 26.67 acres. The H-C zone is a mixed use zone that is allowable in the similarly described (but somewhat confusing) H-C Comprehensive Plan designation. The H-C zone will include the commercial, 4plex and townhome land uses.

Due to the location of the property adjacent to two single family subdivisions, Kingsview Estates to the north and Quail Ridge to the northwest, we are requesting annexation of a portion of the site as R-2 or 11.26 acres. This is the same zoning as the adjacent subdivisions and this zone will allow a reasonable and attractive transition from single family/townhomes to 4plexes and commercial lots in the H-C zone. The updated legal descriptions for the two zoning designations are include in our application package.

We are including an application for a Comprehensive Plan Map Amendment for the Medium Density portion of the property. The recently updated zoning code (updated after our original application date) does not allow single family homes in the H-C zoning designation. As noted previously the R-2 zone is necessary to provide a transition from the existing R-2 lots in Kingsview Estates and Quail Ridge Subdivisions.

Preliminary Plat

As shown on the Preliminary Plat, Arrowrock Farm Subdivision includes ~~39~~ 40 single family lots. These lots meet the size and lot dimension for the R-2 zone. (Caldwell Zoning Code 10-02-03) The single family lots then transition to townhome lots. The ~~58~~ 60 townhouses are 2 story, front loaded, attached homes constructed in groups of 4 homes. These lots range in size from 2600 sf to 4160 sf. We have provided additional off-street parking space for the townhome lots.

The 13 4plex buildings are located on the 4.42 acre Lot 9, Block 5 and totals 52 dwelling units. Each 4plex has 2 units down and 2 units upstairs. The 4plex units are a mix of 1 BR/1BA, 2 BR/2BA and 3 BR/2BA. There are 142 standard and 6 handicap parking spaces for the dwelling units, for 2.85 parking spaces per unit for residents and guests.

In the commercial area, we are showing ~~3~~ 2 buildable lots, ~~3~~ 1 common lot and 1 driveway lot, totaling ~~2.68~~ 2.86 acres. This area may be sold to a commercial user and the orientation of the lots and buildable area my change.

Open Space

Arrowrock Farm will have ample open spaces and amenities. This new community will include 9.51% open space, not including drainage lots, buffers on Karcher Road and Indiana Avenue, or the Deer Flat Caldwell Lateral easement that is over 2.2 acres. A 10' asphalt pathway along the south side of the Lateral will connect to the path in the Quail Ridge Subdivision to the north.

Residents will enjoy a playground and picnic shelter in the centrally located open space on Lot 12, Block 6. A shade structure on Lot 6, Block 3, will provide a gathering area for residents and guests. A pickleball court on Lot 9, Block 5, is sure to be a "hit".

A clubhouse, playground and parking area, located on Lot 11, Block 5, will serve the 4plex residents. These amenities are conveniently located and provide a nice space for the kids' birthday parties and other community events.

We are sensitive to our neighbors who live in the outparcel on Indiana Avenue. Their property is not a part of Arrowrock Farm. We are providing a landscaped buffer surrounding their property and show a future connection to Gray Ridge Lane, should their driveway onto Indiana Avenue be closed.

Streets and Utilities

Indiana Avenue is a Minor Arterial and Karcher Road/Hwy 55 is a Principal Arterial, according to the Caldwell Functional Street Classification Map. These major roadways will allow useful access to all points north, south, east and west. We are planning for two connections to Indiana Avenue. Deerfield Drive, with an attractive center median, will be a full movement intersection and the main access to Arrowrock Farm. Gray Ridge Lane will be a right in-right out private driveway that will serve the commercial uses on the corner and also serves as a secondary access to Indiana Avenue. We are connecting to the stub streets, Carl Port Way and Aptos Avenue, in the adjacent subdivisions.

Sewer, water and pressurized irrigation will be provided to each lot. The Deer Flat-Caldwell Lateral is covered by a 70' wide easement. The Lateral will remain open. As noted previously, a connecting pathway will be constructed along the south side of the Lateral. The Lateral will be fenced as shown on the landscape plan.

Traffic Study

A traffic study was completed in March 2022. The estimated traffic distribution from the site is 35% north of the site traveling on Indiana Avenue and 65% south of the site on Indiana Ave to the Karcher Road. Then 55% of traffic will travel east on Karcher Road.

The traffic study also outlined eight in-process development in the vicinity of Arrowrock Farm Subdivision.

Landscaping

Landscaping is integral to the mix of residential uses in Arrowrock Farm Subdivision. Buffers and open areas will include significant planting beds and a variety of trees that can be irrigated with drip irrigation. We have included a detailed landscape plan and a color rendering with our application.

Neighborhood Meeting

A well-attended neighborhood meeting was held on Monday, August 23, 2021, at 6 pm. The meeting was held on site. The development was called Rocky Ridge at the time of the meeting and the sign-up sheet is attached. The neighbors were concerned about traffic through their neighborhood, the loss of the farm that can be seen from their homes and the density of the proposed development.

Soon after the neighborhood meeting, we sent the sign-up sheet to a representative of the Quail Ridge HOA. We also emailed a copy of page 2 of the Preliminary Plat to all the attendees of the neighborhood meeting who provided email addresses.

We have continued email correspondence with Brett and Yvette Darney, the owners of the 2 acre out-parcel that abuts Arrowrock Farm. Mr. Darney had questions about irrigation and fencing around his property.

The required revisions to the Preliminary Plat have delayed the hearing schedule. We have attempted to inform the neighbors of the hearing delays. I appreciate the assistance of Candace, a neighbor in Quail Ridge, for keeping her neighbors informed of the changes and delays.

Summary

Arrowrock Farm Subdivision is an attractive mixed-use community that meets the requirements of the Comprehensive Plan and Caldwell zoning code, while respecting the adjacent single family residential homes.

We appreciate the Planning Staff working with us on changes to the plat caused by the newly establish right of way required by ITD for the widening of Karcher Road. We look forward to working with you through the approval process. Please do not hesitate to contact me if you have questions.

Sincerely,

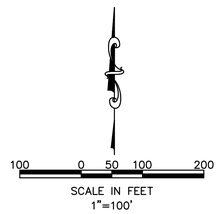
Jane Suggs

Jane Suggs

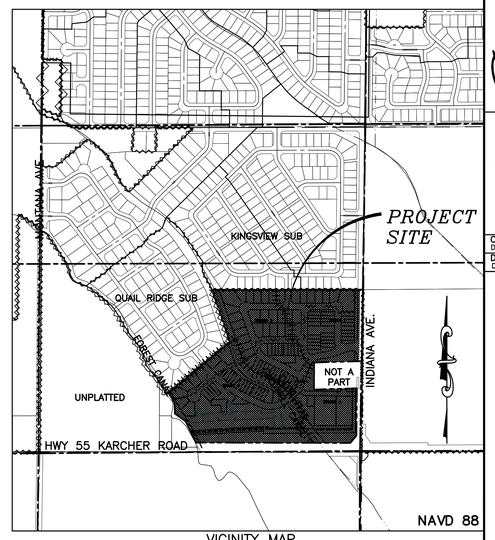
cc: Shawn Brownlee, Trilogy Development

PRELIMINARY PLAT FOR ARROWROCK FARM SUBDIVISION

LOCATED IN THE SE 1/4 OF SECTION 10
T.3N., R.3W., B.M.
CALDWELL, CANYON COUNTY, IDAHO
2022



Common Lots		
Lot	Area	Description
BLOCK 1 Lot 7: OPEN	21306	DRAINAGE
BLOCK 1 Lot 16: OPEN	2355	COMMON LOT OPEN
BLOCK 1 Lot 17: OPEN	10624	INDIANA BUFFER
BLOCK 2 Lot 1: OPEN	69820	DEERFLAT HIGHLINE CANAL
BLOCK 2 Lot 2: OPEN	7092	COMMON LOT OPEN
BLOCK 2 Lot 18: OPEN	2866	COMMON LOT OPEN
BLOCK 2 Lot 25: OPEN	1901	COMMON LOT OPEN
BLOCK 2 Lot 35: OPEN	4833	SD POND
BLOCK 2 Lot 45: OPEN	22588	COMMON LOT OPEN
BLOCK 2 Lot 47: OPEN	14143	SD POND
BLOCK 3 Lot 1: OPEN	3183	COMMON LOT OPEN
BLOCK 3 Lot 6: OPEN	14723	COMMON LOT OPEN
BLOCK 3 Lot 11: OPEN	7148	COMMON LOT OPEN
BLOCK 5 Lot 1: OPEN	1867	INDIANA BUFFER
BLOCK 5 Lot 2: OPEN	16858	COMMON LOT OPEN
BLOCK 5 Lot 3: OPEN	17634	COMMON LOT OPEN
BLOCK 5 Lot 5: OPEN	2122	COMMON LOT OPEN
BLOCK 5 Lot 8: OPEN	5232	SD POND
BLOCK 5 Lot 9: OPEN	27613	COMMON LOT OPEN
BLOCK 5 Lot 10: OPEN	19063	DEERFLAT HIGHLINE CANAL
BLOCK 5 Lot 12: OPEN	5057	SD POND
BLOCK 5 Lot 13: OPEN	8512	SD POND
BLOCK 5 Lot 24: OPEN	10186	LATTERAL
BLOCK 5 Lot 25: OPEN	53944	BUFFER
BLOCK 6 Lot 1: OPEN	4991	COMMON LOT OPEN
BLOCK 6 Lot 6: OPEN	1500	COMMON LOT OPEN
BLOCK 6 Lot 11: OPEN	10496	SD POND
BLOCK 6 Lot 12: OPEN	13541	COMMON LOT OPEN



VICINITY MAP
VERTREES SUBDIVISION
1"=500'

PLAN SHEET INDEX

PLAT LEGEND

BOUNDARY
LOT LINES
ROAD CENTERLINE
RIGHT OF WAY
LOT NUMBER
LOT AREA
BLOCK NUMBER
EASEMENT
SETBACK
CURB GUTTER SW
STREET NAME

SEWER LINE
WATER LINE
STORM DRAIN LINE
PRESSURE IRRIGATION
GRAVITY IRRIGATION
FLOW ARROW

NOTES

1. NO DIRECT LOT ACCESS SHALL BE ALLOWED S. INDIANA AVE OR STATE HIGHWAY 55 (KARCHER ROAD).
2. ALL LOTS SHALL HAVE A SEWER SERVICE PROVIDED FOR DISCHARGE INTO CITY OF CALDWELL SEWER MAINS.
3. DOMESTIC WATER WILL BE PROVIDED TO ALL LOTS BY CALDWELL CITY WATER.
4. ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE OR PROJECT BOUNDARY SHALL HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES AND DRAINAGE EASEMENT.
5. EACH SIDE OF COMMON LOT LINES SHALL HAVE A FIVE (5') FOOT PERMANENT PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE EASEMENT, EXCEPT AS OTHERWISE SHOWN. REAR OF EACH COMMON LOT SHALL HAVE A TEN (10) FOOT PERMANENT PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE EASEMENT, EXCEPT AS OTHERWISE SHOWN.
6. ALL COMMON AREA LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
7. ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO CITY OF CALDWELL ROAD STANDARDS.
8. STORM WATER DRAINAGE SHALL BE COLLECTED AND/OR RETAINED ON SITE BY CATCH BASINS AND UNDERGROUND PIPING PER CITY OF CALDWELL STORM WATER STANDARDS.
9. FIRE PROTECTION WILL BE ENGINEERED TO THE GUIDELINES OF THE CITY OF CALDWELL FIRE DISTRICT.
10. THE DEVELOPER WILL COMPLY WITH IDAHO CODE 31-3805 BY PROVIDING PRESSURE IRRIGATION TO ALL LOTS PER CITY OF CALDWELL STANDARDS AND THE PIONEER IRRIGATION DISTRICT. COORDINATION WILL OCCUR WITH CALDWELL MUNICIPAL IRRIGATION DISTRICT AND/OR PIONEER IRRIGATION TO DETERMINE SOURCE OF PRESSURIZED IRRIGATION. A PRESSURE IRRIGATION PUMP STATION WILL BE CONSTRUCTED IF NECESSARY.
11. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES, IDAHO CODE "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT."
12. THE SUBJECT PROPERTY DOES NOT FALL WITHIN A FEMA FLOOD HAZARD ZONE. REFERENCE FIRM PANEL 16027C0375F EFFECTIVE DATE MAY 24, 2011
13. PORTIONS OF BLOCK 2 LOT 30 & BLOCK 5 LOT 8 & 14, CONTAIN THE DEER FLAT CALDWELL LATERAL. THE DEER FLAT CALDWELL LATERAL WILL REMAIN AN OPEN WATERWAY WITH DEVELOPMENT.
14. SEE PRELIMINARY LANDSCAPE PLAN FOR PATHWAY LOCATIONS.
15. TO THE BEST OF THE PREPARER'S KNOWLEDGE, THIS PRELIMINARY PLAT MEETS REQUIREMENTS OF CALDWELL CITY CODE.

PARKING
13 4PLEX BUILDINGS - 52 UNITS
142 REGULAR PARKING
6 HANDICAP PARKING - 2 VAN ACCESSIBLE
2.85 PARKING STALLS/UNIT

COMMERCIAL
49 REGULAR PARKING
5 HANDICAP

UNITS LESS THAN 40' FRONTAGE REQUIRE 1 ADDITIONAL GUEST PARKING PER 8 UNITS
60 UNITS/8 = 8 GUEST PARKING REQUIRED
SHOWN ON PLAN 2 PARKING LOTS 5 SPACES EACH - 10 GUEST PARKING PROVIDED.

ACREAGE
TOTAL PARCEL - 35.20 ACRES
TOTAL LOTS - 132
BUILDABLE LOTS - 103
SFR LOTS - 40
TOWNHOUSE LOTS - 60
4-PLEX LOTS - 1 LOT, 13-4PLEX (52 UNITS)
COMMERCIAL LOTS - 2
COMMON/OPEN LOTS - 23
PRIVATE ROAD -1
TOTAL 152 DWELLING UNITS
DENSITY DU/ACRE - 4.31
USABLE OPEN SPACE - 3.35 AC - 9.51%

4PLEX
- 2BR/2BA - 32 UNITS - 62%
- 3BR/2BA - 12 UNITS - 23%
- 1BR/1BA - 8 UNITS - 15%

ZONING
EXISTING - COUNTY
PROPOSED - HIGHWAY CORRIDOR / R2

SETBACKS
FRONT 20
INTERIOR SIDE 6
STREET SIDE 15
REAR 15

COMPREHENSIVE PLAN
HIGHWAY MIXED USE

SEWAGE DISPOSAL
CALDWELL CITY SEWER

WATER SUPPLY
CALDWELL CITY WATER

CITY
CALDWELL CITY

SCHOOL DISTRICT
VALLIVUE SCHOOL DISTRICT 139

FIRE DISTRICT
CALDWELL RURAL FIRE

IRRIGATION DISTRICT
PIONEER IRRIGATION DISTRICT

OWNERS
VERTREES ROBERT AND JACKIE LIVING TRUST
5467 W ASTONTE DR
MERIDIAN, ID 83646

ENDURANCE HOLDINGS, LLC
1977 E OVERLAND RD
MERIDIAN, IDAHO 83642

DEVELOPER
TRILOGY DEVELOPMENT, INC.
9839 W CABLE CAR ST SUITE 101
BOISE, ID 83709
208-895-8858

ENGINEER
DAVID A. BAILEY, P.E.
BAILEY ENGINEERING, INC.
1119 E. STATE ST., SUITE 210
EAGLE, ID
208-938-0013

PLANNER/CONTACT
SHAWN BROWNLEE
TRILOGY DEVELOPMENT, INC.
9839 W CABLE CAR ST SUITE 101
BOISE, ID 83709
208-895-8858

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E STATE ST, STE 210
EAGLE, ID 83616
TEL 208-938-0013
www.baileyengineers.com

PROFESSIONAL ENGINEER REGISTERED STATE OF IDAHO DAVID A BAILEY 8272 CONSTRUCTION

CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: DAB/DES

REVISED
NO. DATE DESCRIPTION

PRELIMINARY PLAT
ARROWROCK FARM SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE: 07/15/2022
PROJECT: C2020-032

SHEET PP-1

PRELIMINARY PLAT FOR ARROWROCK FARM SUBDIVISION

LOCATED IN THE SE 1/4 OF SECTION 10
T.3N., R.3W., B.M.
CALDWELL, CANYON COUNTY, IDAHO
2022

KINGSVIEW ESTATES SUBDIVISION NO. 2
KINGSVIEW ESTATES SUBDIVISION NO. 1
QUAIL RIDGE SUBDIVISION PHS. 2
CP&F INST. NO. 2015-019562
CS 1/16
N89°59'25"E SE 1/16
1310.25'
ILLEGIBLE
80.09'
N89°58'33"E 1310.17'
N89°58'33"E 1230.08'
APTOS AVE.
PLS 4998
CP&F INST. NO. 2014-001827
S 1/16
POINT OF BEGINNING
1324.1
S0°35'10"
BLOCK 2
BLOCK 1
SAPLING ST
PHASE 2
PHASE 1
BLOCK 4
BLOCK 3
PIN OAK AVE
ANDES AVE
WHITE SAGE DR
WINDING ST
BLOCK 6
DEERFIELD DR
BLOCK 5
N19°03'46"W
449.53'
N0°29'14"E 1321.30'
25' PRESCRIPTIVE EASEMENT
S0°35'10"W 582.57'
S. INDIANA AVE.
PLS 9366
S88°16'43"W 391.18'
PLS 9366 20' WC
UNPLATTED NOT A PART
219.96'
S0°18'18"W
CROSS ACCESS EASEMENT
RIGHT IN/ RIGHT OUT
PLS 9366
N88°17'11"E 350.06'
131.66'
S0°35'10"W 1324.57' BASIS OF BEARING
GRAY RIDGE LN
CARL PORT WAY
651.54'
N50°18'10"E
BREWER DR
PHASE 3
DEER FLAT - CALDWELL LATERAL RIGHT-OF-WAY EASEMENT CLAIMED BY BOISE PROJECT
PHASE 4
YOSEMITE LN
S0°35'10"W 610.35'
385.67'
N32°41'46"W 93.00'
90.50' N1°17'46"W
BOISE PROJECT LATERAL R-O-W EASEMENT
N54°34'46"W 107.30'
N26°20'26"W 194.43'
UNPLATTED
N89°52'55"W 1256.82'
ITD PERMANENT EASEMENT, INST. NO. 2015-041734
S39°37'13"W 77.76'
ULTIMATE BACK OF CURB
10 1/4 15 PLS 7729
1307.53'
N89°54'06"W E 1/16
CP&F INST. NO. 200355613
N89°52'55"W
SH-55 (KARCHER ROAD)
1307.86'
10 11 15 14
CP&F INST. NO. 2019-037238
60 0 30 60 120
SCALE IN FEET 1"=60'

PLAT LEGEND

- BOUNDARY
- LOT LINES
- ROAD CENTERLINE
- RIGHT OF WAY
- LOT NUMBER
- LOT AREA — 6,500 sf
- BLOCK NUMBER — BLOCK 7
- EASEMENT
- SETBACK
- CURB GUTTER SW
- STREET NAME — W. ASHTON DR.
- SEWER LINE
- WATER LINE
- STORM DRAIN LINE
- PRESSURE IRRIGATION
- GRAVITY IRRIGATION
- FLOW ARROW

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

PROFESSIONAL ENGINEER — NOT FOR CONSTRUCTION — STATE OF IDAHO — DAVID A. BAILEY

CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: DAB/DES

REVISED: NO. | DATE | DESCRIPTION

PRELIMINARY PLAT
ARROWROCK FARM SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE: 07/15/2022
PROJECT: C2020-032
SHEET PP-2

PRELIMINARY PLAT FOR ARROWROCK FARM SUBDIVISION

LOCATED IN THE SE 1/4 OF SECTION 10
T.3N., R.3W., B.M.
CALDWELL, CANYON COUNTY, IDAHO
2022

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C1	100.00	42.65	42.33	N11°37'53"W	24°26'07"
C2	50.00	79.07	71.09	N44°43'08"W	90°36'37"
C3	50.00	94.91	81.29	S35°35'38"W	108°45'50"
C4	100.00	80.13	78.00	S41°55'49"E	45°54'42"
C5	300.00	62.58	62.47	S58°54'36"E	11°57'10"
C6	100.00	35.05	34.87	S62°58'29"E	20°04'57"
C7	100.00	33.07	32.92	N80°30'03"E	18°57'01"
C8	100.00	73.21	71.59	N20°23'16"W	41°56'53"
C9	100.00	23.00	22.95	S46°17'15"E	13°10'51"
C10	600.00	133.42	133.14	S59°14'53"E	12°44'25"
C11	300.00	23.03	23.02	S63°25'10"E	4°23'51"
C12	200.00	241.81	227.35	N84°08'32"E	69°16'27"
C13	150.00	85.14	84.00	N33°14'40"E	32°31'15"
C14	150.00	82.87	81.82	N32°48'40"E	31°39'15"
C15	150.00	99.81	97.98	N67°42'01"E	38°07'27"
C16	300.00	107.92	107.34	N76°27'24"E	20°36'42"
C17	180.00	76.77	76.19	N78°22'07"E	24°26'07"
C18	100.00	29.40	29.30	N41°52'48"E	16°50'44"
C19	100.00	23.00	22.95	N43°42'45"E	13°10'51"
C20	55.00	24.76	24.55	S77°07'47"E	25°47'19"
C21	55.00	32.18	31.72	N73°12'50"E	33°31'26"
C22	55.00	40.22	39.33	N35°30'03"E	41°54'10"
C23	55.00	32.18	31.72	N02°12'45"W	33°31'26"
C24	55.00	24.54	24.33	N31°45'16"W	25°33'36"
C25	126.50	19.55	19.53	N23°24'10"W	8°51'23"
C26	126.50	26.18	26.14	N33°45'39"W	11°51'36"
C27	126.50	33.67	33.57	N47°18'53"W	15°14'53"
C28	126.50	21.96	21.93	N59°54'45"W	9°56'50"
C29	273.50	12.04	12.04	N63°37'29"W	2°31'23"
C30	273.50	32.08	32.06	N59°00'11"W	6°43'14"
C31	273.50	12.93	12.93	N54°17'17"W	2°42'33"
C32	126.50	13.08	13.07	N55°53'43"W	5°55'24"
C33	126.50	26.40	26.35	N64°50'08"W	11°57'27"
C34	126.50	4.86	4.86	N71°54'54"W	2°12'06"
C35	123.50	70.10	69.16	N33°14'40"E	32°31'15"
C36	452.84	15.00	15.00	S44°47'56"E	1°53'53"
C37	452.84	32.30	32.29	S47°47'27"E	4°05'10"
C38	452.84	10.89	10.89	S50°31'23"E	1°22'40"
C39	685.57	15.18	15.18	S51°50'46"E	1°16'08"
C40	685.57	26.02	26.01	S53°34'04"E	2°10'27"
C41	685.57	32.00	32.00	S55°59'32"E	2°40'29"
C42	685.57	7.04	7.04	S57°37'25"E	0°35'17"
C43	685.57	32.16	32.15	S59°15'41"E	2°41'15"
C44	685.57	26.04	26.04	S61°41'36"E	2°10'35"
C45	685.57	26.01	26.00	S63°52'06"E	2°10'24"
C46	685.57	7.94	7.94	S65°17'12"E	0°39'47"
C47	219.00	16.46	16.45	S63°27'56"E	4°18'20"
C48	219.00	32.33	32.30	S57°05'02"E	8°27'28"
C49	219.00	99.91	99.04	S39°47'09"E	26°08'17"
C50	219.00	29.87	29.85	S22°48'33"E	7°48'53"

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C51	289.00	20.78	20.78	S20°57'42"E	4°07'12"
C52	289.00	214.86	209.94	S44°19'12"E	42°35'48"
C53	615.57	97.42	97.31	S61°05'05"E	9°04'02"
C54	615.57	57.36	57.34	S53°52'53"E	5°20'21"
C55	382.84	44.62	44.59	S47°52'23"E	6°40'40"
C56	173.50	12.73	12.72	N51°36'22"E	4°12'09"
C57	173.50	97.94	96.65	N69°52'45"E	32°20'37"
C58	173.50	75.05	74.47	S81°33'24"E	24°47'05"
C59	173.50	24.05	24.04	S65°11'33"E	7°56'37"
C60	326.50	8.00	8.00	S61°55'21"E	1°24'14"
C61	326.50	17.06	17.06	S64°07'17"E	2°59'38"
C62	573.50	9.21	9.21	S65°09'30"E	0°55'12"
C63	573.50	26.01	26.01	S63°23'57"E	2°35'54"
C64	573.50	26.01	26.01	S60°48'03"E	2°35'54"
C65	573.50	32.09	32.09	S57°53'55"E	3°12'22"
C66	73.50	24.31	24.20	S80°30'03"W	18°57'01"
C67	73.50	58.90	57.33	S41°55'49"E	45°54'42"
C68	326.50	68.11	67.99	S58°54'36"E	11°57'10"
C69	73.50	25.76	25.63	S62°58'29"E	20°04'57"
C70	176.50	54.29	54.08	N25°47'47"E	17°37'28"
C71	126.50	92.61	90.56	N20°23'16"W	41°56'53"
C72	147.00	52.08	51.81	S80°26'10"W	20°18'02"
C73	326.50	93.89	93.57	S78°31'27"W	16°28'36"
C74	123.50	112.42	108.58	S60°41'08"W	52°09'14"
C75	123.50	37.99	37.84	S25°47'47"W	17°37'28"
C76	176.50	29.90	29.87	S21°50'15"W	9°42'25"
C77	19.00	11.57	11.39	S43°55'56"E	34°52'31"
C78	84.00	41.11	40.71	S75°23'30"E	28°02'39"
C79	14.00	22.56	20.20	N44°25'08"E	92°20'05"
C80	14.00	21.42	19.39	S45°34'47"E	87°39'59"
C81	121.00	7.43	7.42	S87°39'20"E	3°30'59"
C82	121.00	65.83	65.02	S70°18'45"E	31°10'12"
C83	176.50	30.47	30.43	S44°33'34"W	9°53'29"
C84	1071.00	94.98	94.95	S33°56'04"E	5°04'53"
C85	499.00	50.34	50.32	S34°17'01"E	5°46'47"
C86	12140.00	20.87	20.87	S89°55'52"E	0°05'55"
C87	381.84	3.98	3.98	S36°16'44"E	0°35'49"
C88	226.50	13.66	13.66	S51°14'00"W	3°27'23"
C89	999.00	79.97	79.95	S33°41'13"E	4°35'12"
C90	571.00	5.11	5.11	S31°39'01"E	0°30'46"
C91	12140.00	87.12	87.12	N89°48'50"E	0°24'40"
C92	12140.00	286.68	286.67	N88°55'55"E	1°21'11"
C93	12105.00	428.43	428.40	N89°06'15"E	2°01'40"
C94	226.50	260.19	246.12	S85°52'13"W	65°49'05"
C95	273.50	20.99	20.99	N63°25'10"W	4°23'51"
C96	626.50	67.22	67.19	N62°32'40"W	6°08'52"
C97	626.50	72.09	72.05	N56°10'27"W	6°35'33"
C98	126.50	2.75	2.75	S37°44'44"W	1°14'50"
C99	126.50	26.35	26.30	S44°20'10"W	11°56'01"
C100	68.82	43.39	42.67	S17°41'00"W	36°07'26"

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C101	55.00	91.59	81.37	S36°35'49"W	95°24'36"
C102	55.00	44.25	43.06	N72°39'01"W	46°05'43"
C103	55.00	37.38	36.67	N30°07'53"W	38°56'33"
C104	55.00	39.33	38.50	N09°49'38"E	40°58'30"
C105	55.00	56.69	54.22	N59°50'37"E	59°03'29"
C106	73.50	16.91	16.87	N43°42'45"E	13°10'51"
C107	12160.00	24.30	24.30	N85°20'39"E	0°06'52"
C108	176.50	39.81	39.72	S33°09'09"W	12°55'21"
C109	573.50	26.43	26.42	S54°58'32"E	2°38'24"
C110	573.50	7.78	7.78	S53°16'00"E	0°46'39"
C111	73.50	16.91	16.87	S46°17'15"E	13°10'51"
C140	55.00	46.49	45.12	N79°24'43"E	48°25'53"
C141	55.00	105.56	90.09	S21°23'16"E	109°58'08"
C142	55.00	1.70	1.70	S34°28'52"W	1°46'09"
C143	73.50	9.16	9.15	S02°58'56"E	7°08'13"
C144	73.50	15.66	15.63	S12°39'14"E	12°12'22"
C145	23.50	6.73	6.70	N07°36'49"W	16°23'58"
C146	23.50	30.44	28.35	N52°55'07"W	74°12'39"
C159	73.50	15.39	15.36	S05°24'38"E	11°59'36"
C160	73.50	38.43	37.99	S26°23'04"E	29°57'17"
C163	176.50	74.22	73.68	N74°42'55"E	24°05'41"
C164	275.38	104.68	104.05	N75°50'15"E	21°46'45"
C167	126.50	19.74	19.72	N19°22'46"W	8°56'21"
C168	126.50	26.41	26.36	N08°55'43"W	11°57'43"
C169	126.50	7.60	7.60	N01°13'37"W	3°26'36"
C177	21.50	34.00	30.57	N44°43'08"W	90°36'37"
C184	23.50	44.80	38.32	S35°21'53"W	109°13'20"
C185	12125.00	579.35	579.30	N86°43'17"E	2°44'16"
C189	126.50	17.18	17.16	N74°54'55"E	7°46'47"
C190	126.50	24.66	24.62	N84°23'26"E	11°10'14"
C191	12160.00	605.65	605.58	N86°49'42"E	2°51'13"

Parcel Table			
Lot	Area	Perimeter	Type
BLOCK 1 Lot 1	7579	349	SFR R-2
BLOCK 1 Lot 2	6270	334	SFR R-2
BLOCK 1 Lot 3	6930	346	SFR R-2
BLOCK 1 Lot 4	6930	346	SFR R-2
BLOCK 1 Lot 5	6270	334	SFR R-2
BLOCK 1 Lot 6	7976	371	SFR R-2
BLOCK 1 Lot 7: OPEN	21306	611	DRAINAGE
BLOCK 1 Lot 8	3490	280	TOWNHOME
BLOCK 1 Lot 9	2860	272	TOWNHOME
BLOCK 1 Lot 10	2860	272	TOWNHOME
BLOCK 1 Lot 11	3520	284	TOWNHOME
BLOCK 1 Lot 12	3520	284	TOWNHOME
BLOCK 1 Lot 13	2860	272	TOWNHOME
BLOCK 1 Lot 14	2860	272	TOWNHOME
BLOCK 1 Lot 15	3518	283	TOWNHOME
BLOCK 1 Lot 16: OPEN	2355	254	COMMON LOT OPEN
BLOCK 1 Lot 17: OPEN	10624	906	INDIANA BUFFER
BLOCK 2 Lot 1: OPEN	69820	2346	DEERFLAT HIGHLINE CANAL
BLOCK 2 Lot 2: OPEN	7092	355	COMMON LOT OPEN
BLOCK 2 Lot 3	6930	346	SFR R-2
BLOCK 2 Lot 4	7320	373	SFR R-2
BLOCK 2 Lot 5	6752	339	SFR R-2
BLOCK 2 Lot 6	6270	334	SFR R-2
BLOCK 2 Lot 7	6930	346	SFR R-2
BLOCK 2 Lot 8	7579	349	SFR R-2
BLOCK 2 Lot 9	17217	541	SFR R-2
BLOCK 2 Lot 10	3200	264	TOWNHOME
BLOCK 2 Lot 11	7369	374	SFR R-2
BLOCK 2 Lot 12	7549	354	SFR R-2
BLOCK 2 Lot 13	6964	347	SFR R-2
BLOCK 2 Lot 14	6969	347	SFR R-2
BLOCK 2 Lot 15	6974	347	SFR R-2
BLOCK 2 Lot 16	6314	336	SFR R-2
BLOCK 2 Lot 17	8250	370	SFR R-2
BLOCK 2 Lot 18: OPEN	2866	288	COMMON LOT OPEN
BLOCK 2 Lot 19	4160	321	TOWNHOME
BLOCK 2 Lot 20	3155	296	TOWNHOME
BLOCK 2 Lot 21	3759	299	TOWNHOME
BLOCK 2 Lot 22	3075	289	TOWNHOME
BLOCK 2 Lot 23	2571	250	TOWNHOME
BLOCK 2 Lot 24	3190	263	TOWNHOME
BLOCK 2 Lot 25: OPEN	1901	264	COMMON LOT OPEN
BLOCK 2 Lot 26	3602	290	TOWNHOME
BLOCK 2 Lot 27	2868	273	TOWNHOME
BLOCK 2 Lot 28	3512	284	TOWNHOME
BLOCK 2 Lot 29	2863	272	TOWNHOME
BLOCK 2 Lot 30	3499	283	TOWNHOME
BLOCK 2 Lot 31	2843	271	TOWNHOME
BLOCK 2 Lot 32	3661	296	TOWNHOME
BLOCK 2 Lot 33	2882	274	TOWNHOME

Parcel Table			
Lot	Area	Perimeter	Type
BLOCK 2 Lot 34	7280	354	SFR R-2
BLOCK 2 Lot 35: OPEN	4833	298	SD POND
BLOCK 2 Lot 36	3152	260	TOWNHOME
BLOCK 2 Lot 37	2554	249	TOWNHOME
BLOCK 2 Lot 38	3167	262	TOWNHOME
BLOCK 2 Lot 39	2610	253	TOWNHOME
BLOCK 2 Lot 40	3170	262	TOWNHOME
BLOCK 2 Lot 41	2610	253	TOWNHOME
BLOCK 2 Lot 42	3200	264	TOWNHOME
BLOCK 2 Lot 43	2600	252	TOWNHOME
BLOCK 2 Lot 44	2600	252	TOWNHOME
BLOCK 2 Lot 45: OPEN	22588	1753	COMMON LOT OPEN
BLOCK 2 Lot 46	8386	372	SFR R-2
BLOCK 2 Lot 47: OPEN	14143	490	SD POND
BLOCK 3 Lot 1: OPEN	3183	439	COMMON LOT OPEN
BLOCK 3 Lot 2	3518	283	TOWNHOME
BLOCK 3 Lot 3	2860	272	TOWNHOME
BLOCK 3 Lot 4	2860	272	TOWNHOME
BLOCK 3 Lot 5	3520	284	TOWNHOME
BLOCK 3 Lot 6: OPEN	14723	592	COMMON LOT OPEN
BLOCK 3 Lot 7	3520	284	TOWNHOME
BLOCK 3 Lot 8	2861	272	TOWNHOME
BLOCK 3 Lot 9	2911	277	TOWNHOME
BLOCK 3 Lot 10	3781	297	TOWNHOME
BLOCK 3 Lot 11: OPEN	7148	509	COMMON LOT OPEN
BLOCK 3 Lot 12	3512	283	TOWNHOME
BLOCK 3 Lot 13	2860	272	TOWNHOME
BLOCK 3 Lot 14	2860	272	TOWNHOME
BLOCK 3 Lot 15	3520	284	TOWNHOME
BLOCK 3 Lot 16	3520	284	TOWNHOME
BLOCK 3 Lot 17	2860	272	TOWNHOME
BLOCK 3 Lot 18	2860	272	TOWNHOME
BLOCK 3 Lot 19	3499	280	TOWNHOME
BLOCK 4 Lot 1	6270	334	SFR R-2
BLOCK 4 Lot 2	7820	355	SFR R-2
BLOCK 4 Lot 3	7566	349	SFR R-2
BLOCK 4 Lot 4	6270	334	SFR R-2
BLOCK 4 Lot 5	6930	346	SFR R-2
BLOCK 4 Lot 6	6930	346	SFR R-2
BLOCK 4 Lot 7	6290	337	SFR R-2
BLOCK 4 Lot 8	8268	376	SFR R-2
BLOCK 4 Lot 9	9699	386	SFR R-2
BLOCK 4 Lot 10	7700	360	SFR R-2
BLOCK 4 Lot 11	7700	360	SFR R-2
BLOCK 4 Lot 12	6930	346	SFR R-2
BLOCK 5 Lot 1: OPEN	1867	205	INDIANA BUFFER
BLOCK 5 Lot 2: OPEN	16858	843	COMMON LOT OPEN
BLOCK 5 Lot 3: OPEN	17634	1004	COMMON LOT OPEN
BLOCK 5 Lot 4: OPEN	17294	1010	ROAD
BLOCK 5 Lot 5: OPEN	2122	215	COMMON LOT OPEN

Parcel Table			
Lot	Area	Perimeter	Type
BLOCK 5 Lot 6	31641	744	COMMERCIAL
BLOCK 5 Lot 7	42677	836	COMMERCIAL
BLOCK 5 Lot 8: OPEN	5232	295	SD POND
BLOCK 5 Lot 9: OPEN	27613	1370	COMMON LOT OPEN
BLOCK 5 Lot 10: OPEN	19063	690	DEERFLAT HIGHLINE CANAL
BLOCK 5 Lot 11	179118	3151	4-PLEX
BLOCK 5 Lot 12: OPEN	5057	325	SD POND
BLOCK 5 Lot 13: OPEN	8512	451	SD POND
BLOCK 5 Lot 14	3544	287	TOWNHOME
BLOCK 5 Lot 15	2860	272	TOWNHOME
BLOCK 5 Lot 16	2860	272	TOWNHOME
BLOCK 5 Lot 17	3520	284	TOWNHOME
BLOCK 5 Lot 18	10068	397	SFR RE-2
BLOCK 5 Lot 19	6798	348	SFR R-2
BLOCK 5 Lot 20	9711	391	SFR R-2
BLOCK 5 Lot 21	8122	382	SFR R-2
BLOCK 5 Lot 22	8030	366	SFR R-2
BLOCK 5 Lot 23	8001	356	SFR R-2
BLOCK 5 Lot 24: OPEN	10186	796	LATTERAL
BLOCK 5 Lot 25: OPEN	53944	3304	BUFFER
BLOCK 6 Lot 1: OPEN	4991	286	COMMON LOT OPEN
BLOCK 6 Lot 2	3200	264	TOWNHOME
BLOCK 6 Lot 3	2600	252	TOWNHOME
BLOCK 6 Lot 4	2600	252	TOWNHOME
BLOCK 6 Lot 5	3200	264	TOWNHOME
BLOCK 6 Lot 6: OPEN	1500	230	COMMON LOT OPEN
BLOCK 6 Lot 7	3200	264	TOWNHOME
BLOCK 6 Lot 8	2600	252	TOWNHOME
BLOCK 6 Lot 9	2600	252	TOWNHOME
BLOCK 6 Lot 10	3200	264	TOWNHOME
BLOCK 6 Lot 11: OPEN	10496	530	SD POND
BLOCK 6 Lot 12: OPEN	13541	706	COMMON LOT OPEN

Bailey Engineering, Inc.
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1119 E. STATE ST. STE 210
EAGLE, ID 83616
TEL 208-938-0013
www.baileyengineers.com

PROFESSIONAL ENGINEER REGISTERED 8272 STATE OF IDAHO DAVID A. BAILEY

NOT FOR CONSTRUCTION

CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: DAB/DES

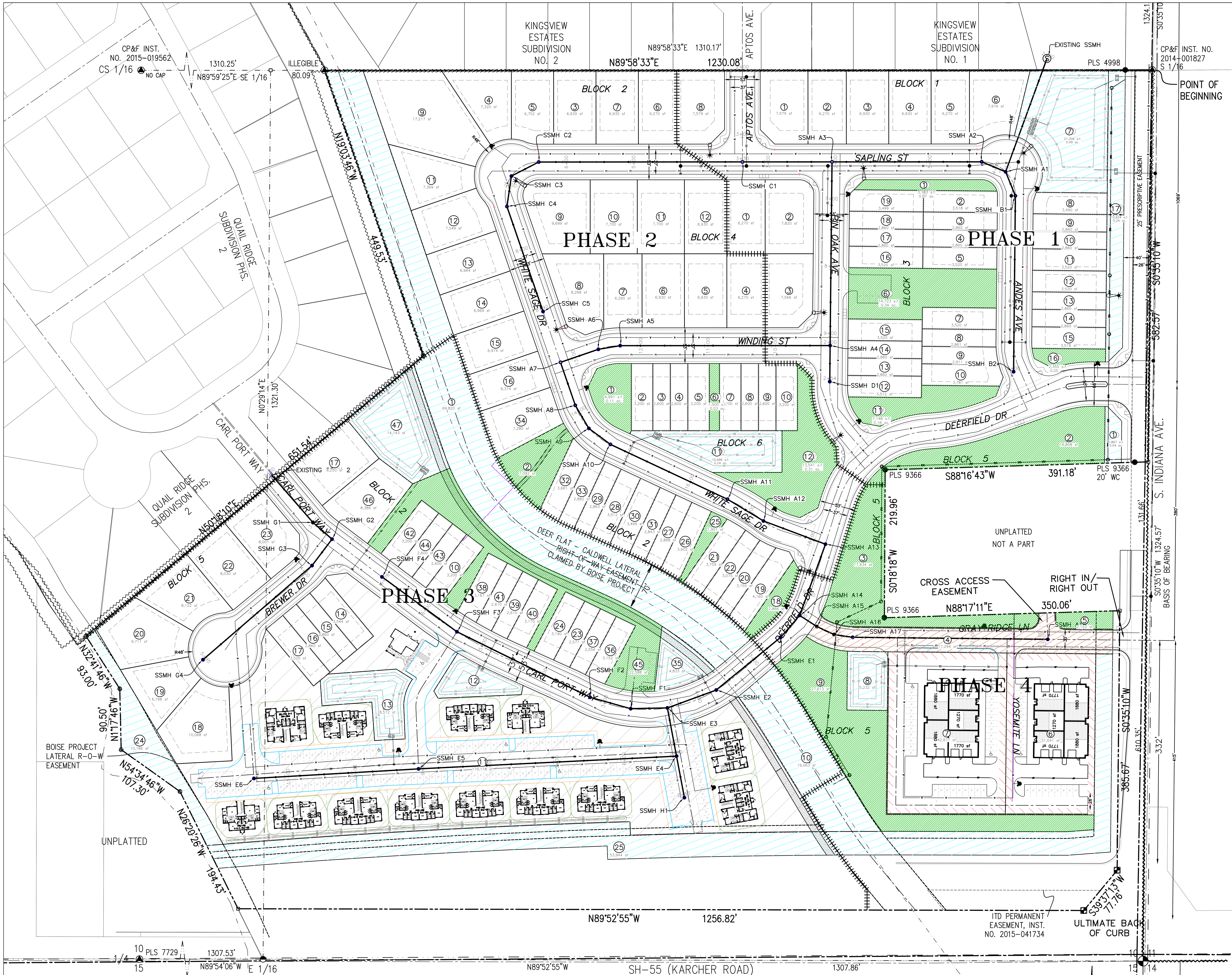
REVISED
NO. DATE DESCRIPTION

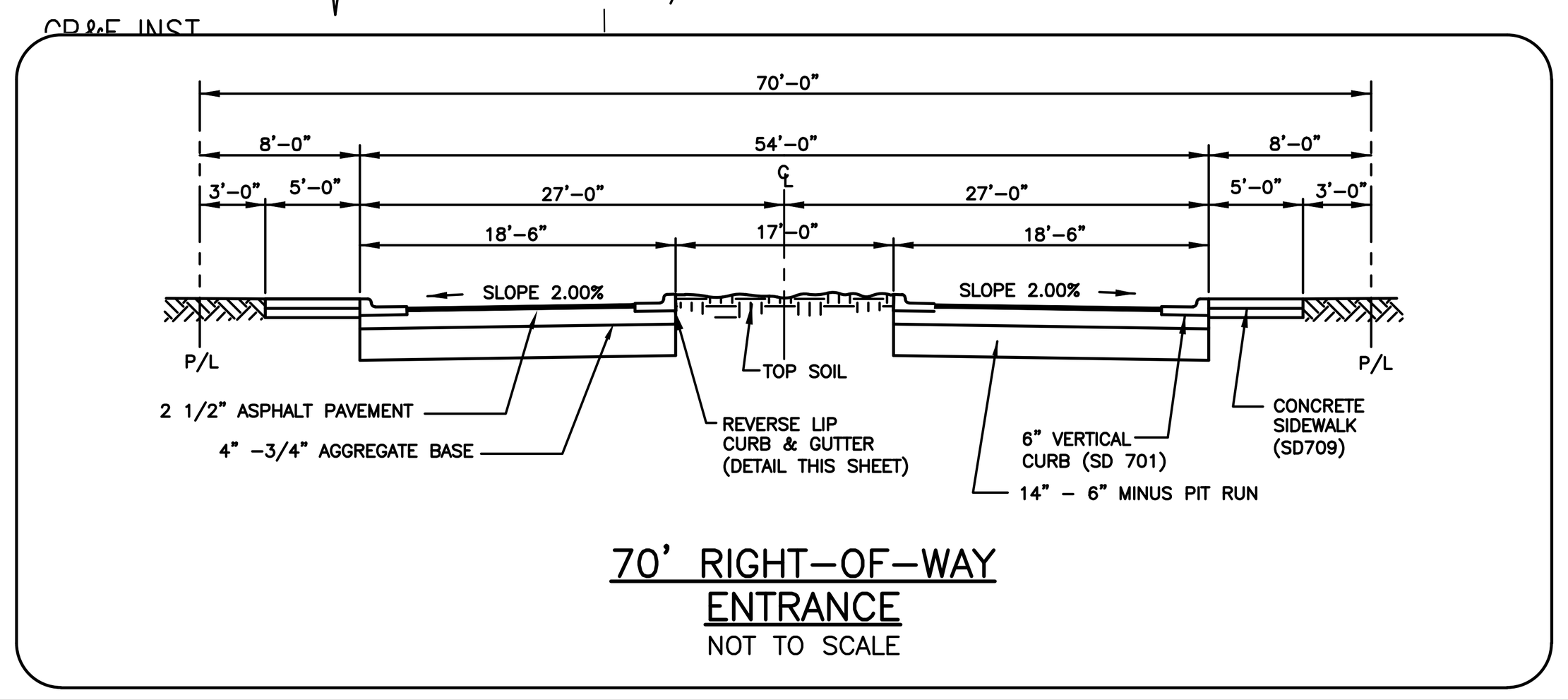
LOT & CURVE TABLES
ARROWROCK FARM SUBDIVISION
TRILOGY DEVELOPMENT, INC.

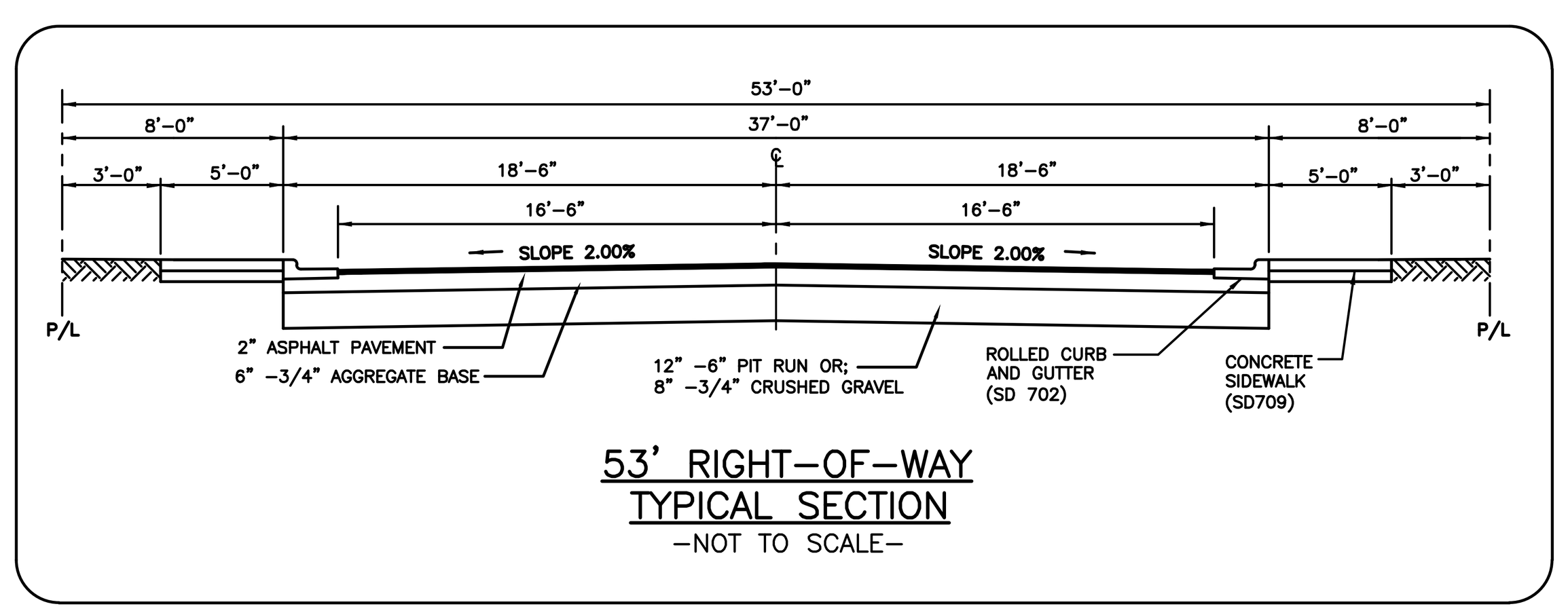
DATE: 07/15/2022
PROJECT: C2020-032
SHEET PP-3

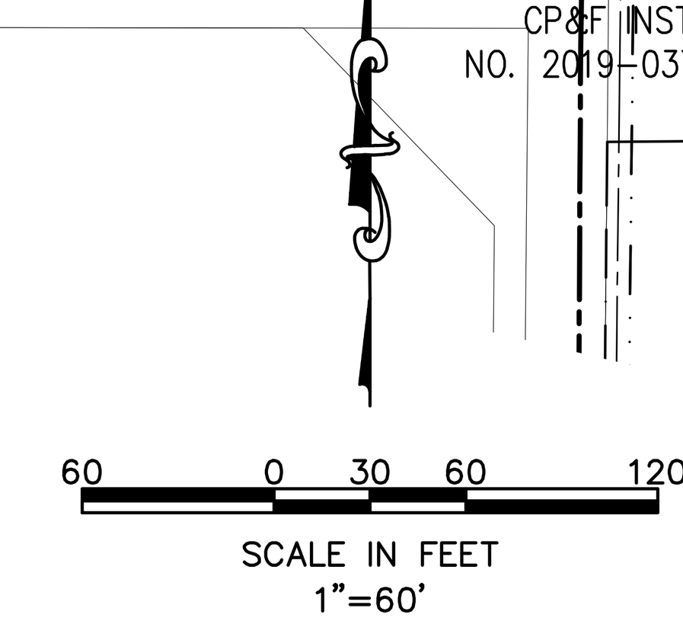
PRELIMINARY ENGINEERING FOR ARROWROCK FARM SUBDIVISION

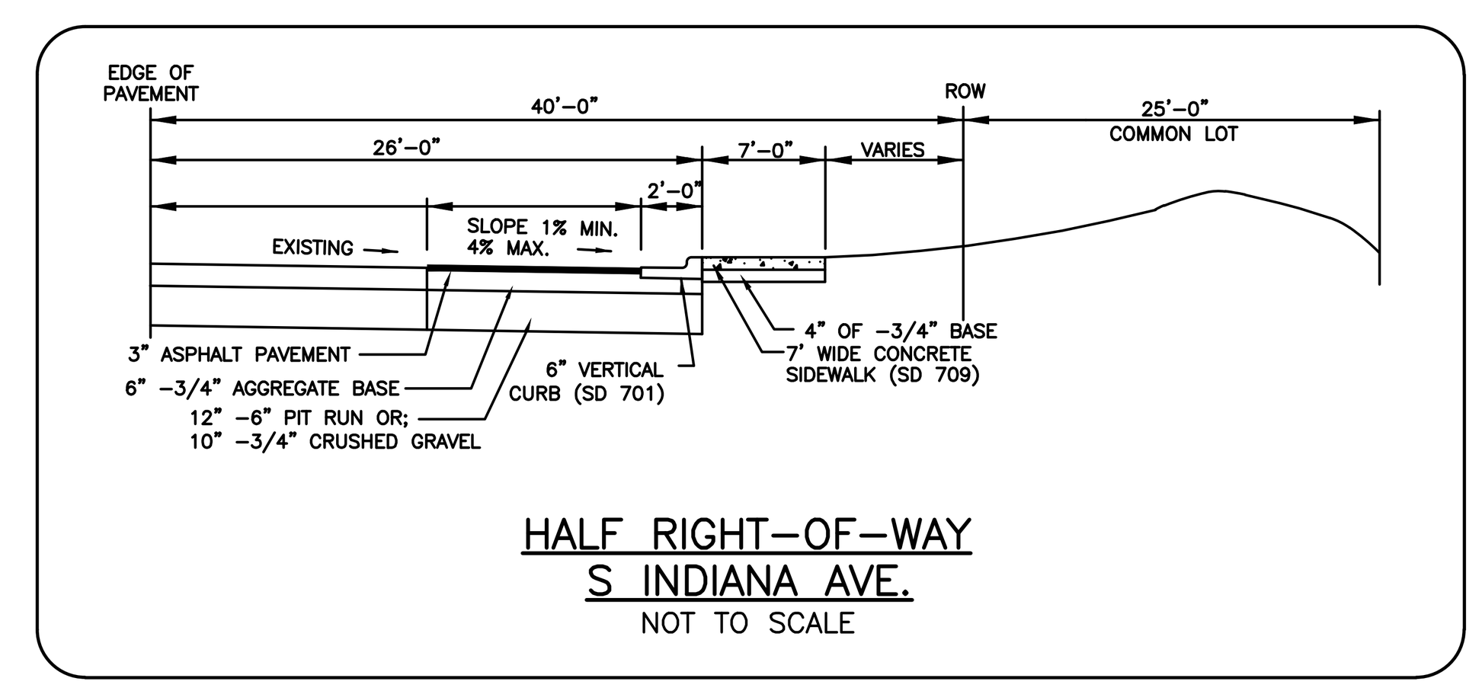
LOCATED IN THE SE 1/4 OF SECTION 10
T.3N., R.3W., B.M.
CALDWELL, CANYON COUNTY, IDAHO
2022











PLAT LEGEND

BOUNDARY
LOT LINES
ROAD CENTERLINE
RIGHT OF WAY
LOT NUMBER
LOT AREA
BLOCK NUMBER
EASEMENT
SETBACK
CURB GUTTER SW
STREET NAME

SEWER LINE
WATER LINE
STORM DRAIN LINE
PRESSURE IRRIGATION
GRAVITY IRRIGATION
FLOW ARROW

Bailey Engineering, Inc.
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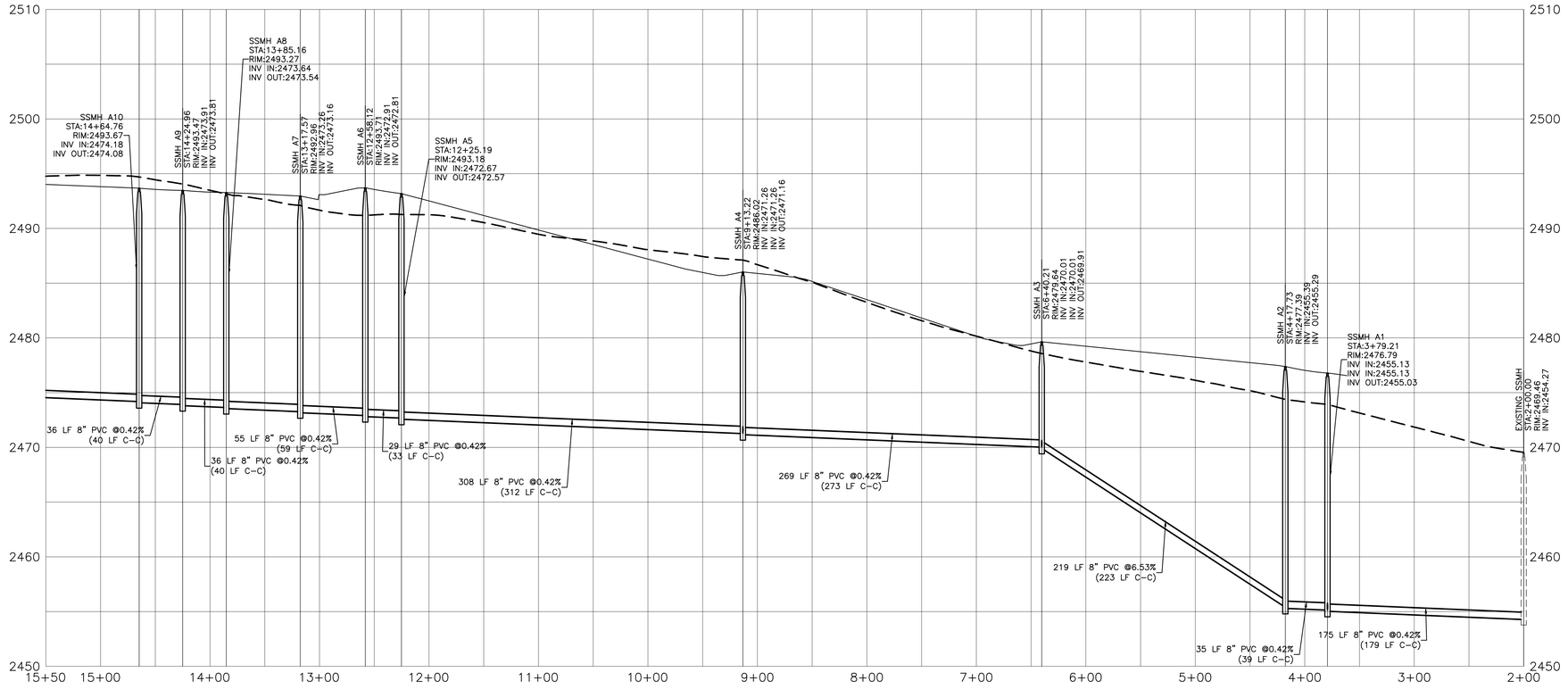
CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: DAB/DES

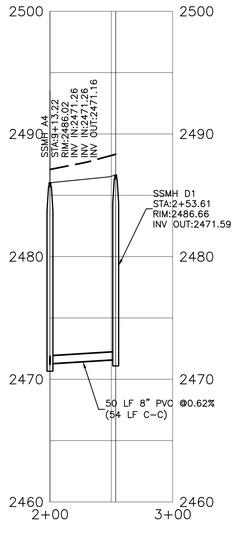
PRELIMINARY ENGINEERING
ARROWROCK FARM SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE: 07/15/2022
PROJECT: C2020-032
SHEET PP-4

SEWER LINE A PROFILE



SEWER LINE D PROFILE



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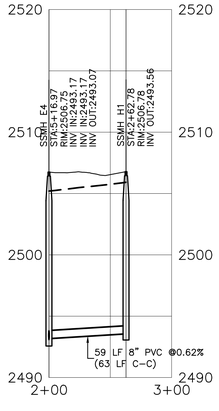

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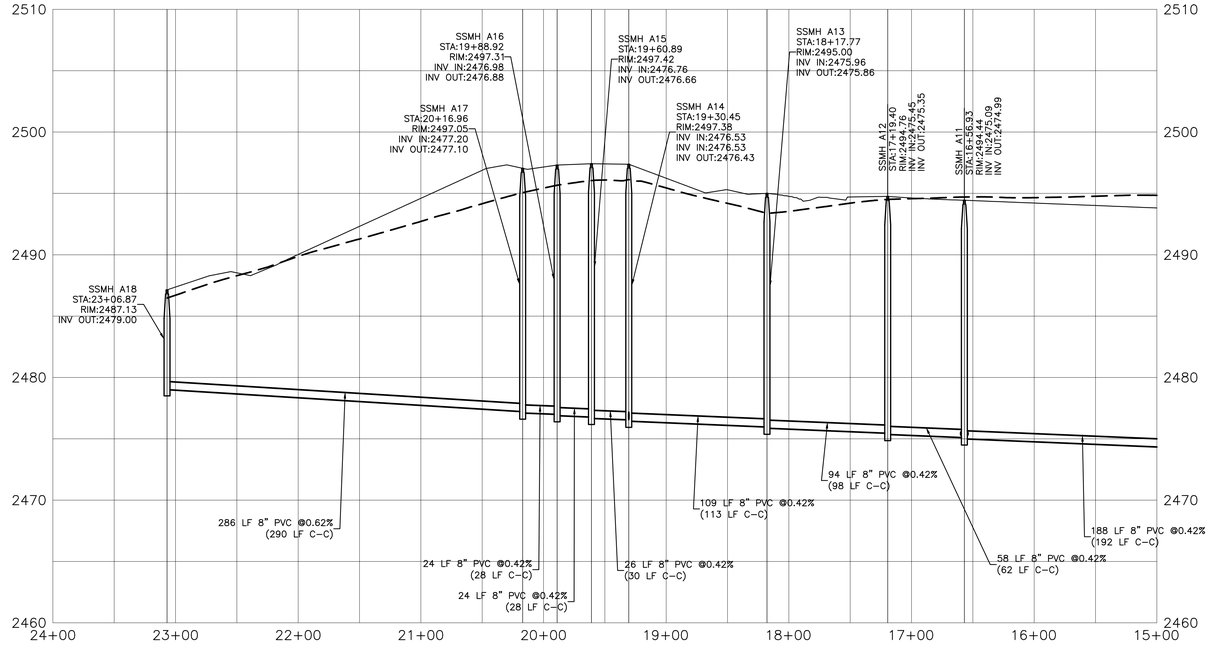

50 0 25 50 100
SCALE IN FEET
1"=50'

Bailey Engineering, Inc.
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www.baileyengineers.com

PROFESSIONAL ENGINEER
REGISTERED
18272
DAVID A BAILEY
STATE OF IDAHO
NOT FOR CONSTRUCTION

CHECKED BY:
DAVID A. BAILEY P.E.

DRAWN BY:
DES

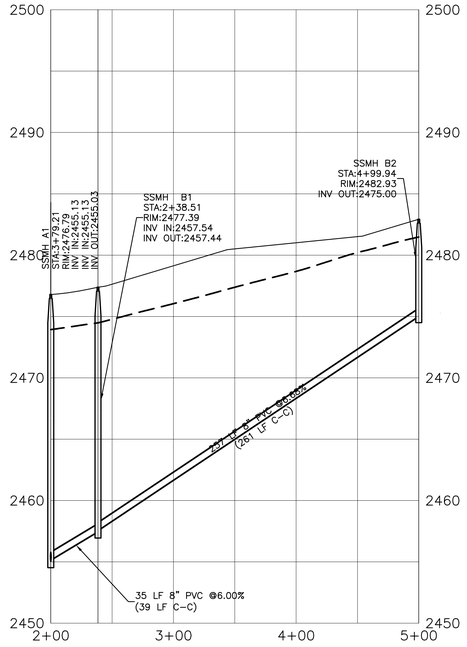
REVISED
NO. DATE DESCRIPTION

PRELIMINARY SEWER PROFILES
ARROWROCK FARM SUBDIVISION
TRILOGY DEVELOPMENT, INC.

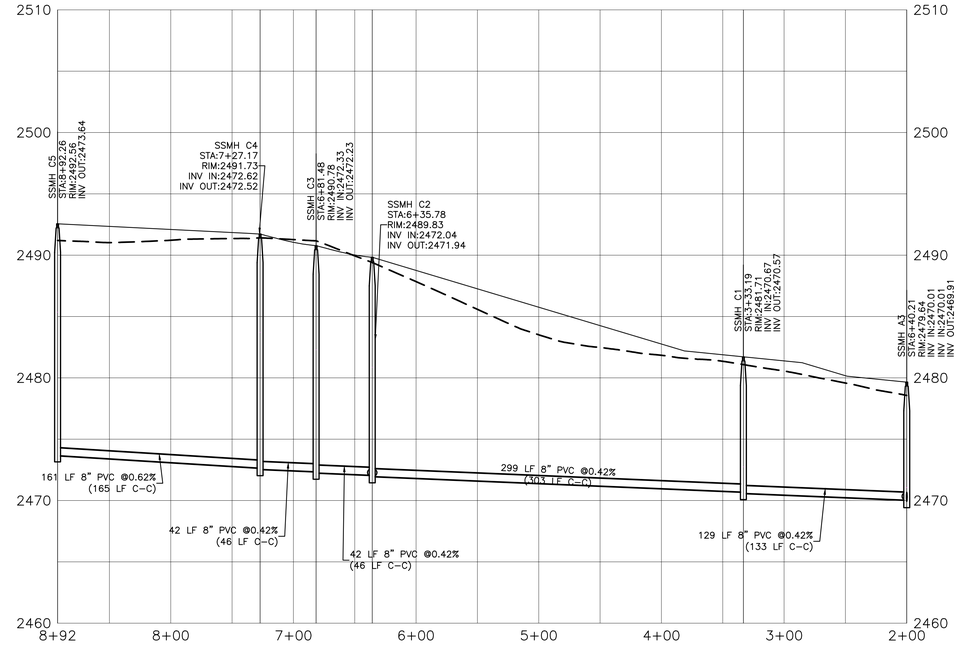
DATE:
07/14/2022
PROJECT:
C2020-032

SHEET
PP-5

SEWER LINE B PROFILE



SEWER LINE C PROFILE



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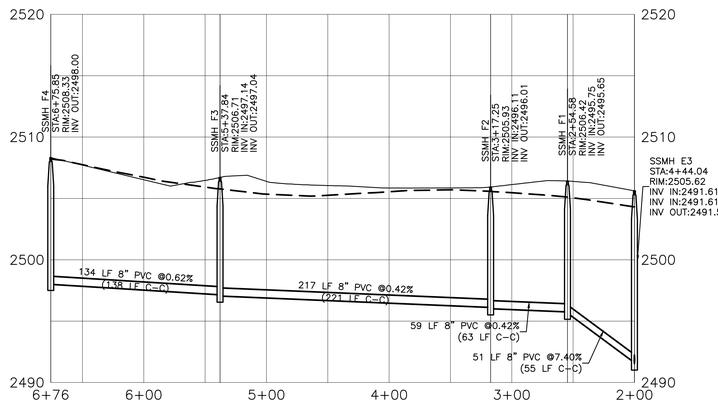
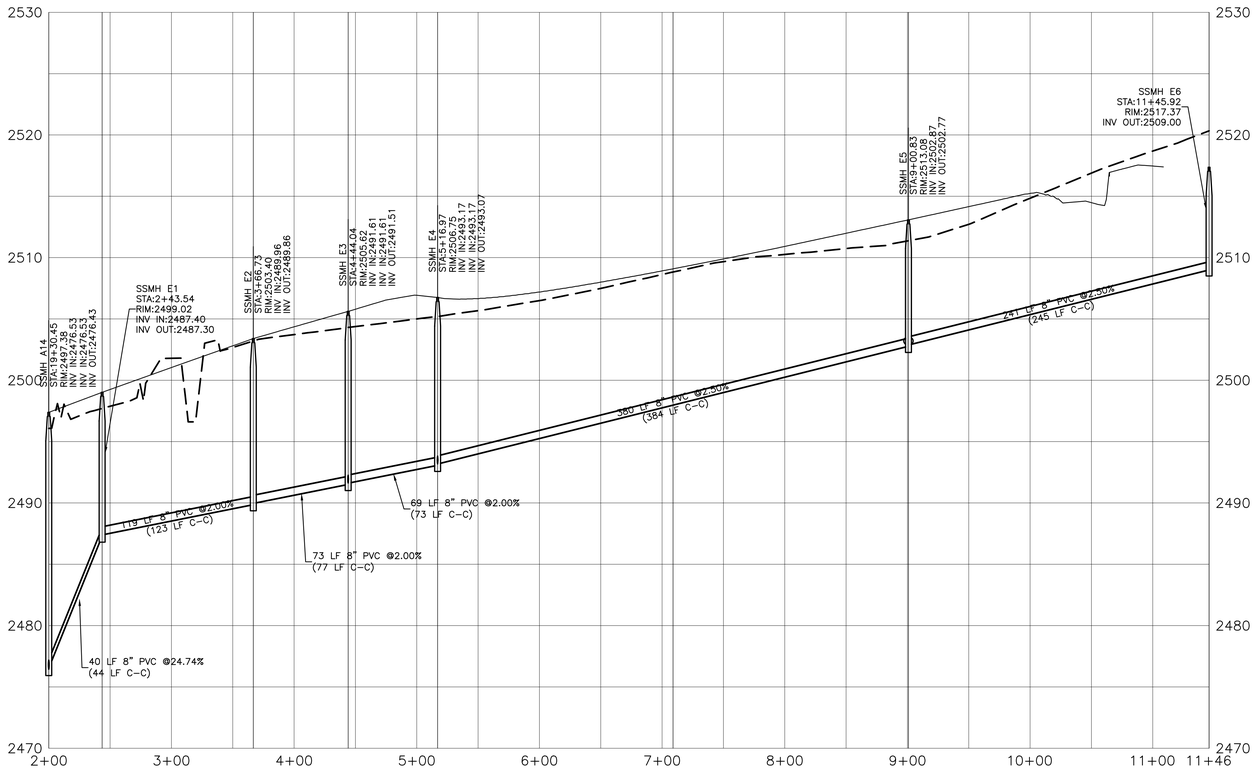
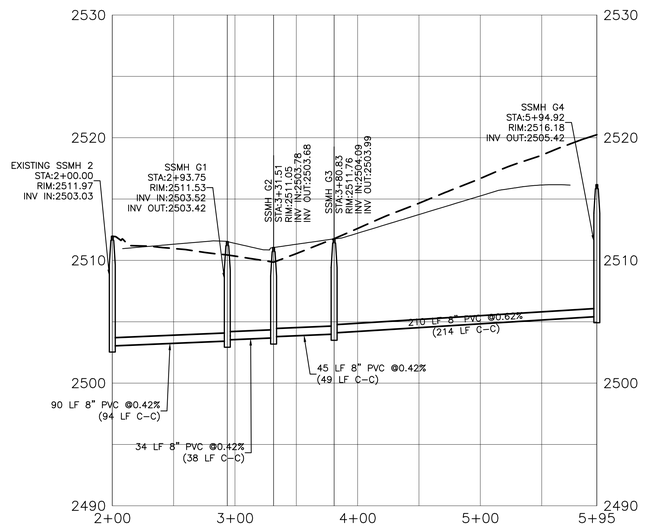


SEWER LINE E PROFILE



SEWER LINE G PROFILE



50 0 25 50 100

SCALE IN FEET
1"=50'

Bailey Engineering, Inc.
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EAGLE, ID 83616
(208) 939-4513
www.baileyengineers.com

PROFESSIONAL ENGINEER
REGISTERED
NOT FOR
8272
CONSTRUCTION
DATE OF IDAHO
DAVID A BAILEY

CHECKED BY:
DAVID A. BAILEY P.E.

DRAWN BY:
DES

REVISED
NO. DATE DESCRIPTION

PRELIMINARY SEWER PROFILES
ARROWROCK FARM SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE:
07/14/2022

PROJECT:
C2020-032

SHEET
PP-6

PRELIMINARY PLAT FOR
ARROWROCK FARM SUBDIVISION

LOCATED IN THE SE 1/4 OF SECTION 10
T.3N., R.3W., B.M.
CALDWELL, CANYON COUNTY, IDAHO
2022

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E STATE ST. STE 210
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TEL 208-938-0013
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PROFESSIONAL ENGINEER REGISTERED
No. 8272
CONSTRUCTION
STATE OF IDAHO
DAVID A. BAILEY

CHECKED BY:
DAVID A. BAILEY P.E.

DRAWN BY:
DAB/DES

REVISED		
NO.	DATE	DESCRIPTION

ADJACENT PROPERTIES

ARROWROCK FARM SUBDIVISION

TRILOGY DEVELOPMENT, INC.

DATE:
07/14/2022

PROJECT:
C2020-032

SHEET
PP-7

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
	AUSTRIAN PINE	PINUS NIGRA	6-8' HT B&B
	HOOP'S BLUE SPRUCE	PICEA PUNGENS 'HOOPSII'	6-8' HT B&B
	NORWAY SPRUCE	PICEA ABIES	6-8' HT B&B
	SKY HIGH JUNIPER	JUNIPERUS SCOPULORUM 'BAILIGH'	6-8' HT B&B
	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B&B
SHADE TREES (CLASS III)			
	BLOODGOOD LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2" CAL B&B
	SWAMP OAK	QUERCUS BICOLOR	2" CAL B&B
SHADE/STREET TREES (CLASS II)			
	CRIMSON SPIRE OAK	QUERCUS ROBUR x Q. ALBA 'CRIMSCHMIDT'	2" CAL B&B
	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B&B
	LITTLELEAF LINDEN	TILIA CORDATA	2" CAL B&B
	PACIFIC SUNSET MAPLE	ACER TRUNCATUM x A. PLATANOIDES 'KEITHSFORM'	2" CAL B&B
	TULIP TREE	LIRIODENDRON TULIPIFERA	2" CAL B&B
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
	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B&B
	CRUZAN CRUSADER HAWTHORN	CRATAEGUS CRUS-GALLI 'CRUZAM'	2" CAL B&B
	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JFS-KW5'	2" CAL B&B
	SPRING SNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2" CAL B&B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
	ARIZONA SUN GAILLARDIA	GAILLARDIA x 'ARIZONA SUN'	1 GAL
	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL
	BLUE GRAMMA GRASS	BOUTELOUA 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 'WILTONI'	3 GAL
	PURPLE CONEFLOWER	ECHINACEA PURPUREA	1 GAL
	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	2 GAL
	DARTS GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	3 GAL
	STELLA DE ORO DAYLILLY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL
	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL
	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	3 GAL
	RED HOT POKER	KNIPHOFIA UVARIA ' FLAMENGO'	1 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
	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	3 GAL
	HIDCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	1 GAL
	IVORY TOWER YUCCA	YUCCA FILAMENTOSA 'IVORY TOWER'	3 GAL
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL
	BRAKELIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA'	3 GAL
	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL
	TIGER EYE SUMAC	RHUS TYPHINA 'BAILTIGER'	5 GAL

LAWN

6' VINYL FENCE ALONG PERIMETER PROPERTY LINES. SEE DTL 4, THIS SHT.

EXISTING FENCING TO REMAIN (TYP)

5' IRON FENCE ADJACENT TO COMMON LOTS & DEER FLAT LATERAL EASEMENT. SEE DTL 5, THIS SHT.

NOTES

1. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CALDWELL ORDINANCE REQUIREMENTS.
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
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4. 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.
5. CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
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7. ALL EXISTING TREES TO BE REMOVED.

DEVELOPMENT DATA

TOTAL AREA	35.20 ACRES
TOTAL LOTS	132
SF RESIDENTIAL LOTS	40
TOWNHOUSE LOTS	60
4-PLEX LOTS	1 LOT, 13-4 PLEX (52 UNITS)
COMMERCIAL LOTS	2
COMMON LOTS	23
PRIVATE ROAD	1
USABLE OPEN SPACE	2.73 AC (7.76%)
EXISTING ZONING	COUNTY
PROPOSED ZONING	HIGHWAY CORRIDOR/R2

LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
S. INDIANA AVE.	25'	875'/ 35 = 875'/ 7 =	25 TREES 125 SHRUBS	36 TREES 125+ SHRUBS
SH-55 (KARCHER RD.)	30'	1140'/ 35 = 1140'/ 7 =	33 TREES 163 SHRUBS	64 TREES 163+ SHRUBS
COMMON AREAS				283 TREES
TOTAL NUMBER OF TREES			58 TREES	383 TREES

NORTH

0' 80 160' 240'

SCALE 1" = 80'

JULY 18, 2022

ARROWROCK FARM SUBDIVISION

CALDWELL, IDAHO

PRELIMINARY PLAT LANDSCAPE PLAN

OWNERS

VERTREES, ROBERT & JACKIE LIVING TRUST
5467 W. ASTONTE DR.
MERIDIAN, IDAHO 83646

ENDURANCE HOLDINGS, LLC
1977 E. OVERLAND RD.
MERIDIAN, IDAHO 83646

DEVELOPER

TRILOGY DEVELOPMENT
9839 W. CABLE CAR ST. STE 101
BOISE, IDAHO 83709
(208) 895-8858

ENGINEER

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BAILEY ENGINEERING, INC.
1119 E. STATE ST., STE 210
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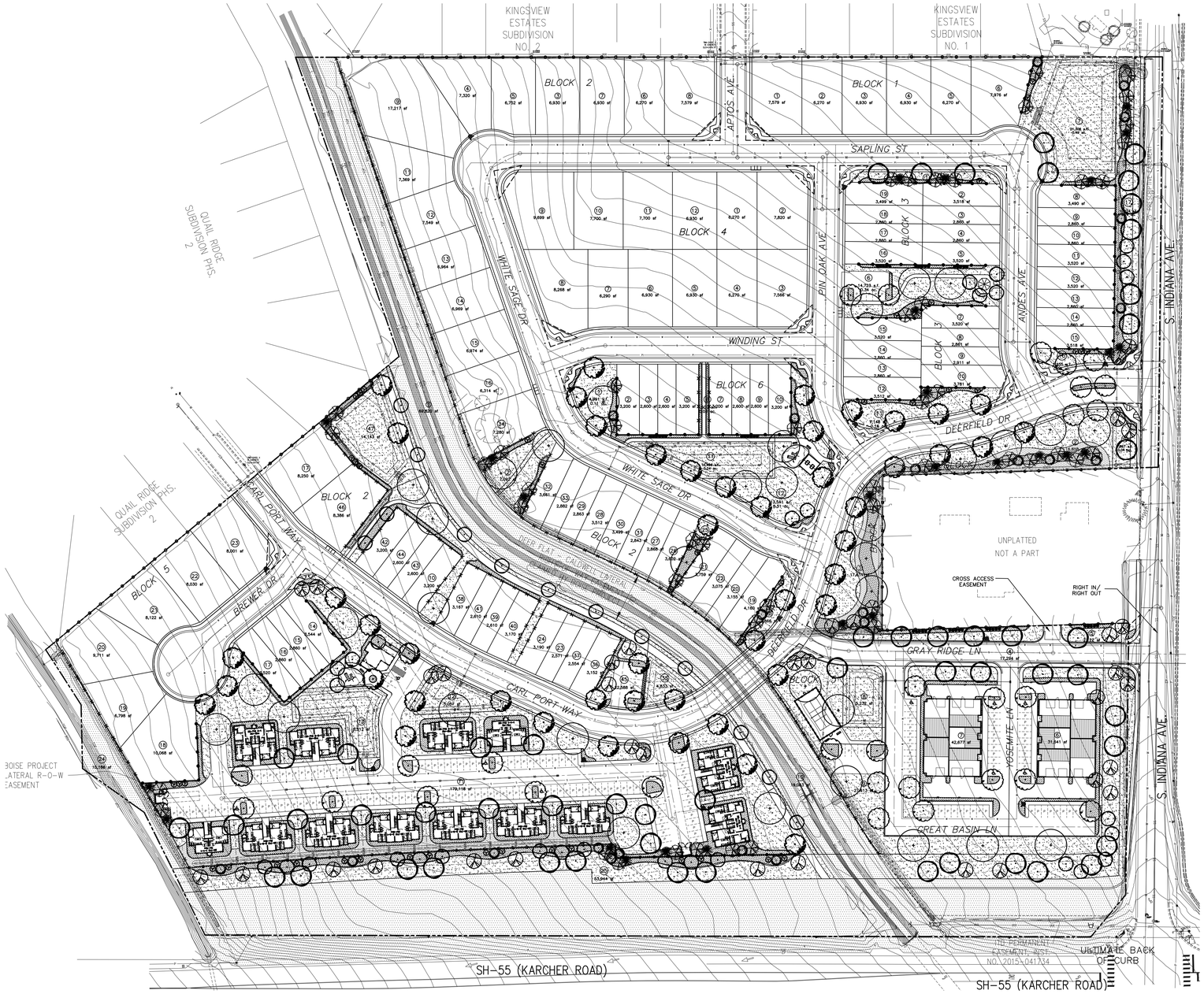

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
	AUSTRIAN PINE	PINUS NIGRA	6-8' HT B&B
	HOOP'S BLUE SPRUCE	PICEA PUNGENS 'HOOPSII'	6-8' HT B&B
	NORWAY SPRUCE	PICEA ABIES	6-8' HT B&B
	SKY HIGH JUNIPER	JUNIPERUS SCOPULORUM 'BAILIGH'	6-8' HT B&B
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	BLOODGOOD LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2" CAL B&B
	SWAMP OAK	QUERCUS BICOLOR	2" CAL B&B
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6' VINYL FENCE ALONG PERIMETER PROPERTY LINES. SEE DTL 4, THIS SHT.

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0' 80 160' 240'

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JULY 18, 2022

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Ph. (208) 343-7175 www.jensenbelts.com

ARROWROCK FARM SUBDIVISION

CALDWELL, IDAHO

PRELIMINARY PLAT LANDSCAPE PLAN

PLANT PALETTE

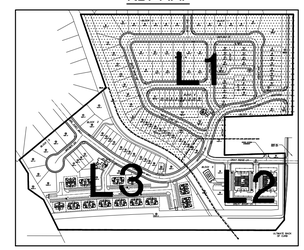
(REFERENCE SHEET L4)

SYM	COMMON NAME
EVERGREEN TREES	
	AUSTRIAN PINE
	HOOP'S BLUE SPRUCE
	NORWAY SPRUCE
	SKY HIGH JUNIPER
	VANDERWOLFS PINE
SHADE TREES (CLASS III)	
	BLOODGOOD LONDON PLANETREE
	SWAMP OAK
SHADE/STREET TREES (CLASS II)	
	CRIMSON SPIRE OAK
	SKYLINE HONEYLOCUST
	LITTLELEAF LINDEN
	PACIFIC SUNSET MAPLE
	TULIP TREE
ORNAMENTAL TREES (CLASS I)	
	FLAME AMUR MAPLE
	CANADA RED CHOKECHERRY
	CHANTICLEER PEAR
	CRUZAN CRUSADER HAWTHORN
	ROYAL RAINDROPS CRABAPPLE
	SPRING SNOW CRABAPPLE
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
	ARIZONA SUN GAILLARDIA
	BLACK EYED SUSAN
	BLUE GRAMMA GRASS
	BLUE MIST SPIREA
	BLUE OAT GRASS
	BLUE RUG JUNIPER
	PURPLE CONEFLOWER
	RED FLOWER CARPET ROSE
	DARTS GOLD NINEBARK
	STELLA DE ORO DAYLILLY
	FINE LINE BUCKTHORN
	GRO-LOW SUMAC
	RED HOT POKER
	HUSKER RED PENSTEMON
	IVORY HALO DOGWOOD
	KARL FOERSTER REED GRASS
	LITTLE DEVIL NINEBARK
	HIDCOTE BLUE ENGLISH LAVENDER
	IVORY TOWER YUCCA
	MAIDEN GRASS
	BRAKELIGHTS RED YUCCA
	SUMMERWINE NINEBARK
	TIGER EYE SUMAC
	LAWN
	6' VINYL FENCE ALONG PERIMETER PROPERTY LINES. SEE DTL 4, SHT L4
	5' IRON FENCE ADJACENT TO COMMON LOTS & DEER FLAT LATERAL EASEMENT. SEE DTL 5, SHT L4
	EXISTING FENCING TO REMAIN (TYP)

NOTES

1. REFERENCE SHEET L4 FOR PLANT PALETTE, FENCING DETAILS, LANDSCAPE NOTES & DETAILS, AND LANDSCAPE CALCULATIONS.

KEY MAP



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Ph. (208) 343-7975 www.jensenbelts.com

NORTH

0' 50' 100' 150'

SCALE 1" = 50'

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE STREET, SUITE 210
EAGLE, ID 83616
TEL 208-938-0013
www.baileyengineers.com

STATE OF IDAHO — KENNETH C. SCHEFFLER — 16535 — REGISTERED LANDSCAPE ARCHITECT

CHECKED BY: KCS

DRAWN BY: JJN

REVISED NO.	DATE	DESCRIPTION

PRELIMINARY PLAT LANDSCAPE PLAN

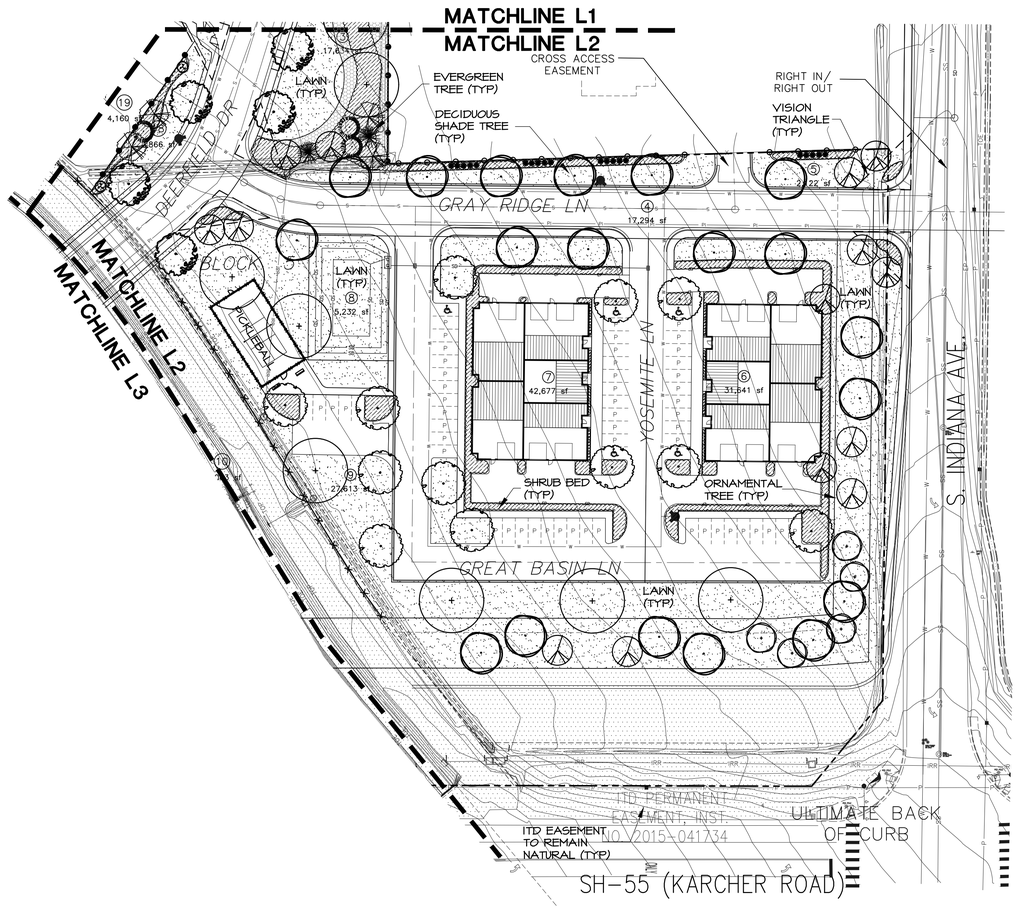
ARROWROCK FARM SUBDIVISION

TRILOGY DEVELOPMENT, INC.

DATE: 07-18-2022

PROJECT: JBA-2126

SHEET L1



PLANT PALETTE

(REFERENCE SHEET L4)

SYM COMMON NAME

EVERGREEN TREES

AUSTRIAN PINE
HOOP'S BLUE SPRUCE
NORWAY SPRUCE
SKY HIGH JUNIPER
VANDERWOLFS PINE

SHADE TREES (CLASS III)

BLOODGOOD LONDON PLANETREE
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HUSKER RED PENSTEMON
IVORY HALO DOGWOOD
KARL FOERSTER REED GRASS
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BRAKELIGHTS RED YUCCA
SUMMERWINE NINEBARK
TIGER EYE SUMAC

LAWN

6' VINYL FENCE ALONG PERIMETER PROPERTY LINES. SEE DTL 4, SHT L4

5' IRON FENCE ADJACENT TO COMMON LOTS & DEER FLAT LATERAL EASEMENT. SEE DTL 5, SHT L4

EXISTING FENCING TO REMAIN (TYP)

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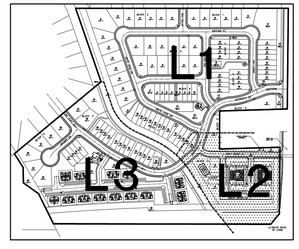

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STATE OF IDAHO — Kenneth C. Sheppard — 16535 — REGISTERED LANDSCAPE ARCHITECT

CHECKED BY: KCS
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PRELIMINARY PLAT LANDSCAPE PLAN
ARROWROCK FARM SUBDIVISION
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SHEET L2

PLANT PALETTE

(REFERENCE SHEET L4)

SYM COMMON NAME

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NORWAY SPRUCE
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SHADE TREES (CLASS III)

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SWAMP OAK

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FINE LINE BUCKTHORN
GRO-LON SUMAC
RED HOT POKER
HUSKER RED PENSTEMON
IVORY HALO DOGWOOD
KARL FOERSTER REED GRASS
LITTLE DEVIL NINEBARK
HIDCOTE BLUE ENGLISH LAVENDER
IVORY TOWER YUCCA
MAIDEN GRASS
BRAKELIGHTS RED YUCCA
SUMMERWINE NINEBARK
TIGER EYE SUMAC

LAWN

6' VINYL FENCE ALONG PERIMETER PROPERTY LINES. SEE DTL 4, SHT L4

5' IRON FENCE ADJACENT TO COMMON LOTS & DEER FLAT LATERAL EASEMENT. SEE DTL 5, SHT L4

EXISTING FENCING TO REMAIN (TYP)

NOTES

1. REFERENCE SHEET L4 FOR PLANT PALETTE, FENCING DETAILS, LANDSCAPE NOTES & DETAILS, AND LANDSCAPE CALCULATIONS.

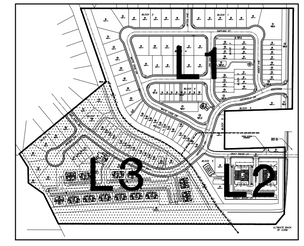
NORTH

0' 50' 100' 150'

SCALE 1" = 50'

JENSENBELTS ASSOCIATES
Site Planning / Landscape Architecture
1509 Tyrell Lane, Ste 130 Boise, ID 83706
Ph. (208) 343-7578 www.jensenbelts.com

KEY MAP



Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE STREET, SUITE 210
EAGLE, ID 83616
TEL 208-938-0013
www.baileyengineers.com

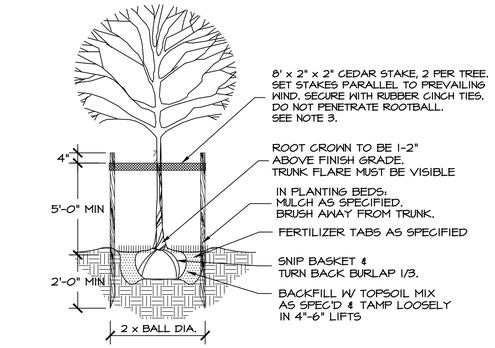
STATE OF IDAHO — Kenneth C. Sagerser — 16535 — REGISTERED LANDSCAPE ARCHITECT

CHECKED BY: KCS
DRAWN BY: JJN

REVISED
NO. DATE DESCRIPTION

PRELIMINARY PLAT LANDSCAPE PLAN
ARROWROCK FARM SUBDIVISION
TRILOGY DEVELOPMENT, INC.

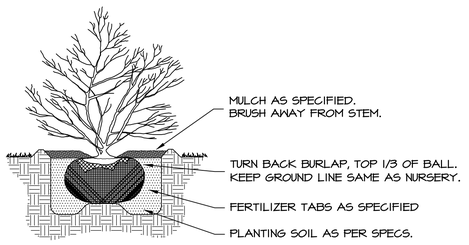
DATE: 07-18-2022
PROJECT: JBA-2126
SHEET L3



NOTES:
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
2. 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.
3. 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.
4. TREES PLANTED IN TURF AREAS: REMOVE TURF 3' DIA. FROM TREE TRUNK.

1 TREE PLANTING/STAKING

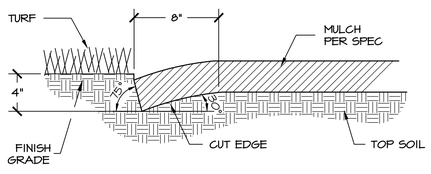
NOT TO SCALE



NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

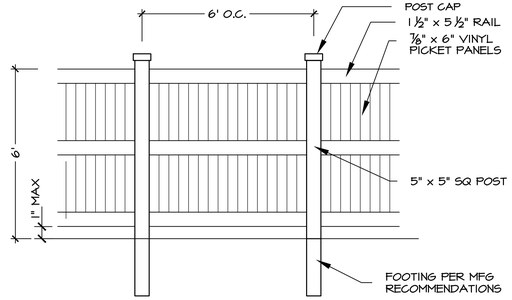
2 SHRUB PLANTING

NOT TO SCALE



3 PLANTER CUT BED EDGE

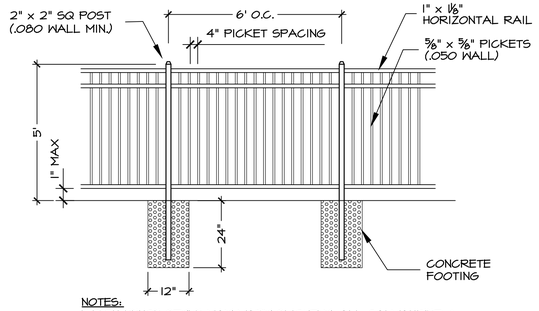
NOT TO SCALE



NOTES:
1. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
2. FENCE STYLE MAY VARY SLIGHTLY.

4 VINYL PRIVACY FENCE

NOT TO SCALE



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

5 IRON FENCE

NOT TO SCALE

LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
S. INDIANA AVE.	25'	875'/ 35 = 875'/ 7 =	25 TREES 125 SHRUBS	36 TREES 125+ SHRUBS
SH-55 (KARCHER RD.)	30'	1140'/ 35 = 1140'/ 7 =	33 TREES 163 SHRUBS	64 TREES 163+ SHRUBS
COMMON AREAS				283 TREES
TOTAL NUMBER OF TREES			58 TREES	383 TREES

DEVELOPMENT DATA

TOTAL AREA	35.20 ACRES
TOTAL LOTS	132
SF RESIDENTIAL LOTS	40
TOWNHOUSE LOTS	60
4-PLEX LOTS	1 LOT, 13-4 PLEX (52 UNITS)
COMMERCIAL LOTS	2
COMMON LOTS	23
PRIVATE ROAD	1
USABLE OPEN SPACE	2.73 AC (7.76%)
EXISTING ZONING	COUNTY
PROPOSED ZONING	HIGHWAY CORRIDOR/R2

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
	AUSTRIAN PINE	PINUS NIGRA	6-8' HT B&B
	HOOPS BLUE SPRUCE	PICEA PUNGENS 'HOOPSII'	6-8' HT B&B
	NORWAY SPRUCE	PICEA ABIES	6-8' HT B&B
	SKY HIGH JUNIPER	JUNIPERUS SCOPULORUM 'BAILIGH'	6-8' HT B&B
	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B&B
SHADE TREES (CLASS III)			
	BLOODGOOD LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2" CAL B&B
	SWAMP OAK	QUERCUS BICOLOR	2" CAL B&B
SHADE/STREET TREES (CLASS II)			
	CRIMSON SPIRE OAK	QUERCUS ROBUR x Q. ALBA 'CRIMSCHMIDT'	2" CAL B&B
	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B&B
	LITTLELEAF LINDEN	TILIA CORDATA	2" CAL B&B
	PACIFIC SUNSET MAPLE	ACER TRUNCATUM x A. PLATANOIDES 'KEITHSFORM'	2" CAL B&B
	TULIP TREE	LIRIODENDRON TULIPIFERA	2" CAL B&B
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
	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B&B
	CRUZAN CRUSADER HAWTHORN	CRATAEGUS CRUS-GALLI 'CRUZAM'	2" CAL B&B
	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JFS-KW5'	2" CAL B&B
	SPRING SNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2" CAL B&B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
	ARIZONA SUN GAILLARDIA	GAILLARDIA x 'ARIZONA SUN'	1 GAL
	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL
	BLUE GRAMMA GRASS	BOUTELOUA 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 'WILTONI'	3 GAL
	PURPLE CONEFLOWER	ECHINACEA PURPUREA	1 GAL
	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	2 GAL
	DARTS GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	3 GAL
	STELLA DE ORO DAYLILLY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL
	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL
	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	3 GAL
	RED HOT POKER	KNIPHOFIA UVARIA ' FLAMENCO'	1 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
	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	3 GAL
	HIDCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	1 GAL
	IVORY TOWER YUCCA	YUCCA FILAMENTOSA 'IVORY TOWER'	3 GAL
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL
	BRAKELIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA'	3 GAL
	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL
	TIGER EYE SUMAC	RHUS TYPHINA 'BAILTIGER'	5 GAL

LAWN

6' VINYL FENCE ALONG PERIMETER PROPERTY LINES. SEE DTL 4, THIS SHT.

EXISTING FENCING TO REMAIN (TYP)

5' IRON FENCE ADJACENT TO COMMON LOTS & DEER FLAT LATERAL EASEMENT. SEE DTL 5, THIS SHT.

NOTES

1. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CALDWELL ORDINANCE REQUIREMENTS.
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
3. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES IN PARKSTRIPS. 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 SWALE SAND WINDOWS.
4. 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.
5. CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
6. 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.
7. ALL EXISTING TREES TO BE REMOVED.

OWNERS

VERTREES, ROBERT & JACKIE LIVING TRUST
5467 W. ASTONTE DR.
MERIDIAN, IDAHO 83646

ENDURANCE HOLDINGS, LLC
1977 E. OVERLAND RD.
MERIDIAN, IDAHO 83646

DEVELOPER
TRILOGY DEVELOPMENT
9839 W. CABLE CAR ST. STE 101
BOISE, IDAHO 83709
(208) 895-8858

ENGINEER
DAVID A. BAILEY, P.E.
BAILEY ENGINEERING, INC.
1119 E. STATE ST., STE 210
EAGLE, IDAHO

PLANNER/CONTACT
SHAWN BROWNLEE
TRILOGY DEVELOPMENT, INC.
9839 W. CABLE CAR ST. STE 101
BOISE, IDAHO 83709
(208) 895-8858

JENSENBELTS ASSOCIATES
Site Planning / Landscape Architecture
1500 Tyrell Lane, Ste 130 Boise, ID 83706
Ph. (208) 345-7176 www.jensenbelts.com

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE STREET, SUITE 210
EAGLE, ID 83616
TEL 208-938-0013
www.baileyengineers.com

STATE OF IDAHO — KEVIN C. SQUIRES — 16535 — REGISTERED LANDSCAPE ARCHITECT

CHECKED BY: KCS
DRAWN BY: JJN

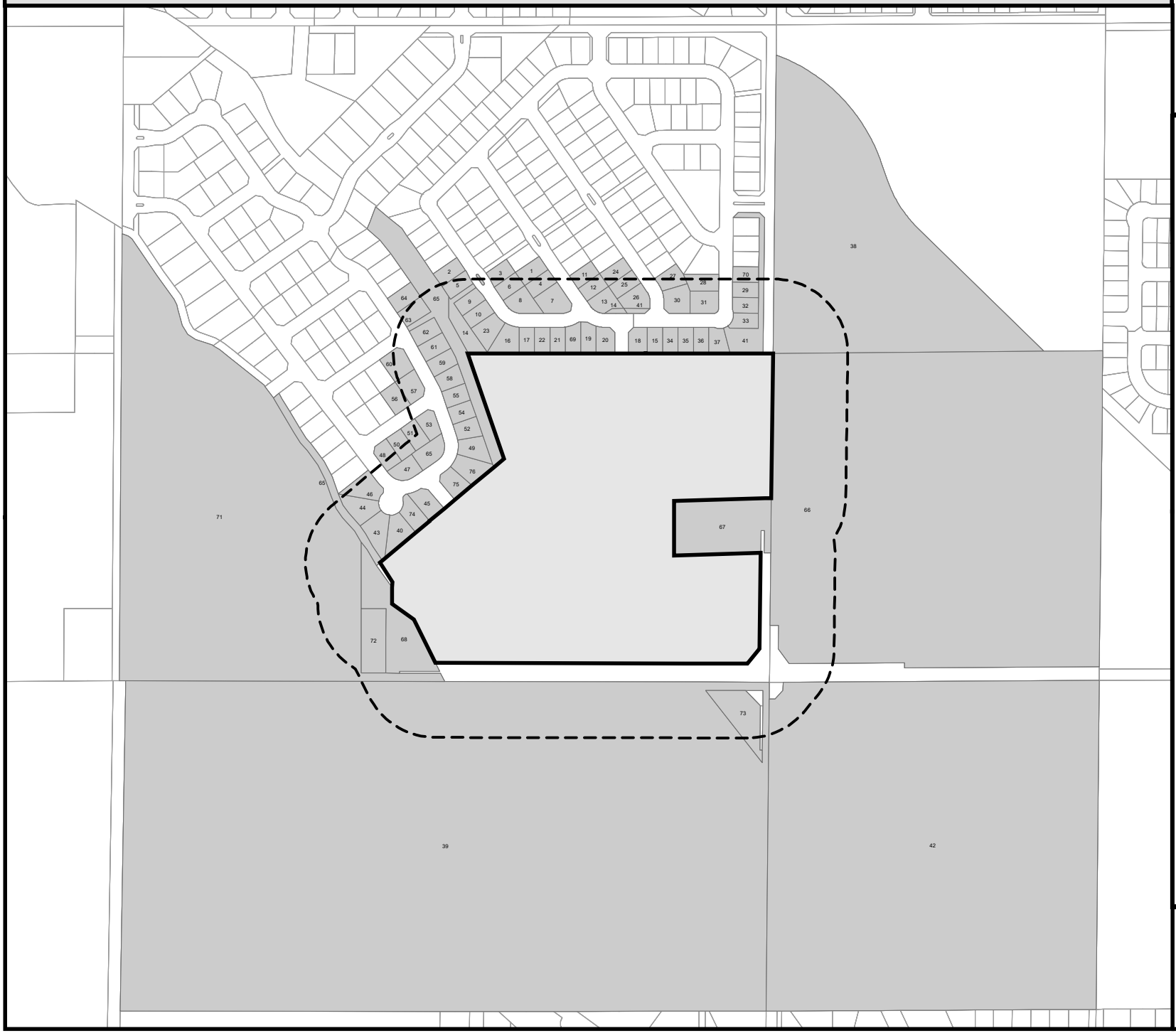
REVISED

NO.	DATE	DESCRIPTION

PRELIMINARY PLAT LANDSCAPE PLAN
ARROWROCK FARM SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE: 07-18-2022
PROJECT: JBA-2126
SHEET L4

Properties Within 300 Feet



City of Caldwell

CPM21-000002
ANN21-000014
ZON21-000005
SUB21-000041
SUP21-000015

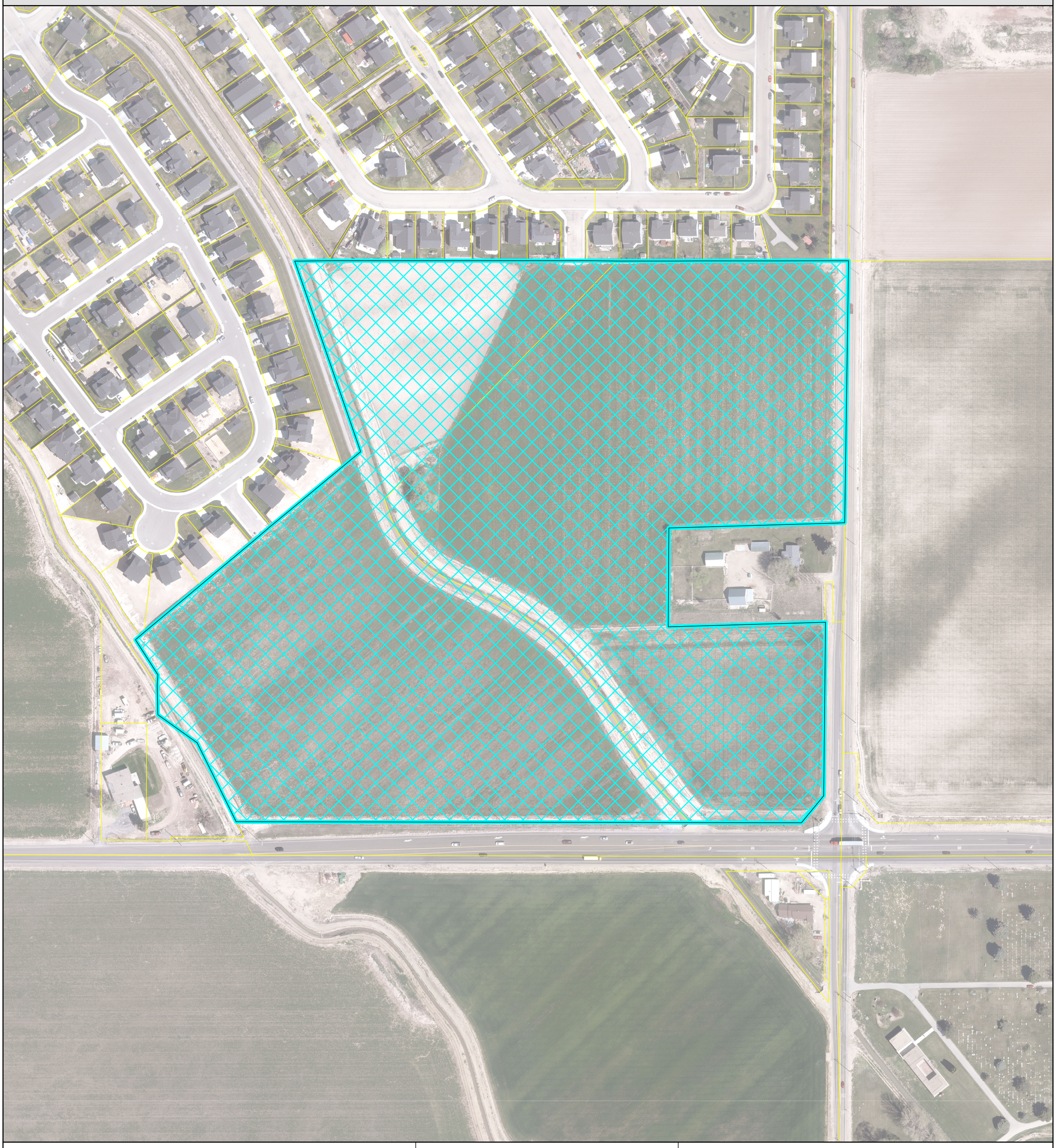
Legend

- Subject Property
- 300' Buffer
- 300' Properties
- Taxlots

N
W E
S

Print Date: March 23, 2022

CPM21-000002 ANN21-000014 ZON21-000005 SUB21-000041 SUP21-000015



Legend

- Streets
- Subject Property
- Taxlots
- City Boundary
- Impact Area

Aerial Photography: 2019

N
W E
S

Print Date: Wednesday, March 23, 2022

DISCLAIMER

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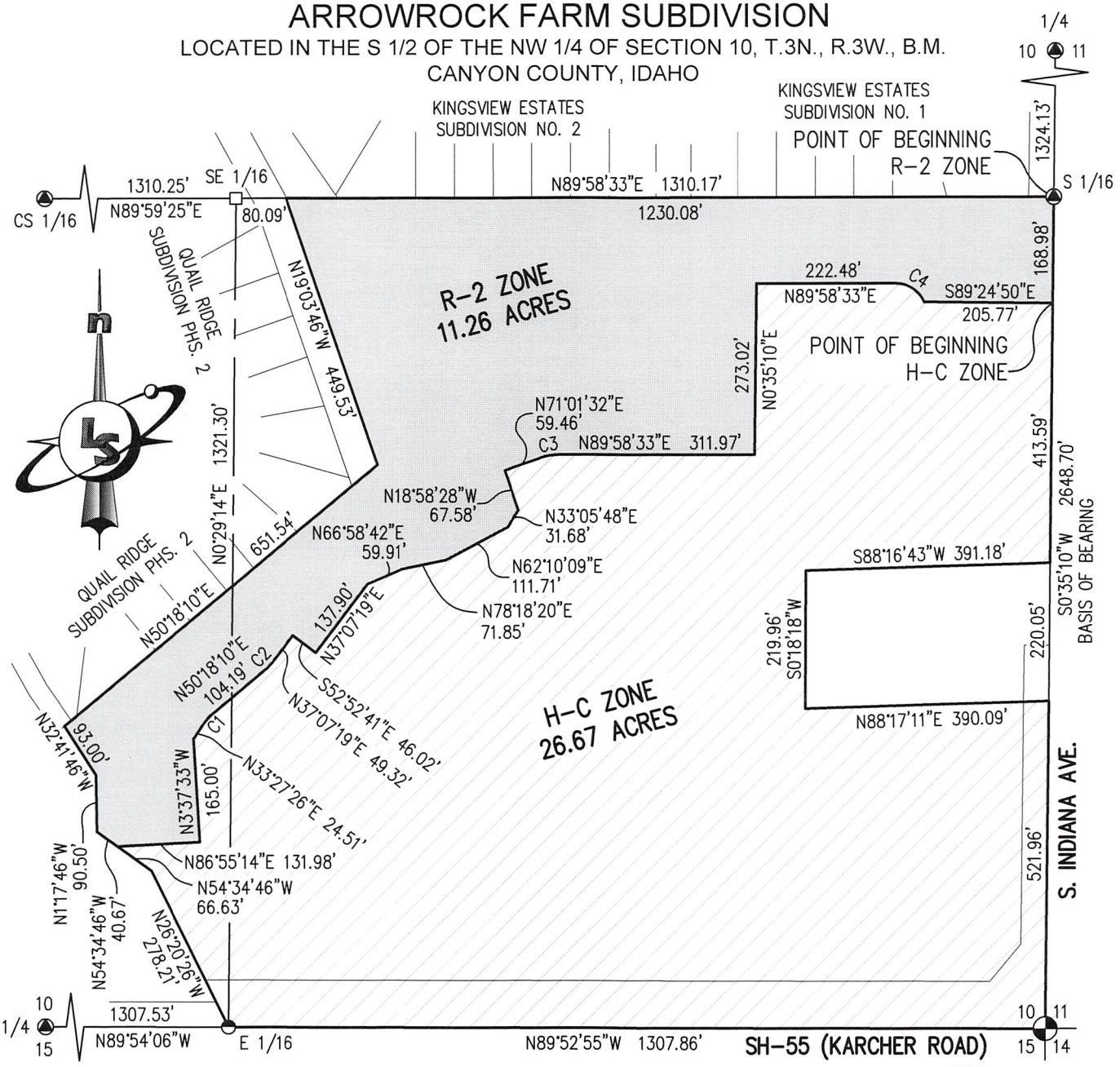
PROPOSED REZONE

ARROWROCK FARM SUBDIVISION

LOCATED IN THE S 1/2 OF THE NW 1/4 OF SECTION 10, T.3N., R.3W., B.M.
CANYON COUNTY, IDAHO



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	29.40'	100.00'	16°50'44"	N41°52'48"E	29.30'
C2	23.00'	100.00'	13°10'51"	N43°42'45"E	22.95'
C3	33.07'	100.00'	18°57'01"	N80°30'03"E	32.92'
C4	58.27'	50.00'	66°46'03"	S56°38'25"E	55.02'

PROFESSIONAL LAND SURVEYOR REGISTERED 11118 07/19/22 STATE OF IDAHO CLINTON W. HANSEN

LandSolutions
Land Surveying and Consulting
231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 (208) 288-2557 fax
www.landsolutions.biz

JOB NO. 20-101

Legal Description
Arrowrock Farm Subdivision
Proposed H-C Zone

A parcel located in the S ½ of the SE ¼ of Section 10, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Commencing at a 5/8 inch diameter iron pin marking the northeast corner of the SE ¼ of said Section 10, from which a Brass Cap monument marking the southeast corner of said SE ¼ bears S 0°35'10" W a distance of 2648.70 feet;

Thence along the easterly boundary of said SE ¼ S 0°35'10" W a distance of 1324.13 feet to a 5/8 inch diameter iron pin marking the northeast corner of the S ½ of said SE ¼;

Thence continuing along said easterly boundary S 0°35'10" W a distance of 168.98 feet to the **POINT OF BEGINNING;**

Thence continuing along said easterly boundary S 0°35'10" W a distance of 413.59 feet to a point;

Thence leaving said boundary S 88°16'43" W a distance of 391.18 feet to a point;

Thence S 0°18'18" W a distance of 219.96 feet to a point;

Thence N 88°17'11" E a distance of 390.09 feet to a point on the easterly boundary of said S ½ of the SE ¼;

Thence along said easterly boundary S 0°35'10" W a distance of 521.96 feet to the southeast corner of said S ½ of the SE ¼;

Thence along the southerly boundary of said S ½ of the SE ¼ N 89°52'55" W a distance of 1307.86 feet to the southwest corner of the SE ¼ of the SE ¼ of said Section 10;

Thence leaving said boundary N 26°20'26" W a distance of 278.21 feet to a point on the westerly boundary of that parcel as shown on Record of Survey Instrument No. 200666412, records of Canyon County, Idaho;

Thence continuing along said westerly boundary N 54°34'46" W a distance of 66.63 feet to a point;

Thence leaving said parcel boundary N 86°55'14" E a distance of 131.98 feet to a point;

Thence N 3°37'33" W a distance of 165.00 feet to a point;

Thence N 33°27'26" E a distance of 24.51 feet to a point on a curve;

Thence a distance of 29.40 feet along the arc of a 100.00 foot radius curve right, said curve having a central angle of 16°50'44" and a long chord bearing N 41°52'48" E a distance of 29.30 feet to a point of tangency;

Thence N 50°18'10" E a distance of 104.19 feet to a point of curvature;

Thence a distance of 23.00 feet along the arc of a 100.00 foot radius curve left, said curve having a central angle of 13°10'51" and a long chord bearing N 43°42'45" E a distance of 22.95 feet to a point of tangency;

Thence N 37°07'19" E a distance of 49.32 feet to a point;

Thence S 52°52'41" E a distance of 46.02 feet to a point;

Thence N 37°07'19" E a distance of 137.90 feet to a point;

Thence N 66°58'42" E a distance of 59.91 feet to a point;

Thence N 78°18'20" E a distance of 71.85 feet to a point;

Thence N 62°10'09" E a distance of 111.71 feet to a point;

Thence N 33°05'48" E a distance of 31.68 feet to a point;

Thence N 18°58'28" W a distance of 67.58 feet to a point;

Thence N 71°01'32" E a distance of 59.46 feet to a point of curvature;

Thence a distance of 33.07 feet along the arc of a 100.00 foot radius curve right, said curve having a central angle of 18°57'01" and a long chord bearing N 80°30'03" E a distance of 32.92 feet to a point of tangency;

Thence N 89°58'33" E a distance of 311.97 feet to a point;

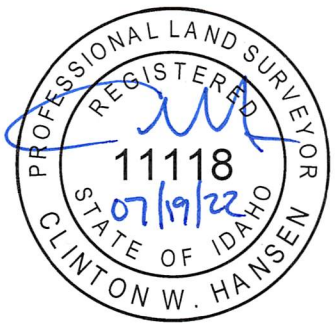
Thence N 0°35'10" E a distance of 273.02 feet to a point;

Thence N 89°58'33" E a distance of 222.48 feet to a point of curvature;

Thence a distance of 58.27 feet along the arc of a 50.00 foot radius curve right, said curve having a central angle of 66°46'03" and a long chord bearing S 56°38'25" E a distance of 55.02 feet to a point;

Thence S 89°24'50" E a distance of 205.77 feet to the **POINT OF BEGINNING.**

This parcel contains 26.67 acres more or less.



Clinton W. Hansen, PLS
Land Solutions, PC
REVISED: July 19, 2022

Legal Description
Arrowrock Farm Subdivision
Proposed R-2 Zone

A parcel located in the S ½ of the SE ¼ of Section 10, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Commencing at a 5/8 inch diameter iron pin marking the northeast corner of the SE ¼ of said Section 10, from which a Brass Cap monument marking the southeast corner of said SE ¼ bears S 0°35'10" W a distance of 2648.70 feet;

Thence along the easterly boundary of said SE ¼ S 0°35'10" W a distance of 1324.13 feet to a 5/8 inch diameter iron pin marking the northeast corner of the S ½ of said SE ¼, the **POINT OF BEGINNING**;

Thence continuing along said easterly boundary S 0°35'10" W a distance of 168.98 feet to a point;

Thence leaving said boundary N 89°24'50" W a distance of 205.77 feet to a point on a curve;

Thence a distance of 58.27 feet along the arc of a 50.00 foot radius non-tangent curve left, said curve having a central angle of 66°46'03" and a long chord bearing N 56°38'25" W a distance of 55.02 feet to a point of tangency;

Thence S 89°58'33" W a distance of 222.48 feet to a point;

Thence S 0°35'10" W a distance of 273.02 feet to a point;

Thence S 89°58'33" W a distance of 311.97 feet to a point of curvature;

Thence a distance of 33.07 feet along the arc of a 100.00 foot radius curve left, said curve having a central angle of 18°57'01" and a long chord bearing S 80°30'03" W a distance of 32.92 feet to a point of tangency;

Thence S 71°01'32" W a distance of 59.46 feet to a point;

Thence S 18°58'28" E a distance of 67.58 feet to a point;

Thence S 33°05'48" W a distance of 31.68 feet to a point;

Thence S 62°10'09" W a distance of 111.71 feet to a point;

Thence S 78°18'20" W a distance of 71.85 feet to a point;

Thence S 66°58'42" W a distance of 59.91 feet to a point;

Thence S 37°07'19" W a distance of 137.90 feet to a point;

Thence N 52°52'41" W a distance of 46.02 feet to a point;

Thence S 37°07'19" W a distance of 49.32 feet to a point of curvature;

Thence a distance of 23.00 feet along the arc of a 100.00 foot radius curve right, said curve having a central angle of 13°10'51" and a long chord bearing S 43°42'45" W a distance of 22.95 feet to a point of tangency;

Thence S 50°18'10" W a distance of 104.19 feet to a point of curvature;

Thence a distance of 29.40 feet along the arc of a 100.00 foot radius curve left, said curve having a central angle of 16°50'44" and a long chord bearing S 41°52'48" W a distance of 29.30 feet to a point of tangency;

Thence S 33°27'26" W a distance of 24.51 feet to a point;

Thence S 3°37'33" E a distance of 165.00 feet to a point;

Thence S 86°55'14" W a distance of 131.98 feet to a point on the westerly boundary of that parcel as shown on Record of Survey Instrument No. 200666412, records of Canyon County, Idaho;

Thence along said westerly boundary the following described courses and distance:

Thence N 54°34'46" W a distance of 40.67 feet to a point;

Thence N 1°17'46" W a distance of 90.50 feet to a point;

Thence N 32°41'46" W a distance of 93.00 feet to a point on the southerly boundary of Quail Ridge Subdivision Phase 2 as shown in Book 44 of Plats on Page 44, records of Canyon County, Idaho;

Thence along said southerly boundary N 50°18'10" E a distance of 651.54 feet to a 5/8 inch diameter iron pin marking the southeast corner of said Quail Ridge Subdivision Phase 2;

Thence along the easterly boundary of said Quail Ridge Subdivision Phase 2 N 19°03'46" W a distance of 449.53 feet to a point on the southerly boundary of Kingsview Estates Subdivision No. 2 as shown in Book 38 of Plats on Page 43, records of Canyon County, Idaho, also being the northerly boundary of said S ½ of the SE ¼;

Thence along said boundary, and along the southerly boundary of Kingsview Estates Subdivision No. 2, as shown in Book 37 of Plats on Page 16, records of Canyon County, Idaho, N 89°58'33" E a distance of 1230.08 feet to the **POINT OF BEGINNING.**

This parcel contains 11.26 acres more or less.

Clinton W. Hansen, PLS
Land Solutions, PC
REVISED: July 19, 2022

LandSolutions
Land Surveying and Consulting

Bailey Engineering, Inc.
CIVIL ENGINEERING|PLANNING|CADD

Preliminary Engineering Report

For

Arrowrock Farm Subdivision

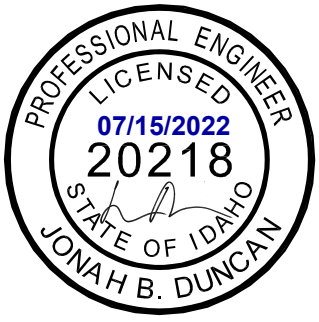
(Formerly known as Vertrees Subdivision)

Caldwell, Idaho

SEWER/WATER

IRRIGATION

STORM DRAINAGE



PROJECT NO: C2020-032

DATE: 05-06-2021
REVISED: 07-15-2022

DEVELOPER
Trilogy Development
9839 W. Cable Car St.,
Suite 101
Boise, ID 83709
(208) 895-8858

- The proposed subdivision is located in Caldwell, Idaho. The project site is 35.2 acres and will be subdivided into 40 single-family lots, 60 townhouse lots, 1 4-plex lot (52 units), 2 commercial lots and a number of common lots. The total number of proposed dwelling units is 152.

Sewer

- There is an existing 10" sewer along the northeast corner of the site. This line will be tied into to serve the portion of the site east of the Deer Flat Caldwell Lateral.
- An 8" line in the Carl Port Way street-stub will be tied into to serve the portion of the site west of the Deer Flat Caldwell Lateral.
- New mainlines constructed throughout the development will be sized at 8" unless otherwise specified by the City of Caldwell.

Water

- There is an existing 12" mainline in Indiana as well as two (2) 8" water mains stubbed to the site in Aptos Ave and Carl Port Way that will be tied into to serve the subdivision
- New mainlines constructed throughout the subdivision will be sized at 8" unless otherwise specified by the City of Caldwell
- The 8" water main will cross the Deer Flat-Caldwell Lateral.

Gravity Irrigation

- The Deer Flat-Caldwell Lateral runs through the site as labeled on the preliminary plat. There is a 70' easement. There are two (2) proposed crossings:
    - One (1) roadway consisting of a culvert, water main crossing, sewer crossing, and pressure irrigation crossing.
    - One (1) pedestrian bridge crossing.
- The Forest Canal runs along the far west boundary. No improvements are proposed within the easement for the canal.
- There are a number of private irrigation ditches/deliveries:
    - There's a takeout from the Forest Canal that is used to water the eastern portion of the site. This line can likely be abandoned but may need to be tiled to the Deer Flat-Caldwell Canal.
    - There's a takeout in the south portion of the Deer Flat-Caldwell Lateral that is tiled east along Karcher. This line shall be protected in place.
    - There's a takeout in the south portion of the Deer Flat-Caldwell Lateral that feeds a concrete ditch that is used for irrigation of the portion of the project east of the Deer Flat-Caldwell Lateral. This line will need to be tiled through the site. Preliminary irrigation piping is shown for this line.

Pressurized Irrigation

- Coordination with Caldwell will be required regarding construction of a new pump station or tying into an existing pump station. The Kingsview pump station is just northeast of the site and the Millagro pump station is north of the site, across Indiana.
- The project will be served by the Caldwell Municipal Irrigation District, with pressure irrigation mains located in the roadways.

- Water rights for the project are 21.09 miner's inches, provided by NMID and delivered by BPBC. As Caldwell requires 1"/acre, a supplemental well will be required.

Grading & Drainage

- Drainage systems will be designed per City of Caldwell Stormwater Policy.
- Geotechnical report dated 09/01/2021 has been received; groundwater in the relative vicinity is known and is a relevant design criterion. Surface drainage facilities will almost certainly be needed. Surface drainage ponds have been designed in common lots as required by City of Caldwell Drainage Policy.
    - Groundwater Monitoring should be continued through the irrigation season.
    - Preliminary plat shows distributed drainage basins with subsurface drainage piping for stormwater conveyance.
- Preliminary drainage calculations are attached.

Flood Hazard

- The site is not in a flood hazard zone, reference FIRM Panel 16027C0375F, effective 05/24/2011.

Attachments

1. Preliminary drainage calculations
2. Preliminary drainage map
3. Water rights
4. Geotechnical report
5. Groundwater Monitoring (updated 06/08/2022)

Arrowrock Farm - Preliminary Drainage Calculations

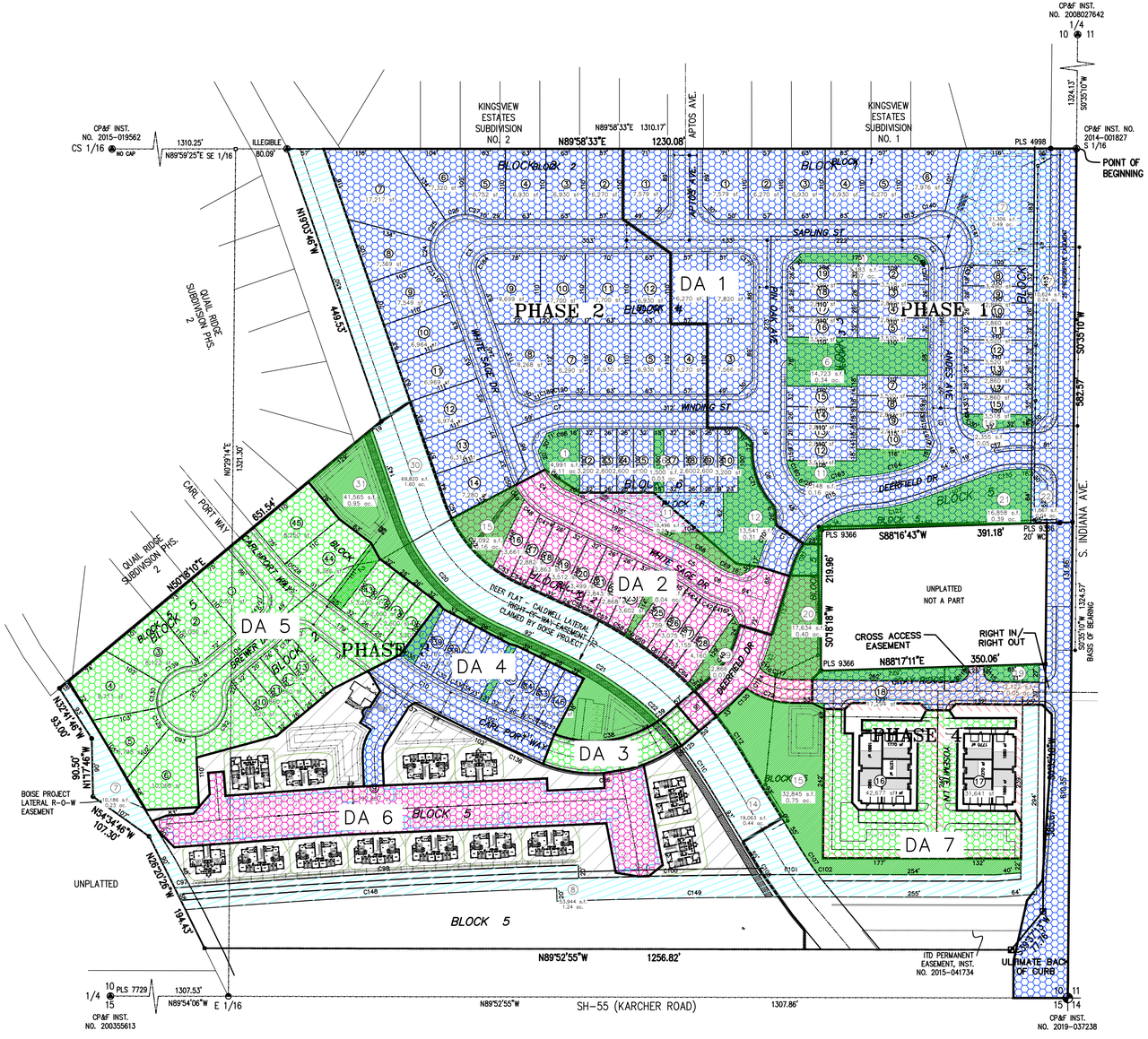
Updated: 7/11/2022

Drainage Areas												
Drainage Area	Area (sf)	Area (acres)	Runoff Coefficient (estimated)	Time of Conc (min) (estimated)	100-Yr Rainfall Intensity (in/hr)	25-Yr Rainfall Intensity (in/hr)	Q100 (cfs)	Q25 (cfs)	Q100 Combined (cfs)	110% of Q100 (cfs)	Drains to SG Trap:	Drains to Pond:
1	676284	15.525	0.50	30	1.82	1.39	14.13	10.79	14.13	15.54		Pond 1
2	113256	2.600	0.50	30	1.82	1.39	2.37	1.81	2.37	2.60		Pond 2
3	11849	0.272	0.95	30	1.82	1.39	0.47	0.36	0.47	0.52		Pond 3
4	46982	1.079	0.50	30	1.82	1.39	0.98	0.75	0.98	1.08		Pond 4
5	138894	3.189	0.50	30	1.82	1.39	2.90	2.22	2.90	3.19		Pond 5
6	60763	1.395	0.95	30	1.82	1.39	2.41	1.84	2.41	2.65		Pond 6
7	42021	0.965	0.95	30	1.82	1.39	1.67	1.27	1.67	1.83		Pond 7

Caldwell IDF		
Tc	100-Year	25-Year
10	3.11	2.37
15	2.62	2.00
20	2.15	1.50
25	1.90	1.45
30	1.82	1.39
60	1.15	0.88

								Storm Duration (hrs)											
								0.166	0.25	0.5	1	2	3	6	12	18	24		
								Intensity (hrs)											
								3.11	2.62	1.82	1.15	0.66	0.48	0.30	0.19	0.16	0.12		
	Combined Drainage Area (acres)	Weighted Runoff Coefficient	Infiltration Area (sf)	Infiltration Rate (in/hr)	Area at HW Line (sf)	Water Depth (ft)	Capacity (cu ft)	V100 (cu ft)	V100 (cu ft)	V100 (cu ft)	V100 (cu ft)	V100 (cu ft)	V100 (cu ft)	V100 (cu ft)	V100 (cu ft)	V100 (cu ft)	V100 (cu ft)	Design V100 (cu ft)	V100 vs. Capacity (cu ft)
Pond 1	15.525	0.50	7213	5.33	13942	4.0	**42310**	18064	22754	30976	37611	39620	39812	40388	32821	29613	4608	**40388**	1922
Pond 2	2.600	0.50	1317	5.33	4995	3.0	**9468**	3015	3795	5156	6236	6509	6478	6386	4740	3825	-740	**6509**	2959
Pond 3	0.272	0.95	610	5.33	1791	2.0	**2401**	566	704	924	1038	891	684	62	-1472	-2861	-4976	**1038**	1363
Pond 4	1.079	0.50	427	5.33	2691	3.0	**4677**	1262	1591	2173	2656	2838	2894	3063	2794	2828	1348	**3063**	1614
Pond 5	3.189	0.50	4961	5.33	7620	2.0	**12581**	3376	4171	5357	5714	4116	2145	-3768	-17385	-30106	-47304	**5714**	6867
Pond 6	1.395	0.95	1966	5.33	4789	2.0	**6755**	3013	3778	5076	5996	5915	5523	4348	509	-2585	-9401	**5996**	759
Pond 7	0.965	0.95	1374	5.33	2871	2.0	**4245**	2082	2611	3506	4138	4074	3794	2957	252	-1938	-6701	**4138**	107

Time to Drain (hrs) [120 max]:
12.60
11.12
3.83
16.14
2.59
6.86
6.78



Bailey Engineering, Inc.

CIVIL ENGINEERING | PLANNING | CADD

1119 E. STATE STREET, SUITE 210
EAGLE, ID 83616
TEL 208-938-0013
www.baileyengineers.com

PROFESSIONAL ENGINEER REGISTERED NO. 9372 STATE OF IDAHO DAVID A. BAILEY

NOT FOR CONSTRUCTION

CHECKED BY:
DAVID A. BAILEY P.E.

DRAWN BY:
JBD

REVISED
NO. DATE DESCRIPTION

DRAINAGE MAP

VERTREES SUBDIVISION

TRILOGY DEVELOPMENT, INC.

DATE:
05-06-2021

PROJECT:
C2020-032

SHEET
MAP

NAMPA & MERIDIAN IRRIGATION DISTRICT
1503 FIRST STREET SOUTH, NAMPA, ID 83651-4395
Assessment Number Report

Assessment #
2303 - -

MailTo: VERTREES, ROBERT-JACKIE LIVING TRUST
5467 W ASTONTE DR
MERIDIAN ID 83646-7109

Deeded_1: VERTREES, ROBERT-JACKIE LIVING TRUST

Property Address: INDIANA AVE
CALDWELL ID

Canyon County Parcel #: 32709011 0

Legal Description:
BEG SE COR SEC 10 3N 3W, TH W 1307.9 FT, TH N 703.7 FT, TH N 50* E 301.7 FT, TH N 18* W 456.7 FT, TH N 28* W 159 FT, TH E 1210 FT M/L, TH S 578.08 FT, TH W 391.16 FT, TH S 220 FT, TH E 390.02 FT, TH S 521.92 FT TO BEG

Status:	Active	Actual Acres:	35.92	Tax Roll 2020	
Roll:	Tax_Roll	District Land:	No	Assessment Expense:	17.25
Tax Group:	Regular	Urban Irrigation:		District Drainage:	94.53
TCCA:	No	Pending Segregation:	No	Ridenbaugh Maintenance:	0.00
LID:		Pending Exclusion:	No	Project Maintenance:	1,710.96
Bankruptcy:	No	Tax Deed:	No	Urban Irrigation:	0.00
Delinquent:	No				

Water and Drainage Rights:

Ridenbaugh Miner's Inches:		Ridenbaugh Drainage Acres:		Ridenbaugh Acre Feet:	
Ridenbaugh Acres:		Project Drainage Acres:	33.76	Project Acre Feet:	67.52
Project Miner's Inches:	21.09	Settlers Drainage Acres:		Arrowrock Acre Feet:	
Project Acres:	33.76	New York Drainage Acres:			

Water Delivery:

Delivery Agent	Lateral	Tap	Rotate	RMI	RA	PMI	PA
BoardControl	(none)	0	No			21.09	33.76

Comments:

Notice Mailed to:

2020 VERTREES, ROBERT-JACKIE LIVING TRUST
5467 W ASTONTE DR
MERIDIAN ID 83646-7109

2019 VERTREES, ROBERT-JACKIE LIVING TRUST
5467 W ASTONTE DR
MERIDIAN ID 83646-7109

2018 VERTREES, ROBERT-JACKIE LIVING TRUST
5467 W ASTONTE DR
MERIDIAN ID 83646-7109

2017 VERTREES, ROBERT-JACKIE LIVING TRUST
5467 W ASTONTE DR
MERIDIAN ID 83646-7109

2016 VERTREES, ROBERT-JACKIE
2320 SUNSET AVE
CALDWELL ID 83605-5151

2015 VERTREES, ROBERT W
2320 SUNSET ave
CALDWELL ID 83605-5151

2014 VERTREES, ROBERT W
2320 SUNSET ave
CALDWELL ID 83605-5151

2013 VERTREES, ROBERT W
2320 SUNSET ave
CALDWELL ID 83605-5151

2012 VERTREES, ROBERT W
2320 SUNSET ave
CALDWELL ID 83605-5151

2011 VERTREES, ROBERT W
2320 SUNSET ave
CALDWELL ID 83605-5151

2010 VERTREES, ROBERT W
2320 SUNSET
CALDWELL ID 83605-5151

2009 VERTREES, ROBERT W
2320 SUNSET
CALDWELL ID 83605-5151

2008 VERTREES, ROBERT W
2320 SUNSET
CALDWELL ID 83605-5151

2007 VERTREES, ROBERT W
2320 SUNSET
CALDWELL ID 83605-5151

2006 VERTREES, ROBERT W
2320 SUNSET
CALDWELL ID 83605-5151

2005 VERTREES, ROBERT W
2320 SUNSET
CALDWELL ID 83605-5151

2004 VERTREES, ROBERT W
2320 SUNSET
CALDWELL ID 83605-5151

2003 VERTREES, ROBERT W
2320 SUNSET
CALDWELL ID 83605-5151

2002 VERTREES, ROBERT W
2320 SUNSET
CALDWELL ID 83605-5151

2001 VERTREES, ROBERT W
2320 SUNSET
CALDWELL ID 83605-5151

2000 VERTREES, ROBERT W
2320 SUNSET
CALDWELL ID 83605

History Log:

12. Update (15-May-2017 02:33 PM koconnor)
Changed From:
Name/Address:
Modified:
Type: MailTo
Name: VERTREES, ROBERT-JACKIE LIVING TRUST
Address: GENERAL DELIVERY
City: CALDWELL
State: ID
Zip: 83605-9999

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11. Update (18-Oct-2016 09:38 AM sburnham)
Changed From:
Legal Description: BEG SE COR SEC 10 3N 3W, TH W 1307.9 FT, TH N 703.7 FT, TH N 50* E 301.7 FT, TH N 18* W 456.7 FT, TH N 28* W 159 FT, TH E 1210 FT M/L, TH S 578.08 FT, TH W 391.16 FT, TH S 220 FT, TH E 390.02 FT, TH S 521.92 FT TO BEG

Name/Address:
Modified:
Type: Deeded_1
Name: ROBERT & JACKIE VERTREES LIVING TRUST
Address:
City:
State:
Zip:

Type: MailTo
Name: VERTREES, ROBERT-JACKIE
Address: 2320 SUNSET AVE
City: CALDWELL
State: ID
Zip: 83605-5151

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10. Update (13-Jan-2016 11:38 AM koconnor)
Instrument #: 2015011426
Changed From:
Name/Address:
Modified:
Type: MailTo
Name: VERTREES, ROBERT W
Address: 2320 SUNSET AVE
City: CALDWELL
State: ID
Zip: 83605-5151

---

9. Update (27-Dec-2011 02:28 PM pbecker)
Changed From:
Name/Address:
Modified:
Type: MailTo
Name: VERTREES, ROBERT W
Address: 2320 SUNSET ave
City: CALDWELL
State: ID
Zip: 83605-5151

---

8. Update (22-Dec-2010 04:54 PM pbecker)
Changed From:
Name/Address:
Modified:
Type: MailTo
Name: VERTREES, ROBERT W
Address: 2320 SUNSET
City: CALDWELL
State: ID
Zip: 83605-5151

---

7. Update (18-Sep-2007 09:34 AM TCooper)
Instrument #: 200688892
Changed From:
County Parcel #:

Name/Address:
Modified:
Type: Deeded_1
Name: VERTREES, ROBERT W
Address:
City:
State:
Zip:

---

6. Migrated (03-Mar-2006 07:13 PM Migrated)
Instrument #: 200135169

---

5. Migrated (13-Sep-2001 12:00 AM Migrated)
Userbase reason for legal change: Changed by a Segregation.
THE S1/2 E1/2 SE 1/4 SEC 10 3N 3W, EXCEPT COM AT THE SE QTR COR SEC 10 3N 3W, TH W 1307.9 FT, TH N 703.7 FT TO RPB; TH CONT N 763.8 FT, TH S 28*E 159 FT, TH S 18*E 456.7 FT, TH S 50*W 301.7 FT TO BEG

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4. Segregated (13-Sep-2001 12:00 AM Migrated)
Userbase Segregation Transaction #: PAB0708
Canceled:
Remaining In: 2303--
New: 2303D--
Remaining-In Parcel

---

3. Migrated (10-Oct-2000 12:00 AM Migrated)
Userbase reason for legal change: Legal Description Updated.
THE S1/2 E1/2 SE 1/4 SEC 10 3N 3W, EXCEPTING A PORTION OF THE SE QTR SEC 10 3N 3W, TH W 1307.9 FT, TH N 703.7 FT TO RPB; TH CONT N 763.8 FT, TH S 28*E 159 FT, TH S 18*E 456.7 FT, TH S 50*W

301.7 FT TO BEG

---

2. Migrated (15-Aug-2000 12:00 AM Migrated)
Userbase reason for legal change: Changed by a Segregation.
BEG SE COR SEC 10 3N 3W, TH N 89*39' W 1307.9 FT M/L, TH N 0*43' E 703.7 FT, TH N 50*32' E 301.7 FT, TH N 18*50' W 456.7 FT, TH N 28*32' W 159 FT, TH N ALONG W BDRY E-HF SE QTR TO PT 433.2 FT S FROM NW COR NE QTR SE QTR, TH N 45* E 617.6 FT TO N BDRY SE QTR, TH E 883.3 FT M/L TO NE COR SE QTR, TH S 2640 FT M/L TO BEG

---

1. Segregated (15-Aug-2000 12:00 AM Migrated)
Userbase Segregation Transaction #: SGH0999
Canceled:
Remaining In: 2303--
New: 2303C--
Remaining-In Parcel

September 1, 2021

Shawn Brownlee
Trilogy Development
9839 West Cable Car Street, Suite 101
Boise, Idaho 83709
shawn@trilogyidaho.com

RE: Geotechnical Evaluation
Vertrees Subdivision
Caldwell, Idaho
ALLWEST Proposal No. 521-255G

Mr. Brownlee:

ALLWEST has completed the authorized geotechnical evaluation for the proposed Vertrees Subdivision to be located on the northwestern corner of Indiana Avenue and Karcher Road in Caldwell, Idaho. The purpose of this evaluation was to characterize subsurface soil conditions at the site and provide geotechnical-related recommendations to assist planning, design, and construction of the proposed development. Based on our evaluation, the site is suitable for the planned development. The attached report presents the results of our field evaluation, laboratory testing, and recommendations.

We appreciate the opportunity to be of service to Trilogy Development. If you have any questions or need additional information, please contact us at (208) 895-7898.

Sincerely,

ALLWEST

Adrian Mascorro, P.E.
Area Manager

GEOTECHNICAL EVALUATION
VERTREES SUBDIVISION
CALDWELL, IDAHO
ALLWEST PROJECT NO. 521-111G

September 1, 2021

Prepared for:
Trilogy Development
9839 West Cable Car Street, Suite 101
Nampa, Idaho 83709

Prepared By:
ALLWEST
255 North Linder Road, Suite 100
Meridian, Idaho 83642

TABLE OF CONTENTS
ALLWEST Project No. 521-255G
Vertrees Subdivision
Caldwell, Idaho

Geotechnical Evaluation
Vertrees Subdivision
Caldwell, Idaho

ALLWEST has completed the geotechnical evaluation for the proposed Vertrees Subdivision to be located on the northwestern corner of Indiana Avenue and Karcher Road in Caldwell, Idaho. The general location of the site is shown on Figure A-1 – *Site Vicinity Map* in Appendix A of this report. The purpose of this evaluation was to identify subsurface soil conditions at the site, and provide opinions and recommendations for the proposed development, relative to earthwork, stormwater disposal, and pavement section design. This report details the results of our field evaluation and presents recommendations to assist development.

1.0 SCOPE OF SERVICES

Our scope of services for the project included the following:

1) Reviewed a previous geotechnical evaluation for the site, titled *Geotechnical Engineering Report* (dated September 7, 2006) by MTI. You provided us a copy of this report for review.
2) Prior to subsurface exploration, we visited the site to observe site accessibility and to pre-mark exploration locations, as required by Idaho Digline.
3) Notified Idaho Digline to locate on-site utilities, as required by Idaho state law.
4) Subcontracted a backhoe and operator to observe the excavation of 11 test pits throughout the site.
5) Visually described, classified, and logged the soils encountered within test pits and obtained soil samples within select test pits.
6) Performed seepage tests within select test pits to evaluate subsurface seepage and installed slotted PVC pipe within 9 test pits for future groundwater monitoring.
7) Performed laboratory tests on select soil samples to assess some of the soil engineering properties and characteristics.
8) Reviewed the results of the field evaluation and laboratory testing, performed engineering analyses, and prepared this report with field and laboratory results, subsurface logs, and geotechnical-related opinions and recommendations.

We provided our services for the project in general accordance with our geotechnical proposal (521-255P) dated May 28, 2021.

2.0 PROJECT UNDERSTANDING

Based on electronic communication with you, and review of the *Conceptual Plan* (dated February 14, 2021) by Baily Engineering, we understand the development will consist of

an approximate 35-acre residential subdivision with 124 buildable residential lots, 23 four-plex lots, and 3 commercial lots with associated infrastructure, stormwater disposal facilities, and asphalt-paved roadways. We did not review proposed grading plans, as they were not available at the time of this proposal, but we anticipate cut and fill for site grading to be 3 feet or less.

3.0 FIELD EVALUATION PROCEDURES

On June 15, 2021, we observed the excavation of 11 test pits to maximum depths ranging from 12 to 13 feet below existing ground. We identified subsurface soil conditions, logged the subsurface soil profiles, and obtained soil samples for laboratory testing. We performed field seepage testing at select depths within 5 test pits to help evaluate subsurface soil seepage. At completion of exploration, the test pits were loosely backfilled with excavated soil approximately level with existing ground surfaces. Approximate test pit locations are shown on Figure A-2 – *Exploration Location Plan* in Appendix A. Subsurface exploration was previously performed for the site in 2006 by MTI; we also present the locations of those test pits on Figure A-2.

4.0 SITE CONDITIONS

At the time of exploration, the site primarily consisted of farmland. The Deer Flat Caldwell Canal transects the site from southeast to northwest, and the Forest Canal borders the southwest side of the site. In general, the site is bordered by Indiana Avenue to the east, Karcher Road/Highway 55 to the south, the Forest Canal to the southwest, and existing residential development to the northwest and north.

4.1 General Geologic Conditions

The geologic conditions at the site are mapped as Glenns Ferry Formation (Tgf) on the "*Geologic Map of the Boise Valley and Adjoining Area, Western Snake River Plain, Idaho*" (by Othberg and Stanford, 1992). These tertiary-aged deposits are described as greenish gray poorly consolidated siltstone and fine sandstone with distinct thick beds and indistinct thin bedding (Othberg and Stanford, 1992).

The soils encountered in test pits are not consistent with geologic mapping.

4.2 General Soil Conditions

The *USDA Natural Resources Conservation Service* (NRCS), which represents the upper 5 feet of soil profile, has mapped the soils on the site as Purdam silt loam. These soils generally consist of silt loam, silty clay loam, cemented materials, and stratified very gravelly sand to loam. Parent materials include mixed alluvium, lacustrine deposits, and/or loess.

The soils encountered in test pits are generally consistent with NRCS mapping.

5.0 EXPLORATION AND SAMPLING

We observed the excavation of 11 test pits with a Case 580C rubber-tired backhoe with a 3-foot-wide bucket. We visually described the soils encountered within test pits referencing ASTM D 2488, which utilizes the *Unified Soil Classification System* (USCS), and we obtained soil samples at select depths for further identification and laboratory testing. We performed seepage testing within 5 test pits on site. The test pit locations were identified on-site with white-flagged stakes or white PVC pipes.

We obtained Google Earth latitude and longitude coordinates of test pit locations with a hand-held cellular device. These coordinates can be found on individual test pit logs in Appendix B and should be considered accurate to the degree implied by the method used.

5.1 Subsurface Soil Conditions

At the time of exploration, the site contained approximately 6 inches of surficial roots and vegetation at the ground surface. Where trees are encountered, large roots may be encountered up to 4 feet below ground. In general, the subsurface soils within the observed test pits consisted of surficial lean clayey soils underlain by varying thicknesses of silty and sandy soils overlying gravelly soils with depth. Localized areas of surficial uncontrolled fill were observed in test pits TP-1, TP-5, and TP-7 to depths of 2 feet, 4 feet, and 1½ feet, respectively, which most likely are attributed to adjacent access lanes.

Detailed soil descriptions, depths, and notes are presented on individual test pit logs in Appendix B. The descriptive soil terms used on the test pit logs in this report, can be referenced by the Unified Soil Classification System (USCS). A copy of the USCS is included in Appendix B. Subsurface conditions may vary between exploration locations. Such changes in subsurface conditions may not be apparent until construction, and if they change significantly from those observed during exploration, then accordingly, construction timing, plans, and costs may change.

5.2 Subsurface Water

At the time of exploration, we did not observe groundwater to a maximum depth of 13 feet below existing ground. Groundwater in the area is typically influenced by local irrigation and nearby canals, drains, and laterals. Groundwater may also be influenced by precipitation, on-site construction, and development to adjacent sites. Subsurface water will fluctuate throughout the different seasons of the year but will most likely be affected during seasonal snow melt and irrigation seasons (March to October). We recommend monitoring be accomplished to verify seasonal high groundwater elevations throughout the site to assist civil stormwater disposal design.

We installed slotted PVC pipes within 9 test pits throughout the site for future groundwater monitoring. ALLWEST is currently performing monthly groundwater monitoring to confirm the absence or presence of groundwater within the installed pipes.

6.0 LABORATORY TESTING

We performed laboratory testing to supplement field classifications and to assess some of the soil engineering properties and parameters. The laboratory tests conducted included moisture content (ASTM D 2216), gradation (ASTM D 1140), Atterberg limits (ASTM D 4318), and California bearing ratio (CBR) (ASTM D 1883). Laboratory test results are summarized in Appendix C and are also presented on test pit logs in Appendix B, where applicable.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Based on our observations, testing, and evaluation, it is our opinion the site is suitable for the planned residential development, provided our recommendations are adhered to. The following recommendations are presented to assist with planning, design, and construction of the development, relative to earthwork, infrastructure, stormwater disposal, and asphalt pavements.

These recommendations are based on our understanding of the proposed development, the conditions observed within exploration locations, laboratory test results, and engineering analysis. If the scope of construction changes, or if conditions are encountered during construction that differ from those described herein, we should be notified so we can review our recommendations and provide revisions, if necessary. Foundation-related recommendations are not provided as part of this evaluation.

7.1 Grading and Drainage

We did not review final grading plans for this development, but we anticipate cuts and fills for site grading to be 3 feet or less. We should be notified if actual site grading varies significantly from this stated information, as it may affect our recommendations provided herein.

Final site grading should be such that surfaces slope and drain away from any development areas.

7.2 Site Preparation

- Prior to conducting site grading, surficial soil containing vegetation, roots and organics should be removed below proposed site grading fill areas, pavement areas, and any other development areas. In general, we anticipate approximately 6 inches of site stripping will be required for most of the site to remove surficial vegetation and roots.

- Existing uncontrolled fill soils (as encountered in test pits TP-1, TP-5, and TP-7) should be completely over-excavated and replaced with suitably moisture-conditioned and compacted fill soils, to compaction requirements herein.

- Where trees are encountered and will be removed as part of the development, large root systems should be completely over-excavated and replaced with suitable fill soils. Tree roots depths will not fully be known until construction, but we anticipate approximately 3 to 4 feet of over-excavation will be required to remove large tree roots.

- Where existing irrigation ditches/laterals and any soft soils associated with on-site ditches/laterals are located on-site below planned development areas, complete over-excavation of organic-type, loose, and soft/wet soils is required down to firm or medium dense native soils. These over-excavated areas must be replaced with suitably moisture-conditioned and compacted fill soils. Depths and lateral limits of loose and soft/wet soils will not fully be known until construction, and as such, the earthwork contractor should have contingencies in place to ensure these areas are fully over-excavated within future development areas.

- Loose test pit backfill will settle with time, so where any test pits are located below proposed structures or any development areas, the loose test pit backfill soil must be re-excavated its entire depth and replaced with suitably moisture-conditioned and compacted fill soils. Over-excavated soils can be reused to backfill the test pits, provided the soils are not overly saturated, and they can achieve the required compaction criteria as required in section 7.6 *Fill Placement and Compaction*. Test pit locations that were observed by ALLWEST are identified in the field with white-flagged stakes or with white PVC pipes. Approximate test pit locations are shown on Figure A-2 – *Exploration Location Plan*, and also includes approximate MTI test pit locations. We recommend test pit areas be accurately surveyed so that they may be located and remediated, prior to earthwork construction and development.

- After site stripping, over-excavations, loose test pit remediation, and prior to site grading, utility/roadway construction, or any other type of development, the exposed subgrades should be proof-rolled with a minimum of a 5-ton vibratory roller, with loaded dump trucks, with loaded front-end loaders, or with a vibratory hoe-pack, to confirm subgrade stability. This will also assist in identifying any soft subgrade areas. If subgrades are observed to significantly deflect or pump, the subgrades should be over-excavated and replaced with properly compacted fills or stabilized as recommended in section 7.3 *Subgrade Stabilization*.

7.3 Subgrade Stabilization

If the subgrade soils are observed to pump or deflect significantly during grading, the subgrades should be stabilized prior to fill placement. Subgrades may be stabilized using geosynthetic reinforcement in conjunction with imported granular structural fill. The required thicknesses of granular structural fill (used in conjunction with geosynthetic reinforcement) will be dependent on the construction traffic loading, which is unknown at this time. Therefore, a certain degree of trial and error may be required during construction to verify recommended stabilization section thicknesses.

Geosynthetic reinforcement should consist of Tensar TX-160 or equivalent. Alternatives to Tensar TX-160 must be approved by the geotechnical engineer prior to use on site. The following recommendations are provided for subgrade stabilization using geosynthetic reinforcement.

- Geosynthetic reinforcement materials should be placed on a non-disturbed subgrade with smooth surface. Loose and disturbed soil should be removed prior to placement of geosynthetic reinforcement materials.

- A minimum weight 4-ounce, non-woven filter fabric should be placed on the undisturbed subgrade. The geosynthetic reinforcement should be placed directly on top of the filter fabric. The filter fabric and geosynthetic reinforcement should be unrolled in the primary direction of fill placement and should be over-lapped at least 3 feet or follow manufacturer's recommendations.

- The geosynthetic materials should be pulled taut to remove slack.

- Construction equipment should not be operated directly on the geosynthetic materials. Fill should be placed from outside the excavation to create a pad to operate equipment on. We recommend a minimum of 12 to 18 inches of granular structural fill be placed over the geosynthetic reinforcement before operating construction equipment on the fill. Low pressure, track-mounted equipment should be used to place fill over the geosynthetic reinforcement.

- Granular structural fill placed directly over geosynthetic reinforcement should be properly moisture-conditioned prior to placement, and once placed, be statically rolled. This combination of filter fabric, geosynthetic reinforcement, and granular structural fill is considered the "bridge" section over soft subgrades.

- After the "bridge" section has been placed, the remaining fill material above the "bridge" section should be compacted to structural fill criteria in section 7.6 *Fill Placement and Compaction* utilizing vibratory compaction methods.

- Vibration should be discontinued if it reduces the subgrade stability. If compaction criterion is not met within the fill lift above the "bridge" section, the "bridge" section is not thick enough, and subgrade stabilization must be attempted again with a greater "bridge" section.

The geotechnical engineer or a representative of the geotechnical engineer must be on-site during subgrade stabilization to verify our recommendations are followed, and to provide additional recommendations, as needed.

7.4 Excavation

Excavation of on-site soil can be accomplished with typical excavation equipment. We recommend excavations greater than 4 feet deep be sloped no steeper than 1.5H:1V (horizontal to vertical). Alternatively, deeper excavations may be shored or braced in accordance with *Occupational Safety and Health Administration* (OSHA) specifications and local codes. Regarding trench wall support, the site soil is considered Type C soil according to OSHA guidelines. Ultimately, the contractor is responsible for site safety, excavation configurations and following OSHA guidelines.

7.5 Materials

Stripped soils containing vegetation or debris are only suitable for use in non-structural landscape areas. Existing on-site soils may be reused as site grading fill, provided they are stockpiled separately, meet the criteria below, and are moisture-conditioned and compacted as required in this report. Imported granular soils should be free of organics, debris, and other deleterious material and meet the following criteria. Import materials should be approved by ALLWEST prior to delivery to the site.

Fill Type	Criteria
Site Grading Fill	Maximum size ≤ 6 inches; Retained on ¾-inch sieve < 30%; Liquid limit < 50%
Granular Structural Fill, Granular Subbase	Maximum size ≤ 6 inches; Retained on ¾-inch sieve < 30%; Passing No. 200 sieve ≤ 15%; Non-plastic Alternatively, meet ISPWC section 801 (6 inch max)
Crushed Base Course	Maximum size ≤ 1 inch; Retained on ¾-inch sieve < 10%; Passing No. 200 sieve < 10%; Non-plastic Alternatively, meet ISPWC section 802 (Type I)
Utility Trench Backfill	Maximum size ≤ 2 inches; Retained on ¾-inch sieve < 30%; Passing No. 200 sieve ≤ 10%; Non-plastic Alternatively, meet ISPWC section 305 (Type I)

7.6 Fill Placement and Compaction

Fill should be placed in lift thicknesses which are appropriate for the compaction equipment used. Typically, 8- to 12-inch-thick loose-lifts are appropriate for typical rubber-tire and steel-drum compaction equipment. Lift thicknesses should be reduced to 4 inches for hand-operated compaction equipment. Fill should be moisture-conditioned to within 2 percentage points of the optimum moisture content prior to placement to facilitate compaction. Fill should be compacted to the following percentages of the maximum dry density as determined by ASTM D 1557 (modified Proctor).

For roadway and utility trench construction only, the local governing jurisdiction may provide their own method of determining the maximum dry density and compaction requirements (including subgrade).

Fill Area	Compaction (%)
Subgrade[1]	Proof-roll[2]
Site Grading Fill / Granular Structural Fill / Pavements	95
Granular Subbase / Crushed Base Course	95[2]
Utility Trench Backfill	92[2]

[1]Subgrade stability must be verified and approved by a representative of the geotechnical engineer prior to any fill placement or construction.

[2]For roadway and utility trench construction only, the local governing jurisdiction may provide their own method of determining the maximum dry density and compaction requirements (including subgrade).

7.7 Utility Trenches

Support soils for underground utilities will most likely consist of lean clays with sand, sandy lean clays, silty-clays with sand, silts with sand, silty sands, poorly-graded sands with silt, and/or poorly-graded gravels with silt and sand. These soils should provide adequate support for utilities, provided utility subgrades are compacted utilizing vibratory methods, such as with a large vibratory hoe-pack.

If utility pipe subgrades are soft, yielding, and/or saturated at the time of construction, subgrade over-excavation and replacement with competent structural fill may be required below utilities. If support soils yield and/or are saturated at the time of construction, we should be notified to observe these soils and provide additional recommendations, as necessary.

We strongly recommend backfilling trench excavations with fill soils which meet the criteria in section 7.5 *Materials*, as on-site fine-grained soils (silts and clays) may be difficult to moisture-condition and compact in utility trenches.

7.8 Wet Weather Construction

We recommend earthwork for this site be scheduled for the drier seasons of the year. If construction is undertaken in wet periods of the year, it will be important to slope the ground surface to provide drainage away from construction. If construction occurs during or immediately after excessive precipitation, it may be necessary to over-excavate and replace saturated subgrade soil, which might otherwise be suitable.

The on-site soils are sensitive to disturbance when wet. If these soils become wet and unstable, we recommend construction traffic is minimized where these soils are exposed. Low ground-pressure (tracked) equipment should be used to minimize disturbance. Soft and disturbed subgrade areas should be excavated to undisturbed soil and backfilled with structural fill, compacted to requirements stated in this report.

In addition, it should be noted the on-site soils tend to have notable adhesion when wet and may be easily transported off-site by construction traffic.

7.9 Cold Weather Construction

The on-site soils are frost susceptible. If site grading and construction are anticipated during cold weather, we recommend good winter construction practices be observed. Snow and ice should be removed from excavated and fill areas prior to additional earthwork or construction. Pavement and flatwork portions of the construction should not be placed on frozen ground, nor should the supporting soils be permitted to freeze during or after construction. Frozen soils must not be used as fill.

If native subgrades, or suitably moisture-conditioned and compacted fill lifts, will be left exposed to freezing temperatures overnight, those areas should be protected with a minimum of 12 inches of loose soil, or covered with heated construction blankets, so construction subgrades do not freeze. Any frozen soils should be removed prior to additional fill placement or construction of any kind.

Earthwork construction during cold inclement weather will require a higher level of attention and detail to achieve required construction and compaction criteria and may lead to additional earthwork requirements and extended construction schedules.

7.10 Stormwater Disposal

During our field investigation we performed field seepage testing in test pits TP-2, -3, -8, -10, and -11 within poorly-graded gravels with sand (“clean” gravels), poorly-graded gravels with silt and sand (“dirty” gravels), and silty sands (non-cemented). We obtained field-measured seepage rates greater than 30 inches per hour (in/hr) in “clean” gravels, greater than 20 in/hr in “dirty” gravels, and 6 in/hr in non-cemented silty sands.

Due to the variable thicknesses and depths of weak cementation, we do not recommend stormwater disposal be accomplished within silty sands or poorly-graded sands with silt, due to anticipated poor and inconsistent soil seepage rates. Refer to test pit logs in Appendix B to verify depths and contacts of soils which are not suitable for stormwater disposal.

We recommend stormwater disposal occur within the “clean” and “dirty” gravels observed during our field exploration. The following allowable seepage rate should be utilized for on-site stormwater disposal.

- Poorly-graded gravels (“clean” and “dirty”) …….. 8 in/hr

Stormwater disposal facilities should be constructed a minimum of 1 foot into the receiving soil. Seepage beds should be “burrito wrapped” or otherwise maintain a separation/filter fabric between native fine-grained soils and drain rock/filter sand to help prevent fine-soil migration into drainable/filtering media. ALLWEST should observe stormwater disposal facility subgrades to establish if the suitable receiving soil is encountered (based on civil design) and to ensure the separation/filter fabric has been properly installed.

The proper separation from bottom of stormwater disposal facilities and seasonal high groundwater should be maintained. As such, seasonal high groundwater should be confirmed, via groundwater monitoring throughout seasonal snow melt and irrigation seasons, to assist civil stormwater design.

We installed PVC pipes within 9 test pits throughout the site for future groundwater monitoring. ALLWEST is currently performing monthly groundwater monitoring to help establish the absence or presence of groundwater within the installed pipes.

7.11 Asphalt Pavements

Prior to pavement section construction, the pavement subgrade should be proof-rolled as recommended in section 7.2 *Site Preparation* (or as recommended by local jurisdictions). Local and collector roadways should be designed for a 20-year *Equivalent Single Axle Load* (ESAL) of 33,000 and 370,000, respectively, which is equivalent to a traffic index (TI) of 6 and 8, respectively. If actual traffic conditions are different than what is stated, we should be notified so that we may modify our pavement section design.

Based on existing site grades, it is anticipated that majority of roadway subgrade areas will consist of lean clays with sand, sandy lean clays, silty-clays with sand, and/or silts with sand. We performed CBR testing on a silty-clay with sand soil to evaluate pavement section design, where we obtained a CBR of 10.7. Based on the variability of subgrade soils and our experience with lean clay soils, we recommend a CBR of 8 be utilized for design, which is approximately equivalent to an R-value of 20.

The following flexible asphalt pavement section design is provided adhering to the *Idaho Transportation Department* (ITD), which utilizes the AASHTO pavement design methodology. Based on subgrade preparation requirements and design assumptions, we recommend the following pavement sections be utilized for subdivision roadway construction for local and collector roadways.

Pavement Application	Asphalt Concrete (inches)	Crushed Base Course (inches)	Granular Subbase (inches)
Local Roadway	2.5	4	10
Collector Roadway	3	6	13

Base course and subbase should conform to the material recommendations as noted in this report and should be placed over a properly prepared subgrade. The subgrade, subbase, and base course surfaces should slope at no less than 2% away from the crown of the roadway to help reduce the potential for surface water infiltration into the underlying pavement subgrade.

Asphalt concrete pavement should be compacted to minimum of 92% of the Rice density. Crack maintenance on pavements should be performed at a minimum of every 3 years,

or when cracking is evident. Crack sealing will help reduce surface water infiltration into the supporting soils.

8.0 ADDITIONAL RECOMMENDED SERVICES

To maintain continuity and efficiency, we recommend ALLWEST be retained to provide observations and testing throughout construction. As an independent testing company, ALLWEST can document the recommendations included in this report are properly implemented, provide quality control testing, and observe earthwork for conformance to project specifications. As a minimum, we recommend the following testing and observations be provided by ALLWEST:

- Observe site stripping, any over-excavations, compaction of test pit backfill, and any other soil backfills.
- Observe subgrade proof-rolling and approve subgrades prior to fill construction, materials placement, or roadway section construction.
- Observe removal of disturbed soil and subgrade stabilization, if required.
- Observe seepage bed subgrades and observe overall construction.
- Conduct compaction testing of fill soils for general site grading, utility backfills, and pavement subsections.
- Observe placement of/test asphalt for compaction, oil content and gradation.

If we are not retained to provide the recommended construction observation and testing services, we shall not be responsible for soil engineering-related construction errors or omissions.

9.0 EVALUATION LIMITATIONS

This report has been prepared to assist planning, design, and construction of the proposed Vertrees Subdivision in Caldwell, Idaho. Our services consist of professional opinions and conclusions made in accordance with generally accepted geotechnical engineering principles and practices in our local area at the time this report was prepared. This acknowledgement is in lieu of all warranties either expressed or implied.

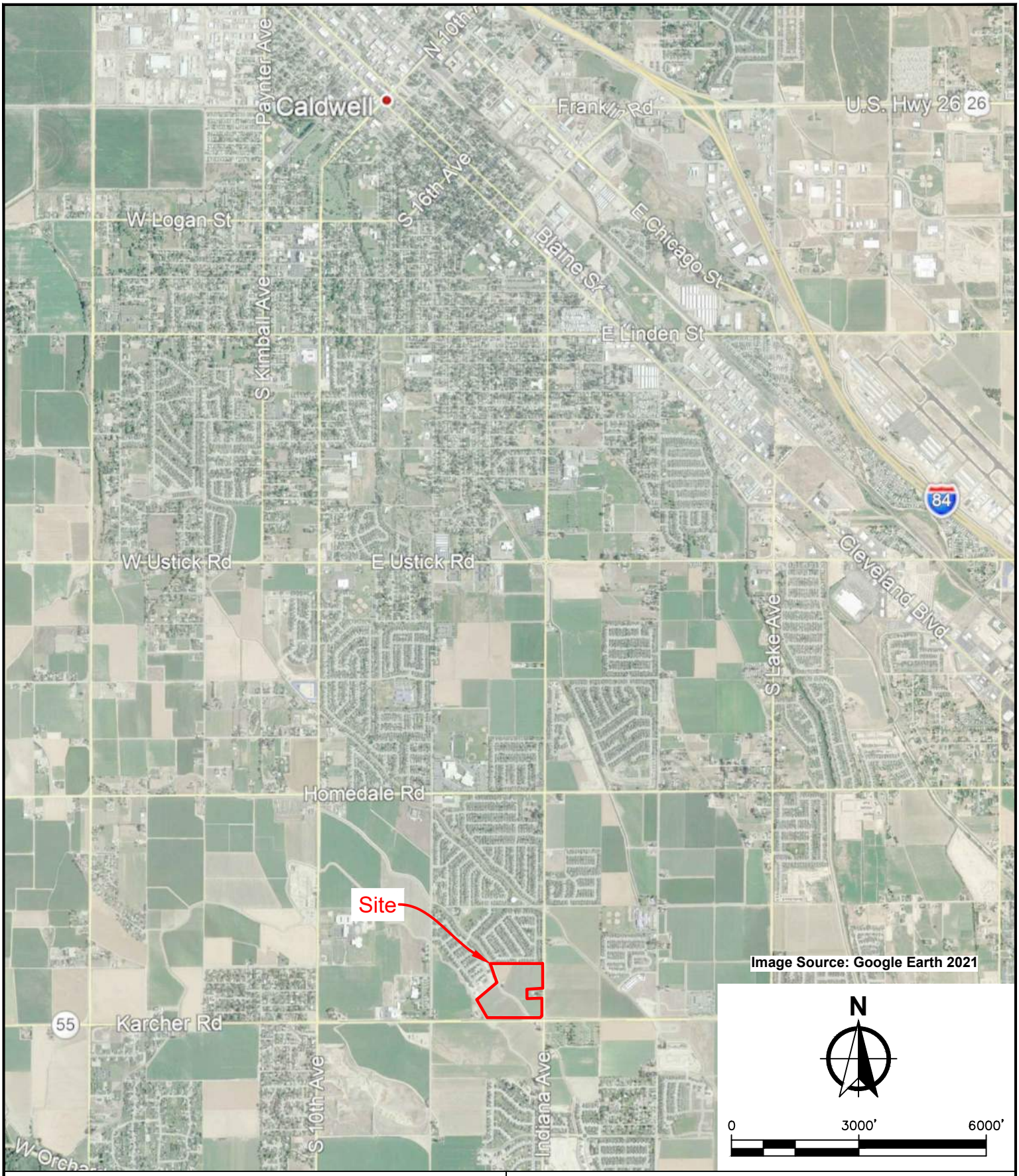
The following appendices complete this report:

Appendix A – Site Vicinity Map, Exploration Location Plan
Appendix B – Test Pit Logs, Unified Soil Classification System
Appendix C – Laboratory Test Results

Appendix A

A-1 – Site Vicinity Map

A-2 – Exploration Location Plan



ALLWEST
255 N. LINDER ROAD, SUITE 100
MERIDIAN IDAHO, 83642
PHONE: (208) 895-7898 FAX: (208) 898-3959

FIGURE A-1: SITE VICINITY MAP

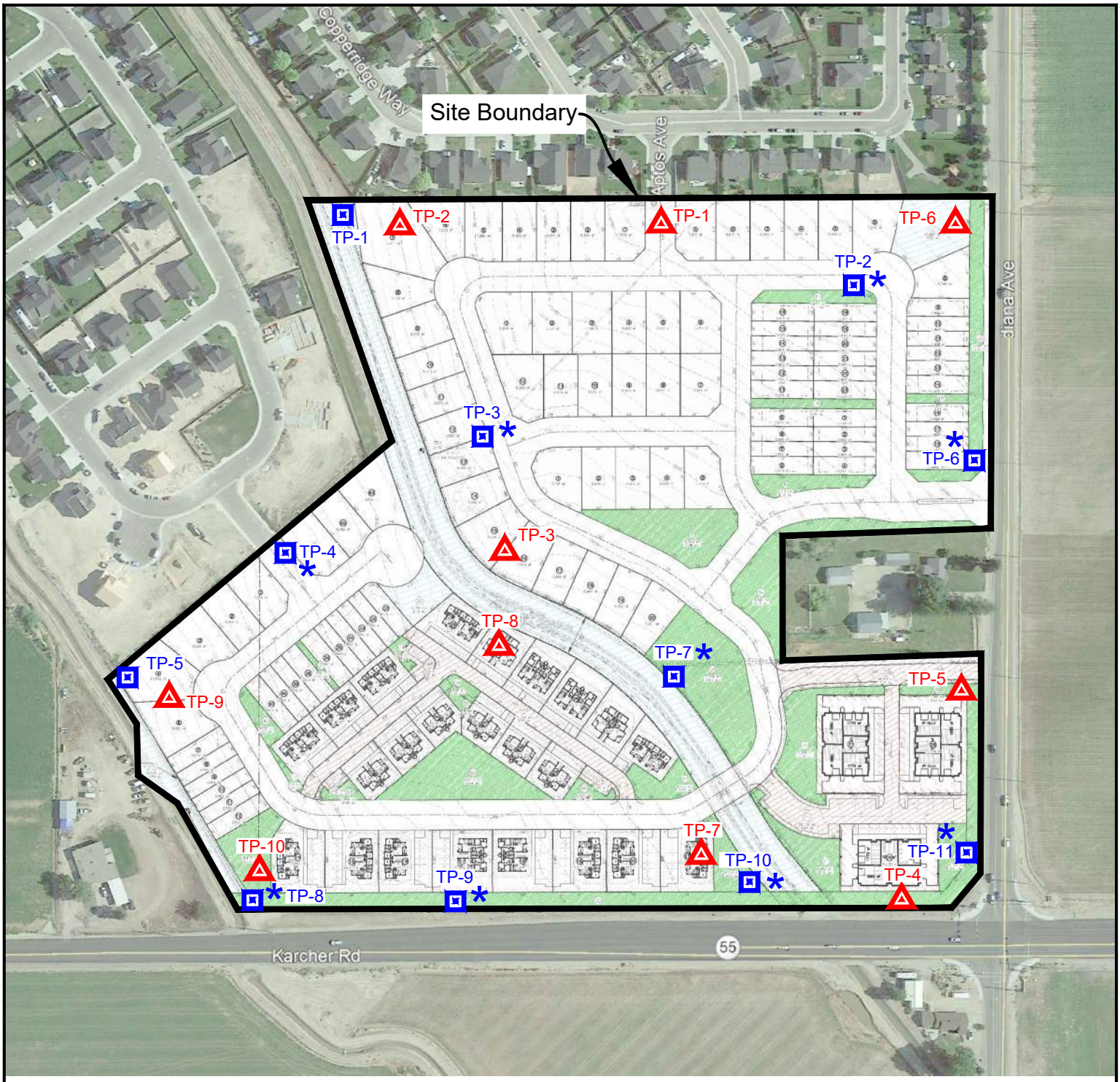
GEOTECHNICAL EVALUATION

VERTREES SUBDIVISION

CALDWELL, IDAHO

CLIENT: TRILOGY DEVELOPMENT

PROJECT NO.: 521-255G	DATE: AUGUST 2021



LEGEND

TP-11 Approximate location of test pit observed by ALLWEST.

* Slotted PVC pipe was installed in test pit.

TP-10 Approximate Location of test pit observed by MTI on August 8, 2006.

N

0 250' 500'

ALLWEST

255 N. LINDER ROAD, SUITE 100
MERIDIAN IDAHO, 83642
PHONE: (208) 895-7898 FAX: (208) 898-3959

FIGURE A-2: EXPLORATION LOCATION PLAN

GEOTECHNICAL EVALUATION

VERTREES SUBDIVISION

CALDWELL, IDAHO

CLIENT: TRILOGY DEVELOPMENT

PROJECT NO.: 521-255G | DATE: AUGUST 2021

Appendix B

Test Pit Logs

Unified Soil Classification System (USCS)

ALLWEST
MERIDIAN, IDAHO
GEOTECHNICAL SECTION

TEST PIT LOG

DATE STARTED: 6/15/2021
DATE FINISHED: 6/15/2021
OPERATOR: Steve Just
COMPANY: Just Dig'It Exc.
LOGGER: Anish Pathak
WEATHER: Sunny

TP - 1

EXCAVATOR: CASE 580C
EXCAVATION METHOD: 3-ft wide test pit

PROJECT: 521-255G
Vertrees Subdivision

NOTES: See Figure A-2 in Appendix A for approximate test pit location.

LATITUDE (DEGREES): N 43°36'28.5552" (43.607932°)
LONGITUDE (DEGREES): W -116°40'38.5896" (-116.677386°)

TOTAL DEPTH: 13'

DEPTH (ft)	USCS	DESCRIPTION	GRAPHIC LOG	SAMPLE	NOTES
0	FILL	Lean CLAY with sand (Fill); brown, stiff, moist			
2	ML	SILT with sand (Native); brown, medium dense, moist		BG	Passing No. 200 sieve = 73% Moisture content = 24%
4	SM	Silty SAND; light brown, medium dense, moist ...weak cementation observed throughout			
6	GP-GM	Poorly-graded GRAVEL with silt and sand; light brown, medium dense, moist ...weak cementation observed throughout			
9	GP	Poorly-graded GRAVEL with sand; tan, medium dense, moist ...up to 6-inch-diameter cobbles observed randomly throughout			
13		Test pit terminated at 13 feet.			
15					

WATER LEVELS
▽ WHILE EXCAVATING
▼ AT COMPLETION
▼ AFTER EXCAVATING

ALLWEST
MERIDIAN, IDAHO
GEOTECHNICAL SECTION

TEST PIT LOG

DATE STARTED: 6/15/2021
DATE FINISHED: 6/15/2021
OPERATOR: Steve Just
COMPANY: Just Dig'It Exc.
LOGGER: Anish Pathak
WEATHER: Sunny

TP - 2

EXCAVATOR: CASE 580C
EXCAVATION METHOD: 3-ft wide test pit

PROJECT: 521-255G
Vertrees Subdivision

NOTES: See Figure A-2 in Appendix A for approximate test pit location.

LATITUDE (DEGREES): N 43°36'27.3564" (43.607599°)
LONGITUDE (DEGREES): W -116°40'26.7204" (-116.674089°)

TOTAL DEPTH: 13'

DEPTH (ft)	USCS	DESCRIPTION	GRAPHIC LOG	SAMPLE	NOTES
0	CL	Lean CLAY with sand (Native); brown, stiff, moist		BG	Significant roots and vegetation observed to 6 inches. Passing No. 200 sieve = 82% Moisture content = 22% LL = 35, PL = 21, PI = 14
1					
2	SM	Silty SAND; brown to light brown, medium dense, moist		BG	Passing No. 200 sieve = 37% Moisture content = 29%
3					
4					
5					
6					
7		...moderate cementation observed from 5 to 9 feet			
8					
9	GP-GM	Poorly-graded GRAVEL with silt and sand; light brown, medium dense, moist			Field seepage test performed at 9.5 feet. Field seepage rate = >20 in/hr.
10					
11		...up to 9-inch-diameter cobbles observed randomly throughout			
12					
13		Test pit terminated at 13 feet. Slotted PVC pipe installed to 13 feet.			
14					
15					

WATER LEVELS
▽ WHILE EXCAVATING
▼ AT COMPLETION
▼ AFTER EXCAVATING

ALLWEST
MERIDIAN, IDAHO
GEOTECHNICAL SECTION

TEST PIT LOG

DATE STARTED: 6/15/2021
DATE FINISHED: 6/15/2021
OPERATOR: Steve Just
COMPANY: Just Dig'It Exc.
LOGGER: Anish Pathak
WEATHER: Sunny

TP - 3

EXCAVATOR: CASE 580C
EXCAVATION METHOD: 3-ft wide test pit

PROJECT: 521-255G
Vertrees Subdivision

NOTES: See Figure A-2 in Appendix A for approximate test pit location.

LATITUDE (DEGREES): N 43°36'24.6204" (43.606839°)
LONGITUDE (DEGREES): W -116°40'35.0328" (-116.676398°)

TOTAL DEPTH: 13'

DEPTH (ft)	USCS	DESCRIPTION	GRAPHIC LOG	SAMPLE	NOTES
0		Lean CLAY with sand (Native); brown, stiff, moist			Significant tree roots to 4 feet.
1	CL				
2		Silty SAND; light brown, medium dense, moist			
3	SM	...weak cementation observed from 2.5 to 4 feet			
4					Field seepage test performed at 4.5 feet. Field seepage rate = 6 in/hr.
5		Poorly-graded GRAVEL with silt and sand; light brown, medium dense, moist			
6					
7					
8					
9	GP-GM	...up to 9-inch-diameter cobbles observed randomly throughout			
10					
11					
12					
13		Test pit terminated at 13 feet. Slotted PVC pipe installed to 12 feet.			
14					
15					

WATER LEVELS
▽ WHILE EXCAVATING
▼ AT COMPLETION
▼ AFTER EXCAVATING

ALLWEST
MERIDIAN, IDAHO
GEOTECHNICAL SECTION

TEST PIT LOG

DATE STARTED: 6/15/2021
DATE FINISHED: 6/15/2021
OPERATOR: Steve Just
COMPANY: Just Dig'It Exc.
LOGGER: Anish Pathak
WEATHER: Sunny

TP - 4

EXCAVATOR: CASE 580C
EXCAVATION METHOD: 3-ft wide test pit

PROJECT: 521-255G
Vertrees Subdivision

NOTES: See Figure A-2 in Appendix A for approximate test pit location.

LATITUDE (DEGREES): N 43°36'23.8752" (43.606632°)
LONGITUDE (DEGREES): W -116°40'37.47" (-116.677075°)

TOTAL DEPTH: 13'

DEPTH (ft)	USCS	DESCRIPTION	GRAPHIC LOG	SAMPLE	NOTES
0	CL-ML	Silty-CLAY with sand (Native); brown, stiff, moist		BK	Significant roots and vegetation observed to 6 inches. Passing No. 200 sieve = 85% LL = 29, PL = 22, PI = 7 CBR = 10.7
3	SM	Silty SAND; light brown, medium dense, moist ...weak to moderate cementation observed from 3.5 to 7 feet		BG	Passing No. 200 sieve = 15% Moisture content = 26%
7	GP-GM	Poorly-graded GRAVEL with silt and sand; light brown, medium dense, moist ...weak cementation observed from 8 to 10 feet			
10	GP	Poorly-graded GRAVEL with sand; tan, medium dense, moist ...up to 6-inch-diameter cobbles observed randomly throughout			
13		Test pit terminated at 13 feet. Slotted PVC pipe installed to 12.5 feet.			
15					

WATER LEVELS
▽ WHILE EXCAVATING
▼ AT COMPLETION
▼ AFTER EXCAVATING

ALLWEST
MERIDIAN, IDAHO
GEOTECHNICAL SECTION

TEST PIT LOG

DATE STARTED: 6/15/2021
DATE FINISHED: 6/15/2021
OPERATOR: Steve Just
COMPANY: Just Dig'It Exc.
LOGGER: Anish Pathak
WEATHER: Sunny

TP - 5

EXCAVATOR: CASE 580C
EXCAVATION METHOD: 3-ft wide test pit

PROJECT: 521-255G
Vertrees Subdivision

NOTES: See Figure A-2 in Appendix A for approximate test pit location.

LATITUDE (DEGREES): N 43°36'20.448" (43.60568°)
LONGITUDE (DEGREES): W -116°40'43.7736" (-116.678826°)

TOTAL DEPTH: 13'

DEPTH (ft)	USCS	DESCRIPTION	GRAPHIC LOG	SAMPLE	NOTES
0	FILL	Lean CLAY with sand (Fill); brown, stiff, moist			
4	SM	Silty SAND (Native); light brown, medium dense, moist ...weak to moderate cementation observed throughout			
8	GP-GM	Poorly-graded GRAVEL with silt and sand; light brown, medium dense, moist ...weak cementation observed throughout			
10	GP	Poorly-graded GRAVEL with sand; tan, medium dense, moist ...up to 6-inch-diameter cobbles observed randomly throughout			
13		Test pit terminated at 13 feet.			
15					

WATER LEVELS
▽ WHILE EXCAVATING
▼ AT COMPLETION
▼ AFTER EXCAVATING

ALLWEST
MERIDIAN, IDAHO
GEOTECHNICAL SECTION

TEST PIT LOG

DATE STARTED: 6/15/2021
DATE FINISHED: 6/15/2021
OPERATOR: Steve Just
COMPANY: Just Dig'It Exc.
LOGGER: Anish Pathak
WEATHER: Sunny

TP - 6

EXCAVATOR: CASE 580C
EXCAVATION METHOD: 3-ft wide test pit

PROJECT: 521-255G
Vertrees Subdivision

NOTES: See Figure A-2 in Appendix A for approximate test pit location.

LATITUDE (DEGREES): N 43°36'24.3612" (43.606767°)
LONGITUDE (DEGREES): W -116°40'23.3364" (-116.673149°)

TOTAL DEPTH: 13'

DEPTH (ft)	USCS	DESCRIPTION	GRAPHIC LOG	SAMPLE	NOTES
0	CL	Lean CLAY with sand (Native); brown, stiff, moist			Significant roots and vegetation observed to 6 inches.
3	GP-GM	Poorly-graded GRAVEL with silt and sand; light brown, medium dense, moist ...moderate cementation observed from 2.5 to 3.5 feet			
6	GP	Poorly-graded GRAVEL with sand; tan, medium dense, moist			
13		Test pit terminated at 13 feet. Slotted PVC pipe installed to 13 feet.			

WATER LEVELS
▽ WHILE EXCAVATING
▼ AT COMPLETION
▼ AFTER EXCAVATING

ALLWEST
MERIDIAN, IDAHO
GEOTECHNICAL SECTION

TEST PIT LOG

DATE STARTED: 6/15/2021
DATE FINISHED: 6/15/2021
OPERATOR: Steve Just
COMPANY: Just Dig'It Exc.
LOGGER: Anish Pathak
WEATHER: Sunny

TP - 7

EXCAVATOR: CASE 580C
EXCAVATION METHOD: 3-ft wide test pit

PROJECT: 521-255G
Vertrees Subdivision

NOTES: See Figure A-2 in Appendix A for approximate test pit location.

LATITUDE (DEGREES): N 43°36'20.4264" (43.605674°)
LONGITUDE (DEGREES): W -116°40'30.7632" (-116.675212°)

TOTAL DEPTH: 12'

DEPTH (ft)	USCS	DESCRIPTION	GRAPHIC LOG	SAMPLE	NOTES
0	FILL	Lean CLAY with sand (Fill); brown, stiff, moist			
2	CL	Lean CLAY with sand (Native); brown, stiff, moist			
3	SM	Silty SAND; light brown, medium dense, moist			
4	SM	...moderate cementation observed throughout			
6	GP-GM	Poorly-graded GRAVEL with silt and sand; light brown, medium dense, moist			
7	GP-GM	...weak to moderate cementation observed throughout			
8	GP	Poorly-graded GRAVEL with sand; tan, medium dense, moist			
9	GP	...up to 6-inch-diameter cobbles observed randomly throughout			
12		Test pit terminated at 12 feet. Slotted PVC pipe installed to 11 feet.			

WATER LEVELS
▽ WHILE EXCAVATING
▼ AT COMPLETION
▼ AFTER EXCAVATING

ALLWEST
MERIDIAN, IDAHO
GEOTECHNICAL SECTION

TEST PIT LOG

DATE STARTED: 6/15/2021
DATE FINISHED: 6/15/2021
OPERATOR: Steve Just
COMPANY: Just Dig'It Exc.
LOGGER: Anish Pathak
WEATHER: Sunny

TP - 8

EXCAVATOR: CASE 580C
EXCAVATION METHOD: 3-ft wide test pit

PROJECT: 521-255G
Vertrees Subdivision

NOTES: See Figure A-2 in Appendix A for approximate test pit location.

LATITUDE (DEGREES): N 43°36'16.5888" (43.604608°)
LONGITUDE (DEGREES): W -116°40'40.3752" (-116.677882°)

TOTAL DEPTH: 13'

DEPTH (ft)	USCS	DESCRIPTION	GRAPHIC LOG	SAMPLE	NOTES
0	CL	Sandy lean CLAY (Native); brown, stiff, moist		BG	Significant roots and vegetation observed to 6 inches. Passing No. 200 sieve = 60% Moisture content = 18% LL = 33, PL = 23, PI = 10
1	GP-GM	Poorly-graded GRAVEL with silt and sand; light brown, medium dense, moist			
2					
3		...weak cementation observed from 3 to 4 feet			
4	GP	Poorly-graded GRAVEL with sand; tan, medium dense, moist			
5					
6					Field seepage test performed at 6 feet. Field seepage rate = >30 in/hr.
7					
8		...up to 9-inch-diameter cobbles observed randomly throughout			
9					
10					
11					
12					
13		Test pit terminated at 13 feet. Slotted PVC pipe installed to 13 feet.			
14					
15					

WATER LEVELS
▽ WHILE EXCAVATING
▼ AT COMPLETION
▼ AFTER EXCAVATING

ALLWEST
MERIDIAN, IDAHO
GEOTECHNICAL SECTION

TEST PIT LOG

DATE STARTED: 6/15/2021
DATE FINISHED: 6/15/2021
OPERATOR: Steve Just
COMPANY: Just Dig'It Exc.
LOGGER: Anish Pathak
WEATHER: Sunny

TP - 9

EXCAVATOR: CASE 580C
EXCAVATION METHOD: 3-ft wide test pit

PROJECT: 521-255G
Vertrees Subdivision

NOTES: See Figure A-2 in Appendix A for approximate test pit location.

LATITUDE (DEGREES): N 43°36'16.5888" (43.604608°)
LONGITUDE (DEGREES): W -116°40'35.8104" (-116.676614°)

TOTAL DEPTH: 13'

DEPTH (ft)	USCS	DESCRIPTION	GRAPHIC LOG	SAMPLE	NOTES
0	CL	Sandy lean CLAY (Native); brown, stiff, moist			Significant roots and vegetation observed to 6 inches.
2	SP-SM	Poorly-graded SAND with silt; light brown, medium dense, moist			
3		...weak cementation observed from 2.5 to 4 feet		BG	Passing No. 200 sieve = 11% Moisture content = 20%
4	GP-GM	Poorly-graded GRAVEL with silt and sand; light brown, medium dense, moist			
5		...weak cementation observed from 4 to 6 feet			
7	GP	Poorly-graded GRAVEL with sand; tan, medium dense, moist			
10		...up to 9-inch-diameter cobbles observed randomly throughout			
13		Test pit terminated at 13 feet. Slotted PVC pipe installed to 12 feet.			
15					

WATER LEVELS
▽ WHILE EXCAVATING
▼ AT COMPLETION
▼ AFTER EXCAVATING

ALLWEST
MERIDIAN, IDAHO
GEOTECHNICAL SECTION

TEST PIT LOG

DATE STARTED: 6/15/2021
DATE FINISHED: 6/15/2021
OPERATOR: Steve Just
COMPANY: Just Dig'It Exc.
LOGGER: Anish Pathak
WEATHER: Sunny

TP - 10

EXCAVATOR: CASE 580C
EXCAVATION METHOD: 3-ft wide test pit

PROJECT: 521-255G
Vertrees Subdivision

NOTES: See Figure A-2 in Appendix A for approximate test pit location.

LATITUDE (DEGREES): N 43°36'16.9668" (43.604713°)
LONGITUDE (DEGREES): W -116°40'28.56" (-116.6746°)

TOTAL DEPTH: 13'

DEPTH (ft)	USCS	DESCRIPTION	GRAPHIC LOG	SAMPLE	NOTES
0	CL	Lean CLAY with sand (Native); brown, stiff, moist			Significant roots and vegetation observed to 3 inches.
2	SP-SM	Poorly-graded SAND with silt; light brown, medium dense, moist			
4	GP-GM	Poorly-graded GRAVEL with silt and sand; light brown, medium dense, moist ...moderate to strong cementation observed from 4 to 6 feet			
6	GP	Poorly-graded GRAVEL with sand; tan, medium dense, moist ...up to 6-inch-diameter cobbles observed randomly throughout			Field seepage test performed at 6.5 feet. Field seepage rate = >30 in/hr.
13		Test pit terminated at 13 feet. Slotted PVC pipe installed to 13 feet.			
15					

WATER LEVELS
▽ WHILE EXCAVATING
▼ AT COMPLETION
▼ AFTER EXCAVATING

ALLWEST
MERIDIAN, IDAHO
GEOTECHNICAL SECTION

TEST PIT LOG

DATE STARTED: 6/15/2021
DATE FINISHED: 6/15/2021
OPERATOR: Steve Just
COMPANY: Just Dig'It Exc.
LOGGER: Anish Pathak
WEATHER: Sunny

TP - 11

EXCAVATOR: CASE 580C
EXCAVATION METHOD: 3-ft wide test pit

PROJECT: 521-255G
Vertrees Subdivision

NOTES: See Figure A-2 in Appendix A for approximate test pit location.

LATITUDE (DEGREES): N 43°36'17.4708" (43.604853°)
LONGITUDE (DEGREES): W -116°40'23.5272" (-116.673202°)

TOTAL DEPTH: 13'

DEPTH (ft)	USCS	DESCRIPTION	GRAPHIC LOG	SAMPLE	NOTES
0	CL	Lean CLAY with sand (Native); brown, stiff, moist		BG	Significant roots and vegetation observed to 3 inches.
3	GP-GM	Poorly-graded GRAVEL with silt and sand; light brown, medium dense, moist			Field seepage test performed at 4 feet. Field seepage rate = >20 in/hr.
7	GP	Poorly-graded GRAVEL with sand; tan, medium dense, moist ...up to 9-inch-diameter cobbles observed randomly throughout			
13		Test pit terminated at 13 feet. Slotted PVC pipe installed to 13 feet.			
15					

WATER LEVELS
▽ WHILE EXCAVATING
▼ AT COMPLETION
▼ AFTER EXCAVATING

Unified Soil Classification System

MAJOR DIVISIONS			SYMBOL	TYPICAL NAMES
COARSE GRAINED SOILS	GRAVELS	CLEAN GRAVELS	GW	Well-Graded Gravel, Gravel-Sand Mixtures.
			GP	Poorly-Graded Gravel, Gravel-Sand Mixtures.
		GRAVELS WITH FINES	GM	Silty Gravel, Gravel-Sand-Silt Mixtures.
			GC	Clayey Gravel, Gravel-Sand-Clay Mixtures.
	SANDS	CLEAN SANDS	SW	Well-Graded Sand, Gravelly Sand.
			SP	Poorly-Graded Sand, Gravelly Sand.
		SANDS WITH FINES	SM	Silty Sand, Sand-Silt Mixtures.
			SC	Clayey Sand, Sand-Clay Mixtures.
FINE GRAINED SOILS	SILTS AND CLAYS LIQUID LIMIT LESS THAN 50%		ML	Inorganic Silt, Silty or Clayey Fine Sand.
			CL	Inorganic Clay of Low to Medium Plasticity, Sandy or Silty Clay.
			OL	Organic Silt and Clay of Low Plasticity.
	SILTS AND CLAYS LIQUID LIMIT GREATER THAN 50%		MH	Inorganic Silt, Elastic Silt, Micaceous Silt, Fine Sand or Silt.
			CH	Inorganic Clay of High Plasticity, Fat Clay.
			OH	Organic Clay of Medium to High Plasticity.
Highly Organic Soils			PT	Peat, Muck and Other Highly Organic Soils.

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Appendix C

Laboratory Test Results

Summary of Laboratory Test Results

Test Pit No.	Depth (Feet)	Moisture Content (%)	Gradation			Atterberg Limits		CBR (%)			Sample Classification (USCS)
			Gravel (%)	Sand (%)	Silt/Clay (%)	Liquid Limit (%)	Plasticity Index (%)				
1	3 - 3.5	24		27	73						SILT with Sand (ML)
2	0.5 - 1	22		18	82	35	14				Lean CLAY with Sand (CL)
2	2 - 2.5	29		63	37						Silty SAND (SM)
4	1 - 2	-		15	85	29	7	10.7			Silty CLAY with Sand (CL-ML)
4	6 - 6.5	26		85	15						Silty SAND (SM)
8	0.5 - 1	18		40	60	33	10				Sandy Lean CLAY (CL)
9	3 - 3.5	20		89	11						Poorly-Graded SAND with Silt (SP-SM)

Table C-1

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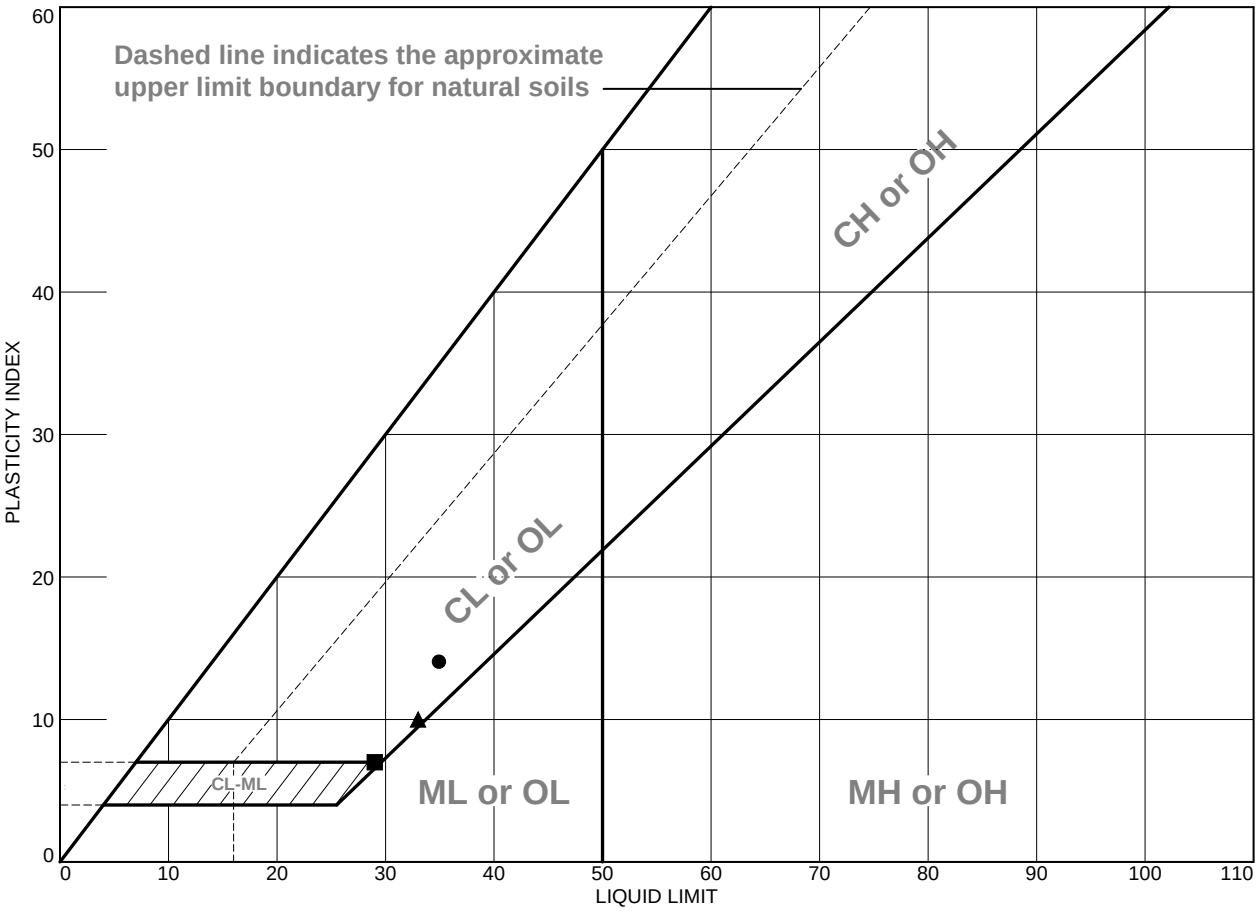
www.allwesttesting.com

LIQUID AND PLASTIC LIMITS TEST REPORT



	MATERIAL DESCRIPTION	LL	PL	PI	%<#40	%<#200	USCS
●	Lean Clay with sand	35	21	14	--	82%	CL
■	Silty Clay with sand	29	22	7	--	85%	CL-ML
▲	Sandy Lean Clay	33	23	10	--	60%	CL

Project No. 521-255G **Client:** Trilogy Development

Project: Vertrees Subdivision

●**Location:** TP-2 **Depth:** 0.5'-1'

■**Location:** TP-4 **Depth:** 1'-2'

▲**Location:** TP-8 **Depth:** 0.5'-1'

Remarks:

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Figure C-1

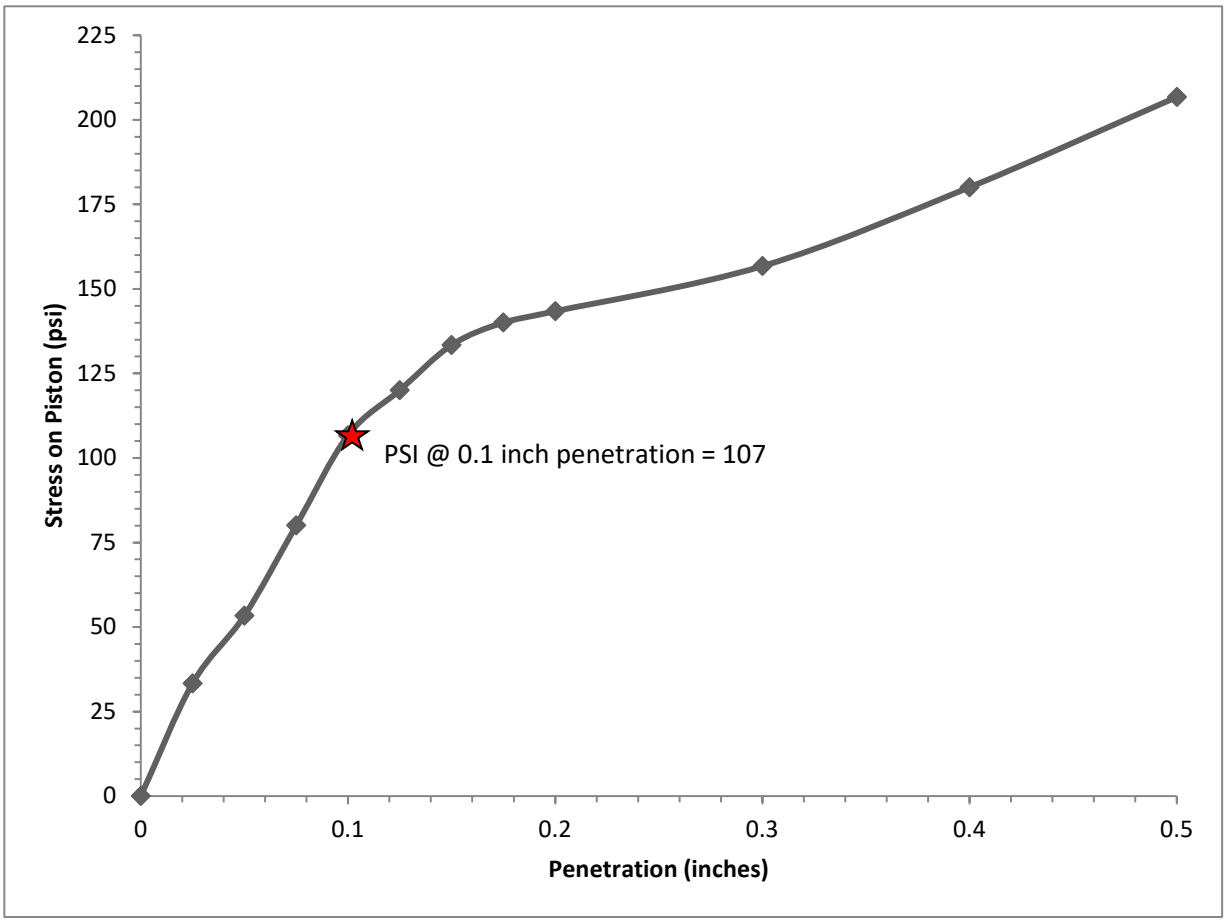
Tested By: C. Downes **Checked By:** J. Varozza

California Bearing Ratio

ASTM D1883

Project: Vertrees Subdivision
Client: Trilogy Development
Date Tested: 8/2/2021
Tested By: C. Downes

Project No.: 521-255G
Location: TP-4 @ 1 - 2 ft
Compaction Method: ASTM D1557
Classification: Silty Clay with sand (CL-ML)



CBR @ 0.1 Inch Penetration:	10.7
Swell (%):	1.7
Dry Unit Weight Before Soak (pcf):	104.8
Water Content Before Soak (%):	14.2
Water Content After Soak, Top 1 Inch (%):	26.2
Surcharge (psf):	50
Immersion Period (hrs):	96

Maximum Dry Unit Weight (pcf):	115.4
Optimum Water Content (%):	13.1
Remold of Max. Dry Unt Wgt (%):	91

Reviewed By: James Varozza

Figure: C-2

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www.allwesttesting.com

Test Pit:	TP-2	TP-3	TP-4	TP-6	TP-7	TP-8	TP-9	TP-10	TP-11
Existing Ground Elevation (ft)	2472.79	2494.51	2504.54	2475.54	2501.16	2524.02	2516.77	2502.42	2487.97
Date	Feet Below Ground Surface								
7/16/2021	>12.1	>11.3	>11.6	>12	>11.5	>12.6	>11.1	>12.3	>12.2
GW Elevation (ft.)	<2460.7	<2483.2	<2492.9	<2463.5	<2489.7	<2511.4	<2505.7	<2490.1	<2475.8
8/2/2021	>12.1	>11.3	>11.6	>12	>11.5	>12.6	>11.1	>12.3	>12.2
GW Elevation (ft.)	<2460.7	NA	<2492.9	<2463.5	<2489.7	<2511.4	<2505.7	<2490.1	<2475.8
9/2/2021	>12.1	>11.3	>11.6	>12	>11.5	>12.6	>11.1	>12.3	>12.2
GW Elevation (ft.)	<2460.7	<2483.2	<2492.9	<2463.5	<2489.7	<2511.4	<2505.7	<2490.1	<2475.8
10/4/2021	>12.1	>11.3	>11.6	>12	>11.5	>12.6	>11.1	>12.3	>12.2
GW Elevation (ft.)	<2460.7	<2483.2	<2492.9	<2463.5	<2489.7	<2511.4	<2505.7	<2490.1	<2475.8
11/1/2021	>12.1	>11.3	>11.6	>12	>11.5	>12.6	>11.1	>12.3	>12.2
GW Elevation (ft.)	<2460.7	<2483.2	<2492.9	<2463.5	<2489.7	<2511.4	<2505.7	<2490.1	<2475.8
3/25/2022	>12.1	>11.3	*	>12	>11.5	>12.6	>11.1	>12.3	>12.2
GW Elevation (ft.)	<2460.7	<2483.2	NA	<2463.5	<2489.7	<2511.4	<2505.7	<2490.1	<2475.8
4/29/2022	>12.1	>11.3	*	>12	>11.5	>12.6	>11.1	>12.3	>12.2
GW Elevation (ft.)	<2460.7	<2483.2	NA	<2463.5	<2489.7	<2511.4	<2505.7	<2490.1	<2475.8
5/25/2022	>12.1	>11.3	*	>12	>11.5	>12.6	>11.1	12.1	>12.2
GW Elevation (ft.)	<2460.7	<2483.2	NA	<2463.5	<2489.7	<2511.4	<2505.7	2490.3	<2475.8

Notes: * Pipe destroyed due to farming activity

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Meridian, Idaho 83642
Phone: 208-895-7898 Fax: 208-898-3959

Table 1
Ground Water Monitoring
Vertrees Subdivision
Caldwell, Idaho
Client Name: Trilogy Development
Project No.: 521-255G
Date: May 2022