



City of Kuna  
Planning & Zoning Department

**City of Kuna**  
P.O. Box 13  
Kuna, Idaho 83634  
Phone: (208) 922-5274  
Fax: (208) 922-5989  
[www.Kunacity.id.gov](http://www.Kunacity.id.gov)

## Agency Transmittal

July 17, 2019

Notice is hereby given by the City of Kuna the following actions are under consideration:

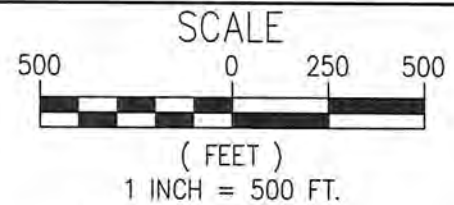
<b>FILE NUMBER:</b>	19-03-ZC, (Rezone) & 19-05-S (Pre Plat) – Athleta Subdivision.
<b>PROJECT DESCRIPTION</b>	Applicant requests rezoning approximately 4.11 ac. in Kuna from C-1 (Neighborhood Commercial) to R-20 (High Density). Applicant also requests preliminary plat approval in order to subdivide the parcel into 63 total lots. The proposed gross density is 13.90 DUA, and the proposed net density is approximately 16.76 DUA. The request conforms to the Comp Plan Map.
<b>SITE LOCATION</b>	The NWC Ten Mile Road and Crenshaw Street, Kuna, Idaho 83634.
<b>REPRESENTATIVE</b>	<i>Jane Suggs - WH Pacific</i> 2141 W. Airport Way, Ste. 104 Boise, ID 83705 208.275.8729 <a href="mailto:jsuggs@whpacific.com">jsuggs@whpacific.com</a>
<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>August 27, 2019.</b> 6:00 P.M.
<b>STAFF CONTACT</b>	Troy Behunin <a href="mailto:Tbehunin@Kunald.Gov">Tbehunin@Kunald.Gov</a> Phone: 922.5274 Fax: 922.5989

We have enclosed information to assist you with your consideration and response. ***No response within 15 business days will indicate you have no objection or comments for this project.*** We would appreciate any information as to how this action would affect the service(s) your agency provides. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4<sup>th</sup> Street, Kuna, ID 83634. Please contact staff with questions. ***If your agency needs different plans or paper copies to review, notify our office know and we will send them. Please notify our office who future packets should be sent to, included their email as well.*** If your agency needs additional time for review, please let our office know ASAP.









received  
6.19.19

**WHPacific**  
2141 W Airport Way, Ste 104  
Solana, ID 83705  
208-342-5400 Fax 208-342-5353  
www.whpacific.com



June 13, 2019

Ms. Wendy Howell, Director  
Mr. Troy Behunin, Senior Planner  
Kuna Planning and Zoning Department  
751 W. 4<sup>th</sup> Street  
Kuna, Idaho 83634

Subject: Athleta Subdivision, also known as Mulberry Place and Olivia's Garden  
Applications for rezone and preliminary plat

Dear Ms. Howell and Mr. Behunin:

On behalf of our client, Epic Development Idaho, LLC, we are pleased to submit applications for rezone and preliminary plat for Athleta Subdivision. The 4.1-acre site is located at 2003 N. Ten Mile Road, at the northwest corner of Ten Mile Road and W. Crenshaw Street (2N, 1W, 15) and is currently within the Kuna City limits with a zoning designation of C-1. The property has been used as a single-family residence with outbuildings and is presently unoccupied.

The Crimson Point Villas, a 4-plex development, is currently under construction south of the property, across Crenshaw Street. To the east, across Ten Mile Road, are the Palomar Heights Subdivision and the new Cazador Subdivision. To the north is the McClure Subdivision with 7 larger lots in Ada County and to the west is the Crimson Point Subdivision. This area of Kuna already boasts a good mix of home and lot sizes and Athleta homes will add to that mix.

Athleta is providing a new housing lifestyle in Kuna. The homes are single family attached and have minimal yard space to maintain, which is very attractive to first time home buyers and down-sizers. As shown on the site/landscape plan and plat, each of the 57 homes will be on its own lot and will be for sale to individuals/families. Athleta Subdivision is an opportunity to purchase a reasonably priced home, build equity and create wealth.

Each home will have a 2-3 bedrooms, 2 baths and a 2-car garage. There will also be a 20' x 20' driveway in front of the garage that will provide 2 guest parking spaces. The homes will face either Ten Mile Road, Crenshaw Street or common open space. The garages are on the rear of the homes and accessed by private service drives.

Athleta residents can gather at the central park that includes a tot lot and picnic pavilion or they can walk the pathway loop around the entire neighborhood. Residents and their furry friends will appreciate the dog park.

## Design Review

The Design Review for Athleta Subdivision (previously known a Mulberry Place) was approved by the Planning and Zoning Commission, acting as the Design Review Committee, on April 9, 2019. The approval was conditioned on applications for preliminary plat and rezone of the property.

received  
6-14-19



**Rezone**

As noted in the Design Review hearing, this property was originally planned for 16 four-plex units, for a total of 64 units for rent. The C-1 zone on the property allowed multi-family development, including the four-plexes, as a permitted use, subject to design review. The development team, led by Epic Development and NeuDesign Architects, worked with the City planning staff to plan and design a different and much improved housing opportunity for Kuna residents.

During the months of project planning and discussions with the staff, the Kuna zoning ordinance was revised. City Council approved changes to Kuna's zoning ordinance on February 5, 2019. The revisions removed the allowance for multifamily in the C-1 zone, including the allowance for townhomes (single family attached) and condominiums. Due to those changes we now request that the property be rezoned to allow the attractive single family attached homes that were approved by the Design Review Committee.

There is only one current zoning designation in Kuna's code that meets the dimensional standards for these attached single-family homes. The R-20 zone allows a lot size of 1300 sf – 2200 sf. The minimum lot size in Athleta Subdivision is 1453 sf, and the average lot size is . The recently revised zoning ordinance now allows for zero side yard setbacks in R-20 zone with the City Engineer's approval; allowing attached housing. We expect and welcome a condition that will limit the number of homes to 57.

**Open Space and Buffers**

As noted previously, Athleta features open space that is usable to all residents. Lot 1, Block 1 is the open space area of 16,860 sf (0.39 acres) that surrounds the north, west and south sides of the of the neighborhood and includes the sidewalk that encircles the neighborhood and provides front door access to the homes. It is a great walking path of approximately 1/3 mile. In the center of the neighborhood is the gathering spot of 14,825 sf (that includes a tot lot, picnic pavilion and guest parking spots. And a dog park of 6455 sf for our furry friends.

In addition, a 30' buffer along Ten Mile Road is approximately 15,000 sf and provides ample room for landscaping and internal sidewalk access to Athleta homes.

**Service Drives and Utilities**

A 22'-wide private service drive with ribbon curb (Lot 13, Block 1) provides vehicular access to the rear loaded garages. The north service drive that intersects Ten Mile Road will provide access to Athleta homes. The southern service drive onto Ten Mile Road is for emergency vehicles only and the access will be controlled with bollards. The service drive meets the requirements for a fire apparatus access and will be clearly signed for no parking to maintain clear access for residents, emergency vehicles and trash collection.

Potable water and sewer will be extended throughout the development along the private service drive as shown on the preliminary plat. Pressurized irrigation will be provided to each buildable lot and to all open space lots.

Trash service will be individual pick up for single family homes with access from a maintained service drive. Lots 9-12, 18-20 and 34-36 will roll their trash bins to the edge of the service drive for pick up.

**Neighborhood Meeting**

A neighborhood meeting was held on Tuesday, April 23 at 6 pm at the Kuna Public Library. The sign-up sheet is included in our application package. Neighbors were concerned with rentals, the animals/farming on the properties to the north, maintaining irrigation water during and after construction, and the location of the homes along the north and west sides of Athleta. We also discussed the property currently being developed across Ten Mile Road and the future roundabout on Ten Mile Road.

Athleta Subdivision provides a special housing opportunity in Kuna and builds a community with shared open spaces and lifestyle. Our appreciation is extended to the staff as we seek to create a community of unique homes in a new home community and thanks also to the Design Review Committee's approval of these attractive homes. We look forward to working with staff on the next steps of rezoning and subdividing the property.

Sincerely,



Jane Suggs

cc: Jarron Langston, Epic Development Idaho, LLC





City of Kuna  
 Planning & Zoning  
 Department  
 P.O. Box 13  
 Kuna, Idaho 83634  
 208.922.5274  
 Fax: 208.922.5989  
 Website: www.kunacity.id.gov

## Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

\*Please submit the appropriate checklist (s) with application

For Office Use Only	
File Number (s)	19-05-S, 19-03-ZC
Project name	Athleta sub (Mulberry Place)
Date Received	6.14.19
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

### Type of Review (check all that apply):

- Annexation
- Appeal
- Comprehensive Plan Amendment
- Design Review
- Development Agreement
- Final Planned Unit Development
- Final Plat
- Lot Line Adjustment
- Lot Split
- Planned Unit Development
- Preliminary Plat
- Rezone
- Special Use
- Temporary Business
- Vacation
- Variance

### Contact/Applicant Information

Owners of Record: <u>Epic Development Idaho LLC</u>	Phone Number: <u>208-724-6239</u>
Address: <u>11785 Valley Sage Drive</u>	E-Mail: <u>jarronlangston@gmail.com</u>
City, State, Zip: <u>Sparks, NV 89441</u>	Fax #: _____
Applicant (Developer): <u>Epic Development Idaho LLC</u>	Phone Number: <u>208-724-6239</u>
Address: <u>11785 Valley Sage Drive</u>	E-Mail: <u>jarronlangston@gmail.com</u>
City, State, Zip: <u>Sparks, NV 89441</u>	Fax #: _____
Engineer/Representative: <u>Jane Suggs / WHPacific</u>	Phone Number: <u>208-275-8729</u>
Address: <u>2141 W. Airport Way, Suite 104,</u>	E-Mail: <u>jsuggs@whpacific.com</u>
City, State, Zip: <u>Boise, ID 83705</u>	Fax #: _____

### Subject Property Information

Site Address: <u>2003 N. Ten Mile Road</u>	
Site Location (Cross Streets): <u>Ten Mile Road and Crenshaw Street</u>	
Parcel Number (s): <u>S1315449223</u>	
Section, Township, Range: <u>15, 2N, 1W,</u>	
Property size : <u>4.11 acres</u>	
Current land use: <u>single family home and outbuildings - unoccupied</u>	Proposed land use: <u>single family attached homes</u>
Current zoning district: <u>C-1</u>	Proposed zoning district: <u>R-20</u>



**Project Description**

Project / subdivision name: Athleta Subdivision (aka, Mulberry Place)

General description of proposed project / request: subdivide the property for 57 single family attached homes plus subdivision amenities; rezone to R-20 to meet lot size requirements in Kuna code

Type of use proposed (check all that apply):

Residential \_\_\_\_\_

Commercial \_\_\_\_\_

Office \_\_\_\_\_

Industrial \_\_\_\_\_

Other \_\_\_\_\_

Amenities provided with this development (if applicable): tot lot, picnic pavillion, dog park,

**Residential Project Summary (if applicable)**

Are there existing buildings?  Yes  No

Please describe the existing buildings: single family home and outbuildings

Any existing buildings to remain?  Yes  No

Number of residential units: 57 Number of building lots: 57

Number of common and/or other lots: 6

Type of dwellings proposed:

Single-Family \_\_\_\_\_

Townhouses \_\_\_\_\_

Duplexes \_\_\_\_\_

Multi-Family \_\_\_\_\_

Other \_\_\_\_\_

Minimum Square footage of structure (s): \_\_\_\_\_

Gross density (DU/acre-total property): 13.9 Net density (DU/acre-excluding roads): 16.76

Percentage of open space provided: 30.7% Acreage of open space: 1.26

Type of open space provided (i.e. landscaping, public, common, etc.): common, landscaping,

**Non-Residential Project Summary (if applicable)**

Number of building lots: \_\_\_\_\_ Other lots: \_\_\_\_\_

Gross floor area square footage: \_\_\_\_\_ Existing (if applicable): \_\_\_\_\_

Hours of operation (days & hours): \_\_\_\_\_ Building height: \_\_\_\_\_

Total number of employees: \_\_\_\_\_ Max. number of employees at one time: \_\_\_\_\_

Number and ages of students/children: \_\_\_\_\_ Seating capacity: \_\_\_\_\_

Fencing type, size & location (proposed or existing to remain): \_\_\_\_\_

Proposed Parking: a. Handicapped spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

b. Total Parking spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

c. Width of driveway aisle: \_\_\_\_\_

Proposed Lighting: \_\_\_\_\_

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): \_\_\_\_\_

Applicant's Signature: Jane B. Suggs  Date: June 13, 2019





REVISIONS	NO.	BY	DATE	REMARKS

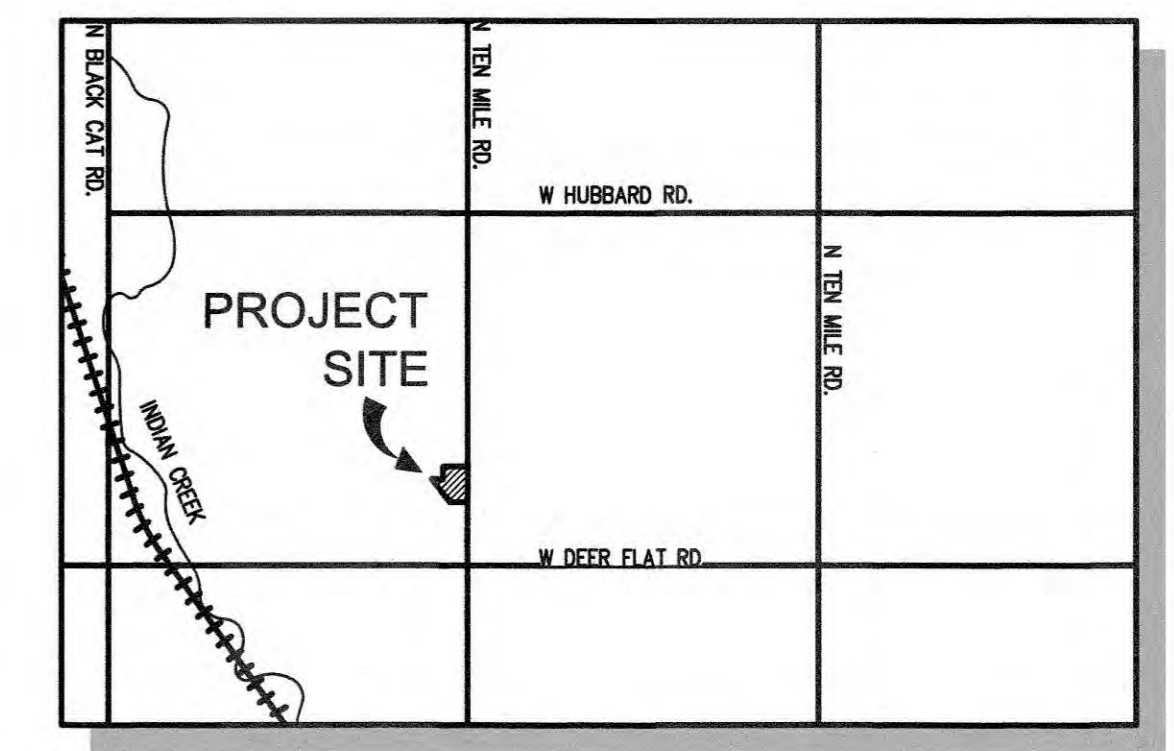
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CHECKED							
APPROVED							
LAST EDIT							
PLOT DATE							
SUBMITTAL							

SCALE	AS SHOWN

DATE	TIME	FILE NAME
6/12/2019	11:20 AM	P0023554W-PP-1

DATE	TIME	FILE NAME
6/12/2019	11:20 AM	P0023554W-PP-1

DATE	TIME	FILE NAME
6/12/2019	11:20 AM	P0023554W-PP-1



VICINITY MAP  
-NTS-

**LEGEND**

- FOUND MONUMENT, AS NOTED
- FOUND 5/8" REBAR OR AS NOTED
- SET 5/8" X 30" REBAR WITH PLASTIC CAP, PLS 10729
- CALCULATED POINT, NOTHING SET
- PARCEL BOUNDARY LINE
- - - SECTION/ALLOTMENT LINE
- ( ) RECORD INFORMATION
- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- EXISTING ROAD CENTERLINE
- EXISTING LOT LINE
- EXISTING SEWER LINE W/ MANHOLE
- EXISTING WATER MAIN W/ GATE VALVE
- EXISTING COMMUNICATION LINE
- EXISTING STORM DRAIN LINE
- EXISTING POWER LINE
- EXISTING GAS LINE
- EXISTING TOP OF BERM
- EXISTING DITCH
- EXISTING TREE
- EXISTING STREETLIGHT
- EXIST. VERT. CURB, GUTTER & SIDEWALK
- EXIST. SIGN/BARRICADE
- ROAD CENTERLINE
- ROAD RIGHT OF WAY
- INTERIOR LOT LINE
- BLOCK AND LOT NUMBER
- CONSTRUCT VERTICAL CURB, GUTTER & SIDEWALK
- CONSTRUCT STREET LIGHTING
- SURFACE DRAINAGE

**BLOCK 5** 5

**PROJECT NOTES:**

1. ALL LOTS COMMON TO A PUBLIC RIGHT-OF-WAY HAVE A 10' UTILITY EASEMENT ADJACENT TO THE RIGHT-OF-WAY.
2. SANITARY SEWER MAINS SHALL BE 8" UNLESS OTHERWISE SHOWN.
3. WATER MAINS SHALL BE 8" UNLESS OTHERWISE SHOWN.
4. PRESSURE IRRIGATION SYSTEM TO CONNECT TO CITY OF KUNA PRESSURE IRRIGATION SYSTEM, LOCATED IN TEN MILE ROAD.
5. STORM WATER DRAINAGE SHALL BE MANAGED BY ON-SITE SUBSURFACE DISPOSAL FACILITIES IN ACCORDANCE WITH CITY OF KUNA REQUIREMENTS.
6. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
7. SUBDIVISION RECOGNIZES SECTION 22-4503 OF IDAHO CODE, THE RIGHT TO FARM ACT.
8. ALL LOTS ARE TO BE DESIGNATED SINGLE FAMILY ATTACHED RESIDENTIAL EXCEPT LOTS 1, 13, 23, 30, 37 & 52; BLOCK 1, SHALL BE DESIGNATED OPEN LOTS.
9. A BLANKET INGRESS/EGRESS, UTILITY EASEMENT, OVER LOT 13, BLOCK 1, PARKING AREAS ARE TO BE DEDICATED IN FAVOR OF THE PROPERTY OWNERS.
10. A UTILITY EASEMENT OVER LOT 23, BLOCK 1, IS TO BE DEDICATED IN FAVOR OF THE PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO: SEWER, POWER, TELEPHONE, CATV AND GAS FOR MAINTENANCE.
11. EXISTING WELL TO BE ABANDONED PER IDAHO DEPARTMENT OF WATER RESOURCES.

**DEVELOPMENT FEATURES**

TOTAL ACRES	4.10 ACRES
TOTAL LOTS	74
COMMON AREA	1.98 ACRES= 48%
USABLE OPEN SPACE	0.92 ACRES= 22%
BUILDING LOTS	57 LOTS
AVERAGE BUILDING LOT SIZE	1628 SF
DENSITY DU/AC	13.9 UNITS/AC
EXISTING ZONING	C-1
MINIMUM BUILDING LOT SIZE	1,453.00 SF

**SITE**

EXISTING ZONING: C1  
 PROPOSED ZONING: SAME

**SEWER**

CITY OF KUNA

**WATER**

CITY OF KUNA

**IRRIGATION**

CITY OF KUNA

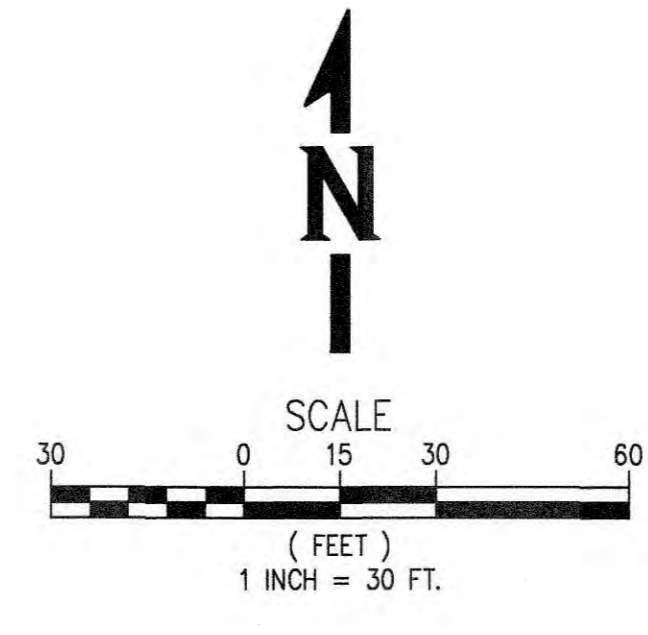
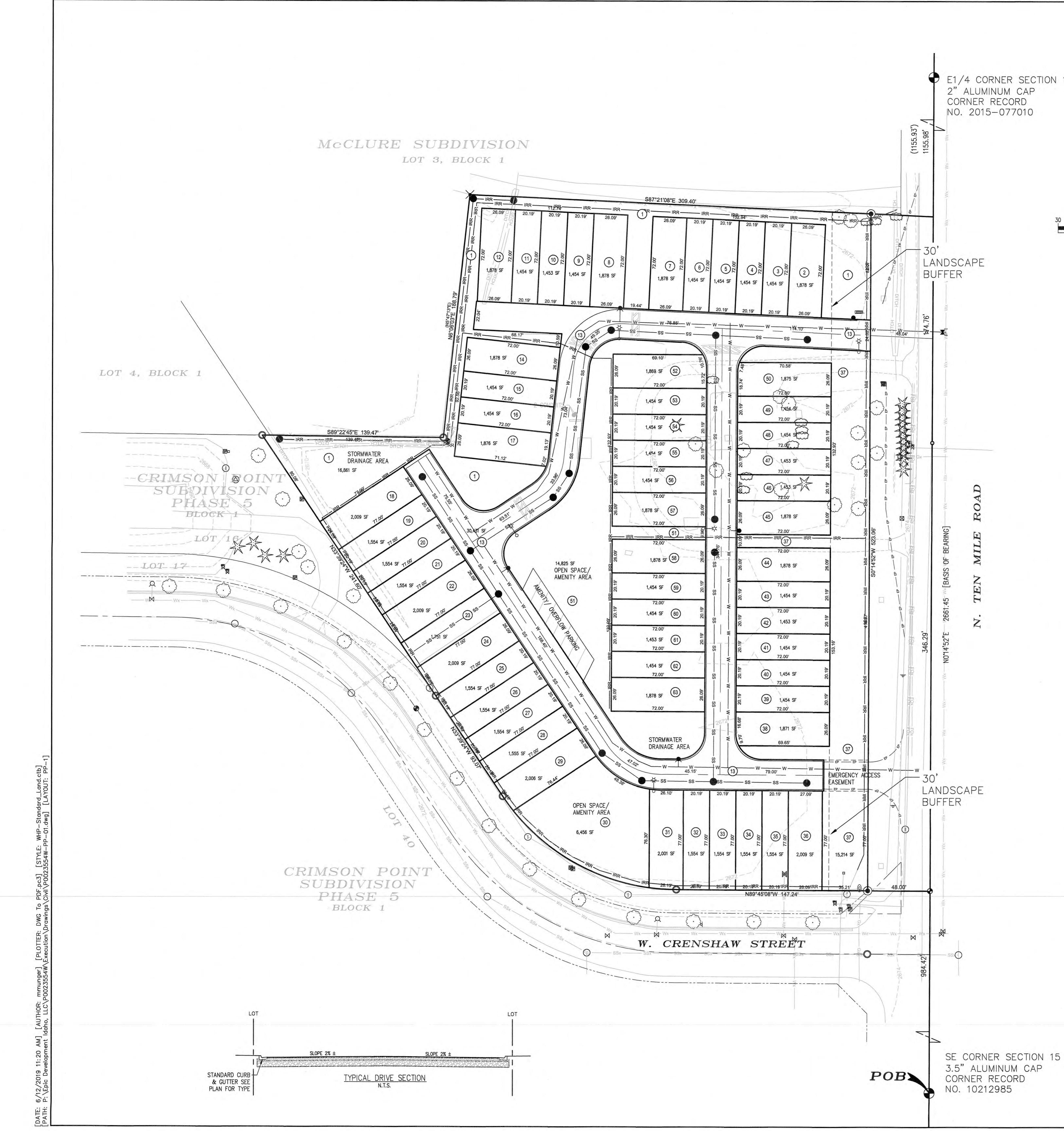
**SCHOOL**

KUNA SCHOOL DISTRICT

**EMERGENCY SERVICES**

FIRE - KUNA RURAL FIRE DISTRICT  
 POLICE - CITY OF KUNA

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	157.98	161.36	56°05'44"	N61°42'16"W	151.75



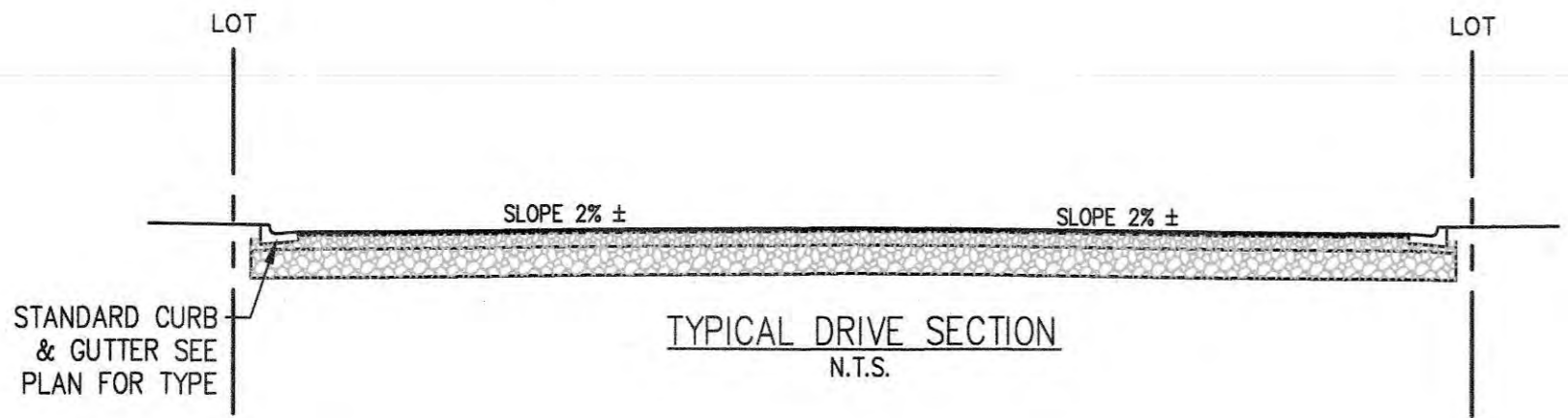
E1/4 CORNER SECTION 15  
 2" ALUMINUM CAP  
 CORNER RECORD  
 NO. 2015-077010

30'  
LANDSCAPE  
BUFFER

N. TEN MILE ROAD

30'  
LANDSCAPE  
BUFFER

SE CORNER SECTION 15  
 3.5" ALUMINUM CAP  
 CORNER RECORD  
 NO. 10212985



[DATE: 6/12/2019 11:20 AM] [AUTHOR: mungest] [PLOTTER: DWG To PDF.pc3] [STYLE: WHP-Standard\_Land.dwt] [LAYOUT: PP-1]  
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**PRELIMINARY PLAT**

EPIC DEVELOPMENT IDAHO, LLC  
 ATHLETA SUBDIVISION  
 PROJECT NUMBER: P0023554W

**OWNER/DEVELOPER** JARRON LANGSTON  
 EPIC DEVELOPMENT IDAHO LLC  
 2003 N TEN MILE RD  
 KUNA, ID 83634

**PLANNER/CONTACT** JANE SUGGS  
 WHPACIFIC  
 2141 W AIRPORT WAY, STE 104  
 BOISE, ID 83705  
 (208) 542-5400

**ENGINEER** MATT MUNGEST, PE  
 WHPACIFIC  
 2141 W AIRPORT WAY, STE 104  
 BOISE, ID 83705  
 (208) 542-5400

**SITE ADDRESS** 2003 N TEN MILE RD  
 KUNA, ID 83634

**SURVEYOR** TRAVIS FOSTER, PLS  
 WHPACIFIC  
 2141 W AIRPORT WAY, STE 104  
 BOISE, ID 83705  
 (208) 542-5400



**PLANT SCHEDULE**

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	<i>Cercis canadensis</i> / Eastern Redbud	B & B	2"		6	30' h x 25' w Class I
	EXISTING TREE	25 gal			14	
	<i>Liquidambar styraciflua</i> 'Worplesdon' / Worplesdon Sweet Gum	B & B	2"		5	40' h x 25' w Class II
	<i>Liriodendron tulipifera</i> 'Emerald City' TM / Emerald City Tulip Tree	B&B	2"		22	50' h x 25' w Class II
	<i>Pinus flexilis</i> 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B & B		6'-7" H	11	25' h x 12' w
	<i>Pinus nigra</i> / Austrian Black Pine	25 gal			3	40' h x 20' w
	<i>Quercus nuttallii</i> 'MonPowe' / Charisma Nuttall Oak	B&B	2"		2	60' h x 50' w Class II
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	QTY	REMARKS		
	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Feather Reed Grass	1 gal	144	5' h x 3' w		
	<i>Forsythia x intermedia</i> 'Kotgold' / Magical Gold Forsythia	5 gal	31	5' h x 4' w		
	<i>Helictotrichon sempervirens</i> 'Blue Oats' / Blue Oat Grass	1 gal	38	3' h x 3' w		
	<i>Lavandula angustifolia</i> 'Hidcote Blue' / Hidcote Blue Lavender	1 gal	195	3' h x 3' w		
	<i>Pennisetum alopecuroides</i> 'Red Head' / Red Head Fountain Grass	1 gal	188	3' h x 3' w		
	Phlox x 'Opening Act Pink-a-Dot' / Opening Act Pink-a-Dot Phlox	1 gal	21	24' h x 30' w		
	<i>Physocarpus opulifolius</i> 'Little Devil' TM / Dwarf Ninebark	5 gal	33	4' h x 4' w		
	<i>Pinus strobus</i> 'Blue Shag' / Blue Shag White Pine	5 gal	78	3' h x 4' w		

**LANDSCAPE MATERIALS LEGEND:**

-  SOD LAWN
-  LANDSCAPE MULCH
-  EXISTING LANDSCAPE TO REMAIN - RETAIN AND PROTECT
-  PROPOSED 6" WHITE VINYL FENCE

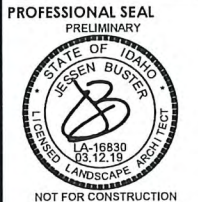


neudesign  
ARCHITECTURE  
725 E 2nd St  
Meridian, ID 83642  
208.884.2824



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© NEUDESIGN ARCHITECTURE LLC

CLIENT:  
**JARRON LANGSTON  
MULBERRY PLACE  
4 HOME TOWNHOME**  
10 Mile Rd  
Kuna, Idaho



NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE

**LANDSCAPE PLAN**

L100

**received**  
6.14.19



**PARCEL DESCRIPTION**

Date: June 10, 2019

**Project: Epic Development Idaho, LLC – Zoning Legal**

A parcel of land being a portion of the SE1/4 of Section 15, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

**COMMENCING** at the southeast corner of said Section 15, monumented by a 3.5" aluminum cap (Corner Record No. 10212985), from which the E1/4 corner of said Section 15, monumented by a 2" aluminum cap (Corner Record No. 2015-077010), bears North 00°14'52" East, a distance of 2661.45 feet;

Thence North 00°14'52" East, coincident with the east line of said Section 15, a distance of 984.42 feet to the **POINT OF BEGINNING**

Thence North 89°45'08" West, perpendicular to said east line, a distance of 195.25 feet to the beginning of a tangent curve to the right;

Thence northwesterly along the arc of said curve the right, an arc distance of 157.98 feet, said curve having a radius of 161.36 feet, a central angle of 56°05'44" and a chord bearing of North 61°42'16" West a distance of 151.75 feet;

Thence North 33°39'24" West, a distance of 334.67 feet to the southerly line of the Amended Plat of McClure Subdivision, Book 58, Pages 5637-5638, Ada County Records;

Thence South 89°22'45" East, coincident with said southerly line, a distance of 139.47 feet;

Thence North 06°06'03" East, coincident with said southerly line, a distance of 188.79 feet;

Thence South 87°21'08" East, coincident with said southerly line, a distance of 309.40 feet to said westerly right of way line;

Thence South 00°14'52" West, coincident with said westerly right of way line, a distance of 523.06 feet to the **POINT OF BEGINNING**.

The above described parcel contains 178,750 square feet or 4.104 acres, more or less.

Together with and subject to covenants, easements, and restrictions of record.

The basis of bearings for this parcel is North 00°14'52" East between the southeast corner and the E1/4 corner of said Section 15.

Travis P. Foster, P.L.S.  
End of Description



License No. 10729

received  
6.14.19



McCLURE SUBDIVISION

LOT 3, BLOCK 1

LOT 4, BLOCK 1

CRIMSON POINT SUBDIVISION  
PHASE 5  
BLOCK 1

LOT 16

LOT 17

LOT 40

±203,808 sft  
4.679 Ac.



CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CH. BEARING	CH. DIST.
C1	56°05'44"	161.36	157.98	N61°42'16"W	151.75
				(N62°01'06"W)	

**LEGEND**

- FOUND MONUMENT, AS NOTED
- PARCEL BOUNDARY LINE
- SECTION/ALIQUOT LINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- RECORD INFORMATION ROS 6138

E1/4 CORNER SECTION 15  
2" ALUMINUM CAP  
CORNER RECORD  
NO. 2015-077010

N07°45'2"E  
1155.98'  
(1155.93')

(S87°39'58"E)  
S87°21'08"E 357.44'

(N54°47'13"E)  
N6°06'03"E 188.79'

(S89°41'35"E)  
S89°22'45"E 139.47'

S07°45'2"W 521.05'  
N. TEN MILE ROAD  
S07°45'2"W 2661.45'  
(S07°35'6"E 2661.39')

P.O.B.

N89°45'08"W 195.25'  
(S89°56'02"W 195.24')

W. CRENSHAW STREET

S07°45'2"W  
984.42'

SE CORNER SECTION 15  
3.5" ALUMINUM CAP  
CORNER RECORD  
NO. 10212985

SHEET NUMBER

EX-2

ATHLETA SUBDIVISION ZONING EXHIBIT

EPIC DEVELOPMENT IDAHO, LLC  
ATHLETA SUBDIVISION

DRAWING INFO

P0023554W  
P0023554W\_REZONE  
AS NOTED

SHEET INFO

DRAWN	MMM
CHECKED	BD
LAST EDIT	6/12/2019
PLOT DATE	6/12/2019

**WHPacific**

2141 W Airport Way, Ste 104  
Boise, ID 83705  
208-342-5400 Fax 208-342-5353  
www.whpacific.com



## PARCEL DESCRIPTION

Date: June 10, 2019

### Project: Epic Development Idaho, LLC – Athleta Subdivision

A parcel of land being a portion of the SE1/4 of Section 15, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

**COMMENCING** at the southeast corner of said Section 15, monumented by a 3.5" aluminum cap (Corner Record No. 10212985), from which the E1/4 corner of said Section 15, monumented by a 2" aluminum cap (Corner Record No. 2015-077010), bears North 00°14'52" East, a distance of 2661.45 feet;

Thence North 00°14'52" East, coincident with the east line of said Section 15, a distance of 984.42 feet;

Thence North 89°45'08" West, perpendicular to said east line, a distance of 48.00 feet to the westerly right of way line of North Ten Mile Road and the **POINT OF BEGINNING**;

Thence continuing North 89°45'08" West, perpendicular to said east line, a distance of 147.25 feet to the beginning of a tangent curve to the right;

Thence northwesterly along the arc of said curve the right, an arc distance of 157.98 feet, said curve having a radius of 161.36 feet, a central angle of 56°05'44" and a chord bearing of North 61°42'16" West a distance of 151.75 feet;

Thence North 33°39'24" West, a distance of 334.67 feet to the southerly line of the Amended Plat of McClure Subdivision, Book 58, Pages 5637-5638, Ada County Records;

Thence South 89°22'45" East, coincident with said southerly line, a distance of 139.47 feet;

Thence North 06°06'03" East, coincident with said southerly line, a distance of 188.79 feet;

Thence South 87°21'08" East, coincident with said southerly line, a distance of 309.40 feet to said westerly right of way line;

Thence South 00°14'52" West, coincident with said westerly right of way line, a distance of 523.06 feet to the **POINT OF BEGINNING**.

The above described parcel contains 178,750 square feet or 4.104 acres, more or less.

Together with and subject to covenants, easements, and restrictions of record.

The basis of bearings for this parcel is North 00°14'52" East between the southeast corner and the E1/4 corner of said Section 15.



Travis P. Foster, P.L.S.  
End of Description

License No. 10729



McCLURE SUBDIVISION

LOT 3, BLOCK 1

E1/4 CORNER SECTION 15  
2" ALUMINUM CAP  
CORNER RECORD  
NO. 2015-077010

LOT 4, BLOCK 1

(S87°39'58"E)  
S87°21'08"E 357.44'  
309.40'

(1155.93')  
1155.98'

48.04'

(N5°47'13"E)  
N8°06'03"E 188.79'

174.76'

CRIMSON POINT SUBDIVISION  
PHASE 5  
BLOCK 1

(S89°41'35"E)  
S89°22'45"E 139.47'

±178,750 sft  
4.104 Ac.

DEEDED TO ACHD  
WARRANTY DEED INST. NO. 1061158187

(S07°38'E 2861.45' [BASIS OF BEARINGS])  
(S07°38'E 2861.39')

N. TEN MILE ROAD

LOT 16

LOT 17

241.80'  
N33°38'24"W 354.67'  
(S23°38'44"W)

S07°45'22"W 523.06'

346.29'



P.O.B.

147.25'  
N89°45'08"W 195.25'  
(S89°56'02"W 195.24')

48.00'

W. CRENSHAW STREET

S07°45'22"W  
484.42'

SE CORNER SECTION 15  
3.5" ALUMINUM CAP  
CORNER RECORD  
NO. 10212985

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CH. BEARING	CH. DIST.
C1	56°05'44"	161.36	157.98	N61°42'16"W	151.75
				(N62°01'06"W)	

**LEGEND**

- FOUND MONUMENT, AS NOTED
- PARCEL BOUNDARY LINE
- SECTION/ALIQUOT LINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- RECORD INFORMATION ROS 6138

SHEET NUMBER

EX-1

**ATHLETA SUBDIVISION ZONING EXHIBIT**

EPIC DEVELOPMENT IDAHO, LLC  
ATHLETA SUBDIVISION

DRAWING INFO

P0023554W

P0023554W\_EXHIBIT

AS NOTED

SHEET INFO

DRAWN MIM

CHECKED BD

LAST EDIT 6/12/2019

PLOT DATE 6/12/2019

**WHPacific**

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Boise, ID 83705  
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www.whpacific.com



## Jane Suggs

---

**From:** Sub Name Mail <subnamemail@adacounty.id.gov>  
**Sent:** Thursday, April 25, 2019 4:30 PM  
**To:** Jane Suggs  
**Cc:** kent brown; Travis Foster  
**Subject:** Athleta Subdivision / PKA Olivias Garden Sub Name Reservation

April 24, 2019

Kent Brown, Kent Brown Planning Services  
Travis Foster, WHPacific  
Jane Suggs, WHPacific

RE: Subdivision Name Reservation: **ATHLETA SUBDIVISION** (PKA Olivias Garden Sub)

The Subdivision Name Olivia's Garden Subdivision was previously reserved for parcel S1315449223 on 1/26/2018 by Kent Brown of Kent Brown Planning Services, and at your request, I will replace and reserve the name **Athleta Subdivision** for your project on this parcel. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

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

Sincerely,



**Jerry L. Hastings, PLS 5359**  
**County Surveyor**  
**Deputy Clerk Recorder**  
**Ada County Development Services**  
200 W. Front St., Boise, ID 83702  
(208) 287-7912 office  
(208) 287-7909 fax  
E-mail: [jhastings@adacounty.id.gov](mailto:jhastings@adacounty.id.gov)

---

**From:** Jane Suggs [mailto:JSuggs@whpacific.com]  
**Sent:** Monday, April 22, 2019 4:42 PM  
**To:** Sub Name Mail  
**Cc:** Jarron Langston; Cara Duskey; Matt Munger  
**Subject:** Athleta Subdivision in Kuna - new sub name requests

Hi Subnamemail,

I'd like to reserve the name Athleta Place Subdivision for a property located in Kuna at 2003 N. Ten Mile Road (2N, 1W, Section 15). The property is located in the northwest corner of Ten Mile Road and Crenshaw Street.

The parcel number is: S1315449223

The owner/developer is: Epic Development Idaho LLC

The surveyor is: Travis Foster, WHPacific

Let me know if you need additional information.

Thanks,

Jane





Justin Hubble  
1214 North Tasavol Avenue  
Kuna, Idaho 83634

March 6, 2017  
Page 1 of 14  
File 17072-A

Re: Geotechnical Recommendation Report  
2003 North Ten Mile Road  
Kuna, Idaho

Justin:

As per your authorization, on February 28, 2017, SITE Consulting, LLC, (SITE), personnel logged and sampled three test pits on the referenced property. The test pits were excavated in a vacant field at 2003 North Ten Mile in Kuna, Idaho. The property is north of West Crenshaw Street and west of North Ten Mile Road. A tax parcel number of S1315449223 was located for the property on the Ada County Assessor's website. The site indicates the property includes 4.11 acres and is in sections 15, T2N, R1E.

Subsurface conditions were similar in the three test pits. In general, the site surface is a shallow non-plastic sandy silt or silty sand. This layer contains a four to six inch rootzone and is typically 1.0 to 1.5 feet thick. Tan, dry to moist, cemented, silts are then present and extend to three to four feet below the surface. At this depth, a very rigid and structural hardpan was encountered. This layer could not be penetrated during our first field effort with a large rubber-tire Case backhoe. This layer caused a return trip with a large track mounted excavator. The excavator took, over an hour to penetrate the hardpan layer that is 1.5 to 2.0 feet thick in each of the test pit locations. Either silty sand or sandy silt was encountered below the hardpan layer. This layer extends to the basalt bedrock, which was encountered at 13.0 feet in the south and west test pits. The north test pit was extended to 15.0 feet, the maximum reach of the excavator, and bedrock was not encountered. The lowest foot of silt / sand layer directly above the bedrock was cemented in the south test pit. Groundwater was not encountered in any of the test pits.

received  
6.14.19





Well logs for nearby properties to the northwest (McClure Lane), southwest (Deer Flat Road) and north (Ten Mile Road), that surround the subject property, were selected and are included in the appendix. These well logs indicate the groundwater is 75 to 96 feet below the surface. It is noted that that the bedrock was encountered in three of the four well logs and is reported to be approximately ten feet deep and is 42 to 60 feet thick.

The following recommendations are based upon the proposed construction, observed conditions, and reported laboratory test results.

- Stripping of organic material for building pads and pavements will require only minor excavation; 2-4" of grubbing can be anticipated to completely remove all organic materials. This is to be adjusted as needed in the field at the time of construction. Deeper removal depths should be anticipated near ditches and where large bushes and trees are present.
- The surface soil is either silty sand or sandy silt with non-plastic fines and therefore can be used as structural fill within building pads. The use of heavily cemented silts or fractured hardpan as structural fill is not allowed.
- After grubbing and clearing, the building pad and any area that will support future pavements, driveways, sidewalks, etc., should be proof-rolled to confirm stability prior to the placement of structural fill.
- It should be anticipated that surface soil will rut or deflect severely if wet and then loaded with rubber tire equipment. Wet or deflecting areas are to be over-excavated and repaired with structural fill at the time of construction.



- After demolition of the four-onsite building structures, it should be confirmed by inspection that all foundation concrete and slab on grade concrete has been removed.
- Any well or septic tank encountered are to be properly abandoned in accordance with the last IDWR and IDEQ requirements.
- Each lift of structural fill used to backfill excavations left after demolition or to elevate building pads or pavement areas is to be compacted to a minimum of 95% of the maximum dry density as determined by ASTM D698, "Standard Proctor".
- Inplace testing to confirm proper compaction is required. One test each lift, (minimum of three), for every 5000 square feet or three tests per building pad are recommended.
- The upper one foot of structural fill used to repair over excavations or to elevate the building pad, support slab on grade concrete, foundations, or other site concrete, and beneath future pavements should meet the "Sub Base" specifications of the ISPWC Specifications.
- A design bearing capacity of 2000 psf is appropriate for this site provided foundations bear on inspected and approved native soils or upon structural fill extending to approved native soils. It is anticipated that foundations will be constructed atop the cemented silt.
- Inspection after excavation of foundation trenches is to confirm removal of all organic materials and undocumented or non-structural fill. Proof rolling and / or compaction testing may be required at that time based upon observed conditions.





- Compacted native soil and structural fill must pass both testing and inspection requirements. Deflecting and / or excessively wet soils fail regardless of compaction test results.
- Unacceptable soils are to be removed to firm bearing or a maximum depth of 1.5' and replaced with structural fill. Over excavation of wet or soft areas must extend laterally outside foundations a distance equal to the depth of fill.
- Based upon anticipated traffic loads, it is recommended that driveway and entrance areas consist of the following section.

<b>Structural Layer</b>	<b>Recommended Thickness</b>
<b>HMA</b>	<b>3.0"</b>
<b>Base Course</b>	<b>4.0"</b>
<b>Sub Base</b>	<b>10.0"</b>

This section can be reduced to 2.5" / 4.0" /10.0" in parking areas that limit access by large trucks. HMA, base, and subbase used in pavement construction are to meet the materials quality and placement requirements of ISPWC.

- Based upon intended use, the following slab on grade floors sections are recommended for inside the building structures:

<b>Structural Layer</b>	<b>Living Space</b>	<b>Carport / Garage Floors</b>
<b>PCC w/ fiber mesh</b>	<b>4.0"</b>	<b>5.0"</b>
<b>Base Course</b>	<b>4.0"</b>	<b>6.0"</b>
<b>Subgrade</b>	<b>Compacted</b>	<b>and Inspected</b>

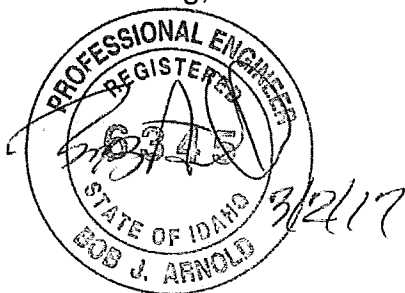
- Exterior flatwork, including sidewalks, patios, stoops, driveways, etc. are to be five inches thick and placed atop a minimum of four inches of granular fill. Organic material, excessively wet soils and any encountered clay soil are to be removed from beneath flatwork and replaced with at least 10" of granular fill.



- Stormwater disposal can best be accomplished with infiltration trenches or surface detention basins or swales. Either system must extend to below the structural hardpan layer or at least seven feet deep.
- Based upon our experiences and test results from the adjacent Crimson Point Development, SITE recommends a design percolation rate of  $P=3.0$  inches / hour for facilities that extend to the native silty sands below the structural hardpan. This value may be improved by drilling and blasting the bedrock. If blasting occurs, it may allow for a design perc rate of  $P=8$  in / hr. Percolation testing after blasting is recommended to confirm successful fracturing of the bedrock formation.
- Testing and inspection at the time of construction is critical to successful completion of this and all construction projects. Recommendations herein for specific testing and inspection are intended to insure acceptable completion of this project.

We appreciate this opportunity to be of service. When appropriate, we would like to discuss continuing our role as geotechnical consultant during construction. Please contact our office if additional information or services are required.

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



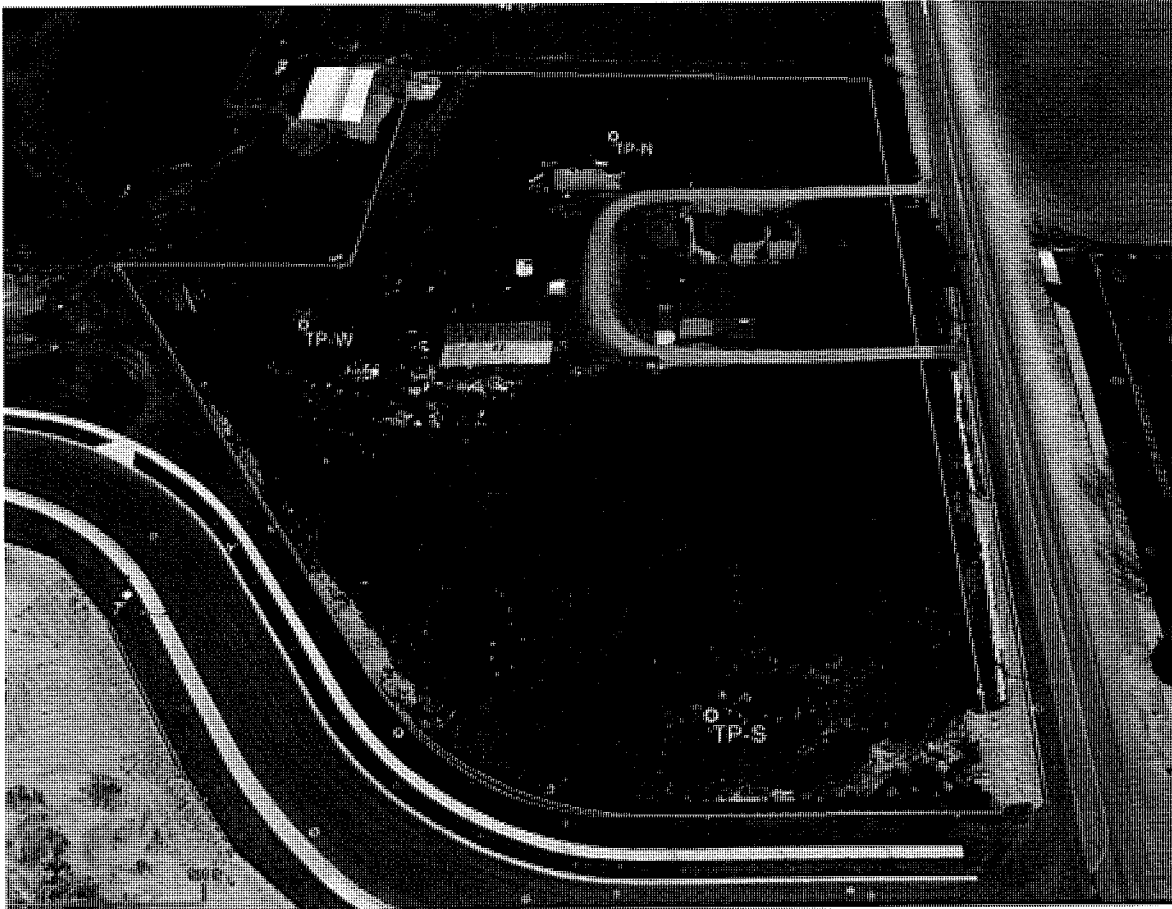




APPENDIX FOLLOWS

**SITE  
CONSULTING, LLC**

**AERIAL PHOTO**



(Google Earth)  
Test Pit Locations



### TEST PIT LOG

Test Pit #:	TP-S (South)		File:	1772-A								
Client:	Justin Hubble		Date Excavated:	02/28/17								
Project:	2003 North Ten Mile Road - Kuna, Idaho		Digger:	BigBite Excavation								
Location:	South End		Logged By:	K. Arnold / SITE								
DEPTH	SOILS DESCRIPTION											
	1.0"	3/4"	1/2"	3/8"	#4	#10	#40	#100	#200	%M	LL	PI
0.0-2.5	Light Brown to Tan, Moist, Sand/ SILT - Topsoil with rootzone to 4-6"											
2.5-4.0	Tan, Moist, Cemented, SILT											
4.0-6.0	HARDPAN - Very Hard, Big Excavator Required											
6.0-12.0	Brown, Moist, Silty, SAND											
11.0			100	99	98	97	93	70	31.0	17.6	NP	NP
12.0-13.0	Brown, Moist, Cemented, Silty, SAND											
12.0						100	54	36	26.5	23.0	NP	NP
13.0	BEDROCK, Basalt Bedrock Formation No Groundwater Encountered											





### TEST PIT LOG

Test Pit #:	TP-W (West)		File:	1772-A								
Client:	Justin Hubble		Date Excavated:	02/28/17								
Project:	2003 North Ten Mile Road - Kuna, Idaho		Digger:	BigBite Excavation								
Location:	West Side		Logged By:	K. Arnold / SITE								
DEPTH	SOILS DESCRIPTION											
	1.0"	3/4"	1/2"	3/8"	#4	#10	#40	#100	#200	%M	LL	PI
0.0-1.5	Brown, Moist to Wet, Sandy, SILT with rootzone to 4-6"											
1.5-3.0	Tan, Moist, Cemented, SILT											
3.0-4.5	HARDPAN - Very Hard, Big Excavator Required											
4.5-11.0	Brown, White & Tan, Silty, SAND											
10.0					100	51	37	26.3	24.7	NP	NP	
11.0-13.0	White & Yellow, Dry, Moist, Coarse, SAND with silt											
12.0					100	97	45	15	15.3	12.7	NP	NP
13.0	Bottom of Excavation End of Excavation Due to Sloughing Soils											



### TEST PIT LOG

Test Pit #:	TP-N (North)		File:	1772-A									
Client:	Justin Hubble		Date Excavated:	02/28/17									
Project:	2003 North Ten Mile Road - Kuna, Idaho		Digger:	BigBite Excavation									
Location:	North End		Logged By:	K. Arnold / SITE									
<b>DEPTH</b>	<b>SOILS DESCRIPTION</b>												
	1.0"	3/4"	1/2"	3/8"	#4	#10	#40	#100	#200	%M	LL	PI	
0.0-1.0	Brown, Moist to Wet, Sandy, SILT with rootzone to 4-6"												
1.0-3.0	Tan, Moist, Cemented, SILT												
3.0-4.5	HARDPAN - Very Hard, Big Excavator Required												
4.5-10.0	Brown, White & Tan, Sandy, SILT (ML)												
9.0						100	97	91	75.9	24.4	NP	NP	
10.0-12.0	Brown, White, & Tan, Moist, Silty, SAND												
11.0						100	98	65	37	20.2	15.6	NP	NP
12.0-15.0	Brown, Moist, Sandy, SILT with Cemented Pieces												
14.0						100	99	66	42	25.5	21.0	NP	NP
15.0	Bottom of Hole No Groundwater or Bedrock Encountered												



## SOIL LOG LEGEND

### UNIFIED SOIL CLASSIFICATION SYSTEM

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

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

### ABBREVIATIONS AND ACRONYMS

AASHTO	American Association of State Highway & Transportation Officials
ACP	Asphaltic Concrete Pavement
ASTM	American Society for Testing and Materials
BH	Bore Hole
IBC	International Building Code
ISPWC	Idaho Standard for Public Works Construction
ITD	Idaho Transportation Department
NP	Non Plastic
PCC	Portland Cement Concrete
PCF	Pounds per Cubic Foot
PSF	Pounds per Square Foot
TP	Test Pit
USCS	Unified Soil Classification System





## WELL LOGS (4)

RECEIVED

Form 236-7, b90 AUG 17 1993 STATE OF IDAHO DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

Department of Water Resources **WELL DRILLER'S REPORT** RECEIVED

State law requires that this report be filed with the Director, Department of Water Resources within 30 days after the completion or abandonment of the well. **AUG 23 1993**

<p><b>1. WELL OWNER</b></p> <p>Name <u>Leo McCune</u></p> <p>Address <u>871 N. Ten Mile Kuna, Id 83634</u></p> <p>Drilling Permit No. <u>63-93-C-0559-001</u></p> <p>Water Right Permit No. _____</p>	<p><b>7. WATER LEVEL</b></p> <p>Static water level <u>84'</u> feet below land surface.</p> <p>Flowing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No G.P.M. flow _____</p> <p>Artesian closed-in pressure _____ p.s.i.</p> <p>Controlled by: <input type="checkbox"/> Valve <input type="checkbox"/> Cap <input type="checkbox"/> Plug</p> <p>Temperature <u>65</u> °F. Quality <u>G.O.D.D</u></p> <p><small>Describe artesian or temperature zones below</small></p>																																			
<p><b>2. NATURE OF WORK</b></p> <p><input type="checkbox"/> New well <input checked="" type="checkbox"/> Deepened <input type="checkbox"/> Replacement</p> <p><input type="checkbox"/> Well diameter increase</p> <p><input type="checkbox"/> Abandoned (describe abandonment procedures such as materials, plug depths, etc. in lithologic log)</p>	<p><b>8. WELL TEST DATA</b></p> <p><input checked="" type="checkbox"/> Pump <input type="checkbox"/> Bailor <input type="checkbox"/> Air <input type="checkbox"/> Other _____</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Discharge G.P.M.</th> <th>Pumping Level</th> <th>Hours Pumped</th> </tr> <tr> <td style="text-align: center;">20</td> <td style="text-align: center;">85'</td> <td style="text-align: center;">3</td> </tr> </table>	Discharge G.P.M.	Pumping Level	Hours Pumped	20	85'	3																													
Discharge G.P.M.	Pumping Level	Hours Pumped																																		
20	85'	3																																		
<p><b>3. PROPOSED USE</b></p> <p><input checked="" type="checkbox"/> Domestic <input type="checkbox"/> Irrigation <input type="checkbox"/> Test <input type="checkbox"/> Municipal</p> <p><input type="checkbox"/> Industrial <input type="checkbox"/> Stock <input type="checkbox"/> Waste Disposal or Injection</p> <p><input type="checkbox"/> Other _____ (specify type)</p>	<p><b>9. LITHOLOGIC LOG</b> <span style="float: right;"><b>70533</b></span></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Bore Diam.</th> <th>Depth From</th> <th>To</th> <th>Material</th> <th>Water Yield</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">4</td> <td style="text-align: center;">88</td> <td style="text-align: center;">90</td> <td>Covered gravel</td> <td style="text-align: center;">X</td> </tr> <tr> <td style="text-align: center;">4</td> <td style="text-align: center;">90</td> <td style="text-align: center;">92</td> <td>Fine Gravel</td> <td style="text-align: center;">X</td> </tr> <tr> <td style="text-align: center;">4</td> <td style="text-align: center;">92</td> <td style="text-align: center;">97</td> <td>Yellow Silt</td> <td style="text-align: center;">X</td> </tr> <tr> <td style="text-align: center;">4</td> <td style="text-align: center;">97</td> <td style="text-align: center;">118</td> <td>Good Quality Yellow Clay</td> <td style="text-align: center;">X</td> </tr> <tr> <td style="text-align: center;">4</td> <td style="text-align: center;">111</td> <td style="text-align: center;">113</td> <td>Sandy Yellow Clay</td> <td style="text-align: center;">X</td> </tr> <tr> <td style="text-align: center;">4</td> <td style="text-align: center;">113</td> <td style="text-align: center;">114</td> <td>Sand</td> <td style="text-align: center;">X</td> </tr> </tbody> </table>	Bore Diam.	Depth From	To	Material	Water Yield	4	88	90	Covered gravel	X	4	90	92	Fine Gravel	X	4	92	97	Yellow Silt	X	4	97	118	Good Quality Yellow Clay	X	4	111	113	Sandy Yellow Clay	X	4	113	114	Sand	X
Bore Diam.	Depth From	To	Material	Water Yield																																
4	88	90	Covered gravel	X																																
4	90	92	Fine Gravel	X																																
4	92	97	Yellow Silt	X																																
4	97	118	Good Quality Yellow Clay	X																																
4	111	113	Sandy Yellow Clay	X																																
4	113	114	Sand	X																																
<p><b>4. METHOD DRILLED</b></p> <p><input type="checkbox"/> Rotary <input type="checkbox"/> Air <input type="checkbox"/> Hydraulic <input type="checkbox"/> Reverse rotary</p> <p><input checked="" type="checkbox"/> Cable <input type="checkbox"/> Dug <input type="checkbox"/> Other _____</p>	<p><b>10.</b></p> <p style="text-align: center;">Work started <u>7-8-93</u> finished <u>7-18-93</u></p>																																			
<p><b>5. WELL CONSTRUCTION</b></p> <p>Casing schedule: <input checked="" type="checkbox"/> Steel <input type="checkbox"/> Concrete <input type="checkbox"/> Other _____</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Thickness</th> <th>Diameter</th> <th>From</th> <th>To</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">.250 inches</td> <td style="text-align: center;">6 inches</td> <td style="text-align: center;">1 feet</td> <td style="text-align: center;">87 feet</td> </tr> <tr> <td style="text-align: center;">.250 inches</td> <td style="text-align: center;">4 inches</td> <td style="text-align: center;">3 feet</td> <td style="text-align: center;">99 feet</td> </tr> </tbody> </table> <p>Was casing drive shoe used? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Was a packer or seal used? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Perforated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>How perforated? <input type="checkbox"/> Factory <input type="checkbox"/> Knife <input type="checkbox"/> Torch <input type="checkbox"/> Gun</p> <p>Size of perforation _____ inches by _____ inches</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Number</th> <th>From</th> <th>To</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">_____ perforations</td> <td style="text-align: center;">_____ feet</td> <td style="text-align: center;">_____ feet</td> </tr> <tr> <td style="text-align: center;">_____ perforations</td> <td style="text-align: center;">_____ feet</td> <td style="text-align: center;">_____ feet</td> </tr> <tr> <td style="text-align: center;">_____ perforations</td> <td style="text-align: center;">_____ feet</td> <td style="text-align: center;">_____ feet</td> </tr> </tbody> </table> <p>Well screen installed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Manufacturer's name _____</p> <p>Type _____ Model No. _____</p> <p>Diameter _____ Slot size _____ Set from _____ feet to _____ feet</p> <p>Diameter _____ Slot size _____ Set from _____ feet to _____ feet</p> <p>Gravel packed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Size of gravel _____</p> <p>Placed from _____ feet to _____ feet</p> <p>Surface seal depth <u>87</u> Material used in seal: <input type="checkbox"/> Cement grout <input type="checkbox"/> Bentonite <input type="checkbox"/> Puddling clay <input type="checkbox"/> _____</p> <p>Sealing procedure used: <input type="checkbox"/> Slurry pit <input checked="" type="checkbox"/> Temp. surface casing <input type="checkbox"/> Overbore to seal depth</p> <p>Method of joining casing: <input type="checkbox"/> Threaded <input type="checkbox"/> Welded <input type="checkbox"/> Solvent Weld</p> <p><input type="checkbox"/> Cemented between strata</p> <p>Describe access port <u>plug in well seal cap</u></p>	Thickness	Diameter	From	To	.250 inches	6 inches	1 feet	87 feet	.250 inches	4 inches	3 feet	99 feet	Number	From	To	_____ perforations	_____ feet	_____ feet	_____ perforations	_____ feet	_____ feet	_____ perforations	_____ feet	_____ feet	<p><b>11. DRILLERS CERTIFICATION</b></p> <p>I/We certify that all minimum well construction standards were complied with at the time the rig was removed.</p> <p>Firm Name <u>Johnston Drilling</u> Firm No. <u>92</u></p> <p>Address <u>375-C S. S. Blvd. Melba, Id</u> Date <u>7-18-93</u></p> <p>Signed by (Firm Official) <u>Steve D. Johnston</u></p> <p>and (Operator) <u>Russell Johnston</u></p>											
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# SITE CONSULTING, LLC

Form 238-7  
6/93

## IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

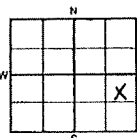
Use Typewriter  
or  
Ball Point Pen

092675

1. DRILLING PERMIT NO. 63-94-W-0075-000  
Other IDWR No. \_\_\_\_\_

2. OWNER: KATHY SMITH  
Name \_\_\_\_\_  
Address 6010 Overland Rd  
City Boise State Id Zip 83709

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



T. 2 North  or South   
E. 1 East  or West   
Sec. 15 1/4 NE 1/4 SE 1/4  
Gov't Lot \_\_\_\_\_ County Ada

Address of Well Site 2173 S. Ten Mile, Kuna

(Give at least Direction + Distance to Road or Landmark)  
Lot No. 2 Block No. 1 Subd. Name McClure

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

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

6. DRILL METHOD  
 Mud Rotary  Air Rotary  Cable  Other \_\_\_\_\_

7. SEALING PROCEDURES

SEAL/FILTER PACK		AMOUNT		METHOD
Material	From	To	Sacks or Pounds	
<u>Bentonite</u>	<u>0</u>	<u>30</u>	<u>100</u>	<u>Drill + Drive</u>
<u>(Guanacua)</u>				

Was drive shoe seal tested?  Yes  No How? \_\_\_\_\_

8. CASING/LINER:

Diameter	From	To	Gauge	Casing	Liner	Steel	Plastic	Welded	Threaded
<u>6"</u>	<u>12</u>	<u>205</u>	<u>.25</u>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Final location of shoes 205  
Top Packer or Headpipe 173 Bottom Tailpipe 207

9. PERFORATIONS/SCREENS

Perforations  Method \_\_\_\_\_  
 Screens  Type Houston Material Stawlers

From	To	Slot Size	Number	Diameter	Taper/Pipe Size	Casing	Liner
<u>207</u>	<u>212</u>	<u>.020</u>		<u>5"</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

10. WELL TESTS:

Yield gal/min.	Drawdown	Pumping Depth	Time
<u>75</u>			<u>14 min</u>

Temperature of water 58 Was a water analysis done? Yes  No   
By whom? Adams  
Water Quality (odor, etc.) Iron - 2; Gaus - 11; PH 8  
Bottom Hole Temperature \_\_\_\_\_

11. STATIC WATER LEVEL:

78 ft. below surface Depth artesian flow found \_\_\_\_\_  
Artesian pressure \_\_\_\_\_ lb. Describe access port \_\_\_\_\_  
Describe Controlling Devices: \_\_\_\_\_

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	GPM	SWL
<u>6"</u>	<u>1</u>	<u>6</u>	<u>Top Soil</u>		
	<u>6</u>	<u>54</u>	<u>Black Lava Rock</u>		
	<u>54</u>	<u>60</u>	<u>Brown Clay</u>		
<u>6"</u>	<u>60</u>	<u>62</u>	<u>Brown Clay</u>		
	<u>62</u>	<u>95</u>	<u>Gravel</u>	<u>some</u>	<input checked="" type="checkbox"/>
	<u>95</u>	<u>100</u>	<u>Dry Sand</u>		
	<u>100</u>	<u>102</u>	<u>Tan Clay</u>		
	<u>102</u>	<u>107</u>	<u>Sandy Clay</u>		
	<u>107</u>	<u>118</u>	<u>Clay</u>		
	<u>118</u>	<u>155</u>	<u>Sand</u>		
	<u>155</u>	<u>157</u>	<u>Clay</u>		
	<u>157</u>	<u>158</u>	<u>Sand</u>		
	<u>158</u>	<u>159</u>	<u>Clay</u>		
	<u>159</u>	<u>186</u>	<u>Yellowish Sandy Clay</u>		
	<u>186</u>	<u>192</u>	<u>Clay</u>		
	<u>192</u>	<u>195</u>	<u>Mostly Sand</u>		<input checked="" type="checkbox"/>
	<u>195</u>	<u>197</u>	<u>Clay</u>		
	<u>197</u>	<u>201</u>	<u>Sand</u>	<u>r. little</u>	<input checked="" type="checkbox"/>
	<u>201</u>	<u>207</u>	<u>Clay</u>		
	<u>207</u>	<u>212</u>	<u>Sand</u>		<input checked="" type="checkbox"/>

RECEIVED RECEIVED  
MAR 11 1994 MAR 09 1994 FEB 08 1995  
Department of Water Resources WATER RESOURCES WESTERN REGION

Date: Started 2/15/94 Completed 2/12/94

13. DRILLER'S CERTIFICATION

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

Firm Name Adams Pump & Drill Firm No. 457  
Firm Official Dave Adamson Date 2/28/94  
and  
Supervisor or Operator Dave Adamson Date 2/28/94  
(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES





# SITE CONSULTING, LLC

Form 2087  
4/02

C

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES  
**WELL DRILLER'S REPORT**  
State law requires that this report be filed with the Director, Department of Water Resources  
within 30 days after the completion or abandonment of the well. AUG 25 1992

USE TYPEWRITER OR  
BALLPOINT PEN

<p><b>1. WELL OWNER</b></p> <p>Name <u>BOCK, JAMES</u>          Address <u>TEN MILE &amp; ARDELL</u>  <u>WARA, ID 83634</u>          Drilling Permit No. <u>63-92-C-059-0772</u>          Water Right Permit No. _____</p>	<p><b>7. WATER LEVEL</b></p> <p>Static water level <u>96</u> feet below ground surface          Flowing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No G.P.M. flow _____          Artesian closed-in pressure _____ p.s.i.          Controlled by: <input type="checkbox"/> Valve <input type="checkbox"/> Cap <input type="checkbox"/> Plug          Temperature _____ °F. Quality _____  <small>Describe artesian or temperature cones below.</small></p>																																																																																
<p><b>2. NATURE OF WORK</b></p> <p><input type="checkbox"/> New well <input type="checkbox"/> Deepened <input type="checkbox"/> Replacement  <input type="checkbox"/> Well diameter increase <input type="checkbox"/> Modification  <input type="checkbox"/> Abandoned (describe abandonment or modification procedures          such as liners, screen, materials, plug depths, etc. in lithologic          log, section 9.)</p>	<p><b>B. WELL TEST DATA</b></p> <p><input type="checkbox"/> Pump <input type="checkbox"/> Bailor <input type="checkbox"/> AX <input type="checkbox"/> Other _____</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Discharge G.P.M.</th> <th>Pumping Level</th> <th>Hours Pumped</th> </tr> <tr> <td style="text-align: center;">100</td> <td style="text-align: center;">288</td> <td style="text-align: center;">2</td> </tr> </table>	Discharge G.P.M.	Pumping Level	Hours Pumped	100	288	2																																																																										
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<p><b>3. PROPOSED USE</b></p> <p><input checked="" type="checkbox"/> Domestic <input type="checkbox"/> Irrigation <input type="checkbox"/> Monitor  <input type="checkbox"/> Industrial <input type="checkbox"/> Stock <input type="checkbox"/> Waste Disposal or Injection  <input type="checkbox"/> Other _____ (specify type)</p>	<p><b>9. LITHOLOGIC LOG</b></p> <p style="text-align: right;">84970</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Bore Diam.</th> <th>Depth From</th> <th>To</th> <th>Material</th> <th>Water</th> </tr> <tr> <th></th> <th></th> <th></th> <th></th> <th>Yes No</th> </tr> </thead> <tbody> <tr><td>9"</td><td>0</td><td>6</td><td>TOP SOIL</td><td>NO</td></tr> <tr><td>9"</td><td>6</td><td>12</td><td>SAND</td><td>NO</td></tr> <tr><td>9"</td><td>12</td><td>42</td><td>LAVA ROCK/CRACKS</td><td>NO</td></tr> <tr><td>9"</td><td>42</td><td>49</td><td>CINDERS</td><td>NO</td></tr> <tr><td>9"</td><td>49</td><td>66</td><td>LAVA ROCKS</td><td>NO</td></tr> <tr><td>6"</td><td>66</td><td>102</td><td>SAND &amp; GRAVEL</td><td>NO</td></tr> <tr><td>6"</td><td>102</td><td>129</td><td>SAND</td><td>YES</td></tr> <tr><td>6"</td><td>129</td><td>143</td><td>CLAY</td><td>NO</td></tr> <tr><td>6"</td><td>143</td><td>161</td><td>SAND</td><td>YES</td></tr> <tr><td>6"</td><td>161</td><td>165</td><td>CLAY</td><td>NO</td></tr> <tr><td>6"</td><td>165</td><td>252</td><td>HEAVY SAND/CLAY STR</td><td>YES</td></tr> <tr><td>6"</td><td>252</td><td>271</td><td>SAND</td><td>YES</td></tr> <tr><td>6"</td><td>271</td><td>290</td><td>CLAY</td><td>NO</td></tr> <tr><td>6"</td><td>290</td><td>293</td><td>SAND</td><td>YES</td></tr> </tbody> </table>	Bore Diam.	Depth From	To	Material	Water					Yes No	9"	0	6	TOP SOIL	NO	9"	6	12	SAND	NO	9"	12	42	LAVA ROCK/CRACKS	NO	9"	42	49	CINDERS	NO	9"	49	66	LAVA ROCKS	NO	6"	66	102	SAND & GRAVEL	NO	6"	102	129	SAND	YES	6"	129	143	CLAY	NO	6"	143	161	SAND	YES	6"	161	165	CLAY	NO	6"	165	252	HEAVY SAND/CLAY STR	YES	6"	252	271	SAND	YES	6"	271	290	CLAY	NO	6"	290	293	SAND	YES
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USE ADDITIONAL SHEETS IF NECESSARY — FORWARD THE WHITE COPY TO THE DEPARTMENT

Nothing Follows

