



Mayor Tammy de Weerd

City Council Members:

Luke Cavener
Ty Palmer
Treg Bernt

Joe Borton
Genesis Milam
Anne Little Roberts

**TRANSMITTALS TO AGENCIES FOR COMMENTS ON DEVELOPMENT PROJECTS
WITH THE CITY OF MERIDIAN**

To ensure that your comments and recommendations will be considered by the Meridian Planning and Zoning Commission please submit your comments and recommendations to cityclerk@meridiacity.org

To: Attention C.Jay Coles, City Clerk

By: September 14, 2018

Transmittal Date: August 3, 2018

File No: H-2018-0079 RZ, PP, MDA

Hearing Date: September 20, 2018

REQUEST: A Rezone of property from R-4 (18.994 acres) to R-8; A Preliminary Plat consisting of 74 single-family residential building lots and 14 common lots on 18.994 acres of land in a proposed R-8 zoning district; and a Modification to an existing Development Agreement to allow for additional residential and common lots and to allow for R-8 zoning and to change certain other provisions of the agreement for Burlingame Subdivision.

By: Yuriy Mukha

Location of Property or Project: NW Corner of West Cherry Lane and N. of Black Cat Road.

Planning and Zoning Commission	Meridian School District
Tammy de Weerd, Mayor	Meridian Post Office
City Council	Ada County Highway District
Sanitary Services	Ada County Development Services
Building Department	Central District Health
Fire Department	COMPASS
Police Department	Nampa Meridian Irrigation District
City Attorney	Settlers Irrigation District
City Public Works	Idaho Power Company
City Planner	Century Link
Parks Department	Intermountain Gas Co.
Economic Development	Idaho Transportation Department
New York Irrigation District	Ada County Associate Land Records
Boise Project Board of Control – Tim Paige	Downtown Projects
Community Development	Meridian Development Corporation
Valley Transit	Historical Preservation Commission
Idaho DEQ	South of RR/SW Meridian
	NW Pipeline
	Boise-Kuna Irrigation District

Hearing Date: September 20, 2018

File No.: H-2018-0079

Project Name: Burlingame Subdivision-RZ, PP, MDA

Request: Request for rezone property from R-4 (18.994 acres) to R-8.

Request: Request for a preliminary plat consisting of seventy four (74) single-family residential building lots and fourteen (14) common lots on 18.994 acres of land in a proposed R-8 zoning district.

Request: Request to modify an existing development agreement to allow for additional residential and common lots, to allow for R-8 zoning and to change certain other provisions of the agreement, by Yuriy Mukha.

Location: The site is located near the northwest corner of W. Cherry Lane and N. Black Cat Road in the SW ¼ of Section 4, Township 3N., Range 1W.



Planning Division

DEVELOPMENT REVIEW APPLICATION

STAFF USE ONLY:

Project name: Burlingame Subdivision
File number(s): H-2018-0079
Assigned Planner: Josh Beach Related files: _____

Type of Review Requested (check all that apply)

- Accessory Use (check only 1)
- Daycare
- Home Occupation
- Home Occupation/Instruction for 7 or more
Administrative Design Review
Alternative Compliance
Annexation and Zoning
Certificate of Zoning Compliance
City Council Review
Comprehensive Plan Map Amendment
Comprehensive Plan Text Amendment
Conditional Use Permit
Conditional Use Modification (check only 1)
- Director
- Commission
Development Agreement Modification
Final Plat
Final Plat Modification
Landscape Plan Modification
Preliminary Plat
Private Street
Property Boundary Adjustment
Rezone
Short Plat
Time Extension (check only 1)
- Director
- Commission
UDC Text Amendment
Vacation (check only 1)
- Director
- Commission
Variance
Other

Applicant Information

Applicant name: Yuriy Mukha Phone: 208-906-3000
Applicant address: 5504 N. Senita Hills Avenue Email: sales@avisorealty.com
City: Meridian State: ID Zip: 83642

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

Owner name: Same as Applicant Phone: _____

Owner address: _____ Email: _____

City: _____ State: _____ Zip: _____

Agent/Contact name (e.g., architect, engineer, developer, representative): Becky McKay

Firm name: Engineering Solutions, LLP Phone: 208-938-0980

Agent address: 1029 N. Rosario Street, Suite 100 Email: es-beckym@qwestoffice.net

City: Meridian State: ID Zip: 83642

Primary contact is: Applicant Owner Agent/Contact

Subject Property Information

Location/street address: NW of Black Cat and Cherry Lane Township, range, section: T.3N., R.1W., Sec. 4

Assessor's parcel number(s): S1204449060, S1204449040, S1204449300, S1204449400 Total acreage: 18.99 Zoning district: R-4

Project/subdivision name: Burlingame Subdivision - Rezone, Development Agreement Modification and Preliminary Plat

General description of proposed project/request: Request for rezone from R-4 to R-8 with a development agreement modification and preliminary plat on 18.99 acres with 74 single-family lots, 2 common driveway lots and 12 open space/common/park lots.

Proposed zoning district(s): R-8

Acres of each zone proposed: 18.99 acres R-8

Type of use proposed (check all that apply):

Residential Office Commercial Employment Industrial Other _____

Who will own & maintain the pressurized irrigation system in this development? HOA

Which irrigation district does this property lie within? Settlers Irrigation District

Primary irrigation source: Stewart Lateral/Settlers Canal Secondary: City of Meridian

Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): TBD

Residential Project Summary (if applicable)

Number of residential units: 74 Number of building lots: 74

Number of common lots: 12 Number of other lots: 2 common driveway lots

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

1 bedroom: _____ 2-3 bedrooms: _____ 4 or more bedrooms: _____

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

Minimum property size (s.f.): 5,600 Average property size (s.f.): 7,152

Gross density (Per UDC 11-1A-1): 3.90 Net density (Per UDC 11-1A-1): 4.98

Acreage of qualified open space: 2.26 Percentage of qualified open space: 11.90

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): Central common/pond areas - 0.93 acre; Cherry Lane buffer - 0.03 acre; Settlers Canal/pathway network - 1.12 acres; local street buffers - 0.18 acre

Amenities provided with this development (if applicable): Multi-use pathway, gazebo and playground

Type of dwelling(s) proposed: Single-family Detached Single-family Attached Townhouse

Duplex Multi-family Vertically Integrated Other _____

Non-residential Project Summary (if applicable)

Number of building lots: _____ Common lots: _____ Other lots: _____

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

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

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

Authorization

Print applicant name: Becky McKay, Engineering Solutions, LLP

Applicant signature: *Becky McKay* Date: 7/23/18

BURLINGAME SUBDIVISION

Development Agreement Modification, Rezone and Preliminary Plat Applications

Written Narrative

Project Summary

Yuriy Mukha requests the City of Meridian's approval of a development agreement modification, rezone of 18.99 acres from R-4 (Medium-Low-Density Residential) to R-8 (Medium-Density Residential), and a preliminary plat for Burlingame Subdivision. The preliminary plat consists of 74 single-family residential lots, 2 common/driveway lots and 12 open space/common/park lots.

The property is located south of Turnberry Subdivision (R-4), north and east of estate residential parcels (RUT and R-8), and west of two existing churches, the Church of Jesus Christ of Latter-day Saints (L-O) and a Seventh Day Adventist facility (L-O), which front on Black Cat Road.

Project History

In 2006, this property was annexed and zoned (AZ-06-018) with a preliminary plat known as Incline Village Subdivision (PP-06-016); a development agreement was approved as a condition of annexation and recorded as Instrument No. 106151230. Also, in 2006, a final plat (FP-06-045) was approved for the property. Construction plans for the project were approved by the City of Meridian and Ada County Highway District in April of 2007. The construction plan approvals expired; the final plat was never recorded with the County and was allowed to expire. The property had three existing single-family dwellings on the property since the project was a combination of multiple parcels. One of the existing homes located adjacent to Cherry Lane on the property was partitioned from the parcel under a property boundary adjustment. Due to the recession, the property lay dormant for many years and was purchased by Yuriy Mukha.

In 2017, the new owner submitted a development agreement modification and preliminary plat which included a new concept plan reflecting 60 lots and revised building elevations. The new preliminary plat, Burlingame Subdivision, was proposed and received approval from the City of Meridian in February of 2018. A revised development agreement (Instrument No. 2018-014051) was also entered into between the City of Meridian and the owner. The approved density of the project was 3.16 dwelling units per acre with 1.89 acres or 10 percent open space. The development agreement replaced the previous development agreement (Inst. No. 106151230).

In April of 2018, the owner approached Engineering Solutions, LLP, to modify the development to create a more neighborhood friendly and walkable design. The applicant wanted to create a project which would appeal to retired residents and empty nesters. The applicant consulted with multiple builders and was convinced the revised project would be more marketable and economically feasible.

The new development plan was presented to the surrounding property owners at a neighborhood meeting. The overall comments were supportive of the new site design which has a slightly higher density than previously approved. The residents were pleased with the pathways, open space locations, pond location and proposed amenities.

Project Overview

Located northwest of the intersection of W. Cherry Lane and N. Black Cat Road, the applicant is requesting a step-up from R-4 (Low Density Residential) to R-8 (Medium Density Residential) as allowed by the Meridian Comprehensive Plan. The redesigned project has 74 buildable lots with lot sizes ranging from 5,600 square feet to 34,734 square feet. The average lot size within the development will be 7,152 square feet. The lot widths are predominately 55 feet with lot depths that vary from 102 feet to 150. The gross density for the project is 3.90 dwelling units per acre (du/a), with a net density of 4.98 du/a. There are two existing single-family homes with outbuildings on the property. The westerly home and its accessory garage located on Lot 3, Block 5, will remain. The structures comply with all applicable setbacks. The easterly home and garage will be removed from the property.

During the redesign of the project, the location of the existing trees was considered, and an attempt to preserve as many trees as possible was a prime directive. The total eligible open space is 2.26 acres, or 11.90 percent. A 26,239-square-foot open space lot located at the entrance road will be improved with landscaping and a pond which will be used as a passive amenity and for storage of pressure irrigation water. A landscaping buffer will be installed on the east side of the entrance road with a width ranging from 25 to 14 feet to create an attractive entrance to the project. A second pocket park (14,211 square feet) is located on Lot 6, Block 3, for active use. The proposed amenities in the project include a landscaped pond at the entrance to the subdivision; a 10-foot-wide, multi-use pathway along the east and north boundaries adjacent to the Settler's Canal; interior 5-foot-wide pathways; and a pocket park with a picnic gazebo and play equipment.

Central sewer service is available to the property east off-site within the 25-foot-wide access easement between the Seventh-day Adventist and LDS church properties. The applicant will be required to extend the sewer to the subject site and stub the sewer to the unrelated adjoining parcel to the south through the common drive on Lot 13, Block 3. Central water is available within the stub street of Turnberry Subdivision. The applicant will extend the 8-inch water main across the Safford Lateral and the Settlers Canal into the project. An 8-inch connection will be made to the existing 12-inch water main located in Cherry Lane. Water will be stubbed to the east and west within the two proposed stub streets. A pressure irrigation pump station will be constructed beside the proposed pond, and the applicant will coordinate with Settlers Irrigation for piping of the delivery ditch to the subject site.

The existing home located east of the entrance road will be connected to central sewer and water as directed in the governing development agreement. A driveway approach has been provided for internal access within the project for the home.

All proposed streets will be public with a 50-foot-wide right-of-way and a 33-foot street section from back of rolled curb, with 5-foot-wide attached sidewalks. The applicant is proposing a median at the entrance and detached walks along the Cherry Lane frontage. The applicant's representative coordinated the easterly stub street with the property owner. They requested the stub street be relocated south to accommodate their future plans for a Montessori School. A vehicular bridge will be constructed over the Safford Lateral and Settlers Canal to connect to Turnberry Subdivision. Turnberry Subdivision provided a trust fund for 50 percent of the cost of the bridge when the project developed. The 74 proposed single-family lots will generate approximately 706 vehicle trips per day. A traffic study is not required, as the project is under 100 dwelling units.

The applicant respectfully requests a piping waiver from the Council for the Safford Lateral and the Settlers Canal considering the size of the facilities and due to the fact it would be cost prohibitive.

Rezone and Development Agreement Modification

The applicant is requesting a step-up from R-4 (Low Density Residential) to R-8 (Medium Density Residential) as allowed by the Meridian Comprehensive Plan. The increased density and design changes allow for an improved project with more open space and amenities.

As a condition of rezoning, the applicant requests that a new development agreement be entered into, with the following changes to the agreement itself and insertion of a new Exhibit A to reflect new staff conditions:

- 1.4 WHEREAS, Owner/Developer has submitted ~~an~~ applications for rezoning the property from R-4 (Low Density Residential) to R-8 (Medium Density Residential and the modifications to the existing Development Agreement recorded as instrument #1061512302018-014051 to include a new Conceptual Plan, Building Elevations and to modify certain terms of the existing development of approximately 18.99 acres of land (as described in Exhibit "A") and a Preliminary Plat consisting of 6074 building lots, 2 common driveway lots and 712 common lots in an R-4 (Low Density Residential) R-8 (Medium Density Residential) zoning district, under the Unified Development Code, which generally describes how the Property will be developed and what improvements will be made; and

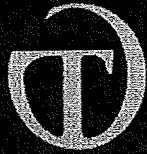
- 1.7 WHEREAS, on the 19th ___ day of ~~September~~ _____, 2017_____, the Meridian City Council approved certain Findings of Fact and Conclusions of Law and Decision and Order ("Findings"), which have been incorporated into this Agreement and attached as Exhibit "B"; and

- 3.4 **PROPERTY:** Means and refers to that certain parcel(s) of Property located in the County of Ada, City of Meridian as described in Exhibit "A" describing the parcel attached hereto and by this reference incorporated

herein as if set forth at length to be removed from the existing Development Agreement (Instrument #~~106151230~~2018-014051) and be bound by this Agreement.

5.1 Owner/Developer shall develop the property in accordance with the following conditions:

1. That the following shall be the only allowed uses on this property: single-family detached homes and allowed accessory uses of the R-4 R-8 zone.
2. That a maximum of ~~60~~74 single-family building lots shall be platted on this property.
10. That the applicant shall be responsible for the payment of assessments and the actual physical hook-up of the existing houses to the municipal services. The hook-ups shall be completed prior to Certificates of Occupancy for each phase for which that house lies in. ~~Lot 2 Block 4 shall be hooked to municipal services prior to Certificates of Occupancy of the phase that connects to W. Cherry Lane.~~



TitleOne
a title & escrow co.

There is a Difference.

Property Information

Date: 7/10/2017

Parcel ID: S1204449040

Site Address: 5136 W Cherry Ln Meridian 83646

Warmest Regards,

The TitleOne Team
TitleOne Corporation
www.TitleOneCorp.com

Notice: This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=2 LISA BATT
TITLEONE BOISE

2017-027981
04/03/2017 12:40 PM
\$13.00

ACCOMMODATION
RECORDING

Quitclaim Deed

For value received, Yuriy Mukha, a married man as his sole and separate property

Does hereby convey, release, remise, and forever quit claim unto

Yuriy Mukha, a married man as his sole and separate property


whose current address is 5504 N Senita Hills Avenue, Meridian, ID 83646,

the following described premises:

See Parcel 1, attached hereto and made a part hereof.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Date: 03/30/2017



Yuriy Mukha

State of Idaho, County of ADA, ss.

On this 3 day of APRIL in the year of 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Yuriy Mukha, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.



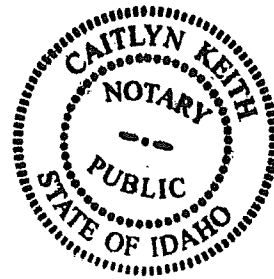
Notary Public

Residing at: _____

My Commission Expires: _____

(seal)

Residing: Boise, Idaho
Commission Expires: 3/29/2022





Professional Engineers, Land Surveyors and Planners

826 3RD St. South, Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 454-0979

e-mail: dholzhey@mseng.us

FOR: Yuriy Mukha
JOB NO.: FE0717
DATE: March 02, 2017

PARCEL 1

A parcel of land being a portion of the SE1/4 SE1/4 of Section 4, Township 3 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

Commencing at the southeast corner of the SE1/4 SE1/4;

Thence N 89° 17' 10" W a distance of 990.64 feet along the south boundary of the SE1/4 SE1/4 to the **POINT OF BEGINNING**;

Thence continuing N 89° 17' 10" W a distance of 139.00 feet along the south boundary of the SE1/4 SE1/4;

Thence N 00° 42' 50" E a distance of 13.03 feet to a point of curvature;

Thence along a curve to the left, having a radius of 545.00 feet, a delta angle of 13° 34' 48", and whose long chord bears N 06° 04' 34" W a distance of 128.87 feet;

Thence along a curve to the right, having a radius of 455.00 feet, a delta angle of 18° 08' 22", and whose long chord bears N 03° 47' 47" W a distance of 143.45 feet;

Thence S 89° 17' 10" E a distance of 165.09 feet parallel with the south boundary of the SE1/4 SE1/4;

Thence S 00° 37' 45" W a distance of 284.00 feet parallel with the east boundary of the SE1/4 SE1/4 to the **POINT OF BEGINNING**.

This parcel contains 1.00 acres more or less.

Also, this parcel is subject to all easements and rights-of-way of record or implied.





TitleOne
a title & escrow co.

There is a Difference.

Property Information

Date: 7/10/2017

Parcel ID: S1204449060

Site Address: 1947 N Black Cat Rd Meridian 83642

Warmest Regards,

The TitleOne Team
TitleOne Corporation
www.TitleOneCorp.com

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ACCOMMODATION
RECORDING

Quitclaim Deed

For value received, Yuriy Mukha, a married man as his sole and separate property

Does hereby convey, release, remise, and forever quit claim unto

Yuriy Mukha, a married man as his sole and separate property

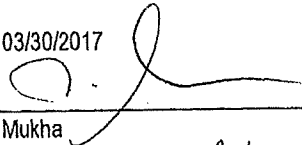
whose current address is 5504 N Senita Hills Avenue, Meridian, ID 83646,

the following described premises:

See Parcel 2, attached hereto and made a part hereof.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

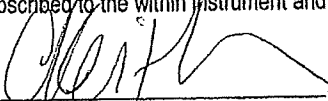
Date: 03/30/2017



Yuriy Mukha

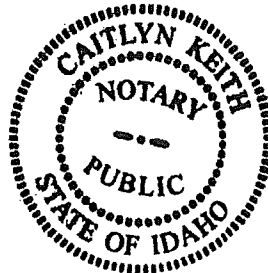
State of Idaho, County of Ada, ss.

On this 3rd day of April in the year of 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Yuriy Mukha, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.


_____, Notary Public

Residing at: _____
My Commission Expires: _____
(seal)

Residing: Boise, Idaho
Commission Expires: 3/29/2022





Professional Engineers, Land Surveyors and Planners

826 3RD St. South, Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 454-0979

e-mail: dholzhey@mseng.us

FOR: Yuriy Mukha
JOB NO.: FE0717
DATE: March 22, 2017

PARCEL 2

A parcel of land being a portion of the SE1/4 SE1/4 and a portion of the NE1/4 SE1/4 of Section 4, Township 3 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

Commencing at the southeast corner of the SE1/4 SE1/4;

Thence N 89° 17' 10" W a distance of 1129.64 feet along the south boundary of the SE1/4 SE1/4 to the **POINT OF BEGINNING**;

Thence continuing N 89° 17' 10" W a distance of 195.35 feet along the south boundary of the SE1/4 SE1/4 to the southwest corner of the SE1/4 SE1/4;

Thence N 00° 41' 27" E a distance of 1474.44 feet along the west boundaries of the SE1/4 SE1/4 and NE1/4 SE1/4 to the southwest corner of the Turnberry Subdivision No. 2;

Thence S 89° 19' 39" E a distance of 264.32 feet along the southerly boundary of Turnberry Subdivision No. 2;

Thence S 00° 37' 45" W a distance of 822.39 feet parallel with the east boundary of the SE1/4 SE1/4;

Thence S 89° 20' 31" E a distance of 68.44 feet;

Thence S 00° 37' 45" W a distance of 368.32 feet parallel with the east boundary of the SE1/4 SE1/4;

Thence N 89° 17' 10" W a distance of 165.09 feet parallel with the south boundary of the SE1/4 SE1/4;

Thence along a curve to the left, having a radius of 455.00 feet, a delta angle of $18^{\circ} 08' 22''$, and whose long chord bears $S 03^{\circ} 47' 47'' E$ a distance of 143.45 feet;

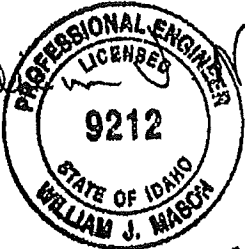
Thence along a curve to the right, having a radius of 545.00 feet, a delta angle of $13^{\circ} 34' 48''$, and whose long chord bears $S 06^{\circ} 04' 34'' E$ a distance of 128.87 feet;

Thence $S 00^{\circ} 42' 50'' W$ a distance of 13.03 feet parallel with the east boundary of the SE1/4 SE1/4 to the **POINT OF BEGINNING**.

This parcel contains 8.99 acres more or less.

Also, this parcel is subject to all easements and rights-of-way of record or implied.

William J. Mason



March 28, 2017



TitleOne
a title & escrow co.

There is a Difference.

Property Information

Date: 7/10/2017

Parcel ID: S1204449300

Site Address: 1923 N Black Cat Rd Meridian 83646

Warmest Regards,

The TitleOne Team
TitleOne Corporation
www.TitleOneCorp.com

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a title & escrow co.

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=3 CHE FOWLER
TITLEONE BOISE

2016-112156
11/18/2016 01:02 PM
\$16.00

Order Number: 16282384

WARRANTY DEED

For Value Received,

John K. Boubek, a single man, the Grantor, does hereby grant, bargain sell and convey unto, Yuriy Mukha, a married man, as his sole and separate property, whose current address is 3327 N Eagle Rd, Ste 110-52, Meridian, ID 83646, the Grantee, the following described premises, in Ada County, Idaho, To Wit:

Parcel I

A tract of land in the Southeast quarter of the Southeast quarter of Section 4, Township 3 North, Range 1 West of the Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the section corner common to Sections 3, 4, 9 and 10, Township 3 North, Range 1 West of the Boise Meridian; thence

North 0°17'10" East along the section line 1,064.62 feet to a point; thence
North 89°39'20" West 529.54 feet to a steel pin; the Real Point of Beginning; thence
North 89°39'20" West 529.54 feet to a steel pin; thence
South 0°17'10" West 411.34 feet to a steel pin; thence
South 89°39'20" East 529.54 feet to a steel pin; thence
North 0°17'10" East 411.34 feet to the Real Point of Beginning.

Except ditch and road rights of way.

Parcel II

An easement for ingress and egress as granted by Warranty Deed recorded July 20, 1972, as Instrument No. 814601 over and across the Northerly 25 feet of the following described parcel of land:

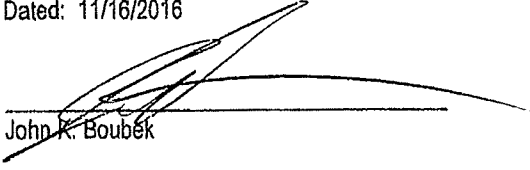
A tract of land in the Southeast quarter of the Southeast quarter of Section 4, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho more particularly described as follows:

Beginning at a point on the section line which bears 653.26 feet from the section corner common to Sections 3, 4, 9 and 10, Township 3 North, Range 1 West, Boise Meridian; thence
North 0°17'10" East along the section line 411.34 feet to a point; thence

North 89°39'20" West 529.54 feet to a steel pin; thence
South 0°17'10" West 411.34 feet to a steel pin; thence
South 89°39'20" East 529.54 feet to the Point of Beginning.

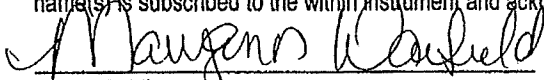
TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those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

Dated: 11/16/2016

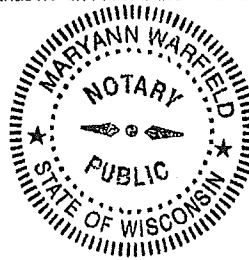
X 
John K. Boubek

State of Wisconsin County of Walworth ss.

On this 17 day of November, in the year of 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared John K. Boubek, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he executed the same.



Notary Public
Residing In: Walworth Co
My Commission Expires: 6-14-20
(seal)





TitleOne
a title & escrow co.

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=2 CHE FOWLER
TITLEONE BOISE

2016-112157
11/18/2016 01:02 PM
\$13.00

File # 16282384

Quitclaim Deed

For value received, **Olga Mukha, spouse of the grantee herein**

Does hereby convey, release, remise, and forever quit claim unto

Yuriy Mukha, a married man as his sole and separate property

whose current address is 5504 N. Senita Hills Ave., Meridian Idaho 83646

the following described premises:

Parcel I

A tract of land in the Southeast quarter of the Southeast quarter of Section 4, Township 3 North, Range 1 West of the Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the section corner common to Sections 3, 4, 9 and 10, Township 3 North, Range 1 West of the Boise Meridian; thence

North 0°17'10" East along the section line 1,064.62 feet to a point; thence
North 89°39'20" West 529.54 feet to a steel pin; the Real Point of Beginning; thence
North 89°39'20" West 529.54 feet to a steel pin; thence
South 0°17'10" West 411.34 feet to a steel pin; thence
South 89°39'20" East 529.54 feet to a steel pin; thence
North 0°17'10" East 411.34 feet to the Real Point of Beginning.

Except ditch and road rights of way.

Parcel II

An easement for ingress and egress as granted by Warranty Deed recorded July 20, 1972, as Instrument No. 814601 over and across the Northerly 25 feet of the following described parcel of land:

A tract of land in the Southeast quarter of the Southeast quarter of Section 4, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho more particularly described as follows:

Beginning at a point on the section line which bears 653.26 feet from the section corner common to Sections 3, 4, 9 and 10, Township 3 North, Range 1 West, Boise Meridian; thence
North 0°17'10" East along the section line 411.34 feet to a point; thence
North 89°39'20" West 529.54 feet to a steel pin; thence
South 0°17'10" West 411.34 feet to a steel pin; thence
South 89°39'20" East 529.54 feet to the Point of Beginning.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Date: 11/18/16

Olga Mukha
Olga Mukha

State of Idaho, County of Ada, ss.

On this 18th day of November, in the year of 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Olga Mukha, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that she executed the same.

[Signature], Notary Public

Residing at: _____

My Commission Expires: _____

(seal)

RESIDING: BOISE, ID
COMMISSION EXPIRES: 11-28-19





TitleOne
a title & escrow co.

There is a Difference.

Property Information

Date: 7/10/2017

Parcel ID: S1204449400

Site Address: N Black Cat Rd Meridian 83646

Warmest Regards,

The TitleOne Team
TitleOne Corporation
www.TitleOneCorp.com

Notice: This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.



TitleOne
a title & escrow co.


ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=3 LISA BATT
TITLEONE BOISE

2016-112225
11/18/2016 01:51 PM
\$16.00

Order Number: 16281389

WARRANTY DEED

For Value Received,

 Bello Vento, LLC, an Idaho limited liability company, the Grantor, does hereby grant, bargain sell and convey unto, Yuriy Mukha, a married man, as his sole and separate property, whose current address is 3327 N Eagle Rd, Suite 110-52, Meridian, ID 83646, the Grantee, the following described premises, in Ada County, Idaho, To Wit:

Parcel I:

A tract of land in the Southeast quarter of Section 4, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the section corner common to Sections 3, 4, 9 and 10, Township 3 North, Range 1 West, Boise Meridian; thence
North 0°17'10" East along the section line, 1064.62 feet to a point; thence
North 89°39'20" West 1059.08 feet to a steel pin, the Real Point of Beginning; thence
North 0°17'10" East 411.34 feet to a steel pin; thence
North 89°39'20" West 264.32 feet to a steel pin; thence
South 0°20'53" West 822.68 feet to a steel pin; thence
South 89°39'20" East 265.21 feet to a steel pin; thence
North 0°17'10" East 411.34 feet to the Real Point of Beginning.

Parcel II:

A tract of land in the Southeast quarter of Section 4, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the section corner common to Sections 3, 4, 9, and 10, Township 3 North, Range 1 West, Boise Meridian; thence
North 0°17'10" East along the section line, 1064.62 feet to a point; thence
North 89°39'20" West 529.54 feet to a steel pin, the Real Point of Beginning; thence
North 89°39'20" West 529.54 feet to a steel pin; thence
North 0°17'10" East 411.34 feet to a steel pin; thence
South 89°39'20" East 529.54 feet to a steel pin; thence
South 0°17'10" West 411.34 feet to the Real Point of Beginning.

Parcel III:

An easement for ingress and egress across a 25 foot wide strip of land, the Northerly boundary line of which is described as follows:

Beginning at a point on the section line which bears North 0°17'10" East 1064.62 feet from the section corner common to Sections 3, 4, 9, and 10, Township 3 North, Range 1 West, Boise Meridian; thence North 89°39'20" West 1059.08 feet to the end point on the Southwesterly corner of Parcel II, which point is the center of a circular easement for a cul-de-sac whose radius is 45 feet and whose central angle is 360°.

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

Dated: 11-18-16

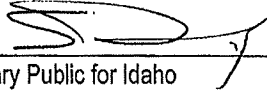
Bello Vento, LLC, an Idaho limited liability company

By: 
Samantha La Point, Sole Member

State of Idaho, County of Ada, ss.

On this 18th day of November, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Samantha La Point, known or identified to me to be a Member of the limited liability company that executed the within instrument and acknowledged to me that she executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

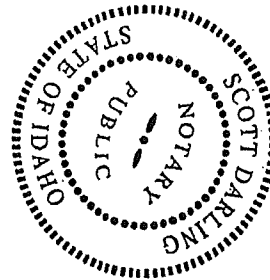


Notary Public for Idaho

Residing In: _____

My Commission Expires: _____

RESIDING: BOISE, ID
COMMISSION EXPIRES: 11-28-19





TitleOne
a title & escrow co.

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=2 LISA BATT
TITLEONE BOISE

2016-112226
11/18/2016 01:51 PM
\$13.00

File # 16281389

Quitclaim Deed

For value received, Olga Mukha, spouse of the grantee herein

Does hereby convey, release, remise, and forever quit claim unto

Yuriy Mukha, a married man as his sole and separate property

whose current address is 5504 N. Sonita Hills Ave., Meridian, ID 83446

the following described premises:

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To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Date: 11/18/16
[Signature]
Olga Mukha

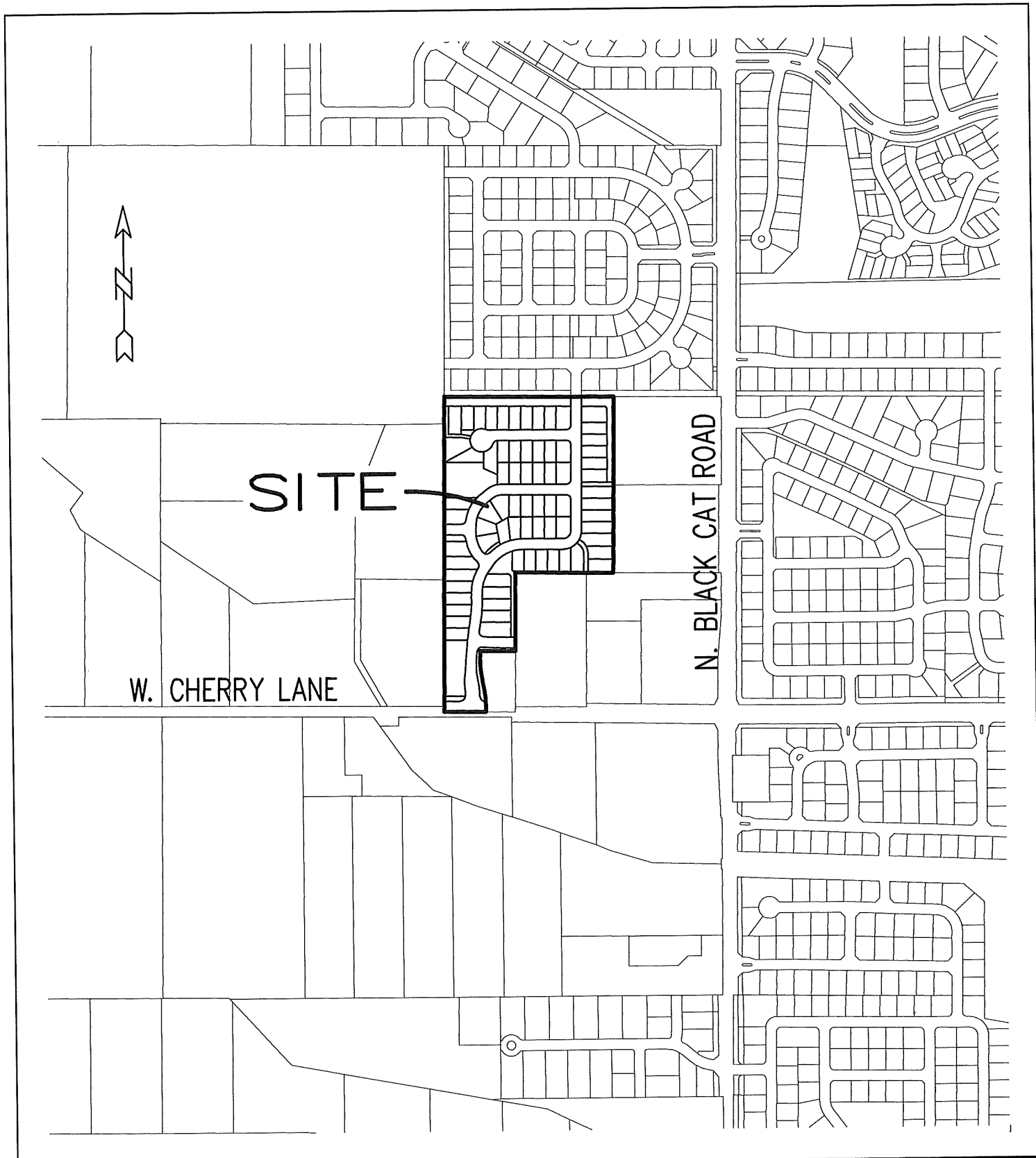
State of Idaho, County of Ada, ss.

On this 18th, day of November, in the year of 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Olga Mukha, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that she executed the same.

[Signature], Notary Public
Residing at: _____
My Commission Expires: _____
(seal)

RESIDING: BOISE, ID
COMMISSION EXPIRES: 11-28-19





BURLINGAME SUBDIVISION
VICINITY MAP - 1"=600'

LOCATED IN THE SE 1/4 OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST, B.M.
MERIDIAN, ADA COUNTY, IDAHO

CITY OF MERIDIAN PRE-APPLICATION MEETING NOTES

Project/Subdivision Name: Burlingame Subdivision Date: 05/03/2018

Applicant(s)/Contact(s): Becky McKay

City Staff: _____

Location: 5136 W. Cherry Lane Size of Property: 18.99

Comprehensive Plan FLUM Designation: LDR

Design Guidelines Development Context: Urban Urban/Suburban Suburban Rural

Existing Use: Single-family homes Existing Zoning: R-4

Proposed Use: Single-family residences Proposed Zoning: R-8

Surrounding Uses: SFR

Street Buffer(s) and/or Land Use Buffer(s): 25 foot street buffer along Black Cat Road

Open Space/Amenities/Pathways: 10 percent required

Access/Stub Streets/Street System: _____

Sewer & Water Service: _____

Waterways/ Floodplain/Topography/Hazards: _____

History: _____

Additional Meeting Notes: _____

- Request "step up" in zoning to allow for R-8
- MDA to allow for additional lots

Note: A Traffic Impact Study (TIS) will be required by ACHD for large commercial projects and any residential development with over 100 units. To avoid unnecessary delays & expedite the hearing process, applicants are encouraged to submit the TIS to ACHD prior to submitting their application to the City. Not having ACHD comments and/or conditions on large projects may delay hearing(s) at the City. Please contact Mindy Wallace at 387-6178 or Christy Little at 387-6144 at ACHD for information in regard to a TIS, conditions, impact fees and process.

Other Agencies/Departments to Contact:

- | | | |
|---|---|--|
| <input type="checkbox"/> Ada County Highway Dist. (ACHD) | <input type="checkbox"/> Nampa Meridian Irrigation Dist. (NMID) | <input type="checkbox"/> Public Works Department |
| <input type="checkbox"/> Idaho Transportation Dept. (ITD) | <input type="checkbox"/> Settler's Irrigation District | <input type="checkbox"/> Building Department |
| <input type="checkbox"/> Republic Services | <input type="checkbox"/> Police Department | <input type="checkbox"/> Parks Department |
| <input type="checkbox"/> Central District Health Department | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Other: _____ |

Application(s) Required:

- | | | |
|--|--|---|
| <input type="checkbox"/> Administrative Design Review | <input type="checkbox"/> Conditional Use Permit Modification/Transfer | <input checked="" type="checkbox"/> Rezone |
| <input type="checkbox"/> Alternative Compliance | <input checked="" type="checkbox"/> Development Agreement Modification | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Time Extension – Council |
| <input type="checkbox"/> City Council Review | <input type="checkbox"/> Final Plat Modification | <input type="checkbox"/> UDC Text Amendment |
| <input type="checkbox"/> Comprehensive Plan Amendment – Map | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Vacation |
| <input type="checkbox"/> Comprehensive Plan Amendment – Text | <input checked="" type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Private Street | <input type="checkbox"/> Other |

Notes: 1) Applicants are required to hold a neighborhood meeting in accord with UDC 11-5A-5C prior to submittal of an application requiring a public hearing (except for a vacation or short plat); and 2) All applicants for permits requiring a public hearing shall post the site with a public hearing notice in accord with UDC 11-5A-5D.3 (except for UDC text amendments, Comp Plan text amendments, and vacations). The information provided during this meeting is based on current UDC requirements and the Comprehensive Plan. Any subsequent changes to the UDC and/or Comp Plan may affect your submittal and/or application. This pre-application meeting shall be valid for four (4) months.

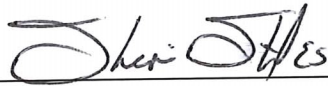
COMMITMENT OF PROPERTY POSTING

Per Unified Development Code (UDC) 11-5A-5D, the applicant for all applications requiring a public hearing (except for a UDC text amendment, a Comprehensive Plan text amendment and/or vacations) shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice of the application(s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign(s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign(s) shall be removed no later than three (3) days after the end of the public hearing for which the sign(s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in UDC 11-5A-5.


Applicant/agent signature

7/23/18
Date



Community Development
Department

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

Parcel Verification

Date: **7/16/18**

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

Project Name: **Burlingame Subdivision No 01**

Parcel Numbers: **S1204449060 (8.99 Acres)**
S1204449040 (1 Acre)
S1204449300 (5 Acres)
S1204449400 (5 Acres)

T/R/S: **3N 1W 04**

Property Owner: **Yuriy Mukha**

Darin Holzhey

From: Sub Name Mail [subnamemail@adaweb.net]
Sent: Friday, March 24, 2017 3:35 PM
To: Darin Holzhey
Subject: Burlingame Subdivision Name Reservation

March 24, 2017

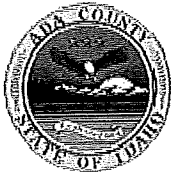
Darin Holzhey, Mason & Stanfield

RE: Subdivision Name Reservation: **BURLINGAME SUBDIVISION**

At your request, I will reserve the name **Burlingame Subdivision** for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

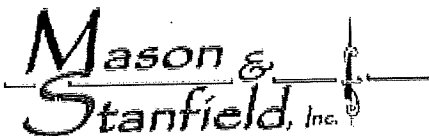
This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client, the jurisdiction or the conditions of approval have not been met, in which case the name can be re-used by someone else.

Sincerely,



Jerry L. Hastings, PLS 5359
County Surveyor
Deputy Clerk Recorder
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7912 office
(208) 287-7909 fax

From: Darin Holzhey [mailto:dholzhey@mseng.us]
Sent: Thursday, March 23, 2017 9:57 AM
To: Sub Name Mail
Subject: RE: FW: [EXTERNAL] Subdivision Name Reservation



Darin Holzhey PLS

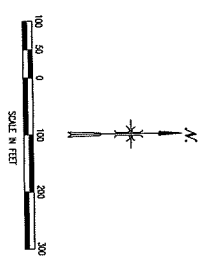
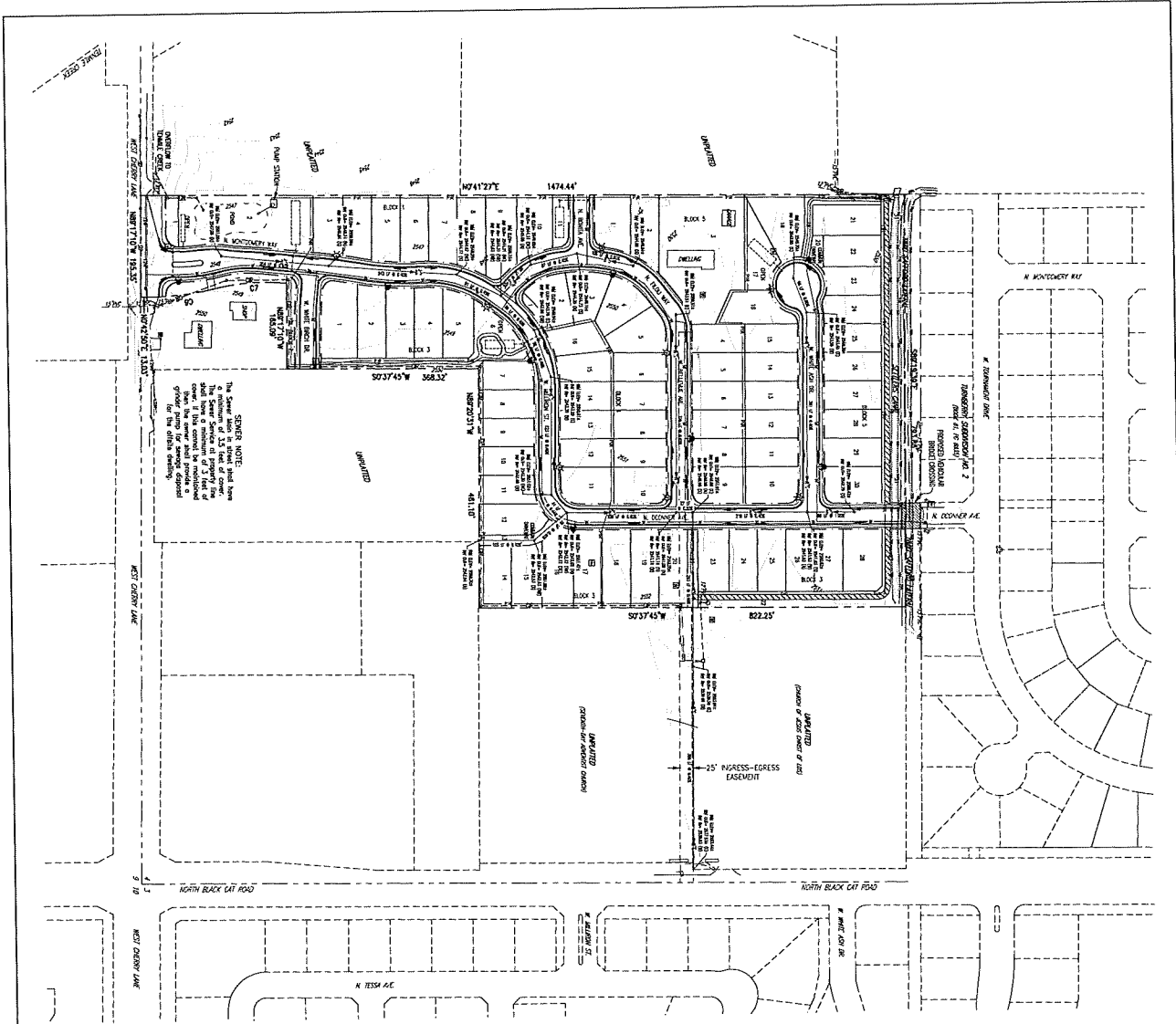
PARCEL NUMBERS

1204449350

1204449300

1204449400

1204449050



LEGEND

(Symbol)	BOUNDARY LINE	(Symbol)	EXISTING MANDRILL
(Symbol)	SECTION LINE	(Symbol)	PROPOSED MANDRILL
(Symbol)	RIGHT OF WAY LINE	(Symbol)	EXISTING SHAMLEY SOWER
(Symbol)	LOT LINE	(Symbol)	EXISTING WATER LINE
(Symbol)	CONCRETE	(Symbol)	PROPOSED WATER LINE
(Symbol)	EXISTENT LINE	(Symbol)	EXISTING DRAINAGE IRRIGATION LINE
(Symbol)	20'ING BOUNDARY	(Symbol)	PROPOSED DRAINAGE IRRIGATION LINE
(Symbol)	30'ING BOUNDARY	(Symbol)	PROPOSED FIRE HYDRANT
(Symbol)	1' CONTIGUOUS LINE	(Symbol)	PROPOSED STREET LIGHT
(Symbol)	PROPOSED CURB GUTTER & INTERLOCK SIDEWALK	(Symbol)	SURFACE FLOW DIRECTION
(Symbol)	PROPOSED PATHWAY	(Symbol)	VALVE CASTER
(Symbol)	PROPOSED 10' MULTI-USE	(Symbol)	STORM DRAINAGE LINE & COLLECTION SYSTEM

NOTES

SEWER STATION TO BE SITUATED BY AN EXPANSION OF URBAN CITY SEWER SYSTEM.

SEWER MAINS TO BE PROVIDED BY EXPANSION OF URBAN CITY SEWER SYSTEM.

IRRIGATION WATER WILL BE PROVIDED BY 4" HDPE PRESSURE IRRIGATION MAIN SYSTEM. THE PRESSURE IRRIGATION MAINS WILL BE PROVIDED BY 4" HDPE PRESSURE IRRIGATION MAIN SYSTEM. THE PRESSURE IRRIGATION MAINS WILL BE PROVIDED BY 4" HDPE PRESSURE IRRIGATION MAIN SYSTEM. THE PRESSURE IRRIGATION MAINS WILL BE PROVIDED BY 4" HDPE PRESSURE IRRIGATION MAIN SYSTEM.

STORM DRAINAGE: STORM DRAINAGE WILL BE PROVIDED BY 12" CONCRETE IRRIGATION MAINS. THE STORM DRAINAGE MAINS WILL BE PROVIDED BY 12" CONCRETE IRRIGATION MAINS. THE STORM DRAINAGE MAINS WILL BE PROVIDED BY 12" CONCRETE IRRIGATION MAINS.

UTILITIES EXISTING: UTILITIES EXISTING WILL BE PROVIDED FOR ALL PUBLIC UTILITIES OR RESERVATION RIGHTS LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.

ALL UTILITIES ARE SHOWN AS EXISTING. A PRELIMINARY EXISTING FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION, AND ALL UTILITIES ARE SHOWN AS EXISTING. A PRELIMINARY EXISTING FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION, AND ALL UTILITIES ARE SHOWN AS EXISTING. A PRELIMINARY EXISTING FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION, AND ALL UTILITIES ARE SHOWN AS EXISTING.

EXISTING UTILITIES WILL BE MAINTAINED TO ANY PUBLIC STREET. THIS EXISTING SHALL NOT PRECLUDE THE USE OF ANY PUBLIC STREET OR ROAD. THE EXISTING UTILITIES WILL BE MAINTAINED TO ANY PUBLIC STREET OR ROAD. THE EXISTING UTILITIES WILL BE MAINTAINED TO ANY PUBLIC STREET OR ROAD.

THE DEVELOPMENT OF THIS PROJECT SHALL BE IN ACCORDANCE WITH APPLICABLE URBAN ZONING AND BUILDING CODES, ORDINANCES, AND REGULATIONS OF THE CITY OF URBAN.

EXISTING UTILITIES AND DRAINAGE, STORMWATER IN THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF URBAN.

LOT 1, 2 AND 11, BLOCK 1; LOTS 1 AND 2, BLOCK 2; LOTS 3, 4 AND 23, BLOCK 3; LOT 1, BLOCK 4 AND LOTS 17, 19 AND 20, BLOCK 5; LOTS 21, 22, BLOCK 5. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL UTILITIES AND DRAINAGE SYSTEMS. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL UTILITIES AND DRAINAGE SYSTEMS.

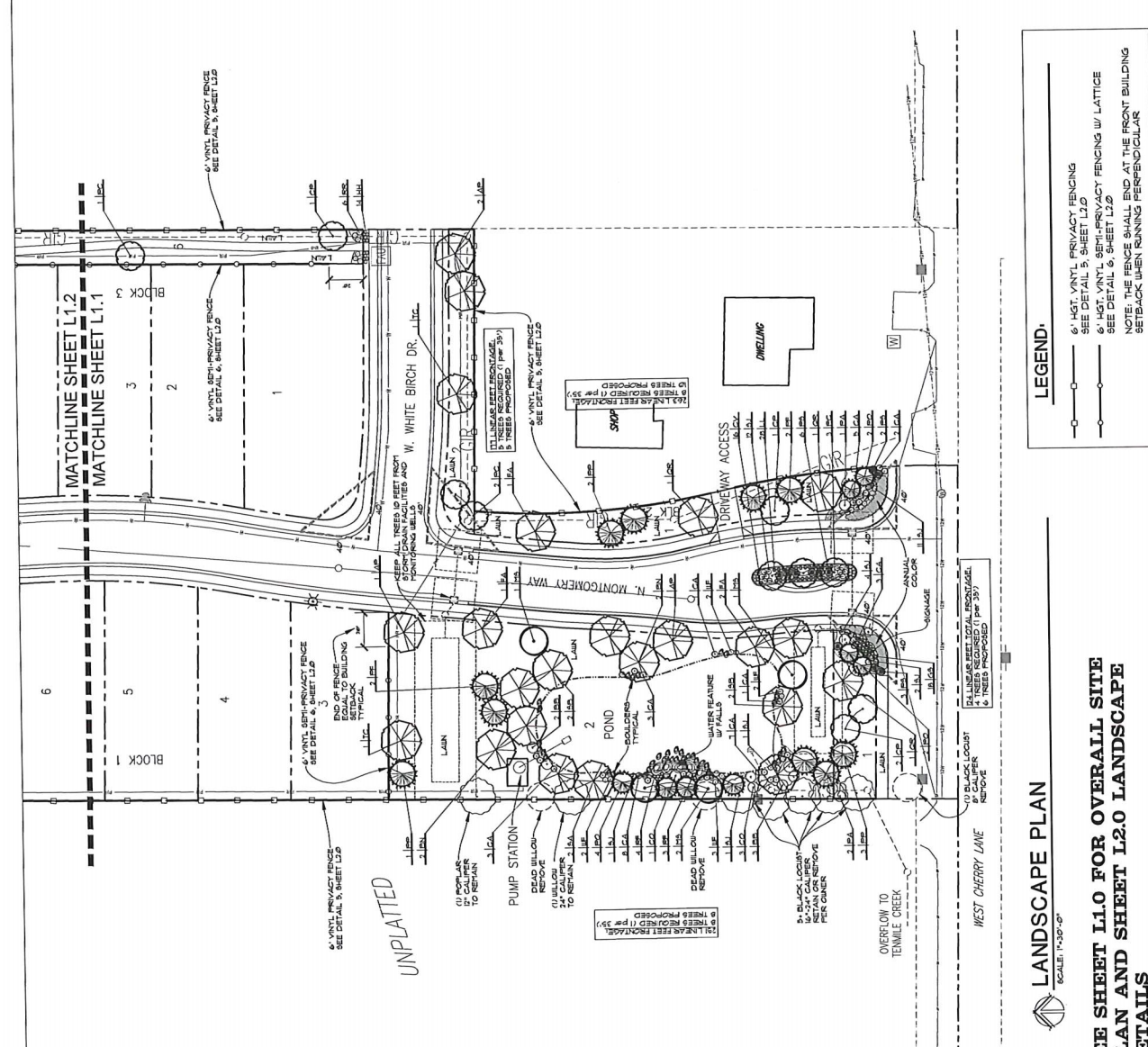
ACCESS TO LOTS 1, 2 AND 11, BLOCK 1; LOTS 1 AND 2, BLOCK 2; LOTS 3, 4 AND 23, BLOCK 3; LOT 1, BLOCK 4 AND LOTS 17, 19 AND 20, BLOCK 5; LOTS 21, 22, BLOCK 5. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL UTILITIES AND DRAINAGE SYSTEMS. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL UTILITIES AND DRAINAGE SYSTEMS.

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UTIL SHEET 2 OF 2 1/2020-REVISED	BURLINGAME SUBDIVISION PRELIMINARY PLAT	ENGINEERING SOLUTIONS LLP 1029 N. ROSARIO ST., STE 100 MERRIDIAN, ID 83642 Phone: (208) 936-0500 Fax: (208) 936-0941	PLANNER / CONTACT BECKY MCKAY 1029 N. ROSARIO ST., STE 100 MERRIDIAN, ID 83642 Phone: (208) 936-0500 Fax: (208) 936-0941	DEVELOPER YURIY MUKHA 5504 N. SANTA HILLS AVE. MERRIDIAN, ID 83646 Phone: (208) 906-3000	OWNER OF RECORD YURIY MUKHA 5504 N. SANTA HILLS AVE. MERRIDIAN, ID 83646 Phone: (208) 906-3000
	SCALE: 1"=100' DATE: 07/17/18 PLAN NO.: 180407	LOCATED IN THE SE 1/4 OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST, B.M. MERRIDIAN, ADA COUNTY, IDAHO			

PLANT SCHEDULE

KEY	BOTANICAL NAME COTTON NAME	PLANTING SIZE	MATURE SIZE	CLASS
AP	Asar canadensis, Columbian Nut	2" BHD	40' Hgt. 25' wide	CLASS II
BN	Betula nigra, Sweet Birch	2" BHD	35' Hgt. 25' wide	CLASS II
CP	Castanea peltata, Chestnut	2" BHD	25' Hgt. 30' wide	CLASS II
FA	Fragaria virginiana, Wild Strawberry	2" BHD	30' Hgt. 25' wide	CLASS II
FB	Fragaria virginiana, Wild Strawberry	2" BHD	25' Hgt. 20' wide	CLASS I
FC	Fragaria virginiana, Wild Strawberry	2" BHD	20' Hgt. 15' wide	CLASS I
FD	Fragaria virginiana, Wild Strawberry	2" BHD	15' Hgt. 10' wide	CONIFER
FE	Fragaria virginiana, Wild Strawberry	2" BHD	10' Hgt. 5' wide	CONIFER
FF	Fragaria virginiana, Wild Strawberry	2" BHD	5' Hgt. 5' wide	CONIFER
FG	Fragaria virginiana, Wild Strawberry	2" BHD	5' Hgt. 5' wide	CONIFER
FH	Fragaria virginiana, Wild Strawberry	2" BHD	5' Hgt. 5' wide	CONIFER
FI	Fragaria virginiana, Wild Strawberry	2" BHD	5' Hgt. 5' wide	CONIFER
FJ	Fragaria virginiana, Wild Strawberry	2" BHD	5' Hgt. 5' wide	CONIFER
FK	Fragaria virginiana, Wild Strawberry	2" BHD	5' Hgt. 5' wide	CONIFER
FL	Fragaria virginiana, Wild Strawberry	2" BHD	5' Hgt. 5' wide	CONIFER
FM	Fragaria virginiana, Wild Strawberry	2" BHD	5' Hgt. 5' wide	CONIFER
FN	Fragaria virginiana, Wild Strawberry	2" BHD	5' Hgt. 5' wide	CONIFER
FO	Fragaria virginiana, Wild Strawberry	2" BHD	5' Hgt. 5' wide	CONIFER
FP	Fragaria virginiana, Wild Strawberry	2" BHD	5' Hgt. 5' wide	CONIFER
FQ	Fragaria virginiana, Wild Strawberry	2" BHD	5' Hgt. 5' wide	CONIFER
FR	Fragaria virginiana, Wild Strawberry	2" BHD	5' Hgt. 5' wide	CONIFER
FS	Fragaria virginiana, Wild Strawberry	2" BHD	5' Hgt. 5' wide	CONIFER
FT	Fragaria virginiana, Wild Strawberry	2" BHD	5' Hgt. 5' wide	CONIFER
FU	Fragaria virginiana, Wild Strawberry	2" BHD	5' Hgt. 5' wide	CONIFER
FA	Asar canadensis, Columbian Nut	2" BHD	40' Hgt. 25' wide	CLASS II
FB	Betula nigra, Sweet Birch	2" BHD	35' Hgt. 25' wide	CLASS II
FC	Castanea peltata, Chestnut	2" BHD	25' Hgt. 30' wide	CLASS II
FD	Fragaria virginiana, Wild Strawberry	2" BHD	30' Hgt. 25' wide	CLASS II
FE	Fragaria virginiana, Wild Strawberry	2" BHD	25' Hgt. 20' wide	CLASS I
FF	Fragaria virginiana, Wild Strawberry	2" BHD	20' Hgt. 15' wide	CLASS I
FG	Fragaria virginiana, Wild Strawberry	2" BHD	15' Hgt. 10' wide	CONIFER
FH	Fragaria virginiana, Wild Strawberry	2" BHD	10' Hgt. 5' wide	CONIFER
FI	Fragaria virginiana, Wild Strawberry	2" BHD	5' Hgt. 5' wide	CONIFER
FJ	Fragaria virginiana, Wild Strawberry	2" BHD	5' Hgt. 5' wide	CONIFER
FK	Fragaria virginiana, Wild Strawberry	2" BHD	5' Hgt. 5' wide	CONIFER
FL	Fragaria virginiana, Wild Strawberry	2" BHD	5' Hgt. 5' wide	CONIFER
FM	Fragaria virginiana, Wild Strawberry	2" BHD	5' Hgt. 5' wide	CONIFER
FN	Fragaria virginiana, Wild Strawberry	2" BHD	5' Hgt. 5' wide	CONIFER
FO	Fragaria virginiana, Wild Strawberry	2" BHD	5' Hgt. 5' wide	CONIFER
FR	Fragaria virginiana, Wild Strawberry	2" BHD	5' Hgt. 5' wide	CONIFER
FS	Fragaria virginiana, Wild Strawberry	2" BHD	5' Hgt. 5' wide	CONIFER
FT	Fragaria virginiana, Wild Strawberry	2" BHD	5' Hgt. 5' wide	CONIFER
FU	Fragaria virginiana, Wild Strawberry	2" BHD	5' Hgt. 5' wide	CONIFER



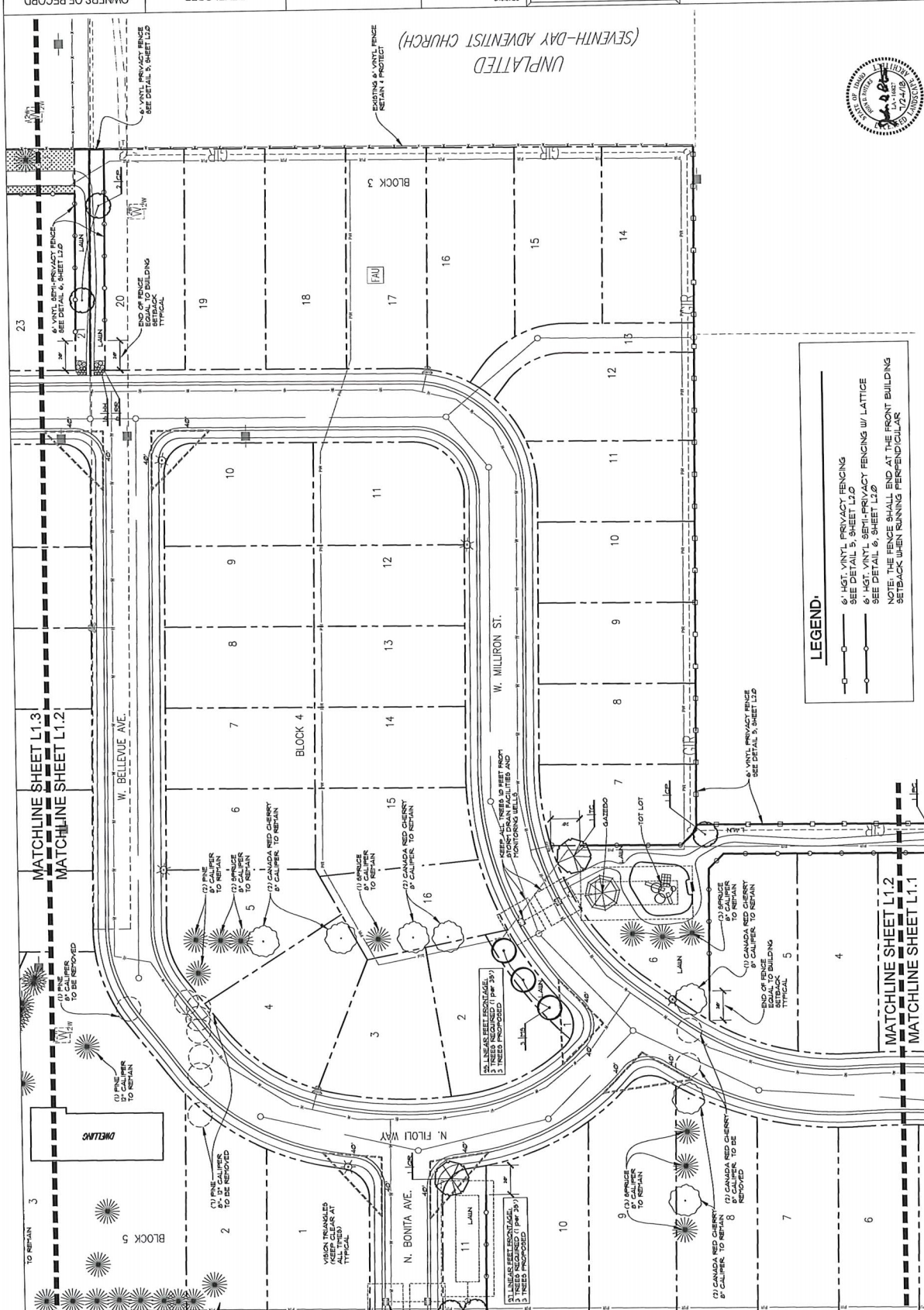
UNPLANTED

PUMP STATION

DRIVEWAY ACCESS

OVERFLOW TO TENMILE CREEK

WEST CHERRY LANE



LEGEND:

- HGT VINTL PRIVACY FENCING SEE DETAIL 5, SHEET L2.0
- HGT VINTL SEMI-PRIVACY FENCING W/ LATTICE SEE DETAIL 6, SHEET L2.0

NOTE: THE FENCE SHALL END AT THE FRONT BUILDING SETBACK WHEN RUNNING PERPENDICULAR

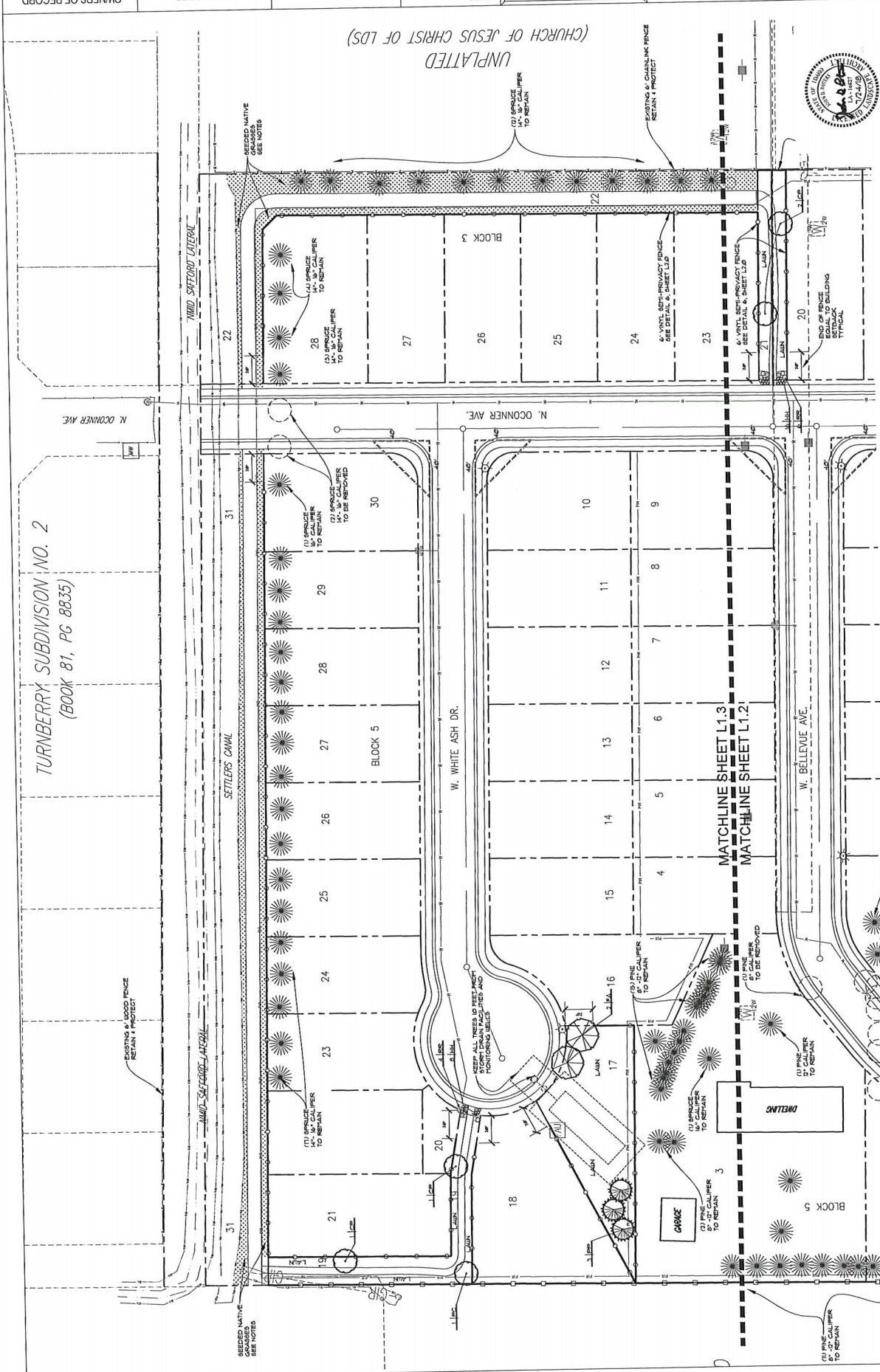
LANDSCAPE PLAN
SCALE: 1"=30'-0"

SEE SHEET L1.0 FOR OVERALL SITE PLAN,
L1.1 FOR PLANT LIST & LANDSCAPE
NOTES AND SHEET L2.0 FOR LANDSCAPE
DETAILS



SOUTH BECK & BAIRD
Landscape Architecture P.C.
2002 N. VANDERBILT
ANN ARBOR, MI 48106
www.sbbco.com
248.342.2999 Office

OWNERS OF RECORD YURIY MUKHA 5504 N. SENIA HILLS AVE. MERION, OHIO 43046 Phone: (603) 906-2000	DEVELOPER YURIY MUKHA 5504 N. SENIA HILLS AVE. MERION, OHIO 43046 Phone: (603) 906-2000	PLANNER/CONTACT BECKY MCKAY 1029 N. ROSARIO ST. STE. 100 MERION, OHIO 43046 Phone: (603) 933-0941	REVISIONS ENGINEERING SOLUTIONS LP 1029 N. ROSARIO ST. STE. 100 MERION, OHIO 43046 Phone: (603) 933-0941 Fax: (603) 933-0941 <small>THIS DRAWING IS THE PROPERTY OF ENGINEERING SOLUTIONS LP. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ENGINEERING SOLUTIONS LP.</small>	BURLINGAME SUBDIVISION LANDSCAPE PLAN 1029 N. ROSARIO ST. STE. 100 MERION, OHIO 43046 TOWNSHIP 3 NORTH RANGE 1 WEST, S.M. LOCATED IN THE SE 1/4 OF SECTION 4, MERION, OHIO COUNTY, OHIO	SHEET 3 OF 5 L1.2 PROJ. NO. 180407 DATE: 07/24/18 SCALE: 1"=30'
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TURBERRY SUBDIVISION NO. 2
(BOOK 81, PG 8835)

OWNERS OF RECORD
YURRY MURHA
5024 N. SENIA HTS AVE.
MERRILL, OHIO 43546
Phone (603) 905-3000

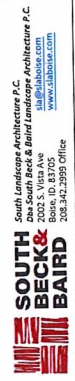
DEVELOPER
YURRY MURHA
5024 N. SENIA HTS AVE.
MERRILL, OHIO 43546
Phone (603) 905-3000

PLANNER/CONTACT
BECKY MURKA
1029 N. ROSARIO ST. STE. 100
MERRILL, OHIO 43542
Phone (603) 938-0941

ENGINEERING
SOLUTIONS LP
1029 N. ROSARIO ST. STE. 100
MERRILL, OHIO 43542
Phone (603) 938-0949 Fax (603) 938-0941

LANDSCAPE PLAN
BURLINGAME SUBDIVISION
LOCATED IN THE SE 1/4 OF SECTION 4,
TOWNSHIP 3 NORTH, RANGE 1 WEST, BM.
MERRILL, ADA COUNTY, IOWA

SHEET 4 OF 5
L1.3
PROJ. NO. 180407
DATE 07/24/18
SCALE 1"=30'



SOUTH BECK & BAIRD
South Landscape Architecture P.C.
2000 S. Main Street
Merrill, IA 53570
www.slabba.com
208-347-2958 Office

LANDSCAPE PLAN
SCALE 1"=30'-0"

SEE SHEET L1.0 FOR OVERALL SITE PLAN,
L1.1 FOR PLANT LIST & LANDSCAPE
NOTES AND SHEET L2.0 FOR LANDSCAPE
DETAILS

UNPLANTED
(CHURCH OF JESUS CHRIST OF LDS)

KEEP ALL INTERLUP PESTS AND
MONITORING WELLS

DWELLING

CHAYNE

OWNERS OF RECORD
YURIY MUKHA
5504 N. SENITA HILLS AVE.
MERRICK, OHIO 44130
Phone (208) 906-2000

DEVELOPER
YURIY MUKHA
5504 N. SENITA HILLS AVE.
MERRICK, OHIO 44130
Phone (208) 906-2000

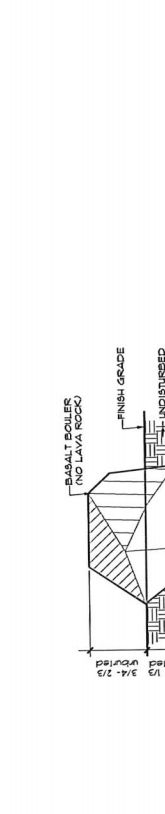
PLANNER/CONTACT
BECKY MCKAY
1029 N. ROSKOPF ST. S1E. 100
MERRICK, OHIO 44130
Phone (208) 933-0941

ENGINEERS
1029 N. ROSKOPF ST. S1E. 100
MERRICK, OHIO 44130
Phone (208) 933-0941

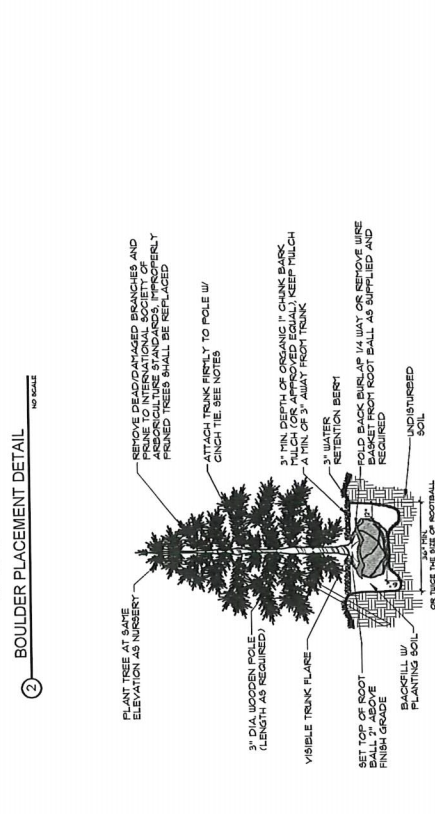
ENGINEERING SOLUTIONS
1029 N. ROSKOPF ST. S1E. 100
MERRICK, OHIO 44130
Phone (208) 933-0941

BURLINGAME SUBDIVISION
LANDSCAPE PLAN
LOCATED IN THE SE 1/4 OF SECTION 4,
TOWNSHIP 3 NORTH, RANGE 1 WEST, B.M.
MERRICK, ADA COUNTY, IDAHO

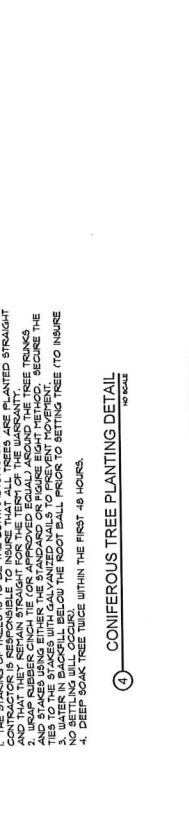
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DATE 07/24/18
JOB NO. 180407
SHEET 5 OF 5
L2.0
Burlingame_Landscape_Plan



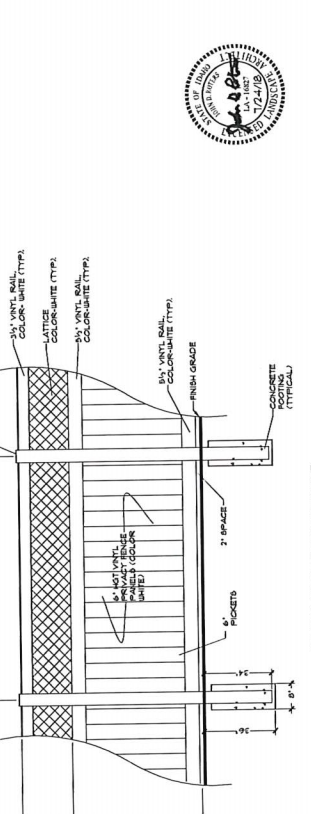
NOTE - DIG HOLE TWICE THE SIZE OF ROOT BALL
1 SHRUB PLANTING DETAIL
NO SCALE



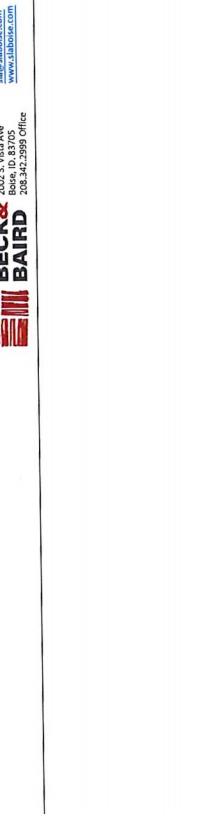
2 BOULDER PLACEMENT DETAIL
NO SCALE



3 DECIDUOUS TREE PLANTING DETAIL
NO SCALE



4 CONIFEROUS TREE PLANTING DETAIL
NO SCALE



5 6\"/>



SOUTH BECK & BAIRD
South Landscape Architecture P.C.
2000 N. SENITA HILLS AVE.
MERRICK, OHIO 44130
208.342.3959 Office
www.slbba.com









OWNER
OCCUPIED

July 29, 2018

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

Becky McKay
Engineering Solutions, LLP
1029 N. Rosario St. Suite 100
Meridian, ID 83642

RE: Groundwater on Burlingame project site

You requested my opinion on the validity of historical groundwater monitor data for a parcel at the northwest corner of Cherry Lane and Black Cat Road. In 2005 we placed 6 test holes on that parcel which we had the operating name "Kell Site Project." Attached is a map of that site showing the boundary and GPS located test pits which I created in 2005.

We collected groundwater measurements for the remainder of that year and through the complete 2006 irrigation season from March 21st through October 10th. Peak levels were recorded in August for both data periods.

I would believe that our 2005 & 2006 data should still be valid today. Looking back over Google Earth imagery it appears the site has not been cropped or irrigated since we collected our data. In addition, there has been additional buildup to the east and south of this property which removed irrigation influence. If there is any change in groundwater levels since 2006 I would expect it to have dropped a small amount. Our historical monitor data should be suitable for preliminary planning while we collect additional data in 2019.

transmitted via e-mail

HARLEY R. NOE
Professional Soil Scientist



Black Cat Road

Kell Site Project

Cherry Lane

TH1-05

TH3-05

TH4-05

TH2-05

TH6-05

TH5-05

ASSOCIATED EARTH SCIENCES, Inc.

SOIL WETLAND INVESTIGATIONS - R-VALUE SAMPLING
6238 Edgewater Drive Boise, Idaho 83709 Phone: (208) 672-9213 FAX: (208) 672-9214

Glen H. Logan - Cell: (208) 941-7284
Harley R. Noe Cell: (208) 850-4926 FAX: (208) 939-8602
Mark E. Johnson Cell: (208) 859-9099 FAX: (208) 808-9541

October 15, 2005

Gary Lee
J-U-B Engineers, Inc.
250 S. Beechwood Avenue
Suite 201
Boise, ID 83709

RE: Final groundwater monitoring report for Kell property

Groundwater measurements have been discontinued for the 2005 irrigation season on the Kell property site at Black Cat Road and Cherry Lane. The test holes were installed on September 8th, and only limited data is available. I have attached a data table with all measurements, a graph of the data and a map showing test hole locations.

Peak water table levels were observed either at the time of excavation or when measured in the tube two days later. Since then, levels have continued to drop. It is likely that the maximum values shown in the data do not reflect the actual seasonal peaks. Measurements at other locations have shown peaks occurred in July and August. If this is true, the actual peaks could be 12 to 24 inches higher than those recorded.

Monitoring the site next irrigation season would provide additional information. The data will be even more valuable if irrigation is removed from this site. There will still be impacts from surrounding properties, but not irrigating the site will help suppress the high groundwater. Keep me posted if you want us to monitor the site in 2006.

If you have questions or need anything additional, please contact me at 850-4926.

transmitted via e-mail

HARLEY R. NOE
Professional Soil Scientist

cc w/ attachments: Kell Corporation Land Development, Inc., Eagle, ID

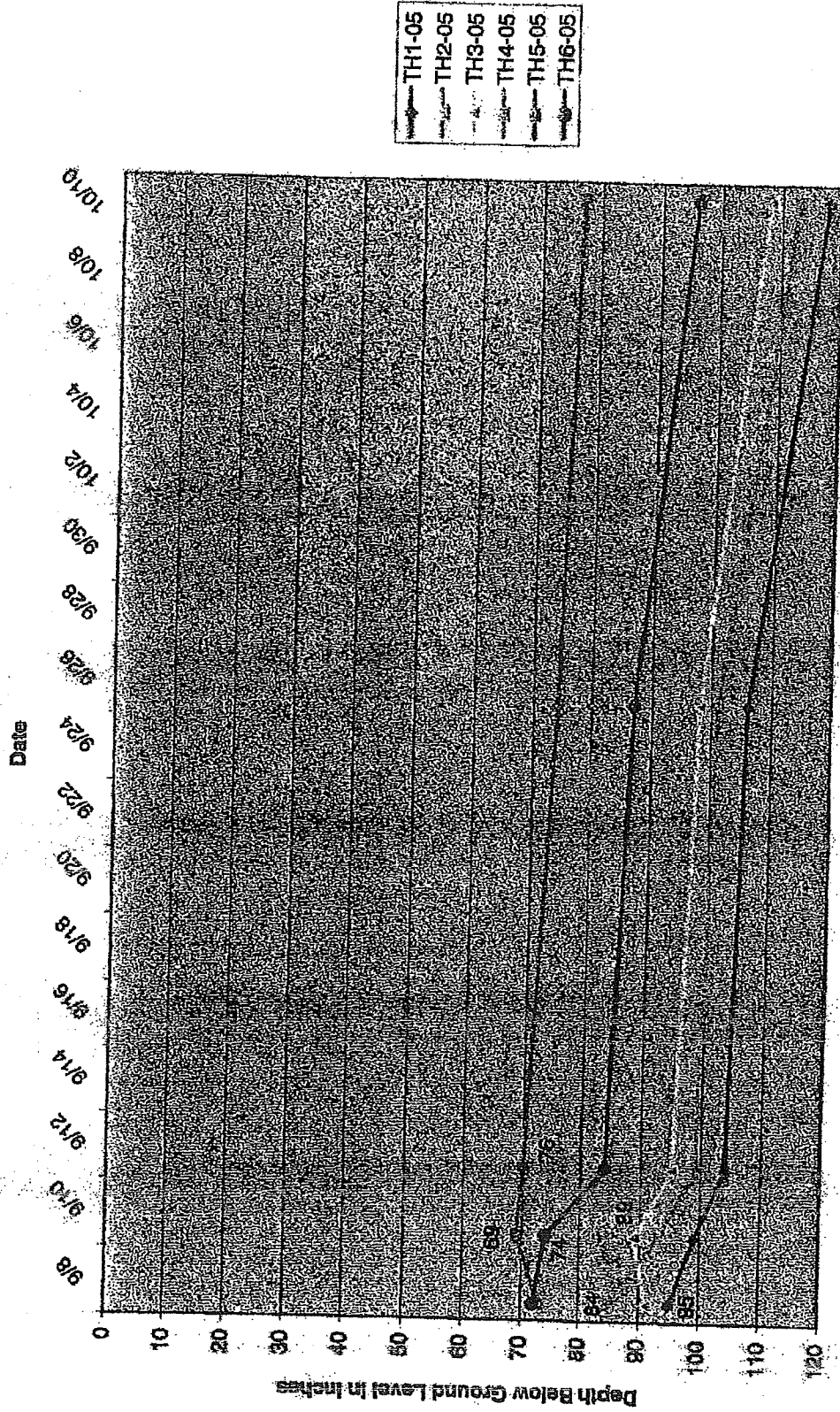
Kell property site 2005 monitoring data

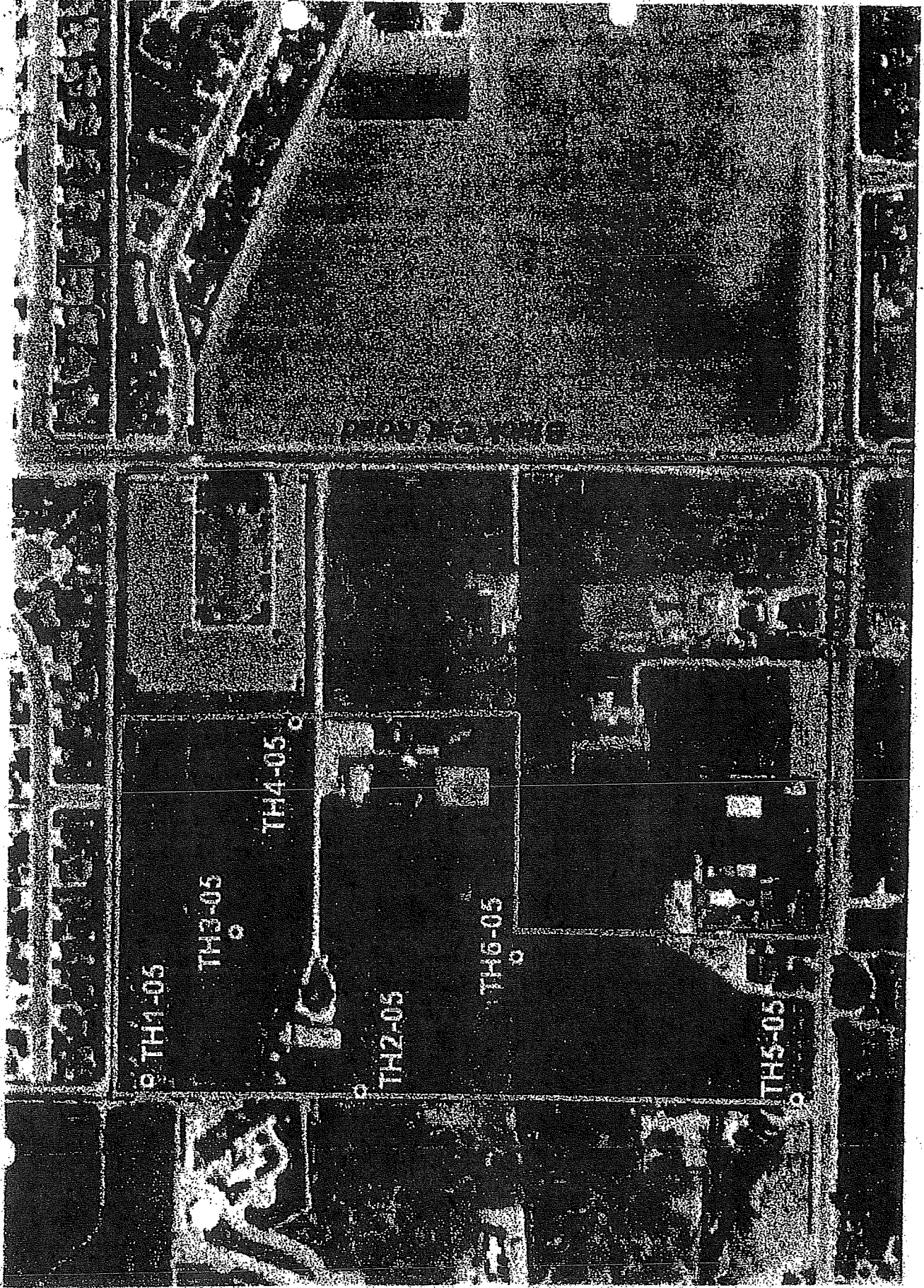
All values are depth below ground level in inches

Hole Number	Bottom of Hole	9/8 @ excavation	9/10	9/12	9/26	10/11
TH1-05	136	25	99	104	106	118
TH2-05	129	87	84	76	81	101
TH3-05	136	91	89	95	98	108
TH4-05	132	84	93	99	101	113
TH5-05	100	73	69	70	74	77
TH6-05	127	72	74	84	87	96

9/26 - No irrigation at all test hole locations

Kell Property 2005 Groundwater Monitor Data





TH1-05

TH3-05

TH4-05

TH2-05

TH5-05

TH5-05

Jacy Jones

From: Denny Cline
Sent: Monday, May 10, 2010 11:35 AM
To: Jacy Jones
Cc: Scott Steckline
Subject: RE: Public Records Request Dated May 7, 2010 (PRR 10-098)
Attachments: 20100510092003766-5-10-10 info request.pdf

Jacy,

The attached documents are the initial monitoring information taken at the time the test pits were excavated. It does not include any soils or high ground water elevations. Any soils information and actual established ground water elevations would be in a report that monitors the site for at least one year. The City does not have that document. ACHD is the entity that would most likely have that soils report.


Denny Cline
Development Analyst
Development Services Division
Meridian City
(208)-898-5500
dcline@meridiacity.org

From: Jacy Jones
Sent: Friday, May 07, 2010 3:56 PM
To: Barbara Shiffer; Mindi Smith
Cc: Jaycee Holman; Jacy Jones; Emily Kane; Andrea Pogue
Subject: Public Records Request Dated May 7, 2010 (PRR 10-098)

Hello,

Please see the attached request and advise if these are records the City maintains. We have until 5/12/2010 at 5:00 p.m. to respond. Thanks.

Jacy Jones
Deputy City Clerk
City of Meridian
jjones@meridiacity.org
208-888-4433 ext. 1393

 *Think Green - please do not print this email unless necessary.*

5/10/2010

ASSOCIATED EARTH SCIENCES, Inc.

SEPTIC SOILS EVALUATIONS - STORM DRAIN SOILS DATA - SOIL SURVEYS - SOIL WETLAND INVESTIGATIONS
R-VALUE SAMPLING - GEOLOGY INVESTIGATIONS - SITE INVESTIGATION

Glen H. Logan 6238 Edgewater Drive Boise, Idaho 83709 Phone: (208) 672-9213 FAX: (208) 672-9214 Cell: (208) 941-7284
Harley R. Noe 5740 N. Applebrook Way Boise, Idaho, 83713 Phone & FAX: (208) 939-8602 Cell: (208) 850-4926
Mark E. Johnson 1886 N. Greenfield Avenue Meridian, Idaho, 83642 Phone & FAX: (208) 898-9541 Cell: (208) 869-9099

October 23, 2006

Daren Fluke
J-U-B Engineers, Inc.
250 S. Beechwood Avenue
Suite 201
Boise, ID 83709

RE: Final 2006 groundwater monitor report – Kell property site

Groundwater measurements have been completed for the 2006 monitor period on the 6 test holes on the property located at Black Cat Road and Cherry Lane. Readings have been collected on a biweekly basis since April 26th and all measurements are displayed in the attached table. The highest recorded values are shown in red in the table. I have also included a map of the site showing the monitor pipe locations and the 2005 data.

A limited amount of data was collected from September 8 through October 11 of 2005. A comparison of the September 12th readings from both years shows that they are quite similar. This indicates the test holes were placed last year after the seasonal peak. I feel it is safe to assume that the peak levels recorded in August of this year are representative for the site. The trends of all holes show a normal rise to a peak, then a drop at the end of the irrigation season.

I would suggest you utilize the values highlighted in red in the table for design purposes on this site. If you need anything additional or have questions, please contact me by e-mail at harleynoe@cableone.net or by phone at 850-4926.

transmitted via e-mail

HARLEY R. NOE
Professional Soil Scientist

cc w/ attachments: Bob Kell, Kell Corp. Land Dev, Inc., 1820 Mace Road, Eagle, ID 83616

Kell property site 2005 monitoring data

All values are depth below ground level in inches

Hole Number	Bottom of Hole	9/8 @ excavation	9/10	9/12	9/26	10/11
TH1-05	136	95	99	104	106	118
TH2-05	129	87	84	76	81	101
TH3-05	136	91	89	95	98	108
TH4-05	132	84	93	99	101	113
TH5-05	109	73	69	70	74	77
TH6-05	127	72	74	84	87	96

9/26 - No irrigation at all test hole locations



GeoTek, Inc.
320 East Corporate Drive, Suite 300, Meridian, ID 83642-3511
208-888-7010 Office 208-888-7924 Fax www.geotekusa.com

March 23, 2007
W.O. 1387-ID3

J-U-B ENGINEERS, INC.
250 South Beechwood Avenue, Suite 201
Boise, Idaho 83709

Subject: Geotechnical Evaluation for the O'Conner Avenue Box Culvert Located on North O'Conner Avenue, south of West Tournament Drive, Ada County, Idaho

In accordance with your request, GeoTek, Inc. (GTI) provides the following Box Culvert recommendations. The following recommendations are presented for this Box Culvert construction only.

In the areas below the Box Culvert, the trench should be constructed with an 18-inch fill blanket to provide adequate and more uniform support conditions for the proposed box culvert drainage. During overexcavation for the fill blanket, the exposed ground surface should be moisture conditioned and compacted to generate any near surface settlements. Although not anticipated, if cemented materials are encountered during the overexcavation, excavation may potentially be terminated, but this will need to be determined on a case by case basis by a representative of GeoTek, Inc. A properly compact 6-inch layer of 3/4" minus aggregate base material should be placed over the 18-inch fill blanket and compacted to 95 percent of the laboratory standard.

It is anticipated that onsite soils will meet specifications for trench backfill as long as the material does not exceed 3 inches in diameter. All trench backfill should be brought to near optimum moisture content and then compacted to obtain a minimum relative compaction of 95 percent of the laboratory standard. Compaction testing and observation, along with probing should be performed to verify the desired results. Sand backfill should not be used adjacent to the Box Culvert or in trenches on slopes. Compaction testing and observation, along with probing should be performed to verify the desired results.

Excavation Stability

Shoring may be needed to support parts of the excavation. Considering the nature of the earth materials, shoring should only be needed in areas where existing improvements are in close proximity to the proposed excavation or where moist to wet conditions are encountered; however, this should be further evaluated based on conditions exposed in the excavations. The contractor should have the ability to flatten slopes on an as needed basis.

A representative GeoTek, Inc. (GTI) should observe all excavations to verify that the excavations have extended into competent material. This office should be contacted immediately if any evidence of instability is observed or develops at the site. Some minor sloughing and sliding may occur regardless of the slope gradient, workers should be protected from these small failures during construction. If

equipment or construction materials are placed within 20 feet of the excavation, modified slope gradients and/or possible additional shoring recommendations will need to be evaluated.

Shoring:

If necessary, the following braced cut construction scenarios could be used. For a level backfill and a fully supported braced excavation. Shoring should be designed for a uniform equivalent fluid pressure of 30H in pounds per square foot ('H' is the depth of the trench in feet).

It should be noted that this pressure scenario does not include other superimposed loading conditions such as traffic, materials, equipment, structures, seismic events, or adverse geologic conditions. Also, no factor of safety has been used in this design. A minimum factor of safety of 1.5 is recommended.

Dewatering:

During the irrigation season wet conditions may be encountered which would require dewatering. A stable working base may be provided by overexcavating the trench a minimum of 2 feet below invert, placing detachable collection pipes on the removal bottom and then backfilling to invert grade with 3/4 inch to 1 1/2 inch crushed rock or Type II material. Pumps can be connected to the collection pipes and when construction is completed the pumps can be detached, leaving the collection pipes in place. The contractor should consider using a filter fabric around the crushed rock. This would minimize piping of the finer grained material into the open voids of the crushed rock and minimize any post construction settlement as the result of fines migrating into the voids of the rock. The specific location of this drainage trench should be determined in the field. Solid pipe outlets should be placed to convey the discharge to an appropriate location. It should be anticipated that this excavation may require shoring for stability. A sample of the pipes and permeable materials should be submitted to GTI for observation and testing to determine if it is compatible with onsite material.

The temporary excavation and dewatering methods presented herein are considered to be the most economic and effective methods; however, other methods are feasible and could be further discussed and analyzed upon your request. Any fluid discharged from the site should be appropriately disposed of and be in compliance with local and national requirements. All pumps should utilize a properly designed filter system or well screen. If desired, we can aid in this design. For pump sizing, we recommend a minimum 1.5 factor of safety. Positive site drainage should be maintained at all times. Drainage should not flow uncontrolled down any descending slope. Surface water should be directed away from the excavation and not allowed to pond and/or seep into the ground. Surface drainage should be directed toward the street or other approved area.

General

Foundation design and construction recommendations are based on preliminary laboratory testing and engineering analysis performed on near surface earth materials. The proposed foundation systems should be designed and constructed in accordance with the guidelines contained herein and in the 2003 International Building Code.

All concrete should be designed, mixed, placed, finished, and cured in accordance with the guidelines presented by the Portland Cement Association (PCA), the American Concrete Institute (ACI), and the International Building Code (IBC).

Retaining and Box Culverts

The design parameters provided below assume that low expansive soils are used to backfill any retaining walls or box culverts. If expansive soils are used to backfill the walls, increased active and at-rest earth pressures will need to be utilized for design. Walls, below grade, should be waterproofed or damp-proofed, depending on the degree of moisture protection desired.

Design:

1. Based on the depths of cuts and the foundations bearing on the SP/GP alluvium (see boring logs), preliminary analysis indicates that an allowable bearing value of 3,000 pounds per square foot may be used for design of footings which maintain a minimum width of 12 inches and a minimum depth of at least 24 inches into the properly compacted fill or processed and compacted alluvial materials. The bearing value and passive resistance may be increased by one-third for seismic or other temporary loads.
2. For lateral sliding resistance, a 0.45 coefficient of friction may be utilized for a concrete to soil contact when multiplied by the dead load.
3. Passive earth pressure may be computed as an equivalent fluid having a density of 300 pounds per square foot per foot of depth with a maximum earth pressure of 3,000 pounds per square foot. However, for block or retaining walls within 7 feet of descending slopes, passive earth pressures should be considered negligible without further review by GTI.
4. When combining passive pressure and frictional resistance, the passive pressure component should be reduced by one-third.
5. All footings should maintain a minimum 7 foot horizontal set back from the bottom outside edge of the footing and any adjacent slope.

Wall Foundation Construction:

The following table contains preliminary foundation design and construction recommendations for walls that are constructed on low expansive soils. Assuming a minimum load of 500 pounds per lineal foot, footings should be founded at a minimum depth of 24 inches below the lowest adjacent grade.

EXPANSIVE NATURE OF SOIL	MINIMUM FOOTING DEPTH (1)	
	Retaining and Box Culverts (w/ min. 2 ft. retained)	Block Walls
LOW	24 inches	24 inches

(1) denotes that depth should be measured from the lowest adjacent grade

All walls should be reinforced with a minimum of two No. 4 reinforcing bars, one placed near the top of wall and one placed near the bottom of the wall footing. In the upper bond beam, "U" blocks should be used. The walls should use both vertical and horizontal reinforcement and be designed to resist the effects a two-way 1/400 angular distortion would impart on a wall. Soil moisture conditioning is recommended for these soils and the subgrade soils should be lightly moisture conditioned prior to placement of concrete.

Restrained Walls

Any retaining walls that will be restrained prior to placing and compacting backfill material or that have reentrant or male corners, should be designed for an at-rest equivalent fluid pressures of 65 pcf, plus any applicable surcharge loading. For areas of male or reentrant corners, the restrained wall design should extend a minimum distance of twice the height of the wall laterally from the corner.

Cantilevered Walls

The recommendations presented below are for cantilevered retaining walls up to 10 feet high. Active earth pressure may be used for retaining wall design, provided the top of the wall is not restrained from minor deflections. An equivalent fluid pressure approach may be used to compute the horizontal pressure against the wall. Appropriate fluid unit weights are given below for specific slope gradients of the retained material. These do not include other superimposed loading conditions such as traffic, structures, seismic events, or adverse geologic conditions.

Surface Slope of Retained Material (H:V)	Equivalent Fluid Weight (pcf.)
Level	40
2 to 1	65

Stacked Cantilevered Walls:

The recommendations presented below are for "stacked" cantilevered retaining walls up to 8 feet high. Active earth pressure may be used for retaining wall design, provided the top of the wall is not restrained from minor deflections. An equivalent fluid pressure approach may be used to compute the horizontal pressure against the wall. Without further review, appropriate fluid unit weights for all walls that have a "stacked" conditions (e.g., double retaining walls "stacked" within a 1 to 1 from the bottom of a lower retaining wall) would be 90 pcf. These do not include other superimposed loading conditions such as traffic, structures, seismic events, or adverse geologic conditions.

Wall Backfill and Drainage

All retaining walls should be provided with an adequate gravel backdrain and outlet system (a minimum 1 outlet per 10 feet of wall) to prevent buildup of hydrostatic pressures and be designed in accordance with minimum standards presented herein. Gravel used in backdrain systems should be a minimum of 12 inches of 3/4 to 1-1/2 inch clean crushed rock wrapped in filter fabric that extends to within 18 inches of the surface. The surface of the backfill should be sealed by pavement or the top 18 inches compacted with native low permeability soil. Proper surface drainage should also be provided. All walls and RCB's should be backfill as specified in this report and as required by the Ada County Highway District and the ISPWC.

Observation and Testing

During earthwork construction all removals, trench backfill and the general grading procedures should be observed and the fill selectively tested by a representative(s) of GeoTek, Inc.. If unusual or unexpected conditions are exposed in the field, they should be reviewed by this office and if warranted, modified and/or additional recommendations will be offered. All applicable requirements of local and national construction and general industry safety orders, the Occupational Safety and Health Act, and the Construction Safety Act should be met.


Any changes to the planned construction should be submitted to this office for review and comment as they become available, to minimize any misunderstandings between the proposed construction and recommendations presented herein. In addition, foundation excavations and earthwork construction performed on the site should be observed and tested by this office. If conditions are found to differ substantially from those stated, appropriate recommendations would be offered at that time.

LIMITATIONS

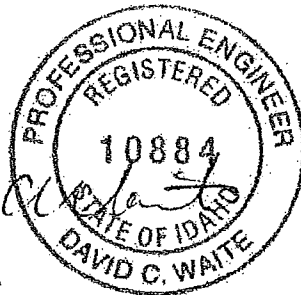
The materials encountered on the project site and utilized in our laboratory study are believed representative of the area; however, soil and bedrock materials vary in character between excavations and natural outcrops or conditions exposed during mass grading. Site conditions may vary due to seasonal changes or other factors. GeoTek, Inc. assumes no responsibility or liability for work, testing or recommendations performed or provided by others. Since our study is based upon the site materials observed, selective laboratory testing and engineering analysis, the conclusions and recommendations are professional opinions. These opinions have been derived in accordance with current standards of practice and no warranty is expressed or implied. Standards of practice are subject to change with time.

The opportunity to be of service is greatly appreciated. If you have any questions concerning this report or if we may be of further assistance, please do not hesitate to contact the undersigned.

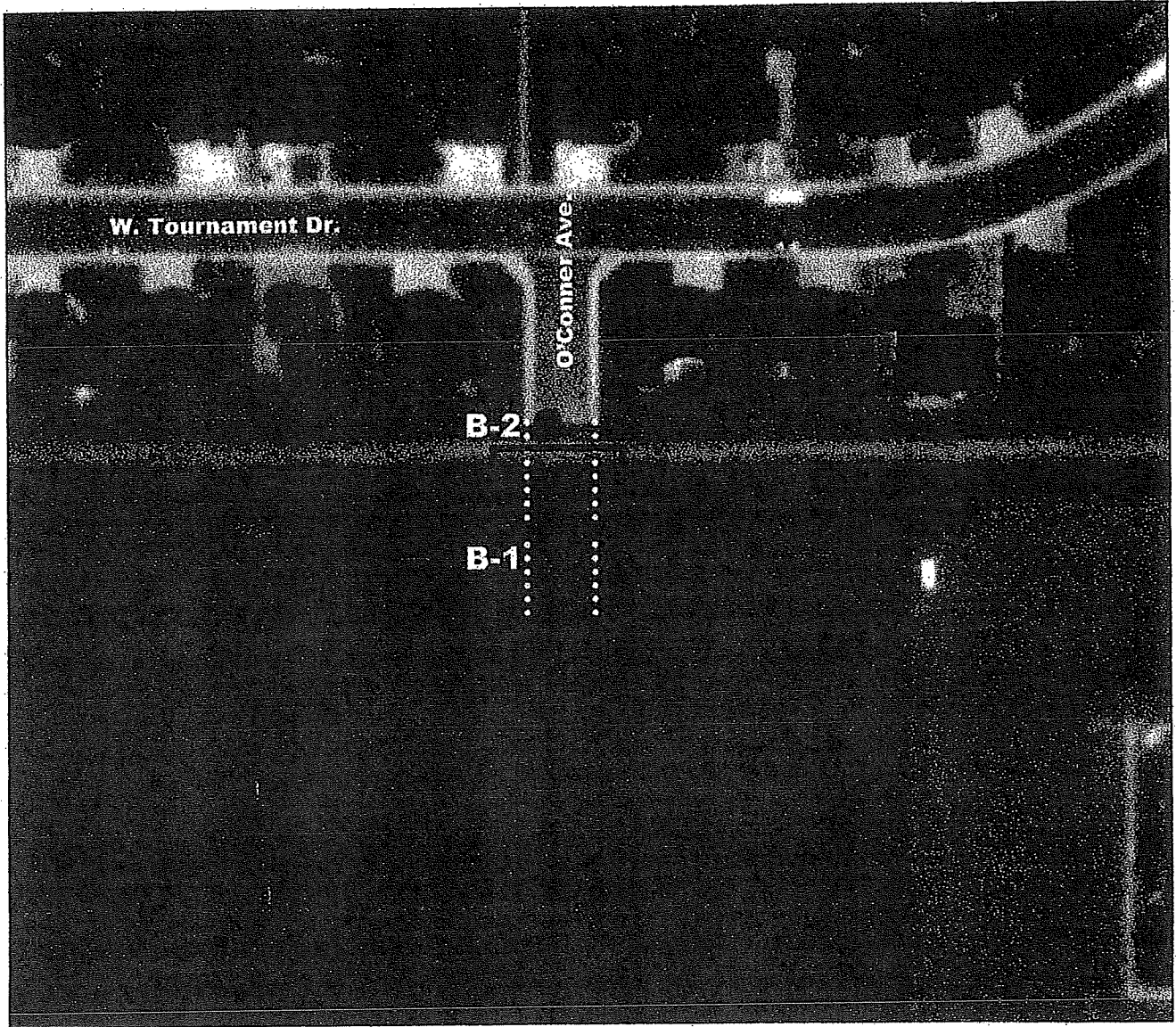
Respectfully submitted,
GeoTek, Inc.



David C. Waite, PE
Branch Manager - Senior Engineer



3-23-07



- Approximate Boring Location
- Approximate Box Culvert Location



Source: 2007 Google Satellite Maps, GeoTek field observations, 2007
 Scale: Not to Scale

FIGURE #1
 GEOTECHNICAL MAP
 N. O'Conner Avenue Box Culvert
 ADA COUNTY, IDAHO
 Prepared for: J-U-B Engineers, Inc.



Work Order No: 1387-ID3	Report Date: 03/23/07	Drawn By: DCW
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BORING LOG

W.O. 1387-ID3

O'CONNER AVE BOX CULVERT

BORING NO: 1

J-U-B ENGINEERS, INC.

DATE: 3/9/2007

Depth (ft)	SAMPLES			USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Remarks
	Sample Type	Blows/6 in	Soil Pattern			
0 - 1				CL	Sandy LEAN CLAY w/ silt, organics and topsoil; moist	0' - 1' Soft
1 - 2.5				ML	Dk. Brown Sandy SILT; moist	1' - 2.5' Firm to Stiff
2.5 - 4				ML	Reddish Brown Sandy SILT; moist	2.5' - 4' Very Stiff
4 - 8.5				SM	Reddish Brown Silty SAND; moist to wet	4' - 8.5' Dense
8.5 - 9.1				SP	Yellowish Brown Coarse to Fine SAND; moist	8.5' - 9.1', Dense
9.1 - 12				GP	Reddish Brown Gravels; moist	9.1' - 12' Very Dense
12 - 20					Boring Ends @ 12 Feet	

Legend:



Ring Sample



Bulk Sample



No Recovery



Water Table



BORING LOG

W.O. 1387-ID3

O'CONNER AVE BOX CULVERT

BORING NO:

2

J-U-B ENGINEERS, INC.

DATE:

3/9/2007

Depth (ft)	SAMPLES		Soil Pattern	USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Remarks
	Sample Type	Blows/ 6 in				
1				FILL	Approx. 3" Asphalt over Base Rock	0" - 3"
2					Base Rock	3" - 2.5' Dense
3				SP	Reddish Brown Silty SAND; moist	2.5' - 3' Dense
4				GP	Reddish Brown Gravel; moist	3' - 6' Very Dense
5						
6				SP	Reddish Brown Silty SAND w/ occasional fine gravel; moist	6' - 7.8' Dense
7						
8				GP	Reddish Brown Gravel; moist	7.8' - 12' Very Dense
9						
10						
11						
12					Boring Ends @ 12 Feet	
13						
14						
15						
16						
17						
18						
19						
20						

Legend: Ring Sample Bulk Sample No Recovery Water Table

ASSOCIATED EARTH SCIENCES, Inc.

SEPTIC SOILS EVALUATIONS - STORM DRAIN SOILS DATA - SOIL SURVEYS -
SOIL WETLAND INVESTIGATIONS - R-VALUE SAMPLING
6238 Edgewater Drive Boise, Idaho 83709 Phone: (208) 672-9213 FAX: (208) 672-9214

Glen H. Logan - Cell: (208) 941-7284
Harley R. Noe Cell: (208) 850-4926 FAX: (208) 939-8602
Mark E. Johnson Cell: (208) 869-9099 FAX: (208) 898-9541

September 8, 2005

Gary Lee
J-U-B Engineers, Inc.
250 S. Beechwood Avenue
Suite 201
Boise, ID 83709

RE: Soil test holes on property at Cherry Lane and Black Cat Road.

Six soil profiles were examined September 8th, 2005 on the above referenced property located in the Southeast ¼ of Section 4, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho. Soil characteristics described and internal soil drainage conditions observed can be found on the attached field descriptions. The purpose of this investigation was to determine soil and drainage suitability for storm drain facilities, foundation footings and dwelling crawl spaces. A map showing location of the test holes is attached.

The saturation and free water status of the three test holes were as follow at the time of excavation:

TH1-05 – free water at 119 inches; saturated below 94 inches
TH2-05 – free water at 122 inches; saturated below 94 inches
TH3-05 – free water at 110 inches; saturated below 108 inches
TH4-05 – free water at 120 inches; saturated below 96 inches
TH5-05 – free water at 109 inches; saturated below 69 inches
TH6-05 – free water at 109 inches; saturated below 94 inches

7.83'

- 5.75'

Water levels were measured in the monitor pipes on September 10th and were as shown in the following table. All levels were up from those at the time of excavation which is common once levels stabilize in the PVC pipes.

Hole Number	Reading 9/10/05
TH1-05	95
TH2-05	87
TH3-05	91
TH4-05	84
TH5-05	73
TH6-05	72

Water tables commonly vary during the irrigation season. We will measure and record water table depths on a bi-weekly basis during the remainder of the irrigation season, as per your request. Levels should be near or just past the peak at this time of the year. An end-of season report will be sent to you giving an analysis of the water table conditions on the site.

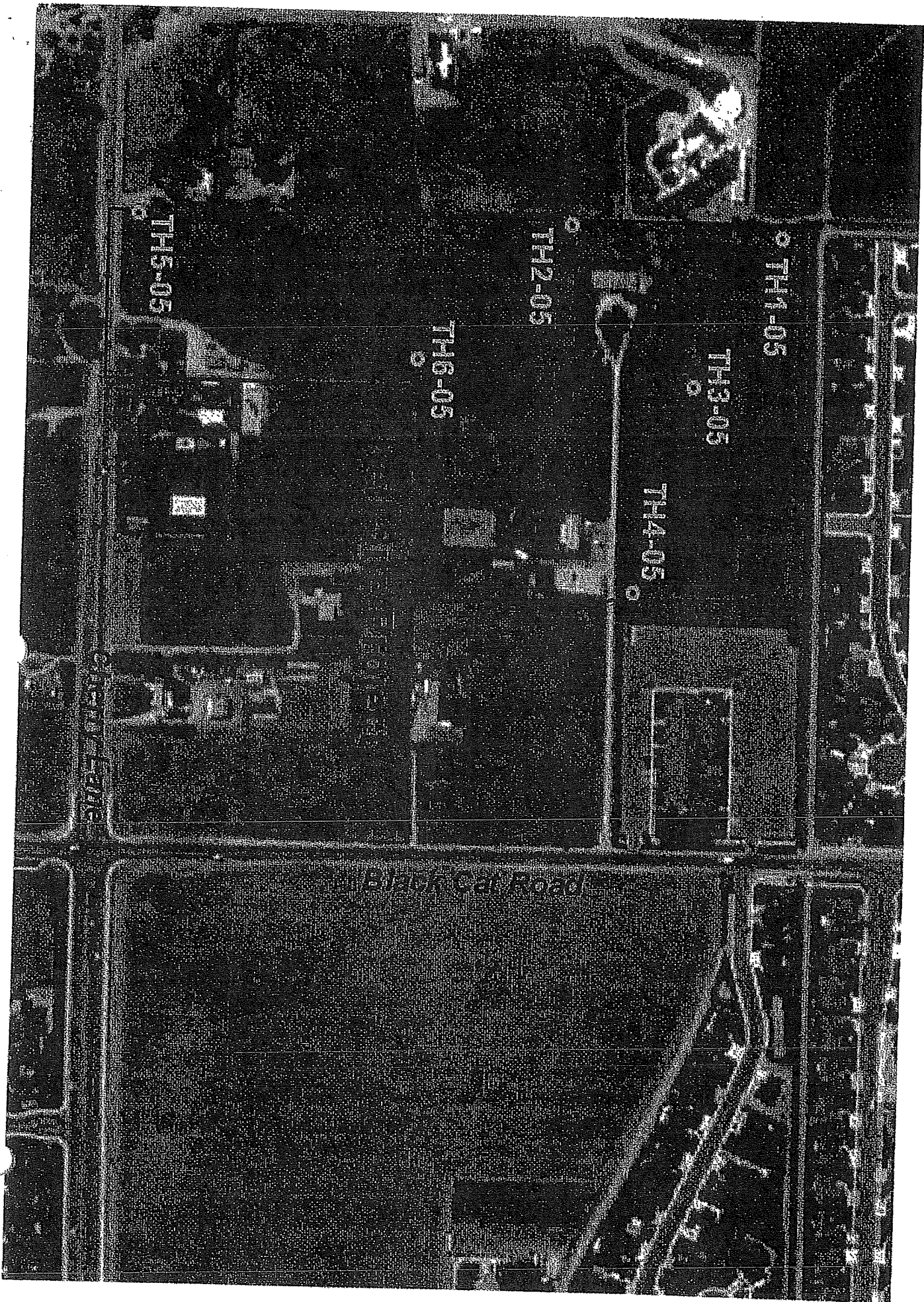
The attached soil descriptions have estimated permeabilities for each layer of the soil profile to assist you in system design.

If you have questions or need additional assistance, please call me at (208) 898-9541.

transmitted via e-mail

MARK E. JOHNSON
Professional Soil Scientist

cc w/ attachments: Bob Kell, Kell Corporation Land Development, Boise, ID



BIRMINGHAM ROAD

SUNNYVALE

TH1-05

TH3-05

TH4-05

TH2-05

TH6-05

TH5-05

Associated Earth Sciences, Inc.

Storm Drain Test Hole Description & Evaluation

Date of Evaluation: 9/8/2005 Evaluated by: **Mark Johnson**, Professional Soil Scientist
 Requested By: Kell Corporation Land Development, Inc., ATTN: Bob Kell
 Address: 1820 Mace Road Phone: 208-939-4618
 City: Eagle State: Idaho Zip: 83616
 Legal Desc: part of SW 1/4 of Section 4, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho
 General Desc: North of Cherry Lane Road and west of Black Cat Road

Depth (inches)	Color	Texture	Clay %	Roots	Mottles	Est. Permeability (In/hr)	Comments
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Hole Number & Location: **TH1-05** **5790**

0 to 12	10YR 3/2	silt loam	22 to 24	common very fine, fine and medium	none	0.5 to 1.0	friable moist
12 to 41	10YR 4/3	silty clay loam	32 to 35	common very fine, fine and medium	none	0.2 to 0.6	firm moist
41 to 94	10YR 5/3	silt loam	24 to 26	few very fine and fine	none	0.5 to 1.0	friable moist
94 to 136+	variegated	extremely gravelly coarse sand	<2	none	none	15 to 20	loose

General Notes: Slope 0-1 %; free water at 119 inches in pit

Hole Number & Location: **TH2-05** **5791**

0 to 13	10YR 3/2	silty clay loam	28 to 30	common very fine, fine and medium	none	0.2 to 0.6	firm moist
13 to 39	10YR 4/3	silty clay loam	32 to 35	common very fine and fine	none	0.2 to 0.6	firm moist
39 to 70	10YR 5/3	silt loam	24 to 26	few very fine and fine	none	0.5 to 1.0	friable moist
70 to 94	10YR 6/3	loam	22 to 24	none	none	0.5 to 1.0	slightly dense when dry
94 to 131+	variegated	extremely gravelly coarse sand	<2	none	none	15 to 20	loose, 5 % cobbles

General Notes: Slope 0-1 %; free water at 122 inches in pit

STORM DRAIN FIELD SHEET

Date Of Evaluation: 9/8/2005

Project: Kell Property

Depth (inches)	Color	Texture	Clay %	Roots	Mottles	Est. Perm. (in/hr)	Comments
Hole Number & Location:			TH3-05				5792
0 to 14	10YR 3/2	silt loam	20 to 24	common very fine, fine and medium	none	0.5 to 1.0	friable moist
14 to 33	10YR 3/3	silty clay loam	30 to 32	common very fine, fine and medium	none	0.2 to 0.6	firm moist
33 to 59	10YR 4/3	silty clay loam	28 to 30	common very fine, fine and medium	none	0.2 to 0.6	firm moist
59 to 96	10YR 5/3	loam	24 to 26	few very fine and fine	none	0.5 to 1.0	firm moist, slightly dense
96 to 144+	variegated	extremely gravelly coarse sand	<3	none	none	15 to 20	loose, 5 % cobbles

General Notes: Slope 0-1 %; Free water at 110 inches in pit

Depth (inches)	Color	Texture	Clay %	Roots	Mottles	Est. Perm. (in/hr)	Comments
Hole Number & Location:			TH4-05				5793
0 to 12	10YR 3/2	silt loam	22 to 24	common very fine, fine and medium	none	0.5 to 1.0	friable moist
12 to 31	10YR 4/3	silty clay loam	30 to 32	common very fine, fine and medium	none	0.2 to 0.6	firm moist
31 to 66	10YR 5/3	silty clay loam	28 to 30	common very fine, fine and medium	none	0.2 to 0.6	friable moist
66 to 108	10YR 5/3	silt loam	24 to 26	few very fine, fine and medium	none	0.5 to 1.0	friable moist
108 to 132+	variegated	extremely gravelly coarse sand	<5	none	none	15 to 20	loose, 5 % cobbles

General Notes: Slope 0-1 %; Free water at 120 inches in pit

EXHIBIT A



Professional Engineers, Land Surveyors and Planners

826 3RD St. South, Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 454-0979

e-mail: dholzhey@mseng.us

FOR: Yuriy Mukha
JOB NO.: PE0717
DATE: April 07, 2017

SUBDIVISION BOUNDARY

A parcel of land being a portion of the SE1/4 SE1/4 and a portion of the NE1/4 SE1/4 of Section 4, Township 3 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

Commencing at the southeast corner of the SE1/4 SE1/4;

Thence N 89° 17' 10" W a distance of 1129.64 feet along the south boundary of the SE1/4 SE1/4 to the **POINT OF BEGINNING**;

Thence continuing N 89° 17' 10" W a distance of 195.35 feet along the south boundary of the SE1/4 SE1/4 to the southwest corner of the SE1/4 SE1/4;

Thence N 00° 41' 27" E a distance of 1474.44 feet along the west boundaries of the SE1/4 SE1/4 and NE1/4 SE1/4 to the southwest corner of the Turnberry Subdivision No. 2;

Thence S 89° 19' 39" E a distance of 793.86 feet along the southerly boundary of Turnberry Subdivision No. 2;

Thence S 00° 37' 45" W a distance of 822.25 feet parallel with the east boundary of the SE1/4 SE1/4;

Thence N 89° 20' 31" W a distance of 461.10 feet;

Thence S 00° 37' 45" W a distance of 368.32 feet parallel with the east boundary of the SE1/4 SE1/4;

Thence N 89° 17' 10" W a distance of 165.09 feet parallel with the south boundary of the SE1/4 SE1/4;

Thence along a curve to the left, having a radius of 455.00 feet, a delta angle of $18^{\circ} 08' 22''$, and whose long chord bears $S 03^{\circ} 47' 47'' E$ a distance of 143.45 feet;

Thence along a curve to the right, having a radius of 545.00 feet, a delta angle of $13^{\circ} 34' 48''$, and whose long chord bears $S 06^{\circ} 04' 34'' E$ a distance of 128.87 feet;

Thence $S 00^{\circ} 42' 50'' W$ a distance of 13.03 feet parallel with the east boundary of the SE1/4 SE1/4 to the **POINT OF BEGINNING**.

This parcel contains 18.994 acres more or less.

Also, this parcel is subject to all easements and rights-of-way of record or implied.