



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@meridianscity.org

To: Attention C.Jay Coles, City Clerk

By: July 6, 2018

Transmittal Date: 5-21-2018

File No: H-2018-0051 MDA, PP, RZ

Hearing Date: July 12, 2018

REQUEST: A Rezone of a Portion of Property from R-15 (9.71 Acres), R-8 (39.71 Acres) and CC (19.48 Acres) To R-8 (62.41 Acres) and C-C (6.48 Acres); A Preliminary Plat Consisting of 176 Building Lots and 26 Common Lots on 66.35 Acres of Land in the Proposed R-8 and C-C Zoning Districts and a Request to be Removed From an Existing Development Agreement and to be Placed in a New, Separate Agreement for Fairbourne Subdivision.

By: Fairbourne Development, LLC

Location of Property or Project: NWC of W Chinden Blvd and N. Black Cat Rd.

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
	South of RR/SW Meridian
	NW Pipeline
	Boise-Kuna Irrigation District

Hearing Date: July 12, 2018

File No.: H-2018-0051

Project Name: Fairbourne Subdivision-RZ, PP, MDA

Request: Request for rezone a portion of property from R-15 (9.71 acres), R-8 (39.71 acres), and C-C (19.48 acres) to R-8 (62.41 acres) and C-C (6.48 acres).

Request: Request for preliminary plat consisting of 176 building lots and 26 common lots on 66.35 acres of land in a proposed R-8 and C-C zoning district.

Request: Request to be removed from an existing development agreement and to be placed in a new, separate agreement, by Fairbourne Development, LLC.

Location: The site is located at the NWC of W. Chinden Blvd and N. Black Cat Road., in the SE ¼ of Section 21, Township 4N., Range 1W.



Planning Division

DEVELOPMENT REVIEW APPLICATION

STAFF USE ONLY:

Project name: Fairbourne
File number(s): H-2018-0051
Assigned Planner: Josh Berach
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: Fairbourne Development, LLC. Phone: 208-863-5889
Applicant address: 2701 E. Pine Ave. Email: sjohnson@scentsy.com
City: Meridian State: ID Zip: 83642

Applicant's interest in property: [X] Own [] Rent [] Optioned [] Other

Owner name: HBU Investments, LLC & MDC, LLC Phone:

Owner address: 2701 E. Pine Ave. & 4740 W. Chinden Blvd. Email: sjohnson@scentsy.com; doug@thecarnahans.com

City: Meridian State: ID Zip: 83642 & 83646

Agent/Contact name (e.g., architect, engineer, developer, representative): Sam Johnson

Firm name: Fairbourne Development, LLC. Phone: 208-863-5889

Agent address: 2701 E. Pine Ave. Email: sjohnson@scentsy.com

City: Meridian State: ID Zip: 83642

Primary contact is: [X] Applicant [] Owner [] Agent/Contact

Subject Property Information

Location/street address: NWC of Chinden & Black Cat Township, range, section: 4N 1W 21

Assessor's parcel number(s): S0421417501; S0421449000 Total acreage: 66.35 Zoning district: R15, R8, CC

Project/subdivision name: FAIRBOURNE SUBDIVISION

General description of proposed project/request: Requests to rezone existing zoning districts, preliminary plat for 176 single-family residential lots and 1 commercial lot and a development agreement modification.

Proposed zoning district(s): R-8 & C-C

Acres of each zone proposed: R-8 = 62.41 acres, C-C = 6.48 acres

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? Fairbourne HOA

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

Primary irrigation source: Harrell Lateral Secondary: City

Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): 390,733 SF

Residential Project Summary (if applicable)

Number of residential units: 176 Number of building lots: 176

Number of common lots: 22 Number of other lots: 4

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

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

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

Minimum property size (s.f.): 4,290 Average property size (s.f.): 8,429

Gross density (Per UDC 11-1A-1): 2.82 Net density (Per UDC 11-1A-1): 5.17

Acreage of qualified open space: 8.97 Percentage of qualified open space: 14.40%

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): 9.68 acres total common area minus (-) 0.71 acres (0.20 acres irrigation pond; 0.51 acres Chinden buffer) = 8.97 acres

Amenities provided with this development (if applicable): Open space, clubhouse, pool, pathways

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: 1 Common lots: _____ Other lots: _____

Gross floor area proposed: n/a Existing (if applicable): n/a

Hours of operation (days and hours): n/a Building height: _____ code _____

Total number of parking spaces provided: n/a Number of compact spaces provided: n/a

Authorization

Print applicant name: Sam Johnson

Applicant signature:  Date: 5/4/18

FAIRBOURNE

Development LLC

May 4, 2018

Mr. Caleb Hood, Planning Division Manager
Community Development Services
33 E. Broadway Ave., Suite 102
Meridian, Idaho 83642

RE: **FAIRBOURNE SUBDIVISION** – Applications for Rezone, Preliminary Plat and Development Agreement Modification.

Dear Mr. Hood:

Fairbourne Development LLC, in conjunction with MDC LLC., is pleased to submit applications for rezoning, preliminary plat and development agreement modification for Fairbourne Subdivision, a 66.35-acre, 176-unit single family residential development with one commercial lot in north Meridian. This project is located at the northwest corner of Chinden Blvd. and Black Cat Rd.

HISTORY

The two parcels in this application (S0421417501 & S0421449000) were annexed and rezoned as part of the original Tree Farm application in 2006 (AZ 06-004) and in 2007 (AZ 06-050), which were both approved by the City Council; AZ 06-004 was approved on September 12, 2006 and recorded on September 21, 2006 (instrument #106151218) and AZ 06-050 was approved by City Council on February 13, 2007 and recorded on February 22, 2007 (instrument #107025555).

REZONE

These properties are currently zoned R-15 (Medium-High Density Residential) (9.71 acres), R-8 (Medium Density Residential) (39.71 acres), and C-C (Community Business) (19.48 acres). Our request is to rezone a portion of these properties from R-15 (Medium-High Density Residential) (9.71 acres) and C-C (Community Business) (13.0 acres) to R-8 (Medium Density Residential). The requested zoning designation is R-8 (Medium Density Residential) (62.41 acres) and C-C (Community Business) (6.48 acres).

The existing zoning of neighboring properties to the north, west and south is RUT (Rural Urban Transition) in Ada County, and to the east is R-4 (Medium-Low Density Residential), R-8 (Medium Density Residential) and C-C (Community Business).

PRELIMINARY PLAT

The preliminary plat design consists of 202 total lots, which include 176 single family residential lots, 4 common driveway lots and 22 common lots. The lots range in size from 4,290 square feet near Chinden and transition to rim lots that are close to or more than half-acres with the largest lot being 25,600 square feet. 10 of the smallest lots will take access via an alley. The overall average lot size is 8,429 square feet. Fairbourne's design with a variety of lot sizes will provide a great mix of housing types, price points and demographics within this community.

The 8.97 acres of open space accounts for 14.40% of the project which exceeds the minimum requirement set forth by city code. A clubhouse, pool and tot lot in the central park (3.17 acres) will anchor the neighborhood along with many pathways providing connectivity throughout. A unique secondary park (1.09 acre) in the northeast corner of the project will provide community access to views of the valley below.

The commercial lot of 6.48 acres will be undeveloped at this time. Several conceptual layouts of that lot are attached. A separate application will be submitted when this lot is ready for development.

Public services are readily available in the area. Sewer, provided by the City of Meridian, is already adjacent to the site within Black Cat Rd. Water will be provided by Suez Water through The Tree Farm subdivision to the east.

DEVELOPMENT AGREEMENT MODIFICATION

These two properties are part of an existing Development Agreement which has several addendums. The original DA and subsequent addendums are listed below:

- #106151218 (recorded 09-21-06) Original DA (AZ 06-004)
- #107025555 (recorded 02-22-07) First Addendum added MDC, LLC property to DA (MI 06-011)
- #107141993 (recorded 10-16-07) Second Addendum (MI 07-004)
- #110059432 (recorded 06-28-10) Third Addendum (MDA 10-004)

We request to be removed from these agreements and to enter into a completely new Development Agreement.

TRAFFIC

A Traffic Impact Study (TIS) for this development was prepared by Kittelson & Associates and submitted to ACHD, ITD and City of Meridian on January 31, 2018. The TIS was accepted by both ITD on March 3, 2018 and ACHD on April 5, 2018. Per the TIS, 166 units were assumed for the single-family housing portion of the development. The number of lots has increasing by 10 lots since the original TIS, which results in approximately 9 new trips during the weekday p.m. peak hour. This increase will have a negligible impact on the transportation system. The updated trip generation associated with the proposed residential and commercial development is 4,161 daily net new trips, 182 weekday a.m. peak hour trips, and 377 weekday p.m. peak hour trips. Based on this assessment, an updated TIS is not required due to the minor change in the number of additional lots.

The main flow of traffic coming in and out of Fairbourne will be onto Black Cat Rd. The north entrance will be Highland Falls Dr. An east/west collector road, Waverton Dr., will provide access through the project to the property to the west and intersect with Black Cat Rd. approximately 645 feet north of Chinden. Two additional entrances will have direct access onto Waverton Dr., Fairbourne Ave. to the north and Talbot Ave. to the south. The only access for the 59 lots south of Waverton Dr. is Talbot Ave. To meet code requirement, Lot 18, Block 7 will act as both a common driveway as well as an emergency access through the commercial lot/development.

Per conversations with ACHD, Black Cat Rd. will not be completely improved north of Highland Falls Dr. The exact location where Black Cat improvements will stop is yet to be determined. The purpose of this is to allow for proper planning, grading and construction of a future bridge crossing the Phyllis Canal,

which will occur when that bridge is required for future development of the properties to the north. It is anticipated that the ROW for Fairbourne's unimproved portion of Black Cat Rd. will be dedicated and construction funds will be submitted to ACHD, who will complete such improvements at the appropriate time in the future.

CONCLUSION

We believe these applications for rezone, preliminary plat and development agreement modification meets all requirements of the City of Meridian. We thank you for your consideration and respectfully request your approvals. If you have any questions or need additional information, please contact me.

Sincerely,



Sam Johnson
Fairbourne Development LLC
208-863-5889



QUITCLAIM DEED

FOR VALUE RECEIVED, H.O.T. 3, LLC, an Idaho Limited Liability Company does hereby convey,
release, remise and forever quit claim unto HBU Investments, LLC whose current address is:
2901 E Pine Ave, Meridian, Idaho 83642
the following described premises:

See Exhibit A

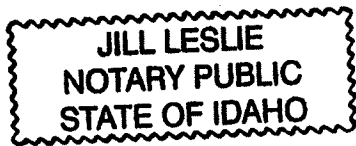
TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: July 13, 2017

By: 
R. Orville Thompson

State of Idaho)
) S.S.
County of Ada)

On this 13th day of July, in the year 2017, before me Jill Leslie, personally appeared R. Orville Thompson, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is(are) subscribed to the within instrument, and acknowledged that he(he)(she)(they) executed the same.




Notary Public
My Commission Expires on 12/8/2020

EXHIBIT "A"

Commencing at the section corner common to Sections 21, 22, 27 and 28, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho; thence
North 0 degree 16' 30" East, 40.0 feet to the REAL POINT OF BEGINNING; thence
North 0 degree 16' 30" East, 874.93 feet to a point;
thence along the centerline of an irrigation ditch on the following courses;
North 44 degrees 20' West, 137.71 feet to a point; thence
North 58 degrees 26' 30" West, 138.52 feet to a point; thence
North 83 degrees 03' West, 187.58 feet to a point; thence
South 81 degrees 20' West, 156.89 feet to a point; thence leaving the irrigation ditch
and bearing North 0 degree 33' 30" East, 245.48 feet to a point; thence
North 79 degrees 31' East, 103.07 feet to a point; thence
North 67 degrees 23' East, 104.89 feet to a point; thence
North 86 degrees 32' 30" East, 357.98 feet to the section line common to Sections 21 and
22, Township 4 North, Range 1 West, Boise Meridian; thence
North 0 degree 16' 30" East, 1186.42 feet to a point on the South right of way of Phyllis
Canal; thence
South 60 degrees 25' 30" West, 951.83 feet along Phyllis Canal South right of way to a
point; thence
South 80 degrees 19' West, 494.26 feet along Phyllis Canal South right of way to a point;
thence
South 0 degree 08' 15" West, 2000.52 feet to a point on Highway 20 North right of way;
thence
South 89 degrees 50' East, 1307.57 feet along North Highway 20 right of way to the REAL
POINT OF BEGINNING.

EXCEPT any portion lying within the right of way of Highway 20.

ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT 18.00 6
BOISE IDAHO 12/31/08 01:22 PM
DEPUTY Paid Thompson
RECORDED - REQUEST OF
Title One
108137934

When recorded, please return to:

MDC, LLC
4042 W. Chinden Blvd.
Meridian, ID

A0819474JG

GENERAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, **TreeHaven West, LLC**, an Idaho limited liability company, (hereinafter referred to as the "**Grantor**"), hereby grants, bargains, sells, and conveys unto **MDC, LLC**, an Idaho limited liability company, whose current address is 4042 W. Chinden Blvd, Meridian, ID 83642 (hereinafter referred to as the "**Grantee**"), all of Grantor's right, title and interest in and to the following described real property, located in Ada County, Idaho, to wit (hereinafter referred to as the "**Premises**"):

See Exhibit A attached hereto and incorporated herein by this reference.

TOGETHER WITH all of Grantor's right, title and interest in and to all water and water rights, ditch or irrigation company shares, streets, alleys and rights of way adjacent thereto, all mineral rights appurtenant thereto, and all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title, and interest in and to the Premises, as well in law as in equity.

TO HAVE AND TO HOLD the Premises with its appurtenances unto Grantee, its successors, heirs and assigns, forever.

SUBJECT TO the Approved Exceptions, which shall mean: (a) general taxes and assessments, including utility assessments for the current year, which are not yet due and payable, and will be prorated between Grantor and Grantee as of the date of execution of this deed; (b) any easements, restrictions and conditions of record or shown on the recorded plat, if any, for the Premises or that may be determined by an inspection of the Premises; (c) building, zoning and other applicable ordinances and regulations of the County of Ada, State of Idaho; and (d) the easements, rights of way and other matters listed as "Permitted Exceptions" on Exhibit B attached hereto and incorporated herein.

AND Grantor does hereby covenant to and with Grantee, that Grantor is owner in fee simple of the Premises; that the Premises is free from all encumbrances except the Approved Exceptions; and that Grantor shall and will warrant and defend the quiet and peaceful possession of said Premises by Grantee, against all lawful claims whatsoever except as excluded or excepted herein.

DATED effective as of the 26th day of December, 2008.

GRANTOR:

TREEHAVEN WEST, LLC,
an Idaho limited liability company

By: _____
Peter S. O'Neill, Manager

By: *Douglas K. Carnahan*
Douglas K. Carnahan, Manager

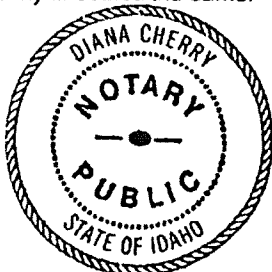
State of Idaho)
) S.S.
County of Ada)

On this ____ day of December, in the year of 2008, before me the undersigned notary public, personally appeared Peter S. O'Neill, known or identified to me to be a Manager of Treehaven West, LLC, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

Notary Public for Idaho
Residing at _____
My Commission expires _____

State of Idaho)
) S.S.
County of Ada)

On this 26th day of December, in the year of 2008, before me the undersigned notary public, personally appeared Douglas K. Carnahan, known or identified to me to be a Manager of Treehaven West, LLC, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.



Diana Cherry
Notary Public for Idaho
Residing at *Coyle, Idaho*
My Commission expires *6/8/2013*

General Warranty Deed - 2

EXHIBIT A

Description of Premises

A tract of land in Section 21, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho more particularly described as follows:
Commencing at the section corner common to Sections 21, 22, 27 and 28, Township 4 North, Range 1 West, Boise Meridian, thence
North 0°16'30" East along the section line common to said Sections 21 and 22 a distance of 914.93 feet to the real point of beginning; thence along the center line of an irrigation ditch
North 44°20' West 137.71 feet; thence
North 58°26'30" West 138.52 feet; thence North 83°03' West 187.58 feet; thence
South 81°20' West 156.89 feet; thence leaving the irrigation ditch and bearing North 0°33'30" East 245.48 feet; thence
North 79°31' East 103.07 feet; thence
North 67°23' East 104.89 feet; thence
North 86°32'30" East 357.98 feet to the section line common to Sections 21 and 22, thence
South 0°16'30" West along said section line 495.93 feet to the REAL POINT OF BEGINNING.

Re-Recording Due to Wrong Legal Description

After Recording
Return to:

Givens Pursley LLP
Attn: L. Edward Miller
601 West Bannock Street
Boise, ID 83702

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=3 BONNIE OBERBILLIG
M3 ID EGGERS TREEFARM LLC

2017-097712
10/13/2017 02:23 PM
AMOUNT:\$15.00



00420347201700977120030031

FOR RECORDING INFORMATION

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, M3 ID Eggers Treefarm, LLC, an Arizona limited liability company ("**Grantor**"), does hereby grant, bargain, sell and convey unto MDC, LLC, an Idaho limited liability company ("**Grantee**"), the following described real property located in Ada County, Idaho, together with all rights, titles, and interests appurtenant thereto (collectively, the "**Property**"):

Legal Description attached hereto as Exhibit A and incorporated herein by reference.

TO HAVE AND TO HOLD said Property, with its appurtenances unto Grantee, and Grantee's successors and assigns forever, and Grantor does hereby bind Grantor, Grantor's heirs, legal representatives and assigns to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by or through Grantor but not otherwise, subject to the Permitted Exceptions.

Witness, the hand(s) of said Grantor(s), this 10 day of October, 2017.

GRANTOR:

M3 ID Eggers Treefarm, LLC,
an Arizona limited liability company

By: M3 Builders, LLC,
an Arizona limited liability company
Its: Manager

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=5 DAN RYALLS
M3 ID EGGERS TREE FARM LLC

2017-101770
10/24/2017 04:49 PM
AMOUNT:\$15.00



00424686201701017700060068

By: The M3 Companies, LLC,
an Arizona limited liability company
Its: Member

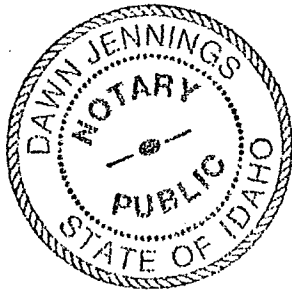
By: William I. Brownlee,
Its: Manager

STATE OF Idaho
County of Ada) ss.

On this 10th day of October, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared William I. Brownlee, known or identified to me to be the Manager of M3 ID Eggers Treefarm, LLC, the limited liability company that executed the within and foregoing instrument, or the person who executed the instrument on behalf of such corporation, and acknowledged to me that such corporation executed the same on behalf of said limited liability company.

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

Dawn Jennings
Notary Public for Idaho
Residing at: Meridian, Idaho
My commission expires: 5/29/21



**EXHIBIT A
LEGAL DESCRIPTION**

A parcel of land situated in the West 1/2 of the Southwest 1/4 of Section 22, Township 4 North, Range 1 West of the Boise Meridian, City of Meridian, Ada County, Idaho and more particularly described as follows:

Commencing at an aluminum cap marking the southeast corner of the Southwest 1/4 of said Section 22;

Thence North 89°17'18" West, 2,647.24 feet to a found aluminum cap marking the southwest corner of said Section 22;

Thence along the west boundary of said Section 22, North 00°30'42" East, 898.44 feet to the northwest corner of Puma Subdivision, according to the plat thereof filed in Book 71 of Plats at Pages 7263 and 7264, records of Ada County, Idaho, said northwest corner being the **POINT OF BEGINNING**;

Thence continuing along said west boundary, North 00°30'42" East, 735.05 feet;

Thence leaving said west boundary, South 06°12'05" East, 196.39 feet;

Thence 127.12 feet southerly along the arc of a curve to right having a radius of 1,000.00 feet, a central angle of 07°16'59", and a long chord which bears South 02°33'36" East, 127.03 feet;

Thence South 01°04'54" West, 223.23 feet;

Thence 77.40 feet southerly along the arc of a curve to right having a radius of 2,000.00 feet, a central angle of 02°13'03", and a long chord which bears South 02°11'25" West, 77.40 feet;

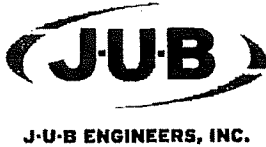
Thence South 03°17'57" West, 84.24 feet;

Thence 32.28 feet southerly along the arc of a curve to right having a radius of 400.00 feet, a central angle of 04°37'48", and a long chord which bears South 05°36'40" West, 32.28 feet to the north boundary of said Puma Subdivision;

Thence along said north boundary, North 78°03'14" West, 18.68 feet to the **POINT OF BEGINNING**.

Said parcel contains 16,774 square feet or 0.39 acres, more or less.

End of Description.



J-U-B COMPANIES



**Carnahan Parcel
Boundary Description**

Project Number 10-16-077 May 19, 2017

A parcel of land situated in the West 1/2 of the Southwest 1/4 of Section 22, Township 4 North, Range 1 West of the Boise Meridian, City of Meridian, Ada County, Idaho and more particularly described as follows:

Commencing at an aluminum cap marking the southeast corner of the Southwest 1/4 of said Section 22;

Thence North 89°17'18" West, 2,647.24 feet to a found aluminum cap marking the southwest corner of said Section 22;

Thence along the west boundary of said Section 22, North 00°30'42" East, 898.44 feet to the northwest corner of Puma Subdivision, according to the plat thereof filed in Book 71 of Plats at Pages 7263 and 7264, records of Ada County, Idaho, said northwest corner being the **POINT OF BEGINNING**;

Thence continuing along said west boundary, North 00°30'42" East, 735.05 feet;

Thence leaving said west boundary, South 06°12'05" East, 196.39 feet;

Thence 127.12 feet southerly along the arc of a curve to right having a radius of 1,000.00 feet, a central angle of 07°16'59", and a long chord which bears South 02°33'36" East, 127.03 feet;

Thence South 01°04'54" West, 360.30 feet;

Thence 49.37 feet southerly along the arc of a curve to right having a radius of 268.00 feet, a central angle of 10°33'14", and a long chord which bears South 06°21'31" West, 49.30 feet;

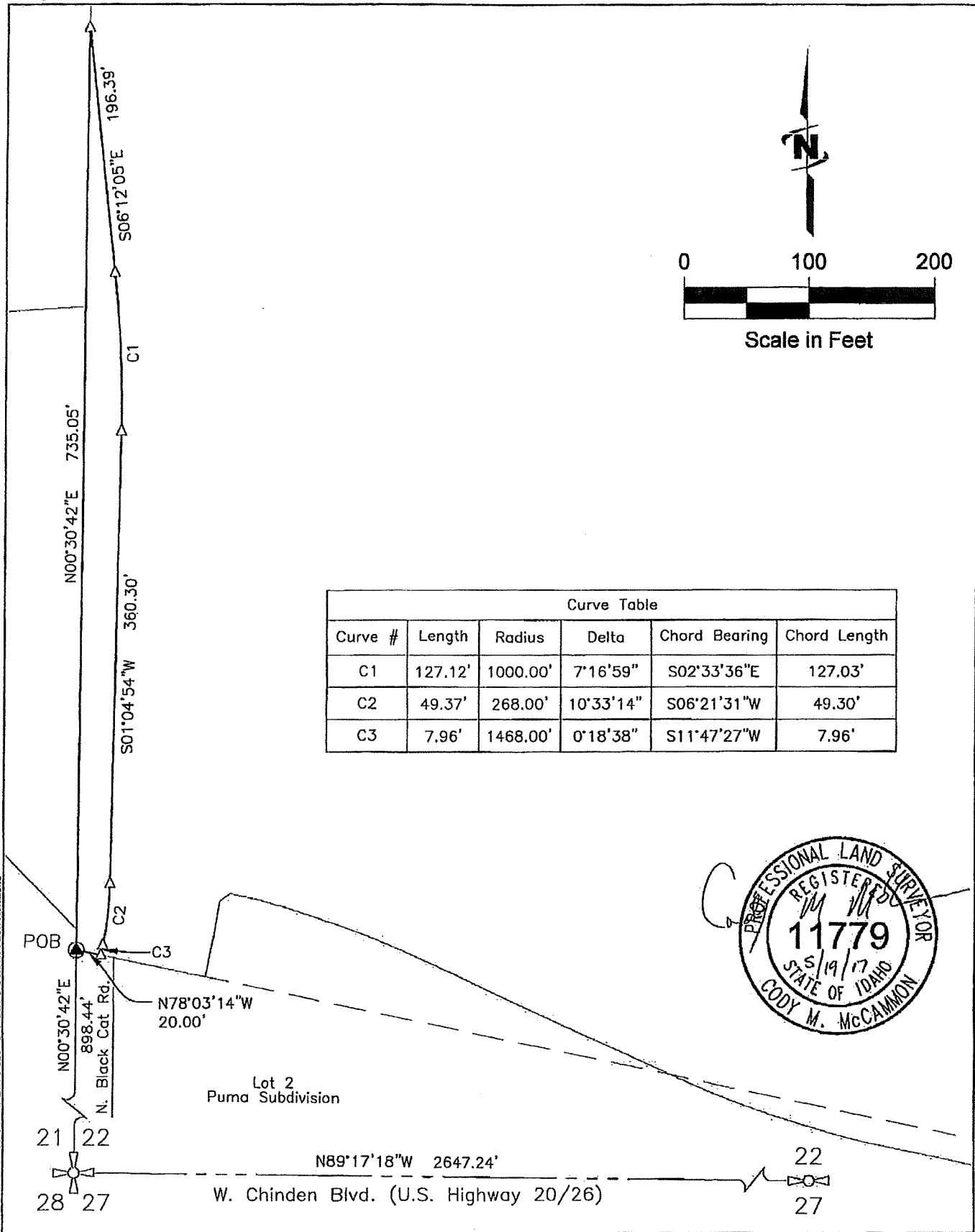
Thence 7.96 feet southerly along the arc of a curve to right having a radius of 1468.00 feet, a central angle of 00°18'38", and a long chord which bears South 11°47'27" West, 7.96 feet to the north boundary of said Puma Subdivision;

Thence along said north boundary, North 78°03'14" West, 20.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 17,150 square feet or 0.39 acres, more or less.

End of Description.





Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	127.12'	1000.00'	7°16'59"	S02°33'36"E	127.03'
C2	49.37'	268.00'	10°33'14"	S06°21'31"W	49.30'
C3	7.96'	1468.00'	0°18'38"	S11°47'27"W	7.96'



Plat Date: 05/19/17, 12:11 PM, Prepared By: Cody McCammon
 Date: 05/19/17, 12:11 PM, Checked By: Cody McCammon, PROJECT: C:\PROJECTS\2017\2017-05-19\2017-05-19.DWG

<small> THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF JUB ENGINEERS, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF JUB ENGINEERS, INC. </small>	<small> FILE: 16277 CARNAHAN EX1 JOB PROJ #: 16-16-077 DRAWN BY: ccm DESIGNED BY: ccm CHECKED BY: ccm </small>	JUB JUB ENGINEERS, INC.	Tree Farm Subdivision Carnahan Parcel	SHEET 1
	<small> LAST UPDATED: 01/10/2017 </small>			

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
)
COUNTY OF ADA)

I, MDC, LLC, 7270 N. Tree Haven Pl.
(name) (address)
Meridian, Idaho 83646
(city) (state)

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

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

Sam Johnson/Fairbourne Development, 2701 E. Pine,
(name) (address) Meridian ID
83642

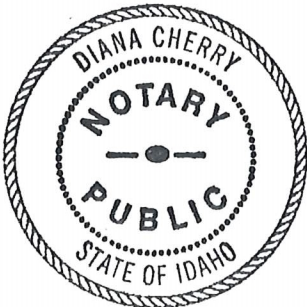
to submit the accompanying application(s) pertaining to that property.

- 2. I agree to indemnify, defend and hold the City of Meridian and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
- 3. I hereby grant permission to City of Meridian staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 5th day of JANUARY, 20 18

[Signature]
(Signature)

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



Diana Cherry
(Notary Public for Idaho)

Residing at: Eagle, Idaho

My Commission Expires: 6/8/2019

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
)
COUNTY OF ADA)

I, HBU Investments LLC, 2701 E Pine Ave.
(name) (address)
Meridian, Idaho
(city) (state)

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

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

Fairbourne Development, 2701 E. Pine Ave
(name) (address)

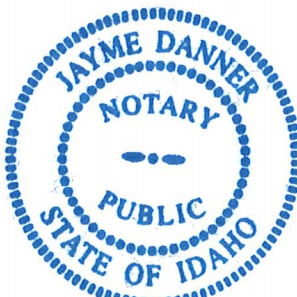
to submit the accompanying application(s) pertaining to that property.

- 2. I agree to indemnify, defend and hold the City of Meridian and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
- 3. I hereby grant permission to City of Meridian staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 8 day of February, 20 18

[Signature]
(Signature)

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

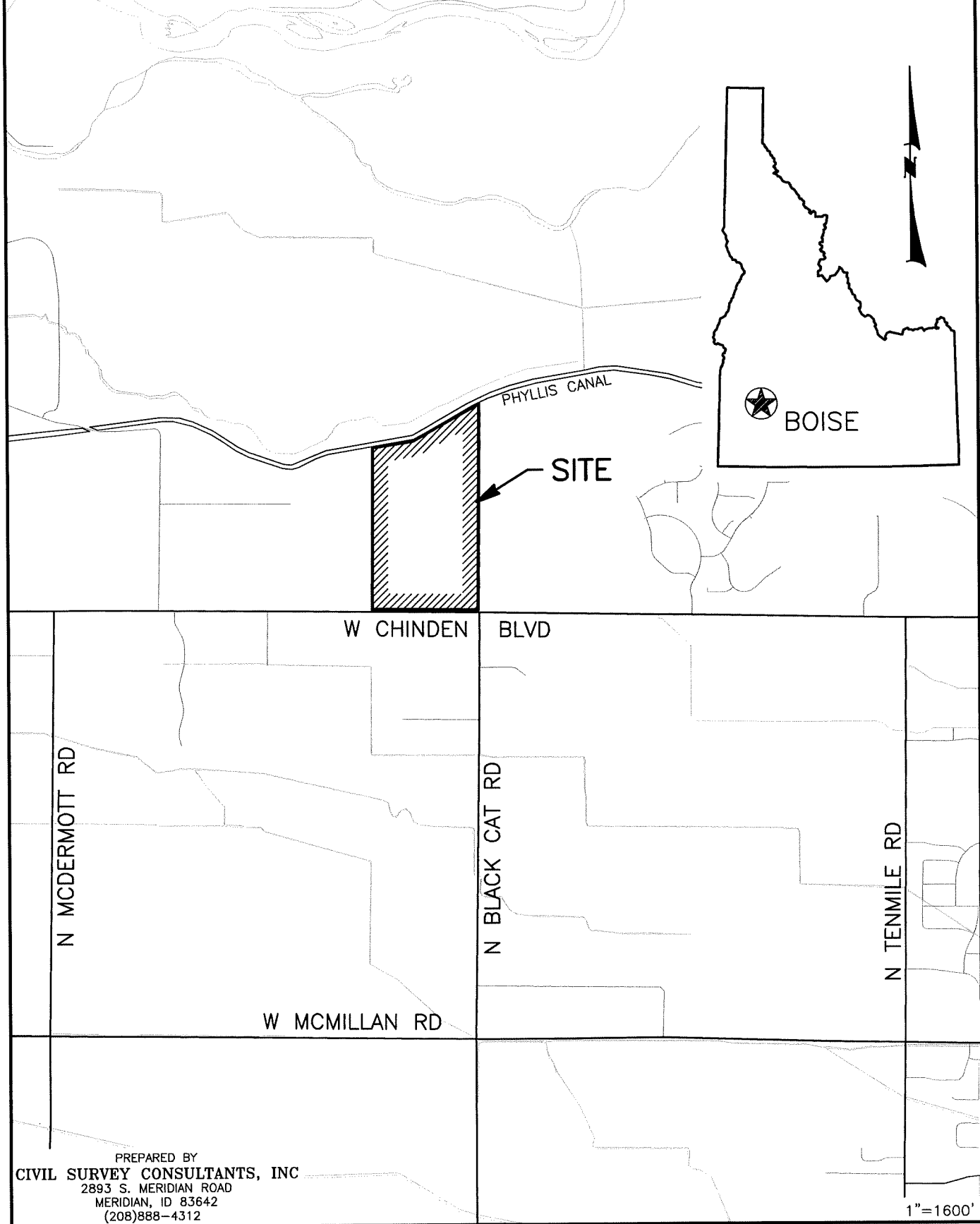


Jayme Danner
(Notary Public for Idaho)

Residing at: Nampa, Idaho

My Commission Expires: 7/26/23

VICINITY MAP FAIRBOURNE SUBDIVISION



PREPARED BY
CIVIL SURVEY CONSULTANTS, INC
2893 S. MERIDIAN ROAD
MERIDIAN, ID 83642
(208)888-4312

1"=1600'

CITY OF MERIDIAN

PRE-APPLICATION MEETING NOTES

Project/Subdivision Name: Fairbourne Subdivision _____ Date: 05/01/2018 _____
 Applicant(s)/Contact(s): Sam Johnson, Jim Money _____
 City Staff: Bill, Josh _____
 Location: NWC of Chinden and Black Cat S0421417501; S0421449000 _____ Size of Property: 68.89 _____
 Comprehensive Plan FLUM Designation: MU-C, LDR, MDR _____
 Design Guidelines Development Context: Urban Urban/Suburban Suburban Rural _____
 Existing Use: SFR/Vacant _____ Existing Zoning: R-15, C-C, R-8 _____
 Proposed Use: Single-family homes, commercial _____ Proposed Zoning: R-8, C-C _____
 Surrounding Uses: N, E, S: Rural residential, W: Singel family residences in Tree Farm sub/Nursery business _____
 Street Buffer(s) and/or Land Use Buffer(s): 25 foot landscape buffer along Black Cat and 35 feet along Chinden _____
 Open Space/Amenities/Pathways: 10% open space required as well as 4 amenities _____
 Access/Stub Streets/Street System: 2 stub street s proposed to the west, one a collector road and construction of Black Cat Road to extend to the north. _____
 Sewer & Water Service: City sewer is currently adjacent to Black Cat Road, Water is Suez _____
 Waterways/ Floodplain/Topography/Hazards: _____
 History: The property annexed into the city as Tree Farm Subdivision. _____
 Additional Meeting Notes: A development agreement modification is required to remove the property from Tree Farm DA, and a new DA is required for this project. _____

- _____ The applicant shall rezone the property from C-C, R-15 and R-8 to R-8 and C-C.
- _____ The applicant shall provide a concept plan for the development as a whole, including for the commercial portion.
- _____ The applicant shall provide conceptual elevations for both the residential and commercial properties.
- _____ The landscape buffer along Chinden shall include the commercial piece as well and can be in a common lot or an easement.
- _____ A pathway will likely be required from the senior housing portion to the commercial piece.
- _____ For the residential portion, a berm, berm/wall combination will be required along Chinden per the UDC

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.

CITY OF MERIDIAN PRE-APPLICATION MEETING NOTES

Project/Subdivision Name: Farbourne Subdivision _____ Date: 01/30/2018 _____
 Applicant(s)/Contact(s): Jim money, Sam Johnson _____
 City Staff: Bruce, Kenny, Bill, Caleb, Josh _____
 Location: S0421417501; S0421449000 _____ Size of Property: 66.18 _____
 Comprehensive Plan FLUM Designation: MU-C, LDR, MDR _____
 Design Guidelines Development Context: Urban Urban/Suburban Suburban Rural
 Existing Use: agricultural/single-family home _____ Existing Zoning: C-C, R-15, R-8 _____
 Proposed Use: Single family homes, commercial _____ Proposed Zoning: C-C and R-8 _____
 Surrounding Uses: Residential and commercial _____
 Street Buffer(s) and/or Land Use Buffer(s): 35 feet of landscaping and a pathway are required adjacent to Chinden _____
 Open Space/Amenities/Pathways: 10% open space is required as part of the plat _____
 Access/Stub Streets/Street System: Stube streets are required to the west _____
 Sewer & Water Service: City sewer is currently adjacent to Black Cat Road, water is from Suez. _____
 Waterways/ Floodplain/Topography/Hazards: _____
 History: This property annexed into the city as Tree Farm Subdivision _____
 Additional Meeting Notes: _____

A development agreement modification is required to remove the property from the Tree Farm DA, and a new DA is required for this property. _____
 The applicant shall rezone the R-15 portion to R-8 and shall rezone a portion of the C-C to R-8. _____
 The applicant shall provide a concept plan and conceptual elevations for the development, including for the commercial piece. _____
 The landscape buffer along Chinden shall include the commercial piece as well. This can be either in a common lot or an easement. _____
 A pathway will likely be required from the senior housing portion to the commercial development. _____
 A berm, or berm and wall combination are required along Chinden per the UDC. _____

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

Other Agencies/Departments to Contact:

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

Application(s) Required:

- | | | |
|--|---|---|
| <input type="checkbox"/> Administrative Design Review | <input type="checkbox"/> Conditional Use Permit Modification/Transfer | <input type="checkbox"/> Rezone |
| <input type="checkbox"/> Alternative Compliance | <input type="checkbox"/> Development Agreement Modification | <input type="checkbox"/> Short Plat |
| <input 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 type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Private Street | <input type="checkbox"/> Other |

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



Community Development Department

Development Services Division

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

PRE-APPLICATION MEETING NOTES

Date: 11/29/18

Project/Subdivision Name: Fairbairne Sub
Applicant(s)/Contact(s): See Planning ~~dept.~~ notes

Development Services Staff: Steve O., Bruce E., Denny

Sanitary Sewer Service: Available

Mapping Provided: [X] Y [] N

Domestic Water Service: Suez

Mapping Provided: [] Y [X] N

Reuse Water Service: N/A

Mapping Provided: [] Y [X] N

Waterways/ Floodplain/Topography/Hazards: None

Mapping Provided: [] Y [X] N

Gravity/Pressurized Irrigation: Unknown

District

Street Lighting: See note below [arrow]

Reqs. Provided: [X] Y [] N

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

Additional Meeting Notes: It was advised that the applicant make contact with Suez Water regarding available fire flows in the area. Applicant was also advised to contact Joe Bongiorno, Meridian Dept. Fire Chief regarding construction requirements for homes greater than 3600 sq ft.

FAIRBOURNE SUBDIVISION

Neighborhood Meeting

6:00pm April 26, 2018

Black Cat Rd., Meridian, ID 83646

Name	Address	Phone	Email
Kameron Kawahiki	12601 W. Explorer Dr.	208-830-3629	kawahiki@brightoncorp.com
Linda Hamilton	PR 5220 W CHIMNEY BLVD	208-867-8256	lmissysm.com@gmail.com
Loraine Lewis	5800 W. Chimney Blvd	208 327 0466	

FAIRBOURNE SUBDIVISION

Neighborhood Meeting

6:00pm January 10, 2018

5450 N. Linder Rd., Meridian, ID 83646

Name	Address	Phone	Email
Bernie & Bob Schwepf	Meridian 5500 W. Old School	208 447 9395	TKS@CommerActive.com
MIKE WAREDE	12601 W EXPLORER #200 BOISE 83713	208.287.0512	
Kameron Navas	12001 W. Explorer #200		immissysmom@gmail.com
Bob Smith-Jimble	1989 Vanian Pl Boise 5220 W. CHINDEN	208 375-3999	
Dawn Davis	1272 Tanager Boise 5220 W CHINDEN BLVD	208-327-0466	
Mark Tate	1087 W Rivers St #310 Boise, ID 83202	208-939-6265	
Will Black	3599 W RYDER CUP MERIDIAN ID 83646	208 724-3880	


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

5/1/18
Date



Community Development
Department

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

Parcel Verification

Date: 11/20/17

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

Project Name: Fairbourne Subdivision

Parcel Number: S0421417501 (62.1 Acres)
S0421449000 (4.083 Acres)

T/R/S 4N 1W 21

Property Owner: HBU Investments, LLC (1st parcel listed)
2901 E. Pine Ave.
Meridian, ID 83642

MDC, LLC (2nd parcel listed)
7270 N. Tree Have Place
Meridian, ID 83646

Sam Johnson

From: Sub Name Mail <subnamemail@adaweb.net>
Sent: Friday, February 17, 2017 10:29 AM
To: Sam Johnson
Cc: Glenn Bennett
Subject: Fairbourne Subdivision Name Reservation

February 17, 2017

Glenn Bennett, Civil Survey Consultants
Sam Johnson

RE: Subdivision Name Reservation: **FAIRBOURNE SUBDIVISION**

At your request, I will reserve the name **Fairbourne 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: Sam Johnson [<mailto:sjohnson@scentsy.com>]
Sent: Tuesday, February 14, 2017 3:34 PM
To: Sub Name Mail
Cc: JMoney@civilsurvey.net
Subject: [EXTERNAL] Subdivision Name Reservation

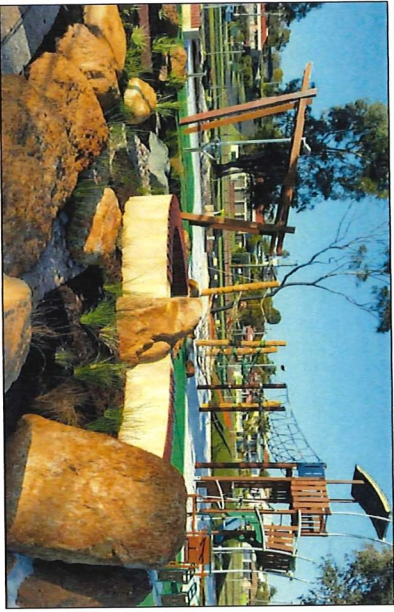
To whom it may concern,

I would like to reserve the subdivision name **Fairbourne** for a project we are currently designing. The parcel number for this property is S0421417501 and the description is PAR #7501 OF E2SE4 SEC 21 4N 1W #417500-B. Civil Survey Consultants, Jim Money, will be doing the engineering on this project. He can be reached at 208-888-4312 and jmoney@civilsurvey.net. I will be the developer and can be reached at the below.

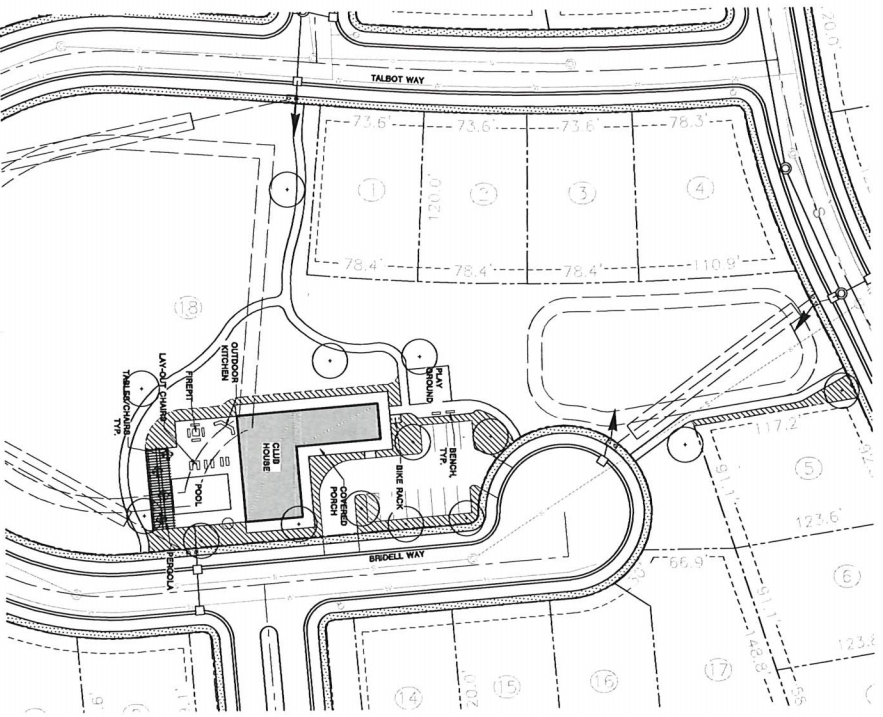
Thank you.

SAM JOHNSON

2701 E. Pine Ave., Meridian, ID 83642
Phone: 208.472.0800 | Cell: 208.863.5889

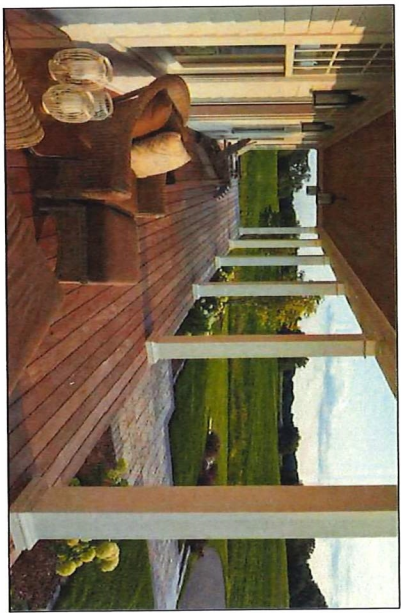
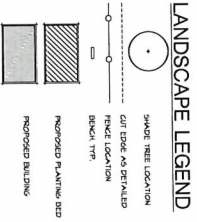


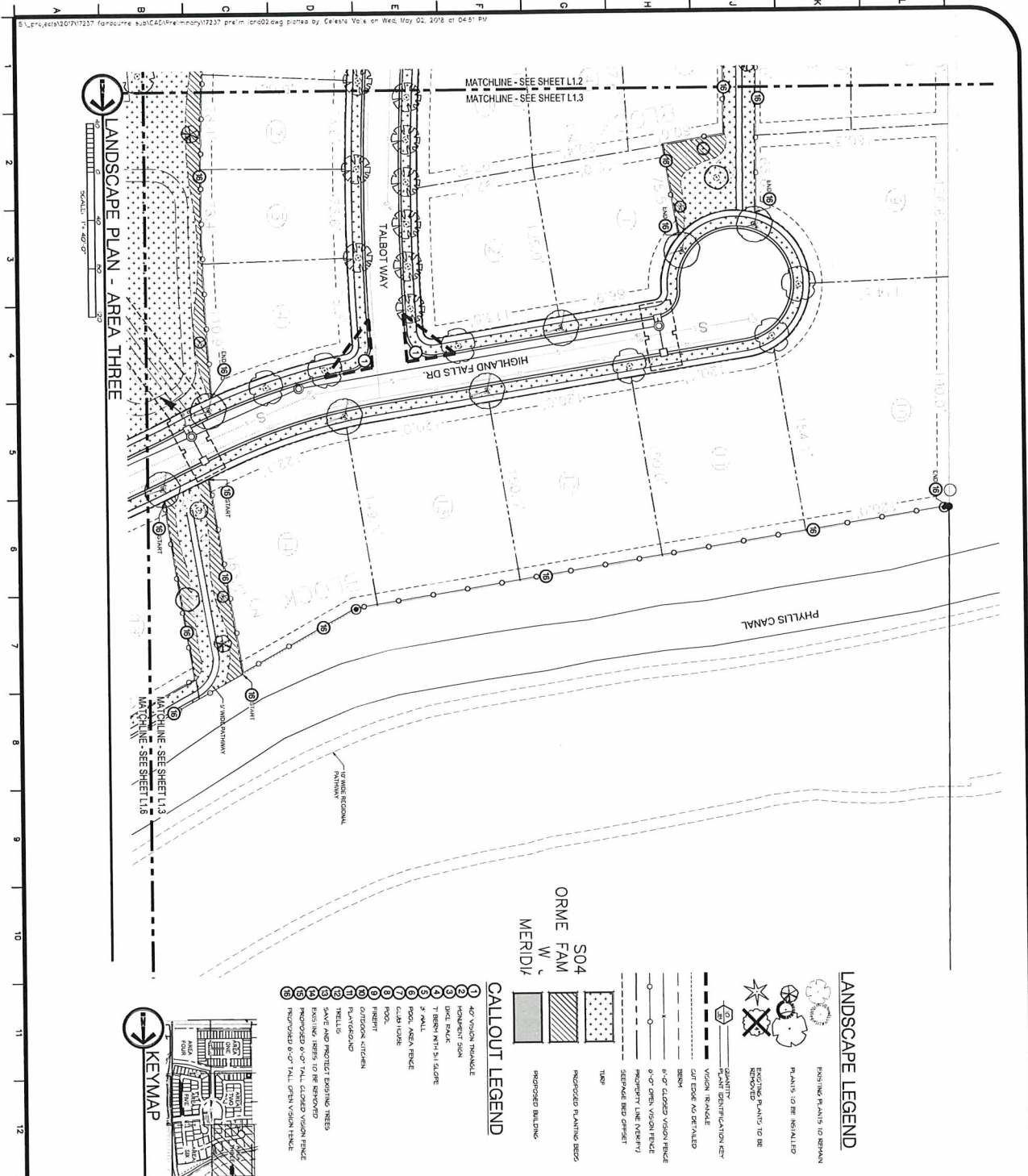
FAIRBOURNE SUBDIVISION AMENITIES CONCEPT



CITY OF MERIDIAN AMENITY REQUIREMENTS

REQUIRED AMENITIES	AMENITIES SCHEDULE
1. 10' WIDE SIDEWALK	4
2. 10' WIDE SIDEWALK	4
3. 10' WIDE SIDEWALK	4
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15. 10' WIDE SIDEWALK	4
16. 10' WIDE SIDEWALK	4
17. 10' WIDE SIDEWALK	4





CITY OF MERIDIAN LANDSCAPE REQUIREMENTS

Requirement	Notes
CHINDEN BLVD BUFFER	12' LANDSCAPE BUFFER 25' BUFFER
BLACK CAT ROAD BUFFER	12' LANDSCAPE BUFFER 25' BUFFER
WAVERTON DRIVE BUFFER	12' LANDSCAPE BUFFER 25' BUFFER
FAIRBOURNE AVE	12' LANDSCAPE BUFFER 25' BUFFER
TALBOT AVE BUFFER	12' LANDSCAPE BUFFER 25' BUFFER
AYIN AVE BUFFER	12' LANDSCAPE BUFFER 25' BUFFER
TENBY ST BUFFER	12' LANDSCAPE BUFFER 25' BUFFER
AMROTH STREET BUFFER	12' LANDSCAPE BUFFER 25' BUFFER
TALBOT WAY BUFFER	12' LANDSCAPE BUFFER 25' BUFFER
BRIDLE WAY	12' LANDSCAPE BUFFER 25' BUFFER
TREE CREST ST BUFFER	12' LANDSCAPE BUFFER 25' BUFFER
OKFORD ST BUFFER	12' LANDSCAPE BUFFER 25' BUFFER
CANSTON AVE BUFFER	12' LANDSCAPE BUFFER 25' BUFFER
COMMERCIAL PARCEL BUFFER	12' LANDSCAPE BUFFER 25' BUFFER
PARKING LOT REQUIREMENTS	12' LANDSCAPE BUFFER 25' BUFFER

811
Fairbourne Subdivision
W Chinden Blvd
Meridian, ID 83646

PRELIMINARY CONTRIBUTION

BRECKON
Landscape Architecture
1000 North Broadway Street
Meridian, ID 83646
Phone: 208-888-8888
www.breckonid.com

**FAIRBOURNE SUBDIVISION
W CHINDEN BLVD
MERIDIAN, ID 83646
LANDSCAPE PLAN - AREA THREE**

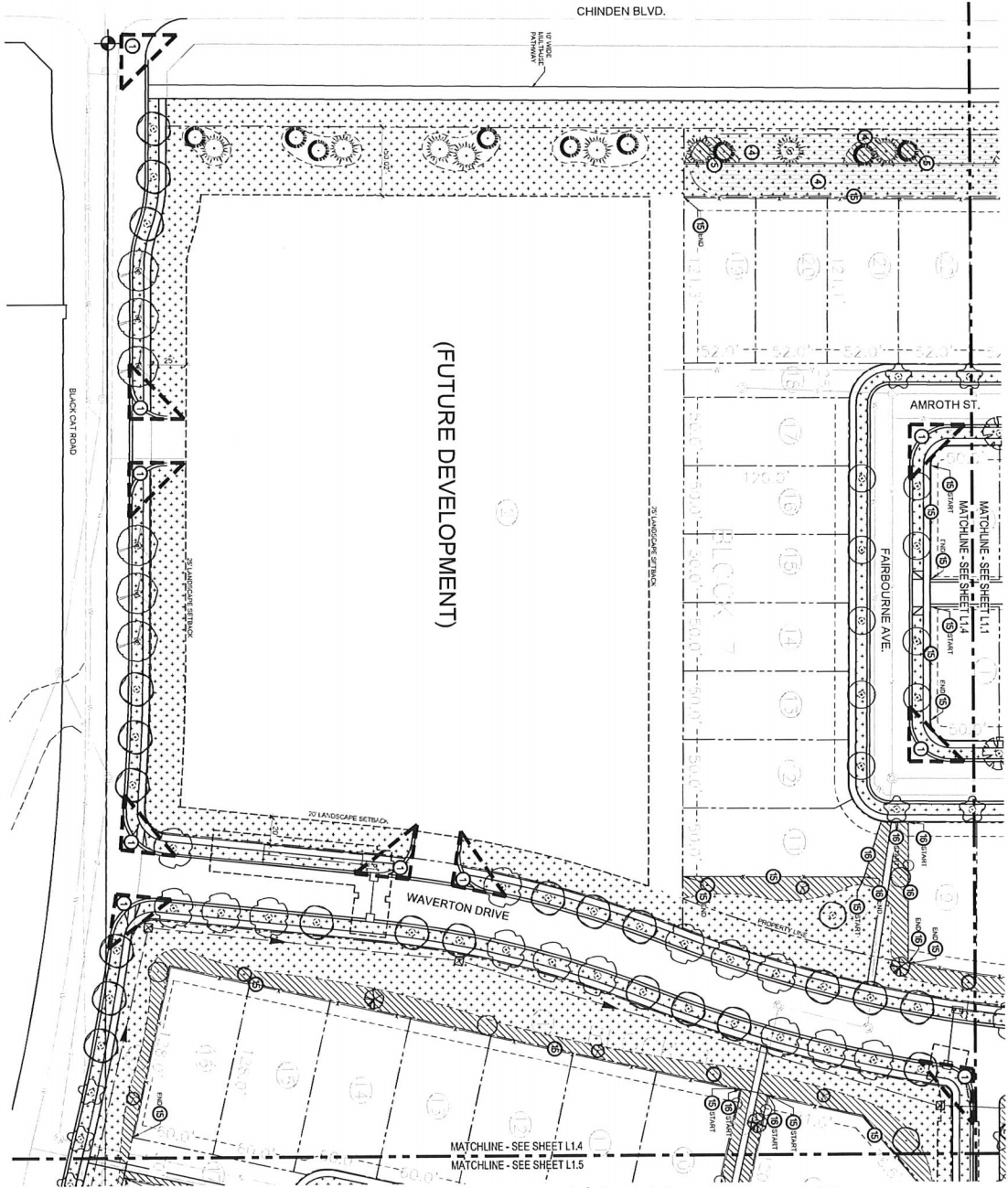
PRELIMINARY PLAT

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

LANDSCAPE PLAN - AREA FOUR

SCALE: 1" = 40'-0"

KEYMAP



CALLOUT LEGEND

- 40' VISION TRIANGLE
- HOUSING SIGN
- DRIVE BACK SIGN
- 7' TAPER WITH 3" SLANT
- 3" TAPER WITH 3" SLANT
- ROCK VISION FENCE
- CLUB HOUSE
- TOOL
- FIREHIT
- OUTDOOR KITCHEN
- PLAYGROUND
- TRILLIS
- SAVE AND PROTECT EXISTING TREES
- EXISTING TREES TO BE REMOVED
- PROPOSED 6" O.D. TALL OPEN VISION FENCE
- PROPOSED 6" O.D. TALL OPEN VISION FENCE

LANDSCAPE LEGEND

- EXISTING PLANTS TO REMAIN
- PLANTS TO BE INSTALLED
- EXISTING PLANTS TO BE REMOVED
- QUANTITY INDICATION KEY
- VISION TRIANGLE
- CUT EDGE AND SET-BACK
- BEEN
- 6" O.D. CLOSED VISION FENCE
- 6" O.D. OPEN VISION FENCE
- PROPERTY LINE (PROPERTY)
- SEWERAGE BED (SHEET)
- TANK
- PROPOSED PLANTING BEDS
- PROPOSED BUILDING

NO.	DATE	DESCRIPTION

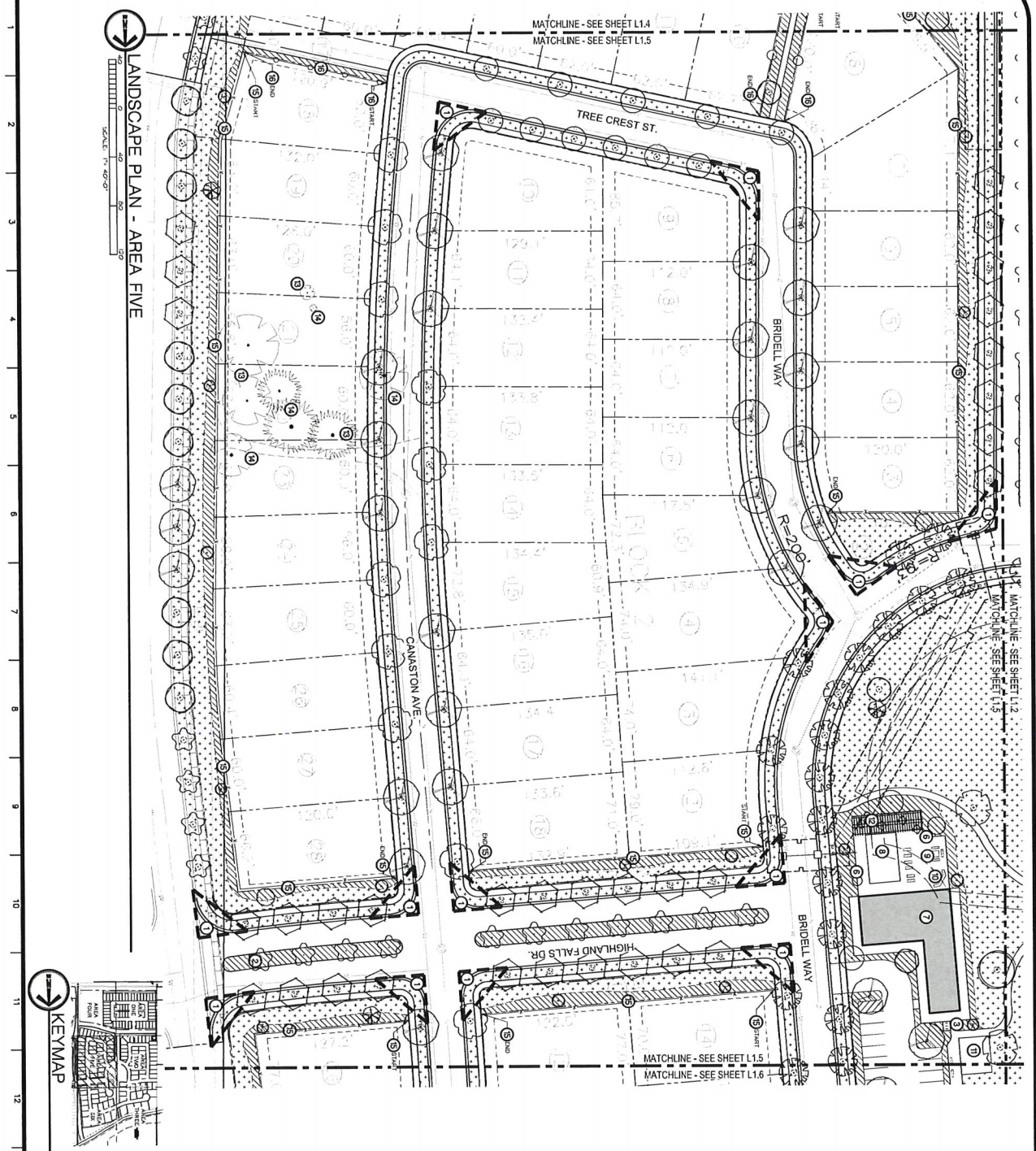
PROJECT NO: 17237
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 05/02/2018
 SHEET NUMBER: L1.4

FAIRBOURNE SUBDIVISION
W CHINDEN BLVD
MERIDIAN, ID 83646
LANDSCAPE PLAN - AREA FOUR

Copyright © 2018

 BRECKON
 6001 North Elmwood Street
 Coeur d'Alene, Idaho 83814
 Phone: 208-766-9133
 Fax: 208-766-9134
 Email: info@breckon.com

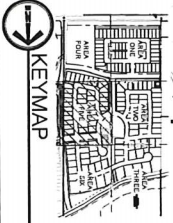
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 STATE OF IDAHO
 License No. 17237



LANDSCAPE PLAN - AREA FIVE



2 3 4 5 6 7 8 9 10 11 12 13 14 15



- ### LANDSCAPE LEGEND
- EXISTING PLANTS TO REMAIN
 - PLANTS TO BE INSTALLED
 - EXISTING PLANTS TO BE REMOVED
 - QUANTITY PLANT IDENTIFICATION KEY
 - LIFT LEVEL AS RETAINED
 - BERM
 -
 - PROPERTY LINE (INTERIOR)
 - SERVICE ROAD STREET
 - TURF
 - PROPOSED PLANTING BEDS
 - PROPOSED BUILDING
- ### CALLOUT LEGEND
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811
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 Call 811 before you dig.
 CALL 811 BEFORE YOU DIG
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 UNDERGROUND UTILITIES
 AND TO PROTECT YOURSELF
 AND YOUR PROPERTY.
 811 is a free service provided
 by the state of Idaho.
 For more information, visit
 www.idaho.gov/811

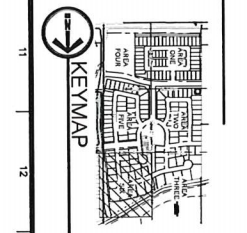
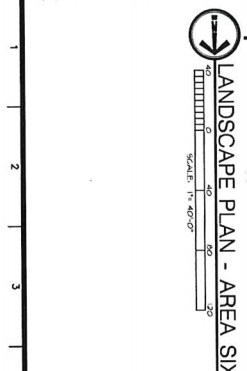
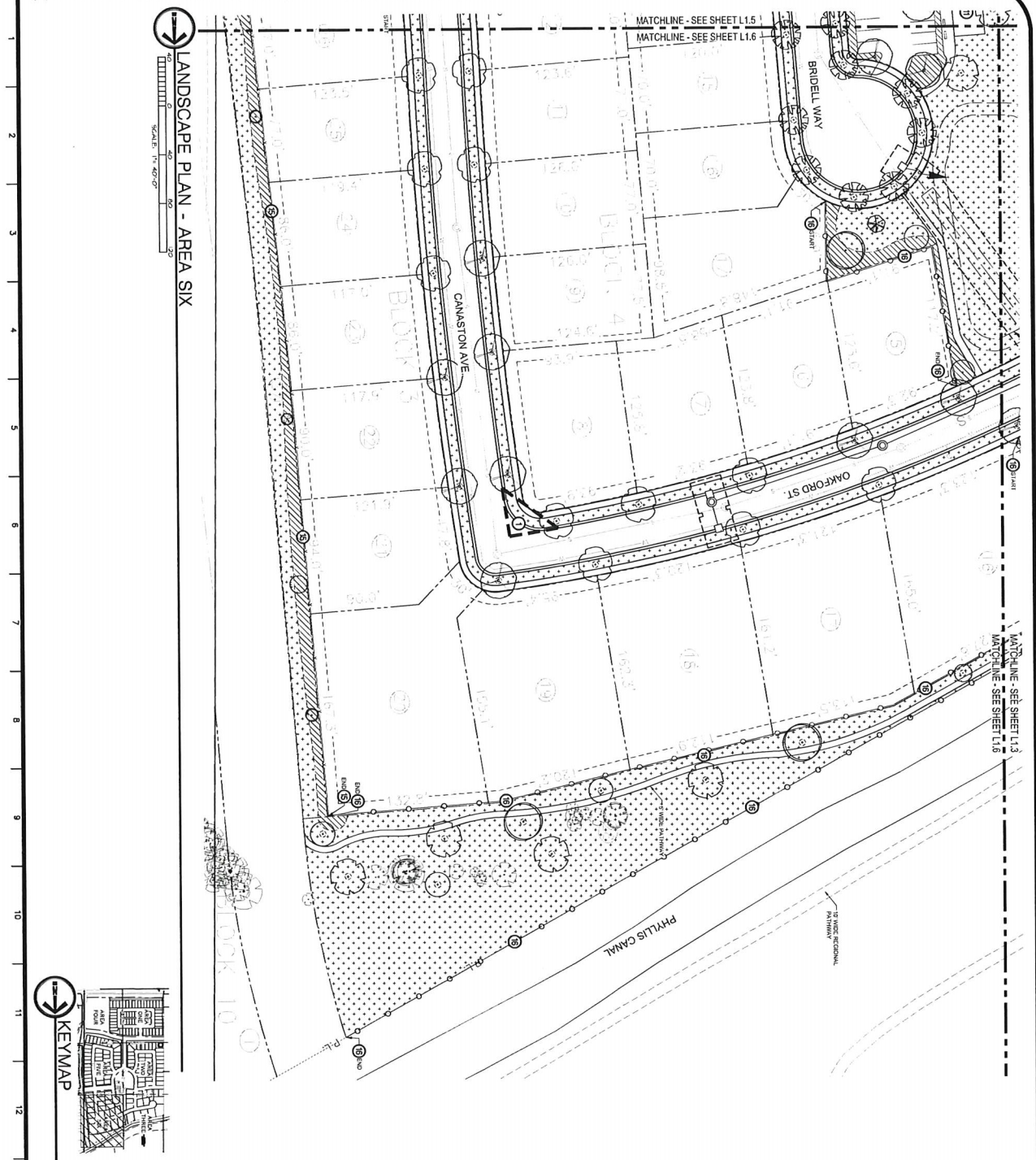
PROJECT NO: 17237
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 05/02/2018
 SHEET NUMBER: L15

FAIRBOURNE SUBDIVISION
 W CHINDEN BLVD
 MERIDIAN, ID 83646
 LANDSCAPE PLAN-AREA FIVE

Copyright © 2018

 Breckon Engineering & Architecture
 600 North 10th Street
 Meridian, ID 83646
 Phone: 208-376-9153
 Fax: 208-376-9154
 www.breckon.com

PRELIMINARY
 NOT FOR
 CONSTRUCTION



CITY OF MERIDIAN FENCING REQUIREMENTS

FENCING REQUIREMENTS

LOTS TO BE FENCED SHALL BE IDENTIFIED BY LOT NUMBER AND COMMON OPEN SPACE. FENCING SHALL BE INSTALLED WITHIN 10 DAYS OF COMMENCEMENT OF CONSTRUCTION. FENCING SHALL BE INSTALLED WITHIN 10 DAYS OF COMMENCEMENT OF CONSTRUCTION.

LOT	FENCING TYPE	HEIGHT	NOTES
LOT 1	6'-0" CLOSED FENCE	6'-0"	
LOT 2	6'-0" CLOSED FENCE	6'-0"	
LOT 3	6'-0" CLOSED FENCE	6'-0"	
LOT 4	6'-0" CLOSED FENCE	6'-0"	
LOT 5	6'-0" CLOSED FENCE	6'-0"	
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811
Call before you dig. Digging without calling 811 is illegal and can result in fines and penalties. Call 811 to locate underground utilities before you dig.

**FAIRBOURNE SUBDIVISION
W CHINDEN BLVD
MERIDIAN, ID 83646
LANDSCAPE PLAN- AREA SIX**

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BRECKON
Landscape Architecture
1000 N. 10th Street, Suite 100
Meridian, ID 83646
Phone: 208-376-7100
www.breckon.com

PROJECT NO: 17237
SHEET NO: 11
DATE: 06/07/2018
SHEET NUMBER: L16

**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**

Scale: 1" = 40'-0"

Matt S. Hart, P.E.
President

James R. Money, P.E.
Vice President

Civil Survey Consultants, Inc.
2893 S. Meridian Road
Meridian, Idaho 83642

(208)888-4312
Fax 888-0323

May 4, 2018

City of Meridian – Land Development Services
33 E. Broadway, Suite 102
Meridian, Idaho 83642

Re: Fairbourne Subdivision – Groundwater Certification

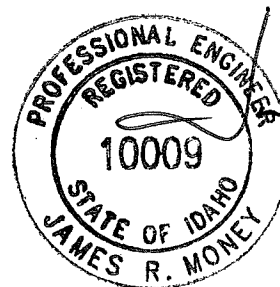
To whom it may concern,

This letter is to state that no groundwater was observed within three feet (3') of the finished centerline of the roads designed in the above referenced subdivision.

A geotechnical investigation was conducted for the subject property by Materials Testing & Inspection (MTI) in November of 2017. A report was prepared by MTI, sealed by Elizabeth Brown, PE on 11/13/2017. The report states that no evidence of groundwater was found or is expected above a depth of 12 feet on the property. Subsequent monitoring of subsurface piezometers on the site confirmed their observations.

If you have any questions or need additional information please call me.

Sincerely,



Jim Money, P.E.

Cc: Sam Johnson – Fairbourne Development, LLC (via email)

Sam Johnson

From: Mindy Wallace <Mwallace@achdidaho.org>
Sent: Thursday, April 5, 2018 2:34 PM
To: Sam Johnson
Subject: RE: [EXT] RE: Fairbourne TIS Comments

Sam,

ACHD accepts the Fairbourne TIS.

Please let me know if you have any questions.

Mindy

From: Sam Johnson [mailto:sjohnson@scentsy.com]
Sent: Tuesday, April 03, 2018 7:35 AM
To: Mindy Wallace
Subject: Re: [EXT] RE: Fairbourne TIS Comments

I am not exactly sure when I'm going to submit to the city but just wanted to follow up with you. Your acceptance of our TIS is the last piece of the puzzle.

Sam Johnson

On Apr 3, 2018, at 6:59 AM, Mindy Wallace <Mwallace@achdidaho.org> wrote:

Sam,

I provided the additional information to our Traffic Staff for review and haven't heard anything back yet. Are you ready to submit your pre plat?

Mindy

From: Sam Johnson <sjohnson@scentsy.com>
Sent: Monday, April 2, 2018 8:28 PM
To: Mindy Wallace
Cc: Andy Daleiden
Subject: Re: [EXT] RE: Fairbourne TIS Comments

Mindy,

I just wanted to touch base with you about your acceptance of TIS for Fairbourne. Any update?

Thank you.



Planning Division

**DEVELOPMENT AGREEMENT MODIFICATION
Application Checklist**

Project name: <u>Fairbourne Subdivision</u>	File #:
Applicant/agent: <u>Fairbourne Development LLC/Sam Johnson</u>	

All applications are required to contain one copy of the following:

Applicant (✓)	Description	Staff (✓)
✓	Completed and signed Development Review Application	✓
✓	Narrative fully describing the proposed request, including but not limited to the following: <ul style="list-style-type: none"> ➤ Original project name, annexation/rezone file number and Ordinance number; ➤ Date of City Council approval of Development Agreement, recordation date, and instrument number; ➤ Reason for Development Agreement modification (address whether request is to remove property from an existing Development Agreement and execute a new one, or solely a modification to an existing Development Agreement); ➤ Sections of Development Agreement to be modified and proposed modifications in strike-out/underline format; ➤ Any other supporting information 	✓
✓	Recorded warranty deed for the subject property	✓
✓	Affidavit of Legal Interest signed and notarized by the property owner (If owner is a corporation, submit a copy of the Articles of Incorporation or other evidence to show that the person signing is an authorized agent)	✓
✓	Scaled vicinity map showing the location of the subject property	✓
✓	Pre-application meeting notes (All applications that require a public hearing are required to conduct a pre-application meeting with the Planning Division)	✓
✓	Neighborhood meeting sign-in sheet (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application)	✓
✓	Commitment of Property Posting form signed by the applicant/agent	✓
✓	Written confirmation of parcel verification from Community Development. Please email the project name, parcels number(s), and a vicinity map to communitydevelopment@meridiancity.org to obtain confirmation	✓
	Fee	

Additional Requirements for Development Agreement Modifications where a new, stand-alone Development Agreement is proposed/required:

Applicant (✓)	Description	Staff (✓)
✓	Include the following additional information in the project narrative: <ul style="list-style-type: none"> ➤ Property owner information, including mailing address information to be included in new Development Agreement 	✓
✓	Legal description of the property subject to the new Development Agreement <ul style="list-style-type: none"> • Include a metes and bounds description, stamped and signed by a registered professional land surveyor <u>AND</u> a scaled exhibit map showing the boundaries of the legal description in compliance with the requirements of the Idaho State Tax Commission Property Tax Administrative Rules IDAPA 35.01.03.225.01.h; <u>OR</u>, • If property is a lot and block within an existing recorded subdivision, include a description of the lot and block along with an exhibit map/plat depicting the location of said lot and block. 	✓
	Fee	

APPLICATION WILL NOT BE ACCEPTED UNLESS ALL APPLICABLE ITEMS ON THE CHECKLIST ARE SUBMITTED. THIS APPLICATION SHALL NOT BE CONSIDERED COMPLETE (NOR WILL A PUBLIC HEARING BE SET) UNTIL STAFF HAS RECEIVED ALL REQUIRED INFORMATION.

EXHIBIT A

**C-C ZONING DESCRIPTION
FOR
HBU INVESTMENTS, LLC**

A parcel located in the SE ¼ of the SE ¼ of Section 21 and the SW ¼ of the SW ¼ of Section 22, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

BEGINNING at an aluminum cap monument marking the southeasterly corner of said SE ¼ of the SE ¼, from which a 5/8 inch diameter iron pin marking the northeasterly corner of said Section 21 bears N 0°30'42" E a distance of 5265.01 feet;

Thence N 89°25'38" W along the southerly boundary of said SE ¼ of the SE ¼ a distance of 420.43 feet to a point;

Thence leaving said southerly boundary N 0°28'28" E a distance of 718.01 feet to a point;

Thence a distance of 17.73 feet along the arc of a 1000.00 foot radius non-tangent curve right, said curve having a radius point bearing S 20°28'22" W, a central angle of 1°00'57" and a long chord bearing S 69°01'09" E a distance of 17.73 feet to a point;

Thence a distance of 216.96 feet along the arc of a 800.00 foot radius curve left, said curve having a central angle of 15°32'18" and a long chord bearing S 76°16'50" E a distance of 216.29 feet to a point;

Thence S 84°02'59" E a distance of 202.10 feet to a point;

Thence a distance of 149.75 feet along the arc of a 1500.00 foot radius non-tangent curve left, said curve having a radius point bearing S 83°46'07" E, a central angle of 5°43'12" and a long chord bearing S 3°22'17" W a distance of 149.68 feet to a point on the easterly boundary of said SE ¼ of the SE ¼;

Thence S 0°30'42" W along said easterly boundary a distance of 494.19 feet to the POINT OF BEGINNING;

This parcel contains 6.48 acres.

Prepared by: Glenn K. Bennett, PLS
Civil Survey Consultants, Incorporated
February 23, 2018

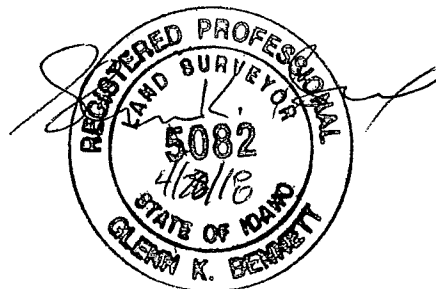


EXHIBIT B

**R8 ZONING DESCRIPTION
FOR
HBU INVESTMENTS, LLC**

A parcel located in the E ½ of the SE ¼ of Section 21 and the W ½ of the SW ¼ of Section 22, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at an aluminum cap monument marking the southeasterly corner of said E ½ of the SE ¼, from which a 5/8 inch diameter iron pin marking the northeasterly corner of said Section 21 bears N 0°30'42" E a distance of 5265.01 feet;

Thence N 89°25'38" W along the southerly boundary of said E ½ of the SE ¼ a distance of 420.43 feet to the POINT OF BEGINNING;

Thence continuing N 89°25'38" W a distance of 887.00 feet to a 5/8 inch diameter iron pin marking the southwesterly corner of said E ½ of the SE ¼;

Thence leaving said southerly boundary N 0°28'28" E along the westerly boundary of said E ½ of the SE ¼ a distance of 1315.38 feet to a 5/8 inch diameter iron pin marking the SE 1/16 corner of said Section 21;

Thence continuing along said westerly boundary N 0°29'33" E a distance of 723.34 feet to a ½ inch diameter iron pin;

Thence leaving said westerly boundary N 80°43'40" E a distance of 498.19 feet to a 5/8 inch diameter iron pin;

Thence N 60°48'31" E a distance of 941.26 feet to a point on the easterly boundary of said E ½ of the SE ¼;

Thence S 0°30'42" W along said easterly boundary a distance of 683.93 feet to a point;

Thence leaving said easterly boundary S 6°12'05" E a distance of 468.26 feet to a point;

Thence a distance of 131.18 feet along the arc of a 1032.00 foot radius curve right, said curve having a central angle of 7°16'59" and a long chord bearing S 2°33'35" E a distance of 131.09 feet to a point;

Thence S 1°04'54" W a distance of 360.30 feet to a point;

Thence a distance of 55.26 feet along the arc of a 300.00 foot radius curve right, said curve having a central angle of 10°33'14" and a long chord bearing S 6°21'31" W a distance of 55.18 feet to a point;

Thence a distance of 57.57 feet along the arc of a 1500.00 foot radius curve right, said curve having a central angle of 2°11'56" and a long chord bearing S 12°44'06" W a distance of 57.57 feet to a point;

Thence a distance of 199.04 feet along the arc of a 1500.00 foot radius curve left, said curve having a central angle of 7°36'10" and a long chord bearing S 10°01'58" W a distance of 198.90 feet to a point;

Thence N 84°02'59" W a distance of 202.10 feet to a point;

Thence a distance of 216.96 feet along the arc of a 800.00 foot radius curve right, said curve having a central angle of 15°32'18" and a long chord bearing N 76°16'50" W a distance of 216.29 feet to a point;

Thence a distance of 17.73 feet along the arc of a 1000.00 foot radius curve left, said curve having a central angle of 1°00'57" and a long chord bearing N 69°01'09" W a distance of 17.73 feet to a point;

Thence S 0°28'28" W distance of 718.01 feet to the POINT OF BEGINNING;

This parcel contains 62.41 acres.

Prepared by: Glenn K. Bennett, PLS
Civil Survey Consultants, Incorporated
February 23, 2018

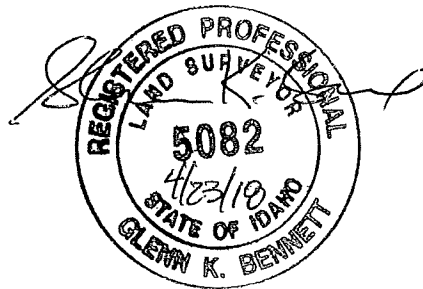
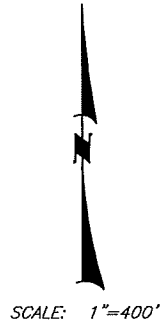
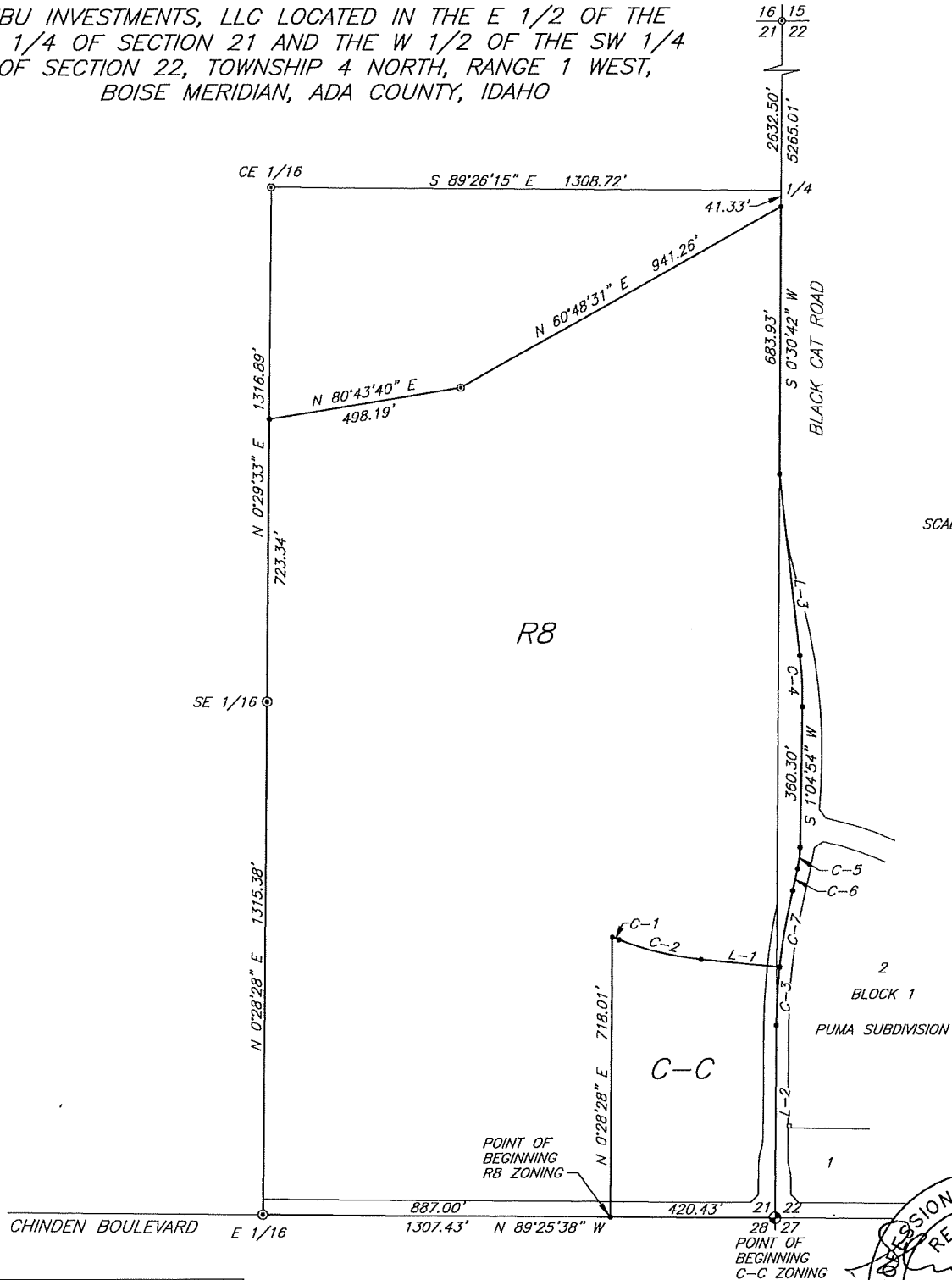


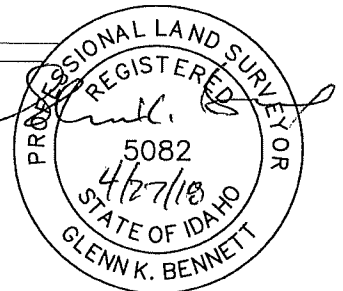
EXHIBIT C

SKETCH TO ACCOMPANY ZONING DESCRIPTIONS FOR HBU INVESTMENTS, LLC LOCATED IN THE E 1/2 OF THE SE 1/4 OF SECTION 21 AND THE W 1/2 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO



LINE DATA		
LINE	BEARING	DISTANCE
L-1	S 84°02'59" E	202.10'
L-2	S 0°30'42" W	494.19'
L-3	S 6°12'05" E	468.26'

CURVE DATA						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRNG.
C-1	1°00'57"	1000.00	17.73	8.86	17.73	S 69°01'09" E
C-2	15°32'18"	800.00	216.96	109.15	216.29	S 76°16'50" E
C-3	5°43'12"	1500.00	149.75	74.94	149.68	S 3°22'17" W
C-4	7°16'59"	1032.00	131.18	65.68	131.09	S 2°33'35" E
C-5	10°33'14"	300.00	55.26	27.71	55.18	S 6°21'31" W
C-6	2°11'56"	1500.00	57.57	28.79	57.57	S 12°44'06" W
C-7	7°36'10"	1500.00	199.04	99.67	198.90	S 10°01'58" W



CIVIL SURVEY CONSULTANTS, INC.
 2893 SOUTH MERIDIAN ROAD
 MERIDIAN, IDAHO 83642
 (208)888-4312

EXHIBIT A

**BOUNDARY DESCRIPTION
FOR
FAIRBOURNE SUBDIVISION**

A parcel located in the E ½ of the SE ¼ of Section 21 and the W ½ of the SW ¼ of Section 22, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at an aluminum cap monument marking the southeasterly corner of said E ½ of the SE ¼, from which a 5/8 inch diameter iron pin marking the northeasterly corner of said Section 21 bears N 0°30'42" E a distance of 5265.01 feet;

Thence N 89°25'38" W along the southerly boundary of said E ½ of the SE ¼ a distance of 1307.43 feet to a 5/8 inch diameter iron pin marking the southwesterly corner of said E ½ of the SE ¼;

Thence leaving said southerly boundary N 0°28'28" E along the westerly boundary of said E ½ of the SE ¼ a distance of 40.00 feet to a 5/8 inch diameter iron pin on the northerly right-of-way of Chinden Boulevard and the POINT OF BEGINNING;

Thence continuing N 0°28'28" E along said westerly boundary a distance of 1275.38 feet to a 5/8 inch diameter iron pin marking the SE 1/16 corner of said Section 21;

Thence continuing along said westerly boundary N 0°29'33" E a distance of 723.34 feet to a ½ inch diameter iron pin;

Thence leaving said westerly boundary N 80°43'40" E a distance of 498.19 feet to a 5/8 inch diameter iron pin;

Thence N 60°48'31" E a distance of 941.26 feet to a point on the easterly boundary of said E ½ of the SE ¼;

Thence S 0°30'42" W along said easterly boundary a distance of 957.69 feet to a point;

Thence leaving said easterly boundary along the westerly right-of-way of Black Cat Road the following described courses:

Thence S 6°12'06" E a distance of 196.39 feet to a point;

Thence a distance of 127.11 feet along the arc of a 1000.00 foot radius curve right, said curve having a central angle of 7°16'59" and a long chord bearing S 2°33'36" E a distance of 127.03 feet to a point;

Thence S 1°04'53" W a distance of 360.30 feet to a point;

Thence a distance of 49.37 feet along the arc of a 268.00 foot radius curve right, said curve having a central angle of 10°33'14" and a long chord bearing S 6°21'30" W a distance of 49.30 feet to a point;

Thence a distance of 7.96 feet along the arc of a 1468.00 foot radius curve right, said curve having a central angle of 0°18'38" and a long chord bearing S 11°47'26" W a distance of 7.96 feet to a point;

Thence N 78°03'15" W a distance of 20.00 feet to a point on the easterly boundary of said E ½ of the SE ¼;

Thence S 0°30'36" W along said easterly boundary a distance of 92.77 feet to a point;

Thence leaving said easterly boundary along the westerly right-of-way of Black Cat Road the following described courses:

Thence a distance of 313.67 feet along the arc of a 1532.00 foot radius non-tangent curve left, said curve having a radius point bearing S 77°45'26" E, a central angle of 11°43'52" and a long chord bearing S 6°22'38" W a distance of 313.13 feet to a point;

Thence S 0°30'42" W a distance of 288.86 feet to a point;

Thence a distance of 28.66 feet along the arc of a 86.00 foot radius curve right, said curve having a central angle of 19°05'28" and a long chord bearing S 10°03'26" W a distance of 28.52 feet to a point;

Thence a distance of 37.98 feet along the arc of a 114.00 foot radius curve left, said curve having a central angle of 19°05'26" and a long chord bearing S 10°03'27" W a distance of 37.81 feet to a point;

Thence S 0°30'42" W a distance of 79.87 feet to a point;

Thence S 45°32'31" W a distance of 28.27 feet to a point on said northerly right-of-way of Chinden Boulevard;

Thence leaving said westerly right-of-way N 89°25'38" W along said northerly right-of-way a distance of 1244.46 feet to the POINT OF BEGINNING;

This parcel contains 66.35 acres.

Prepared by: Glenn K. Bennett, PLS
Civil Survey Consultants, Incorporated
May 4, 2018

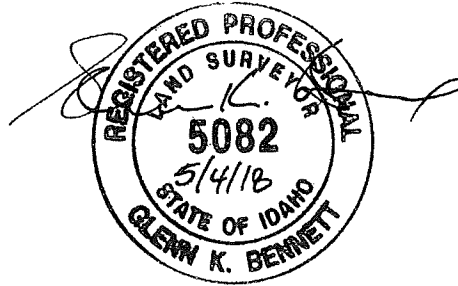
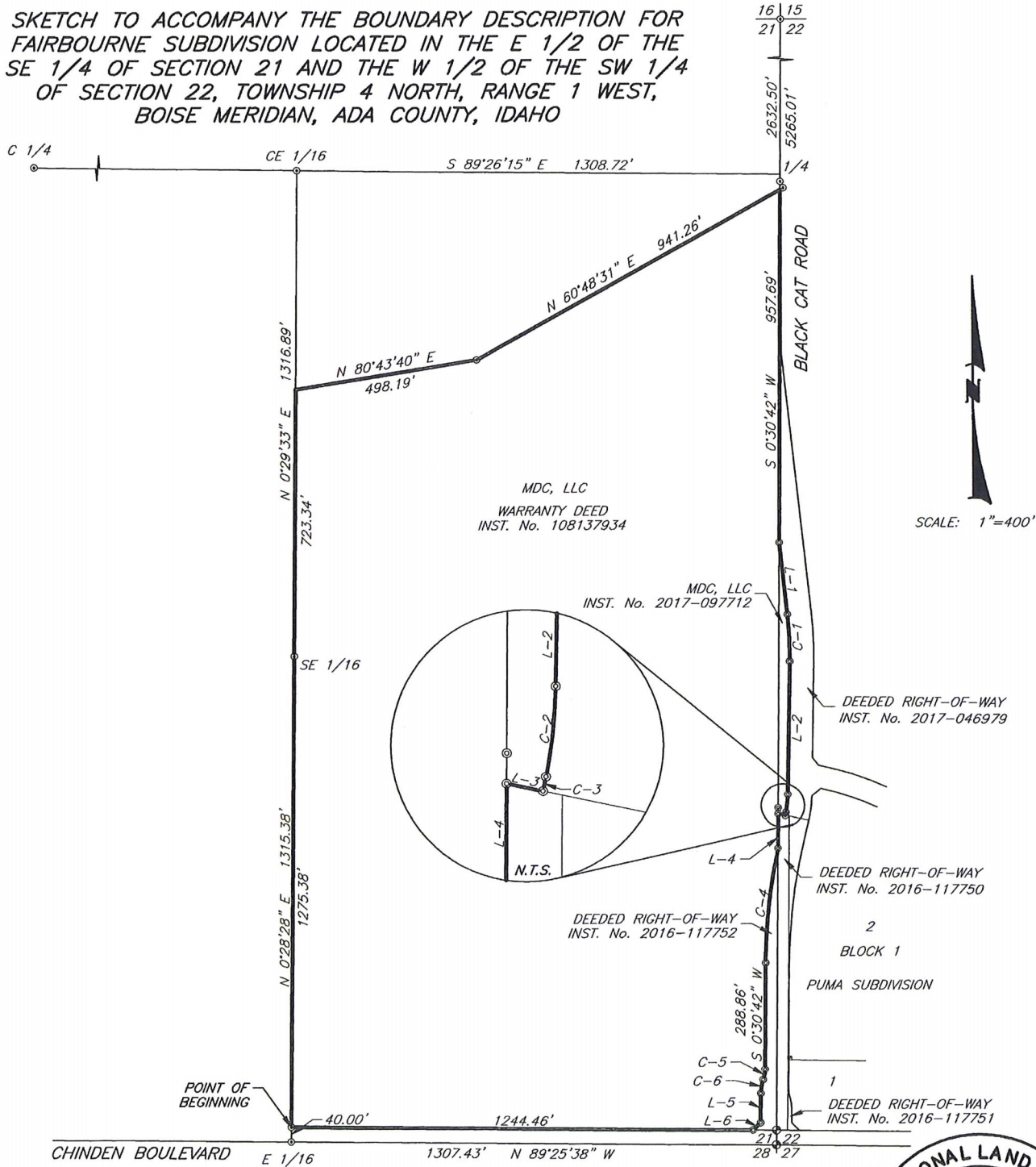


EXHIBIT B

SKETCH TO ACCOMPANY THE BOUNDARY DESCRIPTION FOR
 FAIRBOURNE SUBDIVISION LOCATED IN THE E 1/2 OF THE
 SE 1/4 OF SECTION 21 AND THE W 1/2 OF THE SW 1/4
 OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 1 WEST,
 BOISE MERIDIAN, ADA COUNTY, IDAHO



LINE DATA		
LINE	BEARING	DISTANCE
L-1	S 6°12'06" E	196.39'
L-2	S 1°04'53" W	360.30'
L-3	N 78°03'15" W	20.00'
L-4	S 0°30'36" W	92.77'
L-5	S 0°30'42" W	79.87'
L-6	S 45°32'31" W	28.27'

CURVE DATA						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRNG.
C-1	7°16'59"	1000.00	127.11	63.65	127.03	S 2°33'36" E
C-2	10°33'14"	268.00	49.37	24.75	49.30	S 6°21'30" W
C-3	0°18'38"	1468.00	7.96	3.98	7.96	S 11°47'26" W
C-4	11°43'52"	1532.00	313.67	157.39	313.13	S 6°22'38" W
C-5	19°05'28"	86.00	28.66	14.46	28.52	S 10°03'26" W
C-6	19°05'26"	114.00	37.98	19.17	37.81	S 10°03'27" W



CIVIL SURVEY CONSULTANTS, INC.
 2893 SOUTH MERIDIAN ROAD
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