



Mayor Tammy de Weerd

City Council Members:

Luke Cavener
Ty Palmer
Treg Bernt

Joe Borton
Genesis Milam
Anne Little Roberts

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

To ensure that your comments and recommendation will be considered by the Meridian Planning and Zoning Commission/City Council, Please submit your comments and recommendations to cityclerk@meridiancity.org, Attention: C.Jay Coles, City Clerk by **January 11, 2019**

Transmittal Date: December 7, 2018

Hearing Date: January 17, 2019

Project Name & File Number: Oakwind Subdivision H-2018-0119 RZ, PP

Applicant: Toll ID I LLC

Property Location: Near the intersection of N. McDermott and W. McMillan Roads

Application Request:

1. Request: Rezone of 16.52 acres of land from the R-15 and R-4 zoning district to the R-8 zoning district
2. Request: Preliminary Plat consisting of 82 single family residential lots and 7 common lots on approximately 16.52 acres in a proposed R-8 zoning district

City Council / Planning and Zoning Commission	Valley Transit
Mayor	Idaho DEQ
Sanitary Services	West Ada School District
Building Department & Community Development	Meridian Post Office
Fire Department	Ada County Highway District
Police Department	Ada County Development Services
City Attorney	Central District Health
City Public Works	Compass
City Planner	Nampa Meridian Irrigation District
Parks Departments	Settlers Irrigation District
Economic Development	Idaho Power, Intermountain Gas, Century Link
Historic Preservation Commission	Idaho Transportation Department
New York Irrigation District	South or RR/SW Meridian
Boise Project Board of Control	NW Pipeline
Boise-Kuna Irrigation District	Ada County Associate Land Records
Downtown Projects	Meridian Development Corporation

Hearing Date: January 17, 2019

File No.: H-2018-0019

Project Name: Oakwind Subdivision

Request: (RZ): Request for a rezone of 16.52 acres of land from the R-15 and R-4 zoning district to the R-8 zoning district, by Toll ID I LLC.

(PP): Request for a preliminary plat consisting of eighty-two (82) single family residential lots and seven (7) common lots on approximately 16.52 acres in a proposed R-8 zoning district.

Location: The site is located near the intersection of N. McDermott and W. McMillan Roads, in Section 28, Township 4N., Range 1W.



Planning Division

DEVELOPMENT REVIEW APPLICATION

STAFF USE ONLY:

Project name: Oakwind
File number(s): H-2018-0119
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: Toll ID I LLC Phone: 208-424-0020
Applicant address: 3103 W. Sheryl Drive, Suite 100 Email: TColeman@tollbrothers.com
City: Meridian State: ID Zip: 83642

Applicant's interest in property: Own Rent Optioned Other

Owner name: New Oaks LLC Phone:
Owner address: 5662 Calle Real #254 Email:
City: Galeta State: CA Zip: 93117

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: NE of W. McMillan Road and N. McDermott Roads Township, range, section: T4N., R.1W., Sec. 28
Assessor's parcel number(s): S0428336600 and S0428336400 Total acreage: 16.52 Zoning district: R-15 and R-4

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

General description of proposed project/request: Request for rezoning of 16.52 acres from R-15 and R-4 to R-8 with a preliminary plat for 82 residential lots, 1 common driveway lot and 6 common lots - Oakwind Subdivision

Proposed zoning district(s): R-8

Acres of each zone proposed: 16.52 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? Creason Lateral Association

Primary irrigation source: Creason Lateral Secondary: Irrigation Well

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

Residential Project Summary (if applicable)

Number of residential units: 82 Number of building lots: 82

Number of common lots: 6 Number of other lots: 1 common/driveway lot

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.): 5,400 Average property size (s.f.): 5,843

Gross density (Per UDC 11-1A-1): 4.96 Net density (Per UDC 11-1A-1): 6.33

Acreage of qualified open space: 1.92 Percentage of qualified open space: 11.6

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): Landscaped parkways and common areas(1.92 acres)

Amenities provided with this development (if applicable): Landscaped parkways and common areas.

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: 10/4/18

OAKWIND SUBDIVISION

Rezone, Development Agreement Modification and Preliminary Plat Applications

Written Narrative

Introduction

Toll ID I LLC seeks the City of Meridian's approval of Oakwind Subdivision, located northeast of the intersection of W. McMillan Road and N. McDermott Roads in Meridian, Idaho. Formerly approved as a portion of The Oaks North preliminary plat approvals, the applicant is requesting rezone of 16.52 acres currently zoned R-15 and R-4 to R-8. The preliminary plat includes 82 single-family residential lots, 1 common driveway lot and 6 common lots on 16.52 acres. The property currently vacant and used for agricultural purposes.

Project Overview

This portion of The Oaks was formerly proposed as a future multi-family residential area. Changes in market conditions have caused the developer to rethink this portion of the overall site and provide more single-family lots. The Oaks North Subdivision, a mixed-density residential community, provides an assortment of housing types and lot sizes within each individual neighborhood and significant amenities for all residents. Amenities at The Oaks include a multi-use pathway, swimming facility, a community center, a central park and numerous smaller parks comprising more than 27 acres of open space.

Oakwind Subdivision will continue the high-quality design and mixed-density synergy of the overall development. A variety of housing types and sizes will be offered at a series of price points. Regardless of size, all homes will exhibit thoughtful design and distinct architectural features. All homes constructed in the community must be approved by an architectural committee through an internal design review process to ensure consistent quality.

Oakwind Subdivision is designed with internal access through future phases of The Oaks North development.

The rezone request of R-8 is consistent with the Meridian Comprehensive Plan Land Use Map designation of Medium Density Residential. The gross density of this preliminary plat is 4.96 dwelling units per acre, with a net density of 6.33 dwelling units per acre, which complies with the City's designation of Medium Density Residential and is less than the allowable 8 dwelling units per acre. The requested density is consistent with existing zoning designations east of the subject property, which is zoned R-4, and property to the south zoned R-15 and R-8.

Community Amenities

Recreational and open space amenities within The Oaks South Subdivision will be available to all residents of The Oaks North Subdivision and Oakwind Subdivision, which includes an

expansive pathway and park system, including a multi-use pathway along Five Mile Creek, neighborhood parks, active recreation opportunities such as biking and jogging, which will allow residents to enjoy a walk throughout the community without encountering the traffic of users from the multi-use pathway. The pathways include distinctive road crossings to facilitate a pedestrian-friendly and interconnected system. The pathway system will connect amenities within the community including a central park and community center, several smaller neighborhood parks providing an abundance of open space, and the Five Mile Creek greenbelt.

Residential Product Types

Oakwind Subdivision includes proposed elevations that complement the styles of previous phases of The Oaks South Subdivisions. Photographs of housing examples have been included with this application. The homes in the community include front-loaded and shared driveways, which will appeal to a variety of homebuyers.

Traffic Impact Study

A detailed Traffic Impact Study (TIS) for The Oaks was completed. Ada County Highway District indicates that further traffic study is not necessary for the Oakwind Subdivision. The roundabout located at the mid-mile collector (Rustic Oak Drive) and McMillan Road is currently being designed by Six Mile Engineers, with construction in 2019. The recommended improvements, discussed in detail in the TIS, include turn lanes, intersection improvements and installation of traffic signals. The improvements will be installed when ACHD and/or ITD deem it necessary, based upon build-out of the community and neighboring developments and as traffic warrants are met.

Infrastructure and Phasing

Central sewer and water service are available from the City of Meridian. With construction of The Oaks South, an interim sewer lift station and pressure sewer line were installed, extending east on McMillan Road and then south on Black Cat Road to the North Black Cat Lift Station. Oakwind will connect to a 15-inch gravity sewer main line in N. Trident Way. A 12-inch water main line is located in McMillan, and extension will be made north into the subject site.

Property Boundary Adjustment

At the request of staff, we have submitted a property boundary adjustment to match the preliminary plat for Oakwind Subdivision.

Development Agreement Modification

The original file numbers for The Oaks North and South Subdivisions are AZ-13-008, RZ-13-008, PP-13-013, PP-13-014 and MDA-13-015. The Oakwind parcel was formerly approved as part of the overall The Oaks North preliminary plat. The annexation ordinance (Ordinance No. 14-602, recorded as Instrument No. 114030973) and Development Agreement (Instrument No. 114030972) were approved by the Meridian City Council on April 22, 2014, and recorded on April 25, 2014. We respectfully request that an addendum to the development agreement be

entered into that deletes references to the multi-family component (Conditions of Approval 5.1.4, 5.1.12 of the Development Agreement and Planning Department Conditions of Approval 1.1.1.D. and 1.1.1.L.).

Oakwind Subdivision Preliminary Plat

In addition to the rezone to R-8 and modification of the existing development agreement, Toll ID I LLC requests preliminary plat approval of 82 single family lots, 1 common driveway lot and 6 common lots on 16.52 acres, for a gross density of 4.96 dwelling units per acre.

Oakwind Subdivision will consist of detached single-family homes on lots ranging from 5,400 to 8,600 square feet. The average proposed lot size is 5,843 square feet. Home elevations representative of those proposed in the neighborhood are provided with this application. No variances are requested with this application.

The total common area proposed in Oakwind Subdivision is 1.92 acres, equivalent to 11.6% of this phase of the project. Qualified open space equates to 1.19 acres, or 7.2%. The overall The Oaks North open space and amenities need to be considered, which included a five-acre central common area, swimming pool facility, playground, picnic facilities, pocket parks with amenities, and multi-use pathways. Oakwind also includes a 35-foot buffer along N. McDermott Road. The neighborhood will be constructed with detached sidewalks, street trees and eight-foot landscaped parkways.

Legal Description
Oakwind Subdivision – Preliminary Plat

A parcel located in the S ½ of the SW ¼ of Section 28, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the southwest corner of said SW ¼ of Section 28, from which a Brass Cap monument marking the northwest corner of said SW ¼ bears N 1°00'42" E a distance of 2630.85 feet;

Thence N 1°00'42" E along the westerly boundary of said SW ¼ a distance of 529.71 feet to the **POINT OF BEGINNING**;

Thence continuing along said westerly boundary N 1°00'42" E a distance of 785.77 feet to a 5/8 inch rebar marking the northwest corner of said S ½ of the SW ¼;

Thence S 89°18'59" E along the northerly boundary of said S ½ of the SW ¼ a distance of 450.00 feet to a 5/8 inch rebar;

Thence leaving said northerly boundary S 88°59'18" E a distance of 465.00 feet to a point;

Thence S 1°00'42" W a distance of 80.00 feet to a point;

Thence S 2°01'32" E a distance of 87.69 feet to a point;

Thence a distance of 133.28 feet along the arc of a 625.00 foot radius curve left, said curve having a central angle of 12°13'06" and a long chord bearing S 12°05'17" E a distance of 133.03 feet to a point;

Thence a distance of 87.32 feet along the arc of a 624.88 foot radius curve left, said curve having a central angle of 8°00'24" and a long chord bearing S 22°12'03" E a distance of 87.25 feet to a point;

Thence a distance of 78.73 feet along the arc of a 279.35 foot radius curve left, said curve having a central angle of 16°08'50" and a long chord bearing S 34°16'40" E a distance of 78.47 feet to a point;

Thence S 56°26'14" W a distance of 23.46 feet to a point;

Thence S 67°48'07" W a distance of 122.55 feet to a point;

Thence S 86°25'38" W a distance of 42.70 feet to a point;

Thence S 0°52'51" W a distance of 143.72 feet to a point;

Thence S 5°24'27" E a distance of 137.10 feet to a point;

Thence N 89°07'09" W a distance of 870.66 feet to the **POINT OF BEGINNING**.

This parcel contains 16.52 acres and is subject to any easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
October 8, 2018



Legal Description
Oakwind Subdivision – R-8 Rezone

A parcel located in the S ½ of the SW ¼ of Section 28, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the southwest corner of said SW ¼ of Section 28, from which a Brass Cap monument marking the northwest corner of said SW ¼ bears N 1°00'42" E a distance of 2630.85 feet;

Thence N 1°00'42" E along the westerly boundary of said SW ¼ a distance of 529.71 feet to the **POINT OF BEGINNING**;

Thence continuing along said westerly boundary N 1°00'42" E a distance of 785.77 feet to a 5/8 inch rebar marking the northwest corner of said S ½ of the SW ¼;

Thence S 89°18'59" E along the northerly boundary of said S ½ of the SW ¼ a distance of 450.00 feet to a 5/8 inch rebar;

Thence leaving said northerly boundary S 88°59'18" E a distance of 465.00 feet to a point;

Thence S 1°00'42" W a distance of 80.00 feet to a point;

Thence S 2°01'32" E a distance of 87.69 feet to a point;

Thence a distance of 133.28 feet along the arc of a 625.00 foot radius curve left, said curve having a central angle of 12°13'06" and a long chord bearing S 12°05'17" E a distance of 133.03 feet to a point;

Thence a distance of 87.32 feet along the arc of a 624.88 foot radius curve left, said curve having a central angle of 8°00'24" and a long chord bearing S 22°12'03" E a distance of 87.25 feet to a point;

Thence a distance of 78.73 feet along the arc of a 279.35 foot radius curve left, said curve having a central angle of 16°08'50" and a long chord bearing S 34°16'40" E a distance of 78.47 feet to a point;

Thence S 56°26'14" W a distance of 23.46 feet to a point;

Thence S 67°48'07" W a distance of 122.55 feet to a point;

Thence S 86°25'38" W a distance of 42.70 feet to a point;

Thence S 0°52'51" W a distance of 143.72 feet to a point;

Thence S 5°24'27" E a distance of 137.10 feet to a point;

Thence N 89°07'09" W a distance of 870.66 feet to the **POINT OF BEGINNING**.

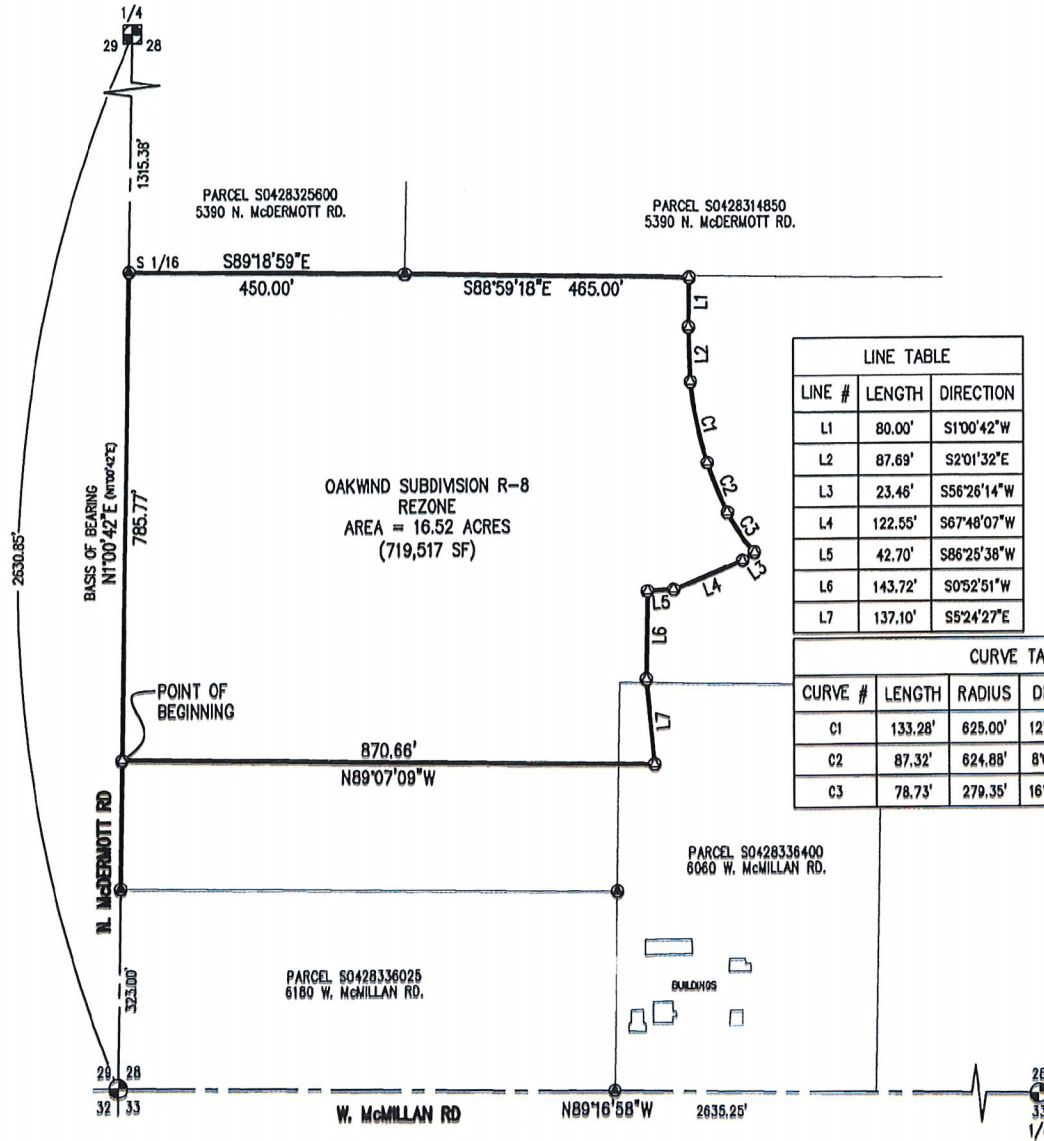
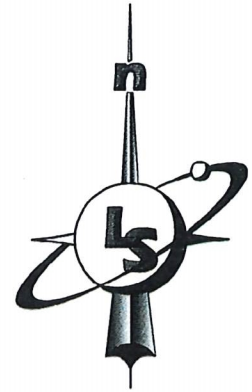
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October 8, 2018



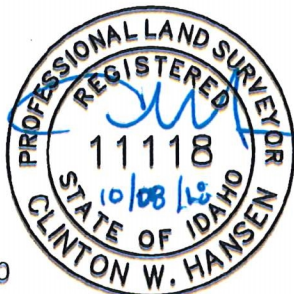
OAKWIND SUBDIVISION

R-8 REZONE - EXHIBIT



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	80.00'	S1°00'42\"W
L2	87.69'	S2°01'32\"E
L3	23.46'	S56°26'14\"W
L4	122.55'	S67°48'07\"W
L5	42.70'	S86°26'38\"W
L6	143.72'	S0°52'51\"W
L7	137.10'	S5°24'27\"E

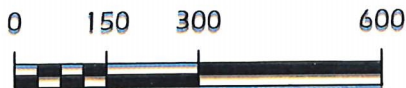
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	133.28'	625.00'	12°13'06\"	S12°05'17\"E	133.03'
C2	87.32'	624.88'	8°00'24\"	S22°12'03\"E	87.25'
C3	78.73'	279.35'	16°08'50\"	S34°16'40\"E	78.47'



LandSolutions
Land Surveying and Consulting

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

JOB NO. 09-09



Data and Deed Call Listing of File: Legal Description - Oakwind R-8 Rezone.txt

Tract 1: 16.518 Acres: 719517 Sq Feet: Closure = s34.3122e 0.01 Feet: Precision = 1/531256: Perimeter = 3508 Feet

001=n1.0042e 785.77
002=s89.1859e 450.00
003=s88.5918e 465.00
004=s1.0042w 80.00
005=s2.0132e 87.69
006: Lt, R=625.00, Delta=12.1306
Bng=s12.0517e, Chd=133.03
007: Lt, R=624.88, Delta=8.0024
Bng=s22.1203e, Chd=37.25
008: Lt, R=279.33, Delta=16.0850
Bng=s34.1640e, Chd=78.47
009=s56.2614w 23.46
010=s67.4807w 122.55
011=s86.2538w 42.70
012=s0.5251w 143.72
013=s5.2427e 137.10
014=n89.0709w 870.66

ACCOMMODATION

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=4 LISA BATT
PIONEER TITLE COMPANY OF ADA COUNTY

2016-084922
09/09/2016 10:45 AM
\$19.00



5680 East Franklin Road, Suite 150 / Nampa, Idaho
83687 / (208) 465-6655

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

WARRANTY DEED

For Value Received New Oaks, LLC, an Idaho limited liability company
hereinafter referred to as "Grantor", does hereby grant, bargain, sell, warrant and convey unto
New Oaks, LLC, an Idaho limited liability company
, hereinafter referred to as "Grantee", whose current address is 3103 W Sheryl Dr, Ste 100, Meridian, ID
83642
the following described premises, to-wit:

See attached Exhibit A attached hereto and made a part hereof, which consists of three (3) pages
(Parcel B)

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs
and assigns forever; provided however, Grantor expressly reserves unto Grantor, and Grantor's heirs,
successors and assigns, any and all appurtenant water and water rights, minerals and mineral rights. 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 Grantor has a good right to convey the fee simple; that said premises are free from all
liens claims, encumbrances or other defects of title, except those specifically granted by Grantor, except
current years taxes, levies, and assessments, and except reservations, restrictions, dedications, easements,
rights of way and agreements (if any) of record and disclosed to Grantor in the title insurance policy which
Grantor obtained upon the acquisition of the premises; that Grantor will warrant and defend the quiet and
peaceful possession of said premises from all claims whatsoever; and that Grantor, its successors and
assigns, will on demand of Grantee, or its heirs or assigns, execute any instrument necessary for the further
assurance of the title to the premises that may be reasonably required.

Dated: September 9, 2016

New Oaks, LLC
By: Coleman Homes, LLC, Its Manager
By: Coleman Communities, Inc., Its Manager

By: Thomas M Coleman, Jr., Pres

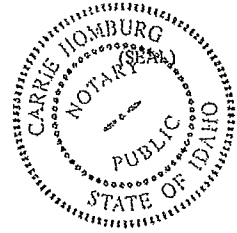
State of IDAHO
County of ADA ss.

On this 9 day of September, 2016, before me, the undersigned, a Notary Public, in and for said State, personally
appeared Thomas M Coleman, Jr.,
President/Treasurer of Coleman Communities, Inc., Manager of Coleman Homes, LLC known to me, to be the Manager of the
Limited Liability Company that executed the foregoing instrument, and acknowledged to me that such Limited Liability
Company executed the same.

WITNESS MY HAND AND OFFICIAL SEAL

Notary Public
Residing at:
Commission Expires:

Residing at: Melba, ID
Commission Expires: 3/10/2021



ACCOMMODATION



5680 East Franklin Road, Suite 150 / Nampa, Idaho
83687 / (208) 465-6655

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, hereinafter referred to as "Grantee", whose current address is 3103 W Sheryl Dr, Ste 100, Meridian, ID
83642


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(Parcel B)

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs
and assigns forever; provided however, Grantor expressly reserves unto Grantor, and Grantor's heirs,
successors and assigns, any and all appurtenant water and water rights, minerals and mineral rights. 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 Grantor has a good right to convey the fee simple; that said premises are free from all
liens claims, encumbrances or other defects of title, except those specifically granted by Grantor, except
current years taxes, levies, and assessments, and except reservations, restrictions, dedications, easements,
rights of way and agreements (if any) of record and disclosed to Grantor in the title insurance policy which
Grantor obtained upon the acquisition of the premises; that Grantor will warrant and defend the quiet and
peaceful possession of said premises from all claims whatsoever; and that Grantor, its successors and
assigns, will on demand of Grantee, or its heirs or assigns, execute any instrument necessary for the further
assurance of the title to the premises that may be reasonably required.

Dated: September 9, 2016

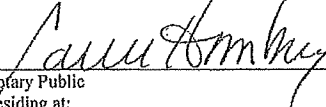
New Oaks, LLC
By: Coleman Homes, LLC, Its Manager
By: Coleman Communities, Inc., Its Manager


By: Thomas M Coleman, Jr., Pres

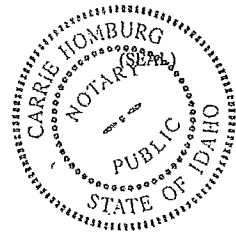
State of IDAHO
County of ADA ss.

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appeared Thomas M Coleman, Jr.
President/Treasurer of Coleman Communities, Inc., Manager of Coleman Homes, LLC known to me, to be the Manager of the
Limited Liability Company that executed the foregoing instrument, and acknowledged to me that such Limited Liability
Company executed the same.

WITNESS MY HAND AND OFFICIAL SEAL


Notary Public
Residing at:
Commission Expires:

Residing at: Melba, ID
Commission Expires: 3/10/2021





J-U-B ENGINEERS, INC.

EXHIBIT "A"

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

New Oaks LLC-Parcel "B"

Boundary Description

Project Number 10-16-092 August 01, 2016

A parcel of land situated in the Northwest 1/4 of Section 33, Township 4 North, Range 1 West of the Boise Meridian, City of Meridian, Ada County, Idaho and more particularly described as follows:

Commencing at a Brass Cap marking the northwest corner of said Section 33;

Thence along the north boundary of said Section 33, South 89°16'50" East, 1,118.69 feet to a 5/8" Rebar, said point being the POINT OF BEGINNING;

Thence continuing along said north boundary the following two courses and distances:

South 89°16'50" East, 199.02 feet to a 5/8" Rebar, marking the west 1/16 corner;

South 89°16'50" East, 1085.42 feet to a 5/8" Rebar marking the northwest corner of The Oaks South Subdivision No. 1, recorded in Book 108 at Pages 15124 thru 15126, records of Ada County, Idaho;

Thence along the west boundary of said Oaks South Subdivision No. 1 the following eleven courses and distances:

South 00°42'46" West, 73.98 feet to a 5/8" Rebar;

South 44°36'46" East, 110.20 feet to a 5/8" Rebar;

South 06°28'07" East, 173.04 feet to a 5/8" Rebar;

South 01°25'44" East, 36.65 feet to a 5/8" Rebar;

South 08°03'59" West, 67.71 feet to a 5/8" Rebar;

South 20°00'17" West, 77.36 feet to a 5/8" Rebar;

Handwritten signature and circular notary seal for Casey M. Miller, Notary Public, State of Idaho, Commission Expires 02/21/16.



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

South 30°14'11" West, 48.47 feet to a 5/8" Rebar;

South 39°37'28" West, 48.45 feet to a 5/8" Rebar;

South 49°51'43" West, 42.07 feet to a 5/8" Rebar;

South 59°13'33" West, 9.54 feet to a 5/8" Rebar;

South 33°06'44" East, 105.61 feet to a 5/8" Rebar marking the southwest corner of the Oaks South Subdivision No. 1 and the northwest corner of the Oaks South Subdivision No. 2, recorded in Book 108 at Pages 15127 thru 15129, records of Ada County, Idaho;

Thence along west boundary of Oaks Subdivision No. 2 the following two courses and distances:

South 32°30'48" East, 220.07 feet to a 5/8" Rebar;

South 38°59'45" East, 131.15 feet to a 5/8" Rebar on the east boundary of the Northwest 1/4 of said Section 33;

Thence along said east boundary, South 00°29'25" West, 331.46 feet to a 5/8" Rebar marking the center-north 1/16 corner;

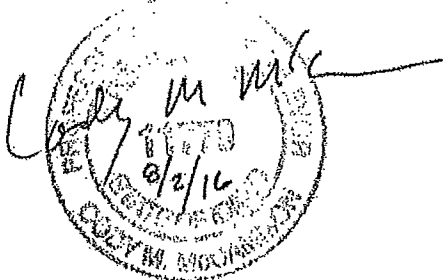
Thence continuing along said east boundary, South 00°29'25" West, 414.88 feet to the centerline of Five Mile Creek;

Thence along said centerline the following three courses and distances:

North 88°19'10" West, 28.17 feet;

North 74°47'05" West, 175.88 feet;

North 76°44'25" West, 1148.44 feet to the west boundary of the East 1/2 of the Northwest 1/4 of said Section 33;





J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

Thence along said west boundary, North 00°31'04" East, 120.80 feet to a 5/8" Rebar marking the north-west 1/16 corner;

Thence along the south boundary of the Northwest 1/4 of the Northwest 1/4 of said Section 33, North 89°17'25" West, 89.91 feet to a 5/8" Rebar on the north right-of-way line of Five Mile Creek per a deed recorded in Book 126 at Page 66, records of Ada County, Idaho;

Thence along said north right-of-way line, North 76°42'20" West, 76.29 feet to a 5/8" Rebar;

Thence leaving said north right-of-way line, North 07°43'36" East, 474.06 feet to a 5/8" Rebar;

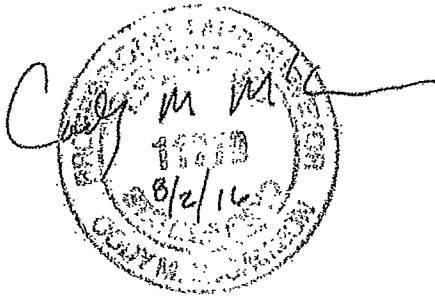
Thence North 21°04'20" West, 288.30 feet to a 5/8" Rebar;

Thence North 08°27'38" East, 73.56 feet to a 5/8" Rebar;

Thence North 00°43'10" East, 488.98 feet to the POINT OF BEGINNING.

The above-described parcel contains 2,152,725 square feet or 49.42 acres, more or less.

End of Description.



ACCOMMODATION



Pioneer Title Co.

GOING BEYOND

ADA COUNTY RECORDER Christopher D. Rich 2016-084923
BOISE IDAHO Pgs=2 LISA BATT 09/09/2016 10:45 AM
PIONEER TITLE COMPANY OF ADA COUNTY \$13.00

5680 East Franklin Road, Suite 150 / Nampa, Idaho
83687 / (208) 465-6655

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.

WARRANTY DEED

For Value Received New Oaks, LLC, an Idaho limited liability company hereinafter referred to as "Grantor", does hereby grant, bargain, sell, warrant and convey unto New Oaks, LLC, an Idaho limited liability company

, hereinafter referred to as "Grantee", whose current address is 3103 W Sheryl Dr, Ste 100, Meridian, ID 83642

the following described premises, to-wit:

See attached Exhibit A attached hereto and made a part hereof, which consists of one (1) page (Parcel A)

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever; provided however, Grantor expressly reserves unto Grantor, and Grantor's heirs, successors and assigns, any and all appurtenant water and water rights, minerals and mineral rights. 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 Grantor has a good right to convey the fee simple; that said premises are free from all liens claims, encumbrances or other defects of title, except those specifically granted by Grantor, except current years taxes, levies, and assessments, and except reservations, restrictions, dedications, easements, rights of way and agreements (if any) of record and disclosed to Grantor in the title insurance policy which Grantor obtained upon the acquisition of the premises; that Grantor will warrant and defend the quiet and peaceful possession of said premises from all claims whatsoever; and that Grantor, its successors and assigns, will on demand of Grantee, or its heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required.

Dated: September 9, 2016

New Oaks, LLC
By: Coleman Homes, LLC, Its Manager
By: Coleman Communities, Inc., Its Manager

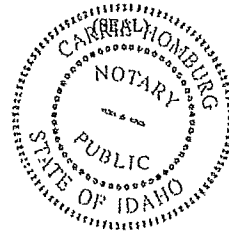
By: Thomas M Coleman, Jr., Pres

State of IDAHO
County of ADA ss.

On this 9 day of September, 2016, before me, the undersigned, a Notary Public, in and for said State, personally appeared Thomas M Coleman, Jr., President/Treasurer of Coleman Communities, Inc., Manager of Coleman Homes, LLC known to me, to be the Manager of the Limited Liability Company that executed the foregoing instrument, and acknowledged to me that such Limited Liability Company executed the same.

WITNESS MY HAND AND OFFICIAL SEAL

Notary Public
Residing at:
Commission Expires: Residing at: Melba, ID
Commission Expires: 3/10/2021



ACCOMMODATION



Pioneer Title Co.

GOING BEYOND

5680 East Franklin Road, Suite 150 / Nampa, Idaho
83687 / (208) 465-6655

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83642

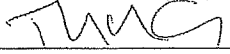
the following described premises, to-wit:

See attached Exhibit A attached hereto and made a part hereof, which consists of one (1) page
(Parcel A)

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs
and assigns forever; provided however, Grantor expressly reserves unto Grantor, and Grantor's heirs,
successors and assigns, any and all appurtenant water and water rights, minerals and mineral rights. 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 Grantor has a good right to convey the fee simple; that said premises are free from all
liens claims, encumbrances or other defects of title, except those specifically granted by Grantor, except
current years taxes, levies, and assessments, and except reservations, restrictions, dedications, easements,
rights of way and agreements (if any) of record and disclosed to Grantor in the title insurance policy which
Grantor obtained upon the acquisition of the premises; that Grantor will warrant and defend the quiet and
peaceful possession of said premises from all claims whatsoever; and that Grantor, its successors and
assigns, will on demand of Grantee, or its heirs or assigns, execute any instrument necessary for the further
assurance of the title to the premises that may be reasonably required.

Dated: September 9, 2016

New Oaks, LLC
By: Coleman Homes, LLC, Its Manager
By: Coleman Communities, Inc., Its Manager


By: Thomas M Coleman, Jr., *pres*

State of IDAHO

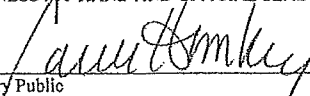
ss.

County of ADA

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appeared Thomas M Coleman, Jr.

President/Treasurer of Coleman Communities, Inc., Manager of Coleman Homes, LLC known to me, to be the Manager of the
Limited Liability Company that executed the foregoing instrument, and acknowledged to me that such Limited Liability
Company executed the same.

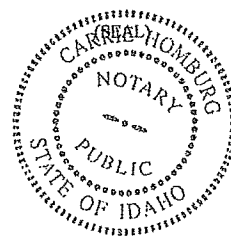
WITNESS MY HAND AND OFFICIAL SEAL



Notary Public

Residing at:
Commission Expires:

Residing at: Melba, ID
Commission Expires: 3/10/2021





J-U-B ENGINEERS, INC.

EXHIBIT "A"

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

New Oaks LLC-Parcel "A"

Boundary Description

Project Number 10-16-092 August 01, 2016

A parcel of land situated in the Northwest 1/4 of the Northwest 1/4 of Section 33, Township 4 North, Range 1 West of the Boise Meridian, City of Meridian, Ada County, Idaho and more particularly described as follows:

BEGINNING at a Brass Cap marking the northwest corner of said Section 33;

Thence along the north boundary of said Section 33, South 89°16'50" East, 1,118.69 feet to a 5/8" Rebar;

Thence South 00°43'10" West, 488.98 feet to a 5/8" Rebar;

Thence South 08°27'38" West, 73.56 feet to a 5/8" Rebar;

Thence South 21°04'20" East, 288.30 feet to a 5/8" Rebar;

Thence South 07°43'36" West, 474.06 feet to a 5/8" Rebar on the north right-of-way line of Five Mile Creek per a deed recorded in Book 126 at Page 66, records of Ada County, Idaho;

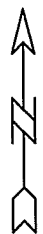
Thence along said north right-of-way line, North 76°42'20" West, 1,183.15 feet to a 5/8" Rebar on the west boundary of said Section 33;

Thence along said west boundary line, North 00°32'37" East, 1,042.49 feet to the **POINT OF BEGINNING**.

The above-described parcel contains 1,346,565 square feet or 30.91 acres, more or less.

End of Description.





SITE

N. McDERMOTT RD.

W. McMILLAN RD.

OAKS NORTH SUBDIVISION
FUTURE

OAKS NORTH SUBDIVISION
FUTURE

THE OAKS SOUTH SUBDIVISIONS

OAKWIND SUBDIVISION

VICINITY MAP - 1"=300'

LOCATED IN THE SW 1/4 OF SECTION 28, T.4N., R.1W., B.M.
MERIDIAN, ADA COUNTY, IDAHO



Community Development
Department

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

Parcel Verification

Date: 9-27-18

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

Project Name: **Oakwind Subdivision**

T/R/S: **4N 1W 28**

Parcel Numbers: **S0428143240 (7.49 Acres)**

Property Owner: **New Oaks LLC**
5662 Calle Real #254
Goleta, CA 93117

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Barbara

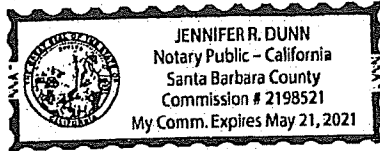
On Oct. 3, 2018 before me, Jennifer R. Dunn, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Noelle Gambill
Name(s) of Signer(s)

who 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 to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Jennifer R. Dunn
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

CITY OF MERIDIAN

PRE-APPLICATION MEETING NOTES

Project/Subdivision Name: Oaks North _____ Date: 08/07/2018 _____
 Applicant(s)/Contact(s): Becky McKay _____
 City Staff: Bill, Josh, Tom, Kenny, Kevin, and Ken - ITD _____
 Location: Portions of Parcels Nos. S0428336600 and S0428336400 and Parcel No. S0428143240 _____
 Size of Property: +/- 250 acres _____
 Comprehensive Plan FLUM Designation: MDR _____
 Design Guidelines Development Context: Urban Urban/Suburban Suburban Rural _____
 Existing Use: Agricultural/Residential _____ Existing Zoning: R-4, R-8 and R-15 _____
 Proposed Use: SFR _____ Proposed Zoning: R-8 _____
 Surrounding Uses: Residential _____
 Street Buffer(s) and/or Land Use Buffer(s): A 35 foot landscape buffer is required adjacent to McDermott and a 25 foot landscape buffer is required along McMillan _____
 Open Space/Amenities/Pathways: 10% is required _____
 Access/Stub Streets/Street System: There are several approved stub streets from the east that have not yet been constructed _____
 Sewer & Water Service: _____
 Waterways/ Floodplain/Topography/Hazards: _____
 History: AZ-08-004 Oakcreek Subdivision _____
 Additional Meeting Notes: _____
 Rezone the property from R-15 to R-8 _____
 Provide a new concept plan for the entire project and include any enclave pieces (parcel #S0428325600) _____
 Verify with Ada County that all of the parcels are legal and provide proof with application _____
 Two preliminary plat applications will be required because the parcels to be subdivided do not abut each other _____
 Coordinate with the Meridian Fire Department on a possible location of a fire station. _____
 Several property boundary adjustments have been approved over the years, additional PBA's will be required to configure the parcels correctly. _____
 The phasing plan will need to meet the fire department's requirements _____

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 checked="" 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 checked="" 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 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

Shari Stiles

From: Sub Name Mail <subnamemail@adaweb.net>
Sent: Wednesday, August 22, 2018 10:31 AM
To: Shari Stiles
Cc: Clint Hansen
Subject: Oakwind Sub Name Reservation

August 22, 2018

Shari Stiles, Engineering Solutions
Clinton Hansen, Land Solutions

RE: Subdivision Name Reservation: **OAKWIND SUBDIVISION**

At your request, I will reserve the name **Oakwind 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: Shari Stiles [mailto:es-sharis@qwestoffice.net]
Sent: Tuesday, August 21, 2018 1:33 PM
To: Sub Name Mail
Subject: RE: Oakwind - Reservations of Subdivision Names

Yes, sir, the whole thing minus one parcel was previously approved as The Oaks North. Thank you!

From: Sub Name Mail <subnamemail@adaweb.net>
Sent: Tuesday, August 21, 2018 11:17 AM
To: Shari Stiles <es-sharis@qwestoffice.net>
Subject: RE: Oakwind - Reservations of Subdivision Names

Shari;

You still have the Oaks North reservation from 2/2013, so you are just needing Oakmore & Oakwind names reserved?

Glen

Mr. Jeff Harris
Coleman Homes, A Toll Brothers Company
3103 West Sheryl Drive, Suite 100
Meridian, ID 83642
208-424-0020

Re: Groundwater Letter
Oaks North Subdivision
Northeast Corner of McDermott Road and McMillan
Road
Meridian, ID

Dear Mr. Harris:


This letter has been prepared to verify seasonal high groundwater as determined through regular monitoring unavailable at the time of the previously issued MTI Geotechnical Engineering Report (B180977g). Descriptions of general site characteristics and the proposed project are available in the previous report. Unless otherwise noted in this letter, all initial recommendations, limitations, and warranties expressed in the previous report must be adhered to.

The table on the following page represents groundwater data collected for the site. It should be noted that these levels will fluctuate from year to year, and are limited to the data collected. Additionally, at the time this letter was prepared, MTI had not been provided ground surface elevations of each test pit/piezometer location. These elevations will likely be required by the Ada County Highway District (ACHD), along with groundwater elevations. Once MTI is provided ground surface elevations, all data presented below can be converted to appropriate groundwater elevations.

MTI will continue to monitor these wells on a bi-weekly basis. MTI appreciates this opportunity to be of service to you and looks forward to working with you in the future. If you have questions, please call (208) 376-4748.

Respectfully Submitted,
Materials Testing & Inspection

Nick Stevens, G.I.T.
Staff Geologist


Reviewed by: **Monica Saculles, P.E.**
Senior Geotechnical Engineer

Environmental Services

Geotechnical Engineering

Construction Materials Testing

Special Inspections

Groundwater Levels

Date Monitored	Depth to Groundwater (in feet below ground surface)														
	TP-2	TP-3	TP-5	TP-7	TP-9	TP-10	TP-11	TP-12	TP-13	TP-14	TP-15	TP-17	TP-18	TP-20	TP-22
29 June 2018	10.34*	10.31*	10.82*	10.50*	9.10*	9.10*	8.19*	9.63*	8.88	9.96	10.16	9.91	8.11	9.49	7.61
16 July 2018	8.88	9.31	9.73	9.53	7.71	8.10	7.26	8.35	8.55	8.85	9.19	9.04	7.44	7.73	5.98
27 July 2018	8.32	8.90	8.84	8.77	7.34	7.50	6.86	5.54	7.42	8.30	8.74	8.52	7.24	7.30	5.28
24 August 2018	7.12	9.10	8.99	8.72	7.39	7.35	6.44	5.08	7.92	9.14	9.20	8.87	7.55	7.51	5.03
7 September 2018	8.39	9.81*	7.43*	10.46*	-	-	6.65	7.31	8.39	9.19	6.88	6.89	4.97*	8.59*	9.54*
21 September 2018	8.88*	8.76	6.28	7.69	3.50	7.38	8.54	-	9.06	8.76	6.04	7.63	4.00	6.71	7.24
16 July 2018	8.66	8.39	5.94	7.44	3.28	6.48	7.56	-	8.22	8.31	5.69	6.79	3.73	6.43	7.46
27 July 2018	8.04	8.11	6.04	6.79	4.58	7.43	Destroyed	-	8.04	8.21	6.04	7.59	4.78	7.95	Destroyed
10 August 2018	7.88	8.21	6.29	8.68	4.78	7.95	Destroyed	-	8.07	8.31	6.29	8.68	4.78	7.95	Destroyed
24 August 2018	7.93	8.31	6.29	8.68	4.78	7.95	Destroyed	-	8.07	8.31	6.29	8.68	4.78	7.95	Destroyed
7 September 2018	7.93	8.21	6.04	6.79	4.58	7.43	Destroyed	-	8.07	8.31	6.04	7.59	4.78	7.95	Destroyed
21 September 2018	8.07	8.31	6.29	8.68	4.78	7.95	Destroyed	-	8.07	8.31	6.29	8.68	4.78	7.95	Destroyed
05 October 2018	8.07	8.31	6.29	8.68	4.78	7.95	Destroyed	-	8.07	8.31	6.29	8.68	4.78	7.95	Destroyed

*Initial depth to groundwater on installation date



Environmental Services

Geotechnical Engineering

Construction Materials Testing

Special Inspections

Mr. Jeff Harris
Coleman Homes, A Toll Brothers Company
3103 West Sheryl Drive, Suite 100
Meridian, ID 83642
208-424-0020

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Materials Testing & Inspection

Maren Tanberg, E.I.T.
Staff Engineer

Reviewed by: Monica Saculles, P.E.
Senior Geotechnical Engineer

Environmental Services Geotechnical Engineering Construction Materials Testing Special Inspections

Groundwater Levels

Date Monitored	Depth to Groundwater (in feet below ground surface)														
	TP-2	TP-3	TP-5	TP-7	TP-9	TP-10	TP-11	TP-12	TP-13	TP-14	TP-15	TP-17	TP-18	TP-20	TP-22
29 June 2018	10.34*	10.31*	10.82*	10.50*	9.10*	9.10*	8.19*	9.63*	8.88*	9.81*	7.43*	10.46*	-	-	-
16 July 2018	8.88	9.96	10.16	9.91	8.11	9.49	7.61	8.35	9.06	9.19	6.88	6.89	4.97*	8.59*	9.54*
27 July 2018	8.55	9.31	9.73	9.53	7.71	8.10	7.26	5.98	8.66	8.76	6.28	7.69	3.50	7.38	8.54
10 August 2018	8.32	8.85	9.19	9.04	7.44	7.73	6.86	5.54	8.22	8.39	6.04	7.63	4.00	6.71	7.24
24 August 2018	7.42	8.90	8.84	8.77	7.34	7.50	6.62	5.28	8.04	8.31	5.94	7.44	3.28	6.48	7.56
7 September 2018	7.12	8.30	8.74	8.52	7.24	7.30	6.44	5.08	7.88	8.11	5.69	6.79	3.73	6.43	7.46
21 September 2018	7.92	9.10	8.99	8.72	7.39	7.35	6.54	5.03	7.93	8.21	6.04	7.59	4.58	7.43	Damaged

*Initial depth to groundwater on installation date

Mr. Jeff Harris
Coleman Homes, A Toll Brothers Company
3103 West Sheryl Drive, Suite 100
Meridian, ID 83642
208-424-0020

Re: Groundwater Letter
Oaks North Subdivision
Northeast Corner of McDermott Road and McMillan
Road
Meridian, ID

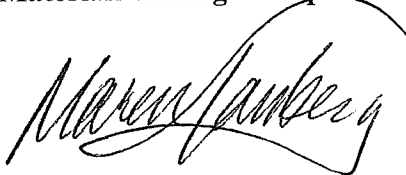
Dear Mr. Harris:

This letter has been prepared to verify seasonal high groundwater as determined through regular monitoring unavailable at the time of the previously issued MTI Geotechnical Engineering Report (B180977g). Descriptions of general site characteristics and the proposed project are available in the previous report. Unless otherwise noted in this letter, all initial recommendations, limitations, and warranties expressed in the previous report must be adhered to.

The table on the following page represents groundwater data collected for the site. It should be noted that these levels will fluctuate from year to year, and are limited to the data collected. Additionally, at the time this letter was prepared, MTI had not been provided ground surface elevations of each test pit/piezometer location. These elevations will likely be required by the Ada County Highway District (ACHD), along with groundwater elevations. Once MTI is provided ground surface elevations, all data presented below can be converted to appropriate groundwater elevations.

MTI will continue to monitor these wells on a bi-weekly basis. MTI appreciates this opportunity to be of service to you and looks forward to working with you in the future. If you have questions, please call (208) 376-4748.

Respectfully Submitted,
Materials Testing & Inspection



Maren Tanberg, E.I.T.
Staff Engineer



Reviewed by: Monica Saculles, P.E.
Senior Geotechnical Engineer

Environmental Services Geotechnical Engineering Construction Materials Testing Special Inspections

Groundwater Levels

Date Monitored	Depth to Groundwater (in feet below ground surface)														
	TP-2	TP-3	TP-5	TP-7	TP-9	TP-10	TP-11	TP-12	TP-13	TP-14	TP-15	TP-17	TP-18	TP-20	TP-22
29 June 2018	10.34*	10.31*	10.82*	10.50*	9.10*	9.10*	8.19*	9.63*	8.88*	9.81*	7.43*	10.46*	-	-	-
16 July 2018	8.88	9.96	10.16	9.91	8.11	9.49	7.61	8.35	9.06	9.19	6.88	6.89	4.97*	8.59*	9.54*
27 July 2018	8.55	9.31	9.73	9.53	7.71	8.10	7.26	5.98	8.66	8.76	6.28	7.69	3.50	7.38	8.54
10 August 2018	8.32	8.85	9.19	9.04	7.44	7.73	6.86	5.54	8.22	8.39	6.04	7.63	4.00	6.71	7.24
24 August 2018	7.42	8.90	8.84	8.77	7.34	7.50	6.62	5.28	8.04	8.31	5.94	7.44	3.28	6.48	7.56
7 September 2018	7.12	8.30	8.74	8.52	7.24	7.30	6.44	5.08	7.88	8.11	5.69	6.79	3.73	6.43	7.46

*Initial depth to groundwater on installation date



Mr. Jeff Harris
Coleman Homes, A Toll Brothers Company
3103 West Sheryl Drive, Suite 100
Meridian, ID 83642
208-424-0020

Re: Groundwater Letter
Hormaechea Property
Floating Feather Road
Eagle, ID

Dear Mr. Harris:

This letter has been prepared to verify seasonal high groundwater as determined through regular monitoring unavailable at the time of the previously issued MTI Geotechnical Engineering Report (B180978g). Descriptions of general site characteristics and the proposed project are available in the previous report. Unless otherwise noted in this letter, all initial recommendations, limitations, and warranties expressed in the previous report must be adhered to.

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Respectfully Submitted,
Materials Testing & Inspection

Maren Tanberg, E.I.T.
Staff Engineer

Reviewed by: Monica Saculles, P.E.
Senior Geotechnical Engineer

Environmental Services

Geotechnical Engineering

Construction Materials Testing

Special Inspections

Groundwater Levels

Date Monitored	Depth to Groundwater (in feet below ground surface)							
	TP-1	TP-2	TP-3	TP-4	TP-5	TP-6	TP-7	TP-8
25 June 2018 (installed)	15.8	14.0	None to 18.2	None to 17.4	None to 17.0	None to 15.2	None to 18.0	None to 17.2
13 July 2018	14.22	13.55	Dry	Dry	Dry	Dry	Dry	Dry
27 July 2018	13.95	9.59*	17.79	Dry	16.65	Dry	Dry	Dry
10 August 2018	13.67	13.23	Dry	Dry	Dry	Dry	Dry	Dry
24 August 2018	13.17	13.20	16.23	Dry	Dry	Dry	Dry	Dry
	TP-9	TP-10	TP-11	TP-12	TP-13	TP-14	HB-1	
25 June 2018 (installed)	None to 16.5	None to 17.3	None to 14.0	None to 16.0	None to 17.7	17.2	12.0	
13 July 2018	Dry	Dry	Dry	Dry	Dry	15.78	12.24	
27 July 2018	Dry	Dry	Dry	Dry	Dry	Dry	Dry	
10 August 2018	Dry	Dry	Dry	Dry	Dry	15.37	Dry	
24 August 2018	Dry	Dry	Dry	Dry	Dry	15.04	11.85	

*Groundwater depths appear to be heavily influenced by irrigation activities.



Environmental Services

Geotechnical Engineering

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**Mr. Jeff Harris
Coleman Homes, A Toll Brothers Company
3103 West Sheryl Drive, Suite 100
Meridian, ID 83642
208-424-0020**

**Re: Groundwater Letter
Oaks North Subdivision
Northeast Corner of McDermott Road and McMillan
Road
Meridian, ID**

Dear Mr. Harris:

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Environmental Services Geotechnical Engineering Construction Materials Testing Special Inspections

Groundwater Levels

Date Monitored	Depth to Groundwater (in feet below ground surface)														
	TP-2	TP-3	TP-5	TP-7	TP-9	TP-10	TP-11	TP-12	TP-13	TP-14	TP-15	TP-17	TP-18	TP-20	TP-22
29 June 2018	10.34*	10.31*	10.82*	10.50*	9.10*	9.10*	8.19*	9.63*	8.88*	9.81*	7.43*	10.46*	-	-	-
16 July 2018	8.88	9.96	10.16	9.91	8.11	9.49	7.61	8.35	9.06	9.19	6.88	6.89	4.97*	8.59*	9.54*
27 July 2018	8.55	9.31	9.73	9.53	7.71	8.10	7.26	5.98	10.78	8.76	6.28	7.69	3.50	7.38	8.54
10 August 2018	8.32	8.85	9.19	9.04	7.44	7.73	6.86	5.54	10.34	8.39	6.04	7.63	4.00	6.71	7.24

*Initial depth to groundwater on installation date

The Andrew



The Barrett



The Chapman



The Emerson



The Gilbert



The Harrington



The Jamison



The Kirkham



The Mallory



The Mathison



The Richland



The Walden



COUNTRYSIDE COLLECTION – EXAMPLE ELEVATIONS

The Bennett



The Mathison



The Welsley



The Carlisle



The Kingston



The Alexander



The Wescott



The Richland



GARDEN COLLECTION

THE COLLINS



GARDEN COLLECTION

THE OLIVER



GARDEN COLLECTION

THE OLIVER



