



Mayor Tammy de Weerd

City Council Members:

Luke Cavener
Ty Palmer
Treg Bernt

Joe Borton
Genesis Milam
Anne Little Roberts

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

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

To: Attention C.Jay Coles, City Clerk

By: August 10, 2018

Transmittal Date: July 10, 2018

File No: H-2018-0074 AZ, PP

Hearing Date: August 16, 2018

REQUEST: An **Annexation and Zoning** of 40.6 Acres of Land to the R-4 Zoning District; and a **Preliminary Plat** Consisting of 128 Single-Family Residential Lots and 10 Common Lots on Approximately 40.6 Acres in the Proposed R-4 Zoning District for Whitecliffe Estates Subdivision.

By: 4345 Linder Road, LLC

Location of Property or Project: 943 West McMillan Road

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

Hearing Date: August 16, 2018

File No.(s): H-2018-0074

Project Name: Whitecliffe Estates Subdivision AZ, PP

Request: Annexation and zoning of 40.6 acres of land to the R-4 zoning district by 4345 Linder Road, LLC

Request: Preliminary plat consisting of 128 single family residential lots, and 10 common lots on approximately 40.6 acres in the proposed R-4 zoning district.

Location: The site is located at 943 W. McMillan Road in the NW¼ of Section 36, Township 4N., Range 1W.



Planning Division

DEVELOPMENT REVIEW APPLICATION

STAFF USE ONLY:

Project name: Whitecliffe Estates
File number(s): H-2018-0074
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: 4345 Linder Road, LLC
Phone: 208-939-5665
Applicant address: 13967 W. Wainwright Drive, Suite 102
Email: Todd@amyxhomes.com
City: Boise
State: ID
Zip: 83713

Applicant's interest in property: Own Rent Optioned Other

Owner name: Brinegar Investments, LLLP
Phone:
Owner address: P. O. Box 7156
Email:
City: Boise
State: ID
Zip: 83707-1156

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: 943 W. McMillan Road
Township, range, section: T4N., R.1W., Sec. 36
Assessor's parcel number(s): S0436212400
Total acreage: 40.60
Zoning district: RUT

Project/subdivision name: Whitecliffe Estates Subdivision - Annexation and Preliminary Plat

General description of proposed project/request: Request for annexation and rezone of 40.60 acres from RUT to R-4 with a preliminary plat for 128 residential lots, 2 common driveway lots and 8 common lots - Whitecliffe Estates Subdivision.

Proposed zoning district(s): R-4

Acres of each zone proposed: 40.06 acres R-4

Type of use proposed (check all that apply):

Residential Office Commercial Employment Industrial Other _____

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

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

Primary irrigation source: McKinney Lateral Secondary: Irrigation Pond

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: 128 Number of building lots: 128

Number of common lots: 8 Number of other lots: 2 common/driveway lots

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

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

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

Minimum property size (s.f.): 8,000 Average property size (s.f.): 9,178

Gross density (Per UDC 11-1A-1): 3.15 Net density (Per UDC 11-1A-1): 4.03

Acreage of qualified open space: 4.78 Percentage of qualified open space: 10.05

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): Central common area (2.44 acres);

McMillan Road buffer/Lemp Canal (1.37 acres); local street buffers (.18 acre); and other open space/common lots (.077 acre)

Amenities provided with this development (if applicable): Common areas with playground equipment and gazebo, yard shuffleboard, 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: _____ 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: 6/28/18

**Whitecliffe Estates Subdivision
Annexation and Zoning and
Preliminary Plat Applications**

Project Narrative

On behalf of 4345 Linder Road, LLC, we hereby apply for annexation and zoning and a preliminary plat for Whitecliffe Estates Subdivision, a single-family residential development of 128 single-family residential lots, 2 driveway lots, and 8 common lots on 40.60 acres in a proposed R-4 zone. Gross and net densities for the project are 3.15 and 4.03 dwelling units per acre, respectively. The area is designated as Medium Density Residential on the Future Land Use Map within the Meridian Comprehensive Plan. The subject site is surrounded by medium-density residential subdivisions (Paramount, Cobblefield Crossing, Baldwin Park and Cedar Springs Subdivisions) zoned R-8 and L-O. We are requesting a reduction, or step down, in density due to the developers' need for larger lot sizes to accommodate their desired homes.

The minimum lot size is 8,000 square feet, with the average lot size being 9,168 square feet. A total of 4.79 acres of open space has been provided within the project. The eligible open space within the development is 4.11 acres, or 10.12 percent of the site. Landscaping within the development includes a landscaped parkway at the entrance, pedestrian pathways, central common area with playground equipment, a picnic gazebo and pond. A second pocket park is proposed in the southern portion of the project with a yard shuffleboard amenity. The parcel is the last remaining undeveloped parcel with subdivisions and stub streets on the east, west and south boundary. The proposed project is connecting to the existing four stub streets. The site design took into consideration the location of the stub streets and how to minimize cut-through traffic from the adjoining projects. The proposed lots exceed the surrounding lot sizes and will be compatible with adjacent homes.

The subject site is an enclave surrounded by development and is currently serviceable with central sewer and water. Existing eight-inch water and sewer main lines are stubbed to the property in four stub street locations, and a 12-inch water line is located in McMillan Road. Connections will be made to the existing sewer lines and the applicant will install water mains, thereby looping the water system to the adjoining developments

Pressurized irrigation will be provided through connection to the Settlers Irrigation District McKinney Lateral, which will feed an irrigation pond and pump station located in a common area, with an overflow to the Lemp (Settlers) Canal. The McKinney Lateral is piped within the Cedar Springs development with a 15-inch pipe. The subject property is the only parcel fed by the McKinney Lateral. Settler's Irrigation District recommended the developer construct a lined irrigation storage pond for storage to handle the peak pressure irrigation demand. The Lemp (Settlers) Canal is located along the south side of W. McMillan Road. The applicant requests a waiver from the City Council for the canal to remain open. Piping of the facility is cost-prohibitive, as it requires a 72-inch reinforced concrete pipe. Storm water will be accommodated on site through the use of underground seepage beds. The plat complies with city requirement for dimensional standards, landscaping and design for the R-4 zone.

The primary access to the property is proposed from W. McMillan Road. The approach meets Ada County Highway District standards for offset from the existing entrances along the north and south side of McMillan Road. The applicant will install a bridge at the Lemp (Settlers) Canal

and construct a 5-foot-wide sidewalk on the south side of the canal connecting to the existing walks within the adjoining developments. The development provides for a continuation of existing stub streets within adjacent subdivisions to the east, west and south. A traffic impact study was prepared by Thompson Engineers for the project and submitted to Ada County Highway District for review in April 25. The development is estimated to generate 1,208 vehicle trips per day. W. McMillan Road is classified as a residential (minor) arterial on the ACHD Master Street Map. The recommended traffic mitigation for the project is installation of a westbound left turn lane at the McMillan entrance. The primary entrance into the development is anticipated to operate at level of service C. The TIS indicates the transportation system is adequate to serve the project. As designed, the site has excellent internal circulation and access to the public road system. All proposed streets will be public with a 50-foot-wide right-of-way, a 33-foot-wide street section and attached 5-foot-wide sidewalks.

The applicant is requesting a waiver from the Meridian City Council to allow a new access to McMillan Road which will serve as the main entrance to the development. The traffic volume generated by the project will 1,208 vehicle trips per day which warrants an independent access to the arterial network. Attendees at the neighborhood meeting expressed strong objections to removing the access to W. McMillan Road, which would route all traffic through existing subdivisions. The applicant is also requesting a waiver to tilling of the Lemp (Settlers) Canal due to its size and the fact that adjacent subdivisions have left the canal open. No other waivers or variances are required or requested.

May 23, 2018

Description for Whitecliffe Estates Subdivision

A parcel of land being the NE ¼ of the NW ¼ of Section 36, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

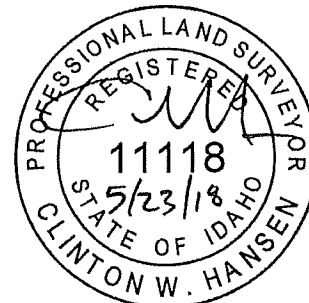
Commencing at the northwest corner of said Section 36, from which the northeast corner of the NW ¼ (N ¼ corner) of said section bears South 89°24'40" East a distance of 2681.72 feet; thence along the north boundary of said NW ¼ South 89°24'40" East a distance of 1341.28 feet to the northwest corner of the NE ¼ of said NW ¼, the **POINT OF BEGINNING**;

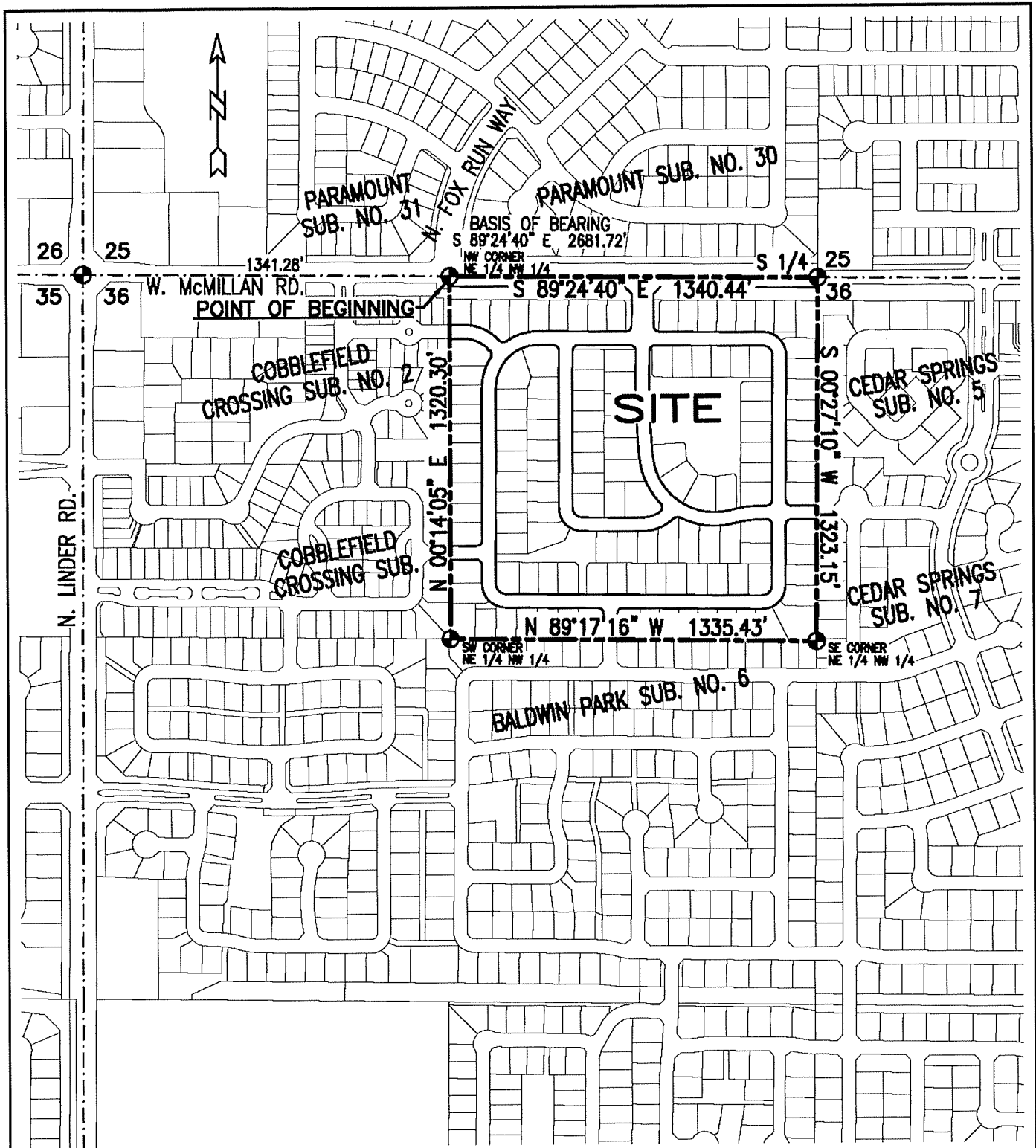
Thence continuing along said north boundary South 89°24'40" East a distance of 1340.44 feet to the N ¼ corner of said Section 36, also being the northwesterly corner of Cedar Springs Subdivision No. 5, as filed for record in Book 90 of Plats at Pages 10609 through 10611, records of Ada County, Idaho;

Thence along the east boundary of the NE ¼ of the NW ¼ of said Section 36, also being the westerly boundary of said Cedar Springs Subdivision No. 5, and a portion of the westerly boundary of Cedar Springs Subdivision No. 7, as filed for record in Book 93 of Plats at Pages 11203 through 11204, records of Ada County, Idaho, South 00°27'10" West (formerly South 00°27'51" West) a distance of 1323.15 feet to the southeast corner of said NE ¼ of the NW ¼, also being the northeasterly corner of Baldwin Park Subdivision No. 6, as filed for record in Book 88 of Plats at Pages 10202 through 10203, records of Ada County, Idaho;

Thence along the south boundary of said NE ¼ of the NW ¼, also being the northerly boundary of said Baldwin Park Subdivision No. 6, North 89°17'16" West (formerly North 89°16'31" West) a distance of 1335.43 feet to the southwest corner of said NE ¼ of the NW ¼, also being the southeasterly corner of Cobblefield Crossing Subdivision, as filed for record in Book 88 of Plats at Pages 10046 through 10048, records of Ada County, Idaho;

Thence along the west boundary of said NE ¼ of the NW ¼, also being partially along the easterly boundary of said Cobblefield Crossing Subdivision, and the easterly boundary of Cobblefield Crossing Subdivision No. 2, as filed for record in Book 93 of Plats at Pages 11175 through 11177, records of Ada County, Idaho, North 00°14'05" East (formerly North 00°13'32" West) a distance of 1320.30 feet to the **POINT OF BEGINNING**. Containing 40.60 acres, more or less.





MERIDIAN CITY ANNEXATION WHITECLIFFE ESTATES SUBDIVISION

LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M.
MERIDIAN, ADA COUNTY, IDAHO
SCALE: 1" = 500'

May 23, 2018

Description for Whitecliffe Estates Subdivision

A parcel of land being the NE ¼ of the NW ¼ of Section 36, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the northwest corner of said Section 36, from which the northeast corner of the NW ¼ (N ¼ corner) of said section bears South 89°24'40" East a distance of 2681.72 feet; thence along the north boundary of said NW ¼ South 89°24'40" East a distance of 1341.28 feet to the northwest corner of the NE ¼ of said NW ¼, the **POINT OF BEGINNING**;

Thence continuing along said north boundary South 89°24'40" East a distance of 1340.44 feet to the N ¼ corner of said Section 36, also being the northwesterly corner of Cedar Springs Subdivision No. 5, as filed for record in Book 90 of Plats at Pages 10609 through 10611, records of Ada County, Idaho;

Thence along the east boundary of the NE ¼ of the NW ¼ of said Section 36, also being the westerly boundary of said Cedar Springs Subdivision No. 5, and a portion of the westerly boundary of Cedar Springs Subdivision No. 7, as filed for record in Book 93 of Plats at Pages 11203 through 11204, records of Ada County, Idaho, South 00°27'10" West (formerly South 00°27'51" West) a distance of 1323.15 feet to the southeast corner of said NE ¼ of the NW ¼, also being the northeasterly corner of Baldwin Park Subdivision No. 6, as filed for record in Book 88 of Plats at Pages 10202 through 10203, records of Ada County, Idaho;

Thence along the south boundary of said NE ¼ of the NW ¼, also being the northerly boundary of said Baldwin Park Subdivision No. 6, North 89°17'16" West (formerly North 89°16'31" West) a distance of 1335.43 feet to the southwest corner of said NE ¼ of the NW ¼, also being the southeasterly corner of Cobblefield Crossing Subdivision, as filed for record in Book 88 of Plats at Pages 10046 through 10048, records of Ada County, Idaho;

Thence along the west boundary of said NE ¼ of the NW ¼, also being partially along the easterly boundary of said Cobblefield Crossing Subdivision, and the easterly boundary of Cobblefield Crossing Subdivision No. 2, as filed for record in Book 93 of Plats at Pages 11175 through 11177, records of Ada County, Idaho, North 00°14'05" East (formerly North 00°13'32" West) a distance of 1320.30 feet to the **POINT OF BEGINNING**. Containing 40.60 acres, more or less.



Whitcliffe Deed

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 09/26/03 10:47 AM
DEPUTY Bonnie Oberbillig
RECORDED - REQUEST OF
Bailey Law Group
AMOUNT 6.00

2



RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

BAILEY LAW GROUP, P.C.
504 11TH AVENUE SOUTH
NAMPA, ID 83651
208/466-5250

(SPACE ABOVE LINE FOR RECORDER'S USE)

BARGAIN AND SALE DEED



E. E. BRINEGAR AND VIRGINIA K. BRINEGAR, husband and wife, Grantors, for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to BRINEGAR INVESTMENTS, L.P., an Idaho limited partnership, Grantee, whose address is 5190 North Locust Grove Road, Meridian, ID 83642, that certain real property located in Ada County, Idaho, more particularly described as follows:

The NE1/4 of the NW1/4 of Section 36, Township 4 North, Range 1 West, Boise Meridian, Ada County, State of Idaho.

TOGETHER WITH all water, water rights, ditches and ditch rights-of-way appurtenant thereto or connected therewith.

TOGETHER WITH all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

IN WITNESS WHEREOF, Grantors have hereunto subscribed their names to this instrument this 23 day of September, 2003.

GRANTORS:

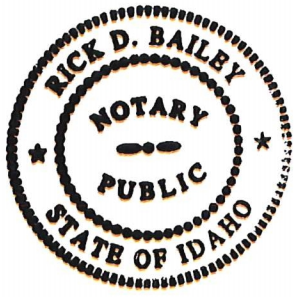
E. E. BRINEGAR


VIRGINIA K. BRINEGAR

STATE OF IDAHO)
 ss.
COUNTY OF CANYON)

On this 23 day of September, 2003, before me, the undersigned Notary Public in and for said State, personally appeared E. E. Brinegar and Virginia K. Brinegar, husband and wife, known or identified to me to be the persons who executed said within instrument, and acknowledged to me that they executed the same.

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





NOTARY PUBLIC, State of Idaho
Commission expires: 8/31/04

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
)
COUNTY OF ADA)

I, Clyde Brinegar, General Partner of Brinegar Investments, LLLP, P. O. Box 7156, Boise, ID 83707-1156, 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:

Engineering Solutions, LLP
1029 N. Rosario Street, Suite 100
Meridian, ID 83642

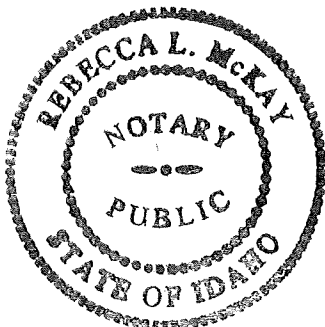
to submit the accompanying application(s) pertaining to that property.

- 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 31 day of May, 2018.

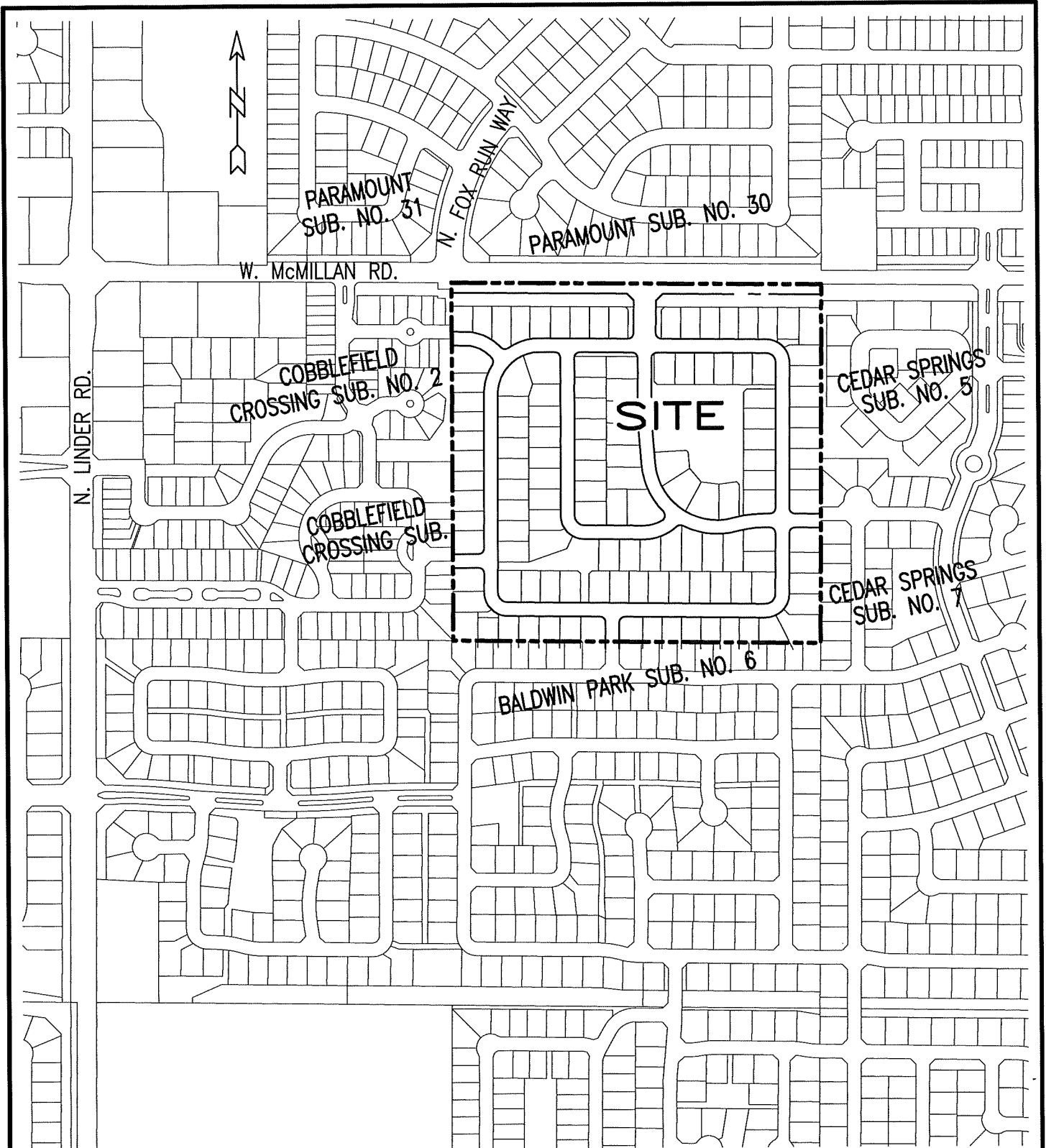
Clyde Brinegar
Clyde Brinegar, General Partner
Brinegar Investments, LLLP

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



Rebecca L McKay
(Notary Public for Idaho)
Residing at: Capitola, ID
My Commission Expires: _____

No. L 5077		Due no later than Sep 30, 2017 Annual Report Form		2. Registered Agent and Address (NO PO BOX)			
Return to: SECRETARY OF STATE 700 WEST JEFFERSON PO BOX 83720 BOISE, ID 83720-0080 NO FILING FEE IF RECEIVED BY DUE DATE		1. Mailing Address: Correct in this box if needed. BRINEGAR INVESTMENTS LLLP PO BOX 7156 BOISE ID 83707-1156		GREGORY A BYRON 3101 W MAIN STE 200 BOISE ID 83702			
				3. <u>New</u> Registered Agent Signature:*			
Office Held	Name	Street or PO Address	City	State	Country	Postal Code	
GENERAL PARTNER	SHARON K OSTERMEIER	128 E AVENUE C	JEROME	ID	USA	83338	
GENERAL PARTNER	CLYDE E BRINEGAR	1925 N LOCUST GROVE	MERIDIAN	ID	USA	83642	
5. Organized Under the Laws of: ID L 5077		6. Annual Report must be signed.* Signature: Gregory A. Byron Name (type or print): Gregory A. Byron		Date: 08/29/2017 Title: Registered Agent			
Processed 08/29/2017		* Electronically provided signatures are accepted as original signatures.					



WHITECLIFFE ESTATES SUBDIVISION

LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M.

MERIDIAN, ADA COUNTY, IDAHO

SCALE: 1" = 500'

CITY OF MERIDIAN

PRE-APPLICATION MEETING NOTES

Project/Subdivision Name: White Cliff Estates Date: 3-1-18
 Applicant(s)/Contact(s): Becky Meloy
 City Staff: Stephane, Bill, John, Steve, Tom
 Location: _____ Size of Property: 40
 Comprehensive Plan FLUM Designation: MDR
 Design Guidelines Development Context: Urban Urban/Suburban Suburban Rural
 Existing Use: Volant Existing Zoning: R1
 Proposed Use: SFR Proposed Zoning: R-4
 Surrounding Uses: _____
 Street Buffer(s) and/or Land Use Buffer(s): 25 foot buffer along Meridian
 Open Space/Amenities/Pathways: 10%
 Access/Stub Streets/Street System: access to all sides
 Sewer & Water Service: —
 Waterways/ Floodplain/Topography/Hazards: _____
 History: —

Additional Meeting Notes:
 Staff will not recommend approval of the access to Meridian. You'll need to request that of Council.
 Provide exhibits for the common driveways.
 Watch your block length on W. Loretta Street.
 Look at the fencing against the common lot in Cobblefield crossing NO. 2.
 Comp plan map amendment from office is not required.

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 checked="" 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.

WHITECLIFFE ESTATES SUBDIVISION
ANNEXATION AND ZONING TO R-4 WITH A
PRELIMINARY PLAT
NEIGHBORHOOD MEETING 3/14/18, 6:00 P.M.
MERIDIAN POLICE DEPARTMENT
1401 E. Watertower, Meridian, Idaho

SIGN-IN SHEET

Name

Address

E-Mail

Kevin ; Lynda Tracy

1252 W. Loretta St.

kevtracy1@msn.com

JOE ROWE 125E

736 W WHITE SANDS

JOEINBOISE@GMAIL.COM

Tonya Harris

749 W White Sands Dr

teharris99@hotmail.com

Lukena Sylva

1054 W White Sands Dr

lurenasyuva@gmail.com


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.

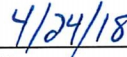
The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign(s) were posted. Unless such Certificate is received by the required date,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



Date



Community Development
Department

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

Parcel Verification

Date: **2/26/18**

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

Project Name: **McMillan Subdivision (Exact Name TBD)**

Parcel Number: **S0436212400**

Acres: **40**

T/R/S: **4N 1W 36**

Property Owner: **Brinegar Investments, LP
1925 N. Locust Grove Rd.
Meridian, ID 83646**

From: [Brad Bishop](#)
To: [Rebecca McKay](#); [Shari](#)
Subject: FW: Whitecliffe Estates Subdivision Name Reservation
Date: Wednesday, March 07, 2018 9:54:31 AM
Attachments: [image001.png](#)

From: Sub Name Mail [mailto:subnamemail@adaweb.net]
Sent: Wednesday, March 7, 2018 9:26 AM
To: Brad Bishop <es-brad@qwestoffice.net>
Cc: Clint Hansen <chansen@landsolutions.biz>
Subject: Whitecliffe Estates Subdivision Name Reservation

March 7, 2018

Brad Bishop, Engineering Solutions
Clint Hansen, Land Solutions

RE: Subdivision Name Reservation: **WHITECLIFFE ESTATES SUBDIVISION**

At your request, I will reserve the name **Whitecliffe Estates 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: Brad Bishop [mailto:es-brad@qwestoffice.net]
Sent: Tuesday, February 27, 2018 3:42 PM
To: Jerry Hastings
Subject: Subdivision Name reservation request

Hi Jerry, I'm not really sure what the correct procedure is for this, we would like to reserve a subdivision name for a project in the NE ¼ of Section 36, T4N, R1W, parcel #S0436212400 – the proposed name would be "Whitecliffe Estates". The developer is Todd Amyx and the surveyor will be Clint Hansen at Land Solutions. If you need more information or if I need to submit something

NOTES

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MERIDIAN ORDINANCE REGULATIONS.
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- ALL TREES SHALL NOT BE PLANTED WITHIN THE CLEAR ZONE OF ALL ASPHALT DRIVEWAYS OR THE STRUCTURED DRIVEWAY AND ALL CONTAMINATION DURING THE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEWERAGE BEDS OR WATER MAINS SHALL BE TO BE PLACED OVER DRAINAGE SHALE SAND FININGS.
- NO TREES SHALL BE PLANTED WITHIN 10 FEET OF ANY EXISTING OR PROPOSED UTILITY LINES. ALL TREES OVER 2" DBH AT 4.5' HEIGHT SHALL BE LOCATED WITHIN 10 FEET OF THE UTILITY LINE. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITY LINES. ALL TREES FOR MAINTAINING CLEAR VISION WITHIN 40' STREET AND SEPARATE VISION SIGNAGE. TREES SHALL BE STOP SIGNS CLEARER THAN 10' FROM INTERSECTION.
- LANDSCAPE AND TREES IN FRONT OF BUILDINGS LOTS ON INTERIOR STREETS TO BE PLACED WITHIN 10' OF THE BUILDING. ALL TREES TO BE PLACED WITHIN 5' OF WATER METERS OR UTILITY LINES. PLANTED WITHIN 5' OF PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONAL AND/OR SUBSTITUTIONS OF SIMILAR TREES AND SHRUBS. ALL TREES SHALL BE PRE-APPROVAL PLANTING BED DESIGN AND ALL SHRUBS SHALL BE PLACED WITHIN 10' OF THE PLANTING BED. ALL TREES TO BE REMOVED FROM ROOT BALL AS HIGH AS POSSIBLE TO BE REMOVED FROM ROOT BALL AS HIGH AS POSSIBLE. ALL TREES TO BE COMPLETELY REMOVED FROM TREES.
- VARIOUS EXISTING TREES AROUND EXISTING HOUSE (TO BE REMOVED) SHALL BE REMOVED. ALL TREES ARE OF UNDESIRABLE SPECIES AND IN POOR CONDITION. NO MITIGATION WILL BE REQUIRED.

PLANT PALETTE

COMMON NAME	BOTANICAL NAME	SIZE
EXISTING TREES		
WESTERN WHITE PINE	PICEA MARIANA	6-8' HT
PAT ALBERT BLUE SPRUCE	PICEA ALBERTA	6-8' HT
SKY HIGH JUNIPER	JUNIPERUS SCOPULORUM	6-8' HT
VANDERHOFF'S PINE	PINUS FLEXILIS	6-8' HT
SHADE TREES (CLASS III)		
LONDON PLANETREE	PLATANUS X ACERIFOLIA	2" CAL
SWAMP OAK	QUERCUS BIGGONI	2" CAL
SHADE TREES (CLASS II)		
AUTUMN MAPLE ASH	FRAXINUS AMERICANA	2" CAL
RED BELLIED NUT	JUGLANS NIGRA	2" CAL
SKYLINE HONEYLOCUST	GLIEDITSIA TRIACANTHOS	2" CAL
AMERICAN LINDEN	TILIA AMERICANA	2" CAL
AMERICAN SPRETOUGH	LIGUSTRUM SPICIFOLIUM	2" CAL
TULIP TREE	LIRIODENDRON TULIPIFERA	2" CAL
ORNAMENTAL TREES (CLASS I)		
GRAND OAK	QUERCUS GRANDIS	6-8' HT
CRIMSON OAK	QUERCUS CROSA	6-8' HT
KOTWICZ MAPLE	ACER TATARICUM	6-8' HT
ROYAL HOLLAND GRAPENUT	VITIS SPICATA	2" CAL
SPRING BURNING BUSH	EUONYMUS ALATUS	2" CAL
SEASONAL/TEMPORAL GREENS/PERENNIALS		
BLACK WALNUT	JUGLANS NIGRA	1.6AL
RED BELLIED NUT	JUGLANS NIGRA	1.6AL
BLUE GRASS	PANICUM CAPILLARE	1.6AL
BLUE RIG JAMBER	JANINUS HORIZONTALIS	1.6AL
RED FLORE CARPET ROSE	ROSA TROPICANA	1.6AL
DARTS GOLD INDIAN	PHYSOCARPUS OXIDATA	1.6AL
FINE LINE BUCHSHEIM	BUXUS SEMPERVIRENS	1.6AL
OSLO GLOBE THIER	OSLO GLOBE THIER	1.6AL
RED TOP PINE	PINUS RESINOSA	1.6AL
WYATT JALD DOGWOOD	DOGWOOD	1.6AL
LITTLE DEVIL INDIAN	PHYSOCARPUS OXIDATA	1.6AL
INDICATE BLUE BUCKLE	HELMINTHISCUS	1.6AL
MONSIEUR LAUREL	LAUREL	1.6AL
RED TILIA	TILIA	1.6AL
SUPERBINE INDIAN	INDIAN	1.6AL

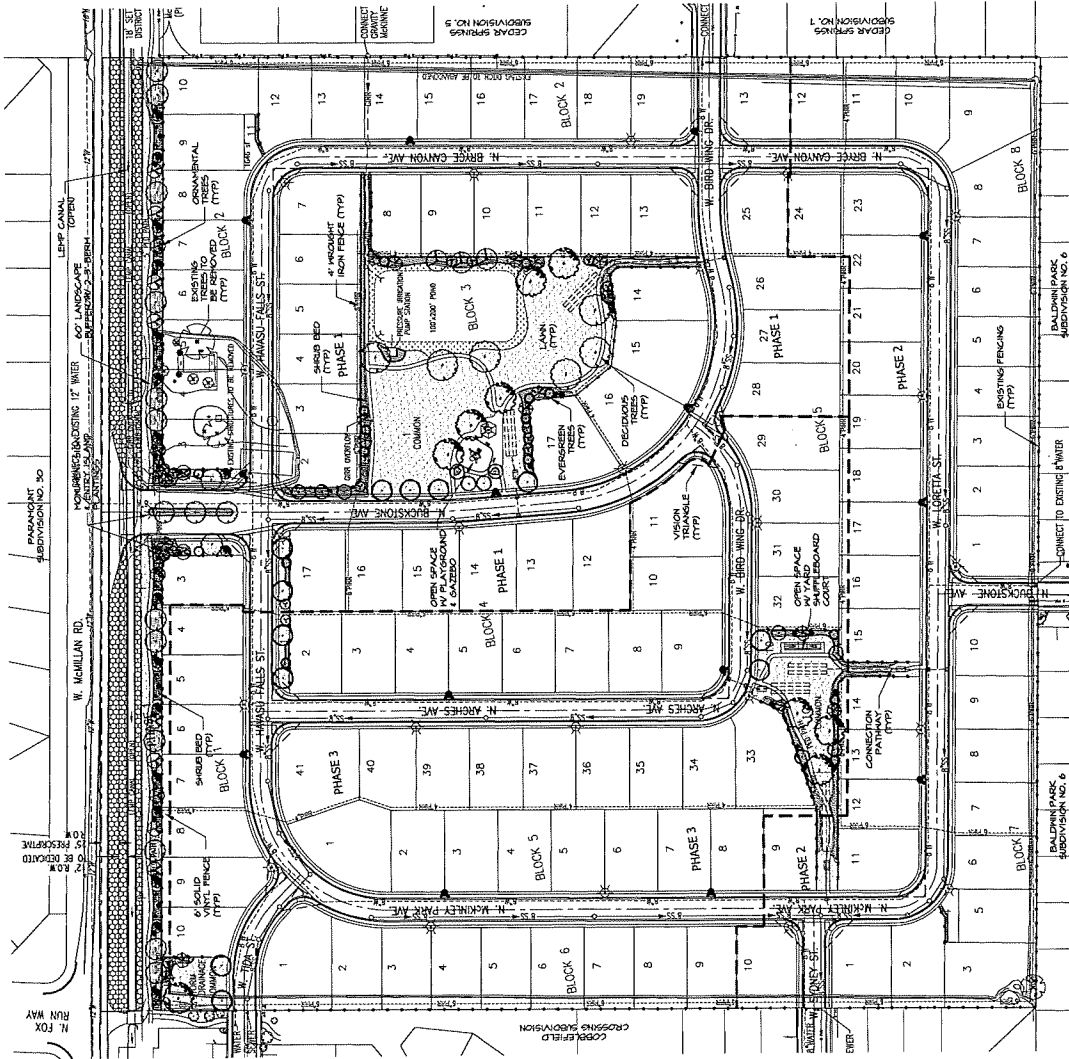


LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
M. McHILLAN RD	60'	1200' x 36'	36 TREES	43 TREES
PARKS COMMON		85000 SF / 10000 SF	30 TREES	100 TREES
OPEN SPACE				
TOTAL NUMBER OF TREES			66 TREES	143 TREES

DEVELOPMENT DATA

TOTAL AREA	40.60 ACRES
RESIDENTIAL LOTS	109
COMMON AREA LOTS	2
TOTAL LOTS	111
ELIGIBLE OPEN SPACE/COMMON AREA	4.08 ACRES (10.05%)
EXISTING ZONING	R1T
PROPOSED ZONING	R-4

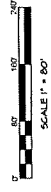


PLANNER/CONTACT
ENGINEERING SOLUTIONS
 BECKY MCKAY
 1029 N. RICHARD ST. STE. 110
 MERIDIAN, IDAHO 83647
 (208) 536-0940

OWNER OF RECORD
DEVELOPER
 4345 LINER ROAD, LLC
 1029 N. RICHARD ST. STE. 110
 MERIDIAN, IDAHO 83647
 (208) 339-5685



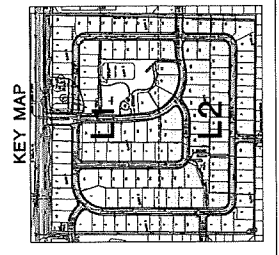
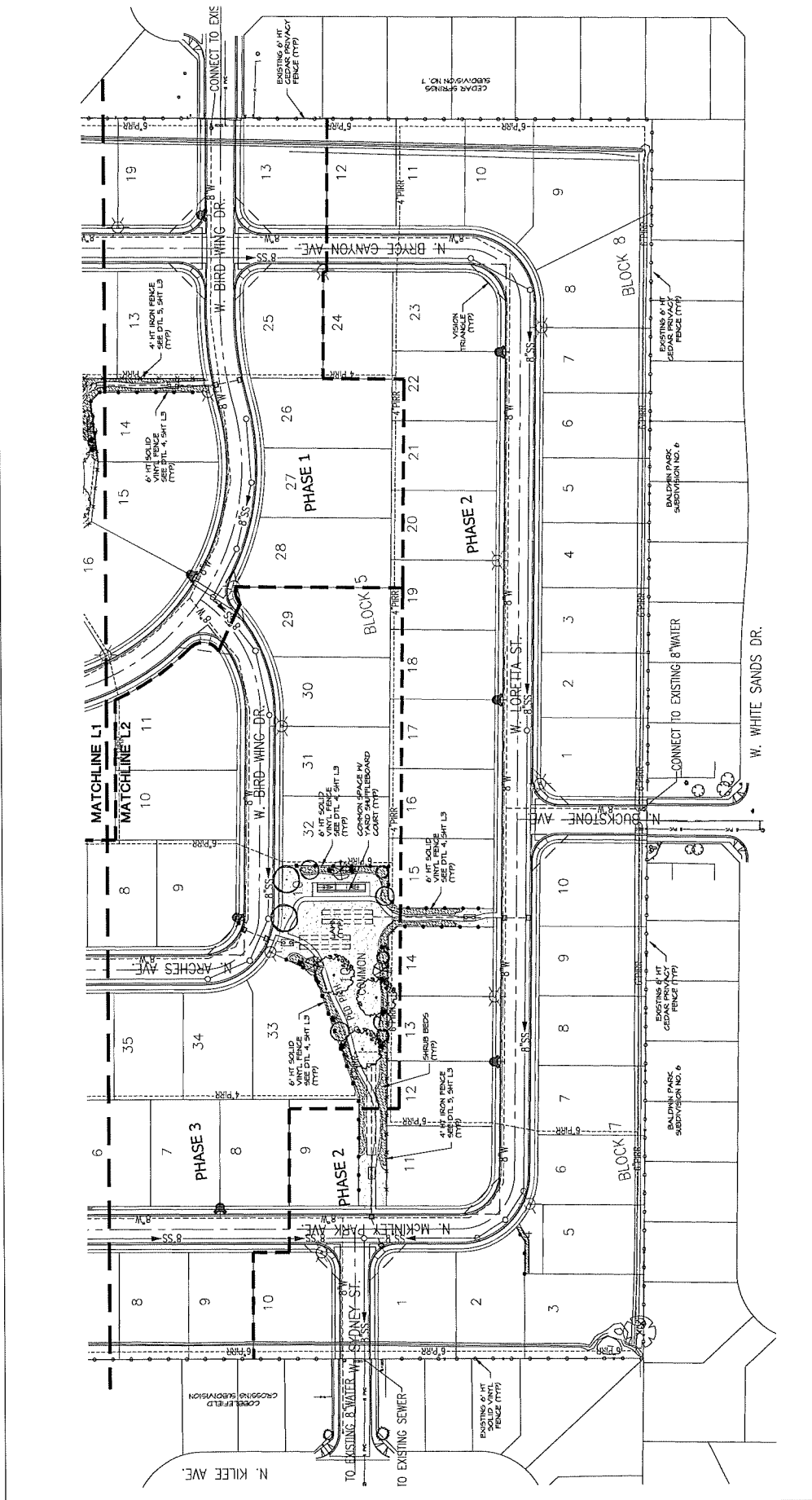
MAY 14, 2018



WHITECLIFFE ESTATES SUBDIVISION

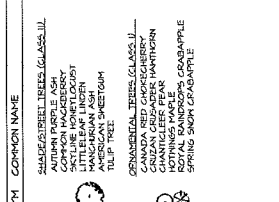
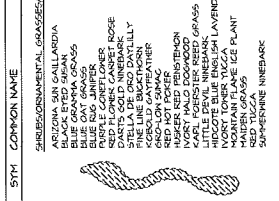
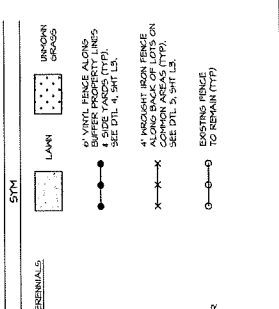
PRELIMINARY PLAT LANDSCAPE PLAN

MERIDIAN, IDAHO



SCALE 1" = 50'
 NORTH
 JENSEN BELLS ASSOCIATES
 LANDSCAPE ARCHITECTS
 1029 N. ROSARIO ST. S1E 100
 MERIDIAN, IDAHO 83442
 PHONE: (208) 933-0655
 FAX: (208) 933-0644

NOTES
 1. REFER TO SHEET L3 FOR PLANT PALETTE, LANDSCAPE NOTES, DETAILS, AND CALCULATIONS.



PLANT PALETTE
 5YM COMMON NAME
 EVERGREEN TREES
 AUSTRALIAN PINE
 NORTON SPALCE
 NORTON SPALCE
 VANDERBILT PINE
 SAGE PALM TREES (CLASS III)
 SPANISH OAK
 SHRUBS
 ARIZONA SAND GALLIARDIA
 BLUE GRAPPA GRASS
 BLUE BAZ JANTER
 SUDAN GRASS
 DART'S GOLD WINDMILL
 FINE LINE BRACKTHORN
 RED HOT POKER
 IVORY PALM DOGWOOD
 LITTLE DEVIL NINEBARK
 HIDEOUT BLUE ENGLISH LAVENDER
 MOUNTAIN FLAX ICE PLANT
 RED TULSA
 SUPPERNINE NINEBARK

From: [Rebecca McKay](#)
To: "Shari Stiles"
Subject: FW: Whitecliff
Date: Thursday, May 03, 2018 1:38:50 PM

Becky McKay, Partner
Engineering Solutions, LLP
1029 N. Rosario Street, Suite 100
Meridian, ID 83642
Phone: 208-938-0980

From: Mindy Wallace [mailto:Mwallace@achdidaho.org]
Sent: Thursday, May 03, 2018 1:35 PM
To: 'Rebecca McKay' <es-beckym@qwestoffice.net>
Cc: Bill Parsons <bparsons@meridiancity.org>
Subject: Whitecliff

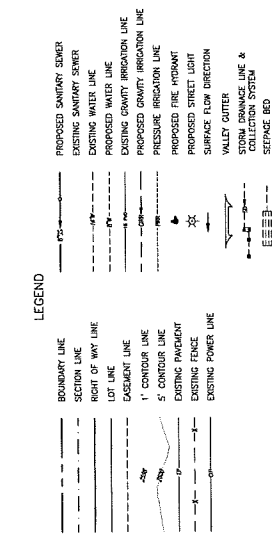
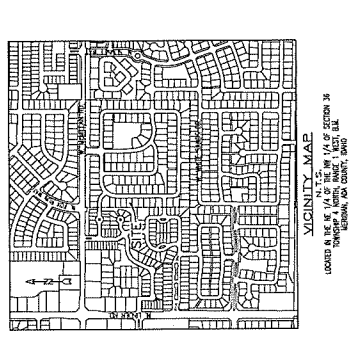
Becky,

ACHD has accepted the traffic impact study for Whitecliff Estates.

Please let me know you have any questions.

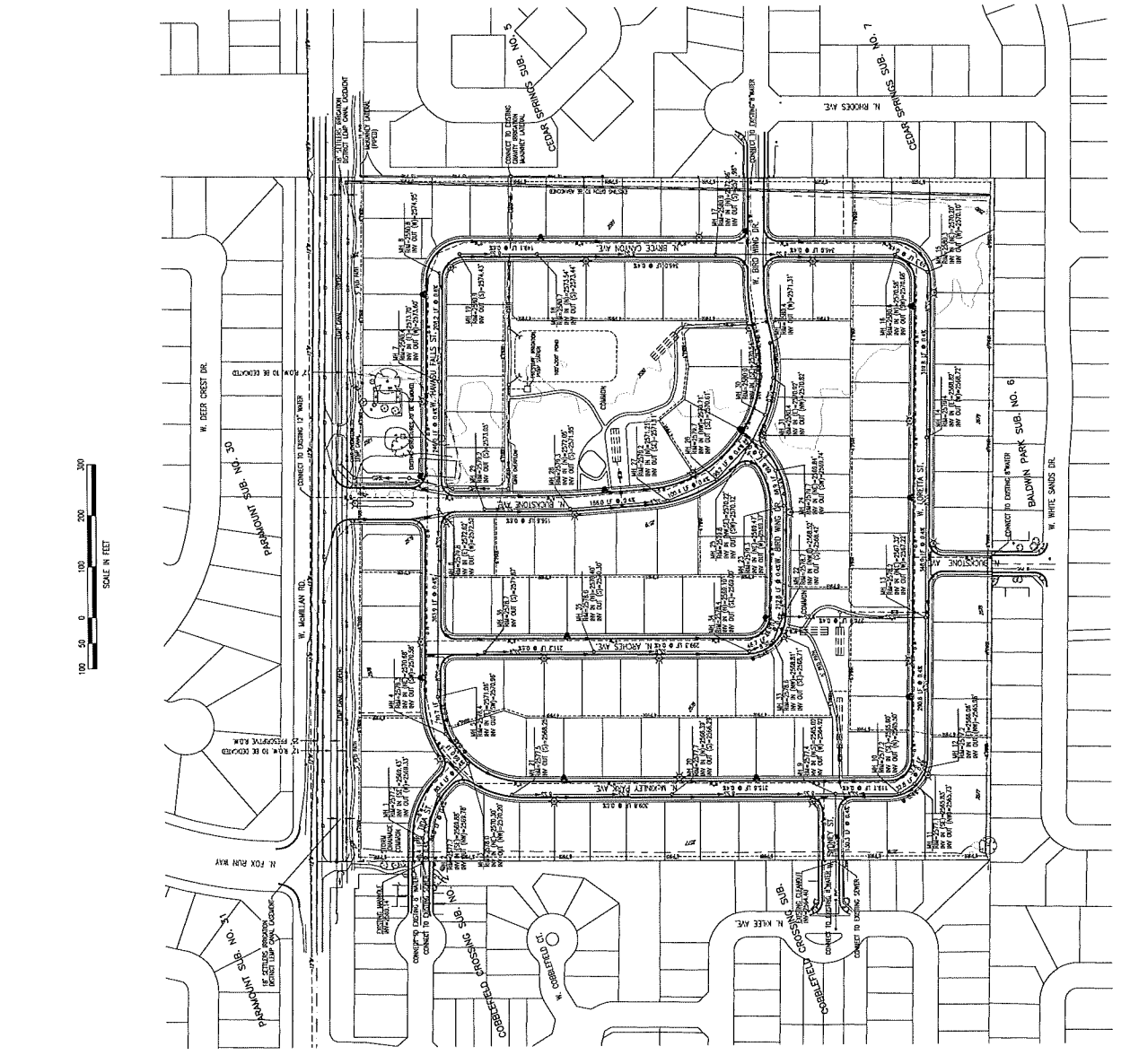
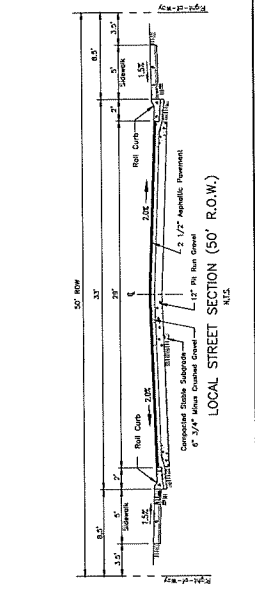
Mindy

Mindy Wallace, AICP
Planner III
Ada County Highway District
208-387-6178



NOTES

- SANITARY SEWER SERVICE TO BE PROVIDED BY EXTENSION OF WENONA CITY SEWER SYSTEM.
- DOMESTIC WATER TO BE PROVIDED BY EXTENSION OF WENONA CITY WATER SYSTEM.
- THE DEVELOPMENT OF THIS PROJECT SHALL BE IN ACCORDANCE WITH APPLICABLE ORDINANCES.
- SUBJECT PROPERTY DOES NOT FALL WITHIN ANY FLOOD HAZARD ZONE - REFERENCE FROM PARCELS 18000101-104 AND 10000101-144, DATED FEBRUARY 19, 2008.
- STREET LIGHTS, REVISION AND LOT BOUNDARY SHALL BE THE LEAST FEET ADJACENT TO ANY SUBJECT PROPERTY AND SHALL BE SUBJECT TO EACH LOT. EXCEPT AS OTHERWISE SHOWN, THERE SHALL BE A FIVE (5) FOOT PUBLIC UTILITY, REVISION AND LOT BOUNDARY BOUNDARY. THE SEWER MAINS AND WATER MAINS SHALL BE 10 FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY. THE SEWER MAINS SHALL BE 10 FEET ADJACENT TO ANY FRONT LOT LINE OR SUBDIVISION BOUNDARY. ALL LOTS SHALL BE SUBJECT TO THE ASSASSINATIONS OF SAID DISTRICT.
- BUILDING SETBACKS AND DIMENSION STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE WENONA CITY ZONING ORDINANCES.
- LOTS 1, 2 AND 11, BLOCK 2; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, BLOCK 3; LOT 1, BLOCK 4 AND LOT 10, BLOCK 5 ARE COMMON/OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY THE DEVELOPER.
- LOTS 1, 2 AND 11, BLOCK 2 AND LOT 4, BLOCK 7 ARE SHARED ACCESS COMMON DRAINAGE LOTS FOR THE BENEFIT OF AND PROVIDING STREET ACCESS TO LOTS 9 AND 10, BLOCK 2 AND LOTS 1, 2 AND 11, BLOCK 2 AND LOT 4, BLOCK 7. THE SHARED ACCESS COMMON DRAINAGE LOTS SHALL BE AS SET FORTH IN THE DEEDS PROVIDED FOR THIS DEVELOPMENT.
- DIRECT LOT ACCESS TO W. MANHATTAN ROAD IS PROHIBITED.



April 4, 2018

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

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

RE: Soils report for Brinegar parcel

Last Friday I examined and described seven soil test pits on the 40 acre parcel located at 943 West McMillan Road north of Meridian. A map is attached showing the approximate boundary and the GPS location of the test holes. Also included are detailed soil profile descriptions of each excavation.

SOIL PROFILES & CONDITIONS

There was considerable variation in horizon depth and thicknesses, but a summary of the significant layers illustrates the functional soil conditions present. The surface texture is silty clay loam at all locations with a thickness of 10 to 15 inches. Beneath this topsoil is a subsoil layer of silt loams and silty clay loams that extend to depths ranging from 27 to 33 inches.

Below the subsoil is a moderately cemented hardpan and/or a dense soil layer with hardpan lenses. There was wide variability in the thickness and depth of this horizon. This material digs with some difficulty and has significantly reduced permeability. It extends to from 4 to 6 feet below ground level. Beneath the restrictive layer is a loamy sand or sandy loam that contains 20 to 30 percent gravel and has increased permeability.

The lower substratum from depths of 4 to 10 feet is very gravelly sand with very rapid permeability. It is present in all profiles and was observed to more than 12 feet below ground level. Well logs and geologic information show that this "pit run" material occurs in layers 50 to 100 feet thick. This is the zone where groundwater exists at some depth. All holes but 5-18 were dry to 12 feet. At that location the soil was saturated at 12 feet below the surface with free water present at 13 feet.

BEARING STRENGTHS

A reasonable approximation of bearing strengths can be obtained using the dominant textures in the upper soil layers. On this parcel the surface and topsoil have silt loam and silty clay loam textures with clay contents from 17 to 38 percent. These will have Unified classifications of ML, CL-ML or CL. Using Table 1806.2 in the International Building Code an allowable foundation pressure of 1,500 pounds per square foot is dictated.

Similarly, the R-values for these soils can be approximated using these moderately fine textures. R-values in the upper 24 inches of soil will likely be less than 15 and possibly less than 5 at the 200 psi exudation pressure. I suggest you use these ratings if R-values will be utilized to design roadway profiles. If more precise data is needed I suggest you collect samples for lab testing.

GROUNDWATER AND STORMWATER DESIGN

All test pits were dry to the 12 foot observed depth except for 5-18. That test pit is located in the extreme southwest corner of the 40 acres near a waste water ditch. Saturated sand & gravel were present in that excavation at the 12 foot depth and free water at 13 feet. It is likely this corner receives larger amounts of water throughout the irrigation season.

There were no wetness features present in any of the profiles to more than 12 feet. Monitor pipes were placed in each pit prior to backfilling to allow for measurement of groundwater levels. Once irrigation water has been turned into the canals I will collect biweekly measurements throughout the summer irrigation season. Monitor data from 2013 just ¼ mile west showed ground water peaks at 10 to 11 foot depths. With no evidence in the Brinegar profiles, I would not expect peaks much above the 12 foot mark. The monitor data will provide an answer to this question.

The deep substratum sand, gravel and cobbles will be ideal receiving material for stormwater. Because of restrictive permeability in the upper layers I suggest you design infiltration beds for all soil to be removed down to the pit run and replaced with filter sand to control flow rates. This will allow free movement into the rapidly permeable material.

SUMMARY & CONCLUSIONS

The observed profiles should provide no major soil related problems using these soils for the intended use. Trenching will provide only minimal resistance for track hoe equipment. Groundwater should be deep enough to not limit installation of utilities or footings and foundations or complicate design and construction of stormwater facilities. If you have questions or need any additional interpretations please contact me by phone or e-mail.

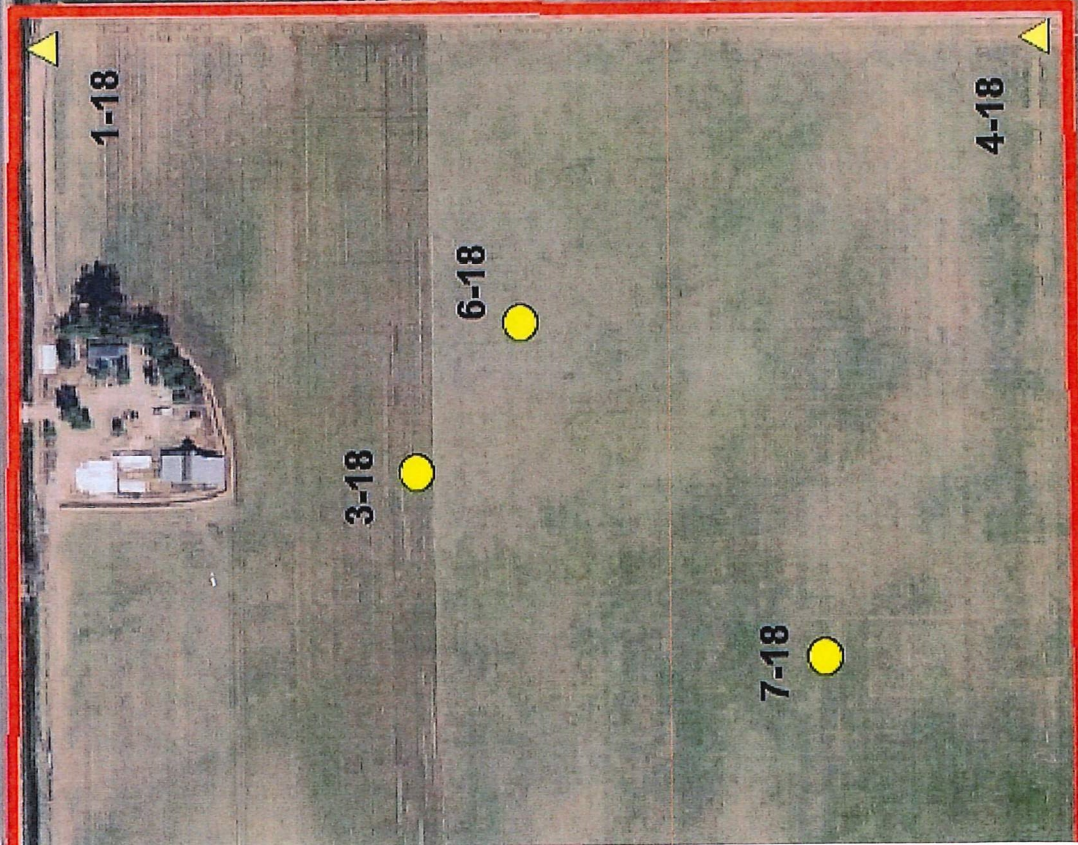
transmitted via e-mail

HARLEY R. NOE
Professional Soil Scientist

cc w/attachments: Todd Amyx, 4345 Linder Road, LLC, 13967 W. Wainwright Drive,
Suite 102, Boise, ID 83713

W. McMillan Road

WHITECLIFFE ESTATES



Natural Resource Solutions, LLC

Storm Drain Test Hole Description & Evaluation

Date Of Evaluation: 4/1/2018 Evaluated by: **Harley Noe**, Professional Soil Scientist
 Requested By: 4345 Linder Road, LLC Attn: Todd Amyx
 Address: 13967 W. Wainwright Drive, Suite 102 Phone: (208) 939-5665
 City: Boise State: ID Zip: 83713
 Legal Desc: NE 1/4 of NE 1/4 Section 36, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho
 General Desc: 1/4 mile east of Linder Road on south side of McMillan Road. 943 W. McMillan Road

Depth (inches)	Moist Munsell Color	USDA Texture	Clay %	Roots	Mottles	Est. Permeability (in/hr)	Comments
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Hole Number & Location: **1-18 Latitude 43.648202, Longitude -116.403861**

0 to 12	10YR 3/3	silty clay loam	28 to 30	common very fine & fine	none	0.2 to 0.6	friable moist; some disturbance in this layer across pit face
12 to 19	10YR 3/4	loam	17 to 18	few very fine & fine	none	1 to 2	friable moist; 20% hard chunks of same material
19 to 27	10YR 4/6	loam	15 to 16	few very fine & fine	none	1 to 2	friable moist
27 to 52	50% 10YR 4/4	sandy loam	12 to 14	none	none	0.2 to 0.6	dense in place; 50% lenses of 10YR 8/2 thin hardpan layers
52 to 144+	grayish variegated	very gravelly sand	<3	none	none readable	15+	15 to 20% cobbles

General Notes: Slope less than 2 percent. No free water or evidence of wetness to the observed depth of 12 feet below ground level.

Hole Number & Location: **2-18 Latitude 43.648134, Longitude -116.408460**

0 to 14	10YR 3/2	silty clay loam	28 to 30	few very fine & fine	none	0.2 to 0.6	slightly firm moist; moderate fine and medium granular structure
14 to 26	10YR 5/2	silt loam	20 to 22	few very fine & fine	none	0.5 to 1	friable to very friable moist
26 to 44	10YR 5/3	loam	18 to 20	none	none	1 to 2	friable moist
44 to 72	10YR 5/6	gravelly loamy sand	8 to 10	none	none	5 to 10	moderate cementation in upper 2 inches of layer
72 to 103	reddish variegated	very gravelly loamy sand	5 to 8	none	none	10 to 15	gravel increase over the layer above
103 to 139+	grayish variegated	very gravelly sand	<3	none	none	15+	loose in place; 15% cobbles

General Notes: Slope less than 2 percent. No free water or wetness evidence to observed depth.

Continuation Sheet

Date Of Evaluation: 3/30/2018

Project: Bridger Parcel Whitecliffe Estates

Depth (inches)	Moist Munsell Color	USDA Texture	Clay %	Roots	Mottles	Est. Perm. (in/hr)	Comments
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Hole Number & Location: **3-18 Latitude 43.646979, Longitude -116.405839**

0 to 12	10YR 3/3	silty clay loam	28 to 30	common very fine, fine & medium	none	0.2 to 0.6	very friable moist; moderate, medium granular structure
12 to 29	10YR 4/4	loam	14 to 15	common very fine & fine	none	1 to 2	friable moist; weak medium subangular blocky structure
29 to 48	10YR 6/3	moderately cemented hardpan	na	few very fine & fine in fractures	none	0.2 to 0.6	fractured with pockets of loam soil
48 to 72	10YR 4/6	sandy loam	10 to 12	none	none	0.2 to 0.6	dense in place & digs with difficulty; is not cemented
72 to 118	reddish variegated	very gravelly loamy sand	5 to 8	none	none	5 to 10	moderately dense in place
118 to 146+	orangish variegated	very gravelly sand	<3	none	none readable	15+	loose in place; 10 to 15 percent cobbles

General Notes: Slope less than 2 percent. No free water or evidence of wetness observed in profile to 12 feet below ground level.

Hole Number & Location: **4-18 Latitude 43.644897, Longitude -116.403878**

0 to 10	10YR 3/2	silty clay loam	30 to 32	common very fine & fine	none	0.2 to 0.6	strong, medium granular structure; very friable moist
10 to 22	10YR 3/3	silty clay loam	28 to 30	few very fine & fine	none	0.2 to 0.6	very friable moist; strong, fine subangular blocky structure
22 to 31	10YR 4/6	loam to clay loam	24 to 26	few very fine & fine	none	0.5 to 1	friable moist
31 to 56	10YR 5/6	loam	12 to 13	none	none	1 to 2	friable moist; massive
56 to 90	orangish variegated	gravelly loamy sand	8 to 10	none	none	5 to 8	considerable fines
90 to 146+	yellowish variegated	very gravelly sand	<3	none	none readable	15+	15% cobbles; loose in place; clean sands

General Notes: Slope less than 2 percent. No free water or wetness evidence observed in test pit to a depth of 12 feet below surface.

Continuation Sheet

Date Of Evaluation: 3/30/2018

Project: Brinegar Parcel - Whitecliffe Estates

Depth (inches)	Moist Munsell Color	USDA Texture	Clay %	Roots	Mottles	Est. Perm. (in/hr)	Comments
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Hole Number & Location: **5-18 Latitude 43.644951, Longitude -116.408539**

0 to 12	10YR 3/3	silty clay loam	30 to 32	few very fine & fine	none	0.2 to 0.6	firm moist; moderate, medium granular structure
12 to 33	7.5YR 4/4	silty clay loam	36 to 38	few very fine & fine	none	0.2 to 0.6	slightly firm moist; sticky
33 to 46	10YR 6/3	weakly cemented hardpan	na	none	none	0.2 to 0.6	lenses of pan and soil
46 to 156+	grayish variegated	very gravelly sand	<3	none	none readable	15+	weakly cemented in upper 4 inches; 15% cobbles; saturation below 12 feet

General Notes: Slope less than 2 percent. Near saturation below 12 feet with free water at 13 feet.

Hole Number & Location: **6-18 Latitude 43.646620, Longitude -116.405160**

0 to 12	10YR 3/4	silt loam to silty clay loam	24 to 26	common very fine, fine & medium	none	0.5 to 1	very friable moist; moderate fine granular structure
12 to 38	10YR 4/6	silty clay loam	28 to 30	few very fine & fine	none	0.2 to 0.6	friable moist; moderate medium subangular blocky structure
38 to 64	10YR 7/4	moderately cemented hardpan	na	none	none	0.2 to 0.6	brittle; numerous lenses of hardpan w/ soil between plates
64 to 80	reddish variegated	very gravelly loamy sand	5 to 8	none	none	2 to 4	dense in place; weakly cemented lenses
80 to 148+	yellowish variegated	very gravelly sand	<3	none	none readable	15+	20 percent cobbles; loose in place

General Notes: Slope less than 2 percent. No evidence of wetness in observed profile. Digs with less difficulty than other test pits.

Continuation Sheet

Date Of Evaluation: 3/30/2018

Project: Brinegar Parcel - Whitecliffe Estates

Depth (inches)	Moist Munsell Color	USDA Texture	Clay %	Roots	Mottles	Est. Perm. (in/hr)	Comments
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Hole Number & Location: **7-18 Latitude 43.6456120, Longitude -116.406672**

0 to 15	10YR 3/4	silty clay loam	28 to 30	common very fine, fine & medium	none	0.2 to 0.6	very friable moist
15 to 30	10YR 4/4	silty clay loam	30 to 32	few very fine & fine	none	0.2 to 0.6	friable moist; weak, medium & fine subangular blocky structure
30 to 54	10YR 6/4	sandy loam	8 to 10	few very fine & fine	none	3 to 5	friable moist; slightly dense in place
54 to 70	10YR 5/6	very gravelly loamy sand	8 to 10	none	none	5 to 10	thin pan lenses in top 4 inches of layer
70 to 144+	yellowish variegated	gravelly sand	<3	none	none readable	15+	less gravel than other profiles; clean sand; no cobbles

General Notes: Slope less than 2 percent. Few cobbles below 10 feet. No free water or wetness features observed to depth of 12 feet below surface.

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.

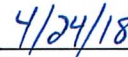
The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign(s) were posted. Unless such Certificate is received by the required date,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



Date