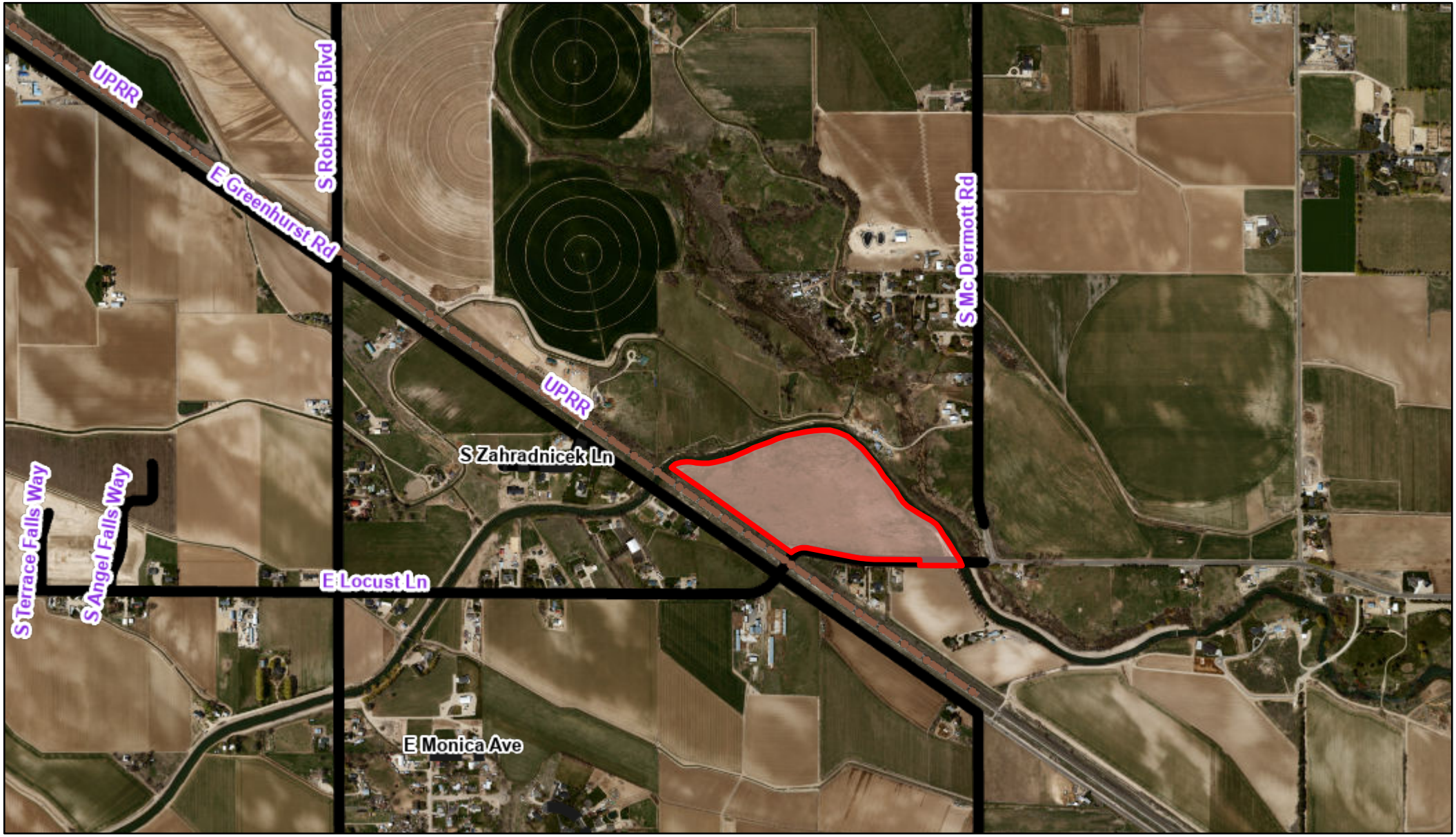
Canyon County, ID Web Map



5/7/2025, 2:34:16 PM

Multiple Parcel Search _Query result

RAILROAD

CanyonCountyRoads

Roads

Rail-Trail

CC_PrivateRoads

Urban_2023

Red: Red

Green: Green

Blue: Blue

Imagery_2022

Red: Band_1

1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

County of Ada, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

Canyon County, ID

ZONING AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Deschutes Investments LLC, Andrew Fuller, Manager	
	MAILING ADDRESS: P.O. Box 1611, Meridian, ID 83680-1611	
	PHONE: 208.392.8882	EMAIL:

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: _____ *Date:* 4-14-25

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Penelope Constantikes	
	COMPANY NAME: Riley Planning Services LLC	
	MAILING ADDRESS: P.O. Box 405, Boise, ID 83701	
	PHONE: 208.908.1609	EMAIL: penelope@rileyplanning.com

SITE INFO	STREET ADDRESS: 0 Locust Lane	
	PARCEL NUMBER: R28836	
	PARCEL SIZE: 32.26 (per Canyon County Assessor)	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☐ REZONE	☒ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: Agriculture City of Nampa AOI - FLUM = Commercial	PROPOSED ZONING: CR-C1
	FLOOD ZONE (YES/NO) NO	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER		DATE RECEIVED:
RECEIVED BY:	APPLICATION FEE:	CK MO CC CASH

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov - Phone: 208-454-7458
Revised 3/21/23

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. DOMESTIC WATER: ☐ Individual Domestic Well ☐ Centralized Public Water System ☐ City

☒ N/A – Explain why this is not applicable: Water service not needed - no office or restroom on site

☐ How many Individual Domestic Wells are proposed? _____

2. SEWER (Wastewater) ☐ Individual Septic ☐ Centralized Sewer system

☒ N/A – Explain why this is not applicable: septic not needed

3. IRRIGATION WATER PROVIDED VIA:

☒ Surface ☐ Irrigation Well ☐ None

4. IF IRRIGATED, PROPOSED IRRIGATION:

☒ Pressurized ☐ Gravity

5. ACCESS:

☒ Frontage ☐ Easement Easement width_____Inst. # _____

6. INTERNAL ROADS:

☐ Public ☒ Private Road User's Maintenance Agreement Inst #_____

7. FENCING ☒ Fencing will be provided (Please show location on site plan)

Type: White vinyl privacy Height: 6-foot

8. STORMWATER: ☒ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches

☐ Other: _____

9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY: (i.e. creeks, ditches, canals, lake)

Powell Lateral

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

☐ Residential _____ ☐ Commercial _____ ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION: Fire extinguishers mounted throughout the facility as required

☐ Water supply source: N/A

3. INCLUDED IN YOUR PROPOSED PLAN?

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: RV Storage - 486 spaces

2. DAYS AND HOURS OF OPERATION:

☐ Monday 7:00 AM to 9:00 PM

☐ Tuesday 7:00 AM to 9:00 PM

☐ Wednesday 7:00 AM to 9:00 PM

☐ Thursday 7:00 AM to 9:00 PM

☐ Friday 7:00 AM to 9:00 PM

☐ Saturday 7:00 AM to 9:00 PM

☐ Sunday 7:00 AM to 9:00 PM

3. WILL YOU HAVE EMPLOYEES? ☐ Yes If so, how many? _____ ☒ No

4. WILL YOU HAVE A SIGN? ☒ Yes ☐ No ☐ Lighted ☒ Non-Lighted

Height: 4 ft Width: 8 ft. Height above ground: 5 ft

What type of sign: _____Wall X Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? RV Storage - 486 spaces

Is there is a loading or unloading area? N/A

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: N/A

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

ZONING AMENDMENT
PUBLIC HEARING - CHECKLIST

Zoning Amendment/Conditional Rezone CCZO Section 07-06-05/07-06-07

Check the applicable application type:

☐Rezone

☐Conditional Rezone with Development Agreement

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed.	x	
Letter of Intent (see standards on next page)	X	
Land Use Worksheet	X	
Neighborhood Meeting form was completed and signed	X	
Completed Agency Acknowledgement form including:		
Southwest District Health	X	
Irrigation District	X	
Fire District	X	
Highway District/Idaho Transportation Dept	X	
Area of City Impact (If applicable)	X	
Conditional Rezone:		
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)	X	
Deed or evidence of property interest to the subject property	X	
Fee: $ 950 **Rezone** $1,400 **Conditional Rezone** $2,800 **Text Amendment**	X	
Fees are non-refundable		

*DISCLAIMER: The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

REZONE OPTION:

When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application.

The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.

Applicant/Owner: N/A _____ Date _____

DSD Planner: _____ Date _____

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov - Phone: 208-454-7458
Revised 3/29/23

RILEY PLANNING SERVICES

P.O. Box 405
Boise, ID 83701
208.908.1609

April 22, 2025

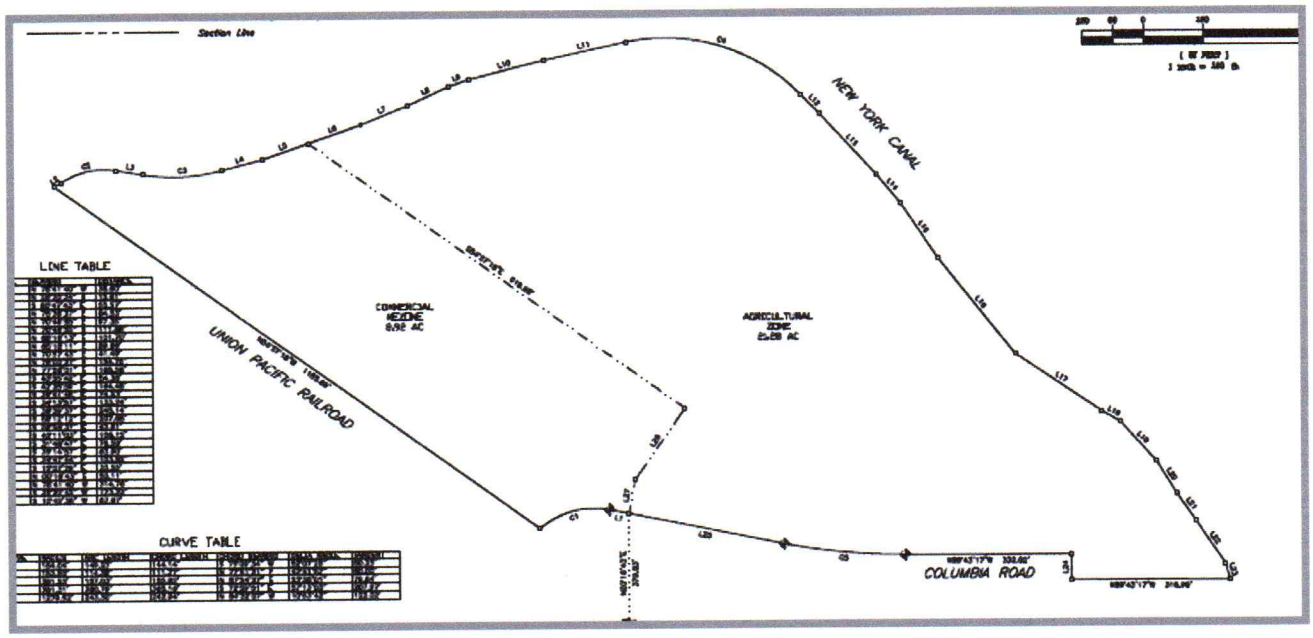
Canyon County Board of County Commissioners
Planning & Zoning Commission
Canyon County Development Services
111 North 11th Avenue
Caldwell, ID 83605

RE: CONDITIONAL REZONE FOR A PORTION OF PARCEL R28836
8.92 ACRES ZONED COMMERCIAL / 21.28 REMAINING AG
RECREATIONAL VEHICLE STORAGE
486 SPACES ADJACENT TO RAILROAD TRACKS ON WEST SIDE

To Whom It May Concern:

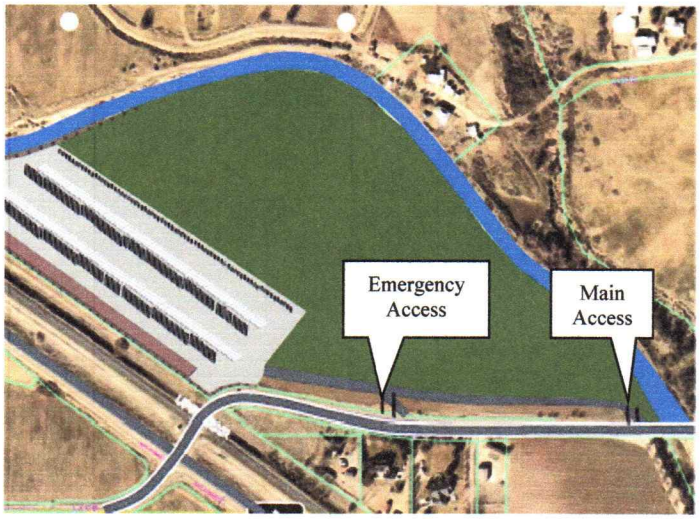
On behalf of Andrew Fuller, Manager, Deschutes Investments LLC, please accept this application for a Conditional Rezone for a portion of the above reference parcel at the northeast corner of the Greenhurst Road and Locust Lane intersection.

A partial rezone is requested. As can be seen in the ROS below, the 8.92 acres in the western portion of the site is proposed to be zoned commercial and the remaining 21 plus acres are to remain agriculture. The developer selected the area along the railroad tracks as the best location of the recreational vehicle storage to minimize the visibility of the storage and keep the facility as far as possible from the surrounding residences. In addition, the railroad tracks are elevated above the site which further reduces visibility.



Access for both the agricultural and storage uses is the existing access located at the southeast corner of the site. The service drive leading to the storage area will be gated with an electronic key pad. The proposed use does not include an office. A second emergency only access has been approved by the Nampa Highway District Commissioners and the Deed Restriction required by NHD has been recorded. A copy of this document is included in the application packet.

The total proposed storage space count is 486. One hundred (100) of the spaces will be covered - or 21%, but without a door. The remaining 386 spaces will be surface storage.

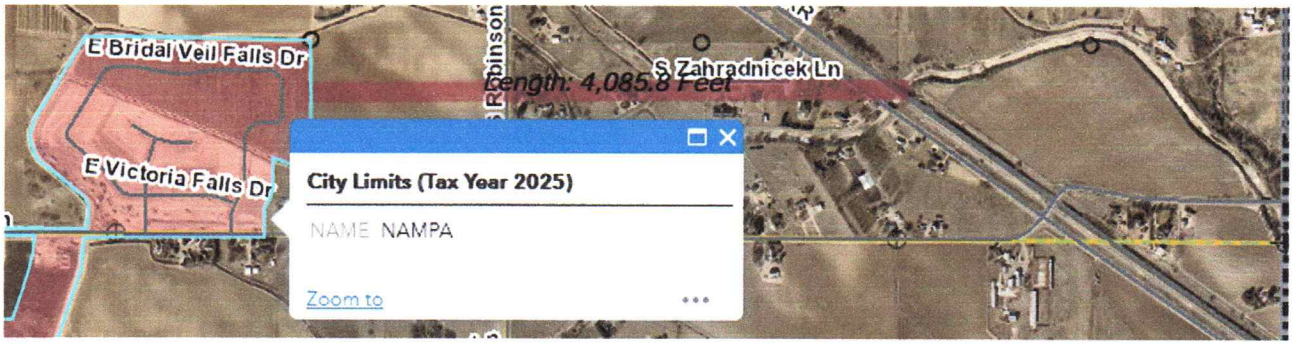


Immediately adjacent to the railroad track will be the covered spaces. This will provide a visual barrier at a height of about 16 feet at the highest point.

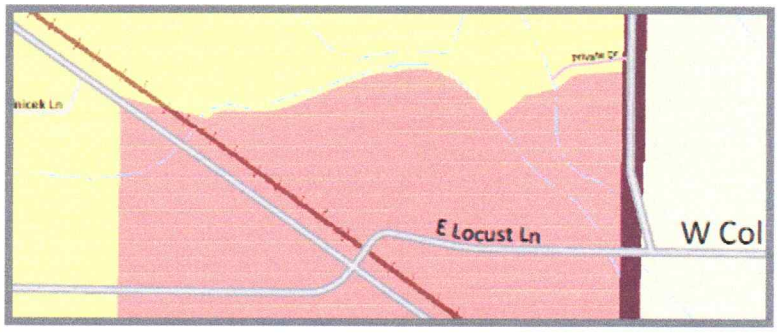
Nampa Fire and NHD will establish the best location for the emergency only access. A conceptual location has been show on the site plan. A final location will be confirmed.

Surface water will provide irrigation for the landscape buffer along Locust Lane.

Nampa city limits are less than a mile to the west. The current distance is 4,085 feet.



Nampa's Future Land Use Map designates this site as commercial as shown here.



This site is also about the same distance from the boundary of the City of Kuna (3,999 feet) making it ideal for residents in both counties for storing recreational equipment.

Using the Internet to find similar RV and boat storage in Nampa, the two facilities with the same storage option are both more than 4 miles, and one is almost 5 miles away. These two facilities are located

much closer to the city center. This location is ideal for the more suburban residences in this quadrant of Nampa and outlying areas.

Lighting will be muted and site obscuring fencing is proposed as shown on the detailed landscape plan.

The developer reached out to the City of Nampa early in the process and a follow up discussion occurred with the Nampa Long Range Planner prior to submittal of this application. In response to a request for a Pre-Application meeting Nampa staff provided the comments below.

---------- Forwarded message ---------
From: **Kristi Watkins** <watkinsk@cityofnampa.us>
Date: Mon, Dec 30, 2024 at 9:19 AM
Subject: R2883600000 & R2883601000 RV Storage
To: Tom@ehrrealtyidaho.com <Tom@ehrrealtyidaho.com>, ossmeridian@gmail.com <ossmeridian@gmail.com>

I am in receipt of your request for a Pre-application meeting for the above referenced property.

This property is not near the Nampa City Limits so is not eligible for annexation into the city limits (yellow in the image below), therefore, we do not have jurisdiction over what is done there. You will need to discuss your options with Canyon County Development Services.

This property is within the City of Nampa Impact Area and we have a 'future' designation on it as commercial, so a commercial venture would comply with what we have planned for that area if we were to grow that direction.

I am going to void the meeting request because you will need to discuss this with Canyon County. Please let me know if you have any further questions, or if they need more input from us for some reason.

Thank you,

SUBMITTAL STANDARDS

1. Description of proposed use: expand on the Land Use Worksheet.
    a. *Due to the low impact nature of the proposed partial use of this site, minimal responses in the Land Use Worksheet are needed.*
    b. *Full Civil Drawings and Landscape Plans are included in the submittal packet.*
2. Describe the existing use.
    a. *This site has been used for primarily for agriculture.*
    b. *See the attached Geotech Report for more site history information.*
3. Expected impacts and traffic of future development.
    a. *Only 30% of the site is impacted by the request for a Conditional Rezone to Commercial.*
    b. *A traffic impact study is in process and will be provided to the County when completed.*
    c. *Both Greenhurst Road and Locust Lane have higher level functional classifications - better suited than this type of facility served by local roads.*
    d. *The site has been specifically selected because of the proximity to these higher classified roads.*

e. *Central sewer or septic is not needed for the proposed use.*

4. Explain how the proposed rezone is consistent with the Comprehensive Plan and specific zoning criteria.
    a. *Examples of Comprehensive Plan support for this request include:*
        i. *Population Policy P2 01.01 – Plan for anticipated population and households that the community can support with adequate services and amenities*
        ii. *Economic Development Policy P3.01.01 Direct business development to locations that can provide necessary services….*
        iii. *Land Use and Community Design Goal G4.01.00 – Support livability and high quality of life as the community [Nampa] changes over time.*
        iv. *Land Use and Community Design Policy P4.0301 – Designate areas that may be appropriate for industrial, commercial and residential land uses while protecting and conserving farmland….*
        v. *Land Use and Community Design P4.06.02 – Encourage development design that accommodates topography and promotes conservation of agricultural land.*
        vi. *See Page 68 – Nature Based Recreation such as hunting, fishing, and boating are all supported by the proposed rezone and associated facility.*
        vii. *86 % of the respondents to the Public Outreach (survey) Report indicated ranked natural spaces as the most important recreation opportunities.*
        viii. *Agriculture Policy P12.01.02 – Encourage non-agricultural related development in cities, areas of city impact and other clearly defined and planned development areas.*
        ix. *Storage is an allowed use in C-2.*
5. Conditional Rezone – explanation of concept plan; proposed condition(s) of approval.
    a. *The concept plan and site usage is explained above*
    b. *The developer / property owner anticipates that until the site is eligible for annexation into the City of Nampa or there is a change in development activity / conditions surrounding the site the site usage will remain as proposed. This time period is anticipated to be 5-7 years.*

The proposed Conditional Rezone to C-2 provides a needed service to the surrounding residences *and* preserves active agriculture until the site is better suited for the future land use indicated on the City of Nampa Future Land Use Map.

Please do not hesitate to reach out if you have questions or need additional materials.

Approval of the requested Conditional Rezone is respectfully requested.

Best regards,

RILEY PLANNING SERVICES LLC

P. Constantikes

Penelope Constantikes
Principal

CANYON COUNTY LISTING - R28836 - 600 feet

April 22, 2025

PIN	Owner Name	In Care Of
28851000 0	BUNN GREGORY A	
28922000 0	COLLEY FAMILY TRUST	
28835000 0	COLLIAS TIM	
28835010 0	COLLIAS TIM JOHN	
28923000 0	ENGELHARDT-VOGEL DEBORAH RAE @@	
28840011 0	FENNER SCHMELTZER TRUST	
28920010 0	FENNER SCHMELTZER TRUST	
28841000 0	GRANGETTO FLORA	
28921000 0	GRANGETTO FLORA	
28921010 0	GRANGETTO MARTIN	
28851010 0	HAYHURST LARRY A	
28840011A0	KLING JOSHUA A	
28920010A0	KLING JOSHUA A	
27412000 0	KNIGHTEN DAN AND PAMELA FAMILY TRUST	
27412000 0	KNIGHTEN DAN AND PAMELA FAMILY TRUST	
27421000 0	KUNTZ JOSEPH III	
28840010 0	MALLEA JACINTO	
28922010 0	MALLEA JACINTO	
28922010A0	MALLEA JACINTO	
28848010 0	MILLER KEVIN	
27423010 0	MORTON ROBERT W REVOCABLE TRUST	
28845000 0	MUNSTER KENT J	
28843000 0	NICODEMUS JUSTIN @@	
28836010 0	PALMER DUSTIN LEE	
28840000 0	PALMER DUSTIN LEE	
28841011 0	RAMIREZ VINCE O	
28842000 0	SHEWMAKER PHILIP R	
28836000 0	TREASURE VALLEY LIVE EDGE LLC	
28859010 0	WALKER MICHAEL D	
28920000 0	WRIGHT ROGER	

for the description of these properties.
)tice; however, the Assessor's Office
Office disclaims any responsibility or
)perty listings.

Address	City, State, Zip
[illegible] E GREENHURST RD	NAMPA. ID. 83686
7301 E LOCUST LN	NAMPA, ID, 83686
5809 N CAPE ARAGO LN	GARDEN CITY, ID, 83714
5809 N CAPE ARAGO LN	GARDEN CITY. ID. 83714
9501 ROBINSON RD	KUNA, ID, 83634
PO BOX 747	MERIDIAN, ID, 83680
PO BOX 747	MERIDIAN. ID. 83680
7811 E LOCUST LN	NAMPA, ID, 83687
7811 E LOCUST LN	NAMPA, ID, 83687
7811 E LOCUST LN	NAMPA. ID. 83687
6911 E GREENHURST RD	NAMPA, ID, 83686
7625 E LOCUST LN	NAMPA, ID, 83687
7625 E LOCUST LN	NAMPA. ID. 83687
3423 S MCDERMOTT RD	NAMPA, ID, 83687
3423 S MCDERMOTT RD	NAMPA, ID, 83687
7703 SPRING DR	NAMPA. ID. 83687
7305 E LOCUST LN	NAMPA, ID, 83686
7305 E LOCUST LN	NAMPA, ID, 83686
7305 E LOCUST LN	NAMPA. ID. 83686
7012 E LOCUST LN	NAMPA, ID, 83686
7601 SPRING DR	NAMPA, ID, 83687
7101 E GREENHURST RD	NAMPA. ID. 83687
7112 E LOCUST LN	NAMPA, ID, 83686
7519 E LOCUST LN	NAMPA, ID, 83687
7519 E LOCUST LN	NAMPA. ID. 83687
8481 S DANSKIN LN	MERIDIAN, ID, 83642
7011 E GREENHURST RD	NAMPA, ID, 83686
18 N PIT LN	NAMPA. ID. 83687
6800 E GREENHURST RD	NAMPA, ID, 83686
7218 WRIGHT LN	NAMPA, ID, 83686

RILEY PLANNING SERVICES

P.O. Box 405
Boise, ID 83701

March 29, 2025

Dear Neighbor:

The purpose of this letter is to invite you to a neighborhood meeting regarding a proposed recreation vehicle storage development on Parcel No. R28836. A vicinity map and location of the site are shown below. The site is generally at the northeast corner of Greenhurst Road and Locust Lane. This meeting is not a public hearing and no public officials (P&Z Commission or Board of County Commissioners) will be present. Official notice will be provided to you prior to public hearings.

DATE: **Tuesday, April 8, 2025**
TIME: **6:00 – 6:30 PM**
LOCATION: **On site at the field entry just west of the canal (shown above)**

This site is approximately 32 acres. The RV Storage will be located along the railroad and will only occupy a portion of the site. The remainder of the site will remain agriculture. Surface irrigation water will continue to be provided to adjacent parcels as required by Idaho Statute.

The application to be submitted to Canyon County will be a Conditional Rezone for only the area for the RV storage. The remainder will remain zoned as agriculture (AG).

A representative of the applicant will be present at the meeting to provide information about the proposed Conditional Rezone and the proposed RV Storage Facility.

The neighborhood meeting occurs prior to application submittal – during PRE-APPLICATION, and Canyon County Development Services Staff are not able to answer any questions about the proposed development at this time.

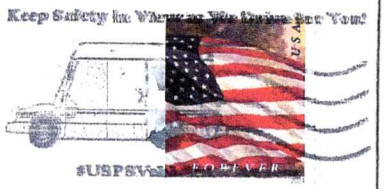
I can be reached at penelope@rileyplanning.com if you have questions.

Best regards,
Penelope Constantikes

Riley Planning Services
P.O. Box 405
Boise, ID 83701

BOISE ID RPDC 837

29 MAR 2025 PM 1 L



Riley Planning Services
P.O. Box 405
Boise, ID 83701

Rec
3/31/25

83701-040505

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633

NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION		
Site Address: No Address	Parcel Number: 0 Locust Lane - Parcel No R28836	
City: Nampa	State: ID	ZIP Code:
Notices Mailed Date: March 29, 2025	Number of Acres:	Current Zoning:
Description of the Request: Conditional Rezone for 8.92 acres; the remainder (23.36) will remain in crops/AG		

APPLICANT / REPRESENTATIVE INFORMATION		
Contact Name: Penelope Constantikes		
Company Name: Riley Planning Services LLC		
Current address: P.O. Box 405		
City: Boise	State: ID	ZIP Code: 83701
Phone: 208.908.1609	Cell: Same	Fax:
Email: penelope@rileyplanning.com		

MEETING INFORMATION		
DATE OF MEETING: April 8, 2025	MEETING LOCATION: On Site	
MEETING START TIME: 6:00 PM	MEETING END TIME:	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. See attached sign-in sheet.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

10.
11.

12.
13.
14.
15.
16.
17.
18.
19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print): Penelope Constantikes, Riley Planning Services LLC

APPLICANT/REPRESENTATIVE (Signature): P. Constantikes

DATE: 9/09/25

NEIGHBORHOOD MEETING SIGN-IN SHEET
NORTHEAST CORNER OF GREENHURST ROAD AND LOCUST LANE – CONDITIONAL REZONE
RV STORAGE AND AGRICULTURE
Tuesday, April 8, 2025 – On Site 6:00 PM to 6:30 PM

NAME	ADDRESS	EMAIL ADDRESS
Joseph Kurtz III	7703 Spring Dr.	
Jay Kurtz	7703 Spring Dr,	Ceramic Surfaces@live.com
Robert Baer	3217 S. McDERMOOT RD.	Sierramts104.YAHOO.COM
Pamela & Dan Knighten	3433 S. McDermott Rd.	208 989 2225
Josh Kling	7625 E. Locust LN	
Karen Kling	7625 E. Locust Ln	KarenAKling@gmail.com
Denise & Justin Vetos	3503 S. McDermott Rd.	JustinVetos@gmail.com
Dustin & Miranda Palmer	759 E. Locust Ln	dustpalm7@gmail.com

RILEY PLANNING SERVICES

P.O. Box 405
Boise, ID 83701
208.908.1609

AGENCY ACKNOWLEDGMENT

Date: April 1, 2025

Applicant: Penelope Constantikes, Riley Planning Services LLC

Parcel Number: R28836

Site Address: No Address

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 04/01/2025 Signed: Anthony Lee

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: District: Nampa Fire District

☒ Applicant submitted/met for informal review.

Date: 4/1/2025 Signed:

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: Nampa Highway Dist. #1

☒ Applicant submitted/met for informal review.

Date: 4-1-25 Signed: Edward Trial

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: Nampa & Meridian Irr. Dist

☒ Applicant submitted/met for informal review.

Date: 4-2-25 Signed:

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact City: Nampa

☒ Applicant submitted/met for informal review.

Date: 4/1/25 Signed:

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

LANDSCAPE NOTES:

COMPLIANCE & GUIDELINES
1.1. Contractors must perform all work in alignment with the Idaho Standards for Public Works Construction (ISPWC), 2020 edition, as well as Nampa, Idaho codes, standards, and applicable state and local laws.
SITE CONDITIONS
2.1. Identify and safeguard all utilities before starting construction. Any harm to utilities, structures, or concrete must be repaired or replaced at the contractor's cost.
2.2. The project area includes existing elements like underground utilities, curbs, gutters, lighting poles, and walkways.
2.3. Consult the Engineer's drawings for details on current site features.
2.3.1. Check civil drawings for existing or planned drainage pipes, utility locations, and layouts. Ensure constant protection of drainage systems and utilities.
EARTHWORK & PREPARATION
3.1. Clear planting areas by removing weeds and debris through grubbing. Use a licensed applicator to apply Round-Up or a similar herbicide if needed, and eliminate rocks or materials larger than 2 inches.
3.2. Remove and dispose of excess gravel preparation offsite.
3.3. Shape the final grade to create a seamless, flowing landscape across the site.
3.4. Fine-tune lawn grades to match the Engineer's specified elevations, ensuring water drains away from buildings.
3.5. Refer to the Engineer's plans for grading specifics, drainage pipe locations, and layouts. Maintain and protect drainage throughout the project.
3.6. Standing water or pooling is unacceptable per industry norms.
SOIL REQUIREMENTS
4.1. Apply a minimum 12-inch layer of screened topsoil to lawn areas.
4.2. Provide planter beds with at least 18 inches of screened topsoil.
4.3. Onsite stockpiled topsoil may be reused if it meets these conditions:
4.3.1. Soil is tested to confirm it supports plant growth, with amendments added based on test results.
4.3.2. Soil must be loose, crumbly sandy loam, free of contaminants, weeds, seeds, rocks, grass, or debris.
4.3.3. Soil pH must range between 6.5 and 8.0.
4.3.4. If onsite soil fails these criteria, the contractor must supply approved imported topsoil or enhance the existing soil, subject to the project manager's approval.
4.4. Imported topsoil must come from a local supplier, be screened to remove debris, and have a pH of 6.5–8.0, with no rocks, sticks, clumps, or harmful substances.
4.5. Level, compact, and fine-grade topsoil in lawn areas to a uniform finish, 0.5 inches below adjacent surfaces.
4.6. Mix new plantings' soil with a blend of 2 parts topsoil to 1 part compost.
MULCH FOR PLANTER BEDS
5.1. Cover all planter beds with a 3-inch layer of round rock mulch or an equivalent approved by the owner. Place it over commercial-grade weed barrier fabric, following the manufacturer's instructions, and submit for approval before installation.
PLANTING
6.1. Install all plants according to accepted industry practices.
6.2. Plant materials must meet or surpass ANSI Z60.1 (American Standard for Nursery Stock) federal guidelines. The owner's representative may reject any plants deemed substandard or unhealthy.
6.3. Contractor shall submit any changes to the porposed plant palette to the design professional for approval prior to procurement.
6.4. Plant Balled and Burlapped trees and shrubs as shown in the designated planting details.
6.5. No mature vegetation is allowed within all clear vision triangles as identified on plans.
6.6. Apply 'Agriform' planting tablets or an approved substitute to fertilize trees and shrubs, following the manufacturer's directions.
IRRIGATION SYSTEM
The irrigation system must conform to these standards:
7.1. Follow municipal codes for city water connections.
7.2. Use only new irrigation components with active manufacturer warranties.
7.3. Mount an outdoor-rated controller in the plan-specified spot, secured in a lockbox with two keys. Confirm the exact placement with the project manager and general contractor.
7.4. Equip the controller with a rain on/off switch or shutoff feature that preserves the program settings.
7.5. Fit all remote control valves, including the master valve, with flow regulation devices.
7.6. Use Class 200 PVC piping or an approved alternative, with sleeves twice the diameter of enclosed pipes and separate 1.5-inch minimum sleeves for wiring.
7.7. For pipes over 3 inches, use gasketed joints with approved restraints at all 45-degree bends, tees, elbows, and 22- or 11-degree fittings.
7.8. Share trenches where feasible.
7.9. Install Schedule 40 PVC under hardscapes, meeting the same requirements as above.
7.10. Use Paige 7350 or 7351 direct-bury wire, placed at least 12 inches below the final grade.
7.11. Attach the mainline to the approximate connection point indicated on the plan.
7.12. The contractor must secure and pay for all required permits and comply with codes.
7.13. Ensure sprinkler heads within each circuit deliver uniform precipitation, with water velocities not exceeding 5 feet per second.
7.14. Bury drip irrigation lines 2 inches below the finished surface.
7.15. Set the watering schedule to deliver at least 80% of the local evapotranspiration rate.
7.16. Follow irrigation drawings and details for installation, using specified materials or approved equivalents.
7.17. Verify static water pressure five days prior to construction and notify the landscape architect in writing if it falls below 80 psi. Local codes take precedence in case of conflicts.
CONTRACTOR DUTIES
8.1. Quantities provided are for guidance only; the contractor is accountable for accurate quantity calculations.
8.2. Guarantee all plants and labor for one year from the owner's acceptance date. Replace any dead or declining plants with identical type and size at no expense to the owner.
8.3. Submit as-built drawings at project completion. Substantial completion requires two copies at a 1"=30' scale, approved by the owner's representative.
DISCREPANCIES
Report any inconsistencies to the Landscape Architect immediately.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	MATURE HEIGHT	MATURE WIDTH
TREES							
	BET BBC	Betula nigra 'Cully' / Heritage River Birch Multi-trunk	1.5" Cal.	B&B	8	40 - 65ft. ht.	25 - 40ft. w.
	GLE TTE	Gleditsia triacanthos inermis 'Sunburst' / Sunburst® Honey Locust	1.5" Cal.	B&B	15	25 - 40ft. ht.	25 - 40ft. w.
	PYR PEA	Pyrus calleryana 'Redspire' / Redspire Callery Pear	1.5" Cal.	B&B	7	40 - 65ft. ht.	20' w.
SHRUBS							
	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal.	Pot	110	3 - 6ft. ht.	1 - 3ft. w.
	CAR DAR	Caryopteris x clandonensis 'Dark Knight' / Dark Knight Bluebeard	2 gal.	Pot	56	18 - 36in. ht.	1 - 3ft. w.
	RHU GRO	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal.	Pot	55	3 - 6ft. ht.	3 - 6ft. w.
		6' HIGH WHITE VINYL CLOSED-VISION FENCE- SEE DETAIL 1/ L103					

LANDSCAPE REQUIREMENTS:

CODE REQUIREMENTS FOR CITY OF NAMPA:

LANDSCAPE BUFFER ALONG LOCUST RD. :

LANDSCAPE BUFFER TO BE 15-20' IN WIDTH

(1) CLASS I OR II TREE PER 35' : TOTAL LF ALONG LOCUST (1016 LF)

REQUIRED: 29
PROVIDED: 30

1 SHRUB PER 100 SF: TOTAL SF OF PLANTER BED (20,433 SF)

REQUIRED: 204
PROVIDED: 221

LEGEND:

EXISTING VEGETATION TO REMAIN; PRESERVE AND PROTECT

PROPOSED VEGETATION PER DETAILS 2 & 3/L103

PROPOSED CONTOURS PER CIVIL; SHOWN IN 1' INTERVALS

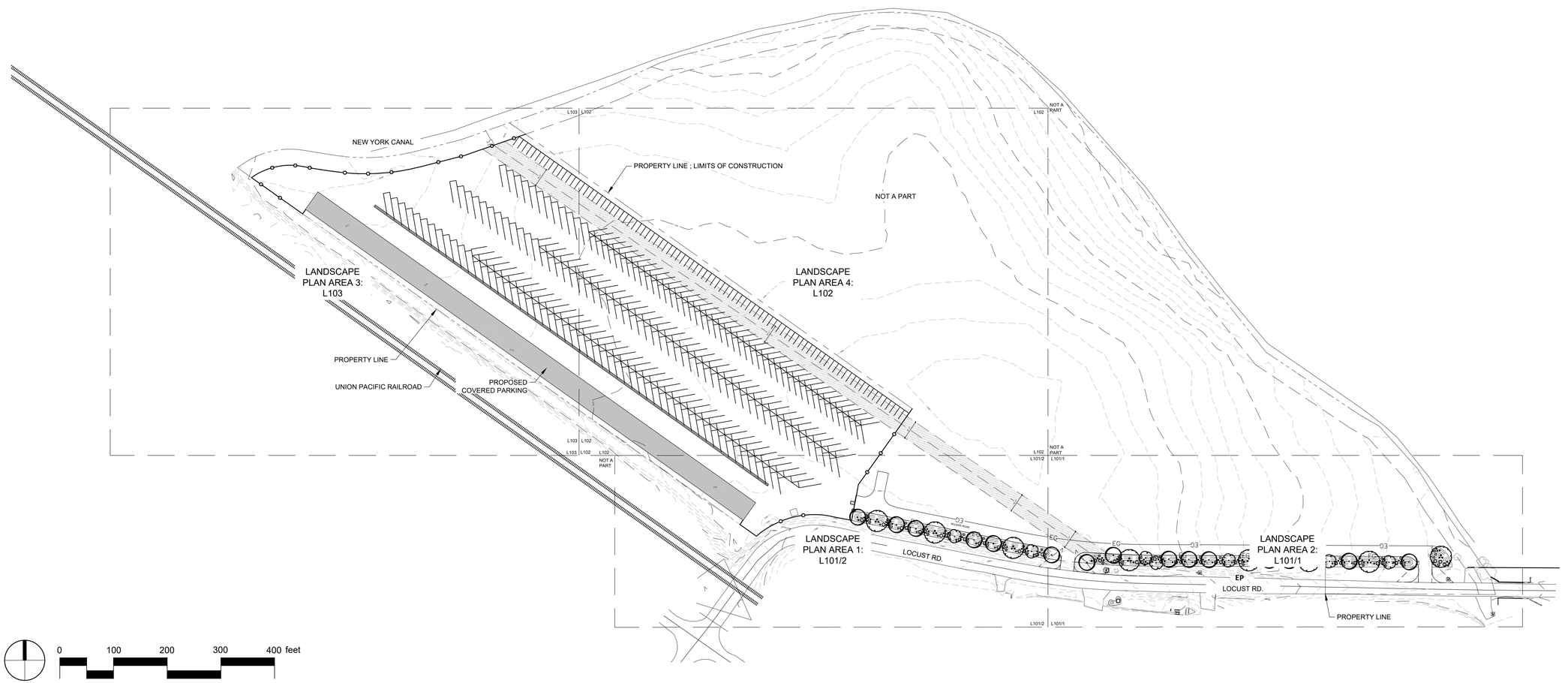
NEW DRAINAGE PER CIVIL

CLEAR VISION TRIANGLE

PROPERTY LINE

EASEMENT

MATCHLINE



STAMP:

REV:	DESCRIPTION:	BY:	DATE:

CLIENT:
OUTDOOR STORAGE SOLUTIONS
E. LOCUST RD.
NAMPA, ID

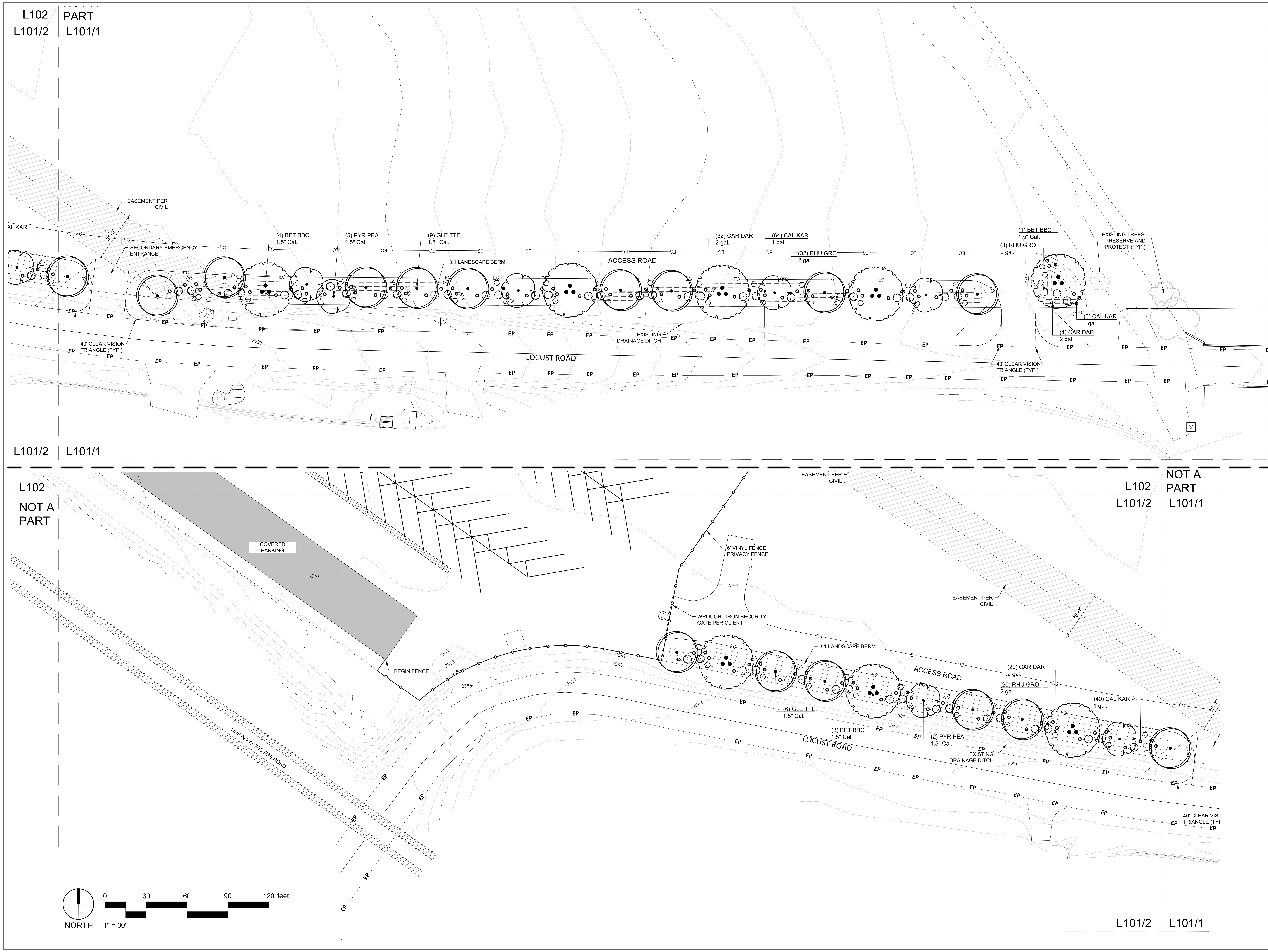
ARCHITECT:

gardiner LAND DESIGN
114 E 33RD ST.
GARDEN CITY, ID 83714
208-908-1368
KILEYGARDINER@GMAIL.COM
GARDINERLANDDESIGN.COM

SITE:
NAMPA, ID

TITLE:
OVERALL LANDSCAPE AND FENCE PLAN

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1"=100'	4/4/2025	KG	CW
PROJECT NO:	DRAWING NO:		REVISION:
1004	L100		



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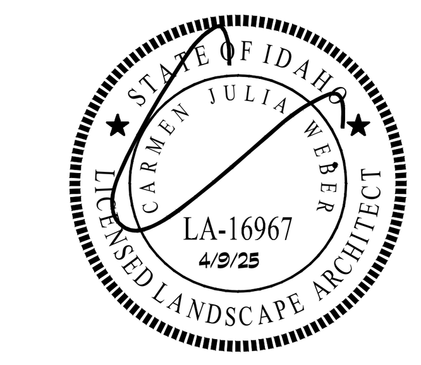

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	QTY
TREES		
	Betula nigra 'Cully' / Heritage River Birch Multi-trunk	8
	Gleditsia triacanthos inermis 'Sunburst' / Sunburst® Honey Locust	15
	Pyrus calleryana 'Redspire' / Redspire Callery Pear	7
SHRUBS		
	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	110
	Caryopteris x clandonensis 'Dark Knight' / Dark Knight Bluebeard	56
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	55

LEGEND:

- EXISTING VEGETATION TO REMAIN; PRESERVE AND PROTECT
- PROPOSED VEGETATION PER DETAILS 2 & 3/L103
- PROPOSED CONTOURS PER CIVIL; SHOWN IN 1' INTERVALS
- NEW DRAINAGE PER CIVIL
- CLEAR VISION TRIANGLE
- PROPERTY LINE
- EASEMENT
- MATCHLINE

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E. LOCUST RD.
NAMPA, ID

ARCHITECT:
gardiner LAND DESIGN
114 E 33RD ST.
GARDEN CITY, ID 83714
208-908-1368
KILEYGARDINER@GMAIL.COM

GARDINERLANDDESIGN.COM

SITE: NAMPA, ID

TITLE: LANDSCAPE PLAN

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1"=30'	4/4/2025	KG	CW
PROJECT NO:	DRAWING NO:		REVISION:
1004	L101		

L103 | L102

L102

NOT A PART

2589

2581

2582

2583

2580

35'-0"

35'-0"

35'-0"

NOT A PART

GRAVEL PARKING LOT

EASEMENT PER CIVIL

DRAINAGE PER CIVIL PLANS

COVERED PARKING

6' VINYL FENCE PRIVACY FENCE

EASEMENT PER CIVIL

NORTH

0 30 60 90 120 feet

1" = 30'

L102
L101/2

L102
L101/2

NOT A PART
L101/1

STAMP:

STATE OF IDAHO
CARMEN JULIA WEBB
LICENSED LANDSCAPE ARCHITECT
LA-16967
4/9/25

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	QTY
TREES		
	Betula nigra 'Cully' / Heritage River Birch Multi-trunk	8
	Gleditsia triacanthos inermis 'Sunburst' / Sunburst® Honey Locust	15
	Pyrus calleryana 'Redspire' / Redspire Callery Pear	7
SHRUBS		
	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	110
	Caryopteris x clandonensis 'Dark Knight' / Dark Knight Bluebeard	56
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	55

LEGEND:

- EXISTING VEGETATION TO REMAIN; PRESERVE AND PROTECT
- PROPOSED VEGETATION PER DETAILS 2 & 3/L103
- PROPOSED CONTOURS PER CIVIL; SHOWN IN 1' INTERVALS
- NEW DRAINAGE PER CIVIL
- CLEAR VISION TRIANGLE
- PROPERTY LINE
- EASEMENT
- MATCHLINE

REV:	DESCRIPTION:	BY:	DATE:

CLIENT:
OUTDOOR STORAGE SOLUTIONS
E. LOCUST RD,
NAMPA, ID

ARCHITECT:

gardiner
LAND DESIGN

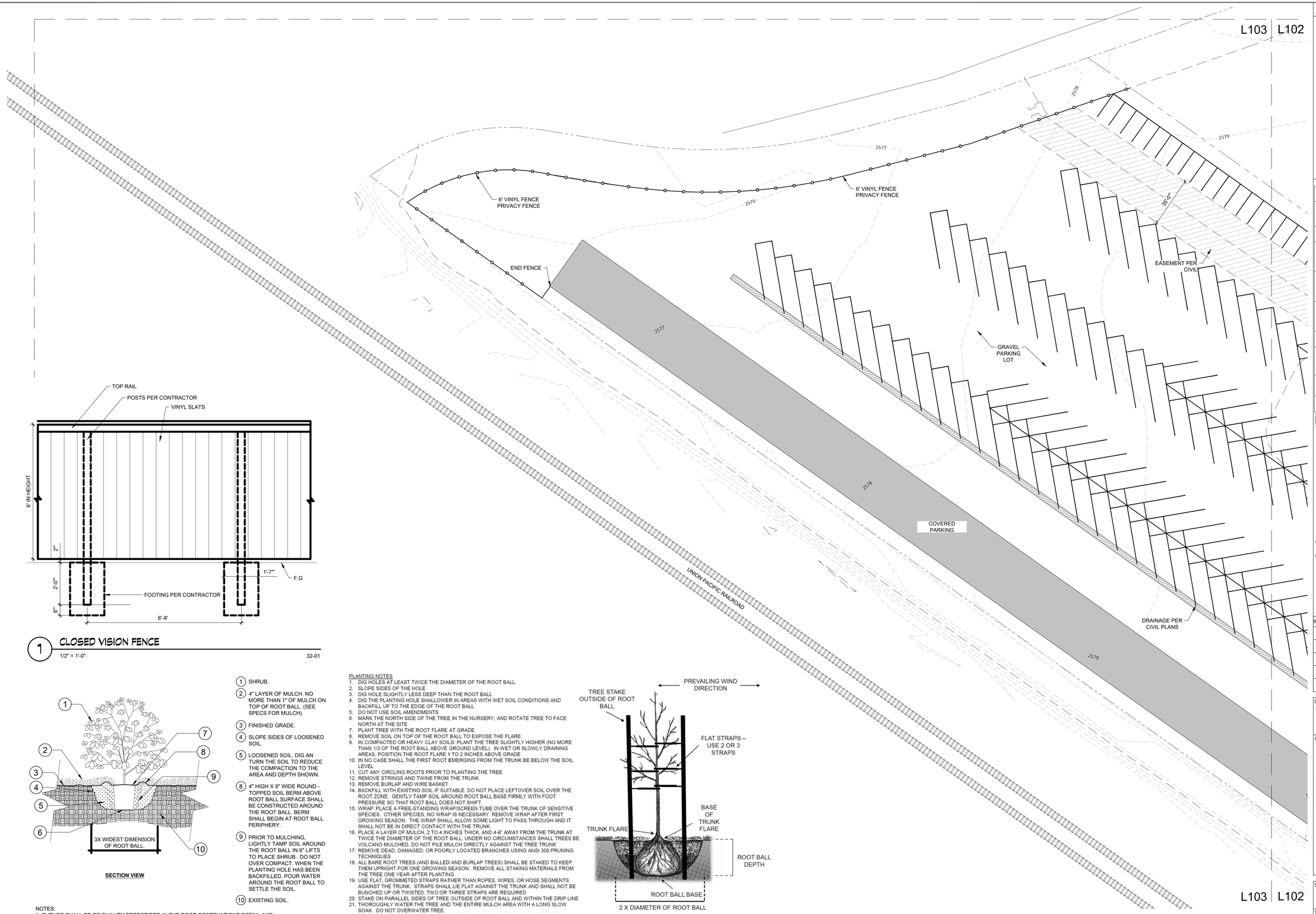
114 E 33RD ST.
GARDEN CITY, ID 83714
208-908-1368
KILEYGARDINER@GMAIL.COM

GARDINERLANDDESIGN.COM

SITE: NAMPA, ID

TITLE: LANDSCAPE PLAN

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1"=30'	4/4/2025	KG	CW
PROJECT NO:	DRAWING NO:		REVISION:
1004	L102		



1 CLOSED VISION FENCE

1/2" = 1'-0" 32-01

SECTION VIEW

1. SHRUB.
2. 4" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL (SEE SPECS FOR MULCH).
3. FINISHED GRADE.
4. SLOPE SIDES OF LOOSENED SOIL.
5. LOOSENED SOIL. DIG AN TURN THE SOIL TO REDUCE THE COMPACTION TO THE AREA AND DEPTH SHOWN.
8. 4" HIGH X 9" WIDE ROUND - TOPPED SOIL BERM ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
9. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO PLACE SHRUB. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
10. EXISTING SOIL.

NOTES:
1- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.

2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

2 SHRUB PLANTING

1/2" = 1'-0" FX-PL-FX-SHRB-04

PLANTING NOTES
1. DIG HOLES AT LEAST TWICE THE DIAMETER OF THE ROOT BALL.
2. SLOPE SIDES OF THE HOLE
3. DIG HOLE SLIGHTLY LESS DEEP THAN THE ROOT BALL
4. DIG THE PLANTING HOLE SHALLOWER IN AREAS WITH WET SOIL CONDITIONS AND BACKFILL UP TO THE EDGE OF THE ROOT BALL
5. DO NOT USE SOIL AMENDMENTS
6. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE
7. PLANT TREE WITH THE ROOT FLARE AT GRADE
8. REMOVE SOIL ON TOP OF THE ROOT BALL TO EXPOSE THE FLARE
9. IN COMPACTED OR HEAVY CLAY SOILS: PLANT THE TREE SLIGHTLY HIGHER (NO MORE THAN 1/3 OF THE ROOT BALL ABOVE GROUND LEVEL). IN WET OR SLOWLY DRAINING AREAS, POSITION THE ROOT FLARE 1 TO 2 INCHES ABOVE GRADE
10. IN NO CASE SHALL THE FIRST ROOT EMERGING FROM THE TRUNK BE BELOW THE SOIL LEVEL
11. CUT ANY CIRCLING ROOTS PRIOR TO PLANTING THE TREE
12. REMOVE STRINGS AND TWINE FROM THE TRUNK
13. REMOVE BURLAP AND WIRE BASKET
14. BACKFILL WITH EXISTING SOIL IF SUITABLE. DO NOT PLACE LEFTOVER SOIL OVER THE ROOT ZONE. GENTLY TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.
15. WRAP: PLACE A FREE-STANDING WRAP/SCREEN TUBE OVER THE TRUNK OF SENSITIVE SPECIES. OTHER SPECIES, NO WRAP IS NECESSARY. REMOVE WRAP AFTER FIRST GROWING SEASON. THE WRAP SHALL ALLOW SOME LIGHT TO PASS THROUGH AND IT SHALL NOT BE IN DIRECT CONTACT WITH THE TRUNK.
16. PLACE A LAYER OF MULCH, 2 TO 4 INCHES THICK, AND 4-6" AWAY FROM THE TRUNK AT TWICE THE DIAMETER OF THE ROOT BALL. UNDER NO CIRCUMSTANCES SHALL TREES BE VOLCANO MULCHED. DO NOT PILE MULCH DIRECTLY AGAINST THE TREE TRUNK
17. REMOVE DEAD, DAMAGED, OR POORLY LOCATED BRANCHES USING ANSI 300 PRUNING TECHNIQUES
18. ALL BARE ROOT TREES (AND BALLED AND BURLAP TREES) SHALL BE STAKED TO KEEP THEM UPRIGHT FOR ONE GROWING SEASON. REMOVE ALL STAKING MATERIALS FROM THE TREE ONE YEAR AFTER PLANTING
19. USE FLAT, GROMMETED STRAPS RATHER THAN ROPES, WIRES, OR HOSE SEGMENTS AGAINST THE TRUNK. STRAPS SHALL LIE FLAT AGAINST THE TRUNK AND SHALL NOT BE BUNCHED UP OR TWISTED. TWO OR THREE STRAPS ARE REQUIRED
20. STAKE ON PARALLEL SIDES OF TREE OUTSIDE OF ROOT BALL AND WITHIN THE DRIP LINE
21. THOROUGHLY WATER THE TREE AND THE ENTIRE MULCH AREA WITH A LONG SLOW SOAK. DO NOT OVERWATER TREE.
22. MAINTAIN THE MULCH WEED-FREE FROM A MINIMUM OF 3 YEARS AFTER PLANTING

3 CITY OF NAMPA TREE PLANTING

6" = 1'-0" 329343-01

STAMP:

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	QTY
TREES		
	Betula nigra 'Cully' / Heritage River Birch Multi-trunk	8
	Gleditsia triacanthos inermis 'Sunburst' / Sunburst® Honey Locust	15
	Pyrus calleryana 'Redspire' / Redspire Callery Pear	7
SHRUBS		
	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	110
	Caryopteris x clandonensis 'Dark Knight' / Dark Knight Bluebeard	56
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	55

LEGEND:

- EXISTING VEGETATION TO REMAIN; PRESERVE AND PROTECT
- PROPOSED VEGETATION PER DETAILS 2 & 3/L103
- PROPOSED CONTOURS PER CIVIL; SHOWN IN 1' INTERVALS
- NEW DRAINAGE PER CIVIL
- CLEAR VISION TRIANGLE
- PROPERTY LINE
- EASEMENT
- MATCHLINE

REV:	DESCRIPTION:	BY:	DATE:

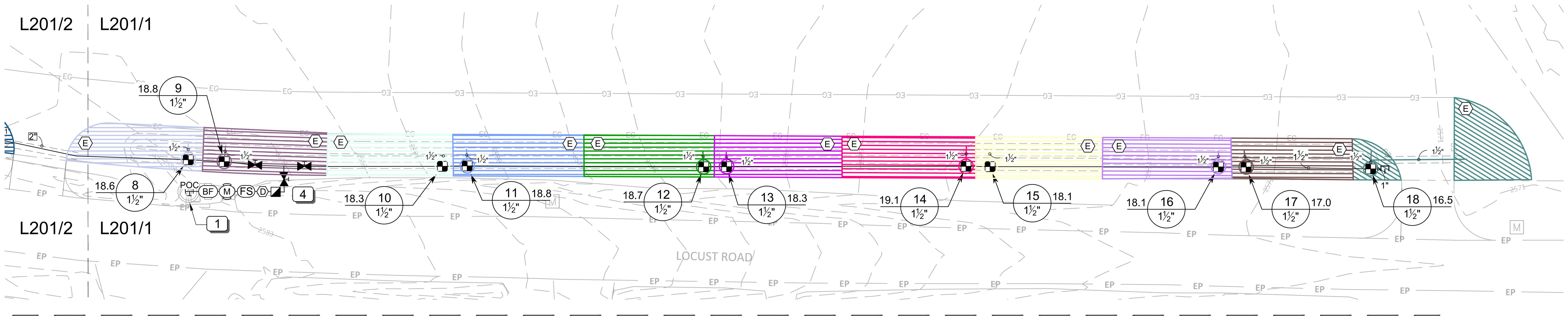
CLIENT:
OUTDOOR STORAGE SOLUTIONS
E. LOCUST RD.
NAMPA, ID

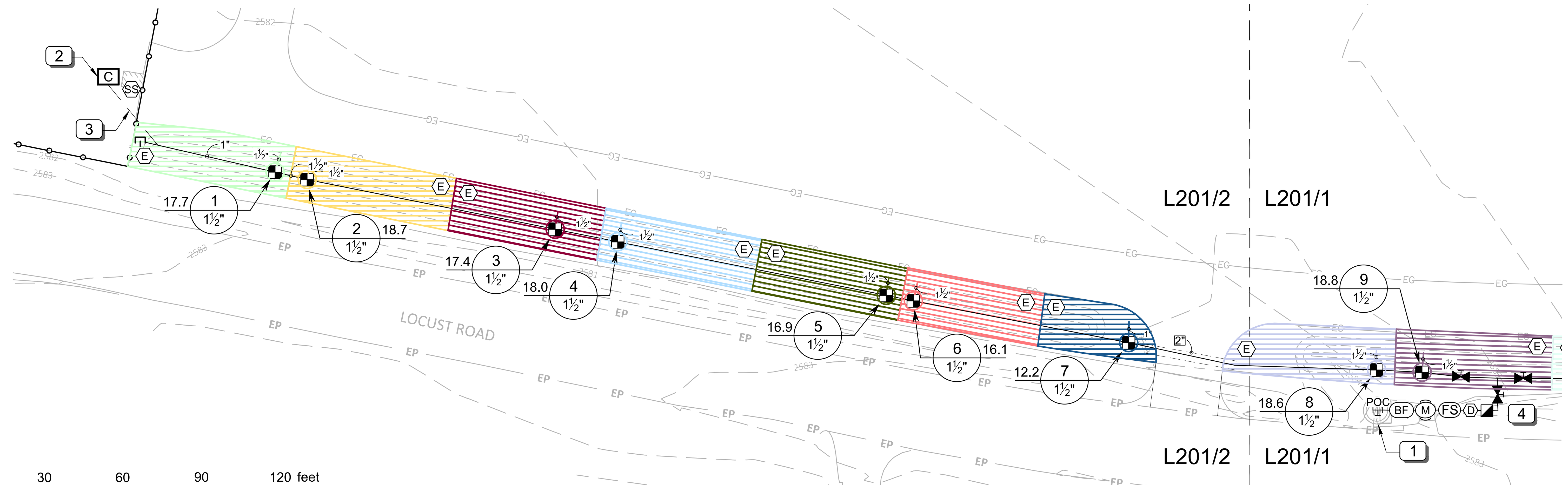
ARCHITECT:
gardiner
LAND DESIGN

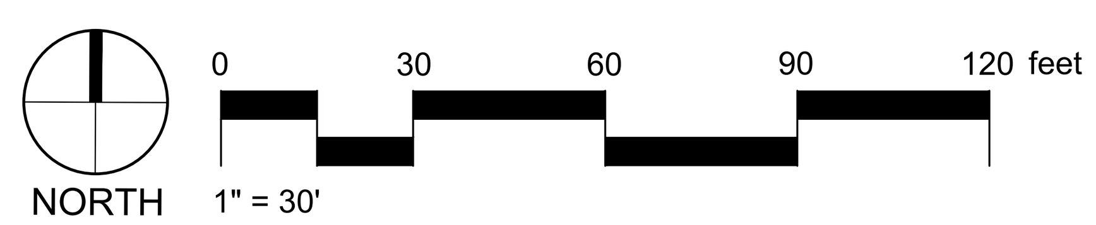
114 E 33RD ST.
GARDEN CITY, ID 83714
208-908-1368
KILEYGARDINER@GMAIL.COM

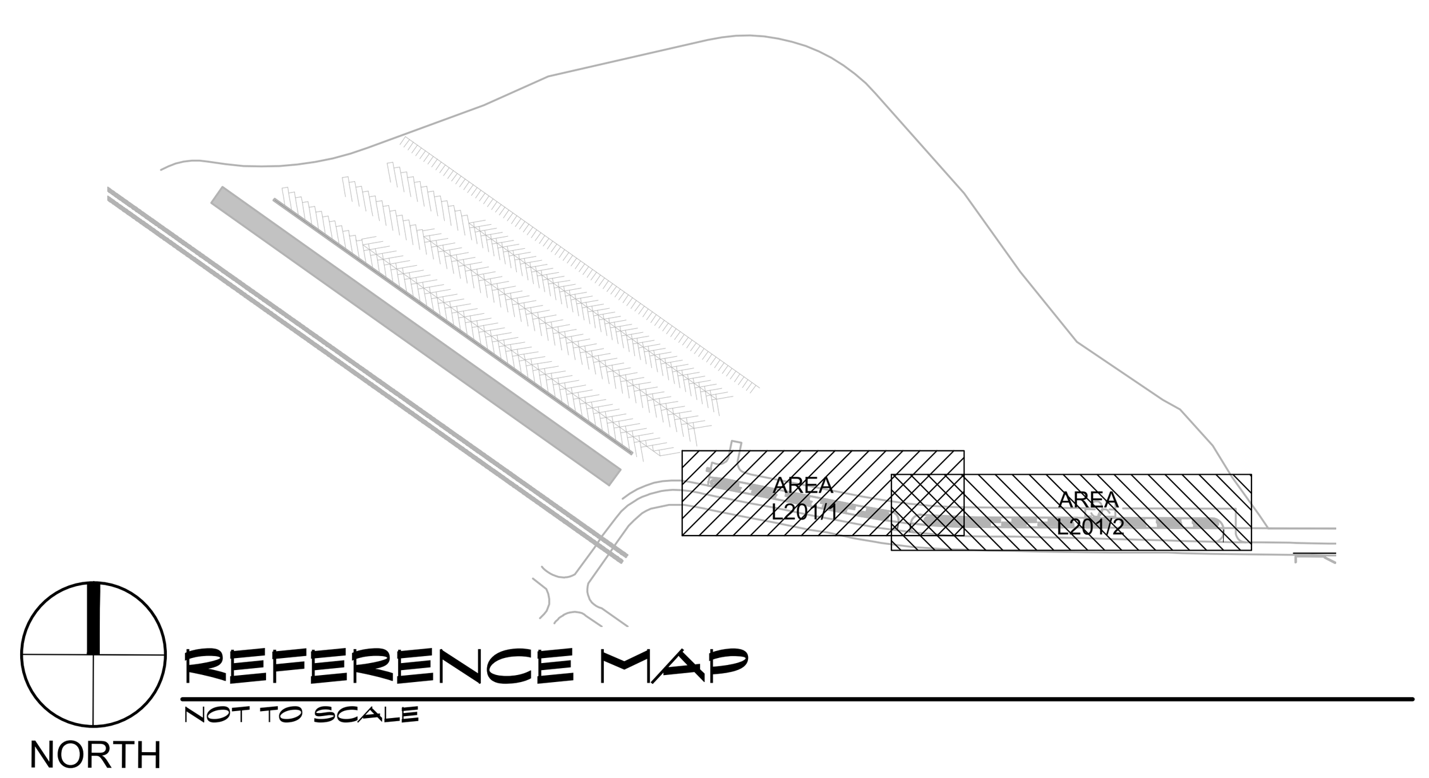
GARDINERLANDDESIGN.COM

SITE: NAMPA, ID			
TITLE: LANDSCAPE DESIGN			
SCALE AT A1: 1"=30'	DATE: 4/4/2025	DRAWN: KG	CHECKED: CW
PROJECT NO: 1004	DRAWING NO: L103		REVISION:









REFERENCE MAP

NOT TO SCALE

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM
1	HUNTER ICZ-151-XL-40	1-1/2"	AREA FOR DRIPLINE	17.7
2	HUNTER ICZ-151-XL-40	1-1/2"	AREA FOR DRIPLINE	18.71
3	HUNTER ICZ-151-XL-40	1-1/2"	AREA FOR DRIPLINE	17.37
4	HUNTER ICZ-151-XL-40	1-1/2"	AREA FOR DRIPLINE	18.05
5	HUNTER ICZ-151-XL-40	1-1/2"	AREA FOR DRIPLINE	16.92
6	HUNTER ICZ-151-XL-40	1-1/2"	AREA FOR DRIPLINE	16.13
7	HUNTER ICZ-151-XL-40	1-1/2"	AREA FOR DRIPLINE	12.23
8	HUNTER ICZ-151-XL-40	1-1/2"	AREA FOR DRIPLINE	18.56
9	HUNTER ICZ-151-XL-40	1-1/2"	AREA FOR DRIPLINE	18.75
10	HUNTER ICZ-151-XL-40	1-1/2"	AREA FOR DRIPLINE	18.26
11	HUNTER ICZ-151-XL-40	1-1/2"	AREA FOR DRIPLINE	18.8
12	HUNTER ICZ-151-XL-40	1-1/2"	AREA FOR DRIPLINE	18.71
13	HUNTER ICZ-151-XL-40	1-1/2"	AREA FOR DRIPLINE	18.29
14	HUNTER ICZ-151-XL-40	1-1/2"	AREA FOR DRIPLINE	19.13
15	HUNTER ICZ-151-XL-40	1-1/2"	AREA FOR DRIPLINE	18.14
16	HUNTER ICZ-151-XL-40	1-1/2"	AREA FOR DRIPLINE	18.14
17	HUNTER ICZ-151-XL-40	1-1/2"	AREA FOR DRIPLINE	17.01
18	HUNTER ICZ-151-XL-40	1-1/2"	AREA FOR DRIPLINE	16.49

DRIP LINE SCHEDULE

ZONE 1	ZONE 7	ZONE 13
ZONE 2	ZONE 8	ZONE 14
ZONE 3	ZONE 9	ZONE 15
ZONE 4	ZONE 10	ZONE 16
ZONE 5	ZONE 11	ZONE 17
ZONE 6	ZONE 12	ZONE 18

CAUTION NOTICE

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	CONNECT NEW IRRIGATION MANIFOLD ASSEMBLY TO EXISTING WELL AND PUMP IN THIS APPROXIMATE LOCATION. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION
2	EXTERIOR WALL MOUNT IRRIGATION CONTROLLER PER DETAIL AND CONNECT TO 120 VOLT AS REQUIRED. CONNECT CONDUIT TO TWO-WIRE AT PRESSUREIZED IRRIGATION MAINLINE. ALL ABOVE GRADE WIRES SHALL BE LOCATED IN APPROPRIATELY SIZED CONDUIT. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH CERTIFIED ELECTRICAL CONTRACTOR FOR ALL ELECTRICAL CONNECTIONS. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE ALL CONTROLLER OPTIONS AND ZONES ARE FULLY OPERATIONAL AFTER TRENCHING HAS FINIHSED.
3	2" WIRE SLEEVE. ROUTE TO CONTROLLER LOCATION PER LOCAL CODES AS REQUIRED.
4	IRRIGATION EQUIPMENT SHOWN IN HARDSCAPE IS FOR GRAPHIC CLARITY ONLY. ALL IRRIGATION EQUIPMENT SHALL BE LOCATED IN ADJACENT SOFTSCAPE. ALL SLEEVING SHOWN ON PLANS SHALL BE TWICE THE SIZE OF THE PIPE WITHIN THE SLEEVE.

CRITICAL ANALYSIS

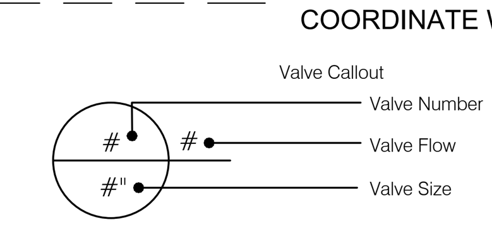
P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE	
Point of Connection Size:	1"
Flow Available	19.62 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	60 PSI
Pressure Available:	60 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	19.13 GPM
Flow Available at POC:	19.62 GPM
Residual Flow Available:	0.49 GPM
Critical Station:	2
Design Pressure:	25 PSI
Friction Loss:	0.07 PSI
Fittings Loss:	0.01 PSI
Elevation Loss:	0 PSI
Loss through Valve:	2 PSI
Pressure Req. at Critical Station:	27.1 PSI
Loss for Fittings:	0.52 PSI
Loss for Main Line:	5.19 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	4.87 PSI
Loss for Master Valve:	3 PSI
Critical Station Pressure at POC:	40.7 PSI
Pressure Available:	60 PSI
Residual Pressure Available:	19.3 PSI

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	HUNTER ICZ-151-XL-40 1-1/2" DRIP CONTROL ZONE KIT. 1-1/2IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 20 GPM TO 60 GPM. 120 MESH STAINLESS STEEL SCREEN. 1-1/2IN. INLET X SINGLE 2IN. OUTLET	6/L202
E	HUNTER ECO-ID ECO-ID: 1/2IN. FPT CONNECTION WITH 12 PSI-70 PSI OPERATING PRESSURE. SPECIFY WITH HUNTER SJ SWING JOINT.	4/L203
SEE DRIP ZONE SCHEDULE	AREA TO RECEIVE DRIPLINE HUNTER HDL-09-12-R HDL-09-12-R: HUNTER DRIPLINE WITH 0.9 GPH FLOW. LIGHT BROWN TUBING WITH PURPLE STRIPING. EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.	6, 7, 9, 10 & 11/L203

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	HUNTER HQ-5LRC-R 1" QUICK COUPLER VALVE, PURPLE LOCKING RUBBER COVER FOR RECLAIMED WATER USE, RED BRASS AND STAINLESS STEEL, WITH 1IN. NPT INLET, 1-PIECE BODY.	1 /L203
	SHUT OFF VALVE	2/L203
M	HUNTER ICV-G-FS 1" 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY.	5/L202
D	DRAIN VALVE	8/L203
BF	ZURN 350 1" 3/4IN. - 2IN. DOUBLE CHECK VALVE ASSEMBLY BACKFLOW PREVENTER W/ EZSWAP.	4/L202
C	HUNTER P2C-400 W/ (01) PCM-300 & (01) PCM-1600 LIGHT COMMERCIAL & RESIDENTIAL CONTROLLER, 23-STATION EXPANDED MODULE CONTROLLER, 120 VAC, OUTDOOR/INDOOR MODEL	3/L202
SS	HUNTER WSS WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS, INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET.	8/L202
FS	HUNTER HFS-150 FLOW SENSOR FOR USE WITH ACC CONTROLLER, 1-1/2IN. SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP.	3/L203
	CAP FOR FUTURE USE CAP AT THE MAINLINE OR LATERAL LINE FOR FUTURE USE. THE PRESSURE AND FLOW PROVIDED TO THAT LOCATION ARE INDICATED NEXT TO THE CAP SYMBOL.	NA
POC	POINT OF CONNECTION 1"	NA
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40. SIZE AS INDICATED ON PLANS	2/L202
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1"	2/L202
	PIPE SLEEVE: PVC SCHEDULE 40 2"	1/L202
	CONDUIT FROM IRRIGATION CONTROLLER TO MAINLINE. COORDINATE WITH ELECTRICAL	NA



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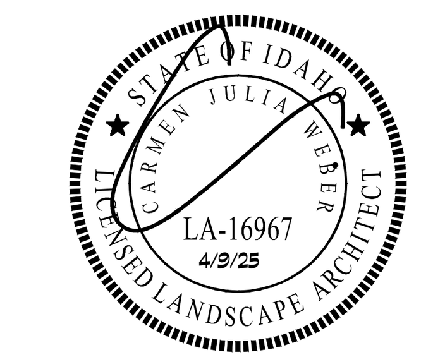


REV:	DESCRIPTION:	BY:	DATE:

CLIENT:
OUTDOOR STORAGE SOLUTIONS
E. LOCUST RD.
NAMPA, ID

ARCHITECT:
gardiner LAND DESIGN

114 E 33RD ST.
GARDEN CITY, ID 83714
208-908-1368
KILEYGARDINER@GMAIL.COM
GARDINERLANDDESIGN.COM

SITE: NAMPA, ID

TITLE: IRRIGATION PLAN

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1"=30'	4/4/2025	KG	CW
PROJECT NO:	DRAWING NO:		REVISION:
1004	L201		

IRRIGATION NOTES

1. SYSTEM DESIGN BASED ON THE ASSUMPTION OF THE AVAILABILITY OF 20 G.P.M. WITH 60 P.S.I. AT THE SOURCE AND 45 P.S.I. AT THE HEADS.
2. ALL LATERAL LINES THAT ARE NOT LABELED SHALL BE 3/4" DIAMETER.
3. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE CONTRACTOR'S RESPONSIBILITY.
4. COORDINATE ALL IRRIGATION INSTALLATION OPERATIONS WITH CIVIL, MECHANICAL, AND ELECTRICAL ENGINEERING SHEETS.
5. CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION CONDUIT AND SLEEVES UNDER HARD SURFACES WITH RESPECTIVE CONTRACTORS.
6. ALL SLEEVES SHALL BE INSTALLED AS PART OF IRRIGATION CONTRACT. APPROXIMATE LOCATION OF SLEEVES ARE SHOWN ON THE IRRIGATION PLAN. FIELD VERIFY LOCATION. ALL ENDS OF SLEEVES SHALL BE TAPED OR CAPPED AND MARKED WITH A 2"X 4" PAINTED STAKE EXTENDING TO 24" ABOVE GRADE. STAKES SHALL NOT BE REMOVED UNTIL THE IRRIGATION SYSTEM IS COMPLETE. ALL SLEEVES SHALL EXTEND A MINIMUM OF 18" BEYOND BACK OF CURB OR EDGE OF PAVEMENT. PROVIDE COMPACTED BACKFILL AS NECESSARY AT HARD SURFACE LOCATIONS.
7. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES REQUIRED FOR THIS WORK.
8. IRRIGATION CONTROLLER(S) ARE TO BE LOCATED AS SHOWN ON THE PLAN. CONTROLLERS SHALL BE WIRED TO POWER SUPPLY BY A LICENSED ELECTRICIAN PER LOCAL CODES. IRRIGATION CONTRACTOR TO PROVIDE ALL REQUIRED CONNECTIONS TO 24 VOLT IRRIGATION CONTROL WIRE INSIDE THE BUILDING THROUGH APPROPRIATE SIZED CONDUIT.
9. ALL ELECTRICAL WORK TO MEET OR EXCEED N.E.C., STATE CODES, LOCAL CODES, AND MANUFACTURER'S RECOMMENDATIONS.
10. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ROCK AND DEBRIS BROUGHT TO THE SURFACE AS A RESULT OF TRENCHING OPERATIONS.
11. CONTRACTOR SHALL REFER TO SPECIFICATIONS AND DETAIL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
12. ALL 24 VOLT POWER WIRES SHALL BE #14 AWG SOLID COPPER. ALL ABOVE GROUND 120 VOLT AND 24 VOLT WIRE SHALL BE IN PVC CONDUIT. ALL 24 VOLT CONTROL WIRES SHALL BE LOCATED IN A 3/4" CONDUIT.
13. INSTALLATION SHALL COMPLY WITH ALL NATIONAL, STATE, AND LOCAL LAWS AND ORDINANCES.
14. IRRIGATION CONTRACTOR SHALL PROVIDE A COMPLETE AS-BUILT DRAWING IN PDF FORMAT UPON COMPLETION OF INSTALLATION AND PRIOR TO FINAL PAYMENT.
15. THE ENTIRE SYSTEM SHALL BE GUARANTEED TO BE COMPLETE AND PERFECT IN EVERY DETAIL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ITS ACCEPTANCE: REPAIR OR REPLACEMENT OF ANY DEFECTS OCCURRING WITHIN THAT ONE YEAR SHALL BE FREE OF EXPENSE TO THE OWNER.
16. AS PART OF THIS CONTRACT, PERFORM AT NO EXTRA COST WINTERIZATION AND SPRING START UP OF THE SYSTEM DURING THE GUARANTEE PERIOD (1 YEAR).
17. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF THE QUALITY AND PERFORMANCE SPECIFIED, AND SHALL MEET THE REQUIREMENTS OF THIS SYSTEM. USE MATERIALS AS SPECIFIED, NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN PERMISSION OF THE OWNER OR DESIGN PROFESSIONAL.
18. IRRIGATION CONTRACTOR SHALL MAKE NECESSARY MINOR FIELD ADJUSTMENTS TO SPRINKLER NOZZLES, SPRINKLERS, PIPE, AND OTHER IRRIGATION EQUIPMENT LOCATIONS TO FIT THE AS-BUILT SITE. ADJUST HEAD AND PIPE LOCATIONS AS REQUIRED TO AVOID DAMAGING EXISTING TREE ROOTS. ADJUSTMENTS SHALL ENSURE HEAD TO HEAD COVERAGE AND NOT OVER SPRAY THE BUILDING OR OTHER IMPROVEMENTS.
19. IRRIGATION PIPING LAYOUT IS SCHEMATIC. WHERE LINES ARE SHOWN BELOW PAVEMENT ADJACENT TO LANDSCAPE AREAS, THEY SHALL BE LOCATED IN THE LANDSCAPE AREA UNLESS SHOWN WITH A SLEEVE SYMBOL.
20. BASE PLAN AND LOCATION OF EXISTING EQUIPMENT ARE SCHEMATIC IN NATURE. FIELD VERIFY ALL BASE AND EXISTING IRRIGATION ELEMENTS AND CONDITIONS PRIOR TO CONSTRUCTION AND PROVIDE NECESSARY ADJUSTMENTS.
21. IRRIGATION CONTRACTOR SHALL USE THE MANUFACTURER'S APPROVED PRESSURE REGULATING MODULE AS SPECIFIED TO ADJUST ZONE OPERATING PRESSURES.
22. ALL MAIN LINE FITTINGS SHALL BE SCHEDULE 40 SOLVENT WELD TYPE UNLESS NOTED FOR LATERAL SERVICE.
23. IN THE EVENT OF A DISCREPANCY, IMMEDIATELY NOTIFY THE DESIGN PROFESSIONAL.
24. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE CERTIFICATE OF COMPLETION IRRIGATION SCHEDULING, LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULES, IRRIGATION AUDIT, IRRIGATION SURVEY, AND IRRIGATION WATER USE ANALYSIS.

DRIP IRRIGATION NOTES

1. ALL PLANTER BEDS SHALL BE IRRIGATED WITH AN INLINE EMITTER DRIP LINE IRRIGATION SYSTEM, 'HUNTER' HDL OR APPROVED EQUAL. ALL TREES IN THE NOTED AREA ARE TO BE IRRIGATED AS PER DETAIL 10/L203. THE CONTRACTOR IS RESPONSIBLE TO INSTALL THE DRIP SYSTEM AS PER MANUFACTURER'S RECOMMENDATIONS AND THE FOLLOWING REQUIREMENTS:
   - A. AN INLINE EMMITTER DRIP LINE TUBING SHALL BE USED. THE EMITTER SPACING SHALL BE TWELVE INCHES (12") AND THE EMITTER FLOWS ARE TO BE .9 G.P.H. LATERALS SHALL BE SPACED AT TWELVE INCHES (12").
   - B. A MANUAL BASKET FILTER SHALL BE INSTALLED ON EACH ZONE SEE LEGEND FOR MODEL NUMBER. THE FILTER SHALL BE INSTALLED IN CONJUNCTION WITH AN ELECTRIC REMOTE CONTROL VALVE AS SPECIFIED (SIZE AS NOTED ON SCHEDULE). THE FILTER SHALL INCLUDE A 200 MESH STAINLESS STEEL SCREEN. SEE DETAIL 6/L202.
   - C. ALL ZONES SHALL BE INSTALLED WITH A MANUAL LINE FLUSHING VALVE. INSTALL WITH COLLAR. SEE DETAIL 6/L203.
   - D. ALL TUBING SHALL BE STAKED DOWN WITH TLS6 SIX INCH (6") SOIL STAPLES EVERY 3'-5' PLUS TWO ON EACH TEE, ELBOW OR CROSS.
2. THE CONTRACTOR IS RESPONSIBLE TO SCHEDULE A MEETING WITH THE DESIGN PROFESSIONAL AND THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH ANY IRRIGATION INSTALLATION IN ORDER TO REVIEW WORK TO BE DONE. NO CHANGES IN MATERIAL SPECIFIED OR TO THE DESIGN OF THE SYSTEM SHALL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE DESIGN PROFESSIONAL.
3. ALL PVC LATERAL LINES FROM VALVES TO HEADERS ARE TO BE BURIED AT MINIMUM DEPTH OF TWELVE INCHES (12"). SIZE AS NECESSARY. (SEE PIPE SIZING NOTES ON THIS SHEET.)
4. AFTER INSTALLATION OF THE IRRIGATION SYSTEM THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE OWNER WITH AS-BUILT DRAWINGS AND INSTRUCTIONS FOR MAINTENANCE OF THE DRIP SYSTEM.
5. PROVIDE DRIP LINE TO ENSURE EACH SHRUB AND TREE RECEIVES ADEQUATE IRRIGATION SO THAT THE OPTIMUM AMOUNT OF WATER IS APPLIED TO ENSURE THE HEALTH OF ALL PLANT MATERIAL. BURY DRIP LINE AT 5" MIN. BELOW GRADE. SEE DETAIL 9/L203. LOCATE DRIP LINE TO OBTAIN COMPLETE COVERAGE OF PLANTER AREAS, SEE DETAIL 11/L203. REFER TO NOTES, SPECIFICATIONS, AND DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

SYSTEM OPERATIONAL NOTES

SYSTEM OPERATION:

(BASED ON HISTORICAL CLIMATE)

CONTROLLER SETUP:

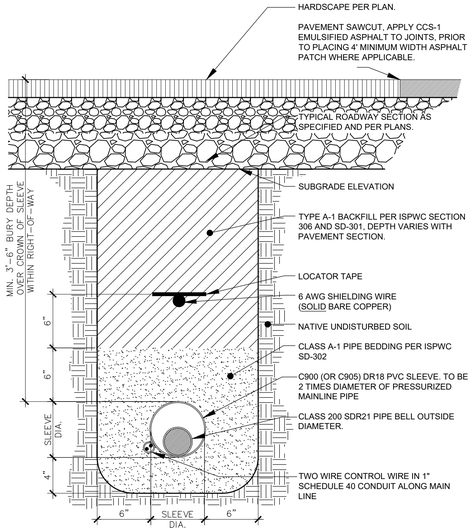
A CYCLING TECHNIQUE WILL BE USED FOR APPLICATION OF WATER, EACH STATION RUN TIME WILL BE APPLIED WITH THREE (3) DIFFERENT START TIMES. THEREFORE STATION RUN TIMES REFLECT ONE THIRD (1/3) THE TOTAL APPLICATION. PEAK WATER APPLICATION WILL REQUIRE IRRIGATION EVERY NIGHT. SET CONTROLLERS FOR START TIME #1 AT 7:30P.M., START TIME #2 AT 12:00A.M., AND START TIME #3 AT 5:30A.M. EXTEND WATER WINDOW IF REQUIRED TO MEET PEAK WATER REQUIREMENTS.

INITIAL STATION RUN TIMES:

DRIP ZONES: SHRUBS - 10 MINUTE CYCLES. (8 CYCLES MINIMUM SPACED EVENLY THROUGHOUT WATER WINDOW AS NOTED ABOVE)
SPRAY ZONES: TURF - 5 MINUTE CYCLES.
ROTOR ZONES: TURF - 15 MINUTE CYCLES.

SYSTEM BALANCING:

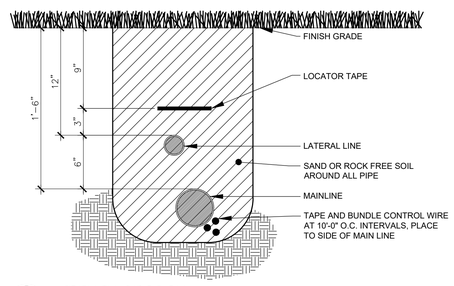
AS THE SYSTEM OPERATES, SOME ZONES WILL BE WET WHILE OTHERS ARE DRY. ADJUST ONLY THOSE STATIONS WHICH REQUIRE ADDITIONAL OR LESS WATER. FOR EXAMPLE, IF STATION TS1, A 15' TURF SPRAY ZONE IS ALWAYS DRY, CHANGE THE STATION TS1 RUN TIME FROM FIFTEEN (15) MINUTES TO SIXTEEN (16) MINUTES. CONTINUE MAKING ADJUSTMENTS UNTIL THE ZONE MOISTURE CONTENT IS ACCEPTABLE. USE NOZZLE CHANGES OR NOZZLE SCREW ADJUSTMENTS TO ADJUST WET AND DRY AREAS WITHIN A ZONE.



1. COORDINATE WITH OTHER CONTRACTORS TO INSTALL SLEEVE, CONDUIT, FINDER TAPE AND LOCATING WIRE PRIOR TO INSTALLATION OF ROADWAY IF APPLICABLE.
2. ROAD CROSSING INSTALLATION REQUIREMENTS APPLY WITH THE FULL EXTENT OF THE RIGHT-OF-WAY.
3. IN CASE OF CONFLICTS WITH OTHER UTILITIES, IRRIGATION SLEEVE SHALL CROSS BELOW OTHER UTILITIES.
4. THE CONTRACTOR SHALL CONSTRUCT ALL ROAD CROSSINGS OF THE IRRIGATION PIPE AND POTABLE WATER PIPE IN ACCORDANCE WITH THE IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE ISPWC SD-407.

1 HARDSCAPE TRENCH SECTION

NTS



2 TRENCH SECTION

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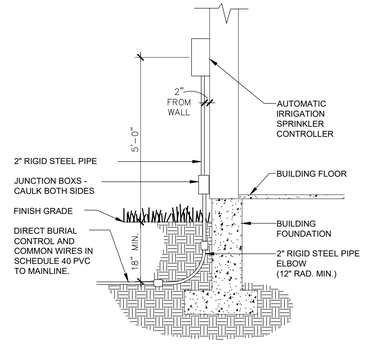
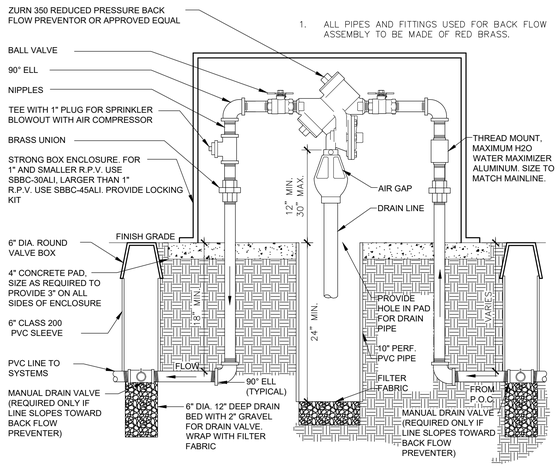


3 AUTOMATIC IRRIGATION CONTROLLER

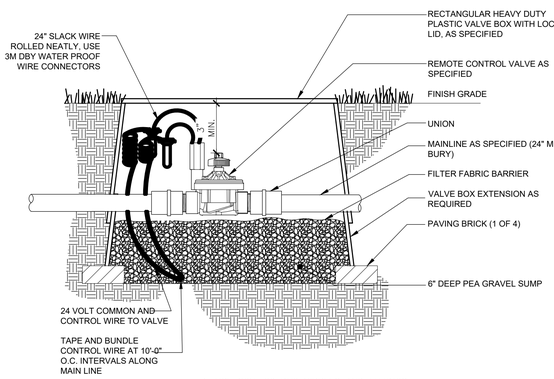
NTS



1. ALL PIPES AND FITTINGS USED FOR BACK FLOW ASSEMBLY TO BE MADE OF RED BRASS.

4 REDUCED PRESSURE BACKFLOW PREVENTOR

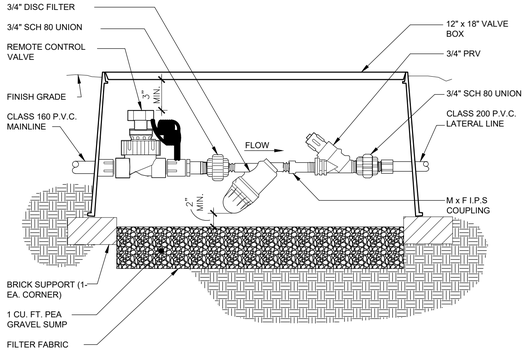
NTS



1. USE SCH. 80 PVC NIPPLES AND FITTINGS.

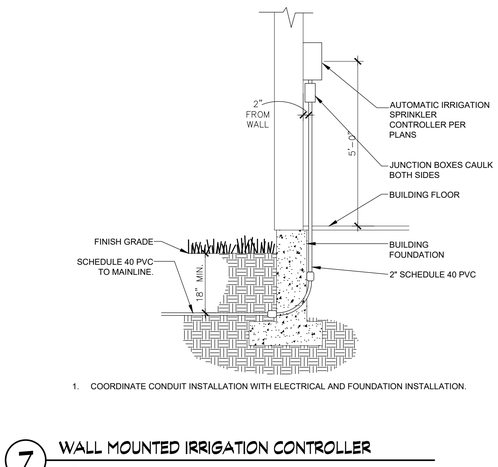
5 MASTER VALVE

NTS



6 DRIP IRRIGATION REMOTE CONTROL VALVE

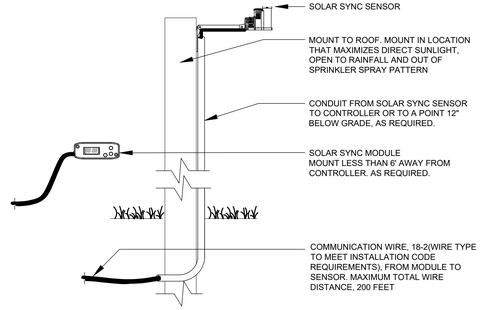
NTS



1. COORDINATE CONDUIT INSTALLATION WITH ELECTRICAL AND FOUNDATION INSTALLATION.

7 WALL MOUNTED IRRIGATION CONTROLLER

NTS



8 SOLAR SYNC SENSOR ROOF MOUNT

NTS

STAMP:

REV:	DESCRIPTION:	BY:	DATE:

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OUTDOOR STORAGE SOLUTIONS
E. LOCUST RD.
NAMPA, ID

ARCHITECT:

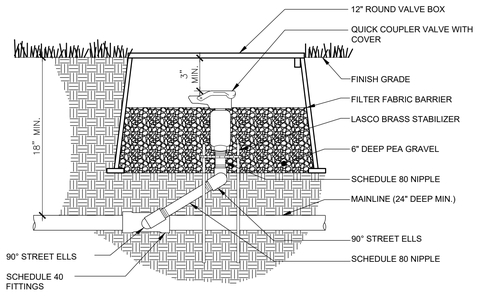
gardiner LAND DESIGN
114 E 33RD ST.
GARDEN CITY, ID 83714
208-908-1368
KILEYGARDINER@GMAIL.COM
GARDINERLANDDESIGN.COM

SITE: NAMPA, ID

TITLE: IRRIGATION NOTES AND DETAILS

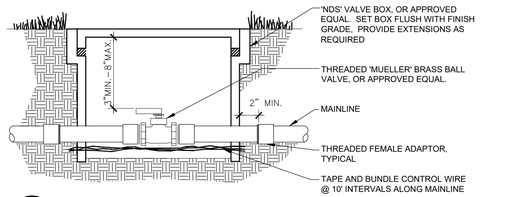
SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1"=30'	4/4/2025	KG	CW

PROJECT NO:	DRAWING NO:	REVISION:
1004	L202	



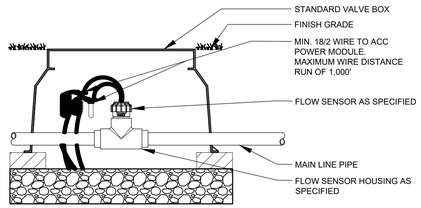
1 QUICK COUPLER VALVE

NTS



2 ISOLATION BALL VALVE

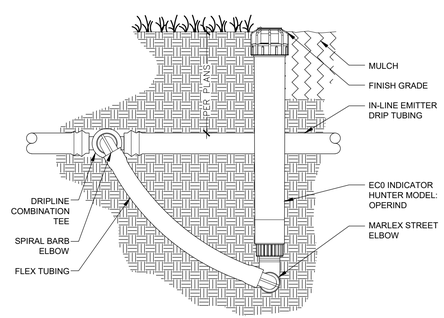
NTS



INLET PIPE LENGTH OF SENSOR MUST BE MIN. 10X PIPE DIA. STRAIGHT, CLEAN RUN OF PIPE, NO FITTINGS OR TURNS. OUTLET PIPE LENGTH OF SENSOR MUST BE MIN. 5X PIPE DIA. OF STRAIGHT CLEAN RUN OF PIPE, NO FITTINGS OR TURNS.

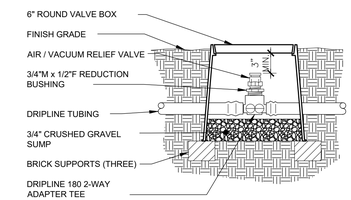
3 FLOW SENSOR

NTS



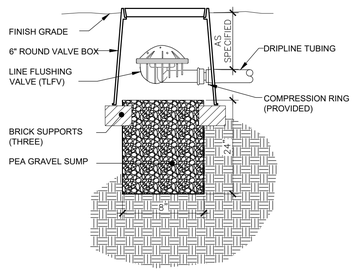
4 ECO INDICATOR

NTS



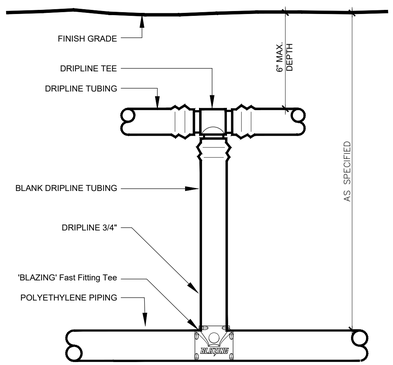
5 AIR RELIEF VALVE

NTS



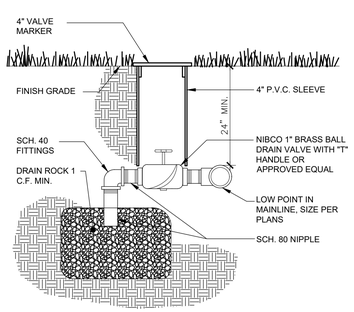
6 IN-LINE FLUSHING VALVE

NTS



7 DRIPLINE START CONNECTION

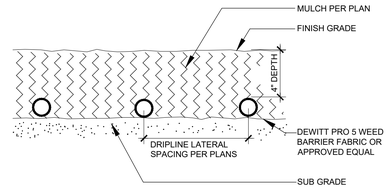
NTS



1. DRAIN LINES MAY BE DIRECTED TO THE SITE DRAINAGE SYSTEM WHERE APPLICABLE. REFER TO PLANS FOR MORE INFORMATION.

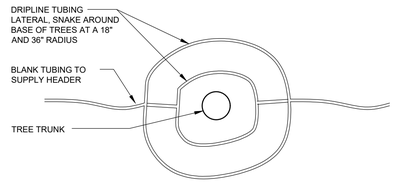
8 MANUAL DRAIN VALVE

NTS



9 DRIP LINE SUBGRADE INSTALLATION

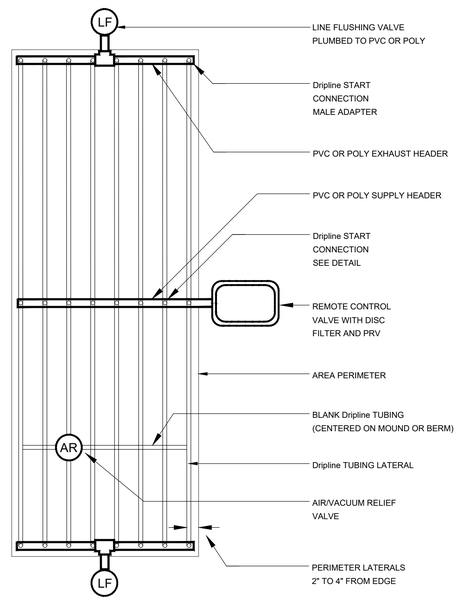
NTS



1. TO BE USED AT ALL TREES PLANTED WITHIN AREA NOTED ON PLAN.

10 DRIP LINE LAYOUT AT TREES WITHIN PLANTERS

NTS



11 CENTER FEED DRIPLINE LAYOUT

NTS

STAMP:

REV:	DESCRIPTION:	BY:	DATE:

CLIENT:
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E. LOCUST RD.
NAMPA, ID

ARCHITECT:

gardiner LAND DESIGN
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SITE: NAMPA, ID			
TITLE: IRRIGATION NOTES AND DETAILS			
SCALE AT A1: 1"=30'	DATE: 4/4/2025	DRAWN: KG	CHECKED: CW
PROJECT NO: 1004	DRAWING NO: L203		REVISION:

2025-007008
RECORDED
03/03/2025 11:53 AM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=2 ABARDEN $15.00
TYPE: DEED
EMPIRE TITLE, LLC
ELECTRONICALLY RECORDED

EMPIRE
TITLE & ESCROW

WARRANTY DEED

FOR VALUE RECEIVED

Treasure Valley Live Edge, LLC, an Idaho Limited Liability Company

GRANTOR(s) does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto:

Deschutes Investments, LLC, an Idaho Limited Liability Company

GRANTEE(s), whose current address is: PO Box 1611, Meridian, ID 83680 the following described real property in Canyon County, State of ID more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee(s), and Grantee(s) heirs and assigns forever. And Grantor(s) does(do) hereby covenant to and with said Grantee(s) that Grantor(s) is/are the owner(s) in fee simple of said premises, that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, if any, of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year which are not yet due and payable and the Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated this 3rd day of March, 2025

Treasure Valley Live Edge, LLC

By Timothy M. Andra, Manager

State of Idaho
County Ada

On this 3rd day of March, in the year of 2025, before me the undersigned Notary Public in and for said State, personally appeared Timothy M. Andra, known or identified to me to be the Manager, of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

Notary Public for Idaho
Residing at: Eagle, ID
My Commission Expires: 5/24/29

MELISSA M BATES
COMMISSION #44529
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 05/24/2029

EXHIBIT A

That certain land lying Northeasterly from the Union Pacific right of way, and Northerly from that certain County road, and Southerly, Southeasterly and Southwesterly from the Southerly edge of the right of way of the New York Canal, all of which property is located in the following described tract of land:

All of the North half of the Southeast Quarter and all of that portion of the South half of the Southeast Quarter which lies North and East of the right of way of the Oregon Short Line Railroad Company.

Excepting therefrom the following described tract of land, to-wit:

A strip of land 15 rods in width North and South, off from the Southside of the South half of the Southeast Quarter, extending Eastwardly from the Northeasterly boundary line the right of way of the Oregon Short Line Railroad Company to the Section line between Sections 4 and 5.

All the above and foregoing being in Section 5, Township 2 North, Range 1 West, Boise Meridian, in Canyon County, Idaho.

Excepting therefrom:

A parcel of land being a portion of the property of Stewart Farms, Inc., as described in Deed Instrument No. 603263 in the office of the Canyon County Recorder in the Southeast Quarter of Section 5, Township 2 North, Range 1 West, Boise Meridian, more particularly described as follows:

Commencing at the section corner common to Sections 4, 5, 8 and 9, Township 2 North, Range 1 West, Boise Meridian; thence
North 00°51'01" West 75.438 meters (247.50 feet) to a point on the Southerly right of way of existing Locust Lane; thence
South 88°57'09" West 147.234 meters (483.05 feet) along said Southerly right of way to the True Point of Beginning; thence continuing
South 88°57'09" West 163.836 meters (537.52 feet) along said Southerly right of way to a point of non-tangent curvature; thence
Westerly 13.646 meters (44.77 feet) along a curve to the right having a radius of 410.000 meters (1345.14 feet), a central angle of 01°54'26" tangent lengths of 6.824 meters (22.39 feet) and a long chord bearing North 81°08'12" West 13.646 meters (44.77 feet) to a point of tangency; thence
North 80°11'00" West 109.253 meters (358.44 feet) to a point of curvature; thence
Westerly 20.979 meters (68.83 feet) along a curve to the left having a radius of 30.000 meters (98.42 feet) a central angle of 40°03'56", tangent lengths 10.939 meters (35.89 feet) and a long chord bearing South 79°47'03" West 20.553 meters (67.43 feet) to a point of non-tangency on the Northeasterly right of way of the Union Pacific Railroad; thence
North 56°13'38" West 21.272 meters (69.79 feet) along said Northeasterly right of way to a point marking the beginning of a non-tangent curve; thence
Northeasterly 44.336 meters (145.46 feet) along a curve to the right having a radius of 50.000 meters (164.04 feet), a central angle of 50°48'24", tangent lengths of 23.744 meters (77.90 feet) and a long chord bearing North 74°24'49" East 42.898 meters (140.74 feet) to a point of tangency; thence
South 80°11'00" East 107.979 meters (354.26 feet) to a point of curvature; thence
Southeasterly 73.951 meters (242.62 feet) along a curve to the left having a radius of 390.000 meters (1279.52 feet), a central angle of 10°51'52", tangent lengths of 37.087 meters (121.68 feet) and a long chord bearing South 85°36'55" East 73.841 meters (242.26 feet) to a point of tangency on the Northerly right of way of said existing Locust Lane; thence
North 88°57'09" East 101.252 meters (332.19 feet) along said Northerly right of way to a point; thence
South 01°02'51" East 15.240 meters (50.00 feet) to the Point of Beginning.

National Flood Hazard Layer FIRMette

FEMA

116°29'1"W 43°32'16"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

116°28'23"W 43°31'50"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/21/2025 at 12:50 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-454-7458

AFFIDAVIT OF LEGAL INTEREST

I, Andrew Fuller, Deschutes Investments LLC, P.O. Box 1611
(name) (address)

Meridian, ID 83680
(city) (state) (zip code)

being first duly sworn upon oath, depose and say:

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

   Penelope Constantikes / Riley Planning Services, P.O. Box 405, Boise, ID 83701
   (name) *(address)*

   to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to 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.

Dated this 4th day of March, 20 25.

(signature)

STATE OF IDAHO)
ss
COUNTY OF CANYON)

On this 4 day of March, in the year 20 25, before me Penelope Constantikes a notary public, personally appeared Andrew Fuller, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

PENELOPE CONSTANTIKES NOTARY PUBLIC Comm. No. 40979 STATE OF IDAHO

Notary: Penelope Constantikes

My Commission Expires: 3/18/31

0005795510

STATE OF IDAHO

Office of the secretary of state, Phil McGrane

ANNUAL REPORT

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: $0.00

For Office Use Only

-FILED-

File #: 0005795510

Date Filed: 7/3/2024 6:49:14 AM

Entity Name and Mailing Address:

Entity Name:	DESCHUTES INVESTMENTS LLC
The file number of this entity on the records of the Idaho Secretary of State is:	0000472961
Address	ANDREW FULLER PO BOX 1611 MERIDIAN, ID 83680-1611

Entity Details:

Entity Status	Active-Existing
This entity is organized under the laws of:	IDAHO
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:	W155649

The registered agent on record is:

Registered Agent	ANDREW FULLER Registered Agent Physical Address 5445 W FRANKLIN ROAD MERIDIAN, ID 83642 Mailing Address

Agent or Address Change

☐ Select if you are appointing a new agent.

Limited Liability Company Managers and Members

Name	Title	Business Address
Andrew G Fuller	Manager	5445 W FRANKLIN RD MERIDIAN, ID 83642

The annual report must be signed by an authorized signer of the entity.

Job Title: President

Andrew Fuller
Sign Here

07/03/2024
Date

Page 1 of 1

REPORT

Limited Geotechnical Services
Proposed Indian Creek Subdivision
Canyon County, Idaho

Prepared by

Adrian Mascorro, E.I.T.
Chris M. Comstock, P.E., P.G.

STRATA, Inc.
8653 W Hackamore Dr
Boise, Idaho
P. 208.376.8200
F. 208.376.8201

Prepared for

Mr. Mike Homan
Indian Creek Property Development
2229 West State Street
Boise, Idaho 83702

August 24, 2007

STRATA
GEOTECHNICAL ENGINEERING & MATERIALS TESTING
Integrity from the Ground Up

August 24, 2007
File: INDCRE B06020C

Mr. Mike Homan
Indian Creek Property Development, LLC
2229 W. State Street
Boise, ID 83702

RE: **LETTER REPORT**
Limited Geotechnical Services
Proposed Indian Creek Subdivision
Canyon County, Idaho

Dear Mike:

STRATA, Inc. is pleased to present this limited geotechnical evaluation for the proposed Indian Creek Subdivision to be located northeast of the intersection of Greenhurst Road and Locust Lane near Nampa, Idaho. STRATA's services are limited to providing geotechnical recommendations for stormwater disposal, allowable seepage rate and pavement subgrade preparation and design criteria, and do not include a specific evaluation for individual residential structures. We are also providing recommendations for uncontrolled fill removal and backfill recommendations. The following letter report presents the results of our field exploration on May 30 and 31, 2007, and our subsequent geotechnical opinions and recommendations.

PROJECT UNDERSTANDING

We understand you plan to develop an approximate 32-acre parcel in Canyon County, Idaho as a potential residential subdivision consisting of 21 lots. The subdivision will have individual water and each home will dispose of wastewater effluent through individual septic systems. Asphaltic concrete will provide site access. We anticipate the flexible pavement will be designed referencing the Nampa Highway District Standard Specifications. Stormwater will be disposed of via on-site seepage beds. The existing Powell Lateral will be rerouted along the south side of the property. Subdivision access is planned from Locust Lane. To date, STRATA provided hydrogeologic services for the subdivision including submittal of a Level 2 NP Evaluation to assist the subdivision application process. At this time, a preliminary plat has been drafted and submitted to Canyon County.

FIELD EXPLORATION

STRATA observed the excavation of 33 test pits on May 30 and 31, 2007. Twenty test pits were surveyed by Landmark Engineering and Planning prior to excavation, but additional exploration was necessary due to encountered uncontrolled fill and to assist septic evaluation to reduce the need for additional septic test pits in the future. Approximate test pit locations are provided on Plate 1, *Site Plan*. Individual test pit logs are included in Appendix A. The soils encountered were described and classified referencing ASTM D 2487 and ASTM D 2488, Unified Soil Classification System (USCS). Soils encountered

were also classified referencing the Soil Textural Design Subgroup Classification System per the Department of Environmental Quality's (DEQ) Technical Guidance Manual (TGM). The USCS and TGM Soil Textural Design Subgroup Classification System explanations are also provided in Appendix A. Select soil samples were retained for laboratory testing.

At the conclusion of our subsurface evaluation, test pits were loosely backfilled level with the existing ground surface. Test pit locations are identified by the presence of labeled stakes and/or piezometer pipes. We recommend all test pit locations be surveyed so an accurate record of their actual location can be obtained. If test pits are located beneath proposed building, pavement, or sidewalk areas we recommend the loose test pit backfill be completely excavated to undisturbed native soil and backfilled with structural fill according to the recommendations provided herein.

Subsurface Conditions

Tilled agricultural silt and clay topsoil was observed to approximately 6 to 12 inches throughout the site. Soil encountered within test pits generally consisted of near-surface silt or lean clay overlying clay, silty sand and poorly-graded sand at varied depths and configurations of each. Near-surface silt was generally described as tan, hard and moist. Near-surface clay was generally described as brown, hard and moist. Silty sand was encountered underlying surficial soil and was described as tan to brown, medium dense and moist to wet. Poorly-graded sand was also encountered below near surface soil and was tan, medium dense and moist to saturated. Weakly to strongly cemented layers were observed in silty sand in varied test pits across the site. The cemented layers varied between 1.5 and 9 feet thick in the locations encountered. Test pits generally encountered silty sand or poorly-graded sand at termination depths of exploration between 11 and 14.5 feet below existing ground surface. Based on previous exploration during the Nutrient Pathogen Study performed on February 15, 2006, depth to basalt bedrock varied in boring locations from 13 to 22 feet below existing ground surface. Basalt bedrock was only encountered in TP-20 at 15 feet; which was the lowest elevation test pit excavated. Specific soil contacts, descriptions and field information are provided on test pit logs in Appendix A.

Uncontrolled fill was encountered in TP-24. Fill consisted of many passenger and tractor sized tires and many basalt boulders up to 3 feet in diameter, as well as other debris. Fill extended to approximately 12 feet below existing ground surface. We excavated additional test pits in an attempt to delineate the fill extents. Approximate fill limits extend between TP-22, TP-23 and TP-25, and are presented on Plate 1. However, not all fill consisted of debris. Fill also consisted of silty sand that could be misconstrued as native soil.

Groundwater was encountered at the time of excavation in test pits near the New York Canal. Groundwater was observed between 7 and 14 feet and generally appeared to be consistent with the canal's water elevation. We installed standpipe piezometers in test pits near the canal to allow for groundwater monitoring. Southwest District Health Department (SWDH) requested groundwater monitoring be accomplished on a bi-weekly basis to assist septic design for the Subdivision Engineering Report (SER). Groundwater has the potential to vary with seasonal changes in irrigation, precipitation, infiltration and development to the site.

Laboratory Testing

Laboratory testing was performed on select soil samples obtained during field exploration. Laboratory testing included grain-size analyses, Atterberg limits, and R-value testing. R-value test results are presented on Plate 2. Index test results are provided on individual test pit logs.

GEOTECHNICAL OPINIONS AND RECOMMENDATIONS

Our opinion is the site is suitable, from a geotechnical standpoint, for the proposed project, provided the opinions discussed in this report are implemented. The recommendations contained herein reflect our understanding of the location and configuration of the proposed improvements and the subsurface conditions encountered during exploration. However, soil conditions may vary at the proposed site. The variation in soil conditions and fill limits will not be known until construction and may impact construction plans and/or costs. If design plans change or subsurface conditions between test pit locations vary significantly from what was observed during our subsurface evaluation, we should be notified to review the report recommendations and make any necessary revisions.

Earthwork

We recommend test pits be relocated in the field prior to earthwork construction. Any loose test pit backfill located beneath future structures should be completely removed to undisturbed native soil and backfilled with structural fill placed and compacted in accordance with this report.

As previously mentioned in the *Subsurface Conditions* section, uncontrolled fill was encountered on-site, approximately between TP-22, TP-23 and TP-25, and extended to depths of 12 feet below the existing ground surface. Uncontrolled fill consisted of rubber tires and basalt boulders, as well as other debris. Silty sand fill was also encountered, that could be misconstrued as native soil. In addition, we understand the existing Powell Lateral, which traverses the site from southeast to northwest, will be rerouted. The uncontrolled fill encountered as discussed above as well as the uncontrolled fill identified within the Powell Lateral backfill is not suitable to remain below potential building envelopes or infrastructure improvements. All uncontrolled fill and encountered on-site must be removed to undisturbed native soil and backfilled with structural fill according to the following recommendations.

All fill placed to raise the site's elevation and support pavement and sidewalk areas should consist of structural fill. Structural fill should be free from vegetation or organics and be moisture-conditioned sufficiently to achieve compaction requirements. All structural fill should be classified as SP, SW, SM, GP, GW, GM, or ML in accordance with the USCS. Structural fill should not contain particles greater than 6 inches in diameter. On-site soil may be used for structural fill; however, any soil with more than 15 percent fines will require special attention and must be moisture conditioned to near optimum moisture content during placement. Additionally, during periods of extended wet or cold weather, soil with appreciable fines may be difficult to utilize as structural fill.

Structural fill should be placed to the subgrade elevation in uniform, maximum 12-inch-thick, loose lifts, and compacted to a minimum of 95 percent of the maximum dry density of the soil, as determined by ASTM D 698 (Standard Proctor). This assumes heavy compaction equipment; with a minimum compaction energy of 10 tons is used. The maximum loose lift thickness should be reduced where smaller and/or lighter compaction equipment is used. STRATA should be retained to perform field density testing of structural fill to verify contractor compliance with the above minimum compaction criteria.

Special consideration must be taken when backfilling with structural fill in excavations greater than 5 feet. Slope stability of sidewalls must be taken into account for safety during earthwork construction. Temporary side slopes should be maintained at a minimum of 1.5H:1V feet (horizontal to vertical) during backfill placement. If groundwater is present at the time of backfill, dewatering may be necessary to achieve proper compaction and achieve a stable subgrade. STRATA shall be retained to observe fill removal and replacement with structural fill.

Wet Weather/Wet Soil Conditions

We recommend site construction be undertaken during dry weather conditions. If site construction, particularly grading, is undertaken during wet periods of the year, the on-site soil may be susceptible to pumping or rutting when subjected to heavy loads from rubber-tired equipment or vehicles, which exert a point load. Wet weather earthwork should be performed by low pressure, track-mounted equipment that spread and reduce the vehicle load. Earthwork should not be performed immediately after rainfall or until the soil has dried sufficiently to allow traffic without soil disturbance. All loose and disturbed areas should be excavated to undisturbed soil or recompacted to structural fill requirements. Fill compaction should be sufficient to preclude pumping of the underlying soil. In summary, careful construction procedures are paramount to the successful grading operation if the on-site soil is wet.

Additional precautions should be taken if subgrade soils are to be exposed to freezing temperatures. STRATA should be contacted to provide recommendations prior to initiating or delaying construction during wet or cold weather to improve earthwork efficiency, achieve a stable subgrade and to help mitigate frost conditions.

Water in Crawlspace

Based on our experience in the project area, water in the crawlspace of residential homes is common. However, water in the crawlspace is typically induced through inadequate surface grading and drainage practices during residential home construction. Highly compacted structural fill placed on lots which contains fine-grain soil, will not drain readily. Therefore, it is critical to provide good construction practices during home construction to help reduce the potential for water in the crawlspace. To reduce this potential, we provide the following considerations:

1. Install roof gutters and downspouts to carry stormwater away from foundations. Downspouts should be discharged a minimum of 3 feet away from the foundation

stemwall using splash pads or a gravel dispersion pad underlain by geotextile to reduce soil erosion.

2. Limit the application of irrigation water within 3 feet of the foundation stemwall. Consider Xeriscape landscaping and utilize drip irrigation for plantings near foundation walls.

3. Grade the ground surface within 10 feet of foundations a minimum of 5 percent away from foundation stem walls and improvements to promote surface drainage away from the residence.

4. Place compacted backfill adjacent to foundation stem walls. The backfill should consist of relatively impermeable clay and/or silt, and should be moisture conditioned to near optimum moisture content and compacted in lifts to a minimum of 90 percent of ASTM D 698 (Standard Proctor). Due to the limited space constraints for foundation backfill, hand operated mechanical compactors and walk-behind rollers may be required. Therefore, the individual backfill lift thickness should not exceed 6 inches in thickness.

5. Compact utility trench backfill from the foundation wall to a minimum of 3 feet away from foundations. The use of less permeable on-site silt and clay soil for backfill of utilities will help reduce the potential for near surface water to seep through utility trenches into the crawlspace beneath a residence.

6. Seal foundation wall penetrations for utilities with a silicone based caulk or equivalent.

7. Place a 10-mil-thick Visqueen vapor barrier over the crawlspace subgrade to reduce moisture migration from the subgrade soils. The Visqueen joints should be overlapped a minimum of 2 feet and taped. The Visqueen should also be taped at foundation interfaces. The Visqueen should be protected by placing a minimum of 2 inches of sand beneath the barrier.

8. Install a foundation drainage system around the exterior perimeter of the home. The drain pipe invert should be installed a minimum of 6 inches below the base of the foundation/crawlspace elevation, and the drain pipe should slope around the exterior perimeter of the residence to the discharge location. The foundation drain could be discharged into a subsurface seepage pit excavated a minimum of 6 inches into the underlying soil with an infiltration rate greater than 1 inch per hour. The subsurface seepage pit should be placed a minimum of 10 feet beyond all foundations.

9. Install humidity controlled ventilation fans in the crawlspace to lower the humidity and moisture level, if elevated moisture levels are measured in the crawlspace after construction is complete.

The above recommendations have been outlined to assist builders and individual lot owners to address the potential for surface water or moisture to enter into the crawlspace of

residences at the Indian Creek Subdivision near Nampa, Idaho. The recommendations provided in this letter are not exhaustive and even if the above recommendations are incorporated into design and construction of a residence, elevated moisture levels could be experienced or surface water could enter the crawlspace. Note that all recommendations discussed above may not be required to reduce moisture intrusion into crawlspaces. The homeowner and/or builder should evaluate the need to incorporate the items in this letter relative to their development costs and desired level of risk of water in the crawlspace. In preparing this document, STRATA cannot be responsible for the occurrence of water beneath structures and we recommend that each lot owner be advised in writing that there is the potential for water to occur beneath their residence.

Pavement Subgrade Preparation and Design Criteria

We recommend all tilled agricultural soil and any native soil containing vegetation and organics be stripped beneath planned roadways and flatwork. Test pits generally identified approximately 6 to 12 inches of tilled soil or native soil with vegetation and organics. Uncontrolled fill removal practices must also occur prior to excavating the pavement subgrade. Following removal of soil containing vegetation, organics, tilled soil, or uncontrolled fill, we recommend the pavement subgrade, or the base of any overexcavation be recompacted to a minimum of 95 percent of the maximum dry density of the soil according to ASTM D-698 (standard proctor). This subgrade compaction criteria is consistent with the *Idaho Standards for Public Works Construction* (ISPWC) for pavement subgrades. If any soil weaving or pumping is observed, those areas should be removed to firm native soil and replaced with structural fill. Once a stable subgrade has been achieved, structural fill for the pavement section can commence to the desired site grades. We recommend STRATA be retained to observe all subgrade compaction and site preparation procedures to verify no soft or pumping areas exist before placing structural fill.

Depending upon final site grades, it is our opinion the pavement subgrade will likely consist of silty sand, lean clay or poorly-graded sand. R-value testing has been accomplished on the silty sand encountered in TP-11 at a depth of 1.5 to 2.5 feet. The R-value test result was 70, but we recommend a design R-value of 50 be used for pavement section design, based on the variability of silt content in the silty sand. It is possible poorly-graded sand will be encountered at the subgrade; however, an R-value of 50 is conservative for poorly-graded sand. It is possible lean clay will be encountered at the pavement subgrade. The lean clay is estimated to have an R-value of less than 5 and would require the standard Nampa Highway District pavement section. Alternatively, the lean clay could be overexcavated to the underlying silty sand or poorly-graded sand and the pavement section be designed for an R-value of 50.

We recommend STRATA traverse and observe the roadway alignment when the pavement subgrade is excavated to identify the stations where the above R-Values apply. Landmark Engineering can reference the above R-value to design the roadway section based on the anticipated subsurface conditions. However, because the subsurface conditions cannot wholly be recognized until the subgrade is excavated; the roadway sections may require modification during construction. In addition, if structural fill is utilized at the roadway subgrade, STRATA can provide R-value testing during construction to verify the above minimum R-values.

Stormwater Disposal

All runoff from paved areas and other large volumes of stormwater should be directed and maintained away from proposed residential structures and not be allowed to infiltrate the subgrade soil immediately beneath paved areas. Based on the stormwater design provided by Landmark Engineering, seepage beds are anticipated to be used as discharge facilities. All drainage should be directed to approved seepage beds, located no closer than 25 feet away from anticipated building foundations.

We accomplished percolation tests in the silty sand and poorly-graded sand. The measured infiltration rates ranged from 3 to greater than 40 inches per hour in the locations tested. Variations in percolation testing in similar soil types were attributed to the variability in silt content throughout the site in the locations explored. Percolation test results and locations from our May 2007 exploration are presented in Table 1 below.

Table 1. Percolation Test Results

Test Pit	Soil Tested	Measured Infiltration Rate (in/hr)
TP-1	Silty Sand	15
TP-17	Silty Sand	3
TP-20	Silty Sand	3
TP-21	P.G. Sand	>40
TP-30	Silty Sand	10

We recommend the civil designer utilize a design infiltration rate of 2.5 inches per hour (in/hr) for stormwater facilities constructed a minimum of 1 foot into the *uncemented* silty sand and an allowable infiltration rate of 8 in/hr for facilities constructed a minimum of 1 foot into poorly-graded sand. We do not recommend stormwater be disposed of in or directly above any cemented layer. We also recommend at least 3 feet of non-cemented soil separate the bottom of the seepage bed from the top of bedrock, cemented layer or other soils containing a lower infiltration rate other than the design soil. In some cases it may be necessary to overexcavate soil through cemented layers and backfill with ASTM C33 filter sand. As an alternative to the above recommendations, STRATA can accomplish additional percolation testing in locations where a higher infiltration rate is feasible, at the time of seepage bed excavations during construction.

As discussed in the *Subsurface Conditions* section, groundwater was encountered at the time of excavation in test pits near the New York Canal. We recommend Landmark Engineering design stormwater facilities for seasonal high groundwater levels, depending on groundwater monitoring results. STRATA was retained to provide Landmark Engineering with bi-weekly groundwater monitoring data. We recommend the highest measured level recorded in test pits be used as seasonal high groundwater, based on irrigation season through October 2007.

EVALUATION LIMITATIONS

This report has been prepared to evaluate the subsurface conditions at the project site and provide limited geotechnical recommendations for earthwork, water in crawlspaces,

stormwater disposal and pavement subgrade recommendations for the proposed Indian Creek Subdivision located northeast of the intersection of Greenhurst Road and Locust Lane near Nampa, Idaho. This report does not include recommendations of any kind for residential structures and was not prepared to evaluate residential lots, site grading or earthwork to prepare the site for buildings, slabs, or other individual residential structures. While provide engineering recommendations to place structural fill at the project site, we are not providing foundation design criteria. Our intent is to allow the earthwork contractor to construct structural fill to achieve stable building pads below building envelopes. However, because individual home builders have the potential to disturb the structural on each lot, STRATA, Landmark Engineering and Planning, or the owner cannot be responsible for the activities of individual home builders during construction.

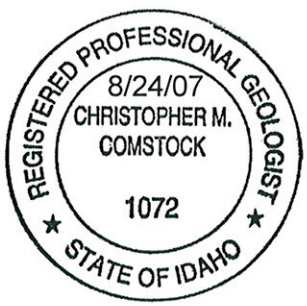
Our services consist of professional opinions made in accordance with generally accepted geotechnical engineering principles and practices as they exist at the time of this report in southwest Idaho. This acknowledgment is in lieu of all express or implied warranties. This report has been prepared exclusively for the use of Indian Creek Property Development, LLC, and Landmark Engineering and Planning for the project as described; we cannot be responsible for any other use of this report.

We appreciate the opportunity to work with you. If you have any questions, please contact us. The following plates accompany and complete this letter report:

Plate 1:	Site Plan
Plate 2:	R-value Test Results
Appendix A:	Exploratory Test Pit Logs, USCS and TGM Soil Textural Design Subgroup Classification Explanations

Sincerely,
STRATA, Inc.

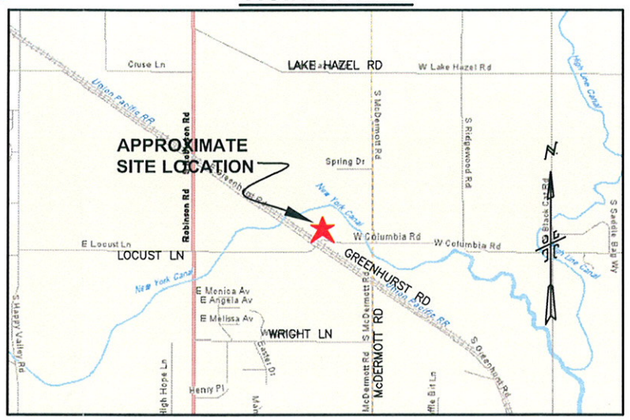
Adrian Mascorro, E.I.T.
Assistant Project Engineer



Chris M. Comstock, P.E., P.G.
Project Manager

AM/CMC/er

VICINITY MAP



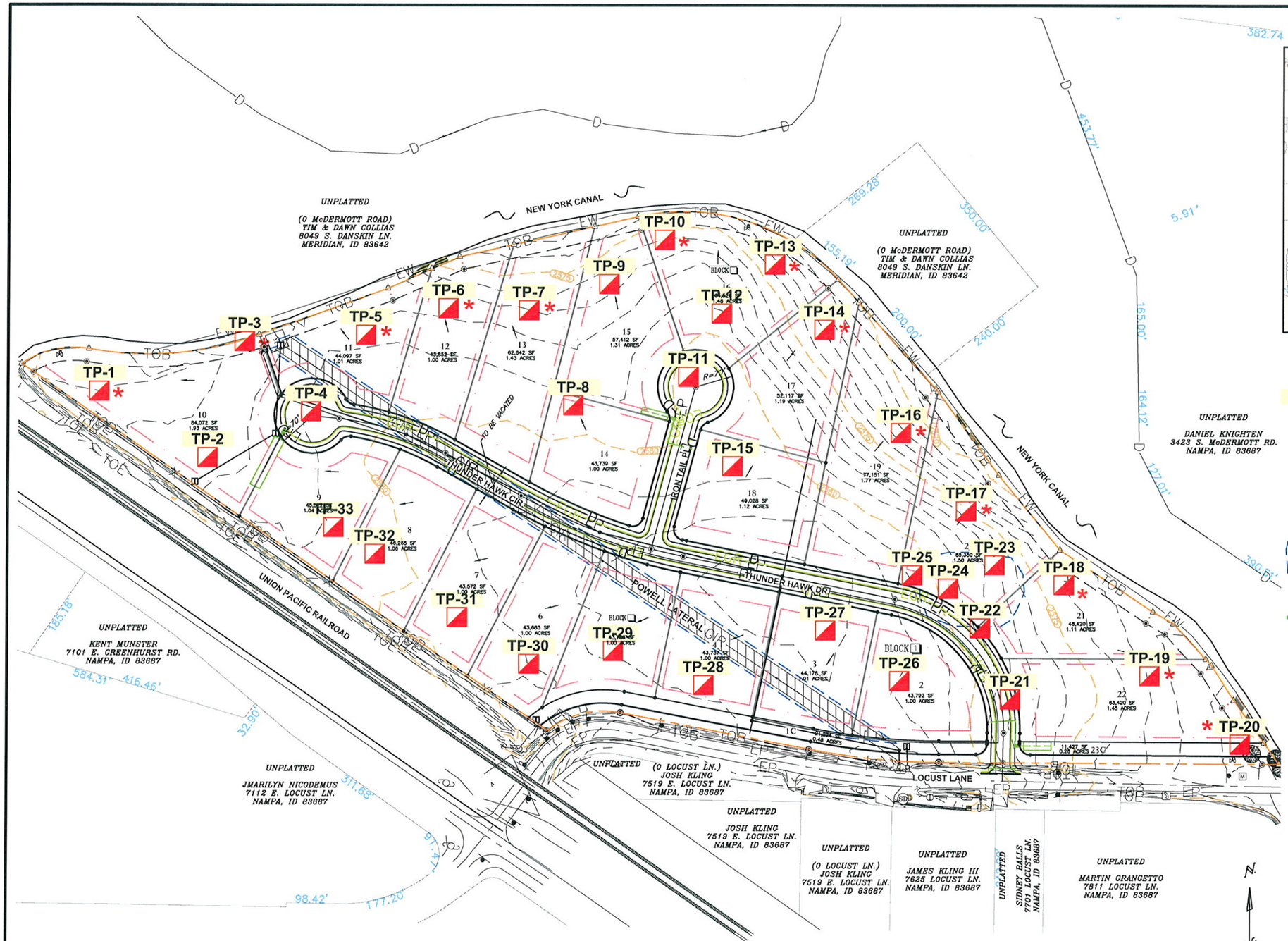
LEGEND

TP-1 — Approximate Location of Test Pit Observed by STRATA on May 30 and 31, 2007.

* Standpipe Piezometer Installed in Test Pit.

Approximate Uncontrolled Fill Limits

Proposed Seepage Beds



N

0 100 200 400

SCALE: 1 inch = 200 ft

SITE PLAN
Indian Creek Subdivision
Canyon County, Idaho

STRATA
GEOTECHNICAL ENGINEERING & MATERIALS TESTING
Integrity from the Ground Up

INDCRE B06020C	PLATE: 1

Reference: Site Plan From Landmark Engineering, File: C05149_PP.dwg, Dated: 5/11/2007.

APPENDIX A

R-VALUE

IDAHO T-8

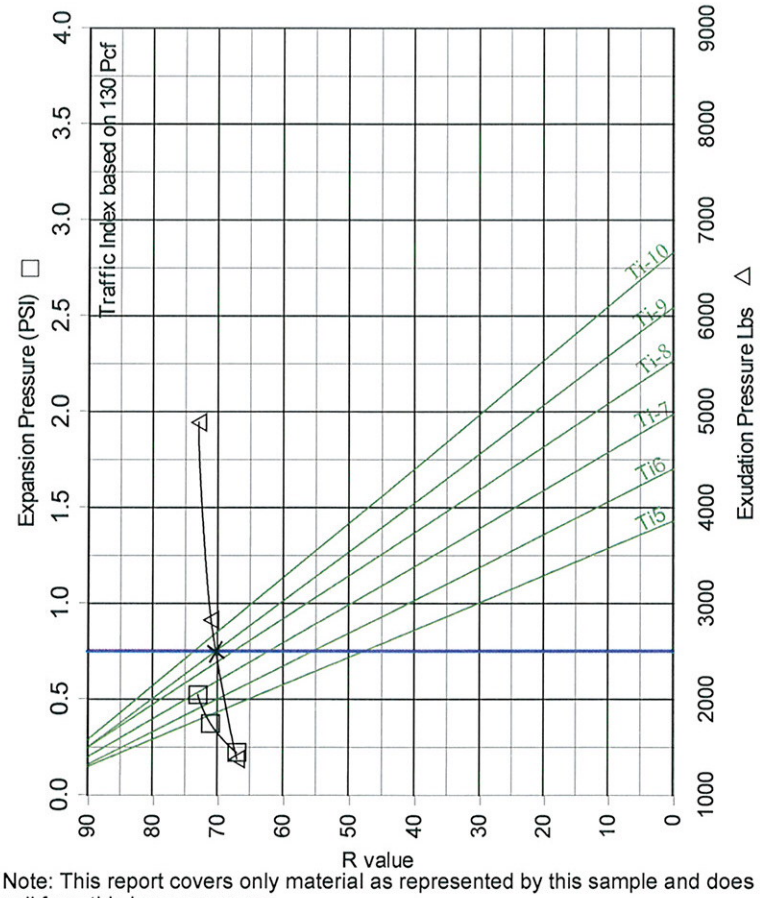
Project: Indian Creek Subdivision
Client: Indian Creek Property Development, LLC
Sample ID: Subgrade Soil
Location: TP-11 @ 1.5 - 2.5'
Soil Description: Silty Sand (Calcitic)

Lab Number: B7L0969
File Name: INDCRE B06020C
Date Sampled: 6/8/07
Sampled by: AM/Strata
Date Received: 6/8/07
Tested by: CAK/Strata

R VALUE DATA			
Percolation: None	Point 1	Point 2	Point 3
Exudation, PSI	110	225	389
Dry Density, PCF	98.8	99.7	100.2
Moisture Content, %	21.1	20.5	20.4
Exp. Pressure, PSI	0.22	0.37	0.52

SOIL CONSTANTS

R VALUE: 70



GRADATION: AASHTO T-11, T27		
SCREEN SIZE	AS RECEIVED % PASSING	AS TESTED % PASSING
4"		
3"		
2"		
1"		
3/4"		
1/2"		
3/8"		
No. 4	100	100
No. 8		
No. 16		
No. 30		
No. 50		
No. 100		
No. 200		

Note: This report covers only material as represented by this sample and does not necessarily cover all soil from this layer or source.

Reviewed by: Adrian Vasconez

STRATA
GEOTECHNICAL ENGINEERING & MATERIALS TESTING
Integrity From the Ground Up

PLATE: 2

USCS Description	DEPTH (In Feet)	USCS CLASS	SYMBOL	SAMPLE Type	TGM SOIL Textural Classification	% Passing No. 200 sieve	Moisture Content (%)	Dry Density (pcf)	POCKET Penetro-meter(tsf)	REMARKS Note: BGS = Below Ground Surface
SILT (Native) – tan, hard, moist.	1	ML			C–1					Moderate vegetation and organics observed to 12 inches BGS.
	2				N/A					Moderate cementation observed from 1.5 to 2.0 feet BGS.
	3			BG	C–1					
CLAY – brown, hard, moist.	4	CL		BG	N/A					At 3 to 3.5 feet Atterberg Limits: LL=45, PI=27.
CLAY with Sand – orange brown, hard, moist.	5	CL		BG	C–2					
Silty SAND – tan to brown, medium dense to dense, moist to wet.	6	SM			B–2					Percolation test performed at 6 feet BGS. Infiltration rate = 15 in/hr measured.
	7									Soil downgraded from B–1 to B–2 due to weak cementation.
	8				C–1					
	9			BG						Soil downgraded from B–1 to C–1 due to weak cementation and increased fines content.
	10									
	11									
	12									
Poorly–Graded SAND – tan, medium dense, saturated.	13	SP			A–2a					
Test pit terminated at 13.5' feet BGS.	14									Standpipe piezometer installed to 13.5 feet BGS.
	15									

Client: INDCRE	Test Pit Number: TP–1
Project: B06020C	Date Excavated: 5/30/2007
Backhoe: CASE 580 SUPER L	Bucket Width: 2'
Depth to Groundwater: 12.4'	Logged By: AM

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EXPLORATORY TEST PIT LOG

Sheet 1 of 1

USCS Description	DEPTH (In Feet)	USCS CLASS	SYMBOL	SAMPLE Type	TGM SOIL Textural Classification	% Passing No. 200 sieve	Moisture Content (%)	Dry Density (pcf)	POCKET Penetro-meter(tsf)	REMARKS Note: BGS = Below Ground Surface
SILT (Fill) – tan, loose, dry.		ML			N/A					Significant vegetation and organics observed to 6 inches BGS.
CLAY (Native) – brown, hard, moist.	1	CL			N/A					
Silty SAND – tan, medium dense to dense, moist.	2	SM			B–1					
	3				N/A					Moderate cementation observed from 2.5 to 5.5 feet BGS.
	4									
	5									
	6				B–1					
Silty SAND – brown, medium dense, wet.	7	SM			B–2					
	8									
	9									
	10									
	11									
	12									
Test pit terminated at 12.5' feet BGS.	13									
	14									
	15									

Client: INDCRE	Test Pit Number: TP–2
Project: B06020C	Date Excavated: 5/30/2007
Backhoe: CASE 580 SUPER L	Bucket Width: 2'
Depth to Groundwater: N.E.	Logged By: AM

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EXPLORATORY TEST PIT LOG

USCS Description	DEPTH (In Feet)	USCS CLASS	SYMBOL	SAMPLE Type	TGM SOIL Textural Classification	% Passing No. 200 sieve	Moisture Content (%)	Dry Density (pcf)	POCKET Penetro-meter(tsf)	REMARKS Note: BGS = Below Ground Surface
SILT (Fill) – tan, loose, dry.		ML			N/A					Significant vegetation and organics observed to 6 inches BGS.
CLAY (Native) – brown, hard, moist.	1	CL			N/A					
	2									
Silty SAND – tan, medium dense to dense, moist.	3	SM		BG	B–2	34	27.9			
	4									
	5				N/A					Moderate cementation observed from 4.5 to 5.5 feet BGS.
	6				B–2					
	7									
	8									
	9									
	10									
	11				C–2					Soil downgraded from B–2 to C–2 due to induration.
	12									
Poorly–Graded SAND – tan, medium dense, moist to saturated.	13	SP			A–2a					
	14									Standpipe piezometer installed to 14.75 feet BGS.
Test pit terminated at 14.75' feet BGS.	15									

Client: INDCRE	Test Pit Number: TP–3
Project: B06020C	Date Excavated: 5/30/2007
Backhoe: CASE 580 SUPER L	Bucket Width: 2'
Depth to Groundwater: 13.9'	Logged By: AM

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EXPLORATORY TEST PIT LOG

USCS Description	DEPTH (In Feet)	USCS CLASS	SYMBOL	SAMPLE Type	TGM SOIL Textural Classification	% Passing No. 200 sieve	Moisture Content (%)	Dry Density (pcf)	POCKET Penetro-meter(tsf)	REMARKS Note: BGS = Below Ground Surface
SILT (Fill) – tan, loose, dry.		ML			N/A					Significant vegetation and organics observed to 6 inches BGS.
CLAY (Native) – brown, hard, moist.	1 – 2	CL		BK	N/A					
Silty SAND – tan, medium dense, moist.	3	SM			B–2					
Test pit terminated at 4.0 feet BGS.	4 – 15									

Client: INDCRE	Test Pit Number: TP–4
Project: B06020C	Date Excavated: 5/30/2007
Backhoe: CASE 580 SUPER L	Bucket Width: 2'
Depth to Groundwater: N.E.	Logged By: AM

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EXPLORATORY TEST PIT LOG

USCS Description	DEPTH (In Feet)	USCS CLASS	SYMBOL	SAMPLE Type	TGM SOIL Textural Classification	% Passing No. 200 sieve	Moisture Content (%)	Dry Density (pcf)	POCKET Penetro-meter(tsf)	REMARKS Note: BGS = Below Ground Surface
SILT (Fill) – tan, loose, dry.		ML			N/A					Significant vegetation and organics observed to 6 inches BGS.
CLAY (Native) – brown, hard, moist.	1	CL			N/A					
Silty SAND – tan, medium dense to dense, moist.	2 – 3	SM			B–2					
Poorly–Graded SAND – tan, medium dense, moist to saturated.	4 – 12	SP		BG	A–2a					
Test pit terminated at 13.0 feet BGS.	13 – 15									Standpipe piezometer installed to 13.0 feet BGS.

Client: INDCRE	Test Pit Number: TP–5
Project: B06020C	Date Excavated: 5/30/2007
Backhoe: CASE 580 SUPER L	Bucket Width: 2'
Depth to Groundwater: 12.3'	Logged By: AM

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EXPLORATORY TEST PIT LOG

USCS Description	DEPTH (In Feet)	USCS CLASS	SYMBOL	SAMPLE Type	TGM SOIL Textural Classification	% Passing No. 200 sieve	Moisture Content (%)	Dry Density (pcf)	POCKET Penetro-meter(tsf)	REMARKS Note: BGS = Below Ground Surface
SILT (Fill) – tan, loose, dry.	1	ML			N/A					Significant vegetation and organics observed to 12 inches BGS.
CLAY (Native) – brown, hard, moist.		CL			N/A					
Silty SAND – tan, medium dense to dense, moist.	2	SM			B–2					
					N/A					Moderate cementation observed from 2.5 to 3.0 feet BGS.
	3				B–2					
	4			BG						
Poorly–Graded SAND – tan, medium dense, moist.	5	SP			A–2a					
	6									
	7									
	8									
	9									
	10									
Silty SAND – brown, medium dense, moist to saturated.	11	SM			B–2					
	12									
	13									
Test pit terminated at 13.0 feet BGS.	14									Standpipe piezometer installed to 13.0 feet BGS.
	15									

Client: INDCRE	Test Pit Number: TP–6
Project: B06020C	Date Excavated: 5/30/2007
Backhoe: CASE 580 SUPER L	Bucket Width: 2'
Depth to Groundwater: 12.9'	Logged By: AM

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EXPLORATORY TEST PIT LOG

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USCS Description	DEPTH (In Feet)	USCS CLASS	SYMBOL	SAMPLE Type	TGM SOIL Textural Classification	% Passing No. 200 sieve	Moisture Content (%)	Dry Density (pcf)	POCKET Penetro-meter(tsf)	REMARKS Note: BGS = Below Ground Surface
SILT (Fill) – tan, loose, dry.	1	ML			N/A					Significant vegetation and organics observed to 12 inches BGS.
Silty SAND (Native) – tan, medium dense, moist.	2	SM			B–2					
	3									
	4									
	5									
	6				C–2					Soil downgraded from B–2 to C–2 due to weak cementation.
	7									
	8									
Poorly–Graded SAND – tan, medium dense, moist to saturated.	9	SP			A–2a					
	10									
	11				B–1					Soil downgraded from A–2a to B–1 due to induration.
	12									
	13									
Test pit terminated at 13.0 feet BGS.	14									Standpipe piezometer installed to 13.0 feet BGS.
	15									

Client: INDCRE	Test Pit Number: TP–7
Project: B06020C	Date Excavated: 5/30/2007
Backhoe: CASE 580 SUPER L	Bucket Width: 2'
Depth to Groundwater: 12.7'	Logged By: AM

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USCS Description	DEPTH (In Feet)	USCS CLASS	SYMBOL	SAMPLE Type	TGM SOIL Textural Classification	% Passing No. 200 sieve	Moisture Content (%)	Dry Density (pcf)	POCKET Penetro-meter(tsf)	REMARKS Note: BGS = Below Ground Surface
SILT (Fill) – tan, loose, dry.	1	ML			N/A					Significant vegetation and organics observed to 12 inches BGS.
CLAY (Native) – brown, hard, moist.	2	CL		BG	N/A					
Silty SAND – tan, medium dense, moist.	3	SM		BG	B–2					
	4									
	5									
	6									
	7				B–1					
	8			BG						
	9									
Poorly–Graded SAND – tan, medium dense, moist.	10	SP		BG	A–2a					
	11									
	12									
Test pit terminated at 12.5 feet BGS.	13									
	14									
	15									

Client: INDCRE	Test Pit Number: TP–8
Project: B06020C	Date Excavated: 5/30/2007
Backhoe: CASE 580 SUPER L	Bucket Width: 2'
Depth to Groundwater: N.E.	Logged By: AM

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USCS Description	DEPTH (In Feet)	USCS CLASS	SYMBOL	SAMPLE Type	TGM SOIL Textural Classification	% Passing No. 200 sieve	Moisture Content (%)	Dry Density (pcf)	POCKET Penetro-meter(tsf)	REMARKS Note: BGS = Below Ground Surface
SILT (Fill) – tan, loose, dry.		ML			N/A					Significant vegetation and organics observed to 12 inches BGS.
CLAY (Native) – brown, hard, moist.	1	CL			N/A					
Silty SAND – tan, medium dense, moist.	2	SM			N/A					
	3				B–1					Moderate cementation observed from 1.5 to 2.5 feet BGS.
Poorly–Graded SAND – tan, medium dense, moist.	4	SP			A–2a					
	5									
	6									
	7				A–2b					Soil downgraded from A–2a to A–2b due to minor induration and fine content.
	8									
	9									
	10									
Silty SAND – brown, medium dense, wet.	11	SM			B–2					
	12									
Test pit terminated at 12.5 feet BGS.	13									
	14									
	15									

Client: INDCRE	Test Pit Number: TP–9
Project: B06020C	Date Excavated: 5/30/2007
Backhoe: CASE 580 SUPER L	Bucket Width: 2'
Depth to Groundwater: N.E.	Logged By: AM

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USCS Description	DEPTH (In Feet)	USCS CLASS	SYMBOL	SAMPLE Type	TGM SOIL Textural Classification	% Passing No. 200 sieve	Moisture Content (%)	Dry Density (pcf)	POCKET Penetro-meter(tsf)	REMARKS Note: BGS = Below Ground Surface
SILT (Fill) – tan, loose, dry.	1	ML			N/A					Significant vegetation and organics observed to 12 inches BGS.
Silty SAND (Native) – tan, medium dense, moist.	2	SM			B–2					
	3									
	4				N/A					Moderate cementation observed from 3.5 to 4.5 feet BGS.
	5				B–2					
	6									
Poorly–Graded SAND – tan, medium dense, moist.	7	SP			A–2a					
	8									
Silty SAND – brown, medium dense, wet to saturated.	9	SM			N/A					Strongly cemented from 8.0 to 9.0 feet BGS.
	10				B–2					
	11			BG						
	12									
	13									
	14									
Poorly–Graded SAND – tan, medium dense, saturated.		SP			A–2a					Standpipe piezometer installed to 15.0 feet BGS.
Test pit terminated at 15.0 feet BGS.	15									

Client: INDCRE	Test Pit Number: TP–10
Project: B06020C	Date Excavated: 5/30/2007
Backhoe: CASE 580 SUPER L	Bucket Width: 2'
Depth to Groundwater: 12'	Logged By: AM

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USCS Description	DEPTH (In Feet)	USCS CLASS	SYMBOL	SAMPLE Type	TGM SOIL Textural Classification	% Passing No. 200 sieve	Moisture Content (%)	Dry Density (pcf)	POCKET Penetro-meter(tsf)	REMARKS Note: BGS = Below Ground Surface
SILT (Fill) – tan, loose, dry.	0	ML			N/A					Significant vegetation and organics observed to 6 inches BGS.
Silty SAND (Native) – tan, medium dense, moist.	1	SM		BK	B–2					
	2									
	3									
Poorly–Graded SAND – tan, medium dense, moist.	4	SP			A–2a					
Test pit terminated at 4.0 feet BGS.	5									
	6									
	7									
	8									
	9									
	10									
	11									
	12									
	13									
	14									
	15									

Client: INDCRE	Test Pit Number: TP–11
Project: B06020C	Date Excavated: 5/30/2007
Backhoe: CASE 580 SUPER L	Bucket Width: 2'
Depth to Groundwater: N.E.	Logged By: AM

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USCS Description	DEPTH (In Feet)	USCS CLASS	SYMBOL	SAMPLE Type	TGM SOIL Textural Classification	% Passing No. 200 sieve	Moisture Content (%)	Dry Density (pcf)	POCKET Penetro-meter(tsf)	REMARKS Note: BGS = Below Ground Surface
SILT (Fill) – tan, loose, dry.		ML			N/A					Significant vegetation and organics observed to 6 inches BGS.
Silty SAND (Native) – tan, medium dense, moist.	1	SM			B–2					
	2				N/A B–2					Moderate cementation observed from 1.5 to 2.0 feet BGS.
Poorly–Graded SAND – tan, medium dense, moist.	3	SP		BG	A–2a					
	4									
	5									
	6									
	7									
	8									
	9									
	10									
	11									
Test pit terminated at 11.0 feet BGS.	12									
	13									
	14									
	15									

Client: INDCRE	Test Pit Number: TP–12
Project: B06020C	Date Excavated: 5/30/2007
Backhoe: CASE 580 SUPER L	Bucket Width: 2'
Depth to Groundwater: N.E.	Logged By: AM

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EXPLORATORY TEST PIT LOG

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USCS Description	DEPTH (In Feet)	USCS CLASS	SYMBOL	SAMPLE Type	TGM SOIL Textural Classification	% Passing No. 200 sieve	Moisture Content (%)	Dry Density (pcf)	POCKET Penetro-meter(tsf)	REMARKS Note: BGS = Below Ground Surface
SILT (Fill) – tan, loose, dry.	1	ML			N/A					Significant vegetation and organics observed to 12 inches BGS.
Silty SAND (Native) – tan, medium dense, moist.	1 – 10	SM		BG, BG	B–2					
Poorly–Graded SAND – tan, medium dense, saturated.	10 – 14	SP			A–2a					
Test pit terminated at 14.0 feet BGS.	14 – 15									Standpipe piezometer installed to 14 feet BGS.

Client: INDCRE	Test Pit Number: TP–13
Project: B06020C	Date Excavated: 5/30/2007
Backhoe: CASE 580 SUPER L	Bucket Width: 2'
Depth to Groundwater: 9.8'	Logged By: AM

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USCS Description	DEPTH (In Feet)	USCS CLASS	SYMBOL	SAMPLE Type	TGM SOIL Textural Classification	% Passing No. 200 sieve	Moisture Content (%)	Dry Density (pcf)	POCKET Penetro-meter(tsf)	REMARKS Note: BGS = Below Ground Surface
SILT (Fill) – tan, loose, dry.	1	ML			N/A					Significant vegetation and organics observed to 12 inches BGS.
Silty SAND (Native) – tan, medium dense, moist to saturated.	2	SM			B–2					
	3									
	4									
	5				N/A					
	6									Moderate cementation observed from 5 to 8 feet BGS.
	7									
	8				C–1					Soil downgraded from B–1 to C–1 due to induration.
	9			BG						
	10									
	11 ▽									
Poorly–Graded SAND – tan, medium dense, saturated.	12	SP			A–2a					
	13									Standpipe piezometer installed to 13.75 feet BGS.
Test pit terminated at 14.0 feet BGS.	14									
	15									

Client: INDCRE	Test Pit Number: TP–14
Project: B06020C	Date Excavated: 5/30/2007
Backhoe: CASE 580 SUPER L	Bucket Width: 2'
Depth to Groundwater: 11.2'	Logged By: AM

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USCS Description	DEPTH (In Feet)	USCS CLASS	SYMBOL	SAMPLE Type	TGM SOIL Textural Classification	% Passing No. 200 sieve	Moisture Content (%)	Dry Density (pcf)	POCKET Penetro-meter(tsf)	REMARKS Note: BGS = Below Ground Surface
SILT (Fill) – tan, loose, dry.		ML			N/A					Significant vegetation and organics observed to 6 inches BGS.
CLAY (Native) – brown, hard, moist.	1	CL		BG	N/A					
Silty SAND – tan, medium dense to very dense, moist.	2	SM			B–2					
	3				N/A					Strong cementation observed from 3 to 5 feet BGS.
	4									
	5				B–2					
Poorly–Graded SAND – tan, medium dense, moist.	6	SP			A–2a					
Silty SAND – brown, medium dense, moist to saturated.	7	SM		BG	C–2	44	16.2			Soil downgraded from B–2 to C–2 from 7 to 10 feet BGS due to induration.
	8									
	9									
	10				B–2					
	11									
Poorly–Graded SAND – tan, medium dense, saturated.	12	SP			A–2a					
	13									
	14									
Test pit terminated at 14.5 feet BGS.	15									

Client: INDCRE	Test Pit Number: TP–15
Project: B06020C	Date Excavated: 5/30/2007
Backhoe: CASE 580 SUPER L	Bucket Width: 2'
Depth to Groundwater: N.E.	Logged By: AM

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EXPLORATORY TEST PIT LOG

USCS Description	DEPTH (In Feet)	USCS CLASS	SYMBOL	SAMPLE Type	TGM SOIL Textural Classification	% Passing No. 200 sieve	Moisture Content (%)	Dry Density (pcf)	POCKET Penetro-meter(tsf)	REMARKS Note: BGS = Below Ground Surface
SILT (Fill) – tan, loose, dry.		ML			N/A					Significant vegetation and organics observed to 6 inches BGS.
CLAY (Native) – brown, hard, moist.	1	CL			N/A					
Silty SAND – tan, medium dense, moist.	2 3 4 5 6 7 8 9	SM		BG	B–2					
Poorly–Graded SAND – tan, medium dense, saturated.	10 11 12	SP			A–2a					
Test pit terminated at 12.5 feet BGS.	13 14 15									Standpipe piezometer installed to 12.5 feet BGS.

Client: INDCRE	Test Pit Number: TP–16
Project: B06020C	Date Excavated: 5/30/2007
Backhoe: CASE 580 SUPER L	Bucket Width: 2'
Depth to Groundwater: 9.7'	Logged By: AM

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EXPLORATORY TEST PIT LOG

USCS Description	DEPTH (In Feet)	USCS CLASS	SYMBOL	SAMPLE Type	TGM SOIL Textural Classification	% Passing No. 200 sieve	Moisture Content (%)	Dry Density (pcf)	POCKET Penetro-meter(tsf)	REMARKS Note: BGS = Below Ground Surface
SILT (Fill) – tan, loose, dry.		ML			N/A					Significant vegetation and organics observed to 6 inches BGS.
CLAY (Native) – brown, hard, moist.	1	CL			N/A					
Silty SAND (Native) – tan, medium dense, moist.	2	SM			B–2					
	3				N/A					Moderate cementation observed from 3 to 3.5 feet BGS.
	4				B–2					
Poorly–Graded SAND – tan, medium dense, moist.	5	SP			A–2a					
	6				N/A					Strong cementation observed from 5 to 6 feet BGS.
Silty SAND – brown, medium dense, moist.	7	SM		BG	B–2					Percolation test performed at 6.5 feet BGS. Infiltration rate = 3in/hr measured.
	8									
	9									
Poorly–Graded SAND – tan, medium dense, moist to saturated.	10	SP		BG	A–2a					
	11									
	12									
	13									Standpipe piezometer installed to 13.75 feet BGS.
Test pit terminated at 14.0 feet BGS.	14									
	15									

Client: INDCRE	Test Pit Number: TP–17
Project: B06020C	Date Excavated: 5/30/2007
Backhoe: CASE 580 SUPER L	Bucket Width: 2'
Depth to Groundwater: 12.9'	Logged By: AM

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USCS Description	DEPTH (In Feet)	USCS CLASS	SYMBOL	SAMPLE Type	TGM SOIL Textural Classification	% Passing No. 200 sieve	Moisture Content (%)	Dry Density (pcf)	POCKET Penetro-meter(tsf)	REMARKS Note: BGS = Below Ground Surface
SILT (Fill) – tan, loose, dry.		ML			N/A					Significant vegetation and organics observed to 6 inches BGS.
Silty SAND (Native) – tan, medium dense, moist.	1 – 3	SM			B–2					
Poorly–Graded SAND – tan, medium dense, moist.	3 – 4	SP			A–2a / N/A					Strong cementation observed from 3.5 to 4.0 feet BGS.
Silty SAND – brown, medium dense, moist to saturated.	4 – 11	SM		BG	B–2					
Poorly–Graded SAND – tan, medium dense, saturated.	11 – 13	SP			A–2a					Standpipe piezometer installed to 13.0 feet BGS.
Test pit terminated at 13.5 feet BGS.	14 – 15									

Client: INDCRE	Test Pit Number: TP–18
Project: B06020C	Date Excavated: 5/31/2007
Backhoe: CASE 580 SUPER L	Bucket Width: 2'
Depth to Groundwater: 10.5'	Logged By: AM

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USCS Description	DEPTH (In Feet)	USCS CLASS	SYMBOL	SAMPLE Type	TGM SOIL Textural Classification	% Passing No. 200 sieve	Moisture Content (%)	Dry Density (pcf)	POCKET Penetro-meter(tsf)	REMARKS Note: BGS = Below Ground Surface
SILT (Fill) – tan, loose, dry.	1	ML			N/A					Significant vegetation and organics observed to 12 inches BGS.
Silty SAND (Native) – brown, medium dense, moist.	2	SM			B–2					
	3									
	4									
	5									
	6									
	7									
Poorly–Graded SAND – tan, medium dense, moist to saturated.	8	SP			A–2a					
	9									
	10									
	11									Standpipe piezometer installed to 11.5 feet BGS.
Test pit terminated at 12.0 feet BGS.	12									
	13									
	14									
	15									

Client: INDCRE	Test Pit Number: TP–19
Project: B06020C	Date Excavated: 5/31/2007
Backhoe: CASE 580 SUPER L	Bucket Width: 2'
Depth to Groundwater: 8.9'	Logged By: AM

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USCS Description	DEPTH (In Feet)	USCS CLASS	SYMBOL	SAMPLE Type	TGM SOIL Textural Classification	% Passing No. 200 sieve	Moisture Content (%)	Dry Density (pcf)	POCKET Penetro-meter(tsf)	REMARKS Note: BGS = Below Ground Surface
CLAY (Fill) – brown, hard, moist.	1	CL			N/A					Significant vegetation and organics observed to 6 inches BGS.
Silty SAND (Fill) – tan, medium dense, moist.	2–5	SM			N/A					1 to 3 foot diameter basalt boulders observed from 2 to 5 feet BGS.
Silty SAND (Native) brown, medium dense, wet to saturated.	5–9	SM			B–2					Percolation test performed at 5.5 feet BGS. Infiltration rate = 3 in/hr measured.
Poorly–Graded SAND – tan, medium dense, saturated.	10–15	SP			A–2a					
Basalt Bedrock – gray, fresh, massive.	15	RX			N/A					
Test pit terminated at 15.25 feet BGS.	16–20									

Client: INDCRE	Test Pit Number: TP–20
Project: B06020C	Date Excavated: 5/31/2007
Backhoe: CASE 580 SUPER L	Bucket Width: 2'
Depth to Groundwater: 6.8'	Logged By: AM

STRATA
GEOTECHNICAL ENGINEERING & MATERIALS TESTING
Integrity From the Ground Up

EXPLORATORY TEST PIT LOG

Sheet 1 of 1

USCS Description	DEPTH (In Feet)	USCS CLASS	SYMBOL	SAMPLE Type	TGM SOIL Textural Classification	% Passing No. 200 sieve	Moisture Content (%)	Dry Density (pcf)	POCKET Penetro-meter(tsf)	REMARKS Note: BGS = Below Ground Surface
SILT (Fill) – tan, loose, dry.		ML			N/A					Significant vegetation and organics observed to 12 inches BGS.
Silty SAND (Native) – brown, medium dense, moist.	1	SM			B–2					
	2									
	3									
Poorly–Graded SAND – tan, medium dense, moist.	4	SP			A–2a					
Silty SAND – tan, medium dense to dense, moist.	5	SM			N/A					Moderate cementation observed from 4.5 to 5.0 feet BGS.
					B–2					
	6			BG	C–2					Soil downgraded from B–2 to C–2 due to induration.
	7									Soil downgraded from C–1 to C–2 From 6.0 to 11.5 feet BGS due to induration.
	8			BG		49.7	15.6			
	9									
	10									
	11									
	12				C–1					
Poorly–Graded SAND – tan, medium dense, moist.	13	SP			A–2a					Percolation test performed at 13 feet BGS. Infiltration rate = 40 in/hr measured.
Test pit terminated at 13.5 feet BGS.	14									
	15									

Client: INDCRE	Test Pit Number: TP–21
Project: B06020C	Date Excavated: 5/31/2007
Backhoe: CASE 580 SUPER L	Bucket Width: 2'
Depth to Groundwater: N.E.	Logged By: AM

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GEOTECHNICAL ENGINEERING & MATERIALS TESTING
Integrity From the Ground Up

EXPLORATORY TEST PIT LOG

USCS Description	DEPTH (In Feet)	USCS CLASS	SYMBOL	SAMPLE Type	TGM SOIL Textural Classification	% Passing No. 200 sieve	Moisture Content (%)	Dry Density (pcf)	POCKET Penetro-meter(tsf)	REMARKS Note: BGS = Below Ground Surface
SILT (Fill) – tan, loose, dry.		ML			N/A					Significant vegetation and organics observed to 12 inches BGS.
Silty SAND (Native) – tan, medium dense, moist.	1	SM			B–2					
Poorly–Graded SAND – tan, medium dense, saturated.	2	SP		BK	A–2a					
	3									
	4									
	5									
	6									
	7									
	8									
	9									
	10									
Test pit terminated at 10.5 feet BGS.	11									
	12									
	13									
	14									
	15									

Client: INDCRE	Test Pit Number: TP–22
Project: B06020C	Date Excavated: 5/31/2007
Backhoe: CASE 580 SUPER L	Bucket Width: 2'
Depth to Groundwater: N.E.	Logged By: AM

STRATA
GEOTECHNICAL ENGINEERING & MATERIALS TESTING
Integrity from the Ground Up

EXPLORATORY TEST PIT LOG

USCS Description	DEPTH (In Feet)	USCS CLASS	SYMBOL	SAMPLE Type	TGM SOIL Textural Classification	% Passing No. 200 sieve	Moisture Content (%)	Dry Density (pcf)	POCKET Penetro-meter(tsf)	REMARKS Note: BGS = Below Ground Surface
SILT (Fill) – tan to brown, loose, moist.	0 – 3	ML			N/A					Significant vegetation and organics observed to 12 inches BGS.
Silty SAND (Native) – brown, medium dense, moist.	4 – 6	SM			B–2					
Test pit terminated at 6.5 feet BGS.	7 – 15									

Client: INDCRE	Test Pit Number: TP–23
Project: B06020C	Date Excavated: 5/31/2007
Backhoe: CASE 580 SUPER L	Bucket Width: 2'
Depth to Groundwater: N.E.	Logged By: AM

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GEOTECHNICAL ENGINEERING & MATERIALS TESTING
Integrity From the Ground Up

EXPLORATORY TEST PIT LOG

USCS Description	DEPTH (In Feet)	USCS CLASS	SYMBOL	SAMPLE Type	TGM SOIL Textural Classification	% Passing No. 200 sieve	Moisture Content (%)	Dry Density (pcf)	POCKET Penetro-meter(tsf)	REMARKS Note: BGS = Below Ground Surface
Silty SAND with boulders (Fill) – black to brown, very loose, wet.	0–12	SM			N/A					Significant vegetation and organics observed to 12 inches BGS. Rope, brick, and trash debris observed from 0 to 12 feet BGS. Approximately 10 to 15 passenger and tractor rubber tires and basalt boulders up to 3.5 –?? foot in diameter observed from 5 to 10 feet BGS. Fill soil unsuitable for septic disposal.
Silty SAND (Native) – brown, medium dense, wet.	12–13	SM			C–1					
Test pit terminated at 13.0 feet BGS.	13–15									

Client: INDCRE	Test Pit Number: TP–24
Project: B06020C	Date Excavated: 5/31/2007
Backhoe: CASE 580 SUPER L	Bucket Width: 2'
Depth to Groundwater: N.E.	Logged By: AM

STRATA
GEOTECHNICAL ENGINEERING & MATERIALS TESTING
Integrity From the Ground Up

EXPLORATORY TEST PIT LOG

USCS Description	DEPTH (In Feet)	USCS CLASS	SYMBOL	SAMPLE Type	TGM SOIL Textural Classification	% Passing No. 200 sieve	Moisture Content (%)	Dry Density (pcf)	POCKET Penetro-meter(tsf)	REMARKS Note: BGS = Below Ground Surface
SILT (Fill) – tan, loose, dry.	1	ML			N/A					Significant vegetation and organics observed to 12 inches BGS.
Silty SAND (Native) – tan, medium dense, moist.	2 3 4	SM			B–2					
Poorly–Graded SAND – tan, medium dense, moist.	5 6 7 8 9 10 11	SP		BG	A–2a					
Test pit terminated at 11.0 feet BGS.	12 13 14 15									

Client: INDCRE	Test Pit Number: TP–25	STRATA GEOTECHNICAL ENGINEERING & MATERIALS TESTING Integrity From the Ground Up	**EXPLORATORY TEST PIT LOG**
Project: B06020C	Date Excavated: 5/31/2007		
Backhoe: CASE 580 SUPER L	Bucket Width: 2'		
Depth to Groundwater: N.E.	Logged By: AM		**Sheet 1 of 1**

USCS Description	DEPTH (In Feet)	USCS CLASS	SYMBOL	SAMPLE Type	TGM SOIL Textural Classification	% Passing No. 200 sieve	Moisture Content (%)	Dry Density (pcf)	POCKET Penetro-meter(tsf)	REMARKS Note: BGS = Below Ground Surface
CLAY (Native) – brown, hard, moist.	0	CL		BG	N/A				>4.5	Significant vegetation and organics observed to 3 inches BGS.
Silty SAND – tan, medium dense to dense, moist.	1	SM			N/A					Moderate cementation observed from 1.0 to 2.0 feet BGS.
	2				B–1					
	3									
	4				N/A					Moderate cementation observed from 4.0 to 4.5 feet BGS.
	4.5				B–1					
	5			BG						
	6									
	7									
Poorly–Graded SAND – tan, medium dense, moist.	7	SP			A–2a					
	8									
	9				A–2b					Soil downgraded from A–2a to A–2b due to minor induration.
	10									
	11									
Test pit terminated at 11.0 feet BGS.	12									
	13									
	14									
	15									

Client: INDCRE	Test Pit Number: TP–26
Project: B06020C	Date Excavated: 5/31/2007
Backhoe: CASE 580 SUPER L	Bucket Width: 2'
Depth to Groundwater: N.E.	Logged By: AM

STRATA
GEOTECHNICAL ENGINEERING & MATERIALS TESTING
Integrity From the Ground Up

EXPLORATORY TEST PIT LOG

USCS Description	DEPTH (In Feet)	USCS CLASS	SYMBOL	SAMPLE Type	TGM SOIL Textural Classification	% Passing No. 200 sieve	Moisture Content (%)	Dry Density (pcf)	POCKET Penetro-meter(tsf)	REMARKS Note: BGS = Below Ground Surface
CLAY (Native) – brown, hard, moist.	0–2	CL			N/A					Significant vegetation and organics observed to 6 inches BGS.
Silty SAND – tan, medium dense, moist.	3–8	SM			N/A B–2 C–2					Moderate cementation observed from 2.75 to 4.5 feet BGS. Slight induration from 6.5 to 8.0 feet BGS. Soil downgraded from B–2 to C–2.
Poorly–Graded SAND – tan, medium dense, moist.	8–11	SP			A–2a					
Test pit terminated at 11.0 feet BGS.	11–15									

Client: INDCRE	Test Pit Number: TP–27
Project: B06020C	Date Excavated: 5/31/2007
Backhoe: CASE 580 SUPER L	Bucket Width: 2'
Depth to Groundwater: N.E.	Logged By: AM

STRATA
GEOTECHNICAL ENGINEERING & MATERIALS TESTING
Integrity from the Ground Up

EXPLORATORY TEST PIT LOG

Sheet 1 of 1

USCS Description	DEPTH (In Feet)	USCS CLASS	SYMBOL	SAMPLE Type	TGM SOIL Textural Classification	% Passing No. 200 sieve	Moisture Content (%)	Dry Density (pcf)	POCKET Penetro-meter(tsf)	REMARKS Note: BGS = Below Ground Surface
CLAY (Native) – brown, hard, moist.	1	CL			N/A					Significant vegetation and organics observed to 6 inches BGS.
Silty SAND – tan, medium dense, moist.	2 3 4 5	SM			N/A					Moderate cementation observed from 1.75 to 5.0 feet BGS. Soil unsuitable for septic disposal.
Poorly–Graded SAND – tan, medium dense, moist.	6 7 8 9 10	SP		BG	A–2b A–2a A–2b					Soil downgraded from A–2a to A–2b from 5 to 6 feet and 10 to 11 feet due to slight induration.
Test pit terminated at 11.0 feet BGS.	11 12 13 14 15									

Client: INDCRE	Test Pit Number: TP–28
Project: B06020C	Date Excavated: 5/31/2007
Backhoe: CASE 580 SUPER L	Bucket Width: 2'
Depth to Groundwater: N.E.	Logged By: AM

STRATA
GEOTECHNICAL ENGINEERING & MATERIALS TESTING
Integrity From the Ground Up

EXPLORATORY TEST PIT LOG

USCS Description	DEPTH (In Feet)	USCS CLASS	SYMBOL	SAMPLE Type	TGM SOIL Textural Classification	% Passing No. 200 sieve	Moisture Content (%)	Dry Density (pcf)	POCKET Penetro-meter(tsf)	REMARKS Note: BGS = Below Ground Surface
CLAY (Native) – brown, hard, moist.	1	CL			N/A					Significant vegetation and organics observed to 6 inches BGS.
Silty SAND – tan, medium dense, moist.	2 3	SM			B–2 N/A					Moderate cementation observed from 1.75 to 3.75 feet BGS.
Poorly–Graded SAND – tan, medium dense, moist.	4 5 6 7 8 9 10 11	SP			A–2a					
Test pit terminated at 11.0 feet BGS.	12 13 14 15									

Client: INDCRE	Test Pit Number: TP–29
Project: B06020C	Date Excavated: 5/31/2007
Backhoe: CASE 580 SUPER L	Bucket Width: 2'
Depth to Groundwater: N.E.	Logged By: AM

STRATA
GEOTECHNICAL ENGINEERING & MATERIALS TESTING
Integrity From the Ground Up

EXPLORATORY TEST PIT LOG

USCS Description	DEPTH (In Feet)	USCS CLASS	SYMBOL	SAMPLE Type	TGM SOIL Textural Classification	% Passing No. 200 sieve	Moisture Content (%)	Dry Density (pcf)	POCKET Penetro-meter(tsf)	REMARKS Note: BGS = Below Ground Surface
CLAY (Native) – brown, hard, moist.	1	CL		BG	N/A					Significant vegetation and organics observed to 6 inches BGS. At 0.5 to 1 foot Atterberg Limits: LL=49, PI=28.
Silty SAND – tan, medium dense, moist.	2	SM			B–2					Moderate cementation observed from 2.25 to 3.75 feet BGS.
	3				N/A					
	4				B–2					
	5									
	6			BG						Percolation test performed at 6 feet BGS. Infiltration rate = 10 in/hr measured.
Silty SAND – tan, medium dense, moist.	7	SM			B–1					
	8									
	9									
	10				C–1					Soil downgraded from B–2 to C–1 due to induration.
Test pit terminated at 11.0 feet BGS.	11									
	12									
	13									
	14									
	15									

Client: INDCRE	Test Pit Number: TP–30
Project: B06020C	Date Excavated: 5/31/2007
Backhoe: CASE 580 SUPER L	Bucket Width: 2'
Depth to Groundwater: N.E.	Logged By: AM

STRATA
GEOTECHNICAL ENGINEERING & MATERIALS TESTING
Integrity from the Ground Up

EXPLORATORY TEST PIT LOG

USCS Description	DEPTH (In Feet)	USCS CLASS	SYMBOL	SAMPLE Type	TGM SOIL Textural Classification	% Passing No. 200 sieve	Moisture Content (%)	Dry Density (pcf)	POCKET Penetro-meter(tsf)	REMARKS Note: BGS = Below Ground Surface
CLAY (Native) – brown, hard, moist.	1	CL			N/A					Significant vegetation and organics observed to 6 inches BGS.
Silty SAND – tan, medium dense, moist.	2	SM			B–2					Moderate cementation observed from 2.0 to 4.5 feet BGS.
	2				N/A					
	3									
	4									
	4.5				B–2					
	5									
	6									
	7									
Poorly–Graded SAND – tan, medium dense, moist.	7	SP			A–2a					
	8									
	9				B–1					Soil downgraded from A–2a to B–1 due to induration.
	10									
	11									
Test pit terminated at 11.0 feet BGS.	12									
	13									
	14									
	15									

Client: INDCRE	Test Pit Number: TP–31
Project: B06020C	Date Excavated: 5/31/2007
Backhoe: CASE 580 SUPER L	Bucket Width: 2'
Depth to Groundwater: N.E.	Logged By: AM

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GEOTECHNICAL ENGINEERING & MATERIALS TESTING
Integrity From the Ground Up

EXPLORATORY TEST PIT LOG

Sheet 1 of 1

USCS Description	DEPTH (In Feet)	USCS CLASS	SYMBOL	SAMPLE Type	TCM SOIL Textural Classification	% Passing No. 200 sieve	Moisture Content (%)	Dry Density (pcf)	POCKET Penetro-meter(tsf)	REMARKS Note: BGS = Below Ground Surface
CLAY (Native) – brown, hard, moist.	1	CL			N/A					Significant vegetation and organics observed to 6 inches BGS.
Silty SAND – tan, medium dense, moist.	2	SM			N/A					Moderate cementation observed from 1.5 to 5.0 feet BGS.
	5				C–1					
	11									Soil downgraded from B–2 to C–1 due to induration.
Test pit terminated at 11.0 feet BGS.	15									

Client: INDCRE	Test Pit Number: TP–32
Project: B06020C	Date Excavated: 5/31/2007
Backhoe: CASE 580 SUPER L	Bucket Width: 2'
Depth to Groundwater: N.E.	Logged By: AM

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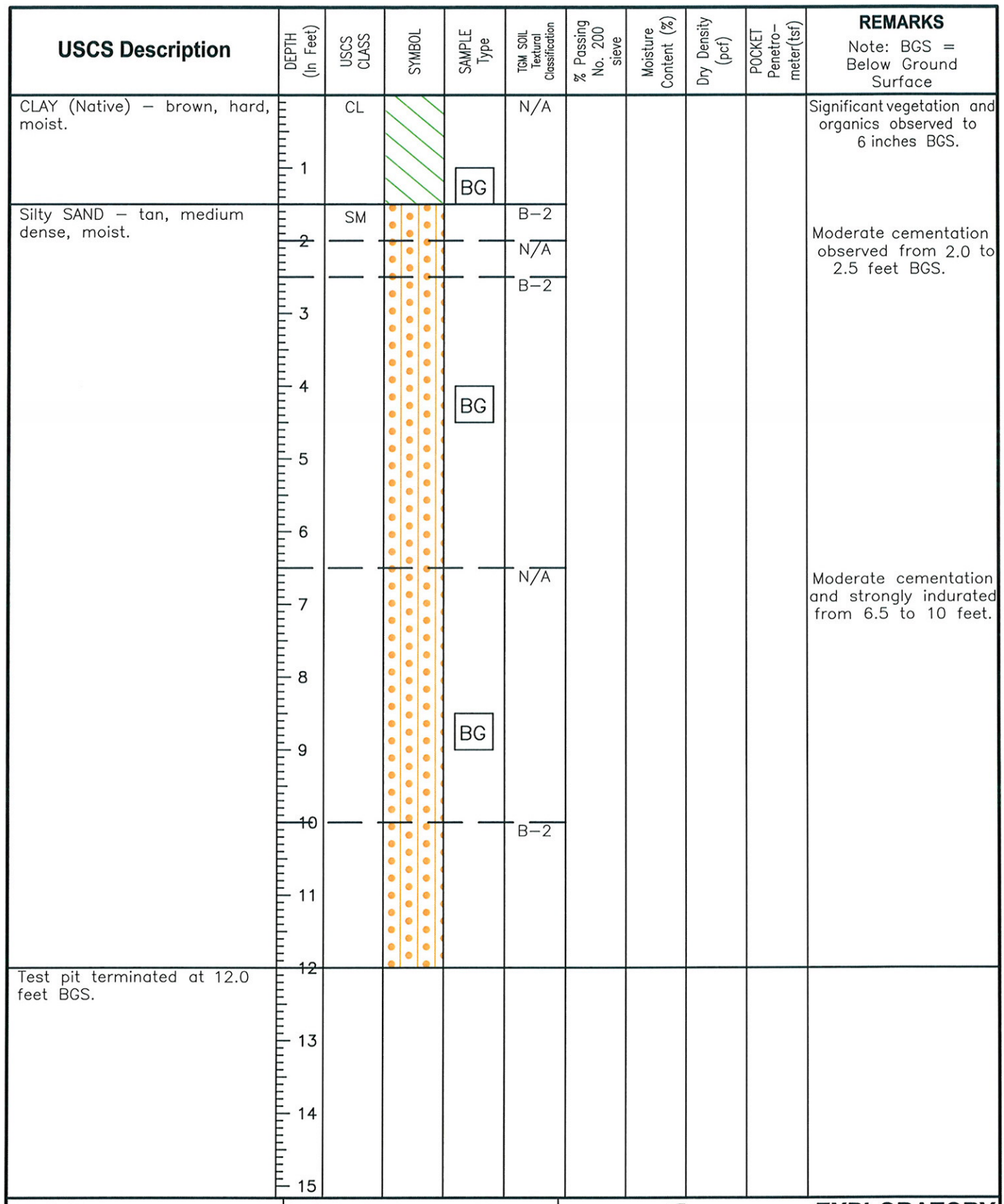
Integrity From the Ground Up

EXPLORATORY TEST PIT LOG



Client: INDCRE	Test Pit Number: TP–33
Project: B06020C	Date Excavated: 5/31/2007
Backhoe: CASE 580 SUPER L	Bucket Width: 2'
Depth to Groundwater: N.E.	Logged By: AM

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GEOTECHNICAL ENGINEERING & MATERIALS TESTING
Integrity From the Ground Up

EXPLORATORY TEST PIT LOG

UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS			GRAPH SYMBOL	LETTER SYMBOL	TYPICAL NAMES
COARSE GRAINED SOILS	GRAVELS	CLEAN GRAVELS		GW	Well–Graded Gravel, Gravel–Sand Mixtures.
				GP	Poorly–Graded Gravel, Gravel–Sand Mixtures.
		GRAVELS WITH FINES		GM	Silty Gravel, Gravel–Sand–Silt Mixtures.
				GC	Clayey Gravel, Gravel–Sand–Clay Mixtures.
	SANDS	CLEAN SANDS		SW	Well–Graded Sand, Gravelly Sand.
				SP	Poorly–Graded Sand, Gravelly Sand.
		SANDS WITH FINES		SM	Silty Sand, Sand–Silt Mixtures.
				SC	Clayey Sand, Sand–Clay Mixtures.
FINE GRAINED SOILS	SILTS AND CLAYS LIQUID LIMIT LESS THAN 50%			ML	Inorganic Silt, Sandy or Clayey Silt.
				CL	Inorganic Clay of Low to Medium Plasticity, Sandy or Silty Clay.
				OL	Organic Silt and Clay of Low Plasticity.
	SILTS AND CLAYS LIQUID LIMIT GREATER THAN 50%			MH	Inorganic Silt, Micaceous Silt, Plastic Silt.
				CH	Inorganic Clay of High Plasticity, Fat Clay.
				OH	Organic Clay of Medium to High Plasticity.
				PT	Peat, Muck and Other Highly Organic Soils.

BORING LOG SYMBOLS

- Standard 2–Inch OD Split–Spoon Sample
- California Modified 3–Inch OD Split–Spoon Sample
- Rock Core
- Shelby Tube 3–Inch OD Undisturbed Sample

GROUNDWATER SYMBOLS

- Groundwater After 24 Hours
- (7–3–07) Indicates Date of Reading
- Groundwater at Time of Drilling

TEST PIT LOG SYMBOLS

- BG — Baggie Sample
- BK — Bulk Sample
- RG — Ring Sample

Shorthand Notation:
BGS = Below Existing Ground Surface
N.E. = None Encountered

STRATA
GEOTECHNICAL ENGINEERING & MATERIALS TESTING
Integrity from the Ground Up

INDCRE B06020C

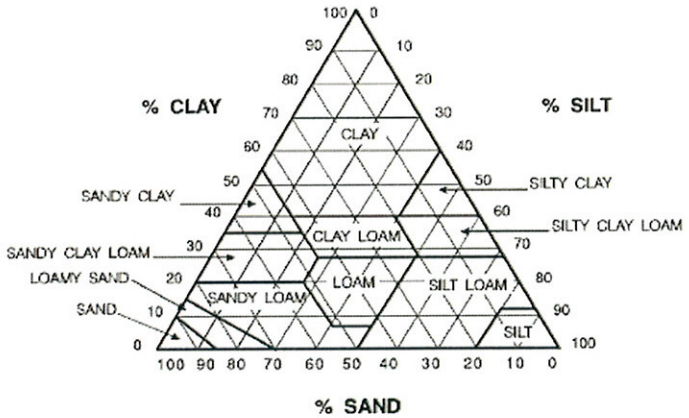
SIZES OF MINERAL SOIL AND ROCK FRAGMENTS

Material	Equivalent Diameter	Passes Sieve #
Clay	Less than 0.002mm	425
Silt	0.002 to 0.05mm	270
Very Fine Sand	0.05 to 0.1mm	140
Fine San	0.1 to 0.25mm	100
Medium Sand	0.25 to 0.5mm	50
Coarse Sand	0.5 to 1.0mm	16
Very Coarse Sand	1.0 to 2.0mm	10
Gravel	2.0 mm to 7.5 cm	3"
Cobbles	7.5 to 25.4 cm	10"
Stones	25.4 to 61 cm	24"
Boulders	Greater than 61 c	-

TGM SOIL TEXTURAL CLASSIFICATION DESIGN GROUPS

Design soil group	Design soil Subgroup	Soil Textural Classification	USDA Field Test Textural Classification
A	A-1	Medium Sand	30-60 Mesh
	A-2a	Medium Sand	Poorly Graded
	A-2b	Fine Sand Loamy Sand	Sand 60-140 Mesh Sand
B	B-1	Very Fine Sand Sandy Loam Very Fine Sandy Loam	Sand 140-270 Mesh Sandy Loam Sandy Loam
	B-2	Loam Silt Loam Sandy Clay Loam	Silt Loam (≤ 27 % Clay)
C	C-1	Silt Sandy Clay Loam Silt Clay Loam	Silt Loam Clay Loam (>27% Clay) Clay Loam
	C-2	Clay Loam	Clay Loam

USDA SOIL TEXTURAL TRIANGLE



TGM SOIL TEXTURAL SUBGROUP CLASSIFICATION SYSTEM

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Integrity from the Ground Up

INDCRE B06020C

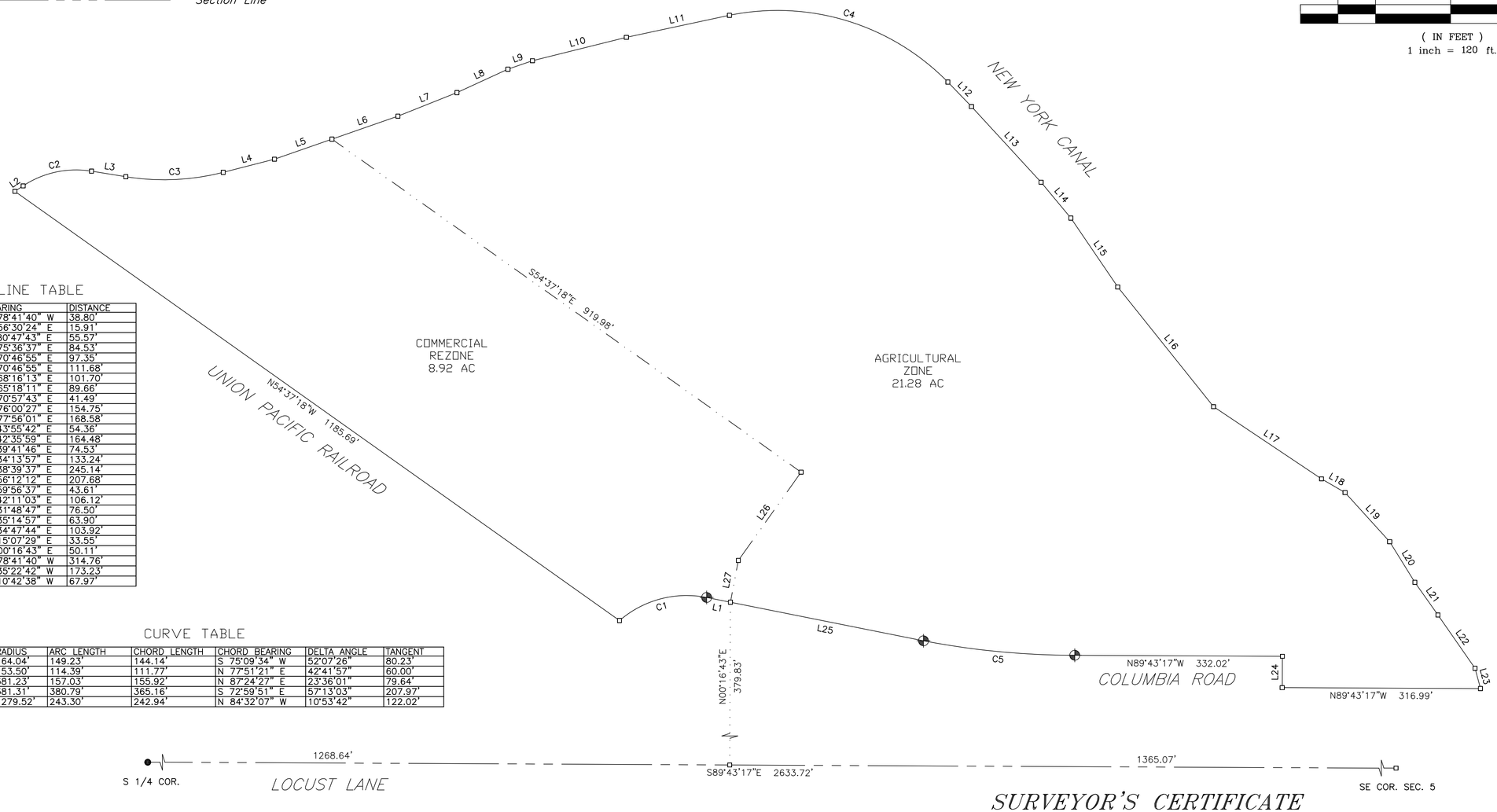
REZONE FOR DESCHUTES INVESTMENTS, LLC.
PART OF THE SE 1/4 OF
SECTION 5, T. 2 N., R. 1 W.,B.M.
CANYON COUNTY, IDAHO
2025

LEGEND

- Brass Cap
- 5/8" rebar
- Calculated Point
- Boundary Line
- Proposed Zoning Boundary Line
- Section Line

120 60 0 120 360

(IN FEET)
1 inch = 120 ft.



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 78°41'40" W	38.80'
L2	N 56°30'24" E	15.91'
L3	S 80°47'43" E	55.57'
L4	N 75°36'37" E	84.53'
L5	N 70°46'55" E	97.35'
L6	N 70°46'55" E	111.68'
L7	N 68°16'13" E	101.70'
L8	N 65°18'11" E	89.66'
L9	N 70°57'43" E	41.49'
L10	N 76°00'27" E	154.75'
L11	N 77°56'01" E	168.58'
L12	S 43°55'42" E	54.36'
L13	S 42°35'59" E	164.48'
L14	S 39°41'46" E	74.53'
L15	S 34°13'57" E	133.24'
L16	S 38°39'37" E	245.14'
L17	S 56°12'12" E	207.68'
L18	S 59°56'37" E	43.61'
L19	S 42°11'03" E	106.12'
L20	S 31°48'47" E	76.50'
L21	S 35°14'57" E	63.90'
L22	S 34°47'44" E	103.92'
L23	S 15°07'29" E	33.55'
L24	N 00°16'43" E	50.11'
L25	N 78°41'40" W	314.76'
L26	S 35°22'42" W	173.23'
L27	S 10°42'38" W	67.97'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	164.04'	149.23'	144.14'	S 75°09'34" W	52°07'26"	80.23'
C2	153.50'	114.39'	111.77'	N 77°51'21" E	42°41'57"	60.00'
C3	381.23'	157.03'	155.92'	N 87°24'27" E	23°36'01"	79.64'
C4	381.31'	380.79'	365.16'	S 72°59'51" E	57°13'03"	207.97'
C5	1279.52'	243.30'	242.94'	N 84°32'07" W	10°53'42"	122.02'

NOTES AND NARRATIVE:

1. Boundary information taken from construction plans and a topographic survey competed by Landmark Engineering. This is not intended to resolve any potential boundary disputes, but just for the purpose of a rezone application.
2. Basis of Bearing is the South line of Section 5 per Record of Survey No.'s 9737017 and 200455756.

SURVEYOR'S CERTIFICATE

I, JEREMIAH B. FIELDING, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.

PROFESSIONAL LAND SURVEYOR — REGISTERED — 12220 — STATE OF IDAHO — JEREMIAH B FIELDING

Jeremiah B Fielding 3-25-25

JEREMIAH B. FIELDING, P.L.S. IDAHO LICENSE NO. 12220

EAGLE LAND SURVEYING, LLC.
106 W MAIN ST. UNIT D, MIDDLETON, ID 83644
(208) 861-7513; pls12220@yahoo.com

SEC. 5, T. 2 N., R. 1 W.,B.M.

DATE:	3-25-25	PROJECT:	25-046	SHEET	OF
DRAWN. BY:	JBF			1	1
CHCKD. BY:	JBF				

Eagle Land Surveying, LLC.

Job No. 2025-046
JBF
3-25-25

BOUNDARY DESCRIPTION
FOR
DESCHUTES INVESTMENTS, LLC.

Rezone Commercial Area

Part of the Southeast ¼ of Section 5, Township 2 North, Range 1 West of the Boise Meridian, Canyon County, Idaho described as:

Commencing at Southwest corner of the Southeast ¼ of Section 5, Township 2 North, Range 1 West of the Boise Meridian, Canyon County, Idaho and running thence S89°43'17"E 1268.64 feet along the South line of said Section as shown on Record of Survey No.'s 9737017 and 200455756; thence N00°16'43"E 379.83 feet to the Point of Beginning; thence N78°41'40"W 38.80 feet to a point of curve; thence Westerly 149.23 feet along said curve to the left (Curve data: Radius= 164.04', Delta= 52°07'26", Chord Bearing and Distance= S75°09'34"W 144.14 feet); thence N54°37'18"W 1185.69 feet; thence N56°30'24"E 15.91 feet to a point of curve; thence Easterly 114.39 feet along said curve to the right (Curve data: Radius= 153.50', Delta= 42°41'57", Chord Bearing and Distance= N77°51'21"E 111.77 feet); thence S80°47'43"E 55.57 feet to a point of curve; thence Easterly 157.03 feet along said curve to the left (Curve data: Radius= 381.23', Delta= 23°36'01", Chord Bearing and Distance= N87°24'27"E 155.92 feet); thence N75°36'37"E 84.53 feet; thence N70°46'55"E 97.35 feet; thence S54°37'18"E 919.98 feet; thence S35°22'42"W 173.23 feet; thence S10°42'38"W 67.97 feet to the Point of Beginning.

Rezone Area contains 388,548 square feet or 8.92 acres, more or less.

Eagle Land Surveying, LLC.

Job No. 2025-046
JBF
3-25-25

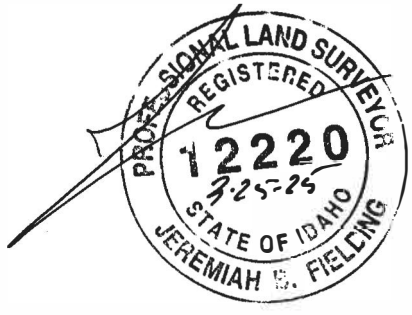
BOUNDARY DESCRIPTION
FOR
DESCHUTES INVESTMENTS, LLC.

Agricultural Area

Part of the Southeast ¼ of Section 5, Township 2 North, Range 1 West of the Boise Meridian, Canyon County, Idaho described as:

Commencing at Southwest corner of the Southeast ¼ of Section 5, Township 2 North, Range 1 West of the Boise Meridian, Canyon County, Idaho and running thence S89°43'17"E 1268.64 feet along the South line of said Section as shown on Record of Survey No.'s 9737017 and 200455756; thence N00°16'43"E 379.83 feet to the Point of Beginning; thence N10°42'38"E 67.97 feet; thence N35°22'42"E 173.23 feet; thence N54°37'18"W 919.98 feet; thence N70°46'55"E 111.68 feet; thence N68°16'13"E 101.70 feet; thence N65°18'11"E 89.66 feet; thence N70°57'43"E 41.49 feet; thence N76°00'27"E 154.75 feet; thence N77°56'01"E 168.58 feet to a point of curve; thence Easterly 380.79 feet along said curve to the right (Curve data: Radius= 381.31', Delta= 57°13'03", Chord Bearing and Distance= S72°59'51"E 365.16 feet); thence S43°55'42"E 54.36 feet; thence S42°35'59"E 164.48 feet; thence S39°41'46"E 74.53 feet; thence S34°13'57"E 133.24 feet; thence S38°39'37"E 245.14 feet; thence S56°12'12"E 207.68 feet; thence S59°56'37"E 43.61 feet; thence S42°11'03"E 106.12 feet; thence S31°48'47"E 76.50 feet; thence S35°14'57"E 63.90 feet; thence S34°47'44"E 103.92 feet; thence S15°07'29"E 33.55 feet; thence N89°43'17"W 316.99 feet; thence N00°16'43"E 50.11 feet; thence N89°43'17"W 332.02 feet to a point of curve; thence Westerly 243.30 feet along said curve to the right (Curve data: Radius= 1279.52', Detla= 10°53'42", Chord Bearing and Distance= N84°32'07"W 242.94 feet); thence N78°41'40"W 314.76 feet to the Point of Beginning.

Rezone Area contains 926,782 square feet or 21.28 acres, more or less.



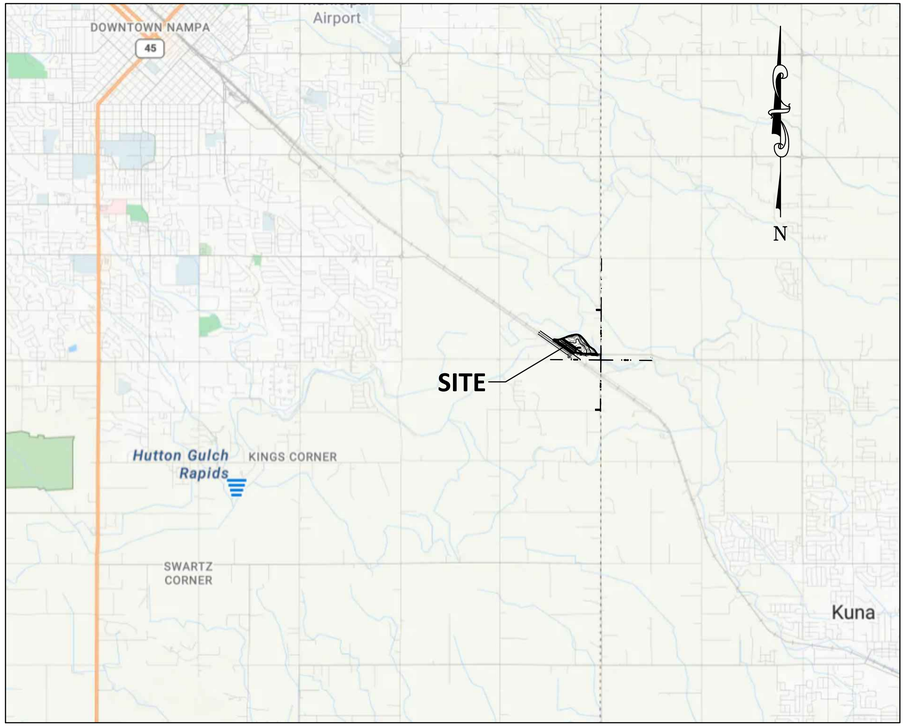
GENERAL LEGEND

- EXISTING WATER LINE
- EXISTING OVERHEAD POWER
- EDGE OF PAVEMENT
- EXISTING FENCE LINE
- NEW FENCE LINE
- EDGE OF GRAVEL
- PRESSURE IRRIGATION LINE
- UNDERGROUND POWER
- EASEMENT
- WATER LINE
- FIRE SERVICE LINE
- EXISTING DECIDUOUS TREE
- SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING SEWER LINE CLEANOUT
- EXISTING POWER POLE
- EXISTING AIR CONDITIONING UNIT
- EXISTING GAS METER
- EXISTING ELECTRICAL METER
- EXISTING TELECOMMUNICATIONS BOX
- EXISTING TELEPHONE JUCTION BOX
- SPOT ELEVATION
- TOP OF GRATE
- TOP OF ASPHALT
- EXISTING
- FINISHED FLOOR
- MATCH EXISTING
- TOP OF CONCRETE
- TOP OF GRAVEL
- SOILS TEST PIT LOCATION
- TRANSFORMER

Elevations referenced to NAVD 1988 datum.

Project benchmark is the Sanitary Sewer Manhole rim in N. Broadmore Way near center of the site's frontage. Elev. = 2463.28.

GENERAL VICINITY MAP



AERIAL MAP

COVER SHEET
OUTDOOR STORAGE SOLUTIONS

SHEET INDEX

C1.0	COVER SHEET
C1.1	NOTES
C1.2	SITE PLAN
C2.0	DRAINAGE AND GRADING PLAN

PROJECT SPECIFIC INFORMATION

OWNER/DEVELOPER
OUTDOOR STORAGE SOLUTIONS
ANDREW FULLER
5445 W. Franklin Road
Meridian, ID 83642

ACREAGE
30.20 acres (1,315,331 SF) (total)
8.92 acres (388,498 SF) (storage)

ZONING
AG (Canyon County)

IRRIGATION DISTRICT
Nampa & Meridian Irrigation District

SCHOOL DISTRICT
Nampa School District

SEWER DISTRICT
Nampa

FIRE DISTRICT
Nampa

FLOOD ZONE
None

REVISED

Date 03/04/2025
Project Number 25002
Drawn R J Smith
Checked R J Smith, P.E.

OUTDOOR STORAGE SOLUTIONS
OUTDOOR STORAGE SOLUTIONS, NAMPA, ID
Outdoor Storage Solutions, LLC
COVER SHEET

SMITH Civil Engineering
2485 E. Oakborough Ct., Eagle, ID 83616
(208) 870-1015

PROFESSIONAL ENGINEER REGISTERED 03/04/2025 8140 STATE OF IDAHO ROGER J. SMITH

Sheet C1.0

GENERAL CONSTRUCTION:

1. All construction work shall be done in accordance with the 2020 Idaho Standards for Public Works Construction (ISPWC) and the 2025 City of Nampa Supplemental Specifications to the ISPWC (and any addendums). The more stringent of any of these standards shall be the controlling standards or specifications.

2. The Contractor shall have a copy of the 2020 version of the Idaho Standards for Public Works Construction (ISPWC) and the 2025 City of Nampa Supplemental Specifications to the ISPWC (and any addendums) on site at all times during construction. Failure to have a current copy of the Standard Specifications on site could be grounds for a stop work order until the situation is resolved.

3. The Contractor shall have plans stamped “Approved for Construction” by City of Nampa Public Works Department on site at all times.

4. All Contractors, Subcontractors and Utility Contractors shall attend a pre-construction conference prior to start of work.

5. Contractors shall notify the appropriate agency when materials are on site or inspection of the work is required. No work may begin on any project without forty-eight (48) hours prior notice.

6. All material furnished on, or for the project must meet the minimum requirements of the approving agencies. At the request of the approving agency or the Design Engineer, Contractors shall furnish proof that all materials installed on this project meet the specification requirements set forth in General Construction Note No. 1.

7. Work subject to approval by any governmental agency must be approved prior to (A) backfilling trenches for pipe; (B) placing of aggregate base; (C) placing of concrete; (D) placing of asphalt paving.

8. Inspection, approval, and final acceptance of all water and sewer construction shall be by the Engineering Division of Nampa Public Works Department, and their decision shall be final. Such inspections shall not relieve the contractor from the responsibility of performing the work in an acceptable manner in accordance with the DEQ/QLPE approved construction plans.

9. Any deviation from the approved plans and specifications must have the applicable agency approval in writing prior to construction.

10. Take all lot and site dimensions and easements from the Site Plan (Sheet C-1.2) and the architectural drawings. Immediately notify the engineer if any conflicts are noted.

11. The contractor shall maintain all existing drainage and irrigation facilities within the construction area until the drainage improvements are in place and functioning.

12. All contractors working within the project boundaries are responsible for compliance with all applicable safety laws of any jurisdictional body. The contractor shall be responsible for all barricades, safety devices and control of traffic within and around the construction area.

13. The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. The contractor assumes all responsibility for any and all damages caused by his failure to exactly locate and preserve any and all underground utilities.

14. The contractor shall keep on site at all times a copy of the approved construction plans on which is recorded the actual locations of the constructed pipe line and any other utilities encountered. The contractor shall provide these locations to the design engineer for use in the production of record drawings per section 1.2.j.3. prior to final approval of the pipe line installation.

ROADWAY CONSTRUCTION NOTES:

1. All Contractors working within the public road right-of-way are required to secure a right-of-way construction permit from City of Nampa at least twenty-four (24) hours prior to any construction.

2. Nampa City will inspect all work within the public rights-of-way to include utility trenches above the pipe zone.

3. Engineering Division of Nampa Public Works will inspect storm drainage improvements serving public streets. Private roads and parking lot improvements outside the public right-of-way sahll be inspected by the engineer of record.

4. Abandoned buildings, test pits, or waterways located within current or future right-of-way shall be re-excavated to native soil and backfilled with structural fill per ISPWC specifications. Provide soils data to verify native material meets the requirements for engineered fill per ISPWC specifications and a copy of the compaction tests.” .

5. Engineering Division of Nampa Public Works will inspect all work within the public Right-of-Ways. The engineer of record will inspect private roads, parking lots, and other paving improvements outside the public Right-of-Way.

6. Set the tops of all valve boxes and sewer manholes flush with the slope of the finished street grades.

7. Engineering Division of Nampa Public Works will inspect and approve all storm drainage improvements in the public right-of-way. The engineer of record will inspect storm drainage improvements serving private roads, parking lots, and other paving improvements outside the public Right-of-Way.

8. Place all water valves, blow-offs and manholes so that they do not conflict with any concrete curb and gutter, valley gutter or sidewalk improvements.

9. Retain and protect all utilities unless noted otherwise on these plans.

10. Compaction shall not be less than 95% of the Standard Proctor Density as determined by ASTM D-698.

11. Direction of slope (typical)——►

12. The contractor is to call Engineering Division of Nampa Public Works for the inspection of all street construction. 48 hour notice is required. Drainage facilities will not be approved by Engineering Division of Nampa Public Works unless this inspection is performed.

13. The contractor shall have a stamped, City of Nampa approved, set of plans at the worksite.

14. The contractor shall contact Digline 48 hours prior to digging to verify the location of existing utilities.

15. All construction in the public right-of-way shall conform to the 2020 Idaho Standards for Public Works Construction (ISPWC) and the 2025 City of Nampa Supplemental Specifications to the ISPWC (and any addendums). No exception to district policy, standards, or the ISPWC will be allowed unless specifically and previously approved in writing by the City of Nampa.

16. If any utility or irrigation facility interferes with required street improvements, all such utilities or irrigation facilities shall be relocated at the owner's expense so as not to interfere with required street improvements.

17. All water valves, blow-offs, and manholes shall be graded and placed so as not to conflict with any concrete curb and gutter, valley gutter, or sidewalk improvements.

18. All pavement matches within the public right-of-way shall match existing pavement sections or 3" of asphalt, 4" of -3/4" aggregate, and 20" of -6" pit-run, whichever is greater.

19. All SD numbers refer to the 2020 Idaho Standards for Public Works Construction (ISPWC) and the 2025 City of Nampa Supplemental Specifications to the ISPWC (and any addendums) as applicable.

SEWER NOTES:

1. Construction of the sewer system shall conform to the standards in the Wastewater Rules (IDAPA 58.01.16 as well as the standards and specifications referred to in General Construction Note No. 1.

2. The horizontal separation of potable water mains and non-potable water mains (sanitary sewer, storm drain, and irrigation) shall be a minimum of ten (10) feet. Where it is necessary for a potable water main and non-potable water main to cross with less than eighteen (18) inches of vertical separation, the crossing shall be constructed in accordance with Section 542.07 of the Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08) and Section 430.02 of the Wastewater Rules (IDAPA 58.01.16).

3. The horizontal separation of non-potable services and potable water services or potable water mains shall be a minimum of six (6) feet. Where it is necessary for a potable water main and non-potable water main to cross with less than eighteen (18) inches of vertical separation, the crossing shall be constructed in accordance with Section 542.07 of the Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08) and Section 430.02 of the Wastewater Rules (IDAPA 58.01.16).

4. Place sewer service lines in a six (6) inch diameter water class pipe wherever the service line crosses a stormwater treatment facility (i.e., seepage beds, drainage swales).

5. When cover over a sewer pipe is less than three (3) feet from top of pipe to subgrade or top of pipe to natural ground, use "Class 200 water pressure pipe", ASTM D 2241, SDR 21, including service lines and fittings.

6. The Contractor shall conduct an air pressure test and television inspection after all underground utilities have been installed. The Contractor shall provide a videotape of the inspection prior to final acceptance of the sewer.

7. All sewer pipe shall be bell and spigot, Polyvinyl Chloride (PVC), SDR 35, ASTM D-3034, unless otherwise specified. All sewer pipe shall comply with applicable portions of section 4.1 of the standard specifications and drawings.

8. Locate service lines to the points shown on the drawings or as marked by the engineer in the field. Mark and construct service lines in accordance with the Standard Drawing SD-511A. The service marker shall be in place for the final inspection. Service lines shall extend five (5) feet beyond the right-of-way. Sewer service lines may be a maximum five (5) feet deep at the property line unless otherwise approved by city engineer.

9. The Engineering Division of Nampa Public Works will inspect all public sewer construction whether within public right-of-way or easement. The contractor will notify the Engineering Division of Nampa Public Works forty-eight (48) hours prior to start of construction, and again twenty-four (24) hours prior to pouring concrete collars.

12. Maintain groundwater levels one foot (1') or more below the pipe invert, per ISPWC, during the pipe laying and pipe joining operations and while making sewer taps. Clean and restore to their original state any ditches and storm drain facilities that are silted due to the contractor's dewatering efforts. Bedding and pipe zone material shall be three-quarter inch (3/4") rock chips unless otherwise approved.

13. Engineering Division of Nampa Public Works will inspect the trench above the pipe zone in accordance with current standards.

14. Install sewer service lines prior to street improvements.

15. Construct sanitary sewer manholes in accordance with ISPWC SD-501.

16. The contractor shall test all sewer lines in accordance with City of Nampa requirements.

17. Where subsurface storm drain water seepage trenches are encountered, place sewer service lines in a sleeve per City of Nampa requirements.

WATER NOTES:

1. Construction of the water system shall conform to the standards in the "Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08)" as well as the standards and specifications referred to in General Construction Note No. 1.

2. The horizontal separation of potable water mains and non-potable water mains (sanitary sewer, storm drain, and irrigation) shall be a minimum of ten (10) feet. Where it is necessary for a potable water main and non-potable water main to cross with less than eighteen (18) inches of vertical separation, the crossing shall be constructed in accordance with Section 542.07 of the Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08) and Section 430.02 of the Wastewater Rules (IDAPA 58.01.16).

3. The horizontal separation of non-potable services and potable water services or potable water mains shall be a minimum of six (6) feet. Where it is necessary for a potable water main and non-potable water main to cross with less than eighteen (18) inches of vertical separation, the crossing shall be constructed in accordance with Section 542.07 of the Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08) and Section 430.02 of the Wastewater Rules (IDAPA 58.01.16).

4. Place water service lines in a two (2) inch diameter pipe wherever the service line crosses a storm water treatment facility (i.e. seepage beds, drainage swales). The pipe material used for sleeving must be impervious to contamination from petroleum products and must be approved by the Idaho Department of Environmental Quality (IDEQ).

5. The Contractor shall be responsible for providing continuous water service to all existing water users affected by construction.

6. All water works components shall be ANSI/NSF 61 Certified, and must meet all AWWA and standard requirements of the Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08).

7. All water pipe and fittings shall comply with applicable portions of section 3.1 of the standard specifications and drawings. Water mains shall be AWWA C-900, class 165 PVC, DR 25.

8. Water line cover shall be a minimum of 48" with maximum pipe depth of 72".

9. Locate subsurface storm water disposal facilities (including infiltration beds and drywells) at least 25 feet from main water lines. This requirement does not apply to catch basins or sand and grease vaults.

10. Place no. 12 direct burial wire and water pipe finder tape along the top of water mains and service lines per City of Nampa requirements.

11. The contractor shall notify the Engineering Division of Nampa Public Works two (2) working days before initial construction begins and request inspection of water lines and appurtenances at least forty-eight (48) hours in advance of backfilling.

12. Construct, pressure-test, flush, and disinfect all water distribution systems in accordance with applicable portions of section 3.1 of the standard specifications and drawings.

13. The contractor shall be responsible for locating and marking all existing service connections per Nampa requirements.

14. Secure and anchor all tees, plugs, caps, bends, and other locations where unbalanced forces exist by suitable thrust blocking as shown on SD-403.

PRESSURE IRRIGATION NOTES:

1. Install all crossings of the Public Rights-of-Way, private roadways and travelways with pressure irrigation at a maximum depth of two-and one-half (2-1/2) feet and in an AWWA C-900 pipe sleeve with locator wire. The Engineering Division of Nampa Public Works shall inspect all crossings prior to backfilling.

2. The horizontal separation of potable water mains and non-potable water mains (sanitary sewer, storm drain, and irrigation) shall be a minimum of ten (10) feet. Where it is necessary for a potable water main and non-potable water main to cross with less than eighteen (18) inches of vertical separation, the crossing shall be constructed in accordance with Section 542.07 of the Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08) and Section 430.02 of the Wastewater Rules (IDAPA 58.01.16).

3. The horizontal separation of non-potable services and potable water services or potable water mains shall be a minimum of six (6) feet. Where it is necessary for a potable water main and non-potable water main to cross with less than eighteen (18) inches of vertical separation, the crossing shall be constructed in accordance with Section 542.07 of the Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08) and Section 430.02 of the Wastewater Rules (IDAPA 58.01.16).

4. Install finder tape with all irrigation mains. Tape shall be two (2) inches wide, metallic red in color, with the words **DANGER - UNSAFE WATER** or **NON-POTABLE WATER** clearly marked along its length. Place the tape between six (6) inches below the surface and eighteen (18) inches above the top of the pipe.

5. Label all irrigation risers and faucets with durable tags carrying the warning **DANGER - UNSAFE WATER** or **NON-POTABLE WATER**.

6. Label all valve boxes and vaults with durable tags carrying the warning **DANGER - UNSAFE WATER** or **NON-POTABLE WATER.** The valves and boxes are to be located a minimum of ten (10) feet outside of the Public Right-of-Way, private roadways and travelways.

7. Install a reduced pressure backflow preventer in any connection between the potable water system and the pressure irrigation system. The device must be approved by the Idaho Department of Environmental Quality (DEQ) and the City of Nampa Water Department.

8. The Engineering Division of Nampa Public Works shall inspect all pressurized irrigation unless a properly executed agreement for inspection and maintenance is in effect with the applicable Irrigation District. Forty-eight (48) hours advance notice is required.

9. Provide thrust blocking per SD-403.

1	GENERAL CONSTRUCTION NOTES	2	ROADWAY CONSTRUCTION NOTES	3	SEWER CONSTRUCTION NOTES	4	WATER CONSTRUCTION NOTES	5	PRESSURE IRRIGATION NOTES

REVISED

Date 03/04/2025

Project Number 25002

Drawn R J Smith

Checked R J Smith, P.E.

OUTDOOR STORAGE SOLUTIONS
OUTDOOR STORAGE SOLUTIONS, NAMPA, ID
Outdoor Storage Solutions, LLC

NOTES

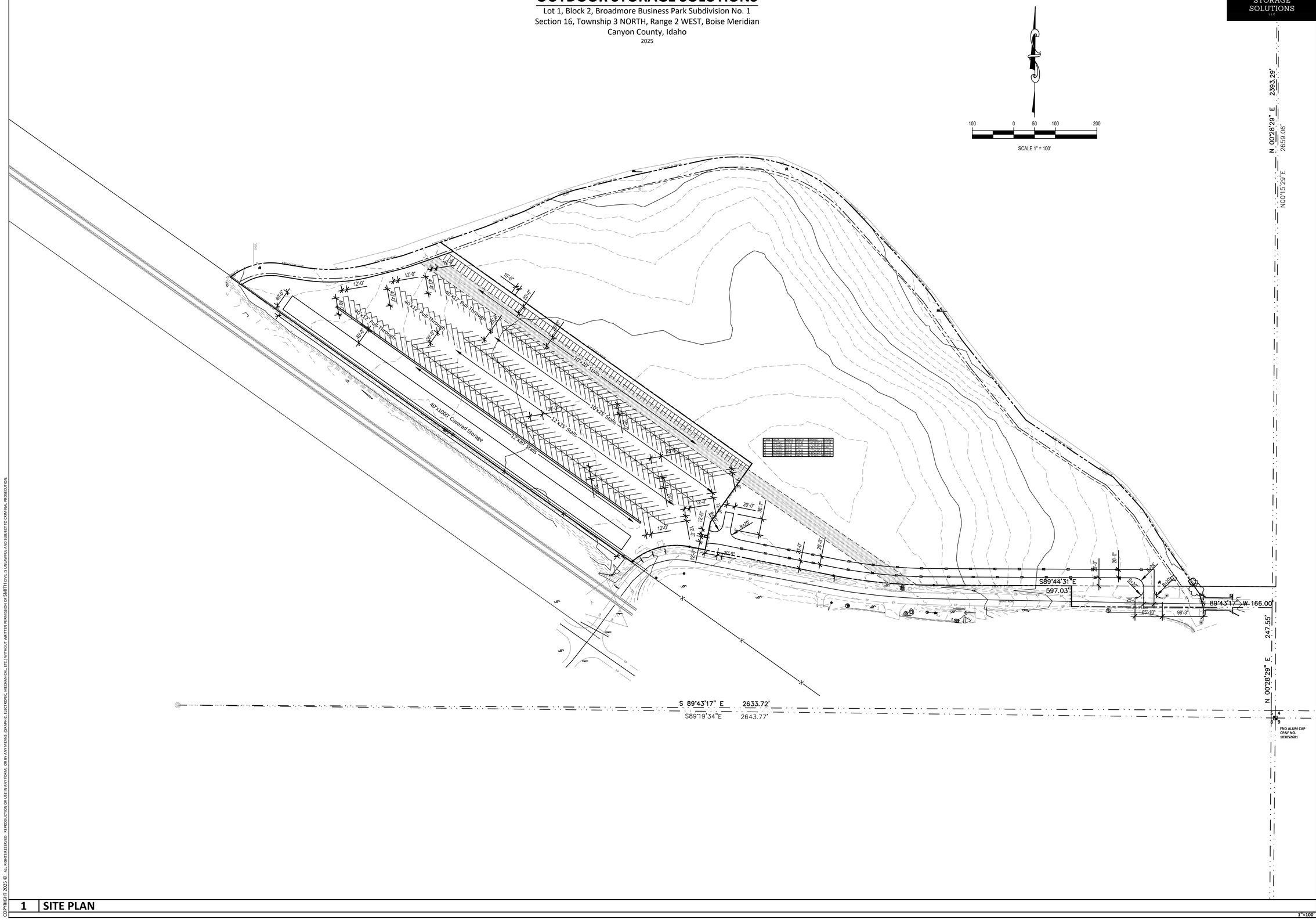
SMITH Civil Engineering
2485 E. Oakborough Ct., Eagle, ID 83616
(208) 870-1015

PROFESSIONAL ENGINEER REGISTERED 03/04/2025 8140 STATE OF IDAHO ROGER J. SMITH

Sheet C1.1

SITE PLAN
OUTDOOR STORAGE SOLUTIONS

Lot 1, Block 2, Broadmore Business Park Subdivision No. 1
Section 16, Township 3 NORTH, Range 2 WEST, Boise Meridian
Canyon County, Idaho
2025



1	SITE PLAN

1"=100'

OUTDOOR STORAGE SOLUTIONS LLC

REVISED

Date
03/04/2025

Project Number
25002

Drawn
R J Smith

Checked
R J Smith, P.E.

OUTDOOR STORAGE SOLUTIONS
E. LOCUST ROAD, NAMPA, ID
Outdoor Storage Solutions, LLC
SITE PLAN

SMITH Civil Engineering
2485 E. Oakbrough Ct., Eagle, ID 83616
(208) 870-1015

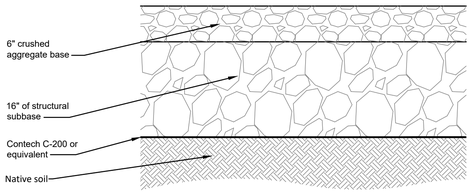
PROFESSIONAL ENGINEER
REGISTERED
03/04/2025
8140
STATE OF IDAHO
ROGER J. SMITH

Sheet
C1.2

DRAINAGE AND GRADING PLAN
OUTDOOR STORAGE SOLUTIONS

SE ¼ of Section 5, Township 2 NORTH, Range 1 WEST, Boise Meridian
Canyon County, Idaho

2025

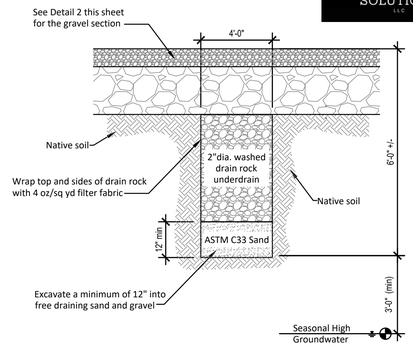


NOTES

1) Crushed aggregate shall comply with ISPWC requirements for crushed aggregate material.
2) Granular structural fill material shall comply with the requirements of the geotechnical engineer. Maximum material diameter shall be no greater than 2/3 of the layer thickness. Gradation and suitability requirements shall be per ISPWC Section 801, Table 1.
3) See Strata's Letter Report (Limited Geotechnical Services) for this the proposed Indian Creek Subdivision dated August 24, 2007.
4) A geotechnical engineer personnel must verify subgrade at the time of construction.

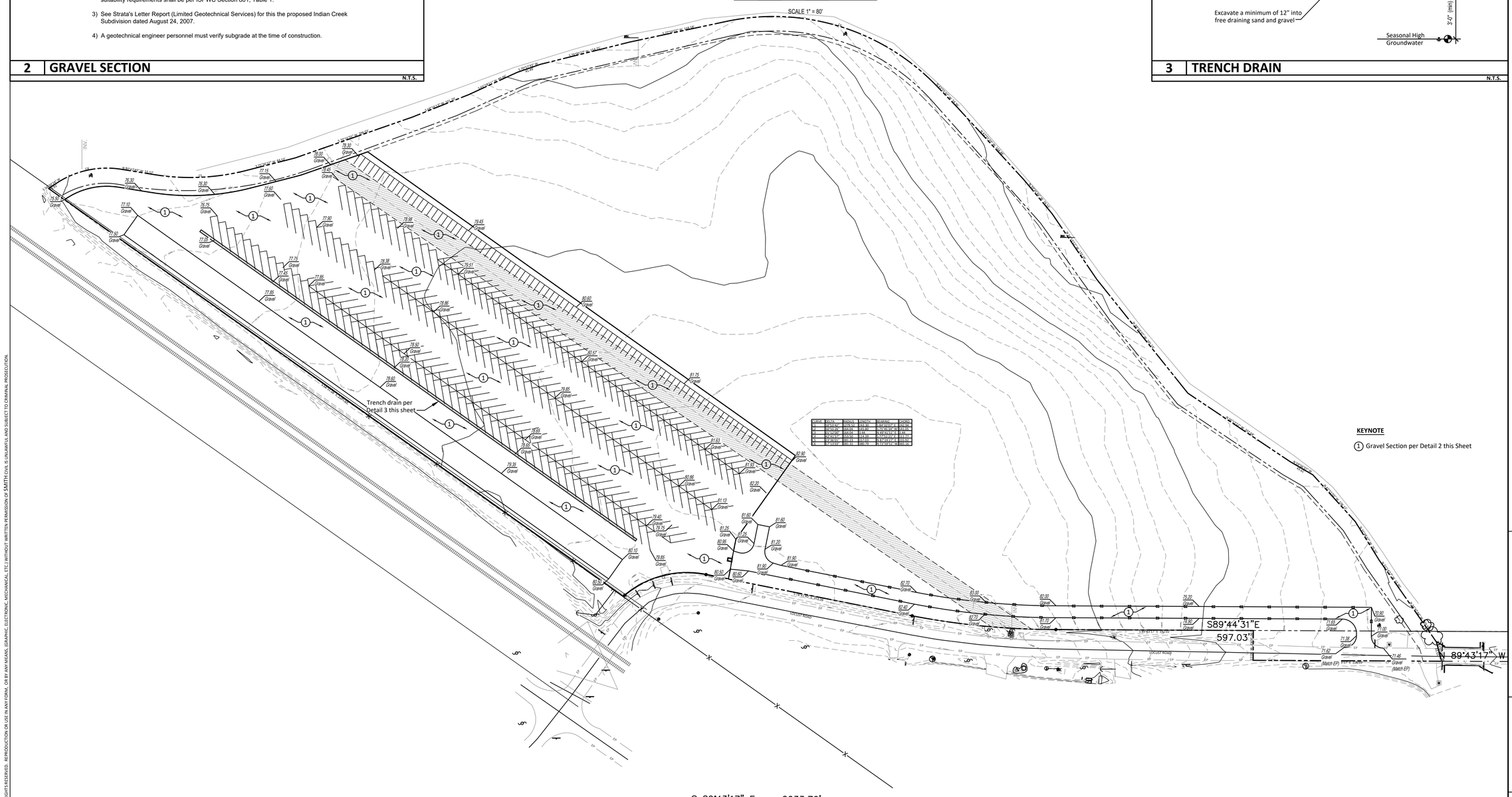
2 GRAVEL SECTION

N.T.S.



3 TRENCH DRAIN

N.T.S.



1 DRAINAGE AND GRADING PLAN

1"=80'

REVISED

Date 03/04/2025
Project Number 25002
Drawn R J Smith
Checked R J Smith, P.E.

OUTDOOR STORAGE SOLUTIONS
E. LOCUST ROAD, NAMPA, ID
Outdoor Storage Solutions, LLC
DRAINAGE AND GRADING PLAN

SMITH Civil Engineering
2485 E. Oakborough Ct., Eagle, ID 83616
(208) 870-1015

PROFESSIONAL ENGINEER REGISTERED 03/04/2025 8140 STATE OF IDAHO ROGER J. SMITH

Sheet **C2.0**

Fwd: R2883600000 & R2883601000 RV Storage

From: "Penelope Constantikes" <penelope@rileyplanning.com>
Date: 01/06/2025 10:01PM
To: penelope@rileyplanning.com

---------- Forwarded message ---------
From: **Kristi Watkins** <watkinsk@cityofnampa.us>
Date: Mon, Dec 30, 2024 at 9:19 AM
Subject: R2883600000 & R2883601000 RV Storage
To: Tom@ehrrealtyidaho.com <Tom@ehrrealtyidaho.com>, ossmeridian@gmail.com <ossmeridian@gmail.com>

I am in receipt of your request for a Pre-application meeting for the above referenced property.

This property is not near the Nampa City Limits so is not eligible for annexation into the city limits (yellow in the image below), therefore, we do not have jurisdiction over what is done there. You will need to discuss your options with Canyon County Development Services.

This property is within the City of Nampa Impact Area and we have a 'future' designation on it as commercial, so a commercial venture would comply with what we have planned for that area if we were to grow that direction.

I am going to void the meeting request because you will need to discuss this with Canyon County. Please let me know if you have any further questions, or if they need more input from us for some reason.

Thank you,

Kristi Watkins, Principal Planner
O: 208.468.4434, C: 208.412.7769
500 12th Avenue South, Nampa, ID 83651
Citizen's Guide to Planning – Learn More About Planning!

A picture containing text, clipart Description automatically generated

2025-009152
RECORDED
03/18/2025 02:00 PM
00857160202500091520020027
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=2 ZBLAKESLEE NO FEE
EASEMENT
NAMPA HIGHWAY DIST NO 1

(Space above is for Canyon County Recorder use only)

DEED RESTRICTION

1. **Purpose.** The purpose of this Deed Restriction is to specify the location and type of access rights that exist for the subject Property ("Property") to E. Locust Lane in Canyon County, Idaho.

2. **Property.** The Property is located in the southeast quarter of Section 5, Township 2 North, Range 1 West, Boise Meridian, and consists of the approximately 32.277 acres identified as Canyon County Tax Parcel No. R2883600000.

3. **Grantor.** This Deed Restriction is granted by Deschutes Investments, LLC, an Idaho limited liability company, which owns the Property.

4. **Recipient.** This Deed Restriction is granted to the Nampa Highway District No. 1, a body corporate and politic of the State of Idaho, which has jurisdiction over E. Locust Lane.

5. **Restriction.** There is no right of access for the Property to E. Locust Lane, except as follows:

   A. A 40 foot wide commercial approach, located between 235 feet and 335 feet west of the eastern section line of Section 5, as measured from the centerline of E. Locust Ln.

   B. A 30 foot wide Emergency access only, located at a location that meets stopping sight distance requirements approved by the Nampa Highway District #1.

C. **Restriction Runs With Land.** This Deed Restriction shall run with the Property and shall permanently bind the Grantor and/or Grantor's heirs and assigns.

D. **Date.** This Deed Restriction is made this 18 day of March, 2025.

IN WITNESS WHEREOF, the undersigned has caused this Deed Restriction to be executed on the day, month and year set forth above.

GRANTORs:

Deschutes Investments, LLC

Andrew G. Fuller, Owner/President

STATE OF IDAHO)
) ss.
County of Canyon)

On this 18 day of March, 2025, before me, Nicole Barlow, a Notary Public in and for the State of Idaho, personally appeared **Andew G. Fuller**, known or proven to me to be the president of the limited liability company which executed the foregoing instrument, and who acknowledged to me that such limited liability company 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.

NICOLE BARLOW NOTARY PUBLIC COMM NO. 67480 STATE OF IDAHO

Nicole Barlow
Notary Public for Idaho

Residing in Canyon County, Idaho

My commission expires: March 23, 2028