June 16, 2015

To: ACHD Commission
From: Kaci Bader, Development Review Coordinator
Subject: Final Plat: Newton’s Nook Subdivision No. 2

Project Number: FPLT15-0055
Meeting Date: June 24, 2015

FACTS & FINDINGS:
1. Newton’s Nook Subdivision No. 2 is a 2 buildable lot residential subdivision on 0.26 acres. This site is located at SW 5th Avenue and W. Pennwood Street.
2. The applicant is Pennwood III, LLC and the principal for the applicant is Matt Newton, Member.
3. The preliminary plat was approved on May 20, 2015. All conditions of the preliminary plat have been satisfied.

RECOMMENDATION:
1. Approve the final plat of Newton’s Nook Subdivision No. 2 and authorize the President to endorse.

ATTACHMENTS:
1. Final Plat
2. Vicinity Map
NEWTON'S NOOK SUBDIVISION NO. 2

CERTIFICATE OF CHAIN OF TITLE

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED ON HEIR CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS MY INTENTION TO TRANSFER AND PROPERTY IN THIS SUBDIVISION PLAT.

THE OWNER FURTHER CERTIFIES THAT ALL LOTS IN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM THE CITY OF MERRIDALE, ADJOINT WATER SYSTEM ACCREDITED AND THAT THE CITY OF MERRIDALE, IDAHO, HAS AGREED TO PROVIDE ALL OF THE LOTS IN THIS SUBDIVISION, LOTS 1-30.

THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT SUBJECT TO THE PUBLIC, BUT THE RIGHT TO USE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREIN, AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF EASEMENTS.

A REPLAT OF LOT 11, BLOCK 1, OF NEWTON'S NOOK SUBDIVISION, AS SHOWN IN BOOK 99 OF PLATS, PAGE 1232, IDAHO COUNTY RECORDS, LOCATED IN THE NEw OF SECTION 15, T. 34 N., R. 1 W., B. 8, CITY OF MERRIDALE, IDAHO COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENTS AS FOUND HEREIN, MARKING THE W. 1/4 CORNER OF S42 SECTION 15;

THENCE SOUTH 47 DEGREES 12 MINUTES 29 SECONDS EAST, A DISTANCE OF 203.82 FEET TO THE NORTHEAST CORNER OF LOT 33 OF NEWTON'S NOOK SUBDIVISION SHOWN ON PLAT IN BOOK 99 OF PLATS ON PAGE 1232, IDAHO COUNTY RECORDS AND THE POINT OF BEGINNING;

THENCE SOUTH 47 DEGREES 12 MINUTES 29 SECONDS WEST, A DISTANCE OF 14.47 FEET TO THE NORTHEAST CORNER OF LOT 32;

THENCE SOUTH 84 DEGREES WEST, A DISTANCE OF 81.97 FEET TO THE EAST LINE OF LOT 32;

THENCE NORTH 84 DEGREES WEST, A DISTANCE OF 81.97 FEET TO THE SOUTHEAST CORNER OF LOT 32;

THENCE NORTH 47 DEGREES 12 MINUTES 29 SECONDS EAST, A DISTANCE OF 81.97 FEET TO THE EASEMENT;

THE ABOVE DESCRIBED PARCEL, CONTAINS 2.28 ACRES, MORE OR LESS.

WILLIAM HEYER
PENROOK, LLC
8047 NEWTON, IDAHO

STATE OF IDAHO
COUNTY OF ADU

ON THIS DAY OF ___, 2005, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR BAY SHORE, PERSONALLY APPEARED WILLIAM HEYER, WHOSE OFFICE IS IN THE VICINITY OF THE COURT WHERE I RESIDE, AND WHO IS THE COMPLETE PERSON WHO WILL PERFORM THE DEED HEREIN DESCRIBED, AND WHO IS MARRIED TO A PERSON WHO IS NOT A NOTARY PUBLIC AND WHO IS NOT SUBJECT TO THIS NOTARIZATION.

IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND SEAL THE DAY AND YEAR OF THIS CERTIFICATE. FIRST ABOVE WRITTEN.

[Notary Public Seal]

CARRI PORTER
P.O. BOX 131
MOUNTAIN HOME, IDAHO

2030 S. WASHINGTON AVE
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105
WWW.SAWTOOTHLS.COM
NEWTON'S NOOK SUBDIVISION NO. 2

HEALTH CERTIFICATE
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 41, CHAPTER 35, HAVE BEEN SATISFIED ACCORDING TO THE LETTER 30 BE READ OFF FILE WITH THE COUNTY RECORDER OR HIS AGENT UNDER THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE REISSUED IN ACCORDANCE WITH SECTION 35-150, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DISTRICT HEALTH DEPARTMENT 11-8 DATE

CERTIFICATE OF COUNTY SURVEYOR
THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PLAT AND FIND THAT IT COMPLIES WITH THE REQUIREMENTS OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

COUNTY SURVEYOR DATE
JERRY HASSAGA, PLS CSW

CERTIFICATE OF COUNTY TREASURER
I, THE UNDERSIGNED COUNTY TREASURER, DO CERTIFY THAT THIS DOCUMENT WAS FILED AT THE REQUEST OF SAWTOOTH LAND SURVEYING, LLC. ALL APPENDICES WERE DEPICTED ON THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY TREASURER. THIS DOCUMENT WAS FILED AS OF DATE OF RECORD, AND HAS BEEN RECORDED IN BOOK 000, INSTRUMENT NUMBER 0000.10, AT THE COUNTY OFFICE.

COUNTY TREASURER DATE

CERTIFICATE OF COUNTY RECORDER
I, THE UNDERSIGNED COUNTY RECORDER, DO HEREBY CERTIFY THAT THIS DOCUMENT WAS FILED AT THE REQUEST OF SAWTOOTH LAND SURVEYING, LLC. ALL APPENDICES WERE DEPICTED ON THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY TREASURER. THIS DOCUMENT WAS FILED AS OF DATE OF RECORD, AND HAS BEEN RECORDED IN BOOK 000, INSTRUMENT NUMBER 0000.10, AT THE COUNTY OFFICE.

COUNTY RECORDER DATE

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT
THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE DATE OF , 20__.

CHAIRMAN, ADA COUNTY HIGHWAY DISTRICT DATE

APPROVAL OF CITY ENGINEER
ACCEPTED AND APPROVED THIS DAY OF , 20__ BY THE CITY ENGINEER OF THE CITY OF MERIDIAN, ADA COUNTY, IDAHO.

CITY ENGINEER DATE

APPROVAL OF CITY COUNCIL
I, CITY CLERK IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE DAY OF , 20__, THIS PLAT WAS ONLY ACCEPTED AND APPROVED.

CITY CLERK DATE
May 20, 2015

To: Matt Newton  
Pennwood III, LLC  
PO Box 838  
Meridian, ID 83680

Subject: MER15-0051 / SHP-15-001  
397 SW 5th Ave  
Newton’s Nook No. 2

The Ada County Highway District (ACHD) has reviewed the submitted application for the application referenced above and has determined that there are no improvements required to the adjacent street(s).

The applicant shall be required to:

1. Pay a traffic impact fee. If applicable, a traffic impact fee may be assessed by ACHD and will be due prior to the issuance of a building permit by the lead agency. This is a separate review process and it is the applicant’s responsibility to submit plans directly to ACHD.
2. Comply with all ACHD Policies and ACHD Standard Conditions of Approval for any improvements or work in the right-of-way.
3. Obtain a permit for any work in the right-of-way prior to the construction, repair, or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.).

If you have any questions, please feel free to contact me at (208) 387-6218.

Sincerely,

Dave Rader  
Planner I  
drader@achdidaho.org  
Development Services  
Ada County Highway District
CC: Project file,
    City of Meridian, via e-mail
    Aspen Engineers, via e-mail
Traffic Information

Condition of Area Roadways:
*Traffic Count is based on Vehicles per hour (VPH)*

<table>
<thead>
<tr>
<th>Roadway</th>
<th>Frontage</th>
<th>Functional Classification</th>
<th>PM Peak Hour Traffic Count</th>
<th>PM Peak Hour Level of Service</th>
</tr>
</thead>
<tbody>
<tr>
<td>SW 5th Ave</td>
<td>N/A</td>
<td>Collector</td>
<td>60</td>
<td>Better than &quot;D&quot;</td>
</tr>
<tr>
<td>W Pennwood St</td>
<td>N/A</td>
<td>Local</td>
<td>52</td>
<td>N/A</td>
</tr>
</tbody>
</table>

* Acceptable level of service for a two-lane collector is "D" (425 VFH).

Average Daily Traffic Count (VDT):
*Average daily traffic counts are based on ACHD's most current traffic counts*

- The average daily traffic count for SW 5th Avenue north of Pennwood Street was 1468 on 9/1/2009.
- The average daily traffic count for Pennwood Street east of SW 5th Avenue was 1112 on 9/1/2009.
Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).

2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.

3. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant’s engineer should provide documentation of ADA compliance to District Development Review staff for review.

4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.

5. A license agreement and compliance with the District’s Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.

6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.

7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.

8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District’s Utility Coordinator at 387-6258 (with file numbers) for details.

9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.

10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.

11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant’s authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.

12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.