



AGENDA
Middleton Planning and Zoning Commission
Middleton, Idaho

Date: Monday, June 7, 2021

Time: 5:30 p.m.

Location: **City Hall Chambers - 1103 W Main St., Middleton, Idaho**

Call To Order, Pledge of Allegiance, Roll Call

Action Items

1. Consent Agenda (items of routine administrative business)
 - a. Consider approving May 10, 2021 regular meeting minutes.
 - b. Consider approving FCO for Stonehaven 11.18 Rezone/DA

2. **Public Hearing:** An application by Sterling Land Development, Inc. and David Sterling for annexation/rezone, preliminary plat, variance and development agreement with respect to the Sterling Lakes Subdivision located at 23251 Duff Lane (Tax Parcel Nos. R3386901000 and R33869010A1). The proposed preliminary plat consists of 121 residential lots and 9 common lots on 51.43 acres of vacant land. Applicants are requesting a rezone to R-3.

3. **Public Hearing:** An application by David Buich/ Hartley Lane LLC and James L. Escobar, AIA for preliminary plat and development agreement modification with respect to the Hartley Lanes Townhomes located at 0 Hartley Lane (Tax Parcel No. R1788901). The proposed preliminary plat consists of 58 townhome sites, 4 common lots and 1 commercial lot on 6.06 acres of vacant land.

4. Consider approving Design Review for Zamco Industrial Building.

5. **Public Hearing:** An application by Robert Brian Burnett, Drake Investments, Deep River Investments & Deep Water LLC for annexation/rezone, preliminary plat, development agreement modification, and comprehensive plan map amendment with respect to the River Pointe Subdivision located at 10481 Hwy 44, 0 Hwy 44, and 0 Duff Lane (Tax Parcel Nos. R3392000, R3392001 and R33935010A). The proposed preliminary plat consists of seven commercial lots, 115 townhome lots, 67 garden/patio single family lots, 92 single family lots, and 44 common lots on 88.51 acres of vacant land, of which 75 acres is zoned M-U "Mixed Use". Additionally, with respect to the annexation of 14 acres adjacent to Duff Lane (Tax Parcel No. R33935010A), Applicants are requesting a rezone to R-3 and a Comprehensive Plan Map Amendment to change the designation from "Transit Station and Transit Oriented Development" to "Residential."

Public Comments, Commission and Staff Comments, Adjourn

Posted by: 
Jennica Reynolds, Administrative Deputy Clerk

Date: June 3, 2021 at 3:00 p.m.

Please contact the City at 208-585-3133 if you have special needs or require assistance.



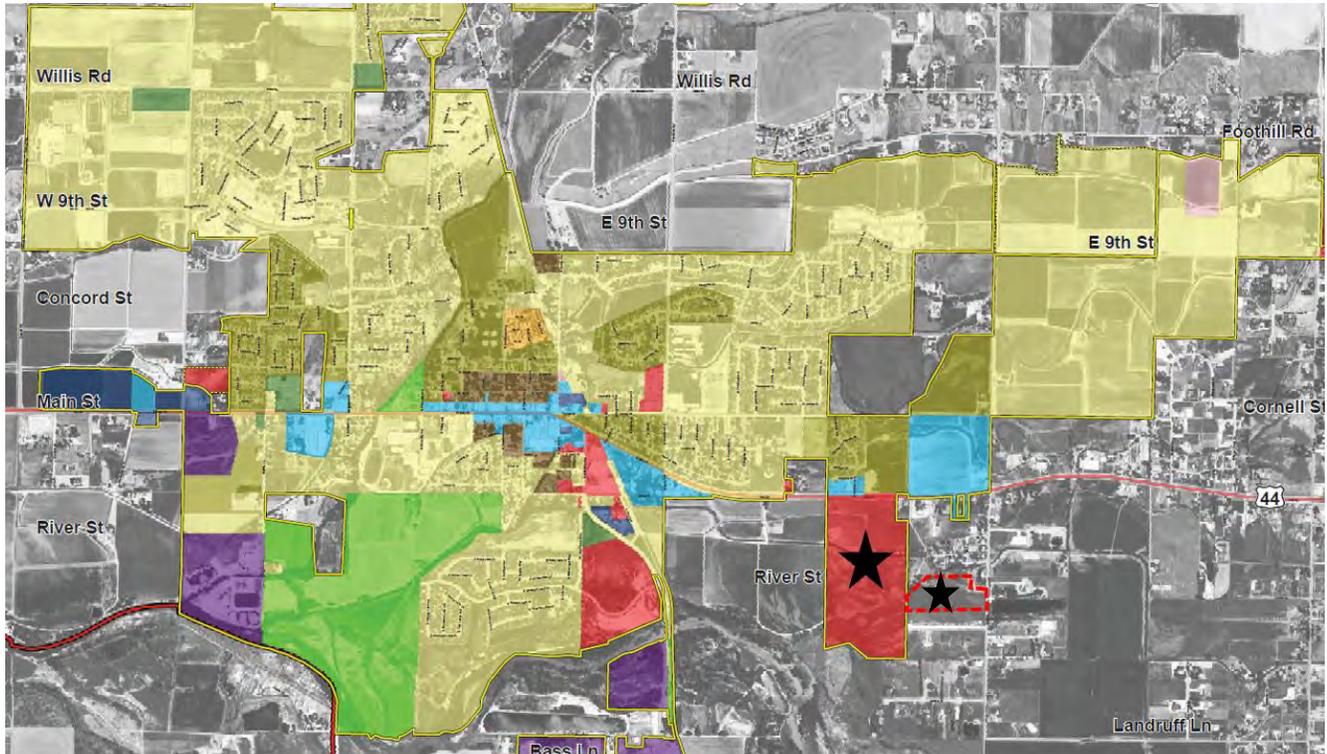
STAFF REVIEW AND REPORT

Middleton Planning and Zoning Commission

River Pointe Subdivision

Planning & Zoning Commission Public Hearing Date: June 7, 2021

Snapshot Summary:

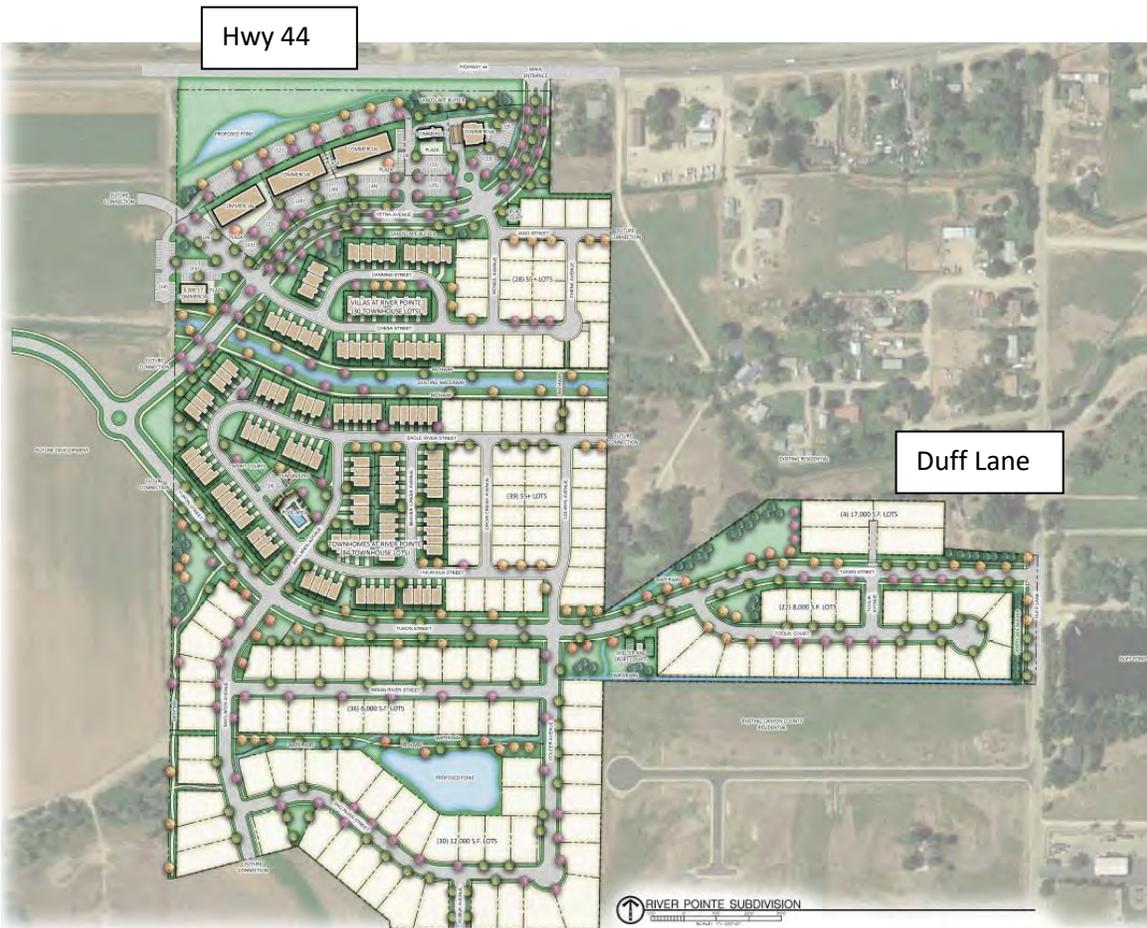


Acreeage	88.5 acres
Current Zoning	Middleton City Mixed Use “M-U” & County “Agricultural”
Proposed Zoning	M-U remains the same. 14 acre county parcel rezone to R-3
Current Land Use	Residential / Restaurant, Retail & Recreation / Transit Station
Proposed Land Use	“Residential” for 14 acre Duff Parcel
Lots	7 commercial lots --- 92 single family homes --- 67 garden/patio homes for 55+ homebuyer --- 30 single-story townhomes for 55+ homebuyer --- 85 two-story townhomes for 55+ homebuyer --- 44 common lots
Density	3.51 M-U Zone (density allowed is 12 units per gross acre). Density for the 14 acre Duff parcel is .54. (Density allowed is 3 per acre)
Open Space	14.86 acres / 16.79%
Amenities	5 pickleball courts – swimming pool – playground – large pond – open grassy lots and shade structure

- A. Application Requests:** Applicant submitted four applications: (1) preliminary plat, (2) annexation and rezone from Canyon County “Agricultural” zone to R-3 with respect to only 14 of the total 88.5 acres, (3) Development Agreement Modification and (4) Comprehensive Plan Map Amendment to change the Future Land Use Map. Applicant has also submitted a floodplain application that is proceeding administratively along with these applications.
- B. Project Description:** Subdivision with (a) 7 commercial lots, (b) 92 single family homes, (c) 67 “Garden/Patio homes” for 55+ homebuyers, (d) 30 single story townhomes for 55+ homebuyers, and (e) 85 two-story townhomes for 55+ homebuyers on 88.5 acres of vacant land located at 10481 Highway 44 and 0 Duff Lane (Tax Parcel Nos. R33935010A0, R3392 & R3392001).

The requirement for a 55+ community will be created by a deed restriction in compliance with Idaho State law. This will ensure that the townhome/garden home portion of the project remains a 55+ community.

Finally, the project also includes numerous amenities such as five pickleball courts, playground, community pond and swimming pool facility.

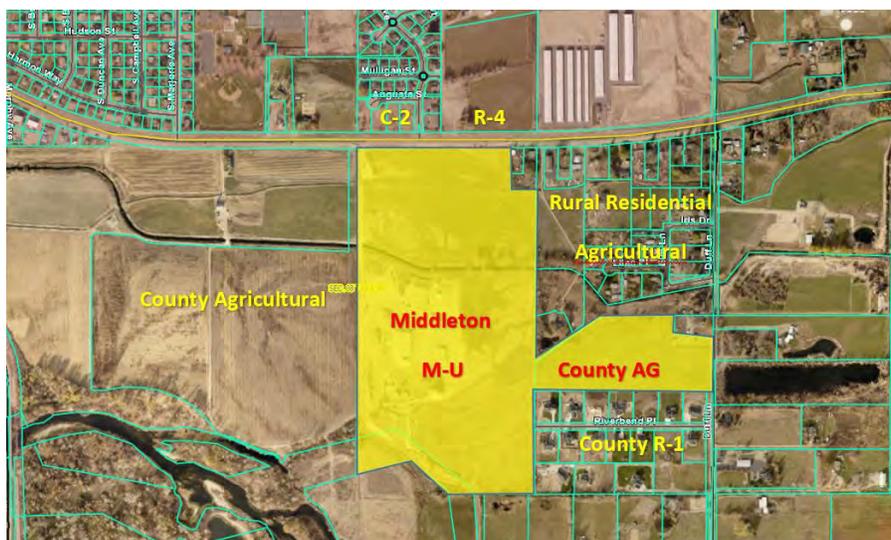


C. History, Current Zoning & Property Condition: 74 acres of the project was annexed into the City of Middleton in 2006, and the property was rezoned M-U (“Mixed Use”) at that time. A Development Agreement was also executed in 2006, and it entitled Applicant to narrower setbacks and smaller lots than allowed by the 2006 Code and the current 2021 Code. It appears that earlier Governing Boards intended this project area to include commercial use along with residential use that is more intensive than normally found in Middleton subdivisions.

The 14-acre portion of the project located off Duff Lane is currently in Canyon County and zoned “Agricultural,” and it is the subject of the annexation/rezone application before the Commission. A few years ago, the P&Z and Council designated the 14 acre project site “Transit Station” and “Transit Oriented Development.” The Comprehensive Plan defines “Transit-Oriented Development” as “high density residential and light commercial uses in close proximity to a high capacity public transportation network system...etc.”. Again, it appears that earlier governing bodies intended this area near the intersection of Duff and Hwy 44 to be an intensive project site that would serve numerous needs and uses.

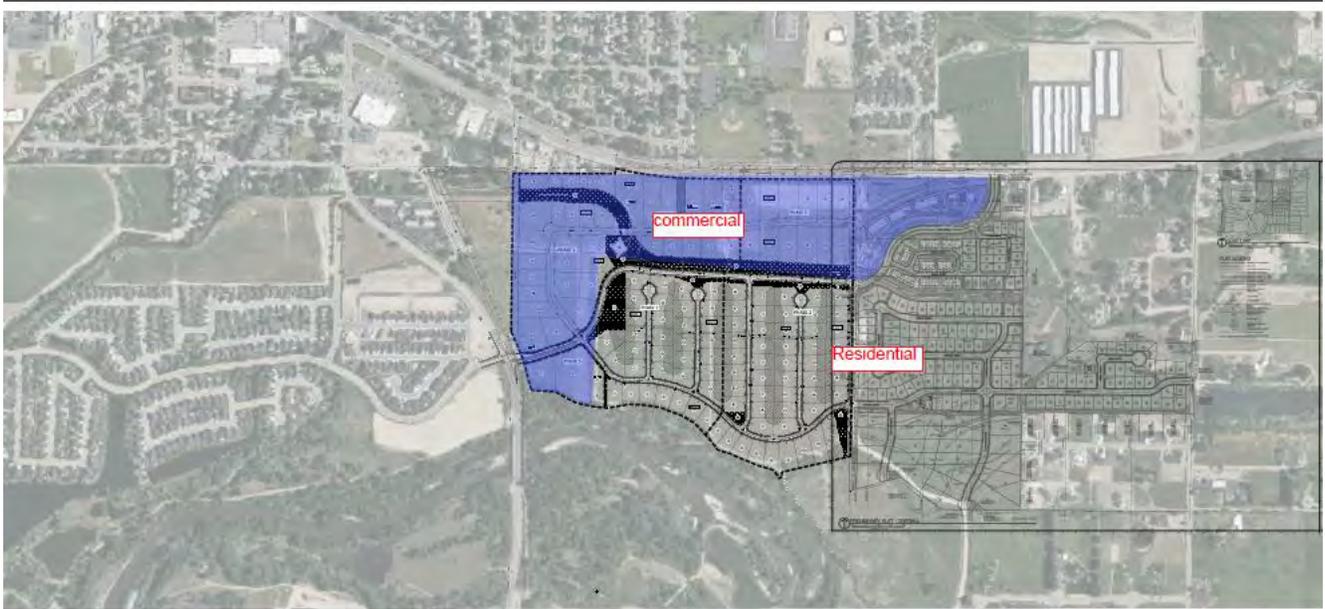
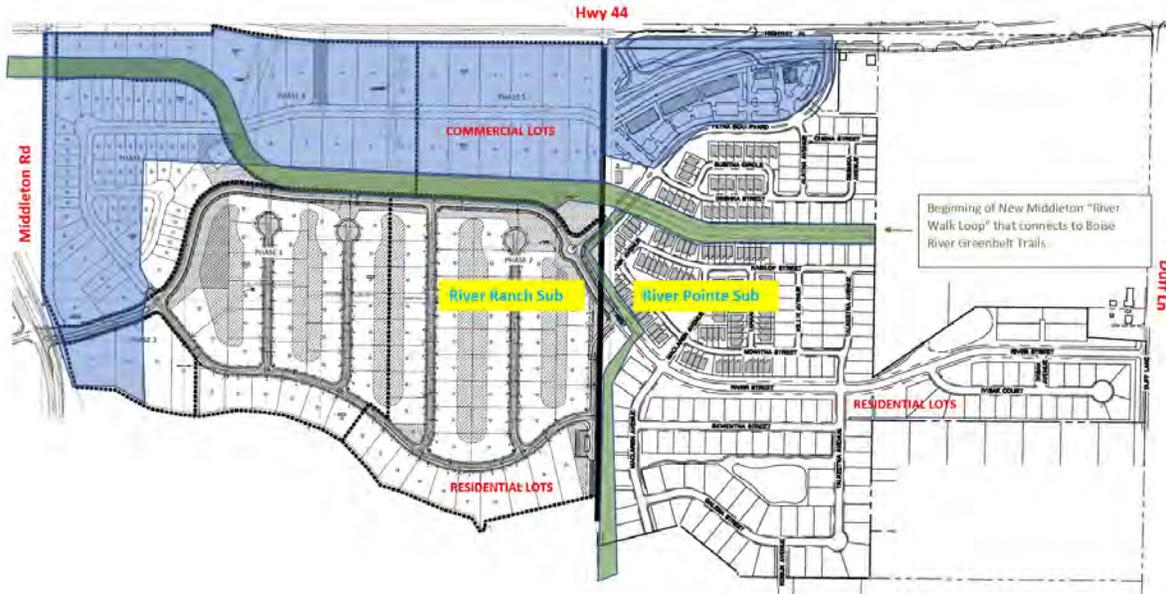
As to the surrounding property, property to the south of the 14 acre Duff parcel is a County Subdivision known as River Bend Place. This newer subdivision began development around 2018/2019. It should be noted that River Pointe’s M-U zoning and intensive land uses had already been planned and set in place for about 14 years prior to the development of the River Bend subdivision to the south.

Property to the north of River Pointe matches the intensity of River Pointe with Middleton C-2 Commercial Zoning and higher density R-4 Residential. Property generally to the east is County Rural Residential and R-1. Property to the west is County Agricultural.



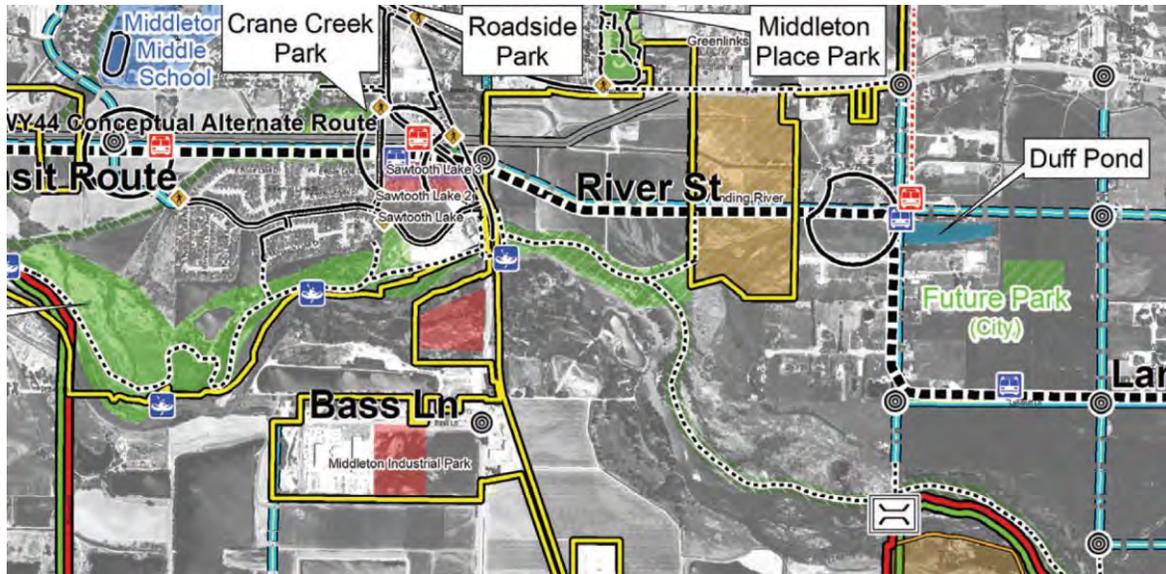
River Pointe is being developed in collaboration with another large subdivision to the west known as River Ranch Crossing. River Ranch Crossing is a 118 acre project with

43 acres of commercial property and 75 acres of single family home sites. River Ranch Crossing is finalizing plans, and the annexation and preliminary plat for that project should come before this Commission in a few weeks. If both projects are approved and completed, they will create a new and vibrant commercial center for Middleton along with a new multi-mile River Walk Loop that will provide numerous gathering places for social and recreational uses.



- D. **City Services:** Domestic water and sanitary sewer run along Highway 44 and are accessible by Developer for the project. However, as to sewer service, the Hwy 44 mains will be able to service only the northern portion of the project. The southern portion of the project will be serviced by bringing sewer from Middleton Road through

Canyon County has since requested that we choose another name, so the name was recently changed to “Yukon Street”). Yukon Street is an important street that will facilitate circulation. Therefore, it will have no driveway access, and parking will not be allowed on Yukon Street.



Applicant's preliminary plat and Traffic Study have been reviewed by ITD and Canyon County Highway District No. 4. ITD has recommended that Applicant be required to pay proportionate share fees and traffic impact fees to cover their impact on nearby intersections. ITD has also recommended (1) construction of right turn lane at the entrance to River Pointe off of Hwy 44, (2) construction of a 14' wide two-way left turn lane (suicide lane) between Greenlinks Avenue and Duff Lane, and (3) restriping of Greenlinks Avenue for left and right turn lanes. Finally, ITD is requiring Developer to obtain an Approach Permit for access onto Hwy 44.

CHD4 noted that the River Street access point on to Duff Lane is appropriate and approved, and CHD4 recommended only that proportionate share fees be collected and right of way on Duff Lane be dedicated to the City.

City Engineer is reviewing the recently received comments, and City Engineer will clarify what improvements are to be made and what proportionate share fees are to be collected. These proposed fees and requirements will be settled prior to the City Council hearing on this matter. In the meantime, Planning Staff recommends that payment of all City required proportionate share fees and construction of all City required road frontage improvements be made a condition of preliminary plat approval and/or made a part of the DA. Additionally, obtaining an ITD approach permit for Hwy 44 access should also be deemed a condition of approval and/or set forth in the DA.

- F. Pathway & Sidewalks:** Per Code, Applicant has provided 5' wide sidewalks along all roads in the Subdivision.

Applicant has also provided a 10' wide asphalt paved pathway in compliance with Middleton's Comprehensive Plan and "Transportation, Schools & Recreation Map." This pathway connects the pathways along the Kennedy Drain to the southwest corner of the project where it will connect to a future greenbelt trail and River Walk Loop.



- G. Open Space & Amenities:** Applicant has exceeded the 5% Open Space requirement by providing 14.86 acres of open space in the form of a swimming pool facility, five pickle ball courts, large common area park with play facility, community pond, extensive 10' pathways on common lots, and open grassy common lots with shade structure. The percentage of open space totals 16.79%.

The 10' asphalt pathways that are located on both sides of the Kennedy Lateral and along the southwest corner of the project will be part of the intricate "River Walk Loop" design that will follow the Kennedy lateral across Middleton Road and multiple developments to intersect with two large parks on the west side of Middleton Road. This pathway will essentially create a public recreational "River Walk" loop with

multiple plazas and parks that will wind through Middleton City and along the Boise greenbelt.



- H. **Stormdrain and Pressurized Irrigation:** Stormdrain facilities and pressurized irrigation have been provided in the preliminary plat and are approved by the City Engineer.
- I. **Middleton Rural Fire District:** The Middleton Rural Fire District is still in the process of reviewing the River Pointe preliminary plat. Staff recommends that Developer be required to comply with all future comments of the Middleton Rural Fire District as a condition of preliminary plat approval.
- J. **Preliminary Plat Application:** Developer is proposing eight phases for the development of the plat:

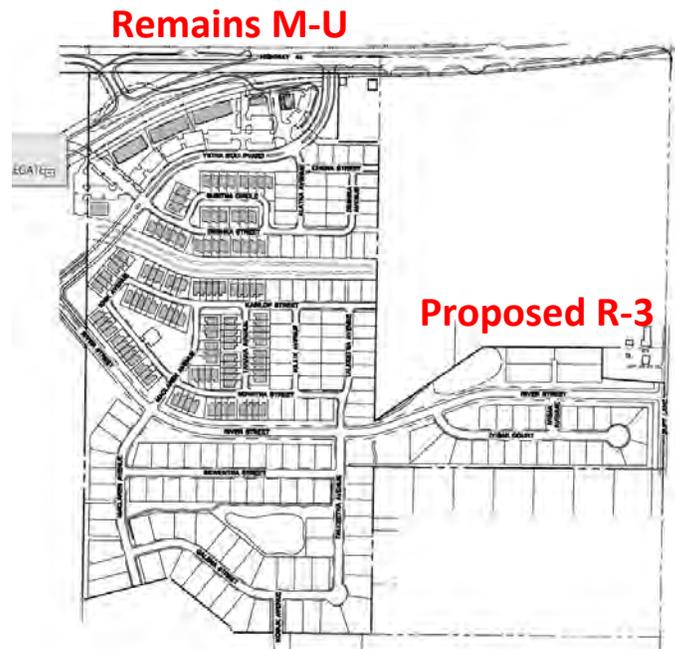


As to the 74 acres that is zoned M-U, Planning Staff finds that the preliminary plat complies with dimensional standards and requirements of the Middleton City Code and Supplement to ISPWC except for those dimensions and items set forth as a variance in the Development Agreement. See more discussion on these variances in Section L below.

As to the portion of the preliminary plat on the 14 acre Duff parcel, Planning Staff finds that the preliminary plat complies with the dimensional standards and other requirements of the Middleton City Code and Supplement to the ISPWC. No variances are requested with respect to this portion of the preliminary plat.

Planning Staff further finds that the preliminary plat as a whole is not materially detrimental to the public health, safety and welfare, and as will be discussed at length below in section M, the preliminary plat is also in harmony with the Middleton Comprehensive Plan.

- K. Annexation and Rezone:** 74 acres of the project were annexed into the City of Middleton and rezoned M-U in 2006. Applicant is not requesting a change to that M-U zoning designation. However, Applicant has applied to annex in and rezone to R-3 a 14 acre parcel off of Duff Lane. See below



As to Annexation there are primarily four requirements: (1) the property is contiguous to City limits (2) City sewer and water can be extended to serve the site, (3) the property is in the City's area of impact and (4) the annexation is in the best interest of the City and not adverse to the public health and welfare. Planning Staff finds that Applicant's project meets all four of these requirements. The property is contiguous; sewer and water are available as shown above, and the City will benefit from the variety of housing and commercial lots made available to its citizens and from the extensive recreational paths created by the project. Planning and design has made

safe streets for vehicle and pedestrian circulation, so the project will not adversely affect the public health and welfare.

As to the request to rezone the 14 acre Duff parcel to R-3 zoning, R-3 zoning will allow Developer to construct three single family dwellings per gross acre. Planning Staff finds that Applicant’s preliminary plat complies with the R-3 zone and all other dimensions and standards found in the Middleton Code. No variances have been requested with respect to the 14 acre portion of the preliminary plat. As will be shown in more detail in section M, Planning Staff finds that the rezone is in harmony with the City’s Comprehensive Plan.

- L. **Development Agreement:** This project was annexed and rezoned in 2006, and a Development Agreement was recorded with that application. The DA is 15 years old, and it contains a lot of outdated style requirements and old circumstances that are no longer of concern. Planning Staff is recommending that these outdated provisions regarding roofing, siding, fencing...etc., be entirely removed and replaced with the DA provisions that are more relevant to the current conditions as noted below.

Before listing all the specific DA provisions to be considered, however, special attention should be given to setbacks in the proposed DA. The 2006 DA allowed Developer narrower setbacks and smaller lots sizes than required by the stricter standards in the code for R-3 zoning. For example, in the DA, single family homesites had a minimum lot size of 6000 s.f., and rear yard setback of 15 feet. Current code is 8000 s.f. lots with 20 foot rear setbacks. The DA also allowed small single family homesites with 0’ side yard setbacks and front yard setback of 20 feet. Current R-3 zoning requires 10’ side yard setback and 25’ front yard setback.

In the spirit of cooperation, Applicant has worked with Planning Staff to put together a compromised plan for setbacks. This compromise brings some of the setbacks and lot dimensions up to the stricter standards for current R-3 zoning while allowing Developer the more narrower dimensions previously entitled in the DA. Both sides have compromised to find that middle ground between the DA’s loose entitlements and the stricter standards of the current code.

The proposed setbacks are as follows:

Home Type	Interior Side Setback	Side Street Setback	Front Yard Setback	Rear Yard Setback
Townhomes	12’ exterior and 0’ for common wall	20’	20’	15’
Garden Homes	5’	20’	20’	15’
Traditional Homes	10’	20’	25’	20’

**These setbacks should be allowed the same encroachments for unenclosed porches and patios as allowed in the current R-3 zoning.

Other proposed provisions for the DA are as follows:

1. 14 acre Duff parcel to be rezoned to R-3.
2. Density for 74 acre M-U parcel to be in compliance with current M-U zoning of 12 dwelling units per acre.
3. A concept plan generally matching the current preliminary plat shall be attached to the DA and incorporated by reference.
4. In the townhome section, minimum lot size and frontage width shall be in compliance with Middleton City Code 5-5-1, Table 2.
5. Townhomes may have no more than five units per townhome structure. Any structure with more than four units must have fire sprinklers.
6. Parking for Townhomes and Garden/Patio homes must meet the current code standard of 3 spaces per dwelling unit.
7. The 55+ homebuyer requirement for all townhomes and Garden/Patio homes shall be created by deed restriction in compliance with the laws of the State of Idaho.
8. Developer shall not be required to comply with MCC 5-4-10-7 regarding an 8' berm between the commercial lots and residential lots. Instead, Developer shall provide a 20' wide landscaped buffer between the commercial lots and residential lots.
9. Garden/55+ homes may have a minimum lot width of 60 feet and minimum lot size of 6,000 s.f. (Please note this 6000 s.f. lot size was already allowed in the old DA for garden homes and also the ordinary single family homes. Applicant has agreed to bring the ordinary single family homesites up to 8000 s.f., in keeping with the current code rather than the 6000 s.f. size they are actually entitled to.)
10. Because the Garden Homes are adjacent to the townhome lots and integrated to some degree in the 55+ community, the 36' wide Townhome Road Section may also be constructed through the Garden Home portions of the plat. Parking will not be allowed on the 36' roadway, and parking signs to that effect must be posted.
11. Developer may develop the lots in Phases 1 through 3 above the Kennedy Drain without providing a second access. The 2nd access off of Duff Lane must be completed with Phase 4 as part of the Phase 4 final plat. (Deputy Fire Chief Victor Islas has verbally indicated approval of this variance.)

12. Developer will, at its own cost, improve all City required street frontages on Hwy 44 and Duff Lane. In Phase 1, Developer shall be required to improve only the portions of Highway 44 necessary to secure an approach permit from ITD and to create a safe and complete entrance into the project. The remaining portions of Highway 44 frontage improvements shall be completed no later than final plat for the Phase 3/Commercial portion of the preliminary plat.
13. Developer shall obtain an approach permit from ITD for access on to Highway 44.
14. Developer to complete a Traffic Study and shall pay all City required pro-rata or proportionate share fees for traffic impacts to nearby intersections.
15. Developer will be allowed a minimum centerline radius of 90'. (Please note that code currently requires 125', but in light of the many variance requests from developers recently, the City is in the process of amending the code to lower the 125' to 90'. (Staff will shortly bring an application to change the Middleton Code accordingly.)
16. Developer shall provide an east/west collector connecting to Duff Lane. Parking shall not be allowed on this collector, and signs to that effect must be posted. No driveway access shall be allowed on the collector. (Please note that Developer has met this provision by designing "Yukon Street" as shown on the proposed preliminary plat.)
17. Developer shall dedicate a 50' right of way on the western perimeter to be able to complete Yetna Avenue and Yukon Street in the event the River Ranch project to the west is not ultimately developed. Alternatively, Developer may enter into an agreement with the Developer of River Ranch Crossing to complete the off-site portions of Yetna Avenue and Yukon Street in the event the River Ranch project does not develop.
18. If the River Ranch project to the west is not developed, Developer will design and construct a sewer lift station to allow sewer service to the southern portion of the project.
19. Developer shall provide a swimming pool facility, five pickleball courts and park facilities as generally shown on the concept plan.
20. All 10' pathways and sidewalk sections needed to connect the 10' pathways along the Kennedy Drain to the Boise River greenbelt trail and River Walk Loop shall be encumbered with a public access easement.
21. Developer must execute and record a cross-access easement for all commercial lots and residential lots abutting a private lane to ensure access to the public and to avoid any land-locked parcels. (Please note that the Middleton City Code allows

private lanes for access up to 4 residential lots. The private lane serves as a shared driveway essentially.)

- M. Comprehensive Plan & Land Use Map:** As to the 14 acre Duff parcel, the City's Future Land Use Map shows "Transit Station," and "Transit Oriented Development" designations along with a "Mixed Use" designation. Applicant's 14 acre Duff parcel is strictly residential in compliance with R-3 zoning. Therefore, the Future Land Use Map designation should be changed to "Residential".

It is important to note that Developer's residential R-3 plan for the 14 acre parcel is a much less intensive use than was originally planned under the "Transit Oriented Development".

As to the 74 acre M-U parcel, the Future Land Use Map shows "Restaurants, Retail & Recreation" and "Residential" designations. The Future Land Use Map does not need to be changed with respect to this parcel.

The Planning & Zoning Commission is tasked with finding that Applicant's project and applications for annexation/rezone, DA Modification, preliminary plat, and Comp Plan Map Amendment are in harmony with the *Goals, Objectives, and Strategies* of the *2019 Middleton Comprehensive Plan*. Planning Staff finds that the project and four applications are in harmony as follows:

- a. *Goal 3:* The project provides safe vehicle and pedestrian facilities in light of the street improvements and public pathways shown on the preliminary plat. It also will reduce traffic trips because of the close proximity to commercial/retail development. Designing Yukon Street without driveway access also greatly assists with traffic flow and safety.
- b. *Goal 4:* The project will establish a good quality of life with development that pays through impact fees and property taxes for the public services it receives when infrastructure is installed. The project also provides a buffer between residential and commercial development. Commercial development is encouraged to be near major roads. Additionally, quality lots for residential use increase the quality of life and general welfare of the City.
- c. *Goal 6:* Water, sewer, and road systems have been expanded in an orderly manner consistent with population growth.
- d. *Goal 7:* Project promotes commercial development and employment opportunities.
- e. *Goal 8:* the project establishes new commercial area without detracting from existing businesses.
- f. *Goal 10:* Project provides parks and open space. The project also aggregates open space in large open spaces rather than dispersing open space into smaller sections.
- g. *Goal 16:* The public pathways along the Kennedy Drain create a scenic and usable waterfront on the north side of the Boise River.

- N. Comments Received from Surrounding Landowners:** There have been numerous written comments submitted with respect to this proposed projects. All comments are located in the Commission’s packets. The general comments involve the following:
- a. Project will increase traffic
 - b. Project is too dense and intensive for a “rural area.”
 - c. Developer should pay fair share of impacts on community
 - d. Developer’s gravel pit is a nuisance.

Additionally, Neighborhood Meeting minutes & notes may be found in the “Application” folder of the Commissions’ packet.

- O. Comments from Agencies:** Comments have already been discussed above. Copies of ITD’s 5/25/21 comments and CHD4’s 5/27/21 comments are in the Commissioner’s Packet.

- P. Comments from City Engineer, Planning Staff & Floodplain Administrator:** Comments have already been discussed above. Copies of City Engineer’s 5/13/21 and 5/17/21 written comments, City Planner’s 5/12/21 & 5/17/21 written comments, and Floodplain Administrator’s 5/28/21 written comments may be found in the Commissioner’s Packet.

- Q. Applicant Information:** Application was received and accepted on September 15, 2020. The Applicant is Breckon Land Design for Drake Investments LLC, Robert Brian Burnett, Deep River Investments & Deep Waters LLC / 6661 N. Glenwood, Garden City, ID 88714 / 208.376.5153 / mwall@breckonld.com.

R. Notices & Neighborhood Meeting:	Dates:
Newspaper Notification	05/23/2021
Radius notification mailed to Adjacent landowners within 300’	05/19/2021
Circulation to Agencies	05/19/2021
Sign Posting property	05/19 & 20/2021
Neighborhood Meeting	08/18/2020, 3/8/2021 & 4/12/2021

***It is abnormal for an applicant to hold three neighborhood meetings. Applicant’s first Neighborhood Meeting is sufficient for this public hearing, but Planning Staff, nevertheless, requested Applicant to conduct a 2nd Neighborhood Meeting because of the passage of time since the initial meeting and because Staff had received numerous telephone calls from nearby residents about the project. A third meeting occurred about one month later because a neighboring landowner raised a claim that the mailing list was incomplete for the April 2021 meeting. In light of this, Planning

Staff requested Applicant to complete a 3rd neighborhood meeting to ensure there were no irregularities or controversy remaining at the time of the Public Hearing.

S. Applicable Codes and Standards:

Idaho State Statute Title 67, Chapter 65
Idaho Standards for Public Works Construction and Middleton Supplement thereto
Middleton City Code 1-14, 1-15, 1-16, 5-1, 5-2, 5-3, and 5-4.

T. Conclusions and Recommended Conditions of Approval:

The Planning & Zoning Commission is tasked with considering four separate applications for Annexation/Rezone, Preliminary Plat, Development Agreement Modification, and Comprehensive Plan Map Amendment.

Many of the typical conditions of approval will be covered by the provisions of the Development Agreement and do not need to be reiterated below as “conditions of approval.” If the Commission is inclined to recommend to City Council approval of the four applications, Planning Staff recommends that the Commission’s recommendation be subject to the following conditions of approval not addressed by the DA:

1. City of Middleton municipal domestic water, fire flow and sanitary sewer services are to be extended to serve the subdivision.
2. All City Engineer review comments are to be completed and approved.
3. All Planning Staff review comments are to be completed and approved.
4. All requirements of the Middleton Rural Fire District are to be completed and approved.
5. All Floodplain Administrator review comments are to be completed and approved.
6. Revise Notes 8 and 9 on preliminary plat to state that the M-U Parcel is subject to setbacks and dimensions set forth in the DA, but the R-3 portion of the preliminary plat will be subject to dimensions and standards set forth in the Middleton City Code at the time of building permit issuance.
7. Developer to comply with all terms of the proposed Development Agreement as set forth in the Staff Report for the public hearing date of June 7, 2021 except (if the Commission is not inclined to recommend portions of the DA for approval, those discrete portions can be removed from the DA via a motion calling out the specific provision in issue.)

PRELIMINARY PLAT UNDER
CONSIDERATION
REVISED 6/2/2021



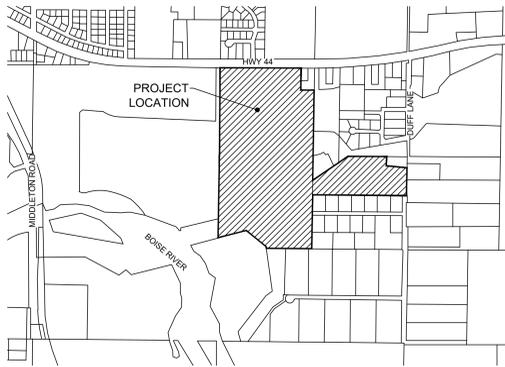
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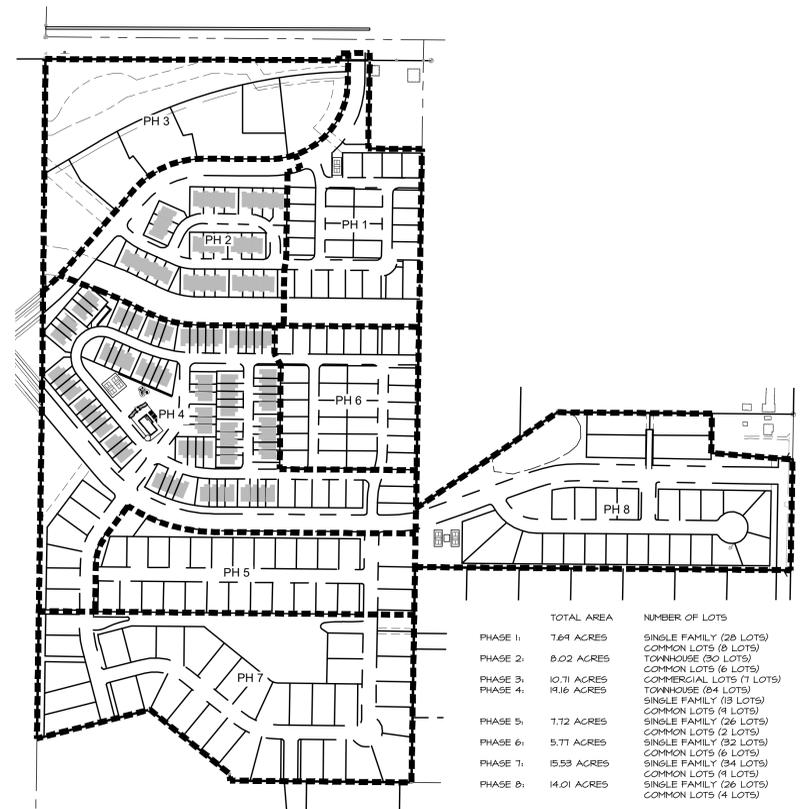
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RIVER POINTE SUBDIVISION

LOCATED IN THE SW1/4 OF THE NE1/4 AND ALL OF GOVERNMENT LOT 2 OF SECTION 8, T. 4 N., R. 2 W., B.M., CANYON COUNTY, IDAHO
2021



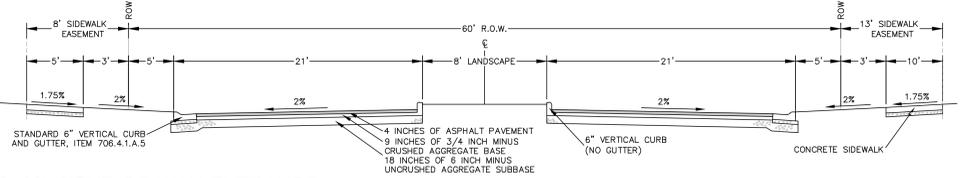
VICINITY MAP
SCALE: 1" = 1000'-0"



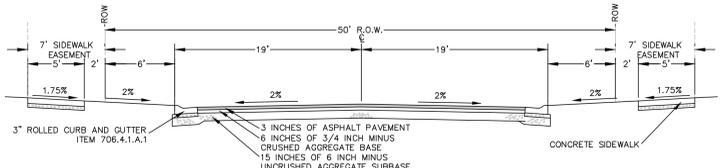
PHASE	TOTAL AREA	NUMBER OF LOTS
PHASE 1:	7.64 ACRES	SINGLE FAMILY (28 LOTS)
PHASE 2:	8.02 ACRES	COMMON LOTS (8 LOTS)
PHASE 3:	10.71 ACRES	TOWNHOUSE (30 LOTS)
PHASE 4:	19.16 ACRES	COMMON LOTS (6 LOTS)
PHASE 5:	7.72 ACRES	COMMON LOTS (11 LOTS)
PHASE 6:	5.77 ACRES	TOWNHOUSE (84 LOTS)
PHASE 7:	15.53 ACRES	SINGLE FAMILY (13 LOTS)
PHASE 8:	14.01 ACRES	COMMON LOTS (2 LOTS)

PHASING PLAN
SCALE: 1" = 250'-0"

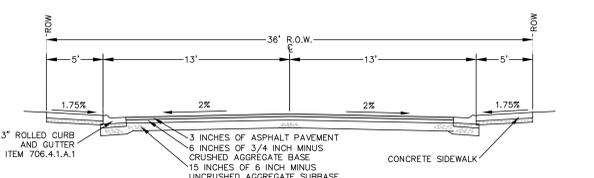
SHEET NUMBER	SHEET DESCRIPTION	SHEET TITLE
PP1.1	PRELIMINARY PLAT	COVER
TOPO		TOPOGRAPHIC SURVEY
PP1.2	PRELIMINARY PLAT	OVERALL
PP1.3	PRELIMINARY PLAT	AREA A
PP1.4	PRELIMINARY PLAT	AREA B
PP1.5	PRELIMINARY PLAT	AREA C
UT1.1		PRELIMINARY UTILITY PLAN



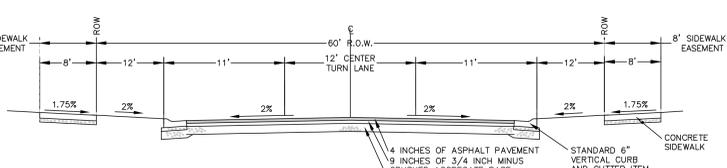
60' RIGHT OF WAY ENTRANCE BOULEVARD ROAD SECTION
Scale: NTS



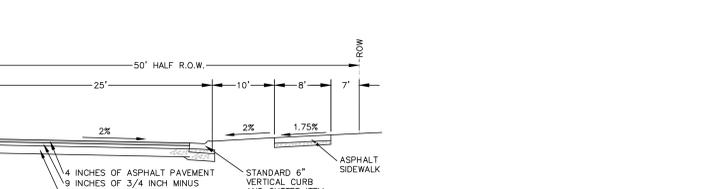
TYPICAL 50' RIGHT-OF-WAY INTERNAL LOCAL ROAD SECTION
Scale: NTS



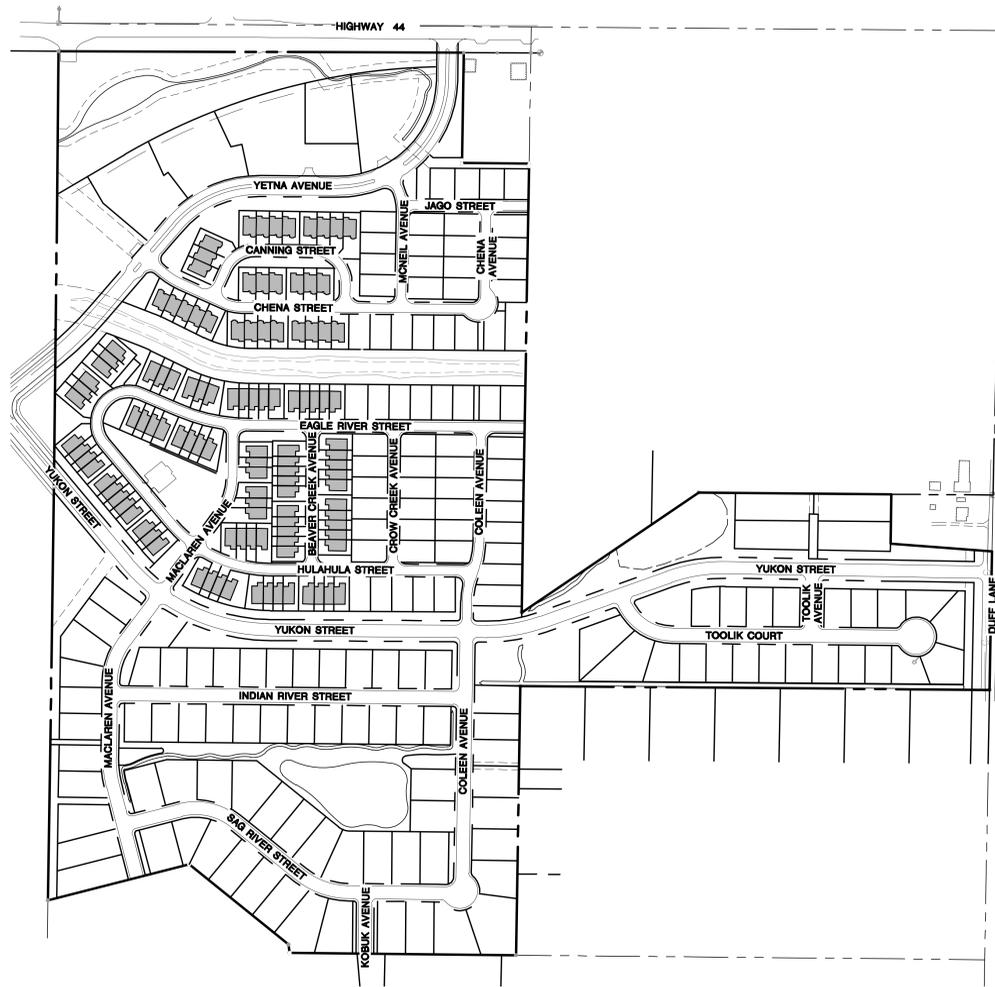
TYPICAL 36' RIGHT-OF-WAY TOWNHOUSE & GARDEN HOME COMMUNITY ROAD SECTION
Scale: NTS



TYPICAL 60' RIGHT-OF-WAY
Scale: NTS



TYPICAL HALF 100' RIGHT-OF-WAY DUFF LANE
Scale: NTS



OVERALL SITE PLAN
SCALE: 1" = 200'-0"

PRELIMINARY PLAT DEVELOPMENT FEATURES:

TOTAL ACRES	68.910 AC
EXISTING ZONING	M-U (MIXED USE)
PROPOSED ZONING	A6 (AGRICULTURAL)
ADJACENT ZONINGS (CANYON COUNTY)	R-1 (SINGLE FAMILY RESIDENTIAL)
	R-2 (SINGLE FAMILY RESIDENTIAL)
	R-3 (RURAL RESIDENTIAL)
	A6
COMMERCIAL 1	10.64 ACRES
COMMERCIAL LOTS	7 LOTS
TOWNHOUSES (NORTH)	8.16 ACRES
TOWNHOUSE LOTS	30 LOTS
COMMON LOTS	6 LOTS
OPEN SPACE TOTAL	1.25 AC (15.3%)
OPEN SPACE REQUIRED	0.44 AC (5%)
PARKING REQUIRED	3 SPACES/PER UNIT
PARKING PROVIDED	2 GARAGE + 2 DRIVENWAY SPACES
TOWNHOUSES (SOUTH)	11.72 ACRES
TOWNHOUSE LOTS	84 LOTS
COMMON LOTS	12 LOTS
OPEN SPACE TOTAL	2.11 AC (18.0%)
OPEN SPACE REQUIRED	0.58 AC (5%)
PARKING REQUIRED	3 SPACES/PER UNIT
PARKING PROVIDED	2 GARAGE + 2 DRIVENWAY SPACES
GARDEN HOMES	14.21 ACRES
SINGLE FAMILY LOTS	67 LOTS
COMMON AREA LOTS	13 LOTS
OPEN SPACE TOTAL	9.05 AC (20.6%)
OPEN SPACE REQUIRED	0.74 AC (5%)
SINGLE FAMILY 1	40.25 ACRES
SINGLE FAMILY (SF) LOTS	92 LOTS
COMMON AREA LOTS	17 LOTS
OPEN SPACE TOTAL	8.45 AC (21.0%)
OPEN SPACE REQUIRED	2.01 AC (5%)
RESIDENTIAL GROSS DENSITY	3.51 (SINGLE FAMILY UNITS/RESIDENTIAL ACRES)
TOTAL OPEN SPACE	14.26 ACRES (16.74%)

BENCHMARK & DATUM

SURVEY WAS CONDUCTED BY ACCURATE SURVEYING AND MAPPING. BENCHMARK 1: SPIKE NAVD 88 EL. 2404.60' BENCHMARK 2: SPIKE NAVD 88 EL. 2407.86' BENCHMARK 3: 1/2" IRON PIN NAVD 88 EL. 2402.84' BENCHMARK 4: 1/2" IRON PIN NAVD 88 EL. 2407.53' ESTABLISHED ON THE NAVD88 DATUM.

CONTACTS

CIVIL ENGINEER: BRECKON LAND DESIGN CONTACT: MARY WALL PHONE: 208-376-5153
OWNER/DEVELOPER: DRAKE INVESTMENTS, LLC PHONE: 208-994-1607
SURVEYOR: ACCURATE SURVEYING AND MAPPING CONTACT: NATHAN DANG PHONE: 208-488-4227
SEWER: CITY OF MIDDLETON PHONE: 208-585-3133
WATER: CITY OF MIDDLETON PHONE: 208-585-3133
SCHOOL DISTRICT: MIDDLETON SCHOOL DISTRICT
IRRIGATION DISTRICT: CANYON COUNTY WATER CO.

NOTES

- ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY AND THE SUBDIVISION EXTERIOR BOUNDARY HAVE A TEN-FOOT (10') WIDE PERMANENT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACE DRIVENWAYS FROM THE PUBLIC RIGHT-OF-WAY TO EACH LOT. NO IRRIGATION OR DRAINAGE FACILITIES SHALL OCCUPY FRONT PUBLIC UTILITY EASEMENT.
- THE INTERIOR SIDE YARD LOT LINE SHALL HAVE A FIVE-FOOT WIDE PERMANENT PUBLIC UTILITY, PROPERTY DRAINAGE AND PRESSURIZED IRRIGATION EASEMENT UNLESS DIMENSIONED OTHERWISE. SAID DRAINAGE AND IRRIGATION EASEMENTS ARE RESERVED FOR HOMEOWNERS ASSOCIATION AND/OR ASSIGNS.
- ALL REALTY LINES SHALL HAVE A TEN-FOOT (10') WIDE PUBLIC UTILITIES, PROPERTY DRAINAGE, AND PRESSURIZED IRRIGATION EASEMENT. LOT 17, BLOCK 2; LOTS 1, 2, 8, 23, AND 31, BLOCK 6; LOTS 15, 24, AND 47, BLOCK 7; LOT 1, BLOCK 8; LOT 23, BLOCK 9; LOT 1, BLOCK 10; LOTS 1 AND 8, BLOCK 11; LOTS 1, AND 11, BLOCK 12; LOT 1, BLOCK 13; LOTS 1, AND 14, BLOCK 14; LOT 14, BLOCK 15; LOTS 13, AND 17, BLOCK 16; LOT 10, BLOCK 17; LOTS 14, AND 15, BLOCK 18 ARE DESIGNATED AS COMMON AREA LOTS AND WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION AND/OR ASSIGNS.
- LOT 4, BLOCK 2; LOT 1, BLOCK 3; LOTS 1 AND 2, BLOCK 5; LOTS 1 AND 22, BLOCK 7; LOT 2, BLOCK 8; LOTS 1 AND 12, BLOCK 9; LOT 12, BLOCK 10; LOTS 10 AND 17, BLOCK 11; LOT 1, BLOCK 13; LOTS 14, AND 15, BLOCK 16; AND LOT 1, BLOCK 18 ARE DESIGNATED AS COMMON AREA LOTS AND WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION AND/OR ASSIGNS. THIS LOT SHALL HAVE A BLANKET PUBLIC UTILITIES EASEMENT OVERS THE ENTIRETY OF THE LOT.
- THIS DEVELOPMENT RECOGNIZES SECTION 31-3005(b), IDAHO CODE, PRESSURE IRRIGATION SYSTEM TO BE PROVIDED. THE SYSTEM WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE IRRIGATION WATER FOR THE SYSTEM WILL BE SUPPLIED BY EXISTING SURFACE AND GROUNDWATER RIGHTS. THE IRRIGATION DISTRICT IS CANYON COUNTY WATER CO.
- ANY RE-SUBDIVISION OF THIS PLAN SHALL BE IN COMPLIANCE WITH THE APPLICABLE SUBDIVISION REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION. MINIMUM BUILDING SETBACK LINES FOR THE M-U ZONED PORTION OF THE PROJECT SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT. THE R-3 ZONED PORTION OF THE PROJECT (14 ACRES DUFF PARCELS) SHALL COMPLY WITH THE R-3 SETBACKS SET FORTH IN THE MIDDLETON CITY CODE AT THE TIME OF FINAL PLAT APPROVAL.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE MIDDLETON CITY ZONING ORDINANCE AT THE TIME OF ISSUANCE OF A BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
- PORTIONS OF THIS SUBDIVISION LIE WITHIN THE 100-YEAR FLOOD PLAIN (AS SHOWN HEREON).
- ALL EXISTING SEPTIC SYSTEMS AND WELLS (NOT USED FOR IRRIGATION) SHALL BE ABANDONED IN ACCORDANCE WITH CENTRAL DISTRICT HEALTH DEPARTMENT (IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND IDAHO DEPARTMENT OF WATER RESOURCES) REQUIREMENTS.
- FIBER WILL BE PROVIDED TO THE SUBDIVISION.
- DIRECT VEHICULAR ACCESS TO LOTS ALONG DUFF LANE AND RIVER STREET IS PROHIBITED.
- ALL PROPOSED DRAINAGE FACILITIES SHALL HAVE A DEDICATED CITY OF MIDDLETON DRAINAGE EASEMENT ASSOCIATED WITH THE FACILITY.
- IF GRAVITY SEWER IS NOT AVAILABLE FOR CONNECTION SOUTH OF THE KENNEDY DRAIN BY FINAL OF PHASE 3, THE DEVELOPER WILL COMPLETE A SEWER DESIGN AND CONSTRUCTION, INCLUDING A LIFT STATION, TO BE INSTALLED SOUTH OF THE KENNEDY DRAIN AS NEEDED TO SERVE RIVER POINTE SUBDIVISION REMAINING PHASES.
- IRRIGATION AND DRAINAGE SHALL BE RELOCATED OUT OF THE RIGHT OF WAY.
- PEDESTRIAN ACCESS THROUGHOUT THE DEVELOPMENT WILL BE PROVIDED INCLUDING PEDESTRIAN RAMPS WHERE NECESSARY.
- ALL LOTS REFERRED TO AS 'PRIVATE LANE' SHALL HAVE A BLANKET PUBLIC ACCESS EASEMENT.
- A CROSS ACCESS AGREEMENT SHALL BE REQUIRED FOR LOTS 1 THROUGH 7, BLOCK 1; SEE INSTRUMENT #
- ALL BUILDABLE LOTS EXCLUDING LOT 6, BLOCK 1; LOTS 2, 3, 5, 6, 7, 8, 9, AND 10, BLOCK 2; AND LOTS 2, 3, AND 4, BLOCK 3 ARE WITHIN THE ZONE AE OR ZONE X SPECIAL FLOOD HAZARD AREAS (SFHA). ALL LOTS WITHIN THE SFHA MUST MEET CITY CODE 4-8 STANDARDS. THE LOWEST FLOOR AND UTILITIES OF RESIDENTIAL LOTS LOCATED WITHIN THE SFHA SHALL BE BUILT TO MINIMUM OF 1'-0" ABOVE BASE FLOOD ELEVATION. THE LOWEST FLOOR AND UTILITIES OF COMMERCIAL LOTS LOCATED WITHIN THE SFHA SHALL BE BUILT TO MINIMUM OF 2'-0" ABOVE BASE FLOOD ELEVATION OR FLOODPROOFED TO 2'-0" ABOVE BFE. ALL STRUCTURES BUILT WITHIN THE SFHA MUST OBTAIN ELEVATION CERTIFICATES.

RIVER POINTE SUBDIVISION
MIDDLETON, ID
PRELIMINARY PLAT
COVER



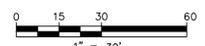
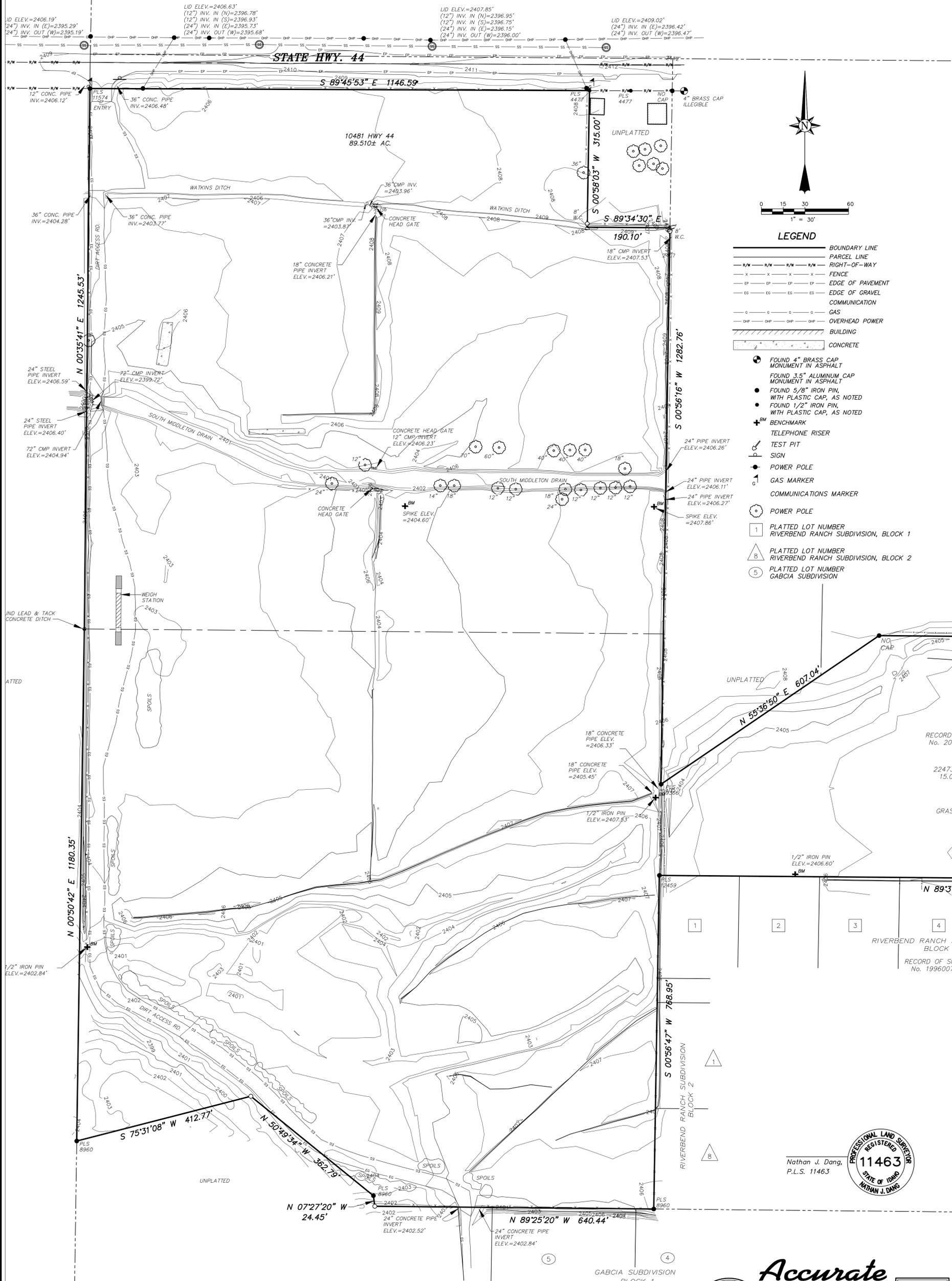
REVISIONS	No.	Date	Description
	1	06/21	CITY COMMENTS

PROJECT NO.: 20026
DRAWN BY: TC/CS
CHECKED BY: JB/AW
DATE: 05/05/21
SHEET NUMBER: PP.1

S:\Projects\2021\05\20210506 River Pointe\CAD\Breach\Preliminary Plat\20026 - Preliminary Plat.dwg plotted by Clara Smalls on Wed, June 02, 2021 at 03:16 PM

TOPOGRAPHIC MAP

A PORTION OF THE SW 1/4 OF THE NE 1/4, GOVT. LOT 2 (NW 1/4 OF THE SE 1/4)
AND A PORTION OF THE NE 1/4 OF THE SE 1/4 SECTION 8, T.4N., R.2W., B.M.
CITY OF MIDDLETON—CANYON COUNTY—STATE OF IDAHO



LEGEND

- BOUNDARY LINE
 - PARCEL LINE
 - RIGHT-OF-WAY
 - FENCE
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - COMMUNICATION
 - GAS
 - OVERHEAD POWER
 - BUILDING
 - CONCRETE
-
- FOUND 4" BRASS CAP MONUMENT IN ASPHALT
 - FOUND 3.5" ALUMINUM CAP MONUMENT IN ASPHALT
 - FOUND 5/8" IRON PIN, WITH PLASTIC CAP, AS NOTED
 - FOUND 1/2" IRON PIN, WITH PLASTIC CAP, AS NOTED
 - BENCHMARK
 - TELEPHONE RISER
 - TEST PIT
 - SIGN
 - POWER POLE
 - GAS MARKER
 - COMMUNICATIONS MARKER
 - POWER POLE
 - 1 PLATTED LOT NUMBER RIVERBEND RANCH SUBDIVISION, BLOCK 1
 - 8 PLATTED LOT NUMBER RIVERBEND RANCH SUBDIVISION, BLOCK 2
 - 5 PLATTED LOT NUMBER GARCIA SUBDIVISION

Nathan J. Dang,
P.L.S. 11463

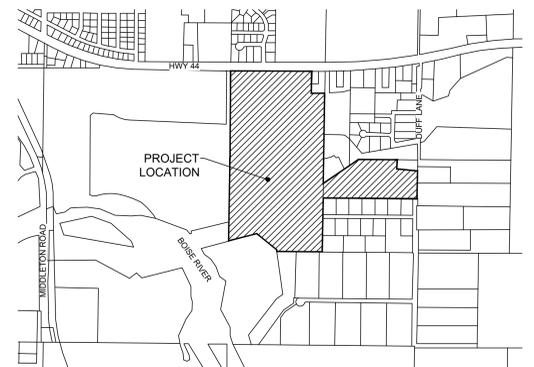
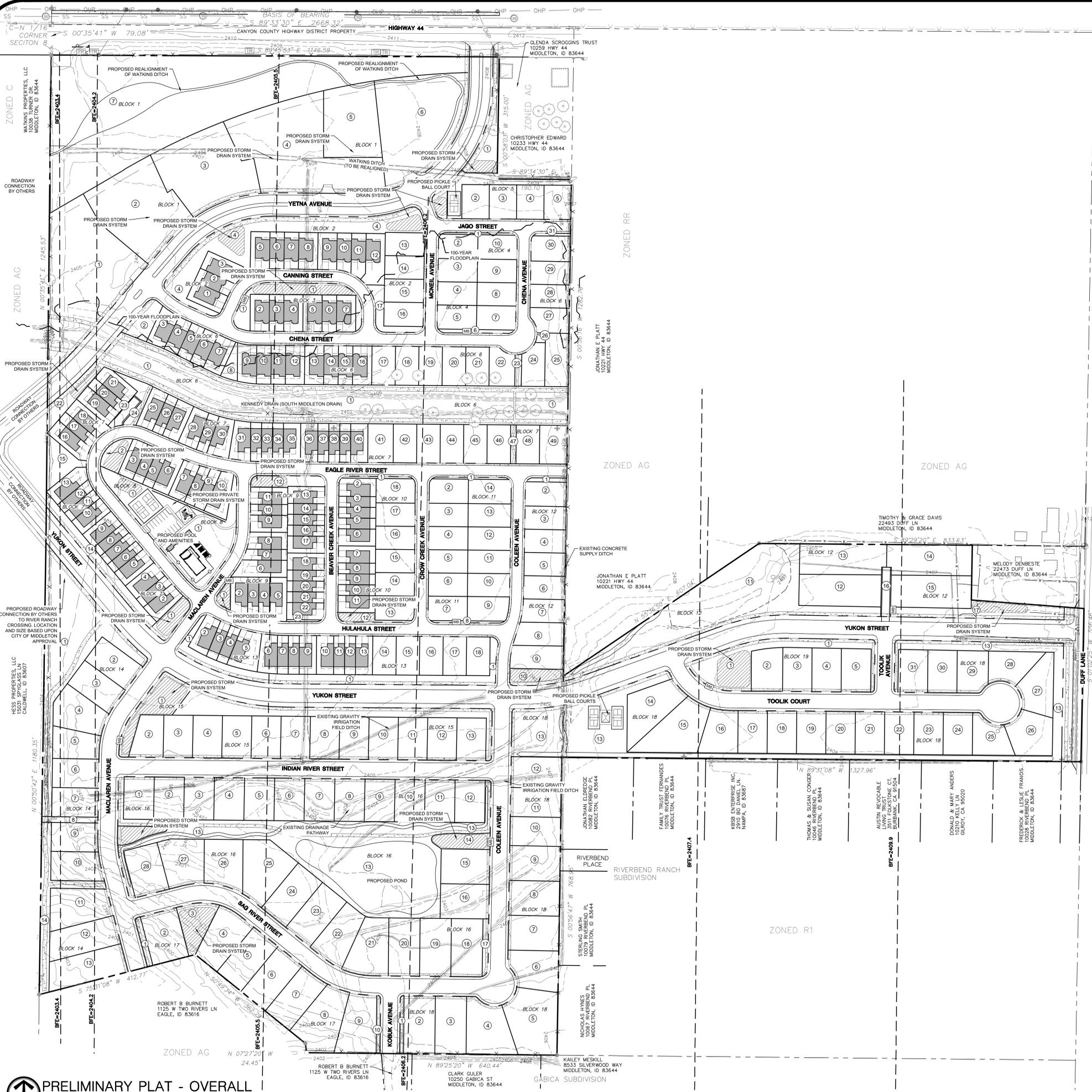


Accurate

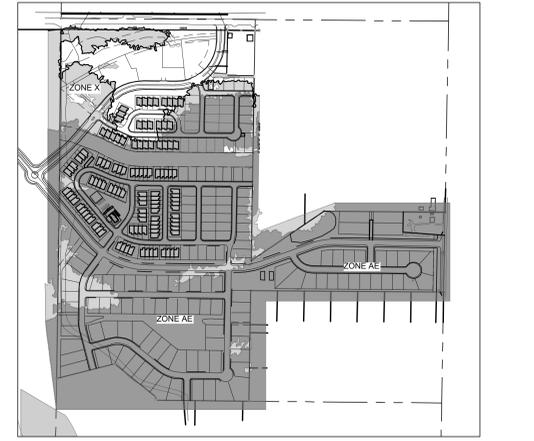
Surveying & Mapping

1602 W. Hays St., Suite 306
Boise, Idaho 83702
(208) 488-4227
www accuratesurveyors.com

JOB NO. 20-154
DRAWN BY: DANG
SHEET: 1 OF 1



VICINITY MAP
SCALE: 1" = 1000'-0"



FLOODPLAIN MAP
NOT TO SCALE

PLAT LEGEND

- EXISTING PROPERTY LINE
- - - PROPOSED LOT LINE
- - - PROPOSED RIGHT-OF-WAY
- - - PROPOSED CENTERLINE
- - - PROPOSED BACK OF CURB
- - - PROPOSED FRONT OF CURB
- - - PROPOSED CONCRETE SIDEWALK
- - - PROPOSED GRAVITY IRRIGATION
- 5 10,000 SF
- BLOCK 1
- SS
- W
- B.M.
- PROPOSED DRAINAGE FACILITY
- DRAINAGE FLOW ARROW
- EXISTING CONTOUR
- BASE FLOOD ELEVATION
- PROPOSED STREET LIGHT
- MAILBOX CLUSTER

DIANE S HURLEY
22470 DUFF LN
MIDDLETON, ID 83644

STATE OF IDAHO FISH AND GAME DEPT
PO BOX 25
BOISE, ID 83707

PRELIMINARY PLAT - OVERALL
SCALE: 1" = 100'-0"



Accurate Surveying and Mapping
1400 S. 10th Street
Middleton, ID 83644
Phone: 800-376-9169
www.accuratesurveying.com



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RIVER POINTE SUBDIVISION
MIDDLETON, ID
PRELIMINARY PLAT
OVERALL



REVISIONS	No.	Date	Description
	1	06/29/21	CITY COMMENTS

PROJECT NO.: 20026
DRAWN BY: TC/CS
CHECKED BY: JB/MW
DATE: 05/05/21

SHEET NUMBER
PP.12

PRELIMINARY PLAT



Civil Engineering
 Surveying
 Planning & Construction
 Environmental
 Light Planning
 www.breckon.com
 6887 North Greenwood Street
 Coeur d'Alene, Idaho 83814

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RIVER POINTE SUBDIVISION
 MIDDLETON, ID
 PRELIMINARY PLAT
 AREA A



REVISIONS

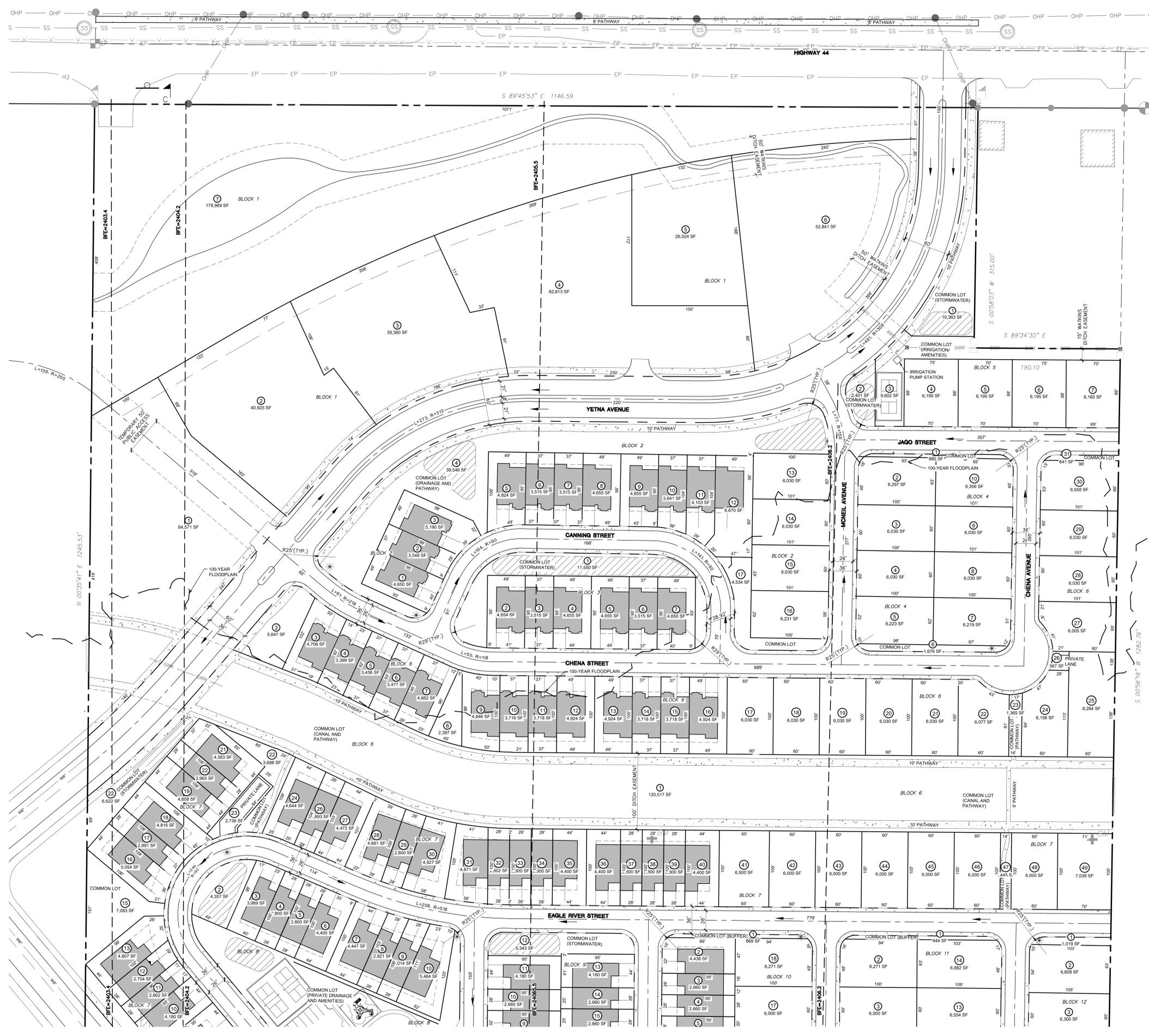
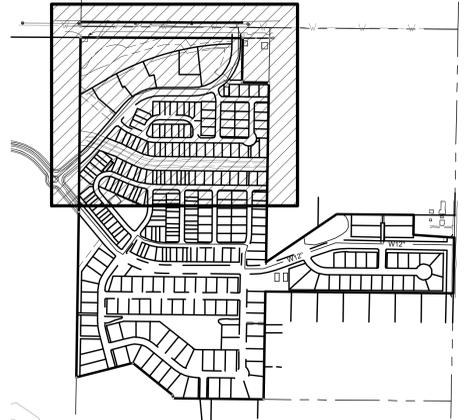
No.	Date	Description
1	05/05/21	CITY COMMENTS

PROJECT NO.: 20026
 DRAWN BY: TC/CS
 CHECKED BY: JB/MW
 DATE: 05/05/21

SHEET NUMBER
PP13

PLAT LEGEND

- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED BACK OF CURB
- PROPOSED FRONT OF CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED GRAVITY IRRIGATION
- LOT NUMBER AND SQUARE FOOTAGE
- BLOCK NUMBER
- EXISTING SANITARY SEWER MAIN
- EXISTING SEWER MANHOLE
- EXISTING WATER MAIN
- BENCHMARK
- PROPOSED DRAINAGE FACILITY
- DRAINAGE FLOW ARROW
- EXISTING CONTOUR
- BASE FLOOD ELEVATION
- PROPOSED STREET LIGHT



PRELIMINARY PLAT - AREA A
 SCALE: 1"=50'-0"

S:\Projects\102102026 river pointe\CAD\Sheets\Preliminary Plat\0026 - Preliminary Plat.dwg plotted by: Clare Smonds on Wed, June 02, 2021 at 03:18 PM

PRELIMINARY PLAT



UBISAPPUE
BRECKON
Civil Engineering
• Surveying
• Erosion & Sediment Control
• Drainage
• Light Planning
www.ubisappue.com
Phone: 505-376-8193
6887 North Elmwood Street
Cedar Rapids, Iowa 52414



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PLAT LEGEND

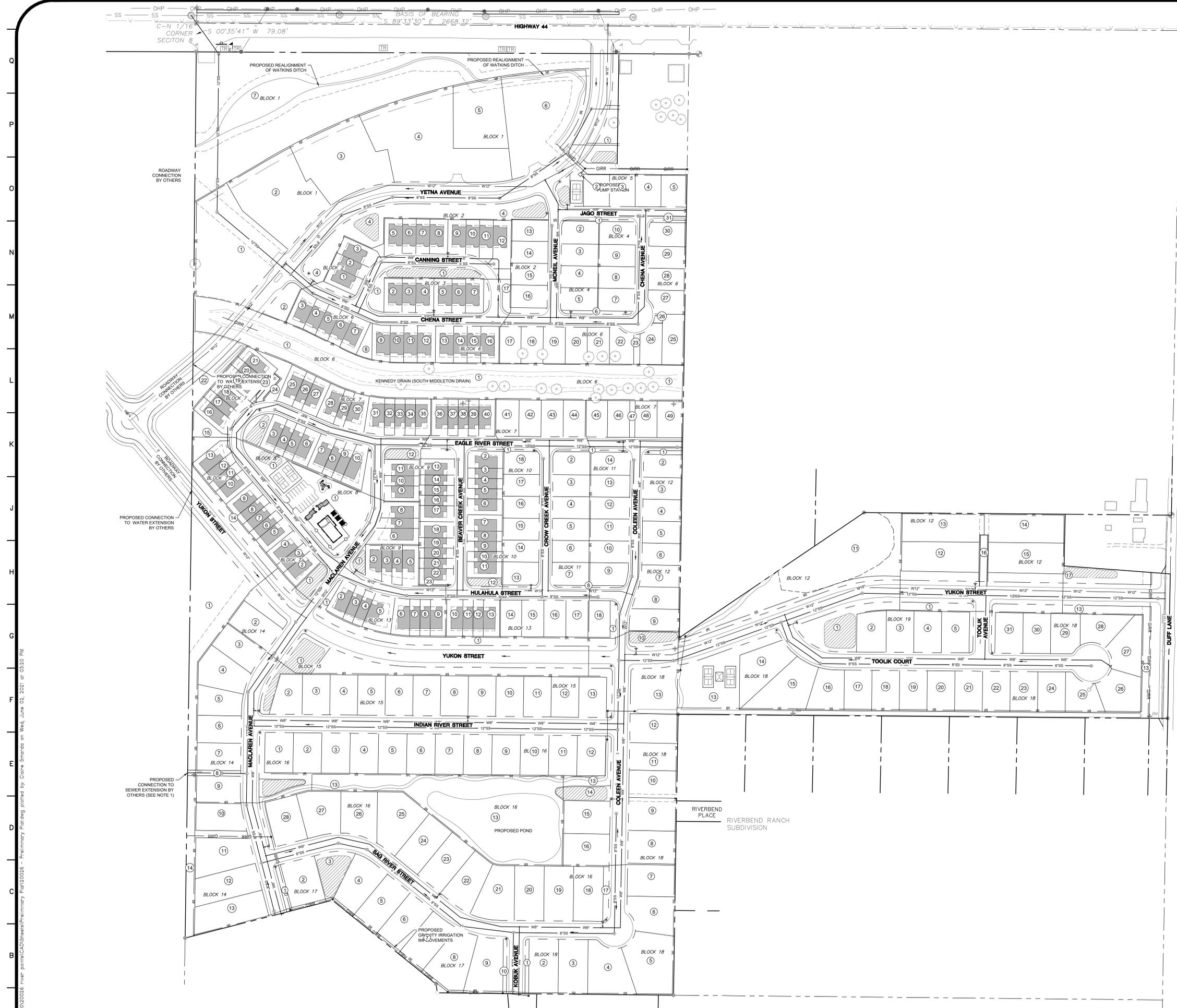
- PROPERTY LINE (VERIFY)
- LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED BACK OF CURB
- PROPOSED FRONT OF CURB
- PROPOSED GUTTER
- PROPOSED CONCRETE SIDEWALK
- GIRR --- PROPOSED GRAVITY IRRIGATION
- IR --- PROPOSED PRESSURE IRRIGATION
- 8"SS --- PROPOSED SANITARY SEWER MAINLINE (SIZE PER PLANS)
- S --- PROPOSED SANITARY SEWER MANHOLE (SIZE PER PLANS)
- V --- PROPOSED WATER MAIN (SIZE PER PLANS)
- * --- PROPOSED FIRE HYDRANT
- * --- PROPOSED STREET LIGHT
- SS --- EXISTING SANITARY SEWER MAIN
- S --- EXISTING SEWER MANHOLE
- W --- EXISTING WATER MAIN
- T --- EXISTING TREE
- B.M. --- BENCHMARK
- [Symbol] --- PROPOSED DRAINAGE FACILITY
- [Symbol] --- DRAINAGE FLOW ARROW
- [Symbol] --- EXISTING CONTOUR
- [Symbol] --- BASE FLOOD ELEVATION

NOTES

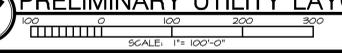
1. SEWER CALCULATIONS FOR CONNECTION TO EXISTING MAIN IN MIDDLETON ROAD HAS NOT BEEN CONFIRMED. THE ABILITY TO GRAVITY SEWER THE SITE SHALL BE DEPENDENT ON THE ALIGNMENT AND SLOPE OF THE PROPOSED SEWER MAIN BY OTHERS FROM THE WEST. A LIFT STATION AT THE WESTERN PROPERTY BOUNDARY MAY BE NECESSARY.
2. BASED ON PRELIMINARY ANALYSIS OF THE SITE, THE SEWER INVERT AT THE CONNECTION POINT ON THE WEST BOUNDARY WILL NEED TO BE 3234.4 TO GRAVITY SEWER THE ENTIRE SITE. THE SHALLOWEST RUN WILL BE TO THE LOTS ON KNIL AVE. THIS RUN IS BASED ON AN 8" SEWER MAIN IN KNIL AND NOWITNA, RUN AT 0.4% AND A 12" SEWER MAIN IN MACLAREN AVE, RUN AT 0.22%. OTHER ASSUMPTIONS INCLUDE A MINIMUM 4 FEET OF COVER AND MANHOLE RIM 6" ABOVE BASE FLOOD ELEVATION.
3. PUBLIC WATER SUPPLY WILL BE PROVIDED BY THE CITY OF MIDDLETON WATER.
4. PUBLIC SEWER SYSTEM WILL BE PROVIDED BY THE CITY OF MIDDLETON SEWER.
5. ALL STORMWATER TO BE MANAGED ON-SITE THROUGH THE USE OF INFILTRATION SHALES AND OTHER RETENTION MEASURES.
6. PRESSURE IRRIGATION WILL BE PROVIDED. THE PROPERTY HAS WATER RIGHTS PROVIDED BY SURFACE WATER FROM WATKINS DITCH. THE PRESSURE IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

PRELIMINARY SEWER CALCULATIONS:

COMMERCIAL AVERAGE DAILY FLOW:
 300 PARKING SPACES @ 15 GPD = 5,820 GPD
 TOWNHOUSE AVERAGE DAILY FLOW:
 15 TOWNHOUSE @ 200 GPD = 2,900 GPD
 SINGLE FAMILY RESIDENTIAL AVERAGE DAILY FLOW:
 81 GARDEN HOMES @ 200 GPD = 16,200 GPD
 42 MID-SIZE HOMES @ 250 GPD = 23,000 GPD
 TOTAL AVERAGE DAILY FLOW = 65,220 GPD



PRELIMINARY UTILITY LAYOUT



S:\Projects\1021020026 river pointe\CAD\Sheets\Preliminary Plat\0026 - Preliminary Plat.dwg plotted by: Clara Smarda on Wed, June 02, 2021 at 03:20 PM

RIVER POINTE SUBDIVISION
 MIDDLETON, ID
 PRELIMINARY PLAT
 PRELIMINARY UTILITY PLAN



No.	Date	Description
1	05/05/21	CITY COMMENTS

PROJECT NO.: 20026
 DRAWN BY: TC/CS
 CHECKED BY: JB/MW
 DATE: 05/05/21

SHEET NUMBER
UT1.1

PRELIMINARY PLAT

APPENDIX



May 13, 2021

TO: Roberta Stewart, Planner
Rachel Speer, PE

FROM: Civil Dynamics PC
Amy Woodruff, PE

RE: **River Pointe Subdivision – Preliminary Plat**

Thank you for the opportunity to review the above referenced preliminary plat submittal. The plat(s) and packet are very large and encompass a lot of detail. Every effort was made to identify all the review comments, but additional comments may come up as the application goes forward.

Develop and show a 50ft wide transportation and utility right of way, or set aside, along the west boundary from the west limits of River Street to the west limits of Yetna Blvd. Add a note specifying the right of way to be utilized if the property to the west is not subdivided prior to final plat of Phase 2 (or City approved other). If connectivity is provided by the property to the west then the right of way set aside will not be required and may be developed as shown. Even if used temporarily, the right of way may be vacated and redeveloped if future connectivity is provided.

Please list common lots and identify use. For example, the stormwater management areas are not landscape lots. Irrigation cannot co-locate with public utilities or stormwater management areas “blanket” including in the front lot easement area.

Add a note specifying all irrigation and/or drainage to be relocated out of rights of way.

Note 6 reference Idaho Code 31-3805(b). Identify the irrigation district or other.

Please revise typical section for Duff to reflect 2-in asphalt and 6-in base for pathway.

If the development has any impact on wetlands or other natural waterways, the applicant shall obtain approval from the Corps of Engineers and the Idaho Department of Water Resources, and/or any other jurisdictional agency prior to the City Engineer signature on the final plat.

If an association is responsible for the operation and maintenance of the storm drainage facilities, the covenants and restrictions, association bylaws, or other similar deed restrictions, shall be reviewed and approved by the City Attorney prior to City Engineer signature on the final plat. The association shall not be dissolved without City Council approval.

TOPO

PLS required to stamp the boundary.



PP-1.2

Please identify the ditch or drain that runs from southeast corner near Duff to the existing wetlands on Lot 10 Block 12. If the ditch feeds the wetlands and needs to stay in place, please add callout and note regarding proposed location.

Please add zoning of adjacent parcels.

PP-1.3

Please dimension commercial lots 1-6 Block 1.

Dimension common lots (L23/B6) etc. The common lot between L20 and L21 B6 should be a separate lot from the Kennedy and pathway area if possible.

Please show the pathway along Kennedy as extended to the west boundary.

Please remove the building and parking layout from the commercial lots.

If there is a pedestrian crossing of the Kennedy near the east boundary, please show it clearly.

Please add callout or note regarding the pathway along the north boundary of SH44.

Please specify the need and nature of the Temporary 50' Public Access easement between Lot 1 and Lot 2 Block 1.

Add radii at intersections.

PP1.4

No stormwater will be allowed in common lot/water feature pond.

Label radii at Talkeetna/Galena.

Add ped ramps, at least one side, on River Street at each intersection.

Add radii at intersections.

PP1.5

Extend 20 ft easement from end of private drive to north boundary of 14 ac parcel. Easement only.

What is happening with stormwater/buffer area on south boundary of Block 18?

Add radii at intersections.

UT1.1

Please specify a 12" water main for River Street/Nowitna/Maclare Ave and loop to west.

Show streetlight location and add a note or show fiber installation.



All stormwater management facilities are required to be retention. No subsurface even in Phase 1.

Extend 12" water in Yetna from the existing water in SH44 as required for fire flow.

Extend water to east side Duff.

Terminate all water mains in a hydrant. Can revise to blowoff at design if needed.

Show existing water in SH44.

Lot/Block would be helpful but not a condition of approval – typical of all sheets.

In the area of L9/L10 Block 18, develop a 20ft utility easement to extend to Riverbend Place. Easement only.

Add a note and specify "If gravity sewer is not available for connection south of the Kennedy by final plat of Phase 3, the developer will complete a sewer design and construction, including a lift station, to be installed south of the Kennedy as needed to serve River Pointe Subdivision remaining phases" or similar. The lift station may be required to be designed and operated to manage off-site sewage.

From: [Amy Woodruff](#)
To: [Roberta Stewart](#); [Mary Wall](#); [Jon Breckon](#); [Brian Burnett \(invest1977@yahoo.com\)](#)
Cc: [Rachel Speer](#); [Becky Crofts](#)
Subject: RE: River Pointe - Planner Comments, Engineer Comments & proposed DA
Date: Friday, May 14, 2021 1:00:25 PM
Attachments: [image001.png](#)
[image002.png](#)

Breckon team, please see follow up comments below – blue.

Thank you, Amy

From: Roberta Stewart <rstewart@middletoncity.com>
Sent: Friday, May 14, 2021 10:35 AM
To: Mary Wall <mwall@breckonld.com>; Jon Breckon <jbreckon@breckonld.com>; Brian Burnett (invest1977@yahoo.com) <invest1977@yahoo.com>
Cc: Amy Woodruff <amy@civildynamics.net>; Rachel Speer <rspeer@middletoncity.com>; Becky Crofts <bcrofts@middletoncity.com>
Subject: RE: River Pointe - Planner Comments, Engineer Comments & proposed DA

Hey Mary: see responses below in red font. Amy will also have to answer a couple of the questions.

Roberta L. Stewart

PLANNER
City of Middleton, Planning & Zoning
1103 W. Main St.
P.O. Box 487
Middleton, ID 83644

Tele - (208) 585-3133
Fax – (208) 585-9601
rstewart@middletoncity.com

www.middleton.id.gov



From: Mary Wall <mwall@breckonld.com>
Sent: Friday, May 14, 2021 10:10 AM
To: Roberta Stewart <rstewart@middletoncity.com>; Jon Breckon <jbreckon@breckonld.com>;

Brian Burnett (invest1977@yahoo.com) <invest1977@yahoo.com>

Cc: Amy Woodruff <amy@civildynamics.net>; Rachel Speer <rspeer@middletoncity.com>; Becky Crofts <bcrofts@middletoncity.com>

Subject: RE: River Pointe - Planner Comments, Engineer Comments & proposed DA

Roberta,

When do we need to provide you with our responses and/or revised plat? I'll be gone from the office May 20th through May 26th. So you should get the revised plat to me before then or after the 26th. Anything submitted to our office in between those dates will simply sit on my desk waiting for my return.

I have the following questions regarding the comments you sent over yesterday:

1. Regarding Comment #3 – Previously when we met with Bruce and Victor Islas from Middleton Rural Fire District we were told that the boulevard entry road would qualify as two access for the development north of the drain (that's why we have the boulevard). We would not be required to add the access to Duff Lane until we started developing south of the drain. We will change the commercial property to a later phase but would like to be able to develop the area north of the drain without connection to Duff Lane. If Victor is still in agreement with the boulevard being adequate for fire access for development north of the drain would the City reconsider this requirement? Thank you for mentioning that. I had forgotten about those conversations and that agreement. I will change the DA to allow development to occur above the drain without the Duff access completed.

Please let me respond on Monday. Broadly we concur but want to better understand the Kennedy crossing construction in relationship to the phasing plan.

2. Regarding Comment #5 – Would the City reconsider this request? We would like to make the area along River Street attractive and walkable and believe that placing the sidewalks in the landscape buffer area would make a nicer area to walk. The wider landscape strips between the road and sidewalk would also allow for the planting of trees. If sidewalks remain within the ROW the landscape strip is only 4 feet wide which limits the landscaping options. Is there a reason that staying within the ROW is preferred? Let's talk with Amy about that. If Amy is ok with taking the sidewalks outside the ROW along River Street, then I am certainly ok with that. I can see the vision that you are drawing and it would be more aesthetically pleasing.

No objection to sidewalks outside ROW.

3. Comment #11 – How detailed does the landscape plan need to be? We would appreciate some guidance on what you require. Let's see what Amy requires, but I think the primary concern is the type of trees and plants and their locations. Our primary goal is to make sure that none of the plantings are troublesome.

The landscape plan may be simple at this point. We will review it in greater detail at construction drawing phase.

4. Comment #10 – Removing Ivisak Avenue would result in a very long cul-de-sac, we may want the engineering department to weigh in on this item. **You are right. Let's see if Amy has a solution; otherwise, we can just stick with what you have.**

The street is 875ft assuming the dimensions are correct. Not ideal but should function fine. Would you consider culdesac on west end with pathway to River Street, Ivisak Avenue is the intersection? If you really like the layout as-is we can go forward with Ivisak Ave as shown – no revision.

Thanks, Roberta. We are working to address all comments sent by you and the engineering department. We will contact you as questions come up.

Mary Wall, PE

MAIN (208) 376-5153 x104 | **CELL** (406) 600-6218

BRECKONlanddesign.com



CITY OF MIDDLETON

P.O. Box 487 | 1103 W Main Street, Middleton, ID 83644
Tele (208) 585-3133 | Fax (208) 585-9601
citmid@middletonidaho.us | www.middleton.id.gov

PLANNER COMMENTS – RIVER POINTE SUBDIVISION

May 13, 2021

1. Remove right of way dimensions from Lot 7, Block 1. Lot 7, Block 1 should make no mention whatsoever of the alternate 44 bypass.
2. Redesignate Lot 7, Block 1 as a 7th buildable lot in the commercial phase.
3. You cannot construct anything past Phase 1 without constructing a second access. Please change Phase 2 to include Yetna and River Road out to Duff so the 2nd access will be completed with Phase 2.
4. All street sidewalks must be at least 5' wide.
5. Usually all street sidewalks must be entirely in or entirely outside of the ROW. Engineering is requesting that the sidewalks along River Street be inside the ROW. All other sidewalks can be outside the ROW, but they must be "consistently" or entirely outside the ROW.
6. Add public access easement to 10' pathway along Lot 14/Block 14 and the 10' pathways along Kennedy Drain per the DA requirements. Because the sidewalks are outside the right of way, you will need to apply the public easement to portions of the sidewalk along Yetna and River Road to connect the 10' pathways in Lot 14/Block 14 to the 10' pathways along the Kennedy Drain. Connecting these pathways with a public easement will fulfill the requirements of pathways shown on the City's "Transportation, Schools, and Recreation Map".
7. City Police Chief and dispatch were concerned about street names. They are hard to pronounce, making it difficult for agencies to understand a caller in an emergency situation. Please change all street names except River Street, Galena Street, MacLaren, Kobuk Avenue, Chena Street, and Yetna Avenue.
8. On Street names, do not end names with "Circle" or "Boulevard". The only choices available are "Street", "Avenue", or "Court". Streets are east/west. Avenues are north/south. Court is for cul de sac. The Street named Susitna Circle needs to be entirely changed and just end that street name with "Street" designation. That Street name should apply to the entire "loop" shaped road.
9. MCC 5-4-10-6A requires a traffic buffer along Duff. There is a large common lot at that location, but please add an actual "buffer easement" note to the plat to ensure the traffic buffer is called out and reserved on that common lot.
10. Consider removing Ivisak Avenue and replacing it with a lot or common lot instead. The short avenue as currently configured may prove to be a traffic hazard in light of the fact that River Street will have a lot of commuter traffic.
11. Provide City & Engineer a Landscape Plan. Show the perimeter fence on the plan and describe the fence material and height. Trees on the landscape plan must not adversely affect sidewalks, entry ways, and street maintenance.
12. The recent revisions to Supplement to ISPWC states that private lanes are allowed to access up to 4 homes. You have complied with that standard, but we need you to do the following:

- a. Remove the designation of “common lot” from the private lanes. Instead, let them stand entirely on their own as a “private lane.”
 - b. Add a note and/easement dimensions to the plat indicating that a “public access” easement is applied to the private lanes. This allows neighbors, visitors, and UPS guy to access those home lots.
 - c. Change all notes regarding the number of common lots so the lot count is corrected now that private lanes are no longer common lots.
13. Add note that a Cross-Access Agreement is required for Block 1, lots 1-7 per the DA because some of those commercial lots are land-locked. Reference the Instrument # _____ for the cross-access agreement (which will be added in the future, probably with phase 3 final plat.).
 14. Add locations of mailbox clusters to final plat.
 15. Add note to first page regarding cumulative open space. Open space should include pond, entryway features, 10’ pathways and Kennedy drain common lot, amenities space, and large common lots. Do not include the slivers of common area at the end of residential blocks. Open Space should be large usable spaces or large amenities and features.
 16. To make Note 8 on PP1.1 match the DA, change the language as follows:
“Minimum building setback lines for the M-U zoned portion of the project shall be in accordance with the Development Agreement. The R-3 zoned portion of the project (14 Acre Duff Parcel) shall comply with the R-3 setbacks set forth in the Middleton City Code at the time of final plat approval.”

Roberta L. Stewart

Middleton City Planner

From: [Roberta Stewart](#)
To: [Mary Wall](#); [Jon Breckon](#); [Claire Smarda](#); [Brian Burnett \(invest1977@yahoo.com\)](#)
Cc: [Becky Crofts](#); [Rachel Speer](#); [Amy Woodruff](#)
Subject: River Pointe DA provisions - update
Date: Monday, May 17, 2021 11:48:00 AM
Attachments: [image001.png](#)

Hey All: I talked with the City Engineers and Deputy Fire Chief this morning about River Pointe. Here's an update on provisions for the DA

1. Deputy Chief Islas said that it would be ok to build all the lots in Phases 1 through 3 above the Kennedy Drain without the Duff Lane 2nd access. But, the River St./Duff Lane access must be constructed with the very first phase developed below the drain. He noted that the wide boulevard allows this exception to the fire code. I will add this provision to the DA because it is a variance from our 50 max found in MCC 5-5-10-2(K).
2. Deputy Chief wanted to remind you that if the townhome units have over 4 units, you will need to install fire sprinklers. Something to think about. Per the DA, we've agreed to up to 5 units per structure.
3. City Engineer needs you to include the Kennedy **drain crossing** in either phase 2 or phase 3 of the preliminary plat. We do not want to wait until development below the drain to get that crossing done, so please put that crossing in either phase 2 or phase 3 plan.
4. Amy confirmed that the sidewalks along River Street can be situated outside the ROW. Please just make them all entirely outside the ROW...no looping in and out of the ROW.
5. I'll leave it up to you guys and the city engineers to work out whether Ivisak Avenue should be changed.

Thanks,

Roberta L. Stewart

PLANNER
City of Middleton, Planning & Zoning
1103 W. Main St.
P.O. Box 487
Middleton, ID 83644

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CITY OF MIDDLETON

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May 28, 2021

Breckon Land Design
PO Box 44465
Boise, Idaho 83711

Re: Floodplain Development Comments for River Pointe Sub, 10481 Hwy 44,
Middleton ID 83644

Mary Wall:

This letter is in response to your floodplain development permit application for the subject sub.

Please revise your preliminary plat to show the following items:

- 1) Your plan must show the delineations between each different flood hazard area designation.
- 2) If your property is within 50' of the floodway please show a line designating this offset.
- 3) Designate the BFE (base flood elevation) for EACH buildable lot, by lot and block. The BFE will be the elevation on the highest corner of any lot.
- 4) Add a note on the plan that all lots in the floodplain must meet CC (city code) 4-3 standards.
- 5) Add a note on the plan that designate exactly which lots on the plan are inside the Boise River floodplain, FEMA Panels #253 and 254. And that residential lots, lowest floor and building utilities must be built a minimum of 1.0' above BFE. For commercial lots, lowest floor must be built 2.0' above the BFE or the build floodproofed to 2' above BFE.
- 6) Add a note that all structures built in the special flood hazard area must have elevation certificates provide. One before construction can commence and one after construction is completed and before CofO will be issued.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bruce Bayne".

Bruce Bayne
208-585-3133
bbayne@middletoncity.com

Attachment:

AUGUSTA ST

44

EI

EJ

2406.2

2407.4

2403.4

2405.5

2404.2

South Middleton Drain

8

LILAC

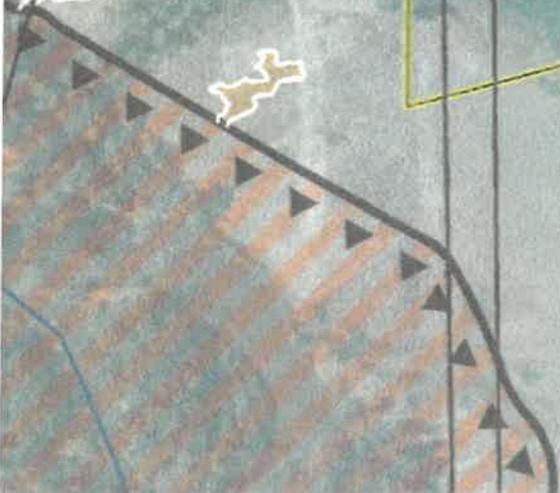
SFHA

SFHA
ZONE
AE

SFHA

2402.5

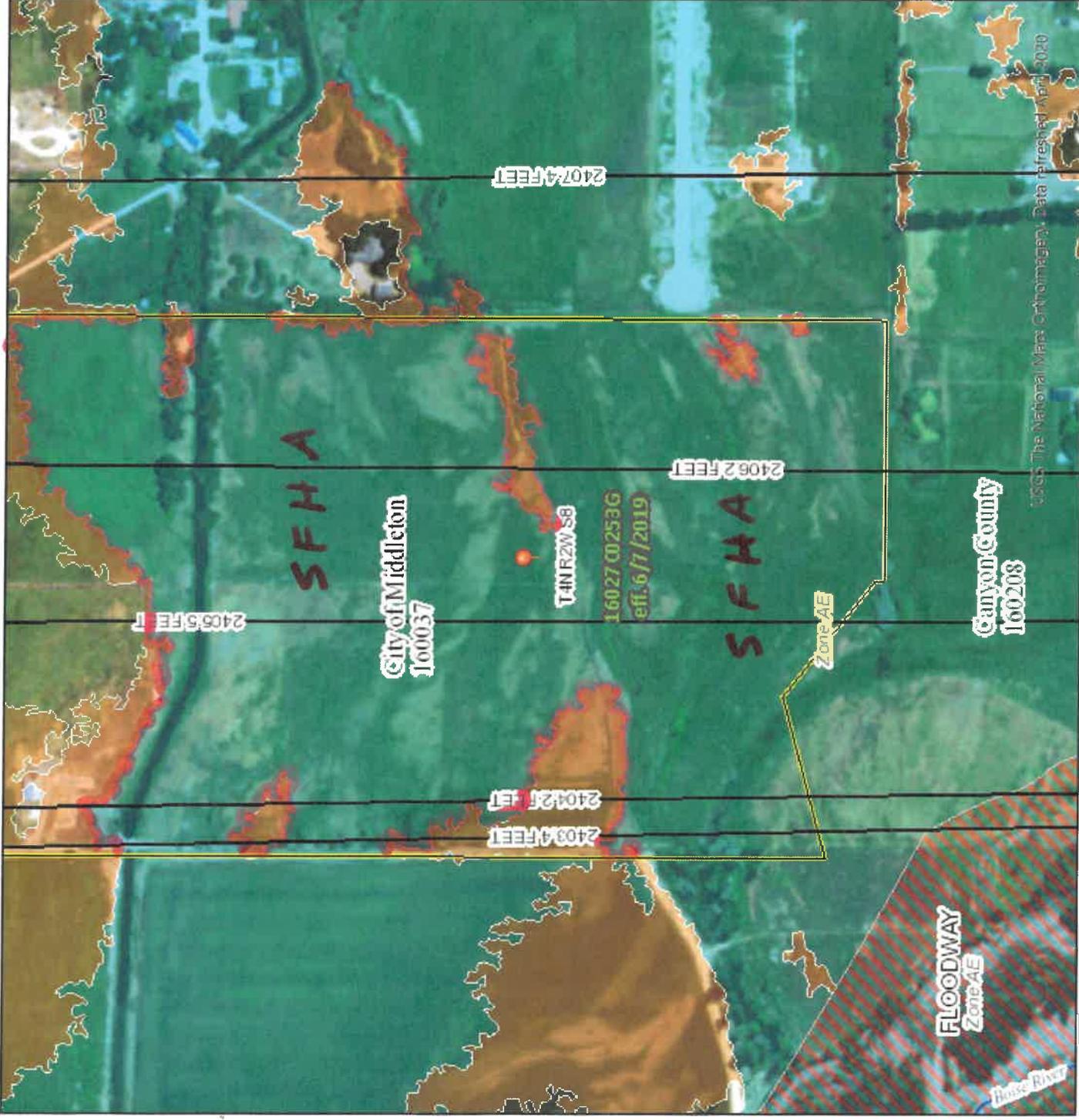
S



National Flood Hazard Layer FIRMette



116°36'20"W 43°42'16"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

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, Area of 1% annual chance flood with average depth less than one foot or with draining areas of less than one square mile (Zone J)
- 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 OF FLOOD HAZARD

- NO SCREEN
- Area of Minimal Flood Hazard (Zone X)
- Effective LOMRs
- Area of Undetermined Flood Hazard (Zone X)

GENERAL STRUCTURES

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

OTHER FEATURES

- 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

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 9/14/2020 at 3:50 PM 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 HIGHWAY DISTRICT No. 4

15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208/454-8135
FAX 208/454-2008

May 27, 2021

Middleton City Planning and Zoning
1103 West Main Street
Middleton, ID 83644
Attention: Roberta Stewart, P&Z

Drake Investments, LLC
c/o Breckon Land Design
6661 N. Glenwood Street
Garden City, Idaho 83714

**RE: River Pointe Subdivision
Preliminary Plat
Duff Lane**

Dear Roberta:

Canyon Highway District No. 4 (CHD4) has reviewed the preliminary plat for the proposed River Pointe Subdivision dated "illegible" (included in the application materials available on the city website), and offers the following comments:

General

CHD4 has jurisdiction over, and operates and maintains Duff Lane adjacent to the proposed development on the easterly boundary. By policy, CHD4 may consider adopting adjacent city standards for road section, access controls, and other urban features for projects within city area of impact and within one mile of city limits. This subject property is proposed for annexation into the City of Middleton.

CHD4 requests that the City include as part of any development agreement for the project a clause requiring dedication of public right-of-way for Duff Lane (and any other public road as desired by the City) upon written request of the City, to facilitate construction of public roadway improvements independent of the timing of the proposed development.

The City should, through exactions or other fees, determine and require a proportionate share of the costs necessary to improve capacity at local intersections affected by new traffic from the development, including but not limited to Duff Lane/SH 44. No other local funding sources for these improvements is currently available to CHD4.

Access

Duff Lane is designated as a major collector on the functional classification maps adopted by CHD4, Canyon County, and the City of Middleton. The proposed local road access (River Street) to Duff Lane approximately meets the 500-foot desirable local road spacing for a collector road under CHD4 policy, and is acceptable to the District.

Please feel free to contact me with any questions on these comments.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Chris Hopper', is written over a horizontal line.

Chris Hopper, P.E.
District Engineer

CC: File: Middleton_Duff Lane- River Pointe Subdivision



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

May 25, 2021

Jon Breckon
BRECKON landdesign
6661 North Glenwood Street
Garden City, Idaho 83714
jbreckon@breckonld.com
Phone: (208) 376-5153 x102

VIA EMAIL

RE: River Pointe Subdivision – ITD Development Condition Memo
UPDATED Based on Revised Trip Generation Memo dated 5/20/2021

Dear Mr. Breckon,

The revised River Pointe Subdivision Trip Generation Memo provided by CR Engineering dated 5/20/2021 has been reviewed. ITD determined that the mitigation requirements for the proposed public road approach will not change from what was formerly discussed. ITD did determine a revised proportionate share calculation based on the memo’s analysis.

ITD determined River Pointe Subdivision’s revised proportionate share contribution to be \$235,644. This is based off the development’s site trips through the intersections of SH-44 / N. Middleton Road and SH-44 / Duff Lane. The TIS determined a traffic signal at N. Middleton Road is an acceptable mitigation for 2025 traffic volumes. At Duff Lane, proportionate share is based on 2045 traffic volumes for a future restricted u-turn crossing (RCUT). Please see the attached *TIS Technical Report* for details on proportionate share calculations. The department is willing to reduce the overall proportionate share for striping and signing improvements made at Greenlinks Ave if you provide ITD with an engineer’s cost estimate for that work.

Intersection	Proportionate Share Contribution
SH-44 / N. Middleton Road	\$80,741
SH-44 / Duff Lane	\$154,903
TOTAL	\$235,644



ITD is willing to consider permitting the proposed full access public road approach onto existing SH-44 at approximately MP 5.16 (right) with additional mitigation. An eastbound right turn lane at the proposed approach is warranted along with a two way left turn lane extending from Duff Lane to Greenlinks Avenue. See details of these improvements attached.

ITD prefers that the proportionate share contribution be collected as part of a development agreement with the city of Middleton as this meets the terms of our Intergovernmental Agreement. For specific questions regarding the development agreement it is best for you to reach out to the city's planning department.

I know you are aware that the proposed access is located at the start of the future SH-44 Middleton Alternate route along a curved section of roadway. At the time of design, the proposed approach will be evaluated for safety and congestion regarding how it functions with the corridor's future roadway geometry and may require modification.

In order to proceed forward with ITD's permitting process, please submit an ITD ncroachment application (ITD-2109) along with a \$100 application fee, engineered drawings and a traffic control plan for work associated with your proposed approach. Prior to issuing an approved permit application, ITD will verify that the development agreement exists and that the proportionate share amount is included. If not, ITD will require direct payment to the department for the total prior to issuance of an approved approach permit.



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Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • itd.idaho.gov

Thank you again for your partnership and in altering the preliminary site plan to address ITD's previous comments. We are excited by the new growth Middleton is experiencing. Both agencies desire to make sure the safety of your residents and that of the traveling public is maintained. If there are any questions or concerns please do not hesitate to email me at erika.bowen@itd.idaho.gov or give me a call at 208-265-4312 at extension #7.

Sincerely,

A handwritten signature in blue ink that reads "Erika R. Bowen".

Erika Bowen
ITD District 3
Development Services Manager

Cc:

Roberta Stewart – City of Middleton



River Pointe Subdivision Mitigation Improvements

Design and construct to ITD standards a 520ft westbound right turn lane at the proposed SH-44 approach.

- Shoulders shall be 8ft wide.
- Development shall dedicate 12ft of right-out way the entire length of the turn lane.

Design and construct to ITD standards a 14ft wide continuous two way left turn lane from Greenlinks Ave to Duff Lane.

- Shoulders shall be 8ft wide.
- Right-of-way dedication is only needed if the existing right-of-way cannot accommodate pavement widening and drainage.
- Pavement widening shall occur equally (north/south) along on SH-44's centerline.
- Adjust striping west of Greenlinks Ave and east of Duff Lane to reflect a continuous two way left center turn lane.

At the intersection of SH-44 and Greenlinks Ave install pavement striping to delineate a dedicated southbound right and left turn lane

- Include thermoplastic turn arrows
- Include advance MUTCD compliant lane control sign to show lane designations.

Proportionate share contribution in the sum of \$235,644. Amount required to be included in River Pointe's development agreement with the city of Middleton or paid to ITD prior to issuance of the encroachment permit.



**Your Safety • Your Mobility
Your Economic Opportunity**

**Staff Technical Report
2/11/2021**

UPDATED 2/14/2021

REVISED PROPORTIONATE SHARE 5/25/2021

Development: River Pointe Subdivision

Lead Agency: City of Middleton
Bruce Bayne
bbayne@middletoncity.com
Phone: (208) 585-3133

Location: South of SH-44 between Greenlinks Ave and Duff Lane
SH-44 MP 5.16, right

Applicant: Jon Breckon
BRECKON landdesign
6661 North Glenwood Street
Garden City, Idaho 83714
jbreckon@breckonld.com
Phone: (208) 376-5153 x102

Consultant: Chhang Ream
CR Engineering
181 East 50th Street
Garden City, ID 83714
Rbeckman@whpacific.com
Phone: 208-275-8715

Staff Contact: Erika Bowen
Traffic Technical Engineer
Erika.Bowen@itd.idaho.gov
Phone: 208-265-4312 ext. #7

Traffic Findings for Consideration

1. Proposed Development

The proposed River Pointe Subdivision includes:

- ~~Single-family residential: 154 dwelling units~~
- ~~Senior detached housing: 28 dwelling units~~
- ~~Senior townhouses: 30 dwelling units~~
- ~~Commercial: 80,000 square feet~~

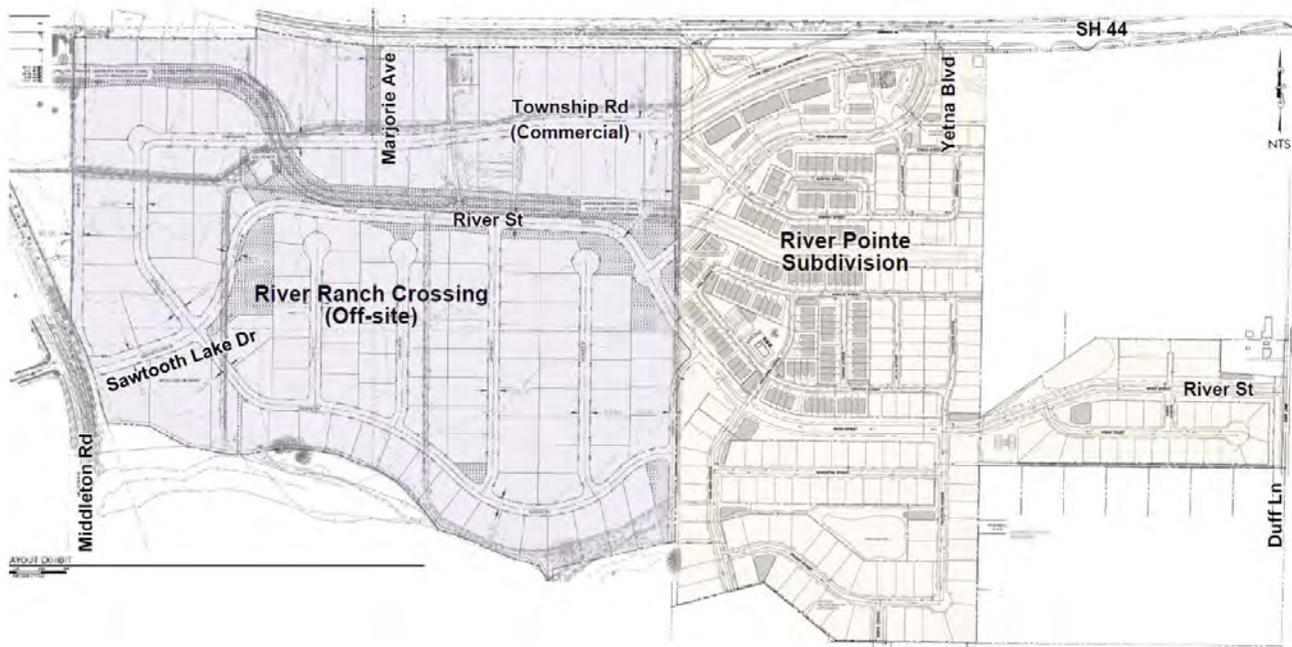
Table 1 – Land Use Changes Summary

Land Use	ITE Code	Unit	April 2021 TIS	Trip Gen Update
Single-Family Detached Housing	210	DU	154	92
Townhouses	220	DU	0	115
Senior Adult Housing – Detached	251	DU	28	67
Senior Adult Housing – Attached	252	DU	30	0
Commercial	820	TSF	80	80

The expected buildout is 2025. The subdivision is requesting direct access off SH-44 approximately 1,530ft west of Duff Lane (SH-44 MP 5.16). The proposed access is intended to be a public road.

2. Vicinity Map



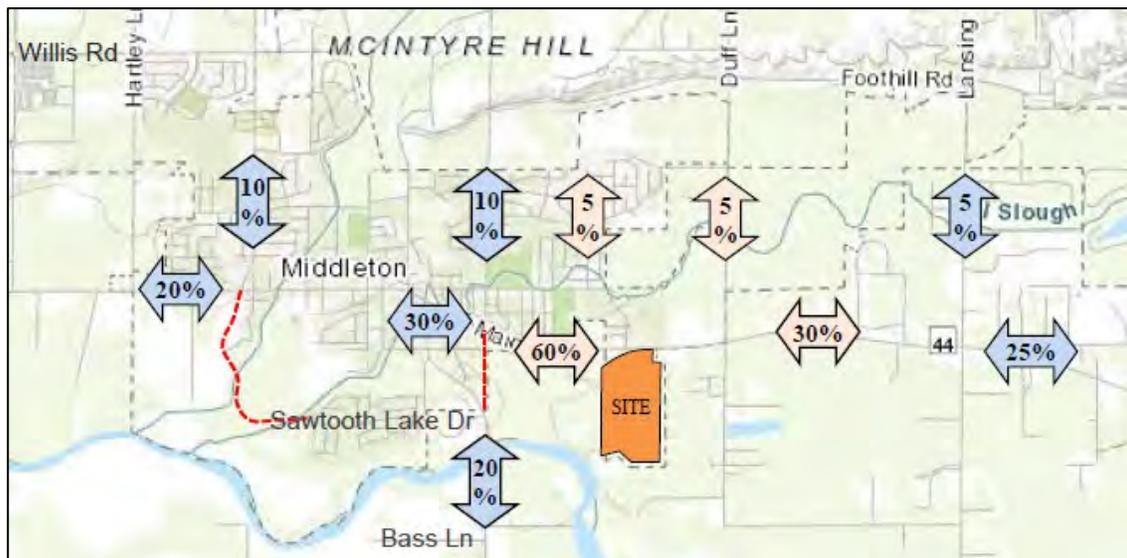


3. Trip Generation:

Table 2 – Build-Out Site Trip Generation Summary

Land Use	ITE Code	Size	Unit	Total Trips	Capture Rate	Internal		Pass-by Rates	Pass-by Trips	Primary Trips			
						Capture Trips	Pass-by Trips			Total	Entering	Exiting	Exiting
Weekday Daily (vpd)													
Single-Family Detached Housing	210	92	DU	963	13%	120	--	--	843	50%	421	50%	422
Townhouses	220	115	DU	829	13%	104	--	--	725	50%	363	50%	362
Senior Adult Housing - Detached	251	67	DU	395	13%	50	--	--	345	50%	172	50%	173
Commercial	820	80.0	TSF	5,166	13%	646	--	--	4,520	50%	2,260	50%	2,260
Weekday Daily Total Trips				7,353		920			6,433		3,216		3,217
Weekday AM Peak Hour (vph)													
Single-Family Detached Housing	210	92	DU	70	1%	1	--	--	69	25%	17	75%	52
Townhouses	220	115	DU	54	1%	1	--	--	53	23%	12	77%	41
Senior Adult Housing - Detached	251	67	DU	30	1%	0	--	--	30	33%	10	67%	20
Commercial	820	80.0	TSF	192	1%	2	--	--	190	62%	117	38%	73
Weekday AM Peak Hour Total Trips				346		4			342		156		186
Weekday PM Peak Hour (vph)													
Single-Family Detached Housing	210	92	DU	94	24%	23	--	--	71	63%	45	37%	26
Townhouses	220	115	DU	67	24%	16	--	--	51	63%	32	37%	19
Senior Adult Housing - Detached	251	67	DU	35	24%	8	--	--	27	61%	16	39%	11
Commercial	820	80.0	TSF	461	24%	111	34%	120	230	48%	110	52%	120
Weekday PM Peak Hour Total Trips				657		158		120	379		203		176

4. Trip Distribution:



5. Traffic Impact Study

Dated: September 15, 2020

REVISED December 4, 2020

REVISED April 14, 2021

REVISED May 20, 2021 TRIP Generation Memo

a. Executive Summary

CR Engineering prepared a REVISED traffic impact study for the proposed River Pointe Subdivision in April 2021. The revised study adjusted land uses and added back in the direct connection to Duff Lane. The connection has residential homes fronting the roadway and is not sufficient for commercial traffic to utilize.

CR Engineering prepared a REVISED traffic generation memo in May 2021. ITD determined that developer improvements for the proposed approach on SH-44 would not change with revised trip generations. The proportionate share contribution amount would adjust slightly. Revisions to this technical report focus on the proportionate share revisions.

Below is an executive summary of the findings as presented by CR Engineering. The following executive summary is not the opinion of ITD staff. ITD Staff has reviewed the submitted traffic impact study for consistency with ITD policies and practices and may have additional and/or varied requirements beyond what is noted in the summary.

Table 1 – Intersection Improvements Summary

Intersection		2021 Existing	2025 Build Year	
			Background	Total
Prior mitigation improvements included in the analysis		NA	2021 Existing	2021 Existing 2025 Background
①	N Middleton Rd and SH 44	None	Multilane ² roundabout or signal	Roundabout: Dual lane ⁴ Signal: None
②	Greenlinks Ave and SH 44	None	Restripe SB approach and SH 44 center lane	None beyond prior improvements
③	Duff Ln and SH 44	Single-lane roundabout or signal	Roundabout: SB, EB, WB right-turn lanes Signal: None	Roundabout: Multilane Signal: EB right-turn lane
④	Lansing Ln and SH 44	None	Single-lane roundabout with WB right-turn lane or signal	Roundabout: Multilane Signal: None
⑤	Sawtooth Lake Dr and Middleton Rd	NB left-turn lane ¹	RIRO-LI restricted & NB right-turn lane	None beyond prior improvements
⑥	Bass Ln and Middleton Rd	NB left-turn lane ¹	SB right-turn lane ³	None ³ beyond prior improvements

¹ Meets minimum operational thresholds without turn lane

² Middleton Road realignment improvements

³ Exceeds minimum operational thresholds without turn lanes

⁴ Exceeds minimum operational thresholds as a dual-lane roundabout

2.0 Improvements Needed to Mitigate 2020 Existing Traffic

- 2.1 With 2020 existing traffic, one study area intersection exceeds minimum operational thresholds analyzed with the existing intersection control and lane configuration. The intersection and proposed improvements are:
- Duff Lane and SH 44 intersection (two options)
 - Option 1 – Single-lane roundabout
 - The intersection is identified as a future roundabout according to the City’s transportation plan
 - The intersection is identified as a restricted crossing U-turn (RCUT) according to ITD’s SH 44 corridor plan
 - Option 2 – Traffic signal with the following lane configurations
 - One left-turn and one shared through/right-turn lane on the eastbound approach (existing lanes)
 - One left-turn lane, one through lane, and one right-turn lane on the westbound approach (existing lanes)
 - One left-turn and one shared through/right-turn lane on the northbound and southbound approaches

 - 2.2 Two study area intersections require turn lanes based on NCHRP Report 457 or ITD turn-lane guidelines with 2020 existing traffic:
 - Sawtooth Lake Drive and Middleton Road intersection
 - Northbound left-turn lane
 - The intersection meets minimum operational thresholds without turn lane

 - Bass Lane and Middleton Road intersection
 - Northbound left-turn lane
 - The intersection meets minimum operational thresholds without turn lane

3.0 Improvements Needed to Mitigate 2025 Build-Out Year Background Traffic

- 3.1 With 2025 background traffic, five study area intersections are expected to exceed minimum operational thresholds analyzed with the existing intersection control and lane configurations or with the improvements needed to mitigate 2020 existing traffic conditions. The intersections and proposed improvements are:
- N Middleton Road and SH 44 intersection (two options)
 - Option 1 – Roundabout
 - The intersection is identified as a future roundabout according to the City’s transportation plan
 - The roundabout will need the following lane configurations to mitigate 2025 background traffic operations:
 - Two entering and exiting lanes on the eastbound and westbound approaches
 - One shared through/left-turn lane and one right-turn lane on the northbound and southbound approaches
 - Option 2 – Signal
 - A signal is the preferred intersection traffic control according to the Middleton Road and SH 44 corridor plans
 - The signal will need the following lanes to mitigate 2025 background traffic operations:
 - One left-turn lane and one shared through/right-turn lane on the eastbound approach
 - One left-turn lane, one through lane, and one right-turn lane on the northbound, southbound, and westbound approaches

 - Greenlinks Avenue and SH 44 intersection
 - Intersection exceeds ITD LOS D threshold by less than one second during the peak PM 15-minute period and volumes were estimated using ITE methodologies. No improvements are proposed to mitigate 2025 background traffic operations.

- Duff Lane and SH 44 intersection
 - Roundabout
 - Construct a westbound right-turn lane
 - Signal
 - No additional improvements are needed
 - Lansing Lane and SH 44 intersection (two options)
 - Option 1 – Single-lane roundabout
 - Option 2 – Traffic signal
 - According to ITD’s transportation plans, there are no funded improvements programmed at the intersection
 - The intersection is identified as an RCUT according to ITD’s SH 44 corridor plan
 - The signal will need the following lanes to mitigate 2025 background traffic operations:
 - One left-turn lane and one shared through/right-turn lane on the eastbound approach (existing lanes)
 - One left-turn lane, one through lane, and one right-turn lane on the westbound approach (existing lanes)
 - One left-turn lane and one shared through/right-turn lane on the northbound and southbound approaches
 - Sawtooth Lake Drive and Middleton Road intersection
 - Limited access intersection to allow right-in, right-out, and left-in movements (RIRO-LI) only
 - Northbound right-turn lane as warranted under NCHRP Report 457 turn lane guidelines
- 3.2 One study area intersection requires additional turn lanes based on NCHRP Report 457 turn-lane guidelines with 2025 background traffic:
- Bass Lane and Middleton Road intersection
 - Southbound right-turn lane

4.0 Improvements Needed to Mitigate 2025 Build-Out Year Total Traffic

- 4.1 With 2025 total traffic, three study area intersections are expected to exceed minimum operational thresholds analyzed with the existing intersection control and lane configurations or with the preceding improvements needed to mitigate 2021 existing and 2025 background traffic operations. The intersections and proposed improvements are:
- N Middleton Road and SH 44 intersection
 - Roundabout – Widen to dual-lane roundabout with two entering and exiting lanes on all approaches
 - Signal
 - No additional improvements are proposed to mitigate 2025 build-out year total traffic operations
 - The westbound through lane group v/c ratio is 0.91 in PM peak hour, slightly exceeds ITD 0.90 threshold
 - Duff Lane and SH 44 intersection
 - Roundabout – Widen to a multilane roundabout with the following lanes
 - Two entering and exiting lanes on the eastbound and westbound approaches
 - One shared through/left-turn lane and one right-turn lane on the southbound approach
 - One shared lane on the northbound approach
 - Signal
 - Southbound right-turn lane

■ Lansing Lane and SH 44 intersection

- Roundabout – Widen to a multilane roundabout with the following lanes
 - Two entering and exiting lanes on the eastbound and westbound approaches
 - One shared lane on the northbound and southbound approaches
- Signal
 - No additional improvements are proposed; traffic counts should be recollected by 2025 to reevaluate the need for additional through lanes on SH 44
 - v/c ratios for the eastbound through/right-turn lane group in AM peak hour and westbound through lane group in PM peak hour are 0.92 and 0.93, slightly exceeding ITD 0.90 threshold
 - Dual left-turn lanes, one through lane, and one shared through/right-turn lane on the westbound approach
 - One left-turn lane, one through lane, and one right-turn lane on the northbound and southbound approaches

■ Greenlinks Avenue and SH 44 intersection

- Two through lanes in each direction on the SH 44 approaches
 - SH 44 is expected to require five lanes between Middleton Road and Lansing Lane to accommodate 2030 background traffic conditions

■ Duff Lane and SH 44 intersection

- Roundabout – Reconstruct to have the following lanes:
 - Two entering and exiting lanes on the eastbound and westbound approaches
 - One shared through/left-turn lane and one right-turn lane on the southbound approach
 - One shared lane for all movements on the northbound approach
- Signal – Widen intersection to have the following lanes:
 - Dual left-turn lanes, one through lane, and one shared through/right-turn lane on the eastbound approach
 - One left-turn lane, two through lanes, and one right-turn lane on the westbound approach
 - One left-turn lane, one through lane, and one right-turn lane on the southbound approach
 - One left-turn lane and one shared through/right-turn lane on the northbound approach

6. ITD Policy Review

a. Access Spacing

SH-44 is a statewide route. This segment of the corridor is within Middleton’s city limits. The speed limit is 55MPH along the length of the proposed development. Per IDAPA, it would be defined as Urban > 35MPH.

TABLE 1 – ACCESS SPACING*						
HIGHWAY TYPE	AREA TYPE	Signalized Road Spacing	Public Road Spacing (A)	Driveway Distance Upstream From Public Road Intersection (B)	Driveway Distance Downstream From Unsignalized Public Road Intersection (C)	Distance Between Unsignalized Accesses Other Than Public Roads (D)
Statewide Route	Rural	5,280 ft	5,280 ft	1,000 ft	650 ft	650 ft
	Transitional	5,280 ft	2,640 ft	760 ft	500 ft	500 ft
	Urban >35 mph	2,640 ft	1,320 ft	790 ft	500 ft	500 ft
	Urban ≤35 mph	2,640 ft	1,320 ft	790 ft	250 ft**	250 ft**

The development is proposing a public road intersection with SH-44. The proposed access location does not meet IDAPA’s minimum spacing guidelines.

Minimum public road spacing is 1320ft. It exceeds this distance from Duff Lane, but is only 600ft east of Greenlinks Ave. Installation of a public road at this location also results in three residential approaches to the east being within 500ft downstream from a public road intersection. Per IDAPA, these should be limited to RIRO. The three residential approaches currently do not meet IDAPA spacing requirements for distances between private approaches.



b. SH-44 Corridor Plan

The SH-44 Corridor plan identifies a Middleton alternate route starting east of Duff Lane and continuing south of Middleton to the west side of town. Future right-of-way is required from the River Pointe Subdivision to accommodate the alternate route. The development has anticipated this need and designed their development accordingly.



The alternate route is intended to be designated as an expressway by the Idaho Transportation Board with limited access. The proposed approach is at the start of a future curve which may result in site distance and turning movement issues. The development has placed the proposed approach as far east as possible on the site. It is likely that the approach movements may be limited when the alternate route is constructed. This access shall be evaluated for safety and mobility concerns during the design of the alternate route. If permitted, it will be identified as a temporary approach.

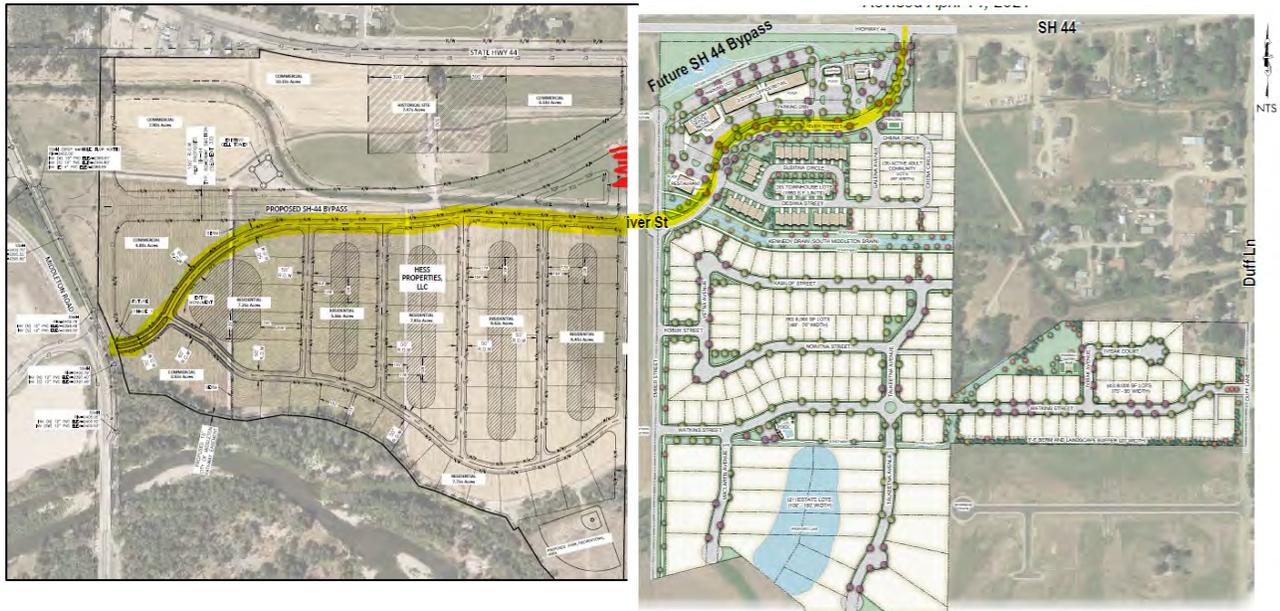
The intersection of Duff Lane and SH-44 is identified as a future restricted u-turn crossing (RCUT). Any recommended mitigation at this intersection that results in unacceptable operations shall be considered for proportionate share. Proportionate share shall be based off 2045 total buildout traffic volumes.

The ultimate configuration of the intersection of Lansing Lane and SH-44 is included in the SH-44 Traffic Analysis and is identified as a future restricted u-turn crossing (RCUT). If mitigation is needed at this intersection it will be based on the ultimate intersection configuration with proportionate share calculated off 2045 traffic volumes.



c. Internal Road Network Considerations

The River Pointe Development has updated their site plan to provide a collector road between N Middleton Road through the River Ranch Crossing Development to the proposed approach on SH-44. Once River Ranch Crossing develops, the commercial development traffic will have reasonable access to Middleton Road if future movements are restricted or removed during construction of the alternate route. A more preferred alignment of the collector road would to span completely between Duff Lane to Middleton Road.



According to the preliminary site plan, the development is proposing one site access on SH 44 and one site access on Duff Lane:

■ River Street access on SH 44

- Located along the eastern site boundary approximately 650 feet east of Greenlinks Avenue and 1,480 feet west of Duff Lane
 - Meets current IDAPA 39.03.42 access spacing requirements of 790 feet upstream of a public road intersection and 500 feet driveway spacing downstream of an unsignalized public road
 - Does not meet 1,320 feet public road spacing from Greenlinks Avenue
- Expected to require the following turn lanes based on ITD turn lane guidelines
 - Eastbound right-turn lane
 - Warranted when the development generates approximately 65 peak hour trips, equivalent to the construction of all attached and detached senior living plus an additional 35 single-family dwelling units
 - Westbound left-turn lane
 - Warranted when the development generates approximately 50 peak hour trips, equivalent to the construction of all attached and detached senior living plus an additional 20 single-family dwelling units
- The northbound left-turn movements from the site are expected to operate at Level of Service (LOS) F with a v/c ratio of 0.74 during the PM peak hour under 2025 build-out year and 2030 horizon year total traffic conditions
 - The northbound left-turn movements are expected to operate LOS E when the development generates approximately 450 peak hour trips, equivalent to the build out of all residential units and occupancy of approximately 40,000 square feet of the proposed 80,000 square feet of commercial space
 - Traffic counts should be collected and reevaluated once the development generates approximately 450 peak hour trips

■ **Watkins Street access on Duff Lane**

- Located approximately 1,800 feet south of SH 44 and 400 feet north of Riverbend Place
 - Meets the City's minimum access spacing requirements on a local street
- Not expected to require turn lanes based on NCHRP Report 457 guidelines under 2025 build-out year and 2030 horizon year total traffic conditions
- Expected to meet minimum operational thresholds under 2025 build-out year and 2030 horizon year total traffic conditions

River Pointe Subdivision will have connectivity to Middleton Road via the proposed River Ranch Crossing development located west of the site

River Pointe Subdivision is preserving right-of-way along the northern site boundary for the future SH 44 bypass

- No segment of the SH 44 bypass is planned to be constructed with the development

Right and Left Turn Lane Warrants

The TIS determined that right and left turn lanes are required for the proposed access. It provides the following estimate of when turn lanes are warranted.

According to the preliminary site plan, the development is proposing one site access on SH 44 and one site access on Duff Lane.

■ **River Street access on SH 44**

- Located along the eastern site boundary approximately 650 feet east of Greenlinks Avenue and 1,480 feet west of Duff Lane
 - Meets current IDAPA 39.03.42 access spacing requirements of 790 feet upstream of a public road intersection and 500 feet driveway spacing downstream of an unsignalized public road
 - Does not meet 1,320 feet public road spacing from Greenlinks Avenue
- Expected to require the following turn lanes based on ITD turn lane guidelines
 - Eastbound right-turn lane
 - Warranted when the development generates approximately 65 peak hour trips, equivalent to the construction of all attached and detached senior living plus an additional 35 single-family dwelling units
 - Westbound left-turn lane
 - Warranted when the development generates approximately 50 peak hour trips, equivalent to the construction of all attached and detached senior living plus an additional 20 single-family dwelling units
- The northbound left-turn movements from the site are expected to operate at Level of Service (LOS) F with a v/c ratio of 0.74 during the PM peak hour under 2025 build-out year and 2030 horizon year total traffic conditions
 - The northbound left-turn movements are expected to operate LOS E when the development generates approximately 450 peak hour trips, equivalent to the build out of all residential units and occupancy of approximately 40,000 square feet of the proposed 80,000 square feet of commercial space
 - Traffic counts should be collected and reevaluated once the development generates approximately 450 peak hour trips

The right turn lane warrant is included in Appendix A. 2025 Total Traffic Analysis at the proposed SH-44 access shows the approach operates acceptably in the AM and PM with a westbound left turn lane. See Appendix B.

d. Right and Left Turn Lane Design Lengths

Right Turn Lane Length

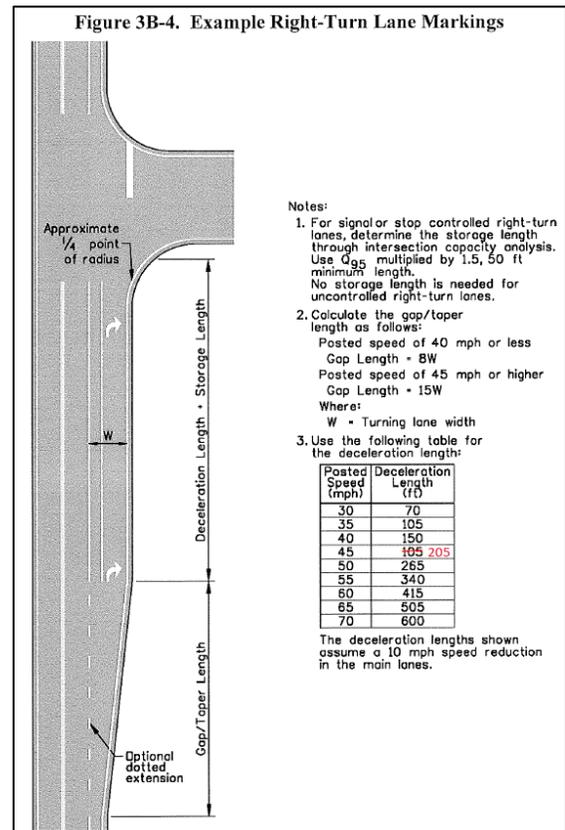
Speed = 55MPH

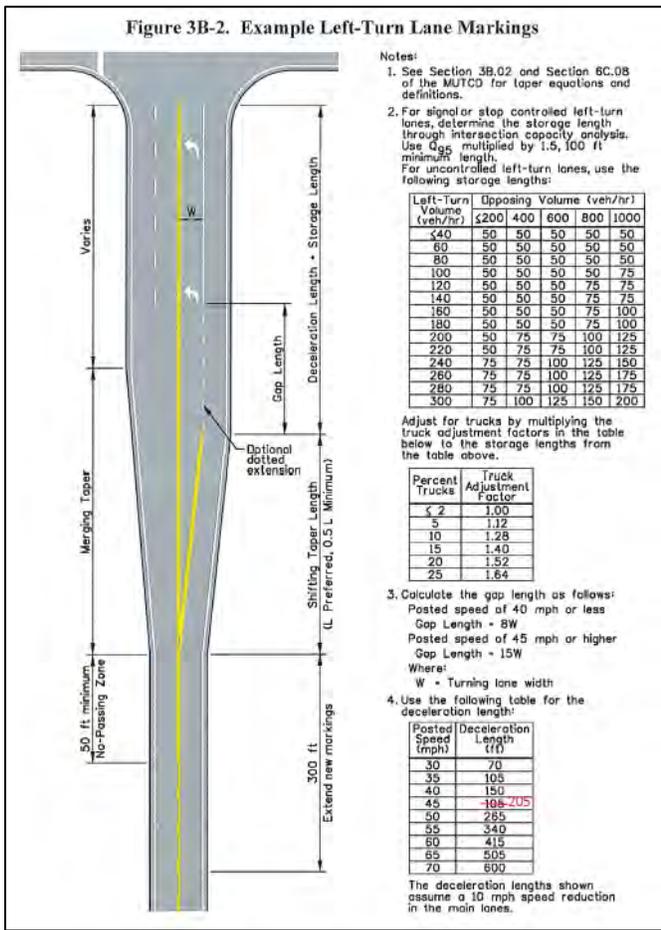
Taper Length = 15 x 12ft = 180ft

Storage Length = 0ft (Proposed Approach)
50ft (Duff when signalized)

Deceleration Length = 340ft

Total Length = 520ft (Proposed Approach)
570ft (Duff when signalized)



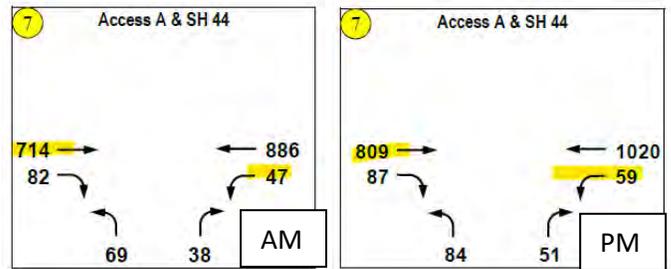


Left Turn Lane Length

Speed = 55MPH

Taper Length = 12ft x 55MPH = 660ft

Storage Length = 50ft



Deceleration Length = 340ft

Total Length = 1,050ft



e. Proportionate Share Contribution

ITD District 3 has issued *Memo 39-Development Proportionate Share Contribution* as a means to request equitable contribution from developers to improve public facilities needed to serve new growth and development.

f. Jurisdictional Authority

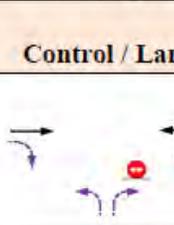
ITD and the City of Middleton have entered into an intergovernmental agreement for the city to collect proportionate share contributions on behalf of the department.

7. Staff Comments Recommendations

Intersection of SH-44 and the Proposed Approach

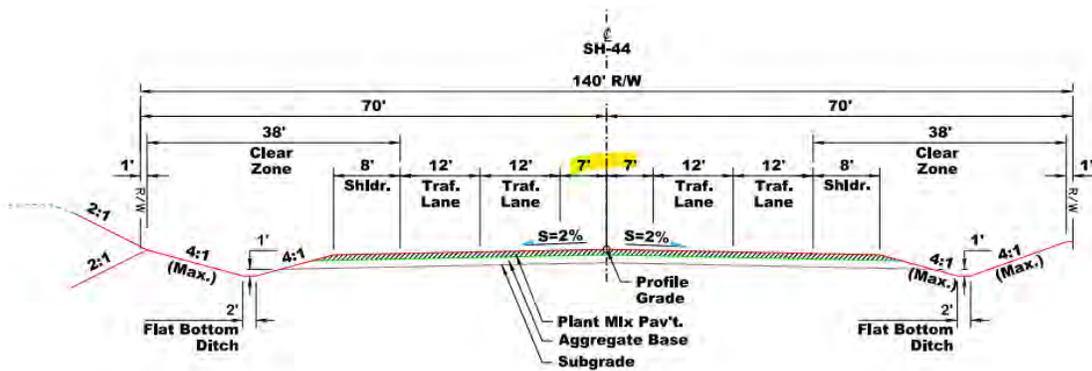
Per the TIS analysis, the proposed full access approach functions acceptably at full build out (LOS D/E) with the following lane configuration shown in Table 4.5. In the PM Peak the northbound left turn movement is at a LOS E, but the v/c ratio is only 0.47. This is within ITD’s thresholds for allowing the movement to remain. See Appendix B for details.

Table 4.5 – Site Access Intersection Operations – 2025 Build-Out Year Total Traffic

Intersection	Control / Lane	MOEs	AM Peak Hour	PM Peak Hour
7 River St and SH 44		NBL / NBR LOS	D / C	F / C
		NBL / NBR Delay [s/veh]	30 / 19	72 / 20
		Worst Lane Group MOEs	D / 0.39 (NBL)	F / 0.76 (NBL)

The length of need for the westbound left turn lane extends almost to Duff Lane with the taper overlapping with Duff Lane’s eastbound left turn taper. Similarly, the turn lane’s taper headed westbound enters into Greenlinks Ave’s turn bay taper. So as not to have a situation in which SH-44’s roadway width dives in-and-out between Greenlinks Ave and Duff Lane, the developer shall be required to construct a 14ft wide two way left center turn lane between the two public road intersections.

The SH-44 corridor plan identifies the future corridor width includes a 14ft center turn lane.



The proposed approach warrants an eastbound right turn lane.

Staff recommends a temporary public road access onto SH-44 with the following mitigation improvements:

- **Developer shall design and construct to ITD standards a 520ft westbound right turn lane.**
 - **Shoulders shall be 8ft wide.**
 - **Developer shall dedicate 12ft of right-out way the entire length of the turn lane.**
- **Developer shall design and construct to ITD standards a 14ft wide continuous two way left turn lane between Greenlinks Ave to Duff Lane.**
 - **Shoulders shall be 8ft wide.**
 - **Right-of-way dedication is only needed if the existing right-of-way cannot accommodate pavement widening and drainage.**
 - **Pavement widening shall occur equally (north/south) along on SH-44's centerline.**
 - **Adjust striping west of Greenlinks Ave and east of Duff Lane to reflect a continuous two way left center turn lane.**

Intersection of SH-44 /Greenlinks Ave

Per the TIS, the intersection of SH-44 / Greenlinks Ave operates at an acceptable level of service in background 2025 (LOS D). See Appendix C. In 2025 Total Traffic, the intersection fails without the additional of a two-way left turn lane and dedicated left and right turn lanes.

Staff recommended previously that mitigation for the proposed SH-44 approach should include a two way left center turn lane.



Staff recommends the following mitigation improvements at the Greenlinks Ave / SH-44 intersection:

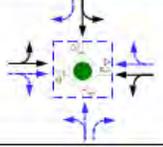
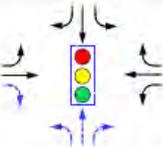
- **Developer shall install pavement striping to delineate a dedicated southbound right and left turn lane**
 - **Include thermoplastic turn arrows**
 - **Include advance MUTCD compliant lane control sign to show lane designations.**

Developer shall provide ITD a cost estimate of the work. Cost shall be deducted from the overall proportionate share contribution.

Intersection of SH-44 /N Middleton Road

Per the TIS analysis, the intersection of SH-44 / N Middleton Road assumes Middleton Road is extended southbound by 2025 or a roundabout has been constructed. Either intersection configuration operate acceptably in 2025 Total Traffic.

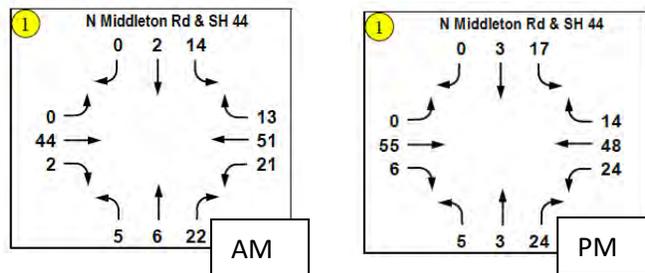
Table 4.3 – Intersection Operations – 2025 Build-Out Year Total Traffic

Intersection	Control / Lane	MOEs	AM Peak Hour	PM Peak Hour
① N Middleton Rd and SH 44		Intersection LOS	C	C
		Intersection Delay [s/veh]	19	24
		Worst Lane Group MOEs	E / 0.88 (SBTL)	D / 0.88 (WBTR)
		Intersection LOS	C	C
		Intersection Delay [s/veh]	28	33
		Intersection v/c	0.75	0.87
		Worst Lane Group MOEs	C / 0.85 (WBL)	C / 0.91 (WBT)

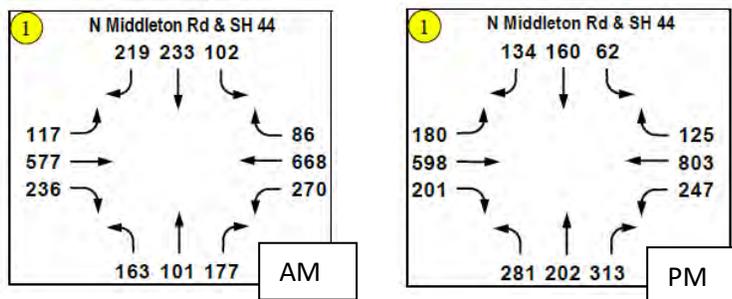
The city of Middleton’s preferred intersection treatment is a signal. Intersection configuration shall be based on the above described recommendation with the inclusion of an eastbound right turn lane to mitigate for the v/c = 0.90 during the AM peak. ITD staff estimates the design and construction cost of this intersection treatment to be \$1,332,364. See Appendix G.

The SH-44 Traffic Analysis looked only at the future intersection of North Middleton Road and the SH-44 Alternate Route, not its existing location. Proportionate share is based on total 2025 traffic volumes.

2025 Site Traffic



2025 Total Traffic



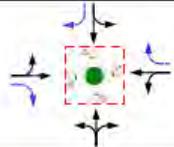
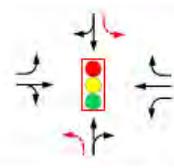
<i>AM Site = 180</i>	<i>AM Total = 2,949</i>	<i>AM % = 6.10</i>
<i>PM Site = 199</i>	<i>PM Total = 3,306</i>	<i>PM % = 6.01</i>
<i>Proportionate Share for SH-44 /N Middleton Road Intersection Improvements</i>		<i>Avg % = 6.06</i>
<i>Cost Estimate of SH-44 / N Middleton Road Signal</i>		<i>\$1,332,364</i>
<i>Proportionate Share Contribution</i>		<i>\$80,741</i>

Staff recommends the developer pay a total proportionate share of \$80,741 (6.06%) towards future intersection improvements at the intersection of SH-44 / N Middleton Road. Proportionate share needs to be provided prior to issuance of the approach permit or included in a development agreement with the city of Middleton.

Intersection of SH-44 /Duff Lane

Per the TIS analysis, the intersection of SH-44 / Duff Lane has failing movements at 2025 background and buildout without mitigation improvements. The TS recommends either a roundabout or traffic signal. Per the SH-44 corridor Plan, the ultimate configuration at Duff Lane shall be a restricted u-turn crossing. Dedicated right turns lanes at the intersection are warranted with new development traffic volumes.

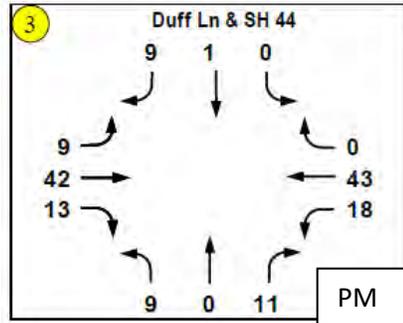
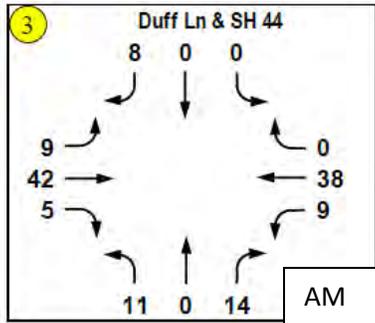
Table 4.3 – Intersection Operations – 2025 Build-Out Year Total Traffic

Intersection	Control / Lane	MOEs	AM Peak Hour	PM Peak Hour
③ Duff Ln and SH 44		Intersection LOS	C	C
		Intersection Delay [s/veh]	18	19
		Worst Lane Group MOEs	D / 0.90 (EBTL)	D / 0.91 (WBTL)
		Intersection LOS	C	C
		Intersection Delay [s/veh]	29	33
		Intersection v/c	0.74	0.76
		Worst Lane Group MOEs	C / 0.91 (EBTR)	C / 0.93 (WBT)

ITD staff estimates the design and construction cost of a restricted u-turn crossing at SH-44 / Duff Lane to be \$3,193,883. This includes purchase of right-of-way. See Appendix F.

Proportionate share is based on total 2045 traffic volumes.

2025 Site Traffic



2045 Total Traffic

INTERSECTION TURNING MOVEMENT VOLUMES

SH-44, I-84 to Eagle, Corridor Study
ITD Project No. STP-3320(101), ITD Key No. 07827

2045 Build

Table 5. 2045 Build intersection turning movement volumes – AM peak hour (7:00-8:00 AM)

Int. No.	Intersection Name	Northbound			Southbound			Eastbound			Westbound		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
14	Duff Lane/SH-44	45	4	11	162	6	296	85	1,190	10	4	755	17

INTERSECTION TURNING MOVEMENT VOLUMES

SH-44, I-84 to Eagle, Corridor Study
ITD Project No. STP-3320(101), ITD Key No. 07827

Table 6. 2045 Build intersection turning movement volumes – PM peak hour (4:45-5:45 PM)

Int. No.	Intersection Name	Northbound			Southbound			Eastbound			Westbound		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
14	Duff Lane/SH-44	32	3	11	35	4	131	358	1,223	58	9	1,511	122

AM Site = 136	AM Total = 2,585	AM % = 5.26
PM Site = 155	PM Total = 3,497	PM % = 4.43
Proportionate Share for SH-44 /Duff Lane RCUT Improvements		Avg % = 4.85
Cost Estimate for SH-44 / Duff Lane RCUT		\$3,193,883
Proportionate Share Contribution		\$154,903

Staff recommends the developer pay a total proportionate share of \$154,903 (4.85%) towards future signalization improvements at the intersection of SH-44 / Duff Lane. Proportionate share needs to be provided prior to issuance of the approach permit or included in a development agreement with the city of Middleton.

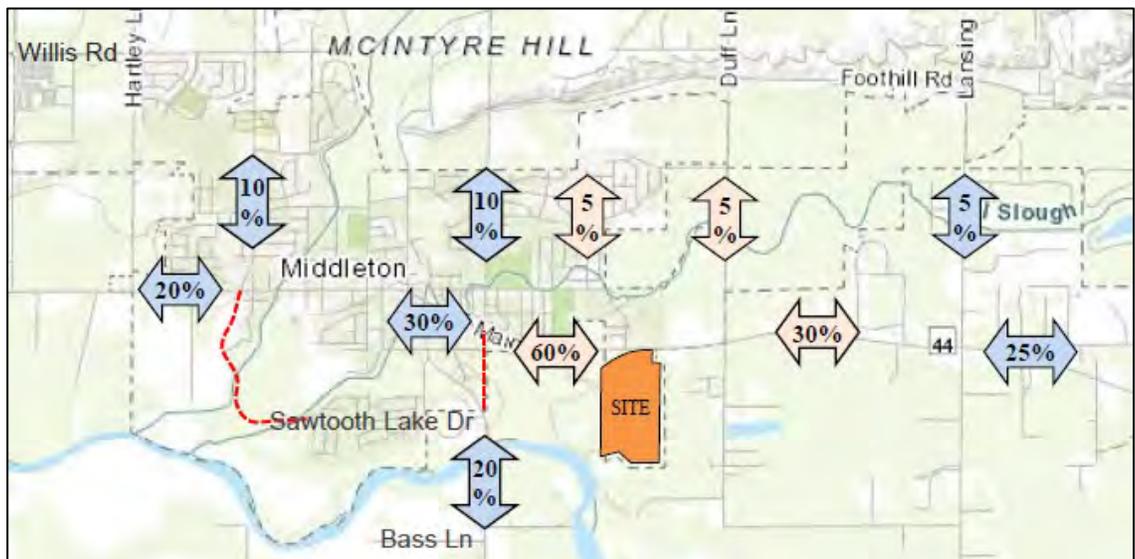
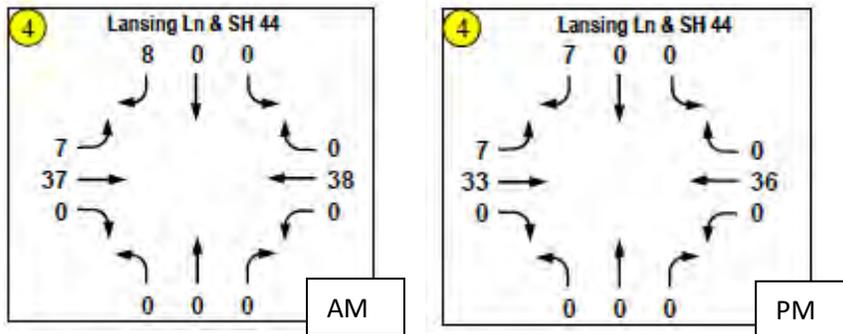
Intersection of SH-44 /Lansing Lane

Per the TIS analysis, the intersection of SH-44 / Lansing Lane fails in the AM and PM Peak for 2025 background traffic. Delay to the northbound and southbound approaches increases with increased site traffic. See Appendix C for 2025 Background Conditions and Mitigation.

The TIS recommends signalizing the intersection and including northbound and southbound left turn lanes. The SH-44 Traffic Analysis identifies a restricted u-turn crossing RCUT is the ultimate intersection configuration.

The 2025 site traffic volumes shows that the majority of traffic headed through this intersection is east-west. Less than 10 trips make the eastbound left onto Lansing Lane. Although this intersection was included in the TIS analysis, primary impact of the development is at Duff Lane and intersections headed west.

2025 Site Traffic



Staff does not recommend any mitigation improvements at the intersection of Lansing Lane and SH-44.

**ITD Staff Recommendations are intended to assure that the proposed development will not place an undue burden on the existing State Highway system within the vicinity impacted by the proposed development.*

*** Recommendations included in ITD's Staff Technical Report along with any development conditions (see associated Permit Committee Agenda/Minutes) is only valid for the period of one year from the date of the TIS report. ITD reserves the right to request an updated TIS to reflect current traffic conditions if an approved encroachment application and/or proportionate share contribution are not obtained/provided within one year.*

8. Appendices

Appendix A	Right Lane Turn Warrant
Appendix B	2025 Total Traffic AM & PM Peak: Proposed SH-44 Approach
Appendix C	2025 Background Traffic & Mitigations
Appendix D	2025 Total Traffic & Mitigations
Appendix E	2025 HCM AM & PM Peak: SH-44 and Greenlinks Ave
Appendix F	Cost Estimate: RCUT at the intersection of SH-44 / Duff Lane
Appendix G	Cost Estimate: Signal at the intersection of SH-44 / N. Middleton Road

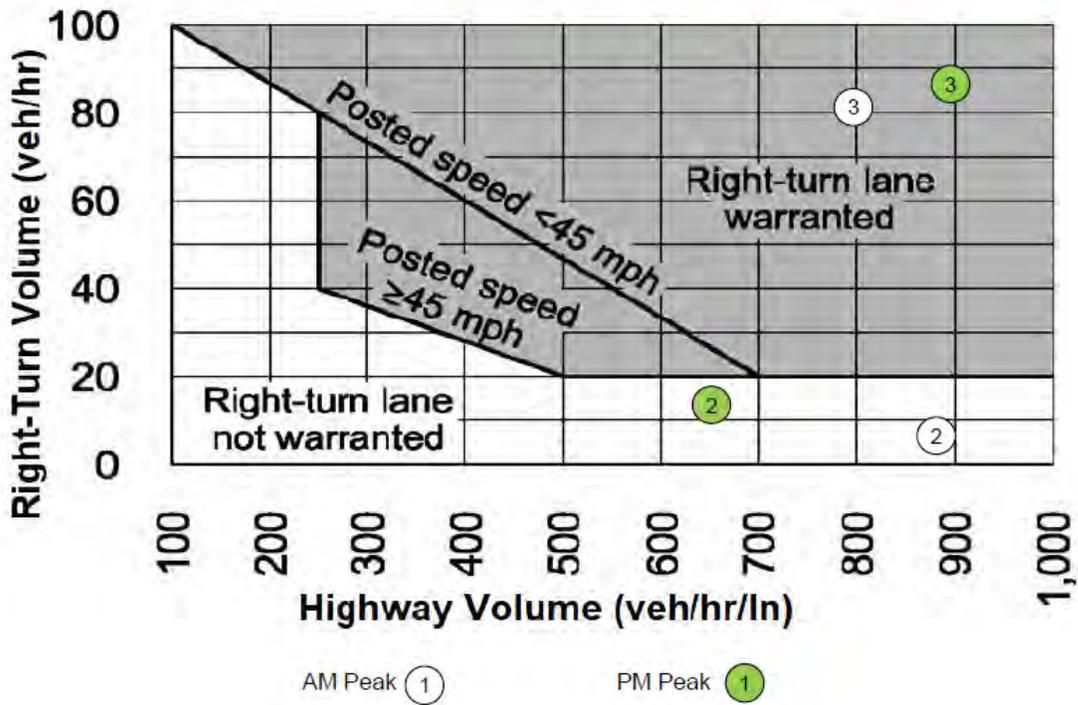
Appendix A

Right Lane Turn Warrant

River Pointe Subdivision
Middleton, Idaho

ITD Right-Turn Lane Analysis
2025 Total Traffic

Intersection	Approach	Speed Limit (mph)	Peak Hour	Right-Turn Volume (vph)	Major Road Volume (vphpl)	Meet Warrant?
① Duff Lane & SH 44	EB	55	AM	Warranted Under 2025 Background		
			PM			
② Lansing Lane & SH 44	EB	55	AM	7	888	No
			PM	13	654	No
③ Access A & SH 44	EB	55	AM	82	796	Yes
			PM	87	896	Yes



Appendix B

2025 Total Traffic AM & PM Peak: Proposed SH-44 Approach

HCM 6th TWSC
7: Access A & SH 44

2025 Total
AM Peak Hour

Intersection						
Int Delay, s/veh	1.6					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑	↑	↑	↑	↑
Traffic Vol, veh/h	714	82	47	886	69	38
Future Vol, veh/h	714	82	47	886	69	38
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	100	100	-	0	100
Veh in Median Storage, #	0	-	-	0	2	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	793	91	52	984	77	42
Major/Minor	Major1	Major2	Minor1			
Conflicting Flow All	0	0	884	0	1881	793
Stage 1	-	-	-	-	793	-
Stage 2	-	-	-	-	1088	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	765	-	78	389
Stage 1	-	-	-	-	446	-
Stage 2	-	-	-	-	323	-
Platoon blocked, %	-	-	-			
Mov Cap-1 Maneuver	-	-	765	-	~73	389
Mov Cap-2 Maneuver	-	-	-	-	245	-
Stage 1	-	-	-	-	446	-
Stage 2	-	-	-	-	301	-
Approach	EB	WB	NB			
HCM Control Delay, s	0	0.5	22.4			
HCM LOS			C			
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	245	389	-	-	765	-
HCM Lane V/C Ratio	0.313	0.109	-	-	0.068	-
HCM Control Delay (s)	26.2	15.4	-	-	10.1	-
HCM Lane LOS	D	C	-	-	B	-
HCM 95th %tile Q(veh)	1.3	0.4	-	-	0.2	-
Notes						
~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon						

Intersection						
Int Delay, s/veh	2.3					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑	↑	↑	↑	↑
Traffic Vol, veh/h	809	87	59	1020	84	51
Future Vol, veh/h	809	87	59	1020	84	51
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	100	50	-	50	0
Veh in Median Storage, #	0	-	-	0	2	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	899	97	66	1133	93	57

Major/Minor	Major1	Major2	Minor1	Minor2	Minor3
Conflicting Flow All	0	0	996	0	2164
Stage 1	-	-	-	-	899
Stage 2	-	-	-	-	1265
Critical Hdwy	-	-	4.12	-	6.42
Critical Hdwy Stg 1	-	-	-	-	5.42
Critical Hdwy Stg 2	-	-	-	-	5.42
Follow-up Hdwy	-	-	2.218	-	3.518
Pot Cap-1 Maneuver	-	-	695	-	~ 52
Stage 1	-	-	-	-	397
Stage 2	-	-	-	-	265
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	695	-	~ 47
Mov Cap-2 Maneuver	-	-	-	-	198
Stage 1	-	-	-	-	397
Stage 2	-	-	-	-	240

Approach	EB	WB	NB
HCM Control Delay, s	0	0.6	30.6
HCM LOS			D

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	198	338	-	-	695	-
HCM Lane V/C Ratio	0.471	0.168	-	-	0.094	-
HCM Control Delay (s)	38.4	17.8	-	-	10.7	-
HCM Lane LOS	E	C	-	-	B	-
HCM 95th %tile Q(veh)	2.3	0.6	-	-	0.3	-

Notes
 ~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Appendix C

2025 Background Traffic and Mitigations

Table 3.2 – Intersection Operations – 2025 Build-Out Year Background Traffic

Intersection		Control / Lane	MOEs	AM Peak Hour	PM Peak Hour
①	N Middleton Rd ¹ and SH 44		Intersection LOS	B	B
			Intersection Delay [s/veh]	13	14
			Worst Lane Group MOEs	C / 0.69 (SBLT)	C / 0.71 (WBTR)
			Intersection LOS	C	C
			Intersection Delay [s/veh]	33	30
			Intersection v/c	0.82	0.81
Worst Lane Group MOEs	C / 0.89 (EBTR)		C / 0.87 (WBT)		
②	Greenlinks Ave and SH 44		SB LOS	E	E
			SB Delay [s/veh]	35	35
			Worst Lane Group MOEs	E / 0.19 (SB)	E / 0.13 (SB)
③	Duff Ln ² and SH 44		Intersection LOS	C	E
			Intersection Delay [s/veh]	19	43
			Worst Lane Group MOEs	D / 0.83 (SB)	F / 1.09 (WB)
			Intersection LOS	C	C
			Intersection Delay [s/veh]	23	23
			Intersection v/c	0.76	0.75
			Worst Lane Group MOEs	C / 0.87 (EBTR)	C / 0.88 (WBT)

Table 3.2 – Intersection Operations – 2025 Build-Out Year Background Traffic (Continued)

Intersection		Control / Lane	MOEs	AM Peak Hour	PM Peak Hour
④	Lansing Ln and SH 44		NB / SB LOS	E / F	F / F
			NB / SB Delay [s/veh]	49 / >200	86 / >200
			Worst Lane Group MOEs	F / >1.00 (SB)	F / >1.00 (SB)
⑤	Sawtooth Lake Dr and Middleton Rd		EB / WB LOS	C / F	C / F
			EB / WB Delay [s/veh]	21 / 84	17 / 127
			Worst Lane Group MOEs	F / 0.31 (WB)	F / 0.30 (WB)
⑥	Bass Ln ³ and Middleton Rd		EB LOS	C	C
			EB Delay [s/veh]	17	18
			Worst Lane Group MOEs	C / 0.01 (EB)	C / 0.30 (EB)

¹ Exceeds minimum operational thresholds as an unsignalized intersection

² Exceeds minimum operational thresholds with no-build

³ Meets minimum operational thresholds without turn lane

3.4 Intersection Mitigation

Four study area intersections are expected to exceed minimum operational thresholds under the projected 2025 background traffic conditions. The intersections, operational deficiencies, and proposed mitigation improvements are discussed below. Table 3.3 summarizes the intersection mitigation analysis results.

Greenlinks Avenue and SH 44 Intersection

The Greenlinks Avenue and SH 44 intersection is expected to minimally exceed ITD LOS D threshold by less than an average of 1 second per vehicle for the southbound approach during the peak hours. The southbound approach is anticipated to operate under capacity with a v/c ratio of 0.19 or less during the peak hours. Additionally, the intersection's volumes were estimated based on ITE methodologies, and the intersection is only expected to exceed LOS D threshold during the peak 15-minute period of the peak hour. As a result, no improvements are proposed to mitigate 2025 background traffic operations.

Duff Lane and SH 44 Intersection

The Duff Lane and SH 44 intersection is expected to operate acceptably with a signal under 2025 background traffic conditions. However, the intersection is expected to exceed ITD's minimum operational thresholds as a single-lane roundabout. The westbound approach is expected to operate at LOS F with a v/c ratio of 1.07 during the PM peak hour. The following improvement is recommended to mitigate the roundabout operations:

- Construct a westbound right-turn lane

Lansing Lane and SH 44 Intersection

The Lansing Lane and SH 44 intersection is expected to exceed minimum operational thresholds as an unsignalized intersection under the projected 2025 background traffic conditions. The northbound and southbound approaches are expected to operate at LOS F with the southbound approach operating over capacity during the peak hours.

According to ITD’s transportation plans, there are no funded improvements programmed at the intersection. In the long-term, 2045, the intersection is planned to be an RCUT according to ITD’s SH 44 corridor plan. Two mitigation options are considered and evaluated to mitigate 2025 background traffic operations:

- Option 1 – Single-lane roundabout
- Option 2 – Signal with following lanes
 - One left-turn lane and one shared through/right-turn lane on the eastbound approach (existing lanes)
 - One left-turn lane, one through lane, and one right-turn lane on the westbound approach (existing lanes)
 - One left-turn lane and one shared through/right-turn lane on the northbound and southbound approaches

Sawtooth Lake Drive and Middleton Road Intersection

The Sawtooth Lake Drive and Middleton Road intersection will be the main access point for Phase 1 of the proposed River Ranch Crossing. The intersection is expected to exceed minimum operational thresholds as an unsignalized intersection. The westbound shared through/left-turn lane group is expected to operate at LOS F during the peak hours. According to the Middleton Road corridor plan, the intersection is planned to be reconstructed as a roundabout. Based on correspondence with the City, a roundabout is no longer planned at this intersection, and a limited access stop-controlled intersection is planned instead. Currently, there are no funded projects to construct the roundabout or limited access intersection. The following improvements are proposed to mitigate 2025 background traffic operations:

- Restrict intersection to right-in, right-out, and left-in movements only (RIRO-LI)
- Install a northbound right-turn lane as warranted based on NCHRP Report 457 turn lane guidelines

Table 3.3 – Intersection Operations – 2025 Build-Out Year Background Traffic Mitigation

Intersection		Control / Lane Mitigation	MOEs	AM Peak Hour	PM Peak Hour
3	Duff Ln and SH 44		Intersection LOS	C	B
			Intersection Delay [s/veh]	19	14
			Worst Lane Group MOEs	D / 0.83 (SB)	C / 0.75 (WBTL)
4	Lansing Ln and SH 44		Intersection LOS	B	B
			Intersection Delay [s/veh]	14	13
			Worst Lane Group MOEs	C / 0.82 (EB)	C / 0.81 (WBTL)
			Intersection LOS	B	B
			Intersection Delay [s/veh]	17	15
			Intersection v/c	0.79	0.75
Worst Lane Group MOEs	C / 0.88 (EBTR)	B / 0.89 (WBT)			
5	Sawtooth Lake Dr and Middleton Rd		EBR / WBR LOS	A	B
			EBR / WBR Delay [s/veh]	9	12
			Worst Lane Group MOEs	B / 0.61 (SB)	B / 0.76 (NB)

Appendix D

2025 Total Traffic and Mitigations

Table 4.3 – Intersection Operations – 2025 Build-Out Year Total Traffic

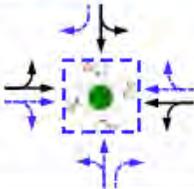
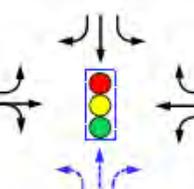
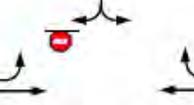
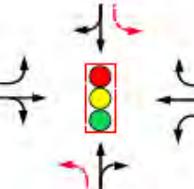
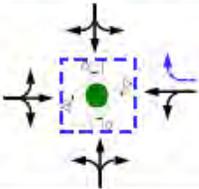
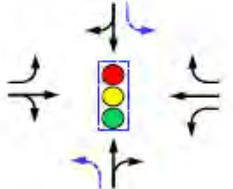
Intersection		Control / Lane	MOEs	AM Peak Hour	PM Peak Hour
①	N Middleton Rd and SH 44		Intersection LOS	B	C
			Intersection Delay [s/veh]	14	16
			Worst Lane Group MOEs	D / 0.77 (SBTL)	C / 0.76 (WBTR)
			Intersection LOS	C	C
			Intersection Delay [s/veh]	35	35
			Intersection v/c	0.87	0.87
			Worst Lane Group MOEs	C / 0.90 (EBTR)	C / 0.89 (EBTR)
②	Greenlinks Ave and SH 44		SB LOS	F	F
			SB Delay [s/veh]	58	78
			Worst Lane Group MOEs	F / 0.36 (SB)	F / 0.37 (SB)
③	Duff Ln and SH 44		Intersection LOS	C	C
			Intersection Delay [s/veh]	22	17
			Worst Lane Group MOEs	E / 0.90 (WB)	C / 0.82 (WBTL)
			Intersection LOS	C	C
			Intersection Delay [s/veh]	25	25
			Intersection v/c	0.79	0.78
			Worst Lane Group MOEs	C / 0.88 (EBTR)	C / 0.89 (WBT)

Table 4.3 – Intersection Operations – 2025 Build-Out Year Total Traffic (Continued)

Intersection		Control / Lane	MOEs	AM Peak Hour	PM Peak Hour
④	Lansing Ln and SH 44		Intersection LOS	C	B
			Intersection Delay [s/veh]	16	15
			Worst Lane Group MOEs	C / 0.86 (EB)	C / 0.85(WBTL)
			Intersection LOS	B	B
			Intersection Delay [s/veh]	18	17
			Intersection v/c	0.81	0.77
			Worst Lane Group MOEs	C / 0.89 (EBTR)	B / 0.90 (WBT)
⑤	Sawtooth Lake Dr and Middleton Rd		EBR / WBR LOS	C / B	B / C
			EBR / WBR Delay [s/veh]	19 / 11	13 / 15
			Worst Lane Group MOEs	C / 0.36 (EBR)	C / 0.10 (WBR)
⑥	Bass Ln ¹ and Middleton Rd		EB LOS	C	C
			EB Delay [s/veh]	17	19
			Worst Lane Group MOEs	C / 0.01 (EB)	C / 0.31 (EB)

¹ Meets minimum operational thresholds without turn lane

4.4 Intersection Mitigation

Two study area intersections are expected to exceed minimum operational thresholds under the projected 2025 total traffic conditions. The intersections, operational deficiencies, and proposed mitigation improvements are discussed below. Table 4.4 summarizes the analysis results with the proposed mitigations.

Greenlinks Avenue and SH 44 Intersection

The Greenlinks Avenue and SH 44 intersection is expected to exceed minimum operational thresholds. The intersection is expected to operate at LOS F on the southbound approach during the peak hours with one lane for each movement on SH 44. Considering the proposed improvements at the proposed site access intersection on SH 44 as discussed in Section 4.5, the following improvements are proposed to mitigate 2025 total traffic operations:

- Restripe southbound approach to have a left-turn and a right-turn lane
- Restripe the center turn lane on SH 44 as a two-way left-turn lane

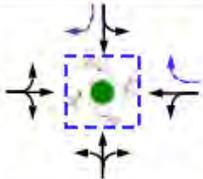
There is sufficient existing pavement width at the Greenlinks Avenue and SH 44 intersection for these improvements without additional roadway widenings.

Duff Lane and SH 44 Intersection

The Duff Lane and SH 44 intersection is expected to operate acceptably as a signalized intersection under 2025 total traffic conditions. However, one approach of the intersection is expected to exceed ITD’s minimum operational thresholds as a roundabout. The southbound approach is expected to operate at LOS E with a v/c ratio of 0.88 during the AM peak hour. The following improvement is recommended to mitigate the roundabout’s operations:

- Construct a southbound right-turn lane

Table 4.4 – Intersection Operations – 2025 Build-Out Year Total Traffic Mitigation

Intersection		Control / Lane Mitigation	MOEs	AM Peak Hour	PM Peak Hour
②	Greenlinks Ave and SH 44		SBL / SBR LOS	D / C	D / C
			SBL / SBR Delay [s/veh]	25 / 19	29 / 22
			Worst Lane Group MOEs	D / 0.11 (SBL)	D / 0.09 (SBL)
③	Duff Ln and SH 44		Intersection LOS	B	C
			Intersection Delay [s/veh]	15	16
			Worst Lane Group MOEs	C / 0.85 (EB)	C / 0.82 (WBTL)

Appendix E

2025 HCM AM & PM Peak: SH-44 and Greenlinks Ave (MITIGATION)

HCM 6th TWSC
2: SH 44 & Greenlinks Ave

2025 Total - Mitigation
AM Peak Hour

Intersection						
Int Delay, s/veh	0.5					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↘	↑	↑	↘	↘	↘
Traffic Vol, veh/h	6	776	944	10	20	13
Future Vol, veh/h	6	776	944	10	20	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	100	100	0
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	862	1049	11	22	14
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	1060	0	-	0	1925	1049
Stage 1	-	-	-	-	1049	-
Stage 2	-	-	-	-	876	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	657	-	-	-	73	276
Stage 1	-	-	-	-	337	-
Stage 2	-	-	-	-	407	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	657	-	-	-	72	276
Mov Cap-2 Maneuver	-	-	-	-	200	-
Stage 1	-	-	-	-	333	-
Stage 2	-	-	-	-	407	-
Approach	EB	WB	SB			
HCM Control Delay, s	0.1	0	22.7			
HCM LOS				C		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	657	-	-	-	200	276
HCM Lane V/C Ratio	0.01	-	-	-	0.111	0.052
HCM Control Delay (s)	10.5	-	-	-	25.2	18.8
HCM Lane LOS	B	-	-	-	D	C
HCM 95th %tile Q(veh)	0	-	-	-	0.4	0.2

Intersection						
Int Delay, s/veh	0.4					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↖	↗	↖	↗	↖	↗
Traffic Vol, veh/h	14	885	1082	21	11	12
Future Vol, veh/h	14	885	1082	21	11	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	100	100	0
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	983	1202	23	12	13
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	1225	0	-	0	2217	1202
Stage 1	-	-	-	-	1202	-
Stage 2	-	-	-	-	1015	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	569	-	-	-	48	225
Stage 1	-	-	-	-	285	-
Stage 2	-	-	-	-	350	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	569	-	-	-	47	225
Mov Cap-2 Maneuver	-	-	-	-	162	-
Stage 1	-	-	-	-	277	-
Stage 2	-	-	-	-	350	-
Approach	EB	WB	SB			
HCM Control Delay, s	0.2	0	25.3			
HCM LOS				D		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	569	-	-	-	162	225
HCM Lane V/C Ratio	0.027	-	-	-	0.075	0.059
HCM Control Delay (s)	11.5	-	-	-	29	22
HCM Lane LOS	B	-	-	-	D	C
HCM 95th %tile Q(veh)	0.1	-	-	-	0.2	0.2

Appendix F

Cost Estimate: RCUT at the intersection of SH-44 / Duff Lane

Conceptual Cost Estimate

Estimated By: Regan Hansen
 Checked By:
 Location: SH-44; Duff Ln

Date: 2/12/2021
 Date:

Scope:

Widen SH-44 east and west of the Duff Lane intersection to a 5-lane typical section. Configure Duff Lane for right-in, right-out, left-in access to and from SH-44. Local traffic intending to turn left from Duff Lane is accommodated downstream of the intersection via a Restricted Crossing U-turn (RCUT). Raised center medians are included to provide separation and channelization. Pavement work is limited to the areas requiring widening. Existing pavement not impacted by the widening or medians is left as-is, and does not receive any treatment.

Right-of-way needs are estimated to be 2.1 acres to accommodate drainage from the widened pavement.

Item	Quantity	Unit Price	Cost	Note
SECTION 1				
205-005A EXCAVATION	25% *		\$ 186,793.36	*301-405
301-005A GRANULAR SUBBASE *	5,468.00 TON	\$ 17.00	\$ 92,956.00	KN 13492
303-022A 3/4" AGGR TY B FOR BASE *	4,479.00 TON	\$ 23.98	\$ 107,406.42	KN 13476
401-020A CSS-1 DIL EMUL ASPH FOR TACK COAT	2,349.00 GAL	\$ 4.00	\$ 9,396.00	KN 13492
405-435A SUPERPAVE HMA PAV INCL ASPH&ADD CL SP-3 *	6,385.00 TON	\$ 79.00	\$ 504,415.00	KN 13492
405-245A APPROACH	11.00 EA	\$ 3,000.00	\$ 33,000.00	KN 20797
509-010A NON-STRUCTURAL CONC CLASS 30	1,354.00 SY	\$ 38.79	\$ 52,521.66	KN19944
615-256A CURB TYPE 1	3,646.00 FT	\$ 20.00	\$ 72,920.00	KN22165
615-491A CURB & GUTTER TYPE 1	377.00 FT	\$ 50.00	\$ 18,850.00	KN22165
615-651A TRAFFIC SEPARATOR TYPE 1	356.00 FT	\$ 21.00	\$ 7,476.00	KN 13492
675-005A SURVEY	1.00 LS	\$ 25,000.00	\$ 25,000.00	
SP TRAFFIC CONTROL	1.00 LS	\$ 200,000.00	\$ 200,000.00	
Mobilization	10%		\$ 131,073.44	
SECTION 1 Sub-Total			\$ 1,441,807.88	
SECTION 2				
CN Change Order / Quantity Variance		5%	\$ 72,090.39	
CN Non-Bid Items		3.5%	\$ 50,463.28	
SECTION 2 Sub-Total			\$ 122,553.67	
SUMMARY				
Sub-Total: SECTION 1 & SECTION 2			\$ 1,564,361.55	
Contingency - Scoping Level		35%	\$ 547,526.54	
TOTAL CONSTRUCTION COST			\$ 2,111,888.09	

Summary of Project Costs	Amount	Note
Construction	\$ 2,111,888.09	
Design Services	\$ 211,188.81	10%
Construction Services	\$ 253,426.57	12%
Right-of-Way	\$ 617,379.36	
Total Cost	\$ 3,193,882.83	

Appendix G

Cost Estimate: Signalize the intersection of SH-44 / N. Middleton Road

Intersection Widening - Conceptual Cost Estimate

Estimated By: E. Bowen Date: 11/6/2020
 Checked By: Date:

Location: Intersection of SH-44 and N. Middleton Road

Scope: Installation of a signal, along with an eastbound right turn lane, northbound right turn lane, northbound left turn lane and southbound right turn lane. Extension of the westbound right turn lane to meet design standards. Approximately 1 acre R/W needed.

Item Description	Quantity	Unit Price	Cost	Source
SECTION 1				
201-010A CLEARING & GRUBBING	1.12 ACRE	\$ 6,833.00	\$ 7,675.11	KN 18872
203-015A REM OF BITUMINOUS SURF	991.70 SY	\$ 9.67	\$ 9,589.77	KN 18872
203-130A REMOVAL OF PAV MARKINGS	5365.00 FT	\$ 1.00	\$ 5,365.00	KN 18852
205-005A EXCAVATION	3305.68 CY	\$ 15.25	\$ 50,411.60	KN 18872
301-005A GRANULAR SUBBASE	2834.05 TON	\$ 15.90	\$ 45,061.37	KN 18872
303-022A 3/4" AGGR TY B FOR BASE	2513.23 TON	\$ 18.30	\$ 45,992.13	KN 18872
401-020A CSS-1 DIL EMUL ASPH FOR TACK COAT	529.48 GAL	\$ 3.48	\$ 1,842.61	KN 18872
405-435A SUPERPAVE HMA PAV INCL ASPH&ADD CL SP-3	1419.68 TON	\$ 70.00	\$ 99,377.61	KN 18872
614-015A SIDEWALK	53.89 SY	\$ 80.00	\$ 4,311.11	KN 20294
614-025A CURB RAMP	40.00 SY	\$ 193.50	\$ 7,740.00	KN 19965
615-492A CURB & GUTTER TYPE 2	157.00 FT	\$ 50.00	\$ 7,850.00	KN 20294
621-005A SEED BED PREPARATION	0.63 ACRE	\$ 1,529.67	\$ 968.03	KN 18872
621-010A SEEDING	0.63 ACRE	\$ 1,663.33	\$ 1,052.62	KN 18872
615-651A TRAFFIC SEPARATOR TYPE 1	0.00 FT	\$ 20.00	\$ -	KN 19965 KN 20798
630-020A TRANSVERSE, WORD, SYMBOL, ARROW PAV MKG – WATERBORNE	1200.00 SF	\$ 3.40	\$ 4,080.00	KN 13962
630-025A LONGITUDINAL PAVEMENT MARKING	8976.31 FT	\$ 1.05	\$ 9,425.13	KN 18872
656-005A TRAF SIGNAL INSTALLATION	1.00 LS	\$ 229,000.00	\$ 229,000.00	KN 18872
675-005A SURVEY	1.00 LS	\$ 20,000.00	\$ 20,000.00	KN 18872
Traffic Control	1.00 LS	\$ 73,000.00	\$ 73,000.00	KN 18872
Miscellaneous Minor Items	5%		\$ 31,137.10	
Mobilization	10%		\$ 62,274.21	
SECTION 1 Sub-Total			\$ 716,153.41	
SECTION 2				
CN Change Order / Quantity Variance	5%		\$ 35,807.67	
CN Non-Bid Items	3.5%		\$ 25,065.37	
SECTION 2 Sub-Total			\$ 60,873.04	
SUMMARY				
Sub-Total: SECTION 1 & SECTION 2			\$ 777,026.46	
Contingency - Scoping Level			30%	\$ 233,107.94
TOTAL CONSTRUCTION COST			\$ 1,010,134.39	

Summary of Project Costs	Amount
Construction	\$ 1,010,134.39
Design Services	10% \$ 101,013.44
Construction Services	12% \$ 121,216.13
Right-of-Way	1.00 ACRES \$ 100,000.00
Total Cost	\$ 1,332,363.96

Armando and Maria Fernandes

10076 Riverbend Place

Middleton ID 83644

My name is Armando Fernandes, my wife and I live at 10076 Riverbend Place; we live next to the 14 acres that are being proposed for annexation and development.

As mentioned on previous letters dated March 26th, June 3 of 2020, addressed to Mayor Rule, City council members and planning /zoning, in those letters we highlighted some of our concerns with this project in reason for our opposition.

1)Concerns that the dense residential surrounded by large properties of 1 acre minimum will have a permanent negative impact on our daily lives, property values, with traffic lights, and noise that will bring into our now quiet neighborhood, the impact it will have on our fresh water supply and septic system, being in a 100year FEMA flood zone and adding smaller lots to the area will allow much less surface area for drainage. We have been told by experts that during the rainy season our septic's will have a high probability of failure.

My wife and I chose Middleton as a place to live because of the rural country feel, the green fields with livestock grazing, and the small quiet town community.

We knew of these 14 acres and understood that at some point it would be developed, but we were confident that when that time came county/city officials would do the right thing and only allow for development That makes sense and fits the existing area, with large parcels of one acre minimum and high-end homes, annexation to small lots and small homes does not fit into the current landscape, it will have permanent negative impact on our property values and quality of life.

The proposed plan does not fit, and for those reasons we oppose it and ask that you do as well.

Respectfully

Armando Fernandes

Maria Fernandes

June 3 2020

Mayor, Rule

Members of the City Council,

My name is Armino Fernandes

You all have a letter on file that I wrote back on March 26th hopefully you had a chance to read it . I thank you for the opportunity to present a shorter version tonight.

I start by once again stating my strong opposition to the Deep Water LLC Application to , Annex and Rezone from Canyon County into the City of Middleton 14 acres South of 44 and West of Duff Lane.

My wife and I live on Riverbend Place on one of the seventeen Parcels ALL ON ONE ACRE MINIMUM LOTS, seven of them (including mine) back right on to the fourteen acres that the applicant is asking to annex and rezone. We chose Riverbend Place as a place to live because of the large lots, open space, the quite country feeling and the overall quality of life. We oppose Deep Water LLC'S application to annex and rezone into mix use because it does not fit in with the existing neighborhood of large lots one acre minimum and upscale homes, anything less than what currently composes the neighborhood should not be allowed. We oppose and ask that you do so as well.

We have some major concerns in regarding the proposed project that would have; A PERMANENT NEGATIVE IMPACT ON OUR QUALITY OF LIFE AND FUTURE PROPERTY VALUES IN THE AREA.

Among the many questions that we have following are some that we believe will have the largest impact on our every day lives.

1—It will bring traffic, lights and noise into a current quite neighborhood that will have a negative impact on our quality of life and will change the way we live forever.

2—To what extent will it impact our private wells/water supply and septic systems.

3—All the homes in the area are in the 100 year FEMA flood plain, all the lots on the Riverbend subdivision had to be built up in order to build .

A—During the rainy season where is the run off going to go ?Some septic tanks were floating due to the already poor drainage during construction and will most likely FAIL during the winter months if the ground on the proposed property is raised to accommodate the dense building project right next to them (five homes per acre versus one, larger raised square footage per acre leaves a lot less area for drainage meaning water run off will go to the lowest area, our side in this case AND WHO WILL BEARE THAT RESPONSIBILITY? The City of Middleton for allowing the project to proceed without addressing our concerns?

B—Within the last couple of weeks during irrigation of the proposed 14 acres the yards of the lots that back right to it, got flooded with some of the water catching swells filling up almost to the road surface (see pictures provided) already placing some septic systems at the risk of failing.

C--Are we going to turn the area into summer homes to where residents will be forced spend the spring months cleaning up the damage from the winter only to have to do it again the following year?

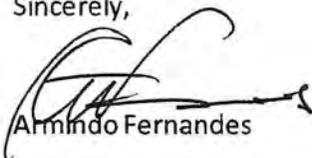
D—Are we going to be required to get flood insurance, since its not a current requirement who is going to pay for it?

Due to all of these concerns my wife and I have a big interest in this project . We oppose it and ask that you do so as well.

There is rumor going around the neighborhood that this is a done deal and that its all been agreed upon “ big money always wins out” DONE DEAL without hearing any possible neighborhood concerns and going trough due process, I don `t believe it. I have never met any of you but, I`m confidante that you are all better than that .

I would rather believe that since the rumor appears to have been initiated by someone with deep roots to Deep Water LLC ; that it was purposed planted to discourage the neighbors from attending these proceedings so that they would have NO opposition. I can assure you that as a tax paying Citizen I have a duty and responsibility to my family to protect our interests, property and ultimately the quality of life that we live and I will continue to oppose this project as proposed, it does not fit/ blend in with existing neighborhood. As previously mentioned it would surrounded by larger parcels with many upscale homes , does not address our safety concerns for proper drainage in fact it wll most likely make a lot worse, it fails to protect future property values in the area and will have a permanent negative impact in our quality of life.

Sincerely,



Armando Fernandes

Maria Fernandes

10076 Riverbend Place

Middleton 83644

March 26 2020

Council Member, Carrie Huggins

My name is Armino Fernandes, my wife and I live on one of the seventeen parcels on Riverbend Place, all on one acre minimum. We chose Riverbend as a place to live for the quality of life and all the benefits of country living.

The large lots with no neighbors right next to us, the open spaces, we love to watch the livestock grazing practically in our back yard, the geese fly over us and land on the open fields, occasionally we see a flock of wild turkeys go by and kids play and ride their bikes on the street without any traffic worries.

We write this letter to strongly oppose the application by Deep Water LLC, to annex into the City of Middleton and rezone from Canyon County Agricultural, approximately 14 acres to City of Middleton mixed use, the property located off State Hwy 44 west of Duff Lane. We oppose this project and encourage you to do so as well.

The project if allowed as proposed will forever have a permanent negative effect in our community; with more traffic into the area, noise, lights, this will change the quality of life we have become accustomed to.

The application for mixed use leaves the door open to anything. The 14 acres are surrounded by large parcels with one acre minimum, with upscaled homes already built in this area.

Clearly mixed use dense surrounded by larger parcels with a of upscale homes does not protect our quality of life and future property values in the area.

THIS PROJECT DOES NOT FIT !! and cannot be allowed as proposed, therefore we ask that the application be denied.

We understand that things change over time and not always for the best interests, or likes of everyone. Regarding this project if you must rezone, we ask that you take into consideration the integrity of the community, protect some of our quality of life and future property values in the neighborhood, by only allowing rezoning to R-1 residential with one acre minimum with comparable building that will match existing homes.

Respectfully,

Armino and Maria Fernandes

10076 Riverbend Place

Middleton 83644

Cc. Mayor ; Steven Rule

Council; Rob Kiser, Carrie Huggins, Tim O'mera, Jeff Garner.

Planning and Zoning; Bruce Bayne

Planning commissioner; Janet Gregory, Ken Brough, Jackie Hutchinton, Ray Waltemate, Whitney Springston

To Whom it concerns,

We are writing to outline our primary concerns in opposition to the proposed development of the 14 acres on Duff Ln.

While we understand growth and development will occur, it is our intent to voice our issues and give input as to alternatives to make the transition tolerable.

Our primary concerns are PRIVACY and SAFETY. However, following items are in question.

- 1) **Impact on rural enjoyment and way of life.** Increased noise, compact housing and surge of activity from huge influx of residence and traffic on proposed outlet road. It is probable that the roughly 250 homes will drop up to 800+ pieces of added traffic daily within 300 feet of our properties. This significantly increases noise, lights, disturbing activity causing barking dogs, etc ... all impacting our rural environment. Propose dead end or at minimum sound wall along the extent of road.
- 2) **Separation between properties;** the proposed appears to have a 15' easement, which would inevitably allow for pedestrian access from main development to Duff Pond. Thus bringing potentially 100's of people along back fences of existing homes that are only 4' high and 3 rail, with full view into yards and interior of homes. Some people enjoy their pools, patios or spa's in the nude... that would be uncomfortable and restrictive of personal enjoyment. At least eliminate easement and require 6 ft fencing atop 2-4' berms, since proposed homes will be elevated 2-4' due to building code, as are existing homes. This would eliminate pedestrian movement and ability to stare into private yards.
- 3) **Lot size is contrary to existing county designation** of 1 acre. Existing home-owners made purchase decisions based on understanding of area to be in county and slated for rural development. While we understand things change, it would be fair and feasible to allow for gradual lot size reduction, preserving rural lifestyles, by limiting the current county property, the 14 acres in question, to 1/2 acre lots, and still meet desirable city standards.
- 4) **Drainage and flooding of yards.** Water flow and flooding is an issue already, due to shallow water tables. We are concerned of sprinkler/yard water settling in lowest areas, causing standing water, unusable yards, and insect problems. Many of the existing properties are the low-lands and have had past issues when the proposed development property is irrigated. Something must be done to ensure southside runoff water is contained and directed to drainage areas. Item 2 above, with suggestion of 2-ft berm would certainly assist in directing water accordingly.
- 5) **Traffic safety issues** at proposed road intersection at Duff Ln, immediately across from Duff Pond parking lot. Proposed road intersects directly at the entry to Duff Pond, a popular area for community recreation. Based on the current plan, it is common sense to believe that the new road at Duff Ln intersection would be a primary flow of access to the entire 250 home development. Due to already limited parking space, the street is often crowded with cars parking on the limited shoulder, then having families crossing with pets, kids and fishing gear in tow crossing the road. Local residence walk along the road from early morning to after dark, using the paved road, as there are no sidewalks or even safe shoulders to access. The proposed road, indicated by red arrows, presents a hazard to this new intersection, dropping hundreds of pieces of daily traffic. No doubt, the new 250+ homes will have even more residence enjoying the pond, adding traffic to an already busy recreational spot. Additionally, there is already a hazard entering and turning from Hwy 44 at Duff Ln, and proposed increase in traffic will make matters worse. It is understood the intersection is due for improvement, but suggest full improvement of Duff Ln if proceeding with proposed plan.

Sincerely, Susan and Thomas Conger, Middleton Residence



Proposed Road to subdivision indicated by red arrows. This will create a busy unsafe intersection.



From: [Roberta Stewart](#)
To: [Roberta Stewart](#)
Subject: FW: New development
Date: Tuesday, June 1, 2021 9:13:15 AM

From: Utilities <utilities@middletoncity.com>
Date: March 2, 2021 at 8:14:47 AM MST
To: Roberta Stewart <rstewart@middletoncity.com>, Becky Crofts <bcrofts@middletoncity.com>, Jennica Reynolds <jreynolds@middletoncity.com>
Subject: FW: New development

I think this is for you gals...

Have a fantastic day!

Melissa Sorlien
Deputy Clerk
City of Middleton
208-585-3133

-----Original Message-----

From: TK Nelson <stillwaterfarm@icloud.com>
Sent: Monday, March 1, 2021 5:21 PM
To: mwall@breckonld.com
Cc: CITMID <citmid@middletoncity.com>; middletonexpress1@gmail.com
Subject: New development

We would like to notify you that we wholly object to the 8000 square foot lots that you plan to put in the acreage across from Duff Lane. We believe you call it the annex portion of your development.

Please note our objection and communicate this with your client. We understand that development will happen here and are in no way want to communicate an adversarial stance, but rather would like to express our desire that the growth happen with respect to the residents who have already invested in our community and currently live here.

You are aware that development previously communicated to buyers of homes, landowners surrounding the annex, and long time residents was to be a minimum of 1 acre lots. Your proposal of 8000 square foot is unacceptable.

We noted that when we spoke with you it was your "desire" to make the lots a 55 and older community, however, we are aware that "desire" may quickly become whatever will make the highest profit for the development company such as yourselves and the

client you serve.

We hope that you are able to both hear and respect the desire of the neighbors already established here.

We find your proposal unfit.

Thank you,

Kim and TK Nelson
208-800-2758

June 2, 2021

Roberta Stewart

Middleton City and Planning and Zoning



Re : Plan for 14 ac plot west of Duff lane across from Duff pond.

- 1) We are opposed to the current plan which has 26 lots
- 2) The current Density is 5 to 1 acre lots does not match the existing Density
- 3) We are also concern with the traffic being increased
- 4) The 14 ac are right across from duff pond which gets a lot of traffic in the parking lot and out on to
Duff lane in the summer.
- 5) We would like to see sound walls put up and to keep light from it down also

Thank you

Michael and Kathleen Kelley

10073 Riverbend PL

Middleton, ID 83644

R. Stewart
% City of Middleton
PO Box 487
Middleton, ID 83644

May 28, 2021

Re: Opposition to the Proposed Annexation/Rezone—River Pointe Subdivision 14 acres adjacent to Duff Lane (Tax Parcel No. R33935010A)

Good Day,

Thank you for sending us a letter regarding the upcoming Planning and Zoning Commission public hearing presently scheduled for Monday June 7, 2021, regarding the application by Robert Brian Burnett, Drake Investments, Deep River Investments and Deep Water LLC.

We will be unable to attend the meeting, but very much appreciate the opportunity to express our considered and heartfelt opposition to the annexation and proposed development of the 14 acre pasture land that is directly adjacent to Duff Lane and directly west (across the street) of Duff Pond.

It is our understanding this property is presently considered to be unincorporated Canyon County, where zoning currently allows for residential development on minimum 1 acre building sites. We have no objection to the 1 acre residential development zoning. However, by pursuing the city annexation of the 14 acres, the investment corporations are seeking to capitalize on the long term Middleton Transit Route plan and Collector Route to envelop this 14 acre parcel for purposes of corporate profit, under the guise of titling the land a Transit Oriented Development. We believe this is being proposed by the investment corporations absent reasonable and proportionate regard for current residents, the environment/surroundings, and continued public gratification when accessing and using Duff Pond in its present status, ie. sans high density singly family development contiguous to the Pond.

Our primary concerns are three-fold:

- Annexing and converting this agricultural land to what is essentially high-density single family residences would be contra to the surrounding environment,
- The compaction of residences will undoubtedly result in traffic volume, noise, and congestion that is completely incongruent with the surrounding environment, and
- The volume of residences will unquestionably have significant negative impact upon the very reason the Duff Pond exists for the greater surrounding community, to include city and county residents.

We have no objection to the land being developed as presently zoned by Canyon County, ie. 1 acre residential parcels. We ask with all due urgency for the Commission to please reject the corporate proposal and vote "NO" regarding the proposal to annex the 14 acre parcel adjacent to Duff Lane.

Thank you very much for your consideration,

Donald & Mary Anders
10034 Riverbend Place
Middleton, ID 83644



CITY OF MIDDLETON

P.O. Box 487, 1103 W. Main St., Middleton, ID 83644
208-585-3133 Fax (208) 585-9601
citmid@middletoncity.com
www.middleton.id.gov



May 19, 2021

Re: Public Hearing Notice – Annexation/Rezone, Preliminary Plat, Development Agreement Modification, and Comprehensive Plan Map Amendment (River Pointe Subdivision)

To Landowners and Occupants:

The Middleton Planning and Zoning Commission is scheduled to hold a **public hearing at 5:30 p.m. on Monday, June 7, 2021** at 1103 W. Main St., Middleton, Idaho, to consider the following:

An application by Robert Brian Burnett, Drake Investments, Deep River Investments & Deep Water LLC for annexation/rezone, preliminary plat, development agreement modification, and comprehensive plan map amendment with respect to the River Pointe Subdivision located at 10481 Hwy 44, 0 Hwy 44, and 0 Duff Lane (Tax Parcel Nos. R3392000, R3392001 and R33935010A). The proposed preliminary plat consists of seven commercial lots, 115 townhome lots, 67 garden/patio single family lots, 92 single family lots, and 34 common lots on 88.51 acres of vacant land, of which 75 acres is zoned M-U “Mixed Use”. Additionally, with the annexation of 14 acres adjacent to Duff Lane (Tax Parcel No. R33935010A), Applicants are requesting a rezone to R-3 and a Comprehensive Plan Map Amendment to change designation from “Transit Station and Transit Oriented Development” to “Residential.”

The full application is available for review at City Hall, 1103 W. Main St., Middleton, Idaho or online at middleton.id.gov/PublicHearingNotices. Everyone is invited to attend the public hearing, and those who wish to do so, may ask questions and/or offer comments. Written comments may be submitted at the hearing or earlier to the Planning and Zoning Department at rstewart@middletoncity.com. Comments may also be mailed to City of Middleton, P.O. Box 487, Middleton, ID 83644.

Please call the City Clerk at (208) 585-3133 at least five days prior to the meeting to arrange assistance with language translation or physical challenges. Please contact me if you have questions.

Sincerely,

Roberta Stewart

Middleton City, Planning and Zoning



How many "trips" does the average household generate? Ten

Have your neighbors and their teenagers transformed your once quiet residential street into something akin to Grand Central Station?

You aren't alone in your concern about the amount of traffic in your neighborhood. In fact, you might be surprised at the number of trips your own residence generates. Transportation planners are also interested in the number of trips you and your neighbors generate.

Each time a vehicle arrives at or departs from your residence, one "trip" has been generated. Going to work in the morning counts as one trip and returning home in the evening counts as another. Transportation planners combine the average household trips with similar information from other land uses such as offices, shopping centers, and entertainment and recreational facilities to get an overall picture of traffic system needs. That information is utilized to project how many lanes our roads must have to provide free flowing traffic.

National study averages are often used to determine trip generation. While the average home generates slightly more than 10 trips per day, studies reveal wide variations in the actual number of trips. Homes in senior citizen housing developments can average as low as three trips per day, while residences in active family neighborhoods can generate as many as 20 trips per day.

Homes constructed many miles from shopping centers generate fewer trips than homes in close proximity to shopping centers. Why? Because residents further away from grocery stores and shopping malls are more likely to do their shopping on the way home from work or on their lunch hour. A single trip may serve many purposes: work, shopping, and even entertainment.

The increasing popularity of VCR's, big-screen TV, backyard pools, and other home amenities affect the number of evening and weekend trips generated by each house. The use of mail-order shopping results in more trips during the day for deliveries, but fewer trips in the evening for shopping.

Changes in technology, average family size, entertainment, and shopping habits all impact the average number of trips generated by a residence. Smaller families generate fewer trips, but the expanding number of women in the workforce and multi-vehicle families increase the number of trips.

Transportation planners pay attention to long-term impacts caused by these societal changes in order to provide accurate projections on the need for transportation systems.



If you don't think your household generates an average of 10 trips per day, try counting for a week. Keep track of your visitors and don't forget deliveries and services like pizza, mail, newspapers, and trash pickup.

Mr. Burnett came to our house bragging about how rich he and his family in Alaska are. He said he wanted to change the area to make it what he wanted it to be. He left us his number in case we wanted to sell our place.

To allow the extreme amount of housing etc. that he's asking for would devastate this area.

There is already congestion in Middleton at rush hour. As far as adding access to Duff Ln. when the visitors to the pond already overflow to parking on the street.

I'm hoping you won't allow our quality of life to be destroyed just so Mr. Burnett can return to Alaska with a fat bank account.

PATRICIA CHRISTANSEN
22362 DUFF LN.
MIDDLETON, ID. 83644

Mr. Bruce Bayne
Planning and Zoning official
City of Middleton , Idaho
83644



11/6/2020

Dear Mr. Bayne,

I am in receipt of your letter dated 10/26/2020 regarding the proposed development at 10481 Highway 44 in Middleton. To follow are my thoughts and concerns ;

1. The proposed project is in the city , I live in the county . That is how I wish for it to remain. That being said , however the city wishes to handle the development WITHIN THE CITY, is none of my concern . How the city plans to handle the development within the COUNTY IS MY CONCERN ,
2. I will oppose any plan that would allow any access , ingress or egress on or through Riverbend Place or connect the planned project to Duff Ln. The amount of traffic which currently exists on Highway 44 makes it difficult and dangerous to merge onto the Highway now . Any added traffic would increase this problem to an unacceptable level and necessitate the installation of a traffic light at Highway 44 and Duff Ln.
3. The 14 acre parcel to the North of Riverbend Pl. which had been a part of the proposed plan should be zoned for 1 acre parcels maximum should it be annexed into the city. Neighbors and engineers have made me aware of drainage issues related to that property that would impact the residents of Riverbend Pl. if not addressed.
4. Finally , if the way Drake Investments runs their current gravel mining operation with their disregard to the amount of noise , dust and operating hours is any indication of what we are to expect of them in the future , I am concerned .

Thank You ,
Peter Codding

A handwritten signature in blue ink that reads "Peter Codding".

10031 Riverbend Pl.
Middleton , Id. 83644
petercoddingconst.1@gmail.com

November 9, 2020

Bruce Bayne
City of Middleton
Planning and Zoning Dept.
P.O. Box 487
Middleton, ID 83644

RE: Preliminary Plat
River Pointe Subdivision

Mr. Bayne,

It is my understanding that the 75 acres of vacant land, 10481 Highway 44, Parcel #R33920 is being considered for a neighborhood development. I also understand that the developer, Drake Investments, LLC has approached the City to extend Riverbend Place into the new community, thereby making it a through street to Duff Lane. Although a City has to expand and develop for its financial health and population growth, the expansion of Riverbend Place is a concern to me for several reasons.

First, and foremost, is the issue of safety for the residents and their families living on Riverbend Place. I recently moved from a community similar to Riverbend Place. There were no sidewalks, the street was narrow and it had a very rural feel to it. I lived there for 23 years until last year. During that time, a large business, which had been in place for nearly a decade at the end of our street, decided to expand their parking lot due to the growth of the company. One of their solutions was to place an exit onto our small street which intersected with a major street in the City, even though they already had 3 entrances/exits to their building on the major street. The entire neighborhood objected to this plan. Our concern was that if the company placed an additional entrance/exit from their business to our smaller street, employees would cut through as a "back way" to access the major street when they are leaving work or getting to work. Since there were no sidewalks on our street, people walking, jogging, riding bikes, pushing strollers, etc., would traverse on the pavement because the easement in front of our homes was dirt and gravel. The city approved the plan to create an exit to our smaller street. Within a matter of months there were countless near misses between cars racing in/out of the exit and people on the street. I personally witnessed a car missing a child on his way to school when a driver raced out of the driveway onto the street without even stopping or looking. The child was able to break and skid off onto the easement. The car kept going. This type of behavior was witnessed by others in the neighborhood countless times. By this one small change of allowing this single entrance/exit into the business it forever changed our neighborhood.

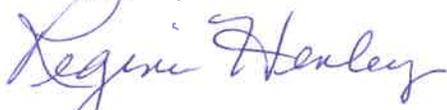
If Riverbend Place is extended into the new development I believe this will jeopardize the safety of the residents of Riverbend Place. People will take "the back way" into the new development to avoid any traffic that might build up along State Highway 44. People are in a rush to get to work and people are in a rush to get home. By the City allowing the extension of Riverbend Place it will create a dangerous condition for the families that live on our street and will forever change the dynamics and rural feel of the neighborhood. We live on a narrow street with no sidewalks. The residents of Riverbend Place have no easement, we have culvert ditches. Can an 8 year old on a bike react quickly enough to ride a bike down into one of those to avoid a collision with a car that doesn't see them? Can a jogger jump out of the way without falling into the culvert and getting hurt? It gets dark early during the Fall and Winter and there are no streetlamps on our street which also creates an additional hazard for pedestrians.

Second, by extending Riverbend Place not only will it allow excess residential traffic to access the development, but it will allow commercial traffic access as well, both during construction and after construction when new development is complete.

And third, traffic from the new development will also have access to Duff Lane which winds over to Lansing Lane. This provides another temptation for drivers to find another "back way" into the new development. By only allowing the entrance/exit point to the new development to exist on State Highway 44, it would secure the safety of the residents on Riverbend Place and Duff Lane and mitigate an excess traffic problem that will be created.

I respectfully request that the Planning and Zoning department seriously consider not allowing Riverbend Place to be extended into the new development, not only for the reasons stated above but to preserve the rural feel that Middleton is known for.

Thank you for your time.



Regina Henley
10055 Riverbend Place
Middleton, ID 83644

June 3 2020



Mayor, Rule

Members of the City Council,

My name is Armindo Fernandes

You all have a letter on file that I wrote back on March 26th hopefully you had a chance to read it . I thank you for the opportunity to present a shorter version tonight.

I start by once again stating my strong opposition to the Deep Water LLC Application to , Annex and Rezone from Canyon County into the City of Middleton 14 acres South of 44 and West of Duff Lane.

My wife and I live on Riverbend Place on one of the seventeen Parcels ALL ON ONE ACRE MINIMUM LOTS, seven of them (including mine) back right on to the fourteen acres that the applicant is asking to annex and rezone. We chose Riverbend Place as a place to live because of the large lots, open space, the quite country feeling and the overall quality of life. We oppose Deep Water LLC'S application to annex and rezone into mix use because it does not fit in with the existing neighborhood of large lots one acre minimum and upscale homes, anything less than what currently composes the neighborhood should not be allowed. We oppose and ask that you do so as well.

We have some major concerns in regarding the proposed project that would have; A PERMANENT NEGATIVE IMPACT ON OUR QUALITY OF LIFE AND FUTURE PROPERTY VALUES IN THE AREA.

Among the many questions that we have following are some that we believe will have the largest impact on our every day lives.

1—It will bring traffic, lights and noise into a current quite neighborhood that will have a negative impact on our quality of life and will change the way we live forever.

2—To what extent will it impact our private wells/water supply and septic systems.

3—All the homes in the area are in the 100 year FEMA flood plain, all the lots on the Riverbend subdivision had to be built up in order to build .

A—During the rainy season where is the run off going to go ?Some septic tanks were floating due to the already poor drainage during construction and will most likely FAIL during the winter months if the ground on the proposed property is raised to accommodate the dense building project right next to them (five homes per acre versus one, larger raised square footage per acre leaves a lot less area for drainage meaning water run off will go to the lowest area, our side in this case AND WHO WILL BEARE THAT RESPONSIBILITY? The City of Middleton for allowing the project to proceed without addressing our concerns?

B—Within the last couple of weeks during irrigation of the proposed 14 acres the yards of the lots that back right to it, got flooded with some of the water catching swells filling up almost to the road surface (see pictures provided) already placing some septic systems at the risk of failing.

C--Are we going to turn the area into summer homes to where residents will be forced spend the spring months cleaning up the damage from the winter only to have to do it again the following year?

D— Are we going to be required to get flood insurance, since its not a current requirement who is going to pay for it?

Due to all of these concerns my wife and I have a big interest in this project . We oppose it and ask that you do so as well.

There is rumor going around the neighborhood that this is a done deal and that its all been agreed upon “ big money always wins out” DONE DEAL without hearing any possible neighborhood concerns and going trough due process, I don` t believe it. I have never met any of you but, I` m confidante that you are all better than that .

I would rather believe that since the rumor appears to have been initiated by someone with deep roots to Deep Water LLC ; that it was purposed planted to discourage the neighbors from attending these proceedings so that they would have NO opposition. I can assure you that as a tax paying Citizen I have a duty and responsibility to my family to protect our interests, property and ultimately the quality of life that we live and I will continue to oppose this project as proposed, it does not fit/ blend in with existing neighborhood. As previously mentioned it would surrounded by larger parcels with many upscale homes , does not address our safety concerns for proper drainage in fact it will most likely make a lot worse, it fails to protect future property values in the area and will have a permanent negative impact in our quality of life.

Sincerely,


Armino Fernandes


Maria Fernandes

10076 Riverbend Place

Middleton 83644









March 26 2020



Mr Bruce Bayne

My name is Armindo Fernandes, my wife and I live on one of the seventeen parcels on Riverbend Place, all on one acre minimum. We chose Riverbend as a place to live for the quality of life and all the benefits of country living.

The large lots with no neighbors right next to us, the open spaces, we love to watch the livestock grazing practically in our backyard, the geese fly over us and land on the open fields, occasionally we see a flock of wild turkeys go by and kids play and ride their bikes on the street without any traffic worries.

We write this letter to strongly oppose the application by Deep Water LLC, to annex into the City of Middleton and rezone from Canyon County Agricultural, approximately 14 acres to City of Middleton mixed\use, the property located off State Hwy 44 west of Duff Lane. We appose this project and we encourage you to do so as well.

The project if allowed as proposed will forever have a permanent negative effect in our community; with more traffic into the area, noise, lights, this will change the quality of life we have become accustomed to.

The application for mix\use leaves the door open to anything. The 14 acres are surrounded by large parcels with one acre minimum, with upscaled homes already built in this area.

Clearly mixed use\dense surrounded by larger parcels with a of upscale homes does not protect our quality of life and future property values in the area.

THIS PROJECT DOES NOT FIT !! and cannot be allowed as proposed, therefore we ask that the application be denied.

We understand that things change over time and not always for the best interests, or likes of everyone. Regarding this project if you must rezone, we ask that you take into consideration the integrity of the community, protect some of our quality of life and future property values in the neighborhood, by only allowing rezoning to R-1 residential with one acre minimum with comparable building that will match existing homes.

Respectfully,

Armindo and Maria Fernandes

10076 Riverbend Place

Middleton 83644

Cc. Mayor ; Steven Rule

Council; Rob Kiser, Carrie Huggins, Tim O'mera, Jeff Garner.

Planning and Zonning; Bruce Bayne

Planning commissioner; Janet Gregory, Ken Brough, Jackie Hutchintson, Ray Waltemate, Whitney Springston

Bruce Bayne

From: Armindo Fernandes <armindof1928@gmail.com>
Sent: Tuesday, May 05, 2020 8:39 PM
To: Bruce Bayne
Subject: Deep Water LLC application to annex and rezone
Attachments: Document 20.docx

Mr. Bayne a copy of this letter is on the way addressed to you and copied to your Planning Commission colleagues and City Council , I hope that gets to you in time for the scheduled meeting on May 11th.

Regards,

Armindo Fernandes

May 11 2020



Mr. Bayne

Committee Members,

My name is Armindo Fernandes

You all have a letter on file that I wrote back on March 26th hopefully you had a chance to read it . I thank you for the opportunity to present a shorter version tonight.

I start by once again stating my strong opposition to the Deep Water LLC Application to , Annex and Rezone from Canyon County into the City of Middleton 14 acres South of 44 and West of Duff Lane.

My wife and I live on Riverbend Place on one of the seventeen Parcels ALL ON ONE ACRE MINIMUM LOTS, seven of them (including mine) back right on to the fourteen acres that the applicant is asking to annex and rezone. We chose Riverbend Place as a place to live because of the large lots, open space, the quite country feeling and the overall quality of life. We oppose Deep Water LLC'S application to annex and rezone into mix use because it does not fit in with the existing neighborhood of large lots one acre minimum and upscale homes, anything less than what currently composes the neighborhood should not be allowed. We oppose and ask that you do so as well.

We have some major concerns in regarding the proposed project that would have; A PERMANENT NEGATIVE IMPACT ON OUR QUALITY OF LIFE AND FUTURE PROPERTY VALUES IN THE AREA.

Among the many questions that we have following are some that we believe will have the largest impact on our every day lives.

1—It will bring traffic, lights and noise into a current quite neighborhood that will have a negative impact on our quality of life and will change the way we live forever.

2—To what extent will it impact our private wells/water supply and septic systems.

3—All the homes in the area are in the 100 year FEMA flood plain, all the lots on the Riverbend subdivision had to be built up in order to build .

A—During the rainy season where is the run off going to go ?Some septic tanks were floating due to the already poor drainage during construction and will most likely FAIL during the winter months if the ground on the proposed property is raised to accommodate the dense building project right next to them (five homes per acre versus one, larger raised square footage per acre leaves a lot less area for drainage meaning water run off will go to the lowest area, our side in this case AND WHO WILL BEARE THAT RESPONSIBILITY? The City of Middleton for allowing the project to proceed without addressing our concerns?

B—Within the last couple of weeks during irrigation of the proposed 14 acres the yards of the lots that back right to it, got flooded with some of the water catching swells filling up almost to the road surface (see pictures provided) already placing some septic systems at the risk of failing.

C--Are we going to turn the area into summer homes to where residents will be forced spend the spring months cleaning up the damage from the winter only to have to do it again the following year?

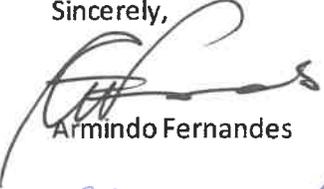
D—Are we going to be required to get flood insurance, since its not a current requirement who is going to pay for it?

Due to all of these concerns my wife and I have a big interest in this project . We oppose it and ask that you do so as well.

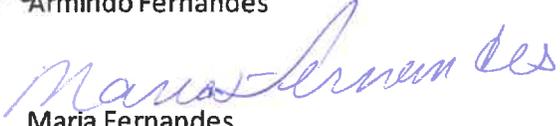
There is rumor going around the neighborhood that this is a done deal and that its all been agreed upon “ big money always wins out” DONE DEAL without hearing any possible neighborhood concerns and going through due process, I don't believe it. I have never met any of you but, I'm confident that you are all better than that .

I would rather believe that since the rumor appears to have been initiated by someone with deep roots to Deep Water LLC ; that it was purposely planted to discourage the neighbors from attending these proceedings so that they would have NO opposition. I can assure you that as a tax paying Citizen I have a duty and responsibility to my family to protect our interests, property and ultimately the quality of life that we live and I will continue to oppose this project as proposed, it does not fit/ blend in with existing neighborhood. As previously mentioned it would be surrounded by larger parcels with many upscale homes , does not address our safety concerns for proper drainage in fact it will most likely make a lot worse, it fails to protect future property values in the area and will have a permanent negative impact in our quality of life.

Sincerely,



Armindo Fernandes



Maria Fernandes

10076 Riverbend Place

Middleton 83644









May, 19 2020

Middleton Council members and planning and Zoning Commission

I am current resident at 10073 Riverbed places our property is across from the purposed development. The current area is made up 5 acres or more then our 1 acres parcels. The development is across from Duff pond which would be affecting by a high density development. The new development is 37 houses on 1/5 acre lots this will look like high density housing which will change the look of the area.

Also this will affect the wildlife at Duff pond duff lane is a two lane road the traffic will be greatly increase on duff lane. Duff pond has overflows of cars on to duff lane which will not help the traffic.

We purchase the property because we were told that the new development would be 1 acre lots . Also being in Canyon Co was what we were looking for.

We have concerns with flood and drainage issue with high density housing we all are on raised lots due to the river being two miles away. Most of the people in our 12 house area are seniors who enjoy the peace and quiet and the wildlife in the area. We believe the wildlife would be effect by high density houses. We do not want to be annex in to the city limits.

Thank you

Mr. and Mrs. Kelley

Mayor Steven Rule

Council ; Rob Kiser, Carrie Huggins, Tim O'Mera, Jeff Garner.

Planning and Zoning; Bruce Bayne

Planning Commissioner ; Janet Gregory, Ken Borough, Jackie Hutchinton, Ray Waltermate, Whitney

Springston

From: [Anders](#)
To: [Roberta Stewart](#)
Subject: Opposition to 14 acre (Duff Lane) segment of River Pointe Subdivision
Date: Tuesday, June 1, 2021 1:09:11 PM

Good Afternoon! Thank you for the opportunity to provide the below letter in email. We have taken the liberty to also provide a hard copy via U.S. mail.

R. Stewart May 28, 2021
% City of Middleton
PO Box 487
Middleton, ID 83644

Re: Opposition to the Proposed Annexation/Rezone—River Pointe Subdivision 14 acres adjacent to Duff Lane (Tax Parcel No. R33935010A)

Good Day,

Thank you for sending us a letter regarding the upcoming Planning and Zoning Commission public hearing presently scheduled for Monday June 7, 2021, regarding the application by Robert Brian Burnett, Drake Investments, Deep River Investments and Deep Water LLC.

We will be unable to attend the meeting, but very much appreciate the opportunity to express our considered and heartfelt opposition to the annexation and proposed development of the 14 acre pasture land that is directly adjacent to Duff Lane and directly west (across the street) of Duff Pond.

It is our understanding this property is presently considered to be unincorporated Canyon County, where zoning currently allows for residential development on minimum 1 acre building sites. We have no objection to the 1 acre residential development zoning. However, by pursuing the city annexation of the 14 acres, the investment corporations are seeking to capitalize on the long term Middleton Transit Route plan and Collector Route to envelop this 14 acre parcel for purposes of corporate profit, under the guise of titling the land a Transit Oriented Development. We believe this is being proposed by the investment corporations absent reasonable and proportionate regard for current residents, the environment/surroundings, and continued public gratification when accessing and using Duff Pond in its present status, ie. sans high density singly family development contiguous to the Pond.

Our primary concerns are three-fold:

- Annexing and converting this agricultural land to what is essentially high-density single family residences would be contra to the surrounding environment,
- The compaction of residences will undoubtedly result in traffic volume, noise, and congestion that is completely incongruent with the surrounding environment, and
- The volume of residences will unquestionably have significant negative impact upon the very reason the Duff Pond exists for the greater surrounding community, to include city and county residents.

We have no objection to the land being developed as presently zoned by Canyon County, ie. 1 acre residential parcels. We ask with all due urgency for the Commission to please reject the corporate proposal and vote “NO” regarding the proposal to annex the 14 acre parcel adjacent to Duff Lane.

Thank you very much for your consideration,

Donald & Mary Anders
10034 Riverbend Place
Middleton, ID 83644

Donald Anders
Apple Global Security Operations
iPhone (408) 476-9042
donald_anders@apple.com

June 2, 2021

City of Middleton
Planning and Zoning Dept.
P.O. Box 487
Middleton, ID 83644

RE: Final Preliminary Plat Application
River Pointe Subdivision and Annexation of 14 acres

To Whom It May Concern:

To start let me provide you with a quote from our Mayor **Steve Rule** from the Middleton Gazette, January 2021, page 2, last 2 paragraphs.

Growth? Numbers can be deceiving but here is what I see. Middleton has a population of ten thousand, four hundred people according to our own connection fees. Here is the big one! Middleton has well *"over five thousand lots"* in some form of planning here in Middleton. In addition to that, there have been recent inquiries at City Hall that would bring in over three thousand more home sites! There are easily several thousand people living in close proximity to our city limits.



My closing message is one that invites not new homes, but new businesses, industries, companies, stores, and restaurants that can provide jobs and services for our local community. To everyone who reads this, spread the word that Middleton would be a great place to build your business. Commerce, industry, please take a look at Middleton for your next business venture.
~Mayor Steve Rule

This sets the tone, in part, of my issues.

Breckon Land Development held a neighborhood meeting on 3/8/21 (see Figure 4.) to present their proposed plan for the properties listed below and then another neighborhood plan update meeting on 4/26/2021 (see Figure 5.) . After listening to the presentations and viewing the very different primary plat maps of what was envisioned for the River Point Subdivision, I want to voice just 2 of many objections to this Application. I'm sure you are very familiar with the City of Middleton's 2019 Comprehensive Plan outlines, so I won't site each section my objections refer to but in general my issues are:

1. Density of housing on the approx. 74.5 acre plot
2. Density of housing and blended flow with surrounding existing properties on the approx. 14 acre plot

After reviewing satellite images of all of the housing developments completed or in progress within Middleton's Future Land Use Map, I don't believe any of them include Townhouses/Condominiums, let alone 115 of them. Based on the 3/18/2021, Figure 1. map vs. the 4/26/2021 Figure 2. map with 30 Town houses/Condominium and the increase of 143 SF homes to approx. 274 homes, this clearly is a **"Bait and Switch"** tactic to pacify the concerned resident in the immediate affected areas .

Issue 1. Density of housing on the approx. 74.5 acre plot



Figure 1.

30 Townhouses/Condominium
and 143 SF homes

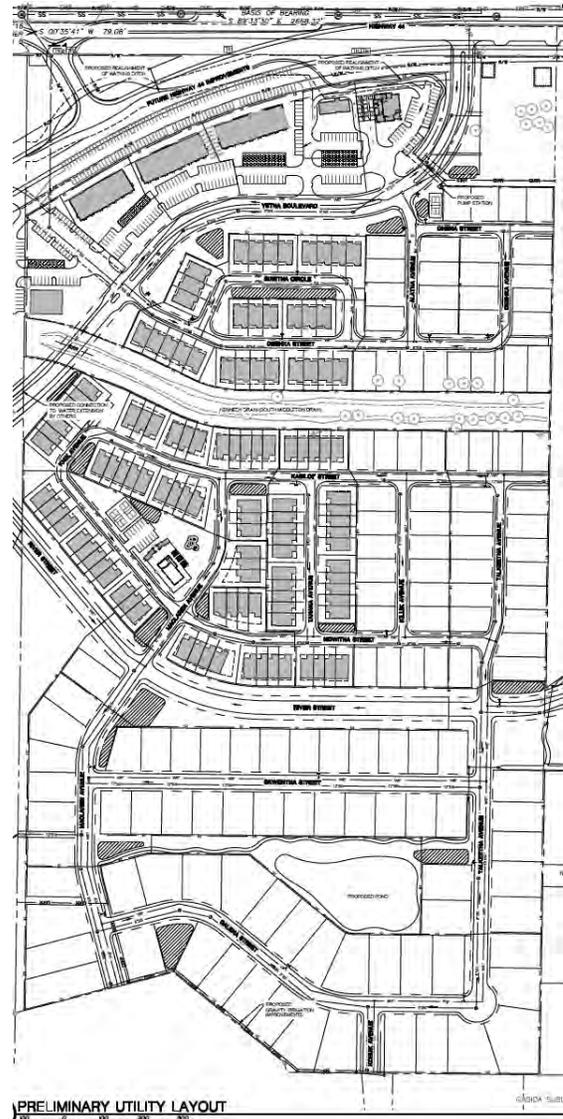


Figure 2.

115 Town houses/Condominium
and approx. 274 SF homes

Issue 2. Density of housing and blended flow with surrounding existing properties on the approx. 14 acre plot

Below in Figure 3. is a rendition of satellite image and the proposed Application Plan for the 14 acre plot, this is a unique segment of land that clearly has gradual and reasonable flow from south of Gabica St. to HWY 44 from 5+ acre lots to a mix of 1+ acre lots butting up to HWY 44. The proposed plan for this plot in no way conforms to the City of Middleton's 2019 Comprehensive Plan outlines and should follow the Canyon County designation for 1 acre lots.

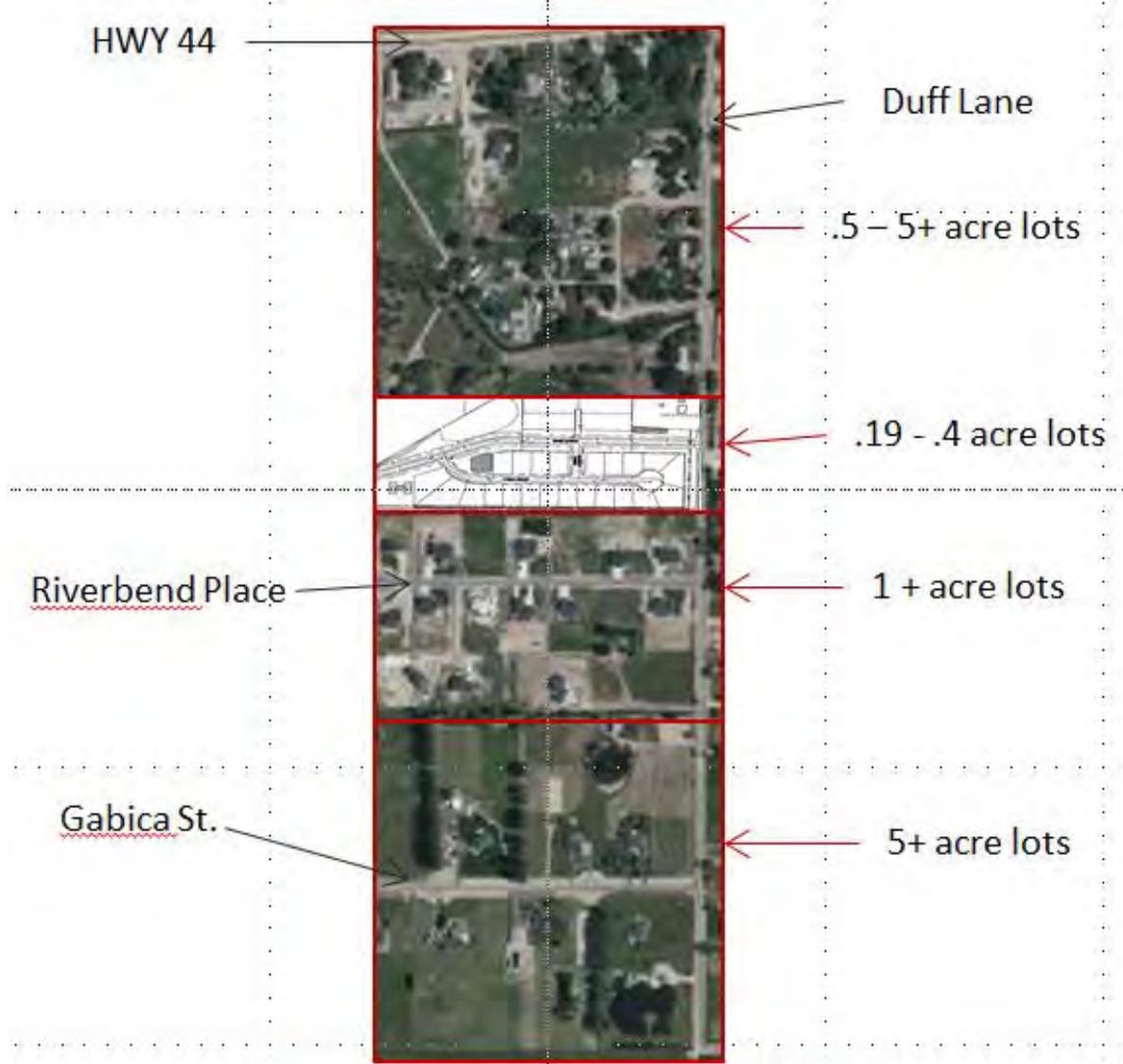


Figure 3.

Conclusion: This application does not fulfill the spirit of the City of Middleton's 2019 Comprehensive Plan in that it ignores the desire to maintain a feeling of a rural yet vibrant and inclusive community. I depend on the Planning and Zoning Dept. Board to take these issues into consideration when deciding on the future course of this development, If we go down this path it cannot be undone and we will regret the precedence it creates with urban sprawl. I won't go into all of the other problems this causes, traffic, light pollution, noise, crime etc. I will leave that to your imagination.

Thank you,

Paul Leeman
10055 Riverbend Place
Middleton, ID 83644

Reference



Figure 4.

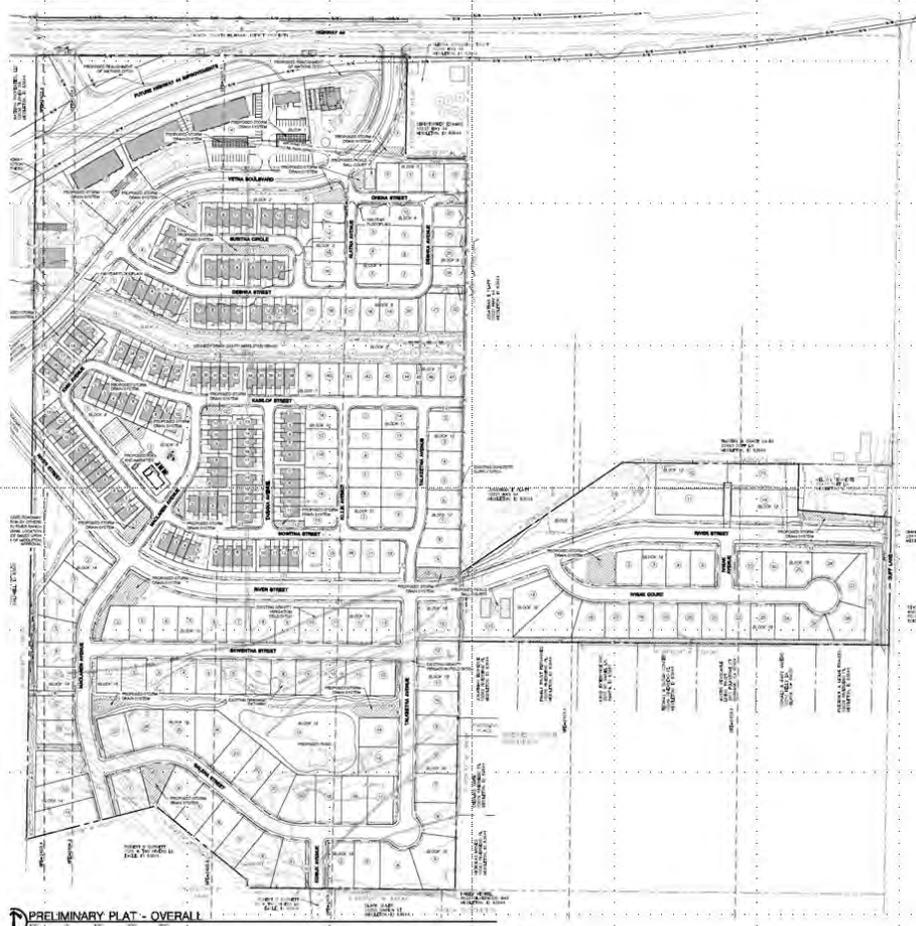


Figure 5.

From: [Roberta Stewart](#)
To: [peter.codding](#)
Subject: RE: Preliminary plat agreement modification (River Pointe subdivision)
Date: Thursday, December 3, 2020 8:35:00 AM
Attachments: [image001.png](#)
[image002.png](#)

Hi Peter: As you said, the River Pointe subdivision will increase traffic on Hwy 44 per the Traffic Study. As a result, Developer is required to pay a “proportionate share” fee to improve the intersections and roadway that will experience the burden of extra traffic. That is a condition of approval, and it is a way to ensure that the Developer pays for the impacts on the infrastructure...not the taxpayer. If the Developer does not pay the traffic impact and proportionate share fees, City Council will not sign their final plat. Hope that helps.

Roberta L. Stewart

PLANNER
City of Middleton, Planning & Zoning
1103 W. Main St.
P.O. Box 487
Middleton, ID 83644

Tele - (208) 585-3133
Fax – (208) 585-9601
rstewart@middletoncity.com

www.middleton.id.gov



From: peter.codding <petercoddingconst.1@gmail.com>
Sent: Wednesday, December 2, 2020 5:00 PM
To: Roberta Stewart <rstewart@middletoncity.com>
Subject: Re: Preliminary plat agreement modification (River Pointe subdivision)

Thank you for your response.

I'm glad it's not coming down Riverbend but that still doesn't address the issue
With merging onto Highway 44 with the increased traffic.

On Wed, Dec 2, 2020 at 4:10 PM Roberta Stewart <rstewart@middletoncity.com> wrote:

Hello Mr. Coddling. Thank you for your response. I'm glad you sent this additional email because I did not get your letter in the mail, unfortunately. Our staff will review your concerns, and your letter will also be forwarded to the Planning

& Zoning Commission and the City Council. Rest assured, the project will not be granted access through your subdivision and Riverbend Place. Instead, the project has to get access to Duff Road through the 14 acre parcel north of your subdivision. I hope

that allays any concerns you have in that regard. Please let me know if you have any further concerns or questions.

Roberta L. Stewart

PLANNER

City of Middleton, Planning & Zoning

1103 W. Main St.

P.O. Box 487

Middleton, ID 83644

Tele - (208) 585-3133

Fax – (208) 585-9601

rstewart@middletoncity.com

www.middleton.id.gov



From: peter coddig <petercoddigconst.1@gmail.com>

Sent: Wednesday, December 2, 2020 10:00 AM

To: Roberta Stewart <rstewart@middletoncity.com>

Subject: Preliminary plat agreement modification (River Pointe subdivision)

Dear Ms. Stewart,

I am in receipt of your letter dated 10/26/2020 regarding the proposed development [10481 Highway 44 , Middleton, Idaho](#) .

I addressed a letter to your office on 11/16/2020 and have received no response.

To follow are my thoughts and concerns;

1. The proposed project is in the city , I live in the county. That is how I wish for it to remain. That being said, however the city plans to handle the development within THE CITY is none of my concern. How the city plans to handle the development within THE COUNTY, is my concern.

2. I will oppose any plan (with legal action if necessary) that would allow any access, ingress or egress on or through Riverbend Place or connect the planned project to Duff Ln. The amount of traffic that currently exists on Highway 44

makes it difficult and dangerous to merge onto the highway now . Any added traffic would increase this problem to an unacceptable level and necessitate the installation of a traffic light at the intersection of Duff Ln. and highway 44 .

3. The 14 acre parcel to the north of Riverbend Pl. which had been a part of the proposed development should be zoned for 1 acre maximum parcels should it be annexed into the city. Neighbors and engineers have made me aware of drainage

issues related to that property that would negatively impact the residents of Riverbend with flooding if not addressed.

4. Finally, if the way Drake investments runs their current gravel mining operation on the property, with their disregard for the amount of noise , dust and operating hours is any indication of what we are to expect from them with a construction

project, I am concerned.

Thank You ,

Peter Coddling

10031 Riverbend Pl.

Middleton Idaho

83644

petercodingconst.1@gmail.com

From: [Roberta Stewart](#)
To: [Maria fernandes](#)
Subject: RE: River Point Subdivision
Date: Monday, November 30, 2020 1:28:00 PM
Attachments: [image003.png](#)

Hello Mr. and Mrs. Fernandes: thank you for reaching out to us and letting us know your opinion on the River Pointe project. We will review your concerns and we will also pass your letter on to the Planning & Zoning Commission and also to the City Council. Please be aware that the public hearing this Monday night, December 7th, has been changed to a virtual meeting in light of the Governor's recent change in Covid policy. Per the Governor's edict, we cannot allow in-person comments at the upcoming hearing. I will forward another notice in the next day or two that will have instructions on how to make your comments "virtually" at the December 7th hearing if you choose to participate.

Thank you for your patience through this process,

Roberta L. Stewart

PLANNER
City of Middleton, Planning & Zoning
1103 W. Main St.
P.O. Box 487
Middleton, ID 83644

Tele - (208) 585-3133
Fax - (208) 585-9601
rstewart@middletoncity.com

www.middleton.id.gov



From: Maria fernandes <armindof@att.net>
Sent: Monday, November 30, 2020 1:22 PM
To: Roberta Stewart <rstewart@middletoncity.com>
Subject: Re: River Point Subdivision

On Monday, November 30, 2020, 01:15:56 PM MST, Maria fernandes <armindof@att.net> wrote:

Roberta Stewart,

Middleton City, Planning and Zoning

My name is Armindo Fernandes, my wife and I live at 10076 Riverbend Place Middleton 83644.

And we Oppose the River Pointe Subdivision project as proposed to connect on to the Riverbend Place Road.

Riverbend Place is currently a narrow County road designated as a dead end road by Canyon County and too narrow to accommodate through traffic, with two vehicles parked side by side not enough room to move through the center with a small car much less larger trucks such as emergency vehicles.

We bought our home on Riverbend Place because it's a dead end road with limited traffic and noise. If allowed through traffic it will have a permanent negative effect on our property values and quality of life.

For those reasons we oppose the design of the project and ask that you do so as well.

It is much to my surprise that this is proposed in this manner and on the agenda. On conversation I had with planner Bruce Bayne on 11/9/20 at 5:16 pm he assured me that for the same reasons that I mention above with the road being too narrow that he and Highway District Four had already told that applicant that Riverbend Place was NOT to go through at this time... and he added that they had asked to connect a Emergency gravel road with a locked gate and had already been told NO to that as well..

Armindo & Maria Fernandes
10076 Riverbend Place
Middleton, 83644

June 2, 2021

City of Middleton
Planning and Zoning Dept.
P.O. Box 487
Middleton, ID 83644

RE: Final Preliminary Plat Application
River Pointe Subdivision and Annexation of 14 acres

To Whom It May Concern:

After listening to the presentations and viewing the ever changing primary plat maps of what Breckon Landscape and the Developer envision for the River Point Subdivision at both neighborhood meetings, I must object to certain elements of the Application which are in conflict to what the City of Middleton's 2019 Comprehensive Plan outlines.

Breckon Land Development held a **second** neighborhood meeting on March 8, 2021 at my home regarding the above-described project. They initially wanted to hold the meeting at the Gravel Pit area on Highway 44 at 6 pm at night. Given the weather would be unpredictable, possibly cold and windy, and the noise coming from Highway 44, it was moved to my home in our large garage.

- In response to the March 11, 2021 Application by Breckon (pg. 1, Para. 3), the developer was politely, and privately, asked by me not to attend the meeting before he entered because most of the neighbors felt that they had been deceived by him with previous promises of how the 14 acres was going to be developed. I felt that we would not get much accomplished during the meeting within the short amount of time we were allocated for the meeting.
- The residents had previously spoken with the developer regarding their concerns about the amount of homes he planned to build in the 14 acre parcel. The developer threatened them by stating "**well, then you should just move if you don't like it**" and "**if you fight me on it I will put low income houses or apartments there**" and "**nobody is going to stop me**".

Breckon held the **third** neighborhood meeting on April 26, 2021 at the Gravel Pit location to show us a new rendition of the development. Breckon stated that before they revealed the new plan they wanted to explain that the City was requiring these changes. Their presentation was a sketch that had no detail whatsoever. The developer was not present at that meeting.

- However, what Breckon has submitted is different from what was presented at the last neighborhood meeting. The street structure has changed in the 14 acres, a double Pickle Ball Court and adjoining park was added which we were not told about at the meeting.

While I understand that a City must grow and expand to create an infrastructure and tax base for its future, and there has been a significant increase in the demand for housing, the Developer has ignored fundamental elements of the Comprehensive Plan, and rights of the citizens regarding the proposed 14 acre annexation of land that is a rural, agricultural area with an existing neighborhood.

City of Middleton 2019 Comprehensive Plan

Land Use

Objective A

Strategy 1: Promote quality of life and general welfare by using space and privacy considerations when determining how close residential buildings are to each other.

In the 14 acre parcel most of the lots are designated as 60 - 75' in width. If the homes that are to be built are 2 stories, there will be no privacy for the existing homes. Most of the new homes are 8,000 square foot lots. However, all the homes that are next to the personal property owned by the developer are the largest lots in the development, twice the size of the other lots.

If each of these homes in the 14 acres are 3 bedroom 2 bath homes, and there are 4 people (2 adults and 2 children) living in each home, that totals 104 people. If there are 5 people or more per home, because some of the lots are larger, that equates to 130 people or more within the 14 acres. (*Comp. Plan, Table 4: Average Household and Family Size*) By building 13 homes abutting up to the backyards of the existing 7 homes on Riverbend Place means there will be 2 ½ homes with 8,000 square foot lots for each existing neighborhood home.

The previous plan that was presented showed a berm for privacy between the homes on Riverbend Place and the new homes. Now there is no berm, just a "common lot for stormwater".

- How will this stormwater collector be constructed?
- Will it allow for pedestrians and/or bicycles to travel along the backyards of the homes on Riverbend Place invading their privacy and safety?
- Will it be a ditch that collects water which enables insects like mosquitos to breed?
- Why is there is no berm or divider at all designated for the existing homes on Lilac Place.

This new application has a double "pickle ball" court directly behind the backyard of the Eldridge property on Riverbend Place.

- Will it have lights that allow people to play this game which is just like tennis at night?
- The noise from the tennis/Pickle Ball Court will be intrusive to all the surrounding neighbors. Would you like this in *your* backyard?

Right next to the Pickle Ball Court is a park.

- Will it have playground equipment?
- Where are the other parks within the entire development?
- Will the common spaces within the development have play equipment?

Hence, the natural place for people within this entire development to gather will be right next to the existing neighborhood on Riverbend Place and Lilac Drive.

The submitted application does not promote quality of life and general welfare by using space and privacy considerations in determining how close residential buildings are to each other. This greatly impacts our right to quiet enjoyment of our own property.

The developer has large lots and no public areas next to his private property. Since the neighborhood has been outspoken regarding the development, he is fulfilling his threats to the

current residents on Riverbend Place to put as many houses and public areas as he can in our neighborhood while he takes a “Not In My Back Yard” attitude himself.

Strategy 3: Adopt ordinances that protect property rights and stabilize property values.

- The existing residential lot sizes that surround a development of the proposed 14 acre parcel are 1 acre and above. There is a mix of livestock and agriculture along Duff Lane, and Landruff, as well as the recreational area at Duff Pond.
- If there is a connection street from the larger portion of the development through the 14 acre parcel to Duff Lane, there will be a lot of traffic trying to avoid the congestion at Duff Lane and Highway 44 by traveling along Landruff.
- The March 11, 2021 application submitted by Breckon (pg. 2, bullet 3) stated that when the question was raised about the previous traffic study we could request it. We were never told that we could e-mail a request to Breckon Development and they would provide it. Mr. Breckon said that he could not recall the details of the study. When I asked him for just a general idea of what the previous one outlined, he dismissively quipped “**let’s talk about something productive**” which drew a verbal, angry negative response from the neighbors. Mr. Breckon avoided the question.
- The existing community is more rural than it is within the City limits of Middleton, and by building this development will not stabilize the property values of our existing homes. Things that harm property values are over-crowded neighborhoods and traffic.

When everyone bought their homes on Riverbend Place we were told that if the 14 acres were to be developed it would have one acre lots for a transition from the larger lots on the south up to Highway 44. The entire project as planned by the developer will not have that transition but instead will squish in a high density neighborhood between the existing larger lots to the east and the planned development of River Ranch to the west which will have lot sizes of 21,000 or higher. **How does this protect our property values and rights?**

Current land use

Table 20 - Current Residential (low density):

Land Use Summary by Location (City Limits)

Acres: 1254 / Total 36%

VACANT Residential Acres: 1043 / 30.2% of total

Table 21: Land use by Location (Impact Area)

Residential (low density)

Acres 5515 / 33% of total

VACANT Residential 1675 Acres / 10% of total

*Large portions of vacant residential (36%) exist throughout the City and will allow ample room for **low density residential infill growth** in the near future. Much of the vacant residential land is located near the far reaches of town, including large portions around what is currently West Highlands Ranch, Middleton Lakes, the Lakes at Telega, as well as extensive areas in between Duff Lane and Lansing Lane and Foothill Road and Cornell Street.*

Higher density This designation anticipates zoning that will allow for duplexes, triplexes and four-plexes as well as single family homes, where adequate square footage is available to meet off-street parking and lot coverage requirements.

Medium density areas are properly located near shopping, recreational, cultural and other community facilities. The percentage of multi-family residential is very small (0.3) in the City.

- The 14 acre area of land that the Developer wants to annex and develop is such a small portion of land in relation to what is available to the City that it will not impact the overall plan that Middleton has for future housing development.

The arrangement of land uses influences the character and livability of a community. It is these patterns of development that bind the community together and provide a sense of place to residents.

- The developer can still develop the 14 acres in compliance with Canyon County ordinances, which requires lot sizes of 1 acre. He is not precluded from developing the land.
- The area west of this development, which is currently being planned, is more suited to extensive development as there are no existing neighborhoods or homes there, and is bordered by larger, accessible main roads.
- Why are the lots in the River Ranch subdivision more in alignment with the existing homes rather than the River Pointe development?
- The City has ample room for future expansion of housing. What the builder is proposing by extending a little sliver of homes close together into a low density residential, agricultural area will not enable a smooth transition between the two areas.
- It does nothing to add to the character of this area, but rather deters from the character and is out of place with the surroundings.

Strategy 4: Research and adopt *land management practices used in other communities* that promote a good quality of life and maintain small town character.

- A desirable town to live in within the Treasure Valley is Eagle. Why do so many people want to live there and pay a high price to do so? Eagle has a small town character, good schools, downtown events and restaurants. Middleton has the opportunity to pattern its growth in the same way that Eagle has instead of the type of growth that Star, Meridian, Nampa and Caldwell is experiencing.
- Annexing the 14 acres and building this development as the developer envisions it, will not comply with what Middleton has outlined under this Strategy.
- By putting a large amount of homes squished into a development, people will be very close to each other. Small front and back yards, no privacy between lots, rising tensions over parking, and noise will only make people retreat to inside their homes to obtain privacy. This will not promote a good quality of life, bring the community together or enhance the small town character that Middleton is trying to maintain and encourage.

People are always commenting that its people moving from other states are causing the current trend of massive developments, homes built too close together and traffic congestion. But if we allow the developers to build in the rural areas with reckless abandon, then we will lose what everyone values about living in this State. Places like California is an area where people are leaving due to uncontrolled building, over-crowding and traffic. What the developer is planning is exactly like what can be found there.

I urge the City to rethink this development as it stands.
Thank you for your attention to this matter.

Regina Henley

Regina Henley
10055 Riverbend Place
Middleton, ID 83644

June 2, 2021

Planning & Zoning Commission
City of Middleton, ID

Comments on Proposed River Point Subdivision
Covering 75 acres within City of Middleton and
14 acres located in Canyon County

We are Sterling and Lori Smith, residing at 10079 Riverbend Place, Middleton, ID. Our property is located east of and adjacent to the proposed 75 acre River Point Subdivision. We moved to this section of Middleton due to the rural nature of the community, the larger size lots, the surrounding farms, less traffic, less people, and the friendly atmosphere of the community.

We are writing this Comment Letter to highlight some of the issues/concerns we have with the development of the Proposed 75 acres and the Proposed Annexation and development of the 14 acres.

- This is the 4th version of the plat plan for these developments with the latest change showing River Road as a Collector Road from Middleton Road, cutting through the 75 acres and the 14 acres, dead-ending into Duff Lane. The proposed Collector Road is to continue with a right turn onto Duff Lane for less than one (1) mile, dead-ending onto Landruff Lane. The Collector Road then turns left onto Landruff Lane for less than one (1) mile, dead-ending into Lansing Lane. A right turn will take you to the Boise River Fishing Access Point and a left turn will take you to Highway 44.
 1. The latest Revised Traffic Study (originally issued September 15, 2020 and revised April 14, 2021) does not take into account the changes made after April 14, 2021 to designate River Road as a Collector Road. As the Collector Road is wider and presumed to handle more traffic, shouldn't the Traffic Study be revisited?
 2. Has Canyon County Highway District 4 provided information on the impact of the additional traffic from the Collector Road into Duff Lane?
 3. Has Idaho Fish & Game provided information on the impact of the additional traffic dead-ending into Duff Lane at Duff Pond? The parking situation for Duff Pond during the summer months usually has cars parked on both sides of Duff Lane when the parking spaces at the Pond are full.

- The Proposed Plat Board that was presented by Breckon Land Design at the Neighborhood Meeting on April 26, 2021 is NOT the same Plat Plan included in the May 5, 2021 Revised Application.
- The Comprehensive Plan for the City of Middleton (2019 Comprehensive Plan as published on the City's Website) call for transition between developments of different uses and acreages. The plans for the 75 and 14 acres do not appear to follow these guidelines with regards to the density proposed. I am attaching an Excel Chart detailing the breakdown of the Lot Sizes (acreage) and the number of Residential Homes for the Existing Area, the proposed 75 acres, and the proposed 14 acres.

We believe that the transition from the existing 10 acre, 5 (five) acre and 1 (one) acre residential lots that surround the proposed 75 and 14 acre developments should be at least one (1) acre lot size to keep the integrity of the existing properties. This will ensure to keep the rural setting of the homes in this section of Middleton and Canyon County.

Thank you for your attention to this matter.

Sterling and Lori Smith
10079 Riverbend Place
Middleton, ID 83644

Enclosures

River Point Subdivision per 5/5/21 Application

LOT SIZE	Area: Existing homes and acreage off Duff Lane and residential along Hwy 44 from east of proposed 75 acres	Area: 75 acres excluding commercial lots and common lots	Area: 14 acres excluding common lots
	HOUSES	HOUSES & TOWNHOMES	HOUSES
less than .4 acre	0	247	22
.4 to .9 acre	17	1	4
1 acre	21		
1.1 to 4.9 acres	11		
5 acres	17		
6 to 10 acres	3		
23 acres	1		
56 acres	1		
Total Houses	71	248	26
Total Acreage	250	75	14

Greg Starkjohann

10049 Riverbend Place
Middleton, ID 83644
(208)697-7449
P_Starkjohann@msn.com

June 2, 2021

To: The City of Middleton

I live at 10049 Riverbend Place Middleton, Idaho Canyon County. I built my dream house. My home was completed in August of 2019. Since that date a 14 acre parcel adjacent to my subdivision was purchased and is now attempting to be annexed and developed with a joining 75 acres by Brian Burnett. I have reviewed the preliminary plat plan. I have also read the Cities annexation plan goals, which states small city rural atmosphere. How does one 115 townhomes, 67 garden/patio single family lots, 92 single family lots and 34 common lots qualify as a rural atmosphere? I love Middleton and everyone I have talked to loves it also, because it has a small town look and feel. This plat plan is 100% in opposition of the city's own annexation plan. Brain Burnetts plat plan should be given to Meridian or downtown Boise. Not this little slice of heaven Middleton. This plan is a an front to everyone in this community. Why would anyone who lives and cares about the quality of life in Middleton even give this plan a second look? Why would anyone want to destroy rural Middleton? Why not a plan for a rural community, 1 to 2 acre lots, ponds, lakes and open spaces? Less people, less traffic, in other words just use common sense determining the future of Middleton.

Sincerely,

Greg Starkjohann



CITY OF MIDDLETON

P O Box 487
1103 W MAIN ST, MIDDLETON, ID 83644
208-585-3133, FAX: 208-585-9601
WWW.MIDDLETON.ID.GOV



Planning & Zoning Department
Master Land Use Application

Fee Paid: \$ Paid w/initial application
Application Accepted by: Robeta Stewart
Date Application Accepted: 5/5/2021

OWNER/APPLICANT:

Brian Burnett- Drake Investments & Deep River Investments 208-994-1607 invest1977@yahoo.com
Name Phone Email
1125 W. Two Rivers Lane Eagle ID 83616
Mailing Address City State Zip Code

REPRESENTATIVE:

Breckon Land Design, Inc. -Jon Breckon & Mary Wall 208-376-5153 mwall@breckonid.com
Name Phone Email
6661 N Glenwood Street Garden City Idaho 83714
Mailing Address City State Zip Code

PUBLIC HEARINGS*

- Annexation and Zoning
Rezone
Vacate Right-of-Way
Comprehensive Plan Map or Text Amendment

PUBLIC HEARINGS*

- Development Agreement
Ordinance Amendment
Special Use Permit
Variance

MISC. APPLICATIONS

- Design Review***
Preliminary Plat**
Final Plat**
Construction Plans***

MISC. APPLICATIONS

- Lot Line Adjustment***
Floodplain***
Time Extension***
Approach Permit***

* Public Hearings: a neighborhood meeting is required before filing an application...
** Public Meetings: Individuals have a right to observe, but not comment...
*** Administratively: reviewed and approved by the City Engineer and Zoning Official.

Subdivision or Project Name: River Pointe Subdivision Phase

Site Address: Duff Lane (14-acres) and 10481 Highway 44 (75-acres) Total Acres: 14 + 75 = 89 acres total

Tax Parcel No(s): R33935010A0 (14-acres) and R3392000000 & R3392001000 (75-acres)

Existing Zoning: AG - Canyon County -14 acres MU for the 75-acres Proposed Zoning: R-3 for 14-acres, remain MU for 75-acres

Floodplain Zone: AE Hillside (grades exceeding 10%): N/A

Printed Name Robert Brian Burnett Date 3/11/2021

Signature



Breckon Land Design Inc.
 6661 North Glenwood Street
 Garden City, Idaho 83714
 p: 208-376-5153
 f: 208-376-6528
www.breckonlanddesign.com

Landscape Architecture • Waterscape Design • Graphic Communication • Civil Engineering • Irrigation Design • Land Planning

February 22, 2021

RE: Neighborhood meeting for the proposed River Pointe Subdivision and Development at 10481 Highway 44 Middleton, ID

Dear Neighbor,

Due to a delay in the development application, the City of Middleton has requested an additional neighborhood meeting between the applicant and neighbors adjacent to the proposed project. This is your notice to meet and review the proposed residential housing and commercial project. This is not a public hearing and public officials will not be present. If you have questions, please feel free to Mary Wall at 208-376-5153 extension 104, or by email at mwall@breckonld.com.

Purpose:

To conduct a neighborhood meeting to answer questions regarding the proposed residential housing and commercial development.

When:

Monday, March 8, 2021 - 6:00 PM – 7:00 PM

Where:

10481 Highway 44, Middleton, Idaho (approx. 0.5 miles west of Duff Lane on south side of Hwy 44)

Thank you,

Jon Breckon, ASLA, CLARB
BRECKON landdesign
 Landscape Architect

CC: FILE, City of Middleton





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February 22, 2021 (REVISED LOCATION NOTIFICATION SENT ON 2/23/2021)

RE: Neighborhood meeting for the proposed River Pointe Subdivision and Development at 10481 Highway 44 Middleton, ID

Dear Neighbor,

Due to a delay in the development application, the City of Middleton has requested an additional neighborhood meeting between the applicant and neighbors adjacent to the proposed project. This is your notice to meet and review the proposed residential housing and commercial project. This is not a public hearing and public officials will not be present. If you have questions, please feel free to Mary Wall at 208-376-5153 extension 104, or by email at mwall@breckonld.com.

Purpose:

To conduct a neighborhood meeting to answer questions regarding the proposed residential housing and commercial development.

When:

Monday, March 8, 2021 - 6:00 PM – 7:00 PM **If you wish to sit during the meeting please bring a chair.**

Where: REVISED LOCATION: 10055 RIVERBEND ROAD, MIDDLETON

Thank you,

Jon Breckon, ASLA, CLARB
BRECKON landdesign
 Landscape Architect

CC: FILE, City of Middleton





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RIVERBEND NEIGHBORHOOD MTG SIGN IN SHEET

March 8, 2021

Name:	Address:	Phone Number:	Email:
Debbie Hundtke	10043 Riverbend Middleton	208 488-0615	debbiehundtke@gmail.com
Michelle Kelley	10073 Riverbend Pl.	408-761-8323 Opposed	OPPOSED. MKB@THEGRID.NET
David Robin Allen	9374 Buetterson Dr		Robin_all@msu.com
Mini Victory	9970 Blue Heron Dr		Mini.Victory14@gmail.com
Rick Francis	10028 Riverbend Pl		rick.francis904@gmail.com
ARMANDO FERNANDES	10076 Riverbend Pl.	Opposed	
Marina Summers	10076 Riverbend Pl.	Opposed	
Greg Starkjohann	10049 RIVERBEND DR	OPPOSED	
Kathleen Kelley	10073 RIVERBEND PL	OPPOSED	
G. Henley	10055 Riverbend Pl.	OPPOSED 408-429-9164	gmasowt@gmail
A. SHADOAN	22568 DUFF LN	OPPOSED 425-210-7300	
GORDON SHADOAN	" "	541-336-8178	Opposed
John Vachon	9394 Blue Heron Dr		
Michaela Coddin	10031 Riverbend Pl.	207 321-1560	Opposed
Lori Smith	10079 Riverbend Pl	707 372-8743	
STERLING SMITH	10079 RIVERBEND PL.	707-372-8742	ssmith613@comcast.net
D. Shadon	22568 Duff Ln	OPPOSED 206-910-5708	Opposed
Guilla Shadon	22568 Duff Ln	Opposed	
Pete Coddin	10031 Riverbend	707 494-9223	OPPOSED
Pam Starkjohann	10049 Riverbend	661-718-6445	OPPOSED
Susan Conger	10046 Riverbend Pl	208-921-2951	Opposed !!!
DEREK BUSBY	2241 DUFF LANE	208-921-5875	OPPOSED
Rachelle Stewart	10061 Riverbend Pl	208 996 4394	Opposed



Meeting Minutes – River Pointe Neighborhood Mtg

Meeting Date: March 8, 2021

Project & Project #: River Pointe Subdivision – BLD Project #20026

Location & Time: Meeting held at 10055 Riverbend Road, Middleton

Distribution List: for distribution to the City of Middleton, Idaho with project application

Present at Meeting: See attached attendance list

Submitted by: Mary Wall, Breckon Land Design

NOTES:

This meeting is the second neighborhood meeting and was held at the request of the City of Middleton because there had been several delays in scheduling the Planning & Zoning hearing and the scope of the application has changed during this time.

A 30" X 40" display board of the updated development layout was placed at the meeting site for the attendees. Neighbors were given about 15 minutes to review the layout prior to the start of the meeting. A copy of the presentation board is attached to these minutes for reference.

It should be noted that the owner/developer showed up to participate in the neighborhood meeting but was asked to leave by the homeowner that provided space for the meeting.

At 6:15 pm the meeting started with Jon Breckon, Breckon Land Design, providing a brief introduction to the proposed project as well as 1) the changes made to the plan since the last Neighborhood meeting, 2) the purpose of the Neighborhood Meeting, and 3) the next steps in the regulatory review process. Attendees were told that this meeting was an opportunity to provide feedback of any kind on the proposed project. The comments would be documented and provided to the City of Middleton with the application package. Attendees were also told that they would be notified by the City of any public hearings associated with the project.

At the conclusion of the above remarks the meeting was opened to receive comments from the attendees. The following is a summary of comments heard during the meeting. In general, the attendees appeared to agree on the concerns outlined below.

- There were questions on how we could submit the development for review, including the 14-acre parcel, when the 14-acres has not been annexed into the City. We are requesting the annexation as part of the development submittal package.

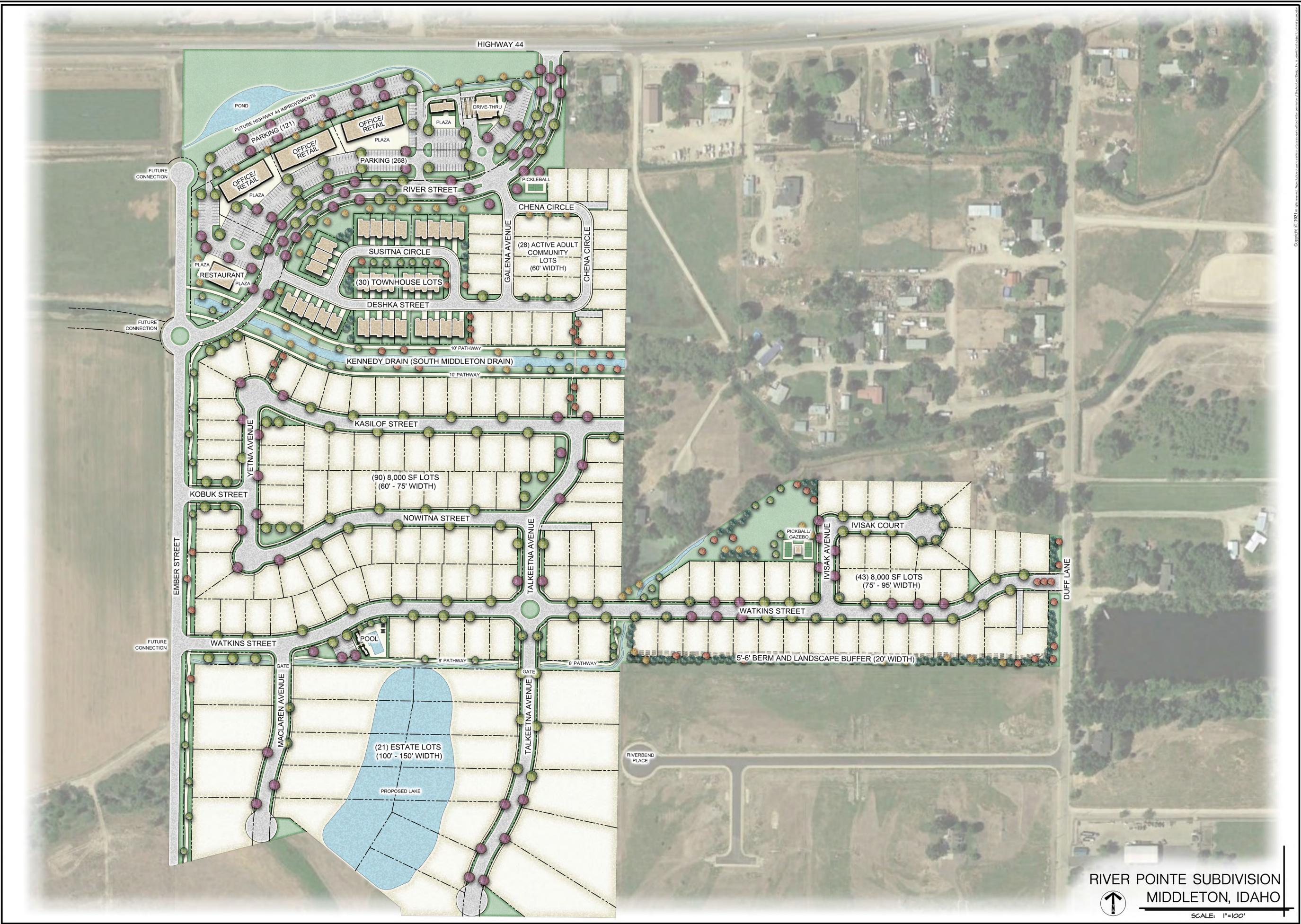
- Questions came up on the road and sewer utilities and the connection of Watkins Street and River Street with Middleton Road was presented. This caused concerns that the traffic impacts to Duff Lane would reach beyond just the new housing and would include traffic from Middleton Road. There is concern about increased traffic levels on Duff Lane, particularly at the Hwy 44 intersection.
- It was noted by neighbors that there is already a traffic issue at Duff Pond because there is insufficient parking. It was asked if the traffic impact study would address this.
- Information was requested on what the “old” traffic impact study recommended – would there be a stop light at Duff Lane and Hwy 44? What improvements would be required at the development entry on Hwy 44? What would be the traffic impacts to Duff Lane? And recommended improvements? Because immediate answers were not available the attendees were told they could email their information request to Breckon Land Design and information would be provided.
- The layout of the development and the perceived difficulty in getting from the residences south of the Middleton Drain to the Highway 44 intersection would result in all the residences south of the drain to use Duff Lane as their preferred travel route. With the previous road layout, they were only worried about the 42 homes on the 14-acre parcel but now they are worried that there will be over 130 homes impacting Duff Lane. Neighbors questioned why Ember Road was not being extended to Hwy 44 and being used as the primary access to the development. They felt a straight shot up Ember to get to Hwy 44 would be better than the entry road proposed & would reduce the potential traffic onto Duff Lane.
- Neighbors wanted clarification regarding the City wanting Watkins Road to extend to Duff Lane. After much discussion it was clarified that the location of Watkins Road has been on the City’s transportation plan and is a desire of the City, but the requested residential lot size/density is at the discretion of the property owner.
- There were numerous complaints that the owner had promised to develop the 14-acres with 1-acre parcels and the neighbors feel the property owner has not been honest with them. They claimed that the promise of 1-acre parcels was most recently made after the neighborhood meeting last fall.
- One neighbor questioned whether ITD might consider requiring a stop light at the entrance to the development as a possible way to prefer that access over Duff Lane.
- There is concern about drainage and groundwater and the impact the 14-acre development will have on the neighboring yards and septic systems.
- Neighbors are concerned about the abrupt transition from 1-acre parcels to 8,000 square foot parcels. They would like to see a much more gradual transition from the larger, existing parcels to the small residential parcels. They feel that the lot sizes on the 14-acres “do not fit” and “the plan does not make sense”.
- Neighbors questioned the purpose of the meeting because they had provided feedback at the last meeting but nothing had changed and the total number of houses in the development had actually increased.
- Neighbors do not believe that the proposed density of the 14-acre parcel fits in with the surrounding area which is low-density residential and agricultural property.
- There were questions about whether an environmental impact study had been done on the property and whether one would be required as part of the project approval.
- There were a few complaints about the gravel mining operation on the property. Some owners felt that the hours of operation and location of gravel piles were not in compliance with the permit. These complaints were not addressed since the issue was not a part of the proposed project.

- Neighbors requested information on the types of businesses that would be in the commercial area. No specific information was provided since planning is still in the preliminary stages. Business “types” should probably be addressed in the Development Agreement if not already outlined in the City Code.
One person expressed concern that if a bar is allowed to open in that area it may result in inebriated people driving through the back roads (Watkins Street, Duff Lane) to avoid Hwy 44.

SUMMARY

The primary concerns presented at the meeting are as follows:

1. Proposed high-density development of the 14-acre parcel does not fit with the neighborhood and neighbors would like to see a reduction in density, preferably to 1 acre lots.
2. Big concerns about the developments impact to traffic on Duff Lane and the Hwy 44/Duff lane intersection.
3. Concerns about drainage issues on adjacent properties resulting from this development.



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RIVER POINTE SUBDIVISION
 MIDDLETON, IDAHO
 SCALE: 1"=100'



May 5, 2021

Ms. Roberta Stewart
City of Middleton
1103 West Main Street
Middleton, Idaho 83644
P: 208-585-3133

**RE: Entitlement Application for the River Pointe Subdivision –
Preliminary Plat of Parcels #R339200000, R3392001000, and R33935010A0
Comprehensive Plan Map Amendment, Annexation and Rezone of R33935010A0
22473 Duff Lane and 10481 Hwy 44, Middleton, Idaho**

Dear Ms. Stewart:

We are pleased to submit the above referenced applications for the proposed River Pointe Subdivision (hereinafter the "Project" or "Development") on behalf of our client, Drake Investments, LLC and Deep River Investments, LLC. Enclosed you will find the required application(s) and documents for the preliminary plat application for the subdivision of the above referenced parcels. Two parcels are within the Middleton city limits and are zoned Mixed Use (MU), the third parcel is 14-acres and currently in Canyon County. We are requesting a Comprehensive Plan Map Amendment, annexation and rezone of the 14-acre parcel so it can be included in the River Pointe Development. The preliminary plat includes six commercial lots with 115 townhome lots and 67 garden home lots located on both sides of the South Middleton Drain, and all located north of the proposed connector, River Street. An additional 92 residential lots are located south of the connector road and on the 14-acre Duff Lane parcel. The project will be accessed via new collector roads off Highway 44, Duff Lane and Middleton Road. River Street will extend west through the proposed River Ranch Development where it will connect with Middleton Road.

Comprehensive Plan Map Amendment (CMPA)

The 14-acre parcel (R33935010A0) is currently designated as Agricultural and Vacant Transit on the Middleton 2018 Land Use Map and is designated "Transit Station and Transit Oriented Development" on the Middleton Future Land Use Map dated 07/12/2019. Transit Oriented Development is defined as "a type of urban development that maximizes the amount of residential, business and leisure space within walking distance of public transport". We are proposing to change the future land use designation to Residential and develop the property as an R-3 single-family residential neighborhood. This designation is more suitable for the property than the current "transit" designation which could potentially lead to high density residential development. Approval of the CMPA will allow for the annexation and rezone to the R-3 zoning designation so this property can be developed as part of the River Pointe development.

Annexation and Rezone

The 14-acre parcel that is the subject of the Annexation and Rezone is currently zoned Agricultural (AG) in Canyon County. The property is within the City of Middleton Impact Area and is designated as agricultural, residential, and as "vacant transit" on the City of Middleton 2018 Land Use Map. Middleton Planning Department staff has indicated that changes to regional transit plans have rendered the plan for a Future Transit Stop on this property obsolete and, therefore, changing the property zoning to residential is appropriate. Annexation of the property will allow for east-west transit route included in the City of Middleton Transportation Map to be constructed as part of the development plans for this property.

The applicant is proposing an annexation into the City of Middleton and a rezone of the property to the R-3 (Residential) designation and then develop the property as part of the River Pointe Development. The property to the north and east is in Canyon County and zoned Agricultural (AG). Property to the south is in Canyon County and zoned R-1 (1-acre min.). The property to the west is zoned Mixed Use, is within the City of Middleton, and is part of the proposed River Pointe Development.

Preliminary Plat

The applicant proposes to subdivide 89-acres (75-acre plus 14-acres) into six commercial lots, 115 townhome lots, 67 garden home lots, and 92 residential lots (8,000 – 21,000 SF). All of the garden home lots plus the townhome lots north of the Middleton Drain will be Active Adult targeted communities. There are 37 common lots with a total area of 16.92 acres. Note that the 14-acre parcel is being developed with residential lots meeting the R-3 zoning requirements in accordance with the proposed zoning. The common lots will be used for landscaping, open space, recreational amenities, drainage facilities, a community room with a pool, and pathways throughout the development. The proposed pathways will run on both sides of the South Middleton Drain and a 10-foot-wide pathway will also connect Highway 44 to the Boise River Greenbelt area. When the greenbelt trails are developed in this area these pathways will connect to it. The proposed subdivision is in alignment with the Land Use Map for the City of Middleton.

The Development Agreement associated with this property is being amended and will include the following:

- All Garden Home residential housing and all townhomes north of the Middleton Drain will be targeted towards Active Adult Living, also known as a 55+ community.
- Reduced road widths with no on-street parking will be used throughout the townhome and garden home communities. Adequate off-street parking will be required as part of the design of each residential unit.
- The Garden Home lots will be a minimum of 6,000 square feet with a minimum 60-foot lot width and reduced setbacks as set forth in the Development Agreement.
- The townhomes north of the drain shall be limited to one-story.

The project will be developed in eight phases and will be provided with utilities as follows:

- **Sewer** service will be provided by Middleton Sewer District through an extension of the existing system located in Highway 44 for the areas north of the Middleton Drain. The areas south of the Drain will be served by a sewer extending from Middleton Road and running through the River Ranch Development to the River Pointe Development. Preliminary design review indicates that the entire project can be served through gravity feed lines, however, a more detailed review is required for confirmation.
- **Water** service will be provided by Middleton Water through an extension of the existing system located in Highway 44 as well as interconnecting with the River Ranch water infrastructure to the west. Water will be for domestic use and for fire protection.
Streets throughout the development will be built to the City of Middleton standards and/or the sites geotechnical reports recommendations. All roads and right-of-way will be dedicated to the public. Streets will include curb, gutter and attached or detached sidewalks. An east-west collector has been coordinated with the River Ranch Development and will run through the property connecting Duff Lane to Middleton Road. A second collector, Yetna Street, will connect the east-west collector with Highway 44.
- **A pressurized irrigation system** using existing surface and groundwater rights will serve all lots and open space throughout the project. The homeowner's association will own and operate the irrigation system.

A traffic impact study (TIS) has been prepared and submitted but will require an update to reflect the new development layout. The update will be provided as soon as it is received.

The project is in a regulated flood plain and all development will meet the design requirements for developing within a flood plain. There are no known adverse health, safety, or environmental issues.

The public is not expected to financially support the services required for the development. The property taxes post-development will provide greater tax revenue to the City than continuing the agricultural use.

In summary, the proposed preliminary plat for this property will support the orderly development of the City in accordance with the City code and in manner consistent with the City's development plan. We believe this project will be an asset to the City of Middleton. If you have any further questions or comments, please contact me at 208-376-5153 or via email at mwall@breckonld.com.

Sincerely,
Breckon Land Design, Inc.



Mary B. Wall, PE
Senior Civil Engineer

Enclosures – Master Application, Checklists & supporting documentation
Cc: File; Drake Investments, LLC



Breckon Land Design Inc.
 6661 North Glenwood Street
 Garden City, Idaho 83714
 p: 208-376-5153
 f: 208-376-6528
www.breckonlanddesign.com

Landscape Architecture • Waterscape Design • Graphic Communication • Civil Engineering • Irrigation Design • Land Planning

April 12, 2021

RE: Neighborhood meeting for the proposed Riverbend Subdivision and Development at 10481 Highway 44, Middleton, ID

Dear Neighbor,

Prior to submittal of a development application, the City of Middleton requires a neighborhood meeting between the applicant and neighbors within 300-feet of the proposed project. The initial neighborhood meeting was held on 9/02/2020 prior to the initial submittal of the development application. Due to delays in scheduling the Planning & Zoning Commission hearing a second Neighborhood meeting was held on March 8, 2021. **This meeting is the 3rd Neighborhood meeting providing an opportunity for public comment.** This is not a public hearing and public officials will not be present. If you have questions, please feel free to Mary Wall at 208-376-5153 extension 104, or by email at mwall@breckonld.com. (Note: Meeting Notices were sent to the owners of record within 300-feet of development **AT THE TIME OF NOTICE MAILING**)

Purpose:

To conduct 3rd neighborhood meeting to answer questions regarding the proposed River Pointe Development.

When:

Monday, April 26, 2021 - 6:00 PM – 7:00 PM

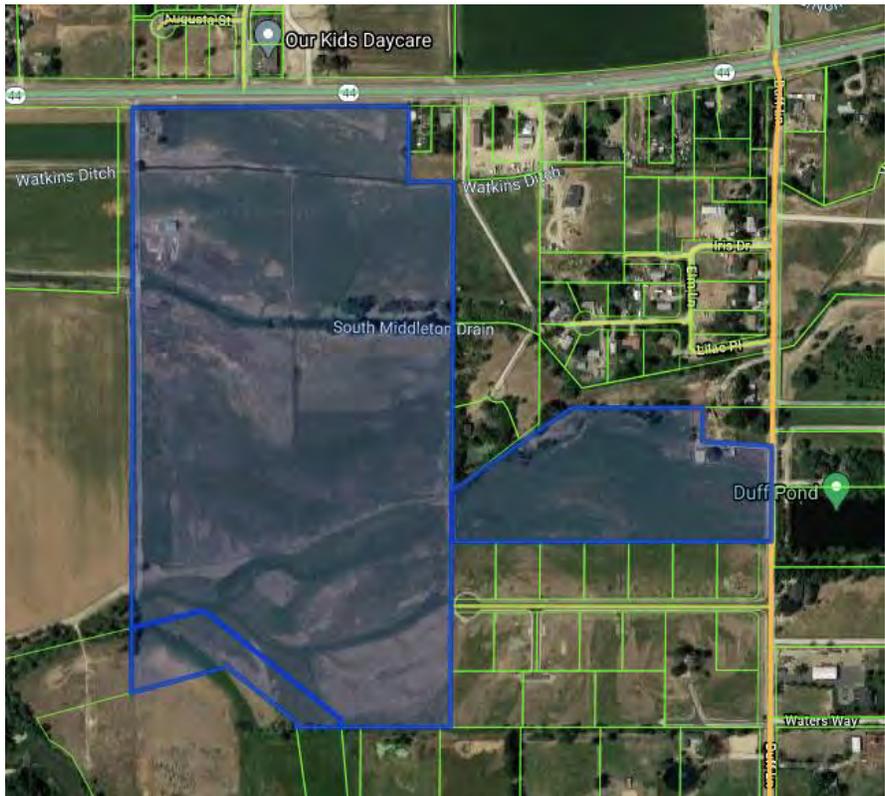
Where: MEETING WILL BE ON-SITE @ gravel truck access road

10481 Highway 44, Middleton, Idaho (approx. 0.5 miles west of Duff Lane on south side of Hwy 44)

Thank you,

Jon Breckon, ASLA, CLARB
BRECKON landdesign
 Landscape Architect

CC: FILE, City of Middleton





Meeting Minutes – River Pointe Neighborhood Mtg

Meeting Date: April 26, 2021

Project & Project #: River Pointe Subdivision – BLD Project #20026

Location & Time: Meeting held onsite at gravel truck entrance road, Middleton

Distribution List: for distribution to the City of Middleton, Idaho with project application

Present at Meeting: See attached attendance list

Submitted by: Mary Wall, Breckon Land Design

NOTES:

This meeting is the third neighborhood meeting and was held at the request of the City of Middleton because there had assertions that neighbors had not been properly noticed for prior neighborhood meetings. The meeting notices for this meeting were sent certified. It should be noted that when mailing notice lists were compared it was determined that all neighbors who were OWNERS AT THE TIME OF NOTICE BEING SENT were notified for each meeting in accordance with Middleton City Code.

Two 30" X 40" display boards of the updated development layout were available at the meeting site for the attendees. One board was marked up with the location of the transit route, proposed collector, proposed transit station and area designated for Transit Oriented Development as shown on the Middleton Future Land Use Map and the Transportation, Schools and Recreation Map. A copy of the presentation board is attached to these minutes for reference.

At 6:05 pm the meeting started with Jon Breckon, Breckon Land Design, providing a brief introduction to the changes to the proposed project as well as the reasons for the changes. The attendees were informed of road requirement changes made by the City of Middleton resulting in a modified layout. Information was also provided on the current Future Land Use Plan Map designation for the 14-acre property relative to what is being proposed in our project.

Attendees were told that this meeting was an opportunity to provide feedback of any kind on the proposed project. Attendees were also told that they would be notified by the City of any public hearings associated with the project.

At the conclusion of the above remarks the meeting was opened to receive comments from the attendees. The following is a summary of comments heard during the meeting. In general, the attendees did not like the changes to the layout and most comments were similar to those heard at the prior neighborhood meetings. Some specific comments follow:

- "Every time you come back for another meeting the proposed plan just gets worse."

- The last layout at least proposed a landscape berm on the south boundary of the 14-acre piece. What happened to the berm?
- Attendees understand that the City of Middleton can require the collector road through the property but that the property owner determines how he develops the balance of the property. The attendees are still upset that the R-3 lots (8,000 sf) are still being proposed on the 14-acres.
- Neighbors were still concerned about Duff Lane traffic and safety and parking at Duff Pond. It was explained that we were only required to provide the collector road through our clients property and that the City Transportation Plan is to extend the road to the east in the future.

Most people did not stay long at the meeting and prior neighborhood meeting notes should be reviewed to understand the primary concerns of the neighbors. A couple neighbors did stay for the hour and asked a variety of questions about the project but did not provide specific suggestions or complaints about the project.

PHASE 6

PHASE 2

COMMERCIAL PARKING COUNTS:
REQUIRED: 361 STALLS
PROVIDED: 366 STALLS
(245 (SOUTH) + 121 (NORTH))

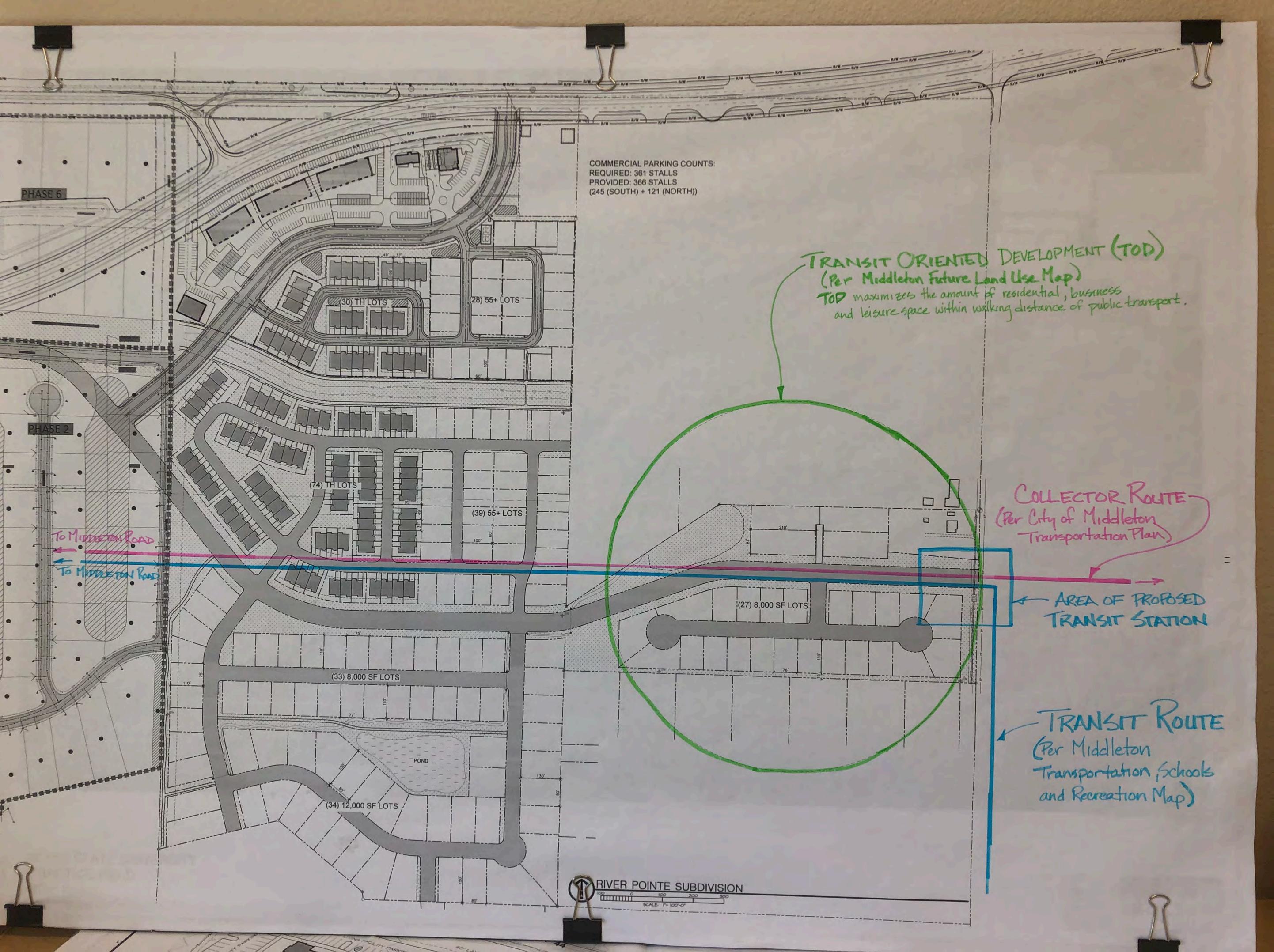
TRANSIT ORIENTED DEVELOPMENT (TOD)
(Per Middleton Future Land Use Map)
TOD maximizes the amount of residential, business
and leisure space within walking distance of public transport.

COLLECTOR ROUTE
(Per City of Middleton
Transportation Plan)

AREA OF PROPOSED
TRANSIT STATION

TRANSIT ROUTE
(Per Middleton
Transportation, Schools
and Recreation Map)

RIVER POINTE SUBDIVISION
SCALE: 1" = 100'-0"



COMMERCIAL PARKING COUNTS:
REQUIRED: 361 STALLS
PROVIDED: 366 STALLS
(245 (SOUTH) + 121 (NORTH))

PHASE 6

PHASE 2

(30) TH LOTS

(28) 55+ LOTS

(74) TH LOTS

(39) 55+ LOTS

(27) 8,000 SF LOTS

(33) 8,000 SF LOTS

(34) 12,000 SF LOTS

POND



RIVER POINT SUBDIVISION

SCALE: 1" = 100'-0"



Policy Issuing Agent For:
Old Republic National Title Insurance Company
400 Second Avenue South
Minneapolis, MN 55401

Owner's Policy

File No.: 697672

Policy No.: OX-11663382

Date of Policy: November 27, 2019 at 10:08AM

Address Reference: 22473 Duff Lane, Middleton, ID
83644

Amount of Insurance: \$449,900.00

Premium: \$1,691.00

Endorsement Premium: \$0.00

Schedule A

1. Name of Insured:

Deep River Investments, LLC, an Idaho Limited Liability Company

2. The estate or interest in the Land that is insured by this policy is:

FEE SIMPLE

3. Title is vested in:

Deep River Investments, LLC, an Idaho Limited Liability Company

4. The land referred to in the Policy is described as follows:

See Exhibit A attached hereto and made a part hereof.

Schedule B

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. Rights or claims of parties on possession not shown by the public records.
2. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey or inspection of the premises including, but not limited to, insufficient or impaired access or matter contradictory to any survey plat shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims to title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices to such proceedings, whether or not shown by the records of such agency or by the public records.

Special Exceptions:

1. General taxes for the year 2019, are paid in full.
2. Levies and assessments of the following district and the rights, powers and easements thereof as provided by law.
District: Canyon County Water
No delinquencies appear of record.
3. Liens and assessments of Drainage District No. 2, and the rights, powers and easements of said District as by law provided; said assessments are collected with the general taxes.
No delinquencies appear of record.
4. Right of Way in Warranty Deed recorded September 24, 1940 as Instrument No. 254653, records of Canyon County, Idaho.

Owner's Policy

Policy No.: OX-11663382

File No.: 697672

- 5. Terms, conditions, and provisions of Easement Agreement:
Between: Kim A. Nelson and Tanya Pabst Nelson, a married couple and John M. Robinson, an individual, and Diane S. Hurley, an individual
Dated: December 7, 2017
Recorded: February 13, 2018
Instrument No.: 2018006098

- 6. Terms, conditions, and provisions of Easement Agreement:
Between: Diane S. Hurley, an individual and John M. Robinson, an individual
Dated: December 7, 2017
Recorded: February 13, 2018
Instrument No.: 2018006099

END OF EXCEPTIONS

EXHIBIT A

A parcel of land situated in the Southeast Quarter of Section 8, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

BEGINNING at the East Quarter corner of said Section 8, marked by a brass cap, the POINT OF BEGINNING; thence along the East line of said Section 8 South 00° 00' 00" East 556.43 feet to a point marked by a 5/8-inch diameter steel pin; thence South 89° 26' 19" West 1,327.97 feet to a point marked by a 5/8-inch diameter steel pin; thence North 00° 05' 50" West 209.92 feet to a point marked by a 5/8-inch diameter steel pin; thence North 54° 35' 58" East 606.52 feet to a point on the mid-section line of said Section 8, marked by a 5/8-inch diameter steel pin; thence along said mid-section line North 89° 26' 19" East 833.92 feet to the POINT OF BEGINNING.



Job No. 2020-016
J.B.F.
1-30-20

**BOUNDARY DESCRIPTION
FOR
DEEP RIVER INVESTMENTS, LLC.**

Annexation

Part of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 8, Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho described as follows:

Commencing at a found Brass Cap marking the East Quarter corner of Section 8, Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and running thence $S01^{\circ}02'25''W$ 160.97 feet along the East line of said Section to a set $\frac{5}{8}$ " rebar with orange plastic cap labeled "PLS 12220" (said point being the Point of Beginning); thence $S01^{\circ}02'25''W$ 395.48 feet along the East line of said Section to a found $\frac{5}{8}$ " rebar marking the Northeast corner of Riverbend Ranch Subdivision; thence $N89^{\circ}31'08''W$ 1327.92 feet along the North line of Riverbend Ranch Subdivision to a found $\frac{5}{8}$ " rebar marking the Northwest corner of Riverbend Ranch Subdivision; thence $N01^{\circ}03'34''E$ 210.15 feet to a found $\frac{5}{8}$ " rebar; thence $N55^{\circ}36'50''E$ 606.49 feet to a found $\frac{5}{8}$ " rebar; thence $S89^{\circ}29'20''E$ 545.45 feet to a set $\frac{5}{8}$ " rebar with orange plastic cap labeled "PLS 12220"; thence $S01^{\circ}02'25''W$ 141.38 feet to a set $\frac{5}{8}$ " rebar with orange plastic cap labeled "PLS 12220"; thence $S85^{\circ}35'51''E$ 288.66 feet to the Point of Beginning.

Parcel contains 610,007 square feet or 14.00 acres, more or less.





CITY OF MIDDLETON

P O Box 487
 1103 W MAIN ST, MIDDLETON, ID 83644
 208-585-3133, FAX: 208-585-9601
 WWW.MIDDLETON.ID.GOV

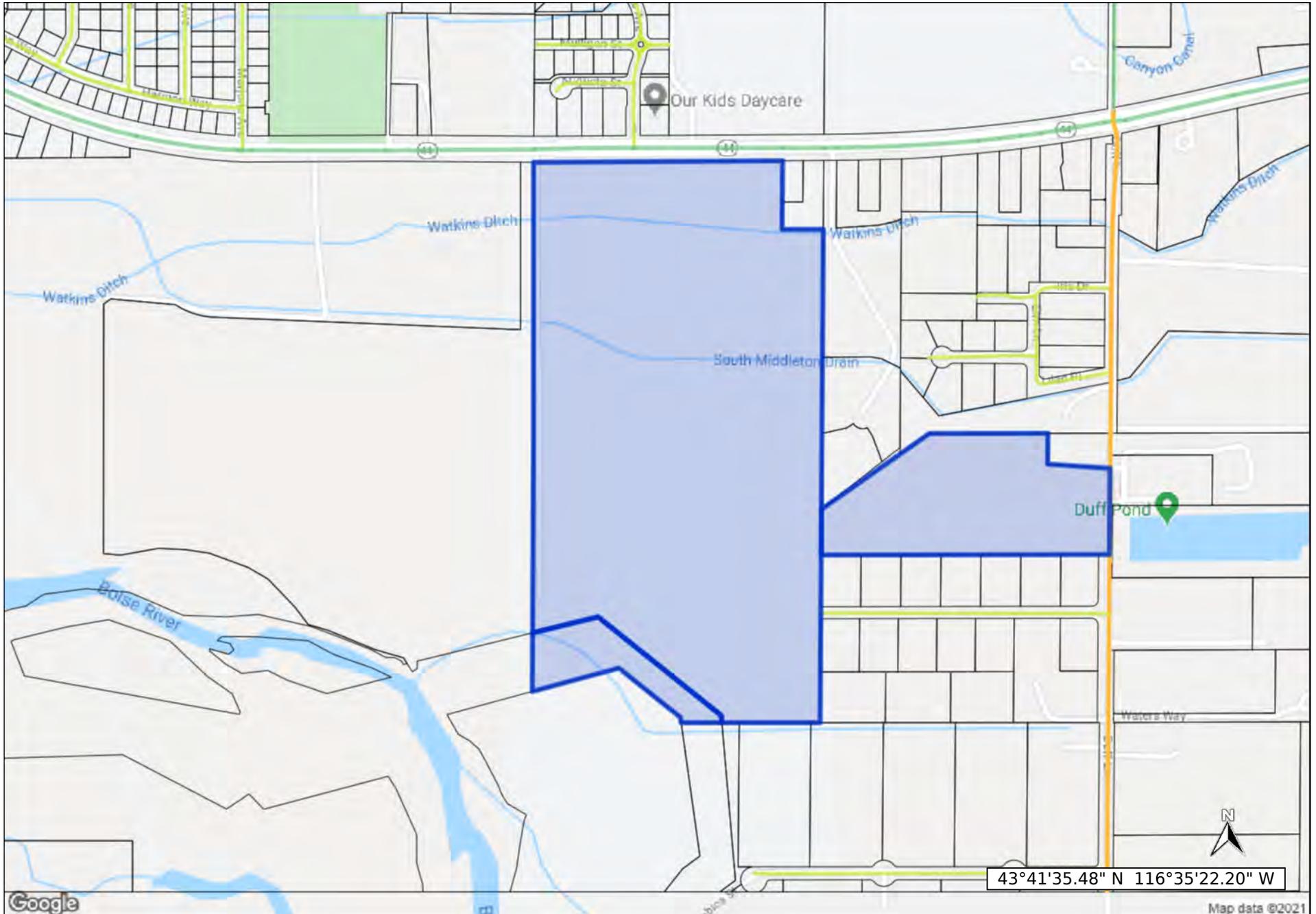
Planning & Zoning Department
Preliminary Plat Checklist

Please submit all items listed below. Applications missing the following items will be deemed incomplete, **and the application will not be processed.**

Applicant	Description	Staff
xx	Completed and signed Master Land Use Application	
Paid previously	Fee	
XX	Narrative fully describing the proposed project. Additionally: <ul style="list-style-type: none"> • Please indicate whether a variance or special use permit is being requested along with the preliminary plat. • Describe requirements imposed by any Development Agreement, Covenants or other commitments. • Describe any anticipated adverse impacts on adjoining property. • Describe how the request is consistent with the Middleton Comprehensive Plan. 	
xx	Vicinity Map	
xx	Proposed Preliminary Plat (3 full-size paper copies & 1 electronic full-size copy provided on a USB)	
xx	Drainage Calculations - preliminary	
xx	Title Report/Commitment (Schedule B)	
xx	Preliminary Plat must comply with Middleton City Code 5-4-4	
xx	Warranty Deed showing proof of ownership	
xx	If owner is not the applicant, then representative must provide a letter showing the owner's authorization for representative to submit the application.	
xx	Two sets of adhesive mailing labels containing the names and addresses of property owners within 300 feet of the perimeter boundary of the subject property. Contact Canyon County Plat Room at (208) 455-6016 for a list of landowners.	
xx	Copy of neighborhood meeting notice, sign-in sheet, and minutes summarizing discussion	
xx	Traffic Impact Study if residential subdivision with more than 25 dwelling units. Report is being updated to reflect modifications to prelim. plat.	
xx	Electronic copy of entire application on USB	

River Pointe Development

Vicinity Map





Fidelity National Title

485 East Riverside Dr., Suite 200
Eagle, ID 83616
Phone: (208)377-3190 / Fax: 866-671-3899

Drake Investments LLC
1026 W. Two Rivers Lane
Eagle, ID 83616

Date: May 31, 2019
Order No.: 34601911211-LD
Buyer(s): Drake Investments LLC
Seller(s): Middleton Land, LLC
Property: 10481 Hwy 44
Middleton, ID 83644

Please find enclosed:

Original recorded Warranty Deed
Owners Policy of Title Insurance

Thank you for allowing us to be of service.

Sincerely,

Lynn Darling
AVP/Senior Advisory Title Officer
Lynn.Darling@fnf.com



Escrow No.: 34601911211-KY

2019-018630
RECORDED
05/03/2019 08:31 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=8 LBERG \$15.00
TYPE: DEED
FIDELITY NATIONAL TITLE - BOISE
ELECTRONICALLY RECORDED

WARRANTY DEED

FOR VALUE RECEIVED

Middleton Land, LLC, an Idaho limited liability company

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

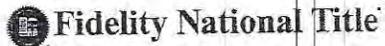
Drake Investments, LLC, an Idaho limited liability company

GRANTEE(S), whose current address is: **1026 W. Two Rivers Lane, Eagle, ID 83616**

the following described real property in Canyon County, Idaho, more particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the 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 that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.



Escrow No.: 34601911211-KY

WARRANTY DEED

FOR VALUE RECEIVED

Middleton Land, LLC, an Idaho limited liability company

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

Drake Investments, LLC, an Idaho limited liability company

GRANTEE(S), whose current address is: **1026 W. Two Rivers Lane, Eagle, ID 83616**

the following described real property in Canyon County, Idaho, more particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the 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 that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Effective this .

Middleton Land, LLC

BY: Michael T Keller
Michael T Keller
Manager

Keller Investments, Inc.
ITS: Member

BY: Michael T Keller
Michael T. Keller
President

Jeffrey M. Woolf Defined Benefit Plan and Trust
ITS: Member

BY: _____
Jeffrey M. Woolf
Trustee

Dirk and Kathleen McNamee Revocable Trust
Dated February 15, 2006
ITS: Member

BY: _____
Dirk McNamee
Trustee

BY: _____
Kathleen McNamee
Trustee

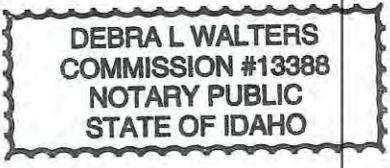
WARRANTY DEED

(continued)

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 30th day of April, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael T Keller, known or identified to me to be the person whose name is subscribed to the within instrument, as the Manager of Middleton Land, LLC, a Limited Liability Company and acknowledged to me that he executed the same as such Manager.

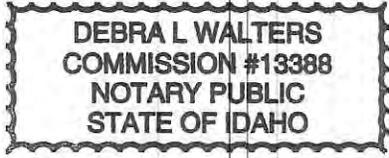
Signature: Debra L Walters
Name: Debra L. Walters
Residing at: Boise, Idaho
My Commission Expires: 10/18/24



(SEAL)

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 30th day of April, 2019, before me, a Notary Public in and for said State, personally appeared Michael T. Keller, known or identified to me to be the person(s) whose name(s) is/were subscribed to the within Instrument as the President of Keller Investments, Inc. who is the one of Members of Middleton Land, LLC, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in said Limited Liability Company's name.



Debra L Walters
Notary Public of Idaho
Residing at Boise, Idaho
Commission Expires: 10/18/24

STATE OF Idaho, COUNTY OF Ada, -ss.

On this ___ day of April, 2019, before me, a Notary Public in and for said State, personally appeared Dirk McNamee and Kathleen McNamee, known or identified to me to be the person(s) whose name(s) is/were subscribed to the within Instrument as the Trustees of the Dirk and Kathleen McNamee Revocable Trust Dated February 15, 2006. who is the one of Members of Middleton Land, LLC, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in said Limited Liability Company's name.

Notary Public of Idaho
Residing at _____
Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California

County of Los Angeles

On April 27, 2019

Date

before me,

Elizabeth V. Early

Notary Public

Here Insert Name and Title of the Officer

personally appeared

Jeffrey M. Wolf

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature Elizabeth V. Early
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Document Date:

Number of Pages: Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

- Corporate Officer - Title(s)
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:

Signer Is Representing:

Signer's Name:

- Corporate Officer - Title(s)
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:

Signer Is Representing:

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Effective this .

Middleton Land, LLC

BY: _____
Michael T Keller
Manager

Keller Investments, Inc.
ITS: Member

BY: _____
Michael T. Keller
President

Jeffrey M. Woolf Defined Benefit Plan and Trust
ITS: Member

BY: _____
Jeffrey M. Woolf
Trustee



Dirk and Kathleen McNamee Revocable Trust
Dated February 15, 2006
ITS: Member

BY: _____
Dirk McNamee
Trustee

BY: _____
Kathleen McNamee
Trustee

WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Effective this . 4-26-19

Middleton Land, LLC

BY: _____
Michael T Keller
Manager

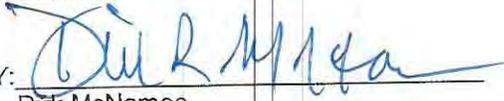
Keller Investments, Inc.
ITS: Member

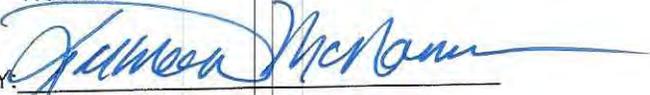
BY: _____
Michael T. Keller
President

Jeffrey M. Woolf Defined Benefit Plan and Trust
ITS: Member

BY: _____
Jeffrey M. Woolf
Trustee

Dirk and Kathleen McNamee Revocable Trust
Dated February 15, 2006
ITS: Member

BY: 
Dirk McNamee
Trustee

BY: 
Kathleen McNamee
Trustee

WARRANTY DEED

(continued)

STATE OF Idaho, COUNTY OF Ada, -ss.

On this _____ day of _____, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael T Keller, known or identified to me to be the person whose name is subscribed to the within instrument, as the Manager of Middleton Land, LLC, a Limited Liability Company and acknowledged to me that he executed the same as such Manager.

Signature: _____
Name: _____
Residing at: _____
My Commission Expires: _____

(SEAL)

STATE OF Idaho, COUNTY OF Ada, -ss.

On this ____ day of April, 2019, before me, a Notary Public in and for said State, personally appeared Michael T. Keller, known or identified to me to be the person(s) whose name(s) is/were subscribed to the within Instrument as the President of Keller Investments, Inc. who is the one of Members of Middleton Land, LLC, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in said Limited Liability Company's name.

Notary Public of Idaho
Residing at _____
Commission Expires: _____

California Orange
STATE OF ~~Idaho~~, COUNTY OF ~~Ada~~, -ss.

On this 26 day of April, 2019, before me, a Notary Public in and for said State, personally appeared Dirk McNamee and Kathleen McNamee, known or identified to me to be the person(s) whose name(s) is/were subscribed to the within Instrument as the Trustees of the Dirk and Kathleen McNamee Revocable Trust Dated February 15, 2006. who is the one of Members of Middleton Land, LLC, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in said Limited Liability Company's name.

Steven Annunziata

Notary Public of ~~Idaho~~ *California*
Residing at *Corona Del Mar, CA*
Commission Expires: *2/26/22*



ALTA OWNER'S POLICY OF TITLE INSURANCE

Policy Number:

Issued By:



Fidelity National Title
Insurance Company

34601911211

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, FIDELITY NATIONAL TITLE INSURANCE COMPANY, a Florida corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protectionif a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.

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ALTA Owner's Policy (06/17/2006)



- 7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
- 8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
- 9. Title being vested other than as stated in Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
- 10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

IN WITNESS WHEREOF, FIDELITY NATIONAL TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.

Fidelity National Title Company
485 East Riverside Dr., Suite 200
Eagle, ID 83616

Countersigned By:

[Handwritten Signature]

Authorized Officer or Agent

[Handwritten Signature]



Fidelity National Title Insurance Company

By:

[Handwritten Signature]

President

Attest:

[Handwritten Signature]

Secretary

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EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

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SCHEDULE A

Name and Address of Title Insurance Company: Lynn Darling
Fidelity National Title Company
485 East Riverside Dr., Suite 200
Eagle, ID 83616

Address Reference: 10481 Hwy 44, Middleton, ID 83644

Date of Policy	Amount of Insurance	Premium
May 3, 2019 at 08:31 AM	\$1,490,800.00	\$4,142.00

- 1. Name of Insured:
Drake Investments LLC
- 2. The estate or interest in the Land that is insured by this policy is:
Fee Simple
- 3. Title is vested in:
Drake Investments, LLC, an Idaho limited liability company
- 4. The Land referred to in this policy is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

END OF SCHEDULE A

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EXHIBIT "A"
Legal Description

A parcel of land being a portion of Government Lot 2 and a portion of the Southwest Quarter of the Northeast Quarter of Section 8, Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Beginning at the Northwest corner of Government Lot 2 of said Section 8; thence South 00°11'40" East a distance of 1180.30 feet along the West boundary of said Government Lot 2; thence leaving said West line and along the South and Westerly line of that tract of land disclaimed by the State of Idaho in Instrument No. 200341780, records of Canyon County, the following courses and distances:
North 74°28'32" East, 412.73 feet;
South 51°52'10" East, 362.79 feet;
South 08°29'56" East, 24.45 feet to a point on the Southerly line of said Government Lot 2; thence along said Southerly line North 89°32'04" East a distance of 640.44 feet; thence along the Easterly line of said Government Lot 2, North 00°05'49" West a distance of 1325.65 feet to the Northeast corner of said Government Lot 2; thence along the Easterly line of the Southwest quarter of the Northeast quarter of said Section 8 North 00°07'05" West a distance of 935.91 feet; thence South 89°22'54" West a distance of 190.00 feet; thence North 00°07'05" West a distance of 315.13 feet to a point on the Southerly right of way line of Highway Number 44; thence along the Southerly right of way line of said Highway Number 44, South 89°11'28" West a distance of 1146.78 feet to a point on the Westerly line of the Southwest quarter of the Northeast quarter of said Section 8; thence along the Westerly line of said South quarter of the Northeast quarter of said Section 8, South 00°28'41" East a distance of 1245.64 feet to the point of beginning.

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SCHEDULE B EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses that arise by reason of:

GENERAL EXCEPTIONS

1. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.
4. Any lien or right to a lien for services, labor or material not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.

SPECIAL EXCEPTIONS

8. Water rights, claims or title to water, whether or not disclosed by the Public Records.
9. Any off record facts, encumbrances, easements or possessory claims, a survey or inspection would disclose.
10. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2019.
11. Liens, levies and assessments of the CITY OF MIDDLETON.
12. Liens and assessments of DRAINAGE DISTRICT NO. 2, and the rights, powers and easements of said district as by law provided; said assessments are collected with the general taxes.
13. Liens, levies and assessments of FLOOD CONTROL DISTRICT NO. 10, and the rights, powers and easements of said district as by law provided; said assessments are collected with the general taxes.
14. Rights of the public to any portion of the Land lying within the area commonly known as
State Highway 44.

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SCHEDULE B
EXCEPTIONS FROM COVERAGE
 (continued)

15. Rights of way for ditches, tunnels, telephone and transmission lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code 1947.
16. Right of way for Watkins Drain, and the rights of access thereto for maintenance of said drain; and any adverse claim made on the assertion that the drain has moved.
17. Right of way for (unnamed) drainage ditch, and the rights of access thereto for maintenance of said ditch; and any adverse claim made on the assertion that the drainage ditch has moved.
18. Rights, if any, of the United States Government, the State of Idaho, and any other governmental entity, riparian owners, the public or private persons existing in, or with respect to, the present and past bed, bank, bottomland, and waters of the Boise River. Rights or claims of parties in possession now shown of record.

A portion of this property appears to have been acquired by accretion or avulsion in the changes of the mean high waterline of the Boise River. This Commitment/Policy/Guarantee is issued and accepted upon the assumption that title to the alluvion follows that of the abutting property and liability thereon is excepted.

Any question that may arise due to shifting or change in the course of the Boise River or due to the Boise River having shifted or changed its course.

Any prohibition or limitation on the use, occupancy, or improvements of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.

The right of use, control, or regulation by the United States of America in exercise of the power over navigation.

19. Reservations, exceptions and provisions contained in the patent from the United States of America, and in the acts authorizing the issuance thereof.

Recording Date: November 20, 1896
 Recording No: Book 3 of Patents at Page 379

20. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Idaho Power Company
 Purpose: public utilities
 Recording Date: July 17, 1928
 Recording No: 164426

21. Covenants, conditions, restrictions and easements contained in Deed to the State of Idaho
 Recorded: December 11, 1954
 Instrument No: 416655

22. Matters as disclosed by Record of Survey prepared by Skinner Land Survey Co., Inc.
 Recorded: June 20, 2002
 Instrument No: 200227836

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SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

Disclaimer of Interest by the State of Idaho for surveyed property
Recorded: February 21, 2003
Instrument No: 200310619

23. Matters as disclosed by Record of Survey No.
Recorded: June 13, 2003
Instrument No: 200336280

Disclaimer of Interest by the State of Idaho for surveyed property
Recorded: July 9, 2003
Instrument No: 200341780

24. Terms, conditions, provisions, easements and obligations set forth in that certain Ordinance No. 399 re annexation to City of Middleton

Recorded: April 20, 2006
Instrument No: 200629279

Terms and conditions contained in the Development Agreement which is contained in the re-recorded Ordinance No. 399

Recorded: June 13, 2006
Instrument No: 200646456

First Amendment to Development Agreement

Recorded: March 8, 2007
Instrument No: 2007016495

25. Unrecorded leaseholds, if any; rights of parties in possession other than the vestees herein; rights of chattel mortgagees and vendors under conditional sales contracts of personal property installed on the premises herein; and the rights of tenants to remove trade fixtures.

END OF SCHEDULE B

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CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
 - (i) The term "Insured" also includes
 - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
 - (C) successors to an Insured by its conversion to another kind of Entity;
 - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
 - (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
 - (2) if the grantee wholly owns the named Insured,
 - (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
 - (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.
 - (ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
- (e) "Insured Claimant": An Insured claiming loss or damage.
- (f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- (h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.
- (j) "Title": The estate or interest described in Schedule A.
- (k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

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(continued)

5. DEFENSE AND PROSECUTION OF ACTIONS

- (a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.
- (b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.
- (c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal from any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

- (a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.
- (b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Insurance.
- To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.
- Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.
- (b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.
- (i) to pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or
- (ii) to pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

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(continued)

- (a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of
- (i) the Amount of Insurance; or
 - (ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.
- (b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,
- (i) the Amount of Insurance shall be increased by Ten percent (10%), and
 - (ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.
- (c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

- (a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.
- (b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.
- (c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within thirty (30) days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

- (a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.
- If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.
- (b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is Two Million and No/100 Dollars (\$2,000,000) or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of Two Million and No/100 Dollars (\$2,000,000) shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

- (a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.
- (b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.
- (c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

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(continued)

- (d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

- (a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

- (b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at:

Fidelity National Title Insurance Company
P.O. Box 45023
Jacksonville, FL 32232-5023
Attn: Claims Department

END OF CONDITIONS

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ALTA Owner's Policy (06/17/2006)



**FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE
Revised May 1, 2018**

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF", "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

Types of Information Collected

We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

Browsing Information. FNF may automatically collect the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or mobile device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

How Personal Information is Collected

We may collect Personal Information about you from:

- information we receive from you on applications or other forms;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

How Browsing Information is Collected

If you visit or use an FNF Website, Browsing Information may be collected during your visit. Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to other websites. FNF is not responsible for the privacy practices or the content of any of those other websites. We advise you to read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and third parties' products and services, jointly or independently.

When Information Is Disclosed

We may make disclosures of your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Please see "**Choices With Your Information**" to learn the disclosures you can restrict.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to guard your Personal Information. We limit access to nonpublic personal information about you to employees who need to know that information to do their job. When we provide Personal Information to others as discussed in this Privacy Notice, we expect that they process such information in compliance with our Privacy Notice and in compliance with applicable privacy laws.

Choices With Your Information

If you do not want FNF to share your information with our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are meant for adults and are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

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Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except (1) as required or authorized by contract with the mortgage loan servicer or lender, or (2) as required by law or in the good-faith belief that such disclosure is necessary to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The revised Privacy Notice, showing the new revision date, will be posted on the FNF Website. Each time you provide information to us following any amendment of this Privacy Notice, your provision of information to us will signify your assent to and acceptance of the terms of the revised Privacy Notice for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

Accessing and Correcting Information; Contact Us

If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests via email to privacy@fnf.com, by phone to (888) 934-3354, or by mail to:

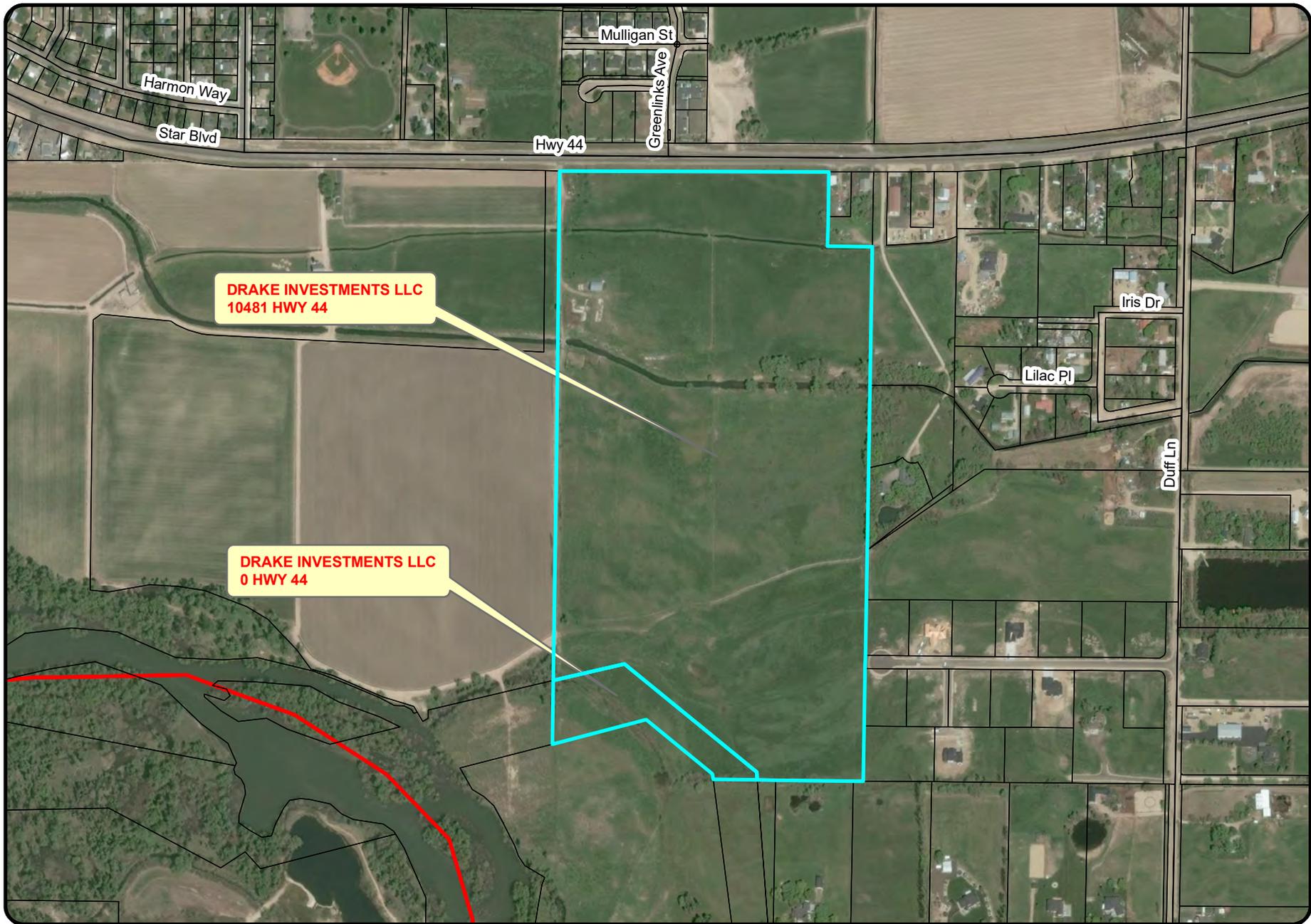
Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

Drake 75 Acres

EXHIBIT "A"
Legal Description

A parcel of land being a portion of Government Lot 2 and a portion of the Southwest Quarter of the Northeast Quarter of Section 8, Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Beginning at the Northwest corner of Government Lot 2 of said Section 8; thence South 00°11'40" East a distance of 1180.30 feet along the West boundary of said Government Lot 2; thence leaving said West line and along the South and Westerly line of that tract of land disclaimed by the State of Idaho in Instrument No. 200341780, records of Canyon County, the following courses and distances:
North 74°28'32" East, 412.73 feet;
South 51°52'10" East, 362.79 feet;
South 08°29'56" East, 24.45 feet to a point on the Southerly line of said Government Lot 2; thence along said Southerly line
North 89°32'04" East a distance of 640.44 feet; thence along the Easterly line of said Government Lot 2,
North 00°05'49" West a distance of 1325.65 feet to the Northeast corner of said Government Lot 2; thence along the Easterly line of the Southwest quarter of the Northeast quarter of said Section 8
North 00°07'05" West a distance of 935.91 feet; thence
South 89°22'54" West a distance of 190.00 feet; thence
North 00°07'05" West a distance of 315.13 feet to a point on the Southerly right of way line of Highway Number 44; thence along the Southerly right of way line of said Highway Number 44,
South 89°11'28" West a distance of 1146.78 feet to a point on the Westerly line of the Southwest quarter of the Northeast quarter of said Section 8; thence along the Westerly line of said Southwest quarter of the Northeast quarter of said Section 8,
South 00°28'41" East a distance of 1245.64 feet to the point of beginning.



This Map and data displayed is a graphic representation derived from the Canyon County Geographic Information System (GIS) data. It was designed and intended for staff use only; it is not guaranteed survey accuracy. This map is based on information available and was compiled from numerous sources which may not be accurate. Users are to field verify this information. Canyon County and Single Point Solutions, llc are not liable for errors or omissions resulting from the use of this product for any purpose.



Escrow No.: 34601911211-KY

2019-018630
RECORDED
05/03/2019 08:31 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=8 LBERG \$15.00
TYPE: DEED
FIDELITY NATIONAL TITLE - BOISE
ELECTRONICALLY RECORDED

WARRANTY DEED

FOR VALUE RECEIVED

Middleton Land, LLC, an Idaho limited liability company

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

Drake Investments, LLC, an Idaho limited liability company

GRANTEE(S), whose current address is: **1026 W. Two Rivers Lane, Eagle, ID 83616**

the following described real property in Canyon County, Idaho, more particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the 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 that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Effective this .

Middletown Land, LLC

BY: 
Michael F. Keller
Manager

Keller Investments, Inc.
ITS: Member

BY: 
Michael F. Keller
President

Jeffrey M. Woolf Defined Benefit Plan and Trust
ITS: Member

BY: _____
Jeffrey M. Woolf
Trustee

Dirk and Kathleen McNamee Revocable Trust
Dated February 15, 2006
ITS: Member

BY: _____
Dirk McNamee
Trustee

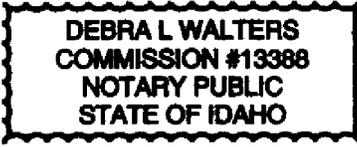
BY: _____
Kathleen McNamee
Trustee

WARRANTY DEED
(continued)

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 30th day of April, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael T Keller, known or identified to me to be the person whose name is subscribed to the within instrument, as the Manager of Middleton Land, LLC, a Limited Liability Company and acknowledged to me that he executed the same as such Manager.

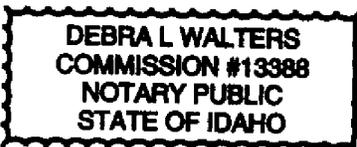
Signature: *Debra L Walters*
Name: Debra L. Walters
Residing at: Boise, Idaho
My Commission Expires: 10/18/24



(SEAL)

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 30th day of April, 2019, before me, a Notary Public in and for said State, personally appeared Michael T. Keller, known or identified to me to be the person(s) whose name(s) is/were subscribed to the within Instrument as the President of Keller Investments, Inc. who is the one of Members of Middleton Land, LLC, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in said Limited Liability Company's name.



Debra L Walters
Notary Public of Idaho
Residing at Boise, Idaho
Commission Expires: 10/18/24

STATE OF Idaho, COUNTY OF Ada, -ss.

On this ___ day of April, 2019, before me, a Notary Public in and for said State, personally appeared Dirk McNamee and Kathleen McNamee, known or identified to me to be the person(s) whose name(s) is/were subscribed to the within Instrument as the Trustees of the Dirk and Kathleen McNamee Revocable Trust Dated February 15, 2006. who is the one of Members of Middleton Land, LLC, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in said Limited Liability Company's name.

Notary Public of Idaho
Residing at _____
Commission Expires: _____

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Effective this .

Middletton Land, LLC

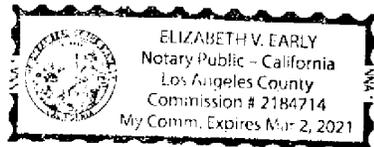
BY: _____
Michael T Keller
Manager

Keller Investments, Inc.
ITS: Member

BY: _____
Michael T. Keller
President

Jeffrey M. Woolf Defined Benefit Plan and Trust
ITS: Member

BY: _____
Jeffrey M. Woolf
Trustee



Dirk and Kathleen McNamee Revocable Trust
Dated February 15, 2006
ITS: Member

BY: _____
Dirk McNamee
Trustee

BY: _____
Kathleen McNamee
Trustee

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

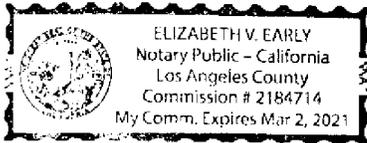
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)
On April 27, 2019 before me, Elizabeth V. Early, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Jeffrey M. Wolf
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature Elizabeth V. Early
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Effective this . 4-26-19

Middleton Land, LLC

BY: _____
Michael T Keller
Manager

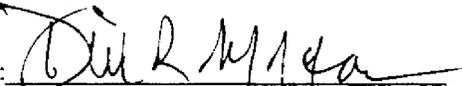
Keller Investments, Inc.
ITS: Member

BY: _____
Michael T. Keller
President

Jeffrey M. Woolf Defined Benefit Plan and Trust
ITS: Member

BY: _____
Jeffrey M. Woolf
Trustee

Dirk and Kathleen McNamee Revocable Trust
Dated February 15, 2006
ITS: Member

BY: 
Dirk McNamee
Trustee

BY: 
Kathleen McNamee
Trustee

WARRANTY DEED
(continued)

STATE OF Idaho, COUNTY OF Ada, -ss.

On this ____ day of _____, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael T Keller, known or identified to me to be the person whose name is subscribed to the within instrument, as the Manager of Middleton Land, LLC, a Limited Liability Company and acknowledged to me that he executed the same as such Manager.

Signature: _____
Name: _____
Residing at: _____
My Commission Expires: _____

(SEAL)

STATE OF Idaho, COUNTY OF Ada, -ss.

On this ____ day of April, 2019, before me, a Notary Public in and for said State, personally appeared Michael T. Keller, known or identified to me to be the person(s) whose name(s) is/were subscribed to the within Instrument as the President of Keller Investments, Inc. who is the one of Members of Middleton Land, LLC, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in said Limited Liability Company's name.

Notary Public of Idaho
Residing at _____
Commission Expires: _____

California Orange
STATE OF ~~Idaho~~, COUNTY OF ~~Ada~~, -ss.

On this 26 day of April, 2019, before me, a Notary Public in and for said State, personally appeared Dirk McNamee and Kathleen McNamee, known or identified to me to be the person(s) whose name(s) is/were subscribed to the within Instrument as the Trustees of the Dirk and Kathleen McNamee Revocable Trust Dated February 15, 2006. who is the one of Members of Middleton Land, LLC, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in said Limited Liability Company's name.

Steven Annunziata

Notary Public of ~~Idaho~~ *California*
Residing at *Corona Del Mar, CA*
Commission Expires: *2/26/22*



EXHIBIT "A"
Legal Description

A parcel of land being a portion of Government Lot 2 and a portion of the Southwest Quarter of the Northeast Quarter of Section 8, Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Beginning at the Northwest corner of Government Lot 2 of said Section 8; thence South 00°11'40" East a distance of 1180.30 feet along the West boundary of said Government Lot 2; thence leaving said West line and along the South and Westerly line of that tract of land disclaimed by the State of Idaho in Instrument No. 200341780, records of Canyon County, the following courses and distances:
North 74°28'32" East, 412.73 feet;
South 51°52'10" East, 362.79 feet;
South 08°29'56" East, 24.45 feet to a point on the Southerly line of said Government Lot 2; thence along said Southerly line
North 89°32'04" East a distance of 640.44 feet; thence along the Easterly line of said Government Lot 2,
North 00°05'49" West a distance of 1325.65 feet to the Northeast corner of said Government Lot 2; thence along the Easterly line of the Southwest quarter of the Northeast quarter of said Section 8
North 00°07'05" West a distance of 935.91 feet; thence
South 89°22'54" West a distance of 190.00 feet; thence
North 00°07'05" West a distance of 315.13 feet to a point on the Southerly right of way line of Highway Number 44;
thence along the Southerly right of way line of said Highway Number 44,
South 89°11'28" West a distance of 1146.78 feet to a point on the Westerly line of the Southwest quarter of the Northeast quarter of said Section 8; thence along the Westerly line of said South quarter of the Northeast quarter of said Section 8,
South 00°28'41" East a distance of 1245.64 feet to the point of beginning.



Breckon Land Design Inc.
 6661 North Glenwood Street
 Garden City, Idaho 83714
 p: 208-376-5153
 f: 208-376-6528
www.breckonlanddesign.com

Landscape Architecture • Waterscape Design • Graphic Communication • Civil Engineering • Irrigation Design • Land Planning

August 18, 2020

RE: Neighborhood meeting for the proposed Riverbend Subdivision and Development at 10481 Highway 44 Middleton, ID

Dear Neighbor,

Prior to submittal of a development application, the City of Middleton requires a neighborhood meeting between the applicant and neighbors adjacent to the proposed project. This is your notice to meet and review the proposed residential housing and commercial project. This is not a public hearing and public officials will not be present. If you have questions, please feel free to Mary Wall at 208-376-5153 extension 104, or by email at mwall@breckonld.com.

Purpose:

To conduct a neighborhood meeting to answer questions regarding the proposed residential housing and commercial development.

When:

Wednesday, September 2, 2020 - 6:00 PM – 7:00 PM

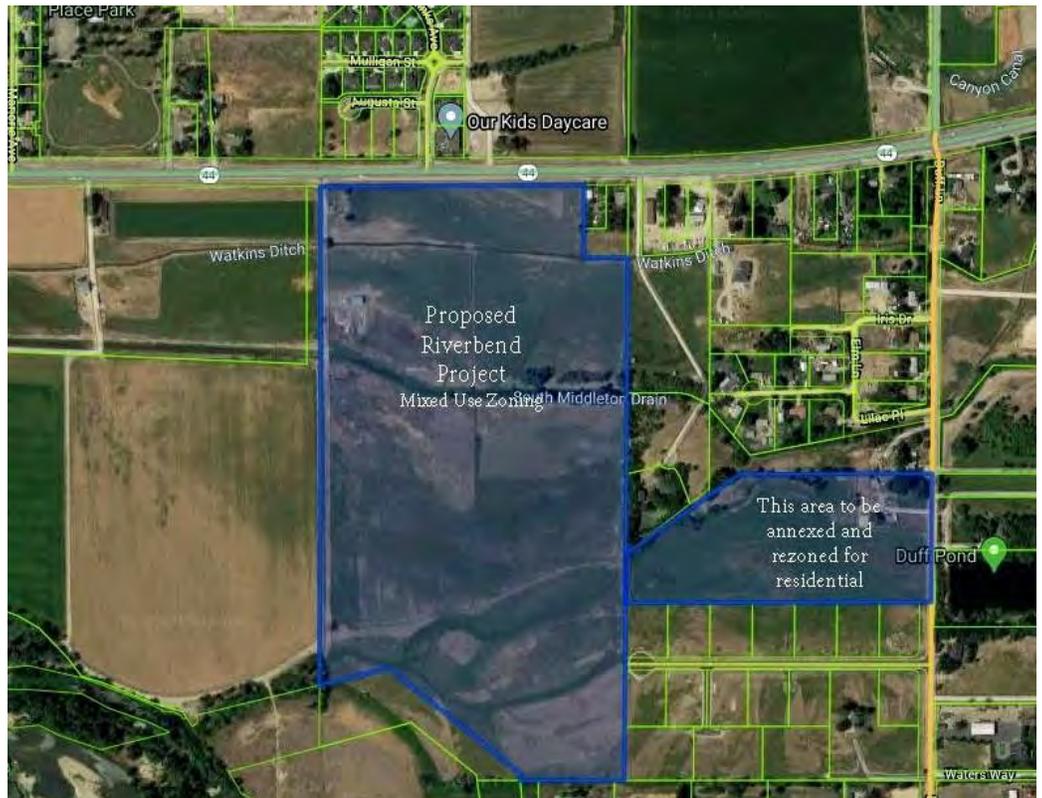
Where:

10481 Highway 44, Middleton, Idaho (approx. 0.5 miles west of Duff Lane on south side of Hwy 44)

Thank you,

Jon Breckon, ASLA, CLARB
BRECKON landdesign
 Landscape Architect

CC: FILE, City of Middleton





Breckon Land Design Inc.
 6661 North Glenwood Street
 Garden City, Idaho 83714
 p: 208-376-5153
 f: 208-376-6528
 www.breckonlanddesign.com

Landscape Architecture • Waterscape Design • Graphic Communication • Civil Engineering • Irrigation Design • Land Planning

RIVERBEND NEIGHBORHOOD MTG SIGN IN SHEET

September 2, 2020

Name:	Address:	Phone Number:	Email:
Andrew Knowles	1521 Crown Pt	208-794-7480	
Mike Christensen	22362 Duff Ln	208 250 5475	
PAT CHRISTIANSEN	22362 DUFF LN.	208 250 5475	
Whit Wendage	10243 Riverbend Pl	208-488-0615	
Dennis N Wendage	"	"	
Tim Huachen	10055 GABICA ST	208-409-9177	
Lori Smith	10079 Riverbend Pl	107 372-8743	
Sterling Smith	✓	107 372-8742	
Bret & Alanna Kimmel	22493 Duff Ln	(208) 890-1410	
ELDERGES	10082 RIVERBEND PL.	(208) 908-2040	
Dubbi & Andy Shudon	22568 Duff Lane	(25) 210-7300	
Maria Fernandez	10076 Riverbend Pl	707-246-5194	
ARMANDO FERNANDEZ	10076 RIVERBEND PL.	707-656-9191	
Andy Slank	10049 RIVERBEND PL	208 697-5419	
MARILYN GARCALONE	9918 LANDRUFF LANE	208 866-8307	
Dorie Rice	10161 Lilac Pl	208 310-6211	
MICHAEL KELLER	10073 RIVERBEND	408-761-3323	
Susan Couger	10046 Riverbend Pl	208 921 2951	
Kristen Neal / Kelly	10013 Riverbend Pl		
Michelle Coddling	10031 Riverbend Pl.	(107) 321-1560	
Brian Coddling	10031 Riverbend	208-494-9223	
Kevin McBride	22251 DUFF LN.	208 861 3218	
John Yochum	9394 Blue Heron Dr	208-850-5127	Hoky44@aol.com



Meeting Minutes – River Pointe Neighborhood Mtg

Meeting Date: September 2, 2020

Project & Project #: River Pointe Subdivision – BLD Project #20026

Location & Time: Meeting held on property at 10481 Hwy 44- in open area along gravel pit access road

Distribution List: for distribution to the City of Middleton, Idaho with project application

Present at Meeting: See attached attendance list

Submitted by: Mary Wall, Breckon Land Design

NOTES:

A 30" X 40" display board was placed at the meeting site presenting the proposed development. A copy of the presentation board is attached to these minutes for reference.

These minutes are for the "formal" neighborhood meeting. Due to numerous attendees wanting to speak at the same time comments noted are not attributed to a specific person but contain the general sentiments presented by the attendees.

Additional notes taken at the meeting by Andrew Knowles, Keller Williams Realty Boise, based upon conversations with individual attendees are also included with these meeting minutes.

At 6:05 pm the meeting started with Jon Breckon, Breckon Land Design, providing a brief introduction to the proposed project, the purpose of the Neighborhood Meeting, and the next steps in the process.

Attendees were told that this meeting was an opportunity to provide feedback of any kind on the proposed project. The comments would be documented and provided to the City of Middleton with the application package. Attendees were also told that they would be notified by the City of any public hearings associated with the project.

At the conclusion of the above remarks the meeting was opened to receive comments from the attendees. The following is a summary of comments heard during the meeting. In general, the attendees appeared to agree on the concerns outlined below.

- Neighbors are not opposed to the development plans for the 75-acre portion of the property. The portion of the development is in alignment with what they were expecting. The main concern is the high density residential being proposed on the 14-acre lot off Duff Lane.
- Many neighbors believe they were promised that the 14-acre parcel would be subdivided into 1-acre parcels. Neighbors were in support of the 1-acre parcel proposal and still support the 1-acre lot size proposal.

- There is concern about drainage and groundwater and the impact the 14-acre development will have on the neighboring yards and septic systems.
- People are concerned about the potential traffic impacts on Duff Road. Access from Duff Road onto Hwy 44 is already a problem during high traffic times. (Attendees were informed that a traffic study is being conducted to determine the impacts of the proposed development.)
- A comment was made that Duff Road should be improved if the high-density development is approved.
- Neighbors were concerned about the additional development exacerbating the existing parking problem for Duff Pond. Currently, pond users park along Duff Lane and impact the travel way. The area used for parking is the area proposed for this projects Duff Lane access.
- Neighbors are concerned about the abrupt transition from 1-acre parcels to 8,000 square foot parcels. They would like to see a much more gradual transition from the larger, existing parcels to the small residential parcels.
- Neighbors do not believe that the proposed density of the 14-acre parcel fits in with the surrounding area which is low-density residential and agricultural property.
- There were questions about whether an environmental impact study had been done on the property and whether one would be required as part of the project approval.
- A few neighbors requested clarification on who the property owner(s) are and questioned why the owners were not in attendance at the meeting, and available to discuss their concerns.
- There were questions about ITD's plans for Hwy 44. Attendees were told that we did not have information on ITD's plans for the Hwy 44 improvements but that our traffic study would address the impacts of the proposed development on Hwy 44.
- There were a few complaints about the gravel mining operation on the property. These complaints were not addressed since the issue was not a part of the proposed project.
- A few alternative development ideas for the 14-acre parcel were proposed by the attendees. All proposals involved significantly less density than shown on the proposed layout (attached)

SUMMARY

The primary concerns presented at the meeting are as follows:

1. Proposed high-density development of the 14-acre parcel does not fit with the neighborhood and neighbors would like to see a reduction in density, preferably to 1 acre lots.
2. Concerns about the impact to traffic on Duff Lane.
3. Concerns about drainage issues on adjacent properties resulting from this development.

Andrew Knowles' River Pointe Subdivision Neighborhood Meeting Notes

*** these notes summarize individual conversations with meeting attendees***

09/02/2020

DUFF LANE

Duff Lane access and the size of the road seemed to be a concern for many

Duff Pond and parking on the street (Duff) seemed to be a concern.

Duff Lane, they were told, would have no access to turn west when new connector is in

14 ACRE parcel that backs up to 1 ac Riverbend Community (adjacent to Duff Lane)

Fence Type along 14 acres, homeowners would prefer solid fence

Homeowners would prefer .50 to 1 acre lots.

Do not like the common pathway along south side

Would prefer a berm to soften the transition from their 1 ac lots

Neighbors do not like the density of this section of homes

Single level homes and or transitional homes could be a good alternative

They were promised 1 acre lots and they feel they were misled.

How are we addressing drainage along the south side of property, so we do not flood them?

Miscellaneous

They like the country, they like things the way they are.

ITD 5-year plan they are concerned with the new bypass, what does that look like?

Overall, they liked the community plan (proposed development within the current Middleton city limits), they all felt that this was a great addition to the community. No complaints on retail, many people told me that they were excited about walk ability or bike rides to commercial offerings.

All in all, the plat within city boundaries was well received and not an issue with anyone, they loved it and thought it was well laid out. They just do not like the 14-acre plat.

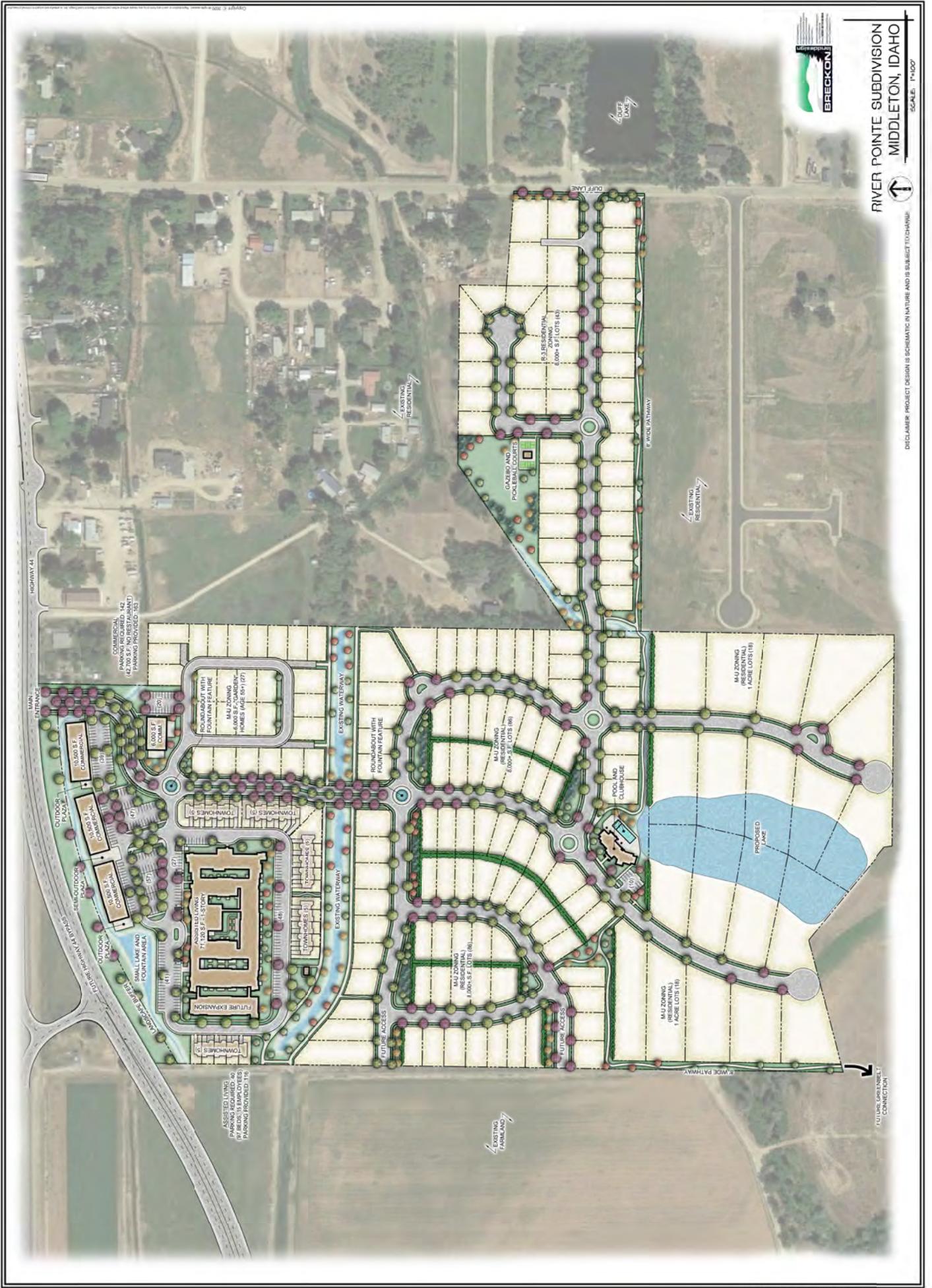


RIVER POINTE SUBDIVISION MIDDLETON, IDAHO

SCALE: 1"=60'



DISCLAIMER: PROJECT DESIGN IS SCHEMATIC IN NATURE AND IS SUBJECT TO CHANGE.





CITY OF MIDDLETON
 P O Box 487
 1103 W MAIN ST, MIDDLETON, ID 83644
 208-585-3133, FAX: 208-585-9601
 WWW.MIDDLETON.ID.GOV

Planning & Zoning Department
Annexation & Zoning Checklist

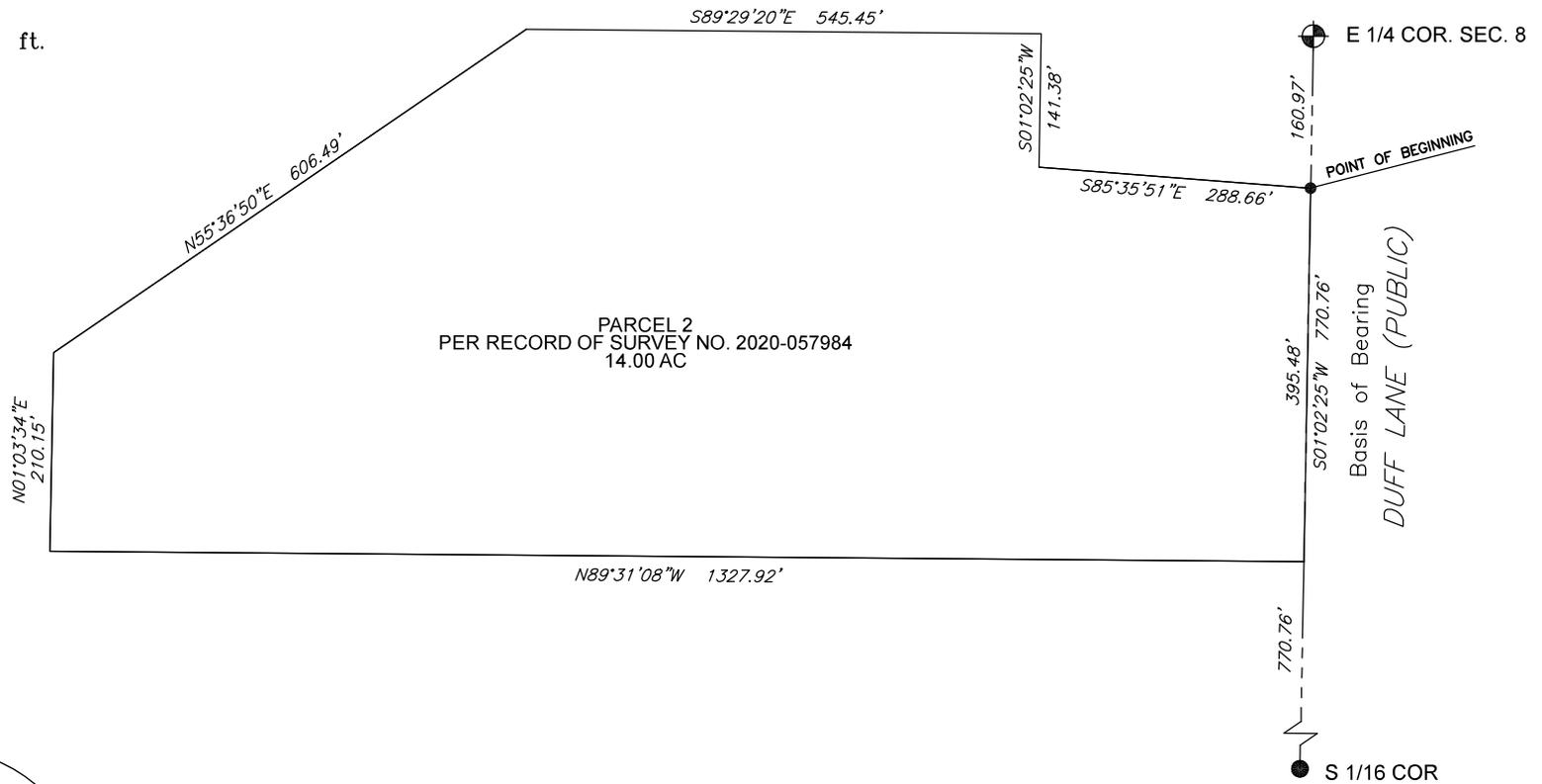
Please submit all items listed below. Applications missing the following items will be deemed incomplete, and the application will not be processed.

Applicant	Description	Staff
XX	Completed and signed Master Land Use Application	
Paid previously	Fee	
XX	Narrative fully describing the proposed project and zoning requested. Describe how the request is consistent with the Middleton Comprehensive Plan.	
XX	Scaled Vicinity Map	
XX	Legal description of entire property to be annexed. Legal description must be stamped and signed by a land surveyor registered in the State of Idaho.	
XX	Scaled Exhibit map showing boundaries of the legal description for the entire property to be annexed. The exhibit must be in compliance with Idaho State Tax Commission Property Tax Administrative Rules IDAPA 35.01.03.225.01.h. It is used by the Tax Commission to create the new parcel.	
Only one zone change request.	Legal description for each zoning designation. <ul style="list-style-type: none"> Legal Description must be stamped and signed by land surveyor registered in the State of Idaho Include scaled exhibit map showing the boundaries of the legal description for each zone. 	
XX	Recorded warranty deed showing proof of ownership	
XX	If the representative is submitting the application, provide a letter from the owner authorizing the representative to submit the application.	
XX	Two sets of adhesive mailing labels containing the names and addresses of property owners within 300 feet of the perimeter boundary of the subject property. Contact Canyon County Plat Room at (208) 455-6016 for a list of landowners.	
XX	Copy of neighborhood meeting notice, sign-in sheet, and minutes summarizing the meeting discussion	
XX	Electronic copy of entire application	
Amending Existing DA	*A Development Agreement is required for all annexations. Please submit the Development Agreement checklist with this application.	
XX	**If the Land Use Map needs to be changed with the Annexation, please submit a Comprehensive Plan Map Amendment application with this application.	

ANNEXATION-EXHIBIT MAP
 PART OF THE NE 1/4 OF THE SE 1/4 OF
 SEC. 8, T. 4 N., R. 2 W., B.M.
 CITY OF MIDDLETON, CANYON COUNTY, IDAHO



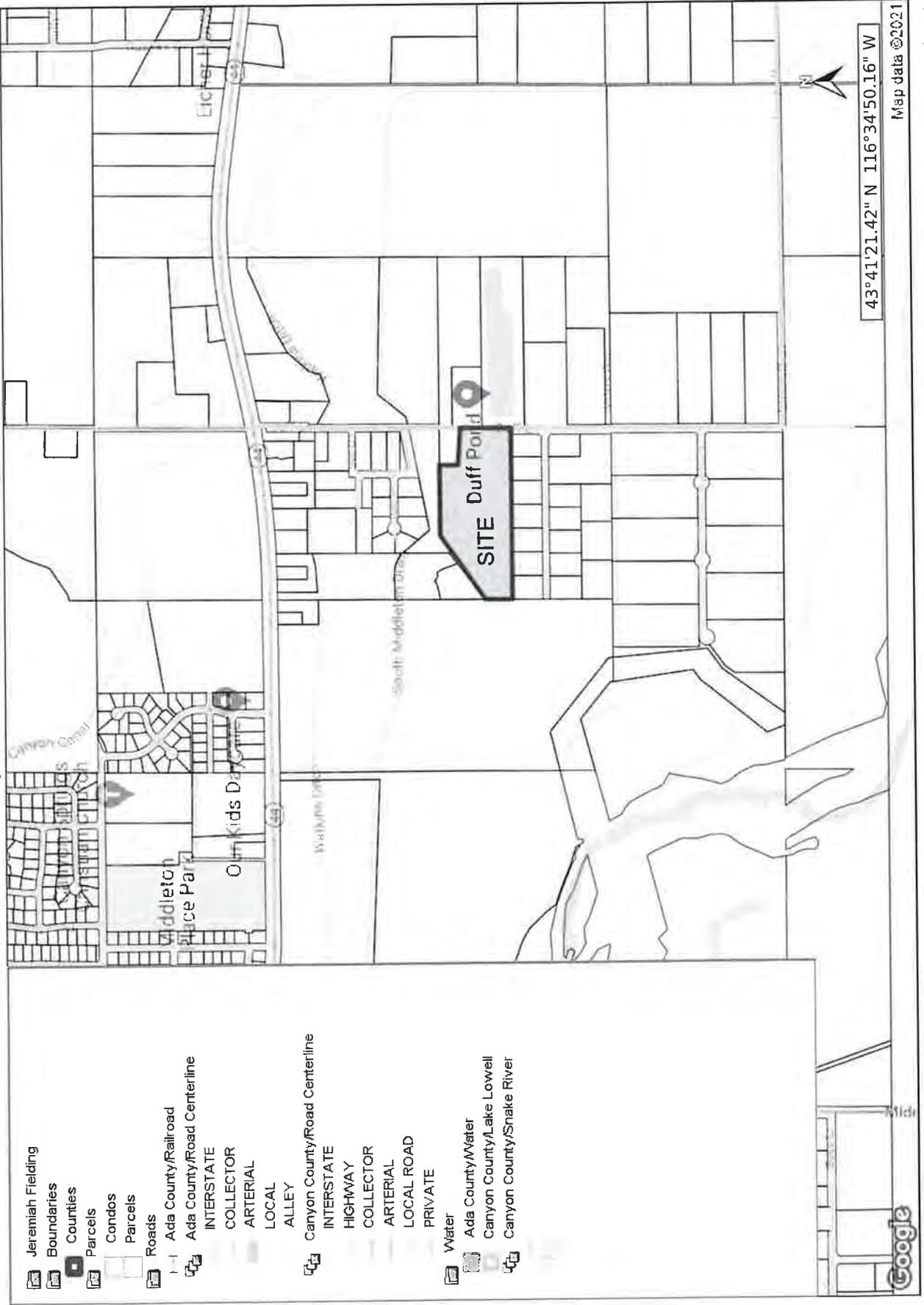
1 inch = 150 ft.



EAGLE LAND SURVEYING, LLC.

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

Vicinity MAP - River Pointe Annexation + Rezone



The materials available at this website are for informational purposes only and do not constitute a legal document.



CITY OF MIDDLETON

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 1103 W MAIN ST, MIDDLETON, ID 83644
 208-585-3133, FAX: 208-585-9601
 WWW.MIDDLETON.ID.GOV

Planning & Zoning Department
**Checklist Comprehensive Plan
 Text and/or Map Amendment**

Please submit all items listed below. Applications missing any of the following items will be deemed incomplete, **and the application will not be processed.**

Applicant	Description	Staff
XX	Completed and signed Master Land Use Application	
	Fee	
XX	Neighborhood Meeting Notice, sign-in sheet, and minutes summarizing discussion.	
XX	Electronic copy of entire application via USB	
XX	Two sets of adhesive mailing labels containing the names and addresses of property owners within 300 feet of the perimeter boundary of the subject property. Contact Canyon County Plat Room at (208) 455-6016 for a list of landowners.	
Additional Map Amendment Requirements		
XX	Narrative fully describing the following: <ul style="list-style-type: none"> • Specific details of the change requested. • Description of the project proposed on the subject property. • Description of how the amendment will provide an improved guide to future growth and development of the city. • Information on the subject property. • Any other data or information to support the application. 	
XX	Scaled Vicinity Map	
XX	Recorded warranty deed showing proof of ownership of the subject property.	
XX	If a representative is submitting the application, please provide a letter from the owner authorizing the representative to submit the application	
Additional Text Amendment Requirements		
Not Applicable	Narrative fully describing the following: <ul style="list-style-type: none"> • Specific details of the change requested. • Description of how the amendment will provide an improved guide to future growth and development of the city • Any other data or information to support the application. 	
Not Applicable	Redline copy of changes to be made to text, including underline and strike out changes for text to be added and/or omitted.	



100 10th Avenue South
Nampa, ID 83651

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

File No. 697672 KD/JT

WARRANTY DEED

For Value Received John M. Robinson, a Widower
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

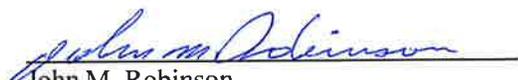
Deep River Investments, LLC, an Idaho Limited Liability Company
hereinafter referred to as Grantee, whose current address is 1026 W. Two Rivers Lane Eagle, ID 83616

The following described premises, to-wit:

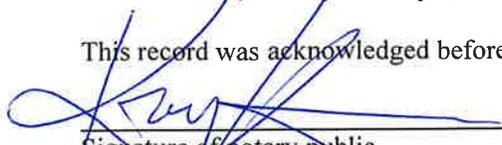
See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the 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 U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: November 20, 2019


John M. Robinson
State of Idaho, County of Canyon

This record was acknowledged before me on November 22nd, 2019 by John M. Robinson


Signature of notary public
Commission Expires:

**RESIDING IN: MERIDIAN, IDAHO
COMMISSION EXPIRES: 4/05/2024**



EXHIBIT A

A parcel of land situated in the Southeast Quarter of Section 8, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

BEGINNING at the East Quarter corner of said Section 8, marked by a brass cap, the POINT OF BEGINNING;
thence along the East line of said Section 8
South 00° 00' 00" East 556.43 feet to a point marked by a 5/8-inch diameter steel pin; thence
South 89° 26' 19" West 1,327.97 feet to a point marked by a 5/8-inch diameter steel pin; thence
North 00° 05' 50" West 209.92 feet to a point marked by a 5/8-inch diameter steel pin; thence
North 54° 35' 58" East 606.52 feet to a point on the mid-section line of said Section 8, marked by a 5/8-inch
diameter steel pin; thence along said mid-section line
North 89° 26' 19" East 833.92 feet to the POINT OF BEGINNING.

KIM A NELSON
22480 DUFF LN
MIDDLETON ID 83644

STATE OF IDAHO FISH GAME DEPT
PO BOX 25
BOISE ID 83707-0025

CHRISTIANSSEN FAMILY REVO LIV TRUST
22342 DUFF LN
MIDDLETON ID 83644

JUAN G GUILLEN MACIAS
22565 DUFF LN
MIDDLETON ID 83644

JT VENTURES LLC
PO BOX 772
MIDDLETON ID 83644

GLENDA SCROGGINS TRUST
490 CEMETERY RD
MIDDLETON ID 83644

EDWARD CHRISTOPHER
10233 HWY 44
MIDDLETON ID 83644

DIANE E RICE
10161 LILAC PL
MIDDLETON ID 83644

LEO SAMUELS
10135 LILAC PL
MIDDLETON ID 83644

NONNA H WAGNER
10111 LILAC PL
MIDDLETON ID 83644

MILAN L GOULD
10081 LILAC PLACE
MIDDLETON ID 83644

DRAKE INVESTMENTS LLC
1026 W TWO RIVERS LN
EAGLE ID 83616

LGD VENTURES LLC
PO BOX 9325
BOISE ID 83707

CORINTHIAN COMMUNITIES INC
10630 MATHER BLVD
MATHER CA 95655

EMBASSY INC
210 MURRAY ST
BOISE ID 83714

DOUG HAMMOND
PO BOX 402
MIDDLETON ID 83644

CANYON SPRINGS CHRISTIAN CHURCH
INC
1444 CORNELL ST
MIDDLETON ID 83644

JONATHAN E PLATT
10247 HWY 44
MIDDLETON ID 83644

MONSON FAMILY TRUST
22500 DUFF LN
MIDDLETON ID 83644

NICHOLAS B HYNES
10067 RIVERBEND PL
MIDDLETON ID 83644

PETER B CODDING
10031 RIVERBEND PL
MIDDLETON ID 83644

KEVIN MCBRIDE
22251 DUFF LN
MIDDLETON ID 83644

HUNDOBLE FAMILY TRUST
PO BOX 609
MIDDLETON ID 83644

STARKJOHANN FAMILY TRUST
10049 RIVERBEND PL
MIDDLETON ID 83644

REGINA L HENLEY
10055 RIVERBEND PL
MIDDLETON ID 83644

MICHAEL P KELLEY SR
10073 RIVERBEND PL
MIDDLETON ID 83644

STERLING SMITH
10079 RIVERBEND PL
MIDDLETON ID 83644

FREDERICK A FRANCIS
10028 RIVERBEND PL
MIDDLETON ID 83644

DONALD K ANDERS
10210 KELLY LN
GILROY CA 95020

AUSTIN REVOCABLE LIVING TRUST
3511 FOLKSTONE CT
BURBANK CA 91504

THOMAS CONGER
10046 RIVERBEND PL
MIDDLETON ID 83644

KBSB ENTERPRISES INC
2910 BO DANIEL LN
NAMPA ID 83687

FERNANDES FAMILY TRUST
10076 RIVERBEND PL
MIDDLETON ID 83644

JONATHAN ELDREDGE
10082 RIVERBEND PL
MIDDLETON ID 83644

DIANE S HURLEY
22470 DUFF LN
MIDDLETON ID 83644-5400

CLARK GULER
10250 GABICA ST
MIDDLETON ID 83644

KAILEY MESKILL
8533 SILVERWOOD WAY
MIDDLETON ID 83644

JEFFREY W THEIS
10150 GABICA ST
MIDDLETON ID 83644

TIMOTHY W DAVIS
22493 DUFF LN
MIDDLETON ID 83644

MELODY DENBESTE
22473 DUFF LN
MIDDLETON ID 83644

HESS PROPERTIES LLC
15031 SPYGLASS LN
CALDWELL ID 83607

WATKINS PROPERTIES L P
10038 TURNER DR
MIDDLETON ID 83644

CENTRAL PAVING INC
PO BOX 15010
BOISE ID 83715

DEEP RIVER INVESTMENTS LLC
1125 W TWO RIVERS LN
EAGLE ID 83616

BRIAN BURNETT
1125 W TWO RIVERS LN
EAGLE ID 83616

VALUE LAND LLC
1015 VICTORIA AVE
FRUITLAND ID 83619

Mary Wall

From: Robert Burnett <invest1977@yahoo.com>
Sent: Monday, September 14, 2020 3:12 PM
To: Mary Wall
Subject: Submittal Letter

City of Middleton:

Drake investments LLC authorizes Breckon Land Design to file the preliminary plat (and associated applications) on our behalf.

Brian Burnett 208-994-1607

Sent from my iPhone

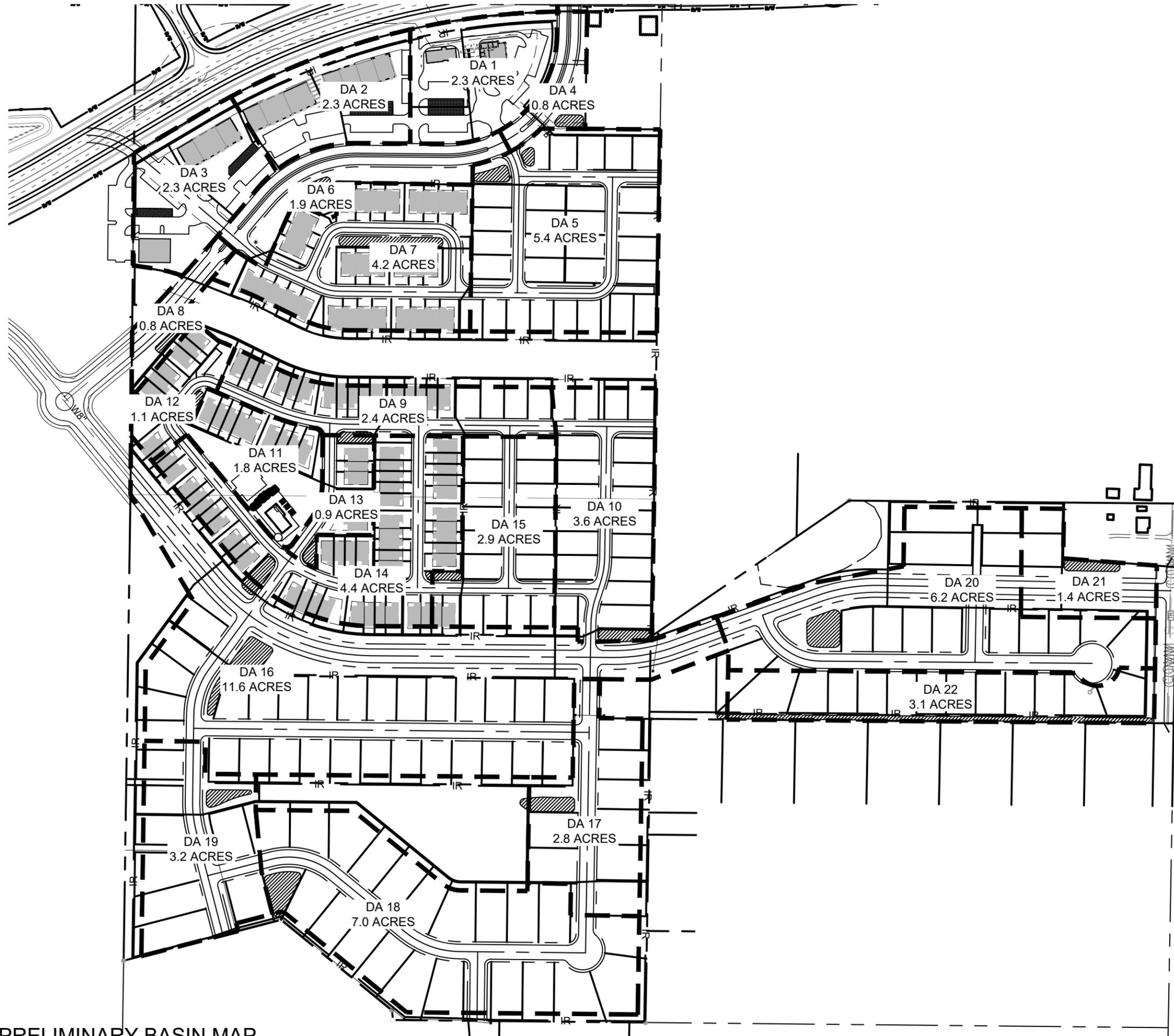
PRELIMINARY HYDROLOGY CALCULATIONS
for
River Pointe Subdivision
Middleton, ID 83644

PREPARED BY:



Breckon Land Design, Inc.
6661 N Glenwood Street
Garden City, Idaho 83714
p: (208) 376-5153
f: (208) 376-6528

Project No. 20026
May 5, 2021



River Pointe Subdivision - Preliminary Drainage Calculations

Drainage Basin #1

Weighted Runoff Coefficient "C"

Area = 2.3 acres "C" 0.85

Area =	2.30	acres
C =	0.85	
tc =	10	min

Q ₂	Q ₅	Q ₁₀	Q ₅₀	Q ₁₀₀
1.93	2.89	3.62	5.22	6.11

STORAGE VOLUME REQUIRED (100 Year Storm):

Time (min.)	Time (sec.)	Intensity (inches/hr)	Q dev. (cfs)	V in (cf)	V out (cf)	V storage (cf)		
5		300	4.4	8.60	2,581	210	2,371	
10		600	3.11	6.08	3,648	420	3,228	
15		900	2.5	4.89	4,399	630	3,769	
20		1200	2.2	4.30	5,161	840	4,321	
30		1800	1.6	3.13	5,630	1,260	4,370	
40		2400	1.4	2.74	6,569	1,680	4,889	
50		3000	1.2	2.35	7,038	2,100	4,938	
60		3600	1	1.96	7,038	2,520	4,518	1 hour
120		7200	0.6	1.17	8,446	5,040	3,406	2 hours
180		10800	0.45	0.88	9,501	7,560	1,941	3 hours
240		14400	0.35	0.68	9,853	10,080	-227	4 hours
300		18000	0.3	0.59	10,557	12,600	-2,043	5 hours
360		21600	0.26	0.51	10,979	15,120	-4,141	6 hours
480		28800	0.22	0.43	12,387	20,160	-7,773	8 hours
600		36000	0.18	0.35	12,668	25,200	-12,532	10 hours
720		43200	0.14	0.27	11,824	30,240	-18,416	12 hours
1080		64800	0.12	0.23	15,202	45,360	-30,158	18 hours
1440		86400	0.085	0.17	14,358	60,480	-46,122	24 hours

Drainage Facility Calculations

Infiltration Characteristics (floor only):

Infiltration Rate =		8 in per hr
Width =		42 ft
Length =		90 ft
A perc. =		3780 sf
Q perc. =		2520.0 cf per hr
Q perc. =		0.7000 cfs

Vs Max =	4,938 cf	Maximum Storage Required
V sb =	12,345 cf	Seepage Bed Volume (40% Voids)
Depth =	3.3 ft	Seepage Bed Depth Required
Seepage Bed Size =	42 ft wide x 90 ft long x 3.3 ft deep	

Seepage Bed Recovery Time (floor):

V s =	4,938 cf
Q perc =	2520.00 cf per hr
Time Rec =	2.0 hours

Sand and Grease Trap Calculations

Velocity Through Baffle:

Type:	(2) 1500 and (1) 1000 Gallon Sand and Grease Trap by Amcor Pre Cast or approved equal	
A b =	21.5 sf	See appendix D
Q 10 min.	6.08 cfs	100 year Peak Q dev. At 10 min duration
Velocity =	0.28 ft per sec.	

River Pointe Subdivision - Preliminary Drainage Calculations

Drainage Basin #2

Weighted Runoff Coefficient "C"

Area = 2.3 acres "C" 0.85

Area =	2.30	acres
C =	0.85	
tc =	10	min

Q ₂	Q ₅	Q ₁₀	Q ₅₀	Q ₁₀₀
1.93	2.89	3.62	5.22	6.11

STORAGE VOLUME REQUIRED (100 Year Storm):

Time (min.)	Time (sec.)	Intensity (inches/hr)	Q dev. (cfs)	V in (cf)	V out (cf)	V storage (cf)
5	300	4.4	8.60	2,581	252	2,329
10	600	3.11	6.08	3,648	504	3,144
15	900	2.5	4.89	4,399	756	3,643
20	1200	2.2	4.30	5,161	1,008	4,153
30	1800	1.6	3.13	5,630	1,512	4,118
40	2400	1.4	2.74	6,569	2,016	4,553
50	3000	1.2	2.35	7,038	2,520	4,518
60	3600	1	1.96	7,038	3,024	4,014
120	7200	0.6	1.17	8,446	6,048	2,398
180	10800	0.45	0.88	9,501	9,072	429
240	14400	0.35	0.68	9,853	12,096	-2,243
300	18000	0.3	0.59	10,557	15,120	-4,563
360	21600	0.26	0.51	10,979	18,144	-7,165
480	28800	0.22	0.43	12,387	24,192	-11,805
600	36000	0.18	0.35	12,668	30,240	-17,572
720	43200	0.14	0.27	11,824	36,288	-24,464
1080	64800	0.12	0.23	15,202	54,432	-39,230
1440	86400	0.085	0.17	14,358	72,576	-58,218

1 hour
2 hours
3 hours
4 hours
5 hours
6 hours
8 hours
10 hours
12 hours
18 hours
24 hours

Drainage Facility Calculations

Infiltration Characteristics (floor only):

Infiltration Rate =	8	in per hr
Width =	42	ft
Length =	108	ft
A perc. =	4536	sf
Q perc. =	3024.0	cf per hr
Q perc. =	0.8400	cfs

Vs Max =	4,553 cf	Maximum Storage Required
V sb =	11,382 cf	Seepage Bed Volume (40% Voids)
Depth =	2.5 ft	Seepage Bed Depth Required
Seepage Bed Size =	42 ft wide x 108 ft long x 2.5 ft deep	

Seepage Bed Recovery Time (floor):

V s =	4,553	cf
Q perc =	3024.00	cf per hr
Time Rec =	1.5	hours

Sand and Grease Trap Calculations

Velocity Through Baffle:

Type:	(1) 1000 Gallon Sand and Grease Trap by Amcor Pre Cast or approved equal	
A b =	4	sf See appendix D
Q 10 min.	6.08	cfs 100 year Peak Q dev. At 10 min duration
Velocity =	1.52	ft per sec.

River Pointe Subdivision - Preliminary Drainage Calculations

Drainage Basin #3

Weighted Runoff Coefficient "C"

Area = 2.3 acres "C" 0.85

Area = 2.30 acres
C = 0.85
tc = 10 min

Q ₂	Q ₅	Q ₁₀	Q ₅₀	Q ₁₀₀
1.93	2.89	3.62	5.22	6.11

STORAGE VOLUME REQUIRED (100 Year Storm):

Time (min.)	Time (sec.)	Intensity (inches/hr)	Q dev. (cfs)	V in (cf)	V out (cf)	V storage (cf)	
5		300	4.4	8.60	2,581	231	2,350
10		600	3.11	6.08	3,648	462	3,186
15		900	2.5	4.89	4,399	693	3,706
20		1200	2.2	4.30	5,161	924	4,237
30		1800	1.6	3.13	5,630	1,386	4,244
40		2400	1.4	2.74	6,569	1,848	4,721
50		3000	1.2	2.35	7,038	2,310	4,728
60		3600	1	1.96	7,038	2,772	4,266
120		7200	0.6	1.17	8,446	5,544	2,902
180		10800	0.45	0.88	9,501	8,316	1,185
240		14400	0.35	0.68	9,853	11,088	-1,235
300		18000	0.3	0.59	10,557	13,860	-3,303
360		21600	0.26	0.51	10,979	16,632	-5,653
480		28800	0.22	0.43	12,387	22,176	-9,789
600		36000	0.18	0.35	12,668	27,720	-15,052
720		43200	0.14	0.27	11,824	33,264	-21,440
1080		64800	0.12	0.23	15,202	49,896	-34,694
1440		86400	0.085	0.17	14,358	66,528	-52,170

1 hour
2 hours
3 hours
4 hours
5 hours
6 hours
8 hours
10 hours
12 hours
18 hours
24 hours

Drainage Facility Calculations

Infiltration Characteristics (floor only):

Infiltration Rate =	8 in per hr
Width =	42 ft
Length =	99 ft
A perc. =	4158 sf
Q perc. =	2772.0 cf per hr
Q perc. =	0.7700 cfs

Vs Max = 4,728 cf Maximum Storage Required
 V sb = 11,820 cf Seepage Bed Volume (40% Voids)
 Depth = 2.8 ft Seepage Bed Depth Required
 Seepage Bed Size = 42 ft wide x 99 ft long x 2.8 ft deep

Seepage Bed Recovery Time (floor):

V s =	4,728 cf
Q perc =	2772.00 cf per hr
Time Rec =	1.7 hours

Sand and Grease Trap Calculations

Velocity Through Baffle:

Type:	(1) 1000 Gallon Sand and Grease Trap by Amcor Pre Cast or approved equal
A b =	4 sf See appendix D
Q 10 min.	6.08 cfs 100 year Peak Q dev. At 10 min duration
Velocity =	1.52 ft per sec.

River Pointe Subdivision - Preliminary Drainage Calculations

Drainage Basin #4

Weighted Runoff Coefficient "C"

"C"

Area= 0.8 acres 0.8

Area =	0.80	acres
C =	0.80	
tc=	10	min

Q ₂	Q ₅	Q ₁₀	Q ₅₀	Q ₁₀₀
0.63	0.95	1.18	1.71	2.00

STORAGE VOLUME REQUIRED (100 Year Storm):

Time (min.)	Time (sec.)	Intensity (inches/hr)	Q dev. (cfs)	V in (cf)	V out (cf)	V storage (cf)	
5	300	4.4	2.82	845	86	759	
10	600	3.11	1.99	1,194	171	1,023	
15	900	2.5	1.60	1,440	257	1,183	
20	1200	2.2	1.41	1,690	342	1,347	
30	1800	1.6	1.02	1,843	513	1,330	
40	2400	1.4	0.90	2,150	684	1,466	
50	3000	1.2	0.77	2,304	856	1,448	
60	3600	1	0.64	2,304	1,027	1,277	1 hour
120	7200	0.6	0.38	2,765	2,053	711	2 hours
180	10800	0.45	0.29	3,110	3,080	30	3 hours
240	14400	0.35	0.22	3,226	4,107	-881	4 hours
300	18000	0.3	0.19	3,456	5,133	-1,677	5 hours
360	21600	0.26	0.17	3,594	6,160	-2,566	6 hours
480	28800	0.22	0.14	4,055	8,213	-4,158	8 hours
600	36000	0.18	0.12	4,147	10,267	-6,119	10 hours
720	43200	0.14	0.09	3,871	12,320	-8,449	12 hours
1080	64800	0.12	0.08	4,977	18,480	-13,503	18 hours
1440	86400	0.085	0.05	4,700	24,640	-19,940	24 hours

Drainage Facility Calculations

Infiltration Characteristics (floor only):

Infiltration Rate =	8	in per hr
Width =	28	ft
Length =	55	ft
A perc. =	1540	sf
Q perc. =	1026.7	cf per hr
Q perc. =	0.2852	cfs

Vs Max = 1,466 cf Maximum Storage Required

Infiltration Swale Calculations

Vs Max = 1,466 cf Maximum Storage Required
 V sw = 2,932 sf of 6" deep swale required
 V sw = 1,955 sf of 9" deep swale required
 V sw = 1,466 sf of 12" deep swale required
 V sw = 733 sf of 24" deep swale required
 Depth = 0.95 ft

Swale Size= 28 ft wide x 55 ft long x 1.0 ft deep

River Pointe Subdivision - Preliminary Drainage Calculations

Drainage Basin #5

Weighted Runoff Coefficient "C"

"C"

Area= 5.4 acres 0.7

Area =	5.40	acres
C =	0.70	
tc=	10	min

Q ₂	Q ₅	Q ₁₀	Q ₅₀	Q ₁₀₀
3.73	5.58	7.00	10.09	11.80

STORAGE VOLUME REQUIRED (100 Year Storm):

Time (min.)	Time (sec.)	Intensity (inches/hr)	Q dev. (cfs)	V in (cf)	V out (cf)	V storage (cf)	
5	300	4.4	16.63	4,990	367	4,623	
10	600	3.11	11.76	7,053	733	6,320	
15	900	2.5	9.45	8,505	1,100	7,405	
20	1200	2.2	8.32	9,979	1,467	8,513	
30	1800	1.6	6.05	10,886	2,200	8,686	
40	2400	1.4	5.29	12,701	2,933	9,767	
50	3000	1.2	4.54	13,608	3,667	9,941	
60	3600	1	3.78	13,608	4,400	9,208	1 hour
120	7200	0.6	2.27	16,330	8,800	7,530	2 hours
180	10800	0.45	1.70	18,371	13,200	5,171	3 hours
240	14400	0.35	1.32	19,051	17,600	1,451	4 hours
300	18000	0.3	1.13	20,412	22,000	-1,588	5 hours
360	21600	0.26	0.98	21,228	26,400	-5,172	6 hours
480	28800	0.22	0.83	23,950	35,200	-11,250	8 hours
600	36000	0.18	0.68	24,494	44,000	-19,506	10 hours
720	43200	0.14	0.53	22,861	52,800	-29,939	12 hours
1080	64800	0.12	0.45	29,393	79,200	-49,807	18 hours
1440	86400	0.085	0.32	27,760	105,600	-77,840	24 hours

Drainage Facility Calculations

Infiltration Characteristics (floor only):

Infiltration Rate =	8	in per hr
Width =	60	ft
Length =	110	ft
A perc. =	6600	sf
Q perc. =	4400.0	cf per hr
Q perc. =	1.2222	cfs

Vs Max = 9,941 cf Maximum Storage Required

Infiltration Swale Calculations

Vs Max = 9,941 cf Maximum Storage Required
 V sw = 19,883 sf of 6" deep swale required
 V sw = 13,255 sf of 9" deep swale required
 V sw = 9,941 sf of 12" deep swale required
 V sw = 4,971 sf of 24" deep swale required
 Depth = 1.51 ft

Swale Size= 60 ft wide x 110 ft long x 1.5 ft deep

River Pointe Subdivision - Preliminary Drainage Calculations

Drainage Basin #6

Weighted Runoff Coefficient "C"

"C"

Area= 1.9 acres 0.65

Area =	1.90	acres
C =	0.65	
tc=	10	min

Q ₂	Q ₅	Q ₁₀	Q ₅₀	Q ₁₀₀
1.22	1.82	2.29	3.30	3.86

STORAGE VOLUME REQUIRED (100 Year Storm):

Time (min.)	Time (sec.)	Intensity (inches/hr)	Q dev. (cfs)	V in (cf)	V out (cf)	V storage (cf)	
5	300	4.4	5.43	1,630	167	1,464	
10	600	3.11	3.84	2,305	333	1,971	
15	900	2.5	3.09	2,779	500	2,279	
20	1200	2.2	2.72	3,260	667	2,594	
30	1800	1.6	1.98	3,557	1,000	2,557	
40	2400	1.4	1.73	4,150	1,333	2,816	
50	3000	1.2	1.48	4,446	1,667	2,779	
60	3600	1	1.24	4,446	2,000	2,446	1 hour
120	7200	0.6	0.74	5,335	4,000	1,335	2 hours
180	10800	0.45	0.56	6,002	6,000	2	3 hours
240	14400	0.35	0.43	6,224	8,000	-1,776	4 hours
300	18000	0.3	0.37	6,669	10,000	-3,331	5 hours
360	21600	0.26	0.32	6,936	12,000	-5,064	6 hours
480	28800	0.22	0.27	7,825	16,000	-8,175	8 hours
600	36000	0.18	0.22	8,003	20,000	-11,997	10 hours
720	43200	0.14	0.17	7,469	24,000	-16,531	12 hours
1080	64800	0.12	0.15	9,603	36,000	-26,397	18 hours
1440	86400	0.085	0.10	9,070	48,000	-38,930	24 hours

Drainage Facility Calculations

Infiltration Characteristics (floor only):

Infiltration Rate =	8	in per hr
Width =	50	ft
Length =	60	ft
A perc. =	3000	sf
Q perc. =	2000.0	cf per hr
Q perc. =	0.5556	cfs

Vs Max = 2,816 cf Maximum Storage Required

Infiltration Swale Calculations

Vs Max = 2,816 cf Maximum Storage Required
 V sw = 5,633 sf of 6" deep swale required
 V sw = 3,755 sf of 9" deep swale required
 V sw = 2,816 sf of 12" deep swale required
 V sw = 1,408 sf of 24" deep swale required
 Depth = 0.94 ft

Swale Size= 50 ft wide x 60 ft long x 0.9 ft deep

River Pointe Subdivision - Preliminary Drainage Calculations

Drainage Basin #7

Weighted Runoff Coefficient "C"

"C"

Area= 4.2 acres 0.7

Area =	4.20	acres
C =	0.70	
tc=	10	min

Q ₂	Q ₅	Q ₁₀	Q ₅₀	Q ₁₀₀
2.90	4.34	5.44	7.85	9.18

STORAGE VOLUME REQUIRED (100 Year Storm):

Time (min.)	Time (sec.)	Intensity (inches/hr)	Q dev. (cfs)	V in (cf)	V out (cf)	V storage (cf)	
5	300	4.4	12.94	3,881	320	3,561	
10	600	3.11	9.14	5,486	640	4,846	
15	900	2.5	7.35	6,615	960	5,655	
20	1200	2.2	6.47	7,762	1,280	6,482	
30	1800	1.6	4.70	8,467	1,920	6,547	
40	2400	1.4	4.12	9,878	2,560	7,318	
50	3000	1.2	3.53	10,584	3,200	7,384	
60	3600	1	2.94	10,584	3,840	6,744	1 hour
120	7200	0.6	1.76	12,701	7,680	5,021	2 hours
180	10800	0.45	1.32	14,288	11,520	2,768	3 hours
240	14400	0.35	1.03	14,818	15,360	-542	4 hours
300	18000	0.3	0.88	15,876	19,200	-3,324	5 hours
360	21600	0.26	0.76	16,511	23,040	-6,529	6 hours
480	28800	0.22	0.65	18,628	30,720	-12,092	8 hours
600	36000	0.18	0.53	19,051	38,400	-19,349	10 hours
720	43200	0.14	0.41	17,781	46,080	-28,299	12 hours
1080	64800	0.12	0.35	22,861	69,120	-46,259	18 hours
1440	86400	0.085	0.25	21,591	92,160	-70,569	24 hours

Drainage Facility Calculations

Infiltration Characteristics (floor only):

Infiltration Rate =	8	in per hr
Width =	24	ft
Length =	240	ft
A perc. =	5760	sf
Q perc. =	3840.0	cf per hr
Q perc. =	1.0667	cfs

Vs Max = 7,384 cf Maximum Storage Required

Infiltration Swale Calculations

Vs Max = 7,384 cf Maximum Storage Required
 V sw = 14,768 sf of 6" deep swale required
 V sw = 9,845 sf of 9" deep swale required
 V sw = 7,384 sf of 12" deep swale required
 V sw = 3,692 sf of 24" deep swale required
 Depth = 1.28 ft

Swale Size= 24 ft wide x 240 ft long x 1.3 ft deep

River Pointe Subdivision - Preliminary Drainage Calculations

Drainage Basin #8

Weighted Runoff Coefficient "C"

"C"

Area= 0.8 acres 0.8

Area =	0.80	acres
C =	0.80	
tc=	10	min

Q ₂	Q ₅	Q ₁₀	Q ₅₀	Q ₁₀₀
0.63	0.95	1.18	1.71	2.00

STORAGE VOLUME REQUIRED (100 Year Storm):

Time (min.)	Time (sec.)	Intensity (inches/hr)	Q dev. (cfs)	V in (cf)	V out (cf)	V storage (cf)	
5	300	4.4	2.82	845	72	773	
10	600	3.11	1.99	1,194	144	1,050	
15	900	2.5	1.60	1,440	217	1,223	
20	1200	2.2	1.41	1,690	289	1,401	
30	1800	1.6	1.02	1,843	433	1,410	
40	2400	1.4	0.90	2,150	578	1,573	
50	3000	1.2	0.77	2,304	722	1,582	
60	3600	1	0.64	2,304	867	1,437	1 hour
120	7200	0.6	0.38	2,765	1,733	1,031	2 hours
180	10800	0.45	0.29	3,110	2,600	510	3 hours
240	14400	0.35	0.22	3,226	3,467	-241	4 hours
300	18000	0.3	0.19	3,456	4,333	-877	5 hours
360	21600	0.26	0.17	3,594	5,200	-1,606	6 hours
480	28800	0.22	0.14	4,055	6,933	-2,878	8 hours
600	36000	0.18	0.12	4,147	8,667	-4,519	10 hours
720	43200	0.14	0.09	3,871	10,400	-6,529	12 hours
1080	64800	0.12	0.08	4,977	15,600	-10,623	18 hours
1440	86400	0.085	0.05	4,700	20,800	-16,100	24 hours

Drainage Facility Calculations

Infiltration Characteristics (floor only):

Infiltration Rate =	8	in per hr
Width =	13	ft
Length =	100	ft
A perc. =	1300	sf
Q perc. =	866.7	cf per hr
Q perc. =	0.2407	cfs

Vs Max = 1,582 cf Maximum Storage Required

Infiltration Swale Calculations

Vs Max = 1,582 cf Maximum Storage Required

V sw = 3,164 sf of 6" deep swale required

V sw = 2,109 sf of 9" deep swale required

V sw = 1,582 sf of 12" deep swale required

V sw = 791 sf of 24" deep swale required

Depth = 1.22 ft

Swale Size= 13 ft wide x 100 ft long x 1.2 ft deep

River Pointe Subdivision - Preliminary Drainage Calculations

Drainage Basin #9

Weighted Runoff Coefficient "C"

"C"

Area= 2.4 acres 0.75

Area =	2.40	acres
C =	0.75	
tc=	10	min

Q ₂	Q ₅	Q ₁₀	Q ₅₀	Q ₁₀₀
1.77	2.66	3.33	4.81	5.62

STORAGE VOLUME REQUIRED (100 Year Storm):

Time (min.)	Time (sec.)	Intensity (inches/hr)	Q dev. (cfs)	V in (cf)	V out (cf)	V storage (cf)	
5	300	4.4	7.92	2,376	112	2,264	
10	600	3.11	5.60	3,359	225	3,134	
15	900	2.5	4.50	4,050	337	3,713	
20	1200	2.2	3.96	4,752	450	4,302	
30	1800	1.6	2.88	5,184	675	4,509	
40	2400	1.4	2.52	6,048	900	5,148	
50	3000	1.2	2.16	6,480	1,124	5,356	
60	3600	1	1.80	6,480	1,349	5,131	1 hour
120	7200	0.6	1.08	7,776	2,699	5,077	2 hours
180	10800	0.45	0.81	8,748	4,048	4,700	3 hours
240	14400	0.35	0.63	9,072	5,397	3,675	4 hours
300	18000	0.3	0.54	9,720	6,747	2,973	5 hours
360	21600	0.26	0.47	10,109	8,096	2,013	6 hours
480	28800	0.22	0.40	11,405	10,795	610	8 hours
600	36000	0.18	0.32	11,664	13,493	-1,829	10 hours
720	43200	0.14	0.25	10,886	16,192	-5,306	12 hours
1080	64800	0.12	0.22	13,997	24,288	-10,291	18 hours
1440	86400	0.085	0.15	13,219	32,384	-19,165	24 hours

Drainage Facility Calculations

Infiltration Characteristics (floor only):

Infiltration Rate =	8	in per hr
Width =	23	ft
Length =	88	ft
A perc. =	2024	sf
Q perc. =	1349.3	cf per hr
Q perc. =	0.3748	cfs

Vs Max = 5,356 cf Maximum Storage Required

Infiltration Swale Calculations

Vs Max = 5,356 cf Maximum Storage Required
 V sw = 10,711 sf of 6" deep swale required
 V sw = 7,141 sf of 9" deep swale required
 V sw = 5,356 sf of 12" deep swale required
 V sw = 2,678 sf of 24" deep swale required
 Depth = 2.65 ft

Swale Size= 23 ft wide x 88 ft long x 2.6 ft deep

River Pointe Subdivision - Preliminary Drainage Calculations

Drainage Basin #10

Weighted Runoff Coefficient "C"

"C"

Area= 3.6 acres 0.7

Area =	3.60	acres
C =	0.70	
tc=	10	min

Q ₂	Q ₅	Q ₁₀	Q ₅₀	Q ₁₀₀
2.48	3.72	4.66	6.73	7.87

STORAGE VOLUME REQUIRED (100 Year Storm):

Time (min.)	Time (sec.)	Intensity (inches/hr)	Q dev. (cfs)	V in (cf)	V out (cf)	V storage (cf)	
5	300	4.4	11.09	3,326	187	3,140	
10	600	3.11	7.84	4,702	373	4,329	
15	900	2.5	6.30	5,670	560	5,110	
20	1200	2.2	5.54	6,653	747	5,906	
30	1800	1.6	4.03	7,258	1,120	6,138	
40	2400	1.4	3.53	8,467	1,493	6,974	
50	3000	1.2	3.02	9,072	1,867	7,205	
60	3600	1	2.52	9,072	2,240	6,832	1 hour
120	7200	0.6	1.51	10,886	4,480	6,406	2 hours
180	10800	0.45	1.13	12,247	6,720	5,527	3 hours
240	14400	0.35	0.88	12,701	8,960	3,741	4 hours
300	18000	0.3	0.76	13,608	11,200	2,408	5 hours
360	21600	0.26	0.66	14,152	13,440	712	6 hours
480	28800	0.22	0.55	15,967	17,920	-1,953	8 hours
600	36000	0.18	0.45	16,330	22,400	-6,070	10 hours
720	43200	0.14	0.35	15,241	26,880	-11,639	12 hours
1080	64800	0.12	0.30	19,596	40,320	-20,724	18 hours
1440	86400	0.085	0.21	18,507	53,760	-35,253	24 hours

Drainage Facility Calculations

Infiltration Characteristics (floor only):

Infiltration Rate =	8	in per hr
Width =	28	ft
Length =	120	ft
A perc. =	3360	sf
Q perc. =	2240.0	cf per hr
Q perc. =	0.6222	cfs

Vs Max = 7,205 cf Maximum Storage Required

Infiltration Swale Calculations

Vs Max = 7,205 cf Maximum Storage Required
 V sw = 14,411 sf of 6" deep swale required
 V sw = 9,607 sf of 9" deep swale required
 V sw = 7,205 sf of 12" deep swale required
 V sw = 3,603 sf of 24" deep swale required
 Depth = 2.14 ft

Swale Size= 28 ft wide x 120 ft long x 2.1 ft deep

River Pointe Subdivision - Preliminary Drainage Calculations

Drainage Basin #11

Weighted Runoff Coefficient "C"

"C"

Area= 1.8 acres 0.6

Area =	1.80	acres
C =	0.60	
tc=	10	min

Q ₂	Q ₅	Q ₁₀	Q ₅₀	Q ₁₀₀
1.06	1.60	2.00	2.88	3.37

STORAGE VOLUME REQUIRED (100 Year Storm):

Time (min.)	Time (sec.)	Intensity (inches/hr)	Q dev. (cfs)	V in (cf)	V out (cf)	V storage (cf)	
5	300	4.4	4.75	1,426	117	1,309	
10	600	3.11	3.36	2,015	233	1,782	
15	900	2.5	2.70	2,430	350	2,080	
20	1200	2.2	2.38	2,851	467	2,385	
30	1800	1.6	1.73	3,110	700	2,410	
40	2400	1.4	1.51	3,629	933	2,695	
50	3000	1.2	1.30	3,888	1,167	2,721	
60	3600	1	1.08	3,888	1,400	2,488	1 hour
120	7200	0.6	0.65	4,666	2,800	1,866	2 hours
180	10800	0.45	0.49	5,249	4,200	1,049	3 hours
240	14400	0.35	0.38	5,443	5,600	-157	4 hours
300	18000	0.3	0.32	5,832	7,000	-1,168	5 hours
360	21600	0.26	0.28	6,065	8,400	-2,335	6 hours
480	28800	0.22	0.24	6,843	11,200	-4,357	8 hours
600	36000	0.18	0.19	6,998	14,000	-7,002	10 hours
720	43200	0.14	0.15	6,532	16,800	-10,268	12 hours
1080	64800	0.12	0.13	8,398	25,200	-16,802	18 hours
1440	86400	0.085	0.09	7,932	33,600	-25,668	24 hours

Drainage Facility Calculations

Infiltration Characteristics (floor only):

Infiltration Rate =	8	in per hr
Width =	30	ft
Length =	70	ft
A perc. =	2100	sf
Q perc. =	1400.0	cf per hr
Q perc. =	0.3889	cfs

Vs Max = 2,721 cf Maximum Storage Required

Infiltration Swale Calculations

Vs Max = 2,721 cf Maximum Storage Required
 V sw = 5,443 sf of 6" deep swale required
 V sw = 3,628 sf of 9" deep swale required
 V sw = 2,721 sf of 12" deep swale required
 V sw = 1,361 sf of 24" deep swale required
 Depth = 1.30 ft

Swale Size= 30 ft wide x 70 ft long x 1.3 ft deep

River Pointe Subdivision - Preliminary Drainage Calculations

Drainage Basin #12

Weighted Runoff Coefficient "C"

"C"

Area= 1.1 acres 0.75

Area =	1.10	acres
C =	0.75	
tc=	10	min

Q ₂	Q ₅	Q ₁₀	Q ₅₀	Q ₁₀₀
0.81	1.22	1.53	2.20	2.58

STORAGE VOLUME REQUIRED (100 Year Storm):

Time (min.)	Time (sec.)	Intensity (inches/hr)	Q dev. (cfs)	V in (cf)	V out (cf)	V storage (cf)	
5	300	4.4	3.63	1,089	124	965	
10	600	3.11	2.57	1,539	249	1,291	
15	900	2.5	2.06	1,856	373	1,483	
20	1200	2.2	1.82	2,178	498	1,680	
30	1800	1.6	1.32	2,376	747	1,629	
40	2400	1.4	1.16	2,772	996	1,776	
50	3000	1.2	0.99	2,970	1,244	1,726	
60	3600	1	0.83	2,970	1,493	1,477	1 hour
120	7200	0.6	0.50	3,564	2,987	577	2 hours
180	10800	0.45	0.37	4,010	4,480	-470	3 hours
240	14400	0.35	0.29	4,158	5,973	-1,815	4 hours
300	18000	0.3	0.25	4,455	7,467	-3,012	5 hours
360	21600	0.26	0.21	4,633	8,960	-4,327	6 hours
480	28800	0.22	0.18	5,227	11,947	-6,719	8 hours
600	36000	0.18	0.15	5,346	14,933	-9,587	10 hours
720	43200	0.14	0.12	4,990	17,920	-12,930	12 hours
1080	64800	0.12	0.10	6,415	26,880	-20,465	18 hours
1440	86400	0.085	0.07	6,059	35,840	-29,781	24 hours

Drainage Facility Calculations

Infiltration Characteristics (floor only):

Infiltration Rate =	8	in per hr
Width =	28	ft
Length =	80	ft
A perc. =	2240	sf
Q perc. =	1493.3	cf per hr
Q perc. =	0.4148	cfs

Vs Max = 1,776 cf Maximum Storage Required

Infiltration Swale Calculations

Vs Max = 1,776 cf Maximum Storage Required
 V sw = 3,553 sf of 6" deep swale required
 V sw = 2,369 sf of 9" deep swale required
 V sw = 1,776 sf of 12" deep swale required
 V sw = 888 sf of 24" deep swale required
 Depth = 0.79 ft

Swale Size= 28 ft wide x 80 ft long x 0.8 ft deep

River Pointe Subdivision - Preliminary Drainage Calculations

Drainage Basin #13

Weighted Runoff Coefficient "C"

"C"

Area= 0.9 acres 0.8

Area =	0.90	acres
C =	0.80	
tc=	10	min

Q ₂	Q ₅	Q ₁₀	Q ₅₀	Q ₁₀₀
0.71	1.06	1.33	1.92	2.25

STORAGE VOLUME REQUIRED (100 Year Storm):

Time (min.)	Time (sec.)	Intensity (inches/hr)	Q dev. (cfs)	V in (cf)	V out (cf)	V storage (cf)	
5	300	4.4	3.17	950	56	895	
10	600	3.11	2.24	1,344	111	1,232	
15	900	2.5	1.80	1,620	167	1,453	
20	1200	2.2	1.58	1,901	222	1,679	
30	1800	1.6	1.15	2,074	333	1,740	
40	2400	1.4	1.01	2,419	444	1,975	
50	3000	1.2	0.86	2,592	556	2,036	
60	3600	1	0.72	2,592	667	1,925	1 hour
120	7200	0.6	0.43	3,110	1,333	1,777	2 hours
180	10800	0.45	0.32	3,499	2,000	1,499	3 hours
240	14400	0.35	0.25	3,629	2,667	962	4 hours
300	18000	0.3	0.22	3,888	3,333	555	5 hours
360	21600	0.26	0.19	4,044	4,000	44	6 hours
480	28800	0.22	0.16	4,562	5,333	-771	8 hours
600	36000	0.18	0.13	4,666	6,667	-2,001	10 hours
720	43200	0.14	0.10	4,355	8,000	-3,645	12 hours
1080	64800	0.12	0.09	5,599	12,000	-6,401	18 hours
1440	86400	0.085	0.06	5,288	16,000	-10,712	24 hours

Drainage Facility Calculations

Infiltration Characteristics (floor only):

Infiltration Rate =	8	in per hr
Width =	20	ft
Length =	50	ft
A perc. =	1000	sf
Q perc. =	666.7	cf per hr
Q perc. =	0.1852	cfs

Vs Max = 2,036 cf Maximum Storage Required

Infiltration Swale Calculations

Vs Max = 2,036 cf Maximum Storage Required
 V sw = 4,073 sf of 6" deep swale required
 V sw = 2,715 sf of 9" deep swale required
 V sw = 2,036 sf of 12" deep swale required
 V sw = 1,018 sf of 24" deep swale required
 Depth = 2.04 ft

Swale Size= 20 ft wide x 50 ft long x 2.0 ft deep

River Pointe Subdivision - Preliminary Drainage Calculations

Drainage Basin #14

Weighted Runoff Coefficient "C"

"C"

Area= 4.4 acres 0.8

Area =	4.40	acres
C =	0.80	
tc=	10	min

Q ₂	Q ₅	Q ₁₀	Q ₅₀	Q ₁₀₀
3.47	5.20	6.52	9.40	10.99

STORAGE VOLUME REQUIRED (100 Year Storm):

Time (min.)	Time (sec.)	Intensity (inches/hr)	Q dev. (cfs)	V in (cf)	V out (cf)	V storage (cf)	
5	300	4.4	15.49	4,646	169	4,478	
10	600	3.11	10.95	6,568	338	6,231	
15	900	2.5	8.80	7,920	507	7,413	
20	1200	2.2	7.74	9,293	676	8,617	
30	1800	1.6	5.63	10,138	1,013	9,124	
40	2400	1.4	4.93	11,827	1,351	10,476	
50	3000	1.2	4.22	12,672	1,689	10,983	
60	3600	1	3.52	12,672	2,027	10,645	1 hour
120	7200	0.6	2.11	15,206	4,053	11,153	2 hours
180	10800	0.45	1.58	17,107	6,080	11,027	3 hours
240	14400	0.35	1.23	17,741	8,107	9,634	4 hours
300	18000	0.3	1.06	19,008	10,133	8,875	5 hours
360	21600	0.26	0.92	19,768	12,160	7,608	6 hours
480	28800	0.22	0.77	22,303	16,213	6,089	8 hours
600	36000	0.18	0.63	22,810	20,267	2,543	10 hours
720	43200	0.14	0.49	21,289	24,320	-3,031	12 hours
1080	64800	0.12	0.42	27,372	36,480	-9,108	18 hours
1440	86400	0.085	0.30	25,851	48,640	-22,789	24 hours

Drainage Facility Calculations

Infiltration Characteristics (floor only):

Infiltration Rate =	8	in per hr
Width =	32	ft
Length =	95	ft
A perc. =	3040	sf
Q perc. =	2026.7	cf per hr
Q perc. =	0.5630	cfs

Vs Max = 11,153 cf Maximum Storage Required

Infiltration Swale Calculations

Vs Max = 11,153 cf Maximum Storage Required
 V sw = 22,306 sf of 6" deep swale required
 V sw = 14,871 sf of 9" deep swale required
 V sw = 11,153 sf of 12" deep swale required
 V sw = 5,577 sf of 24" deep swale required
 Depth = 3.67 ft

Swale Size= 32 ft wide x 95 ft long x 3.7 ft deep

River Pointe Subdivision - Preliminary Drainage Calculations

Drainage Basin #15

Weighted Runoff Coefficient "C"

"C"

Area= 2.9 acres 0.75

Area =	2.90	acres
C =	0.75	
tc=	10	min

Q ₂	Q ₅	Q ₁₀	Q ₅₀	Q ₁₀₀
2.14	3.21	4.03	5.81	6.79

STORAGE VOLUME REQUIRED (100 Year Storm):

Time (min.)	Time (sec.)	Intensity (inches/hr)	Q dev. (cfs)	V in (cf)	V out (cf)	V storage (cf)	
5	300	4.4	9.57	2,871	85	2,786	
10	600	3.11	6.76	4,059	170	3,889	
15	900	2.5	5.44	4,894	255	4,639	
20	1200	2.2	4.79	5,742	340	5,402	
30	1800	1.6	3.48	6,264	510	5,754	
40	2400	1.4	3.05	7,308	680	6,628	
50	3000	1.2	2.61	7,830	850	6,980	
60	3600	1	2.18	7,830	1,020	6,810	1 hour
120	7200	0.6	1.31	9,396	2,040	7,356	2 hours
180	10800	0.45	0.98	10,571	3,060	7,511	3 hours
240	14400	0.35	0.76	10,962	4,080	6,882	4 hours
300	18000	0.3	0.65	11,745	5,100	6,645	5 hours
360	21600	0.26	0.57	12,215	6,120	6,095	6 hours
480	28800	0.22	0.48	13,781	8,160	5,621	8 hours
600	36000	0.18	0.39	14,094	10,200	3,894	10 hours
720	43200	0.14	0.30	13,154	12,240	914	12 hours
1080	64800	0.12	0.26	16,913	18,360	-1,447	18 hours
1440	86400	0.085	0.18	15,973	24,480	-8,507	24 hours

Drainage Facility Calculations

Infiltration Characteristics (floor only):

Infiltration Rate =	8	in per hr
Width =	18	ft
Length =	85	ft
A perc. =	1530	sf
Q perc. =	1020.0	cf per hr
Q perc. =	0.2833	cfs

Vs Max = 7,511 cf Maximum Storage Required

Infiltration Swale Calculations

Vs Max = 7,511 cf Maximum Storage Required
 V sw = 15,021 sf of 6" deep swale required
 V sw = 10,014 sf of 9" deep swale required
 V sw = 7,511 sf of 12" deep swale required
 V sw = 3,755 sf of 24" deep swale required
 Depth = 4.91 ft

Swale Size= 18 ft wide x 85 ft long x 4.9 ft deep

River Pointe Subdivision - Preliminary Drainage Calculations

Drainage Basin #16

Weighted Runoff Coefficient "C"

"C"

Area= 11.6 acres 0.7

Area =	11.60	acres
C =	0.70	
tc=	10	min

Q ₂	Q ₅	Q ₁₀	Q ₅₀	Q ₁₀₀
8.01	11.99	15.03	21.68	25.36

STORAGE VOLUME REQUIRED (100 Year Storm):

Time (min.)	Time (sec.)	Intensity (inches/hr)	Q dev. (cfs)	V in (cf)	V out (cf)	V storage (cf)	
5	300	4.4	35.73	10,718	500	10,218	
10	600	3.11	25.25	15,152	1,000	14,152	
15	900	2.5	20.30	18,270	1,500	16,770	
20	1200	2.2	17.86	21,437	2,000	19,437	
30	1800	1.6	12.99	23,386	3,000	20,386	
40	2400	1.4	11.37	27,283	4,000	23,283	
50	3000	1.2	9.74	29,232	5,000	24,232	
60	3600	1	8.12	29,232	6,000	23,232	1 hour
120	7200	0.6	4.87	35,078	12,000	23,078	2 hours
180	10800	0.45	3.65	39,463	18,000	21,463	3 hours
240	14400	0.35	2.84	40,925	24,000	16,925	4 hours
300	18000	0.3	2.44	43,848	30,000	13,848	5 hours
360	21600	0.26	2.11	45,602	36,000	9,602	6 hours
480	28800	0.22	1.79	51,448	48,000	3,448	8 hours
600	36000	0.18	1.46	52,618	60,000	-7,382	10 hours
720	43200	0.14	1.14	49,110	72,000	-22,890	12 hours
1080	64800	0.12	0.97	63,141	108,000	-44,859	18 hours
1440	86400	0.085	0.69	59,633	144,000	-84,367	24 hours

Drainage Facility Calculations

Infiltration Characteristics (floor only):

Infiltration Rate =	8	in per hr
Width =	60	ft
Length =	150	ft
A perc. =	9000	sf
Q perc. =	6000.0	cf per hr
Q perc. =	1.6667	cfs

Vs Max = 24,232 cf Maximum Storage Required

Infiltration Swale Calculations

Vs Max = 24,232 cf Maximum Storage Required
 V sw = 48,464 sf of 6" deep swale required
 V sw = 32,309 sf of 9" deep swale required
 V sw = 24,232 sf of 12" deep swale required
 V sw = 12,116 sf of 24" deep swale required
 Depth = 2.69 ft

Swale Size= 60 ft wide x 150 ft long x 2.7 ft deep

River Pointe Subdivision - Preliminary Drainage Calculations

Drainage Basin #17

Weighted Runoff Coefficient "C"

"C"

Area= 2.8 acres 0.65

Area =	2.80	acres
C =	0.65	
tc=	10	min

Q ₂	Q ₅	Q ₁₀	Q ₅₀	Q ₁₀₀
1.79	2.69	3.37	4.86	5.68

STORAGE VOLUME REQUIRED (100 Year Storm):

Time (min.)	Time (sec.)	Intensity (inches/hr)	Q dev. (cfs)	V in (cf)	V out (cf)	V storage (cf)	
5	300	4.4	8.01	2,402	213	2,189	
10	600	3.11	5.66	3,396	427	2,969	
15	900	2.5	4.55	4,095	640	3,455	
20	1200	2.2	4.00	4,805	853	3,951	
30	1800	1.6	2.91	5,242	1,280	3,962	
40	2400	1.4	2.55	6,115	1,707	4,409	
50	3000	1.2	2.18	6,552	2,133	4,419	
60	3600	1	1.82	6,552	2,560	3,992	1 hour
120	7200	0.6	1.09	7,862	5,120	2,742	2 hours
180	10800	0.45	0.82	8,845	7,680	1,165	3 hours
240	14400	0.35	0.64	9,173	10,240	-1,067	4 hours
300	18000	0.3	0.55	9,828	12,800	-2,972	5 hours
360	21600	0.26	0.47	10,221	15,360	-5,139	6 hours
480	28800	0.22	0.40	11,532	20,480	-8,948	8 hours
600	36000	0.18	0.33	11,794	25,600	-13,806	10 hours
720	43200	0.14	0.25	11,007	30,720	-19,713	12 hours
1080	64800	0.12	0.22	14,152	46,080	-31,928	18 hours
1440	86400	0.085	0.15	13,366	61,440	-48,074	24 hours

Drainage Facility Calculations

Infiltration Characteristics (floor only):

Infiltration Rate =	8	in per hr
Width =	32	ft
Length =	120	ft
A perc. =	3840	sf
Q perc. =	2560.0	cf per hr
Q perc. =	0.7111	cfs

Vs Max = 4,419 cf Maximum Storage Required

Infiltration Swale Calculations

Vs Max = 4,419 cf Maximum Storage Required
 V sw = 8,837 sf of 6" deep swale required
 V sw = 5,892 sf of 9" deep swale required
 V sw = 4,419 sf of 12" deep swale required
 V sw = 2,209 sf of 24" deep swale required
 Depth = 1.15 ft

Swale Size= 32 ft wide x 120 ft long x 1.2 ft deep

River Pointe Subdivision - Preliminary Drainage Calculations

Drainage Basin #18

Weighted Runoff Coefficient "C"

"C"

Area= 7.0 acres 0.65

Area =	7.00	acres
C =	0.65	
tc=	10	min

Q ₂	Q ₅	Q ₁₀	Q ₅₀	Q ₁₀₀
4.49	6.72	8.42	12.15	14.21

STORAGE VOLUME REQUIRED (100 Year Storm):

Time (min.)	Time (sec.)	Intensity (inches/hr)	Q dev. (cfs)	V in (cf)	V out (cf)	V storage (cf)	
5	300	4.4	20.02	6,006	317	5,689	
10	600	3.11	14.15	8,490	633	7,857	
15	900	2.5	11.38	10,238	950	9,288	
20	1200	2.2	10.01	12,012	1,267	10,745	
30	1800	1.6	7.28	13,104	1,900	11,204	
40	2400	1.4	6.37	15,288	2,533	12,755	
50	3000	1.2	5.46	16,380	3,167	13,213	
60	3600	1	4.55	16,380	3,800	12,580	1 hour
120	7200	0.6	2.73	19,656	7,600	12,056	2 hours
180	10800	0.45	2.05	22,113	11,400	10,713	3 hours
240	14400	0.35	1.59	22,932	15,200	7,732	4 hours
300	18000	0.3	1.37	24,570	19,000	5,570	5 hours
360	21600	0.26	1.18	25,553	22,800	2,753	6 hours
480	28800	0.22	1.00	28,829	30,400	-1,571	8 hours
600	36000	0.18	0.82	29,484	38,000	-8,516	10 hours
720	43200	0.14	0.64	27,518	45,600	-18,082	12 hours
1080	64800	0.12	0.55	35,381	68,400	-33,019	18 hours
1440	86400	0.085	0.39	33,415	91,200	-57,785	24 hours

Drainage Facility Calculations

Infiltration Characteristics (floor only):

Infiltration Rate =	8	in per hr
Width =	60	ft
Length =	95	ft
A perc. =	5700	sf
Q perc. =	3800.0	cf per hr
Q perc. =	1.0556	cfs

Vs Max = 13,213 cf Maximum Storage Required

Infiltration Swale Calculations

Vs Max = 13,213 cf Maximum Storage Required
 V sw = 26,427 sf of 6" deep swale required
 V sw = 17,618 sf of 9" deep swale required
 V sw = 13,213 sf of 12" deep swale required
 V sw = 6,607 sf of 24" deep swale required
 Depth = 2.32 ft

Swale Size= 60 ft wide x 95 ft long x 2.3 ft deep

River Pointe Subdivision - Preliminary Drainage Calculations

Drainage Basin #19

Weighted Runoff Coefficient "C"

"C"

Area= 3.2 acres 0.65

Area =	3.20	acres
C =	0.65	
tc=	10	min

Q ₂	Q ₅	Q ₁₀	Q ₅₀	Q ₁₀₀
2.05	3.07	3.85	5.55	6.50

STORAGE VOLUME REQUIRED (100 Year Storm):

Time (min.)	Time (sec.)	Intensity (inches/hr)	Q dev. (cfs)	V in (cf)	V out (cf)	V storage (cf)	
5	300	4.4	9.15	2,746	150	2,596	
10	600	3.11	6.47	3,881	300	3,581	
15	900	2.5	5.20	4,680	450	4,230	
20	1200	2.2	4.58	5,491	600	4,891	
30	1800	1.6	3.33	5,990	900	5,090	
40	2400	1.4	2.91	6,989	1,200	5,789	
50	3000	1.2	2.50	7,488	1,500	5,988	
60	3600	1	2.08	7,488	1,800	5,688	1 hour
120	7200	0.6	1.25	8,986	3,600	5,386	2 hours
180	10800	0.45	0.94	10,109	5,400	4,709	3 hours
240	14400	0.35	0.73	10,483	7,200	3,283	4 hours
300	18000	0.3	0.62	11,232	9,000	2,232	5 hours
360	21600	0.26	0.54	11,681	10,800	881	6 hours
480	28800	0.22	0.46	13,179	14,400	-1,221	8 hours
600	36000	0.18	0.37	13,478	18,000	-4,522	10 hours
720	43200	0.14	0.29	12,580	21,600	-9,020	12 hours
1080	64800	0.12	0.25	16,174	32,400	-16,226	18 hours
1440	86400	0.085	0.18	15,276	43,200	-27,924	24 hours

Drainage Facility Calculations

Infiltration Characteristics (floor only):

Infiltration Rate =	8	in per hr
Width =	30	ft
Length =	90	ft
A perc. =	2700	sf
Q perc. =	1800.0	cf per hr
Q perc. =	0.5000	cfs

Vs Max = 5,988 cf Maximum Storage Required

Infiltration Swale Calculations

Vs Max = 5,988 cf Maximum Storage Required

V sw = 11,976 sf of 6" deep swale required

V sw = 7,984 sf of 9" deep swale required

V sw = 5,988 sf of 12" deep swale required

V sw = 2,994 sf of 24" deep swale required

Depth = 2.22 ft

Swale Size= 30 ft wide x 90 ft long x 2.2 ft deep

River Pointe Subdivision - Preliminary Drainage Calculations

Drainage Basin #20

Weighted Runoff Coefficient "C"

"C"

Area= 6.2 acres 0.7

Area =	6.20	acres
C =	0.70	
tc=	10	min

Q ₂	Q ₅	Q ₁₀	Q ₅₀	Q ₁₀₀
4.28	6.41	8.03	11.59	13.55

STORAGE VOLUME REQUIRED (100 Year Storm):

Time (min.)	Time (sec.)	Intensity (inches/hr)	Q dev. (cfs)	V in (cf)	V out (cf)	V storage (cf)	
5	300	4.4	19.10	5,729	356	5,373	
10	600	3.11	13.50	8,098	711	7,387	
15	900	2.5	10.85	9,765	1,067	8,698	
20	1200	2.2	9.55	11,458	1,422	10,035	
30	1800	1.6	6.94	12,499	2,133	10,366	
40	2400	1.4	6.08	14,582	2,844	11,738	
50	3000	1.2	5.21	15,624	3,556	12,068	
60	3600	1	4.34	15,624	4,267	11,357	1 hour
120	7200	0.6	2.60	18,749	8,533	10,215	2 hours
180	10800	0.45	1.95	21,092	12,800	8,292	3 hours
240	14400	0.35	1.52	21,874	17,067	4,807	4 hours
300	18000	0.3	1.30	23,436	21,333	2,103	5 hours
360	21600	0.26	1.13	24,373	25,600	-1,227	6 hours
480	28800	0.22	0.95	27,498	34,133	-6,635	8 hours
600	36000	0.18	0.78	28,123	42,667	-14,543	10 hours
720	43200	0.14	0.61	26,248	51,200	-24,952	12 hours
1080	64800	0.12	0.52	33,748	76,800	-43,052	18 hours
1440	86400	0.085	0.37	31,873	102,400	-70,527	24 hours

Drainage Facility Calculations

Infiltration Characteristics (floor only):

Infiltration Rate =	8	in per hr
Width =	80	ft
Length =	80	ft
A perc. =	6400	sf
Q perc. =	4266.7	cf per hr
Q perc. =	1.1852	cfs

Vs Max = 12,068 cf Maximum Storage Required

Infiltration Swale Calculations

Vs Max = 12,068 cf Maximum Storage Required
 V sw = 24,137 sf of 6" deep swale required
 V sw = 16,091 sf of 9" deep swale required
 V sw = 12,068 sf of 12" deep swale required
 V sw = 6,034 sf of 24" deep swale required
 Depth = 1.89 ft

Swale Size= 80 ft wide x 80 ft long x 1.9 ft deep

River Pointe Subdivision - Preliminary Drainage Calculations

Drainage Basin #21

Weighted Runoff Coefficient "C"

"C"

Area= 1.4 acres 0.6

Area =	1.40	acres
C =	0.60	
tc=	10	min

Q ₂	Q ₅	Q ₁₀	Q ₅₀	Q ₁₀₀
0.83	1.24	1.55	2.24	2.62

STORAGE VOLUME REQUIRED (100 Year Storm):

Time (min.)	Time (sec.)	Intensity (inches/hr)	Q dev. (cfs)	V in (cf)	V out (cf)	V storage (cf)	
5	300	4.4	3.70	1,109	120	989	
10	600	3.11	2.61	1,567	240	1,327	
15	900	2.5	2.10	1,890	360	1,530	
20	1200	2.2	1.85	2,218	480	1,738	
30	1800	1.6	1.34	2,419	720	1,699	
40	2400	1.4	1.18	2,822	960	1,862	
50	3000	1.2	1.01	3,024	1,200	1,824	
60	3600	1	0.84	3,024	1,440	1,584	1 hour
120	7200	0.6	0.50	3,629	2,880	749	2 hours
180	10800	0.45	0.38	4,082	4,320	-238	3 hours
240	14400	0.35	0.29	4,234	5,760	-1,526	4 hours
300	18000	0.3	0.25	4,536	7,200	-2,664	5 hours
360	21600	0.26	0.22	4,717	8,640	-3,923	6 hours
480	28800	0.22	0.18	5,322	11,520	-6,198	8 hours
600	36000	0.18	0.15	5,443	14,400	-8,957	10 hours
720	43200	0.14	0.12	5,080	17,280	-12,200	12 hours
1080	64800	0.12	0.10	6,532	25,920	-19,388	18 hours
1440	86400	0.085	0.07	6,169	34,560	-28,391	24 hours

Drainage Facility Calculations

Infiltration Characteristics (floor only):

Infiltration Rate =	8	in per hr
Width =	18	ft
Length =	120	ft
A perc. =	2160	sf
Q perc. =	1440.0	cf per hr
Q perc. =	0.4000	cfs

Vs Max = 1,862 cf Maximum Storage Required

Infiltration Swale Calculations

Vs Max = 1,862 cf Maximum Storage Required
 V sw = 3,725 sf of 6" deep swale required
 V sw = 2,483 sf of 9" deep swale required
 V sw = 1,862 sf of 12" deep swale required
 V sw = 931 sf of 24" deep swale required
 Depth = 0.86 ft

Swale Size= 18 ft wide x 120 ft long x 0.9 ft deep

River Pointe Subdivision - Preliminary Drainage Calculations

Drainage Basin #22

Weighted Runoff Coefficient "C"

"C"

Area= 3.1 acres 0.5

Area =	3.10	acres
C =	0.50	
tc=	10	min

Q ₂	Q ₅	Q ₁₀	Q ₅₀	Q ₁₀₀
1.53	2.29	2.87	4.14	4.84

STORAGE VOLUME REQUIRED (100 Year Storm):

Time (min.)	Time (sec.)	Intensity (inches/hr)	Q dev. (cfs)	V in (cf)	V out (cf)	V storage (cf)	
5	300	4.4	6.82	2,046	556	1,490	
10	600	3.11	4.82	2,892	1,111	1,781	
15	900	2.5	3.88	3,488	1,667	1,821	
20	1200	2.2	3.41	4,092	2,222	1,870	
30	1800	1.6	2.48	4,464	3,333	1,131	
40	2400	1.4	2.17	5,208	4,444	764	
50	3000	1.2	1.86	5,580	5,556	24	
60	3600	1	1.55	5,580	6,667	-1,087	1 hour
120	7200	0.6	0.93	6,696	13,333	-6,637	2 hours
180	10800	0.45	0.70	7,533	20,000	-12,467	3 hours
240	14400	0.35	0.54	7,812	26,667	-18,855	4 hours
300	18000	0.3	0.47	8,370	33,333	-24,963	5 hours
360	21600	0.26	0.40	8,705	40,000	-31,295	6 hours
480	28800	0.22	0.34	9,821	53,333	-43,513	8 hours
600	36000	0.18	0.28	10,044	66,667	-56,623	10 hours
720	43200	0.14	0.22	9,374	80,000	-70,626	12 hours
1080	64800	0.12	0.19	12,053	120,000	-107,947	18 hours
1440	86400	0.085	0.13	11,383	160,000	-148,617	24 hours

Drainage Facility Calculations

Infiltration Characteristics (floor only):

Infiltration Rate =	8	in per hr
Width =	10	ft
Length =	1000	ft
A perc. =	10000	sf
Q perc. =	6666.7	cf per hr
Q perc. =	1.8519	cfs

Vs Max = 1,870 cf Maximum Storage Required

Infiltration Swale Calculations

Vs Max = 1,870 cf Maximum Storage Required
 V sw = 3,740 sf of 6" deep swale required
 V sw = 2,493 sf of 9" deep swale required
 V sw = 1,870 sf of 12" deep swale required
 V sw = 935 sf of 24" deep swale required
 Depth = 0.19 ft

Swale Size= 10 ft wide x 1000 ft long x 0.2 ft deep