LAND DIVISION

Permit info: MLDFY2024-0001

Application Date: 4/25/2024 Rec'd by: CW

FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921 (tel.)
208.472.2926 (FAX) ▪ www.gardencityidaho.org ▪ building@gardencityidaho.org

CONTACT INFORMATION

APPLICANT

Name: Rennison Companies c/o John Rennison, Zach Turner **Address:** 2025 E Riverside Dr., Ste 200, Eagle, ID 83616
Email: john@rennisoncompanies.com, zach@rennisoncompanies.com
Phone: 208.938.2440

OWNER

Name: Pacific West Communities c/o Caleb Roope **Address:** 430 E State Street, Ste 100, Eagle, ID 83616
Email: dons@tpchousing.com
Phone: 208.461.0022

PROPERTY INFORMATION

Subdivision/Project Name:
Boise Bible College Apartments

Site address:
8695 W Marigold St, Garden City, ID 83714

Description of Existing Use(s):
College Higher Learning and Student Housing

Description of Surrounding Uses:
North, South, East and West: Residential

APPLICATION INFORMATION

☒ **Minor Land Division** ☐ **Preliminary Plat** ☐ **Planned Unit Development**
☐ **Combined Preliminary/Final Plat** ☐ **Final Plat** ☐ **Condominium**

If final plat have there been any changes since the preliminary plat? Y/(N)

Number of residential lots 2 **Number of commercial lots** 0 **Number of mixed use lots** 1
Number of common lots 1 **Square feet of common open space** 85,029 SF
Are any improvements planned within the common open space area? If so, specify.
No improvements considered as part of this application. Improvements will be considered as part of a future entitlement application.

What public services and facilities are required for this development? _____Fire Protection _____Police Protection _____Water _____Sewer _____Drainage _____Streets _____Schools No improvements considered as part of this application. Improvements will be considered as part of a future entitlement application.

What housing types are proposed? MARK ALL THAT APPLY
Single Family_____ Condos_____ Townhomes_____ Live/Work_____
Manufactured/ Mobile Homes_____ N/A X

Is this plat a portion of a larger land holding intended for subsequent development? If yes, please explain. No

Is the project within the Floodplain? The site is located within FEMA Zone X (500-year flood plain)

Are there any proposed uses not allowed in the zoning district where the project is located? If so, specify. If so, what is the gross land area devoted to such uses? No

What is the effect of this site development on roadways and traffic conditions? No improvements considered as part of this application. Improvements will be considered as part of a future entitlement application.
Are there new roads proposed/required? No

Are there new ingress/egress being proposed? No

How has off-street parking and loading been arranged and sized to prevent traffic congestion? No improvements considered as part of this application. Improvements will be considered as part of a future entitlement application.
How has vehicular and pedestrian circulation been arranged with respect to adjacent facilities and internal circulation? No improvements considered as part of this application. Improvements will be considered as part of a future entitlement application.
Has there been connection to or access provided for future connections to bicycle and pedestrian pathways or regional transit? No improvements considered as part of this application. Improvements will be considered as part of a future entitlement application.
What neighborhood characteristics exist or are planned which make this development compatible with the neighborhood and adjoining properties?
No changes to existing conditions as part of this application
What is the effect of this site development on the adequacy of storm and surface water facilities? No improvements considered as part of this application. Improvements will be considered as part of a future entitlement application.
How will the design create a sense of place (usable open space, public art, visual focus points)? No improvements considered as part of this application. Improvements will be considered as part of a future entitlement application.
How has landscaping been used to protect existing trees, utilize existing features, create harmony with adjacent development and prevent erosion and dust? No changes to existing conditions as part of this application
What type of water will be used for landscaping? __X __**Irrigation – Non-Potable**
_____**Irrigation – Potable** _____**City Water System**

Have native or drought resistant plants been utilized in the landscaping plan? If so what types and what percentage of the overall landscape is dedicated to these plants? No improvements considered as part of this application. Improvements will be considered as part of a future entitlement application.
What sustainable concepts have been incorporated into the design?
No improvements considered as part of this application. Improvements will be considered as part of a future entitlement application.

APPLICATION INFORMATION REQUIRED

NOTE:
AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES

TWO (2) HARD COPIES OF EACH CHECKLIST ITEM REQUIRED

01	X	Planning Submittal Form	26	X	Compliance Statement
02	X	Preliminary Title Report	27	X	Statement of Intent
03	X	Legal Description	28	N/A	Approved Sketch Plat
04	X	Neighborhood Map			
05	X	Sketch Map (Required for subs with 4 or more proposed lots)			
06	X	Subdivision Map See Subdivision Map / Site Plan and ALTA Survey			
07	X	Site Plan See Subdivision Map / Site Plan and ALTA Survey			
08	X	Landscape Plan			
09	N/A	Schematic Drawings			
10	X	Lighting Plan			
11	X	Topographic Survey See ALTA Survey			
12	X	Grading Plan See Subdivision Map / Site Plan and ALTA Survey			
13	X	Soils Report Atlas Report dated 2/27/23			
14	X	Hydrology Report Atlas Report dated 2/27/23			
15	N/A	Engineering Drawings and Specifications No improvements considered as part of this application			
16	X	Natural Hazard and Resources Analysis			
17	X	Dedications and Easements			
18	N/A	Covenants and Deed Restrictions			
19	N/A	Ability to Serve Letter No improvements considered as part of this application			
20		Neighborhood Meeting Verification			
21	X	Affidavit of Legal Interest			
22		Affidavit of Posting and Photos (Due 10 days before the hearing)			
23	X	Irrigation/Ditch Company Information Form			
24	N/A	Locations, elevations, and materials of proposed signage or Master Sign Plan			
25	N/A	Waiver Request of Application Materials No improvements considered as part of this application			

FOR CONDOMINIUM SUBDIVISIONS:

IN ADDITION TO THE ABOVE REQUIRED DOCUMENTS AND INFORMATION, THE FOLLOWING MUST BE SUBMITTED: Not Applicable (N/A)

- ☐ **Diagrammatic floor plans of the building or buildings built or to be built in Sufficient detail to identify each unit, its relative location and approximate dimensions, showing elevations where multi-level or multi-story structures are diagrammed**
- ☐ **A declaration and by-laws consistent with the provisions contained in Idaho Code 15-1505**

INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS (PLEASE CHECK):

- ☒ **Statement must include a list of the application materials to be waived and an explanation for the request.**

INFORMATION REQUIRED ON COMPLIANCE STATEMENT (PLEASE CHECK):

- ☒ **Statement explaining how the proposed structure(s) is compliant with the standards of review for the proposed application**

INFORMATION FOR STATEMENT OF INTENT(PLEASE CHECK):

- ☒ Should include purpose, scope, and intent of project
- ☒ Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

INFORMATION FOR PRELIMINARY TITLE REPORT (PLEASE CHECK):

- ☒ Document confirming property has been purchased contingent to approvals by city and other agencies
- ☒ Document should confirm if there are liens on property and if there are other issues with title
- ☒ Document typically generated by lender or title company

INFORMATION FOR LEGAL DESCRIPTION (PLEASE CHECK):

- ☒ A document legally describing the property.
- ☒ Must have Ada County instrument number or county seal inscribed.

INFORMATION FOR SKETCH PLAT (PLEASE CHECK):

- ☒ A plat preliminary to the preparation of a preliminary plat that show the basic outline of the plat, including lots, roads, and dedicated sites.
- ☒ Required for subs with 4 or more proposed lots

INFORMATION REQUIRED ON NEIGHBORHOOD MAP (PLEASE CHECK):

- ☒ 8 ½" x 11" size minimum
- ☒ Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- ☒ Impact of the proposed siting on existing buildings, structures, and/or building envelopes

INFORMATION REQUIRED ON PRELIMINARY SUBDIVISION MAP (PLEASE CHECK):

- ☒ 30" x 42" minimum size
- ☒ Scale no less than one inch (1") to one hundred feet (100')
- ☒ The names, addresses, and telephone numbers of the planners, engineers, surveyors or other persons who designed the subdivision and prepared the plat
- ☒ The legal description of the proposed subdivision, and a topographical map showing the proposed subdivision at a scale of not less than one inch (1") to one hundred feet (100')
- ☒ The intended use of the lot such as: residential single-family, duplex, townhouse and multiple housing, commercial, industrial or recreational;
- ☒ A proposed building envelope shall be designated and dimensioned on each lot to demonstrate that a building can comply with the required setbacks. This building footprint is not binding on future building on the lot.
- ☒ Streets and public rights of way, including proposed street names and dimensions
- ☒ Blocks, if any, building envelopes and lot lines as required by subsection 10-4-4F of this Title, showing the dimensions and numbers of each. N addition to providing this information on the plat or supporting addenda, the applicant shall stake the perimeters of each lot and the center of its building envelope sufficiently to permit the Commission to locate the same when inspecting the site of the proposed subdivision
- ☒ Contour lines, shown at two foot (2') intervals, reference to an established bench mark, including location and elevation

- ☒ Location of any proposed or existing utilities, including, but not limited to, domestic water supply, storm and sanitary sewers, irrigation laterals, ditches, drainages, bridges, culvers, water mains, fire hydrants, and their respective profiles
- ☒ Location of bicycle parking
- ☒ Location of existing and proposed street lights
- ☒ Location of existing and proposed pedestrian and bicycle pathways

INFORMATION REQUIRED ON SITE PLAN(PLEASE CHECK):

- ☒ 24" x 36" size minimum
- ☒ Scale not less than 1" = 20'), legend, and north arrow.
- ☒ Property boundary, dimensions, setbacks and parcel size.
- ☒ Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- ☒ Building envelope dimensions with the center of the envelope location established in relation to the property lines
- ☒ Adjacent public and private street right of way lines
- ☒ Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations
- ☒ For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.
- ☒ The site plan shall demonstrate safe vehicular access as required in 8-4E-4
- ☒ Driveways, access to public streets, parking with stalls, loading areas.
- ☒ Sidewalks, bike and pedestrian paths.
- ☒ Berms, walls, screens, hedges and fencing.
- ☒ Location and width of easements, canals, ditches, drainage areas.
- ☒ Location, dimensions and type of signs.
- ☒ Trash storage and mechanical equipment and screening.
- ☒ Parking including noted number of regular, handicap and bike parking as well as dimensions of spaces and drive aisles depicted on plan
- ☒ Log depicting square footage of impervious surface, building and landscaping
- ☒ Location and height of fences and exterior walls
- ☒ Location and dimensions of outdoor storage areas
- ☒ Location of utilities and outdoor serviced equipment and areas
- ☒ Location of any proposed public art
- ☒ Location of any proposed exterior site furniture
- ☒ Location of any exterior lighting
- ☒ Location of any existing or proposed signage

INFORMATION REQUIRED ON LANDSCAPE PLAN (PLEASE CHECK):

- ☒ 24" x 36" size minimum
- ☒ Scale the same as the site plan.
- ☒ Type, size, and location of all existing and proposed plants, trees, and other landscape materials.
- ☒ Size, location and species of existing vegetation labeled to remain or to be removed.
- ☒ All areas to be covered by automatic irrigation, including location of proposed irrigation lines.
- ☒ Cross section through any special features, berms, and retaining walls.
- ☒ A plant list of the variety, size, and quantity of all proposed vegetation
- ☒ Log of square footage of landscaping materials corresponding to location

- ☒ Proposed storm water systems
- ☒ Locations and dimensions of open space

INFORMATION REQUIRED ON SCHEMATIC DRAWINGS (PLEASE CHECK):

- ☐ 11" x 17" size minimum
- ☐ Scale not less than 1/8 inch = 1 foot (1/8" = 1')
- ☐ Floor plans; elevations, including recorded grade lines; or cross sections that describe the highest points of all structures and/or buildings, showing relationship to recorded grade existing prior to any site preparation, grading or filing
- ☐ Decks, retaining walls, architectural screen walls, solid walls, and other existing and proposed landscape features shall be shown in elevations and sections with the details to show the completed appearance of those structures
- ☐ Overall dimensions of all proposed structures
- ☐ Specifications on exterior surface materials and color
- ☐ Sample materials (as determined by the staff)

INFORMATION REQUIRED ON LIGHTING PLAN (PLEASE CHECK):

- ☒ 11" x 17" size minimum
- ☒ Location, type, height, lumen output, and luminance levels of all exterior lighting
- ☒ Refer to Garden City Code 8-4A-6 for outdoor lighting requirements
- ☒ Location of municipal street lights

INFORMATION FOR TOPOGRAPHIC SURVEY (PLEASE CHECK):

- ☒ The topographic map is a map of the application site and adjoining parcels prepared by an engineer and/or land surveyor, and at a scale of not less than one inch (1") to twenty feet (20'). If the site has been known to have been altered over time, then the applicant shall provide evidence of the natural topography of the site.

INFORMATION REQUIRED ON GRADING PLAN (PLEASE CHECK):

- ☒ 11" x 17" size minimum
- ☒ Scale not less than one inch equals twenty feet (1" = 20')
- ☒ Two foot (2') contours for the entire proposal site
- ☒ One foot (1') contours for details, including all planimetric features
- ☒ Existing site features, including existing structures, trees, streams, canals, and floodplain hazard areas
- ☒ Existing easement and utility locations
- ☒ Approximate limiting dimensions, elevations, and finish contours to be achieved by the contemplated grading within the project, showing all proposed cut and fill slopes, drainage channels, and related construction; and finish and spot grade elevations for all wall and fence construction, and paved and recreational surfaces
- ☒ Slope and soil stabilization and re-vegetation plan, including identification of areas where existing or natural vegetation will be removed and the proposed method of re-vegetating. Show all areas of disturbance and construction fencing location; re-vegetation is required for all disturbed areas
- ☒ Proposed storm water systems

INFORMATION FOR SOILS REPORT (PLEASE CHECK):

- ☒ Prepared by a licensed engineer
- ☒ Report showing the nature, distribution, and strength of existing soil;
- ☒ Conclusions and recommendations for grading procedures

- ☒ **Opinions and recommendations regarding the adequacy of the soil for the proposed development**
- ☒ **The design criteria for any corrective measures which are recommended**

INFORMATION FOR HYDROLOGY REPORT(PLEASE CHECK):

- ☒ **Prepared by a licensed engineer**
- ☒ **Description of the hydrological conditions existing within the proposed site, the adequacy of the existing conditions for the proposed project and the design criteria for any recommended corrective measures**
- ☒ **Map or drawing showing existing surface drainage patterns in the proposed site and identifying any anticipated changes in those patterns due to the project development**
- ☒ **For preliminary plat: Preliminary plans and approximate locations of all surface and subsurface drainage devices or other devices to be employed in controlling drainage water within the project site, including proposed, existing, and natural drainage swales, culverts, catch basins, and subsurface drain piping**
- ☒ **For final plat: A storm drainage plan shall be submitted showing compliance with the standards of section 8-4B-1. The storm drainage plan shall include:**
    a. **A map indicating the on-site and off-site drainage applicable to the site**
    b. **Detailed engineering plans of all subsurface drainage improvements to be constructed as a part of the proposed development**
    c. **Location of all drainage easements, or drainage rights of way**
- ☒ **For a subdivision within a floodplain, documentation shall be provided that will show and explain at the following to demonstrate conformance with Chapter 3, Article B. Flood Hazard. Location of all planned improvements:**
    a. **The location of the floodway and the floodway fringe per engineering practices as specified by the Army Corp of Engineers**
    b. **The location of the present water channel**
    c. **Any planned re-routing of waterways**
    d. **All major drainage ways**
    e. **Areas of frequent flooding**
    f. **Means of flood proofing buildings, and means of insuring loans for improvements within the floodplain**

INFORMATION FOR ENGINEERING DRAWINGS AND SPECIFICATIONS (PLEASE CHECK):

- ☐ **Prepared by a licensed engineer**
- ☐ **The engineering drawings and specifications are for streets, water systems, sewers, and other required public improvements to support the proposal**
- ☐ **The plans shall contain sufficient information and detail to enable the Planning Official to make a determination as to conformance of the proposed improvements to applicable regulations, ordinances, and standards**
- ☐ **For a sexually oriented business: The applicant shall provide evidence certified by a professional land surveyor licensed in the State of Idaho that the proposed adult entertainment establishment conforms to the separation requirements as set forth in Section 8-2C-33 of this Title**

INFORMATION FOR NATURAL HAZARD AND RESOURCES ANALYSIS (PLEASE CHECK):

- ☒ **Prepared by a licensed engineer**
- ☒ **The natural hazards and resources analysis shall provide an inventory and recommendation regarding natural conditions existing on the site.**
- ☒ **The analysis shall include: significant natural resources existing on the site shall be indentified including vegetation; fish and wildlife habitat; and water, including streams and riparian zones. A plan for preservation and/or**

mitigation of significant resources should be prepared by a qualified professional.

- ☒ For subdivisions within a floodplain: Detained information on the nature, source, and extent of the hazard and the proposed actions to minimize or eliminate danger to public health, safety or property. The analysis shall include the following information:
    a. The location of existing water channels and drainage ways, floodway, flood plain and base flood elevation
    b. The location of all planned improvements including dams, dikes, and similar structures
    c. All planned diversions, alterations or rerouting of channels and drainage ways.

INFORMATION FOR DEDICATIONS AND EASEMENTS (PLEASE CHECK):

- ☒ The statement of intent for dedications and/or easements shall include the location, size, dimensions, and purpose.

INFORMATION FOR COVENANTS AND DEED RESTRICTIONS (PLEASE CHECK):

- ☐ The draft of any proposed covenants and deed restrictions to be recorded with the plat or plat amendment.

INFORMATION FOR WILL SERVE LETTER (PLEASE CHECK):

- ☐ A document from the City Engineer certifying that a property has adequate access to city services.

INFORMATION FOR NEIGHBORHOOD MEETING VERIFICATION (PLEASE CHECK):

- ☐ Copy of notice sent to property owners within 300' of an applicable property
- ☐ List of notice recipients with names and addresses
- ☐ Sign-up sheet from meeting

INFORMATION FOR AFFIDAVIT OF LEGAL INTEREST (PLEASE CHECK):

- ☒ A signed affidavit indicating legal interest in a property and application

INFORMATION FOR AFFIDAVIT OF PROPERTY POSTING AND PHOTOS (PLEASE CHECK):

- ☒ A signed affidavit affirming that the required sign has been posted on the property ten (10) days before the hearing
- ☒ Photos (digital or print) of posted sign
- ☒ Photos of posted sign must be clear enough to read the text

INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM (PLEASE CHECK):

- ☒ Required if irrigation canal/irrigation ditch runs through property or along property lines

INFORMATION REQUIRED FOR MASTER SIGN PLAN (PLEASE CHECK):

- ☐ Required for commercial or mixed-use developments of two or more buildings
- ☐ Location, elevations, and materials of proposed signage

File Number: 22449381

TitleOne
a title & escrow co.

TitleOne, a Title and Escrow Company
1101 W. River St., Suite 201
Boise, ID 83702
(208)424-8511

SCHEDULE A

1. **Effective Date: January 29, 2024 at 07:30 AM**

2. **Policy or Policies to be issued:**

   Preliminary Research Report **Report Amount: $500.00**

   For the Benefit of: The Pacific Companies

3. **The estate or interest in the land described or referred to in this Report and covered herein is:**

   Fee Simple

4. **Title to the estate or interest in said land is at the effective date hereof vested in:**

   Boise Bible College Inc., an Idaho corporation

5. **The land referred to in this Report is described as follows:**

   See Attached Schedule C

DISCLAIMER

The information provided in this report is for informational purposes only. This report contains information about real property and interests in real property. This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder and the company is not responsible beyond the amount paid for any errors and omissions contained herein. This report in no way creates any obligation by TitleOne or its underwriters to insure any party now or in the future. Any insurance will be separate from this report and subject to usual and customary underwriting standards.

File Number: 22449381

SCHEDULE B-I
Requirements

The following are to be complied with:

1. For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under this commitment until it receives a designation of a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

2. NOTE: Additional Underlying Documents.

To view the Parcel Map, click here.

To view the Vesting Deed, click here.

File Number: 22449381

SCHEDULE B-II
Exceptions From Coverage

Note: This is a Preliminary Research Report and not a title insurance policy. If it were a policy, it would have the following Exceptions unless they are taken care of to our satisfaction. If the Company's requirements are satisfied, Exceptions 1 through 7 would be removed on Enhanced/Extended coverage policies.

Exceptions:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Rights or claims of parties in possession 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 that is not shown by the Public Records.

4. Easements, or claims of easements, not shown by the Public Records.

5. Any lien, or right to a lien, for services, labor, equipment, or materials heretofore or hereafter furnished, imposed by law and not 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.

7. (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.

8. Taxes, including any assessments collected therewith, for the year 2023 for which the first installment is paid, and the second installment is due and payable on or before June 20, 2024.
Parcel Number: S0525233602
Original Amount: $14.98

9. Taxes, including any assessments collected therewith, for the year 2024 which are a lien not yet due and payable.

10. The land described herein is located within the boundaries of the City of Garden City and is subject to any assessments levied thereby.

11. The land described herein is located within the boundaries of Thruman Mill Ditch Company Ltd. Irrigation District and is subject to any assessments levied thereby.

12. Right-of-way for Thurman Mill Canal and the rights of access thereto for maintenance of said Thurman Mill Canal.

13. An easement for the purpose shown below and rights incidental thereto as set forth in a/an Grant of Easement for Sewer.
Granted to: City of Garden City
Purpose: construction, operation and maintenance of sewer pipelines, manholes, services and other appurtenances and accessories, across and under the surface
Recorded: March 23, 1990
Instrument No.: 9015070, records of Ada County, Idaho.

14. An easement for the purpose shown below and rights incidental thereto as set forth in a/an Power Line Easement.
Granted to: Idaho Power Company
Purpose: erection and continued operation, maintenance, repair, alteration, inspection, and replacement of the electric transmission, distribution and telephone lines and circuits
Recorded: April 20, 1992
Instrument No.: 9224308, records of Ada County, Idaho.

15. An easement for the purpose shown below and rights incidental thereto as set forth in a/an Easement.
Granted to: U S WEST Communications, Inc., a Colorado Corporation
Purpose: construct, reconstruct, operate, maintain and remove such telecommunications facilities as Grantee may require upon, over, under and across
Recorded: December 22, 1992
Instrument No.: 9288785, records of Ada County, Idaho.

16. Terms and conditions contained in a/an License Agreement by and between Drainage District No. 4, a drainage district organized and existing under and by virtue of the laws of the State of Idaho and Boise Bible College, Inc., an Idaho corporation.
Recorded: August 29, 2005
Instrument No.: 105124129, records of Ada County, Idaho.

17. An easement for the purpose shown below and rights incidental thereto as set forth in a/an Sanitary Sewer and Water Main Easement.
Granted to: City of Garden City, Ada County, Idaho
Purpose: operation and maintenance of sanitary sewer and water mains over and across
Recorded: September 13, 2006
Instrument No.: 106146814, records of Ada County, Idaho.

18. All matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by ALTA - NSPS Land Title Survey made by Cody M. McCammon, Idaho P.L.S. No. 11779, with Idaho Survey Group, LLC on April 23, 2022, designated as Job No. 22-141.

19. Rights of tenants in possession as tenants only under unrecorded leases.

(End of Exceptions)

SCHEDULE C

Legal Description:

A parcel of land located in the Southwest quarter of the Northwest quarter of Section 25, Township 4 North, Range 1 East, Boise Meridian, Garden City, Ada County, Idaho being more particularly described as follows:

Commencing at a point marking the section corner common to Sections 23, 24, 25, and 26, Township 4 North, Range 1 East, Boise Meridian, from which the quarter corner common to said Sections 25 and 26 bears thence South 00°31'25" West, 2639.49 feet; thence on the West boundary line of said Section 25,
South 00°31'25" West, 104.52 feet to an aluminum cap reference monument; thence continuing
South 00°31'25" West, 1,344.23 feet to the centerline of W. Marigold Street; thence on said centerline,
North 86°25'53" East, 575.58 feet; thence continuing on said centerline,
North 86°27'03" East, 371.51 feet; thence leaving said centerline
South 02°31'37" East, 30.01 feet to the Southeasterly right-of-way line of W. Marigold Street and the Point of Beginning; thence on said Southeasterly right-of-way line,
North 86°27'03" East, 359.81 feet to the Northwest corner of Bentwood Subdivision as filed in Book 91 of Plats at Pages 10803 and 10804, records of Ada County, Idaho; thence on the West boundary lines of said Bentwood Subdivision, Willowbrook Estates No. 2 Subdivision as filed in Book 57 of Plats at Page 5404 and 5405 and Willowbrook Estates No. 3 Subdivision as filed in Book 59 of Plats at Page 5730 through 5732, records of Ada County, Idaho,
South 00°20'40" West, 924.21 feet; thence leaving said West boundary lines,
North 89°41'15" West, 257.33 feet; thence
North 44°41'13" West, 19.00 feet; thence
North 00°18'48" East, 104.17 feet; thence
North 89°41'12" West, 12.14 feet; thence
North 00°05'26" East, 176.10 feet; thence
South 89°41'12" East, 20.76 feet; thence
North 00°18'48" East, 151.00 feet; thence
North 89°38'46" West, 73.08 feet; thence
North 02°31'37" West, 455.77 feet to the Point of Beginning.

Description for
Parcel 1
April 25, 2024

A parcel of land located in the Southwest 1/4 of the Northwest 1/4 of Section 25, Township 4 North, Range 1 East, Boise Meridian, Garden City, Ada County, Idaho being more particularly described as follows:

Commencing at the Section corner common to Sections 23, 24, 25 and 26, T.4N., R.1E., B.M., from which the 1/4 corner common to said Sections 25 and 26 bears South 00°31'25" West, 2639.49 feet; thence on the west boundary line of said Section 25, South 00°31'25" West, 1,448.75 feet to the centerline of W. Marigold Street; thence on said centerline, North 86°25'53" East, 575.58 feet; thence leaving said centerline, South 00°31'25" East, 30.08 feet to the southeasterly right-of-way line of W. Marigold Street and the **POINT OF BEGINNING**;

thence on said southeasterly right-of-way line, North 86°27'03" East, 373.11 feet;

thence leaving said southeasterly right-of-way line, South 02°31'37" East, 464.86 feet;

thence South 89°39'20" East, 68.48 feet;

thence South 00°20'40" West, 445.00 feet;

thence North 89°39'20" West, 41.22 feet to centerline of the Thurman Mill Canal, coincident with the north boundary line of the Millstream No. 2 Subdivision as filed in Book 44 of Plats at Page 3532 and 3533, records of Ada County, Idaho;

thence on said centerline and north boundary line the following four (4) courses and distances:

25.37 feet on the arc of a curve to the left, having a radius of 51.50 feet, a central angle of 28°13'14" and a long chord which bears North 51°40'23" West, 25.11 feet;

North 65°47'00" West, 152.94 feet;

North 72°05'40" West, 133.95 feet;

North 78°10'10" West, 140.57 feet to the southeast corner of the Marigold Park Subdivision as filed in Book 44 of Plats at Page 3573 and 3574, records of Ada County, Idaho;

thence on the east boundary of said Marigold Park Subdivision, North 00°31'25" East, 738.19 feet to the **POINT OF BEGINNING**.

Containing 343,915 square feet or 7.895 acres, more or less.

End of Description.

Description for
Parcel 2
April 25, 2024

A parcel of land located in the Southwest 1/4 of the Northwest 1/4 of Section 25, Township 4 North, Range 1 East, Boise Meridian, Garden City, Ada County, Idaho being more particularly described as follows:

Commencing at the Section corner common to Sections 23, 24, 25 and 26, T.4N., R.1E., B.M., from which the 1/4 corner common to said Sections 25 and 26 bears South 00°31'25" West, 2639.49 feet; thence on the west boundary line of said Section 25, South 00°31'25" West, 1,448.75 feet to the centerline of W. Marigold Street; thence on said centerline, North 86°25'53" East, 575.58 feet; thence leaving said centerline, South 00°31'25" West, 30.08 feet to the southeasterly right-of-way line of W. Marigold Street; thence on said southeasterly right-of-way line, North 86°27'03" East, 373.11 feet to the **POINT OF BEGINNING**;

thence continuing, North 86°27'03" East, 359.81 feet to the Northwest corner of Bentwood Subdivision as filed in Book 91 of Plats at Pages 10803 and 10804, records of Ada County, Idaho;

thence leaving said southeasterly right-of-way line on the west boundary lines of said Bentwood Subdivision and Willowbrook Estates No. 3 Subdivision as filed in Book 59 of Plats at Page 5730 through 5732, records of Ada County, Idaho, South 00°20'40" West, 429.21 feet;

thence leaving said west boundary lines, North 89°39'20" West, 46.50 feet;

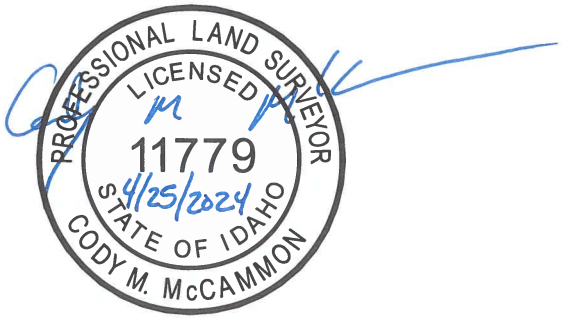
thence South 00°20'40" West, 20.00 feet;

thence North 89°39'20" West, 291.17 feet;

thence North 02°31'37" West, 425.31 feet to the **POINT OF BEGINNING**;

Containing 151,414 square feet or 3.476 acres, more or less.

End of Description.



Description for
Parcel 3
April 25, 2024

A parcel of land located in the Southwest 1/4 of the Northwest 1/4 of Section 25, Township 4 North, Range 1 East, Boise Meridian, Garden City, Ada County, Idaho being more particularly described as follows:

Commencing at the Section corner common to Sections 23, 24, 25 and 26, T.4N., R.1E., B.M., from which the 1/4 corner common to said Sections 25 and 26 bears South 00°31'25" West, 2639.49 feet; thence on the west boundary line of said Section 25, South 00°31'25" West, 1,448.75 feet to the centerline of W. Marigold Street; thence on said centerline, North 86°25'53" East, 575.58 feet; thence leaving said centerline South 00°31'25" West, 30.08 feet to the southeasterly right-of-way line of W. Marigold Street; thence on said southeasterly right-of-way line, North 86°27'03" East, 732.92 feet to the Northwest corner of Bentwood Subdivision as filed in Book 91 of Plats at Pages 10803 and 10804, records of Ada County, Idaho; thence on the west boundary lines of said Bentwood Subdivision and Willowbrook Estates No. 3 Subdivision as filed in Book 59 of Plats at Page 5730 through 5732, records of Ada County, Idaho, South 00°20'40" West, 429.21 feet to the **POINT OF BEGINNING**;

thence continuing on said west boundary lines and on the west boundary line of Willowbrook Estates No. 2 Subdivision as filed in Book 57 of Plats at Page 5404 and 5405, South 00°20'40" West, 504.50 feet;

thence leaving said west boundary lines, North 89°39'20" West, 267.21 feet;

thence North 00°20'40" East, 445.00 feet;

thence North 89°39'20" West, 68.48 feet;

thence North 02°31'37" West, 39.55 feet;

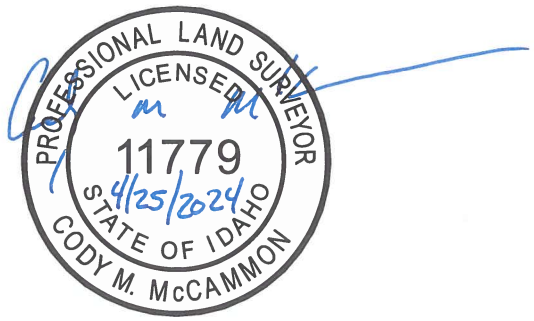
thence South 89°39'20" East, 291.17 feet;

thence North 00°20'40" East, 20.00 feet;

thence South 89°39'20" East, 46.50 feet to the **POINT OF BEGINNING**.

Containing 133,137 square feet or 3.056 acres, more or less.

End of Description.



Description for
Parcel 4
April 25, 2024

A parcel of land located in the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 25, Township 4 North, Range 1 East, Boise Meridian, Garden City, Ada County, Idaho being more particularly described as follows:

Commencing at the Section corner common to Sections 23, 24, 25 and 26, T.4N., R.1E., B.M., from which the 1/4 corner common to said Sections 25 and 26 bears South 00°31'25" West, 2639.49 feet; thence on the west boundary line of said Section 25, South 00°31'25" West, 1,448.75 feet to the centerline of W. Marigold Street; thence on said centerline, North 86°25'53" East, 575.58 feet; thence leaving said centerline South 00°31'25" West, 30.08 feet to the southeasterly right-of-way line of W. Marigold Street; thence on said southeasterly right-of-way line, North 86°27'03" East, 732.92 feet to the Northwest corner of Bentwood Subdivision as filed in Book 91 of Plats at Pages 10803 and 10804, records of Ada County, Idaho; thence on the west boundary line of said Bentwood Subdivision and on the west boundary lines Willowbrook Estates No. 2 Subdivision as filed in Book 57 of Plats at Page 5404 and 5405 and Willowbrook Estates No. 3 Subdivision as filed in Book 59 of Plats at Page 5730 through 5732, records of Ada County, Idaho, South 00°20'40" West, 933.71 feet to the **POINT OF BEGINNING**;

thence continuing on the west boundary line of said Willowbrook Estates No. 2 Subdivision and the west boundary line of Willowbrook Estates No. 1 Subdivision as filed in Book 53 of Plats at Page 4620 and 4621, records of Ada County, Idaho, South 00°20'40" West, 441.50 feet to the centerline of the Thurman Mill Canal, said point being coincident with the Northeast corner of the Millstream No. 2 Subdivision as filed in Book 44 of Plats at Page 3532 and 3533, records of Ada County, Idaho;

thence leaving said west boundary lines on the centerline of the Thurman Mill Canal, coincident with the north boundary line of said Millstream No. 2 Subdivision the following seven (7) courses and distances:

North 47°44'49" West, 158.12 feet

93.61 feet along the arc of curve to the right having a radius of 356.00 feet, a central angle of 15°04'00" and a long chord which bears North 40°12'49" West, 93.35 feet;

North 32°40'49" West, 126.94 feet;

North 33°51'25" West, 73.66 feet;

36.26 feet along the arc of curve to the right having a radius of 57.00 feet, a central angle of 36°26'45" and a long chord which bears North 15°38'02" West, 35.65 feet;

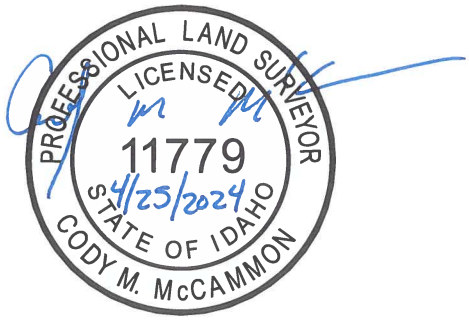
North 02°35'20" East, 29.70 feet;

36.09 feet along the arc of curve to the left having a radius of 51.50 feet, a central angle of 40°09'06" and a long chord which bears North 17°29'13" West, 35.36 feet;

thence leaving said centerline, South 89°39'20" East, 308.43 feet to the **POINT OF BEGINNING**.

Containing 85,026 square feet or 1.952 acres, more or less.

End of Description.



Boise Bible College | Minor Land Division

GARDEN CITY, IDAHO

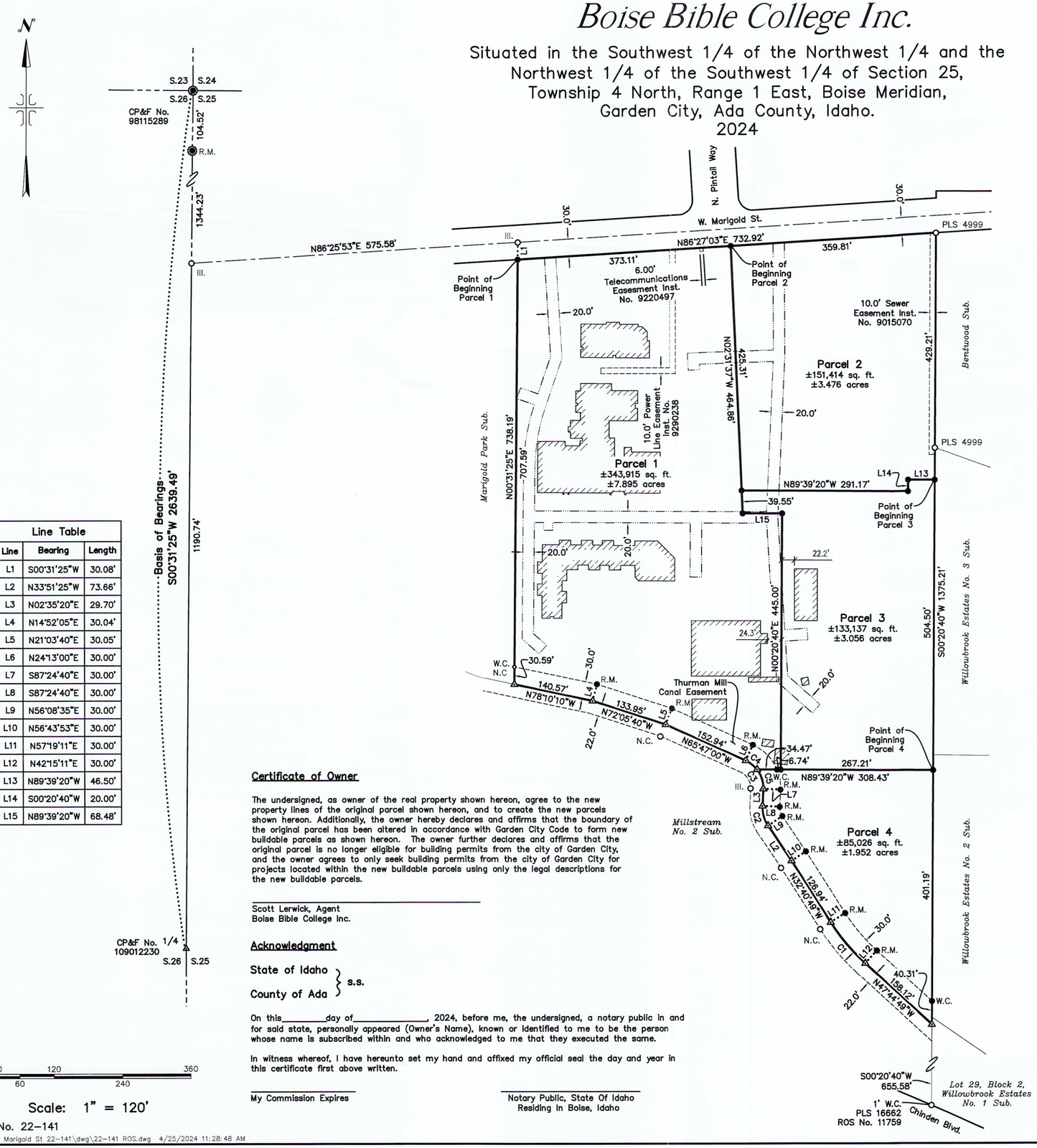
PLOT DATE & TIME: 4/19/2024 10:56 AM FILE NAME: R221201 PLAN SHEETS.DWG

ROS No._____

Minor Land Division Record of Survey for

Boise Bible College Inc.

Situated in the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 25, Township 4 North, Range 1 East, Boise Meridian, Garden City, Ada County, Idaho.
2024



Line Table		
Line	Bearing	Length
L1	S00°31'25"W	30.08'
L2	N33°51'25"W	73.66'
L3	N02°35'20"E	29.70'
L4	N14°52'05"E	30.04'
L5	N21°03'40"E	30.05'
L6	N24°13'00"E	30.00'
L7	S87°24'40"E	30.00'
L8	S87°24'40"E	30.00'
L9	N56°08'35"E	30.00'
L10	N56°43'53"E	30.00'
L11	N57°19'11"E	30.00'
L12	N42°15'11"E	30.00'
L13	N89°39'20"W	46.50'
L14	S00°20'40"W	20.00'
L15	N89°39'20"W	68.48'

20 0 120 60 360 240

Scale: 1" = 120'

Job No. 22-141

P:\8695 Marigold St 22-141\dwg\22-141 ROS.dwg 4/25/2024 11:28:48 AM

Legend

	Property Boundary Line	o	Found 1/2" Iron Pin, as Noted
	Right-of-Way Line	O	Found 5/8" Iron Pin, as Noted
	Adjacent Subdivision Boundary Line	◉	Found Aluminum Cap Monument
	Tie Line	●	Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
	Centerline	△	Calculated Point, Nothing Found or Set
	Easement Line, as Noted	Ill.	Illegible Cap
	Sanitary Sewer and Water Main Easement- Inst. No. 106146814	N.C.	No Cap
	Existing Building	W.C.	Witness Corner
		R.M.	Reference Monument

Notes:

1. This property is currently zoned R-3.
2. The recording of this Record of Survey does not enable the owners of the parcels to convey ownership based solely on this map. a written conveyance must accompany such a change in ownership.
3. Idaho Survey Group, LLC assumes no liability for present or future compliance or non-compliance with the Garden City planning and zoning ordinance restrictions as it pertains to building permits and the issuance thereof.

Reference Documents:

Deed Inst. No.s: 180271, 811280, 7923556 and 9208601.
ROS No.s: A007, A015, 302, 3895, 1866, 2416, 11759
Subdivisions: Strawberry Glenn (Bk. 6, Pg. 255); Marigold Park Sub. (Bk. 44, Pg. 3573-3574); Millstream No. 2 Sub. (Bk. 44, Pg. 3532-3533); R E No. 1 Sub. (Bk. 57, Pg. 5369-5370); Willowbrook Estates No. 1 Sub. (Bk. 53, Pg. 4620-4621); Willowbrook Estates No. 2 Sub. (Bk. 57-Pg. 5404-5405); R E No. 3 Sub. (Bk. 58, Pg. 5471-5472); Willowbrook Estates No. 3 Sub. (Bk. 59, Pg. 5730-5732); Bentwood Sub. (Bk. 91, Pg. 10803-10804).

Surveyor's Narrative:

The purpose of this survey is to perform a minor land division on the parcel of land conveyed by a Warranty Deed recorded as Instrument No. 7923556, records of Ada County, Idaho. The monuments found on the adjacent subdivision boundary lines as shown hereon are in substantial agreement and were held as controlling corners for this survey. The West 1/4 corner established using the ties as shown on CP&F No. 109012230.

Certificate of Garden City Development Services

This signature certifies the minor land division has been reviewed and approved by the city. The parcels created through minor land division application _____ are recognized as legal lots of record by the city.

_____
Garden City Development Services Date

Certificate of City Engineer

I do hereby certify that I am the acting City Engineer in and for the city of Garden City, Ada County, Idaho, and that this minor land division is in accordance with the provisions of Section 8-5c-1, City of Garden City Code.

_____
Acting Garden City Engineer Date

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	93.61'	356.00'	15°04'00"	N40°12'49"W	93.35'
C2	36.26'	57.00'	36°26'45"	N15°38'03"W	35.65'
C3	61.46'	51.50'	68°22'20"	N31°35'50"W	57.87'
C4	25.37'	51.50'	28°13'14"	N51°40'23"W	25.11'
C5	36.09'	51.50'	40°09'06"	N17°29'13"W	35.36'

PROFESSIONAL LAND SURVEYOR LICENSE No. 11779 STATE OF IDAHO CODY M. McCAMMON 4/25/2024

Certificate of Owner

The undersigned, as owner of the real property shown hereon, agree to the new property lines of the original parcel shown hereon, and to create the new parcels shown hereon. Additionally, the owner hereby declares and affirms that the boundary of the original parcel has been altered in accordance with Garden City Code to form new buildable parcels as shown hereon. The owner further declares and affirms that the original parcel is no longer eligible for building permits from the city of Garden City, and the owner agrees to only seek building permits from the city of Garden City for projects located within the new buildable parcels using only the legal descriptions for the new buildable parcels.

_____
Scott Lerwick, Agent
Boise Bible College Inc.

Acknowledgment

State of Idaho } s.s.
County of Ada }

On this_____day of_____, 2024, before me, the undersigned, a notary public in and for said state, personally appeared (Owner's Name), known or identified to me to be the person whose name is subscribed within and who acknowledged to me that they executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

_____ _____
My Commission Expires Notary Public, State Of Idaho
Residing In Boise, Idaho

County Recorder's Certificate

State of Idaho } ss. Instrument No. _____
County of Ada }

I hereby certify that this instrument was filed at the request of Idaho Survey Group, LLC.,

at _____ minutes past _____ o'clock ____ M., this _____ day of _____,20___,

Fee $ _____

_____ _____
Deputy Ex-Officio Recorder

Recording Index Number: 414-25-3&4-0-0-00-000

IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

CIVIL ENGINEER
RENNISON DESIGN
CONTACT: BRYAN APPLEBY, PE
2025 E RIVERSIDE DRIVE, SUITE 200
EAGLE, IDAHO 83616
(208) 484-3747
bryan@rennisoncompanies.com

OWNER'S REPRESENTATIVE
RENNISON COMPANIES
CONTACT: ZACH TURNER
2025 E RIVERSIDE DRIVE, SUITE 200
EAGLE, IDAHO 83616
(208) 596-1614
zach@rennisoncompanies.com

SURVEYOR
IDAHO SURVEY GROUP
CONTACT: CODY McCAMMON, PLS
9955 W EMERALD STREET
BOISE, IDAHO 83704
(208) 846-8570
codym@idahosurvey.com

NOTES

1. REFER TO ALTA-NSPS LAND TITLE SURVEY FOR 8695 W MARIGOLD STREET, PREPARED BY IDAHO SURVEY GROUP, DATED APRIL 23, 2022, FOR THE FOLLOWING INFORMATION NOT SHOWN THIS SHEET:
   - 1.1. EASEMENTS.
   - 1.2. ABOVE- AND BELOW-GROUND UTILITIES.
   - 1.3. PROPERTY BOUNDARY, DIMENSIONS, SETBACKS, AND PARCEL SIZE.
   - 1.4. LABELED BUILDING DIMENSIONS.
   - 1.5. BUILDING SQUARE FOOTAGES.
   - 1.6. FENCE LOCATIONS.
   - 1.7. PARKING STALL COUNTS.
2. REFER TO RECORD OF SURVEY PREPARED BY IDAHO SURVEY GROUP, DATED APRIL 2024, FOR DIMENSIONS OF PROPOSED PARCELS.
3. REFER TO SITE LIGHTING PLAN PREPARED BY OTHERS FOR EXISTING SITE EXTERIOR LIGHTING.
4. THURMAN MILL CANAL (aka THURMAN DRAIN) IS UNDER THE JURISDICTION OF DRAINAGE DISTRICT No. 2 (FORMERLY No. 4). THE DRAINAGE DITCH IN THE NORTHEAST CORNER OF THE PROPERTY IS UNDER THE JURISDICTION OF DRAINAGE DISTRICT No. 2. ALLEN FUNKHOUSER (208-571-3804, allenfun50@hotmail.com) IS THE PRIMARY CONTACT. BRYCE FARRIS AT SAWTOOTH LAW (208-629-7447, bryce@sawtoothlaw.com) IS THE DISTRICT'S ATTORNEY.
5. A LICENSE AGREEMENT BY AND BETWEEN DRAINAGE DISTRICT No. 4 (NOW No. 2) AND BOISE BIBLE COLLEGE, INC., RECORDED SEPTEMBER 13, 2006, INSTRUMENT No. 106146814, ALLOWS FOR SOME PRE-TREATED STORMWATER DISCHARGE TO THE THURMAN MILL CANAL. NO CHANGES ARE PROPOSED TO THE EXISTING DISCHARGE.

RENNISON DESIGN
2025 E RIVERSIDE DRIVE, SUITE 200
EAGLE, IDAHO 83616

Minor Land Division Drawings for:

Boise Bible College

8695 W Marigold Street, Garden City, Idaho

PACIFIC WEST COMMUNITIES

△ Description	Date

PRELIMINARY NOT FOR CONSTRUCTION

Drawing Set Issued for:
MLD APPLICATION

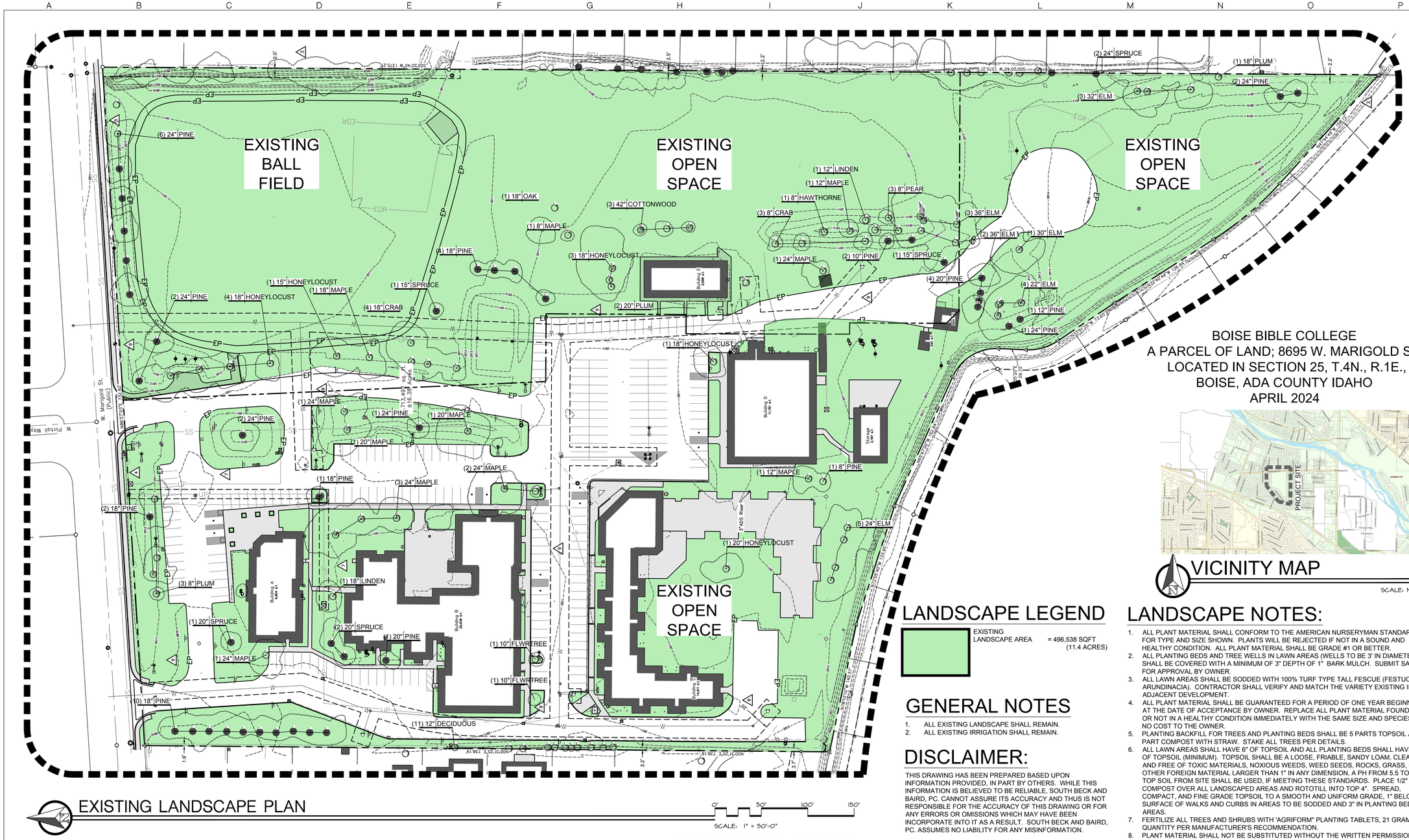
Project No.	R221201
Issued Date	22 APR 2024
Drawn by	BEA

Sheet Title

Subdivision Map / Site Plan

Sheet Number
C1.0

FILE NAME: R221201 PLAN SHEETS.DWG
PLOT DATE & TIME: 4/19/2024 11:17 AM



EXISTING LANDSCAPE PLAN

0' 50' 100' 150'
SCALE: 1" = 50'-0"

BOISE BIBLE COLLEGE
A PARCEL OF LAND; 8695 W. MARIGOLD ST.
LOCATED IN SECTION 25, T.4N., R.1E.,
BOISE, ADA COUNTY IDAHO
APRIL 2024

VICINITY MAP

SCALE: NTS

LANDSCAPE LEGEND

🟩	EXISTING LANDSCAPE AREA	= 496,538 SQFT (11.4 ACRES)

GENERAL NOTES

1. ALL EXISTING LANDSCAPE SHALL REMAIN.
2. ALL EXISTING IRRIGATION SHALL REMAIN.

DISCLAIMER:

THIS DRAWING HAS BEEN PREPARED BASED UPON INFORMATION PROVIDED, IN PART BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, SOUTH BECK AND BAIRD, PC. CANNOT ASSURE ITS ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS DRAWING OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATE INTO IT AS A RESULT. SOUTH BECK AND BAIRD, PC. ASSUMES NO LIABILITY FOR ANY MISINFORMATION.

IRRIGATION NOTES:

1. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
2. PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
3. POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
4. PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM.
5. ELECTRONIC WATER DISTRIBUTION/ TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
   a. PRECISE INDIVIDUAL STATION TIMING
   b. RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
   c. AT LEAST ONE PROGRAM FOR EACH HYDROZONE
   d. SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
   e. POWER FAILURE BACKUP FOR ALL PROGRAMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
6. INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
7. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
8. SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).
9. PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE Q.C.V. LOCATIONS WITH LANDSCAPE ARCHITECT.
10. POINT OF CONNECTION TO BE APPROVED BY JURISDICTION PROVIDING WATER SOURCE.

LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION. ALL PLANT MATERIAL SHALL BE GRADE #1 OR BETTER.
2. ALL PLANTING BEDS AND TREE WELLS IN LAWN AREAS (WELLS TO BE 3' IN DIAMETER) SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF 1" BARK MULCH. SUBMIT SAMPLE FOR APPROVAL BY OWNER.
3. ALL LAWN AREAS SHALL BE SODDED WITH 100% TURF TYPE TALL FESCUE (FESTUCA ARUNDINACIA). CONTRACTOR SHALL VERIFY AND MATCH THE VARIETY EXISTING IN THE ADJACENT DEVELOPMENT.
4. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
5. PLANTING BACKFILL FOR TREES AND PLANTING BEDS SHALL BE 5 PARTS TOPSOIL AND 1 PART COMPOST WITH STRAW. STAKE ALL TREES PER DETAILS.
6. ALL LAWN AREAS SHALL HAVE 6" OF TOPSOIL AND ALL PLANTING BEDS SHALL HAVE 12" OF TOPSOIL (MINIMUM). TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS, OR OTHER FOREIGN MATERIAL LARGER THAN 1" IN ANY DIMENSION, A PH FROM 5.5 TO 7.0. TOP SOIL FROM SITE SHALL BE USED, IF MEETING THESE STANDARDS. PLACE 1/2" COMPOST OVER ALL LANDSCAPED AREAS AND ROTOTILL INTO TOP 4". SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE, 1" BELOW SURFACE OF WALKS AND CURBS IN AREAS TO BE SODDED AND 3" IN PLANTING BED AREAS.
7. FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM" PLANTING TABLETS, 21 GRAM. QUANTITY PER MANUFACTURER'S RECOMMENDATION.
8. PLANT MATERIAL SHALL NOT BE SUBSTITUTED WITHOUT THE WRITTEN PERMISSION OF OWNER. SUBMIT NAMES OF THREE SUPPLIERS CONTACTED IF SUBSTITUTION IS REQUESTED AND PLANT MATERIAL SPECIFIED IS NOT AVAILABLE.
9. SHRUB PLANTING BEDS SHALL BE SHOVEL EDGED TO CREATE A DISTINCT SEPARATION OF LANDSCAPE TYPES.
10. IMMEDIATELY CLEAN UP ANY TOPSOIL, OR OTHER DEBRIS ON SITE CREATED FROM LANDSCAPE OPERATION AND DISPOSE OF PROPERLY OFF SITE.
11. ALL LANDSCAPE AREAS SHALL HAVE AN STATE OF THE ART AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND IS PROPERLY ZONED FOR REQUIRED WATER USES AND HAS A WEATHER STATION CAPABLE OF TURNING OFF FOR RAIN/FREEZE EVENTS. ALL SHRUB ZONES, SPRAY ZONES AND GEAR DRIVEN ZONES SHALL BE PLACED ON SEPARATE ZONES. DO NOT EXCEED A MAXIMUM OF 5 FPS IN ALL MAINLINE AND LATERAL LINES.
12. COORDINATE ALL DRAINAGE AREAS AND UTILITIES WITH TREE LOCATIONS AND ADJUST PER FIELD CONDITIONS.
13. ALL EXISTING TREES SHOWN TO REMAIN SHALL BE RETAINED AND PROTECTED THROUGH OUT CONSTRUCTION.
14. NO TREES SHALL BE PLANTED WITHIN THE 10 FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
15. STORM PONDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
16. ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK..
17. TRIM ALL TREES WITHIN VISION TRIANGLES TO 8' ABOVE FINISH GRADE TO MEET ACHD STANDARDS.

STAMP:
PRELIMINARY
JOHN D. ROBERTS
4/17/24

DATE:
4/17/2024

811
Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SOUTH BECK& BAIRD
2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@sbbgo.com
www.sbbgo.com
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

REVISIONS:

No.	Date	Description

EXISTING LANDSCAPE PLAN
BOISE BIBLE COLLEGE
8695 W. MARIGOLD ST., BOISE, ID 83714

DRAWN BY: JRB
CHECKED BY: JDR
PROJECT NUMBER 24-123
SHEET: L1.0

DESIGN REVIEW

ELECTRICAL SITE PLAN - EXISTING

SCALE: 1"=40'-0"

GENERAL NOTES

1. THE EXISTING OUTDOOR LIGHTING HAVE UNDERGROUND ELECTRICAL FEEDS, ALL POLE LIGHT FIXTURES ARE LED, AND WALL-MOUNTED FIXTURES ARE FLUORESCENT. NO STREET LIGHTING THEREFORE, THE EXISTING SITE LIGHTING IS IN COMPLIANCE WITH GARDEN CITY OUTDOOR LIGHTING STANDARD 8-4A-4 SECTIONS (A)(2), (A)(3), AND (B).

ELECTRICAL SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
(N) ———	NEW
(E) - - -	EXISTING
○—□	SITE POLE LIGHT

CLIENT

pivot north ARCHITECTURE

SEAL

PROFESSIONAL ENGINEER LICENSED 04/22/2024 19887 STATE OF IDAHO BRUNO LOZA

CONSULTANT

ENGINEERING CONSULTANTS
303 South Federal Way, Boise, ID 83705

BOISE BIBLE COLLEGE

8695 W. MARIGOLD ST.,
GARDEN CITY, ID 83714

SUBMITTAL NAME - 04/19/2024
Project number: 2022-017 / 35Y09

REVISIONS

No.	Description	Date

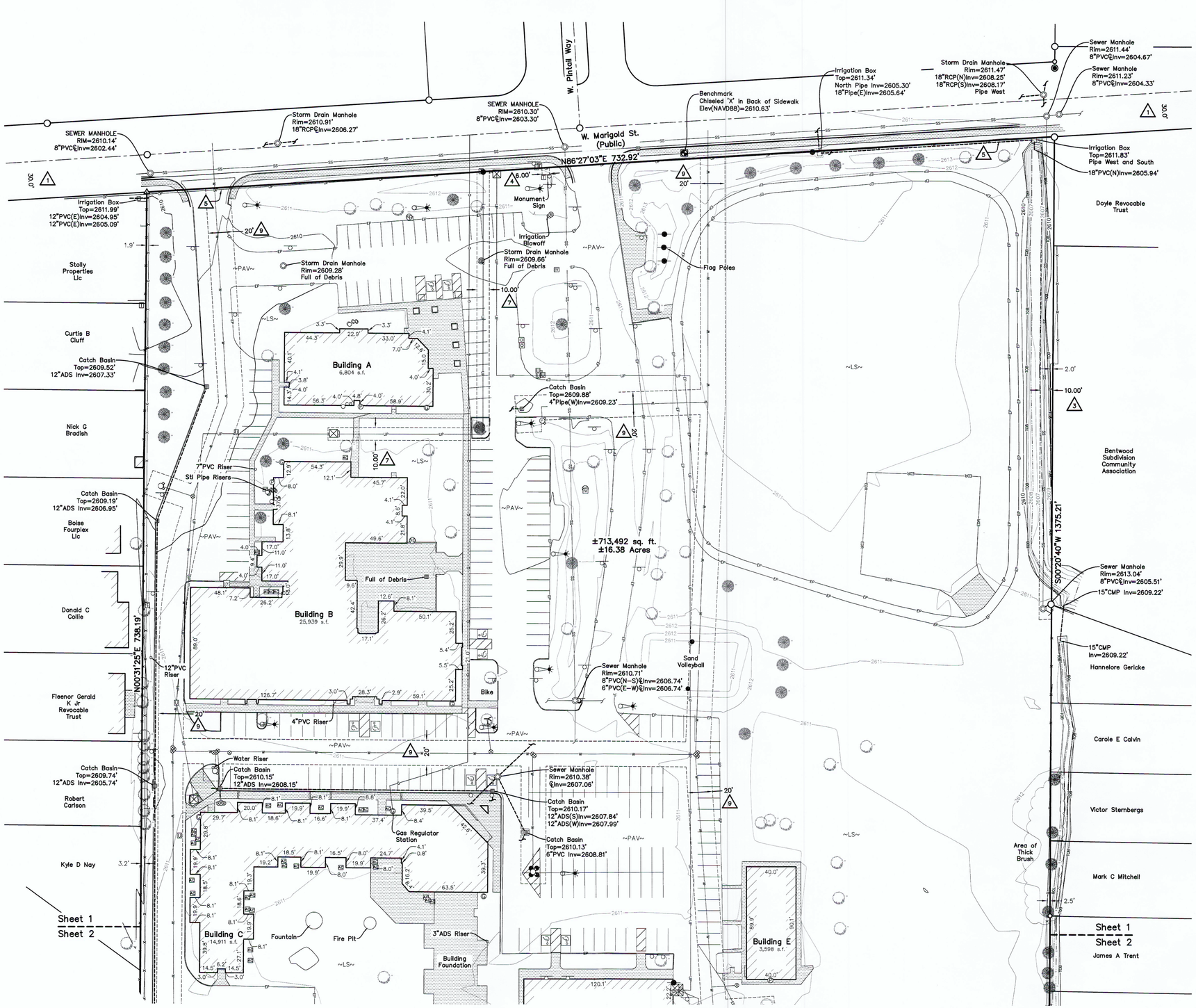
ELECTRICAL SITE PLAN - EXISTING

DRAWN BY: NW CHECKED BY: ZS

SHEET

E1.0

PRELIMINARY - NOT FOR CONSTRUCTION



Vicinity Map
-NTS-

Legend

Found 1/2" Iron Pin, as Noted	Clean Out
Found 5/8" Iron Pin, as Noted	Round Bollard
Found Aluminum Cap Monument	Landscaped Area
Calculated Point, Nothing Found or Set	Paved Area
Set Bench Mark	Landscape Power Outlet
Gas Meter, Valve, or Riser	Property Boundary Line
Cable TV Box	Right-of-Way Line
Power Pole	Lot Line
Guy Wire Anchor	Section Line
Power Transformer	Centerline
Power Meter	Easement Line
Telephone Junction Box	Fence
Utility Box	Edge of Dirt Road
Area Light	Edge of Gravel Road
Street Light	Edge of Pavement
Traffic Sign/Handicap Parking Sign	Sanitary Sewer Line
Mail Box	Subsurface Pipe
Handicap Sign/Space	Underground Power Line
Storm Drain Manhole	Gas Line
Manhole Grate	Fiber Optics Line
Catch Basin	Overhead Power Line
Water Valve	Domestic Water Line
Water Meter	Bottom of Ditch
Fire Hydrant	Top of Bank
Fire Dept. Connection	Curb
Water Spigot	Curb & Gutter
Water Well	Curb, Gutter and Sidewalk or Area of Concrete
Irrigation Control Valve Box	
Air Conditioning Unit	Deciduous Tree (W/Size)
Storm Drain Manhole	Coniferous Tree (W/Size)
Sanitary Sewer Manhole	Shrub

PROFESSIONAL LAND SURVEYOR LICENSED 11779 STATE OF IDAHO CORY M. McCAMMON 11/23/2022

NO.	REVISIONS	BY	DATE

IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
PH. (208) 846-8570
FAX (208) 884-5399
WWW.IDAHOSURVEY.COM

8695 Marigold St

ALTA–NSPS Land Title Survey

Located in the SW1/4 of the NW1/4 and the NW1/4 of the SW1/4 of Section 25, T.4N., R.1E., B.M., Ada County, Idaho.

Drawn:	Checked:	Job No.	Sheet No.
JIA	CMM	22–141	1 of 2
Date: 4/23/2022	Date: 4/23/2022		

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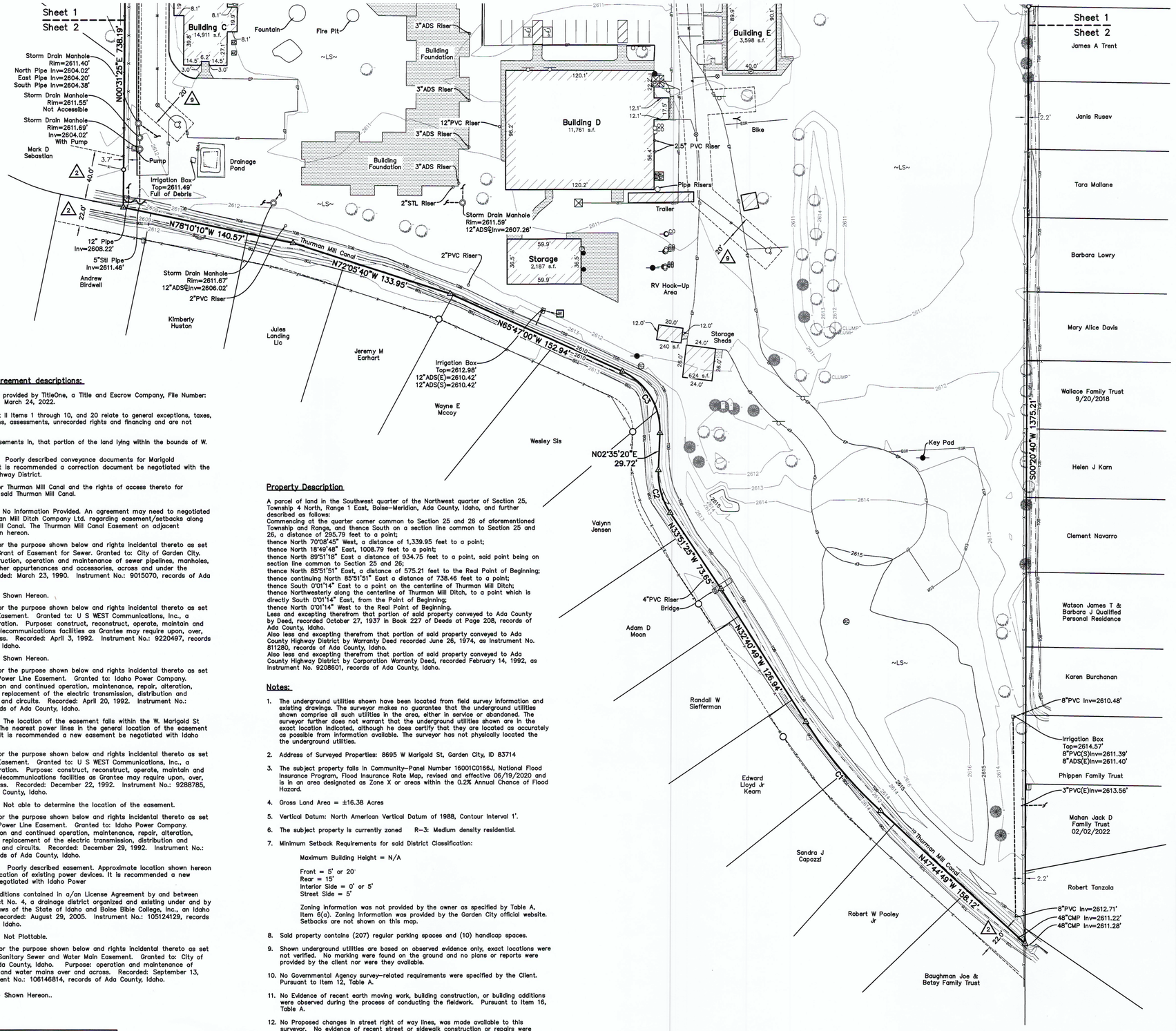

Legend

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Water Well	
Irrigation Control Valve Box	Deciduous Tree (W/Size)
Air Conditioning Unit	Coniferous Tree (W/Size)
Storm Drain Manhole	Shrub
Sanitary Sewer Manhole	

Easement/Agreement descriptions:

Title information provided by TitleOne, a Title and Escrow Company, File Number: 22449381. Date: March 24, 2022.

Schedule B–Part II Items 1 through 10, and 20 relate to general exceptions, taxes, liens, reservations, assessments, unrecorded rights and financing and are not plottable.

1 Title to, and easements in, that portion of the land lying within the bounds of W. Marigold Street.

Exception 11 – Poorly described conveyance documents for Marigold right–of–way. It is recommended a correction document be negotiated with the Ada County Highway District.

2 Right–of–way for Thurman Mill Canal and the rights of access thereto for maintenance of said Thurman Mill Canal.

Exception 12 – No information Provided. An agreement may need to negotiated with the Thurman Mill Ditch Company Ltd. regarding easement/setbacks along the Thurman Mill Canal. The Thurman Mill Canal Easement on adjacent properties shown hereon.

3 An easement for the purpose shown below and rights incidental thereto as set forth in a/an Grant of Easement for Sewer. Granted to: City of Garden City. Purpose: construction, operation and maintenance of sewer pipelines, manholes, services and other appurtenances and accessories, across and under the surface. Recorded: March 23, 1990. Instrument No.: 9015070, records of Ada County, Idaho.

Exception 13 – Shown Hereon.

4 An easement for the purpose shown below and rights incidental thereto as set forth in a/an Easement. Granted to: U S WEST Communications, Inc., a Colorado Corporation. Purpose: construct, reconstruct, operate, maintain and remove such telecommunications facilities as Grantee may require upon, over, under and across. Recorded: April 3, 1992. Instrument No.: 9220497, records of Ada County, Idaho.

Exception 14 – Shown Hereon.

5 An easement for the purpose shown below and rights incidental thereto as set forth in a/an Power Line Easement. Granted to: Idaho Power Company. Purpose: erection and continued operation, maintenance, repair, alteration, inspection, and replacement of the electric transmission, distribution and telephone lines and circuits. Recorded: April 20, 1992. Instrument No.: 9224308, records of Ada County, Idaho.

Exception 15 – The location of the easement falls within the W. Marigold St right–of–way. The nearest power lines in the general location of the easement shown hereon. It is recommended a new easement be negotiated with Idaho Power.

6 An easement for the purpose shown below and rights incidental thereto as set forth in a/an Easement. Granted to: U S WEST Communications, Inc., a Colorado Corporation. Purpose: construct, reconstruct, operate, maintain and remove such telecommunications facilities as Grantee may require upon, over, under and across. Recorded: December 22, 1992. Instrument No.: 9288785, records of Ada County, Idaho.

Exception 16 – Not able to determine the location of the easement.

7 An easement for the purpose shown below and rights incidental thereto as set forth in a/an Power Line Easement. Granted to: Idaho Power Company. Purpose: erection and continued operation, maintenance, repair, alteration, inspection, and replacement of the electric transmission, distribution and telephone lines and circuits. Recorded: December 29, 1992. Instrument No.: 9290238, records of Ada County, Idaho.

Exception 17 – Poorly described easement. Approximate location shown hereon base on the location of existing power devices. It is recommended a new easement be negotiated with Idaho Power

8 Terms and conditions contained in a/an License Agreement by and between Drainage District No. 4, a drainage district organized and existing under and by virtue of the laws of the State of Idaho and Boise Bible College, Inc., an Idaho corporation. Recorded: August 29, 2005. Instrument No.: 105124129, records of Ada County, Idaho.

Exception 18 – Not Plottable.

9 An easement for the purpose shown below and rights incidental thereto as set forth in a/an Sanitary Sewer and Water Main Easement. Granted to: City of Garden City, Ada County, Idaho. Purpose: operation and maintenance of sanitary sewer and water mains over and across. Recorded: September 13, 2006. Instrument No.: 106146814, records of Ada County, Idaho.

Exception 19 – Shown Hereon..

Property Description

A parcel of land in the Southwest quarter of the Northwest quarter of Section 25, Township 4 North, Range 1 East, Boise–Meridian, Ada County, Idaho, and further described as follows:
Commencing at the quarter corner common to Section 25 and 26 of aforementioned Township and Range, and thence South on a section line common to Section 25 and 26, a distance of 295.79 feet to a point;
thence North 70°08'45" West, a distance of 1,339.95 feet to a point;
thence North 18°49'48" East, 1008.79 feet to a point;
thence North 89°51'18" East a distance of 934.75 feet to a point, said point being on section line common to Section 25 and 26;
thence North 85°51'51" East, a distance of 575.21 feet to the Real Point of Beginning;
thence continuing North 85°51'51" East a distance of 738.46 feet to a point;
thence South 0°01'14" East to a point on the centerline of Thurman Mill Ditch;
thence Northwesterly along the centerline of Thurman Mill Ditch, to a point which is directly South 0°01'14" East, from the Point of Beginning;
thence North 0°01'14" West to the Real Point of Beginning.
Less and excepting therefrom that portion of said property conveyed to Ada County by Deed, recorded October 27, 1937 in Book 227 of Deeds at Page 208, records of Ada County, Idaho.
Also less and excepting therefrom that portion of said property conveyed to Ada County Highway District by Warranty Deed recorded June 26, 1974, as Instrument No. 811280, records of Ada County, Idaho.
Also less and excepting therefrom that portion of said property conveyed to Ada County Highway District by Corporation Warranty Deed, recorded February 14, 1992, as Instrument No. 9208601, records of Ada County, Idaho.

Notes:

1. The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the the underground utilities.
2. Address of Surveyed Properties: 8695 W Marigold St, Garden City, ID 83714
3. The subject property falls in Community–Panel Number 16001C0166J, National Flood Insurance Program, Flood Insurance Rate Map, revised and effective 06/19/2020 and is in an area designated as Zone X or areas within the 0.2% Annual Chance of Flood Hazard.
4. Gross Land Area = ±16.38 Acres
5. Vertical Datum: North American Vertical Datum of 1988, Contour Interval 1'.
6. The subject property is currently zoned R–3: Medium density residential.
7. Minimum Setback Requirements for said District Classification:

   Maximum Building Height = N/A

   Front = 5' or 20'
   Rear = 15'
   Interior Side = 0' or 5'
   Street Side = 5'

   Zoning information was not provided by the owner as specified by Table A, Item 6(a). Zoning information was provided by the Garden City official website. Setbacks are not shown on this map.
8. Said property contains (207) regular parking spaces and (10) handicap spaces.
9. Shown underground utilities are based on observed evidence only, exact locations were not verified. No marking were found on the ground and no plans or reports were provided by the client nor were they available.
10. No Governmental Agency survey–related requirements were specified by the Client. Pursuant to Item 12, Table A.
11. No Evidence of recent earth moving work, building construction, or building additions were observed during the process of conducting the fieldwork. Pursuant to Item 16, Table A.
12. No Proposed changes in street right of way lines, was made available to this surveyor. No evidence of recent street or sidewalk construction or repairs were observed in the process of conducting the fieldwork. Pursuant to Item 17, Table A.

Certificate of Surveyor

To TitleOne, a Title and Escrow Company and The Pacific Companies.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a,b), 7(a), 8, 9, 11 (as to visible utilities only), 12, 13, 14, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on April 6, 2022.

Date of Plat or Map: April 23, 2022.

PROFESSIONAL LAND SURVEYOR LICENSED 11779 4/23/2022 STATE OF IDAHO CODY M. McCAMMON

Cody M. McCammon
Codym@idahosurvey.com

P.L.S. No. 11779

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			

IDAHO SURVEY GROUP, LLC
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8695 Marigold St

ALTA–NSPS Land Title Survey

Located in the SW1/4 of the NW1/4 and the NW1/4 of the SW1/4 of Section 25, T.4N., R.1E., B.M., Ada County, Idaho.

Drawn:	JIA	Checked:	CMM	Job No.	Sheet No.
Date:	4/23/2022	Date:	4/23/2022	22–141	2 of 2

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GEOTECHNICAL INVESTIGATION

BOISE BIBLE COLLEGE MULTI-FAMILY

8695 West Marigold Street

Garden City, ID

PREPARED FOR:

Mr. Don Slattery
Pacific West Communities, Inc.
430 East State Street, Suite 100
Eagle, ID 83616

PREPARED BY:

Atlas Technical Consultants, LLC
2791 South Victory View Way
Boise, ID 83709

February 27, 2023
B222751g

2791 South Victory View Way
Boise, ID 83709
(208) 376-4748 | oneatlas.com

February 27, 2023

Atlas No. B222751g

Mr. Don Slattery
Pacific West Communities, Inc.
430 East State Street, Suite 100
Eagle, ID 83616

Subject: Geotechnical Investigation
Boise Bible College Multi-Family
8695 West Marigold Street
Garden City, ID

Dear Mr. Slattery:

In compliance with your instructions, Atlas has conducted a soils exploration and foundation evaluation for the above referenced development. Fieldwork for this investigation was conducted on January 12 and 13, 2023. Data have been analyzed to evaluate pertinent geotechnical conditions. Results of this investigation, together with our recommendations, are to be found in the following report. We have provided a PDF copy for your review and distribution.

Often, questions arise concerning soil conditions because of design and construction details that occur on a project. Atlas would be pleased to continue our role as geotechnical engineers during project implementation.

If you have any questions, please call us at (208) 376-4748.

Respectfully submitted,

Clinton Wyllie, PG
Staff Geologist

Elizabeth Brown

Elizabeth Brown, PE
Geotechnical Services Manager

PROFESSIONAL ENGINEER
LICENSED
14898
2/27/2023
STATE OF IDAHO
ELIZABETH BROWN

Distribution: Bryan Appleby, Rennison Design (PDF Copy)

CONTENTS

TABLES

APPENDICES

1. INTRODUCTION

This report presents results of a geotechnical investigation and analysis in support of data utilized in design of structures as defined in the 2018 International Building Code (IBC). Information in support of groundwater and stormwater issues pertinent to the practice of Civil Engineering is included. Observations and recommendations relevant to the earthwork phase of the project are also presented. Revisions in plans or drawings for the proposed development from those enumerated in this report should be brought to the attention of the soils engineer to determine whether changes in the provided recommendations are required. Deviations from noted subsurface conditions, if encountered during construction, should also be brought to the attention of the soils engineer.

1.1 Project Description

The proposed development is in the northwestern portion of the City of Garden City, Ada County, ID, and occupies a portion of the SW¼NW¼ of Section 25, Township 4 North, Range 1 East, Boise Meridian. This project will consist of construction of two 4-story apartment structures and parking canopies. The site to be developed is approximately 4.4 acres. Total settlements are limited to 1 inch. Loads of up to 6,000 pounds per lineal foot for wall footings, and column loads of up to 100,000 pounds were assumed for settlement calculations. Additionally, assumptions have been made for traffic loading of pavements. Retaining walls are not anticipated as part of the project. Atlas has not been informed of the proposed grading plan.

1.2 Authorization

Authorization to perform this exploration and analysis was given in the form of a written authorization to proceed from Mr. Caleb Roope of Pacific West Communities, Inc. to Clinton Wyllie of Atlas Technical Consultants (Atlas), on December 23, 2022. Said authorization is subject to terms, conditions, and limitations described in the Professional Services Contract entered into between Pacific West Communities, Inc. and Atlas. Our scope of services for the proposed development has been provided in our proposal dated December 21, 2022 and repeated below.

1.3 Scope of Investigation

The scope of this investigation included review of geologic literature and existing available geotechnical studies of the area, visual site reconnaissance of the immediate site, subsurface exploration of the site, field and laboratory testing of materials collected, and engineering analysis and evaluation of foundation materials.

2. SITE DESCRIPTION

2.1 Site Access

Access to the site may be gained via Interstate 84 to the Eagle Road exit. Proceed north on Eagle Road approximately 4.6 miles to its intersection with Chinden Boulevard. From this intersection, proceed east and southeast on Chinden Boulevard roughly 3.95 miles to Glenwood Street. Head north on Glenwood Street approximately 0.7 mile to Marigold Street. Travel west on Marigold Street roughly 0.5 mile. The site is located on the south side of Marigold Street. The location is depicted on site maps included in the **Appendix**.

2.2 Regional Geology

The project site is located within the western Snake River Plain of southwestern Idaho and eastern Oregon. The plain is a northwest trending rift basin, about 45 miles wide and 200 miles long, that developed about 14 million years ago (Ma) and has since been occupied sporadically by large inland lakes. Geologic materials found within and along the plain's margins reflect volcanic and fluvial/lacustrine sedimentary processes that have led to an accumulation of approximately 1 to 2 km of interbedded volcanic and sedimentary deposits within the plain. Along the margins of the plain, streams that drained the highlands to the north and south provided coarse to fine-grained sediments eroded from granitic and volcanic rocks, respectively. About 2 million years ago the last of the lakes was drained and since that time fluvial erosion and deposition has dominated the evolution of the landscape. The project site is underlain by "Alluvium of Boise River" as mapped by Othberg and Stanford (1993). These Holocene (10,000 years ago to present) age deposits accumulated as the result of stream processes on low-lying river beds, flood plains and alluvial fans. Deposits are composed of sandy cobble gravel upstream grading to sandy pebble gravel downstream and typically contain no pedogenic clay. Gravel deposits underlie the flood plain of the Boise River to depths of 23-35 feet and overlie a surface cut by the river into earlier Tertiary basin-fill sediments.

2.3 General Site Characteristics

The site to be developed is approximately 4.4 acres in size and occupies the eastern portion of the Boise Bible College Campus. A baseball field surrounded by an asphalt paved walking path is present in the northern portion of the site. A paved drive aisle and cul-de-sac are present in the southern portion of the site. An existing shop structure is present in the west-central part of the project area. The site is bounded to the south by the Thurman Mill Canal, and to the east by a small drainage ditch. Residential developments are present to the north, east, and south of the site. Vegetation consists of mature trees and landscape grasses. The site slopes gently downwards from the south to the north, with roughly 3 feet of relief across the site.

Regional drainage is north and west toward the Boise River. Stormwater drainage for the site is achieved by both sheet runoff and percolation through surficial soils. Runoff predominates for the paved areas while percolation prevails across the landscaped areas. The site is situated so that it is unlikely that it will receive any drainage from off-site sources. Stormwater drainage collection and retention systems are not in place on the project site, but are currently located within Marigold Street in the form of curb, gutter, and drop inlets.

2.4 Regional Site Climatology and Geochemistry

According to the Western Regional Climate Center, the average precipitation for the Treasure Valley is on the order of 10 to 12 inches per year, with an annual snowfall of approximately 20 inches and a range from 3 to 49 inches. The monthly mean daily temperatures range from 21°F to 95°F, with daily extremes ranging from roughly -25°F to 111°F. Winds are generally from the northwest or southeast with an annual average wind speed of approximately 9 miles per hour (mph) and a maximum of 62 mph. Soils and sediments in the area are primarily derived from siliceous materials and exhibit low electro-chemical potential for corrosion of metals or concretes. Local aggregates are generally appropriate for Portland cement and lime cement mixtures. Surface water, groundwater, and soils in the region typically have pH levels ranging from 7.2 to 8.2.

3. SEISMIC SITE EVALUATION

3.1 Geoseismic Setting

Soils on site are classed as Site Class D in accordance with Chapter 20 of the American Society of Civil Engineers (ASCE) publication ASCE/SEI 7-16. Structures constructed on this site should be designed per IBC requirements for such a seismic classification. Our investigation did not reveal hazards resulting from potential earthquake motions including: slope instability, liquefaction, and surface rupture caused by faulting or lateral spreading. Incidence and anticipated acceleration of seismic activity in the area is low.

3.2 Seismic Design Parameter Values

The United States Geological Survey National Seismic Hazard Maps (2008), includes a peak ground acceleration map. The map for 2% probability of exceedance in 50 years in the Western United States in standard gravity (g) indicates that a peak ground acceleration of 0.207 is appropriate for the project site based on a Site Class D.

The following section provides an assessment of the earthquake-induced earthquake loads for the site based on the Risk-Targeted Maximum Considered Earthquake (MCE_R). The MCE_R spectral response acceleration for short periods, S_{MS}, and at 1-second period, S_{M1}, are adjusted for site class effects as required by the 2018 IBC. Design spectral response acceleration parameters as presented in the 2018 IBC are defined as a 5% damped design spectral response acceleration at short periods, S_{DS}, and at 1-second period, S_{D1}.

The USGS National Seismic Hazards Mapping Project includes a program that provides values for ground motion at a selected site based on the same data that were used to prepare the USGS ground motion maps. The maps were developed using attenuation relationships for soft rock sites; the source model, assumptions, and empirical relationships used in preparation of the maps are described in Petersen and others (1996).

Table 1 – Seismic Design Values

Seismic Design Parameter	Design Value
Site Class	D "Default"
S_s	0.305 (g)
S_1	0.110 (g)
F_a	1.556
F_v	2.380
S_{MS}	0.475
S_{M1}	0.261
S_{DS}	0.317
S_{D1}	0.174

4. SOILS EXPLORATION

4.1 Exploration and Sampling Procedures

Field exploration conducted to determine engineering characteristics of subsurface materials included a reconnaissance of the project site and investigation by soil boring and hand boring. Borings were located in the field by means of a Global Positioning System (GPS) device and are reportedly accurate to within ten feet. Borings were advanced by means of a truck-mounted drilling rig equipped with continuous flight hollow-stem augers. At specified depths, samples were obtained using a standard split-spoon sampler, and Standard Penetration Test (SPT) blow counts were recorded. Uncorrected SPT blow counts are provided on logs, which can be found in the **Appendix**. Delayed water level observations were made in open borings to evaluate groundwater levels. At completion of exploration, borings were backfilled with bentonite holeplug. Hand borings were backfilled with loose excavated materials.

Samples have been visually classified in the field by professional staff, identified according to boring number and depth, placed in sealed containers, and transported to our laboratory for additional testing. Subsurface materials have been described in detail on logs provided in the **Appendix**. Results of field and laboratory tests are also presented in the **Appendix**. Atlas recommends that these logs **not** be used to estimate fill material quantities.

4.2 Laboratory Testing Program

Along with our field investigation, a supplemental laboratory testing program was conducted to determine additional pertinent engineering characteristics of subsurface materials necessary in an analysis of anticipated behavior of the proposed structures. Laboratory tests were conducted in accordance with current applicable American Society for Testing and Materials (ASTM) specifications, and results of these tests are to be found in the **Appendix**. The laboratory testing program for this report included: Atterberg Limits Testing – ASTM D4318 and Grain Size Analysis – ASTM C117/C136.

4.3 Soil and Sediment Profile

The profile below represents a generalized interpretation for the project site. Note that on site soils strata, encountered between boring locations, may vary from the individual soil profiles presented in the logs, which can be found in the **Appendix**.

Clayey sand sediments were observed at ground surface. These soils were dark brown, slightly moist, and very loose to loose, with fine to medium-grained sand and intermittent fine to coarse gravel. Sandy lean clay soils were found beneath clayey sands in boring 1. These soils were dark brown, slightly moist to saturated, and soft, with fine to medium-grained sand. Poorly graded gravel with sand sediments were at depth in the borings. These sediments were light brown, slightly moist to saturated, and loose to very dense, with fine to coarse-grained sand and fine to coarse gravel.

During excavation, boring sidewalls were generally stable. However, moisture contents will affect wall competency with saturated soils having a tendency to readily slough when under load and unsupported.

4.4 Volatile Organic Scan

No environmental concerns were identified prior to commencement of the investigation. Therefore, soils obtained during on-site activities were not assessed for volatile organic compounds by portable photoionization detector. Samples obtained during our exploration activities exhibited no odors or discoloration typically associated with this type of contamination. Groundwater encountered did not exhibit obvious signs of contamination.

5. SITE HYDROLOGY

Existing surface drainage conditions are defined in the **General Site Characteristics** section. Information provided in this section is limited to observations made at the time of the investigation. Either regional or local ordinances may require information beyond the scope of this report.

5.1 Groundwater

During this field investigation, groundwater was encountered in borings at depths ranging from 2.8 to 5.0 feet bgs. Soil moistures in the borings were generally slightly moist to moist within surficial soils. Within the sandy lean clays and poorly graded gravels with sand, soil moistures graded from slightly moist to saturated as the water table was approached and penetrated. In the vicinity of the project site, groundwater levels are controlled in large part by the stage and flow of the Boise River. Maximum groundwater elevations likely occur during late spring to early summer runoff season.

Atlas has previously performed 5 geotechnical investigations within 0.25 mile of the project site. Information from these investigations has been provided in the table below.

Table 2 – Groundwater Data

Date	Approximate Distance from Site (mile)	Direction from Site	Groundwater Depth (feet bgs)
March 2004	0.04	East	3.9 to 4.4
October 2006	0.06	Northeast	3.9 to 5.0
January 2017	0.22	Northeast	Not Encountered to 2.3
May 2018	0.24	Northeast	4.1 to 4.8
March 2004	0.25	Northwest	2.1 to 3.0

Atlas performed groundwater monitoring for one of these projects from April 2004 to October 2004. During this monitoring, groundwater was measured at depths ranging from 1.32 to 2.93 feet bgs, with seasonal high groundwater occurring in July.

Atlas will conduct monthly groundwater monitoring in these piezometers from January 2023 through April 2023 and July 2023 through October 2023, and bi-weekly monitoring from May 2023 through June 2023.

5.2 Soil Infiltration Rates

Soil permeability, which is a measure of the ability of a soil to transmit a fluid, was tested in the field. For this report, an estimation of infiltration is also presented using generally recognized values for each soil type and gradation. Of soils comprising the generalized soil profile for this study, sandy lean clay soils generally offer little permeability, with typical hydraulic infiltration rates of less than 2 inches per hour. Clayey sand sediments will commonly exhibit infiltration rates from 2 to 6 inches per hour. Poorly graded gravel with sand sediments typically exhibit infiltration values in excess of 12 inches per hour; though the presence of groundwater may reduce these values to near zero.

5.3 Infiltration Testing

Infiltration testing was conducted using an open hand boring method. Test locations were presoaked prior to testing. Pre-soaking increases soil moistures, which allows the tested soils to reach a saturated condition more readily during testing. Saturation of the tested soils is desirable in order to isolate the vertical component of infiltration by inhibiting horizontal seepage during testing.

Testing was conducted on January 13, 2023. Details and results of testing are as follows:

Table 3 – Infiltration Test Results

Test Location	Test Depth (feet bgs)	Soil Type	Stabilized Infiltration Rate (inches/hour)	Design Infiltration Rate (inches per hour)
HB-1	1.0	Clayey Sand	2.40	1.20
HB-2	1.0	Clayey Sand	3.68	1.84
HB-3	1.5	Clayey Sand	3.84	1.92
HB-4	1.3	Clayey Sand	2.88	1.44
HB-5	1.2	Clayey Sand	3.12	1.56

Appropriate factors of safety have been applied to the stabilized infiltration rates achieved during testing to obtain the design infiltration rates listed above. The reason for the decreased infiltration rate is to account for long term saturation of the soils and the potential for less permeable soils to settle into the bottom of the infiltration facilities. Atlas recommends that all infiltration facilities be constructed in accordance with the local municipality requirements.

6. FOUNDATION AND SLAB DISCUSSION AND RECOMMENDATIONS

Various foundation types have been considered for support of the proposed structures. Two requirements must be met in the design of foundations. First, the applied bearing stress must be less than the ultimate bearing capacity of foundation soils to maintain stability. Second, total and differential settlement must not exceed an amount that will produce an adverse behavior of the superstructure. Allowable settlement is usually exceeded before bearing capacity considerations become important; thus, allowable bearing pressure is normally controlled by settlement considerations.

Considering subsurface conditions and the proposed construction, it is recommended that the structures be founded upon conventional spread footings and continuous wall footings. Total settlements should not exceed 1 inch if the following design and construction recommendations are observed.

6.1 Foundation Design Recommendations

Based on data obtained from the site and test results from various laboratory tests performed, Atlas recommends the following guidelines for the net allowable soil bearing capacity:

Table 4 – Soil Bearing Capacity

Footing Depth	ASTM D1557 Subgrade Compaction	Net Allowable Soil Bearing Capacity
Footings must bear on at least 1.5 feet of compacted structural fill (ISPWC Type 1 crushed aggregate base) reinforced with two layers of Tensar TX 160 geogrid. Geogrid reinforced fill must bear on native clayey sand sediments, sandy lean clay soils, or poorly graded gravel with sand sediments. Existing organics and fill materials (if encountered) must be completely removed from below foundation elements.[1] The exposed subgrade should be prepared as follows: 1. Place a layer of geotextile fabric (Contech C-300 or equivalent) over the exposed subgrade and up the sides of the excavation. 2. Six inches of structural fill should be placed over the geotextile fabric and be compacted to at least 95% of the maximum dry density as determined by ASTM D1557. 3. A layer of Tensar TX 160 geogrid should be placed over the compacted structural fill followed by 6 inches of compacted structural fill. This process should be continued until two layers of geogrid are in place. At least 6 inches of compacted structural fill should be placed over the top layer of geogrid. Geogrid should extend a minimum of 2 feet beyond the footings on all sides. Geogrid should be overlapped a minimum distance of 24 inches between splices. See the attached Figure 3 for graphical representation of this system. It should be anticipated that the subgrade soils will be soft and unstable. Depending on time of year of construction, additional stabilization measures may be required.	Not Required for Native Soils 95% for Structural Fill	2,000 lbs/ft^2

[1]It will be required for Atlas personnel to verify the bearing soil suitability for each structure at the time of construction.
[2]Depending on the time of year construction takes place, the subgrade soils may be unstable because of high moisture contents. If unstable conditions are encountered, over-excavation and replacement with granular structural fill and/or use of geotextiles may be required.

Table 5 – Soil Bearing Capacity

Footing Depth	ASTM D1557 Subgrade Compaction	Net Allowable Soil Bearing Capacity
Footings must bear on competent, undisturbed, native poorly graded gravel with sand sediments or compacted structural fill. Existing organics, fill materials (if encountered), clayey sand sediments, and sandy lean clay soils must be completely removed from below foundation elements.[1] Excavation depths ranging from roughly 2.0 to 5.0 bgs should be anticipated to expose proper bearing soils.[2] Depending on time of year of construction, dewatering may be required.	Not Required for Native Soil 95% for Structural Fill	4,000 lbs/ft^2

[1]It will be required for Atlas personnel to verify the bearing soil suitability for each structure at the time of construction. [2]Depending on the time of year construction takes place, the subgrade soils may be unstable because of high moisture contents. If unstable conditions are encountered, over-excavation and replacement with granular structural fill and/or use of geotextiles may be required.

The following sliding frictional coefficient values should be used: 1) 0.35 for footings bearing on native sandy lean clay soils and clayey sand sediments and 2) 0.45 for footings bearing on native poorly graded gravel with sand sediments and granular structural fill. A passive lateral earth pressure of 300 pounds per square foot per foot (psf/ft) should be used for sandy lean clay soils, and 340 psf/ft should be used for clayey sand sediments. For native poorly graded gravel with sand sediments compacted sandy gravel fill, a passive lateral earth pressure of 496 psf/ft should be used.

Footings should be proportioned to meet either the stated soil bearing capacity or the 2018 IBC minimum requirements. Total settlement should be limited to approximately 1 inch, and differential settlement should be limited to approximately ½ inch. Objectionable soil types encountered at the bottom of footing excavations should be removed and replaced with structural fill. Excessively loose or soft areas that are encountered in the footings subgrade will require over-excavation and backfilling with structural fill. To minimize the effects of slight differential movement that may occur because of variations in the character of supporting soils and seasonal moisture content, Atlas recommends continuous footings be suitably reinforced to make them as rigid as possible. For frost protection, the bottom of external footings should be 30 inches below finished grade.

6.2 Floor Slab-on-Grade

Organic, loose, or obviously compressive materials must be removed prior to placement of concrete floors or floor-supporting fill. Depending on time of year of construction, it is anticipated that the subgrade soils will be soft and unstable, and additional stabilization measures may be required. In addition, the remaining subgrade should be treated in accordance with guidelines presented in the **Earthwork** section. Areas of excessive yielding should be excavated and backfilled with structural fill. Fill used to increase the elevation of the floor slab should meet requirements detailed in the **Structural Fill** section. Fill materials must be compacted to a minimum 95 percent of the maximum dry density as determined by ASTM D1557.

A free-draining granular mat should be provided below slabs-on-grade to provide drainage and a uniform and stable bearing surface. This should be a minimum of 4 inches in thickness and properly compacted. The mat should consist of a sand and gravel mixture, complying with Idaho Standards for Public Works Construction (ISPWC) specifications for ¾-inch (Type 1) crushed aggregate. The granular mat should be compacted to no less than 95 percent of the maximum dry density as determined by ASTM D1557. A moisture-retarder should be placed beneath floor slabs to minimize potential ground moisture effects on moisture-sensitive floor coverings. The moisture-retarder should be at least 15-mil in thickness and have a permeance of less than 0.01 US perms as determined by ASTM E96. Placement of the moisture-retarder will require special consideration with regard to effects on the slab-on-grade and should adhere to recommendations outlined in the ACI 302.1R and ASTM E1745 publications. Upon request, Atlas can provide further consultation regarding installation.

7. PAVEMENT DISCUSSION AND RECOMMENDATIONS

Atlas has made assumptions for traffic loading variables based on the character of the proposed construction. The Client shall review and understand these assumptions to make sure they reflect intended use and loading of pavements both now and in the future. Based on experience with soils in the region, a subgrade California Bearing Ratio (CBR) value of 4 has been assumed for near-surface clayey soils on site. The following are minimum thickness requirements for assured pavement function. Depending on site conditions, additional work, e.g. soil preparation, may be required to support construction equipment. These have been listed within the **Soft Subgrade Soils** section.

7.1 Flexible Pavement Sections

The American Association of State Highway and Transportation Officials (AASHTO) design method has been used to calculate the following pavement sections. Calculation sheets provided in the **Appendix** indicate the soils constant, traffic loading, traffic projections, and material constants used to calculate the pavement sections. Atlas recommends that materials used in the construction of asphaltic concrete pavements meet requirements of the ISPWC Standard Specification for Highway Construction. Construction of the pavement section should be in accordance with these specifications and should adhere to guidelines recommended in the section on **Construction Considerations**.

Table 6 – AASHTO Flexible Pavement Specifications

Pavement Section Component	Driveways and Parking Light Duty	Driveways and Parking Moderate Duty
Asphaltic Concrete	2.5 Inches	3.0 Inches
Crushed Aggregate Base	4.0 Inches	4.0 Inches
Structural Subbase	8.0 Inches	10.0 Inches
Compacted Subgrade	See **Pavement Subgrade Preparation** Section	See **Pavement Subgrade Preparation** Section

[1]**It will be required for Atlas personnel to verify subgrade competency at the time of construction.**

- Asphaltic Concrete: Asphalt mix design shall meet the requirements of ISPWC, Section 810. Materials shall be placed in accordance with ISPWC Standard Specifications for Highway Construction.
- Aggregate Base: Material complying with ISPWC Standards for Crushed Aggregate Materials.
- Structural Subbase: Granular structural fill material complying with the requirements detailed in the **Structural Fill** section of this report except that the maximum material diameter is no more than $^{2}/_{3}$ the component thickness. Gradation and suitability requirements shall be per ISPWC Section 801, Table 1.

7.2 Pavement Subgrade Preparation

Depending on time of year of construction, it is anticipated that the subgrade soils will be soft and unstable, and additional stabilization measures may be required. In addition, the remaining subgrade should be treated in accordance with guidelines presented in the **Earthwork** section. Areas of excessive yielding should be excavated and backfilled with structural fill. Fill used to increase the elevation of the pavement section subgrade should meet requirements detailed in the **Structural Fill** section.

7.3 Common Pavement Section Construction Issues

The subgrade upon which above pavement sections are to be constructed must be properly stripped, inspected, and proof-rolled. Proof rolling of subgrade soils should be accomplished using a heavy rubber-tired, fully loaded, tandem-axle dump truck or equivalent. Verification of subgrade competence by Atlas personnel at the time of construction is required. Fill materials on the site must demonstrate the indicated compaction prior to placing material in support of the pavement section. Atlas anticipated that pavement areas will be subjected to moderate traffic. Subgrade clayey soils near and above optimum moisture contents may pump during compaction. Pumping or soft areas must be removed and replaced with structural fill.

Fill material and aggregates in support of the pavement section must be compacted to no less than 95 percent of the maximum dry density as determined by ASTM D698 for flexible pavements and by ASTM D1557 for rigid pavements. If a material placed as a pavement section component cannot be tested by usual compaction testing methods, then compaction of that material must be approved by observed proof rolling. Minor deflections from proof rolling for flexible pavements are allowable. Deflections from proof rolling of rigid pavement support courses should not be visually detectable.

Atlas recommends that rigid concrete pavement be provided for heavy garbage receptacles. This will eliminate damage caused by the considerable loading transferred through the small steel wheels onto asphaltic concrete. Rigid concrete pavement should consist of Portland Cement Concrete Pavement (PCCP) generally adhering to ITD specifications for Urban Concrete. PCCP should be 6 inches thick on a 4-inch drainage fill course (see **Floor Slab-on-Grade** section), and should be reinforced with welded wire fabric. Control joints must be on 12-foot centers or less.

8. CONSTRUCTION CONSIDERATIONS

Recommendations in this report are based upon structural elements of the project being founded on competent, native clayey sand sediments, poorly graded gravel with sand sediments, or compacted structural fill. Structural areas should be stripped to an elevation that exposes these soil types.

8.1 Earthwork

Excessively organic soils, deleterious materials, or disturbed soils generally undergo high volume changes when subjected to loads, which is detrimental to subgrade behavior in the area of pavements, floor slabs, structural fills, and foundations. Mature trees and thick grasses with associated root systems were noted at the time of our investigation. It is recommended that organic or disturbed soils, if encountered, be removed to depths of 1 foot (minimum), and wasted or stockpiled for later use. However, in areas where trees are/were present, deeper excavation depths should be anticipated. Stripping depths should be adjusted in the field to assure that the entire root zone or disturbed zone or topsoil are removed prior to placement and compaction of structural fill materials. Exact removal depths should be determined during grading operations by Atlas personnel, and should be based upon subgrade soil type, composition, and firmness or soil stability. If underground storage tanks, underground utilities, wells, or septic systems are discovered during construction activities, they must be decommissioned then removed or abandoned in accordance with governing Federal, State, and local agencies. Excavations developed as the result of such removal must be backfilled with structural fill materials as defined in the **Structural Fill** section.

Atlas should oversee subgrade conditions (i.e., moisture content) as well as placement and compaction of new fill (if required) after native soils are excavated to design grade. Recommendations for structural fill presented in this report can be used to minimize volume changes and differential settlements that are detrimental to the behavior of footings, pavements, and floor slabs. Sufficient density tests should be performed to properly monitor compaction. For structural fill beneath building structures, one in-place density test per lift for every 5,000 square feet is recommended. In parking and driveway areas, this can be decreased to one test per lift for every 10,000 square feet.

8.2 Dry Weather

If construction is to be conducted during dry seasonal conditions, many problems associated with soft soils may be avoided. However, some rutting of subgrade soils may be induced by shallow groundwater conditions related to springtime runoff or irrigation activities during late summer through early fall. Solutions to problems associated with soft subgrade soils are outlined in the **Soft Subgrade Soils** section. Problems may also arise because of lack of moisture in native and fill soils at time of placement. This will require the addition of water to achieve near-optimum moisture levels. Low-cohesion soils exposed in excavations may become friable, increasing chances of sloughing or caving. Measures to control excessive dust should be considered as part of the overall health and safety management plan.

8.3 Wet Weather

If construction is to be conducted during wet seasonal conditions (commonly from mid-November through May), problems associated with soft soils must be considered as part of the construction plan. During this time of year, fine-grained soils such as silts and clays will become unstable with increased moisture content, and eventually deform or rut. Additionally, constant low temperatures reduce the possibility of drying soils to near optimum conditions.

8.4 Soft Subgrade Soils

Shallow fine-grained subgrade soils that are high in moisture content should be expected to pump and rut under construction traffic. Throughout construction, soft areas may develop after the existing asphalt is removed and heavy rubber tired equipment drives over the site. In addition, areas where significant cracking has occurred will likely have soft subgrade soils because of moisture infiltration and will be prone to pumping and rutting. During periods of wet weather, construction may become very difficult if not impossible. The following recommendations and options have been included for dealing with soft subgrade conditions:

- Track-mounted vehicles should be used to strip the subgrade of root matter, other deleterious debris, remove the existing asphalt, and to perform any other necessary excavations. Heavy rubber-tired equipment should be prohibited from operating directly on the native subgrade and areas in which structural fill materials have been placed. Construction traffic should be restricted to designated roadways that do not cross, or cross on a limited basis, proposed roadway or parking areas.
- Soft areas can be over-excavated and replaced with granular structural fill.
- Construction roadways on soft subgrade soils should consist of a minimum 2-foot thickness of large cobbles of 4 to 6 inches in diameter with sufficient sand and fines to fill voids. Construction entrances should consist of a 6-inch thickness of clean, 2-inch minimum, angular drain-rock and must be a minimum of 10 feet wide and 30 to 50 feet long. During the construction process, top dressing of the entrance may be required for maintenance.

- Scarification and aeration of subgrade soils can be employed to reduce the moisture content of wet subgrade soils. After stripping is complete, the exposed subgrade should be ripped or disked to a depth of 1½ feet and allowed to air dry for 2 to 4 weeks. Further disking should be performed on a weekly basis to aid the aeration process.
- Alternative soil stabilization methods include use of geotextiles, lime, and cement stabilization. Atlas is available to provide recommendations and guidelines at your request.

8.5 Frozen Subgrade Soils

Prior to placement of structural fill materials or foundation elements, frozen subgrade soils must either be allowed to thaw or be stripped to depths that expose non-frozen soils and wasted or stockpiled for later use. Stockpiled materials must be allowed to thaw and return to near-optimal conditions prior to use as structural fill.

The onsite, shallow clayey soils are susceptible to frost heave during freezing temperatures. For exterior flatwork and other structural elements, adequate drainage away from subgrades is critical. Compaction and use of structural fill will also help to mitigate the potential for frost heave. Complete removal of frost susceptible soils for the full frost depth, followed by replacement with a non-frost susceptible structural fill, can also be used to mitigate the potential for frost heave. Atlas is available to provide further guidance/assistance upon request.

8.6 Structural Fill

Soils recommended for use as structural fill are those classified as GW, GP, SW, and SP in accordance with the Unified Soil Classification System (USCS) (ASTM D2487). Use of silty soils (USCS designation of GM, SM, and ML) as structural fill may be acceptable. However, use of silty soils (GM, SM, and ML) as structural fill below footings is prohibited. These materials require very high moisture contents for compaction and require a long time to dry out if natural moisture contents are too high and may also be susceptible to frost heave under certain conditions. Therefore, these materials can be quite difficult to work with as moisture content, lift thickness, and compactive effort becomes difficult to control. If silty soil is used for structural fill, lift thicknesses should not exceed 6 inches (loose), and fill material moisture must be closely monitored at both the working elevation and the elevations of materials already placed. Following placement, silty soils must be protected from degradation resulting from construction traffic or subsequent construction.

Recommended granular structural fill materials, those classified as GW, GP, SW, and SP, should consist of a 6-inch minus select, clean, granular soil with no more than 50 percent oversize (greater than ¾-inch) material and no more than 12 percent fines (passing No. 200 sieve). These fill materials should be placed in layers not to exceed 12 inches in loose thickness. Prior to placement of structural fill materials, surfaces must be prepared as outlined in the **Construction Considerations** section. Structural fill material should be moisture-conditioned to achieve optimum moisture content prior to compaction.

For structural fill below footings, areas of compacted backfill must extend outside the perimeter of the footings for a distance equal to the thickness of fill between the bottom of foundation and underlying soils, or 5 feet, whichever is less. All fill materials must be monitored during placement and tested to confirm compaction requirements, outlined below, have been achieved.

Each layer of structural fill must be compacted, as outlined below:

- Below Structures and Rigid Pavements: A minimum of 95 percent of the maximum dry density as determined by ASTM D1557.
- Below Flexible Pavements: A minimum of 92 percent of the maximum dry density as determined by ASTM D1557 or 95 percent of the maximum dry density as determined by ASTM D698.

The ASTM D1557 test method must be used for samples containing up to 40 percent oversize (greater than ¾-inch) particles. If material contains more than 40 percent but less than 50 percent oversize particles, compaction of fill must be confirmed by proof rolling each lift with a 10-ton vibratory roller (or equivalent) until the maximum density has been achieved. Density testing must be performed after each proof rolling pass until the in-place density test results indicate a drop (or no increase) in the dry density, defined as maximum density or "break over" point. The number of required passes should be used as the requirements on the remainder of fill placement. Material should contain sufficient fines to fill void spaces, and must not contain more than 50 percent oversize particles.

8.7 Backfill of Walls

Backfill materials must conform to the requirements of structural fill, as defined in this report. For wall heights greater than 2.5 feet, the maximum material size should not exceed 4 inches in diameter. Placing oversized material against rigid surfaces interferes with proper compaction, and can induce excessive point loads on walls. Backfill shall not commence until the wall has gained sufficient strength to resist placement and compaction forces. Further, retaining walls above 2.5 feet in height shall be backfilled in a manner that will limit the potential for damage from compaction methods and/or equipment. It is recommended that only small hand-operated compaction equipment be used for compaction of backfill within a horizontal distance equal to the height of the wall, measured from the back face of the wall.

Backfill should be compacted in accordance with the specifications for structural fill, except in those areas where it is determined that future settlement is not a concern, such as planter areas. In nonstructural areas, backfill must be compacted to a firm and unyielding condition.

8.8 Excavations

Shallow excavations that do not exceed 4 feet in depth may be constructed with side slopes approaching vertical. Below this depth, it is recommended that slopes be constructed in accordance with Occupational Safety and Health Administration (OSHA) regulations, Section 1926, Subpart P. Based on these regulations, on-site soils are classified as type "C" soil, and as such, excavations within these soils should be constructed at a maximum slope of 1½ feet horizontal to 1 foot vertical (1½:1) for excavations up to 20 feet in height. Excavations in excess of 20 feet will require additional analysis. Note that these slope angles are considered stable for short-term conditions only, and will not be stable for long-term conditions.

For deep excavations, native granular sediments cannot be expected to remain in position. These materials are prone to failure and may collapse, thereby undermining upper soil layers. This is especially true when excavations approach depths near the water table. Care must be taken to ensure that excavations are properly backfilled in accordance with procedures outlined in this report.

8.9 Groundwater Control

Groundwater was encountered during the investigation and may be problematic for construction. Excavations below the water table will require a dewatering program. Dewatering will be required prior to placement of fill materials. Placement of concrete can be accomplished through water by the use of a tremie. It may be possible to discharge dewatering effluent to remote portions of the site, to a sump, or to a pit. This will essentially recycle effluent, thus eliminating the need to enter into agreements with local drainage authorities. Should the scope of the proposed project change, Atlas should be contacted to provide more detailed groundwater control measures.

Special precautions may be required for control of surface runoff and subsurface seepage. It is recommended that runoff be directed away from open excavations. Clayey soils may become soft and pump if subjected to excessive traffic during time of surface runoff. Ponded water in construction areas should be drained through methods such as trenching, sloping, crowning grades, nightly smooth drum rolling, or installing a French drain system. Additionally, temporary or permanent driveway sections should be constructed if extended wet weather is forecasted.

9. GENERAL COMMENTS

Based on the subsurface conditions encountered during this investigation and available information regarding the proposed structures, the site is adequate for the planned construction. When plans and specifications are complete, and if significant changes are made in the character or location of the proposed structures, consultation with Atlas must be arranged as supplementary recommendations may be required. Suitability of subgrade soils and compaction of structural fill materials must be verified by Atlas personnel prior to placement of structural elements. Additionally, monitoring and testing should be performed to verify that suitable materials are used for structural fill and that proper placement and compaction techniques are utilized.

10. REFERENCES

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Appendix I WARRANTY AND LIMITING CONDITIONS

Atlas warrants that findings and conclusions contained herein have been formulated in accordance with generally accepted professional engineering practice in the fields of foundation engineering, soil mechanics, and engineering geology only for the site and project described in this report. These engineering methods have been developed to provide the client with information regarding apparent or potential engineering conditions relating to the site within the scope cited above and are necessarily limited to conditions observed at the time of the site visit and research. Field observations and research reported herein are considered sufficient in detail and scope to form a reasonable basis for the purposes cited above.

Exclusive Use

This report was prepared for exclusive use of the property owner(s), at the time of the report, and their retained design consultants ("Client"). Conclusions and recommendations presented in this report are based on the agreed-upon scope of work outlined in this report together with the Contract for Professional Services between the Client and Atlas Technical Consultants ("Consultant"). Use or misuse of this report, or reliance upon findings hereof, by parties other than the Client is at their own risk. Neither Client nor Consultant make representation of warranty to such other parties as to accuracy or completeness of this report or suitability of its use by such other parties for purposes whatsoever, known or unknown, to Client or Consultant. Neither Client nor Consultant shall have liability to indemnify or hold harmless third parties for losses incurred by actual or purported use or misuse of this report. No other warranties are implied or expressed.

Report Recommendations are Limited and Subject to Misinterpretation

There is a distinct possibility that conditions may exist that could not be identified within the scope of the investigation or that were not apparent during our site investigation. Findings of this report are limited to data collected from noted explorations advanced and do not account for unidentified fill zones, unsuitable soil types or conditions, and variability in soil moisture and groundwater conditions. To avoid possible misinterpretations of findings, conclusions, and implications of this report, Atlas should be retained to explain the report contents to other design professionals as well as construction professionals.

Since actual subsurface conditions on the site can only be verified by earthwork, note that construction recommendations are based on general assumptions from selective observations and selective field exploratory sampling. Upon commencement of construction, such conditions may be identified that require corrective actions, and these required corrective actions may impact the project budget. Therefore, construction recommendations in this report should be considered preliminary, and Atlas should be retained to observe actual subsurface conditions during earthwork construction activities to provide additional construction recommendations as needed.

Since geotechnical reports are subject to misinterpretation, **do not** separate the soil logs from the report. Rather, provide a copy of, or authorize for their use, the complete report to other design professionals or contractors. Locations of exploratory sites referenced within this report should be considered approximate locations only. For more accurate locations, services of a professional land surveyor are recommended.

This report is also limited to information available at the time it was prepared. In the event additional information is provided to Atlas following publication of our report, it will be forwarded to the client for evaluation in the form received.

Environmental Concerns

Comments in this report concerning either onsite conditions or observations, including soil appearances and odors, are provided as general information. These comments are not intended to describe, quantify, or evaluate environmental concerns or situations. Since personnel, skills, procedures, standards, and equipment differ, a geotechnical investigation report is not intended to substitute for a geoenvironmental investigation or a Phase II/III Environmental Site Assessment. If environmental services are needed, Atlas can provide, via a separate contract, those personnel who are trained to investigate and delineate soil and water contamination.

Vicinity Map

Figure 1

MAP NOTES:

- Delorme Street Atlas
- Not to Scale

LEGEND

Approximate Site Location

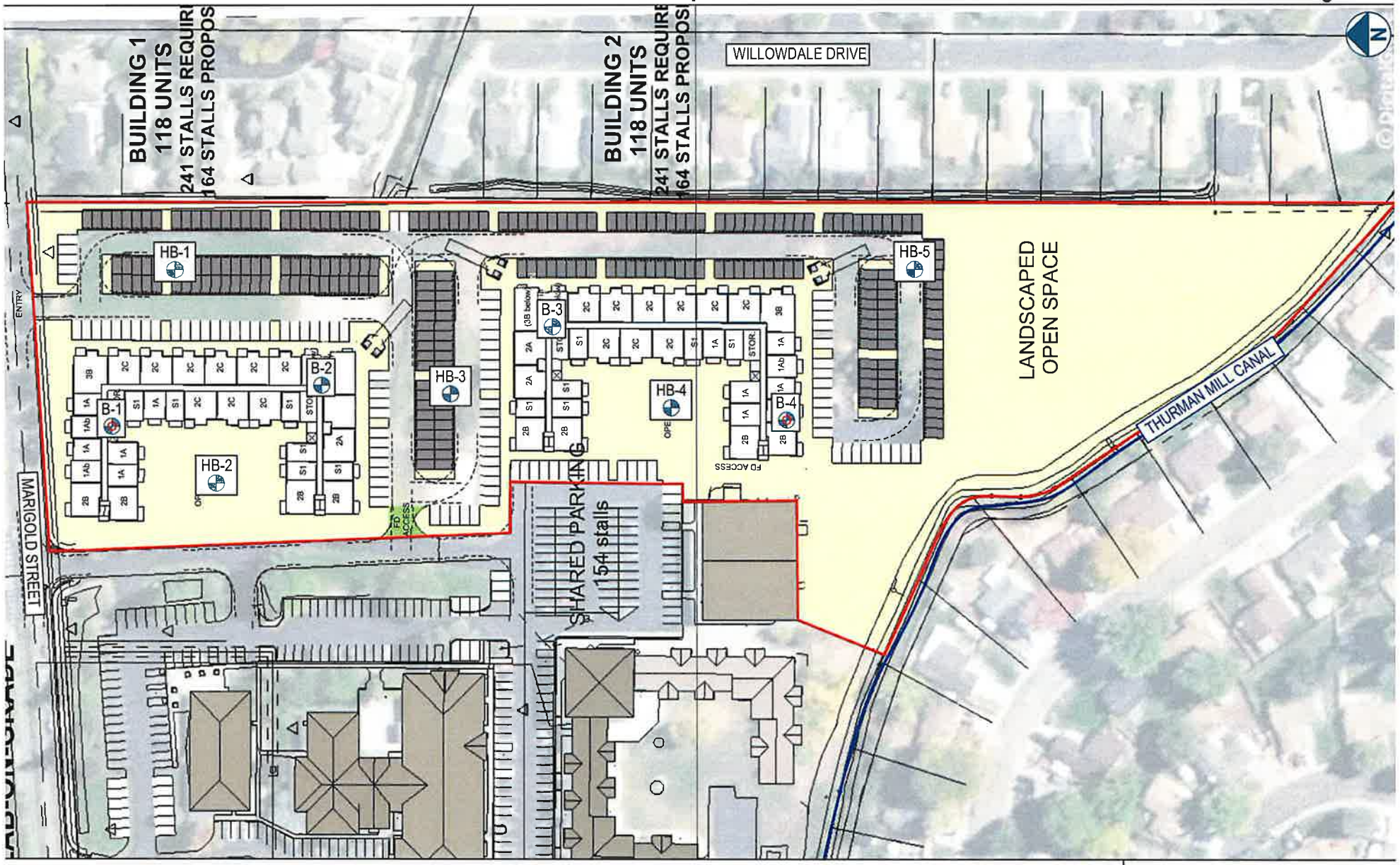
Boise Bible College Multi-Family
8695 West Marigold Street
Garden City, ID

Modified from DeLorme by: CCW
January 24, 2023
Drawing: B222751g

ATLAS
2791 S. Victory View Way
Boise, ID 83709
Phone: (208) 376-4748
Fax: (208) 322-6515
Web: oneatlas.com

Site Map

Figure 2



NOTES:

- Not to Scale

LEGEND

- Approximate Area of Work
- Approximate Atlas Boring Location
- Approximate Atlas Boring Location with Piezometer

Boise Bible College Multi-Family
8695 West Marigold Street
Garden City, ID

Modified by: CCW
January 24, 2023
Drawing: B222751g

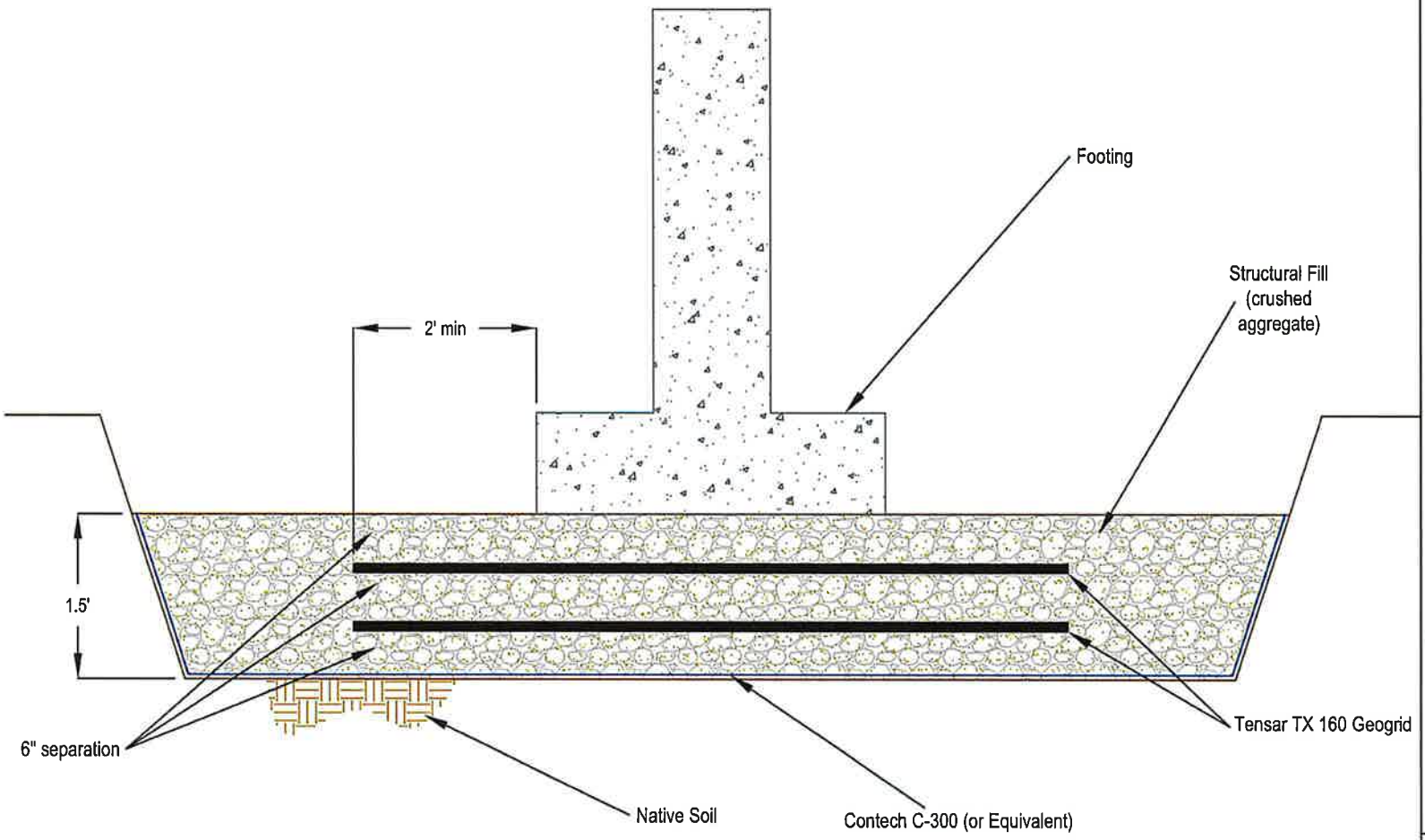
ATLAS
2791 S. Victory View Way
Boise, ID 83709
Phone: (208) 376-4748
Fax: (208) 322-6515
Web: oneatlas.com

Foundation Cross Section

Figure 3

NOTES:

- Structural fill must consist of ISPWC 3/4" Type 1 crushed aggregate.
- Fill material must be compacted to at least 95% of the maximum dry density as determined by ASTM D1557.
- Geogrid to be installed in accordance with manufacturer's recommendations.



NOTES:

- Not to Scale

LEGEND

Boise Bible College Multi-Family
8695 West Marigold Street
Garden City, ID

Drawn by: CCW
Fbruary 13, 2023
Drawing: B222751g

ATLAS

2791 S. Victory View Way
Boise, ID 83709

Phone: (208) 376-4748
Fax: (208) 322-6515
Web: oneatlas.com

Appendix V GEOTECHNICAL INVESTIGATION HAND BORING LOG

Hand Boring Log #: HB-1
Date Advanced: January 12, 2023
Excavated by: Atlas Personnel
Logged by: Colby Meyer, GIT

Latitude: 43.658737
Longitude: -116.289460
Depth to Water Table: Not Encountered
Total Depth: 1.0 foot bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.0	Clayey Sand (SC): Dark brown, slightly moist, loose, with fine to medium-grained sand and intermittent fine to coarse gravel. --Organics noted to 0.2 foot bgs.				

Notes: See Site Map for hand boring location.
Infiltration testing conducted at a depth of 1.0 foot bgs.

GEOTECHNICAL INVESTIGATION HAND BORING LOG

Hand Boring Log #: HB-2
Date Advanced: January 12, 2023
Excavated by: Atlas Personnel
Logged by: Colby Meyer, GIT

Latitude: 43.658636
Longitude: -116.290200
Depth to Water Table: Not Encountered
Total Depth: 1.0 foot bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.0	Clayey Sand (SC): Dark brown, slightly moist, loose, with fine to medium-grained sand. --Organics noted to 0.5 foot bgs.				

Notes: See Site Map for hand boring location.
Infiltration testing conducted at a depth of 1.0 foot bgs.

GEOTECHNICAL INVESTIGATION HAND BORING LOG

Hand Boring Log #: HB-3
Date Advanced: January 12, 2023
Excavated by: Atlas Personnel
Logged by: Colby Meyer, GIT

Latitude: 43.657987
Longitude: -116.289926
Depth to Water Table: Not Encountered
Total Depth: 1.5 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.5	Clayey Sand (SC): Dark brown, slightly moist, loose, with fine to medium-grained sand. --Organics noted to 1.0 foot bgs.				

Notes: See Site Map for hand boring location.
Infiltration testing conducted at a depth of 1.5 feet bgs.

GEOTECHNICAL INVESTIGATION HAND BORING LOG

Hand Boring Log #: HB-4
Date Advanced: January 12, 2023
Excavated by: Atlas Personnel
Logged by: Colby Meyer, GIT

Latitude: 43.657388
Longitude: -116.289885
Depth to Water Table: Not Encountered
Total Depth: 1.3 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.3	Clayey Sand (SC): Dark brown, slightly moist, loose, with fine to medium-grained sand and intermittent fine to coarse gravel. --Organics noted to 0.5 foot bgs.				

Notes: See Site Map for hand boring location.
Infiltration testing conducted at a depth of 1.3 feet bgs.

GEOTECHNICAL INVESTIGATION HAND BORING LOG

Hand Boring Log #: HB-5
Date Advanced: January 12, 2023
Excavated by: Atlas Personnel
Logged by: Colby Meyer, GIT

Latitude: 43.656683
Longitude: -116.289541
Depth to Water Table: Not Encountered
Total Depth: 1.2 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.2	Clayey Sand (SC): Dark brown, slightly moist, loose, with fine to medium-grained sand and intermittent fine to coarse gravel. --Organics noted to 0.5 foot bgs.				

Notes: See Site Map for hand boring location.
Infiltration testing conducted at a depth of 1.2 feet bgs.

FIELD BORING LOG

BORING NO.: B-1
TOTAL DEPTH: 16.5'
GROUNDWATER DEPTH: 3.9'

PROJECT INFORMATION

PROJECT:	Boise Bible College Multi-Family
LOCATION:	8695 Marigold Street
	Garden City, ID
JOB NO.:	B222751g
LOGGED BY:	Colby Meyer, GIT

DRILLING INFORMATION

DRILLING CO.:	Haztech Drilling, Inc.
METHOD OF DRILLING:	6" Hollow Stem Auger
SAMPLING METHODS:	Split Spoon
DATES DRILLED:	January 12, 2023
LATITUDE/LONGITUDE:	43.658918, -116.290089

▼ Water level during drilling | Standard Split Spoon | Auger Sample | California Sampler

DEPTH	SOIL TYPE	DESCRIPTION	MOISTURE (%)	LL/PI	% < #4	% < #200	SAMPLE	BLOWS	BLOWS PER FOOT (N)
0		CLAYEY SAND (SC): Dark brown, slightly moist, loose, with fine to medium-grained sand.						1,2,3	
▼		SANDY LEAN CLAY (CL): Dark brown, slightly moist to saturated, soft, with fine to medium-grained sand.	25.1	27/8	99	56.8		1,1,2	
5		POORLY GRADED GRAVEL WITH SAND (GP): Light brown, saturated, medium dense to very dense, with fine to coarse-grained sand and fine to coarse gravel.						4,15,18	0 30 60
								17,9,14	
10								14,24,19	0 30 60
15		Piezometer installed to 16.5 feet bgs.						15,24,34	0 30 60

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FIELD BORING LOG

BORING NO.: B-2
TOTAL DEPTH: 21.4'
GROUNDWATER DEPTH: 5.0'

PROJECT INFORMATION

PROJECT:	Boise Bible College Multi-Family
LOCATION:	8695 Marigold Street
	Garden City, ID
JOB NO.:	B222751g
LOGGED BY:	Colby Meyer, GIT

DRILLING INFORMATION

DRILLING CO.:	Haztech Drilling, Inc.
METHOD OF DRILLING:	6" Hollow Stem Auger
SAMPLING METHODS:	Split Spoon
DATES DRILLED:	January 12, 2023
LATITUDE/LONGITUDE:	43.658349, -116.289920

Water level during drilling | Standard Split Spoon | Auger Sample | California Sampler

DEPTH	SOIL TYPE	DESCRIPTION	MOISTURE (%)	LL/PI	% < #4	% < #200	SAMPLE	BLOWS	BLOWS PER FOOT (N)
0		CLAYEY SAND (SC): Dark brown, slightly moist to moist, loose, with fine to medium-grained sand.						1,2,2	
		POORLY GRADED GRAVEL WITH SAND (GP): Light brown, moist to saturated, dense to very dense, with fine to coarse-grained sand and fine to coarse gravel.						15,28,37	
5 ▼								24,18,20	0 30 60
								21,28,45	
10								36,32,36	0 30 60
15								20,20,23	0 30 60
20								19,37,50 for 5"	0 30 60

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FIELD BORING LOG

BORING NO.: B-3
TOTAL DEPTH: 20.9'
GROUNDWATER DEPTH: 4.0'

PROJECT INFORMATION

PROJECT:	Boise Bible College Multi-Family
LOCATION:	8695 Marigold Street
	Garden City, ID
JOB NO.:	B222751g
LOGGED BY:	Colby Meyer, GIT

DRILLING INFORMATION

DRILLING CO.:	Haztech Drilling, Inc.
METHOD OF DRILLING:	6" Hollow Stem Auger
SAMPLING METHODS:	Split Spoon
DATES DRILLED:	January 12, 2023
LATITUDE/LONGITUDE:	43.657679, -116.289669

▼ Water level during drilling | Standard Split Spoon | Auger Sample | California Sampler

DEPTH	SOIL TYPE	DESCRIPTION	MOISTURE (%)	LL/PI	% < #4	% < #200	SAMPLE	BLOWS	BLOWS PER FOOT (N)
0		CLAYEY SAND (SC): Dark brown, slightly moist, loose, with fine to medium-grained sand.						1,2,7	
		POORLY GRADED GRAVEL WITH SAND (GP): Light brown, slightly moist to saturated, medium dense to very dense, with fine to coarse-grained sand and fine to coarse gravel.						8,11,12	
5								7,7,5	0 30 60
								17,16,15	
10								30,50 for 3"	0 30 60
15								32,50 for 5.5"	0 30 60
20								35, 50 for 5"	0 30 60

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FIELD BORING LOG

BORING NO.: B-4
TOTAL DEPTH: 16.5'
GROUNDWATER DEPTH: 2.8'

PROJECT INFORMATION

PROJECT:	Boise Bible College Multi-Family
LOCATION:	8695 Marigold Street
	Garden City, ID
JOB NO.:	B222751g
LOGGED BY:	Colby Meyer, GIT

DRILLING INFORMATION

DRILLING CO.:	Haztech Drilling, Inc.
METHOD OF DRILLING:	6" Hollow Stem Auger
SAMPLING METHODS:	Split Spoon
DATES DRILLED:	January 12, 2023
LATITUDE/LONGITUDE:	43.657038, -116.289797

▼ Water level during drilling | Standard Split Spoon | Auger Sample | California Sampler

DEPTH	SOIL TYPE	DESCRIPTION	MOISTURE (%)	LL/PI	% < #4	% < #200	SAMPLE	BLOWS	BLOWS PER FOOT (N)
0		CLAYEY SAND (SC): Dark brown, slightly moist, very loose, with fine to medium-grained sand.	23.4	30/13	95	46.0		0,1,2	
		POORLY GRADED GRAVEL WITH SAND (GP): Light brown, slightly moist to saturated, loose to dense, with fine to coarse-grained sand and fine to coarse gravel.						2,2,2	
5								14,17,19	0 30 60
								22,19,23	
10								17,11,11	0 30 60
15		Piezometer installed to 16.5 feet bgs.						17,17,28	0 30 60

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Appendix VII GEOTECHNICAL GENERAL NOTES

Unified Soil Classification System			
Major Divisions		**Symbol**	**Soil Descriptions**
Coarse-Grained Soils < 50% passes No.200 sieve	Gravel & Gravelly Soils < 50% coarse	GW	Well-graded gravels; gravel/sand mixtures with little or no fines
		GP	Poorly-graded gravels; gravel/sand mixtures with little or no fines
		GM	Silty gravels; poorly-graded gravel/sand/silt mixtures
		GC	Clayey gravels; poorly-graded gravel/sand/clay mixtures
	Sand & Sandy Soils > 50% coarse fraction	SW	Well-graded sands; gravelly sands with little or no fines
		SP	Poorly-graded sands; gravelly sands with little or no fines
		SM	Silty sands; poorly-graded sand/gravel/silt mixtures
		SC	Clayey sands; poorly-graded sand/gravel/clay mixtures
Fine-Grained Soils > 50% passes No.200 sieve	Silts & Clays LL < 50	ML	Inorganic silts; sandy, gravelly or clayey silts
		CL	Lean clays; inorganic, gravelly, sandy, or silty, low to medium-plasticity clays
		OL	Organic, low-plasticity clays and silts
	Silts & Clays LL > 50	MH	Inorganic, elastic silts; sandy, gravelly or clayey elastic silts
		CH	Fat clays; high-plasticity, inorganic clays
		OH	Organic, medium to high-plasticity clays and silts
Highly Organic Soils		PT	Peat, humus, hydric soils with high organic content

Relative Density and Consistency Classification	
Coarse-Grained Soils	**SPT Blow Counts (N)**
Very Loose:	< 4
Loose:	4-10
Medium Dense:	10-30
Dense:	30-50
Very Dense:	> 50
Fine-Grained Soils	**SPT Blow Counts (N)**
Very Soft:	< 2
Soft:	2-4
Medium Stiff:	4-8
Stiff:	8-15
Very Stiff:	15-30
Hard:	> 30

Moisture Content and Cementation Classification	
Description	**Field Test**
Dry	Absence of moisture, dry to touch
Slightly Moist	Damp, but no visible moisture
Moist	Visible moisture
Wet	Visible free water
Saturated	Soil is usually below water table
Description	**Field Test**
Weak	Crumbles or breaks with handling or slight finger pressure
Moderate	Crumbles or breaks with considerable finger pressure
Strong	Will not crumble or break with finger pressure

Particle Size	
Boulders:	> 12 in.
Cobbles:	12 to 3 in.
Gravel:	3 in. to 5 mm
Coarse-Grained Sand:	5 to 0.6 mm
Medium-Grained Sand:	0.6 to 0.2 mm
Fine-Grained Sand:	0.2 to 0.075 mm
Silts:	0.075 to 0.005 mm
Clays:	< 0.005 mm

Acronym List	
GS	grab sample
LL	Liquid Limit
M	moisture content
NP	non-plastic
PI	Plasticity Index
Q_p	penetrometer value, unconfined compressive strength, tsf
V	vane value, ultimate shearing strength, tsf

Appendix VIII AASHTO PAVEMENT DESIGN

Pavement Section Design Location: Boise Bible College Multi-Family, Light Duty

Average Daily Traffic Count:	600	All Lanes & Both Directions
Design Life:	20	Years
Percent of Traffic in Design Lane:	50%	
Terminal Seviceability Index (Pt):	2.5	
Level of Reliability:	95	
Subgrade CBR Value:	4	**Subgrade Mr:** 6,000

Calculation of Design-18 kip ESALs

	Daily Traffic	Growth Rate	Load Factors	Design ESALs
Passenger Cars:	286	2.0%	0.0008	2,029
Buses:	0	2.0%	0.6806	0
Panel & Pickup Trucks:	12	2.0%	0.0122	1,298
2-Axle, 6-Tire Trucks:	1	2.0%	0.1890	1,676
Emergency Vehicles:	1.0	2.0%	4.4800	39,731
Dump Trucks:	0	2.0%	3.6300	0
Tractor Semi Trailer Trucks:	0	2.0%	2.3719	0
Double Trailer Trucks	0	2.0%	2.3187	0
Heavy Tractor Trailer Combo Trucks:	0	2.0%	2.9760	0
Average Daily Traffic in Design Lane:	300			

Total Design Life 18-kip ESALs:	44,735
Actual Log (ESALs):	4.651
Trial SN:	2.41
Trial Log (ESALs):	4.653
Pavement Section Design SN:	2.41

	Design Depth Inches	Structural Coefficient	Drainage Coefficient
Asphaltic Concrete:	2.50	0.42	n/a
Asphalt-Treated Base:	0.00	0.25	n/a
Cement-Treated Base:	0.00	0.17	n/a
Crushed Aggregate Base:	4.00	0.14	1.0
Subbase:	8.00	0.10	1.0
Special Aggregate Subgrade:	0.00	0.09	0.9

AASHTO PAVEMENT DESIGN

Pavement Section Design Location: Boise Bible College Multi-Family, Moderate Duty

Average Daily Traffic Count:	600	All Lanes & Both Directions		
Design Life:	20	Years		
Percent of Traffic in Design Lane:	50%			
Terminal Seviceability Index (Pt):	2.5			
Level of Reliability:	95			
Subgrade CBR Value:	4		**Subgrade Mr:**	6,000

Calculation of Design-18 kip ESALs

	Daily Traffic	Growth Rate	Load Factors	Design ESALs
Passenger Cars:	261	2.0%	0.0008	1,852
Buses:	0	2.0%	0.6806	0
Panel & Pickup Trucks:	25	2.0%	0.0122	2,705
2-Axle, 6-Tire Trucks:	12	2.0%	0.1890	20,114
Emergency Vehicles:	1.0	2.0%	4.4800	39,731
Dump Trucks:	1	2.0%	3.6300	32,193
Tractor Semi Trailer Trucks:	0	2.0%	2.3719	0
Double Trailer Trucks	0	2.0%	2.3187	0
Heavy Tractor Trailer Combo Trucks:	0	2.0%	2.9760	0
Average Daily Traffic in Design Lane:	300			

Total Design Life 18-kip ESALs:	96,594
Actual Log (ESALs):	4.985
Trial SN:	2.81
Trial Log (ESALs):	5.055
Pavement Section Design SN:	2.82

	Design Depth Inches	Structural Coefficient	Drainage Coefficient
Asphaltic Concrete:	3.00	0.42	n/a
Asphalt-Treated Base:	0.00	0.25	n/a
Cement-Treated Base:	0.00	0.17	n/a
Crushed Aggregate Base:	4.00	0.14	1.0
Subbase:	10.00	0.10	1.0
Special Aggregate Subgrade:	0.00	0.09	0.9

Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, you can benefit from a lowered exposure to problems associated with subsurface conditions at project sites and development of them that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed herein, contact your GBA-member geotechnical engineer. Active engagement in GBA exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Understand the Geotechnical-Engineering Services Provided for this Report

Geotechnical-engineering services typically include the planning, collection, interpretation, and analysis of exploratory data from widely spaced borings and/or test pits. Field data are combined with results from laboratory tests of soil and rock samples obtained from field exploration (if applicable), observations made during site reconnaissance, and historical information to form one or more models of the expected subsurface conditions beneath the site. Local geology and alterations of the site surface and subsurface by previous and proposed construction are also important considerations. Geotechnical engineers apply their engineering training, experience, and judgment to adapt the requirements of the prospective project to the subsurface model(s). Estimates are made of the subsurface conditions that will likely be exposed during construction as well as the expected performance of foundations and other structures being planned and/or affected by construction activities.

The culmination of these geotechnical-engineering services is typically a geotechnical-engineering report providing the data obtained, a discussion of the subsurface model(s), the engineering and geologic engineering assessments and analyses made, and the recommendations developed to satisfy the given requirements of the project. These reports may be titled investigations, explorations, studies, assessments, or evaluations. Regardless of the title used, the geotechnical-engineering report is an engineering interpretation of the subsurface conditions within the context of the project and does not represent a close examination, systematic inquiry, or thorough investigation of all site and subsurface conditions.

Geotechnical-Engineering Services are Performed for Specific Purposes, Persons, and Projects, and At Specific Times

Geotechnical engineers structure their services to meet the specific needs, goals, and risk management preferences of their clients. A geotechnical-engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client.

Likewise, geotechnical-engineering services are performed for a specific project and purpose. For example, it is unlikely that a geotechnical-engineering study for a refrigerated warehouse will be the same as one prepared for a parking garage; and a few borings drilled during a preliminary study to evaluate site feasibility will not be adequate to develop geotechnical design recommendations for the project.

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project or purpose;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, the reliability of a geotechnical-engineering report can be affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying the recommendations in it. A minor amount of additional testing or analysis after the passage of time – if any is required at all – could prevent major problems.

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read the report in its entirety. Do not rely on an executive summary. Do not read selective elements only. *Read and refer to the report in full.*

You Need to Inform Your Geotechnical Engineer About Change

Your geotechnical engineer considered unique, project-specific factors when developing the scope of study behind this report and developing the confirmation-dependent recommendations the report conveys. Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the elevation, configuration, location, orientation, function or weight of the proposed structure and the desired performance criteria;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project or site changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept*

responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface using various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing is performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgement to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team through project completion to obtain informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, they are not final, because the geotechnical engineer who developed them relied heavily on judgement and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* exposed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a continuing member of the design team, to:

- confer with other design-team members;
- help develop specifications;
- review pertinent elements of other design professionals' plans and specifications; and
- be available whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction-phase observations.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note conspicuously that you've included the material for information purposes only.* To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. This happens in part because soil and rock on project sites are typically heterogeneous and not manufactured materials with well-defined engineering properties like steel and concrete. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

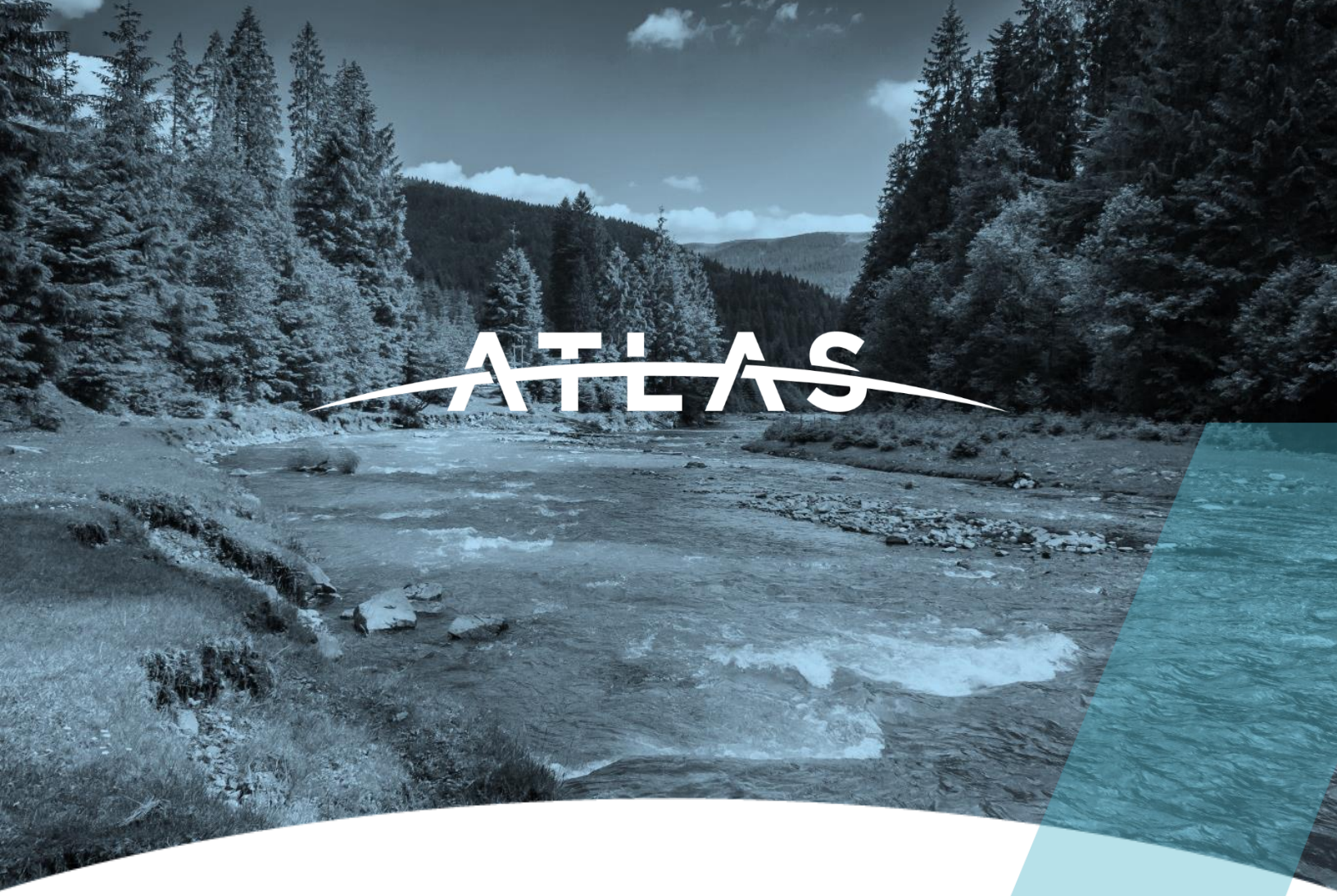
The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually provide environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures.* If you have not obtained your own environmental information about the project site, ask your geotechnical consultant for a recommendation on how to find environmental risk-management guidance.

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, the engineer's services were not designed, conducted, or intended to prevent migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, ***proper implementation of the geotechnical engineer's recommendations will not of itself be sufficient to prevent moisture infiltration. Confront the risk of moisture infiltration*** by including building-envelope or mold specialists on the design team. ***Geotechnical engineers are not building-envelope or mold specialists.***

GEOPROFESSIONAL BUSINESS ASSOCIATION

Telephone: 301/565-2733
e-mail: info@geoprofessional.org www.geoprofessional.org



NATURAL RESOURCES AND HAZARDS ASSESSMENT

BOISE BIBLE COLLEGE (~16 ACRES)
ADA COUNTY, IDAHO

ATLAS PROJECT NO. 240MTI2401

PREPARED FOR:

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April 19, 2024

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Rennison Companies
[illegible]
[illegible]

Subject: **Natural Hazards and Resources Assessment**
Boise Bible College (~16 acres)
Ada County, Idaho
Atlas Project No. 240MTI2401

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ATLAS

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TABLES

APPENDICES

1. INTRODUCTION

[illegible]

1.1 Purpose

[illegible]

1.2 Site Description

[illegible]

2. WETLAND REGULATORY AUTHORITY AND DEFINITION

[illegible]

2.1 Federal Regulation

[illegible] discharge of dredged or fill material into "[illegible]aters of the United States," including wetlands. The [illegible]

[illegible]

"Those areas that are inundated or saturated by surface or ground water (hydrology) at a frequency and duration sufficient to support, and that under normal circumstances do support, a

prevalence of vegetation (hydrophytes) typically adapted for life in saturated soil conditions (hydric soils). Wetlands generally include swamps, marshes, bogs, and similar areas (40 CFR 232.2(r)).”

□e□a□□ o□o□e□□ □□US that are subject to federal control are referred to as “jurisdictional waters” since they are within the regulatory jurisdiction of federal law. The USACE uses three □a□a□e□□□□□ □□e□ □a□□g □e□a□□ □e□e□□ □a□o□□□ o□□ □ege□a□o□□ a□□ □□□o□og□ □e□ □e□f□a□o□ □□ □e□□□e□ fo□□e□e fea□□e□ □ o□e □ef□e□ a□□ o□f□□e□□□□e□ a□ a□ea □a□ □ee□ a□e□e□ o□□a □a□e □a□□a□□□□a□o□□□e□a□□ □□□□a□o□□ of a□□□□ee □□a□a□e□□□□□□ □ □□□□e □□e□□□□g □o□e □o□□o□ of □□e g□o□□g □ea□o□ fo□ a□ a□ea □ o□e a □e□a□□□□a□□ of □□e□ □□ee □□a□a□e□□□□□□ □□ □□□□□□□e□ □e□o□ fo□□□e □□□□e□P□o□e□□□□□□□□□o□a□□□□e □□□□□ □oe□ □o□ □eg□a□e □o□a□e□ □e□a□□□ □a□□o □o□□a□e a □e□a□□e□ □e□□a□e□□□□e□□□fa□e □o□e□□o□ □o □a□□o□a□□ □a□ga□e □ a□e□□a□□ □□□□ □of □□e □□□□e□ □a□e□□

□□e □o□□□e□a□o□ of □o□e□a□□ □a□□o□ □□□□□a□e□o□□□e□a□□ e□□a□ge□e□ □□e□e□a□e ge□e□a□ □o□□□o□□ fo□□e □□□□a□□e of a □e□a□□□e□□of □□e □□□ □ □e□□o□ □□□□ □e□□ □□a□□ □ □□□a□o □e a□□□e□e□□P□e□□ □a□□ fo□□ a□o□ fo□□□□□□a□e□o□□e□a□□ e□□a□ge□e□ □o□□□□ea□e□e□ □□e□e□ □□□□□ □□e □□□□e□□P□o□e□□ a□e f□□□e□□□□□□□e□ □□ □□□□□ e□o□□

□□e □□□□□ a□□□□e□ □e□o□□ □a□□□□g a□□ □□□e of □o□□ □□□o□□□g □□e □□□□□a□ge of □□e ge□ o□f□□ □a□e□a□□ □*navigable waters of the United States*□□a□□o□a□o□□□□□□ □e□a□□□ a□a□e□□□o a *navigable Water of the United States*□□ o□ o□a□□□□e □□□□□ □efo□e □o□ □e□□□g a□□ □o□□□□ fe□□ □e□□ea□o□ □ o □□□□e□ □□e □o□□□□a□□□a□□ □□□□o□og□ □□□□□□ □□e □o□e□□o□□a□e□ □o□□□ □e □□□□□e□□ a□□ □□□□ □o□□ □□o□□ □e □o f□□□e□ □□ □□e □□□□□ □o o□a□□ a □□□□□□□□□□o□a□ □e□e□□ □a□□o□ of □e□a□□□a□□ □a□e□ of □□e □□□□e□ □a□e□P□o□o □□ □a□□□□oo□□a□o□ □□□□ □□e □□□□□ a□□ o□e□□a□e age□□e□ □o□□□ □e □e□e□a□□ □o o□a□□ □□e □o□e□□e□□ □□□ fo□□o□o□e□ □□ □a□□□

□e□□o□ □□□ □e□ □a□□□□□e□□ a□ □□□□□e□□□a□e □o□□□ □e□ o□□e □e□e□o□□e f□□□a□e□a□□ o□□oa f□□□a□ □a□□ □□e□a f□a□a□□□□□o□e□□ □o□e□o□a□□o□e□a□a□o□□e□□□□□ a□ □□a□□□ea□a□□□□ea□a□e□□a□□ □□□□ea□□ f□□□ea□□ □o□e□o□□e□ee□□a□a□□ a f□□□□ a□□ □a f□□□e□□□e□ fo□ □□e □a□e□e□□of □□□□□□□□e□ □□□□ a□ □e□age □ea□ e□□fa□□□e□ f□ e□□e□e□□□□a□ a□a□□□□□□□□□ □□e □e□o□ □□□ e□□□e□ e□□□ega□□□g o□ □□a□e □□□ □e□□o□ □□□ of □□e □□ □□

2.1.1 Clean Water Act

[illegible]

2.2 State Regulation

[illegible]

3. PRELIMINARY WETLAND ASSESSMENT

[illegible] review also included obtaining site information from the U.S. Department of Agriculture's (USDA) [illegible] U.S. Fish and Wildlife Service's (USFWS) [illegible]

3.1 The Cowardin Classification System

[illegible]

[illegible]

[illegible] *et al* [illegible]

3.1.1 Preliminary Wetland Review

[illegible]

Classification code: R5UBFx

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

Classification code: PEM1Cx

[illegible]

[illegible]

1 [illegible]

[illegible]

[illegible]

Classification code: PEM1C

P [illegible]

[illegible]

1 [illegible]

[illegible]

3.2 Vegetation

[illegible]

[illegible]

3.3 Soils

[illegible]

Table 2 – Summary of Soils and Hydric Rating on the Subject Property

Soil Map Unit Symbol	Soil Map Unit Name	Hydric Soil Rating	Hydric Soil Classification	Acres on Subject Property	Percent of Subject Property
[illegible]2	[illegible]	[illegible]	[illegible]	1[illegible]	1[illegible]

Ballentine Series [illegible]

3.4 Hydrology

[illegible]

3.4.1 National Hydrography Dataset (NHD)

[illegible] Atlas' [illegible]

3.4.2 Federal Emergency Management Agency

[illegible]

3.5 USA NAIP Imagery: Color Infrared

[illegible]

[illegible]

3.6 Endangered/Threatened Species

[illegible]

[illegible]

[illegible]

[illegible]

Table 3 – Summary of Listed Species in Ada County

Group	Species	Listing Status	Habitat
[illegible]	[illegible] (*Danaus plexippus*)	[illegible]	[illegible]

4. LIMITATIONS AND EXCEPTIONS

[illegible]

5. CONCLUSIONS AND RECOMMENDATIONS

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

6. RESOURCES

Environmental Protection Agency, How's My [illegible]
[illegible]

[illegible] *Flood Insurance Rate Maps (FIRMs),* *www.*[illegible].

[illegible]
[illegible]

[illegible]
[illegible]

[illegible]
[illegible]

[illegible]
[illegible]

[illegible]
[illegible]

[illegible]
[illegible]

[illegible]
[illegible]

[illegible]
[illegible]

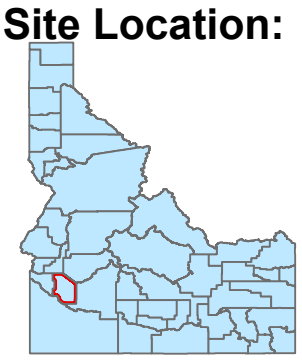
APPENDIX A
SITE LOCATION

Figure 1
Eagle 7.5 Minute
USGS Quadrangle Map

Rennison Companies
8695 W Marigold Street
Garden City, ID 83714

Atlas Project Number: B240132e
Date:4/9/2024

Site Location:



Scale:
0 150 300 600 Feet
0 50 100 200 Meters

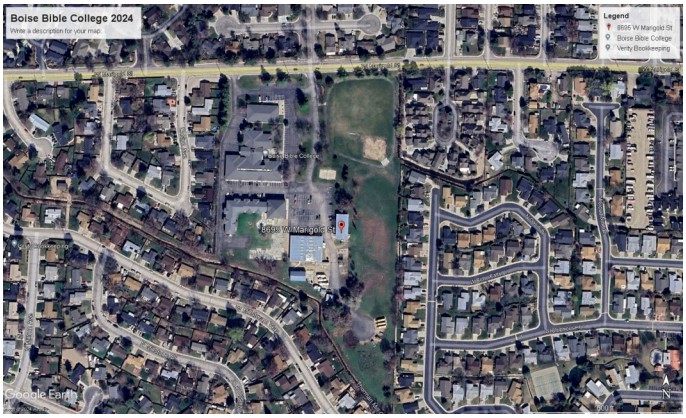
Project Manager:	JGK
Approved By:	AJB
Drawn By:	SD

Atlas Technical Consultants LLC
8100 Snowville Rd,
Brecksville, OH 44141
(440) 838-7177

Path: S:\Clients\Boise Office\Boise Bible College\GIS & Figures\Boise Bible College

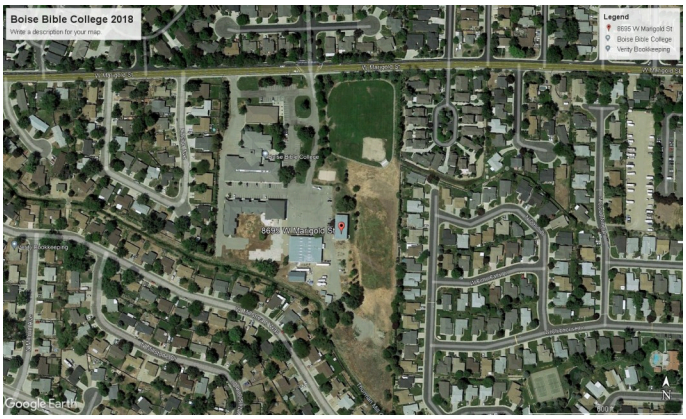
APPENDIX B
AERIAL IMAGERY PHOTOS

PL-01 General Photo Log 3.1 Photo Sheet

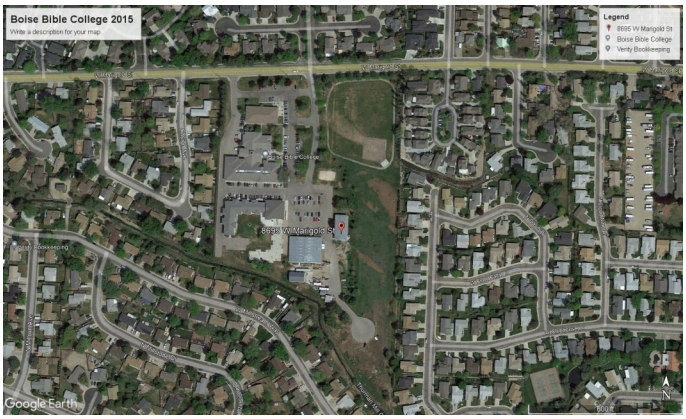


Date	04/10/2024
User	Sean Dick
Description	2024

Date	04/10/2024
User	Sean Dick
Description	2021



Date	04/10/2024
User	Sean Dick
Description	2018

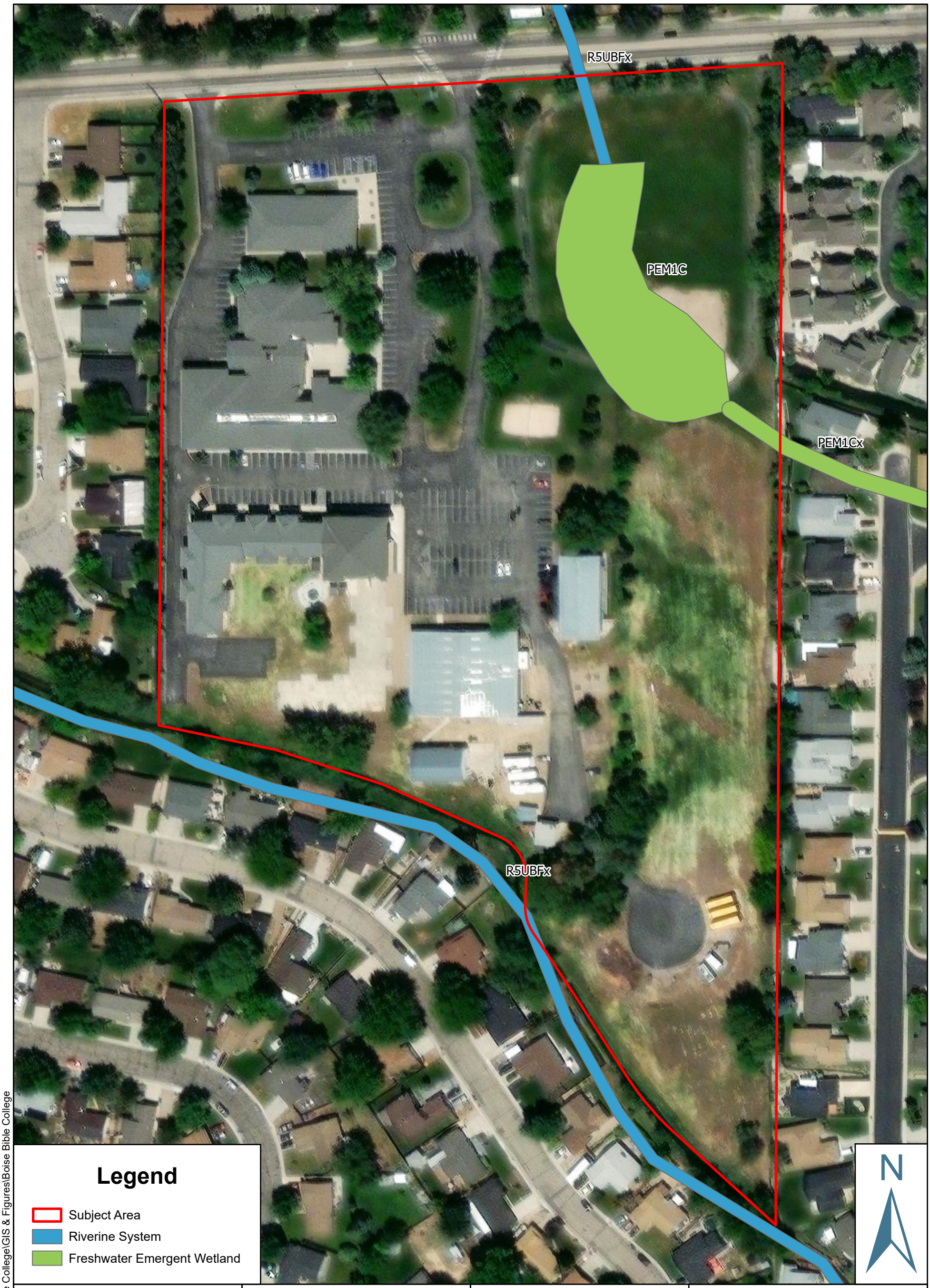


Date	04/10/2024
User	Sean Dick
Description	2015

Date	04/10/2024
User	Sean Dick
Description	2012

Date	04/10/2024
User	Sean Dick
Description	2009

APPENDIX C
NWI MAPPING



Legend

- Subject Area
- Riverine System
- Freshwater Emergent Wetland

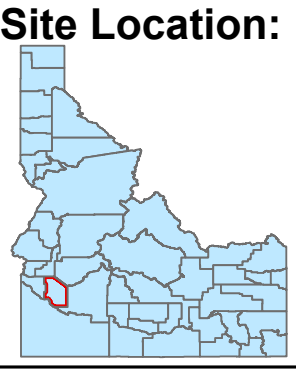
N

Figure 2
NWI Map

Rennison Companies
8695 W Marigold Street
Garden City, ID 83714

Atlas Project Number: B240132e
Date:4/9/2024

Site Location:



Scale:

0 37.5 75 150 Feet

0 12.5 25 50 Meters

Project Manager:	JGK
Approved By:	AJB
Drawn By:	SD

Atlas Technical Consultants LLC
8100 Snowville Rd,
Brecksville, OH 44141
(440) 838-7177

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Source: Maxar, Microsoft

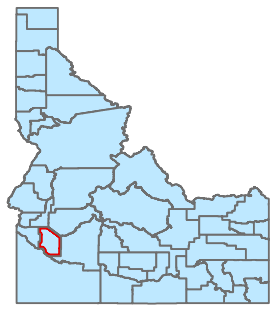
APPENDIX D
SOIL MAPPING

Figure 3
Hydric Rating Soil Map

Rennison Companies
8695 W Marigold Street
Garden City, ID 83714

Atlas Project Number: B240132e
Date:4/9/2024

Site Location:



Scale:
0 37.5 75 150 Feet
0 12.5 25 50 Meters

Project Manager:	JGK
Approved By:	AJB
Drawn By:	SD

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Brecksville, OH 44141
(440) 838-7177

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Source: Maxar, Microsoft

APPENDIX E
FLOODPLAIN MAPPING

Legend

- Subject Area
- Regulated Floodway
- 1% Chance Annual Flood Hazard
- 0.2% Annual Chance Flood Hazard

N

Figure 4
Flood Hazard Map

Rennison Companies
8695 W Marigold Street
Garden City, ID 83714

Atlas Project Number: B240132e
Date:4/9/2024

Site Location:

Scale:

0 150 300 600 Feet

0 50 100 200 Meters

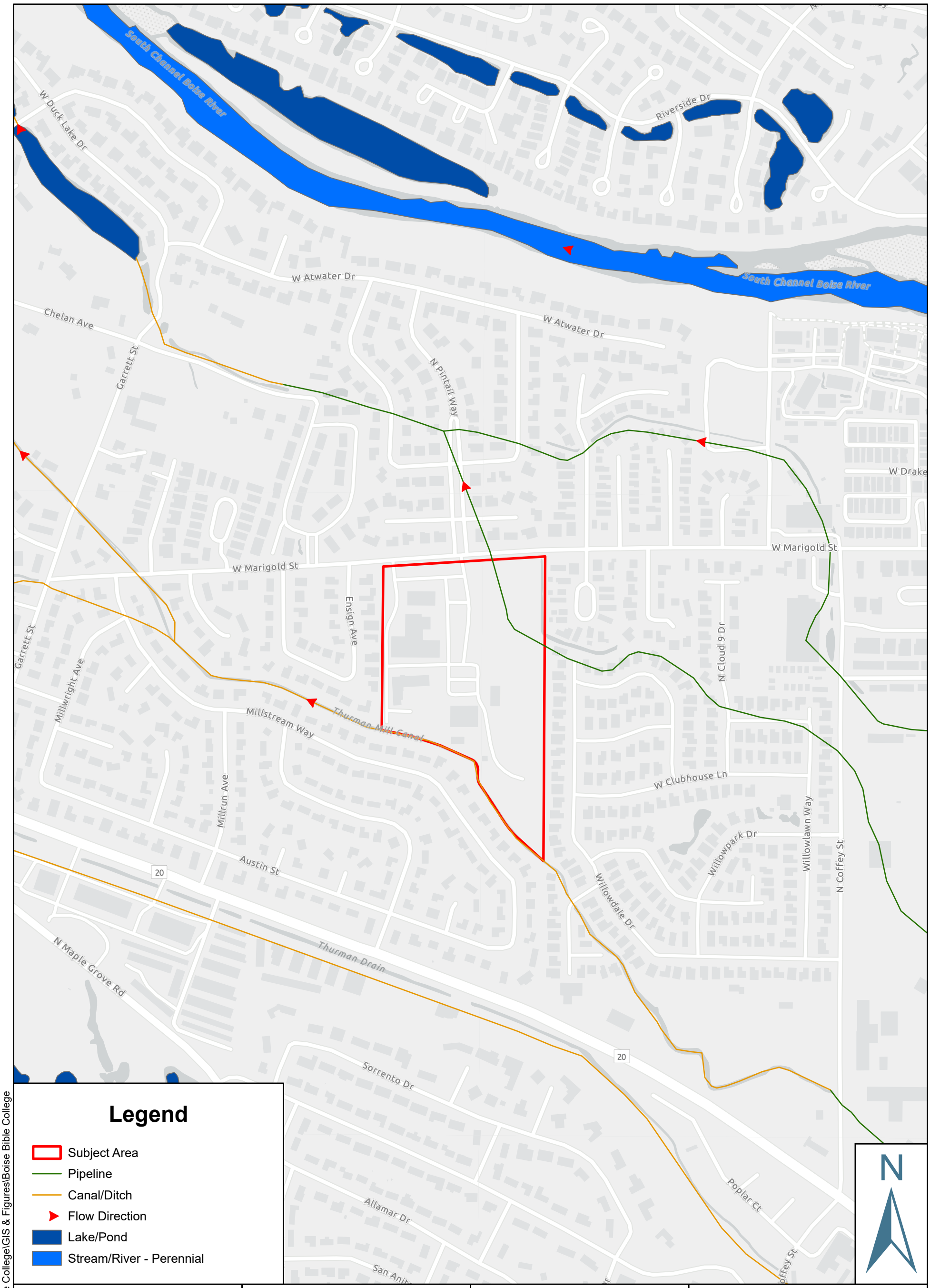
Project Manager:	JGK
Approved By:	AJB
Drawn By:	SD

Atlas Technical Consultants LLC
8100 Snowville Rd,
Brecksville, OH 44141
(440) 838-7177

Path: S:\Clients\Boise Office\Boise Bible College\GIS & Figures\Boise Bible College

Source: Maxar

APPENDIX F
NATIONAL HYDROGRAPHY DATASET



Legend

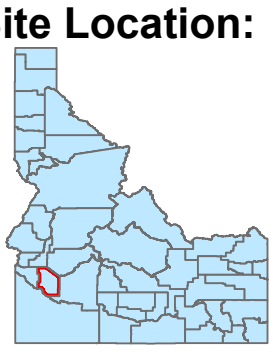
- Subject Area
- Pipeline
- Canal/Ditch
- Flow Direction
- Lake/Pond
- Stream/River - Perennial

Figure 5
NHD Map

Rennison Companies
8695 W Marigold Street
Garden City, ID 83714

Atlas Project Number: B240132e
Date:4/10/2024

Site Location:



Scale:
0 150 300 600 Feet
0 50 100 200 Meters

Project Manager:	JGK
Approved By:	AJB
Drawn By:	SD

Atlas Technical Consultants LLC
8100 Snowville Rd,
Brecksville, OH 44141
(440) 838-7177

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APPENDIX G
ECOREGION DATA

Grand Forks
Trail
Colville National Forest
Kootenai National Forest
Glacier National Park
Cabinet Mountains
Kalispell
Lewis Range
Lake Roosevelt National Recreation Area
Spokane
Coeur d'Alene National Forest
Great Falls
St. Joe National Forest
Columbia National Wildlife Refuge
Missoula
Helena National Forest
Lewis & Clark National Forest
Helena
Clearwater National Forest
Lewiston
Kennewick
Deerlodge National Forest
Umatilla National Forest
Nez Perce National Historical Park
Bitterroot Range
Beaverhead National Forest
Madison
Gallatin National Forest
Blue Mountains
Payette National Forest
Salmon National Forest
Whitman National Forest
Red Rock Lakes National Wildlife Refuge
Idaho
Boise National Forest
Sawtooth National Forest
Boise
Idaho Falls
Morley Nelson Snake River Birds of Prey National Conservation Area
Craters of the Moon National Preserve
Harney Basin
Pocatello
Caribou National Forest
Twin Falls
Logan
Ogden
Hill Air Force Base
Great Salt Lake
Great Salt Lake Desert
Salt Lake City
Wendover Air Force Base
Dugway Proving Ground
Provo
N

Subject Area

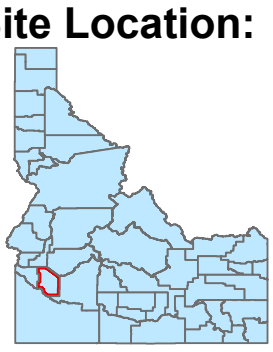
W Marigold St
Garrett St
Boise Bible College
Millstream Way
Austin St
Coffey St
20

Treasure Valley Ecoregion

Figure 6
Level IV Ecoregion Map

Rennison Companies
8695 W Marigold Street
Garden City, ID 83714
Atlas Project Number: B240132e
Date:4/9/2024

Site Location:



Scale:
0 15 30 60 Miles
0 25 50 100 Kilometers

Project Manager:	JGK
Approved By:	AJB
Drawn By:	SD

Atlas Technical Consultants LLC
8100 Snowville Rd,
Brecksville, OH 44141
(440) 838-7177

Path: S:\Clients\Boise Office\Boise Bible College\GIS & Figures\Boise Bible College

APPENDIX I
COLOR INFRARED

Source: Esri Community Maps Contributors, County of Ada, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri, USDA Farm Service Agency

Path: S:\Clients\Boise Office\Boise Bible College\GIS & Figures\Boise Bible College

Legend

Subject Area

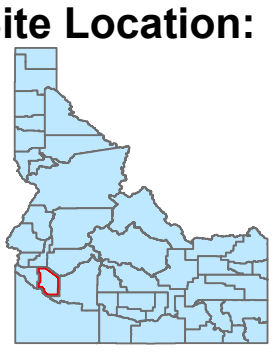
N

Figure 7
Color Infrared Map

Rennison Companies
8695 W Marigold Street
Garden City, ID 83714

Atlas Project Number: B240132e
Date:4/9/2024

Site Location:



Scale:

0 37.5 75 150 Feet

0 12.5 25 50 Meters

Project Manager:	JGK
Approved By:	AJB
Drawn By:	SD

Atlas Technical Consultants LLC
8100 Snowville Rd,
Brecksville, OH 44141
(440) 838-7177

APPENDIX J
LISTED SPECIES DATA

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Idaho Fish And Wildlife Office
1387 South Vinnell Way, Suite 368
Boise, ID 83709-1657
Phone: (208) 378-5243 Fax: (208) 378-5262

In Reply Refer To: 04/09/2024 14:54:26 UTC
Project Code: 2024-0074488
Project Name: Boise Bible College

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological

evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see https://www.fws.gov/program/migratory-bird-permit/what-we-do.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see https://www.fws.gov/library/collections/threats-birds.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/partner/council-conservation-migratory-birds.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Idaho Fish And Wildlife Office
1387 South Vinnell Way, Suite 368
Boise, ID 83709-1657
(208) 378-5243

PROJECT SUMMARY

Project Code: 2024-0074488
Project Name: Boise Bible College
Project Type: New Constr - Above Ground
Project Description: Natural Hazards Assessment
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@43.657259100000005,-116.29058649488991,14z

Counties: Ada County, Idaho

ENDANGERED SPECIES ACT SPECIES

There is a total of 1 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus*	Candidate

No critical habitat has been designated for this species.
Species profile: https://ecos.fws.gov/ecp/species/9743

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

BALD & GOLDEN EAGLES

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act[1] and the Migratory Bird Treaty Act[2].

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats[3], should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

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1. The Bald and Golden Eagle Protection Act of 1940.
2. The Migratory Birds Treaty Act of 1918.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

There are likely bald eagles present in your project area. For additional information on bald eagles, refer to Bald Eagle Nesting and Sensitivity to Human Activity

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31
Golden Eagle *Aquila chrysaetos* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds Jan 1 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

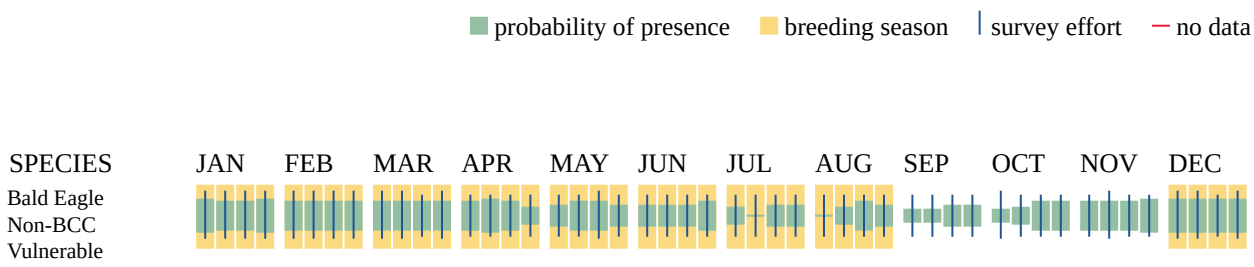
Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

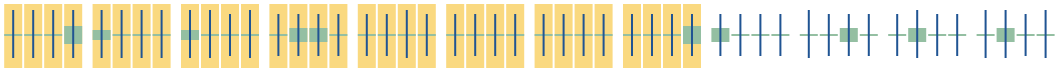
Breeding Season (■)
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)
Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (–)
A week is marked as having no data if there were no survey events for that week.



Golden Eagle
Non-BCC
Vulnerable



Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

MIGRATORY BIRDS

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats[3] should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

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1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Avocet *Recurvirostra americana* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/11927	Breeds Apr 21 to Aug 10

NAME	BREEDING SEASON
American White Pelican *pelecanus erythrorhynchos* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/6886	Breeds Apr 1 to Aug 31
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31
California Gull *Larus californicus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/10955	Breeds Mar 1 to Jul 31
Calliope Hummingbird *Selasphorus calliope* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9526	Breeds May 1 to Aug 15
Clark's Grebe *Aechmophorus clarkii* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/10575	Breeds Jun 1 to Aug 31
Evening Grosbeak *Coccothraustes vespertinus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9465	Breeds May 15 to Aug 10
Forster's Tern *Sterna forsteri* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/11953	Breeds Mar 1 to Aug 15
Franklin's Gull *Leucophaeus pipixcan* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/10567	Breeds May 1 to Jul 31
Golden Eagle *Aquila chrysaetos* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds Jan 1 to Aug 31
Lesser Yellowlegs *Tringa flavipes* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere

NAME	BREEDING SEASON
Lewis's Woodpecker *Melanerpes lewis* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9408	Breeds Apr 20 to Sep 30
Northern Harrier *Circus hudsonius* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8350	Breeds Apr 1 to Sep 15
Olive-sided Flycatcher *Contopus cooperi* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3914	Breeds May 20 to Aug 31
Rufous Hummingbird *Selasphorus rufus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8002	Breeds Apr 15 to Jul 15
Sage Thrasher *Oreoscoptes montanus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9433	Breeds Apr 15 to Aug 10
Western Grebe *aechmophorus occidentalis* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/6743	Breeds Jun 1 to Aug 31
Willet *Tringa semipalmata* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/10669	Breeds Apr 20 to Aug 5

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

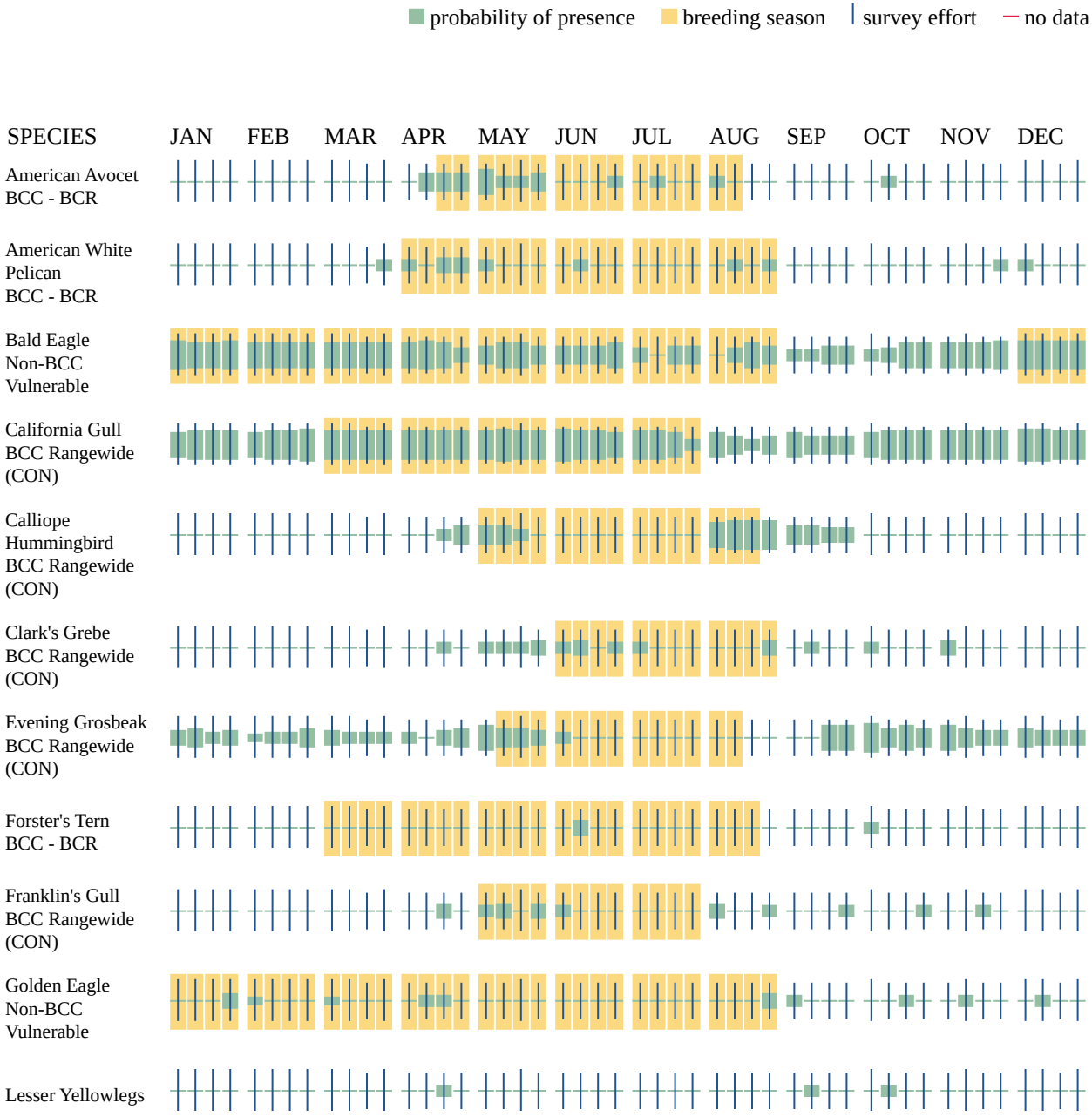
Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

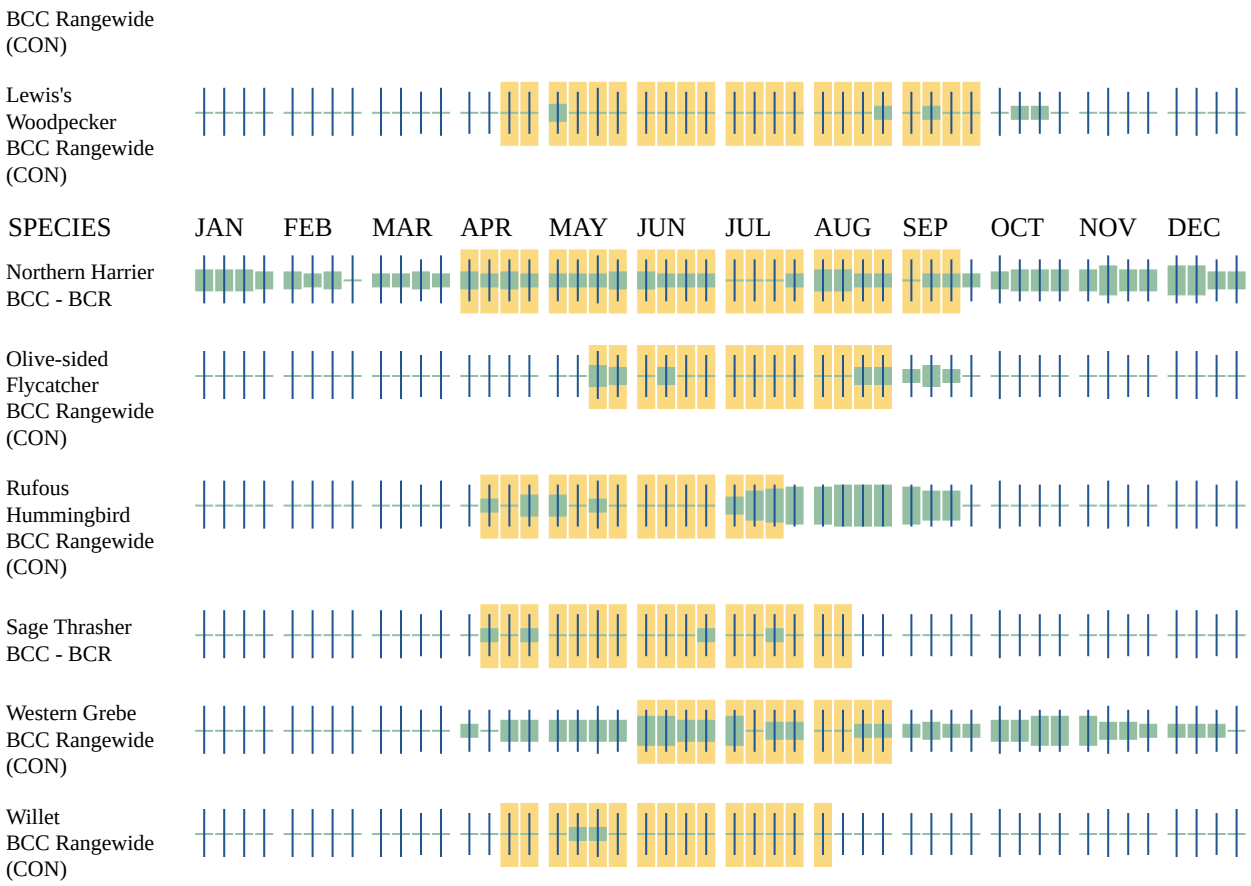
Breeding Season (■)

Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)
Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (–)
A week is marked as having no data if there were no survey events for that week.





Additional information can be found using the following links:

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- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

WETLANDS

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

FRESHWATER EMERGENT WETLAND

- PEM1C
- PEM1Cx

RIVERINE

- R5UBFx

IPAC USER CONTACT INFORMATION

Agency: Atlas Technical
Name: Sean Dick
Address: 8100 Snowville Road
City: Brecksville
State: OH
Zip: 44141
Email sean.dick@oneatlas.com
Phone: 3309560405

APPENDIX K
RESUMES

JIM KOOSER

SENIOR ECOLOGIST

OFFICE LOCATION
Brecksville, Ohio

EDUCATION
Undergraduate studies in biology, Kent State University, Kent, Ohio
Undergraduate and graduate studies in plant ecology, The Ohio State University, Columbus, Ohio

SPECIALIZED TRAINING
Ohio EPA Headwater Habitat Evaluation Index (HHEI) and Qualitative Habitat Evaluation Index (QHEI)

Ohio EPA Ohio Rapid Assessment Method for Wetlands (ORAM)

Wetland Construction Series, Wetland Training Institute Inc. (WTI)

Wetland Delineation Training, Regional Manuals, WTI

Winter Botany, WTI

PROFESSIONAL ORGANIZATIONS
Society of Wetland Scientists
Natural Areas Association

HIRE DATE
8/2021

EXPERIENCE PRIOR TO JOINING ATLAS
34 years

EXPERIENCE & RESPONSIBILITIES

Jim has been a practicing ecologist since 1986, with experience in both the private and public sectors. His responsibilities at Atlas include leading wetland and natural resource investigations, permitting, business development, mentoring staff and project management. Jim has performed and managed natural resource evaluations, wetland delineations, permitting and mitigation, endangered species assessments, NEPA and FERC documentation, park and nature preserve planning and management, ecosystem restoration and ecological risk assessment, and surveys for invasive and state and federally listed species. His clients have included state, local and federal governments and agencies; electric and gas utilities; oil and natural gas pipeline companies; not-for-profit groups and developers. He has completed projects in Arkansas, Illinois, Indiana, Kentucky, Maine, Maryland, Michigan, New York, Ohio, Pennsylvania, Texas, Virginia and West Virginia.

PROJECT EXPERIENCE

Wetland Delineations, Functional Assessments, Permitting, Mitigation and Restoration

Mr. Kooser has completed and led wetland the full spectrum of wetland related services for private clients in the housing, retail, and commercial industries; electric, oil, gas and public utilities; and state, local and federal government. He's experienced in the use of all current and former wetland delineation manuals, and a wide variety of functional assessment techniques.

Threatened and Endangered Species

Jim has completed threatened and endangered species investigations for plants, mammals, fish and birds in Pennsylvania, New York, Maryland, Michigan, Virginia, Ohio, Oregon and Texas.

NEPA and FERC Documentation

Jim has completed NEPA studies for transportation projects, including categorical exclusion evaluations, Environmental Assessments and Environmental Impact Statements in Maryland, Michigan, Ohio, and Pennsylvania. He was a technical lead for the preparation of FERC re-licensing documents and assisted with the management of HIP and REP projects for the New York Power Authority, Exelon and Brookfield.

Electric and Natural gas Utility Consulting

Jim is a specialist in evaluating the potential ecological impacts of electric and gas transmission projects. Since 1999, Mr. Kooser has been a leader in Integrated Vegetation Management on electric transmission rights of way. He helped develop innovative GIS applications for natural resource analysis, particularly in using field portable computers for ecological field data collection.

Natural Resource Evaluations

Mr. Kooser has completed terrestrial, wetland and aquatic natural resource evaluations for clients of all types. These services have included mapping, site analysis, potential impact studies, watershed assessments, species surveys and site restoration, monitoring and management.

Park and Natural Area Management

Jim has assisted local state and federal governments and not-for-profits in performing inventories in and developing management plans for parks and nature preserves.

Research

Mr. Kooser has led and participated in research projects on avian impacts on power lines, the integration of water quality and landscape variables, HGM model development, bio-control of invasive species

Miscellaneous Projects

Jim has led and participated in ecological risk assessments, water quality monitoring, development of NPDES Phase II storm water plans, natural hazard mitigation plans, educational projects and consulting on environmental policies.

JIM KOOSER

SPECIFIC PROJECT EXAMPLES

Wetland Permitting. Skybox Packaging Facility.

Completed a PCN (NWP 39) and Ohio EPA isolate wetland permit applications for the proposed expansion of a packaging materials plant located in Mansfield Ohio. Confirmed delineation data, obtained a revised Jurisdictional Determination and submitted permit applications.

Huntington National Bank, Wetland Evaluations.

Performed wetland evaluations and delineations on multiple sites in Ohio, Florida, Indiana, and South Carolina for Huntington National Bank as part of their due-diligence program. Work included desktop evaluations of wetlands and other natural resources, wetland determinations (presence/absence studies) and full delineations.

Southeast School District, Wetland Delineation

Delineated wetlands and other waters of the US as part of a plan to expand facilities at the Southeast District High School.

High Street Properties, Wetland Services

Performed a wetland determination and subsequent delineation on a 45 acre site near Elgin, Illinois. Delineated several emergent and forested wetlands and a small intermittent stream for this proposed warehouse site.

YRC AST Removal, Regulatory Review

Assessed the regulatory status of an apparent wetland that developed within a containment dike surrounding an Aboveground Storage Tank (AST). Wetland vegetation (mostly Typha and Phragmites) had developed within the containment dike due to a lack of regular maintenance. Mr. Kooser led studies and review which determined that the area did not meet the 3 criteria for wetland determination, and was not regulated under 33 CFR Part 328.3 (B).

North Royalton School District, Permitting

Developed and submitted Section 404 and 401 permit applications for the planned expansion of this school in North Royalton. Successfully negotiated the permits, and completed the submission of as-built drawings and final reports.

Opus Development Company, LLC. Wetland Services.

Client manager for natural resources work for OPUS, LLC, a regional development company operating in Ohio and Indiana. Mr. Kooser led studies to identify and delineate wetlands on various properties. He has obtained permits from the US Army Corps of Engineers, Ohio EPA and Indiana Department of Environmental Management.

SST Transmix Spill. Permitting and Assesment

Mr. Kooser is the lead ecologist managing natural resources services associated with an emergency response to a transmix (mixture of gasoline and diesel fuel) that occurred as a result of a tank truck accident in Redding, CA. The spill resulted in approximately 7,000 gallons of transmix being dumped into Calaboose Creek and ultimately the Sacramento River. Mr. Kooser is developing the natural resources sections of a monitoring plan, and is preparing a Section 404 permit to cover the removal of contaminated soils and sediments from the waterbodies.

Residential Development Site, Erie, PA

Led a team that delineated wetlands on a 75 acre former vineyard near Erie, PA. The site is proposed for a small residential development.

Seneca Engineering, Rogers Landfill

Led a team that evaluated the regulatory status of an intermittent stream at the site of a proposed landfill near Rogers, Ohio. The team evaluated a previously delineated stream and wetland complex to verify the delineation and assess the regulatory status of the resources. All resources were determined to be Waters of the US and State of Ohio. Mr. Kooser worked with Seneca Engineering to develop potential site access plans that would not involve impacts to aquatic resources.

NEPA Summary, Palmeras, FL site.

Assessed NEPA issues involved in the plans to construct a new hotel complex near Palmeras, FL. Mr. Kooser assessed the presence/absence and status of state and federally listed species. Listed animals included Florida Scrub-Jay (Aphelocoma coerulescens), and the Gopher Tortoise (Gopherus polyphemus). Listed plants included Britton's Beargrass (Nolina brittonia), Scrub Bay (Persea humilis), Florida bonamia (Bonamia grandiflora), Scrub Lupine (Lupinus aridorum), Nodding Pinweed (Lechea cernua), Paper-like Nailwort (Paronychia chartacea ssp chartacea), Scrub Plum (Prunus geniculata), Small's Jointweed (Polygonella myriophylla), and Lewton's Polygala (Polygala lewtonii). Mr. Kooser also collected and analyzed data on the occurences of cultural resources, floodplains, wetlands and towers.

DiGeronimo Companies, Wetland and Natural Resources Consulting

Mr. Kooser's team serves the DiGeronimo Companies as wetland and natural resources consultants. To date the team has identified and delineated wetlands on confidential properties in Ohio. The team completes resource reports and advises DiGeronimo staff on permitting and other resource issues.

ADAM BEHRINGER

PROJECT ECOLOGIST

OFFICE LOCATION
Brecksville, Ohio

EDUCATION
Undergraduate studies in Geology and Ecology, Kent State University, Kent Ohio. (2019)

SPECIALIZED TRAINING
Hazardous Waste Operations and Emergency Response - 40 hour, 2021

38-hr Army Corps. Wetland Delineation – 2021

First-Aid/CPR/AED Training, American Red Cross, 2022

Ohio EPA – Ohio Rapid Assessment Method for Wetland (ORAM), 2021

Ohio EPA Level 2 Qualitative Habitat Evaluation Index (QHEI), 2021

Ohio EPA - Primary Headwater Habitat Streams (HHEI), 2022

Certification in Project Management – Kent State University - 2022

PROFESSIONAL ORGANIZATIONS

American Institute of Professional Geologists

The Wildlife Society

Society of Wetland Scientists

HIRE DATE
11/2022

EXPERIENCE PRIOR TO JOINING ATLAS
4 years

EXPERIENCE & RESPONSIBILITIES

Mr. Behringer is a Wetland Biologist with over 4 years of experience in Natural Resources and Environmental Consulting. His experience includes a variety of projects for utility companies, real estate developer's both public and private, and engineering firms throughout Ohio, Pennsylvania, Illinois, West Virginia, and Indiana. He performs wetland assessments and delineations, as well as ecological assessments and habitat surveys. He prepares ecological reports including those for 404 Nationwide (NWP) and Individual Permits, and Water Quality Certifications (WQC), Pre-Construction Notification (PCN) and Ohio level 1 and 2 isolated wetland permits. Mr. Behringer is also experienced in conducting Phase I and II Environmental Site Assessments, surface and groundwater monitoring, soil and rock logging, field inspection, and pollinator surveys.

PROJECT EXPERIENCE

Knight Development Mitigation, Staff Ecologist, Media, Ohio 2020-2021.

Mr. Behringer assisted in a 10-year, 40-acre wetland restoration project. Preforming wetland delineations, stream assessments using Qualitative Habitat Evaluation Index (QHEI), and vegetation assessment using the Vegetation Index of Biotic Integrity (VIBI) assessment. Additional responsibilities also included stream velocity assessments, using the Ohio Rapid Assessment Method to score wetlands and to accompany government agencies for site visits.

Huntington National Bank, Wetland Evaluations.

Performed wetland evaluations and delineations on multiple sites in Ohio, Florida, Indiana, and South Carolina for Huntington National Bank as part of their due-diligence program. Work included desktop evaluations of wetlands and other natural resources, wetland determinations (presence/absence studies) and full delineations.

Southeast School District, Wetland Delineation

Delineated wetlands and other waters of the US as part of a plan to expand facilities at the Southeast District High School.

High Street Properties, Wetland Services

Performed a wetland determination and subsequent delineation on a 45 acre site near Elgin, Illinois. Delineated several emergent and forested wetlands and a small intermittent stream for this proposed warehouse site.

Residential Development Site, Erie, PA

Performed a wetland delineation on a 75 acre former vineyard near Erie, PA. The site is proposed for a small residential development.

Wetland Delineation Nestle, Batavia Ohio 2022.

Lead wetland biologist and Project Manager for a 145-acre property located near Cincinnati Ohio. Delineated wetlands and streams, scored wetlands using ORAM, scored streams using QHEI and/or HHEI, performed threatened and endangered species habitat assessment. Led the USFWS, USACE, and OEPA site visits which include jurisdictional determination, ORAM confirmations, and a key communicator between the client and regulatory staff.

North Royalton School District, Permitting

Developed and submitted Section 404 and 401 permit applications for the planned expansion of this school in North Royalton. Successfully negotiated the permits, and completed the submission of as-built drawings and final reports.

Pollinator Surveys, Stark County, Ohio 2020 – Present.

Lead and conducted surveys for Rusty-patch bumblebee (Bombus affinis) and the associated flowering plant each insect was on. Information was logged through Survey123 and iNaturalist.

ADAM BEHRINGER

Wetland Delineation and Assessment (Gas Pipeline), Dominion Energy, various locations, Ohio, 2021-2022.
Field biologist for various projects. Delineated wetlands and streams, scored wetlands using ORAM, scored streams using QHEI and/or HHEI, performed threatened and endangered species habitat assessment, and conducted vegetation monitoring. Prepared field summary reports, letter reports, delineation reports, environmental compliance summaries, and Stormwater Pollution Prevention Plan (SWPPP) documents. Coordinated with USFWS, ODNR, and State Historic Preservation Office.

Lepidoptera Inventory Survey NASA Lewis Field and Neil A. Armstrong Facility, Ohio 2022.
Field lead and assisted in creating transect areas in 14 various habitat sections. These sections were visited on 21 trips from early May to late September of 2022 and were surveyed using walking/driving transects throughout the defined area. Identifications were made by visual observation or capture/release using a standard butterfly net. Sampling for moths was conducted on 16 visits from mid-April to early October.

Cagles Mill Lake *Bombus Affins* and Habitat survey, Owen and Putnam Counties, Indiana 2022.
Lead biologist for the habitat survey and the Bombus inventory while using non-lethal netting techniques to capture Bombus species. Placing each individual that was netted into a vial and put on ice in a cooler for approximately five minutes to slow and relax the individual for accurate identification and photography. Once the individual was identified and photographed, blue. chalk powder was dusted onto the bee to avoid recounting the individual. Additionally, the project was evaluated for the quality of the habitat available to ***B. affinis*** utilizing the Rusty Patched Bumble Bee Habitat AssessmentForm & Guide (Xerces Society 2017).

Environmental Services for Retail Petroleum Clients, Geologist, Ohio 2020-2021.
Mr. Behringer served as a project manager that aided in the management of the Ohio Bureau of Underground Storage Tanks Regulation (BUSTR) Tiered process for investigation and remediation of petroleum product releases. Manage closure and removal of underground storage tanks. Prepare closure assessment reports in accordance with state regulations. Conduct follow-up reporting to BUSTR, and Ohio EPA, as applicable. Perform soil logging, groundwater monitoring well installation and abandonment, groundwater sampling, free product recovery, and other field services.

YRC AST Removal, Regulatory Review
Assessed the regulatory status of an apparent wetland that developed within a containment dike surrounding an Aboveground Storage Tank (AST). Wetland vegetation (mostly Typha and Phragmites) had developed within the containment dike due to a lack of regular maintenance. Adam participated in studies and reviews which determined that the area did not meet the 3 criteria for wetland determination and was not regulated under 33 CFR Part 328.3 (B).

Opus Development Company, LLC. Wetland Services.
Wetland biologist for natural resources work for OPUS, LLC, a regional development company operating in Ohio and Indiana. Participated in studies to identify and delineate wetlands on various properties. He has obtained permits from the US Army Corps of Engineers, Ohio EPA, and the Indiana Department of Environmental Management.

The Ohio Department of Transportation (ODOT). Level One Ecological Survey Report (ESR)
Wetland biologist for ecological surveys conducting stream and wetland delineations, bat hibernacula surveys, and preliminary mussel surveys throughout Wayne, Stark, Summit, and Geauga counties. Completed multiple ESRs and coordinated with the appropriate government agencies and completed preconstruction notifications.

Pennsylvania Water Obstruction and Encroachment Permit and U.S. Army Corps of Engineers Section 404 Permit.
Wetland Ecologist and Project Manager, conducted stream and wetland delineation for a residential property, coordinated with the Pennsylvania Department of Environmental Protection on permit submittal, completed PNDI & Agency Coordination, Aquatic Resources, Wetlands Functions, Values Assessment, Impact Avoidance, Minimization, and Mitigation Procedures.

SEAN DICK

STAFF ECOLOGIST

OFFICE LOCATION
Brecksville, Ohio

EDUCATION
Undergraduate studies in Biology, Kent State University

SPECIALIZED TRAINING
Hazardous Waste Operations and Emergency Response - 40 hour, 2023

CPR/AED: Adult, Child, & Infant + Standard First Aid, 5/2023

HIRE DATE
4/2023

YEARS EXPERIENCE PRIOR TO ATLAS
1

EXPERIENCE & RESPONSIBILITIES

Mr. Dick is an ecologist with a year of experience in in natural resources. His work has given him experience in online mapping, invasive species surveying/removal, wetland delineation and remediation, and endangered species/pollinator baseline surveys.

PROJECT EXPERIENCE

US Army Core of Engineers: Invasive Species Survey

Conducted field surveys as part of a team for three sites totaling 360-acres in Nolin River Kentucky. Work included identifying and mapping invasive species along predetermined transect lines. Worked with post processing of data to compile it into a report format. Work was done as part of a larger project to catalogue the species and percent cover of invasive plants in the survey area.

Seneca Engineering Rogers Scrapyard: Stream Assessment

Assisted on a team to evaluate the regulatory status of an intermittent stream at the site of a proposed scrapyard near Rogers, Ohio. The team evaluated a previously delineated stream and wetland complex to verify the delineation and assess the regulatory status of the resources. All resources were determined to be Waters of the US and State of Ohio.

PGIM

Conducted desktop surveys of potential wetlands and other Waters of the US, cultural resources and Threatened and Endangered species for agricultural sites in Illinois, Indiana, Florida, California, and Washington. Used ArcGIS to create maps of agricultural fields on behalf of a client purchasing the property. Topics of the survey include NWI, NHD, flood mapping, T&E species, and soil mapping.

MX Driven: Wetland Delineation

Helped perform a delineation in a former agriculture field to map the boundaries of emergent wetlands in Youngstown OH. Responsible for mapping and reporting.

Graymont Limestone: Landfill Meadow Cap

Helped perform the wetland delineation and design of the meadow cap that is to cover the onsite limestone landfill. Duties included the delineation, reporting, aid in the design, and all associated permitting.

Wabash Valley Resources: CO2 Pipeline

Performed desktop survey of an eleven-mile carbon dioxide pipeline, as well as aided in all associated permitting. Survey tasks included the mapping and reporting of the wetlands, streams and rivers, threatened and endangered species, cultural resources, and soils.

Huntington National Bank: Wetland Delineations

Performed wetland delineations as part of a team on behalf of Huntington National Bank in Ohio and Michigan as part of their due diligence program. Work included on site delineations, reporting, and mapping of data.

Parks Station: Wetland Delineation

Assisted senior staff to delineate a series of wetlands in Fort Littleton, PA. Work included plant identification, flagging the boundary, and mapping using a GPS.

Miscellaneous Projects

Starbucks, Asset Tagging and Troubleshooting. Performed asset tagging and equipment troubleshooting for Starbucks locations in Ohio.

ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT 30.00 10
BOISE IDAHO 08/29/05 04:24 PM
DEPUTY Neava Haney
RECORDED – REQUEST OF
Ringert Clark
105124129

LICENSE AGREEMENT

LICENSE AGREEMENT, made and entered into this 17th day of August, 2005, by and among DRAINAGE DISTRICT NO. 4, a drainage district organized and existing under and by virtue of the laws of the State of Idaho, party of the first part, hereinafter referred to as the "District", and

BOISE BIBLE COLLEGE, INC., an Idaho corporation
8695 Marigold Street, Boise, Idaho 83714-1220

party or parties of the second part, hereinafter referred to as the "Licensee",

W I T N E S S E T H:

WHEREAS, the Licensee is the owner of the real property (burdened with the easement of the District hereinafter mentioned) particularly described in the "Legal Description" attached hereto as Exhibit A and by this reference made a part hereof; and,

WHEREAS, the District owns the drainage ditch, a.k.a. Thurman Drain, (hereinafter sometimes referred to as "drain"), an integral part of the District's drainage works and system, together with the easement therefor to drain water, operate, clean, maintain, and repair the drain, and access the drain for those purposes; and,

WHEREAS, said drain and easement crosses and intersects Licensee's real property as shown on Exhibit B attached hereto and by this reference made a part hereof; and,

WHEREAS, the Licensee desires a license to approve and authorize construction or activity affecting said drain or the District's easement in its course across the lands of the Licensee in the manner and under the terms and conditions hereinafter set forth; and,

WHEREAS, it is necessary that the District protect its drains and its right of way along its drains;

NOW, THEREFORE, for and in consideration of the premises and of the covenants, agreements and conditions hereinafter set forth, the parties agree as follows:

1. The District approves, authorizes and grants Licensee the right to construct and maintain proposed modification of or encroachment upon the District's drain and easement in the manner generally described in the "Purpose of License" attached hereto as Exhibit C and by this reference made a part hereof. Any modification of said drain by the Licensee or encroachment upon the District's easement along said drain shall be performed and maintained in accordance with the "Special Conditions" stated in Exhibit D, attached hereto and by this reference made a part hereof.

2. This agreement pertains only to the Licensee's modification of said drain or encroachment to the District's easement for the purposes and in the manner described herein. The Licensee shall not change the location of the drain, bury the drain in pipe, or otherwise alter the drain in any manner not described in this agreement without first obtaining the written permission of the District.

3. Each facility ("facility" as used in this agreement means any object or thing of any nature installed in or on the District's easement by the Licensee or the Licensee's predecessor in interest) shall be constructed, installed, operated, maintained, and repaired at all times by the Licensee at the cost and expense of the Licensee.

4. Licensee agrees to construct, install, operate, maintain and repair each facility and to conduct its activities within or affecting the District's easement so as not to constitute or cause:

a. a hazard to any person or property;
b. an interruption or interference with the flow of water in the drain;
c. an increase in the loss of water from the drain;
d. the subsidence of soil within or adjacent to the easement;
e. any other damage to the District's easement and drainage works.

5. The Licensee agrees to indemnify, hold harmless, and defend the District from all claims for damages arising out of any of the Licensee's construction or activity which constitutes or causes any of the circumstances enumerated in the preceding paragraph, 4.a. through 4.e., or any other damage to the easement and drainage works which may be caused by the construction, installation, operation, maintenance, repair, and any use or condition of any facility.

6. Licensee agrees that the work performed and the materials used in such construction shall at all times be subject to inspection by the District and the District's engineers, and that final acceptance of the proposed work shall not be made until all such work and materials shall have been expressly approved by the District. Such approval by the District shall not be unreasonably withheld.

7. The District reserves the right, at the District's option, to remove any facility installed by the Licensee and to repair any alteration by the Licensee of said drain and the easement therefor which does not comply with the terms of this agreement, and to remove any impediment to the flow of water in said drain and any unsafe condition or hazard caused by the Licensee, at any time, and the Licensee agrees to pay to the District, on demand, the costs which shall be reasonably expended by the District for such purposes. If the Licensee shall fail in any respect to properly maintain and repair such facility, then the District, at its option, and without impairing or in anyway affecting its other rights and remedies hereunder, shall have the right to perform the necessary maintenance and repairs and the Licensee agrees to pay to the District, on demand, the cost or expense which shall be reasonably expended or incurred by the District for such purposes. The District shall give reasonable notice allowing Licensee to comply with the terms of this agreement prior to the District's performing such maintenance, repair or other work except that in cases of emergency the District shall attempt to give such notice as is reasonable under the circumstances. Nothing in this paragraph shall create or support any claim of any kind by Licensee or any third party against the District for failure to exercise the options stated in this paragraph, and Licensee shall indemnify, hold harmless and defend the District from any claims made against the District arising out of or relating to the terms of this paragraph except for claims arising solely out of the negligence of the District.

8. Neither the terms of this agreement, the permission granted by the District to the Licensee, the Licensee's activity which is the subject of this agreement, nor the parties exercise of any rights or performance of any obligations of this agreement, shall be construed or asserted to extend the application of any statute, rule, regulation, directive or other requirement, or the jurisdiction of any federal, state, or other agency or official to the District's ownership, operation, and maintenance of its drains, drainage works and facilities which did not apply to the District's operations and activities prior to and without execution of this agreement. In the event the District is required to comply with any such requirements or is subject to the jurisdiction of any such agency as a result of execution of this agreement or the Licensee's activity authorized hereunder, Licensee shall indemnify, hold harmless and defend the District from all costs and liabilities associated with the application of such laws or the assertion of such jurisdiction or, at the option of the District, this agreement shall be of no force and effect and the Licensee shall cease all activity and remove any facility authorized by this agreement.

9. In addition to all other indemnification provisions herein, Licensee further agrees to indemnify, hold harmless and defend the District from any injury, damages, claim, lien, cost and/or expense (including reasonable attorney's fees) incurred by, or asserted against, the District by reason of the negligent acts or omissions of Licensee or its agents, contractors or subcontractors in performing the construction and activities authorized by this agreement.

10. The Licensee agrees that the District shall not be liable for any damages which shall occur to any facility, structure, plant, or any other improvement of any kind or nature whatsoever which the Licensee shall install on the said easement area of the District in the reasonable exercise of the rights of the District in the course of performance of maintenance or repair of said drain. The Licensee further agrees to suspend its use of the said easement area when the use of the easement area is required by the District for maintenance or repair under this or any other paragraph of this agreement.

11. Licensee shall not excavate, place any structures or landscaping of any kind, or conduct any construction or activity within the District's easement area except as referred to in this agreement or exhibits hereto without the prior written consent of the District.

12. Should either party incur costs or attorney fees in connection with efforts to enforce the provisions of this agreement, whether by institution of suit or not, the party rightfully enforcing or rightfully resisting enforcement of the provisions of this agreement, or the prevailing party in case suit is instituted, shall be entitled to reimbursement for its costs and reasonable attorney fees from the other party.

13. The parties hereto understand and agree that the District has no right in any respect to impair the uses and purposes of the drainage works and system of the District by this agreement, nor to grant any rights in its drainage works and system incompatible with the uses to which such drainage works and system are devoted and dedicated and that this contract shall be at all times construed according to such principles.

14. Nothing herein contained shall be construed to impair the easement and right of way of the District in the said drain and all uses of said drain by the Licensee and the license herein provided therefor shall remain inferior and subservient to the rights of the District to the use of said drain for the drainage of water.

15. In the event of the failure, refusal or neglect of the Licensee to comply with all of the terms and conditions of this agreement, the license of the Licensee under the terms hereof may be terminated by the District, and any facility, structure, plant, or any other improvement in or over said drain, and the right of way therefor, which may impede or restrict the maintenance and operation of such drain by the District with its equipment for the maintenance of its said drain may be removed by the District.

16. The Licensee agrees to pay attorney fees or engineering fees charged by the attorney for the District or by the engineers for the District in connection with the preparation of this License Agreement or in connection with negotiations covering the terms and conditions of this License Agreement. Licensee also agrees to pay any fees incurred in connection with the recording of this Agreement.

17. Nothing in this agreement shall create or support a claim of estoppel, waiver, prescription or adverse possession by the Licensee or any third party against District.

18. This agreement is not intended for the benefit of any third party and is not enforceable by any third party.

19. If any provision of this agreement is determined by a court of competent jurisdiction to be invalid or otherwise unenforceable, all remaining provisions of this agreement shall remain in full force and effect.

20. The word "Licensee", if used in the neuter in this agreement, includes the masculine and feminine genders, the singular number includes the plural, and the plural number includes the singular.

The covenants, conditions and agreements herein contained shall constitute covenants to run with, and running with, all of the lands of the Licensee described in said Exhibit A, and shall be binding on each of the parties hereto and on all parties and all persons claiming under them or either of them, and the advantages hereof shall inure to the benefit of each of the parties hereto and their respective successors and assigns.

DRAINAGE DISTRICT NO. 4

By _____
Its President

ATTEST:

_____
Its Secretary

BOISE BIBLE COLLEGE, INC.,

Marvin M Bullock
Director

ATTEST:

_____

STATE OF IDAHO)
) ss:
County of Ada)

On this 11th day of August, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared Bart DeChambeau and Lois Harpham, known to me to be the President and Secretary, respectively, of DRAINAGE DISTRICT NO. 4, the drainage district that executed the foregoing instrument and acknowledged to me that such drainage district executed the same.

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

KIMI A. WHITE NOTARY PUBLIC STATE OF IDAHO

Notary Public for Idaho
Residing at Boise, Idaho
My Commission Expires: 04/01/10

STATE OF IDAHO)
)ss.
County of Ada)

On this 26 day of July, 2005, before me, the undersigned, a notary public in and for said state, personally appeared Marvin Bullock and _____, respectively, known to me to be the _____ and _____ of the BOISE BIBLE COLLEGE, INC., the entity that executed the foregoing instrument, and acknowledged to me that such entity executed the same.

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

LAYNE E. HARMON NOTARY PUBLIC STATE OF IDAHO

Notary Public for IDAHO
Residing at Eagle, Idaho
My Commission Expires: 7/20/10

POOR COPY

WARRANTY DEED

[illegible]

FOR VALUE RECEIVED, FIRST CHURCH OF CHRIST, INC., an Idaho corporation, whose principal office is located in the City of Boise, County of Ada, State of Idaho, the Grantor, does hereby grant, bargain, sell and convey unto BOISE BIBLE COLLEGE, INC., an Idaho corporation, whose principal office is located at [illegible] Marigold Street, Boise, County of Ada, State of Idaho, the Grantee, the following described premises, in Ada County, Idaho, to wit:

A parcel of land in the SW 1/4 of the NW 1/4 of Sec. 25, T. [illegible] N., R. [illegible], B.M., Ada County, Idaho, and further described as follows: Commencing at the 1/4 corner common to Sec. 25 and 26 of aforementioned Township and Range, and thence S. on the section line common to Sec. 25 and 26, a distance of [illegible] ft. to a point; thence N. 70° 08' 45" W. a distance of [illegible] feet to a point; thence N. [illegible] 1008.79 feet to a point; thence N. 89° [illegible] E. a distance of [illegible] ft. to a point, said point being on section line common to Sec. 25 and 26; thence [illegible] a distance of 575.21 ft. to the Real Point of Beginning; thence continuing N. 89° [illegible] E. a distance of 738.[illegible] ft. to a point; thence S. [illegible] E. to a point on the centerline of Thurman Mill Ditch; thence Northwesterly along the centerline of Thurman Mill Ditch, to a point which is directly S. [illegible] E. from the Point of Beginning; thence N. [illegible] W. to the Real Point of Beginning. EXCEPT: Thurman Mill Ditch right-of-way.

The property included herein being together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining subject to all easements and rights of way of record or appearing on the land;

subject, also, to taxes and assessments levied and assessed for the year 1979 which are now liens but not yet due nor payable.

TO HAVE AND TO HOLD the said premises, with its appurtenances unto said Grantee, its successors and assigns forever. And the Grantor does hereby covenant to and with the said Grantee, that it is the owner in fee simple of said premises; that the premises are free from all encumbrances, and that the Grantor will warrant and defend the same from all lawful claims whatsoever.

DATED: This 25 day of April, 1979.

FIRST CHURCH OF CHRIST, INC.

By [signature]
President

ATTEST:

By [signature]
Secretary

WARRANTY DEED, Page 1.

Exhibit A, page 1

POOR COPY

445 1467

STATE OF IDAHO)
: ss.
County of Ada)

On this [illegible] day of [illegible], 197[illegible], before me the undersigned, a Notary Public for said State, personally appeared [illegible] Miller and [illegible], president and secretary respectively, of FIRST CHURCH OF CHRIST, INC., known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same as their free act and deed.

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

[illegible]
Notary Public for the State of Idaho
Residing at [illegible], Idaho
My Commission expires [illegible]

(SEAL)

STATE OF IDAHO, COUNTY OF ADA, ss.
Filed for record at the request of Boise Bible College
40 Min. past 2 o'clock P M. this 1 day of May 19 77
JOHN BASTIDA, Recorder
By Wanda M. Smith Deputy
[illegible]

WARRANTY DEED, Page 2.

Exhibit A, page 2

POOR COPY

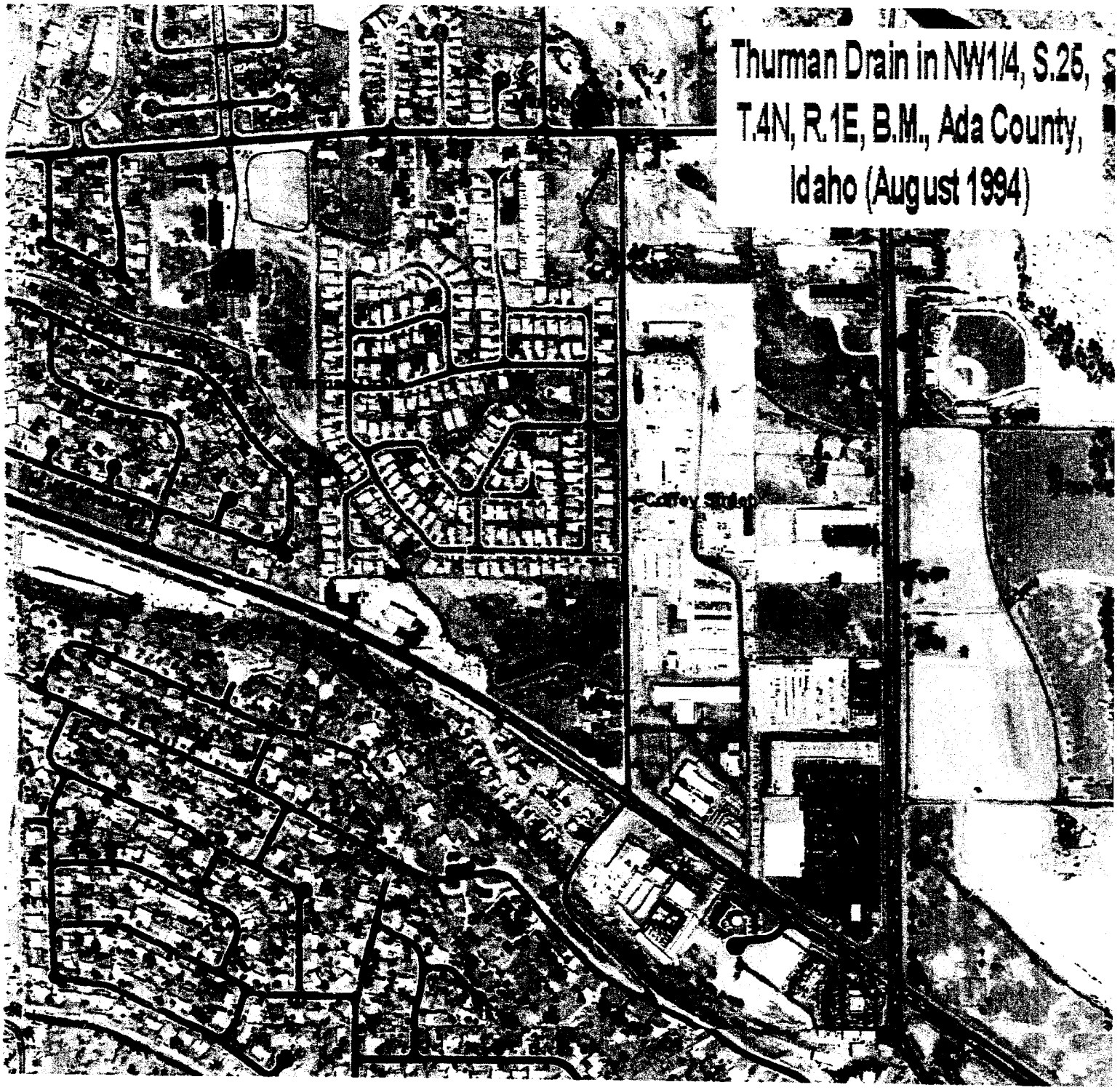


Exhibit B

EXHIBIT C
Purpose of License

The purpose of this License Agreement is to permit and authorize Licensee to:

1. discharge storm water from Licensee's property at pre-development rates into the District's drain and to construct and install a discharge pipe within the District's easement,

all within or near Licensee's property, described in Exhibit A, located southwest of the intersection of Marigold Street and Coffey Street in Garden City, Ada County, Idaho.

EXHIBIT D
Special Conditions

a. Construction shall be in accordance with certain plans consisting of three sheets: sheet C1.3 entitled "Phase 1, New Girl's Dormitory, Boise Bible College," bearing engineer's stamp dated July 6, 2005; sheet C1.4 entitled "Phase 1, New Girl's Dormitory, Boise Bible College," bearing engineer's stamp dated July 6, 2005; and sheet C1.4A entitled "Phase 1, New Girl's Dormitory, Boise Bible College," bearing engineer's stamp dated July 6, 2005. These plans have been delivered to the District's office, are in its possession in its office, and are incorporated herein by this reference. Licensee recognized that the District's drain is also used by Thurman Mill Ditch Company to convey irrigation water during the irrigation season and that the Thurman Mill Ditch Company has the same easement rights of the District to access, operate, maintain and repair this ditch for such purposes.

b. The Licensee recognizes and acknowledges that the license granted in this agreement by the District pertains only to the rights of the District as owner of an easement. The District has no right or power to create rights in the Licensee affecting the holder of title to the property subject to the District's easement. Any such rights affecting fee title must be acquired by the Licensee from the holder of title to the property. Should Licensee fail to obtain such rights from the holder of title to the property or should the rights obtained prove legally ineffectual, Licensee shall hold harmless, indemnify and defend the District from any claim by any party arising out of or related to such failure of rights and at the option of the District this agreement shall be of no force and effect.

c. Licensee shall install a sand and grease trap as part of its facilities for discharge of storm water into the District's drain in accordance with the above-referenced plans. Licensee shall be responsible for the maintenance and operation of the sand and grease traps.

d. Licensee represents that Licensee has complied with all federal, state or other laws, rules, regulations, directives or other requirements in any form regarding environmental matters, and specifically those relating to pollution control and water quality, as may be applicable under the subject matter, terms or performance of this agreement broadly construed. Licensee recognizes its continuing duty to comply with all such requirements that now exist or that may be implemented or imposed in the future. By executing this agreement the District assumes no responsibility or liability for any impact upon or degradation of water quality or the environment resulting from the discharge or other activity by Licensee which is the subject of this agreement.

e. Licensee hereby indemnifies, holds harmless and shall defend the District from any and all penalties, sanctions, directives, claims or any action taken or requirement imposed by any party or entity, public or private, with respect to environmental matters relating to the subject matter, terms or performance of this agreement unless the District shall be solely responsible for the condition or activity which gives rise to any such penalty, sanction, directive, claim, action or requirement.

f. In the event the District is required by any governmental authority to acquire or comply with any permit or other operational requirements associated with Licensee's discharge and other activity which is the subject of this agreement, Licensee shall indemnify, hold harmless and defend the District from all costs and liabilities associated with such permit and other requirements, including but not limited to all costs associated with all permit acquisition, construction, monitoring, treatment, administrative, filing and other requirements.

g. The parties to this agreement recognize this license agreement is an accommodation to Licensee. The District by this agreement does not assume, create, or exercise legal or other authority, either express or implied, to regulate, control, or prohibit the discharge or contribution of pollutants or contaminants to the District's facilities or to any groundwater, waters of the State of Idaho or the United States, or any other destination. Such authority, to the extent that it exists, is possessed and exercised by governmental environmental agencies.

h. Licensee shall not excavate, place any structures nor plant any trees, shrubs, or landscaping within the District's easement, nor discharge into the District's drain, without the prior written consent of the District. The District's easement for this section of the drain is 50 feet, 25 feet on either side of the centerline.

i. Construction shall be completed no later one year from the date of this agreement. Time is of the essence.

1401001624

Idaho Power

POWER LINE EASEMENT

Boise Bible College ~~xxxx~~

~~xxxxxxx~~, Grantor(s), of Ada County, State of Idaho, do hereby grant and convey to IDAHO POWER COMPANY, a corporation, with its principal office located at 1220 Idaho Street, Boise, Idaho, its licensees, successors and assigns, Grantee, for One Dollar and other valuable considerations, receipt of which is hereby acknowledged, a right of way and easement for the erection and continued operation, maintenance, repair, alteration, inspection and replacement of the electric transmission, distribution and telephone lines and circuits of the Grantee, attached to poles or other supports, together with guys, crossarms and other attachments and incidental equipment thereon, and appurtenances, with the right to permit the attachment of the wires and fixtures of other companies or parties, over, on and across the following premises, belonging to the said Grantor(s) in Ada County, State of Idaho, in the following location, to-wit:

A strip of land 15 feet wide being 7.5 feet on each side of a centerline, situated in the SW¼ NW¼, Section 25, T-4-N R-1-E, B.M., Ada County, Idaho and being more particularly described as follows:

Commencing at the NW Corner of Section 25; thence S 0°14'23" W a distance of 1448.9 feet; thence N 86°07'28" E a distance of 575.30 feet; thence South a distance of 7.5 feet to a point which is the true point of beginning; thence N 86°09'40" E a distance of 733.00 feet ± to a point, said point being the point of terminus of said right of way and easement.

Together with all rights of ingress and egress necessary for the full and complete use, occupation and enjoyment of the easement hereby granted, and all rights and privileges incident thereto, including the right from time to time to cut, trim and remove trees, brush, overhanging branches and other obstructions which may injure or interfere with the Grantee's use, occupation or enjoyment of this easement and the operation, maintenance and repair of Grantee's electrical system.

At no time shall any flammable material or any building of any kind be placed or erected within the boundaries of said right of way, nor shall any equipment or material of any kind that exceeds 20 feet in height be placed or used thereon by Grantor or by Grantor's heirs, successors or assigns.

Subject to the foregoing limitations, said right of way may be used by Grantor for roads, agricultural crops and other purposes not inconsistent with said easement.

Executed and delivered this 20th day of April 19 92,

Gloria Bainbridge

Business Manager

STATE OF Idaho
County of Ada } ss.

On this 20th day of April 19 92 before me, Larry G Caldwell a Notary Public, personally appeared Gloria Bainbridge and _____ known to me to be the person(s) who executed the foregoing instrument and acknowledged to me that she executed the same freely and voluntarily for the uses and purposes therein mentioned.

(Notarial Seal)

LARRY G. CALDWELL NOTARY PUBLIC IDAHO

9224308

IDAHO POWER CO.
ADA COUNTY, ID. FOR
J. DAVID NAVARRO
RECORDER BY _____ DEP

'92 APR 20 AM 11 14

3.00

Larry G. Caldwell

Notary Public, residing at Eagle, Idaho

Commission expires 10/22, 1995

69 KV-UP
ROW 001 (6-90)

ACI

1495001453

STATE OF Idaho }
County of Ada } ss.

On this 5th day of August, 19 92, before me, Kristi K. Hubble a Notary Public, personally appeared Gilberta Bainebridge (Business manager) and Carl A Anderson (Academic Dean) and, to me personally known, who being duly sworn, did say that they are respectively the Business Manager President and the Academic Dean Secretary of the corporation that executed the within instrument, and acknowledged to me that such corporation executed the same as the free act and deed of said corporation.

KRISTI K. HUBBLE
NOTARY
PUBLIC
STATE OF IDAHO
(Notarial Seal)

Kristi K. Hubble
Notary Public, residing at Boise
Commission expires Sept, 19 97

9290238

ADA COUNTY, ID. FOR IDAHO POWER CO.
J. DAVID NAVARRO
RECORDER BY K. Larson
60

'92 DEC 29 AM 11 31

Idaho Power Company
POWER LINE EASEMENT

1495001454

Boise Bible College, Inc. and

his wife, Grantor(s), of Ada County, State of Idaho, do hereby grant and convey to IDAHO POWER COMPANY, a corporation, its licensees, successors and assigns, Grantee, for One Dollar and other valuable considerations, receipt of which is hereby acknowledged, a right of way and easement for the erection and continued operation, maintenance, repair, alteration, inspection and replacement of the electric transmission, distribution and telephone lines and circuits of the Grantee, attached to poles or other supports, together with guys, crossarms and other attachments and incidental equipment thereon, and appurtenances, with the right to permit the attachment of the wires and fixtures of other companies or parties, over, on and across the following premises, belonging to the said Grantor(s) in Ada County, State of Idaho, in the following location, to-wit:

A strip of land 10 feet wide and being 5 feet on each side of a centerline lying within the NW^4 of Section 25, Township 4 North, Range 1 East, Boise Meridian, the centerline of which is more particularly described as follows:

Commencing at the Northwest corner of the above-said Section 25; thence East on the section line common to Sections 24 and 25 a distance of 845 feet, more or less, to a point; thence South a distance of 1410 feet, more or less, to a point being the REAL POINT OF BEGINNING; thence continuing South 205 feet, more or less, to a point; thence West 125 feet, more or less, to the Point of Terminus.

Together with all rights of ingress and egress necessary for the full and complete use, occupation and enjoyment of the easement hereby granted, and all rights and privileges incident thereto, including the right from time to time to cut, trim and remove trees, brush, overhanging branches and other obstructions which may injure or interfere with the Grantee's use, occupation or enjoyment of this easement and the operation, maintenance and repair of Grantee's electrical system.

Executed and delivered this 5th day of August, 19 92

Gloria Brimbridge — Carl A. Anderson
Business Manager — Academic Dean

* See BACK

STATE OF _____ } ss.
County of _____ }

On this _____ day of _____, 19____, before me, _____ a Notary Public, personally appeared _____ and _____, known to me to be the person(s) who executed the foregoing instrument and acknowledged to me that _____ executed the same freely and voluntarily for the uses and purposes therein mentioned.

(Notarial Seal)

Notary Public, residing at _____
Commission expires _____ 19____

WB

RECORDED

503 4-83

CEP 45-312-278

ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT .00 5
BOISE IDAHO 09/13/06 09:36 AM
DEPUTY Bonnie Oberbillig
RECORDED – REQUEST OF
Garden City
106146814

SANITARY SEWER AND WATER MAIN EASEMENT

THIS INDENTURE, made this 4th day of August, 20 06 between Boise Bible College Inc, the parties of the first part, and hereinafter called the Grantors, and the City of Garden City, Ada County, Idaho, the party of the second part, and hereinafter called the Grantee;

WITNESSETH:

WHEREAS, the Grantors desire to provide a sanitary sewer and water main right-of-way across the premises and property hereinafter particularly bounded and described; and

WHEREAS, the sanitary sewer and water is to be provided for through underground pipelines to be constructed by others; and

WHEREAS, it will be necessary to maintain and service said pipelines from time to time by the Grantee;

NOW, THEREFORE, in consideration of the benefits to be received by the Grantors, and other good and valuable consideration, the Grantors do hereby give, grant and convey unto the Grantee the right-of-way for an easement for the operation and maintenance of sanitary sewer and water mains over and across the following described property:

(SEE ATTACHED EXHIBIT A)

The easement hereby granted is for the purpose of construction and operation of sanitary sewer and water mains and their allied facilities, together with their maintenance, repair and replacement at the convenience of the Grantee, with the free right of access to such facilities at any and all times.

TO HAVE AND TO HOLD, the said easement and right-of-way unto the said Grantee, it's successors and assigns forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED, by and between the parties hereto, that after making repairs or performing other maintenance, Grantee shall restore the area of the easement and adjacent property to that existent prior to undertaking such repairs and maintenance. However, Grantee shall not be responsible for repairing, replacing or restoring anything placed within the area described in this easement that was placed there in violation of this easement.

THE GRANTORS hereby covenant and agree that they will not place or allow to be placed

any permanent structures, trees, brush, or perennial shrubs or flowers within the area described for this easement, which would interfere with the use of said easement, for the purposes stated herein.

THE GRANTORS do hereby covenant with the Grantee that they are lawfully seized and possessed of the aforementioned and described tract of land, and that they have a good and lawful right to convey said easement, and that they will warrant and forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto subscribed their signatures the day and year first herein above written.

GRANTOR:

8-4, 2006
Date

Charles A. Crane
Signature

GRANTEE: CITY OF GARDEN CITY:

9/11/06
Date

John A. Evans
, Mayor

Pamela J. Thomason
Attest by , City Clerk

CITY OF GARDEN CITY, IDAHO SEAL

Approved By City Council On: N/A

STATE OF IDAHO)
) ss
County of Ada)

On this 4th day of August, 2006 before me, the undersigned, a Notary Public in and for said State, personally appeared Charles Crane and _____, known or identified to me to be the President and Secretary, respectively, of the corporation that executed the within instrument, and acknowledged to me that such corporation executed the same.

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

MICHELLE L. ZIMMERMAN NOTARY PUBLIC STATE OF IDAHO

NOTARY PUBLIC FOR IDAHO
Michelle Zimmerman
Residing at Nampa, ID
Commission Expires: 8/3/10

EXHIBIT "A"

A 20.00 foot wide water line easement situated in a portion of the NW1/4 of Section 25, Township 4 North, Range 1 East, Boise Meridian, City of Garden City, Ada County, Idaho and more particularly described as follows:

Commencing at a point marking the NW1/4 of said Section 25, from which an aluminum cap reference monument bears S89°46'38"E a distance of 97.33 feet, thence along the West line of said Section S00°14'51"W a distance of 104.56 to an aluminum cap reference monument, thence continuing along said West line S00°14'51"W a distance of 1344.25 feet to an aluminum cap marking the intersection of said West line and the centerline of W. Marigold Street, from which the SW1/4 corner of said Section bears S00°14'51"W a distance of 1190.71 feet, thence along said centerline N86°09'17"E a distance of 575.62 feet to an aluminum cap, thence N86°11'21"E a distance of 466.33 feet to a point, thence leaving said centerline S00°26'00"E a distance of 30.05 feet to a point on the South right-of-way line of said W. Marigold Street said point also marking the POINT OF BEGINNING:

Thence S00°26'00"E a distance of 196.91 feet to a point;
Thence S02°17'36"W a distance of 279.51 feet to a point;
Thence S03°50'20"E a distance of 196.79 feet to a point;
Thence N86°09'40"E a distance of 39.00 feet to a point;
Thence S03°50'20"E a distance of 20.00 feet to a point;
Thence S86°09'40"W a distance of 39.00 feet to a point;
Thence S03°50'20"E a distance of 60.30 feet to a point;
Thence S48°50'20"E a distance of 75.04 feet to a point;
Thence S41°09'40"W a distance of 20.00 feet to a point;
Thence N48°50'20"W a distance of 83.32 feet to a point;
Thence N03°50'20"W a distance of 275.36 feet to a point;
Thence N90°00'00"W a distance of 112.76 feet to a point;
Thence S00°00'00"W a distance of 93.96 feet to a point;
Thence N90°00'00"W a distance of 20.00 feet to a point;
Thence N00°00'00"E a distance of 93.96 feet to a point;
Thence N90°00'00"W a distance of 240.45 feet to a point;
Thence S00°00'00"W a distance of 13.62 feet to a point;
Thence N90°00'00"W a distance of 15.81 feet to a point;
Thence N00°00'00"E a distance of 13.62 feet to a point;
Thence N90°00'00"W a distance of 16.30 feet to a point;
Thence S00°16'35"W a distance of 193.33 feet to a point;
Thence S48°50'20"E a distance of 30.59 feet to a point;
Thence S41°09'40"W a distance of 20.00 feet to a point;
Thence N48°50'20"W a distance of 39.72 feet to a point;
Thence N00°16'35"E a distance of 295.42 feet to a point;
Thence along a curve to the right having a radius of 355.00 feet, an arc length of 113.57 feet, a central angle of 18°19'46", a chord bearing N09°26'28"E a distance of 113.08 feet to a point;

Thence N71°20'20"W a distance of 32.36 feet to a point;
Thence N18°39'40"E a distance of 20.00 feet to a point;
Thence S71°20'20"E a distance of 32.36 feet to a point;
Thence N18°39'40"E a distance of 68.82 feet to a point;
Thence N03°50'20"W a distance of 171.28 feet to a point on said South right-of-way;
Thence along said South right-of-way N86°11'21"E a distance of 20.00 feet to a point;
Thence leaving said South right-of-way S03°50'20"E a distance of 175.25 feet to a point;
Thence S18°39'40"W a distance of 92.46 feet to a point;
Thence along the arc of a curve to the left having a radius of 335.00 feet, an arc length of 107.49 feet, a central angle of 18°23'05", a chord bearing of S09°28'08"W a distance of 107.03 feet to a point;
Thence S00°16'35"W a distance of 72.95 feet to a point;
Thence S90°00'00"E a distance of 404.83 feet to a point;
Thence N02°17'36"E a distance of 261.34 feet to a point;
Thence S87°43'42"W a distance of 128.09 feet to a point;
Thence S03°50'20"E a distance of 9.21 feet to a point;
Thence S86°09'40"W a distance of 20.00 feet to a point;
Thence N03°50'20"W a distance of 29.76 feet to a point;
Thence N87°43'42"E a distance of 149.76 feet to a point;
Thence N00°26'00"W a distance of 185.02 feet to a point on said South right-of-way;
Thence along said South right-of-way N86°11'21"E a distance of 20.03 feet to the POINT OF BEGINNING.

Said easement contains 45,534 square feet or 1.05 acres more or less and is subject all easements and rights-of-ways of record or implied.

Attached hereto is Exhibit "B" and by this reference is made a part hereof.

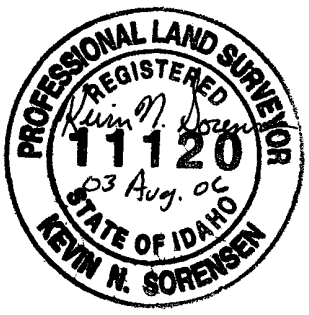
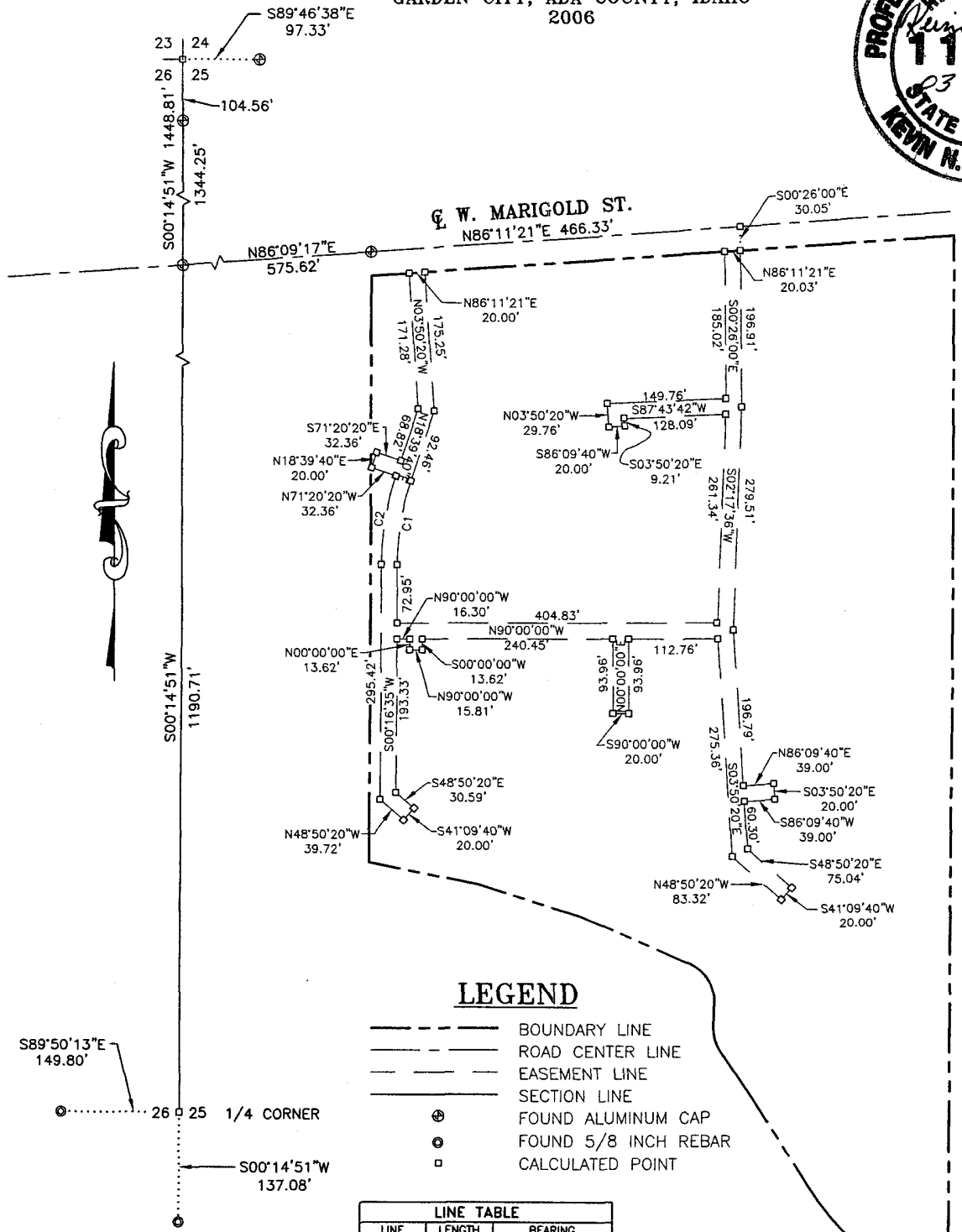


EXHIBIT "B"
WATER EASEMENT

A PORTION OF THE NW1/4 OF SECTION 25
TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN
GARDEN CITY, ADA COUNTY, IDAHO
2006

PROFESSIONAL LAND SURVEYOR
REGISTERED
Kevin N. Sorensen
11120
23 Aug. 06
STATE OF IDAHO
KEVIN N. SORENSEN



LEGEND

- BOUNDARY LINE
- ROAD CENTER LINE
- EASEMENT LINE
- SECTION LINE
- ⊕ FOUND ALUMINUM CAP
- ◎ FOUND 5/8 INCH REBAR
- ▫ CALCULATED POINT

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00	S03°48'39"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD DIR	CHORD
C1	335.00'	107.49	18°23'05"	54.21'	S09°28'08"W	107.03'
C2	355.00'	113.57	18°19'46"	57.27'	N09°26'28"E	113.08'

SHEET	EX-2
CHECKED BY:	GDM
DATE	05-16-2006
DRAWN BY:	KNS
SCALE:	1"=200'
PROJECT NO.	C056222

BOISE BIBLE COLLEGE
WATER LINE EASEMENT
BOSIE BIBLE COLLEGE

PINNACLE
Engineers, Inc.
12552 W. Executive Dr., Suite B, Boise, Idaho 83713
(208) 887-7760

119800945

Ada County, Idaho ss
Request of
Bri Engineering
TIME 2:55 P.M.
DATE 3-23-90
JOHN BASTIDA
RECORDER
By _____
Deputy

INSTRUMENT NO. 9015070

GRANT OF EASEMENT FOR SEWER

BOISE BIBLE COLLEGE, INC., an Idaho Corporation, 8695 Marigold Street, Garden City, Idaho 83714, The GRANTORS, for consideration given in the amount of one dollar and other consideration, for which receipt is hereby acknowledged, do hereby grant unto:

CITY OF GARDEN CITY, 201 E. 50th Street, Garden City, Idaho 83714, the GRANTEES, an easement and right-of-way, as described herein following, for the construction, operation and maintenance of sewer pipelines, manholes, services and other appurtenances and accessories, across and under the surface of the following described land owned and controlled by the GRANTORS, with said sewer line to be installed in accordance with plans and specifications on file in the office of the Garden City Clerk; which includes work to be accomplished by the GRANTORS to move the Thurman Drain Ditch as shown on the plans, a portion of which is attached hereto as EXHIBIT "A":

Easement: A parcel of land in the SW ¼ of the NW ¼ of Sec. 25, T.4N., R.1E., B.M., Ada County, Idaho, and further described as follows:

Commencing at the ¼ Sec. Cor. common to Sec. 25 and 26, T.4N., R.1E., B.M., thence N00°01'14"W, 1,190.72 feet along the boundary line between Millstream No. 1 and No. 2 Subdivisions and the Easterly boundary of the Marigold Subdivision to a point on the centerline of Marigold Street; thence N85°51'51"E, 575.21 feet along the centerline of Marigold Street and the Northerly boundary line of the Marigold Subdivision to a point; thence N85°51'51"E, 733.07 feet (was listed as 738.46 feet) continuing along the centerline of Marigold Street to a point; thence S00°12'22"E, 25.00 feet to a point on the Southerly boundary line of Marigold Street, which is the REAL POINT OF BEGINNING:

Thence S00°12'22"E, 390.00 feet along the Easterly Boise Bible College property line, to a point;
Thence S85°51'51"W, 10.00 feet to a point;
Thence N00°12'22"W, 390.00 feet to a point on the Southerly boundary line at Marigold Street;
Thence N85°51'51"E, 10.00 feet along the Southerly boundary line of Marigold Street to the REAL POINT OF BEGINNING.

Comprising 3,900 square feet, or 0.089532 Acres.

IN WITNESS WHEREOF, we have hereunto set our hand this 16th day of

3/16/90 (March), 1990.

BOISE BIBLE COLLEGE, INC.

J. Richard Ewing

J. Richard Ewing, President

Attest: Dale Newberry

Dale Newberry, Secretary

ACKNOWLEDGEMENT

State of Idaho)
County of Ada)ss

Before me, the undersigned notary public, personally appeared J. Richard Ewing, President, and Dale Newberry, Secretary, and acknowledged to me that they executed the above instrument for said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16th day of March, 1990.

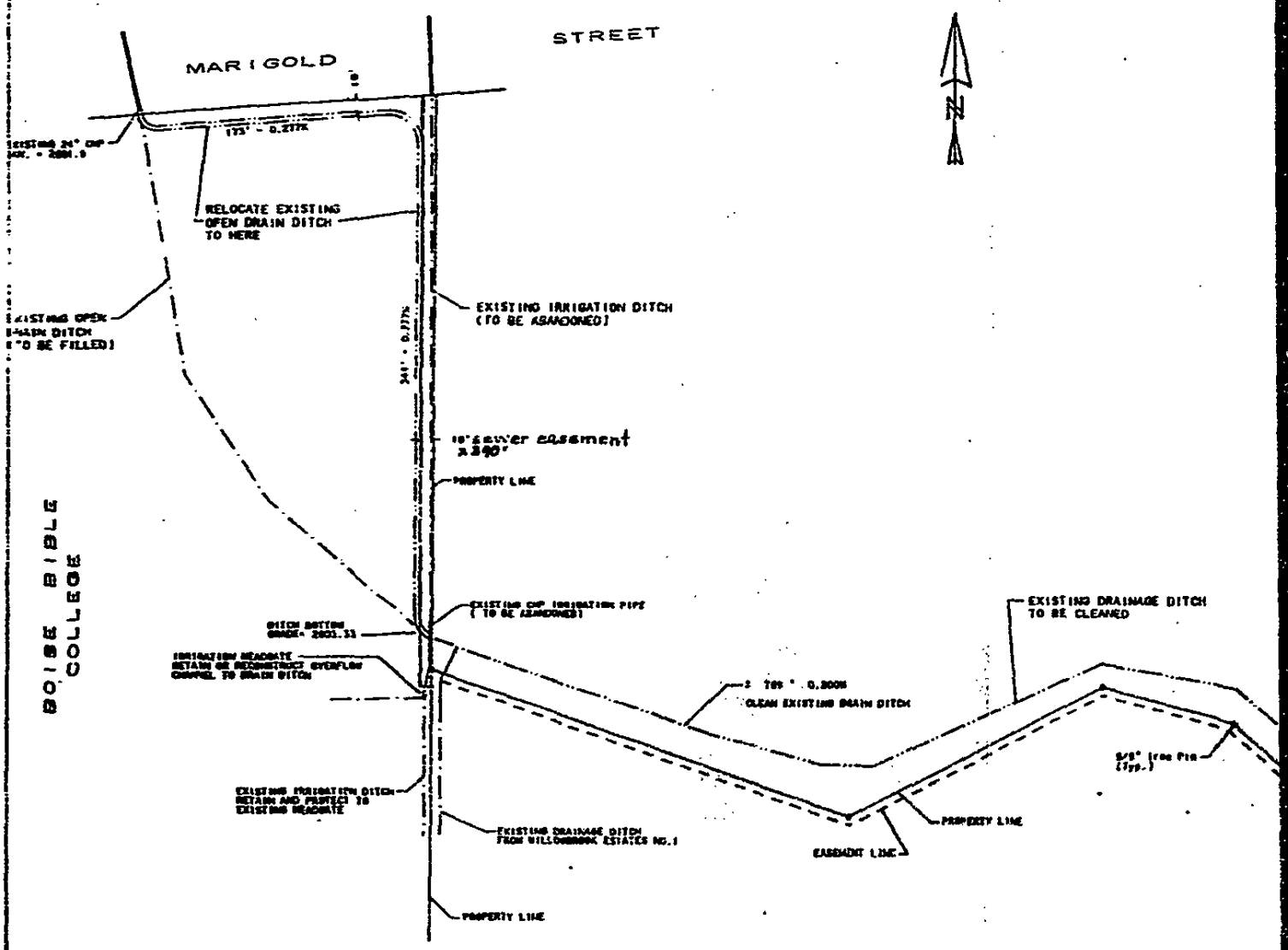
PHILLIP L. KEENE NOTARY PUBLIC STATE OF IDAHO

Notary Public for Idaho
Exp. 9-6-94

Residing at ~~ADA COUNTY~~ Boise, IDAHO

EXHIBIT "A"

1198000947



WILLOWBROOK

DEVELOPMENT

SENCHMARK ELEVATIONS

Fire Hydrant located at the corner of Willowcrest Place and Willowdale Drive. Elevation on Bury Bolt = 2873.48

Fire Hydrant located at the corner of Willowpark Drive and Willowtown Way. Elevation on Bury Bolt = 2815.34

Fire Hydrant located at the corner of Marigold Street and N. Brook Place. Elevation on Bury Bolt = 2831.30

NOTES

1. ALL CONCRETE BOX DIMENSIONS ARE I.D. WALLS ARE 6" THICK, WITH 1/2" BAR REINFORCEMENT AT 12" C.C. BOTH WAYS. CONSTRUCT BOX COVERS W/ 2"x8" REDWOOD PLANK.
2. ALL 18" CMCP IS (CORRUGATED POLY VINYL CHLORIDE) PIPE

R/W # 16157

EASEMENT

13960067B

The Undersigned Grantor(s) for and in consideration of Fifty Dollars ($50.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey to U S WEST Communications, Inc., a Colorado Corporation, (Grantee) whose address is 999 Main Street, Room 501, Boise, Idaho 83702 its successors, assigns, lessees, licensees and agents a perpetual easement to construct, reconstruct, operate, maintain and remove such telecommunications facilities as Grantee may require upon, over, under and across the following described land which the Grantor owns or in which the Grantor has any interest, to wit:

A parcel of land in the SW¼NW¼ of Section 25, T. 4N., R. 1E., B. M., more particularly described as follows: A strip of land six (6) feet in width, three (3) feet on each side of the following described line; commencing at a point on the centerline of Marigold Street at Ada County Highway District Station No. 28+35; thence S. 03° 58' 30" E., a distance of 30.00 feet to a point on the southerly Right of Way line of said Marigold Street, said poing being the REAL POINT OF BEGINNING; thence continuing S. 03°58' 30" E., a distance of 6.00 feet to the Point of Terminus.

situate in County of Ada, State of Idaho.

Grantee shall have the right of ingress and egress over and across the land of the Grantor to and from the above described property and the right to clear and keep cleared all trees and other obstructions. Grantee shall be responsible for all damage caused to Grantor arising from Grantee's exercise of the rights and privileges herein granted.

The Grantor reserves the right to occupy, use and cultivate said Easement for all purposes not inconsistent with, nor interfering with the rights herein granted.

The rights, conditions and provisions of this easement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

Signed and delivered this 2nd day of April, A. D., 19 92.

At Boise, Idaho

Grantor Boise Bible College, Inc.

By Gloria A. Baimbridge
Gloria A. Baimbridge
Business Manager

State of Idaho)
ss.
County of Ada)

On this 2nd day of April, in the year 19 92, before me,

Max Aguilar, a Notary Public, personally appeared Gloria A. Baimbridge

known to me to be the Business Manager

of the corporation that executed the within instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

Witness my hand and official seal.

My Commission expires 3-6-94

Max Aguilar
Notary Public

U S WEST R/W NUMBER	16157				REMARKS: Place Closure
QUARTER SECTION	NW				
SECTION	25				JOB NUMBER 2237809
TOWNSHIP	4N				
RANGE	1E				MAIL TO: U S WEST Communications, INC. P.O. BOX 7888 BOISE, IDAHO 83723 ATTN: MAX AGUILAR
PRINCIPAL MERIDIAN	Boise				
EXCHANGE	Boise West				

0067a.9

SPACE RESERVED FOR RECORDER'S CERTIFICATE

9220497
U.S. West
ADA COUNTY, ID. FOR
J. DAVID NAVARRO
RECORDER BY B Belveal
300

'92 APR 3 AM 10 44

R/H # 16304

EASEMENT

1493001010

The Undersigned Grantor(s) for and in consideration of One Dollars ($1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey to U S WEST Communications, Inc., a Colorado Corporation, (Grantee) whose address is 999 Main Street, Room 501, Boise, Idaho 83702 its successors, assigns, lessees, licensees and agents a perpetual easement to construct, reconstruct, operate, maintain and remove such telecommunications facilities as Grantee may require upon, over, under and across the following described land which the Grantor owns or in which the Grantor has any interest, to wit:

A strip of land six (6) feet in width in the SW¼NW¼ of Section 25, T. 3N., R. 1E., B. M.

Easement as per attached Exhibit "A"

situate in County of Ada, State of Idaho.

Grantee shall have the right of ingress and egress over and across the land of the Grantor to and from the above described property and the right to clear and keep cleared all trees and other obstructions. Grantee shall be responsible for all damage caused to Grantor arising from Grantee's exercise of the rights and privileges herein granted.

The Grantor reserves the right to occupy, use and cultivate said Easement for all purposes not inconsistent with, nor interfering with the rights herein granted.

The rights, conditions and provisions of this easement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

Signed and delivered this 10th day of November, A. D., 19 92.

At Boise, Idaho Grantor Boise Bible College, Inc.

By Gloria A. Baimbridge
Gloria A. Baimbridge
Business Manager

State of Idaho)
ss.
County of Ada)

On this 10th day of November, in the year 19 92, before me,

Max Aguilar, a Notary Public, personally appeared Gloria A. Baimbridge

known to me to be the Business Manager of the corporation that executed the within instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

Witness my hand and official seal.

My Commission expires 3-6-94

Max Aguilar
Notary Public

U S WEST R/W NUMBER	16304				REMARKS: Place buried cable
QUARTER SECTION	NW				
SECTION	25				JOB NUMBER 2335535
TOWNSHIP	4N				
RANGE	1E				MAIL TO: U S WEST Communications, INC. P.O. BOX 7888 BOISE, IDAHO 83723 ATTN: MAX AGUILAR
PRINCIPAL MERIDIAN	Boise				
EXCHANGE	Boise West				

SPACE RESERVED FOR RECORDER'S CERTIFICATE

3268785

U.S. West Communications
ADDRESS
RECORDED BY

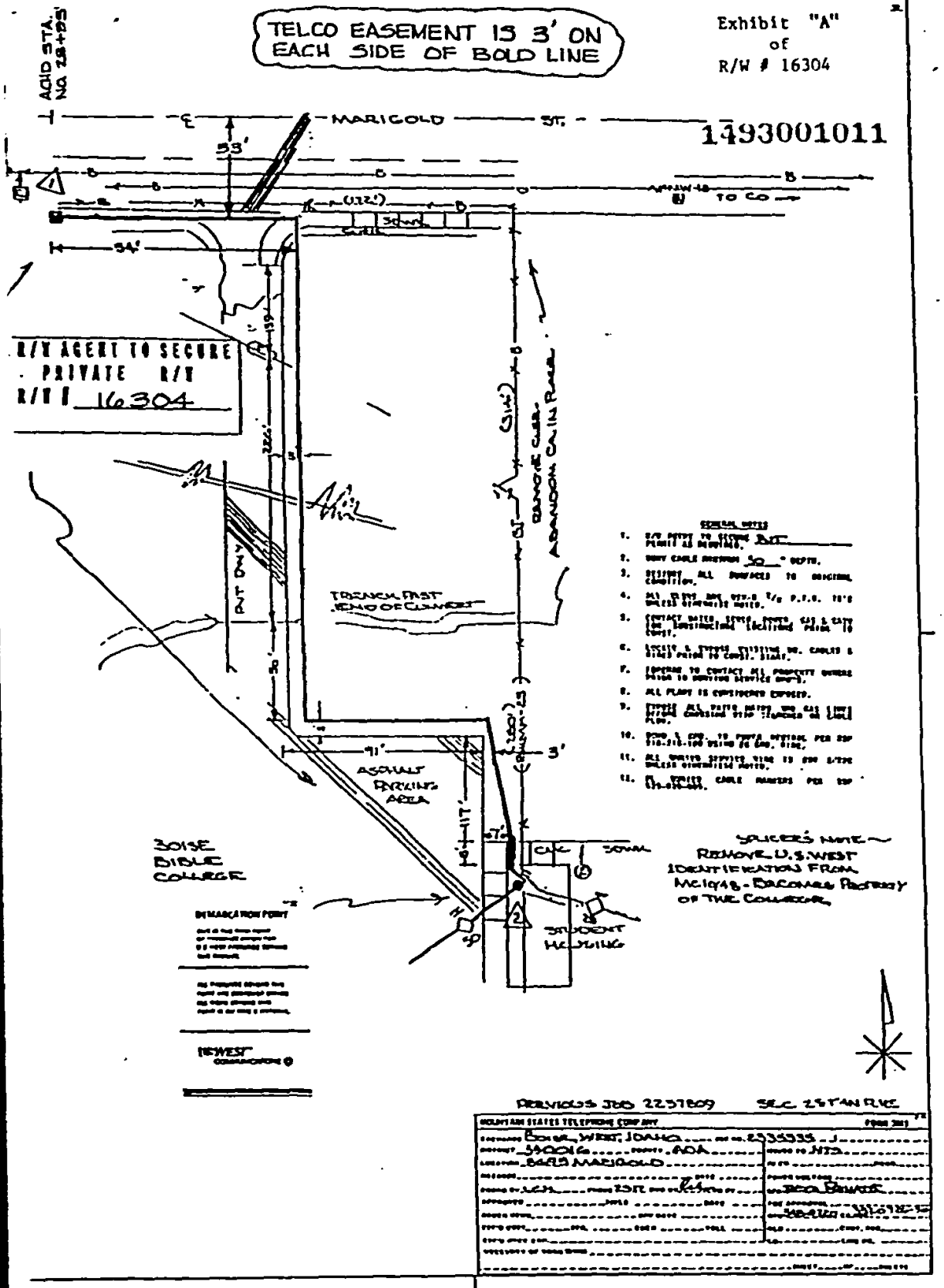
'92 DEC 22 P.M. 3 00

0067a.9

TELCO EASEMENT IS 3' ON EACH SIDE OF BOLD LINE

Exhibit "A"
of
R/W # 16304

1493001011



CITY OF GARDEN CITY

6015 Glenwood Street ▪ Garden City, Idaho 83714
Phone 208/472-2900 ▪ Fax 208/472-2996

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Fire Flow Information:

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Sprinkler System Design Information:

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Chad Vaughn

□a□e□ □□P□□□ □ o□□□ □ a□e□□□□o□

cc:
Applicant
File

04/17/2024

Zach Turner
8695 W Marigold St
Boise, ID 83714

Re: Inquiry Concerning Electrical Service At:

8695 W Marigold St, Boise, ID 83714

Dear Zach:

You have inquired as to whether the property located at 8695 W Marigold St, Boise, ID 83714 is within the certificated service territory of Idaho Power Company in the State of Idaho. This letter is to advise you that the property described above is currently located within the certificated service territory of Idaho Power Company (the Company) in the State of IdahoIdaho.

The Company will provide electrical service to the above location subject to the obtaining of any required easements, rights of way, and in compliance with the statutes of the State of Idaho and the tariffs of the Company on file with the Idaho Public Utilities Commission, in particular, the General Rules and Regulations, covering new service attachments and distribution line installations or alterations. The tariff is subject to change from time to time upon approval by the Idaho Public Utilities Commission.

To request new service, you can contact Idaho Power at 1-800-488-6151 if you are outside the Treasure Valley, or 388-2323. For additional information about new service you can go to our web site at WWW.idahopower.com/ServiceBilling.

Sincerely,

Chereé Chapel
Departmental Specialist
Idaho Power

1221 W. Idaho St. (83702)
P.O. Box 70
Boise, ID 83707

INTERMOUNTAIN® GAS COMPANY
A Subsidiary of MDU Resources Group, Inc.

April 17, 2024

Zach Turner
Rennison Companies
2025 E Riverside Dr. Ste 200
Eagle, ID 83616

RE: BOISE BIBLE COLLEGE - LAND DIVISION

Located in T4N., R1W., Section 25., City of Boise, Ada County, Idaho

This letter is to confirm that Intermountain Gas is able to serve the project at **Boise Bible College, Boise, ID.** Intermountain Gas will provide service in accordance with the tariffs on file with the Public Utilities Commission.

Thank you for choosing natural gas.

If you have any additional questions, please feel free to contact us.

Sincerely,

Intermountain Gas Co.

Monica Taylor

Monica Taylor
ESR Field Technician
Nampa District
Office Ph.
208-468-6711 Fax
208-468-6726

GARDEN CITY
NESTLED BY THE RIVER

6015 Glenwood Street ▪ Garden City, Idaho 83714
Phone 208 - 472-2921 ▪ Fax 208 - 472-2926
www.gardencityidaho.org

Affidavit of Legal Interest

State of Idaho)
)SS
County of Ada)

I, Boise Bible College, INC. (Name), 8695 W Marigold Street (Address of Owner)
(must be primary owner as noted in Ada County Assessor's records.
If the primary owner is a business write the business name)

Garden City (City), Idaho 83714 (State and Zip)

Being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission to Pacific West Communities, Inc. c/o Caleb Roope or its representatives (Name of Applicant) Rennison Companies, Inc. c/o John Rennison or Zach Turner to submit the accompanying application pertaining to 8695 W Marigold Street (Address of Property Subject to this Affidavit), Garden City Idaho, 837__14__ property.

2. I agree to indemnify, defend, and hold the City of Garden City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

3. I hereby grant permission to City of Garden City staff to enter the subject property for the purpose of site inspections related to processing said applications.

4. I acknowledge that all fees related to said applications and improvements are ultimately the property owner's responsibility.

Dated this 3/28/24 day of March, 2024

[signature] Steven D. Marshall
Signature Printed Name
(must be primary owner, registered agent, or otherwise have legal authority to sign on behalf of primary owner)

Subscribed and sworn to before me the day and year first above written.

[signature] Stephanie Dabbs
Notary Public for Idaho

STEPHANIE DABBS
Notary Public - State of Idaho
Commission Number 20182490
My Commission Expires Dec 21, 2024

Residing at: Canyon County

My Commission expires Dec. 21, 2024

Bryan Appleby

From: allen fun <allenfun50@hotmail.com>
Sent: Tuesday, April 23, 2024 11:59 AM
To: Bryan Appleby
Subject: Re: Boise Bible College -- Minor Land Division

Bryan,

The drain district is not concerned with the minor land division.

Allen Funkhouser
Drainage distriict #2

From: Bryan Appleby <bryan@rennisoncompanies.com>
Sent: Tuesday, April 23, 2024 9:58 AM
To: allenfun50@hotmail.com <allenfun50@hotmail.com>
Subject: RE: Boise Bible College -- Minor Land Division

Hi Allen,

Just a reminder that we need a response to the email below.

BRYAN APPLEBY, PE | Civil Engineer

RENNISON DESIGN

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From: Bryan Appleby
Sent: Friday, April 19, 2024 9:22 AM
To: allenfun50@hotmail.com
Cc: Zach Turner <zach@rennisoncompanies.com>
Subject: Boise Bible College -- Minor Land Division

Hi Allen,

Next week we plan on submitting a Minor Land Division application to the City to divide the property into four parcels – see attached site plan. No site development plan is going to be included with this application – that will follow in about June of this year. As part of the Minor Land Division application, we are required to submit correspondence with DD #2 regarding our application and if DD #2 approves/denies/wants modification or improvements within their irrigation ditch/canal. Per the City: "Essentially, we just want to make sure there is evidence that they are aware of the project, and that they are okay with it or if they are requiring extra construction or easements/setbacks."

It seems to us that since the Minor Land Division process is simply an administrative task (no site improvements proposed), a simple acknowledgement from DD #2 about the application should suffice. A response could

include: “Drainage District No. 2 is aware of the Minor Land Division application for the Boise Bible College property and is not going to require any modifications or improvements to the existing DD #2 facilities as part of the MLD application. However, any ditch tiling proposed as part of a future site development application will be reviewed during the Design Review process. **Would you be able to provide such a response within the next few business days?**

Note: Back in December 2022, you and I had a phone conversation about this property. Specifically, we discussed the possibility of the existing Drainage District No. 2 open drainage ditch in the northeast corner of the site being tiled approximately 40-50 feet off the east site boundary. At that time, you were in general agreement with the concept. You requested that we provide 20% complete drawings to you and the Board for preliminary review and approval, once available. In order to draw down the water table in this part of Garden City, you also requested that the 18-inch piping be perforated and placed on 3/4” chip bedding with filter fabric. We plan to present this request to DD #2 within the next several weeks for preliminary approval.

Feel free to call me at (208) 484-3747 with any questions.

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ARCHITECTURE

4/22/24

Compliance Statement

The attached Minor Land Division application includes all information germane to the purpose of dividing the existing Boise Bible College site for future development. Additional information will be submitted under a future separate application(s) as required.

Consistent with this, the following items are not included with this application:

1. **Schematic Drawings:** No design for development of the resultant lots has been finalized, so Schematic Drawings are not available.
2. **Engineering Drawings and Specifications:** No design for development of the resultant lots has been finalized, so Engineering Drawings and Specifications are not available.
3. **Covenants and Deed Restrictions:** No changes to existing Covenants and Deed Restrictions are being considered at this time.
4. **Ability to Serve Letter:** This application does not include any new development requiring additional services.
5. **Neighborhood Meeting Verification:** Our understanding is a Neighborhood Meeting is not required for submittal of the MLD application.
6. **Affidavit of Posting and Photos:** This is a staff level application, so there is no public hearing anticipated.
7. **Locations, elevations, and materials of proposed signage or Master Sign Plan:** No changes to the existing campus signage are included in this MLD.
8. **Waiver of Request of Application Materials:**
    a. Lighting Plan: Request waiver for submission of lumen output and lumen output of exterior lighting. Per telephone conversation with Hanna Veal on 4/18/24. The lighting drawing is required to show location and heights of parking lot and other site lighting. Building mounted lighting information is not required. Note: There are no changes to the existing site lighting being considered as part of this MLD application.
9. **Approved Sketch Plat:** An approved sketch plat is not required for this MLD application.

For additional information or questions, contact:

Gary Sorensen, AIA
NCARB, LEED AP bd+c
Principal
Pivot North architecture
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4/22/24

Statement of Intent

Purpose:

The attached Minor Land Division application includes all information germane to the purpose of dividing the existing Boise Bible College site for future development.

Scope:

Application scope includes division of existing 16.38 acre parcel into four subsequent parcels ranging in size from 1.952 acres to 7.895 acres. No change to existing use or zoning is being requested at this time.

Intent of Project:

The intent of the application is to execute a minor land division and provide future opportunity for further development.

At present, the MLD does not include any request for changes to the existing use, existing facilities, access, or landscape elements.

Future development will be subject to future development applications with the City of Garden City once development plans have been confirmed. At such time, information concerning proposed uses, noise, vibrations, and other aspects of the proposed development that may impact adjacent properties and surrounding communities will be addressed.

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