



Development Application Transmittal

Link to Project Application: [Ascent Subdivision AZ, CUP, PP H-2019-0122](#)

Transmittal Date: 11/19/19

Hearing Date: 1/16/2020

Assigned Planner: Sonya Allen

To view the City of Meridian Public Records Repository, [Click Here](#)

The above "Link to Project Application" will provide you with any further information on the project.

The City of Meridian is requesting comments and recommendations on the application referenced above. To review the application and project information please click on the application link above. The City of Meridian values transparency and makes a variety of information available to the public online through our public records repository.

We request that you submit your comments or recommendations prior to the hearing date specified above. When responding, please reference the file number of the project. If responding by email, please send comments to cityclerk@meridiancity.org.

For additional information associated with this application please contact the City of Meridian Planner identified above at 208-884-5533.

Thank you,

City Clerk's Office
33 E. Broadway Ave., Meridian, Idaho 83642
Phone: 208.888.4433|Email: cityclerk@meridiancity.org



Built for Business, Designed for Living

All e-mail messages sent to or received by City of Meridian e-mail accounts are subject to the Idaho law, in regards to both release and retention, and may be released upon request, unless exempt from disclosure by law.

Hearing Date: January 16, 2020

File No.: H-2019-0122

Project Name: Ascent Subdivision

Request:

- Annexation of 5.25 acres of land with an R-15 zoning district;
- Preliminary Plat consisting of 9 building lots and 5 common lots on 4.97 acres of land in the R-15 zoning district; and,
- Conditional use permit for a multi-family development consisting of 72 dwelling units on 4.97 acres of land in an R-15 zoning district.

by Schultz Development.

Location: The site is located on the north side of W. Franklin Rd., east of N. Black Cat Rd., in the SW $\frac{1}{4}$ of Section 10, Township 3N., Range 1W.



Planning Division

DEVELOPMENT REVIEW APPLICATION

STAFF USE ONLY:
Project name: Ascent Subdivision
File number(s): H-2019-0122
Assigned Planner: Sonya Allen **Related files:** _____

SA

Type of Review Requested (check all that apply)

- | | |
|---|--|
| <input type="checkbox"/> Accessory Use (check only 1)
<input type="checkbox"/> Daycare
<input type="checkbox"/> Home Occupation
<input type="checkbox"/> Home Occupation/Instruction for 7 or more | <input type="checkbox"/> Final Plat Modification
<input type="checkbox"/> Landscape Plan Modification
<input checked="" type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Private Street
<input type="checkbox"/> Property Boundary Adjustment
<input type="checkbox"/> Rezone
<input type="checkbox"/> Short Plat
<input type="checkbox"/> Time Extension (check only 1)
<input type="checkbox"/> Director
<input type="checkbox"/> Commission |
| <input type="checkbox"/> Administrative Design Review
<input type="checkbox"/> Alternative Compliance
<input checked="" type="checkbox"/> Annexation and Zoning
<input type="checkbox"/> Certificate of Zoning Compliance
<input type="checkbox"/> City Council Review
<input type="checkbox"/> Comprehensive Plan Map Amendment
<input type="checkbox"/> Comprehensive Plan Text Amendment
<input checked="" type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Conditional Use Modification (check only 1)
<input type="checkbox"/> Director
<input type="checkbox"/> Commission | <input type="checkbox"/> UDC Text Amendment
<input type="checkbox"/> Vacation (check only 1)
<input type="checkbox"/> Director
<input type="checkbox"/> Commission
<input type="checkbox"/> Variance
<input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Development Agreement Modification
<input type="checkbox"/> Final Plat | |

Applicant Information

Applicant name: Schultz Development Phone: (208) 880-1695
 Applicant address: Po Box 1115 Email: Schultzdevelopment@yahoo.com
 City: Meridian State: ID Zip: 83680

Applicant's interest in property: Own Rent Optioned Other manager

Owner name: Christiansen Family Limited Partnership Phone: _____
 Owner address: 576 E. Vivid Sky Dr. Email: _____
 City: Meridian State: ID Zip: 83642

Agent/Contact name (e.g., architect, engineer, developer, representative): Matt Schultz
 Firm name: Schultz Development Phone: (208) 880-1695
 Agent address: Po Box 1115 Email: Schultzdevelopment@yahoo.com
 City: Meridian State: ID Zip: 83680

Primary contact is: Applicant Owner Agent/Contact

Subject Property Information

Location/street address: W. Franklin Rd Township, range, section: 3N, 1W, S. 10
 Assessor's parcel number(s): 51210346905 Total acreage: 4.97 Zoning district: RUT

Project/subdivision name: Ascent Subdivision
 General description of proposed project/request: Annexation and zoning to R-15 on 4.97 acres for 72 units apt complex (9 bldg lots, 5 common)
 Proposed zoning district(s): R-15
 Acres of each zone proposed: 4.97 acres
 Type of use proposed (check all that apply):
 Residential Office Commercial Employment Industrial Other _____
 Who will own & maintain the pressurized irrigation system in this development? NMID pump, private onsite
 Which irrigation district does this property lie within? NMID
 Primary irrigation source: NMID Secondary: City
 Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): 92,866 SF = 2.13 acre

Residential Project Summary (if applicable)

Number of residential units: 72 Number of building lots: 9
 Number of common lots: 5 Number of other lots: 0

Proposed number of dwelling units (for multi-family developments only):
 1 bedroom: 8 2-3 bedrooms: 64 4 or more bedrooms: 0

Minimum square footage of structure (excl. garage): 3,291 SF Maximum building height: 30'
 Minimum property size (s.f.): 12,847 SF Average property size (s.f.): 17,258 SF

Gross density (Per UDC 11-1A-1): 14.49 du/ac Net density (Per UDC 11-1A-1): —
 Acreage of qualified open space: 0.94 ac Percentage of qualified open space: 18.91%

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B):
See open space exhibit

Amenities provided with this development (if applicable): Clubhouse, pool, gazebo, open space 5' x 100'

Type of dwelling(s) proposed: Single-family Detached Single-family Attached Townhouse
 Duplex Multi-family Vertically Integrated Other _____

Non-residential Project Summary (if applicable) N/A

Number of building lots: _____ Common lots: _____ Other lots: _____
 Gross floor area proposed: _____ Existing (if applicable): _____
 Hours of operation (days and hours): _____ Building height: _____
 Total number of parking spaces provided: _____ Number of compact spaces provided: _____

Authorization

Print applicant name: Matt Schultz
 Applicant signature: [Signature] Date: 10/14/19

October 16, 2019

City of Meridian
Planning and Zoning Commission and City Council
c/o City of Meridian Planning Department
33 E. Broadway Avenue
Meridian, ID 83642

**RE: Ascent Subdivision
Annexation, Rezone, Preliminary Plat, and Conditional Use Applications
4.97 Acres on Franklin Road, West of Ten Mile Road**

Dear Commissioners and City Council Members:

On behalf of Schultz Development LLC and T&M Holdings LLC, please accept these applications for annexation, rezone, preliminary plat, and a conditional use permit for the Ascent Subdivision located on the north side of Franklin Road approximately ½ mile west of Ten Mile Road. We are requesting annexation of 4.97 acres to R-15 zoning, a preliminary plat, and a conditional use permit for 9 multi-family building lots and 5 common lots with 72 apartment units.

Surrounding Uses and Zoning

The 4.97-acre Ascent Subdivision site is located approximately ½ mile west of Ten Mile Road on the north side of Franklin Road and is currently zoned RUT in Ada County. The site is contiguous to the City limits of Meridian at the centerline of Franklin Road with the Baraya Subdivision to the south.

Several adjacent 1-acre residential parcels are located in Ada County and zoned R-1 and RUT with a 21-acre RUT parcel located north of the property.

The current Meridian Comprehensive Plan and Future Land Use Map indicates Medium-High Density Residential for this 4.97 acres and the other adjacent properties on the north side of Franklin Road.

The 94-acre Baraya Subdivision is located across the street on the south side of Franklin Road with a mix of R-8, R-15, and R-40 lots partially completed. Within the Baraya Subdivision, a 14-acre elementary school site is proposed with access to Black Cat Road.

The 18-acre Entrata Farms Multi-Family Development is zoned R-15 and located approximately 150 feet east of the Ascent Apartments.

The 25-acre Avendale/Silver Oaks Multi-Family Development is zoned R-15 and located northeast of the Entrata Farms development on the north side of Franklin Road.

Conditional Use Permit Requirement

The proposed Ascent multi-family subdivision is an allowed use within the proposed R-15 zone with a Conditional Use Permit application. The site will consist of 9 multi-

width private entrance meeting Meridian Fire Department Design Standards and has the approval of ACHD at this location.

The interior drive aisles and parking stalls are designed to meet Meridian Fire Department standards and will have a cross-access and public utility easements across the building lots which are designed to the center of the driveway.

Storm drainage will be mitigated by underground seepage beds and/or shallow landscaped retention areas according to City of Meridian standards for interior private driveway construction.

Architecture

The proposed Ascent multi-family subdivision will consist of 9 multi-family buildings with 72 apartment units (2-story 8-plexes) similar to the 128 unit Harper Ridge Subdivision located on Copper Pointe Drive off Eagle Road approved in 2018 and currently finishing construction. The attached photographs are of the buildings under construction and the identical floor plans and elevations will be utilized with similar variety of exterior finishes for the Ascent Subdivision.

Variances

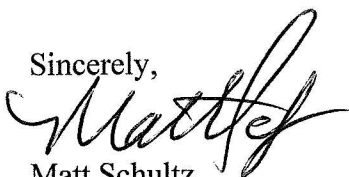
The site design for the Ascent Subdivision exceeds the minimum requirements of the R-15 zoning ordinance and Multi-Family Design Review guidelines and no variances are requested with this application.

However, we are requesting a waiver of the 2-product type requirement of the Ten Mile Specific Area Plan due to the small property size just under 5 acres. As a very small parcel in the multi-development area of larger parcels north of Franklin Road, Ascent Subdivision does provide another type of multi-family building style not in the area that adds to the architectural diversity.

Summary

The proposed annexation, preliminary plat, and conditional use permit applications for the Ascent Subdivision carefully considered all aspects of the Meridian Zoning Ordinance, the Meridian Comprehensive Plan, site location, surrounding neighborhoods, and the housing market in Meridian to develop a high-quality residential development that exceeds the minimum development standards and provides excellent design characteristics. We respectfully request your approval of these applications.

Sincerely,



Matt Schultz
Schultz Development LLC

attachments

EXHIBIT ___
Description For
R-15 ZONE AND ANNEXATION
ASCENT MULTI-FAMILY

A portion of the Southeast 1/4 of the Southwest 1/4 of Section 10, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the S1/4 corner of said Section 10 from which the SW corner of said Section 10 bears North 89°15'34" West, 2640.54 feet;

thence along the South boundary line of said Section 10 North 89°15'34" West, 376.47 feet to the **REAL POINT OF BEGINNING**;

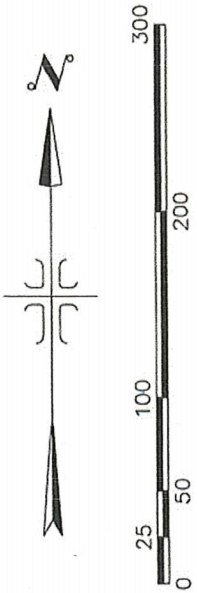
thence continuing along said South boundary line North 89°15'34" West, 366.65 feet;

thence leaving said South boundary line North 00°34'26" East, 843.25 feet to a point on the approximate centerline of Purdam Stub Drain;

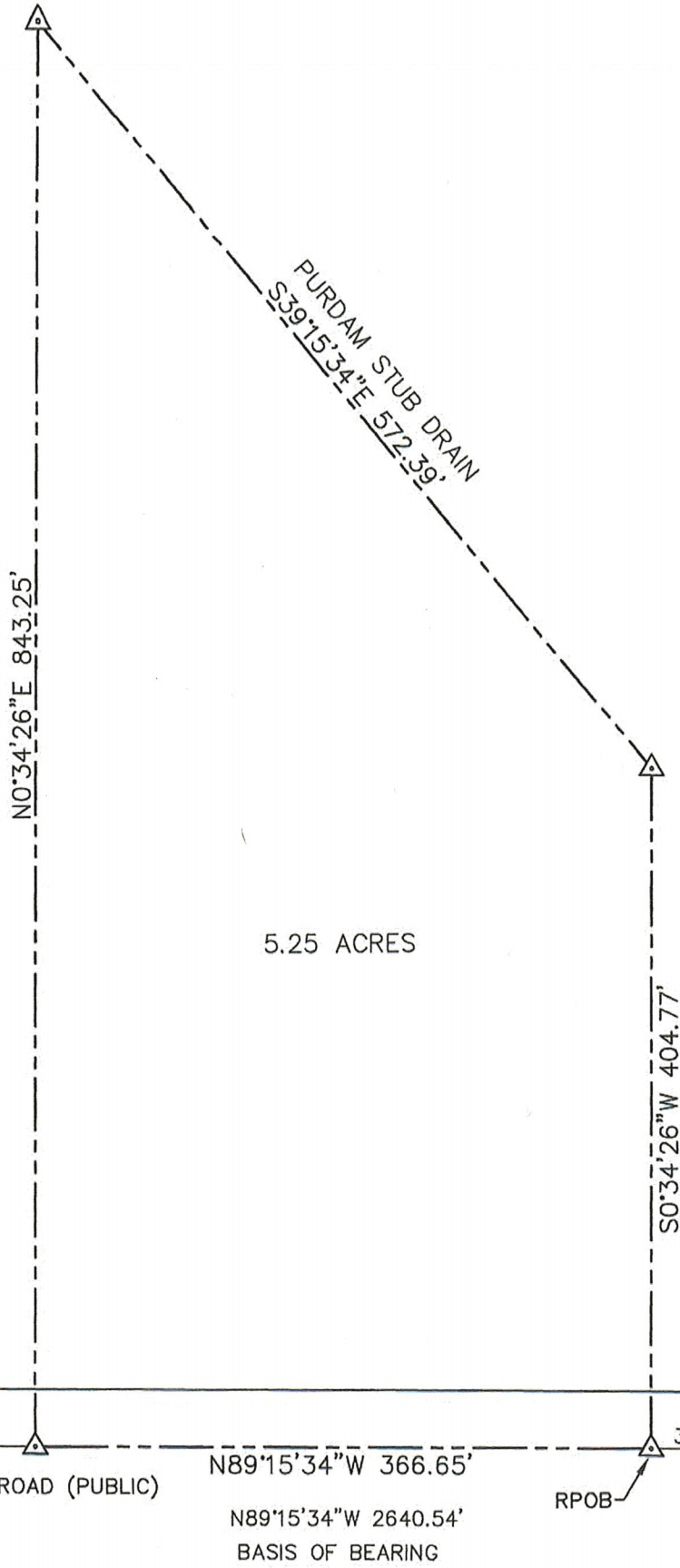
thence along said centerline South 39°15'34" East, 572.39 feet;

thence leaving said centerline South 00°34'26" West, 404.77 feet to the **REAL POINT OF BEGINNING**. Containing 5.25 acres, more or less.

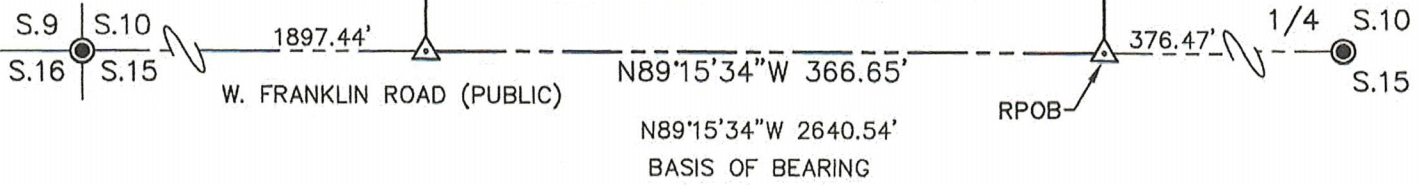




SCALE: 1" = 100'



5.25 ACRES

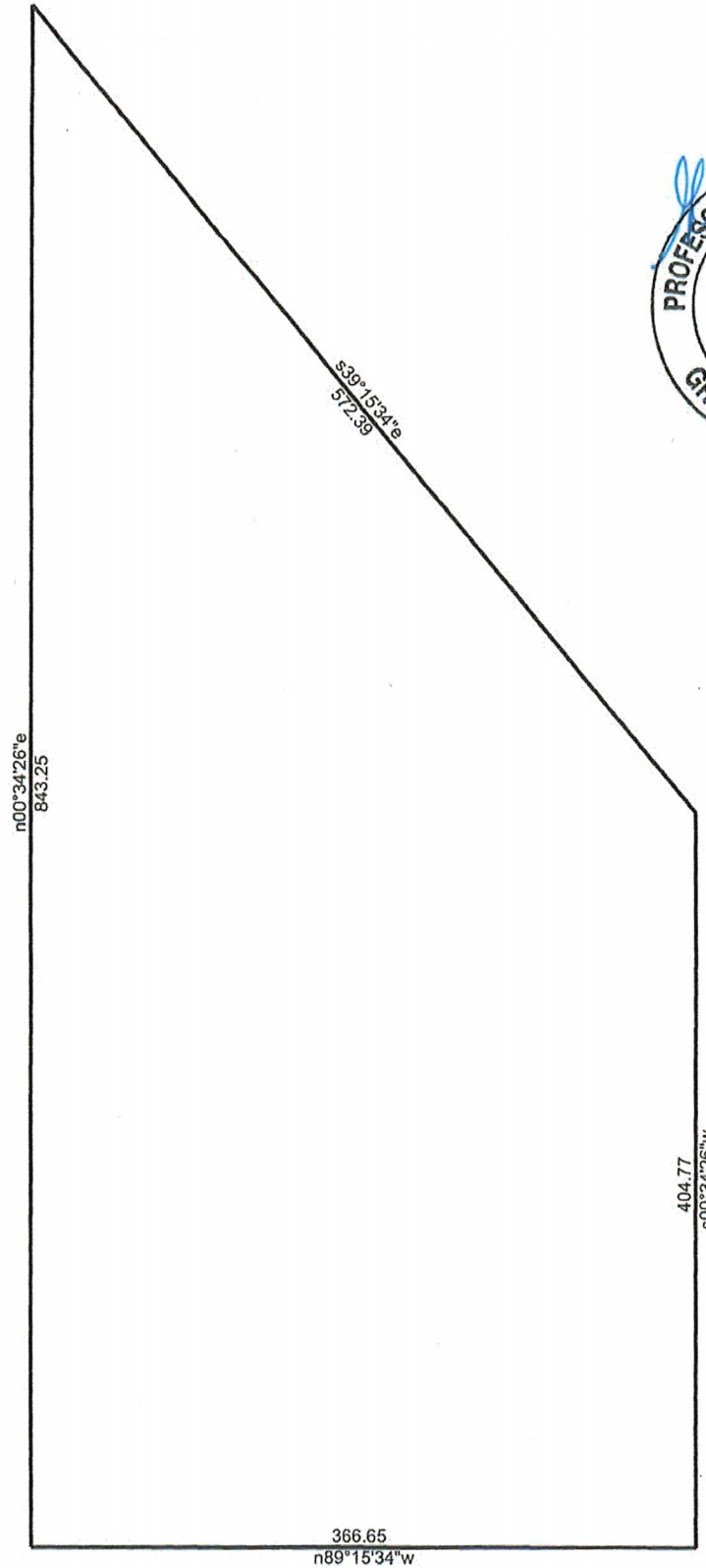


P:\Christonsen 5 Acre Topo 19-251\dwg\Christonsen 5 AC Annex.dwg 10/13/2019 9:44:17 AM

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

EXHIBIT ___ DRAWING FOR
**R-15 ZONE AND ANNEXATION
 ASCENT MULTI-FAMILY**
 LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 10, T.3N.,
 R.1W., B.M., ADA COUNTY, IDAHO

JOB NO. 19-251
SHEET NO. 1
DWG. DATE 10/13/2019



Ascent Multi-Family Annexation Closure Sheet

10/13/2019

Scale: 1 inch= 100 feet

File:

Tract 1: 5.2523 Acres (228792 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=2187 ft.

- 01 n89.1534w 366.65
- 02 n00.3426e 843.25
- 03 s39.1534e 572.39
- 04 s00.3426w 404.77

Description For
ASCENT MULTI-FAMILY

A parcel of land located in the Southeast 1/4 of the Southwest 1/4 of Section 10, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the S1/4 corner of said Section 10 from which the SW corner of said Section 10 bears North 89°15'34" West, 2640.54 feet;

thence along the South boundary line of said Section 10 North 89°15'34" West, 376.47 feet;

thence leaving said South boundary line North 00°34'24" East, 33.88 feet to a point on the North right-of-way line of W. Franklin Rd., point also being the **REAL POINT OF BEGINNING**;

thence along said North right-of-way line North 89°15'34" West, 366.65 feet;

thence leaving said North right-of-way line North 00°34'26" East, 809.37 feet to a point on the approximate centerline of Purdam Stub Drain;

thence along said approximate centerline South 39°15'34" East, 572.39 feet;

thence leaving said approximate centerline South 00°34'26" West, 370.89 feet to the **REAL POINT OF BEGINNING**. Containing 4.97 acres, more or less.



ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 12/24/08 11:08 AM
DEPUTY Lisa Irby
RECORDED - REQUEST OF
Bruce Thomas

AMOUNT 9.00 3



Recorded at the request of and
After recording, return to:
Bruce L. Thomas
Hopkins, Roden, Crockett, Hansen & Hoopes PLLC
PO Box 2110
Boise, ID 83701-2110

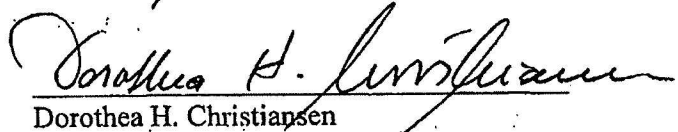
QUITCLAIM DEED

Larry L. Christiansen and Dorothea H. Christiansen, husband and wife, Grantor, hereby remises, releases and forever quit claims to Christiansen Family Limited Partnership, Grantee, whose address is 2695 N. Silverleaf Way, Meridian, Idaho 83646, for the sum of Ten Dollars and no/100 (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the real property located in Ada County, Idaho, hereinafter "the Subject Property", and more particularly described on Exhibit A, attached and incorporated by reference.

This conveyance shall include any and all appurtenances, tenements, hereditaments, revisions, remainders, easements, rights-of-way, mineral rights, or water rights, in any way appertaining to the Subject Property, now owned or hereafter acquired.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 23rd day of December, 2008.


Larry L. Christiansen

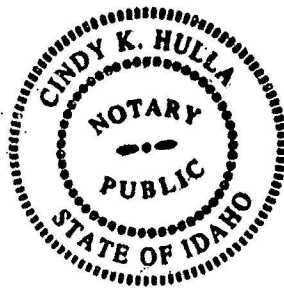

Dorothea H. Christiansen

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF IDAHO)
)ss.
County of Ada)

On this 23rd day of December, 2008, before the undersigned, a Notary Public, personally appeared Larry L. Christiansen, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

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



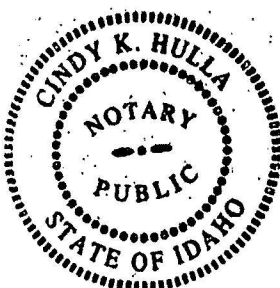
Cindy K. Hulla
Notary Public for Idaho
Residing at Boise
My commission expires: 05-04-12

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF IDAHO)
)ss.
County of Ada)

On this 23rd day of December, 2008, before the undersigned, a Notary Public, personally appeared Dorothea H. Christiansen, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

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



Cindy K. Hulla
Notary Public for Idaho
Residing at Boise
My commission expires: 05-04-12

A tract of land in the Southeast quarter of the Southwest quarter of Section 10, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the section corner common to Sections 9, 10, 15 and 16, Township 3 North, Range 1 West, Boise Meridian;

thence East along the section line, 2264.09 feet to a point;

thence North $0^{\circ}10'$ West, 30.00 feet to a steel pin, the REAL POINT OF BEGINNING;

thence West along the North right-of-way line of Highway 30, 366.65 feet to a steel pin;

thence North $0^{\circ}10'$ West, 813.25 feet to a point on the centerline of a certain canal;

thence South $40^{\circ}00'$ East along said centerline 572.39 feet to a point;

thence South $0^{\circ}10'$ East, 374.77 feet to a steel pin, the REAL POINT OF BEGINNING.

Together with a right-of-way for roadway purposes along and across the following described property:

Commencing at the section corner common to Sections 9, 10, 15 and 16, Township 3 North, Range 1 West, Boise Meridian;

thence East along the section line, 1,897.44 feet to a point;

thence North $0^{\circ}10'$ West, to a steel pin, the REAL POINT OF BEGINNING;

thence West along the North right-of-way line of Highway 30, 50.0 feet to a point;

thence North $0^{\circ}10'$ West, 873.05 feet to a point on the centerline of a certain canal;

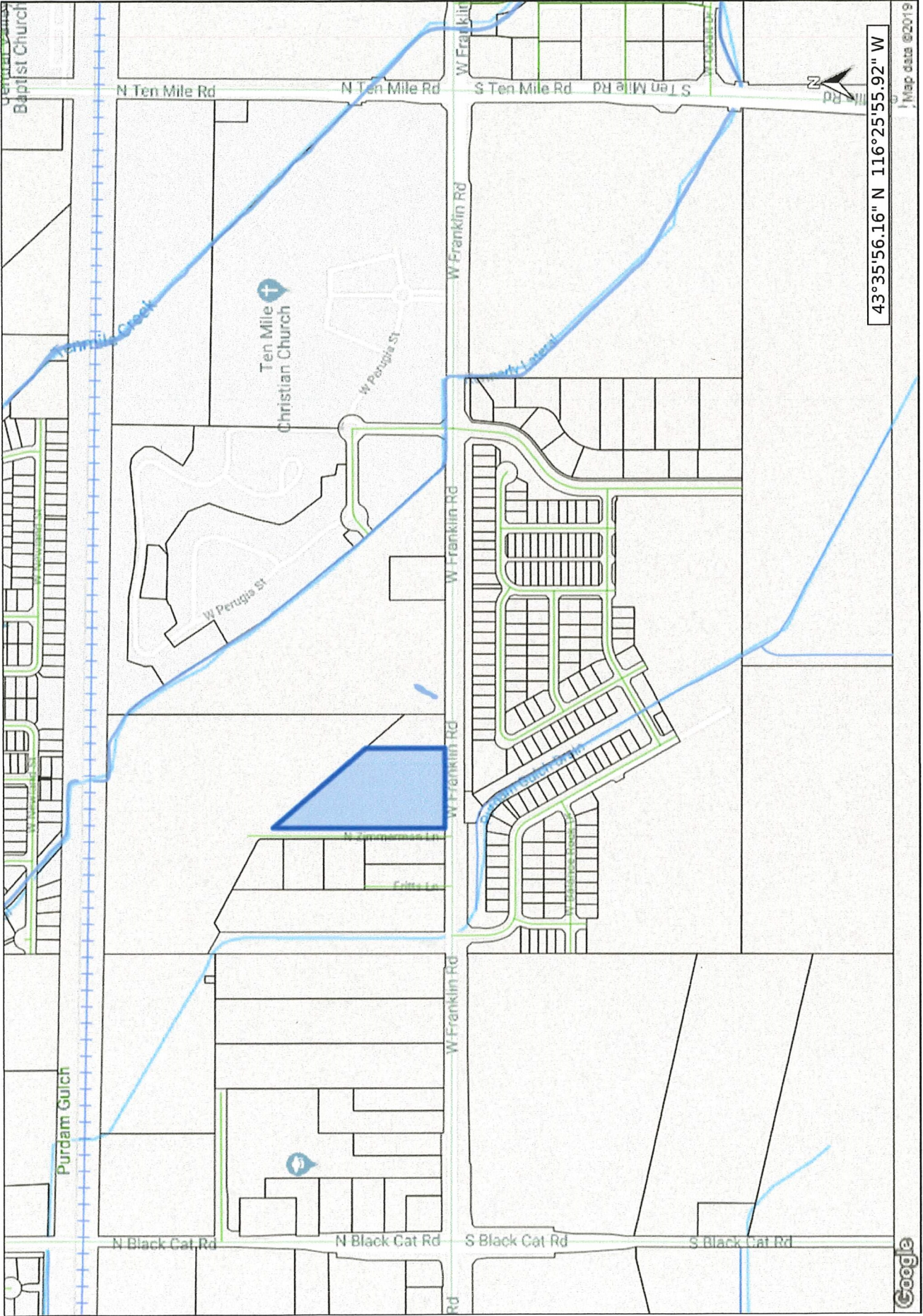
thence South $40^{\circ}00'$ East along said centerline 78.06 feet to a point;

thence South $0^{\circ}10'$ East, 813.25 feet to a steel pin, the REAL POINT OF BEGINNING.

EXCEPT ditch and road rights-of-way.

Vicinity Map

Ascent Apartments



CITY OF MERIDIAN PRE-APPLICATION MEETING NOTES

Project/Subdivision Name: Christiansen Sub. Date: 6/13/19
 Applicant(s)/Contact(s): Matt Schultz
 City Staff: Stephanie, Bill, Denny, Caleb
 Location: North of W. Franklin Rd., midway between N. Black Cat and N. Ten Mile Size of Property: 4.97
 Comprehensive Plan FLUM Designation: MHDR (8-15 du/acre) TMISAP
 Existing Use: Undeveloped Existing Zoning: RUT
 Proposed Use: SFR Proposed Zoning: R-15
 Surrounding Uses: North: Rural SFR, zoned RUT; South: W. Franklin Rd. (Arterial) and Baraya Sub. zoned R-8; East: rural SFR, zoned RUT; West: County sub, zoned R1
 Street Buffer(s) and/or Land Use Buffer(s): 25-foot landscape buffer to W. Franklin Rd.
 Open Space/Amenities/Pathways: _____
 Access/Stub Streets: Stub to north and east required
 Waterways/ Floodplain/Topography/Hazards: N/A
 History: N/A

Additional Meeting Notes: _____
 - Ten Mile Interchange Specific Area Plan (TMISAP) area – specific design and layout requirements (Cut Sheet)
 - incorporate at least 2 different product types
 - buildings need to comply with design standards
 - pedestrian oriented design (walkability, integrated neighborhood, building orientation, common space)
 - coordinate open space/amenities with adjacent properties to create integrated community/connectivity
 - Look into allowing temp. entrance via Franklin Rd. – work out agreement to open access to west when extended
 - road trust for future construction, adapting landscaping, etc.
 - Verify via deed or through Ada County that property is a legal parcel (if split prior to 1984/in current configuration prior to 1984)
 - verify size of the easement required for the Purdam drain
 - storage units could be an amenity for residents
 - coordinate with Public Works (Kyle Radek 208-489-0343) regarding fire flow required

Note: A Traffic Impact Study (TIS) will be required by ACHD for large commercial projects and any residential development with over 100 units. To avoid unnecessary delays & expedite the hearing process, applicants are encouraged to submit the TIS to ACHD prior to submitting their application to the City. Not having ACHD comments and/or conditions on large projects may delay hearing(s) at the City. Please contact Mindy Wallace at 387-6178 or Christy Little at 387-6144 at ACHD for information in regard to a TIS, conditions, impact fees and process.

Other Agencies/Departments to Contact:

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Ada County Highway Dist. (ACHD) | <input checked="" type="checkbox"/> Nampa Meridian Irrigation Dist. (NMID) | <input type="checkbox"/> Public Works Department |
| <input type="checkbox"/> Idaho Transportation Dept. (ITD) | <input type="checkbox"/> Settler's Irrigation District | <input type="checkbox"/> Building Department |
| <input type="checkbox"/> Republic Services | <input type="checkbox"/> Police Department | <input type="checkbox"/> Parks Department |
| <input type="checkbox"/> Central District Health Department | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Other: _____ |

Application(s) Required:

- | | | |
|--|---|---|
| <input type="checkbox"/> Administrative Design Review | <input type="checkbox"/> Conditional Use Permit Modification/Transfer | <input type="checkbox"/> Rezone |
| <input type="checkbox"/> Alternative Compliance | <input type="checkbox"/> Development Agreement Modification | <input type="checkbox"/> Short Plat |
| <input checked="" type="checkbox"/> Annexation | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Time Extension – Council |
| <input type="checkbox"/> City Council Review | <input type="checkbox"/> Final Plat Modification | <input type="checkbox"/> UDC Text Amendment |
| <input type="checkbox"/> Comprehensive Plan Amendment – Map | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Vacation |
| <input type="checkbox"/> Comprehensive Plan Amendment – Text | <input checked="" type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Private Street | <input type="checkbox"/> Other |

Notes: 1) Applicants are required to hold a neighborhood meeting in accord with UDC 11-5A-5C prior to submittal of an application requiring a public hearing (except for a vacation or short plat); and 2) All applicants for permits requiring a public hearing shall post the site with a public hearing notice in accord with UDC 11-5A-5D.3 (except for UDC text amendments, Comp Plan text amendments, and vacations). The information provided during this meeting is based on current UDC requirements and the Comprehensive Plan. Any subsequent changes to the UDC and/or Comp Plan may affect your submittal and/or application. This pre-application meeting shall be valid for four (4) months.

NEIGHBORHOOD MEETING

CHRISTIANSSEN SUB – ANNEXATION AND PREPLAT

5 ACRE – 68 UNIT MULTI-FAMILY SUB

MERIDIAN CITY HALL, CONFERENCE ROOM

JULY 15, 2019 at 6:00 PM

	<u>Name</u>	<u>Address</u>	<u>Phone #</u>
1.	Matt Schultz	PO 1115 Meridian	882-1695
2.	Megan Echavaria	4110 W. Franklin	—
3.	Andrew Echavaria	" "	" "
4.			
5.			
6.			
7.			
8.			
9.			
10.			

COMMITMENT OF PROPERTY POSTING

Per Unified Development Code (UDC) 11-5A-5D, the applicant for all applications requiring a public hearing (except for a UDC text amendment, a Comprehensive Plan text amendment and/or vacations) shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice of the application(s) on the property under consideration.

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

The sign(s) shall be removed no later than three (3) days after the end of the public hearing for which the sign(s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in UDC 11-5A-5.


Applicant/agent signature

10/14/19
Date

Address Verification Complete

From: noreply@meridiancity.org (noreply@meridiancity.org)

To: schultzdevelopment@yahoo.com; tricks@meridiancity.org; rbeecroft@meridiancity.org

Date: Friday, July 5, 2019, 12:36 PM MDT

Address verification is complete for record LDAV-2019-0446
Project: Christiansen Multi-Family

Parcel(s):
S1210346905
Lot: null
Block: null
Subdivision: null

Comments:
Parcel Verification City of Meridian
33 E. Broadway Ave., Meridian, Idaho 83642
Phone: 208-888-4433
www.meridiancity.org

All e-mail messages sent to or received by City of Meridian e-mail accounts are subject to the Idaho law, in regards to both release and retention, and may be released upon request, unless exempt from disclosure by law.

Ascent Subdivision Name Reservation

From: Sub Name Mail (subnamemail@adacounty.id.gov)

To: schultzdevelopment@yahoo.com

Cc: gcarter@idahosurvey.com

Date: Friday, August 23, 2019, 05:01 PM MDT

August 23, 2019

Greg Carter, Idaho Survey Group

Matt Schultz, Schultz Development

RE: Subdivision Name Reservation: **ASCENT SUBDIVISION**

At your request, I will reserve the name **Ascent Subdivision** for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client, the jurisdiction or the conditions of approval have not been met, in which case the name can be re-used by someone else.

Sincerely,

Jerry L. Hastings, PLS 5359

County Surveyor

Deputy Clerk Recorder

Ada County Development Services

200 W. Front St., Boise, ID 83702

(208) 287-7912 *office*

(208) 287-7909 *fax*

E-mail: jhastings@adacounty.id.gov

RE: Ascent Apartment TIA

From: Mindy Wallace (Mwallace@achdidaho.org)

To: schultzdevelopment@yahoo.com

Date: Tuesday, October 15, 2019, 02:06 PM MDT

Matt,

A traffic impact study is not required for this development.

Please let me know if you have any questions.

Mindy

Mindy Wallace, AICP

Planning Review Supervisor

Ada County Highway District

208-387-6178

ACHD Development Services is open for business at our new location at 1301 N. Orchard Street, Suite 200 in the CSC building. Parking and building entrance are located on west side of building.

From: Matt Schultz <schultzdevelopment@yahoo.com>

Sent: Tuesday, October 15, 2019 9:42 AM

To: Mindy Wallace <Mwallace@achdidaho.org>

Subject: Ascent Apartment TIA

[THIS EMAIL ORIGINATED EXTERNALLY. PLEASE USE CAUTION WHEN OPENING ATTACHMENTS OR LINKS INSIDE THIS EMAIL.]

Hi Mindy,

CK ENGINEERING P.C.
Civil Engineering * Project Management

DATE: October 7, 2019

TO: City of Meridian
33 E. Broadway Ave
Meridian, ID 83642

RE: Ascent Subdivision

To whom it may concern:

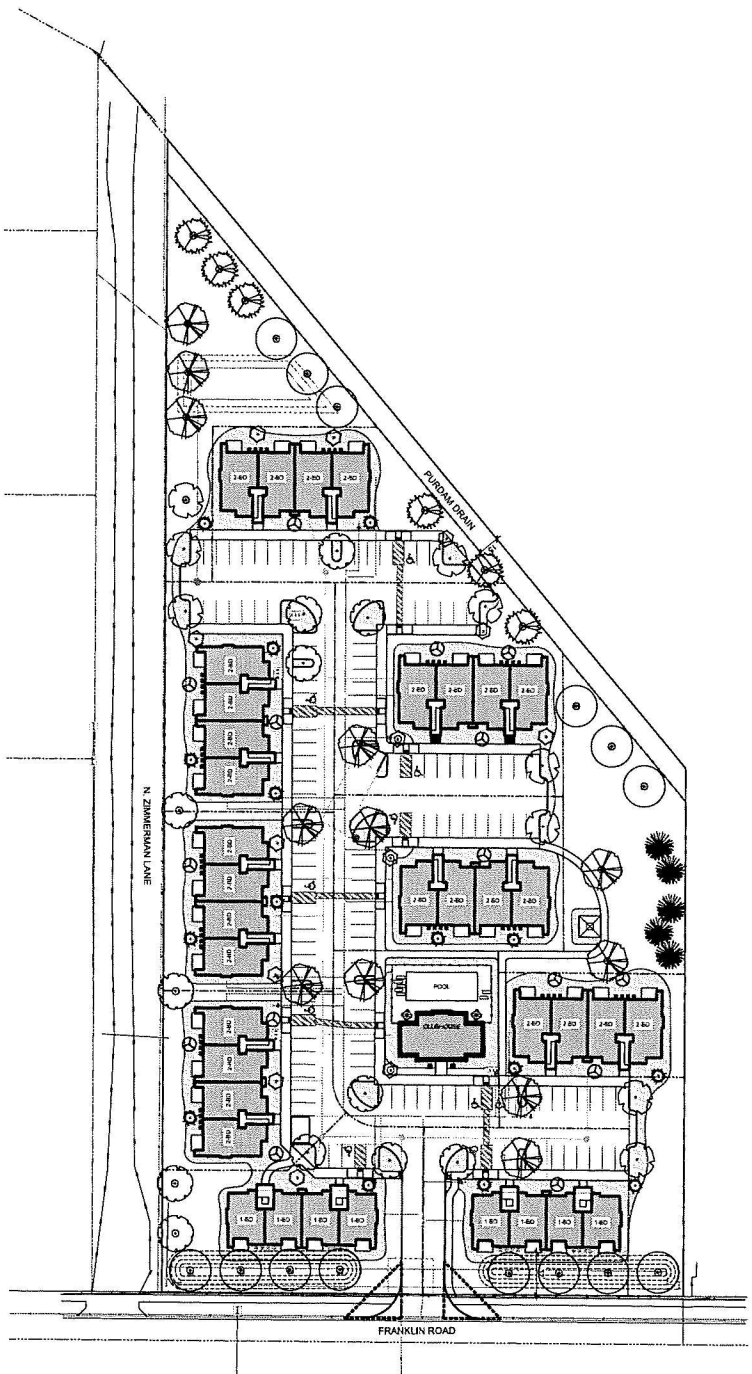
Based on a geotechnical report and experience with various projects in this immediate area, groundwater is at least 3 feet below existing ground elevation. All streets will be designed so that the centerline of the street is at least 3 feet above seasonal groundwater.

Respectfully submitted,



Chad S. Kinkela, P.E.
CK Engineering, P.C.

OVERALL LANDSCAPE PLAN



LANDSCAPE NOTES:

1. CONSTRUCTION SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR OR PREVENT THE PROPER MAINTENANCE OF THE LANDSCAPE ARCHITECT'S DESIGN. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY BY THE CONTRACTOR OF ANY SUCH CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE LANDSCAPE ARCHITECT'S DESIGN.
2. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
3. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S DESIGN AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S DESIGN.
4. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S DESIGN AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S DESIGN.
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18. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S DESIGN AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S DESIGN.
19. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S DESIGN AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S DESIGN.
20. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S DESIGN AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S DESIGN.

PLANT SCHEDULE

QTY	KEY BOTANICAL NAME	COMMON NAME	SIZE	NOTES / CLASS
10	DESIDIQUOUS SHADE TREES			
10	CONIFEROUS TREES			
10	ORNAMENTAL FLOWERING TREES			
10	SHRUBS			
10	PERENNIALS/ORNAMENTAL GRASSES			

LANDSCAPE REQUIREMENTS

- FRANKLIN ROAD BUFFER**
- 1. THE CITY OF MERIDIAN HAS A 20' BUFFER REQUIREMENT ALONG FRANKLIN ROAD.
 - 2. THE BUFFER SHALL BE MAINTAINED AND KEPT FREE OF OBSTRUCTIONS.
 - 3. THE BUFFER SHALL BE MAINTAINED AND KEPT FREE OF OBSTRUCTIONS.
 - 4. THE BUFFER SHALL BE MAINTAINED AND KEPT FREE OF OBSTRUCTIONS.
- COMMON OPEN SPACE REQUIREMENTS**
- 1. THE CITY OF MERIDIAN HAS A 10% COMMON OPEN SPACE REQUIREMENT.
 - 2. THE COMMON OPEN SPACE SHALL BE MAINTAINED AND KEPT FREE OF OBSTRUCTIONS.
 - 3. THE COMMON OPEN SPACE SHALL BE MAINTAINED AND KEPT FREE OF OBSTRUCTIONS.
 - 4. THE COMMON OPEN SPACE SHALL BE MAINTAINED AND KEPT FREE OF OBSTRUCTIONS.
- PARKING LOT REQUIREMENTS**
- 1. THE CITY OF MERIDIAN HAS A 10% PARKING LOT BUFFER REQUIREMENT.
 - 2. THE PARKING LOT BUFFER SHALL BE MAINTAINED AND KEPT FREE OF OBSTRUCTIONS.
 - 3. THE PARKING LOT BUFFER SHALL BE MAINTAINED AND KEPT FREE OF OBSTRUCTIONS.
 - 4. THE PARKING LOT BUFFER SHALL BE MAINTAINED AND KEPT FREE OF OBSTRUCTIONS.
- PERENNIALS/ORNAMENTAL GRASSES**
- 1. THE CITY OF MERIDIAN HAS A 10% PERENNIALS/ORNAMENTAL GRASSES REQUIREMENT.
 - 2. THE PERENNIALS/ORNAMENTAL GRASSES SHALL BE MAINTAINED AND KEPT FREE OF OBSTRUCTIONS.
 - 3. THE PERENNIALS/ORNAMENTAL GRASSES SHALL BE MAINTAINED AND KEPT FREE OF OBSTRUCTIONS.
 - 4. THE PERENNIALS/ORNAMENTAL GRASSES SHALL BE MAINTAINED AND KEPT FREE OF OBSTRUCTIONS.

AMENITY REQUIREMENTS

- AMENITY REQUIREMENTS**
- 1. THE CITY OF MERIDIAN HAS A 10% AMENITY REQUIREMENT.
 - 2. THE AMENITY SHALL BE MAINTAINED AND KEPT FREE OF OBSTRUCTIONS.
 - 3. THE AMENITY SHALL BE MAINTAINED AND KEPT FREE OF OBSTRUCTIONS.
 - 4. THE AMENITY SHALL BE MAINTAINED AND KEPT FREE OF OBSTRUCTIONS.

PROJECT INFORMATION

PROJECT INFORMATION

PROJECT NAME: ASCENT APARTMENTS W FRANKLIN ROAD MERIDIAN, IDAHO

PROJECT ADDRESS: 1000 FRANKLIN ROAD, MERIDIAN, IDAHO 83402

PROJECT OWNER: [REDACTED]

PROJECT ARCHITECT: [REDACTED]

PROJECT LANDSCAPE ARCHITECT: [REDACTED]

PROJECT DATE: 10/18/2018

PROJECT SHEET NUMBER: L10

ASCENT APARTMENTS
W FRANKLIN ROAD
MERIDIAN, IDAHO
OVERALL LANDSCAPE PLAN

BRECKON

LANDSCAPE ARCHITECTURE

1000 FRANKLIN ROAD, MERIDIAN, IDAHO 83402

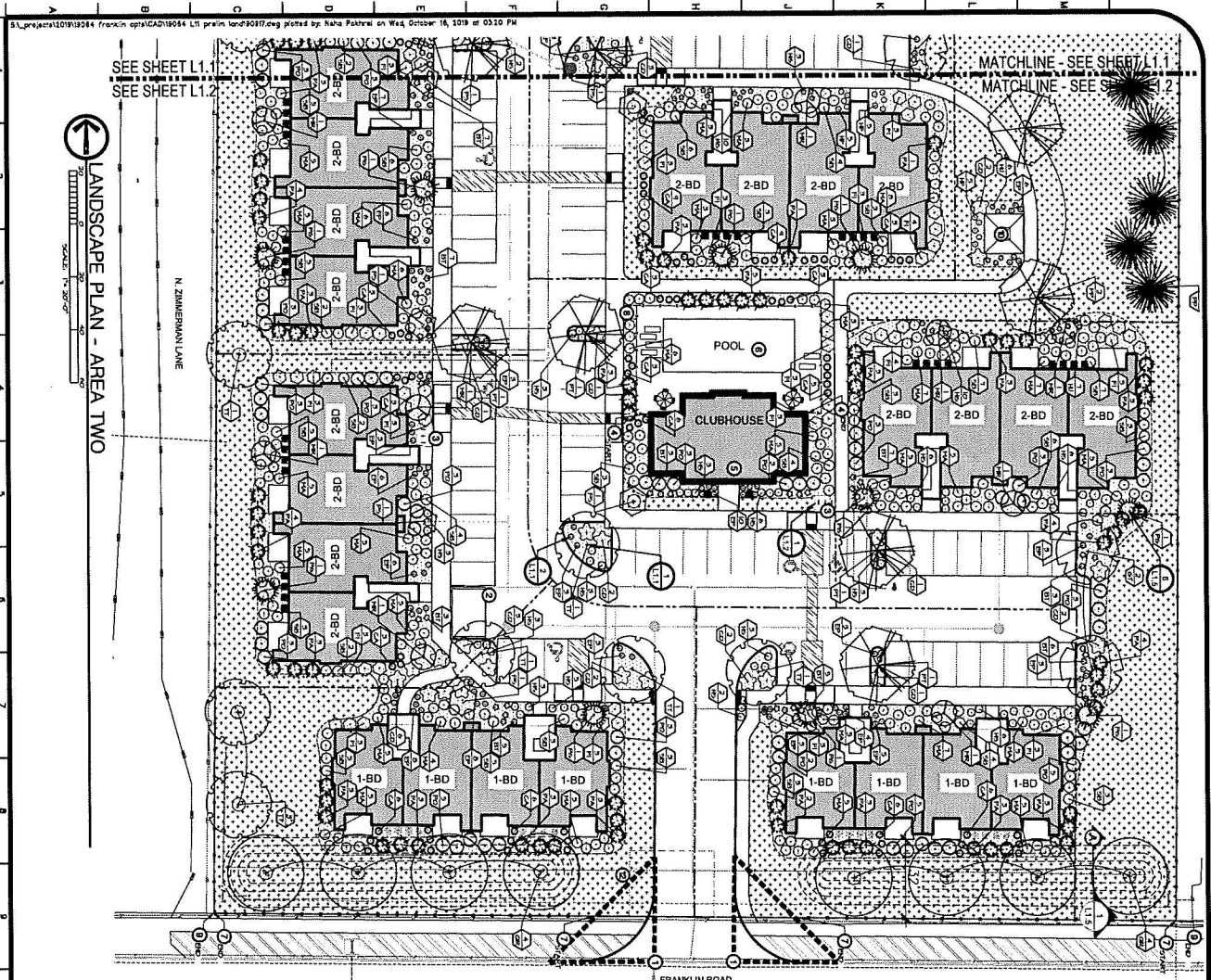
PHONE: 208-261-1111

WWW.BRECKONLANDSCAPE.COM

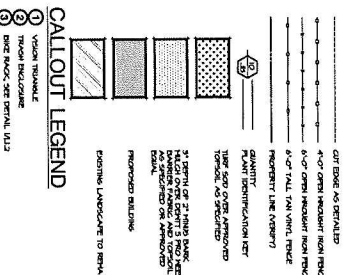
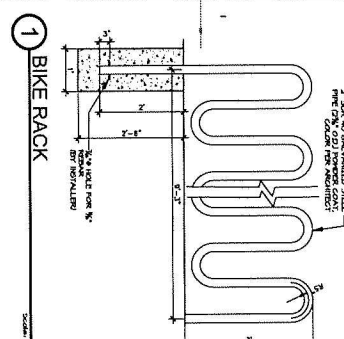
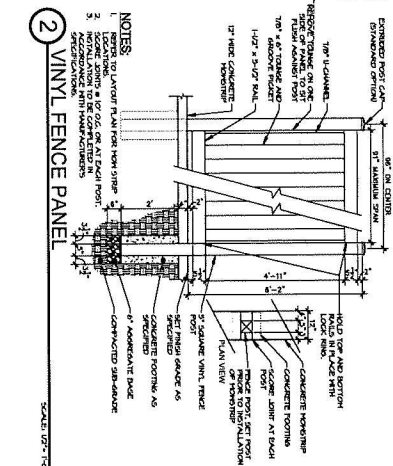
PRELIMINARY

DATE: 10/18/2018

SHEET NUMBER: L10



LANDSCAPE PLAN - AREA TWO



PLANT SCHEDULE

PLANT KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES (CLASS)
1
2
3
4
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ASCENT APARTMENTS W FRANKLIN ROAD MERIDIAN, IDAHO LANDSCAPE PLAN - AREA TWO

PRELIMINARY PLAT

DATE: 10/27/2018

SCALE: 1/2" = 1'-0"

PROJECT NO: 18004

DRAWN BY: [Name]

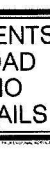
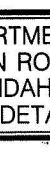
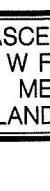
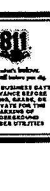
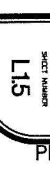
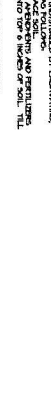
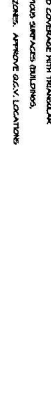
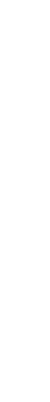
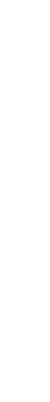
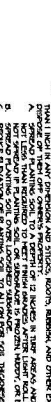
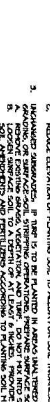
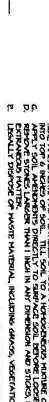
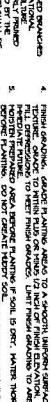
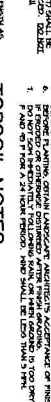
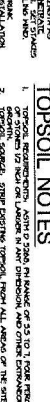
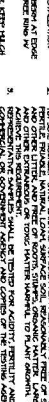
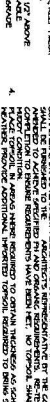
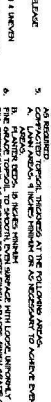
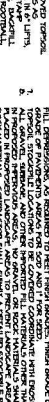
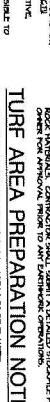
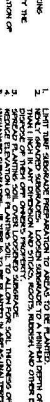
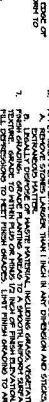
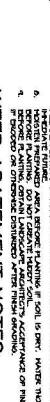
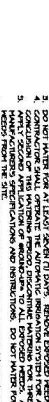
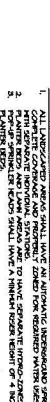
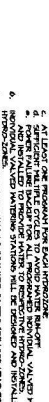
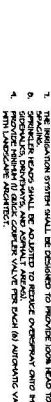
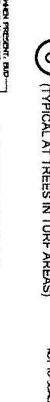
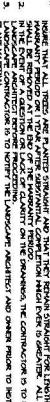
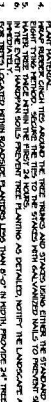
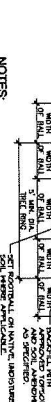
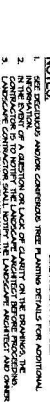
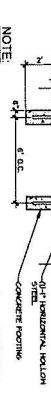
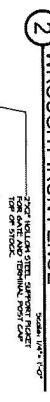
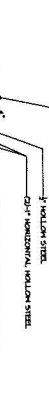
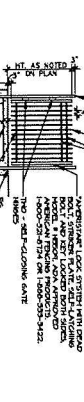
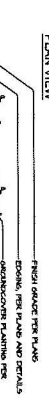
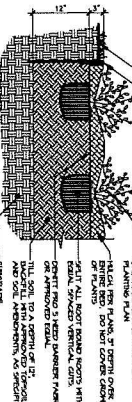
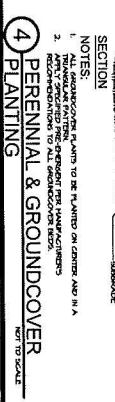
CHECKED BY: [Name]

DATE: 10/27/2018

SHEET NUMBER: L12

BRECKON LANDSCAPE ARCHITECTURE

PRELIMINARY PLAT



PRELIMINARY PLAT SHOWING
ASCENT SUBDIVISION
 A PARCEL OF LAND BEING LOCATED IN THE SE 1/4 OF
 SW 1/4 OF SECTION 10, T.3N., R.1W., BOISE MERIDIAN
 EAGLE, ADA COUNTY IDAHO
 OCTOBER 2019

PRELIMINARY DEVELOPMENT FEATURES

1. TOTAL AREA	11.14 ACRES/482,000 SQ. FT.
2. TOTAL LOT AREA	1,144,000 SQ. FT.
3. TOTAL LOT COUNT	114
4. TOTAL UNIT COUNT	114
5. TOTAL GARAGE COUNT	114
6. TOTAL PARKING COUNT	114
7. TOTAL STORM DRAIN COUNT	1
8. TOTAL SWIMMING POOL COUNT	1
9. TOTAL CLUBHOUSE COUNT	1
10. TOTAL COMMUNITY CENTER COUNT	1
11. TOTAL COMMUNITY CENTER AREA	10,000 SQ. FT.
12. TOTAL COMMUNITY CENTER PERMITS	1
13. TOTAL COMMUNITY CENTER PERMIT AREA	10,000 SQ. FT.
14. TOTAL COMMUNITY CENTER PERMIT PERCENT	100%
15. TOTAL COMMUNITY CENTER PERMIT DATE	10/15/19
16. TOTAL COMMUNITY CENTER PERMIT NUMBER	19-000000000000000000
17. TOTAL COMMUNITY CENTER PERMIT STATUS	APPROVED
18. TOTAL COMMUNITY CENTER PERMIT COMMENTS	

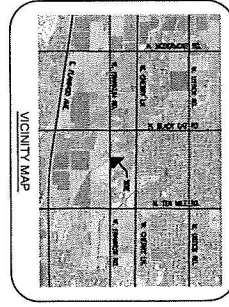
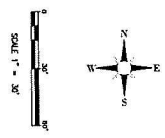
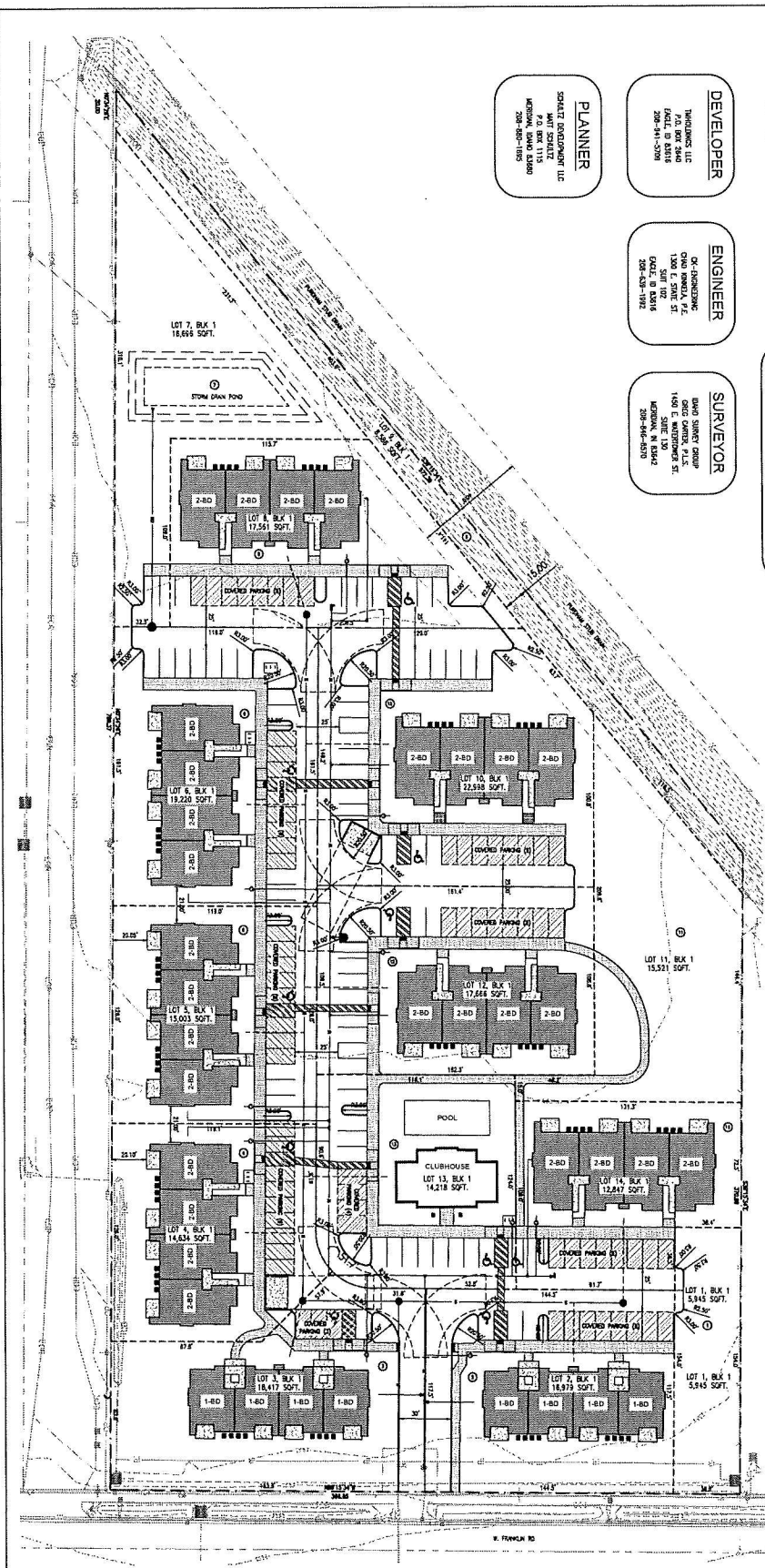
DEVELOPER
 THUNDERBOLT, LLC
 740.801.3440
 1401 S. STATE ST.
 EAGLE, ID 83616
 208-341-3288

ENGINEER
 CK-ENGINEERING
 1401 S. STATE ST.
 SUITE 100
 EAGLE, ID 83616
 208-341-1912

SURVEYOR
 DAVID SURVEY GROUP
 1401 S. STATE ST.
 SUITE 100
 EAGLE, ID 83616
 208-341-3288

PLANNER
 SCHLITZ DEVELOPMENT, LLC
 740.801.3440
 1401 S. STATE ST.
 EAGLE, ID 83616
 208-341-1912

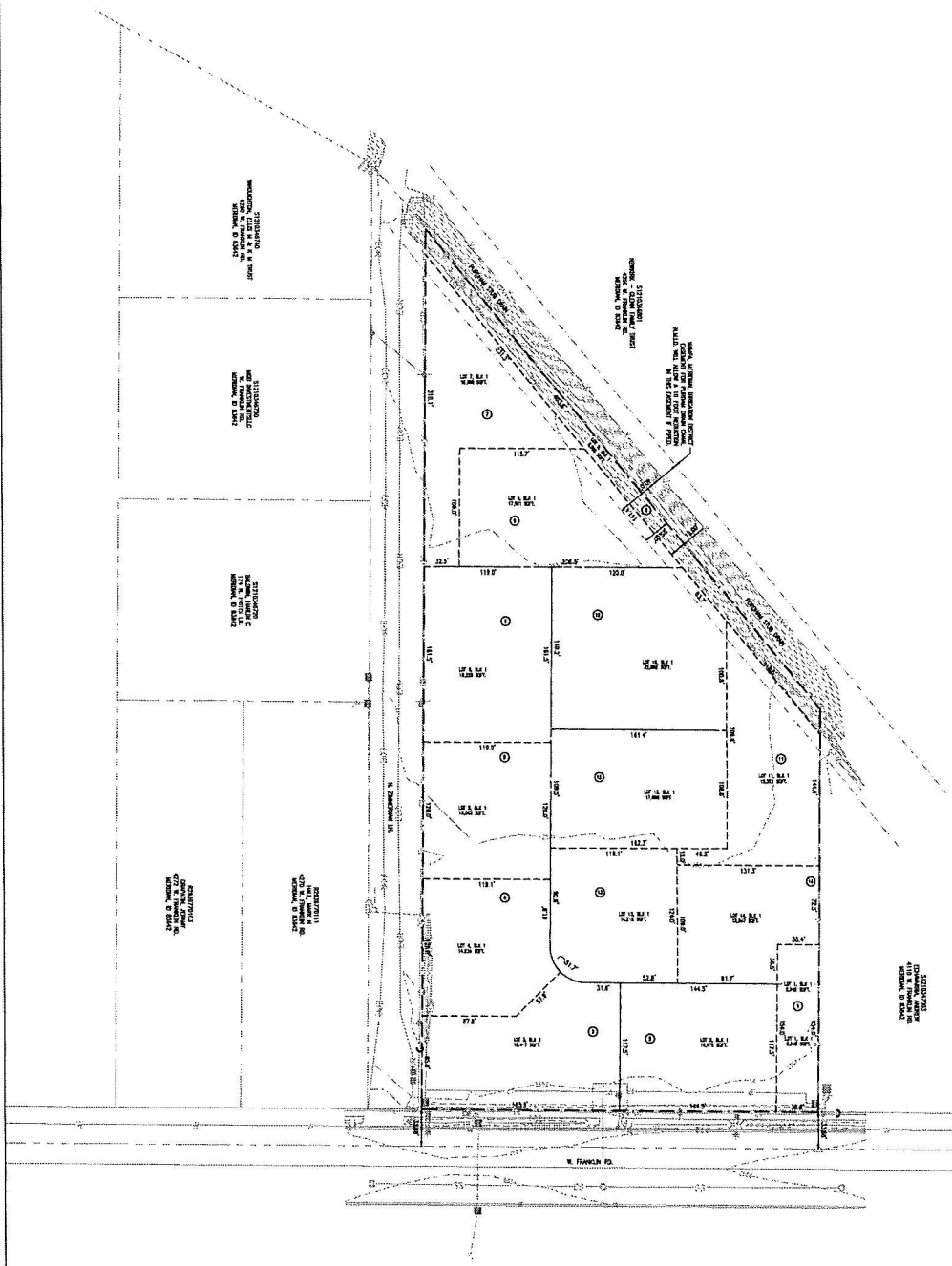
- NOTES:**
1. ALL LOTS ARE TO BE DEVELOPED AND MUST BE CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL REGULATIONS AND ORDINANCES.
 2. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF EAGLE, ADA COUNTY, IDAHO, AND THE STATE OF IDAHO.
 3. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF EAGLE, ADA COUNTY, IDAHO, AND THE STATE OF IDAHO.
 4. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF EAGLE, ADA COUNTY, IDAHO, AND THE STATE OF IDAHO.
 5. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF EAGLE, ADA COUNTY, IDAHO, AND THE STATE OF IDAHO.



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

SHEET P1.0	CK-ENGINEERING 1300 E. STATE ST., SUITE 100 EAGLE, ID 83616 PHONE: 208-341-1912	PRELIMINARY PLAT	ASCENT SUBDIVISION MERIDIAN, IDAHO	REVISIONS:
	DRAWN BY: [] CHECKED BY: [] DATE: 10/15/19 FILE: 19-00000-000-000 DWG: 19-00000-000-000-000-000			_____ _____ _____ _____ _____

PRELIMINARY PLAT SHOWING
ASCENT SUBDIVISION
 A PARCEL OF LAND BEING LOCATED IN THE SE 1/4 OF
 SW 1/4 OF SECTION 10, T.3N., R.1W., BOISE MERIDIAN
 EAGLE, ADA COUNTY IDAHO
 OCTOBER 2019



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

SHEET P1.1	CK ENGINEERING 1300 E. SPATE ST., SUITE 102 EAGLE, ID 83611 PHONE 208-436-1922	PRELIMINARY PLAT	ASCENT SUBDIVISION MERIDIAN, IDAHO	REVISIONS:
	DRAWN BY: JSE CHECKED BY: JSE DATE: 10/2/19 FILE: 1-ASCENT-MERIDIAN DTP: 8/20/19 8:00 AM			

UNDE
ENTIAL



FRANKLIN ROAD



ASCENT APARTMENTS
W. FAIRVIEW ROAD
MERIDIAN, ID 83642

SCALE: 1"=30'-0"

• Civil Engineering
• Landscape Architecture
• Erosion & Sediment Control
• Graphic Communication
• Irrigation Design
• Land Planning

www.breckonlanddesign.com
Fax: 208-376-6568
Phone: 208-376-5153
6651 North Elanwood Street
Garden City, Idaho 83714

















