



Mayor Tammy de Weerd

City Council Members:

Keith Bird
Luke Cavener
Ty Palmer

Joe Borton
Genesis Milam
Anne Little Roberts

TRANSMITTALS TO AGENCIES FOR COMMENTS ON DEVELOPMENT PROJECTS WITH THE CITY OF MERIDIAN

To ensure that your comments and recommendations will be considered by the Meridian Planning and Zoning Commission please submit your comments and recommendations to Meridian City Hall

To: Attention C.Jay Coles, City Clerk

By: December 18, 2017

Transmittal Date: November 20, 2017

File No: H-2017-0151 CUP, PP

Hearing Date: December 21, 2017

REQUEST: A Conditional Use Permit Consisting of 124 Multi-Family Dwelling Units on Approximately 10.68 Acres in an Existing C-G Zoning District and a Preliminary Plat Consisting of 16 Multi-Family Building Lots, 4 Common Lots and 2 Other Lots on 10.68 Acres in an Existing C-G Zoning for Harper Ridge Subdivision

By: McMaster Limited Partnership

Location of Property or Project: 3885 E Copper Point Drive

Ryan Fitzgerald (No FP)	Meridian School District
Gregory Wilson (No FP)	Meridian Post Office
Steven Yearsley (No FP)	Ada County Highway District
Treg Bernt (No FP)	Ada County Development Services
Rhonda McCarvel (No FP)	Central District Health
Bill Cassinelli (No FP)	COMPASS
Jessica Perreault (No FP)	Nampa Meridian Irrigation District
Tammy de Weerd, Mayor	Settlers Irrigation District
City Council	Idaho Power Company
Sanitary Services	Century Link
Building Department	Intermountain Gas Co.
Fire Department	Idaho Transportation Department
Police Department	Ada County Associate Land Records
City Attorney	Downtown Projects
City Public Works	Meridian Development Corporation
City Planner	Historical Preservation Comm.
Parks Department	South of RR/SW Meridian
Economic Development	NW Pipeline
New York Irrigation District	Boise-Kuna Irrigation District
Boise Project Board of Control – Tim Paige	

Hearing Date: December 21, 2017

File No.: H-2017-0151

Project Name: Harper Ridge Subdivision

Request: (CUP): Request for a Conditional Use Permit consisting of 124 multi-family dwelling units on approximately 10.68 acres in an existing C-G zoning district.

Request: (PP) Request for Preliminary Plat consisting of 16 multi-family building, lots 4 common lots and 2 other lots on 10.68 acres in an existing C-G zoning district.

Location: The site is located at 3885 E. Copper Point Drive in the north $\frac{1}{2}$ of the south west $\frac{1}{4}$ of Section 21, Township T.3N., Range 1E.



RECEIVED
NOV 15 2017
BY: _____

RECEIVED

NOV 20 2017
Planning Division *Josh Beach*
City of Meridian
Development Review Application

STAFF USE ONLY:

Project name: Harper Ridge
File number(s): H-2017-0151
Assigned Planner: Josh Beach Related files: _____

Type of Review Requested (check all that apply)

- | | |
|-------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Accessory Use | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Administrative Design Review | <input checked="" type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Alternative Compliance | <input type="checkbox"/> Private Street |
| <input type="checkbox"/> Annexation and Zoning | <input type="checkbox"/> Property Boundary Adjustment |
| <input type="checkbox"/> Certificate of Zoning Compliance | <input type="checkbox"/> Rezone |
| <input type="checkbox"/> City Council Review | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Comprehensive Plan Map Amendment | <input type="checkbox"/> Time Extension: |
| <input type="checkbox"/> Comprehensive Plan Text Amendment | Director/ Commission/Council (circle one) |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> UDC Text Amendment |
| <input type="checkbox"/> Conditional Use Modification | <input type="checkbox"/> Vacation: |
| Director/Commission (circle one) | Director/ Council (circle one) |
| <input type="checkbox"/> Development Agreement Modification | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Final Plat Modification | |

Applicant Information

Matt Schultz on behalf of

Applicant name: McMaster Limited Partnership Phone: 208 941-5709
Applicant address: PO Box 2640 Email: douge@mcmasterconst.com
City: Eagle State: ID Zip: 83616

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

Owner name: same as above Phone: _____

Owner address: _____ Email: _____

City: _____ State: _____ Zip: _____

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: 83601

Primary contact is: Applicant Owner Agent/Contact

Subject Property Information

Location/street address: 3885 E. Copper Point Dr. Township, range, section: 3N, 1E, S. 21

Assessor's parcel number(s): 51121233901 Total acreage: 10.68 Zoning district: C-G
51121315100 ac

Project/subdivision name: Harper Ridge Subdivision ^{lots}
General description of proposed project/request: 16 apartment buildings and
4 storage building lots with 124 units on 10.7 acres in
Proposed zoning district(s): C-G existing C-G zone
Acres of each zone proposed: 10.68 ac

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

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): 162,074 SF

Residential Project Summary (if applicable)

Number of residential units: 124 units Number of building lots: 16 (apartments)
Number of common lots: 2 Number of other lots: 4 (storage building)

Proposed number of dwelling units (for multi-family developments only): 104

1 bedroom: 20 2-3 bedrooms: 80+24 4 or more bedrooms: _____

Minimum square footage of structure (excl. garage): 850 s.f. Maximum building height: 29'

Minimum property size (s.f.): 11,514 s.f. (apartment lot) Average property size (s.f.): 20,183 s.f. (apartment lots)

Gross density (Per UDC 11-1A-1): 11.61 Du/Ac Net density (Per UDC 11-1A-1): N/A

Acreage of qualified open space: 1.39 ac Percentage of qualified open space: ~~13.7%~~

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

See exhibit for open space calculated/measured

Amenities provided with this development (if applicable): pool, clubhouse, playground, fire pit,

Type of dwelling(s) proposed: Single-family Detached Single-family Attached Townhouse open space, fitness facility

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 Matt Schultz, on behalf of

Print applicant name: Doug McMaster, McMaster Limited Partnership

Applicant signature: [Signature] Date: 11/12/17

**DESCRIPTION FOR
HARPER RIDGE SUBDIVISION**

A parcel of land located in the W1/2 of Section 21, T.3N., R.1E., B.M., Meridian, Ada County, Idaho more particularly described as follows:

Commencing at the C1/4 corner of said Section 21 from which the W1/4 corner of said Section 21 bears North 89°07'51" West, 2667.58 feet;

thence along the East-West centerline of said Section 21 North 89°07'51" West, 66.17 feet;

thence leaving said East-West centerline South 00°52'09" West, 7.00 feet to an angle point in the exterior boundary line of Sutherland Farm Subdivision No. 5 as filed in Book 94 of Plats at Pages 11,433-11,445, records of Ada County, Idaho, said point also being the **REAL POINT OF BEGINNING**;

thence along the exterior boundary line of said Sutherland Farm Subdivision No. 5 the following 8 courses and distances:

thence South 37°32'49" East, 26.55 feet;

thence South 00°11'16" West, 117.48 feet;

thence North 87°43'08" West, 81.45 feet;

thence 192.67 feet along the arc of a curve to the left, said curve having a radius of 350.00 feet, a central angle of 31°32'28" and a long chord of 190.25 feet which bears South 76°30'38" West;

thence South 60°44'10" West, 17.46 feet;

thence 195.28 feet along the arc of a non-tangent curve to the left, said curve having a radius of 250.00 feet, a central angle of 44°45'15" and a long chord of 190.35 feet which bears South 38°21'47" West;

thence South 15°59'12" West, 112.50 feet;

thence 195.09 feet along the arc of a non-tangent curve to the right, said curve having a radius of 100.00 feet, a central angle of 111°46'39" and a long chord of 165.59 feet which bears South 71°52'32" West;

thence continuing along the exterior boundary line of said Sutherland Farm Subdivision No. 5 and along the exterior boundary line of Sutherland Farm Subdivision No. 3 as filed in Book 91 of Plats at Pages 10,859-10,861, records of Ada County, Idaho North 52°14'02" West, 127.00 feet to an angle point in the exterior boundary line of Sutherland Farm Subdivision No. 3;

thence continuing along the exterior boundary line of said Sutherland Farm Subdivision No. 3 the following 2 courses and distances:

thence 111.22 feet along the arc of a curve to the left, said curve having a radius of 220.00 feet, a central angle of 28°57'57" and a long chord of 110.04 feet which bears North 66°43'00" West;

thence North 81°12'02" West, 256.90 feet;

thence continuing along the exterior boundary line of said Sutherland Farm Subdivision No. 3 and along the exterior boundary line of Sutherland Farm Subdivision No. 4 as filed in Book 92 of Plats at Pages 10,988-10,990, records of Ada County, Idaho North 88°30'26" West, 230.10 feet;

thence continuing along the exterior boundary line of said Sutherland Farm Subdivision No. 4 North 68°02'56" West, 75.09 feet to the SE corner of Silverstone Subdivision-Phase 2 as filed in Book 85 of Plats at Pages 9,441 and 9,442, records of Ada County, Idaho;

thence along the easterly boundary line of said Silverstone Subdivision-Phase 2 the following 5 courses and distances:

thence North 21°57'04" East, 60.04 feet;

thence North 23°01'29" West, 91.35 feet;

thence North 00°00'04" West, 190.06 feet to a point on the East-West centerline of said Section 21;

thence along said East-West centerline South 89°07'51" East, 3.31 feet;

thence leaving said East-West centerline North 00°13'03" East, 164.50 feet to a point on the southerly right-of-way line of E. Copper Point Drive;

thence along said southerly right-of-way line the following 2 courses and distances:

thence 59.85 feet along the arc of a non-tangent curve to the left, said curve having a radius of 327.00 feet, a central angle of 10°29'11" and a long chord of 59.76 feet which bears South 84°33'10" East;

thence South 89°47'40" East, 10.38 feet to a point on the West boundary line of Silverstone Campus Subdivision as filed in Book 89 of Plats at Pages 10,295-10,299, records of Ada County, Idaho;

thence along said West boundary line South 00°15'36" West, 159.85 feet to the SW corner of said Silverstone Campus Subdivision;

thence along the South boundary line of said Silverstone Campus Subdivision South 89°07'51" East, 375.99 feet;

thence leaving said South boundary line South 00°11'16" West, 7.00 feet to a point on the South right-of-way line of W. Copper Point Drive;

thence along said South right-of-way line South 89°07'51" East, 891.73 feet to the **REAL POINT OF BEGINNING**. Containing 10.68 acres, more or less.



November 14, 2017

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: Harper Ridge Subdivision
Conditional Use Permit and Preliminary Plat Applications**

Dear Commissioners and City Council Members:

On behalf of McMaster Limited Partnership, please accept these applications for a conditional use permit and preliminary plat for the Harper Ridge Subdivision located at 3885 E. Copper Point Drive on the southwest corner of Copper Point Drive and Knapp Avenue. We are requesting a preliminary plat for 16 multi-family building lots with 124 units, 4 storage building lots, and 2 common lots on 10.68 acres in an existing C-G zone.

Site History – Sutherland Farm

This 10.7 acre property is the last remaining undeveloped parcel from a large annexation, zoning, and preliminary plat application approved in 2002 for the Sutherland Farm Subdivision consisting of 260 detached single-family lots, 32 attached single-family lots, 11 office/multi-family lots, and 5 commercial lots on 127.7 acres. At that time, this 10.7 acres north of the Ridenbaugh Canal was zoned C-G and excluded from the Development Agreement for the remaining 117 acres south of the canal. The remaining 117 acres was zoned R-4 with a Planned Unit Development designation to allow reduced lot sizes and mixed uses with conditional use permits at a later date. The subject 10.7 acre site did not have a detailed site plan at that time.

In 2004, a 16 acre portion of the R-4 zoning southwest of the subject property was modified to eliminate some office and multi-family lots and add 47 single family residential lots for the Sutherland Downs subdivision (Sutherland Farm Phase 4). These lots are a mix of 37'x100' attached and 50'x100' detached single family lots with houses ranging in size from 1,250 sf to 2,200 sf.

In 2014, a 5.4 acre portion of the original office lot area of Sutherland Farm on Eagle Road adjacent to the Ridenbaugh Canal was rezoned to C-C for the Citadel Self Storage site.

In 2016, a 5.4 acre portion of the original office lot area of Sutherland Farm on Eagle Road south of Easy Jet Drive was rezoned R-8 with 33 single-family residential lots with the Bancroft Square Subdivision.

In 2017, a 5.2 acre addition to the Sutherland Farm subdivision was annexed into the City and HOA with a R-4 zone and 17 lots in the Knightsbridge Subdivision providing an additional Victory Road access.

Surrounding Uses and Zoning

The site is located on the southwest corner of E. Copper Point Dr. and S. Knapp Avenue with C-G zoning identical to other adjacent property to the north and west in the Silverstone Subdivision complex. An existing office complex is located on the west property line and an existing preschool is located on the north property line in the northwest corner of the site. A vacant C-G lot is located directly north of Copper Point Drive across the street. The predominant uses within the Silverstone complex are offices with some restaurants near Eagle and Overland Road. This property has direct access to S Eagle Road on Copper Point Drive and indirect access north through the Silverstone complex to Overland Road.

The Movado Subdivision is northeast and east of the site and zoned R-8 adjacent to this site. The future connection of the Movado Subdivision to E. Copper Point Drive will provide additional routes to Overland Road.

The Sutherland Farm properties on the south side of the Ridenbaugh Canal across from the subject property are Sutherland Downs (R-8) to the southwest and Sutherland Farm (R-4) to the south including a 6 acre private park and a 10 foot regional pathway along the full length of the Ridenbaugh Canal adjacent to the site to Eagle Road. A bridge is located at Knapp Avenue adjacent to the site that also provides pedestrian connectivity to the south and additional vehicular access to Eagle Road and Victory Road south of the site at 2 locations.

The current Meridian Comprehensive Plan and Future Land Use Map indicates Mixed Use Regional for this 10.7 acres and the adjacent Silverstone Complex. The Movado and Sutherland Farm Subdivisions are shown as Medium Density Residential.

Conditional Use Permit Requirement

The proposed Harper Ridge multi-family subdivision is an allowed use within the existing C-G zone with a Conditional Use Permit application (attached). The site will consist of 16 multi-family buildings with 124 apartment units, 4 storage buildings, and a clubhouse/pool/amenity area. The buildings are all 2-story 8-plex except for one 2-story 4-plex building with architecture meeting the City of Meridian Design guidelines.

The site has been designed to meet the multi-family parking requirements of 1.5 spaces per 1- bedroom units and 2 spaces per 2/3 bedroom units with 1 covered parking space per unit. In addition, the site exceeds the multi-family open space requirement of 250 sf

per unit or 30,000 sf by double with 60,548 sf. The site amenities proposed are a clubhouse, pool, playground, fire pit, fitness facility, and 50'x100' (min) open space.

Preliminary Plat

The 10.7 acre site is proposed to be subdivided into 16 multi-family building lots, 4 storage building lots, 1 clubhouse/amenity lot, and 1 Ridenbaugh Canal lot. The gross density is 11.6 dwelling units per acre with multi-family building lot sizes ranging from 11,514 SF to 27,696 SF with an average multi-family building lot size of 20,183 SF. The Ridenbaugh Canal lot has an exclusive easement for an NMID access road along the north canal bank and the Harper Ridge Building Owners Association will be responsible for weed maintenance within the common lot behind the 6-foot wrought iron fence on the common lot line.

Sewer Service

The Harper Ridge Subdivision will be serviced by an existing 8-inch sewer main in E. Copper Point Drive at the northwest corner of the site with adequate depth to service the entire 10.7 acres.

Water Service

The Harper Ridge Subdivision will be serviced by an existing 12-inch water main stub in E. Copper Point Drive with connections at two site entrances for a looped system.

Pressure Irrigation

Primary pressure irrigation will be provided by Nampa-Meridian Irrigation District (NMID) via an existing pump station for the Sutherland Farm Subdivision and existing pressure irrigation mains at the SE corner of the site. We understand an upgrade to the existing NMID regional pump station may be required depending on final engineering plans and NMID requirements for development of this 10.7 acre site.

Roadways and Storm Drainage

The site has three accesses to E. Copper Point Drive which is currently improved with curb/gutter/sidewalk on the north side of the road. This subdivision will provide curb/gutter/sidewalk on the south side of the road and minor widening per ACHD requirements.

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 in accordance with ACHD design criteria for Copper Point Drive widening and City of Meridian standards for interior private driveway construction.

Subdivision Design – Special Features

The site has been designed to minimize the impact to the neighbors to the south of the Ridenbaugh with the distance between the existing houses to the nearest proposed multi-family building at approximately 140 feet to 150 feet. In addition, we are under the maximum building height limit with only 2-story buildings and 30-foot maximum building height. Also, the Harper Ridge site is approximately 6' - 8' below the adjacent Sutherland Farm lots and adjacent canal access road

To provide a safety barrier to the Ridenbaugh Canal, 1575 feet of 6-foot-tall wrought iron fence will be provided on the common lot line with extra trees planted on the north side of the fence and the existing mature trees will be retained where allowed by NMID.

In addition, an extra-wide, 28'-38' wide landscape buffer from the proposed apartment buildings has been provided to the existing preschool property line at the northwest corner of the site.

Architecture

The proposed Harper Ridge multi-family subdivision will consist of 16 multi-family buildings with 124 apartment units (2-story), 4 storage buildings (1-story), and a clubhouse/pool/amenity area (1-story). The submitted building architecture meets or exceeds the City of Meridian Design Review guidelines. Additional color renderings of the buildings will be provided prior to the first public meeting.

VariANCES

The site design for the Harper Ridge Subdivision exceeds the minimum requirements of the C-G zoning ordinance and Multi-Family Design Review guidelines and no variances are requested with this application.

Overall Site Statistics - Sutherland Farm

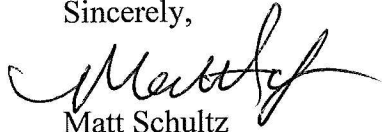
We have prepared a Usable Open Space and Density Analysis and Exhibit for the original 117 acres of Sutherland Farm south of the Ridenbaugh Canal annexed in 2002 with the subject 10.7 acre site north of the Ridenbaugh Canal. In addition, the recent 5.2 acre Knightsbridge Subdivision was included since it annexed into the Sutherland Farm HOA recently.

The results are attached and show the overall density of the Sutherland Farm annexation, including our site, is 3.8 dwelling units per acre and within the original R-4 zoning allowed density. In addition, the overall open space is 11.4%. Although specifically excluded from the original Development Agreement and Sutherland Farm HOA, we believe the original development and approval intent was achieved to have a multi-family component "within" the Sutherland Farm development and to maintain an overall gross density under 4 units per acre.

Summary

The proposed conditional use permit and preliminary plat applications for the Harper Ridge 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.

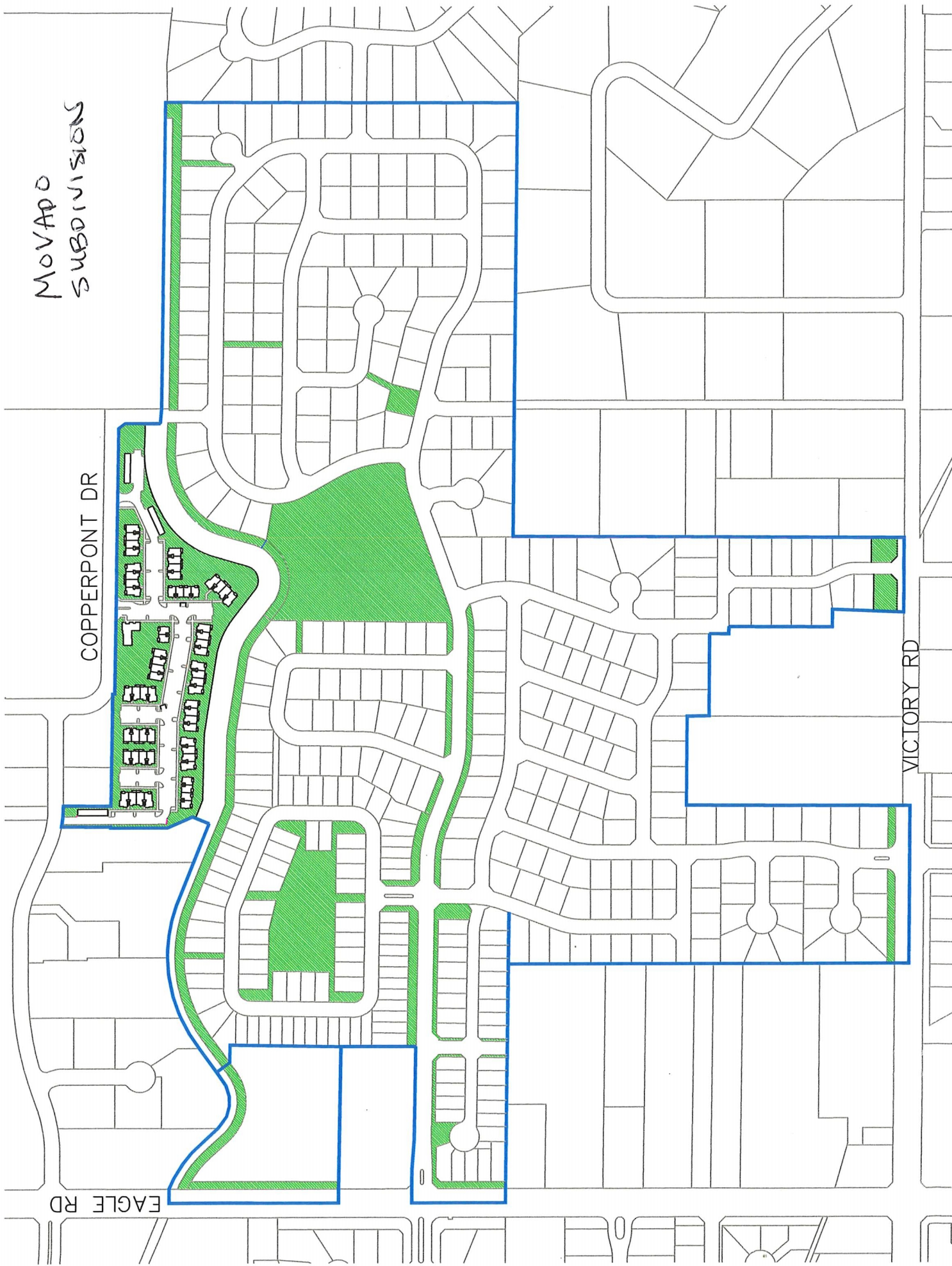
Sincerely,

A handwritten signature in black ink, appearing to read "Matt Schultz", written in a cursive style.

Matt Schultz
Schultz Development LLC

attachments

MOVADO
SUBDIVISIONS



COPPERPOINT DR

EAGLE RD

VICTORY RD

SUTHERLAND FARM SUBDIVISION - CITY OF MERIDIAN

WITH HARPER RIDGE MULTI-FAMILY SITE (10.7 ACRES)

USABLE OPEN SPACE AND DENSITY ANALYSIS - 133.06 ACRES

11/14/2017

<u>PARCEL</u>	<u>AREA (AC)</u>	<u>USABLE OPEN SPACE (AC)</u>	<u>% OPEN SPACE</u>	<u>UNIT COUNT</u>	<u>% UNITS</u>	<u>GROSS DENSITY</u>
Sutherland Farm	90.23	8.56	9.5%	254	50.1%	2.8
Sutherland Downs	16.17	3.77	23.3%	79	15.6%	4.9
Mini-Storage	5.42	0.50	9.2%	0	0.0%	0.0
Bancroft Square	5.41	0.41	7.6%	33	6.5%	6.1
Knightsbridge	5.15	0.52	10.1%	17	3.4%	3.3
Harper Ridge	10.68	1.39	13.0%	124	24.5%	11.6
Total	133.06	15.15	11.4%	507	100.0%	3.8 ✓

Prepared By:

Matt Schultz

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO

THORNTON BYRON LLP.
3101 W. MAIN STREET, SUITE 200
P.O. BOX 7156
BOISE, ID 83707-1156
208/344-8600

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=4 CHE FOWLER
THORNTON BYRON

2015-009789
02/06/2015 03:28 PM
AMOUNT:\$19.00



(SPACE ABOVE LINE FOR RECORDER'S USE)

QUITCLAIM DEED

Copper Point Partners LLC, an Idaho limited liability company, Grantor, does hereby convey, release, remise and forever quitclaim unto McMaster Limited Partnership, an Idaho limited partnership, Grantee, whose current address is 16166 N. 20th Street, Nampa, Idaho 83687, all of the right, title and interest in and to that certain real property located in Ada County, Idaho, more particularly described on Exhibit A, attached hereto and made a part hereof by this reference.

Together with all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

In witness whereof, Grantors have hereunto subscribed their name to this instrument effective the 31st day of December, 2014.

Grantor:

Copper Point Partners LLC

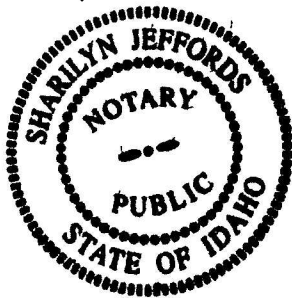
By: _____


Douglas R. McMaster, Manager

STATE OF IDAHO)
)
) SS.
COUNTY OF Ada)

On this 20th day of January, 2015, before me, the undersigned Notary Public in and for said State, personally appeared Douglas R. McMaster, known or identified to me to be the Manager of Copper Point Partners LLC, the Idaho limited liability company that executed the foregoing instrument and the person whose name is subscribed to the within instrument, and acknowledged to me that said limited liability company executed the same.

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



Sharilyn Jeffords
NOTARY PUBLIC, State of Idaho
Residing at Boise Idaho
My commission expires: 7-2-2018

EXHIBIT A

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER & THE NORTH HALF OF THE SOUTHWEST ¼ OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, MERIDIAN, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER ¼ MARKING THE NORTHEAST CORNER OF THE SOUTHWEST ¼ OF SECTION 21; THENCE ALONG THE NORTHERLY BOUNDARY OF THE SOUTHWEST ¼ OF SAID SECTION, NORTH 89°07'46" WEST, 66.17 FEET; THENCE SOUTH 00°52'14" WEST, 7.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SUTHERLAND FARM SUBDIVISION #5 THE FOLLOWING TWO COURSES AND DISTANCES:

- 1) SOUTH 37°32'49" EAST, 26.55 FEET;
- 2) SOUTH 00°11'16" WEST, 117.48 FEET TO THE CENTER LINE OF THE RIDENBAUGH CANAL;

THENCE ALONG SAID CENTER LINE AND SAID NORTHWESTERLY BOUNDARY THE FOLLOWING SEVEN COURSES AND DISTANCES:

- 1) NORTH 87°43'08" WEST, 81.45 FEET;
- 2) ALONG A CURVE TO THE LEFT 192.67 FEET, HAVING A RADIUS OF 350.00 FEET, AND A LONG CHORD WHICH BEARS SOUTH 76°30'38" WEST, 190.25 FEET;
- 3) SOUTH 60°44'10" WEST, 17.46 FEET;
- 4) ALONG A NON-TANGENT CURVE TO THE LEFT 195.28 FEET, HAVING A RADIUS OF 250.00 FEET, AND A LONG CHORD WHICH BEARS SOUTH 38°21'47" WEST, 190.35 FEET;
- 5) SOUTH 15°59'12" WEST, 112.50 FEET;
- 6) ALONG A CURVE TO THE RIGHT 195.09 FEET, HAVING A RADIUS OF 100.00 FEET, AND A LONG CHORD WHICH BEARS SOUTH 71°52'32" WEST, 165.59 FEET;
- 7) NORTH 52°14'02" WEST, 127.00 FEET;

THENCE ALONG SAID CENTER LINE AND THE NORTHERLY BOUNDARY OF SUTHERLAND FARM SUBDIVISION #3 THE FOLLOWING COURSES AND DISTANCES:

- 1) ALONG A NON-TANGENT CURVE TO THE LEFT 111.22 FEET, HAVING A RADIUS OF 220.00 FEET, AND A LONG CHORD WHICH BEARS NORTH 66°43'00" WEST, 110.04 FEET;
- 2) NORTH 81°12'02" WEST, 256.90 FEET;
- 3) NORTH 88°30'26" WEST, 230.10 FEET;
- 4) NORTH 68°02'56" WEST, 75.09 FEET;

THENCE ALONG THE SOUTHEASTERLY BOUNDARY OF SILVERSTONE SUBDIVISION PHASE #2 THE FOLLOWING FIVE COURSES AND DISTANCES:

- 1) NORTH 21°57'04" EAST, 60.06 FEET;
- 2) NORTH 23°01'29" WEST, 91.35 FEET;
- 3) NORTH 00°00'04" WEST, 190.06 FEET TO THE NORTHERLY BOUNDARY OF THE SOUTHWEST ¼ OF SECTION 21;
- 4) ALONG SAID BOUNDARY, SOUTH 89°07'46" EAST, 3.31 FEET;
- 5) NORTH 00°13'03" EAST, 183.13 FEET; THENCE

THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SILVERSTONE CAMPUS THE FOLLOWING COURSES AND DISTANCES:

- 1) SOUTH 00°13'03" WEST, 186.86 FEET TO THE NORTHERLY BOUNDARY OF THE SOUTHWEST ¼ OF SECTION 21;
- 2) ALONG SAID BOUNDARY, SOUTH 89°07'46" EAST, 375.76 FEET;
- 3) SOUTH 00°11'16" WEST, 7.00 FEET;
- 4) PARALLEL WITH AND 7.00 FEET SOUTHERLY OF THE NORTHERLY BOUNDARY OF THE SOUTHWEST ¼ OF SECTION 21, SOUTH 89°07'46" EAST, 891.71 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PROPERTY DEEDED TO ACHD BY WARRANTY DEED RECORDED AS INSTRUMENT NO. 102042502, RECORDS OF ADA COUNTY, IDAHO.

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)

COUNTY OF ADA) McMaster Limited Partnership

I, Doug McMaster, PO Box 2640
(name) (address)
Eagle, ID 83606
(city) (state)

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:

Matt Schultz
Schultz Development, PO Box 1115, Meridian, ID
(name) (address) 83680

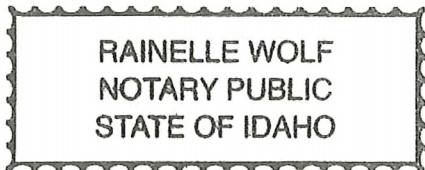
to submit the accompanying application(s) pertaining to that property.

- 2. I agree to indemnify, defend and hold the City of Meridian 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 Meridian staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 14 day of November, 2017

[Signature]
(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.

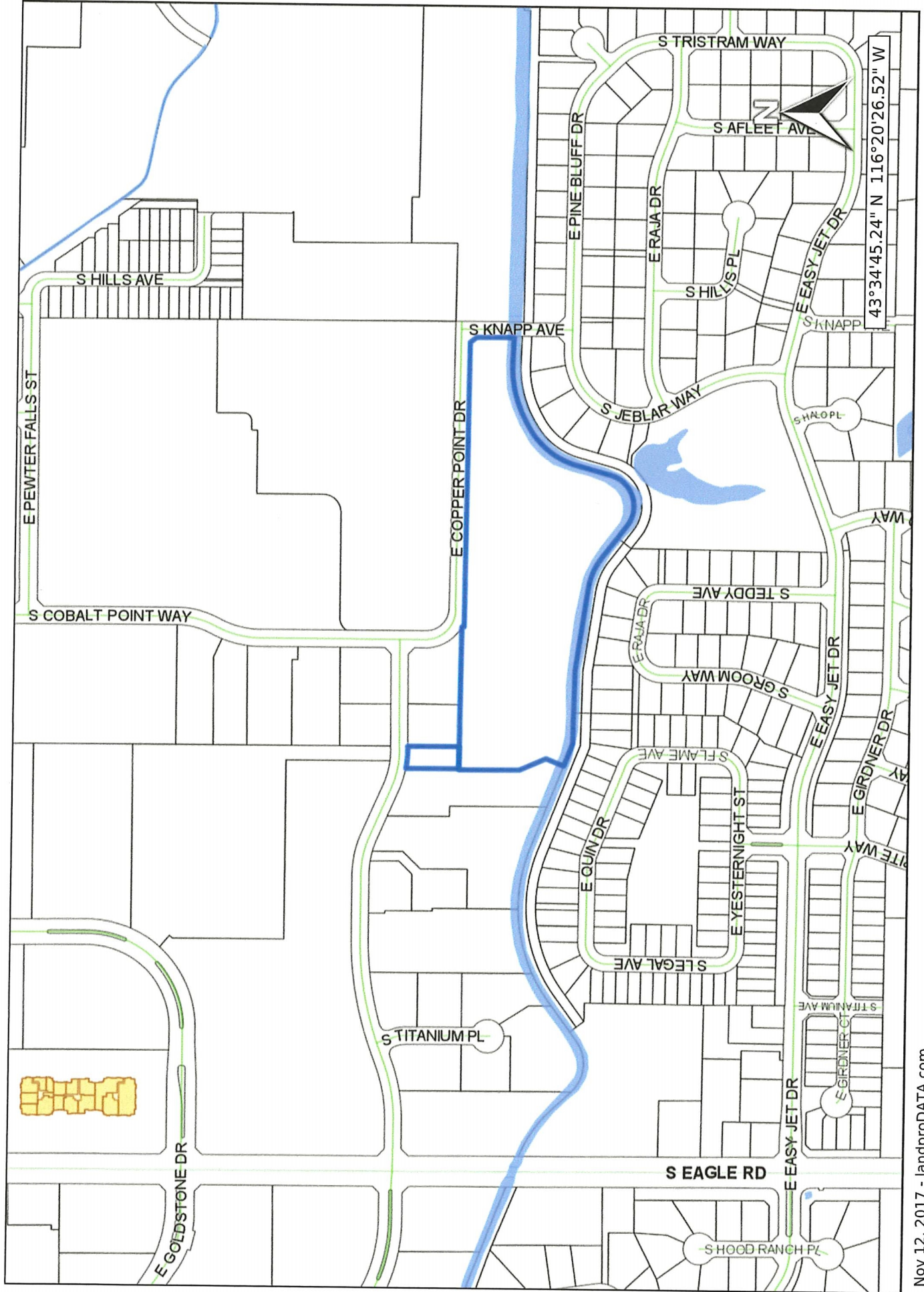


Rainelle Wolf
(Notary Public for Idaho)

Residing at: Eagle, Idaho

My Commission Expires: 10/31/20

Harper Ridge Subdivision Vicinity Map



CITY OF MERIDIAN

PRE-APPLICATION MEETING NOTES

Project/Subdivision Name: Copper Point Drive Date: 7-19-17
 Applicant(s)/Contact(s): chad karkela
 City Staff: Josh, Bill, Bruce
 Location: _____ Size of Property: 11.106
 Comprehensive Plan FLUM Designation: MU-RG
 Design Guidelines Development Context: Urban Urban/Suburban Suburban Rural
 Existing Use: Vacant Existing Zoning: C-G
 Proposed Use: Multi-family Proposed Zoning: C-G
 Surrounding Uses: S: Residential N: Commercial E: Residential W: Commercial
 Street Buffer(s) and/or Land Use Buffer(s): 20 foot buffer along Copper Point Drive
 Open Space/Amenities/Pathways: _____
 Access/Stub Streets/Street System: _____
 Sewer & Water Service: _____
 Waterways/ Floodplain/Topography/Hazards: _____
 History: _____
 Additional Meeting Notes: _____

20 foot landscape buffer along Copper Point Drive
Meet the specific use standards for multi-family

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 type="checkbox"/> Ada County Highway Dist. (ACHD) | <input 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 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 type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Variance |
| <input checked="" 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

HARPER RIDGE APARTMENTS C.U.P AND PRELIMINARY PLAT

MERIDIAN POLICE STATION, CONFERENCE ROOM

OCTOBER 3, 2017 at 6:00 PM

- | | <u>Name</u> | <u>Address</u> | <u>Phone #</u> | <u>E-mail</u> |
|-----|--------------------------|--------------------------------------------|----------------|-----------------|
| 1. | Matt Schultz | 8420 S. Ten Mile | | |
| 2. | Fred & Thompson | 2053 S. W. 112th Ave | | |
| 3. | Larry & Linda Leach | 2491 S. Jebbar Way | 208.362.5559 | linda@leach.net |
| 4. | William & Marie Graham | 3656 E RAJA DR | | |
| 5. | Griesbaum | 4212 E Pine Bluff Dr. | | |
| 6. | John & Nancy Sandreax | 2611 S. Pristram Way | | |
| 7. | Kathy Hasford | 2711 S. Knappa Ave. | | |
| 8. | Arnold Hendrick | 2654 S. Jebbar Way, Meridian, + Georgetown | | |
| 9. | CLAYTON CARTER | ccarter@9682@ymail.com | | |
| 10. | RON PASCOAL | JEBBAR WAY | | |
| 11. | GEORGE HOWARD | 4012 E. RAJA W | | |
| 12. | Rulon & Gayle Stocking | 1837 1837 S. teddy Ave. | | |
| 13. | Ney Mched | } 2897 S. Proud way | | |
| 14. | Joy Morrey | | | |
| 15. | Erik & Carole Gabrielson | 4231 E. Easy Jet | | |
| 16. | Terrill Williams | 4267 E. Easy Jet | | |
| 17. | Vern & Melece Williams | 2540 S. Tristram Way. | | |
| 18. | Pam & Gregg Judy | 4044 E. Raja Tr. | | |
| 19. | Bonnie Broussard | 2662 S. Teddy Ave | | |
| 20. | Brian Stalcup | 3772 E Raja Dr | | |
| 21. | Joan Rocha | 3788 E Girdner Dr | | |

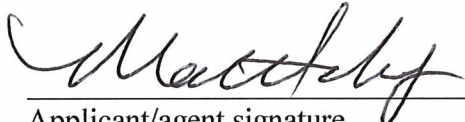
COMMITMENT OF PROPERTY POSTING

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

11/12/17

Date

Subject: **Harper Ridge Subdivision Name Reservation**

From: subnamemail@adaweb.net

To: schultzdevelopment@yahoo.com

Cc: gcarter@idahosurvey.com

Date: Tuesday, October 3, 2017, 2:43:36 PM MDT

October 3, 2017

Matt Schultz, Schultz Development

Greg Carter, Idaho Survey Group

RE: Subdivision Name Reservation: **HARPER RIDGE SUBDIVISION**

At your request, I will reserve the name **Harper Ridge 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*

From: Matt Schultz [<mailto:schultzdevelopment@yahoo.com>]

Sent: Wednesday, September 27, 2017 11:18 PM



Mr. Matt Schultz
Schultz Development
Post Office Box 1115
Meridian, Idaho 83680

October 31, 2017
Page 1 of 6
File #17007-A

Re: Groundwater Research
Harper Ridge Subdivision
3885 East Copper Point Way
Meridian, Idaho

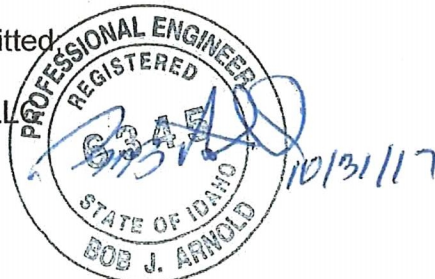
Matt:

This property consists of a single parcel (#S1121315100) located on the south side of Copper Point Way & west side of Knapp Avenue in Meridian, Idaho. The Riddenbaugh Canal is the south boundary for the subject property. As authorized, on June 8, 2017, SITE staff logged and sampled four test pits on the subject property. These four test pits were extended to twelve feet deep. At this depth, loose sand and gravels were sloughing faster than could be excavated with a rubber tire backhoe. Groundwater was not encountered.

Since groundwater was not confirmed, additional research was undertaken. The subject property is located in township 3 north, range 1 east, section 21. Well logs for this and adjacent sections were reviewed on the Idaho Department of Water Resources website. The attached well logs are for wells within a few hundred feet of the subject property. The well logs indicate that the static water level is 20-45 feet below the ground surface. It is safe to assume this is the depth to groundwater on the subject property.

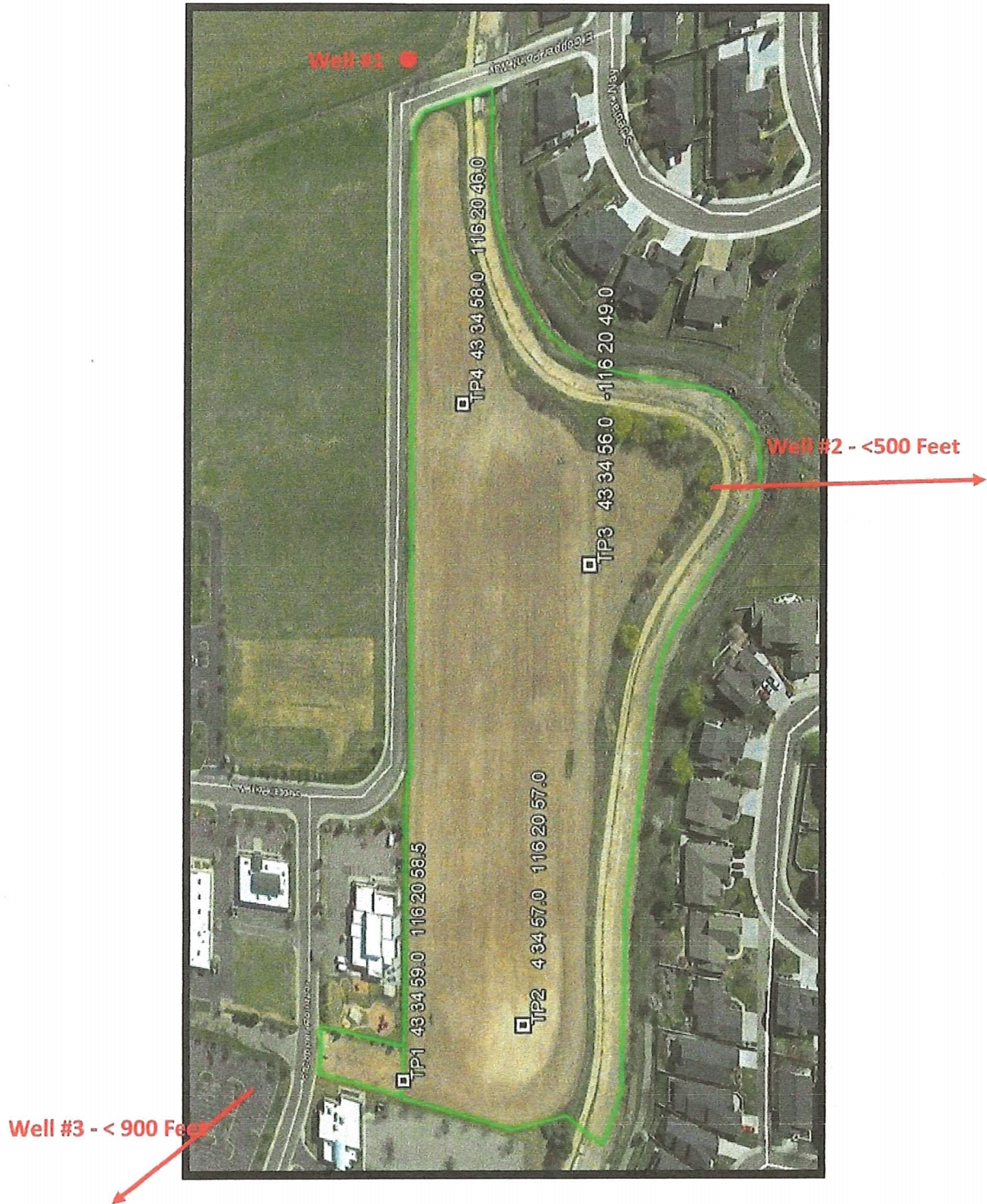
We look forward to assisting with your geotechnical needs should this project become viable and proceed to the design phase. Should you have any questions or require additional information, please contact our office at your convenience.

Respectfully submitted,
Bob J. Arnold, PE
SITE Consulting, LLC



SITE CONSULTING, LLC

AERIAL PHOTO Test Pit Locations





#1

Well Log Form 1
4/85

098774

REVIEWED
JUN 4 1965

WELL LOG AND REPORT OF THE
STATE RECLAMATION ENGINEER OF IDAHO

Department of Reclamation

Permit No. _____ Well No. _____ County Ada
 Owner Mr. W. Packard
 Address Rt. #2, Meridian, Idaho
 Driller Chester Kinsey
 Address Engle, Idaho
 Well location N 24 SW 1/4 Sec. 21, T. 3 N, R. 1 E
 Size of drilled hole 4 inch
 Total depth of well 94'

Locate well in section

NW 1/4	NE 1/4
X SW 1/4	SE 1/4

Give depth to standing water from the ground 45' Water temp. _____ °Fahr.
 On "Pumping Test" delivery was 900 g.p.g. or _____ a.f.s. Drawdown was 10.1 feet
 Size of pump and motor used to make test 10 Gal Poles
 Length of time of test 1 hours
 If flowing well, give flow _____ c.f.s. or _____ g.p.m. and shut off pressure _____
 If flowing well, described control works _____ (TYPE AND SIZE OF VALVE, ETC.)
 Water will be used for House hold use Weight of casing per lineal foot _____
 Thickness of casing 1250 Casing material steel (STEEL, CONCRETE, WOOD, ETC.)
 Diameter, length and location of casing 4" - 93' - surface 12" above surface 92' below
(CASING 12" IN DIAMETER OR LESS, GIVE INSIDE DIAMETER)
 (CASING OVER 12" IN DIAMETER, GIVE OUTSIDE DIAMETER)

CASING RECORD

Diam. Casing	From Feet	To Feet	Length	Remarks—seals, grouting, etc.

Number and size of perforations _____ located _____ feet to _____ feet from ground

Date of commencement of well Aug 15-61 Date of completion of well Aug 21-61

N 24 SW 1/4 S. 21 T. 3 N R. 1 E

63

SITE CONSULTING, LLC

#2

REPORT OF WELL DRILLER
State of Idaho

*Revised 8-2-68
D. J. Bellman*

State law requires that this report shall be filed with the State Reclamation Engineer within 30 days after completion or abandonment of the well.

WELL OWNER:
Name Gene Babbitt
Address Robert Jones Road
South of Overland

Owner's Permit No. _____
NATURE OF WORK (check): Replacement well
New well Deepened Abandoned
Water is to be used for: Drinking

METHOD OF CONSTRUCTION: Rotary Cable
Dug Other _____ (explain)

CASING SCHEDULE: Threaded Welded
4" Diam. from 0 ft. to 135 ft.
"Diam. from _____ ft. to _____ ft.
"Diam. from _____ ft. to _____ ft.
"Diam. from _____ ft. to _____ ft.
Thickness of casing: Steel Material:
Steel concrete wood other

PERFORATED? Yes No Type of perforator used: _____ (explain)

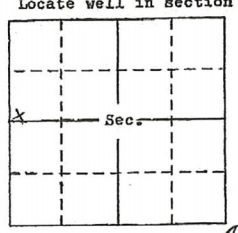
Size of perforations: " by "
perforations from _____ ft. to _____ ft.
perforations from _____ ft. to _____ ft.
perforations from _____ ft. to _____ ft.
perforations from _____ ft. to _____ ft.

WAS SCREEN INSTALLED? Yes No
Manufacturer's name _____
Type _____ Model No. _____
Diam. Slot size _____ Set from _____ ft. to _____ ft.
Diam. Slot size _____ Set from _____ ft. to _____ ft.

CONSTRUCTION: Well gravel packed? Yes
No. size of gravel _____ Gravel placed from _____ ft. to _____ ft. Surface seal provided? Yes No To what depth? _____ ft. Material used in seal: _____

Did any strata contain unusable water? Yes
No. Type of water: _____
Depth of strata _____ ft. Method of sealing strata off: _____

Surface casing used? Yes No
Cemented in place? Yes No



LOCATION OF WELL: County Ada
SW 1/4 NW 1/4 Sec. 21 T. 3 N/R. 1 E/W

DEPTH		MATERIAL	WATER
FROM	TO		YES OR NO
FEET	FEET		
0	4	top soil	no
4	7	hard pan	no
7	38	sand & gravel	no
38	120	muddy sand	no
120	135	fine clay	no
135		sand	yes

Work started: _____
Work finished: 11 April 1968
Well Driller's Statement: This well was drilled under my supervision and this report is true to the best of my knowledge.
Name: _____
Address: Adrian, Idaho
Signed by: David R. Randall
License No. 107 Date: _____

Use other side for additional remarks

63

USGS

SITE CONSULTING, LLC

#3

REPORT OF WELL DRILLER
State of Idaho

AM
Benjamin
7-5-1969
Warren Brewer

State law requires that this report shall be filed with the State Reclamation Engineer within 30 days after completion or abandonment of the well.

WELL OWNER
Name Grant Knapp
Address RT 2
Mission
Owner's Permit No. _____
NATURE OF WORK (check): Replacement well
New well Deepened Abandoned
Water is to be used for: Domestic
METHOD OF CONSTRUCTION: Rotary Cable
Dug Other _____ (explain)
CASING SCHEDULE: Threaded _____ Welded _____
6 "Diam. from 0 ft. to 112 ft.
"Diam. from _____ ft. to _____ ft.
"Diam. from _____ ft. to _____ ft.
"Diam. from _____ ft. to _____ ft.
Thickness of casing: Standard Material:
Steel concrete wood other

Size of drilled hole: 6" Total depth of well: 115 Standing water level below ground: 35.5' Temp. Fahr. _____ Test delivery: 15 gpm or _____ cfs Pump? Bail
Size of pump and motor used to make test: 3 hp Benliug
Length of time of test: 70 Hrs. Min. Drawdown: 4.8 ft. Artesian pressure: _____ ft. above land surface Give flow _____ cfs or _____ gpm. Shutoff pressure: _____
Controlled by: Valve Cap Plug
No control Does well leak around casing? Yes No
DEPTH MATERIAL 08591 WATER FROM TO FEET FEET YES OR NO

DEPTH FEET	MATERIAL	WATER YES OR NO
0	8	Top Soil
8	25	Bandura-Growl
25	73	Sandy clay
73	75	red clay
75	80	Sand with
80	84	Sand & clay
84	105	fine sand
105	115	Sand and gravel

drilled by LK
Pumps installed by LK Electric

(explain)
PERFORATED? Yes No Type of perforator used: _____
Size of perforations: _____ " by _____ " perforations from _____ ft. to _____ ft.
perforations from _____ ft. to _____ ft.
perforations from _____ ft. to _____ ft.
perforations from _____ ft. to _____ ft.
WAS SCREEN INSTALLED? Yes No
Manufacturer's name _____ Type _____ Model No. _____
Diam. Slot size Set from _____ ft. to _____ ft.
Diam. Slot size Set from _____ ft. to _____ ft.
CONSTRUCTION: Well gravel packed? Yes No size of gravel _____ Gravel placed from _____ ft. to _____ ft. Surface seal provided? Yes No To what depth? _____ ft. Material used in seal: Benmita Type Clay
Did any strata contain unusable water? Yes No Type of water: _____ Depth of strata _____ ft. Method of sealing strata off: _____

Surface casing used? Yes No
Cemented in place? Yes No
Locate well in section

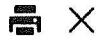
LOCATION OF WELL: County Ad.
NE 1/4 SW 1/4 Sec 21 T. 37 N. R. 7 E. N 3

Work started: May 7, 1969
Work finished: June 12, 1969
Well Driller's Statement: This well was drilled under my supervision and this report is true to the best of my knowledge.
Name: Warren Brewer
Address: 2917 Matt New Boise
Signed by: Warren Brewer
License No. 174 Date: June 12-1969

Use other side for additional remarks

USGS

Nothing follows



Subject: **Re: RE: Traffic Impact Study?**

From: Mwallace@achdidaho.org
To: Clittle@achdidaho.org; schultzdevelopment@yahoo.com
Date: Wednesday, September 13, 2017, 7:51:36 AM MDT

Matt,

A traffic impact study is not required for this application.

Please let me know if you have any questions.

Mindy

From: Matt Schultz <schultzdevelopment@yahoo.com>
Sent: Wednesday, September 13, 2017 7:38 AM
To: Mindy Wallace; Christy Little
Subject: Fw: RE: Traffic Impact Study?

Good Morning...see attached 124 unit apartments on the SE corner of Silverstone Campus up against the Ridenbaugh Canal on Copper Point Way. Are we going to need a TIS? thanks for looking.

Matt Schultz

Schultz Development LLC

(208) 880-1695

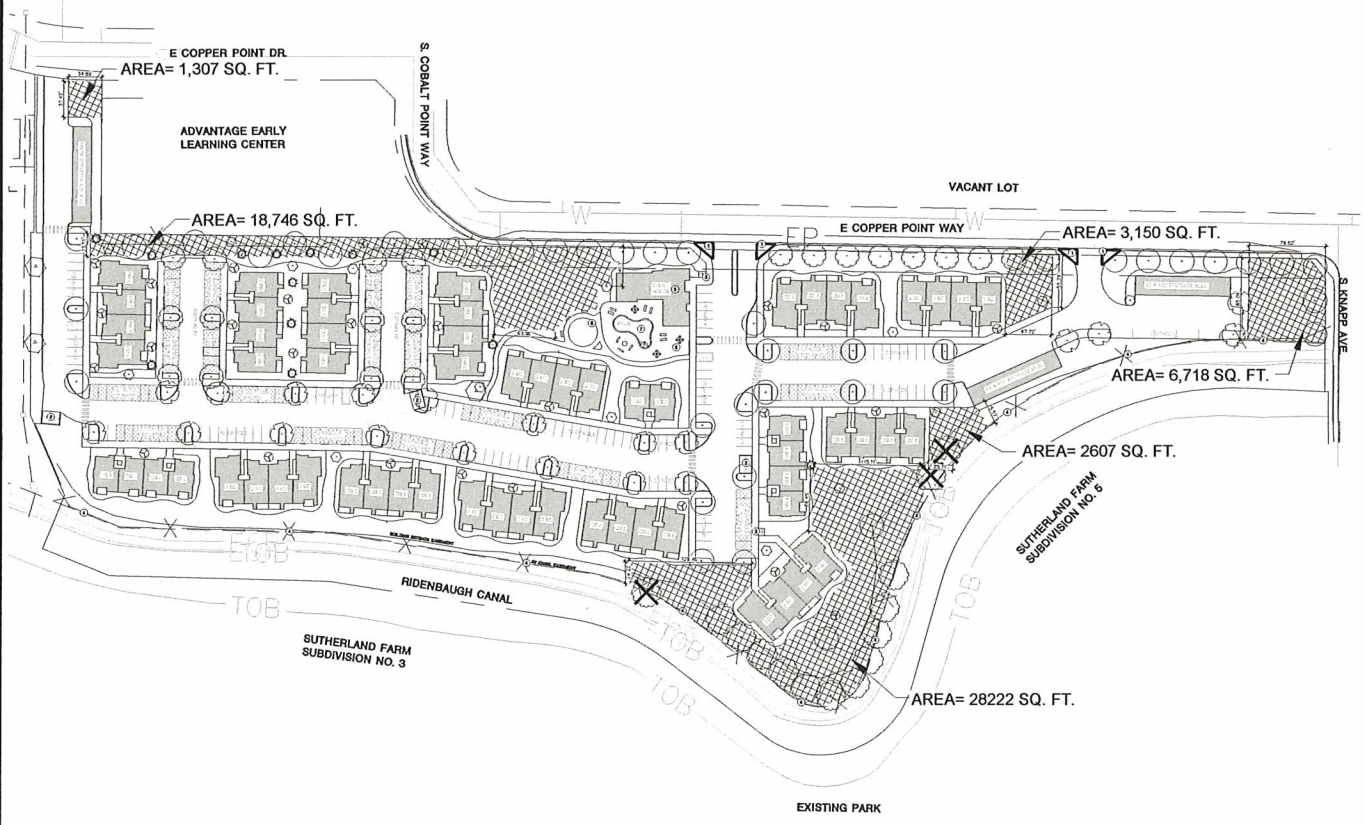
----- Forwarded Message -----

From: Chad Kinkela <chad@ck-engineers.com>
To: 'Matt Schultz' <schultzdevelopment@yahoo.com>; 'Chad Kinkela' <chad@ck-engineers.com>; 'Doug McMaster' <doug@mcmasterconst.com>
Sent: Wednesday, September 13, 2017, 7:24:45 AM MDT
Subject: RE: Traffic Impact Study?

This is our rough cut at the site. My understanding is that Jim Glance might be coming out with a different layout.

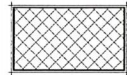
Let me know if more is needed to help.

S:\projects\2017\17207 harper ridge - copperpoint\CA\1\preliminary_landscape.dwg plotted by: Celeste Valle on Mon, November 06, 2017 at 01:02 PM



CITY OF MERIDIAN MULTI-FAMILY OPEN SPACE REQUIREMENTS

LANDSCAPE LEGEND



COMMON OPEN SPACE

COMMON OPEN SPACE		
250 SF REQUIRED FOR EACH UNIT CONTAINING BETWEEN 500-1,200 SF (124 UNITS)	REQUIRED 31,000 (.71 AC)	PROVIDED: 60,750 (1.4 AC)



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

www.breckonlanddesign.com
 Fax: 208-376-6593
 Phone: 208-376-5153
 6661 North Glenwood Street
 Garden City, Idaho 83714

HARPER RIDGE
3885 E COPPER POINT DRIVE
OPEN SPACE EXHIBIT

NOT TO SCALE

11/06/2017

PROJECT #: 17207

X-1.0

CITY OF MERIDIAN AMENITY REQUIREMENTS

REQUIRED AMENITIES

1. **SEATING:** 1 park bench per 100 sq ft of paved area.

2. **WATER:** 1 water fountain per 100 sq ft of paved area.

3. **TRASH:** 1 trash receptacle per 100 sq ft of paved area.

4. **SHADE:** 1 shade structure per 100 sq ft of paved area.

5. **ART:** 1 art sculpture per 100 sq ft of paved area.

6. **PLAY:** 1 play structure per 100 sq ft of paved area.

7. **BIOSWALL:** 1 bioswall per 100 sq ft of paved area.

8. **PERMEABLE PAVEMENT:** 10% of paved area must be permeable.

9. **VEGETATION:** 1 tree per 100 sq ft of paved area.

10. **IRIGATION:** 1 irrigation system per 100 sq ft of paved area.

11. **WATER SAVING:** 1 water saving device per 100 sq ft of paved area.

12. **WATER QUALITY:** 1 water quality device per 100 sq ft of paved area.

13. **WATER REUSE:** 1 water reuse device per 100 sq ft of paved area.

14. **WATER TREATMENT:** 1 water treatment device per 100 sq ft of paved area.

15. **WATER STORAGE:** 1 water storage device per 100 sq ft of paved area.

16. **WATER DISTRIBUTION:** 1 water distribution device per 100 sq ft of paved area.

17. **WATER COLLECTION:** 1 water collection device per 100 sq ft of paved area.

18. **WATER CONSERVATION:** 1 water conservation device per 100 sq ft of paved area.

19. **WATER EFFICIENCY:** 1 water efficiency device per 100 sq ft of paved area.

20. **WATER SUSTAINABILITY:** 1 water sustainability device per 100 sq ft of paved area.

PROJECT INFORMATION

TOTAL SITE LOT SIZE: 11.1 ACRES
 TOTAL DEVELOPABLE SPACE: 1,100,000 SQ FT
 PROVIDED COMMON OPEN SPACE: 200,000 SQ FT (18 ACRES)
 NUMBER OF PARKING STALLS: 1,000
 PROVIDED: 200 (NO ADA STALLS)
 NUMBER OF BIKE STALLS: 100
 PROVIDED: 10
 SETBACKS:
 SIDE: 10'
 FRONT: 20'
 REAR: 10'
 NUMBER OF STREET TREES: 25
 PROVIDED: 25
 TOTAL NUMBER OF TREE SPECIES: 6

PLANT SCHEDULE

CITY TREE BOTANICAL NAME	COMMON NAME	SIZE	NOTES	CLASS
DECIDUOUS SHADE TREES	20' Yellow Birch (Betula picea)	2" CAL. 18" H. 18" X 18"	100% Native	I
CONIFERUS TREES	12' Blue Spruce (Picea canadensis)	2" CAL. 12" H. 12" X 12"	100% Native	I
ORNAMENTAL FLOWERING TREES	12' Flowering Cherry (Prunus cerasifera)	2" CAL. 12" H. 12" X 12"	100% Native	I
SHRUBS	6' Red Twig Dogwood (Cornus sericea)	2" CAL. 6" H. 6" X 6"	100% Native	I
PERENNIALS/ORNAMENTAL GRASSES	12' Black-eyed Susan (Rudbeckia hirta)	2" CAL. 12" H. 12" X 12"	100% Native	I

CITY OF MERIDIAN LANDSCAPE REQUIREMENTS

FOOTPRINTAGE	BIOSWALL	PERMEABLE PAVEMENT	VEGETATION	WATER SAVING	WATER QUALITY	WATER REUSE	WATER TREATMENT	WATER STORAGE	WATER DISTRIBUTION	WATER COLLECTION	WATER CONSERVATION	WATER EFFICIENCY	WATER SUSTAINABILITY
100,000 - 200,000	1	10%	10	1	1	1	1	1	1	1	1	1	1
200,000 - 500,000	2	20%	20	2	2	2	2	2	2	2	2	2	2
500,000 - 1,000,000	3	30%	30	3	3	3	3	3	3	3	3	3	3
1,000,000 - 2,000,000	4	40%	40	4	4	4	4	4	4	4	4	4	4
2,000,000 - 5,000,000	5	50%	50	5	5	5	5	5	5	5	5	5	5
5,000,000 - 10,000,000	6	60%	60	6	6	6	6	6	6	6	6	6	6
10,000,000 - 20,000,000	7	70%	70	7	7	7	7	7	7	7	7	7	7
20,000,000 - 50,000,000	8	80%	80	8	8	8	8	8	8	8	8	8	8
50,000,000 - 100,000,000	9	90%	90	9	9	9	9	9	9	9	9	9	9
100,000,000 - 200,000,000	10	100%	100	10	10	10	10	10	10	10	10	10	10

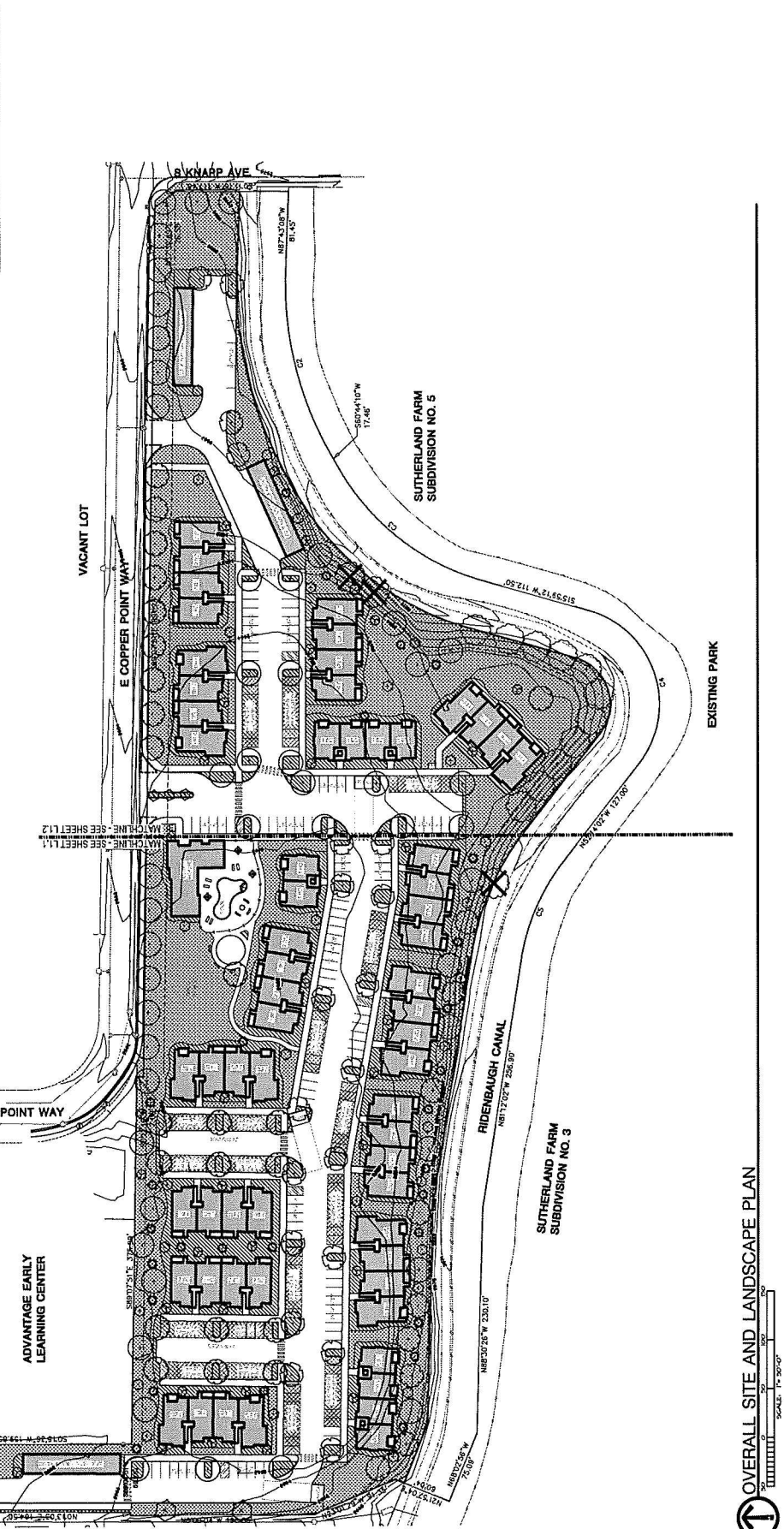


BRECKON
 LANDSCAPE ARCHITECTURE
 1000 N. 10th St., Suite 100
 Meridian, ID 83436
 Phone: 208.333.1111
 Fax: 208.333.1112
 Email: info@breckon.com
 Website: www.breckon.com

HARPER RIDGE APARTMENTS
 3885 E COPPER POINT DRIVE
 MERIDIAN, IDAHO
 OVERALL LANDSCAPE PLAN

NO.	DATE	DESCRIPTION
1	11/17/2017	PRELIMINARY PLAN

PROJECT NO.:
 DRAWN BY:
 CHECKED BY:
 DATE:
 SHEET NUMBER:
L10



OVERALL SITE AND LANDSCAPE PLAN
 SCALE: 1" = 50'-0"



Copyright © 2017

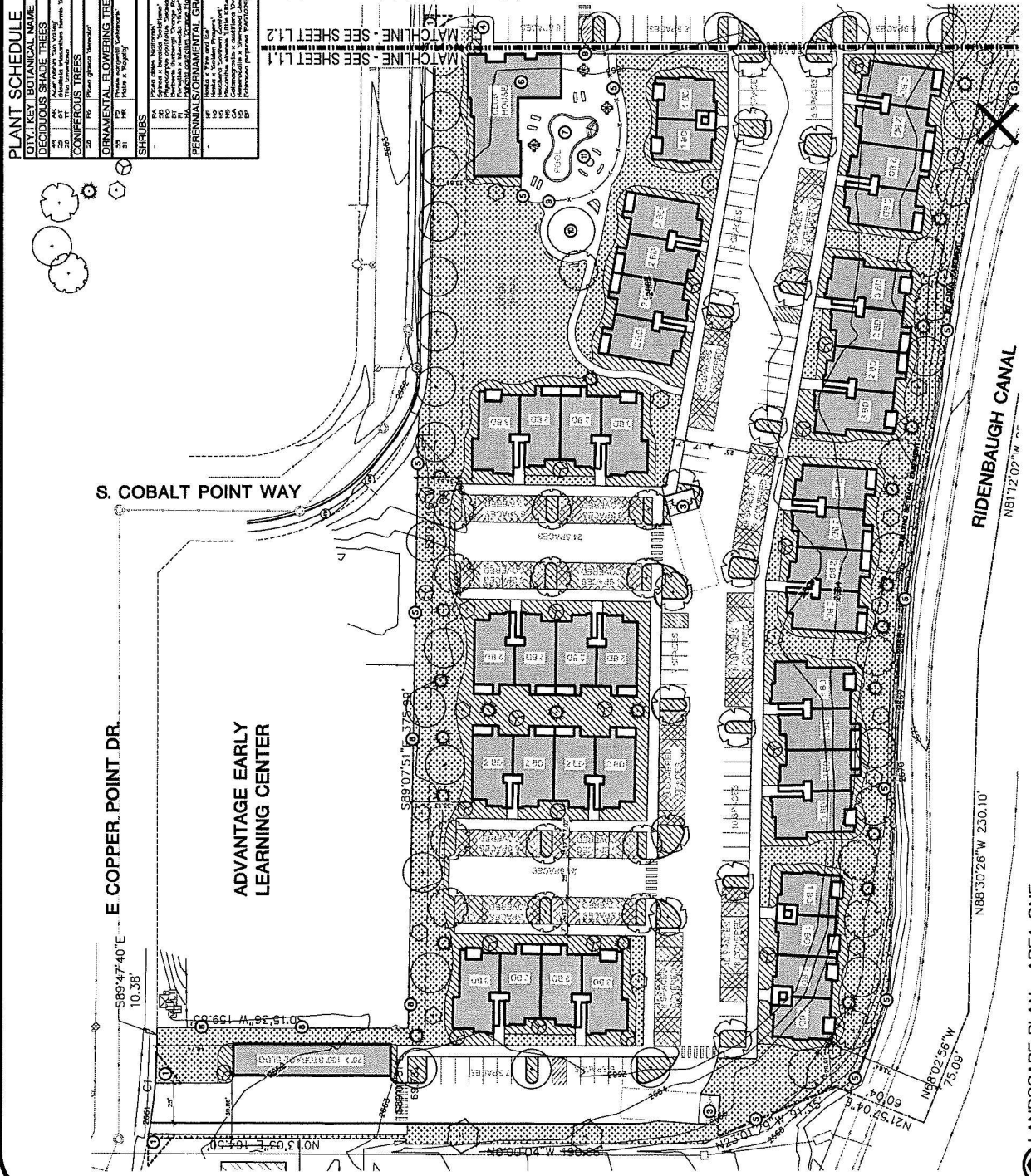
HARPER RIDGE APARTMENTS
 3885 E COPPER POINT DRIVE
 MERIDIAN, IDAHO
 LANDSCAPE PLAN - AREA ONE

PROJECT NO.:	1707
DATE:	11/7/2017
DESIGNED BY:	TE/CY
CHECKED BY:	TE/CY
DATE:	11/7/2017
SHEET NUMBER:	L11

PLANT SCHEDULE	COMMON NAME	SIZE	NOTES	CLASS
DECIDUOUS SHADE TREES	Amelanchier alnifolia 'Spectabilis'	12" CAL. DIA. @ 10' H	12" CAL. DIA. @ 10' H	III
CONIFEROUS TREES	Thuja occidentalis 'Smaragd'	12" CAL. DIA. @ 10' H	12" CAL. DIA. @ 10' H	III
ORNAMENTAL FLOWERING TREES	Malus domestica 'Siblo'	12" CAL. DIA. @ 10' H	12" CAL. DIA. @ 10' H	III
SHRUBS	Hydrangea macrophylla 'Endless Summer'	12" CAL. DIA. @ 10' H	12" CAL. DIA. @ 10' H	III
PERENNIALS/ORNAMENTAL GRASSES	Hosta 'Blue Heaven'	12" CAL. DIA. @ 10' H	12" CAL. DIA. @ 10' H	III

LANDSCAPE LEGEND

- EXISTING PLANTS TO REMAIN
- PLANTS TO BE INSTALLED
- EXISTING PLANTS TO BE REMOVED
- VISION TRIANGLE
- CONCRETE EXPOSURE AS DETAIL
- GET DOWNS AS DETAIL
- 0' OPEN FENCE
- PROPERTY LINE (EMPTY)
- SMALL LOCATION
- BISE MARK AS SPECIFIED
- VERTICAL CURBING LOCATION
- CREW AND UTILITY LOCATION
- CONCRETE JOINT (TYPICAL)
- ACCESSIBLE RAMP LOCATION
- SMALL PLANT IDENTIFICATION KEY
- PLANT IDENTIFICATION KEY
- USE 500 GALLON APPROVED TONSILK AS SPECIFIED
- PROPOSED PLANTING BEDS
- PROPOSED BUILDING
- VISION TRIANGLE
- SAVE AND PROTECT EXISTING TREES
- TRASH ENCLOSURE
- BISE MARK
- PROPOSED 6" O.D. TALL 3 GALL. HEIGHT IRON FENCE
- CLUMBER
- POOL
- SAVE AND PROTECT EXISTING FENCE
- PROPOSED IRON FENCE
- PROPOSED IRON BAIT
- PLAYGROUND
- PILE PIT



LANDSCAPE PLAN - AREA ONE
 SCALE: 1/8"=1'-0"



DATE: 11/7/2017

PROJECT NO. 1707

SHEET NUMBER L11

REVISIONS	DATE	DESCRIPTION

HARPER RIDGE APARTMENTS
 3885 E. COPPER POINT DRIVE
 MERIDIAN, IDAHO 83642

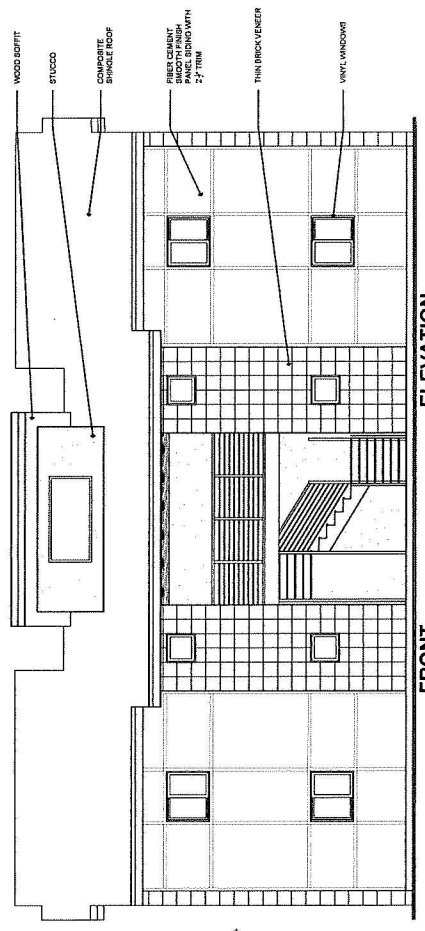
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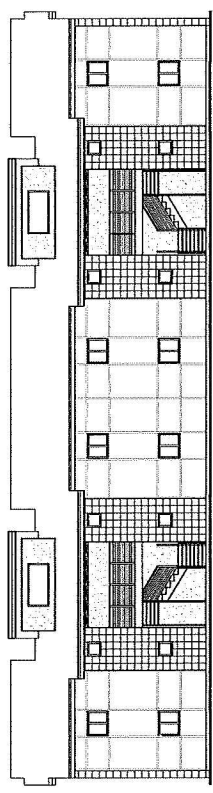
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 SHEET NO. A-2.1
 DATE: 11/11/2017
 DRAWN BY: JTB
 CHECKED BY: JTB

A-2.1

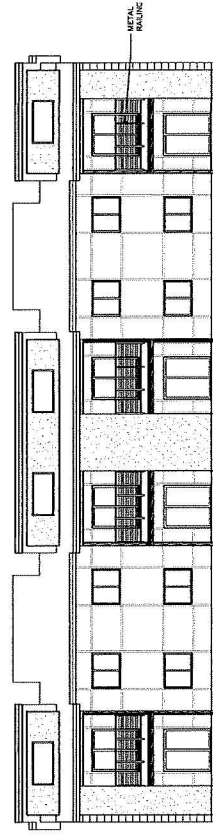
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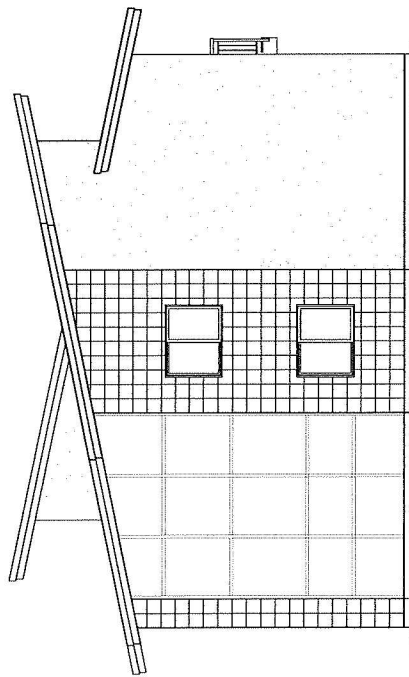
FRONT
 SCALE
 1/4" = 1'-0"



FRONT
 SCALE
 1/8" = 1'-0"



REAR
 SCALE
 1/8" = 1'-0"



SIDE
 SCALE
 1/4" = 1'-0"

BUILDING TYPE 1 & 1A
1 BEDROOM

REVISIONS	DESCRIPTION	DATE

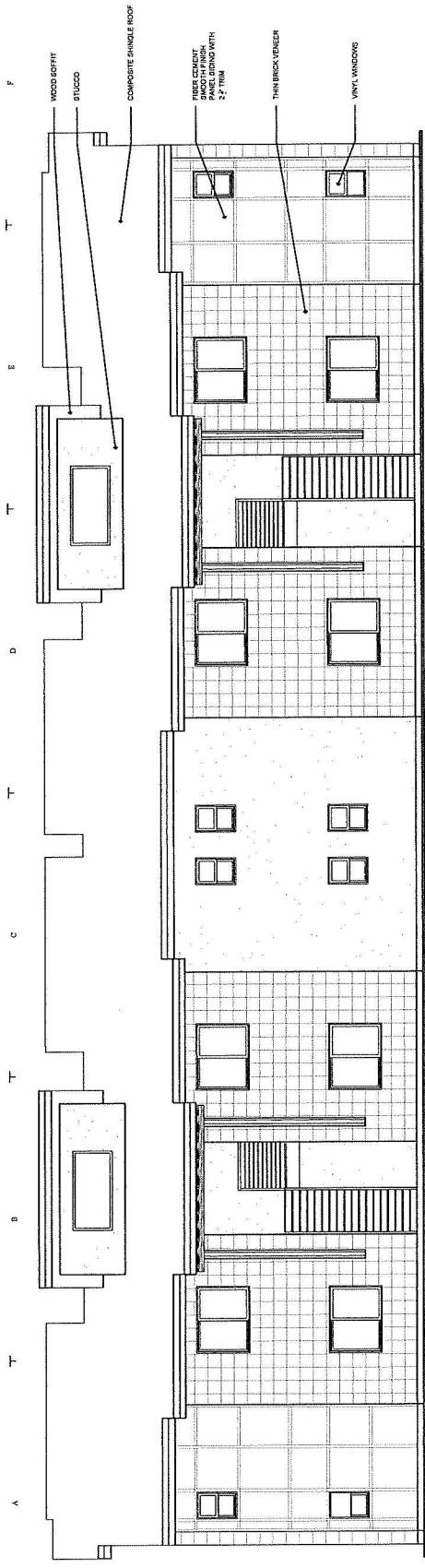
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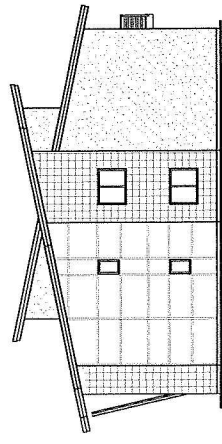
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PROJECT: HARPER RIDGE APARTMENTS
 DRAWN BY: J. S. BROWN
 CHECKED BY: J. S. BROWN
 SCALE ASSIGNED: AS SHOWN
 DATE: 11/13/2017
 PROJECT: 17001

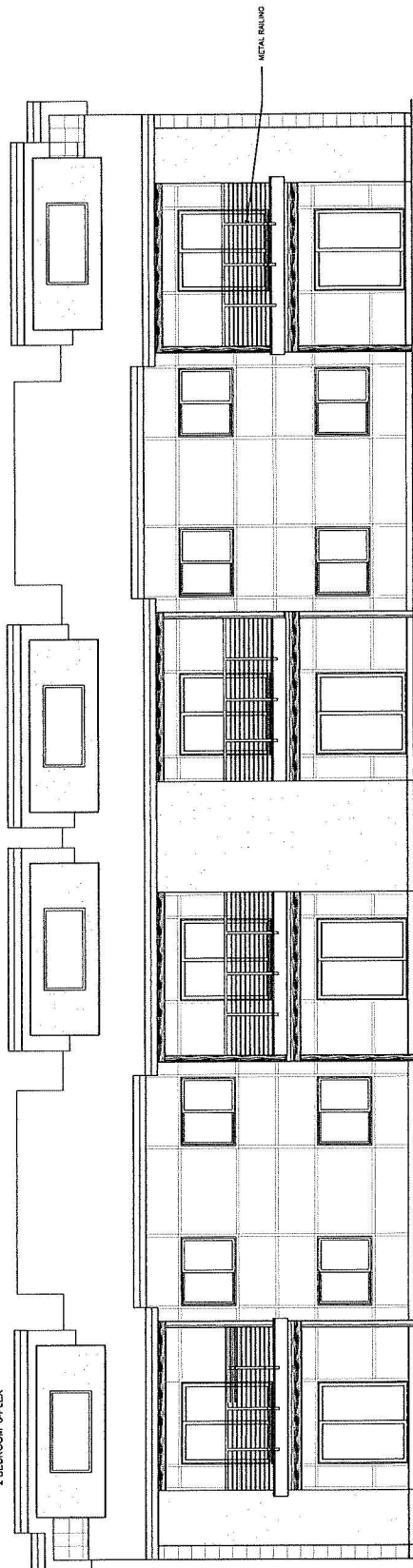
SHEET NUMBER
A-2.2



FRONT ELEVATION
 SCALE 1/4" = 1'-0"



SIDE ELEVATION
 SCALE 1/8" = 1'-0"



REAR ELEVATION
 SCALE 1/4" = 1'-0"

**BUILDING TYPE 2
 2 BEDROOM**

REVISIONS	DATE

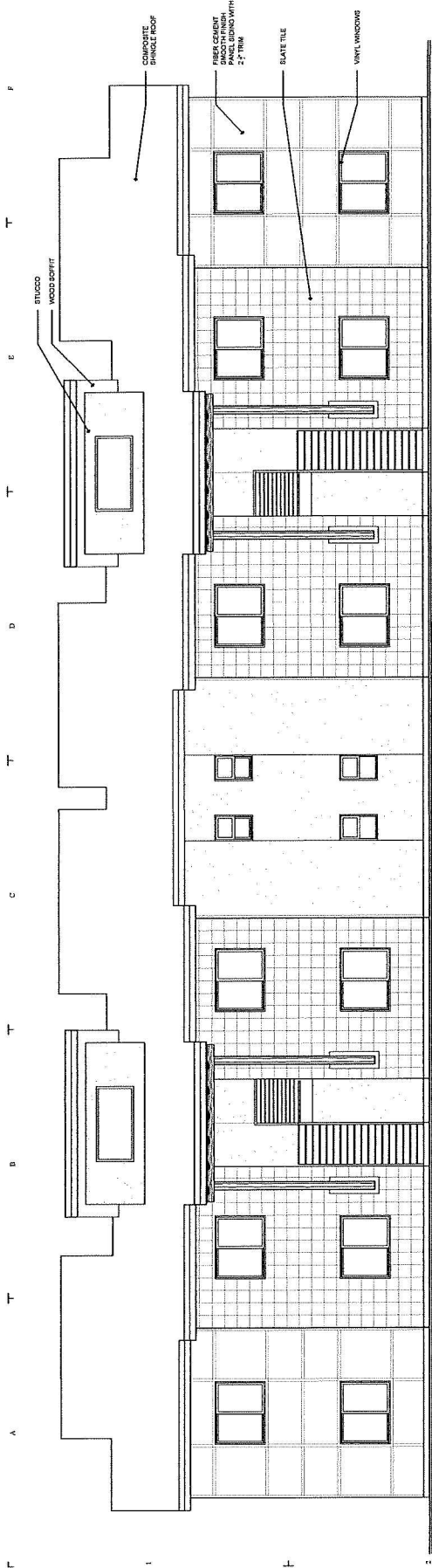
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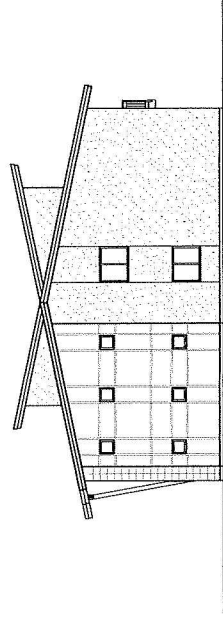
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SHEET DATA
 DRAWING NO. 17-000
 PROJECT NO. 17-000
 DATE: 11/16/2017
 PROJECT: 17001

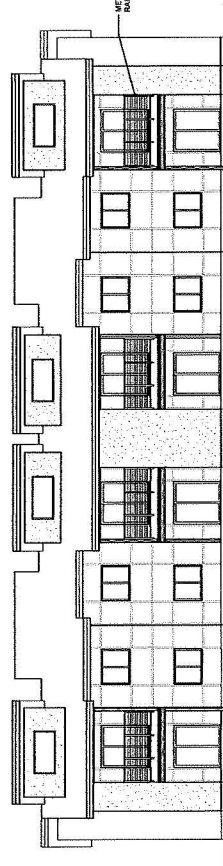
A-2.3



FRONT
 SCALE
 2 BEDROOM + 3 BEDROOM 8-PLEX
 1/4" = 1'-0"



SIDE
 SCALE
 2 BEDROOM + 3 BEDROOM 8-PLEX
 1/8" = 1'-0"



REAR
 SCALE
 2 BEDROOM + 3 BEDROOM 8-PLEX
 1/8" = 1'-0"

BUILDING TYPE 3
2 & 3 BEDROOM

