



Mayor Tammy de Weerd

City Council Members:

Luke Cavener
Ty Palmer
Treg Bemt

Joe Borton
Genesis Milam
Anne Little Roberts

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

To ensure that your comments and recommendation will be considered by the Meridian Planning and Zoning Commission/City Council, Please submit your comments and recommendations to cityclerk@meridiancity.org, Attention: C.Jay Coles, City Clerk by **November 30, 2018**

Transmittal Date: October 26, 2018

Hearing Date: December 6, 2018

Project Name & File Number: Warrick Subdivision H-2018-0115 AZ, PP

Applicant: Schultz Development

Property Location: 2445 E. Amity Road

Application Request:

Request: Annexation and Zoning of 36.22 acres of land with R-4 (19.94 acres) and R-8 (16.28 acres) zoning districts.

Request: Preliminary Plat consisting of 130 building lots and 19 common lots on 36.22 acres of land.

City Council / Planning and Zoning Commission	Valley Transit
Mayor	Idaho DEQ
Sanitary Services	West Ada School District
Building Department & Community Development	Meridian Post Office
Fire Department	Ada County Highway District
Police Department	Ada County Development Services
City Attorney	Central District Health
City Public Works	Compass
City Planner	Nampa Meridian Irrigation District
Parks Departments	Settlers Irrigation District
Economic Development	Idaho Power, Intermountain Gas, Century Link
Historic Preservation Commission	Idaho Transportation Department
New York Irrigation District	South or RR/SW Meridian
Boise Project Board of Control	NW Pipeline
Boise-Kuna Irrigation District	Ada County Associate Land Records
Downtown Projects	Meridian Development Corporation

Hearing Date: December 6, 2018

File No.: H-2018-0115

Project Name: Warrick Subdivision

Request:

Annexation & zoning of 36.22 acres of land with R-4 (19.94 acres) and R-8 (16.28 acres) zoning districts; and

Preliminary Plat consisting of 130 building lots and 19 common lots on 36.22 acres of land, by Schultz Development.

Location: The site is located at 2445 E. Amity Rd., in the NE $\frac{1}{4}$ of Section 32, Township 3N., Range 1E.



Planning Division

DEVELOPMENT REVIEW APPLICATION

STAFF USE ONLY:
 Project name: Warrick Subdivision
 File number(s): H-2018-0115
 Assigned Planner: Sonya Allen Related files: _____

Type of Review Requested (check all that apply)

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

Applicant Information

Applicant name: Schultz Development Phone: (209) 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 Marriage
 Owner name: Paul Warrick Phone: (209) 870-1757
 Owner address: 2445 E Amity Rd Email: _____
 City: Meridian State: ID Zip: 83642

Agent/Contact name (e.g., architect, engineer, developer, representative): Matt Schultz
 Firm name: Schultz Development Phone: (209) 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: 2445 E Amity Rd Township, range, section: 3N 1E S. 32
 Assessor's parcel number(s): 51132121100 Total acreage: 36.22 Zoning district: RUST
51132120800

Project/subdivision name: Warrick Subdivision
General description of proposed project/request: 130 building lots and 19 common lots on 36.22 acres
Proposed zoning district(s): R-4 and R-8
Acres of each zone proposed: 19.94 (R-4) and 16.28 (R-8)

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? New York / Boise Project

Which irrigation district does this property lie within? New York Irr

Primary irrigation source: New York Irr Secondary: City

Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): 220,982 SF
= 5.07 acres

Residential Project Summary (if applicable)

Number of residential units: 130 Number of building lots: 130

Number of common lots: 19 Number of other lots: N/A

Proposed number of dwelling units (for multi-family developments only): N/A

1 bedroom: _____ 2-3 bedrooms: _____ 4 or more bedrooms: _____

Minimum square footage of structure (excl. garage): 1,350 SF Maximum building height: 35 ft

Minimum property size (s.f.): 4,440 SF Average property size (s.f.): 7,659 SF

Gross density (Per UDC 11-1A-1): 3.59 DU/Ac Net density (Per UDC 11-1A-1): 5.7 DU/Ac

Acreage of qualified open space: 5.72 ac Percentage of qualified open space: 15.8%

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): Park, Ten Mile Creek w/ pathway, micropath, 1/2 amity buffer

Amenities provided with this development (if applicable): Ten Mile Pathway, pool, ^{club}house, benches

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 Schuytz

Applicant signature: Matt Schuytz Date: 10/1/18

October 1, 2018

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: Warrick Subdivision
Annexation, Rezone, and Preliminary Plat Applications**

Dear Commissioners and City Council Members:

On behalf of Schultz Development, LLC and Berkeley Building Company, please accept these applications for annexation, rezone, and preliminary plat for the Warrick Subdivision located at 2445 E. Amity Road. We are requesting annexation and rezone from County RUT to R-4 and R-8 and a preliminary plat for 130 building lots and 19 common lots on 36.22 acres.

Existing Master Plan and Zoning

The property is currently Ada County RUT and shown as Low Density Residential on the Meridian Comprehensive Plan and Future Land Use Map. The property is adjacent to the Whitebark Subdivision to the west (R-4), Sky Mesa Subdivision to the south (R-4), Castle Creek Subdivision to the north of Amity Road (R-8) and the Ten Mile Creek on the east.

Amity Road is a future five-lane arterial and the site is within ¼ mile of the Eagle Road and Amity Road intersection with mixed-use commercial and residential on the northwest corner.

Proposed Zoning

To provide a variety of housing options, the 36.22 acre site is proposed to be zoned R-8 on the north 16.28 acres and zoned R-4 on the south 19.94 acres. We are requesting a step-up to Medium Density Residential for the R-8 zoning and the proposed density over 3 units per acre.

Site Statistics

The proposed site statistics are as follows:

<u>Zoning</u>	<u>Building Lots</u>	<u>Gross Density</u>	<u>Open Space</u>
R-8	63	3.87	20.55%
R-4	67	3.36	11.90%
Overall	130	3.59	15.79%

Sewer Service

The Warrick will be serviced either by a 8-inch sewer main extended by the Castle Creek Subdivision on the north side of Amity or an 8-inch main extended by the Wells Subdivision in Amity Road at the northwest corner of the site. The sewer stub on the west boundary of the site from Castle Creek Subdivision is not deep enough to service the entire site.

Water Service

The Warrick Subdivision will be serviced by an existing 12-inch water main in Amity Road near the northwest corner of the site and an existing 8-inch water main in the Castle Creek Subdivision on the west boundary. The 12-inch main will be extended full frontage along Amity Road. In addition, future water stub will be connected from the Sky Mesa Stub on the south boundary for full looping within the overall adjacent water system.

Pressure Irrigation

Pressure irrigation will be provided by New-York District (NYID) via a new regional pump station for 80 acres in our SE corner of the site. The Beasley Lateral will be routed from the north boundary at Sky Mesa to an aerated irrigation storage pond, pump station, and overflow to the Ten Mile Creek at that location.

Roadways and Storm Drainage

The site is immediately accessible by E. Amity Road on the north side of the site. Amity Road is classified as an Arterial and will be widened to 5 lanes in the future within 96 feet of right-of-way. The Traffic Impact Study indicates a left-turn lane will be required with this development that will also improve the left-turn access of the Castle Creek Subdivision on the north side of Amity Road. The existing 36" drainage pipe at Amity Road is undersized and will be required to be replaced with a large box culvert to contain 100-year flood flows. ACHD has indicated they would enter into a cooperative agreement to build it with our first phase in 2019.

Additionally, the site will connect to the Whitebark Subdivision on our west boundary and the Sky Mesa Subdivision on our south boundary for secondary vehicular and pedestrian accesses. The Whitebark connection will be made in our first phase to meet the 30-lot maximum with a single access. ACHD has also required a stub street to the east for a future connection over the Ten Mile Creek be provided. This development will design the culvert crossing and provide a road trust payment to ACHD for ½ the projected cost to be collected when the adjacent property develops and constructs the crossing.

All interior roadways will be 33' back to back of curb with detached 5' sidewalks and 8' tree-lined parkstrips. The qualified open space only counts those parkstrips adjacent to common lots since the 35-foot tree spacing required for "Qualified" open space is problematic for driveway conflicts on varying width lots. We are proposing at least one tree per lot on all builder parkstrips regardless.

Storm drainage will be mitigated by an underground seepage bed in the large park area in accordance with ACHD design criteria located in the northern part of the site. Southern drainage areas will be designed using landscaped shallow retention areas.

Amenities

The site has ample amenities including a 2.5 acre park including a community pool, clubhouse, usable play area (storm drainage underground), and connecting pathways with a sitting area. In addition, the site will construct 1,500 feet of paved, 10-foot-wide regional pathway along the Ten Mile Creek top of bank along the east boundary of the site.

Lot Size and Architecture

We have attached a variety of existing and proposed elevations from Berkeley Building Company showing the quality housing options to be offered in the Warrick Subdivision.

The R-8 portion of the site will have 40', 44', 50', and 62' wide lots. The 40' wide "Garden" lots are attached, single-family residential with a zero-lot line with home sizes ranging from 1,350 SF to 1,550 SF. These 24 lots are located on the perimeter of the park and along Amity Road. The remaining 39 lots are detached product with home sizes ranging from 1,350 SF to 2,200 SF. The average lot size of the R-8 zone is 6,167 SF with a minimum lot size of 4,440 SF.

The R-4 portion of the site will have 62' and 70' wide lots with an average of 9,061 SF and 8,116 SF minimum lot size. The home sizes will range from 2,000 to 4,000 SF.

The blended, overall average lot size is 7,659 SF.


Variances

The site design for the Warrick Subdivision exceeds the minimum requirements of the R-4 and R-8 zoning ordinance and no variances are requested with this application.

Summary

The proposed annexation, rezone, and preliminary plat applications for the Warrick 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 compatible design characteristics with the surrounding neighborhood. We respectfully request your approval of these applications.

Sincerely,



Matt Schultz
Schultz Development LLC

Bill Parsons

From: Mindy Wallace <Mwallace@achdidaho.org>
Sent: Wednesday, October 10, 2018 10:43 AM
To: Matthew Schultz
Cc: Bill Parsons
Subject: Warrick Subdivision

Matt,

ACHD accepts the TIS for Warrick Subdivision.

Please let me know if you have any questions.

Mindy

Mindy Wallace, AICP
Planner III
Ada County Highway District
208-387-6178

**ANNEXATION DESCRIPTION FOR
WARRICK SUBDIVISION PARCEL**

A parcel of land located in the N 1/2 of the NE 1/4 of Section 32, T.3N., R.1E., B.M., Ada County, Idaho more particularly described as follows:

BEGINNING at the N 1/4 corner of said Section 32 from which the NE corner of said Section 32 bears South 89°43'43" East, 2656.26 feet;

thence along the North boundary line of said Section 32 South 89°43'43" East, 722.15 feet to a point on the approximate centerline of Ten Mile Creek;

thence along the approximate centerline of Ten Mile Creek the following 3 courses and distances:

thence South 27°41'53" East, 203.18 feet;

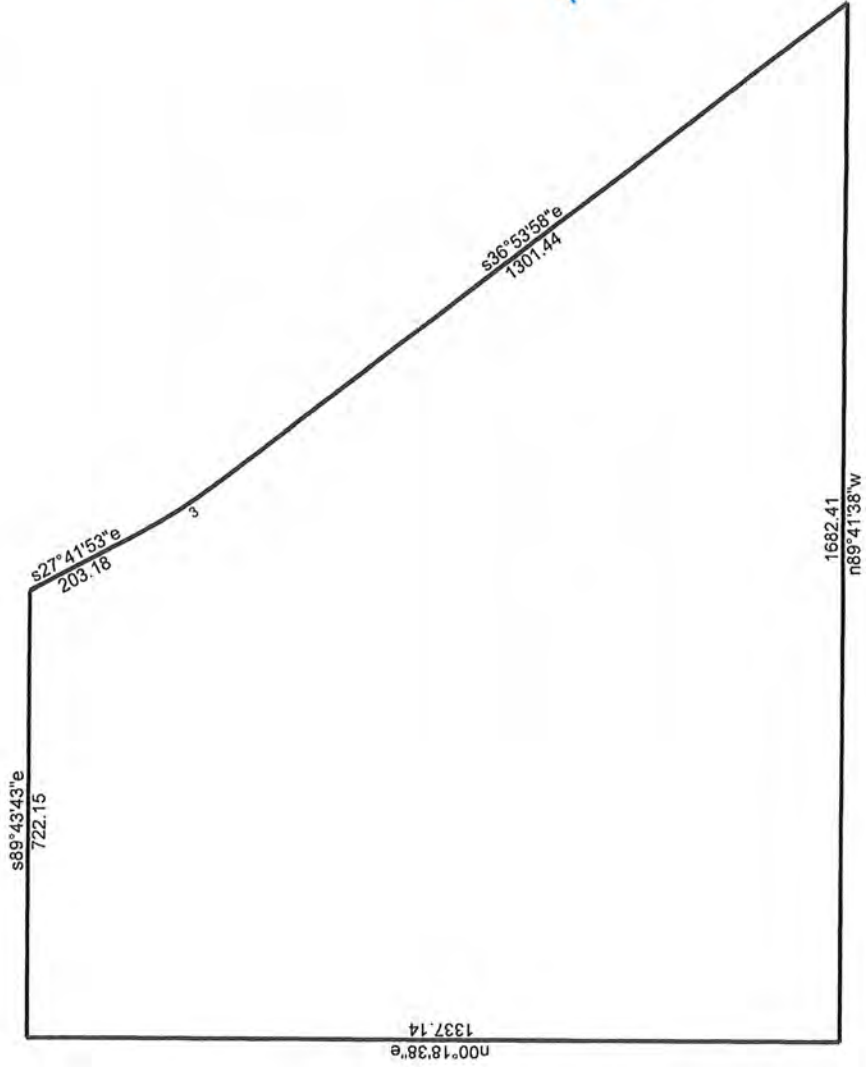
thence 144.53 feet along the arc of a curve to the left, said curve having a radius of 900.00 feet, a central angle of 09°12'05" and a long chord which bears South 32°17'55" East, 144.38 feet;

thence South 36°53'58" East, 1,301.44 feet to a point on the North boundary line Blackrock Subdivision No. 1 as filed in Book 96 of Plats at pages 12003 through 12008, records of Ada County, Idaho;

thence along said North boundary line North 89°41'38" West, 1,682.41 feet to the SE corner of Whitebark Subdivision No. 2 as filed in Book 112 of Plats at pages 16434 through 16436, records of Ada County, Idaho:

thence along the East boundary line of said Whitebark Subdivision No. 2 and the northerly extension thereof North 00°18'38" East, 1,337.14 feet to the **REAL POINT OF BEGINNING**. Containing 36.22 acres, more or less.





Warrick Subdivision Annexation Closure Sheet	
Scale: 1 inch= 300 feet	File: 9/25/2018
Tract 1: 36.2224 Acres, Closure: s83.0918e 0.01 ft. (1/629958), Perimeter=5391 ft.	
01 s89.4343e 722.15	
02 s27.4153e 203.18	
03 Lt, r=900.00, delta=009.1205, chord=s32.1755e 144.38	
04 s36.5358e 1301.44	
05 n89.4138w 1682.41	
06 n00.1838e 1337.14	

**DESCRIPTION FOR
WARRICK SUBDIVISION
R-4 ZONE**

A parcel of land located in the N 1/2 of the NE 1/4 of Section 32, T.3N., R.1E., B.M., Ada County, Idaho more particularly described as follows:

Commencing at the N 1/4 corner of said Section 32 from which the NE corner of said Section 32 bears South 89°43'43" East, 2656.26 feet;

thence along the East boundary line of Whitebark Subdivision No. 2 as filed in Book 112 of Plats at pages 16434 through 16436, records of Ada County, Idaho and the northerly extension thereof South 00°18'38" West, 778.75 feet to the **REAL POINT OF BEGINNING**;

thence leaving said East boundary line South 89°41'22" East, 136.70 feet;

thence North 81°35'53" East, 43.80 feet;

thence South 89°41'22" East, 265.00 feet;

thence North 00°18'22" East, 25.01 feet;

thence South 89°41'38" East, 489.99 feet;

thence North 58°04'55" East, 62.20 feet;

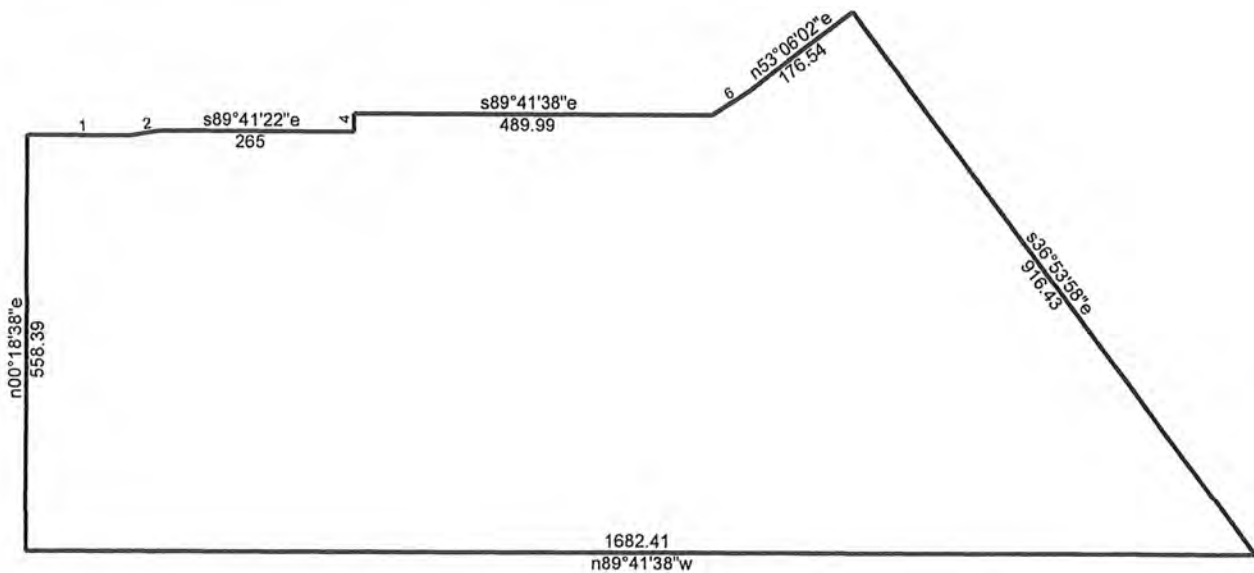
thence North 53°06'02" East, 176.54 feet to a point on the approximate centerline of Ten Mile Creek;

thence along said approximate centerline South 36°53'58" East, 916.43 feet to a point on the North boundary line Blackrock Subdivision No. 1 as filed in Book 96 of Plats at pages 12003 through 12008, records of Ada County, Idaho;

thence along said North boundary line North 89°41'38" West, 1,682.41 feet to the SE corner of Whitebark Subdivision No. 2;

thence along the East boundary line of said Whitebark Subdivision No. 2 North 00°18'38" East, 558.39 feet to the **REAL POINT OF BEGINNING**. Containing 19.94 acres or 868,767 square feet, more or less.





Warrick Subdivision R-4 Zone Closure Sheet

9/25/2018

Scale: 1 inch= 250 feet

File:

Tract 1: 19.9441 Acres, Closure: s55.3236e 0.01 ft. (1/368940), Perimeter=4356 ft.

- 01 s89.4122e 136.7
- 02 n81.3553e 43.8
- 03 s89.4122e 265
- 04 n00.1822e 25.01
- 05 s89.4138e 489.99
- 06 n58.0455e 62.2
- 07 n53.0602e 176.54

- 08 s36.5358e 916.43
- 09 n89.4138w 1682.41
- 10 n00.1838e 558.39

**DESCRIPTION FOR
WARRICK SUBDIVISION
R-8 ZONE**

A parcel of land located in the N 1/2 of the NE 1/4 of Section 32, T.3N., R.1E., B.M., Ada County, Idaho more particularly described as follows:

BEGINNING at the N 1/4 corner of said Section 32 from which the NE corner of said Section 32 bears South 89°43'43" East, 2656.26 feet;

thence along the North boundary line of said Section 32 South 89°43'43" East, 722.15 feet to a point on the approximate centerline of Ten Mile Creek;

thence along the approximate centerline of Ten Mile Creek the following 3 courses and distances:

thence South 27°41'53" East, 203.18 feet;

thence 144.53 feet along the arc of a curve to the left, said curve having a radius of 900.00 feet, a central angle of 09°12'05" and a long chord which bears South 32°17'55" East, 144.38 feet;

thence South 36°53'58" East, 385.01 feet;

thence leaving said approximate centerline South 53°06'02" West, 176.54 feet;

thence South 58°04'55" West, 62.20 feet;

thence North 89°41'38" West, 489.99 feet;

thence South 00°18'22" West, 25.01 feet;

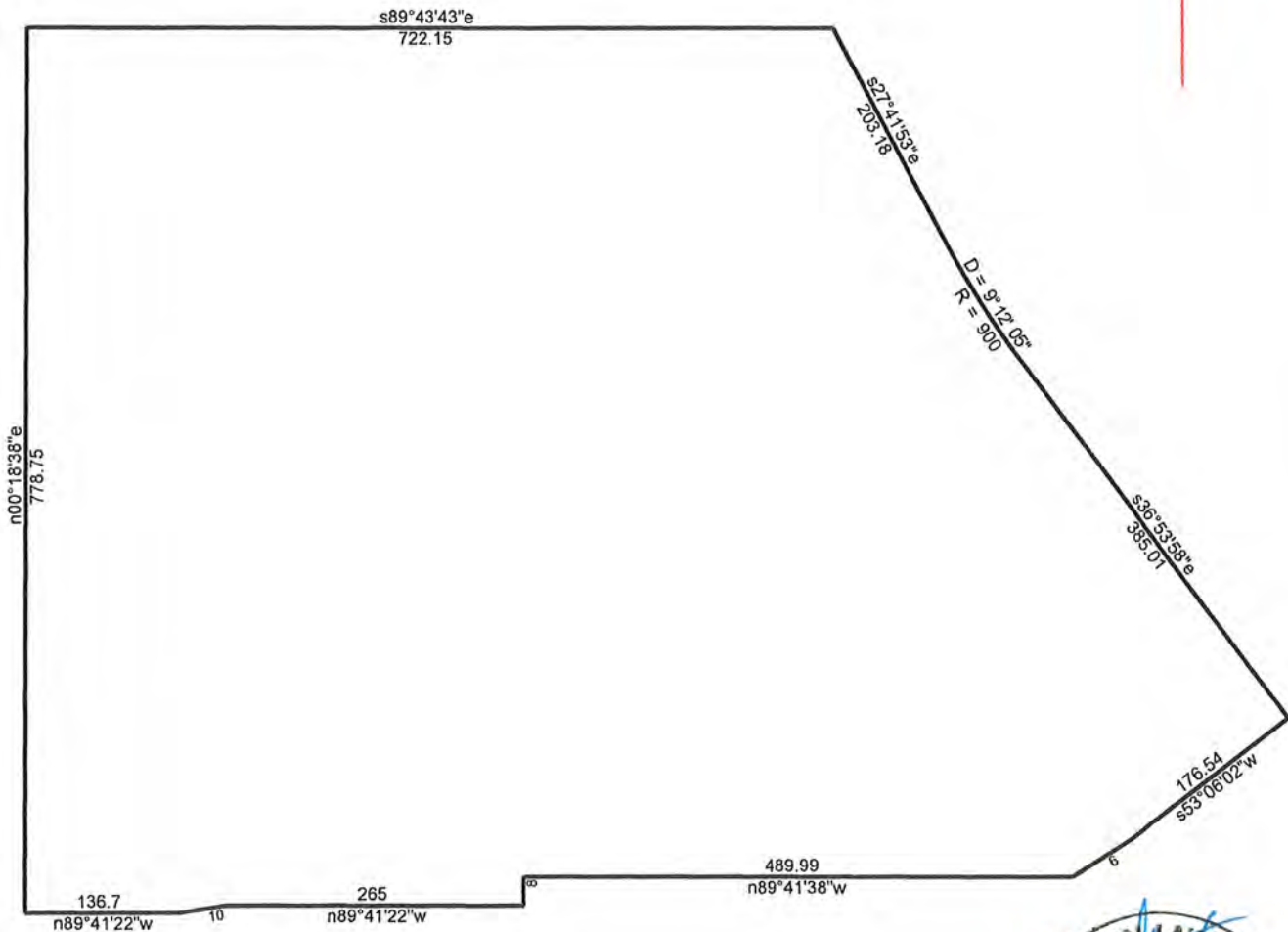
thence North 89°41'22" West, 265.00 feet;

thence South 81°35'53" West, 43.80 feet;

thence North 89°41'22" West, 136.70 feet to a point on the East boundary line of Whitebark Subdivision No. 2 as filed in Book 112 of Plats at pages 16434 through 16436, records of Ada County, Idaho;

thence along said East boundary line and the northerly extension thereof North 00°18'38" East, 778.75 feet to the **REAL POINT OF BEGINNING**. Containing 16.28 acres, more or less.





Warrick Subdivision R-8 Zone Closure Sheet

9/25/2018

Scale: 1 inch= 160 feet

File:

Tract 1: 16.2783 Acres, Closure: n12.2126w 0.01 ft. (1/592314), Perimeter=3433 ft.

- | | |
|---|---------------------|
| 01 s89.4343e 722.15 | 10 s81.3553w 43.8 |
| 02 s27.4153e 203.18 | 11 n89.4122w 136.7 |
| 03 Lt, r=900.00, delta=009.1205, chord=s32.1755e 144.38 | 12 n00.1838e 778.75 |
| 04 s36.5358e 385.01 | |
| 05 s53.0602w 176.54 | |
| 06 s58.0455w 62.2 | |
| 07 n89.4138w 489.99 | |
| 08 s00.1822w 25.01 | |
| 09 n89.4122w 265 | |

RECORDED - REQUEST OF

ADA COUNTY RECORDER
J. DAVID NAVARRO
BOISE, IDAHO

SUSAN M. GRAHAM
FEE 6.00 DEPUTY *J. Gardner*

PERSONAL REPRESENTATIVE WARRANTY DEED

98093064

1998 SP 29 PM 3:31
FOR NO VALUE RECEIVED, PAUL C. WARRICK, as Personal Representative of the Estate of HILDA M. WARRICK, deceased, the Grantor, does hereby grant and convey unto PAUL C. WARRICK, as Grantee, whose address is 2445 E. Amity Road, Boise, Idaho 83642 the following described premises, in ADA County, Idaho, which is attached as **Exhibit "A"** and incorporated fully herein as if fully set forth.

TO HAVE AND TO HOLD the premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantees, that the Grantor is the owner in fee simple of said premises; that the premises are free from incumbrances.

PAUL C. WARRICK, as Personal Representative of the Estate of HILDA M. WARRICK, deceased, will warrant and defend the same from all lawful claims whatsoever.

The Grantor is the qualified Personal Representative of said estate, filed as Probate Number SP IE 9800432 M, in ADA County, Idaho.

Executed this 14th day of September, 1998.

Paul C. Warrick

PAUL C. WARRICK
Personal Representative
of the Estate of HILDA M. WARRICK,
Deceased
Client Number 98-03-19

STATE OF IDAHO)
 : ss.
County of ADA)

On this 14th day of September, 1998, before me, a notary public in and for said State, personally appeared PAUL C. WARRICK, known to me to be the Personal Representative and person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.



Lee Gardner
Notary Public for Idaho;
Residing at Boise, Idaho.
Commission Expires: 4/14/2004

EXHIBIT "A"

PARCEL 1

Commencing at the Northwest Corner of the Northeast Quarter ($NE\frac{1}{4}$) of Section Thirty-two (32) in Township Three (3) North of Range One (1) East of the Boise Meridian, in Ada County, State of Idaho, thence South and parallel with North and South line of said Section Eighty (80) rods to a point; thence East parallel with North line of said Section Twenty (20) rods to a point; thence North parallel with East line of said Section Eighty (80) rods to a point, and the North line of said Section; thence West on and parallel with North line of said Section Twenty (20) rods to a point, and the place of beginning; together with all water and water rights, however evidenced;

PARCEL 2

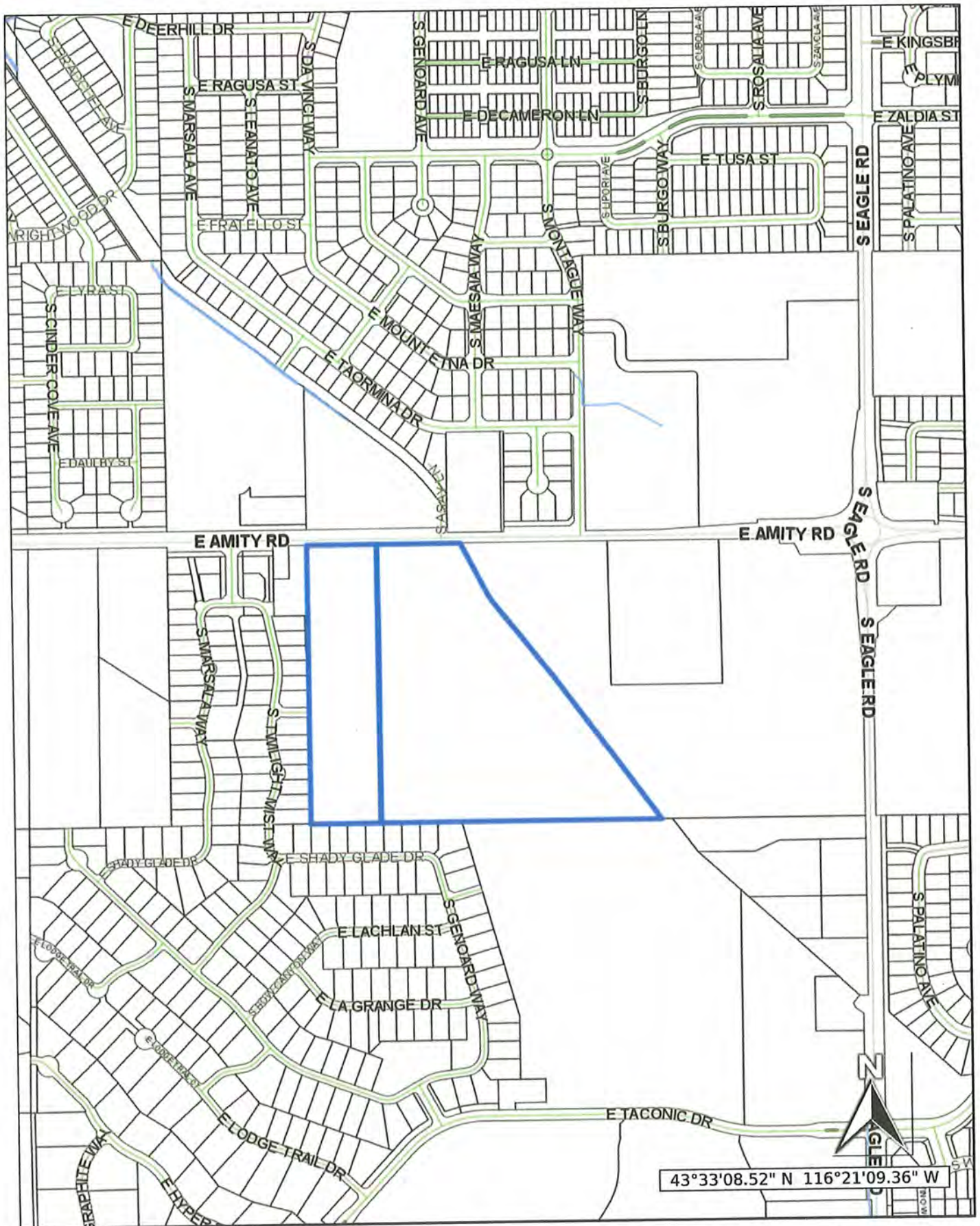
All of the land west of the center of the drain ditch in the Northeast Quarter ($NE\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) and all of the land west of the center of the drain ditch in the East thirty acres of the Northwest quarter ($NW\frac{1}{4}$) of the Northeast quarter ($NE\frac{1}{4}$) Section thirty-two in township three North Range one East of the Boise Meridian in Ada County, State of Idaho together with all water, water rights, ditches, and laterals.

PARCEL 3

The East half ($E\frac{1}{2}$) of the Northeast quarter ($NE\frac{1}{4}$) of Southwest quarter ($SW\frac{1}{4}$) Section Twenty-nine (29), Township Three (3) North Range One (1) East B. M., Ada County, Idaho, except that portion thereof deeded to the United States of America as shown by deed recorded in Book 86 of Deeds at page 6, records of Ada County, Idaho.

Also, commencing at the S. E. corner of the Southeast quarter ($SE\frac{1}{4}$) of the Southwest quarter ($SW\frac{1}{4}$) of Section 29, Township 3 North Range 1 East B. M., Ada County, Idaho, and running thence North 80 rods; thence West 25 feet; thence South 80 rods; thence East 25 feet to the place of beginning, except that portion thereof conveyed to the United States by deed recorded in Book 124 of Deeds at page 97, records of Ada County, Idaho, together with all appurtenances, including all water and water rights, however evidenced; subject to taxes and assessments for 1945.

Warrick Subdivision Vicinity Map



CITY OF MERIDIAN

PRE-APPLICATION MEETING NOTES

Project/Subdivision Name: Warrick Subdivision Date: 8/7/18
 Applicant(s)/Contact(s): Matt Schultz, Matt & Joe Atalla – Berkeley Building Co.
 City Staff: Sonya, Bill, Steve, Joe, Scott, Kevin, Stephanie, Jason, Terri, Tom
 Location: S. side of E. Amity Rd, west of S. Eagle Rd. Size of Property: 38.5
 Comprehensive Plan FLUM Designation: LDR (3 or fewer units/acre)
 Existing Use: Rural residential/ag Existing Zoning: RUT
 Proposed Use: SFR (135+/- attached/detached units) 3.6+/- units/acre overall Proposed Zoning: R-4 (south) & R-8 (north)
 Surrounding Uses: SFR urban/rural, ag
 Street Buffer(s) and/or Land Use Buffer(s): 25' buffer req. along Amity Rd., an arterial street
 Open Space/Amenities/Pathways: Comply with qualified open space & site amenity standards listed in UDC 11-3G-3; provide pathway connection at south boundary to Sky Mesa Sub.; 10' wide multi-use pathway required along Ten Mile Creek
 Access/Stub Streets: Access via Amity Rd, E. Scrubpine St. (at west boundary), stub street at south boundary and bridge connection/stub to east
 Waterways/ Floodplain/Topography/Hazards: the Ten Mile Creek runs along east boundary
 History: None

Additional Meeting Notes:

- Annexation & zoning with R-4 (south) & R-8 (north) zoning; comply with dimensional standards of applicable district
- Request "step up" from LDR to MDR designation in Comp Plan
- Preliminary Plat to subdivide property; comply with subdivision improvements standards listed in UDC 11-6C-3
- Submit a phasing plan
- Provide a transition in lot sizes at south & west boundaries to existing & future lots
- Submit conceptual building elevations for each product type
- Comply with fencing requirements listed in UDC 11-3A-7
- Landscaping is required per standards in UDC 11-3B-7C (street buffers) and 11-3B-12C (pathways)
- A flood plain study is required; any development within the floodplain will require a floodplain development permit
- Any open water ponds shall have recirculated water and comply with the standards in UDC 11-3G-3B.8

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 checked="" type="checkbox"/> Parks Department , Kim |
| <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
WARRICK SUBDIVISION – ANNEXATION AND PREPLAT
37 ACRES AT 2445 E AMITY ROAD
MERIDIAN CITY HALL, CONFERENCE ROOM
AUGUST 6, 2018 at 6:00 PM

	<u>Name</u>	<u>Address</u>	<u>Phone #</u>
1.	Matt Schultz	Meridian	880-1695
2.	STEVE & KATHY SMARK	2630 E. Amity Rd	208 841 4020
3.	Austin B. Callin		208-870-1252
4.	JOE ATALA	MERIDIAN	208.407.1413
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

10/1/18
Date



Community Development
Department

Meridian City Hall, Suite 102
33 E. Broadway Avenue
Meridian, Idaho 83642
208.887.2211

Parcel Verification

Date: **8-8-18**

The parcel information below has been researched and verified as correct by the City of Meridian Community Development Department.

Project Name: **Warrick Subdivision**

T/R/S: **3N 1E 32**

Parcel Numbers: **S1132121100 (10 Acres)**
S1132120800 (27.5 Acres)

Property Owner: **Paul C Warrick**
2445 E Amity Rd
Meridian, ID 83642

Subject: Warrick Subdivision Name Reservation

From: subnamemail@adaweb.net

To: schultzdevelopment@yahoo.com; gcarter@idahosurvey.com; subnamemail@adaweb.net

Date: Thursday, August 9, 2018, 2:52:39 PM MDT

August 9, 2018

Greg Carter, Idaho Survey Group

Matt Schultz, Schultz Development

RE: Subdivision Name Reservation: **WARRICK SUBDIVISION**

At your request, I will reserve the name **Warrick 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: Tuesday, August 07, 2018 10:09 AM
To: Greg Carter; Sub Name Mail
Subject: Warrick Subdivision, Meridian

Please reserve the name Warrick Subdivision for the 2 parcels at 2445 E Amity Road totalling approx 38.5 acres according to County records

S1132121100

S1132120800

Owned by Paul Warrick.

Greg Carter is the surveyor

Mr. Matt Schultz
Schultz Development, LLC
PO Box 1115
Meridian, ID 83680
208-880-1695

Re: Groundwater Letter
Warrick Subdivision
2445 East Amity Road
Meridian, ID

Dear Mr. Schultz:

This letter has been prepared to verify seasonal high groundwater as determined through regular monitoring unavailable at the time of the previously issued MTI Geotechnical Engineering Report (B181201g). Descriptions of general site characteristics and the proposed project are available in the previous report. Unless otherwise noted in this letter, all initial recommendations, limitations, and warranties expressed in the previous report must be adhered to. Elevations of the ground surface were provided to MTI by Idaho Survey Group.


The following table represents groundwater data collected for the site. It should be noted that these levels will fluctuate from year to year, and are limited to the data collected.


Groundwater Levels

Date Monitored	Depth to Groundwater (Feet msl and Feet bgs)					
	TP-1	TP-2	TP-3	TP-4	TP-5	TP-6
8 Aug 2018 (Installed)	2,667.76 (7.70)	2,668.91 (7.90)	6,671.13 (7.80)	2,669.30 (7.80)	2,668.15 (8.20)	2,666.69 (7.70)
27 August 2018	2,669.27 (6.19)	2,670.55 (6.26)	2,672.68 (6.25)	2,670.50 (6.60)	2,668.09 (8.26)	2,668.08 (6.31)
7 Sept 2018	2,668.10 (6.36)	2,670.45 (6.36)	2,672.64 (6.29)	2,670.32 (6.78)	2,667.93 (8.42)	2,667.95 (6.44)
20 Sept 2018	2,668.00 (6.40)	2,670.39 (6.42)	2,672.60 (6.33)	2,670.26 (6.84)	2,667.79 (8.56)	2,667.77 (6.62)

MTI will continue to monitor these wells on a monthly basis. MTI appreciates this opportunity to be of service to you and looks forward to working with you in the future. If you have questions, please call (208) 376-4748.

Respectfully Submitted,
Materials Testing & Inspection

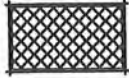

 Jacob Schlador, E.I.T.
 Staff Engineer

Reviewed by: 
 Monica Saculles, P.E.
 Senior Geotechnical Engineer

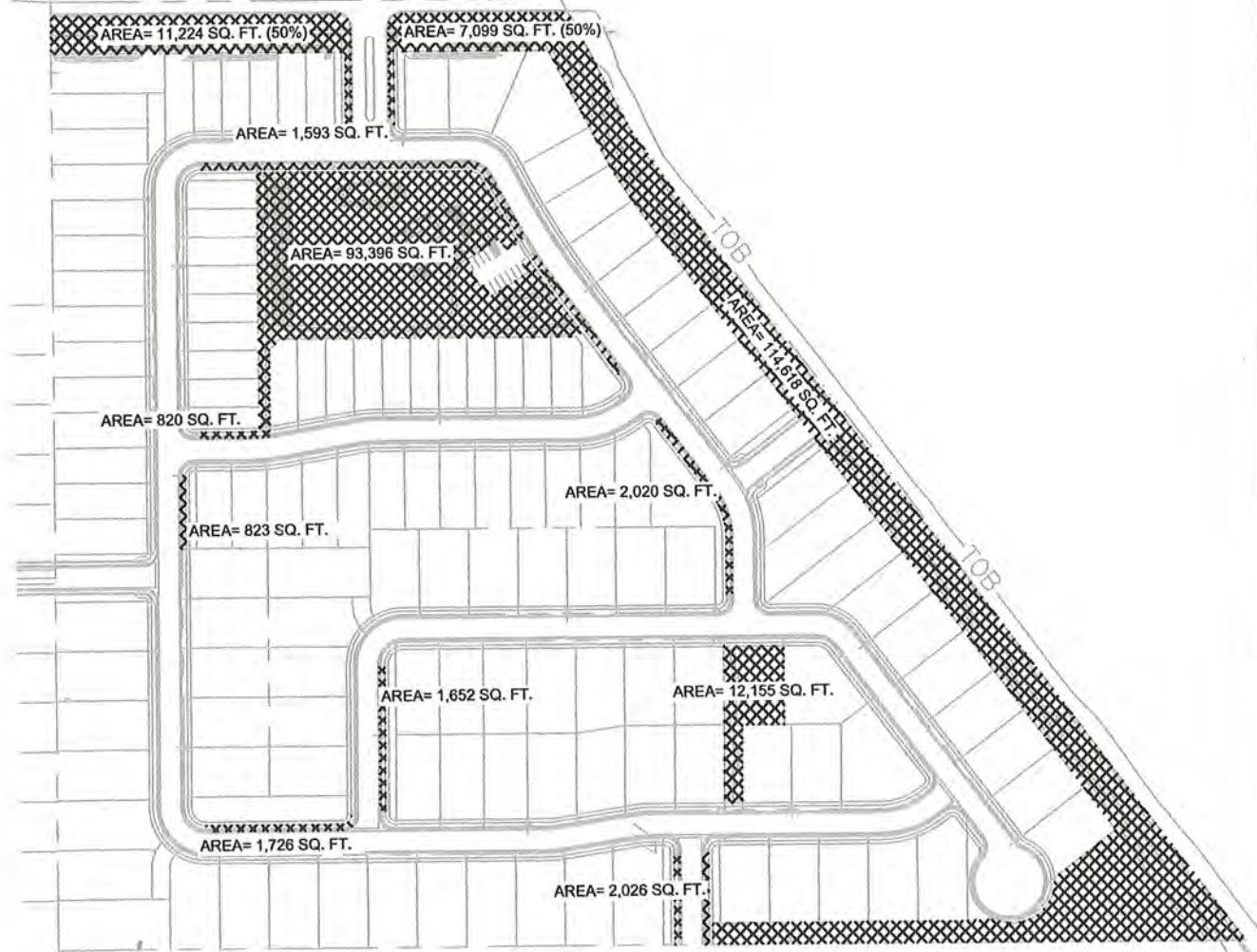
CITY OF MERIDIAN OPEN SPACE REQUIREMENTS

QUALIFIED OPEN SPACE		
OPEN SPACE REQUIREMENT: 10% OF THE AREA OF THE SITE.	REQUIRED 157,183 (3.6 AC) 10%	PROVIDED 249,152 (5.72 AC) 15.14%

LANDSCAPE LEGEND



QUALIFIED OPEN SPACE



• Civil Engineering
 • Landscape Architecture
 • Erosion & Sediment Control
 • Graphic Communication
 • Irrigation Design
 • Land Planning
 www.breckonlanddesign.com
 Fax: 208-378-6528
 Phone: 208-378-5153
 6661 North Glenwood Street
 Garden City, Idaho 83714

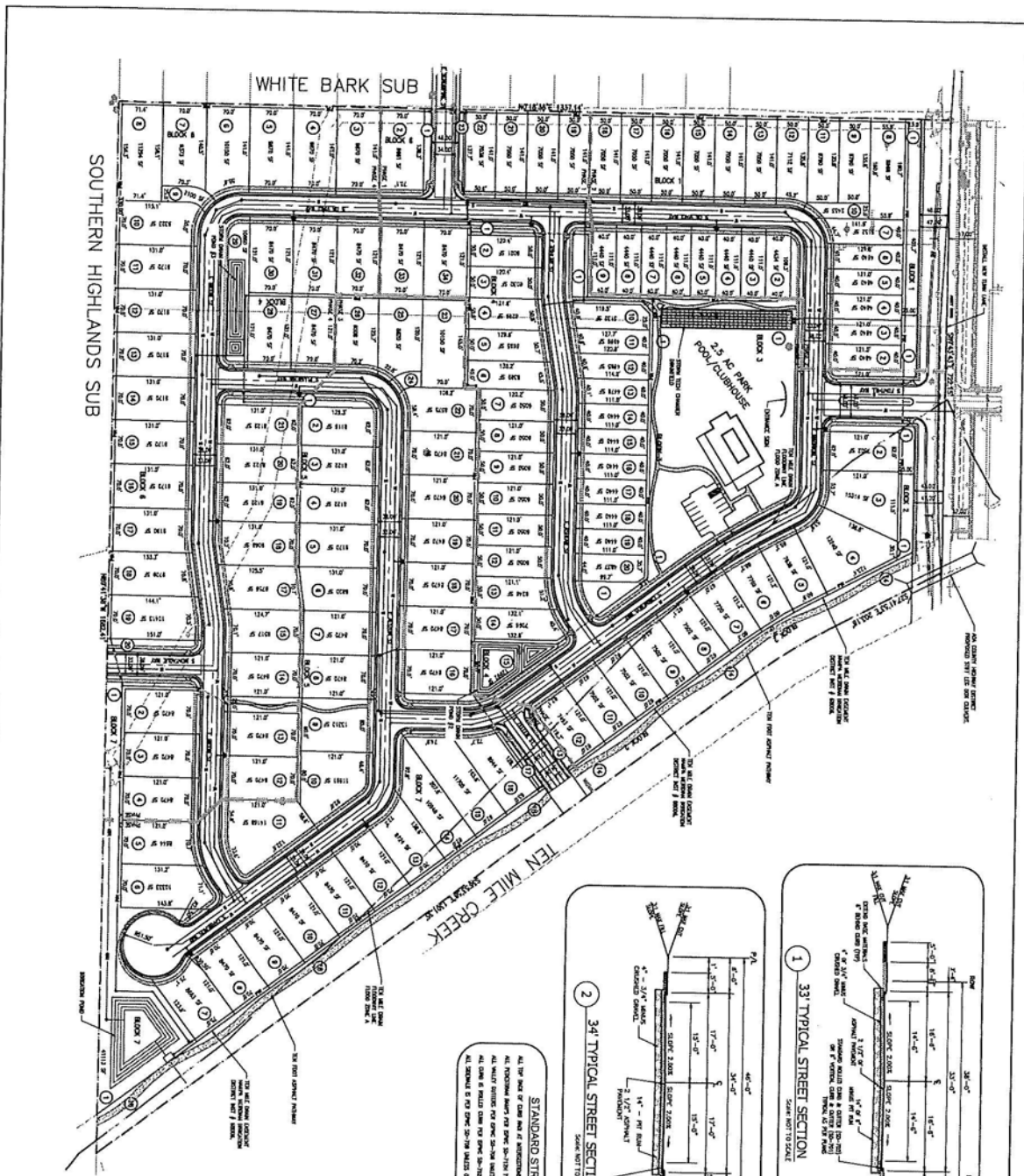
**WARRICK SUBDIVISION
 AMITY ROAD, MERIDIAN
 OPEN SPACE EXHIBIT**

Scale: 1"=250'

10/3/18

PROJECT # 18109

X-1.0



SOUTHERN HIGHLANDS SUB

WHITE BARK SUB

TEN MILE CREEK

2.5 AC PARK CLUBHOUSE

PLANNER
 ERIC MONTGOMERY
 200 S. 10TH ST.
 BOISE, IDAHO 83725

DEVELOPER
 WARRICK SUBDIVISION
 MWT LLC
 1000 S. 10TH ST.
 BOISE, IDAHO 83725

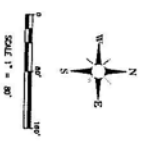
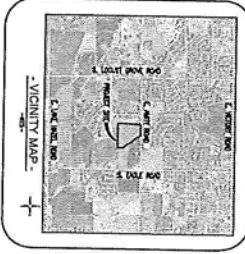
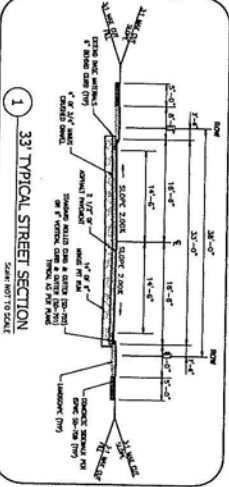
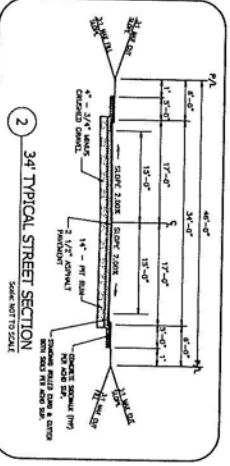
SUPERVISOR
 ERIC MONTGOMERY
 200 S. 10TH ST.
 BOISE, IDAHO 83725

PRELIMINARY DEVELOPMENT FEATURES

EXISTING ZONING	RU/1R
PROPOSED ZONING	R-8/1R
AREA	36.22 ACRES
COMMON LOTS	19
ORIGINAL ACREAGE	3.91 ACRES
ORIGINAL NET DENSITY	5.7/A
PROPOSED ACREAGE	1.88 AC
PROPOSED NET DENSITY	11.8/A
MAXIMUM DENSITY	12.0/A
MINIMUM DENSITY	11.8/A
NET DENSITY	11.8/A
AVOIDANCE	1.82 AC
AVOIDANCE DENSITY	6.51/A
AVOIDANCE NET DENSITY	4.8/A
QUALIFIED OPEN SPACE	5.72 AC = 15.7%

STANDARD STREET NOTES

ALL THE PARTS OF EACH SIDE OF INTERSECTION ARE TO BE CONSIDERED EQUAL. ALL INTERSECTIONS ARE TO BE CONSIDERED EQUAL. ALL INTERSECTIONS ARE TO BE CONSIDERED EQUAL. ALL INTERSECTIONS ARE TO BE CONSIDERED EQUAL. ALL INTERSECTIONS ARE TO BE CONSIDERED EQUAL.



NOTES

1. ALL THE PARTS OF EACH SIDE OF INTERSECTION ARE TO BE CONSIDERED EQUAL.
2. ALL THE PARTS OF EACH SIDE OF INTERSECTION ARE TO BE CONSIDERED EQUAL.
3. ALL THE PARTS OF EACH SIDE OF INTERSECTION ARE TO BE CONSIDERED EQUAL.
4. ALL THE PARTS OF EACH SIDE OF INTERSECTION ARE TO BE CONSIDERED EQUAL.
5. ALL THE PARTS OF EACH SIDE OF INTERSECTION ARE TO BE CONSIDERED EQUAL.
6. ALL THE PARTS OF EACH SIDE OF INTERSECTION ARE TO BE CONSIDERED EQUAL.
7. ALL THE PARTS OF EACH SIDE OF INTERSECTION ARE TO BE CONSIDERED EQUAL.
8. ALL THE PARTS OF EACH SIDE OF INTERSECTION ARE TO BE CONSIDERED EQUAL.
9. ALL THE PARTS OF EACH SIDE OF INTERSECTION ARE TO BE CONSIDERED EQUAL.
10. ALL THE PARTS OF EACH SIDE OF INTERSECTION ARE TO BE CONSIDERED EQUAL.

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

CK ENGINEERING
 1300 S. STATE ST., SUITE 102
 BOISE, IDAHO 83725
 PHONE 208-333-1512

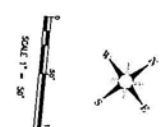
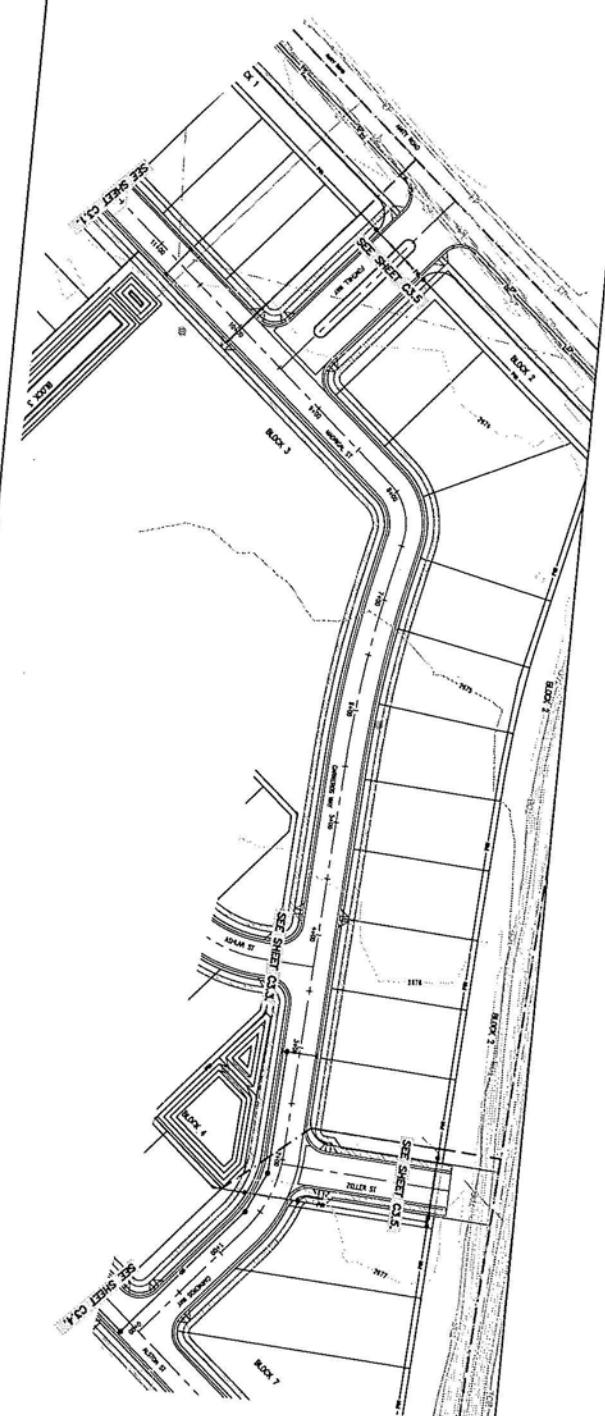
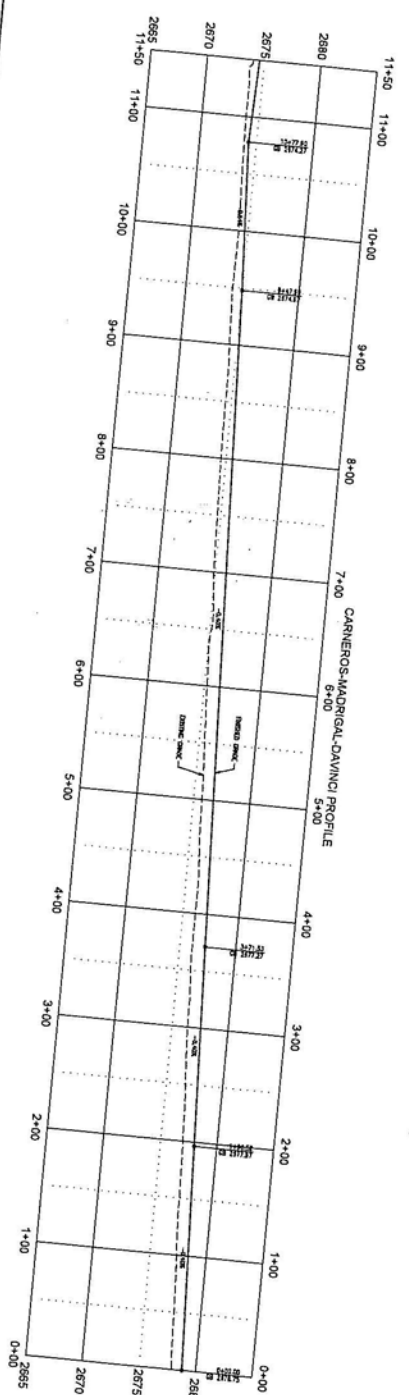
DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: [Date]
 FILE: WARRICK P-17-11-13-14-15
 D.R. [Signature]

PRELIMINARY PLAT

WARRICK SUBDIVISION
 MWT LLC
 MERIDIAN, IDAHO, ADA COUNTY

REVISIONS:

SHEET
 C1.0



CK ENGINEERING
 1300 E. STATE ST. SUITE 102
 TULSA, OK 74116
 PHONE 918-439-1932

DRAWN BY:
 CHECKED BY:
 DATE:
 FILE:
 D.R.:

9412
 CANEROS/MADRIGAL

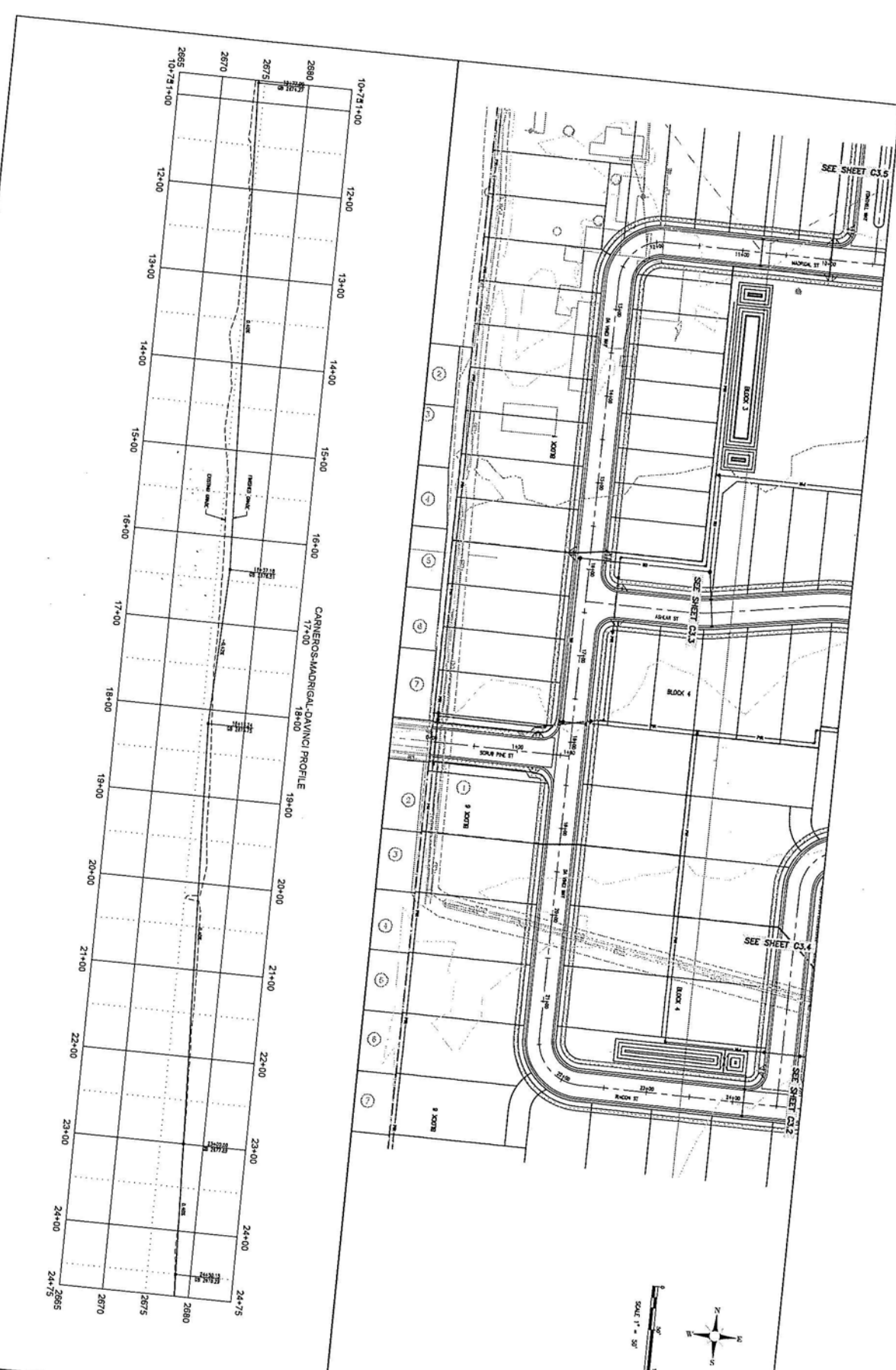
CANEROS/MADRIGAL
 PLAN & PROFILE

WARRICK SUBDIVISION
 MWT LLC
 MERIDIAN, IDAHO, ADA COUNTY

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

REVISIONS:

SHEET
C3.0



CK ENGINEERING
 1300 E. STICKLE, SUITE 102
 BOISE, IDAHO 83714
 PHONE: 208-333-1992

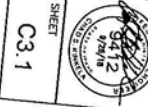
DRAWN BY: DJJ
 CHECKED BY: GJM
 DATE: 06/20/18
 FILE: WARRICK SUBDIVISION
 D.R. JAMES BOZEMAN/DAVIDSON CONSULTANTS

MADRIGAL/DA VINCI/RINCON
 PLAN & PROFILE

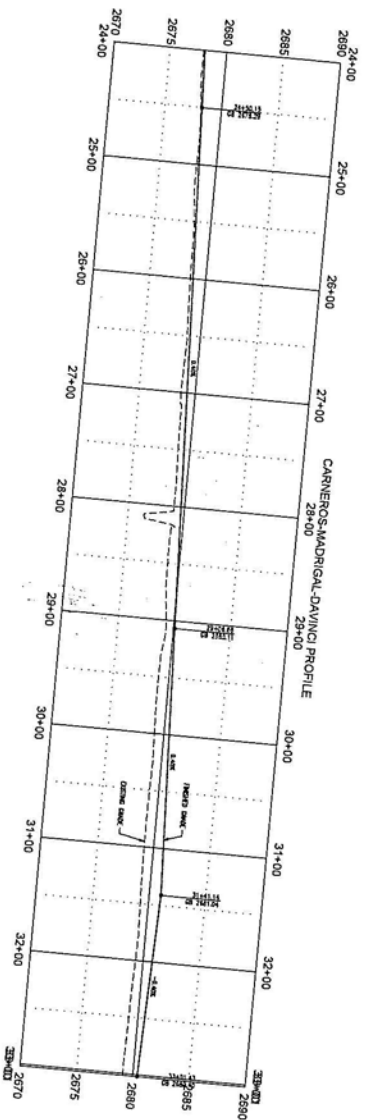
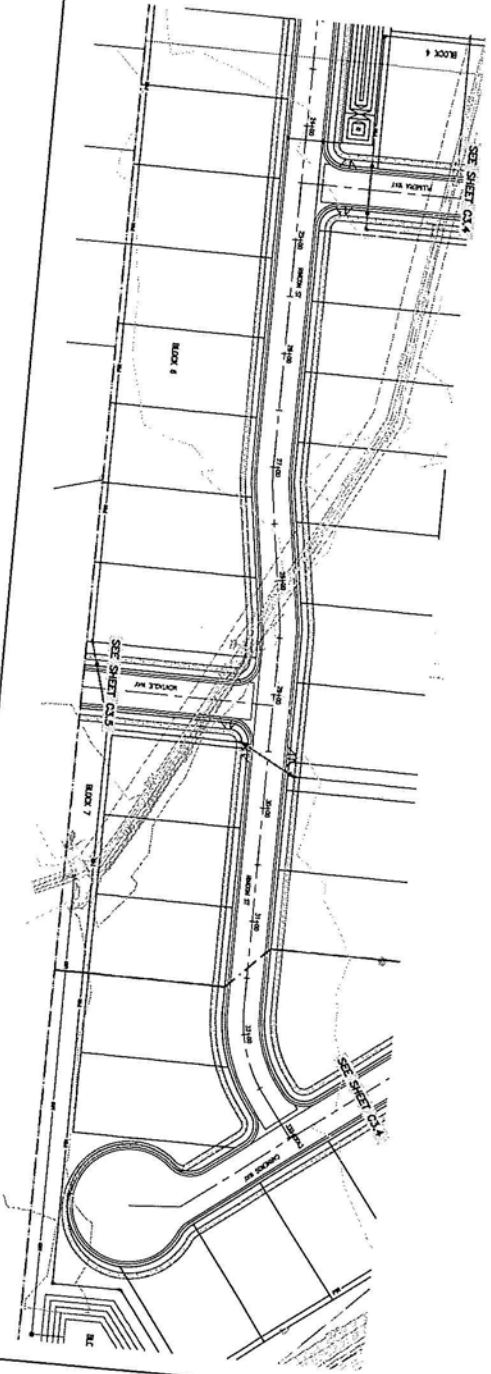
WARRICK SUBDIVISION
 MWT LLC
 MERIDIAN, IDAHO, ADA COUNTY

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

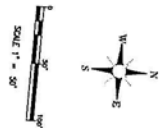
REVISIONS:



SHEET
 C3.1



CARNERO MADRIGAL DAVINCI PROFILE



SHEET
C3.2

CK ENGINEERING
 1300 E. STATE ST., SUITE 102
 BOISE, ID 83718
 PHONE 208-486-1892

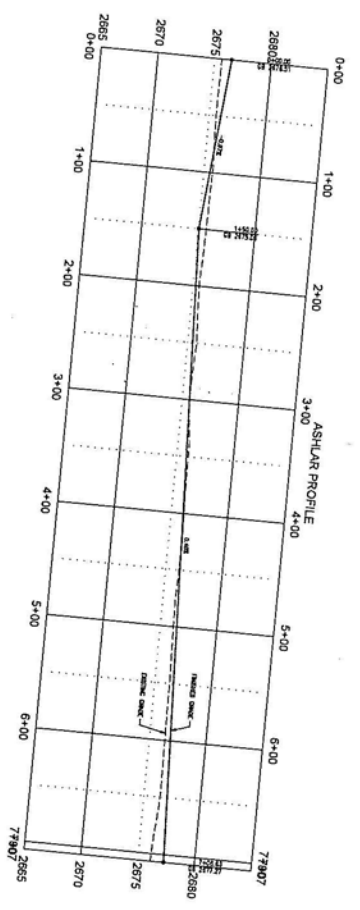
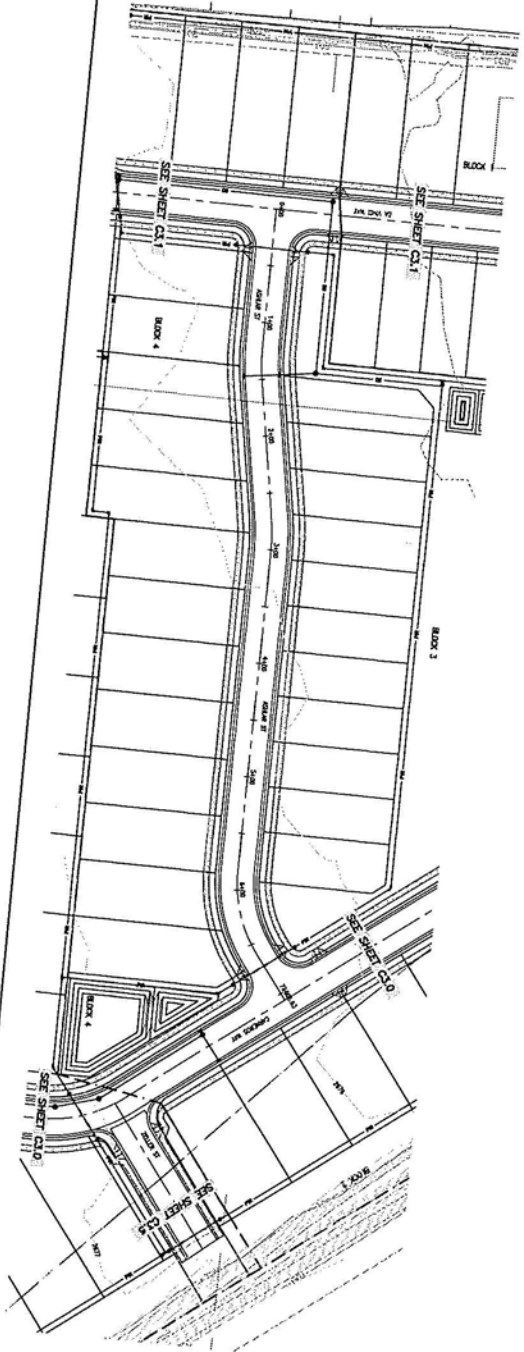
DRAWN BY: SES
 CHECKED BY: SES
 DATE: 10/20/20
 FILE: WARRICK-PHASE-ROADS
 DWG: SLM1712-SCHULTZ-WARRICK-PHASE-ROADS-PLAN

RINCON
 PLAN & PROFILE

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

WARRICK SUBDIVISION
 MWT LLC
 MERIDIAN, IDAHO, ADA COUNTY

REVISIONS:



SHEET
C3.3

CK ENGINEERING
 1300 E. STATE ST., SUITE 102
 BOISE, ID 83714
 PHONE: 206-634-1992

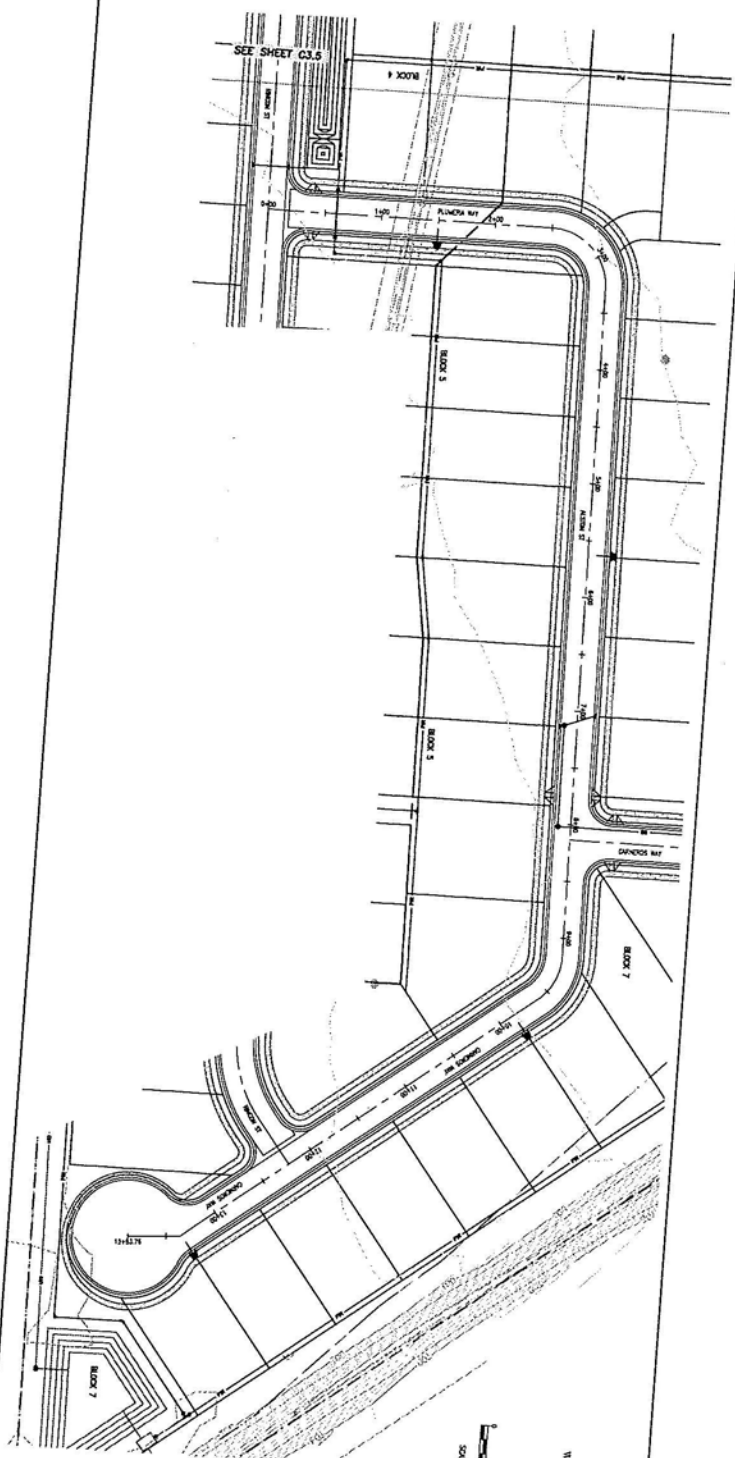
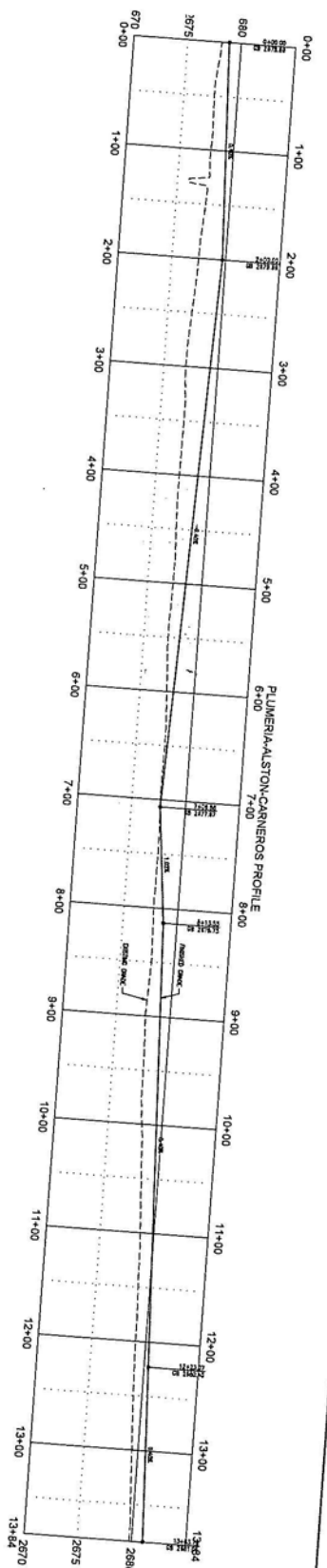
DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 05/21/18
 FILE: WARRICK-PHASE-POOLING
 DIR: \SMITH\BOISE\WARRICK\PROJECTS\C3.3

ASHLAR
 PLAN & PROFILE

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

WARRICK SUBDIVISION
 MWT LLC
 MERIDIAN, IDAHO, ADA COUNTY

REVISIONS:



CK ENGINEERING
 1500 E. STATE ST., SUITE 102
 MERIDIAN, ID 83645
 PHONE 208-438-1882

DRAWN BY:
 CHECKED BY:
 DATE:
 FILE:
 D.R.:

PLUMERIA-ALSTON-CARNEROS
 PLAN & PROFILE

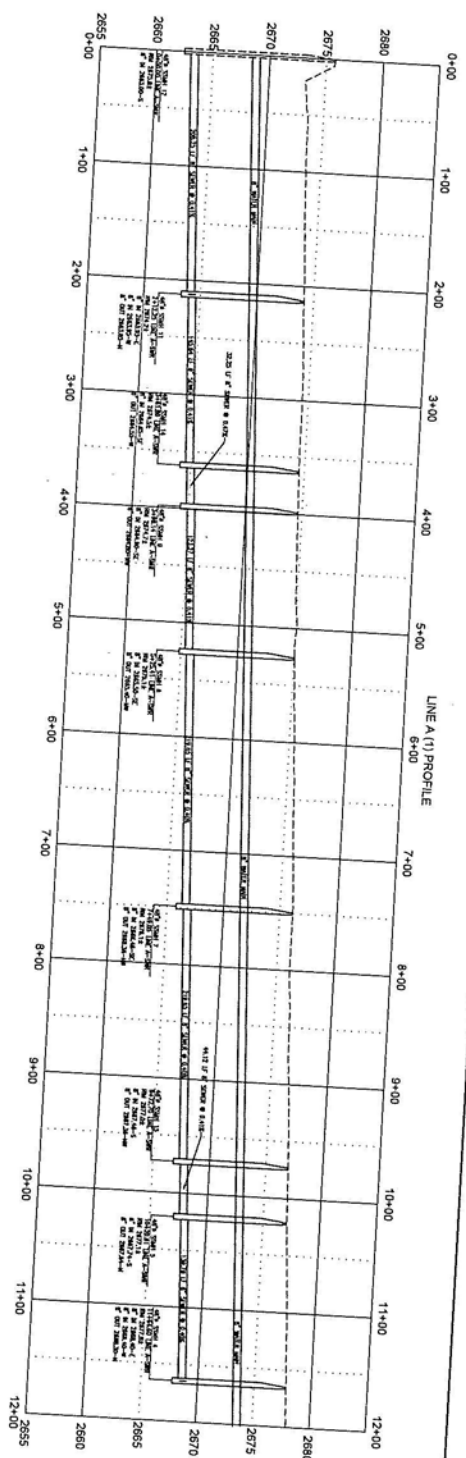
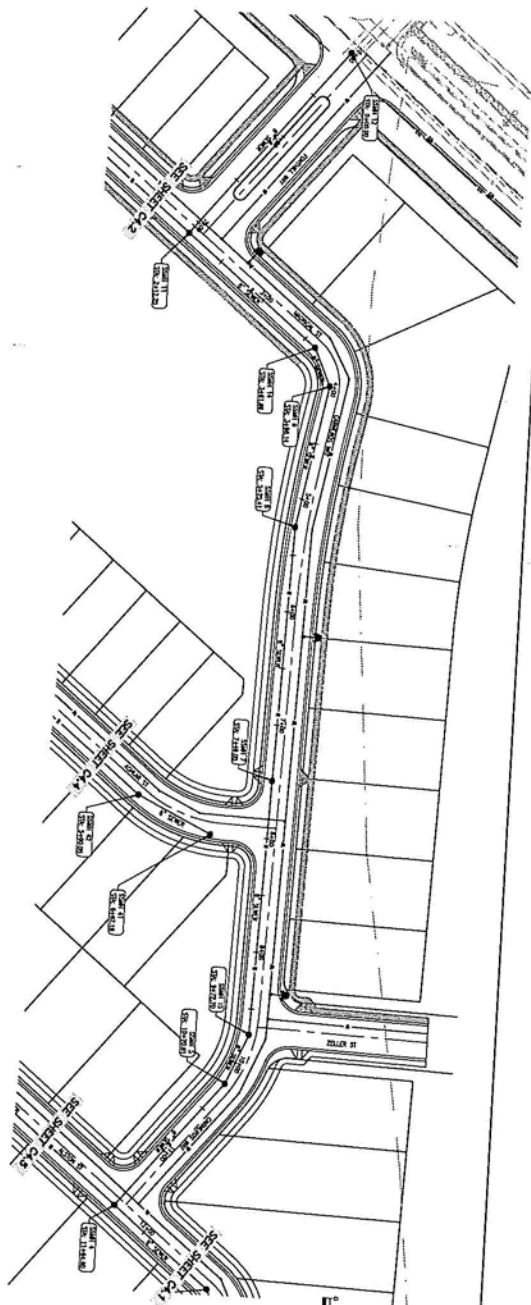
BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

WARRICK SUBDIVISION
 MWT LLC
 MERIDIAN, IDAHO, ADA COUNTY

REVISIONS:

SHEET
C3.4





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

REVISIONS:

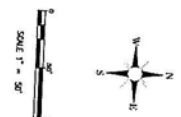
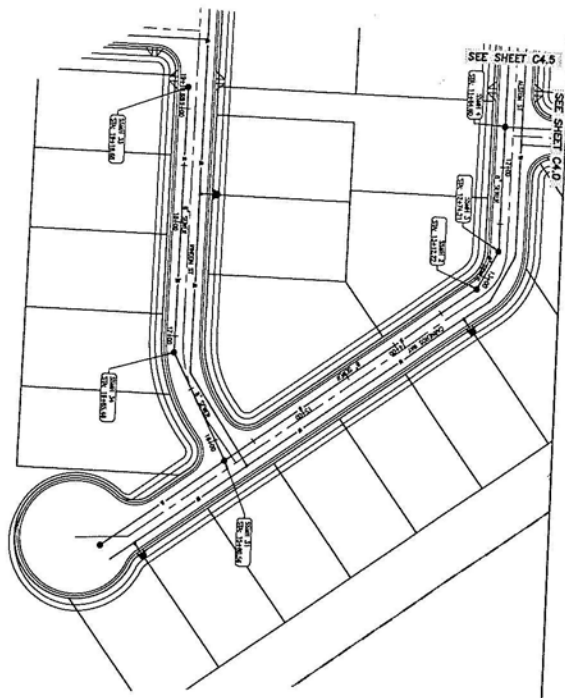
LINE A
PLAN & PROFILE

WARRICK SUBDIVISION
MWT LLC
MERIDIAN, IDAHO, ADA COUNTY

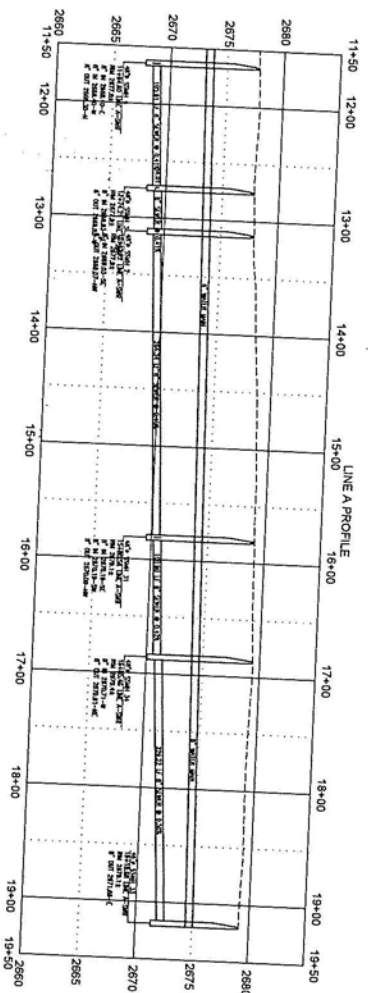
CK ENGINEERING
1300 E. STATE ST., SUITE 102
BOISE, ID 83718
PHONE: 208-463-1922

DRAWN BY:
CHECKED BY:
DATE:
FILE:
D.R. SMITH SHALLIAMONCK PROPERTY DEVELOPMENT

SHEET
C4.0



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



LINE A
PLAN & PROFILE

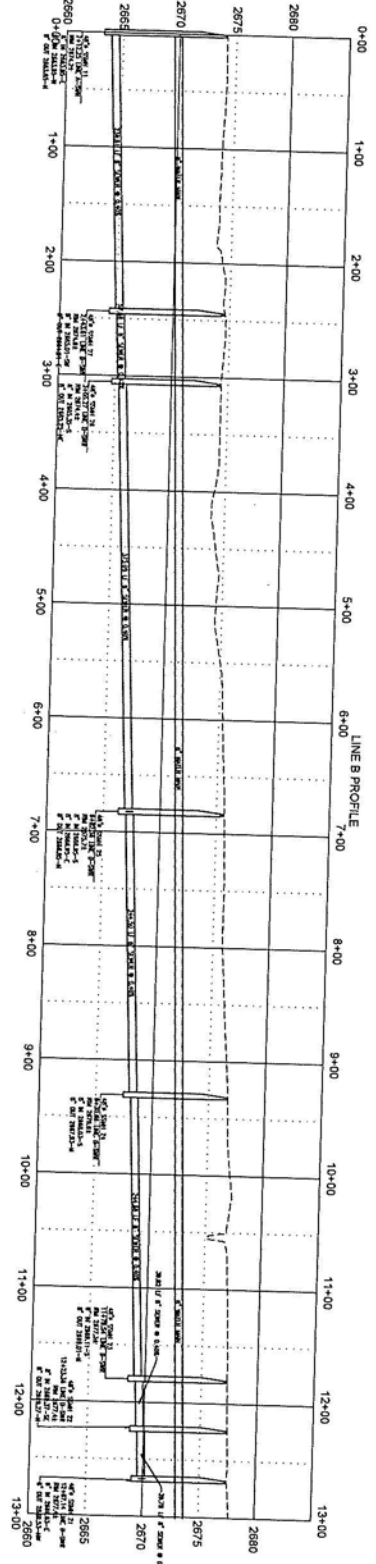
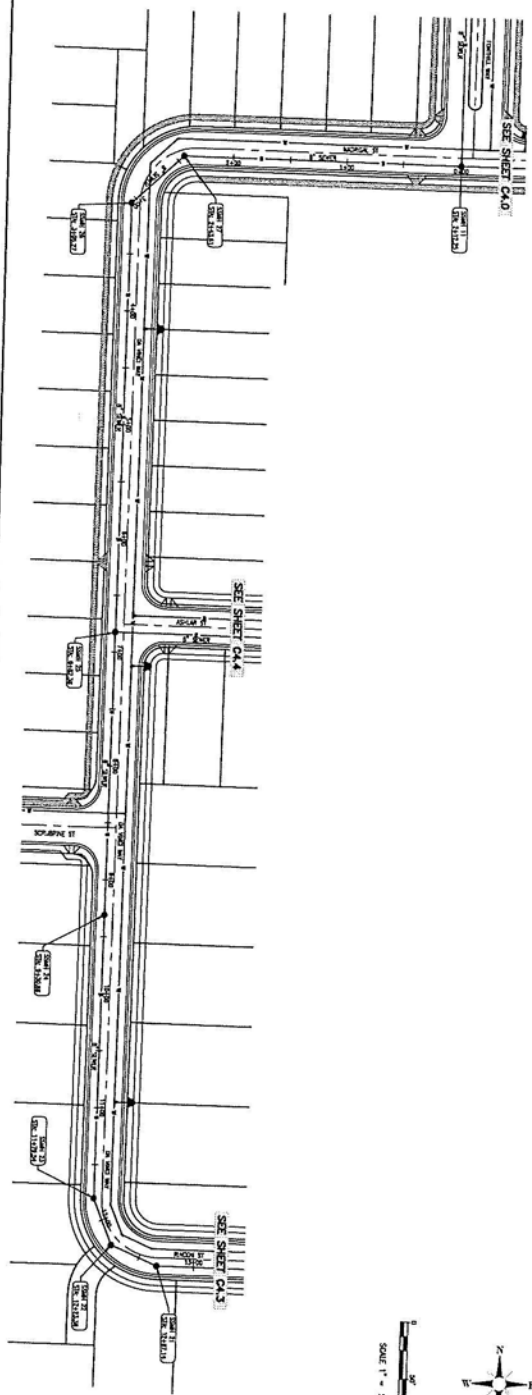
WARRICK SUBDIVISION
MWT LLC
MERIDIAN, IDAHO, ADA COUNTY

REVISIONS:

CK ENGINEERING
1300 S. 101st ST. SUITE 102
BOISE, ID 83716
PHONE: 208-333-8200
FAX: 208-333-8201
WWW.CKENGINEERING.COM

DRAWN BY:
CHECKED BY:
DATE: 07/21/18
FILE: WARRICK-SUB-DIGGING
DWG:

9412
SHEET
C4.1



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

WARRICK SUBDIVISION
MWT LLC
MERIDIAN, IDAHO, ADA COUNTY

LINE B
PLAN & PROFILE

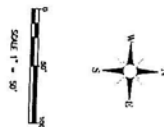
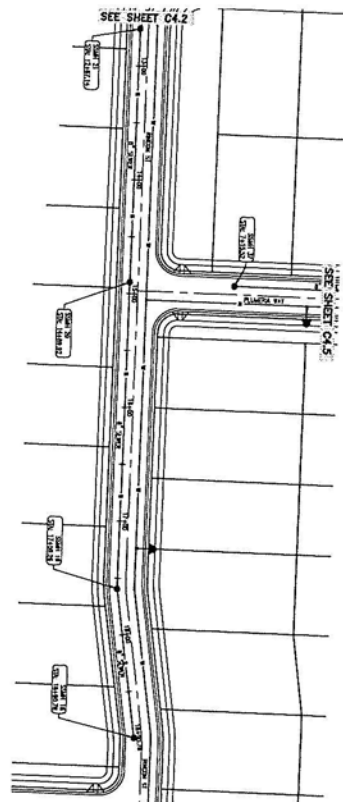
REVISIONS:

CK ENGINEERING
1300 E. DAVIS ST., SUITE 102
BOISE, IDAHO 83706
PHONE 208-633-1332

DRAWN BY: JES
CHECKED BY: JES
DATE: 08/11/11
FILE: WARRICK-PHGM-SPWLING
D.N. SMITH SCHLITZ/WARRICK PROPERTY DEVELOPMENT

9412
MAY 18 2011

SHEET
C4.2



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

REVISIONS:

WARRICK SUBDIVISION
MWT LLC
MERIDIAN, IDAHO, ADA COUNTY

LINE B
PLAN & PROFILE

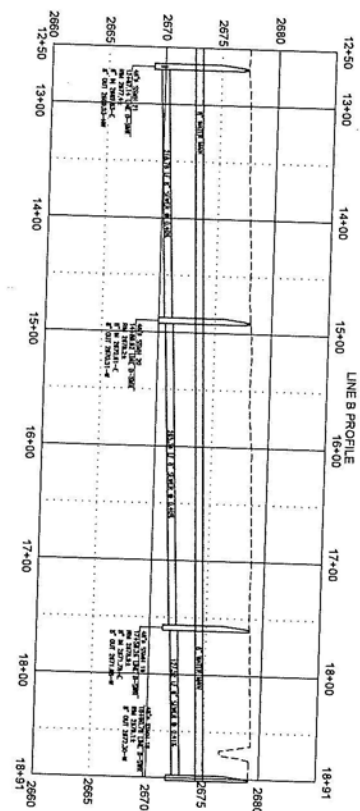
CK ENGINEERING
1300 E STATE ST. SUITE 102
MERIDIAN, IDAHO 83421
PHONE 208-688-1112

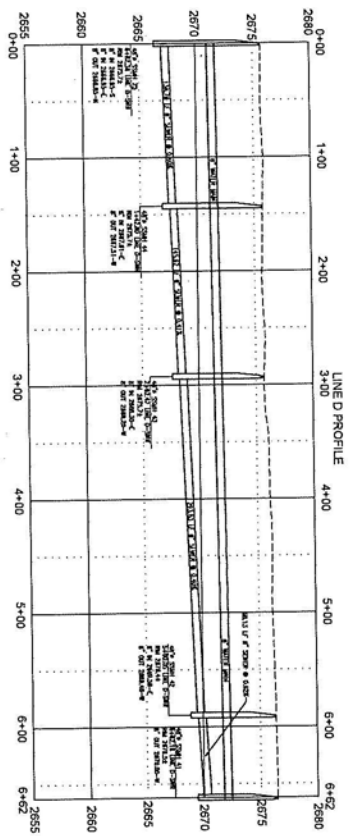
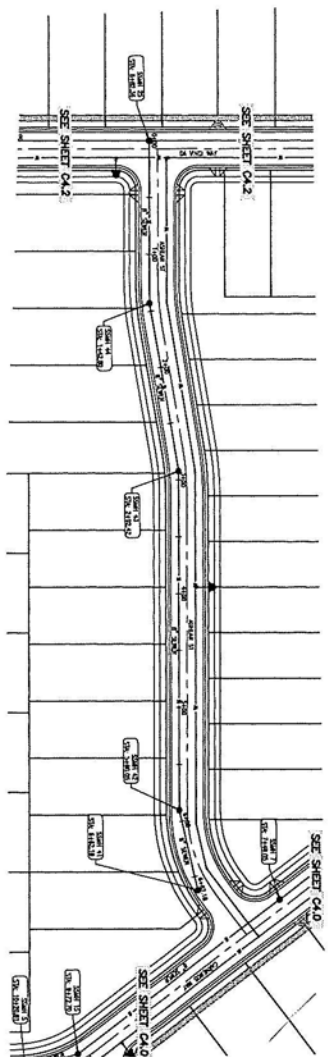
DESIGNED BY: BS
CHECKED BY: BS
DATE: 12/10/18
FILE: WARRICK-FIELD-SHOWING
D.R.: WARRICK-FIELD-SHOWING



C4.3

SHEET





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

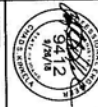
REVISIONS:

WARRICK SUBDIVISION
MWT LLC
MERIDIAN, IDAHO, ADA COUNTY

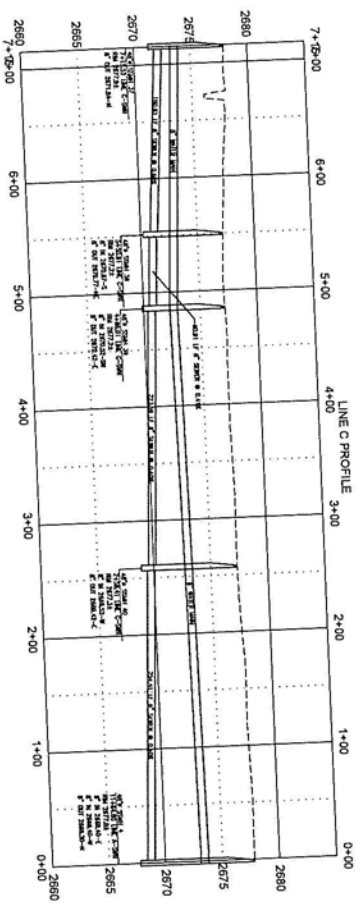
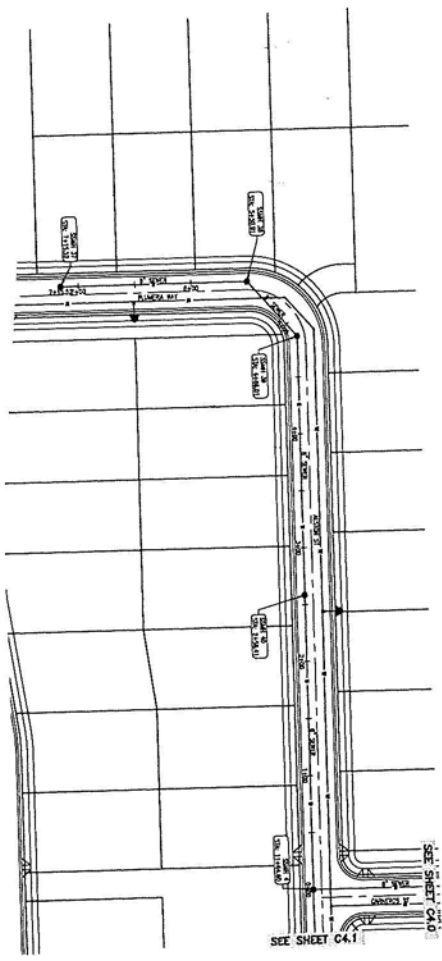
LINE D
PLAN & PROFILE

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83418
PHONE 208-829-1992

DRAWN BY:
CHECKED BY:
DATE: 08/11/18
FILE: WARRICK-PHASE-3-PROFILES
DIR:



SHEET
C4.4



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

REVISIONS:

WARRICK SUBDIVISION
MWT LLC
MERIDIAN, IDAHO, ADA COUNTY

LINE C
PLAN & PROFILE

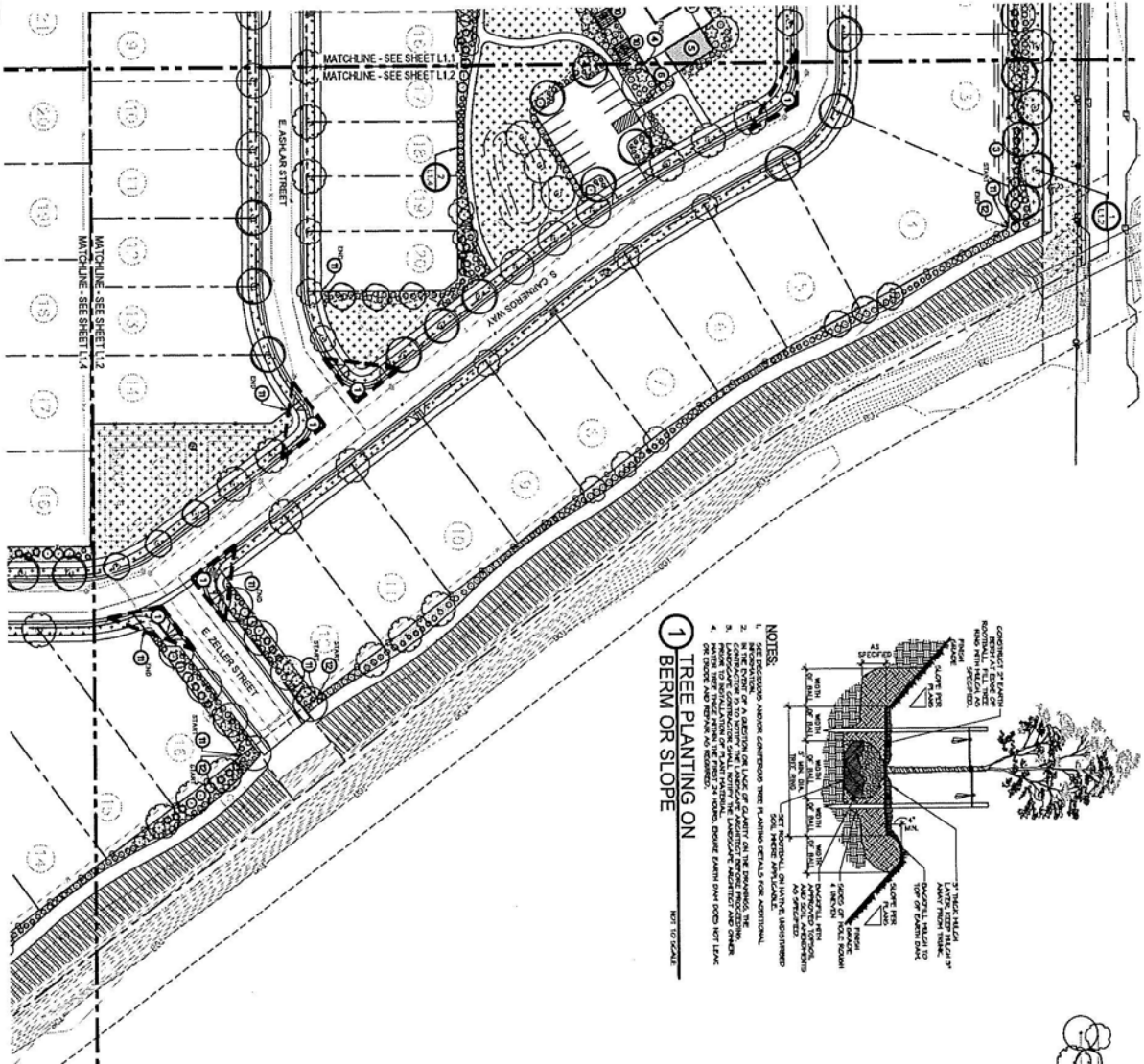
CK ENGINEERING
1300 E. PACE ST., SUITE 102
IDAHO FALLS, IDAHO 83401
PHONE 208-633-1892

DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 12/20/18
FILE: WARRICK-SUBDIVISION
DIR: [Signature]

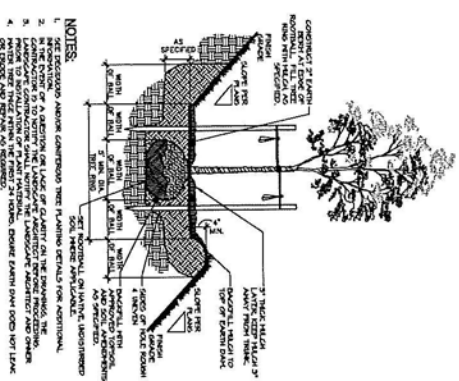
SHEET
C4.5

LANDSCAPE PLAN- AREA TWO

SCALE: 1" = 40'



1 TREE PLANTING ON BERM OR SLOPE



- NOTES:
- SEE EXISTING AND/OR PROPOSED TREE PLANTING DETAILS FOR APPROVAL.
 - IN THE EVENT OF A CHANGE IN LANDSCAPE PLAN, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
 - LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY CHANGES TO THE PLAN.
 - THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY CHANGES TO THE PLAN.

CALLOUT LEGEND

- 4" VISION TRIANGLE
- 6" VISION TRIANGLE
- 8" VISION TRIANGLE
- 10" VISION TRIANGLE
- 12" VISION TRIANGLE
- 14" VISION TRIANGLE
- 16" VISION TRIANGLE
- 18" VISION TRIANGLE
- 20" VISION TRIANGLE
- 24" VISION TRIANGLE
- 30" VISION TRIANGLE
- 36" VISION TRIANGLE
- 42" VISION TRIANGLE
- 48" VISION TRIANGLE
- 54" VISION TRIANGLE
- 60" VISION TRIANGLE
- 66" VISION TRIANGLE
- 72" VISION TRIANGLE
- 78" VISION TRIANGLE
- 84" VISION TRIANGLE
- 90" VISION TRIANGLE
- 96" VISION TRIANGLE
- 102" VISION TRIANGLE
- 108" VISION TRIANGLE
- 114" VISION TRIANGLE
- 120" VISION TRIANGLE
- 126" VISION TRIANGLE
- 132" VISION TRIANGLE
- 138" VISION TRIANGLE
- 144" VISION TRIANGLE
- 150" VISION TRIANGLE
- 156" VISION TRIANGLE
- 162" VISION TRIANGLE
- 168" VISION TRIANGLE
- 174" VISION TRIANGLE
- 180" VISION TRIANGLE
- 186" VISION TRIANGLE
- 192" VISION TRIANGLE
- 198" VISION TRIANGLE
- 204" VISION TRIANGLE
- 210" VISION TRIANGLE
- 216" VISION TRIANGLE
- 222" VISION TRIANGLE
- 228" VISION TRIANGLE
- 234" VISION TRIANGLE
- 240" VISION TRIANGLE
- 246" VISION TRIANGLE
- 252" VISION TRIANGLE
- 258" VISION TRIANGLE
- 264" VISION TRIANGLE
- 270" VISION TRIANGLE
- 276" VISION TRIANGLE
- 282" VISION TRIANGLE
- 288" VISION TRIANGLE
- 294" VISION TRIANGLE
- 300" VISION TRIANGLE

PROJECT INFORMATION

TOTAL SITE AREA: 10.5 ACRES
 TOTAL COVERED AREA: 2,500 SQ. FT.
 TOTAL OPEN SPACE: 8,000 SQ. FT.
 TOTAL PARKING SPACES: 150
 TOTAL TRUCK SPACES: 10
 TOTAL BIKE SPACES: 50
 TOTAL NUMBER OF TREE SPECIES: 10

CITY OF MERIDIAN LANDSCAPE REQUIREMENTS

STREET	TYPE	MIN. TREE HEIGHT	MIN. CANOPY WIDTH	MIN. SPACING	MIN. TRUNK DIAMETER
E. AMITY ROAD BUFFER	STREET	10'	10'	10'	4"
S. FOUNTAIN WAY BUFFER	STREET	10'	10'	10'	4"
S. MONTAGUE WAY BUFFER	STREET	10'	10'	10'	4"
S. CARRIEROS WAY BUFFER	STREET	10'	10'	10'	4"
E. ZELLER STREET	STREET	10'	10'	10'	4"
E. ALSTON STREET	STREET	10'	10'	10'	4"
S. MONTEGUE WAY BUFFER	STREET	10'	10'	10'	4"
S. RICKSON STREET	STREET	10'	10'	10'	4"
S. PILLARIA WAY	STREET	10'	10'	10'	4"
S. DA VINCI WAY	STREET	10'	10'	10'	4"
E. SCHUBERT STREET BUFFER	STREET	10'	10'	10'	4"
E. ASHLAR STREET	STREET	10'	10'	10'	4"

PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	CLASS
10	A1	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A2	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A3	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A4	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A5	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A6	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A7	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A8	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A9	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A10	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A11	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A12	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A13	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A14	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A15	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A16	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A17	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A18	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A19	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A20	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A21	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A22	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A23	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A24	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A25	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A26	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A27	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A28	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A29	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A30	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A31	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A32	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A33	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A34	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A35	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A36	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A37	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A38	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A39	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A40	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A41	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A42	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A43	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A44	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A45	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A46	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A47	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A48	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A49	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A50	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A51	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A52	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A53	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A54	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A55	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A56	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A57	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A58	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A59	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A60	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A61	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A62	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A63	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A64	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A65	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A66	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A67	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A68	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A69	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A70	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A71	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A72	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A73	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A74	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A75	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A76	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A77	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A78	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A79	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A80	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A81	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A82	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A83	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A84	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A85	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A86	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A87	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A88	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A89	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A90	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A91	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A92	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A93	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A94	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A95	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A96	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A97	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A98	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A99	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II
10	A100	Deciduous Shade Tree	Deciduous Shade Tree	12" DBH		II

PROJECT INFORMATION

TOTAL SITE AREA: 10.5 ACRES
 TOTAL COVERED AREA: 2,500 SQ. FT.
 TOTAL OPEN SPACE: 8,000 SQ. FT.
 TOTAL PARKING SPACES: 150
 TOTAL TRUCK SPACES: 10
 TOTAL BIKE SPACES: 50
 TOTAL NUMBER OF TREE SPECIES: 10

CITY OF MERIDIAN LANDSCAPE REQUIREMENTS

STREET	TYPE	MIN. TREE HEIGHT	MIN. CANOPY WIDTH	MIN. SPACING	MIN. TRUNK DIAMETER
E. AMITY ROAD BUFFER	STREET	10'	10'	10'	4"
S. FOUNTAIN WAY BUFFER	STREET	10'	10'	10'	4"
S. MONTAGUE WAY BUFFER	STREET	10'	10'	10'	4"
S. CARRIEROS WAY BUFFER	STREET	10'	10'	10'	4"
E. ZELLER STREET	STREET	10'	10'	10'	4"
E. ALSTON STREET	STREET	10'	10'	10'	4"
S. MONTEGUE WAY BUFFER	STREET	10'	10'	10'	4"
S. RICKSON STREET	STREET	10'	10'	10'	4"
S. PILLARIA WAY	STREET	10'	10'	10'	4"
S. DA VINCI WAY	STREET	10'	10'	10'	4"
E. SCHUBERT STREET BUFFER	STREET	10'	10'	10'	4"
E. ASHLAR STREET	STREET	10'	10'	10'	4"

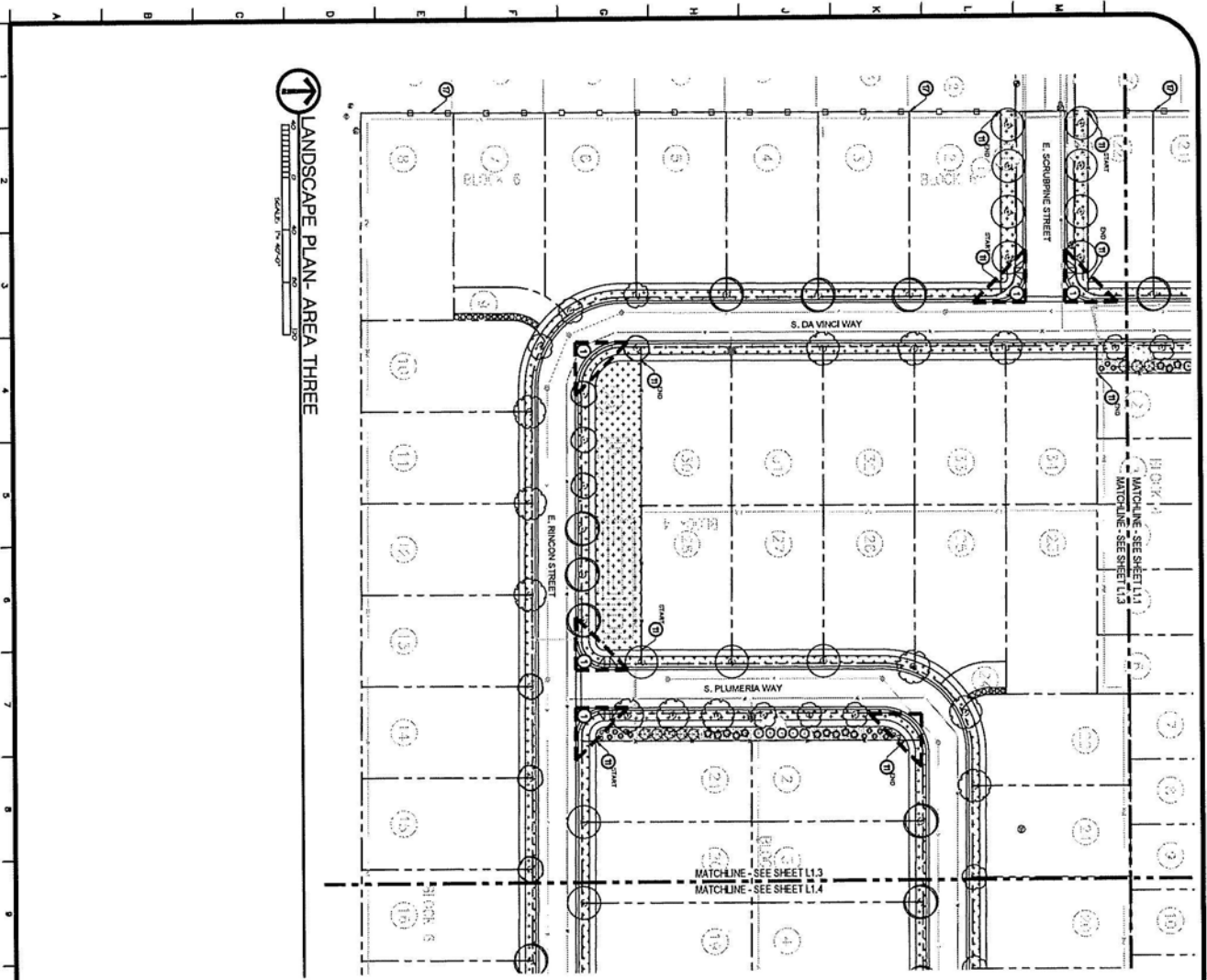
PRELIMINARY PLAT

PROJECT NO.:
 DRAWN BY:
 CHECKED BY:
 DATE: 10/03/2018
 SHEET NUMBER: L12

WARRICK SUBDIVISION
 AMITY ROAD
 MERIDIAN, IDAHO
 LANDSCAPE PLAN- AREA TWO

BRECKON

1000 S. 10th St. Meridian, ID 83645
 208-885-1111
 www.breckon.com



LANDSCAPE PLAN- AREA THREE

PLANT SCHEDULE

CITY KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	CLASS
1	DESIDERIOUS SHADE TREES	Various species	12" - 18"	Planting in street buffers	II
2	CONFEROUS TREES	Various species	12" - 18"	Planting in street buffers	II
3	ORNAMENTAL TREES	Various species	12" - 18"	Planting in street buffers	II
4	SHRUBS/PERENNIALS/ORNAMENTAL GRASSES	Various species	12" - 18"	Planting in street buffers	II

PROJECT INFORMATION

TOTAL SITE AREA: 1.17 ACRES
 TOTAL LOT AREA: 1.17 ACRES
 TOTAL COMMON OPEN SPACE: 0.17 ACRES
 TOTAL LOT AREA OPEN SPACE: 0.17 ACRES

LANDSCAPE LEGEND

PLANTS TO BE INSTALLED

- 12" - 18" DESIDERIOUS SHADE TREES
- 12" - 18" CONFEROUS TREES
- 12" - 18" ORNAMENTAL TREES
- 12" - 18" SHRUBS/PERENNIALS/ORNAMENTAL GRASSES

CALLOUT LEGEND

- 12" - 18" DESIDERIOUS SHADE TREES
- 12" - 18" CONFEROUS TREES
- 12" - 18" ORNAMENTAL TREES
- 12" - 18" SHRUBS/PERENNIALS/ORNAMENTAL GRASSES

CITY OF MERIDIAN LANDSCAPE REQUIREMENTS

STREET	TYPE	PLANTING	NOTES
E. AMITY ROAD BUFFER	Street	12" - 18" trees	Planting in street buffers
S. FONTILL WAY BUFFER	Street	12" - 18" trees	Planting in street buffers
E. MADRIDAL STREET BUFFER	Street	12" - 18" trees	Planting in street buffers
S. CORNEROS WAY BUFFER	Street	12" - 18" trees	Planting in street buffers
E. ZELLER STREET	Street	12" - 18" trees	Planting in street buffers
E. ALSTON STREET	Street	12" - 18" trees	Planting in street buffers
S. MONTAQUE WAY BUFFER	Street	12" - 18" trees	Planting in street buffers
E. RIXSON STREET	Street	12" - 18" trees	Planting in street buffers
S. PLUMERIA WAY	Street	12" - 18" trees	Planting in street buffers
S. DA VINCI WAY	Street	12" - 18" trees	Planting in street buffers
E. SCRIBNER STREET BUFFER	Street	12" - 18" trees	Planting in street buffers
E. ASHTOLA STREET	Street	12" - 18" trees	Planting in street buffers

PROJECT INFORMATION

TOTAL SITE AREA: 1.17 ACRES
 TOTAL LOT AREA: 1.17 ACRES
 TOTAL COMMON OPEN SPACE: 0.17 ACRES
 TOTAL LOT AREA OPEN SPACE: 0.17 ACRES

LANDSCAPE LEGEND

PLANTS TO BE INSTALLED

- 12" - 18" DESIDERIOUS SHADE TREES
- 12" - 18" CONFEROUS TREES
- 12" - 18" ORNAMENTAL TREES
- 12" - 18" SHRUBS/PERENNIALS/ORNAMENTAL GRASSES

WARRICK SUBDIVISION
 AMITY ROAD
 MERIDIAN, IDAHO
 LANDSCAPE PLAN- AREA THREE

PRELIMINARY PLAT

DATE: 10/01/2018
 SHEET NUMBER: L13

BRECKON

PRELIMINARY PLAT

DATE: 10/01/2018
 SHEET NUMBER: L13

LANDSCAPE NOTES:

1. CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH MAY AFFECT THE PROPER LOCATION OF THE WORK.
2. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE BEING USED. ALTERNATE MATERIALS OR METHODS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE BEING USED.
3. ALL PLANT MATERIALS SHALL BE INSTALLED AS PER DETAILS.
4. ALL PLANT MATERIALS SHALL BE INSTALLED WITH THE SAME CARE AND ATTENTION AS THE CONTRACTOR'S OWN.
5. ALL PLANT MATERIALS SHALL BE INSTALLED WITH THE SAME CARE AND ATTENTION AS THE CONTRACTOR'S OWN.
6. ALL PLANT MATERIALS SHALL BE INSTALLED WITH THE SAME CARE AND ATTENTION AS THE CONTRACTOR'S OWN.
7. ALL PLANT MATERIALS SHALL BE INSTALLED WITH THE SAME CARE AND ATTENTION AS THE CONTRACTOR'S OWN.
8. ALL PLANT MATERIALS SHALL BE INSTALLED WITH THE SAME CARE AND ATTENTION AS THE CONTRACTOR'S OWN.
9. ALL PLANT MATERIALS SHALL BE INSTALLED WITH THE SAME CARE AND ATTENTION AS THE CONTRACTOR'S OWN.
10. ALL PLANT MATERIALS SHALL BE INSTALLED WITH THE SAME CARE AND ATTENTION AS THE CONTRACTOR'S OWN.

IRRIGATION NOTES:

1. ALL IRRIGATION AREAS SHALL HAVE AN IRRIGATION SCHEDULED SYSTEM WHICH MEETS COMPLETE COVERAGE AND PROTECTS PLANT MATERIALS FROM DROUGHT AND OVERWATERING.
2. ALL IRRIGATION AREAS SHALL HAVE AN IRRIGATION SCHEDULED SYSTEM WHICH MEETS COMPLETE COVERAGE AND PROTECTS PLANT MATERIALS FROM DROUGHT AND OVERWATERING.
3. ALL IRRIGATION AREAS SHALL HAVE AN IRRIGATION SCHEDULED SYSTEM WHICH MEETS COMPLETE COVERAGE AND PROTECTS PLANT MATERIALS FROM DROUGHT AND OVERWATERING.
4. ALL IRRIGATION AREAS SHALL HAVE AN IRRIGATION SCHEDULED SYSTEM WHICH MEETS COMPLETE COVERAGE AND PROTECTS PLANT MATERIALS FROM DROUGHT AND OVERWATERING.
5. ALL IRRIGATION AREAS SHALL HAVE AN IRRIGATION SCHEDULED SYSTEM WHICH MEETS COMPLETE COVERAGE AND PROTECTS PLANT MATERIALS FROM DROUGHT AND OVERWATERING.

TOPSOIL NOTES:

1. ALL TOPSOIL AREAS SHALL HAVE AN IRRIGATION SCHEDULED SYSTEM WHICH MEETS COMPLETE COVERAGE AND PROTECTS PLANT MATERIALS FROM DROUGHT AND OVERWATERING.
2. ALL TOPSOIL AREAS SHALL HAVE AN IRRIGATION SCHEDULED SYSTEM WHICH MEETS COMPLETE COVERAGE AND PROTECTS PLANT MATERIALS FROM DROUGHT AND OVERWATERING.
3. ALL TOPSOIL AREAS SHALL HAVE AN IRRIGATION SCHEDULED SYSTEM WHICH MEETS COMPLETE COVERAGE AND PROTECTS PLANT MATERIALS FROM DROUGHT AND OVERWATERING.
4. ALL TOPSOIL AREAS SHALL HAVE AN IRRIGATION SCHEDULED SYSTEM WHICH MEETS COMPLETE COVERAGE AND PROTECTS PLANT MATERIALS FROM DROUGHT AND OVERWATERING.
5. ALL TOPSOIL AREAS SHALL HAVE AN IRRIGATION SCHEDULED SYSTEM WHICH MEETS COMPLETE COVERAGE AND PROTECTS PLANT MATERIALS FROM DROUGHT AND OVERWATERING.

TURF AREA PREPARATION NOTES:

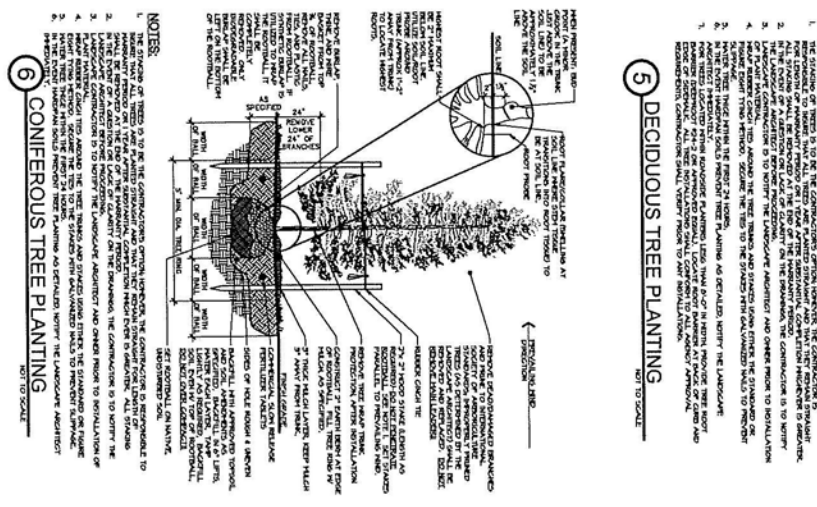
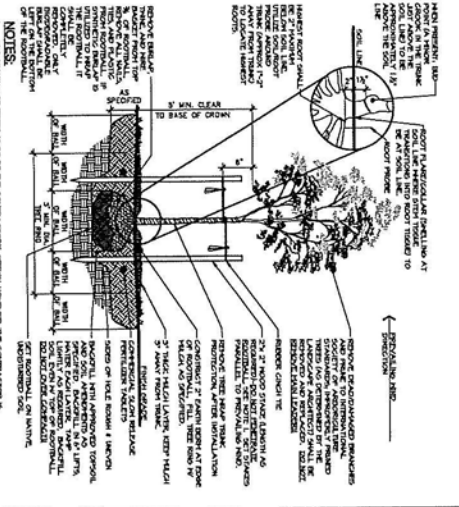
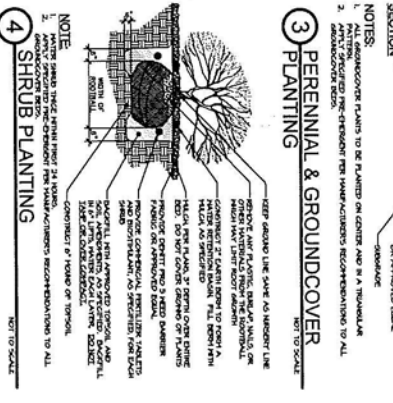
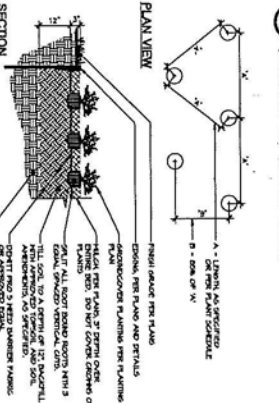
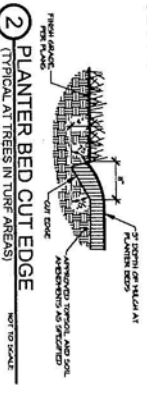
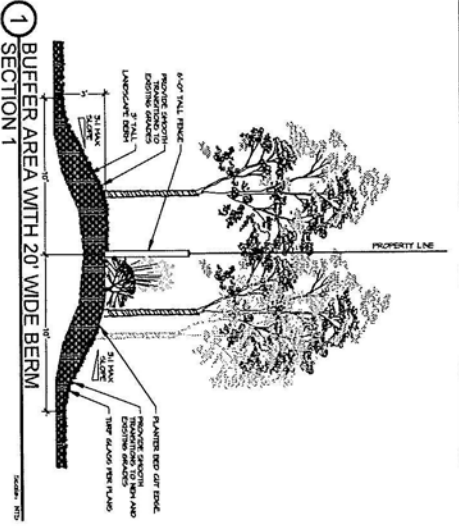
1. ALL TURF AREAS SHALL HAVE AN IRRIGATION SCHEDULED SYSTEM WHICH MEETS COMPLETE COVERAGE AND PROTECTS PLANT MATERIALS FROM DROUGHT AND OVERWATERING.
2. ALL TURF AREAS SHALL HAVE AN IRRIGATION SCHEDULED SYSTEM WHICH MEETS COMPLETE COVERAGE AND PROTECTS PLANT MATERIALS FROM DROUGHT AND OVERWATERING.
3. ALL TURF AREAS SHALL HAVE AN IRRIGATION SCHEDULED SYSTEM WHICH MEETS COMPLETE COVERAGE AND PROTECTS PLANT MATERIALS FROM DROUGHT AND OVERWATERING.
4. ALL TURF AREAS SHALL HAVE AN IRRIGATION SCHEDULED SYSTEM WHICH MEETS COMPLETE COVERAGE AND PROTECTS PLANT MATERIALS FROM DROUGHT AND OVERWATERING.
5. ALL TURF AREAS SHALL HAVE AN IRRIGATION SCHEDULED SYSTEM WHICH MEETS COMPLETE COVERAGE AND PROTECTS PLANT MATERIALS FROM DROUGHT AND OVERWATERING.

WEED ABATEMENT NOTES:

1. ALL WEED ABATEMENT AREAS SHALL HAVE AN IRRIGATION SCHEDULED SYSTEM WHICH MEETS COMPLETE COVERAGE AND PROTECTS PLANT MATERIALS FROM DROUGHT AND OVERWATERING.
2. ALL WEED ABATEMENT AREAS SHALL HAVE AN IRRIGATION SCHEDULED SYSTEM WHICH MEETS COMPLETE COVERAGE AND PROTECTS PLANT MATERIALS FROM DROUGHT AND OVERWATERING.
3. ALL WEED ABATEMENT AREAS SHALL HAVE AN IRRIGATION SCHEDULED SYSTEM WHICH MEETS COMPLETE COVERAGE AND PROTECTS PLANT MATERIALS FROM DROUGHT AND OVERWATERING.
4. ALL WEED ABATEMENT AREAS SHALL HAVE AN IRRIGATION SCHEDULED SYSTEM WHICH MEETS COMPLETE COVERAGE AND PROTECTS PLANT MATERIALS FROM DROUGHT AND OVERWATERING.
5. ALL WEED ABATEMENT AREAS SHALL HAVE AN IRRIGATION SCHEDULED SYSTEM WHICH MEETS COMPLETE COVERAGE AND PROTECTS PLANT MATERIALS FROM DROUGHT AND OVERWATERING.

TREE MITIGATION NOTES:

1. ALL TREE MITIGATION AREAS SHALL HAVE AN IRRIGATION SCHEDULED SYSTEM WHICH MEETS COMPLETE COVERAGE AND PROTECTS PLANT MATERIALS FROM DROUGHT AND OVERWATERING.
2. ALL TREE MITIGATION AREAS SHALL HAVE AN IRRIGATION SCHEDULED SYSTEM WHICH MEETS COMPLETE COVERAGE AND PROTECTS PLANT MATERIALS FROM DROUGHT AND OVERWATERING.
3. ALL TREE MITIGATION AREAS SHALL HAVE AN IRRIGATION SCHEDULED SYSTEM WHICH MEETS COMPLETE COVERAGE AND PROTECTS PLANT MATERIALS FROM DROUGHT AND OVERWATERING.
4. ALL TREE MITIGATION AREAS SHALL HAVE AN IRRIGATION SCHEDULED SYSTEM WHICH MEETS COMPLETE COVERAGE AND PROTECTS PLANT MATERIALS FROM DROUGHT AND OVERWATERING.
5. ALL TREE MITIGATION AREAS SHALL HAVE AN IRRIGATION SCHEDULED SYSTEM WHICH MEETS COMPLETE COVERAGE AND PROTECTS PLANT MATERIALS FROM DROUGHT AND OVERWATERING.

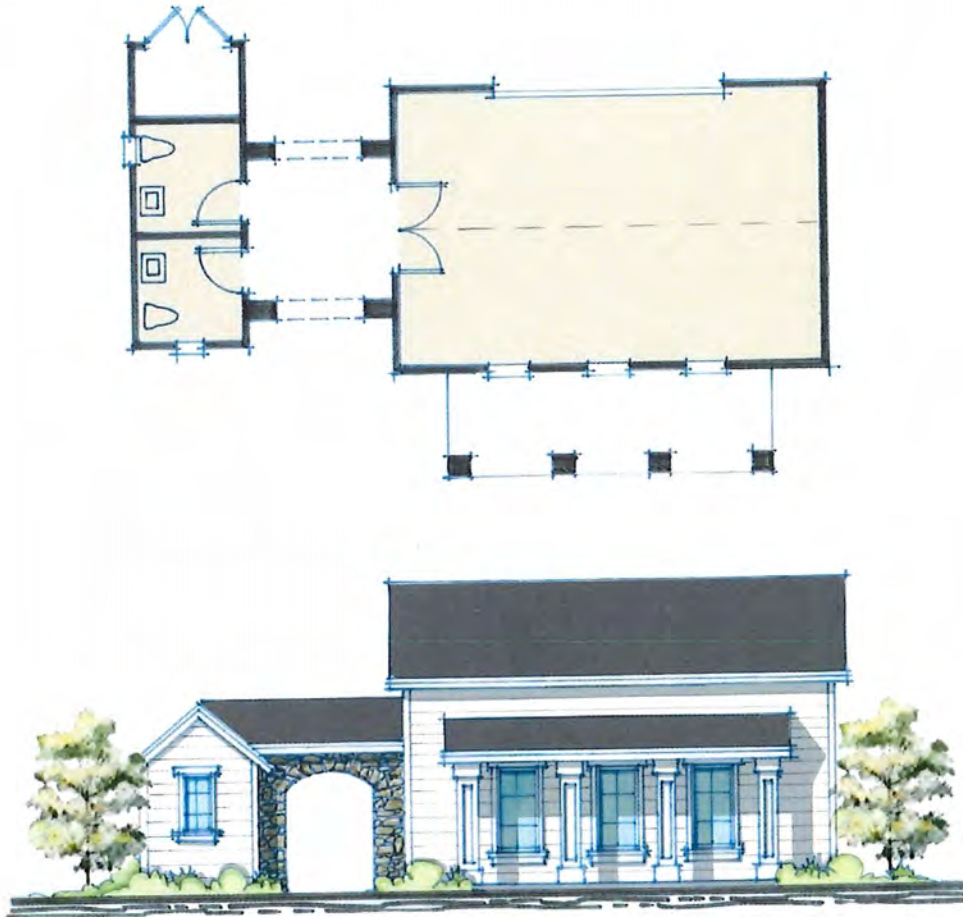


**WARRICK SUBDIVISION
AMITY ROAD
MERIDIAN, IDAHO
LANDSCAPE DETAILS**

PROJECT NO.: L15
DATE: 11/15/2018
DRAWN BY: [Name]
CHECKED BY: [Name]

BRECKON
LANDSCAPE ARCHITECTS
1111 S. 10th St., Meridian, ID 83448
208.325.1111

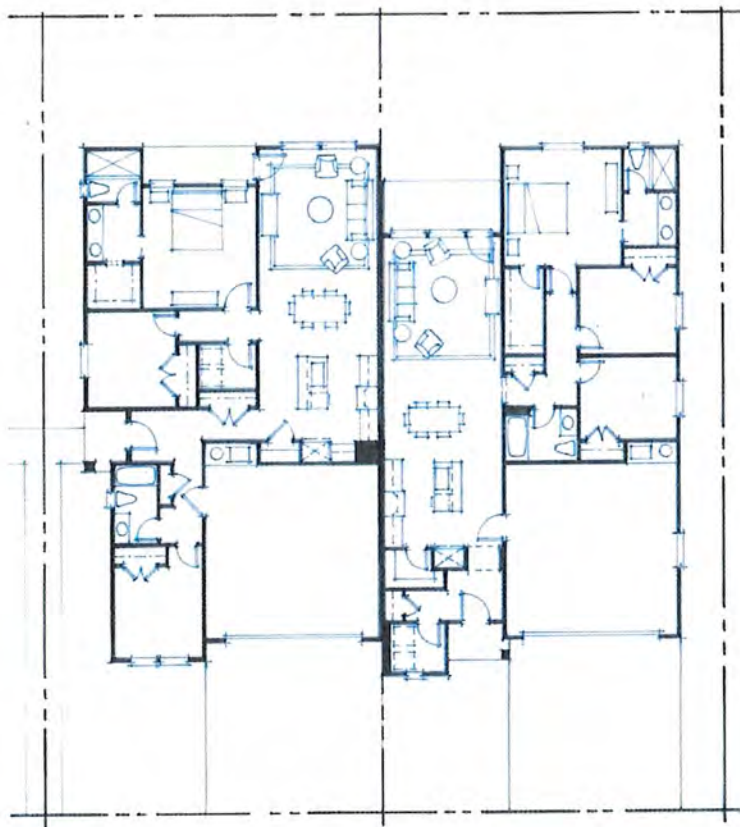
PRELIMINARY PLAT



Community Center

Conceptual Design

Warrick Subdivision



Attached Homes

Conceptual Design

Warrick Subdivision



Garden Homes

Conceptual Design

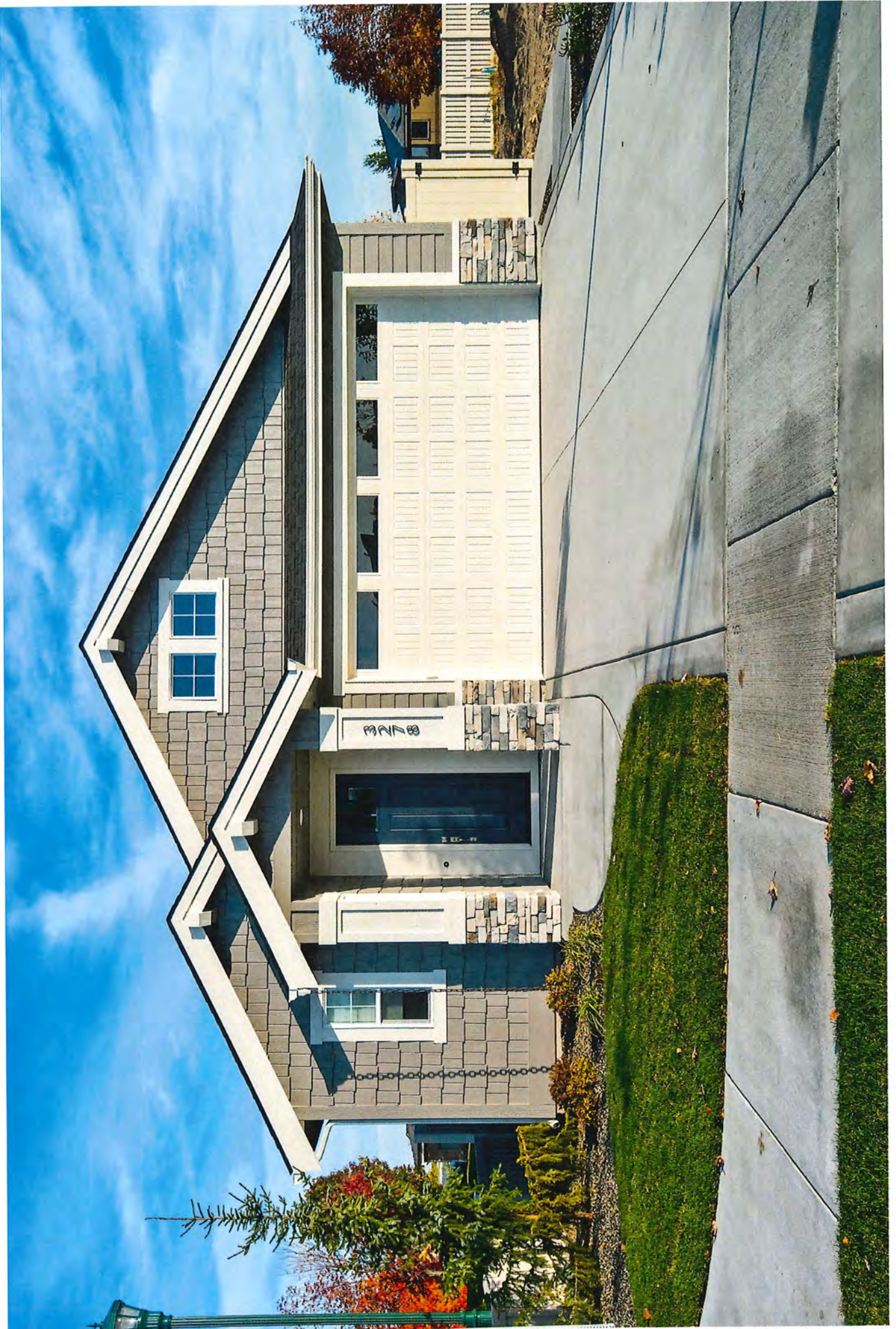
Warrick Subdivision





3251



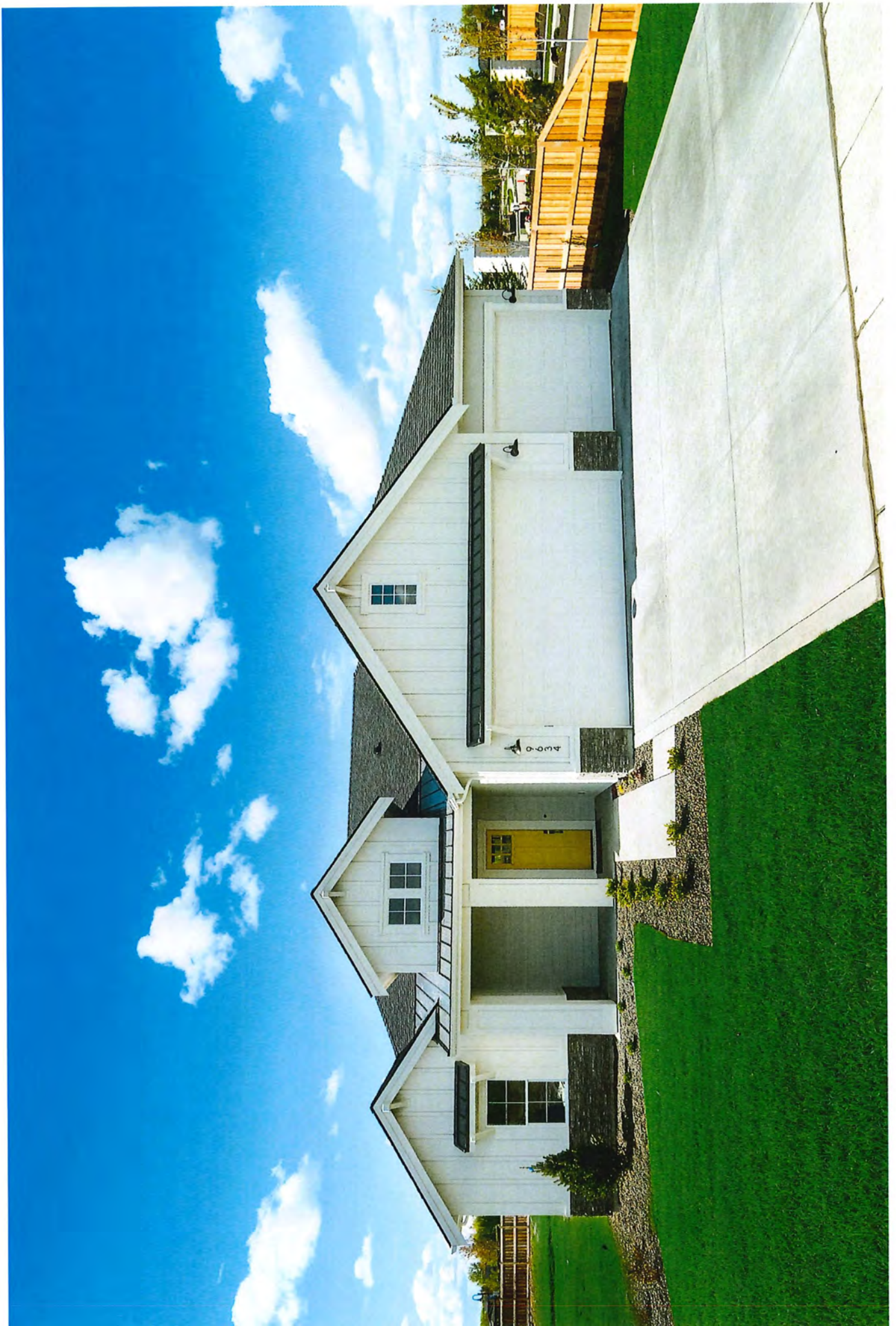


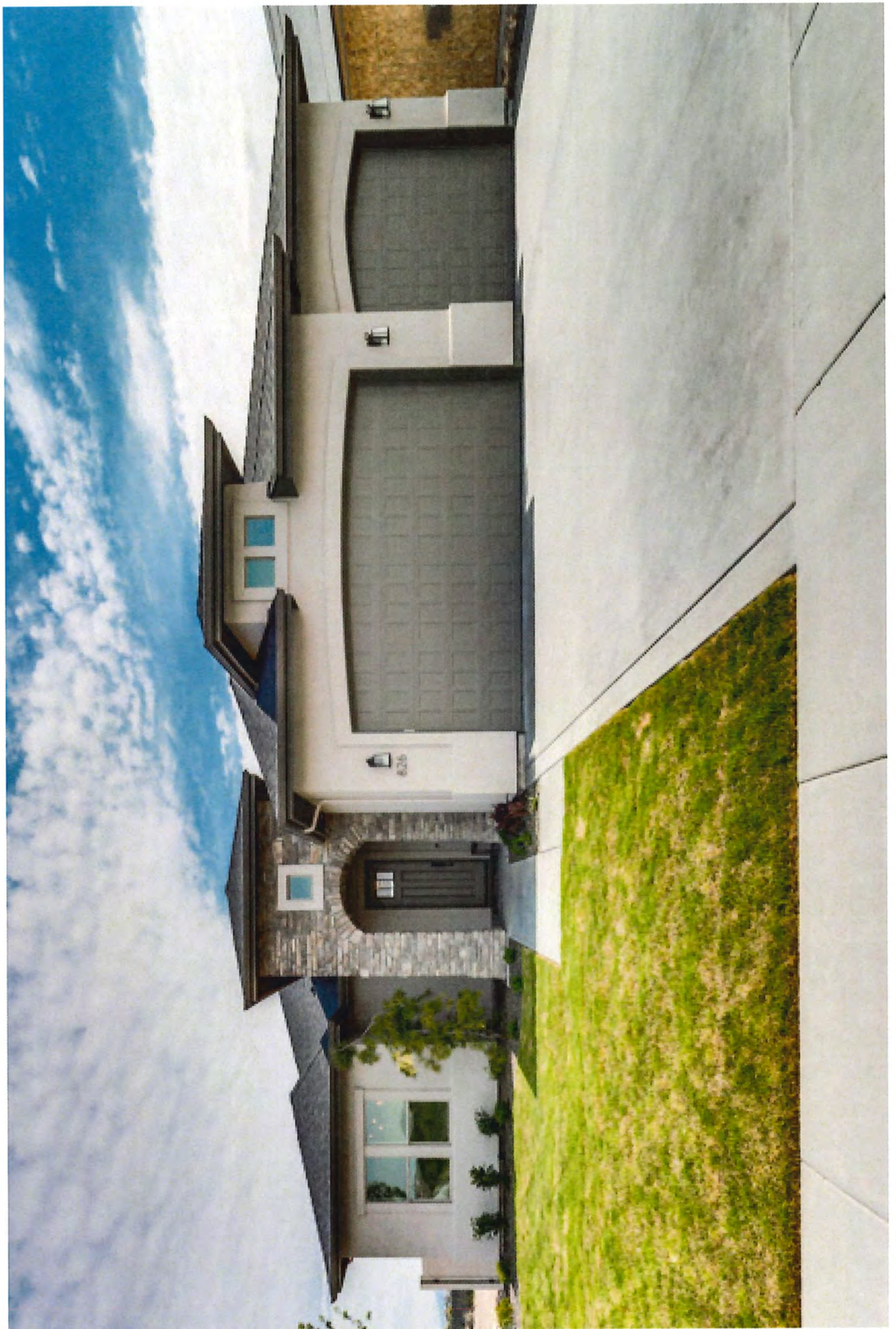




AVAILABLE
BERKELEY
BUILDING CO.
www.berkeleybuildingco.com

13239





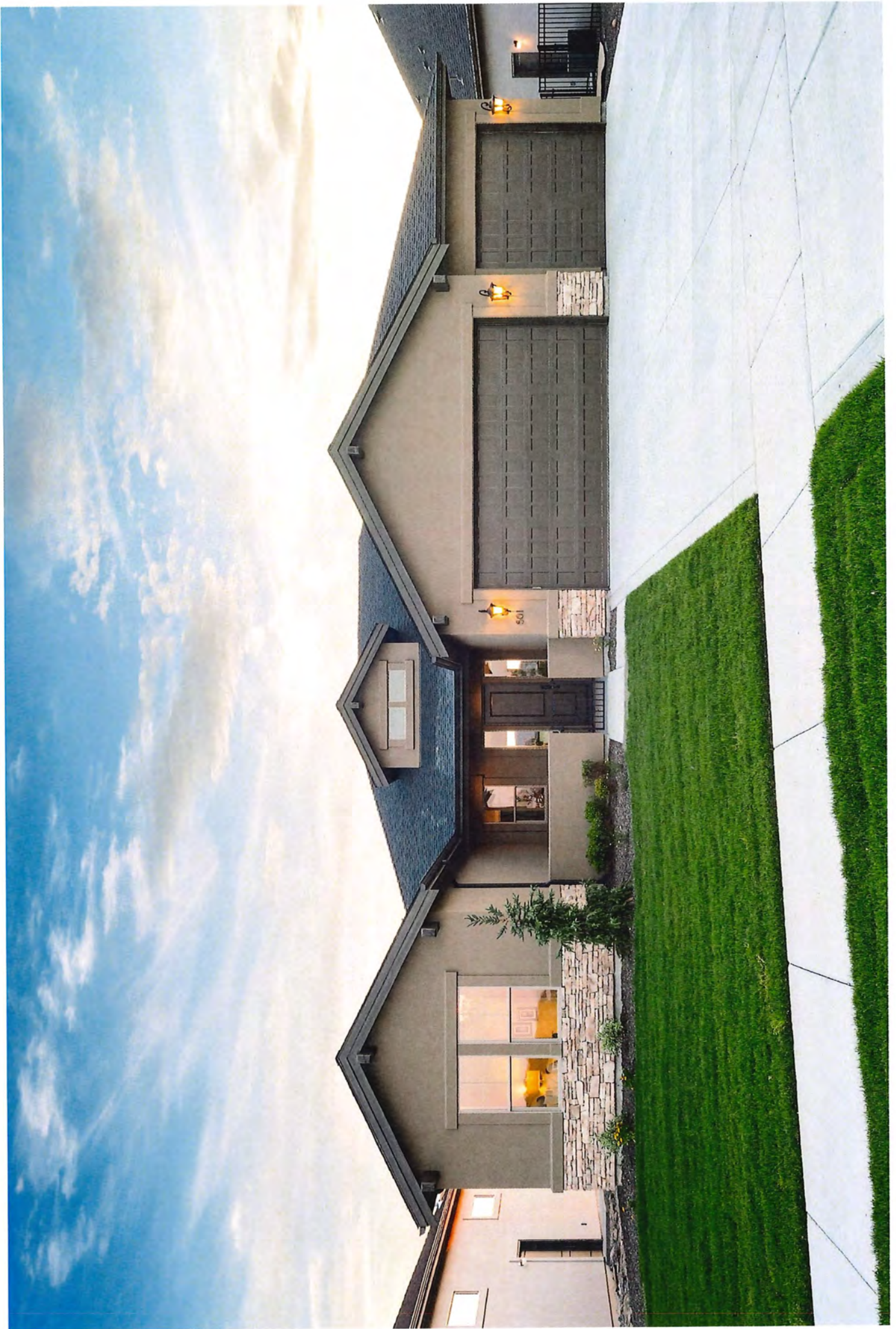


837





St. Jude Dream Home Giveaway
WIN A HOUSE
Win a \$250,000 Dream Home
Winning March 11
April 2018
1-800-537-6839
DREAMHOME.ORG





3920

