



Mayor Tammy de Weerd  
**City Council Members:**  
 Keith Bird  
 Joe Borton  
 Charles Rountree  
 David Zarembo

**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

**Attn: Jaycee Holman, City Clerk, by: \_\_\_\_\_ January 28, 2016**

Transmittal Date: **January 12, 2016** File No.: **H-2015-0029**

Hearing Date: **February 4, 2016**

**Request: Public Hearing: Annexation and Zoning of 51.45 acres of land with an R-8 zoning  
 district AND Preliminary Plat approval consisting of 199 building lots and 8 common lots  
 on 51.45 acres of land in the R-8 zoning district for Copperbrook Subdivision**

**By: Hayden Homes Idaho, LLC**

**Location of Property or Project: 4725 N. McDermott Road**

- |  |  |
|--|--|
| <input type="checkbox"/> Ryan Fitzgerald (No FP) | <input type="checkbox"/> Meridian School District                |
| <input type="checkbox"/> Gregory Wilson (No FP)  | <input type="checkbox"/> Meridian Post Office                    |
| <input type="checkbox"/> Steven Yearsley (No FP) | <input type="checkbox"/> Ada County Highway District             |
| <input type="checkbox"/> Patrick Oliver (No FP)  | <input type="checkbox"/> Ada County Development Services         |
| <input type="checkbox"/> Rhonda McCarvel (No FP) | <input type="checkbox"/> Central District Health                 |
| <input type="checkbox"/> Tammy de Weerd, Mayor   | <input type="checkbox"/> COMPASS                                 |
| <input type="checkbox"/> City Council            | <input type="checkbox"/> Nampa Meridian Irrig. District          |
| <input type="checkbox"/> Sanitary Services       | <input type="checkbox"/> Settlers Irrig. District                |
| <input type="checkbox"/> Building Department     | <input type="checkbox"/> Idaho Power Company                     |
| <input type="checkbox"/> Fire Department         | <input type="checkbox"/> Qwest                                   |
| <input type="checkbox"/> Police Department       | <input type="checkbox"/> Intermountain Gas Co.                   |
| <input type="checkbox"/> City Attorney           | <input type="checkbox"/> Idaho Transportation Dept.              |
| <input type="checkbox"/> City Public Works       | <input type="checkbox"/> Ada County Ass. Land Records            |
| <input type="checkbox"/> City Planner            | <input type="checkbox"/> Downtown Projects:                      |
| <input type="checkbox"/> Parks Department        | <input type="checkbox"/> Meridian Development Corp.              |
| <input type="checkbox"/> Economic Dev.           | <input type="checkbox"/> Historical Preservation Comm.           |
|  | <input type="checkbox"/> South of RR / SW Meridian:              |
|  | <input type="checkbox"/> NW Pipeline                             |
|  | <input type="checkbox"/> New York Irrigation District            |
|  | <input type="checkbox"/> Boise-Kuna Irrigation District          |
|  | <input type="checkbox"/> Boise Project Board of Control/Tim Page |

## Hearing Date: February 4, 2016

File No.: H-2015-0029

Project Name: Copperbrook Subdivision – AZ, PP

Request: Request for annexation and zoning of 51.45 acres of land with an R-8 zoning district, by Hayden Homes Idaho, LLC.

Location: The site is located at 4725 N. McDermott Road, in the NE ¼ of Section 32, Township 4N., Range 1E.

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Request: Request for preliminary plat consisting of 199 building lots and 8 common lots on 51.45 acres of land in the R-8 zoning district for Copperbrook Subdivision.



Planning Division

DEVELOPMENT REVIEW APPLICATION

**STAFF USE ONLY:**  
 Project name: Copperbrook Subdivision  
 File number(s): H-2015-0029  
 Assigned Planner: Sonya Watters 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 checked="" 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 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

Applicant name: Hayden Homes Idaho, LLC Phone: 501-8099  
 Applicant address: 1406 N. Main St., Ste. 114 Email: mgregory@hayden-homes.com  
 City: Meridian State: ID Zip: 83642

Applicant's interest in property:  Own  Rent  Optioned  Other \_\_\_\_\_  
 Owner name: Gerald Schwisow Phone: \_\_\_\_\_  
 Owner address: 4725 N. McDermott Email: \_\_\_\_\_  
 City: Meridian State: ID Zip: 83642

Agent/Contact name (e.g., architect, engineer, developer, representative): John G. Carpenter, P.E.  
 Firm name: T-O Engineers, Inc. Phone: 442-6300  
 Agent address: 332 N. Broadmore Way Email: jcarpenter@to-engineers.com  
 City: Nampa State: ID Zip: 83687

Primary contact is:  Applicant  Owner  Agent/Contact

Subject Property Information

Location/street address: 4725 N. McDermott Rd. Township, range, section: T4N R1W Section 32  
 Assessor's parcel number(s): S0432110400 Total acreage: 51.45 Zoning district: RUT

Project/subdivision name: Copperbrook Subdivision

General description of proposed project/request: Annexation, Rezone from RUT to R-8, and Preliminary Plat

Proposed zoning district(s): R-8

Acres of each zone proposed: 51.45

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? HOA

Which irrigation district does this property lie within? Settlers Irrigation District

Primary irrigation source: Surface Irrigation Secondary: \_\_\_\_\_

Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): \_\_\_\_\_

**Residential Project Summary (if applicable)**

Number of residential units: 199 Number of building lots: 199

Number of common lots: 8 Number of other lots: \_\_\_\_\_

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

1 bedroom: \_\_\_\_\_ 2-3 bedrooms: \_\_\_\_\_ 4 or more bedrooms: \_\_\_\_\_

Minimum square footage of structure (excl. garage): \_\_\_\_\_ Maximum building height: \_\_\_\_\_

Minimum property size (s.f.): 4,000 Average property size (s.f.): 5,900 (excluding existin house)

Gross density (Per UDC 11-1A-1): 3.9 Net density (Per UDC 11-1A-1): \_\_\_\_\_

Acreage of qualified open space: 5.16 Percentage of qualified open space: 10.0%

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

Amenities provided with this development (if applicable): Pathway, sports park, volleyball

Type of dwelling(s) proposed:  Single-family Detached  Single-family Attached  Townhouse

Duplex  Multi-family  Vertically Integrated  Other \_\_\_\_\_

**Non-residential Project Summary (if applicable)**

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: John Carpenter

Applicant signature:  Date: 11-05-15



**T-O ENGINEERS**

November 5, 2015

City of Meridian  
Planning and Zoning Commission  
660 E. Watertower Lane, Suite 202  
Meridian, ID 83642

RE: Copperbrook Subdivision  
Annexation, Rezone and Preliminary Plat Applications

Dear Commissioners:

This letter accompanies our application for the Preliminary Plat, Rezone, and Annexation applications for the Copperbrook Subdivision on approximately 51 acres located at the southwest corner of McDermott Road and McMillian Road, and lying north of the Five Mile Drain right of way. There are no variances requested for this project.

### **ZONING**

The Copperbrook Subdivision is currently zoned RUT in Ada County and is irrigated farmland. The site is contiguous to the City of Meridian at the east boundary along McDermott Road.

The City of Meridian Future Land Use Map shows the site as a Medium Density Residential area. The proposed zoning of R-8 is considered medium density residential. The required minimum lot size for this zoning is 4,000SF for alley loaded lots, and 5,000 SF for properties with front facing garages. We are proposing 199 residential lots for this subdivision, with an approximate density of 3.9 dwelling units per acre. Average lot size, including the existing residential Lot 12 Block 1 is 7,161 SF and average lot size excluding the existing residential lot is 5,925 SF. R-8 zoning was chosen instead of R-4 to allow for a smaller minimum width for the alley loaded lots on the east end of the property.

### **SITE PLAN**

Lot sizes within the subdivision are based off of three different floorplans provided by Hayden Homes. Building materials, elevations, floor plans and images of proposed housing options are attached.

Lots 1-11 Block 2 and Lots 1-11 Block 3 are designed to have garage access from Alley A or Alley B. These lots will have garage entrance from the alley and frontage on Newton Creek Avenue. Lots 24-33 Block 1 will have garage access from Alley A and park frontage to Lot 23C Block 1. Parking for the alley loaded garages will be provided by a 2 car garage with alley access and driveway parking where the driveway is 20' or greater, and street parking allowed on Easley Peak Street and Newton Creek Avenue. Overflow parking spaces are provided in Lot 6C Block 1.

Lots 21-22, Lots 66-67, and Lots 77-78 Block 1, and Lots 21-23, Lots 30-32 and Lots 37-39 Block 4 will have a shared drive easement for the purpose of ingress and egress.



## **T-O ENGINEERS**

All other residential lots will have direct street frontage garage access. These lots are designed to have either a 2-car garage or 3-car garage. Parking spaces for front loaded lots will include 2 or 3 garage spaces as well as driveway and street parking.

In preparation for the future right of way location for the extension of Highway 16, new residential lots will be set back at least 335' from the centerline of McDermott. This allows for future development of a 300' wide space along McDermott, plus a 35' landscaping noise buffer. This plan is non-restrictive of future appropriate development of said 300' space.

### **EXISTING RESIDENTIAL**

Lot 12 Block 1 is an existing residential lot, which will be maintained as such.

The property owner is requesting that this existing residential lot continue to use water supplied to the residence by the existing well on the property, with disposal into existing septic tank, and that connection to the proposed water and sewer mains not be required. Services will be extended to this property, just not connected until future development. The property owner has agreed to an easement though the property to provide sewer connection from McDermott Road to the rest of Copperbrook Subdivision.

### **FEMA FLOODPLAIN**

A portion of the property is within the FEMA Zone A floodplain boundary. A draft report was completed by Karl Gebhardt, and it is determined that the floodplain is contained within the Five Mile Drain, and does not affect the property. See floodplain map, attached.

### **SEWER**

The sewer system for the Copperbrook Subdivision will connect to an existing sewer man hole in McDermott Road and will require a 20' utility easement through the existing lot on the eastern boundary of the property.

### **WATER**

A 12" water main will be extended from The Oaks Subdivision on McMillan Road to service this site. Main lines will be provided through the subdivision to the west end of the property for future expansion. The waterline will extend down McMillan Road to the entrance of Copperbrook Subdivision at Glassbrook Avenue. The 12" line will continue west down Easley Peak Street and follow Fork Wood Avenue, Jakobe Street, Bellas Avenue, Profile Street, Pole Creek Avenue to Smiley Street. The line will be extended North and South on McCrosson Avenue and stubbed at the property boundaries for future expansion. All other mainlines installed for the Copperbrook Subdivision use will be 8".



**T-O ENGINEERS**

### **PRESSURE IRRIGATION**

Pressure irrigation waters will be provided by Settler's Irrigation District from an existing irrigation lateral at the north boundary of the property. Individual lot service will be provided by a pump station in Lot 23C Block 1.

Overflow will discharge into the Nampa Meridian Irrigation District's (NMID) Five Mile Drain at the southern border of the property. We are applying for an irrigation water right for the secondary connection.

Settlers Irrigation District provides water, while NMID controls the Five Mile Drain.

### **ROADS AND STORM DRAINAGE**

The proposed local streets will have a 46' right of way with a 34' street section and 5' attached sidewalk on both sides of the street. The location of the subdivision entrance, Glassford Avenue, has been designed to allow proper distance for future potential overpass construction for McMillan Road. Lot 13C Block 4 contains a pedestrian pathway, which allows the block length of Easley Peak Street between Fork Wood Avenue and Glassford Avenue to exceed 750' as allowed in UDC 11-6C-3F.3.

Alley "A" & Alley "B" will have a 16' right of way, with an inverted crown, allowing stormwater to drain to a center gutter, and be routed to the storm drainage facilities. Alleys are to be public right of way. Improvements to McDermott include extension of the existing road width, and installation of a vertical curb, plus a 5' detached sidewalk, with a landscaping buffer. A half section of McCrosson Avenue (a future collector) will be constructed on the west border of the property with a 5' detached sidewalk, landscape buffer and vertical curb. Along McMillan Road, 37.5' of right of way will be dedicated, and a 5' detached sidewalk will be installed in Lots 1C and 11C Block 1 and in Lot 1C Block 4 to avoid interference with the existing power poles.

Storm water will be routed through curb and gutter to disposal facilities on site. Historic storm runoff will be discharged to the Five Mile Drain. Excess storm runoff will be contained on site by retention facilities and seepage beds confined within the common lots. Storm drainage facilities will be designed in accordance with ACHD design criteria.



**OPEN SPACE**

Open space within the subdivision includes an approximately 2.7 acre park at the main subdivision entrance in Lot 23C Block 1 , as well as a smaller park area located in the south west corner of the property in Lot 83C Block 1. The 15’ wide common lot at the north property boundary provides pedestrian connection from Easley Peak Street to McMillian Road.

The open space statistics are shown below:

	SF	ACRES
<b>Common Lots</b>		
Lot 6C Block 1	9634	0.22
Large Park Lot 23C Block 1	118027	2.71
Small Park Lot 83C Block 1	24419	0.56
Lot 13C Block 4	1642	0.04
<b>TOTAL</b>	<b>153722</b>	<b>3.53</b>

<b>Street Buffers</b>			<i>Usable</i>
Arterial	19129	0.44	0.22
Collector/ Local	61353	1.41	1.41
<b>TOTAL</b>	<b>80482</b>		<b>1.63</b>

TOTAL OPEN SPACE AREA:	5.16	acres
TOTAL PROPERTY AREA:	51.45	acres
<i>%OPEN SPACE:</i>	<i>10.0%</i>	

Note: Qualified open space includes 100% of park areas, 100% of local/collector street buffers, and 50% of arterial street buffers.

The Copperbrook Subdivision meets the required 10% open space requirement. In addition to the open space, additional amenities will be provided due to the size of the property. Proposed site amenities may include tot lot playground, pathway, sports park and volleyball court within the park common lots.



**T-O ENGINEERS**

**SUMMARY**

This site is part of the Meridian Comprehensive plan, and has been designed to meet the city standards and future land use designation. The existing residential lot will be retained, until future development.

Feel free to call John or Abbey should you have any questions or comments regarding this application. I can be reached at 442-6300.

Respectfully,

John G. Carpenter, P.E.  
Project Manager

cc: Project #150110

Abbey Stover, E.I.



**T-O ENGINEERS**

CONSULTING ENGINEERS, SURVEYORS AND PLANNERS  
332 N. BROADMORE WAY SUITE 101  
NAMPA, IDAHO 83687  
208-442-6300 • FAX 208-466-0944



Project: 150110  
Date: November 2, 2015  
Page: 1 of 2

## *COPPERBROOK SUBDIVISION BOUNDARY*

This parcel is situated in a portion of the N.E.1/4 of the N.E.1/4 and the N.W.1/4 of the N.E.1/4 of Section 32 Township 4 North, Range 1 West of the Boise Meridian, lying north of the north right-of-way of the Five Mile Drain, Ada County, Idaho, more particularly described as follows:

**BEGINNING** at a brass cap monument, referenced in Corner Perpetuation and Filing Instrument No. 106023326, records of Ada County and marking the northeast corner of said Section 32; thence along the east boundary of said N.E.1/4 of the N.E.1/4,

- A) S.00°32'47"W., 1042.47 feet to a point on the north right-of-way of the Five Mile Drain as described in Quitclaim Deed on file in Book 124, Page 332, records of Ada County; thence along said north right-of-way,
- 1) N.76°42'13"W., 1299.37 feet to a tangent point of curvature; thence along a curve to the left,
  - 2) Having an arc length of 243.79 feet, a radius of 673.70 feet, through a central angle of 20°44'00" and a long chord which bears N.87°04'13"W., 242.46 feet to a point of tangency; thence,
  - 3) S.82°33'47"W., 1144.93 feet to a point on the west boundary of said N.W.1/4 of the N.E.1/4; thence leaving said north right-of-way and along said west boundary,
  - 4) N.00°36'36"E., 908.64 feet to the northwest corner of said N.W.1/4 of the N.E.1/4; thence along the north boundary of said N.W.1/4 of the N.E.1/4,
  - 5) S.89°21'53"E., 1321.10 feet to the northwest corner of said N.E.1/4 of the N.E.1/4; thence along the north boundary of said N.E.1/4 of the N.E.1/4,
  - 6) S.89°22'08"E., 621.31 feet to the northwest corner of a parcel described in Warranty Deed Instrument No. 7507161, records of Ada County; thence along the west boundary of said Instrument No. 7507161,
  - 7) S.00°37'52"W., 125.00 feet to the southwest corner of said Instrument No. 7507161; thence along the south boundary of said Instrument No. 7507161,

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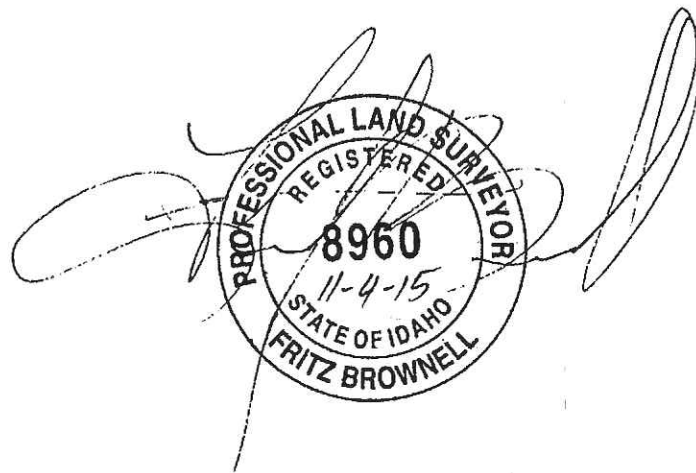
Project: 150110

Date: November 2, 2015

Page: 2 of 2

- 8) S.89°22'08"E., 150.00 feet to the southeast corner of said Instrument No. 7507161; thence along the east boundary of said Instrument No. 7507161,
- 9) N.00°37'52"E., 125.00 feet to the northeast corner of said Instrument No. 7507161 and a point on the north boundary of said N.E.1/4 of the N.E.1/4; thence along said north boundary,
- 10) S.89°22'08"E., 550.00 feet to the **POINT OF BEGINNING.**

CONTAINING 51.45 acres, more or less.



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Job Name: Copperbrook Subdivision  
 Job Number: 150110

Common Lots		
Lot 6C Block 1	9634	0.22
Lot 23C Block 1	118027	2.71
Lot 83C Block 1	24419	0.56
Lot 13C Block 4	1642	0.04
<b>TOTAL</b>	<b>153722</b>	<b>3.53</b>

Street Buffers			<i>Usable</i>
Arterial	19129	0.44	<i>0.22</i>
Collector/ Local	61353	1.41	1.41
<b>TOTAL</b>	<b>80482</b>		<b>1.63</b>

TOTAL OPEN SPACE AREA: 5.16 acres  
 TOTAL PROPERTY AREA: 51.45 acres  
 %OPEN SPACE: 10.0%

- \*100% of Parks
- 100% of Collector/Local Buffer
- 50% of Arterial Buffer



*181 East 50<sup>th</sup> St. Garden City, ID 83714  
(208)484-4410  
thompsonengineers@cablone.net*

**LETTER OF TRANSMITTAL**

November 5, 2015

TO: Mindy Wallace  
ACHD Development Services  
3775 Adams street  
Garden City, ID 83714

RE: Copperbrook Subdivision

VIA: Hand Delivery

Transmitted herewith, please find enclosed:

**1 copy of the Traffic Impact Study**

The enclosed report is for your review and comment. Should you have any questions, please call.

Daniel A. Thompson, P.E.

Cc



**T-O ENGINEERS**

November 5, 2015

City of Meridian–Community Development Department  
Attn: Sonya Watters, Associate Planner  
33 E. Broadway Avenue, Suite 102  
Meridian, ID 83642

RE: Copperbrook Subdivision, Assessor's Parcel No. S0432110400

Dear Sonya:

This letter is in response to your request regarding my opinion concerning the ownership of the Five Mile Drain right-of-way which abuts that parcel described in Instrument No. 7507161 and defines the boundary of the proposed Copperbrook Subdivision.

Warranty Deed Instrument No. 7507161, describes our clients parcel as being that portion of the northeast quarter of Section 32, Township 4 North, Range 1 West of the Boise Meridian lying north of the north boundary of the rights of way of the Five Mile Drain and the Phyllis Canal Feeder. It then excepts the 150' by 125' parcel along West McMillen Road.

The deed references the described right-of-way by book and page and is found in Instrument No. 69135 as a Quitclaim Deed to the United States for a Perpetual Right-of-way.

It is clear that the right-of-way for the Five Mile Drain was not included in our client's purchase of this parcel as it clearly states "lying north of the north right-of-way". As a Professional Land Surveyor I see no ambiguities in the parcel described in Instrument No. 750716.

A substantial amount of time was spent researching the ownership of the described right-of-way.

The reference to The Reclamation Act of June 17, 1902 32 Stat. (388) in Instrument No. 69135 affords the United States the authority to reserve, acquire or condemn lands required for the purpose of constructing and maintaining an irrigation system.

I am uncertain if the Quitclaim Deed conveys this right-of-way as fee simple ownership to the United States.

My opinion is that the intent was to reserve a perpetual right-of-way for construction, operation and maintenance of the existing drain without conveying ownership to the United States.

Respectfully,

A handwritten signature in black ink, appearing to read 'Fritz Brownell', written over a large, faint circular stamp or watermark.

Fritz Brownell P.L.S.  
Nampa Survey Manager

WARRANTY DEED

217 1116

For Value Received

ED SCHWISOW and DORA SCHWISOW, husband

and wife,

the grantors, do hereby grant, bargain, sell and convey unto

CERALD GENE SCHWISOW and LOIS A. SCHWISOW, husband and wife,

the grantees, the following described premises, to-wit:

That portion of the Northeast quarter of Section 32, Township 4 North, Range 1 West of the Boise Meridian, Ada County, Idaho, lying North of the North Boundary of the rights-of-way of Five Mile Drain and Phyllis Canal Feeder, which rights-of-way are described in Book 124 of Deeds at Page 332, and in Book 125 of Deeds, at Page 301, records of Ada County, Idaho.

EXCEPT:

Beginning at the Northeast corner of the Northeast quarter of Section 32, Township 4 North, Range 1 West of the Boise Meridian, Ada County, Idaho; thence West along the section line a distance of 550 feet to the POINT OF BEGINNING;

thence continuing

West along the section line a distance of 150 feet to a point; thence South 125 feet to a point; thence East 150 feet to a point; thence North 125 feet to the POINT OF BEGINNING.

EXCEPT Ditch and Road rights-of-way.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that said premises are free from all incumbrances

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: April 11, 1975.

Ed Schwisow
Dora Schwisow

STATE OF IDAHO, COUNTY OF Ada
On this 14th day of April, 1975, before me, a notary public in and for said State, personally appeared Ed Schwisow and Dora Schwisow, husband and wife,

STATE OF IDAHO, COUNTY OF Ada
I hereby certify that this instrument was filed for record at the request of FIRST AMERICAN TITLE CO. at 52 minutes past 2 o'clock P.M. this 16th day of April 1975 in my office, and duly recorded in Book of Deeds at page

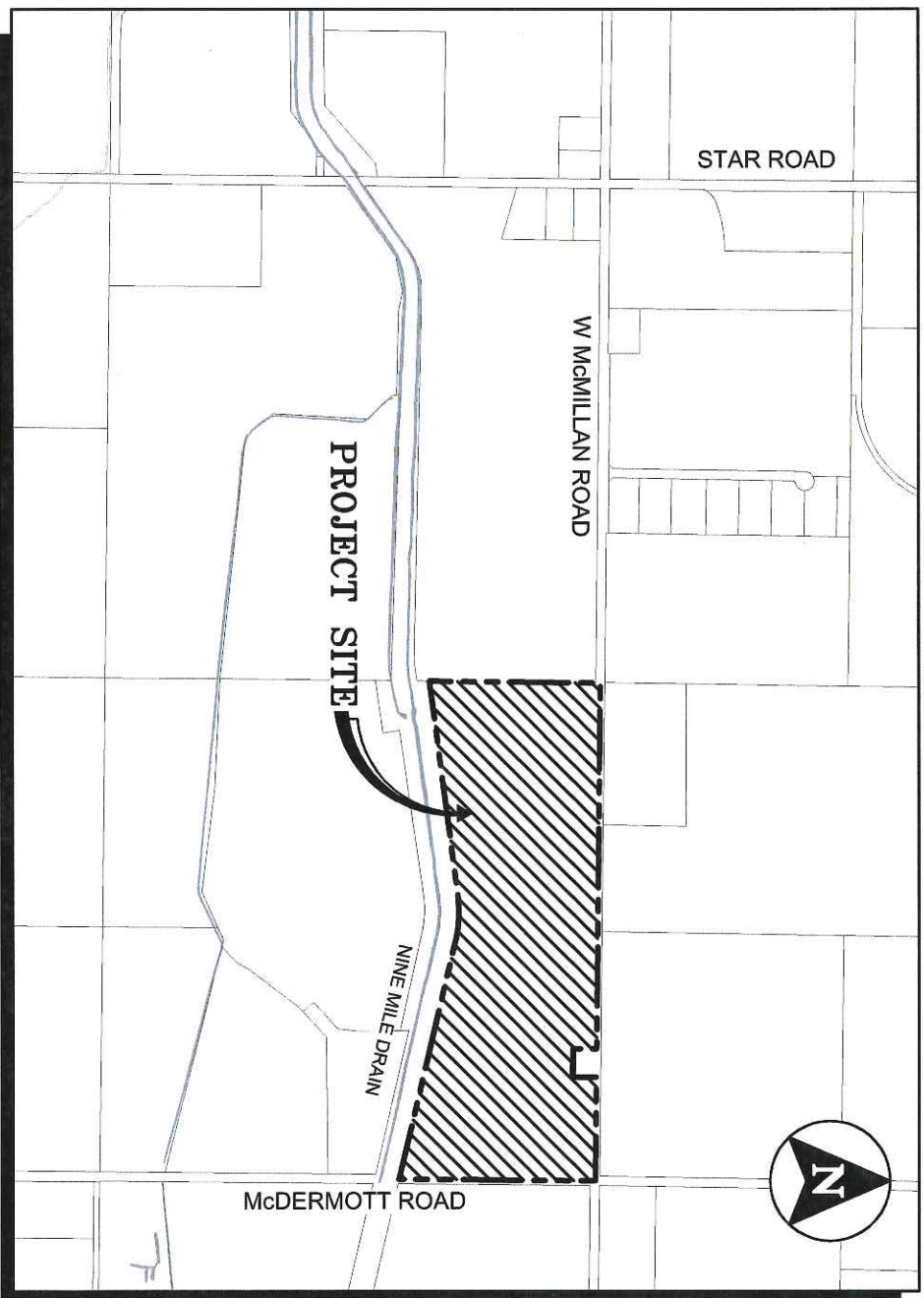
known to me to be the persons whose names are subscribed to this instrument, and acknowledged to me that they executed the same.
Notary Public

Residing at Boise, Idaho

CLARENCE A. PLANTING
Deputy

INSTRUMENT NO.





**VICINITY MAP**  
SCALE: 1" = 1000'



**T-O ENGINEERS**

332 N. BROADMORE WAY  
NAMPA, IDAHO 83687-5123  
PHONE: (208) 442-6300  
FAX: (208) 466-0944  
E-FILE: 150110- Vicinity Map.dwg  
DATE: November 2015 JOB: 150110

# CITY OF MERIDIAN

## PRE-APPLICATION MEETING NOTES

Project/Subdivision Name: McDermott & McMillan Subdivision Date: 10/1/15

Applicant(s)/Contact(s): John Carpenter, Mike Gregory, Nathan (Hayden Homes)

City Staff: Sonya, Bill, Dinae, Bruce

Location: 4725 N. McDermott Rd. Size of Property: 55.1 acres

Comprehensive Plan FLUM Designation: MDR w/MU-I (along frontage on McDermott)

Design Guidelines Development Context:  Urban  Urban/Suburban  Suburban  Rural

Existing Use: Rural residential/ag Existing Zoning: RUT

Proposed Use: SFR (175 building lots) Proposed Zoning: R-8

Surrounding Uses: Residential/ag

Street Buffer(s) and/or Land Use Buffer(s): 25' buffer req. along McMillan; 35' along McDermott; 20' along collector street

Open Space/Amenities/Pathways: Min. 10% qualified open space + 2 site amenities req. in accord w/UDC 11-3G-3; the Five Mile pathway is planned across this site per the Pathways Master Plan – coordinate w/Jay Gibbons on location (10' wide); 5' wide detached sidewalks are req. along McMillan & McDermott and collector street

Access/Stub Streets/Street System: No access via McDermott; access via McMillan is limited per 11-3A-3 - staff will likely only support (1) access – a Council waiver may be requested for another access; Hwy 16 is planned to extend along the frontage of this property - coordinate w/ITD on ROW req; collector street is req. along west boundary per Master Street Map

Waterways/ Floodplain/Topography/Hazards: Several ditches cross this site that are required to be piped per UDC 11-3A-6; may request a waiver to allow the Nine Mile Drain to remain open due to its large capacity; site is within the floodplain overlay district – a floodplain development permit including hydraulic analysis is req. prior to development.

History: None

Additional Meeting Notes: Comply with dimensional standards of the R-8 district listed in UDC Table 11-2A-6

- Comply w/objectives of the MDR & MU-I land use designations in the Comp Plan
- Comply with common driveway, alley, block length, & cul-de-sac length standards listed in UDC 11-6C-3
- Submit documentation showing that the out-parcel is an "original parcel of record" or was approved by Ada County
- A 35' wide buffer & noise abatement for residential uses is req. adjacent to the future SH16/McDermott Rd. per UDC 11-3H-4 outside of the future ROW (as determined by ITD)

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

**Other Agencies/Departments to Contact:**

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Ada County Highway Dist. (ACHD)  | <input type="checkbox"/> Nampa Meridian Irrigation Dist. (NMID)    | <input checked="" type="checkbox"/> Public Works Department   |
| <input checked="" 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 – Jay G. |
| <input type="checkbox"/> Central District Health Department          | <input checked="" type="checkbox"/> Fire Department – Perry Palmer | <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.

**McDermott Subdivision - Preliminary Plat**  
**October 27, 2015 - 6pm - 4725 N. McDermott Rd.**  
**Neighborhood Meeting - Sign-in Sheet**

Name	Address	Phone
John carpenter	332N. Broadmore	
Abbey Stover	332 N Broadmore	
Lois Schwisow	Here TrophyK@aol.com	
Jerry Schwisow	Here	
MIKE GREGORY	Hayden Homes 1406 N Main Meridian	501-8099
Carma McFadden	6750 + 6830 W Lazy Diamond C. Ln.	286-9648
KEN GOLDBACH	4455 N McDERMOTT RD	286-9679


## 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

11-05-15  
Date



Community Development  
Department

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

---

## Parcel Verification

Date: **11/2/15**

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

Project Name: **Copperbrook Subdivision**

Parcel Number: **S0432110400**

T/R/S: **4N 1W 32**

Acres: **55.10**

Property Owners: **Gerald & Lois Schwisow  
4725 N. McDermott Rd.  
Meridian, ID 83646**

## Potter, Debi

---

**From:** Jerry Hastings <jhastings@adaweb.net>  
**Sent:** Thursday, October 29, 2015 11:15 AM  
**To:** Potter, Debi; Brownell, Fritz  
**Subject:** Copperbrook Subdivision Name Reservation

October 29, 2015

Debi Potter  
Fritz Brownell, PLS  
T-O Engineers

RE: Subdivision Name Reservation: "**Copperbrook Subdivision**" NE 1/4 Sec 32, T4N, R1W, BM.

Dear Debi and Fritz,

At your request, I will reserve the name "**Copperbrook 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 or 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**  
**Ex Officio Recorder**  
**Ada County Development Services**  
200 W. Front St., Boise, ID 83702  
(208) 287-7912 office  
(208) 287-7909 fax

---

**From:** Potter, Debi [<mailto:dpotter@to-engineers.com>]  
**Sent:** Thursday, October 29, 2015 10:34 AM  
**To:** Jerry Hastings  
**Subject:** RE: Subdivision Name Reservation

Good morning Jerry,

Let's try this one! I checked the database and it hasn't been used, so can we get this one reserved?

Sub Name: Copperbrook  
Sub Location: T4N R1W Section 32 (Parcel: S0432110400)  
Sub Owner/Developer: Hayden Homes Idaho LLC

Debi Potter  
Administrative Assistant





**Hayden Homes Fivemile Creek below McDermott (Draft)**

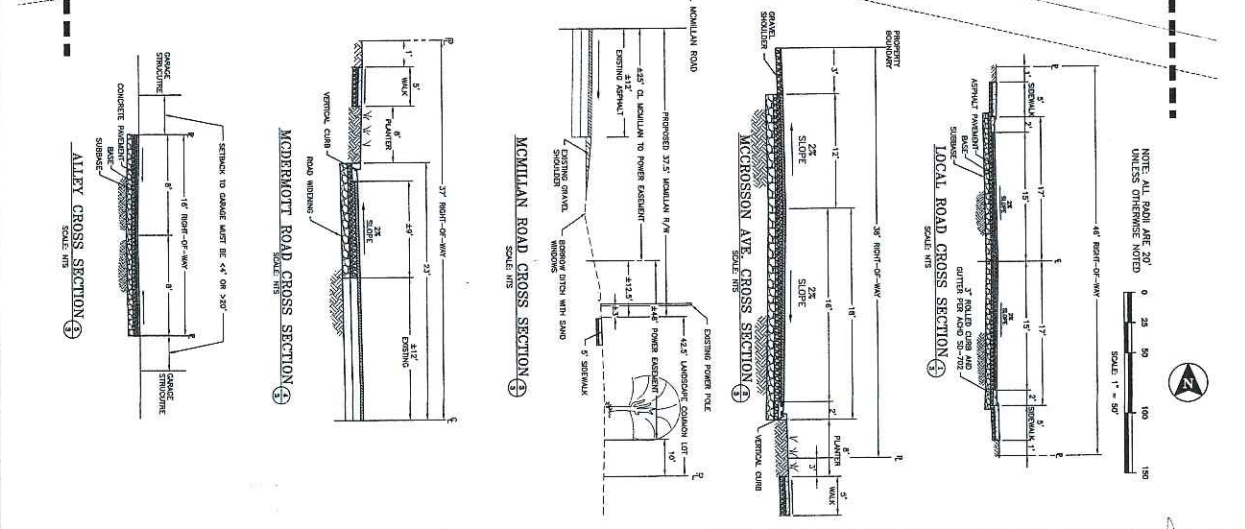
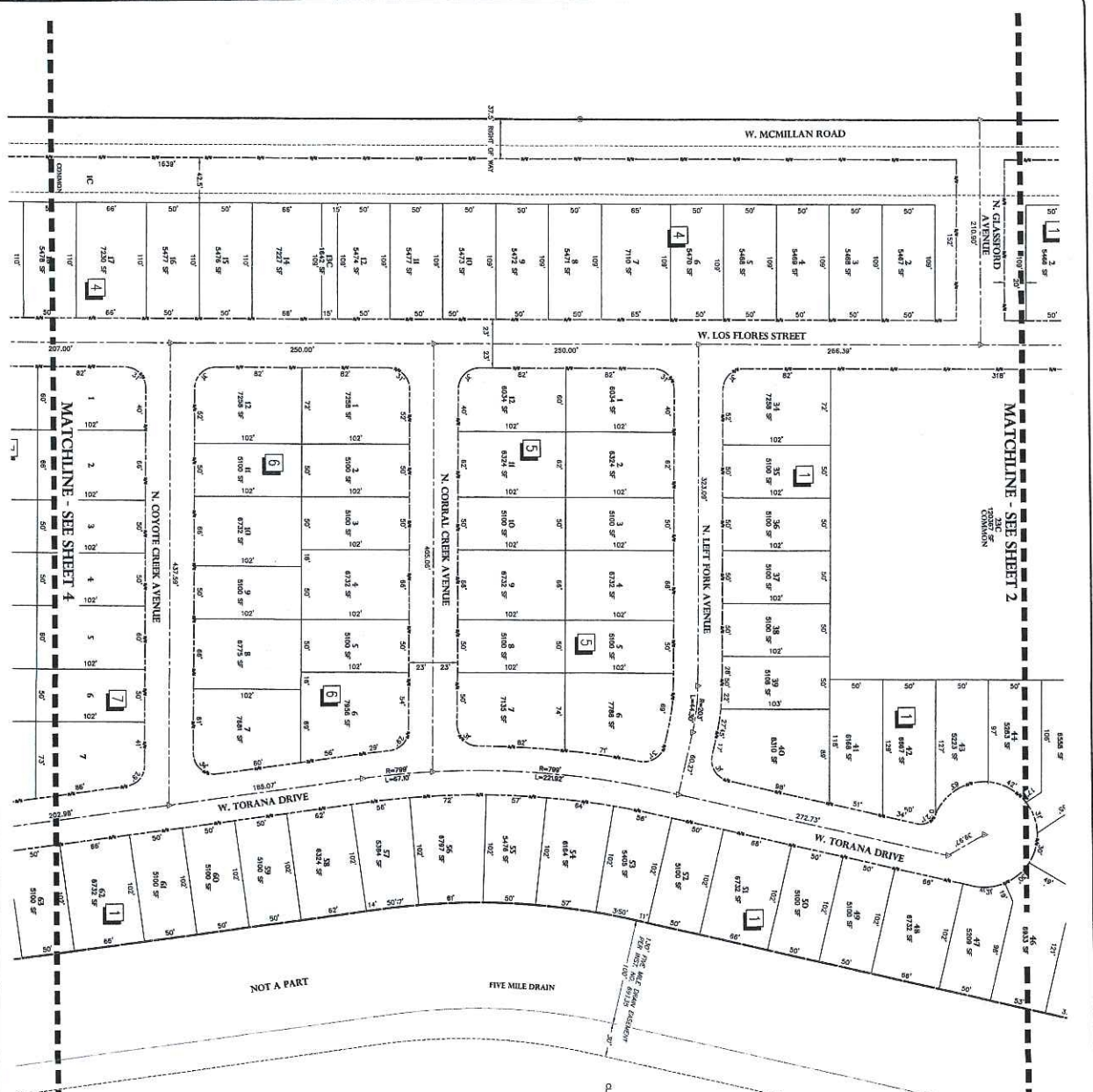
- Effective A Zone (current FEMA map)
- Upstream Existing A Zone
- Existing Floodway
- Existing A Zone







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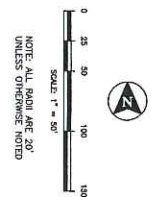


PRELIMINARY PLAT FOR:  
**COPPERBROOK SUBDIVISION**  
 LOT DIMENSIONS (CONT.)

**T-O ENGINEERS**  
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
 8777 CHINDEN BOULEVARD  
 BOISE, IDAHO 83714-2008  
 PHONE: (208) 323-2288 FAX: (208) 323-2299  
 OFFICES ALSO IN: COEUR D'ALENE, IDAHO; Nampa, OHIO

NO.	REVISIONS	DATE	FILE NAME
			201510-28-150
			DESIGNED
			ASBURY STOVER
			DRAWN
			ASBURY STOVER
			CHECKED
			S. GRAMAK
			APPROVED
			J. COPPINGER

DATE: 1/25/15  
 PROJECT: COPPERBROOK SUBDIVISION  
 SHEET 3 OF 17



SHEET 4 OF 17

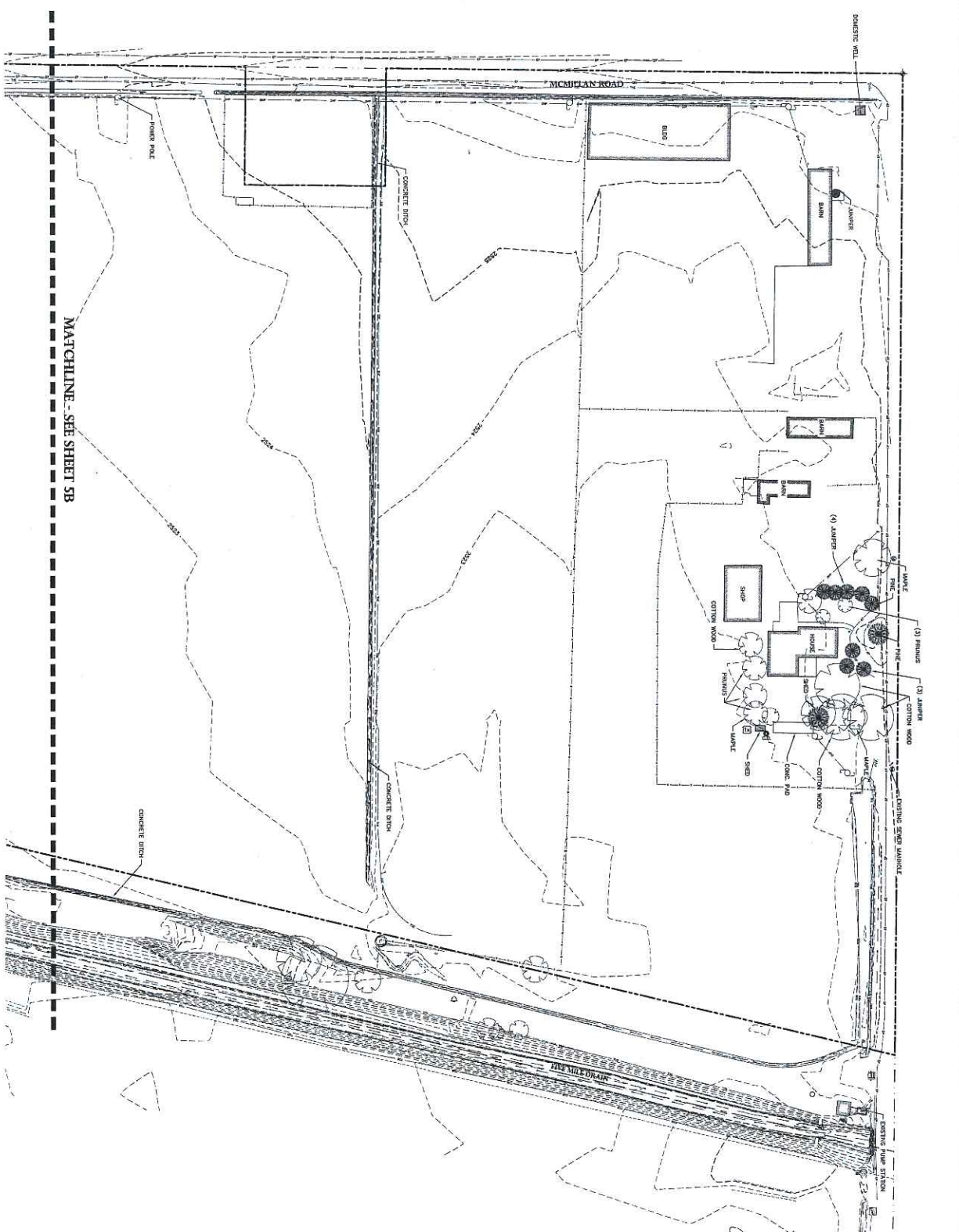
PRELIMINARY PLAT FOR:  
**COPPERBROOK SUBDIVISION**  
 LOT DIMENSIONS (CONT.)

**T-O ENGINEERS**  
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
 6777 CHINDEN BOULEVARD  
 BOISE, IDAHO 83714-2008  
 PHONE: (208) 323-2288 FAX: (208) 323-2299  
 OFFICES ALSO IN: COEUR D'ALENE IDAHO, Nampa, Idaho

NO.	REVISIONS	DATE	BY

FILE NAME	DATE
15-000-001.dwg	
DESIGNED	
DRAWN	
CHECKED	
APPROVED	





MATCHLINE - SEE SHEET 5B



NOTE: RETAIN ALL EXISTING TREES ON LOT 12 BLOCK 1



SHEET SA OF 17

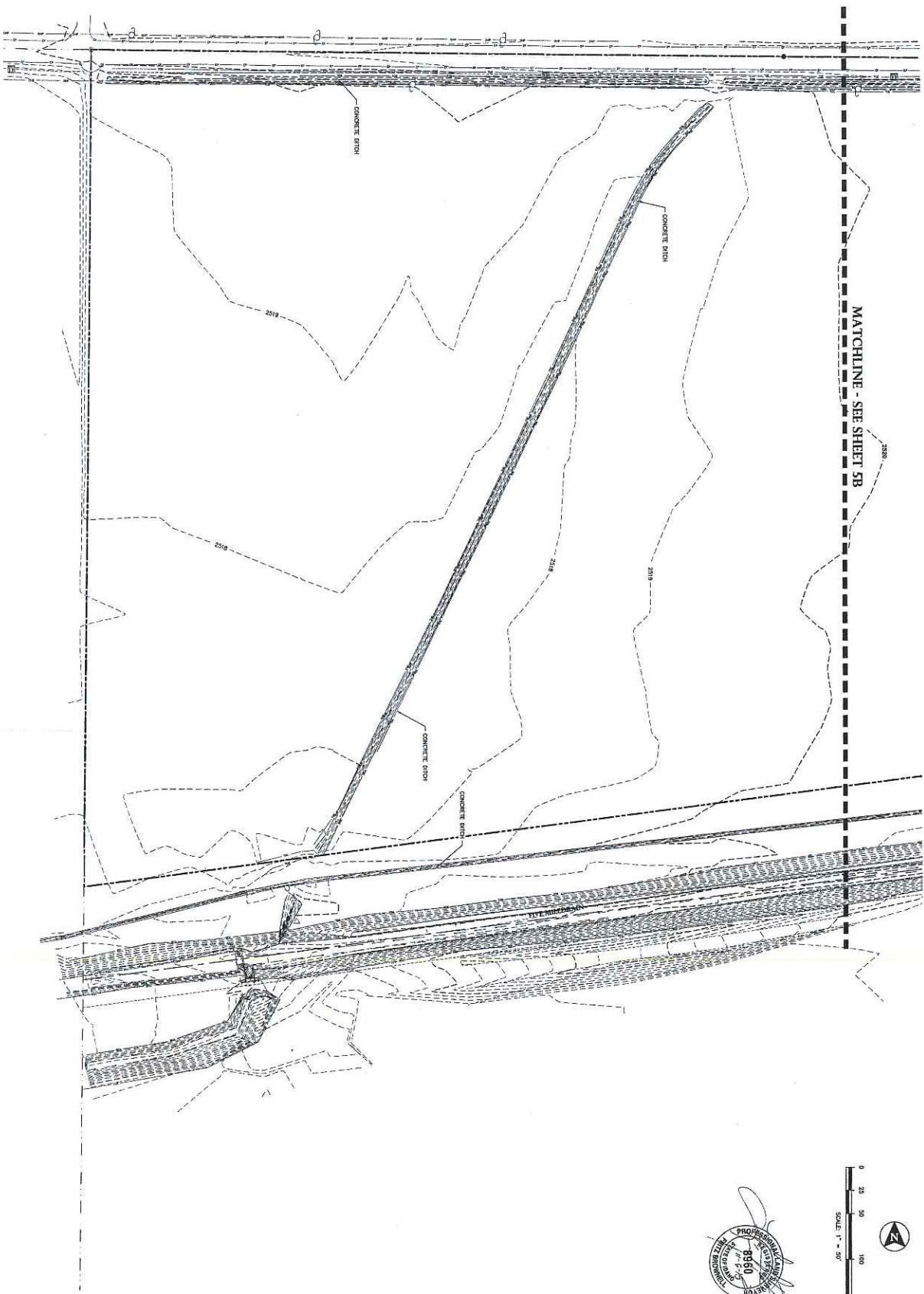
PRELIMINARY PLAT FOR:  
**COPPERBROOK SUBDIVISION**  
NATURAL FEATURES

**T-O ENGINEERS**  
CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
9777 CHINDEN BOULEVARD  
BOISE, IDAHO 83714-2008  
PHONE: (208) 325-2286 FAX: (208) 325-2299  
OFFICES ALSO IN: COEUR D'ALENE, IDAHO  
KAMPA, IDAHO

NO.	REVISIONS	DATE	BY

C. F. B. NAME  
DESIGNED  
DESIGNED  
CHECKED  
APPROVED  
T. CARPENTER





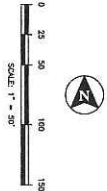
SHEET 5 OF 17

PRELIMINARY PLAT FOR:  
**COPPERBROOK SUBDIVISION**  
 NATURAL FEATURES (CONT.)

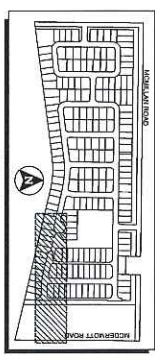
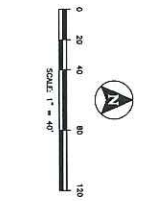
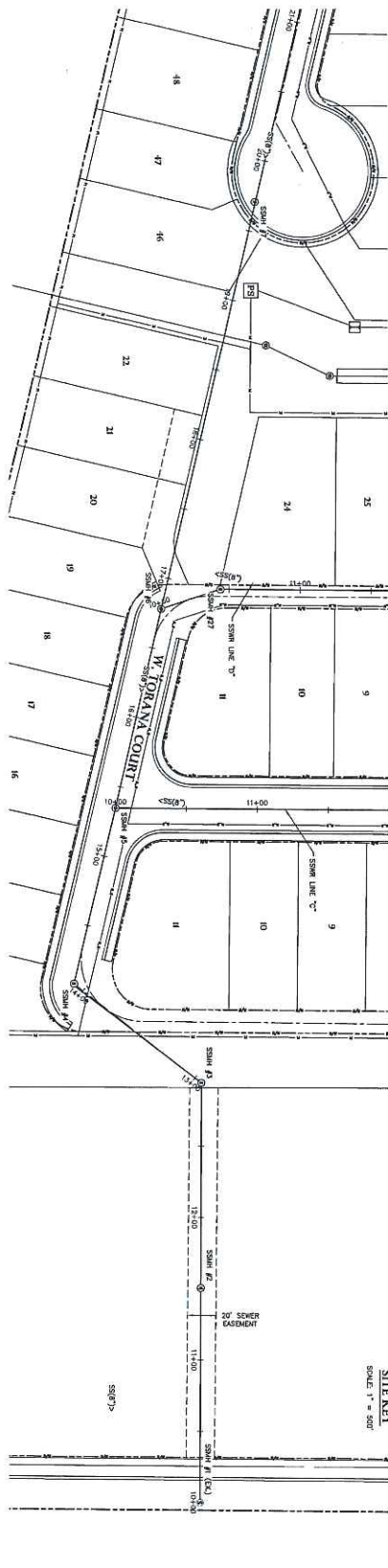
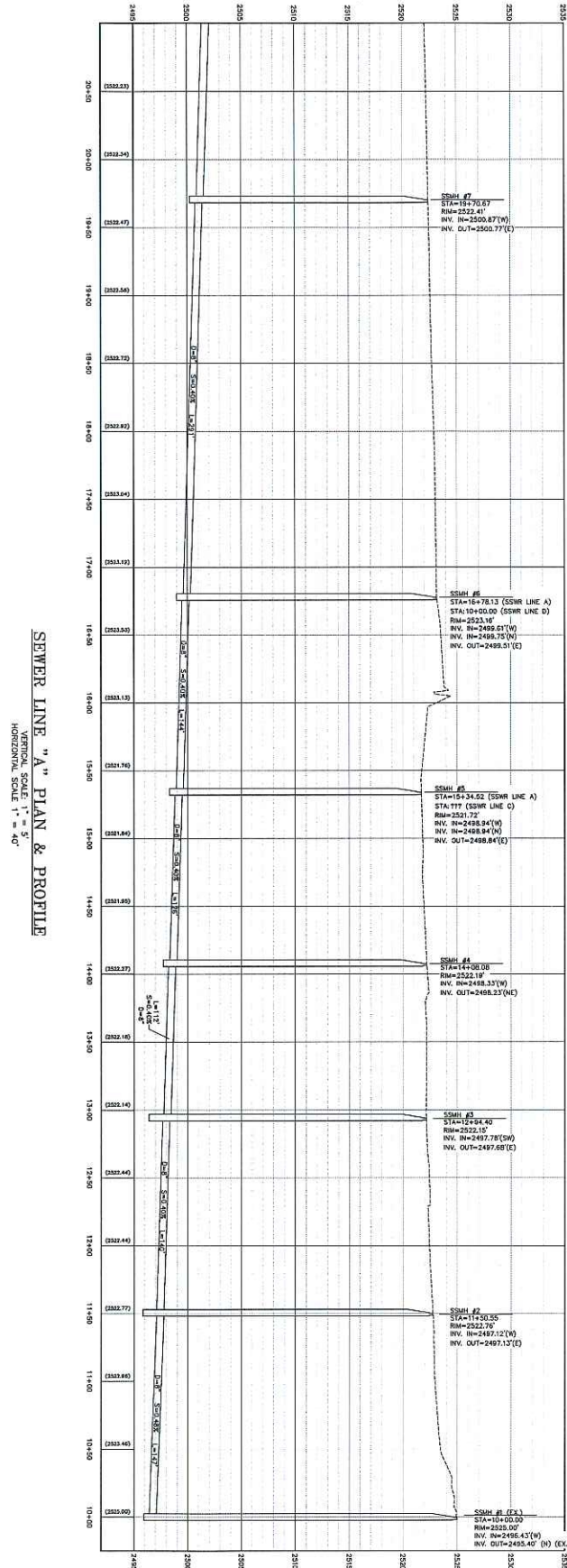
**T-O ENGINEERS**  
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
 9777 CHINDEN BOULEVARD  
 BOISE, IDAHO 83714-2008  
 PHONE: (208) 323-2286 FAX: (208) 323-2599  
 OFFICES ALSO IN: COEUR D'ALENE, IDAHO  
 NAJPA, IDAHO

REVISIONS		DATE	BY
NO.	DESCRIPTION		

DATE	11/10/15
DESIGNED	ABBEY STOVER
DRAWN	ABBEY STOVER
CHECKED	C. SIKKAM
APPROVED	J. CAMPBELL







SHEET 7 OF 17

PRELIMINARY PLAT FOR:  
**COPPERBROOK SUBDIVISION**  
 SEWER LINE 'A' PLAN & PROFILE

**T-O ENGINEERS**  
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
 332 N. BROADMORE WAY  
 NAMPAL, IDAHO 83887-5123  
 PHONE: (208) 442-3330 FAX: (208) 466-0444  
 OFFICES ALSO IN: BOISE, IDAHO  
 COEUR D'ALENE, IDAHO

NO.	REVISIONS	DATE	BY

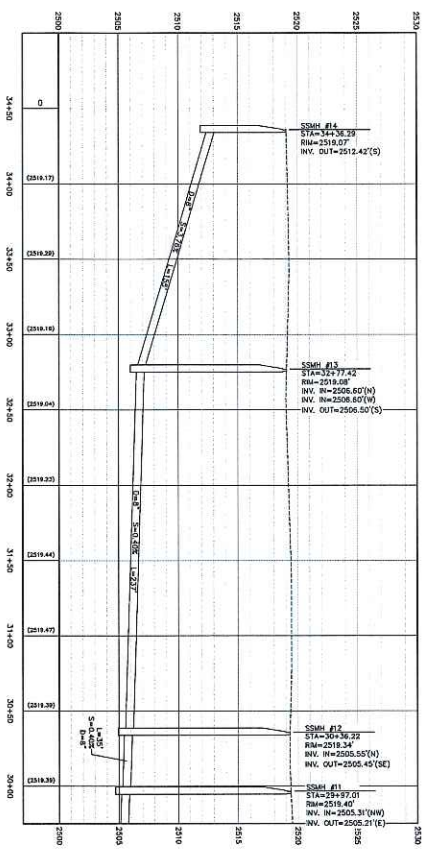
FILE NAME	DATE
110110-C-BM.dwg	

8830  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF IDAHO  
 J. CARPENTER

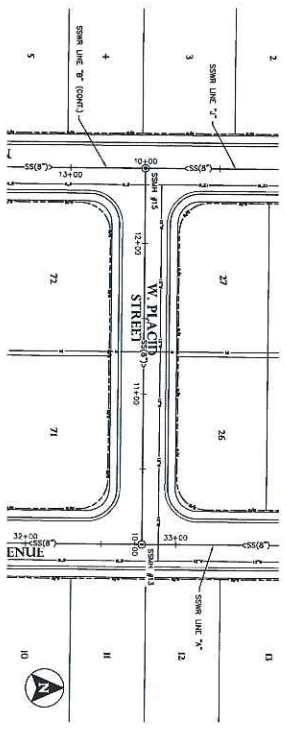
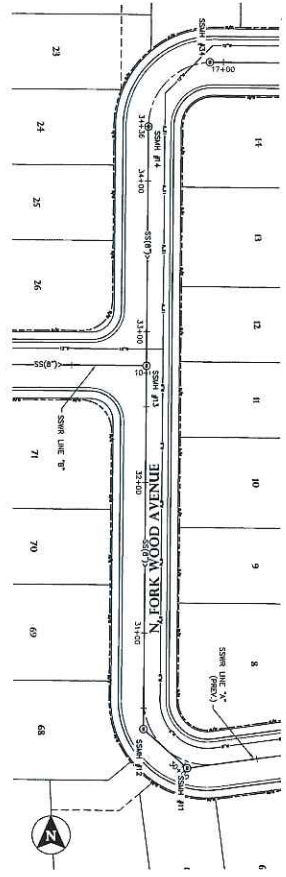
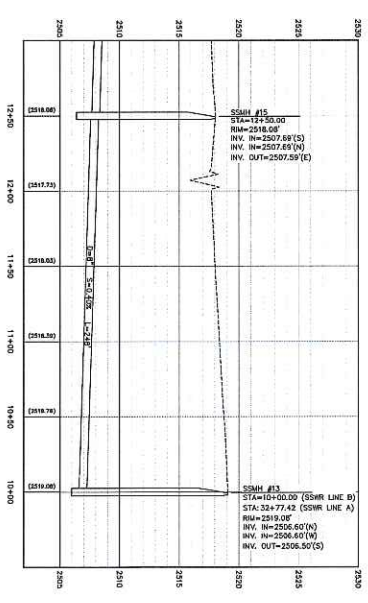


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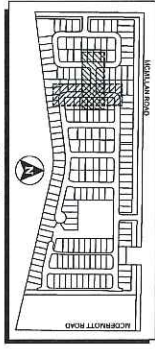
**SEWER LINE "A" PLAN & PROFILE (CONT.)**  
 VERTICAL SCALE 1" = 5'  
 HORIZONTAL SCALE 1" = 40'



**SEWER LINE "B" PLAN & PROFILE**  
 VERTICAL SCALE 1" = 5'  
 HORIZONTAL SCALE 1" = 40'



**SITE KEY**  
 SCALE 1" = 500'



DATE: JANUARY 2016  
 PROJECT: 15010  
 SHEET 9 OF 17

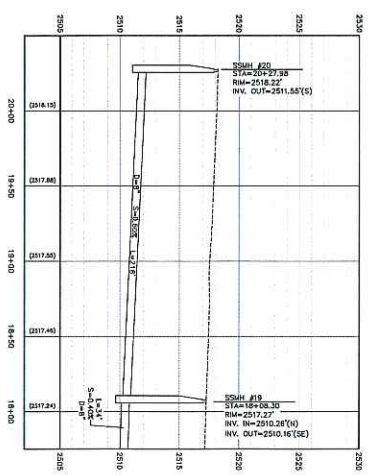
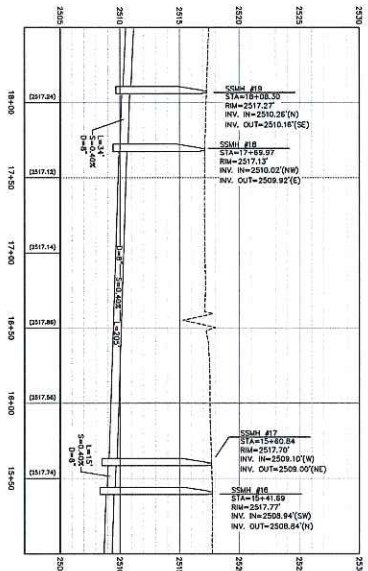
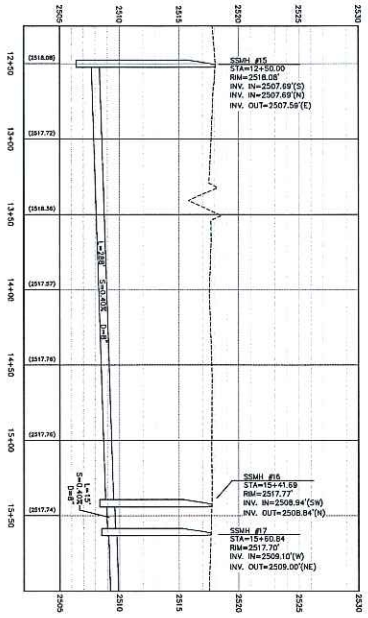
PRELIMINARY PLAT FOR:  
**COPPERBROOK SUBDIVISION**  
 SEWER LINE 'A' & 'B' PLAN & PROFILE

**T-O ENGINEERS**  
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
 332 N. BROADMORE WAY  
 NAMPAA, IDAHO 83667-5123  
 PHONE: (208) 442-6300 FAX: (208) 456-8944  
 OFFICES ALSO IN: BOISE, IDAHO  
 COEUR D'ALENE, IDAHO

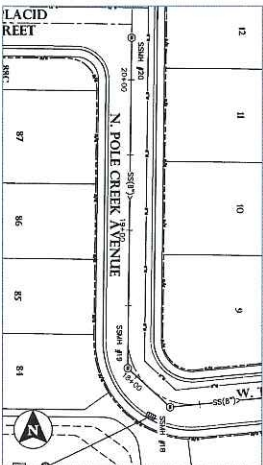
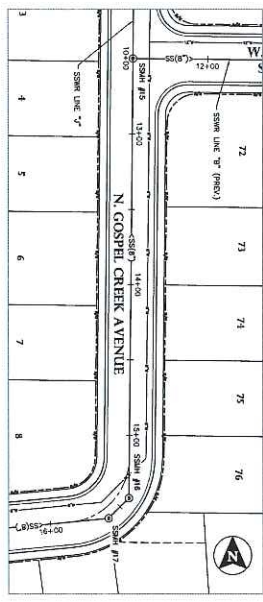
NO.	REVISIONS	DATE	BY-FILE NAME
1	ACHD COMMENTS	3/10/2015	8836 C. GRAHAM
			DESIGNED C. GRAHAM
			DRAWN C. GRAHAM
			CHECKED J. CARPENTER
			APPROVED J. CARPENTER

8836  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF IDAHO  
 LICENSE NO. 8836  
 J. CARPENTER

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SEWER LINE "B" PLAN & PROFILE  
VERTICAL SCALE: 1" = 5'  
HORIZONTAL SCALE: 1" = 40'



SHEET 10 OF 17

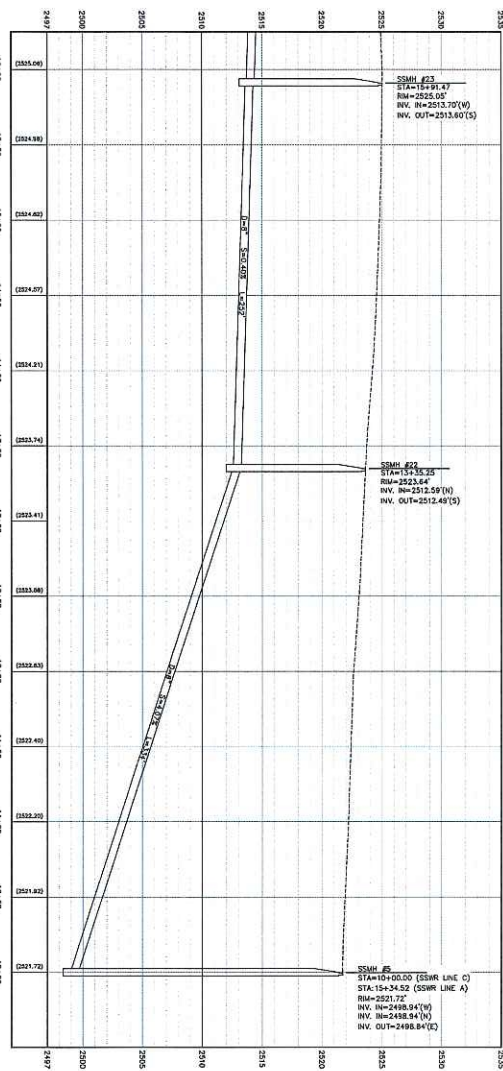
PRELIMINARY PLAT FOR:  
**COPPERBROOK SUBDIVISION**  
SEWER LINE "B" PLAN & PROFILE

**T-O ENGINEERS**  
CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
332 N. BROADMORE WAY  
NANPA, IDAHO 83667-5123  
PHONE: (208) 462-6300 FAX: (208) 466-0944  
OFFICES ALSO IN: BOISE, IDAHO  
COEUR D'ALENE, IDAHO

NO.	REVISIONS	DATE	BY
1	ACHD COMMENTS	3/10/2016	

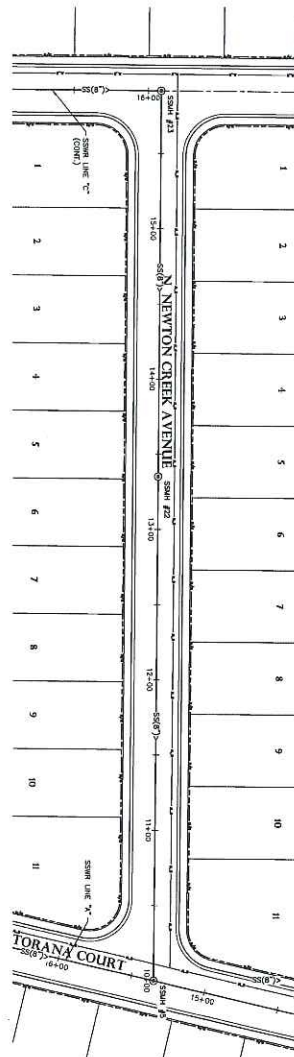
DATE	BY	REVISIONS
2016-03-10	C. GRAMHAM	DESIGNED
	S. GRAMHAM	CHECKED
	J. CARPENTER	APPROVED
	J. CARPENTER	PROJECT MANAGER





SEWER LINE "C" PLAN & PROFILE

VERTICAL SCALE: 1" = 5'  
HORIZONTAL SCALE: 1" = 40'



SITE KEY  
SCALE: 1" = 300'

SHEET 11 OF 17

PRELIMINARY PLAT FOR:  
**COPPERBROOK SUBDIVISION**  
SEWER LINE 'C' PLAN & PROFILE

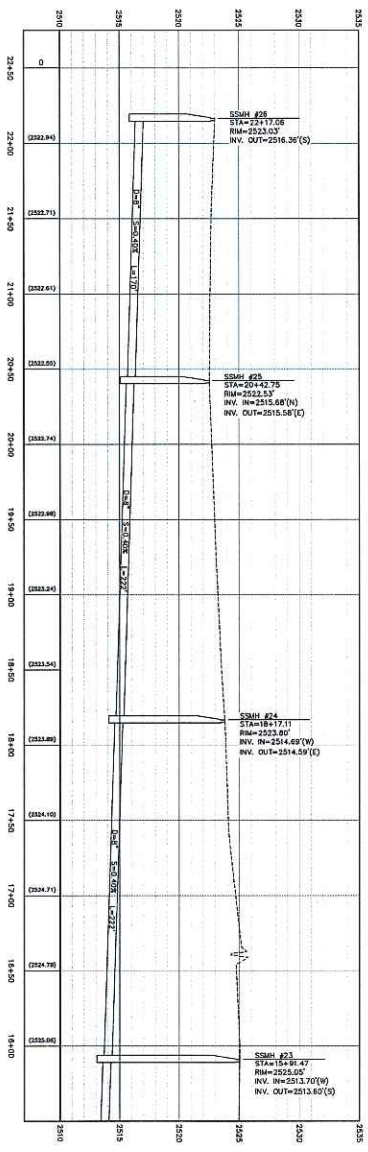
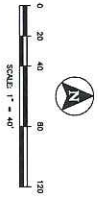


CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
332 N. BROADMORE WAY  
NAMP, IDAHO 83687-5123  
PHONE: (208) 462-8305 FAX: (208) 466-8944  
OFFICES ALSO IN: BOISE, IDAHO  
COEUR D'ALENE, IDAHO

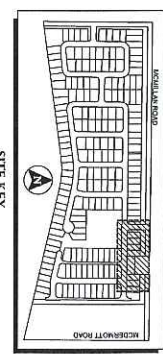
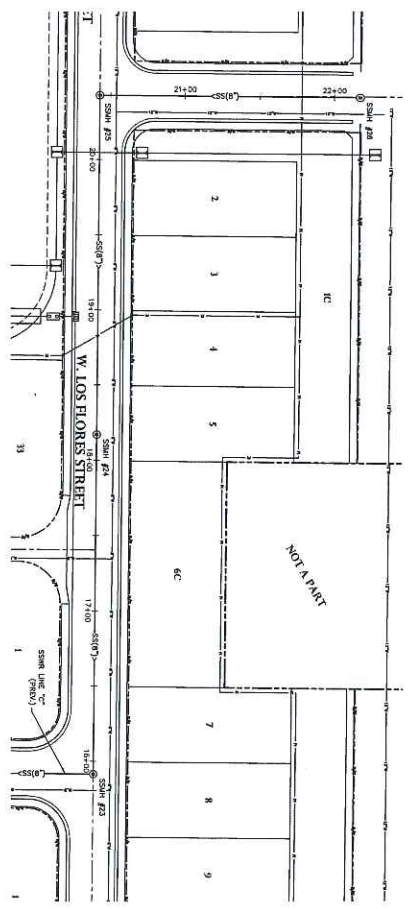
NO.	REVISIONS	DATE	BY
1	DESIGNED	3/10/2016	C. GRAMHAM
	DESIGNED		C. GRAMHAM
	CHECKED		J. CARPENTER
	APPROVED		J. CARPENTER

E-FILE NAME	DATE
2016-C-BROOK	3/10/2016
C. GRAMHAM	
SHAWN	
C. GRAMHAM	
J. CARPENTER	
J. CARPENTER	





**SEWER LINE "C" PLAN & PROFILE (CONT.)**  
 VERTICAL SCALE: 1" = 5'  
 HORIZONTAL SCALE: 1" = 40'



SHEET 12 OF 17

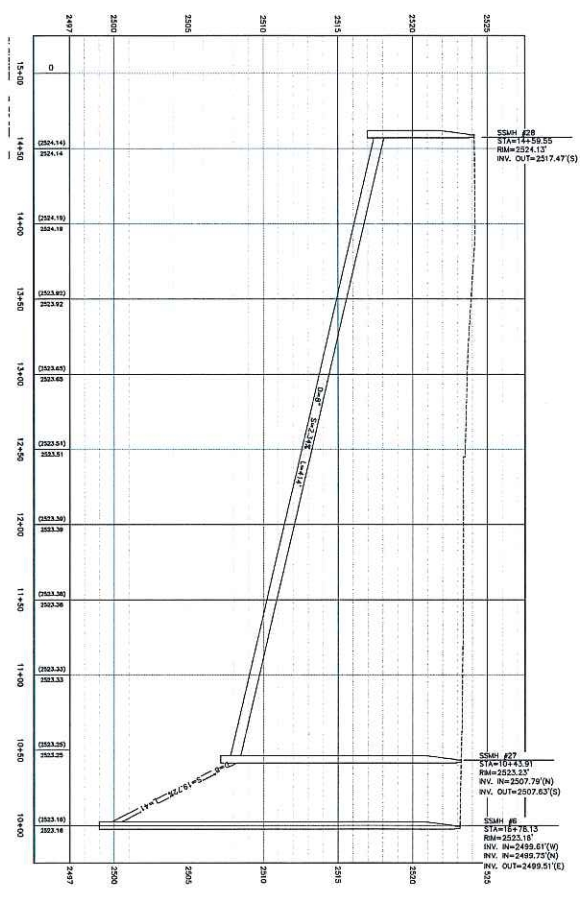
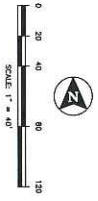
PRELIMINARY PLAT FOR:  
**COPPERBROOK SUBDIVISION**  
 SEWER LINE 'C' PLAN & PROFILE (CONT.)

**T-O ENGINEERS**  
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
 332 N. BROADMORE WAY  
 NAMPA, IDAHO 83657-5123  
 PHONE: (208) 442-8355 FAX: (208) 466-8544  
 OFFICES ALSO IN BOISE, IDAHO  
 COEUR D'ALENE, IDAHO

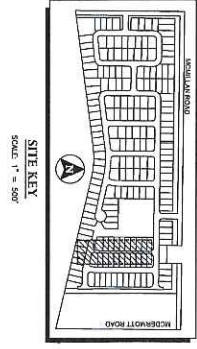
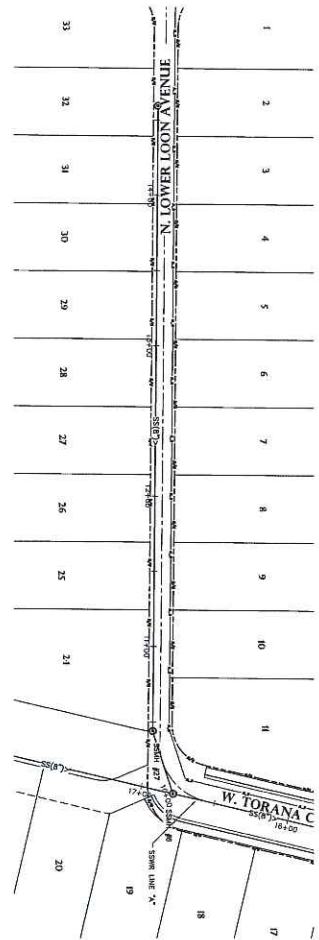
REVISIONS		DATE	BY
NO.	DESCRIPTION		
1		01/06/2016	

DATE	BY
01/06/2016	C. GRANHAM
	S. GRANHAM
	J. CARPENTER
	J. CARPENTER

8306  
 REGISTERED PROFESSIONAL ENGINEER  
 IDAHO  
 LICENSE NO. 8306  
 J. CARPENTER



SEWER LINE "D" PLAN & PROFILE  
 VERTICAL SCALE 1" = 5'  
 HORIZONTAL SCALE 1" = 40'



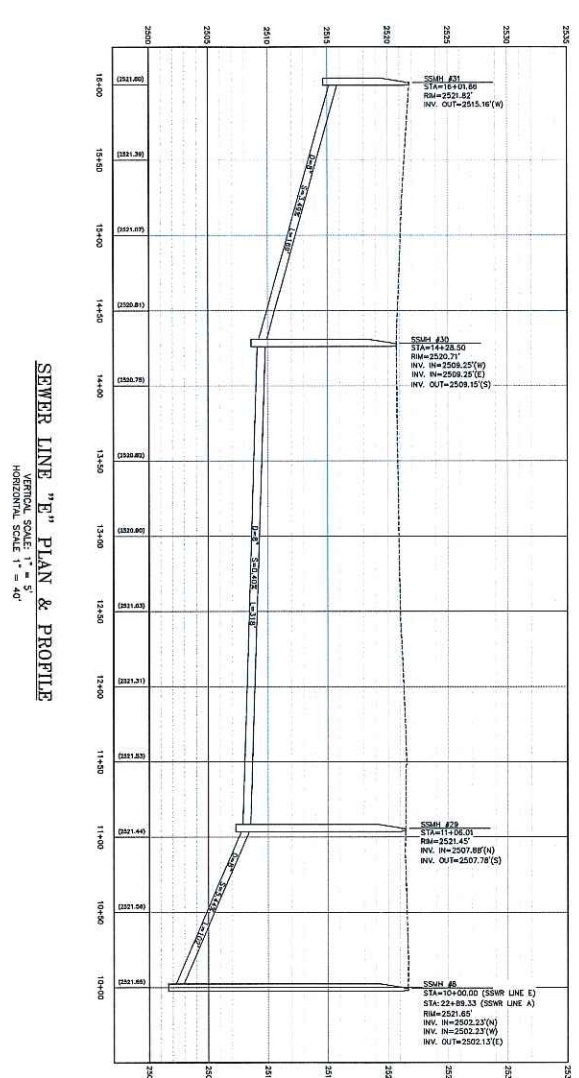
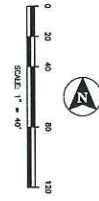
SHEET 13 OF 17

PRELIMINARY PLAT FOR:  
**COPPERBROOK SUBDIVISION**  
 SEWER LINE 'D' PLAN AND PROFILE

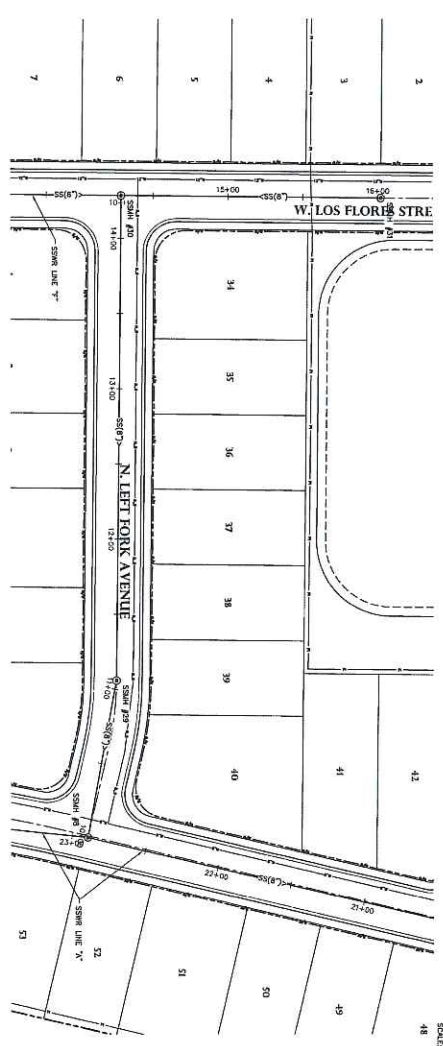
**T-O ENGINEERS**  
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
 9777 CHINDEN BOULEVARD  
 BOISE, IDAHO 83714-2008  
 PHONE: (208) 323-2288 FAX: (208) 323-2299  
 OFFICES ALSO IN: COEUR D'ALENE, IDAHO; KAMPA, IDAHO

REVISIONS		DATE	BY
NO.	DESCRIPTION		
1	AS SHOWN	01/06/2016	

FILE NAME	0110-C-08-03
DESIGNED	C. GRAMM
DRAWN	C. GRAMM
CHECKED	J. CARPENTER
APPROVED	J. CARPENTER
DATE	01/06/2016



**SEWER LINE "E" PLAN & PROFILE**  
 VERTICAL SCALE: 1" = 5'  
 HORIZONTAL SCALE: 1" = 40'



SHEET 14 OF 17

PRELIMINARY PLAT FOR:  
**COPPERBROOK SUBDIVISION**  
 SEWER LINE 'E' PLAN & PROFILE

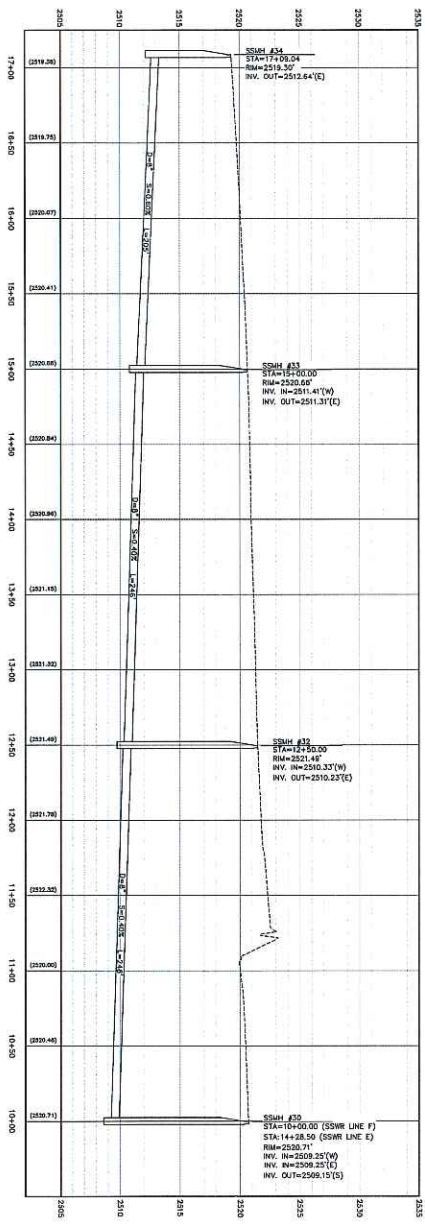
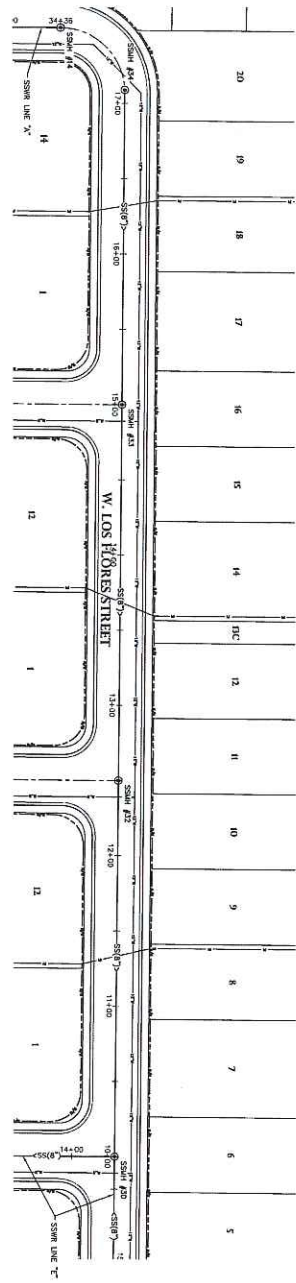
**T-O ENGINEERS**  
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
 332 N. BROADMORE WAY  
 NAMPA, IDAHO 83687-5123  
 PHONE: (208) 442-4300 FAX: (208) 466-6844  
 OFFICES ALSO IN BOISE IDAHO  
 COEUR D'ALENE IDAHO

NO.		REVISIONS	
1	1	ACHD COMMENTS	DATE

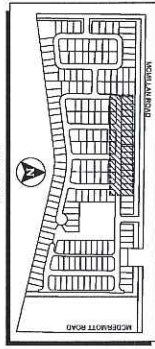
DATE	BY	NAME
01/06/2016	DESIGNED	C. GRAHAM
	DRAWN	C. GRAHAM
	CHECKED	J. CARPENTER
	APPROVED	J. CARPENTER



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**SEWER LINE "F" PLAN & PROFILE**  
 VERTICAL SCALE 1" = 5'  
 HORIZONTAL SCALE 1" = 40'



**SITE KEY**  
 SCALE 1" = 300'

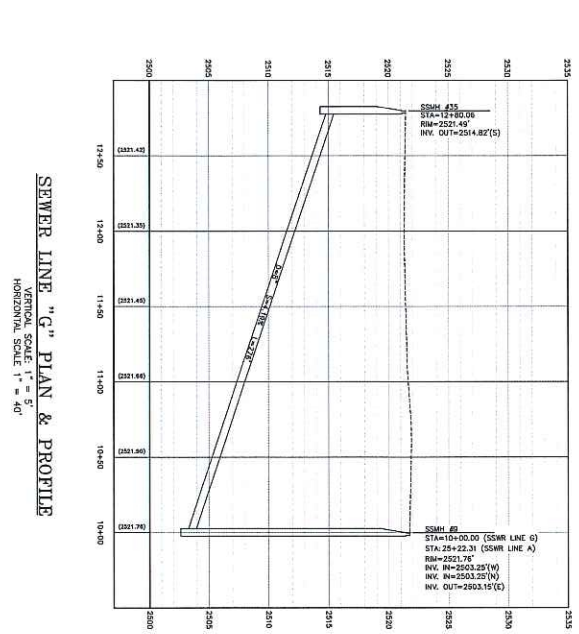
SHEET 15 OF 17

PRELIMINARY PLAT FOR:  
**COPPERBROOK SUBDIVISION**  
 SEWER LINE 'F' PLAN & PROFILE

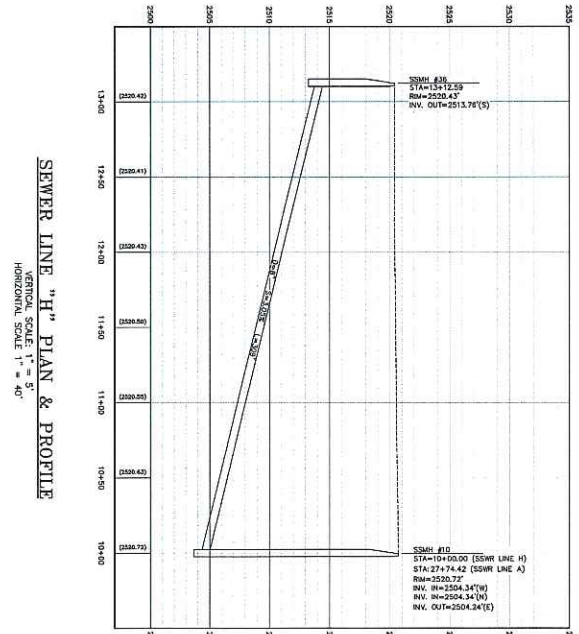
**T-O ENGINEERS**  
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
 332 N. BROADMOORE WAY  
 NAMPALA, IDAHO 83657-5123  
 PHONE: (208) 442-6330 FAX: (208) 468-0944  
 OFFICES ALSO IN: BOISE, IDAHO  
 COLLEGE PARK, IDAHO

REVISIONS		DATE	BY	FILED NAME
NO.	DATE	BY	FILED NAME	
1	01/06/2016	C. GRAMHAM	DESIGNED	
		C. GRAMHAM	DRAWN	
		C. GRAMHAM	CHECKED	
		J. CARPENTER	APPROVED	
		J. CARPENTER		

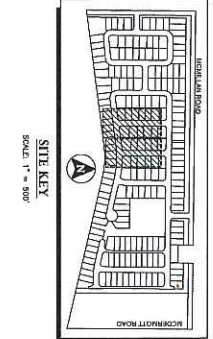
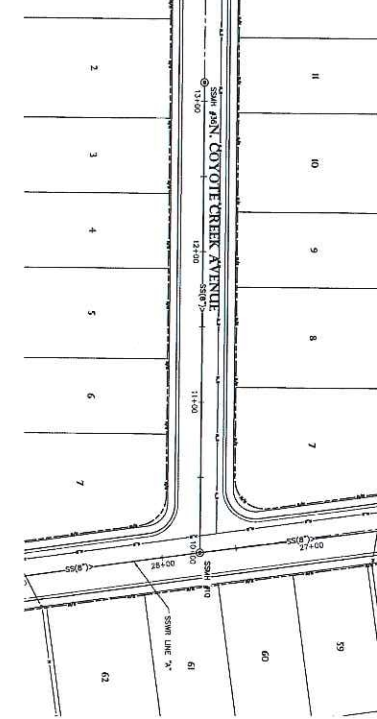
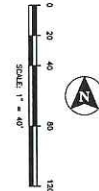
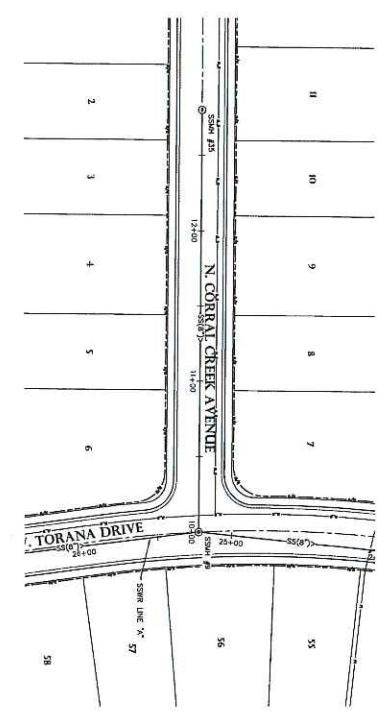




**SEWER LINE "G" PLAN & PROFILE**  
 VERTICAL SCALE: 1" = 5'  
 HORIZONTAL SCALE: 1" = 40'



**SEWER LINE "H" PLAN & PROFILE**  
 VERTICAL SCALE: 1" = 5'  
 HORIZONTAL SCALE: 1" = 40'



DATE: JANUARY 1, 2015  
 PROJECT: COPPERBROOK SUBDIVISION  
 SHEET 16 OF 17

PRELIMINARY PLAT FOR:  
**COPPERBROOK SUBDIVISION**  
 SEWER LINE 'G' & 'H' PLAN & PROFILE

**T-O ENGINEERS**  
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
 332 N. BROADMOORE WAY  
 NAMPA, IDAHO 83687-5123  
 PHONE: (208) 442-6100 FAX: (208) 466-0944  
 OFFICES ALSO IN: BOISE, IDAHO  
 COEUR D'ALENE, IDAHO

NO.	REVISIONS	DATE	BY
1	ACHD COMMENTS	01/06/2015	C. GRANHAM
			G. GRANHAM
			J. CARPENTER
			J. CARPENTER

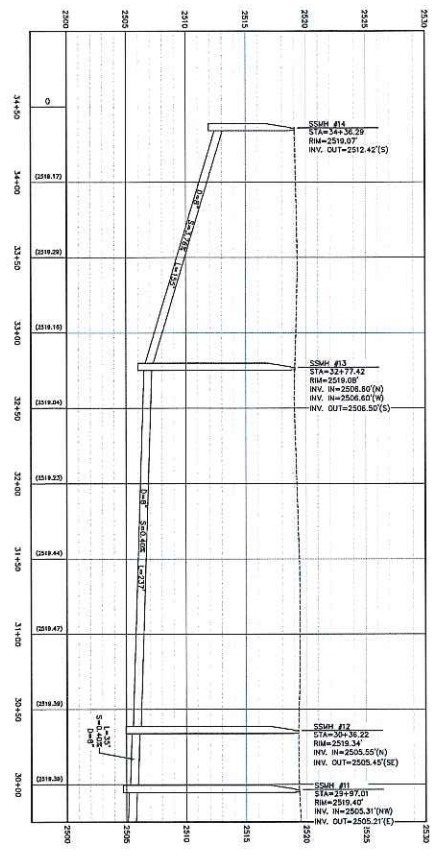
FILE NAME: 26110-01M.dwg  
 DESIGNED: C. GRANHAM  
 DRAWN: G. GRANHAM  
 CHECKED: J. CARPENTER  
 APPROVED: J. CARPENTER

SCALE: 1" = 800'

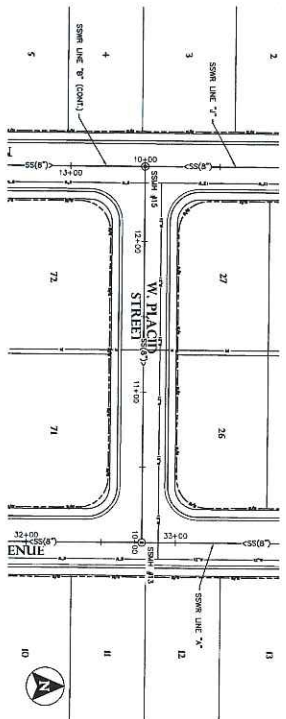
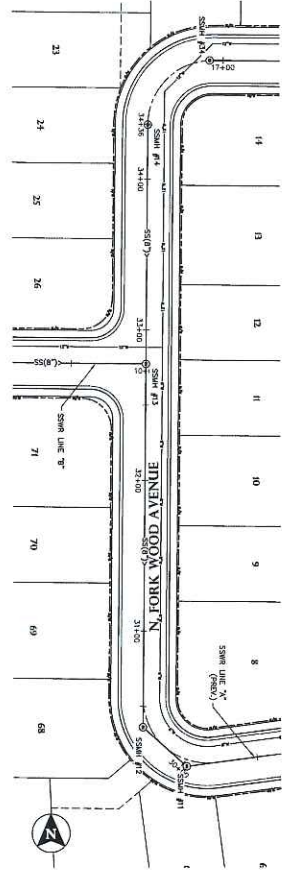
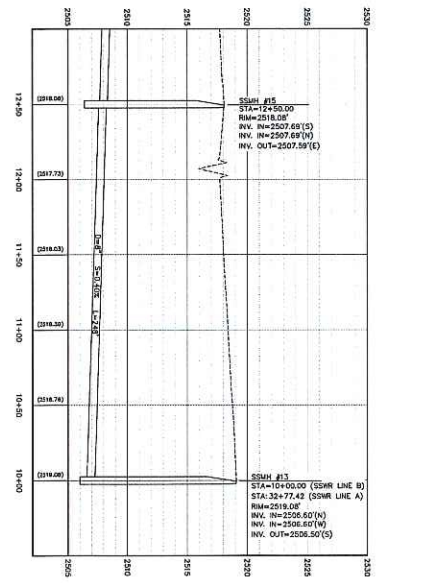


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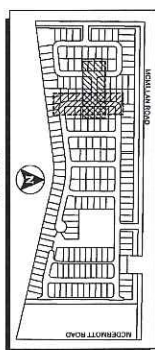
**SEWER LINE "A" PLAN & PROFILE (CONT.)**  
 VERTICAL SCALE 1" = 5'  
 HORIZONTAL SCALE 1" = 40'



**SEWER LINE "B" PLAN & PROFILE**  
 VERTICAL SCALE 1" = 5'  
 HORIZONTAL SCALE 1" = 40'



**SITE KEY**  
 SCALE 1" = 500'



DATE: 1/10/15  
 PROJECT: COPPERBROOK SUBDIVISION  
 SHEET 9 OF 17

PRELIMINARY PLAT FOR:  
**COPPERBROOK SUBDIVISION**  
 SEWER LINE 'A' & 'B' PLAN & PROFILE

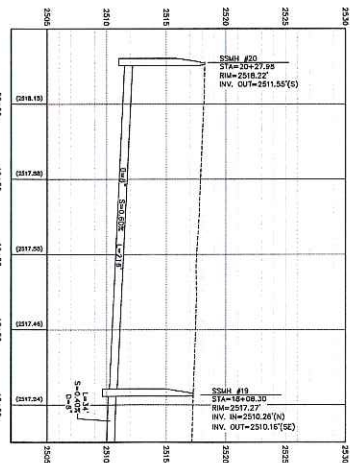
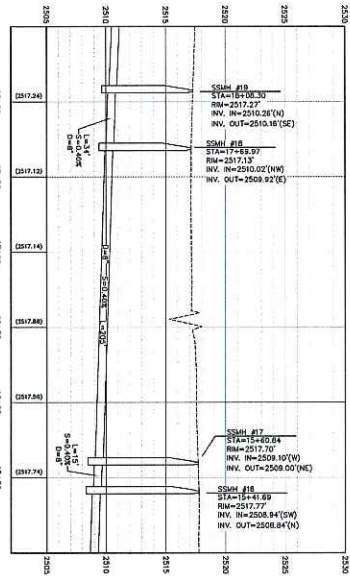
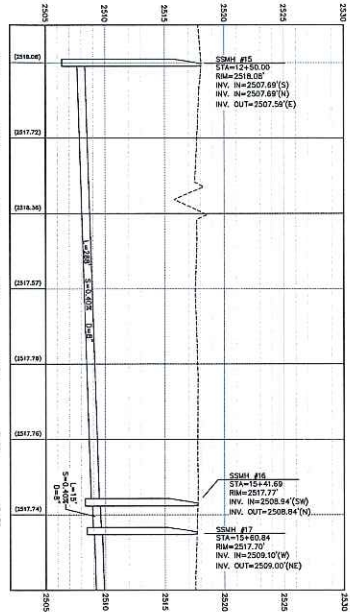
**T-O ENGINEERS**  
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
 332 N. BROADMORE WAY  
 HAMPDEN, IDAHO 83687-5123  
 PHONE: (208) 442-6300 FAX: (208) 466-0544  
 OFFICES ALSO IN: BOISE, IDAHO  
 COEUR D'ALENE, IDAHO

REVISIONS		DATE	BY
NO.	DESCRIPTION		
1	AS SHOWN	01/06/2015	C. GRAHAM

DATE: 01/06/2015  
 DESIGNED: C. GRAHAM  
 DRAWN: C. GRAHAM  
 CHECKED: J. CARPENTER  
 APPROVED: J. CARPENTER

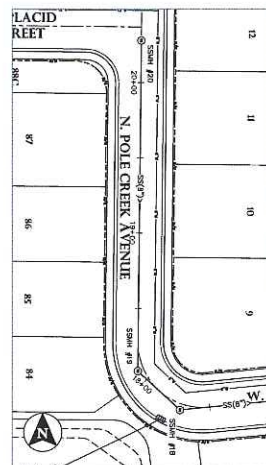
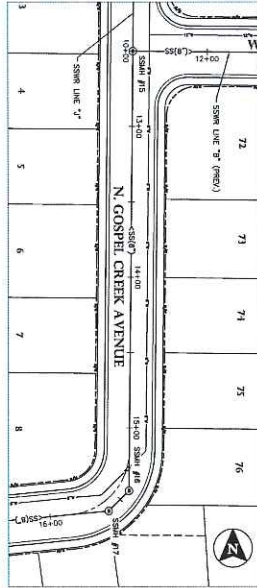


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**SEWER LINE "B" PLAN & PROFILE**

VERTICAL SCALE: 1" = 5'  
HORIZONTAL SCALE: 1" = 40'



SITE KEY  
SCALE: 1" = 300'

SHEET 10 OF 17

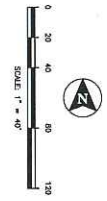
PRELIMINARY PLAT FOR:  
**COPPERBROOK SUBDIVISION**  
SEWER LINE 'B' PLAN & PROFILE

**T-O ENGINEERS**  
CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
332 N. BROADMORE WAY  
NAMPA, IDAHO 83657-5123  
PHONE: (208) 442-4300 FAX: (208) 466-0944  
OFFICES ALSO IN: BOISE, IDAHO  
COEUR D'ALENE, IDAHO

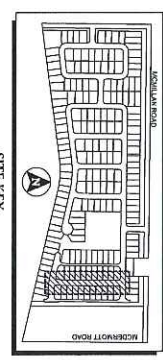
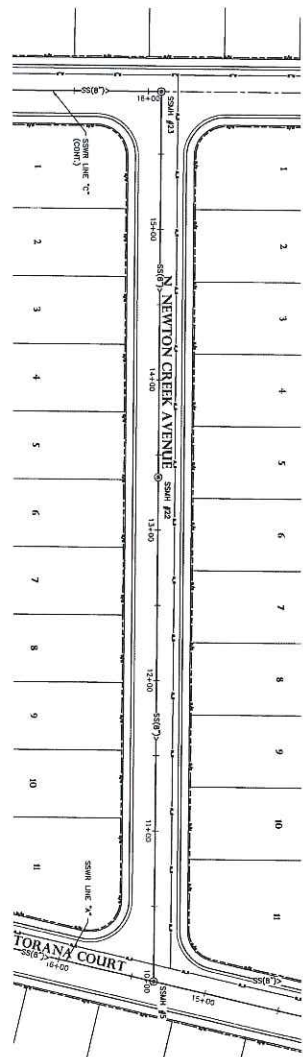
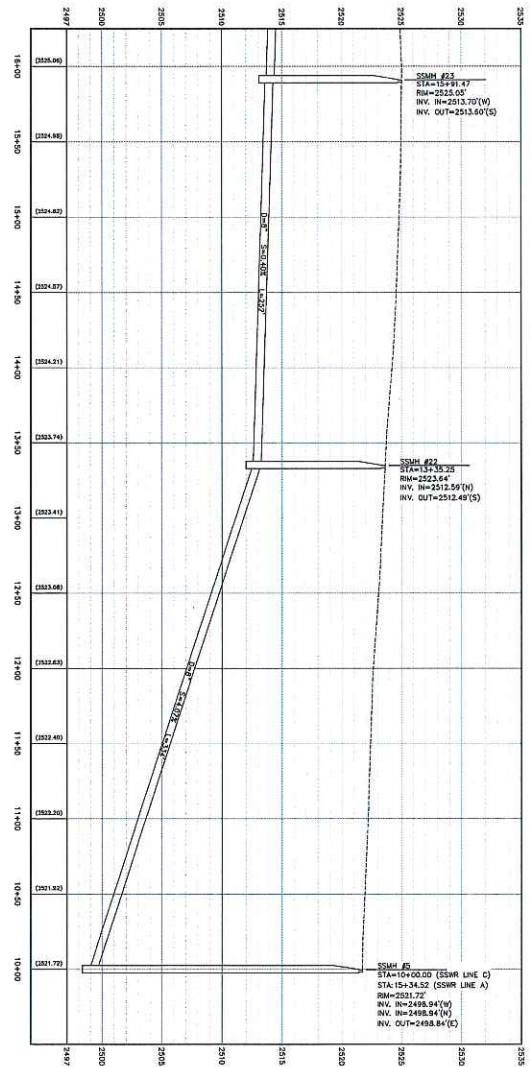
NO.	REVISIONS	DATE	BY
1	ACHD COMMENTS	3/16/2016	C. GRAHAM
			S. GRAHAM
			J. CARPENTER
			Z. CARPENTER

E-FILE NAME: 2510-C-10-0-0  
DESIGNED: C. GRAHAM  
DRAWN: S. GRAHAM  
CHECKED: J. CARPENTER  
APPROVED: Z. CARPENTER





**SEWER LINE "C" PLAN & PROFILE**  
 VERTICAL SCALE: 1" = 5'  
 HORIZONTAL SCALE: 1" = 40'



SHEET 11 OF 17

PRELIMINARY PLAT FOR:  
**COPPERBROOK SUBDIVISION**  
 SEWER LINE 'C' PLAN & PROFILE

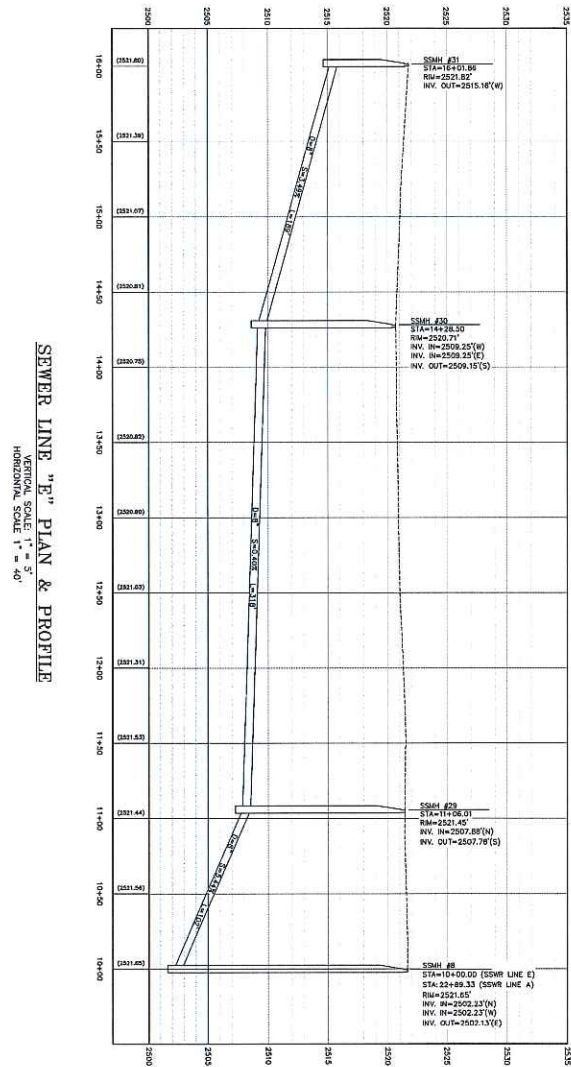
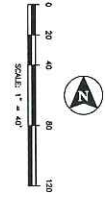
**T-O ENGINEERS**  
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
 332 N. BROADMORE WAY  
 NAMPA, IDAHO 83687-5123  
 PHONE: (208) 442-4329 FAX: (208) 466-0544  
 OFFICES ALSO IN: BOISE, IDAHO; COEUR D'ALENE, IDAHO

NO.	REVISIONS	DATE	FILE NAME
1	DESIGNED	3/10/2010	111-111-111-111
	DESIGNED		C. GRAYHAM
	DRAWN		C. GRAYHAM
	CHECKED		C. GRAYHAM
	APPROVED		J. CARPENTER
			J. CARPENTER

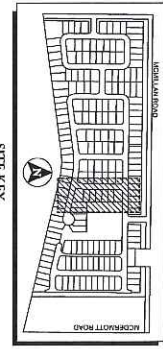
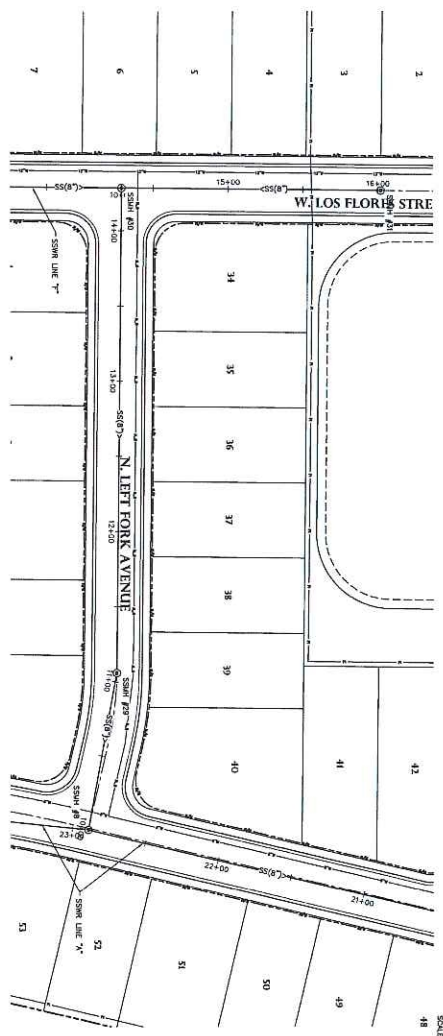








SEWER LINE "E" PLAN & PROFILE  
 VERTICAL SCALE: 1" = 5'  
 HORIZONTAL SCALE: 1" = 40'



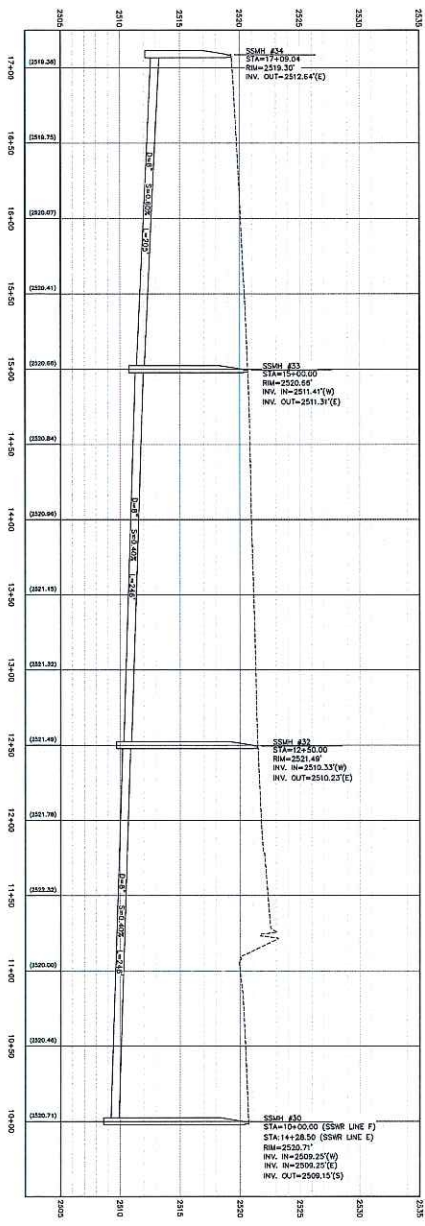
DATE: 11/14/16  
 TIME: 15:16  
 SHEET 14 OF 17

PRELIMINARY PLAT FOR:  
**COPPERBROOK SUBDIVISION**  
 SEWER LINE 'E' PLAN & PROFILE

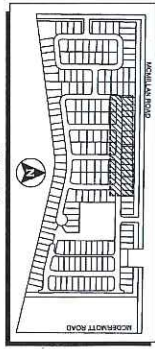
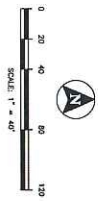
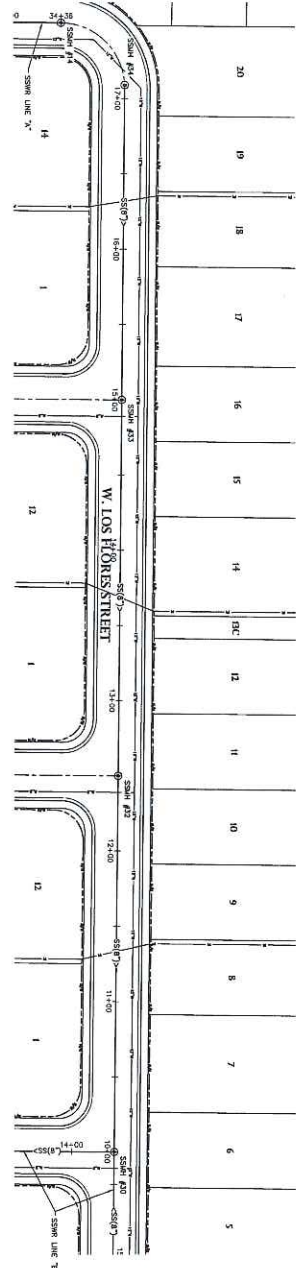
**T-O ENGINEERS**  
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
 332 N. BROADMORE WAY  
 NAMPÁ, IDAHO 83687-5123  
 PHONE: (208) 442-4200 FAX: (208) 459-8944  
 OFFICES ALSO IN: BOISE, IDAHO  
 COEUR D'ALENE, IDAHO

REVISIONS		E-FILE NAME
NO.	DATE	SP110-C-28-10-16
1	3/16/2018	RESUBMITTED
A/C/D COMMENTS		DRAWN: C. GRAMM
		CHECKED: C. GRAMM
		APPROVED: J. CARPENTER
		J. CARPENTER





**SEWER LINE 'F' PLAN & PROFILE**  
 VERTICAL SCALE: 1" = 5'  
 HORIZONTAL SCALE: 1" = 40'



SHEET 15 OF 17

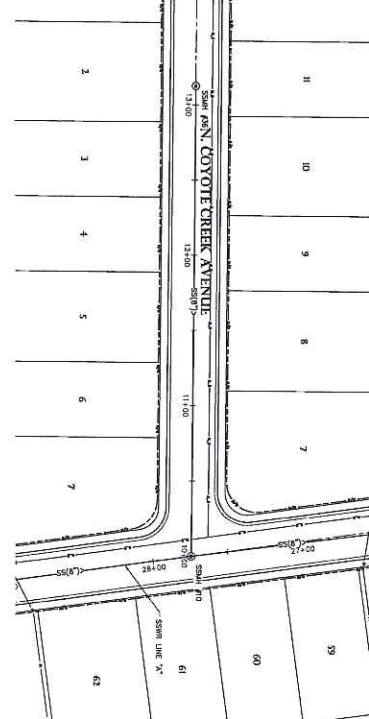
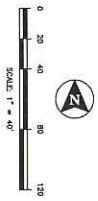
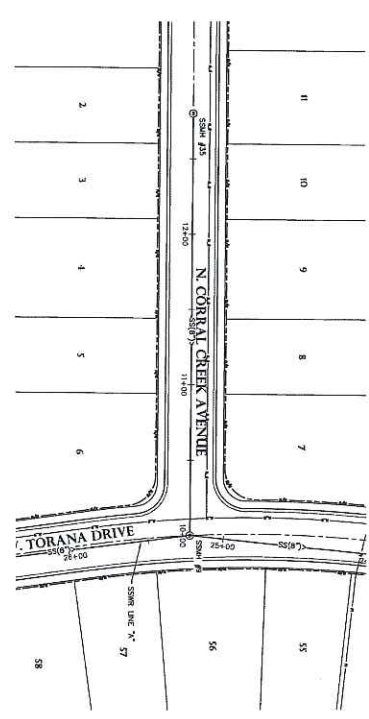
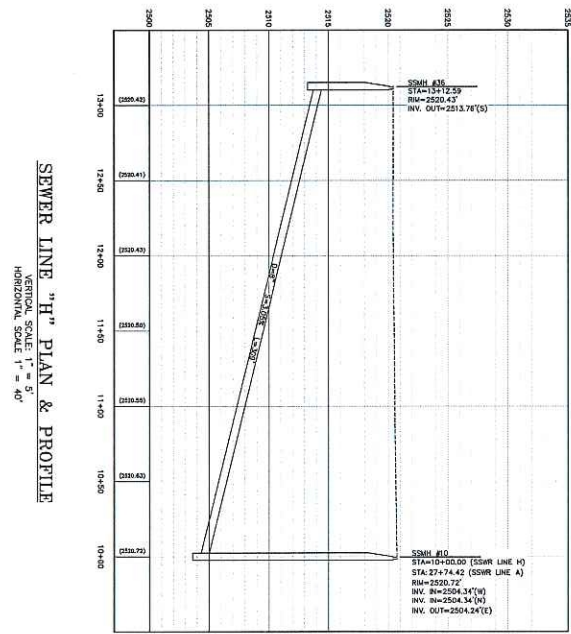
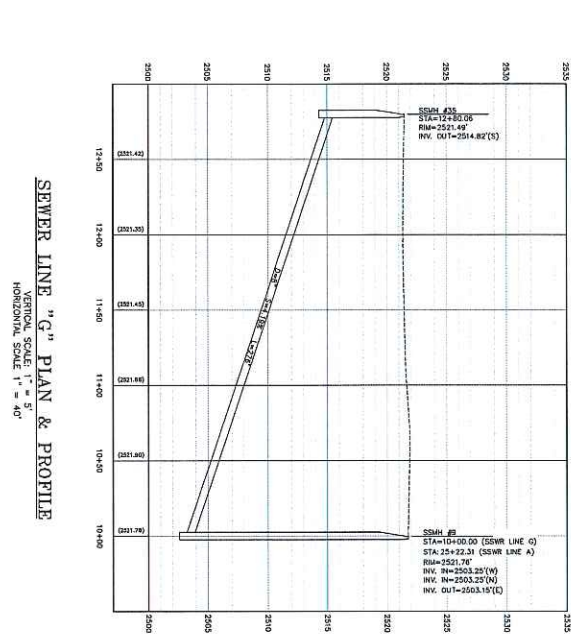
PRELIMINARY PLAT FOR:  
**COPPERBROOK SUBDIVISION**  
 SEWER LINE 'F' PLAN & PROFILE

**T-O ENGINEERS**  
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
 332 N. BROADMORE WAY  
 NAMPALA, IDAHO 83687-5123  
 PHONE: (208) 442-6300 FAX: (208) 466-0844  
 OFFICES ALSO IN: BOISE, IDAHO  
 COEUR D'ALENE, IDAHO

NO.	REVISIONS	DATE	BY
1	ADDED COMMENTS	3/16/2015	RESUBMITTED

FILE NAME	DATE
305116 C-BM-210	3/16/2015

**REGISTERED PROFESSIONAL ENGINEER**  
 IDAHO STATE BOARD OF ENGINEERS  
 0306  
 J. CARPENTER  
 3/16/2015



DATE: JANUARY 2015  
 PROJECT: 150116  
 SHEET 16 OF 17

PRELIMINARY PLAT FOR:  
**COPPERBROOK SUBDIVISION**  
 SEWER LINE 'G' & 'H' PLAN & PROFILE

**T-O ENGINEERS**  
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
 332 N. BROADMORE WAY  
 NAMPAL, IDAHO 83687-5123  
 PHONE: (208) 442-0300 FAX: (208) 466-0944  
 OFFICES ALIJO IN: BOISE, IDH-O  
 COEUR D'ALENE, IDAHO

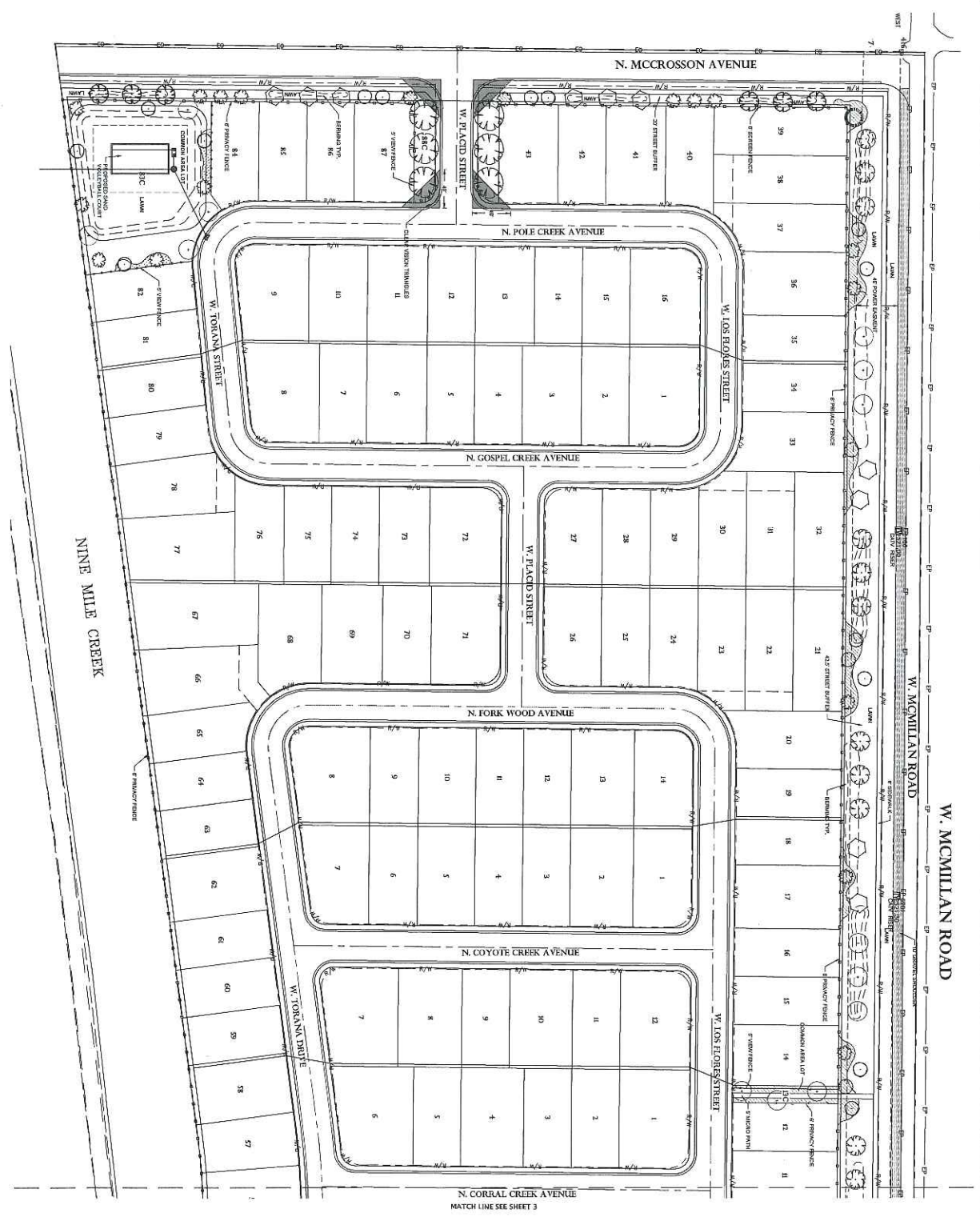
REVISIONS	
NO.	DATE
1	1/15/15
2	
3	
4	
5	
6	
7	
8	
9	
10	

E-FILE NAME	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
2014-02-08-00		C. GRAHAM	C. GRAHAM	J. CARPENTER	J. CARPENTER









MATCH LINE SEE SHEET 3

SHEET 12 OF 4

DATE: NOVEMBER 2015  
 PROJECT: 150000

PRELIMINARY PLAT LANDSCAPE PLAN FOR:  
**COPPERBROOK SUBDIVISION**  
 PLANTING PLAN

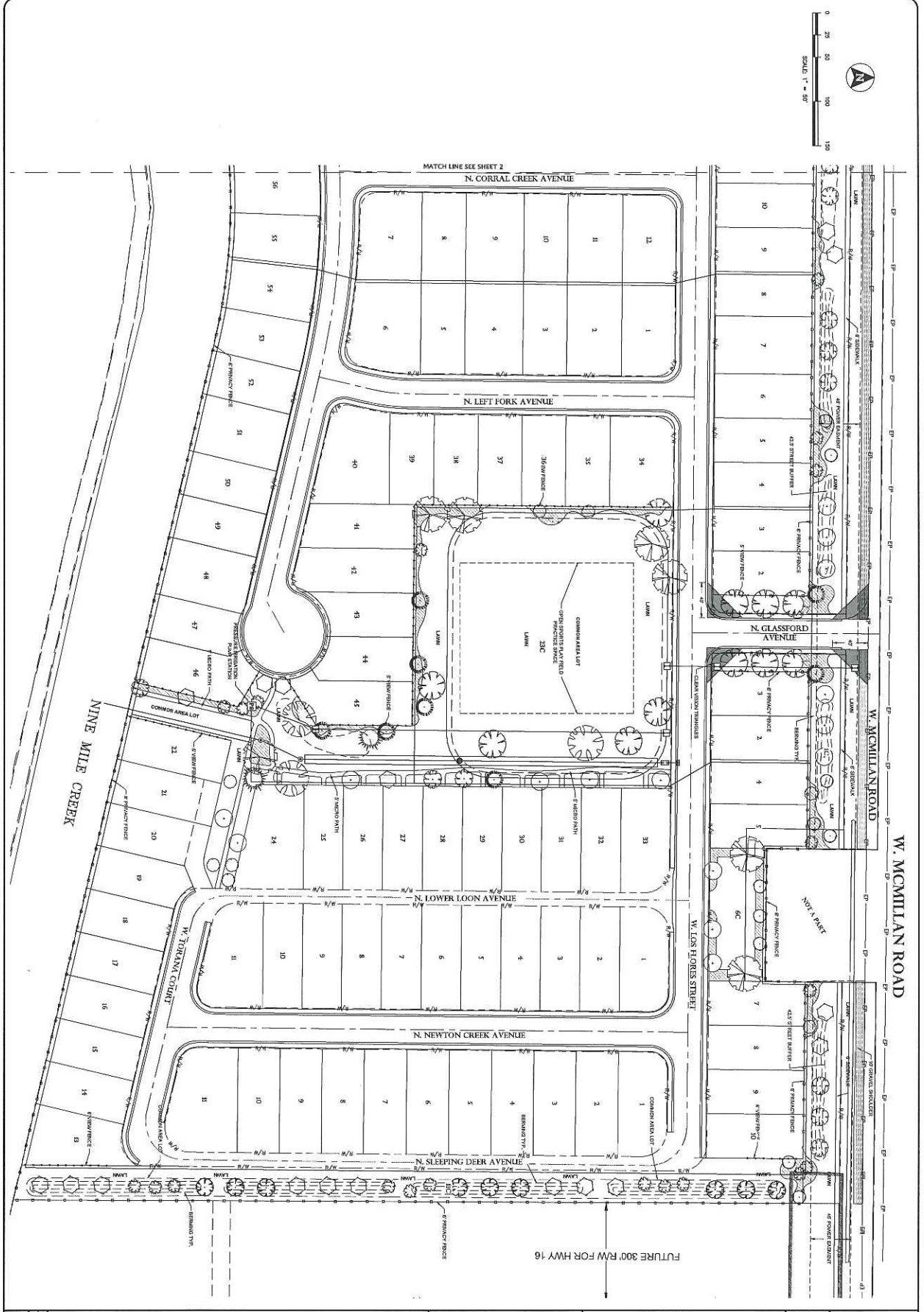
**T-O ENGINEERS**  
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
 9777 CHINDEN BOULEVARD  
 BOISE, IDAHO 83714-2008  
 PHONE: (208) 325-2258 FAX: (208) 325-2269  
 OFFICES ALSO IN: COBURG & ALBANY, IDAHO  
 NAJAPA, IDAHO

NO.	REVISIONS	DATE	BY
1	AS SHOWN	11.06.2015	DR

EPL NAME: 50116-C-2M-04  
 DATE: 11.06.2015  
 DESIGNED: DR  
 DRAWN: DR  
 CHECKED: SP  
 APPROVED: DR  
 CPO REVISIONS:



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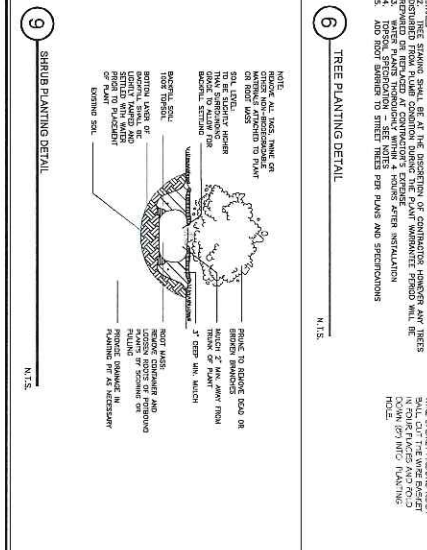
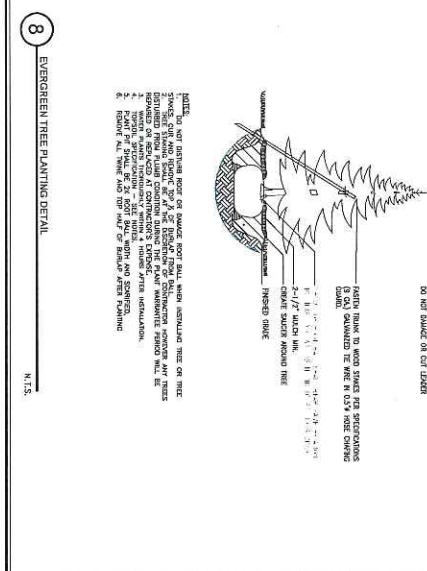
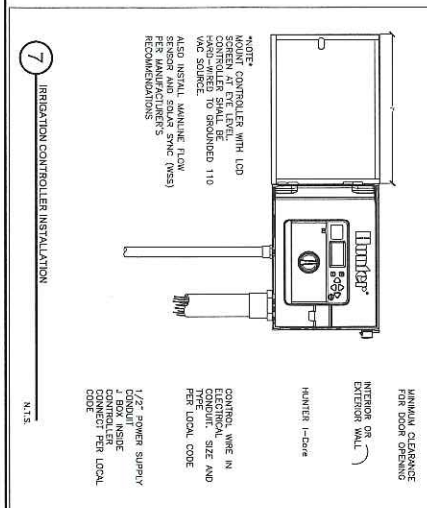
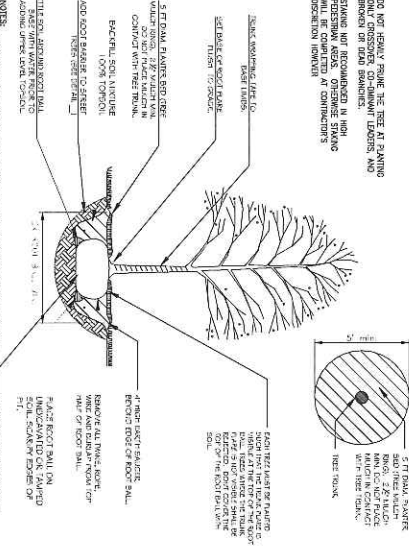
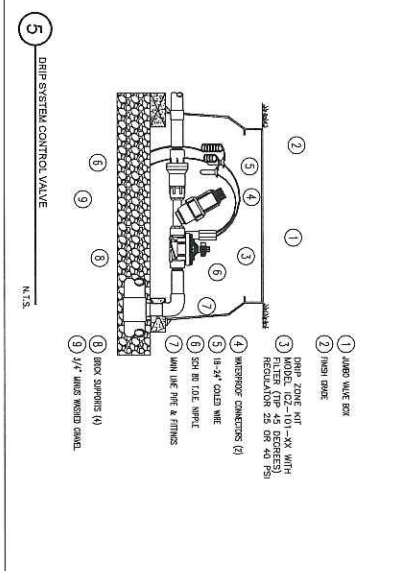
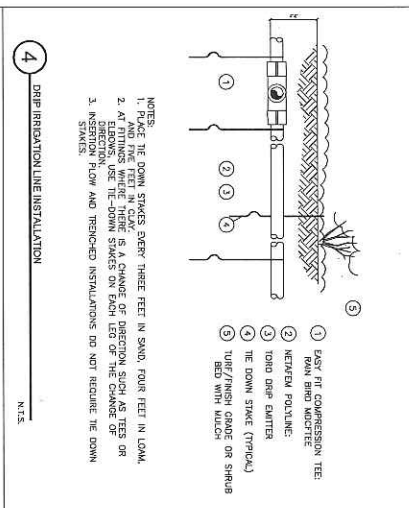
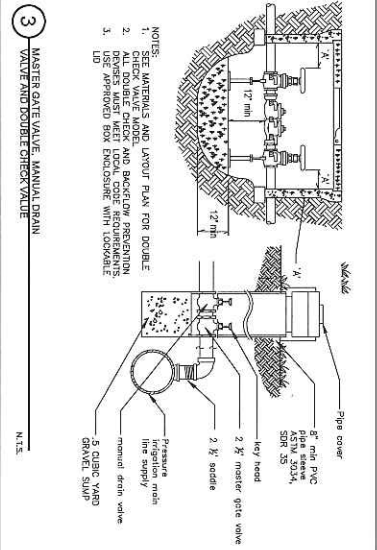
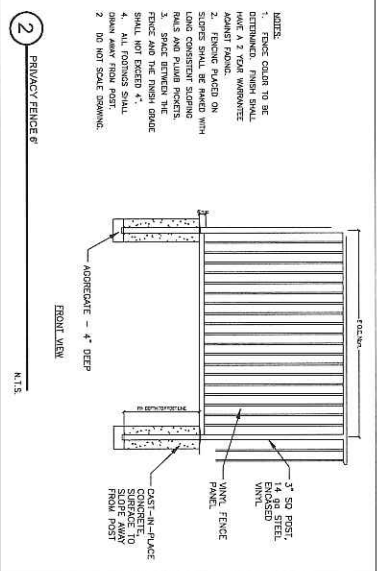
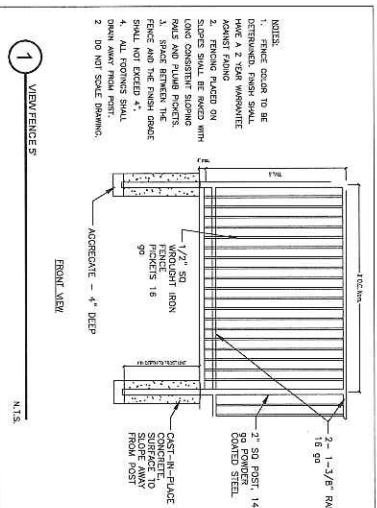
SHEET 3 OF 4

PRELIMINARY PLAT LANDSCAPE PLAN FOR:  
**COPPERBROOK SUBDIVISION**  
 PLANTING PLAN (CONT.)

**T-O ENGINEERS**  
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
 9777 CHINDEN BOULEVARD  
 BOISE, IDAHO 83714-2008  
 PHONE: (208) 323-2288 FAX: (208) 323-2399  
 OFFICES ALSO IN: COEUR D'ALENE, IDAHO; TAMPA, FLORIDA

NO.	REVISIONS	DATE	E-FILE NAME
1	AS PER REVISION	01/16/2016	20110-C-24.dwg
			DESIGNED DE
			DRAWN DB
			CHECKED SP
			APPROVED SP





NO.	REVISIONS	DATE	BY	DATE	BY
1	ISSUED	01.06.2016	DESIGNED	06	05
2	APPROVED		DRAWN	06	05
3			CHECKED	05	05
4			APPROVED	05	05

**T-O ENGINEERS**  
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
 9777 CHINDEN BOULEVARD  
 BOISE, IDAHO 83714-2008  
 PHONE: (208) 333-2238 FAX: (208) 333-2299  
 OFFICES ALSO IN: COEUR D'ALENE, IDAHO; MANPA, IDAHO

Home Buyer \_\_\_\_\_

Home Site # \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

# THE ORCHARD ENCORE

## ELEVATION I



## ELEVATION I



## OPTIONAL BEDROOM 4 OPTIONAL DEN 2

\*\*Home buyer understands that the above circled elevation is scheduled to be built on his/her purchased home site. This elevation represents roof line references only, and may not accurately represent materials used in the construction process, nor exact locations / placement of columns, windows, doors, shutters, window boxes and eaves. Elevation may differ due to grade of home site.

Home Buyer \_\_\_\_\_

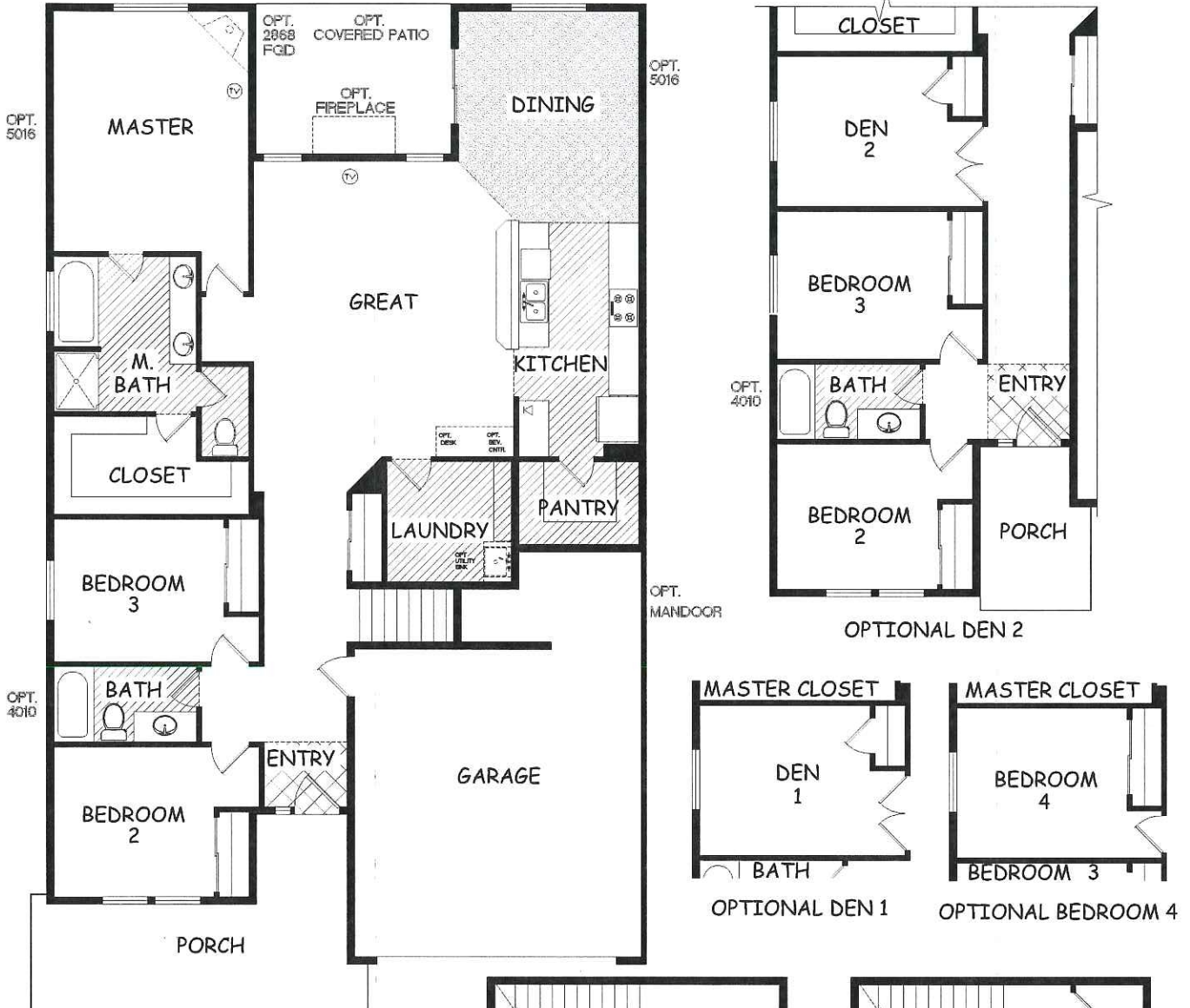
Date \_\_\_\_\_

Home Buyer \_\_\_\_\_

Date \_\_\_\_\_

# THE ORCHARD ENCORE

Approx. 2258 Sq. Ft. (Opt. Bedroom 4 or Den 2 Approx. 2438 Sq. Ft.)  
 3 Bedrooms 2 Baths



**ADDITIONAL FEATURES**

- TV CABLE OUTLET
- ▷ PHONE OUTLET
- × ELECTRICAL OUTLET
- FO FREEZER OUTLET
- CF CEILING FAN
- GS GAS STUB

**SYMBOLS LEGEND**

- INDICATES TILE FLOORING
- INDICATES VINYL FLOORING
- INDICATES OPTIONAL FLOORING
- INDICATES FLOOR CHANGE

**Home buyer understands that the above floor plan outlines available features selected by the home buyer. This floor plan may not accurately represent materials used in the construction process, nor exact locations or dimensions.**

Home Buyer Initial \_\_\_\_\_ Date \_\_\_\_\_ Home Buyer Initial \_\_\_\_\_ Date \_\_\_\_\_

Home Buyer's Last Name (Printed)

Home Site #

Address

City

State

# THE TARGHEE

## ELEVATION I



OPTIONAL MASONRY ACCENTS

**ELEVATION I**



SEE ALTERNATIVE LUXURY ELEVATIONS FOR OPTIONAL MASONRY

**NO MASONRY**

\*\*Home buyer understands that the above circled elevation is scheduled to be built on his/her purchased home site. This elevation represents roof line references only, and may not accurately represent materials used in the construction process, nor exact locations / placement of columns, windows, doors, shutters, window boxes and eaves. Elevation may differ due to grade of home site.

Home Buyer

Date

Home Buyer

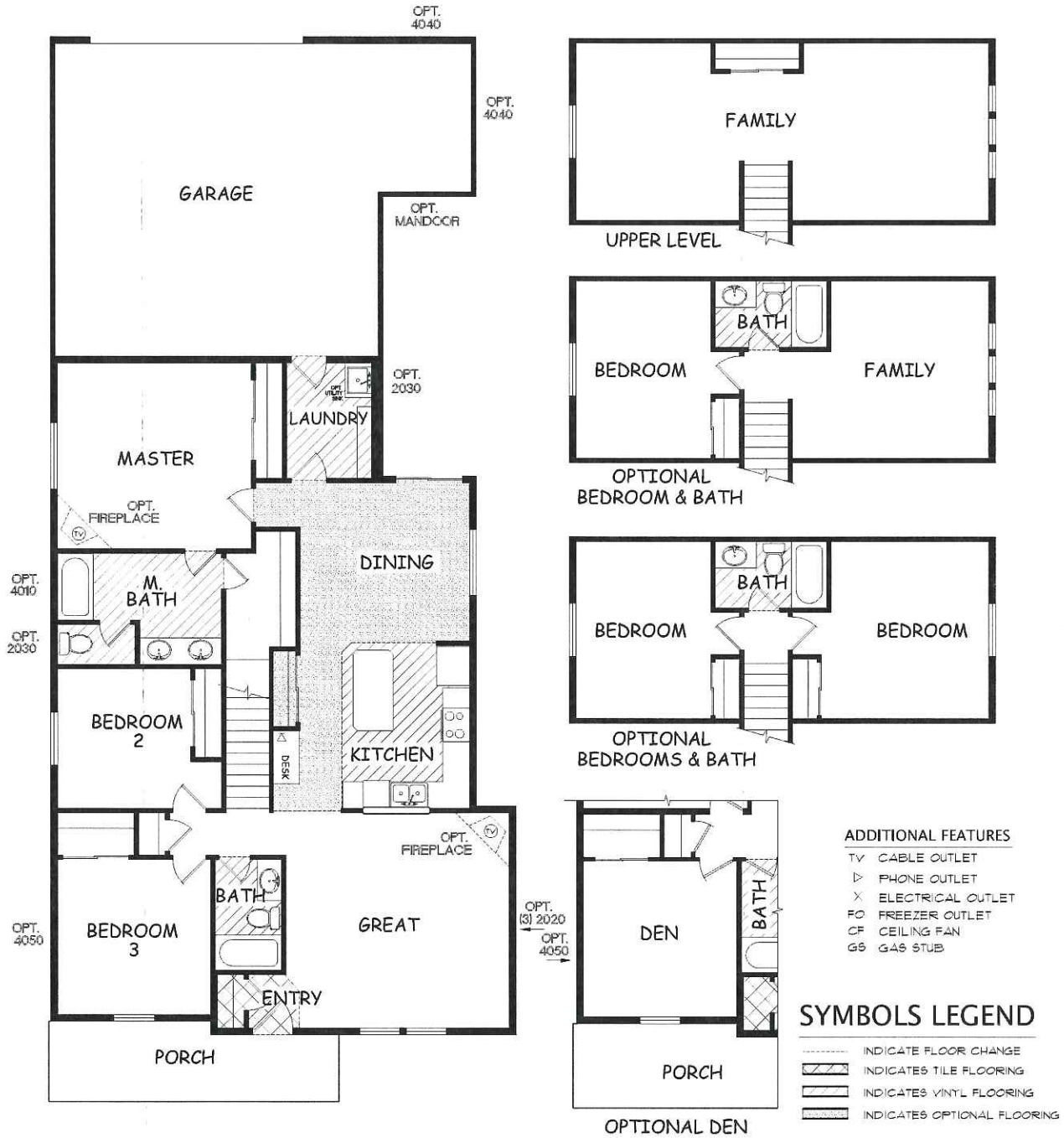
Date

Community \_\_\_\_\_

Home Site# \_\_\_\_\_

# THE TARGHEE

Approx. 2042 Sq. Ft.  
3 Bedrooms 2 Baths



Home buyer understands that the above floor plan outlines available features selected by the home buyer. This floor plan may not accurately represent materials used in the construction process, nor exact locations or dimensions.

Home Buyer Initial \_\_\_\_\_

Date \_\_\_\_\_

Home Buyer Initial \_\_\_\_\_

Date \_\_\_\_\_



Home Buyer's Last Name (Printed) \_\_\_\_\_

Home Site # \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

# THE STONERIDGE

## ELEVATION I



OPTIONAL MASONRY ACCENTS

OPTIONAL WINDOWS

### ELEVATION I



OPTIONAL MASONRY ACCENTS

OPTIONAL WINDOWS

### OPTIONAL BONUS ROOM



SEE ALTERNATIVE LUXURY ELEVATIONS FOR OPTIONAL MASONRY

OPTIONAL WINDOWS



SEE ALTERNATIVE LUXURY ELEVATIONS FOR OPTIONAL MASONRY

OPTIONAL WINDOWS

### NO MASONRY

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Home Buyer \_\_\_\_\_

Date \_\_\_\_\_

Home Buyer \_\_\_\_\_

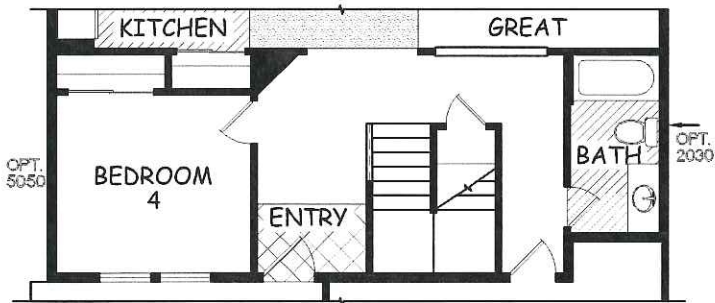
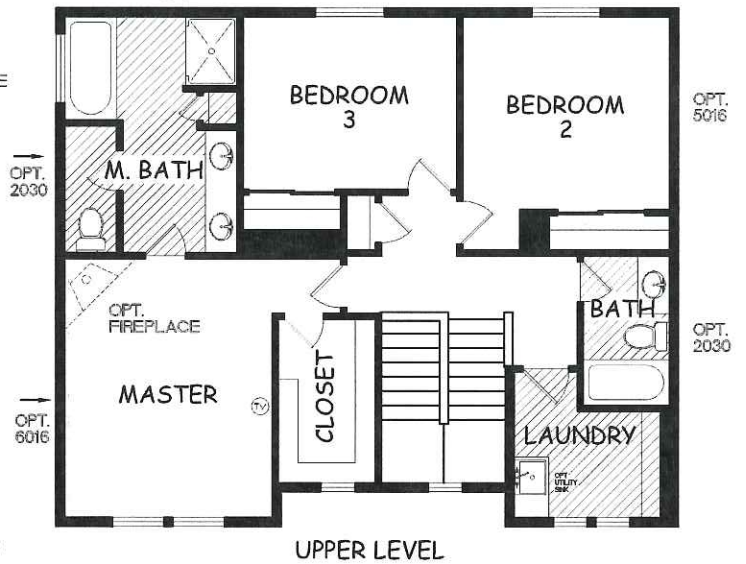
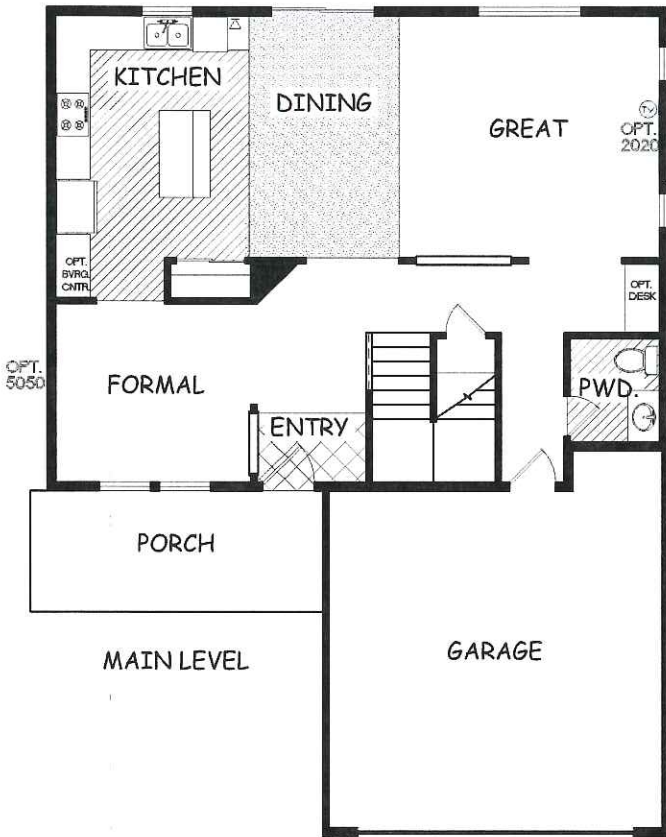
Date \_\_\_\_\_

Community \_\_\_\_\_

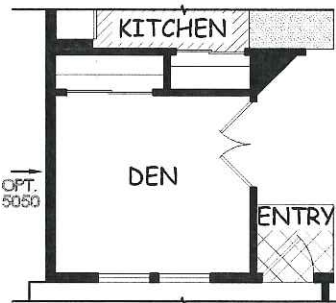
Home Site# \_\_\_\_\_

# THE STONERIDGE

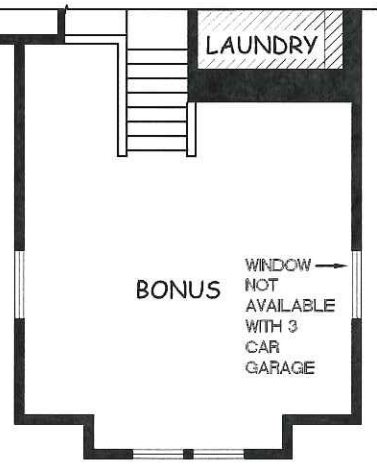
Approx. 2026 Sq. Ft.  
(Opt. Bonus Room Approx. 444 Sq. Ft.)  
3 Bedrooms 2.5 Baths



OPTIONAL BEDROOM 4 W/BATH



OPTIONAL DEN



OPTIONAL BONUS ROOM

## SYMBOLS LEGEND

- INDICATE FLOOR CHANGE
- ▨ INDICATES TILE FLOORING
- ▩ INDICATES ARTIFICIAL BERRING

## ADDITIONAL FEATURES

- TV CABLE OUTLET
- ▷ PHONE OUTLET
- X ELECTRICAL OUTLET
- FO FREEZER OUTLET
- CF CEILING FAN
- GS GAS STUB

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Home Buyer Initial \_\_\_\_\_

Date \_\_\_\_\_

Home Buyer Initial \_\_\_\_\_

Date \_\_\_\_\_

Home Buyer's Last Name (Printed) \_\_\_\_\_

Home Site # \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

# THE UMPQUA

## ELEVATION I



OPTIONAL MASONRY ACCENTS

OPTIONAL WINDOWS

### ELEVATION I



SEE ALTERNATIVE LUXURY ELEVATIONS FOR OPTIONAL MASONRY

OPTIONAL WINDOWS

### NO MASONRY

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Home Buyer \_\_\_\_\_

Date \_\_\_\_\_

Home Buyer \_\_\_\_\_

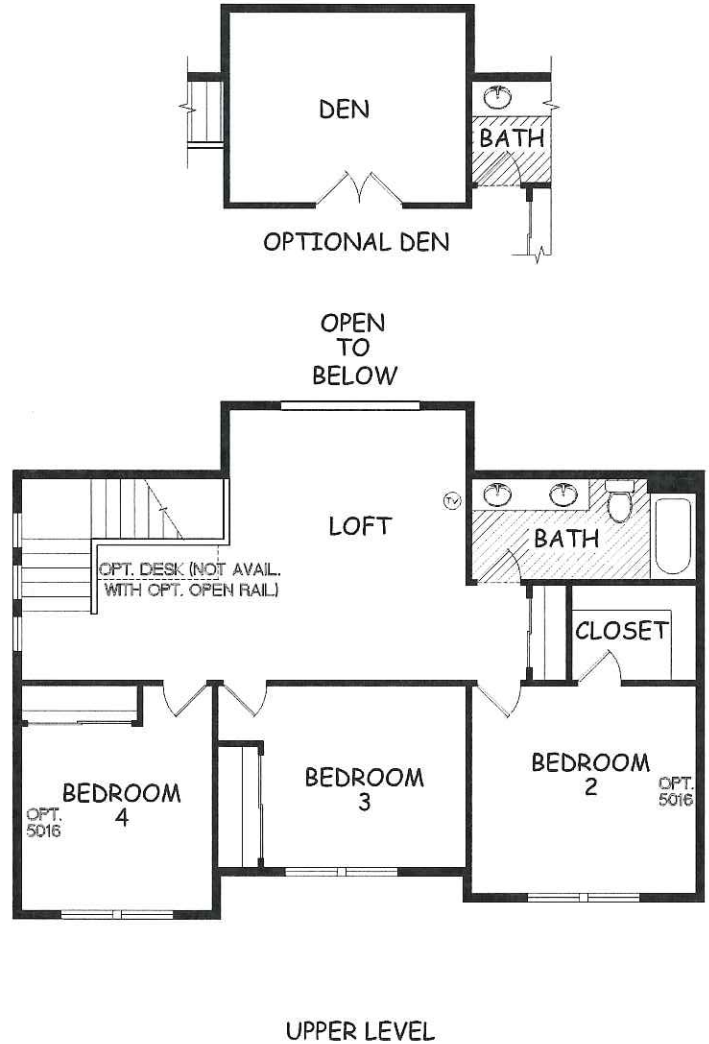
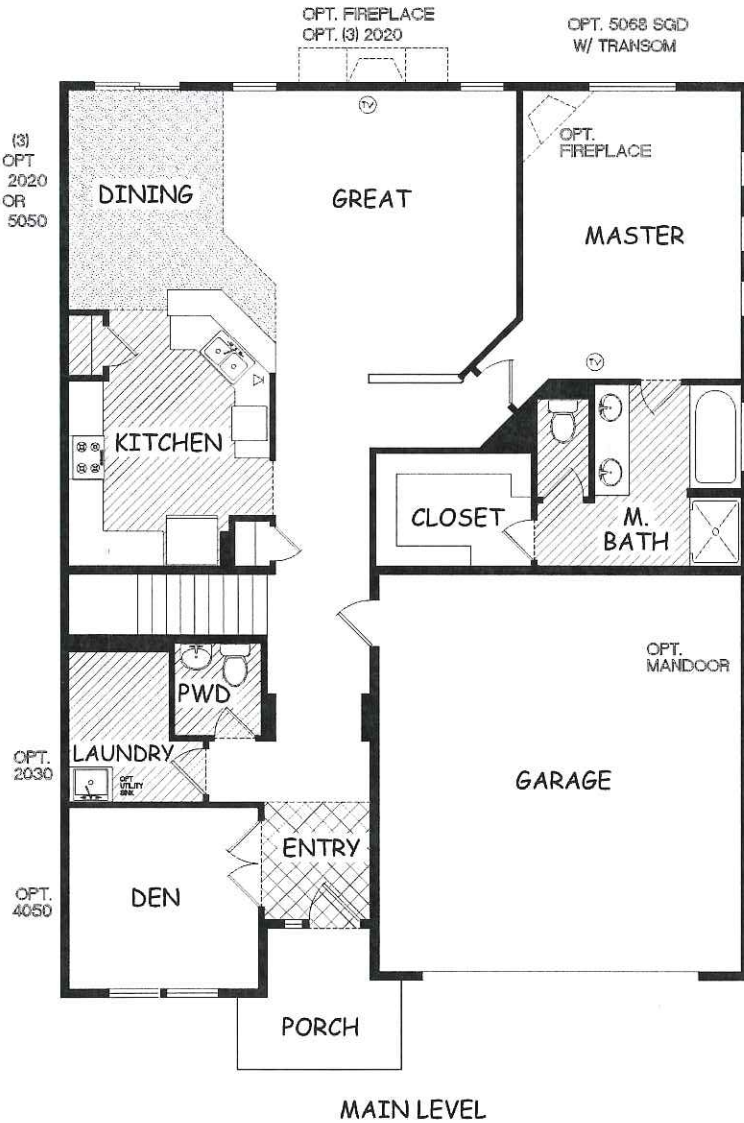
Date \_\_\_\_\_

Community \_\_\_\_\_

Home Site# \_\_\_\_\_

# THE UMPQUA

Approx. 2578 Sq. Ft.  
4 Bedrooms 2.5 Baths



## SYMBOLS LEGEND

- INDICATE FLOOR CHANGE
- ▨ INDICATES TILE FLOORING
- ▧ INDICATES VINYL FLOORING
- ▩ INDICATES OPTIONAL FLOORING

## ADDITIONAL FEATURES

- TV CABLE OUTLET
- ▷ PHONE OUTLET
- × ELECTRICAL OUTLET
- FO FREEZER OUTLET
- CF CEILING FAN
- GS GAS STUB

Home buyer understands that the above floor plan outlines available features selected by the home buyer. This floor plan may not accurately represent materials used in the construction process, nor exact locations or dimensions.

Home Buyer Initial \_\_\_\_\_

Date \_\_\_\_\_

Home Buyer Initial \_\_\_\_\_

Date \_\_\_\_\_



