



Mayor Tammy de Weerd

City Council Members:

Keith Bird  
Luke Cavener  
Ty Palmer

Joe Borton  
Genesis Milam  
Anne Little Roberts

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

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

Attn: Jaycee Holman, City Clerk, by: April 14, 2016

Transmittal Date: March 24, 2016 File No.: H-2016-0030

Hearing Date: April 21, 2016

Request: Public Hearing - Annexation & Zoning of 41.07 acres of land from RUT  
(Ada County) to R-8 zone AND Preliminary Plat approval consisting of 136  
building lots and 13 common lots on 40.46 acres of land in the R-8 zoning  
district for Howry Lane Subdivision

By: M3 Acquisition, LLC

Location of Property or Project: 5220 S. Howry Lane

- |  |  |
|--|--|
| <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: April 21, 2016

File No.: H-2016-0030

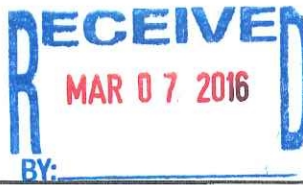
Project Name: Howry Lane Subdivision

Request: Request for annexation and zoning of 41.07 acres of land from RUT (in Ada County) to R-8, by M3 Acquisition, LLC.

Location: The site is located at 5220 S. Howry Lane, in the NE  $\frac{1}{4}$  of Section 33, Township 3N., Range 1E.

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Request: Request for preliminary plat consisting of 136 building lots and 13 common lots on 40.46 acres of land in the R-8 zoning district, by M3 Acquisition, LLC.



Planning Division

DEVELOPMENT REVIEW APPLICATION

Hearing Date: April 21, 2016

**STAFF USE ONLY:**  
 Project name: Howry Lane Subdivision  
 File number(s): H-2016-0030  
 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: M3 Acquisition, LLC Phone: 602-386-1325  
 Applicant address: 4222 E Cambleback Rd, Suite H100 Email: mtate@m3companiesllc.com  
 City: Phoenix State: AZ Zip: 85018

Applicant's interest in property:  Own  Rent  Optioned  Other \_\_\_\_\_

Owner name: Gordon & Ann Croft Living Trust Phone: \_\_\_\_\_

Owner address: 5220 S Howry Lane Email: \_\_\_\_\_

City: Meridian State: ID Zip: 83642

Agent/Contact name (e.g., architect, engineer, developer, representative): Scott Wonders, P.E.

Firm name: JUB Engineers, Inc. Phone: 376-7330

Agent address: 250 S Beechwood Ave, Suite 201 Email: swonders@jub.com

City: Boise State: ID Zip: 83709

Primary contact is:  Applicant  Owner  Agent/Contact

**Subject Property Information**

Location/street address: 5220 S Howry Lane, Meridian Township, range, section: 33, T3N, R1E

Assessor's parcel number(s): S1133131200 Total acreage: 40.48 Zoning district: RUT

Project/subdivision name: Howry Lane Subdivision

General description of proposed project/request: Single-Family Residential Subdivision

Proposed zoning district(s): R-8

Acres of each zone proposed: 40.48 = 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? Howry Lane HOA

Which irrigation district does this property lie within? New York Irrigation District

Primary irrigation source: Cunningham Lateral Secondary: \_\_\_\_\_

Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): 329,745 sq ft

**Residential Project Summary (if applicable)**

Number of residential units: 136 Number of building lots: 136

Number of common lots: 13 Number of other lots: 0

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

1 bedroom: N/A 2-3 bedrooms: N/A 4 or more bedrooms: N/A

Minimum square footage of structure (excl. garage): N/A Maximum building height: N/A

Minimum property size (s.f.): 6,000 s.f. Average property size (s.f.): 7,978 s.f.

Gross density (Per UDC 11-1A-1): 3.36 du/ac Net density (Per UDC 11-1A-1): 5.46 du/ac

Acreage of qualified open space: 7.88 ac Percentage of qualified open space: 17.4%

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): Collector Buffer = 200 sf  
1/2 buffer = 100 sf, Int. Common Area = 306,177 sf + 100 sf = 306,277 sf (7.03 ac)

Amenities provided with this development (if applicable): Swimming pool and playground

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): \_\_\_\_\_

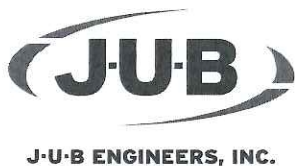
Hours of operation (days and hours): \_\_\_\_\_ Building height: \_\_\_\_\_

Total number of parking spaces provided: \_\_\_\_\_ Number of compact spaces provided: \_\_\_\_\_

**Authorization**

Print applicant name: William Brownee

Applicant signature: [Signature] Date: 2/15/10



March 7, 2016

Sonya Watters  
City of Meridian  
33 E. Broadway  
Meridian, Idaho 83642

**RE: HOWRY LANE SUBDIVISION – ANNEXATION AND PRELIMINARY PLAT LETTER OF INTENT**

Dear Ms. Watters,

On behalf of M3 Builders, LLC, please accept this request for Annexation and Preliminary Plat for the Howry Lane Subdivision located on the south of Amity Road, west of Cloverdale Road, Meridian, Idaho. The parcel number and address for the subject property is S1133131200, 5220 S Howry Lane, Meridian, Idaho. The proposed development includes a total of 149 lots on 40.48 acres, 136 lots for single family residential dwellings and 13 lots for common areas.

**Annexation**

The request is to annex these properties into the incorporated city limits of Meridian, Idaho and to zone the entire 40.48 acres to R-8 (Medium Density Residential). The existing zoning for the subject property is RUT (Rural Urban Transition) in Ada County. The requested zoning designation is R-8 (Medium Density Residential) which is consistent with the City of Meridian Comprehensive Plan Future Land Use Map for the project area. The existing zoning to the north, south and east is RUT (Rural Urban Transition, Ada County) with some R-8 (Medium Density Residential, Meridian) to the south also, and the existing zoning to the west is R-8 (Medium Density Residential, Meridian) and C-N (Neighborhood Business, Meridian).

**Preliminary Plat**

The design of the project is intended to complement the existing single family residential uses in the area. The 40.48 acre property will be divided into 149 lots. 136 single-family lots, and 13 common lots. The lots will range in size from 6,000 square feet to 14,076 square feet with an average lot size of 7,978 square feet. Open space area is 7.88 acres which is 17.4% of the overall square footage for the development. Amenities will include open space/pathways, swimming pool and a playground.

There are adequate public services available to this area to serve the subdivision. Sewer and water utilities will be extended into the site from existing main lines in Howry Lane, located near the northwest corner of the site. The development will be served with public sewer and water by the City of Meridian. Fire protection will be available through the Meridian Fire Department. A

pressurized irrigation system will be provided for the development with operation and maintenance of the facility being provided by the Homeowner's Association. The proposed roadways will be public streets dedicated to the Ada County Highway District. Storm water will be retained on site in seepage beds designed by a civil engineer in accordance with ACHD requirements.

The site does not have frontage on any major or minor arterials. All access will be on local streets, which will be dedicated to and maintained by, the Ada County Highway District.

Landscaping will be emplaced in compliance with Meridian City Code section 11-3B-7. JUB staff met with Elroy Huff, Arborist for the City of Meridian, on Wednesday, February 24, 2016 to inspect the existing trees on-site. The total caliper of trees to be mitigated is 165-inches. The individual trees to be mitigated are listed below:

NAME	CALIPER
• Austrian Pine	14"
• Austrian Pine	14"
• Spruce	5"
• Spruce	19"
• Spruce	13"
• Apricot	20"
• Ash	21"
• Ponderosa Pine	28"
• Oak	10"
• Green Spire Linden	15"
• Norway Spruce	6"

The enclosed applications have been submitted in accordance with the requirements of the City of Meridian. The development has also been designed in accordance with the City of Meridian Code and Comprehensive Plan. Please contact me at 376-7330 if you have any questions regarding this application.

Sincerely,  
**J-U-B ENGINEERS, Inc.**



Scott Wonders, P.E.  
Land Development Group Lead

**Howry Lane Subdivision  
Boundary Description**

*Project Number 10-16-009 February 25, 2016*

The southwest quarter of the northeast quarter of Section 33, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the north quarter-section corner of Section 33, Township 3 North, Range 1 East, Boise Meridian;

Thence  $S00^{\circ}19'12''W$ , 1329.10 feet along the west line of the northeast quarter to the northwest corner of the southwest quarter of the northeast quarter, the POINT OF BEGINNING:

Thence  $S89^{\circ}27'31''E$ , 1329.05 feet along the north line of the southwest quarter of the northeast quarter to the northeast corner of the southwest quarter of the northeast quarter;

Thence  $S00^{\circ}22'10''W$ , 1324.15 feet along the east line of the southwest quarter of the northeast quarter to the southeast corner of the southwest quarter of the northeast quarter;

Thence  $N89^{\circ}40'19''W$ , 1327.90 feet along the south line of the southwest quarter of the northeast quarter to the southwest corner of the southwest quarter of the northeast quarter;

Thence  $N00^{\circ}19'12''E$ , 1329.10 feet along the west line of the southwest quarter of the northeast quarter to the POINT OF BEGINNING.

The above-described parcel contains 40.46 acres, more or less.



**Howry Lane Subdivision  
Annexation Boundary Description**

*Project Number 10-16-009      March 14, 2016*

A parcel of land situated in the west half of the northeast quarter of Section 33, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

BEGINNING at the north quarter-section corner of Section 33, Township 3 North, Range 1 East, Boise Meridian, which bears N89°14'44"W, 2660.45 feet from the northeast corner of Section 33:

Thence S89°14'44"E, 20.00 feet along the north line of the northwest quarter of the northeast quarter;

Thence S00°19'12"W, 1329.02 feet parallel with and 20.00 feet from the west line of the northwest quarter of the northeast quarter to the north line of the southwest quarter of the northeast quarter;

Thence S89°27'31"E, 1309.05 feet along the north line of the southwest quarter of the northeast quarter to the northeast corner of the southwest quarter of the northeast quarter;

Thence S00°22'10"W, 1324.15 feet along the east line of the southwest quarter of the northeast quarter to the southeast corner of the southwest quarter of the northeast quarter;

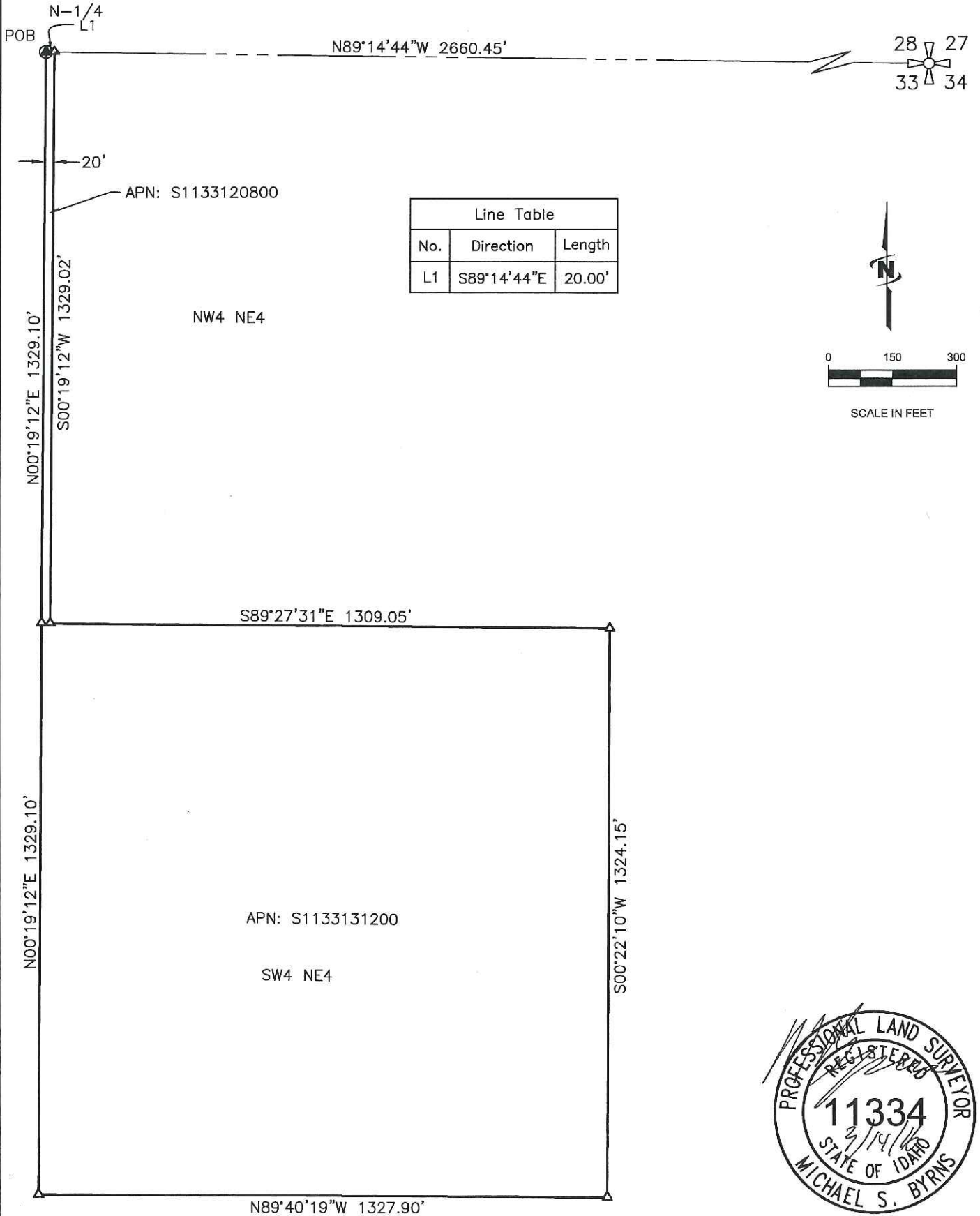
Thence N89°40'19"W, 1327.90 feet along the south line of the southwest quarter of the northeast quarter to the southwest corner of the southwest quarter of the northeast quarter;

Thence N00°19'12"E, 1329.10 feet along the west line of the southwest quarter of the northeast quarter to the southwest corner of the northwest quarter of the northeast quarter;

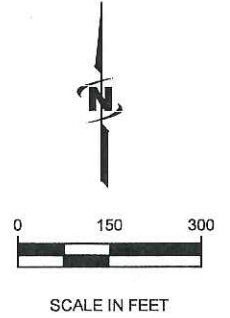
Thence N00°19'12"E, 1329.10 feet along the west line of the northwest quarter of the northeast quarter to the POINT OF BEGINNING.

The above-described parcel contains 41.07 acres, more or less.





Line Table		
No.	Direction	Length
L1	S89°14'44"E	20.00'



Plot Date: 3/14/2016 11:16 AM. Plotted By: Everett Earnest  
 Date Created: 3/14/2016 10:58:00 AM. V:\PROJECTS\16-009 CREDIT SUBDIVISION\CADD\SURVEY\DWG\16-009 ZONING AND EXHIBIT.DWG

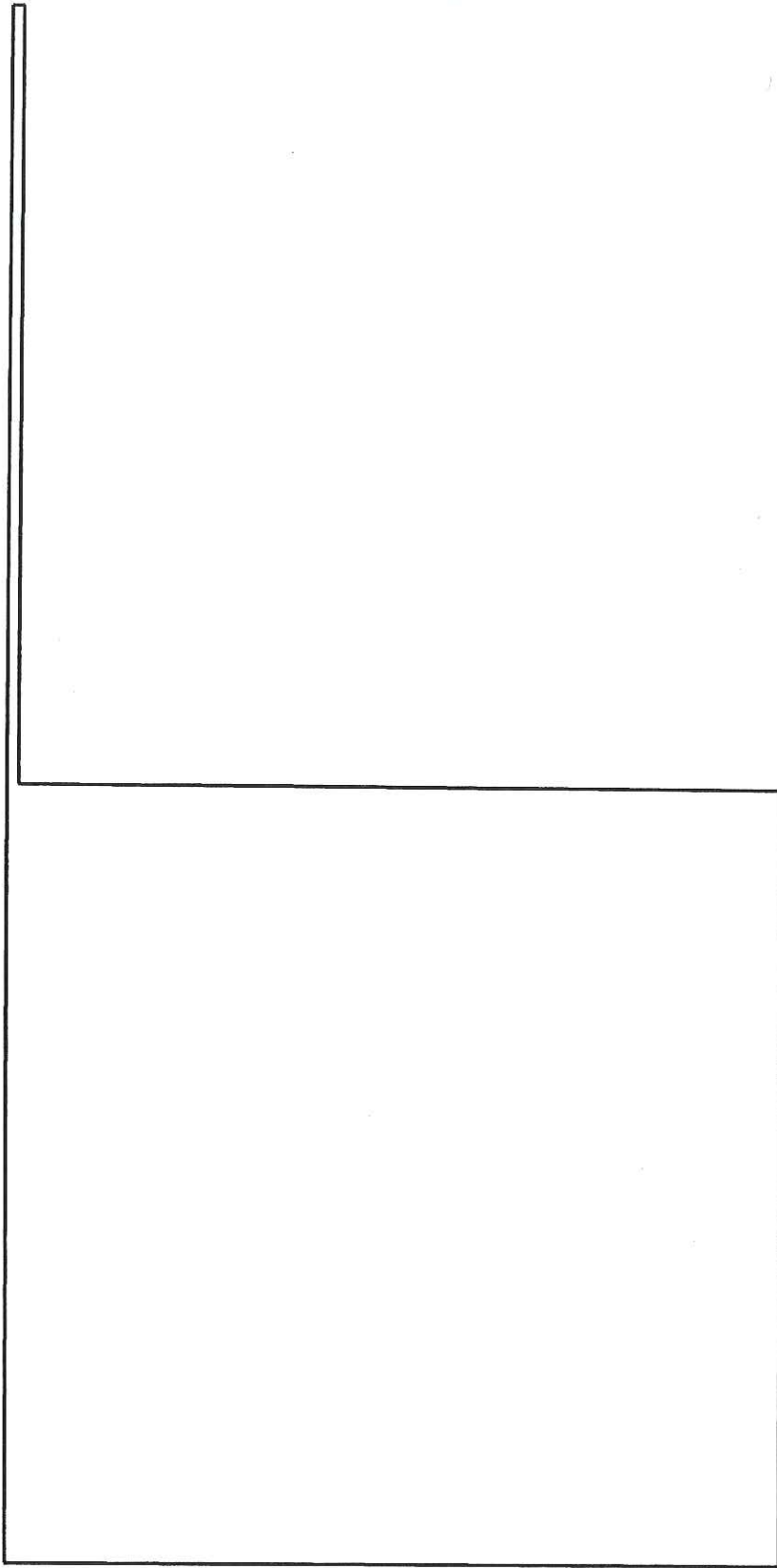
**REUSE OF DRAWINGS**  
 THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN,  
 AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF  
 J-U-B ENGINEERS, INC. AND IS NOT TO BE USED, IN WHOLE OR PART,  
 FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN  
 AUTHORIZATION OF J-U-B ENGINEERS, INC.

FILE: 10-16-009 ZONING AND EXHIBIT
JUB PROJ. #: 10-13-020
DRAWN BY: ###
DESIGN BY: ###
CHECKED BY: ###
JUB ENGINEERS, INC.
LAST UPDATED: 3/14/2016

**Howry Lane Subdivision**  
**Meridian, Idaho**  
 Annexation Boundary  
 Section 33, T. 3N., R. 1E., B.M.

SHEET  
 1

NO.	REVISION DESCRIPTION	BY	APP	DATE



3/14/2016

Scale: 1 inch= 300 feet

File:

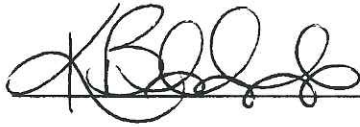
Tract 1: 41.0690 Acres, Closure: s21.5306e 0.01 ft. (1/992616), Perimeter=7968 ft.

- 01 s89.1444e 20
- 02 s00.1912w 1329.02
- 03 s89.2731e 1309.05
- 04 s00.2210w 1324.15
- 05 n89.4019w 1327.9
- 06 n00.1912e 1329.1

07 n00.1912e 1329.1



they executed the same.



Notary Public  
My Commission Expires on

2.14.2014



**AFFIDAVIT OF LEGAL INTEREST**

STATE OF IDAHO )  
 )  
COUNTY OF ADA )

I, Gordon Glen Croft and Ann Afton Croft, Living Trust, 5220 Howard Lane  
(name) (address)  
Meridian, Idaho  
(city) (state)

being first duly sworn upon, oath, depose and say:

- 1. That I am the record owner of the property described on the attached, and I grant my permission to:

M3 Acquisitions LLC, 4222 E. Camelback Road, Ste 4100  
(name) (address) Phoenix, AZ 85018

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

- 2. I agree to indemnify, defend and hold the City of Meridian and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
- 3. I hereby grant permission to City of Meridian staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 18 day of December, 2015

Gordon Glen Croft and Ann Afton Croft  
(Signature)

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



[Signature]  
(Notary Public for Idaho)

Residing at: Meridian, IDAHO

My Commission Expires: 02/28/2019



**CITY OF MERIDIAN**  
**PRE-APPLICATION MEETING NOTES**

Project/Subdivision Name: Howry Lane Subdivision

Date: 12/7/15

Applicant(s)/Contact(s): Scott Wonders

City Staff: Sonya, Bill, Bruce, Perry, Mindy Wallace

Location: 5220 S. Howry Ln.

Size of Property: 40

Comprehensive Plan FLUM Designation: LDR (3 units or less/acre)

Design Guidelines Development Context:  Urban  Urban/Suburban  Suburban  Rural

Existing Use: Rural residential/ag

Existing Zoning: RUT

Proposed Use: SFR

Proposed Zoning: R-8

Surrounding Uses: Rural residential/ag

Street Buffer(s) and/or Land Use Buffer(s): A 20' wide buffer is required along collector streets (if applicable)

Open Space/Amenities/Pathways: A minimum 10% qualified open space & 2 site amenities are req. in accord w/UDC 11-3G-3

Access/Stub Streets/Street System: Extend the 2 existing stub streets at the east boundary; provide stub street to north

Sewer & Water Service: \_\_\_\_\_

Waterways/ Floodplain/Topography/Hazards: Ditches cross and exist along the boundaries of the property – all ditches are required to be piped, unless a Council waiver is approved in accord with UDC 11-3A-6.

History: NA

Additional Meeting Notes: \* Request a "step" up in density from LDR to MDR as allowed in Comp Plan without a map amend. (pg. 21)

- Annexation & zoning of 40 acres
- Preliminary plat to subdivide property
- Comply with block length, common driveway, and cul-de-sac standards listed in UDC 11-6C-3\*
- TIS must be accepted by ACHD prior to application submittal by the City

**\* Submit revised plan for review prior to application submittal**

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

**Other Agencies/Departments to Contact:**

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

**Application(s) Required:**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Administrative Design Review        | <input type="checkbox"/> Conditional Use Permit Modification/Transfer | <input type="checkbox"/> Rezone                   |
| <input type="checkbox"/> Alternative Compliance              | <input type="checkbox"/> Development Agreement Modification           | <input type="checkbox"/> Short Plat               |
| X 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 | X 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.



Community Development Department

Development Services Division
Meridian City Hall, Suite 102
33 E. Broadway Avenue
Meridian, Idaho 83642
(208)887-2211

PRE-APPLICATION MEETING NOTES

Date 12-7-15

Project/Subdivision Name: Hourly Lane Sub.

Applicant(s)/Contact(s): Mark Tate, Scott Wonders

Development Services Staff: Bruce Freckleton

Sanitary Sewer Service: Master planned to drain to the main being installed to the new school by Brighton Development.

Mapping Provided: [ ] Y [X] N

Domestic Water Service: Told Scott that it is likely that they would need to connect a 12" main north in Hourly Lane to E. Anette Road. This will need to be evaluated by PW Dept.

Mapping Provided: [ ] Y [X] N

Reuse Water Service: NA

Mapping Provided: [ ] Y [X] N

Waterways/ Floodplain/Topography/Hazards: There is a supply ditch crossing the property, as well as a drain. The site has some pretty significant topography (+/- 10' differential across the site.

Mapping Provided: [ ] Y [ ] N

Gravity/Pressurized Irrigation:

District NWID

Street Lighting:

Reqs. Provided: [X] Y [ ] N

The City of Meridian's Improvement Standards for Street Lighting can be found online at: http://www.meridiancity.org/public\_works.aspx?id=272

Additional Meeting Notes:



## Kristi Watkins

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**From:** Scott Curtis <Scott.Curtis@ymcatvidaho.org>  
**Sent:** Sunday, January 31, 2016 4:54 PM  
**To:** Kristi Watkins  
**Cc:** mtate@m3companiesllc.com  
**Subject:** Howry Lane Property

Hi Kristi:

I enjoyed the neighborhood meeting last week, and the Y is looking forward to having you as neighbors at this great site.

I have one follow up request, and I forgot to mention it at the meeting. I don't think that we received direct notice of the meeting, although our mail system is not perfect. It came to us via our attorneys at Greener, Burke, Shoemaker, and Oberrecht. It certainly wasn't an issue, as we got the message, but I'd appreciate that any future meeting announcements also come to the Y. I can take them electronically or at the address below.

Thanks,

Scott

**Scott Curtis**  
**Senior Vice President**  
TREASURE VALLEY FAMILY YMCA | ASSOCIATION SERVICES  
1177 W State St, Boise, ID 83702  
(P) 208 344 5502 ext 279  
(E) [scott.curtis@ymcatvidaho.org](mailto:scott.curtis@ymcatvidaho.org) (W) [ymcatvidaho.org](http://ymcatvidaho.org)

**The Y: We're for youth development, healthy living and social responsibility.**



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

January 14, 2016

**RE: NEIGHBORHOOD MEETING – Tuesday, January 26, 2016, 6:30pm at Meridian City Hall,  
Meridian, ID.**

Dear Property Owner:

You are invited to attend a neighborhood meeting for a proposed single-family residential development on Tuesday, January 26, 2016 at 6:30 p.m., at Meridian City Hall, 33 E. Broadway Avenue, Meridian, ID.

This project that is located at 5220 S Howry Lane, Meridian, and is currently zoned in Ada County as RUT, proposes annexation in to the City of Meridian to be zoned R-8 (Medium Density Residential) which matches the current zoning of adjacent properties. This subdivision will consist of 40.73 acres with approximately 136 single-family dwelling units and 7 common area lots. The subdivision will take access from Howry Lane with connections to the neighboring subdivision to the east and will be served via public sewer and water systems adjacent to the project. The meeting will start at 6:30pm where the developer and engineer will be available to discuss the project and answer any questions.

Should you have any questions prior to the meeting or cannot attend, please do not hesitate to contact me at [kwatkins@jub.com](mailto:kwatkins@jub.com) or at the phone number listed below.

Sincerely,  
J-U-B ENGINEERS, Inc.

Kristi Watkins  
Land Use Planner  
Direct line: (208) 489-7906



J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.  
250 S Beechwood Ave, Ste 201  
Boise, ID 83709-0944

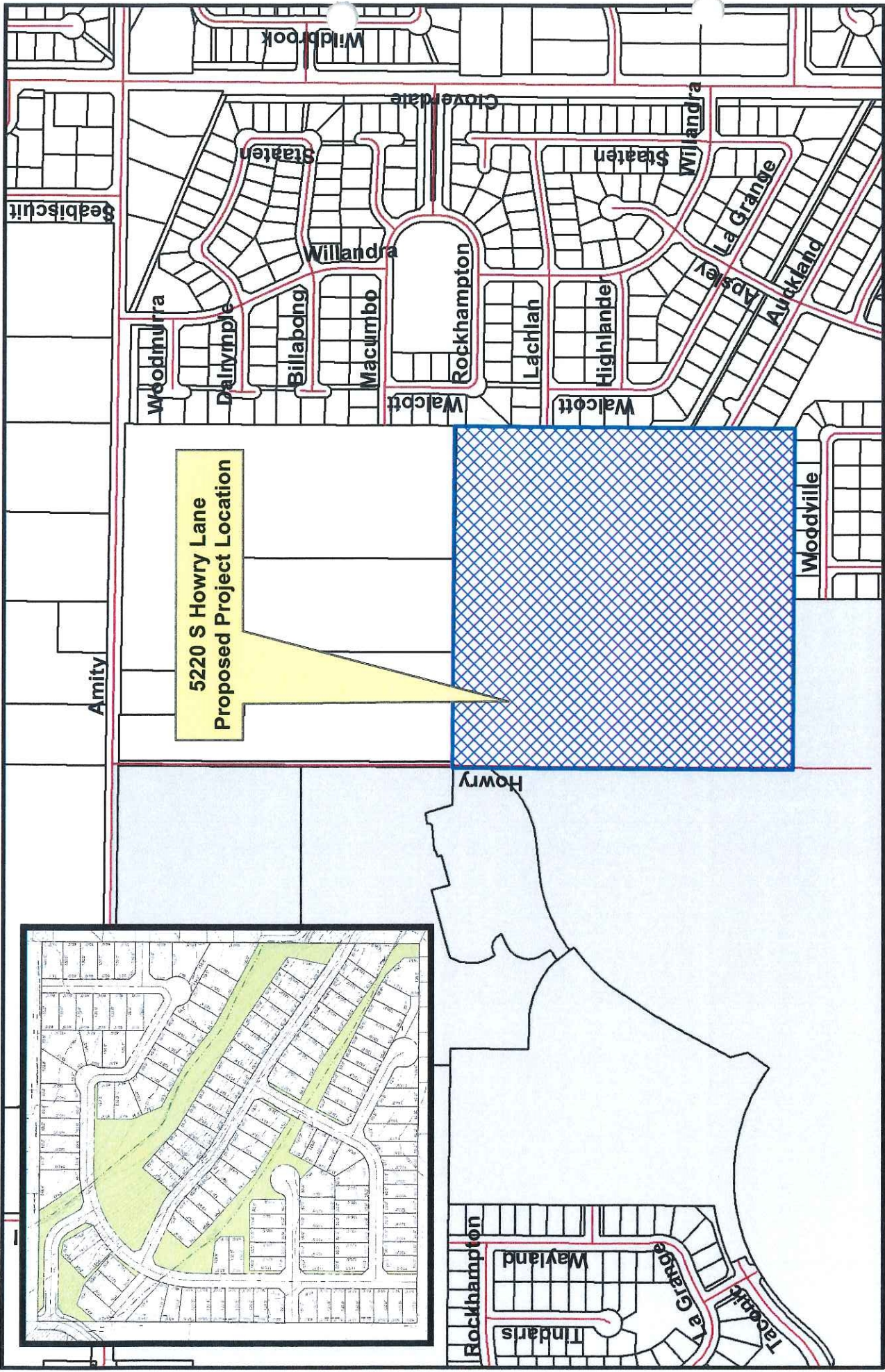
Phone: 208-376-7330  
Fax: 208-323-9336  
www.jub.com

JUB PROJECT #: 10-16-009  
Updated: 01/14/16  
Application: Subdivision  
Created by: KSW

**5220 S Howry Lane  
Proposed Single Family Development  
Meridian, Idaho**

VICINITY MAP

1 inch = 500 feet



**5220 S Howry Lane  
Proposed Project Location**

Parcel	Property Address	Name	Address	City	State	Zip
R7533500070	12517 W LA GRANGE ST	ALTMAN KEN J	12517 W LA GRANGE ST	BOISE	ID	83709
R7533460260	12512 W LACHLAN ST	ATKINS MICHAEL	12512 W LACHLAN ST	BOISE	ID	83709
R7533510250	12630 W AUCKLAND ST	BALZEN MICHAEL K	12630 W AUCKLAND ST	BOISE	ID	83709
R7533530070	5496 S TARADALE AVE	BARZEE ERIN A	5496 S TARADALE AVE	BOISE	ID	83709
R7533530240	12690 W RENWICK ST	BATES BRETT G	12830 W MARDIA ST	BOISE	ID	83709
R7533460310	12539 W LACHLAN ST	BITTLE JAMES	12539 W LACHLAN ST	BOISE	ID	83709
S1133315310	5690 S HOWRY LN	BRIGHTON INVESTMENTS LLC	12601 W EXPLORER DR STE 200	BOISE	ID	83713
R7533510310	12631 W AUCKLAND ST	CHANDLER SCOTT M	12631 W AUCKLAND ST	BOISE	ID	83709
R7533460200	12515 W ROCKHAMPTON ST	COLLINS JILL M REVOCABLE LIVING TRUST	12515 W ROCKHAMPTON ST	BOISE	ID	83709
S1133131200	5220 S HOWRY LN	CROFT GORDON & ANN LIVING TRUST	5220 S HOWRY LN	MERIDIAN	ID	83642
R7533500030	5245 S WALCOTT AVE	DAVIS DON S	5245 S WALCOTT AVE	BOISE	ID	83709
R7533500080	12473 W LA GRANGE ST	DUSTIN DONALD R	12473 W LA GRANGE ST	BOISE	ID	83709
R7533510290	12565 W AUCKLAND ST	FUJIMOTO DAX	12565 W AUCKLAND ST	BOISE	ID	83709
R7533530150	12774 W WOODVILLE ST	GEARHEARD KARLA	12774 W WOODVILLE ST	BOISE	ID	83709
R7533460190	12531 W ROCKHAMPTON ST	GIBSON AARON T	12531 W ROCKHAMPTON ST	BOISE	ID	83709
R7533460110	5012 S WALCOTT AVE	GIENEN BRADLEY	5012 S WALCOTT AVE	BOISE	ID	83709
R7533460270	12540 W LACHLAN ST	GOERES RICK	12540 W LACHLAN ST	BOISE	ID	83709
R7533530250	12712 W RENWICK ST	GRAHAM BRIAN D	12712 W RENWICK ST	BOISE	ID	83709
R7533530270	12768 W RENWICK ST	GRESS GREGORY M	12768 W RENWICK ST	BOISE	ID	83709
R7533500140	12514 W HIGHLANDER ST	HAI TRAN	12514 W HIGHLANDER ST	BOISE	ID	83709
R7533500050	12559 W LA GRANGE ST	HALL CLIFTON R	12559 W LA GRANGE ST	BOISE	ID	83709
R7533460090	4974 S WALCOTT AVE	HALL DARREL	4974 S WALCOTT AVE	BOISE	ID	83709
R7533510300	12583 W AUCKLAND ST	HARPER NICK E	12583 W AUCKLAND ST	BOISE	ID	83709
R7533530210	12753 W WOODVILLE ST	HENDERSON GARY A	12753 W WOODVILLE ST	BOISE	ID	83709
R7533530230	5433 S TARADALE AVE	HENRIE RYAN C	5433 S TARADALE AVE	BOISE	ID	83709
S1133120700	5200 S HOWRY LN	HILL MARGARET M	1556 E LOCUST VIEW LN	MERIDIAN	ID	83642
R7533530190	5462 S ACHERON AVE	HOWELL ROGER	5462 S ACHERON AVE	BOISE	ID	83709
R7533530180	12830 W WOODVILLE ST	JACOBS CHAD A	12830 W WOODVILLE ST	BOISE	ID	83709
R7533530350	5495 S ACHERON AVE	JAKOVAC MICHELLE	5495 S ACHERON AVE	BOISE	ID	83709
R7533460300	5141 S WALCOTT AVE	JENKINS MIA R	5141 S WALCOTT AVE	BOISE	ID	83709
S1133244211	E AMITY RD	JOINT SCHOOL DISTRICT NO 2	1303 E CENTRAL DR	MERIDIAN	ID	83642
R7533460150	5017 S WALCOTT AVE	KENT BRETT W	553 S WORKLAND LN # 107	BOISE	ID	83709
R7533460280	12564 W LACHLAN ST	LAMBRECHT JAMES	12564 W LACHLAN ST	BOISE	ID	83709
R7533530110	5410 S TARADALE AVE	LOHR KRISTIN	5410 S TARADALE AVE	BOISE	ID	83709
R7533530170	12818 W WOODVILLE ST	LOWBER AUSTIN E	12818 W WOODVILLE ST	BOISE	ID	83709
R3035680100	4085 E AMITY RD	MAMIE INVESTMENTS CO LLC	10370 HIGHLANDER DR	BOISE	ID	83709
R7533530200	12775 W WOODVILLE ST	MARROQUIN RACHEL	12775 W WOODVILLE ST	BOISE	ID	83709
R7533500060	12545 W LA GRANGE ST	MCELHOES LAWRENCE D	12545 W LA GRANGE ST	BOISE	ID	83709
R7533500210	12513 W HIGHLANDER ST	MCFARLANE MICHAEL L	9999 W HOLLANDALE DR	BOISE	ID	83709
R7533530160	12796 W WOODVILLE ST	MOORE GARY L	12796 W WOODVILLE ST	BOISE	ID	83709
R7533460170	5041 S WALCOTT AVE	MUSICK SUNSHINE	5041 S WALCOTT AVE	BOISE	ID	83709
R7533460080	4950 S WALCOTT AVE	NAGEL FAMILY TRUST	25481 GALLUP CIR	LAGUNA HILLS	CA	92653

R7533460320	12511 W LACHLAN ST	NAUGLE HERB G & GERTRUDE EMMA REVOCABLE TRUST	12511 W LACHLAN ST	BOISE	ID	83709
R7533530130	12720 W WOODVILLE ST	NELSON ADAM	12720 W WOODVILLE ST	BOISE	ID	83709
R7533530260	12744 W RENWICK ST	OWENS SCOTT	12744 W RENWICK ST	BOISE	ID	83709
R7533460290	12588 W LACHLAN ST	PAUL DAVE & MARCY TRUST	12588 W LACHLAN ST	BOISE	ID	83709
R7533510240	12582 W AUCKLAND ST	PETERSON GERALD D	12582 W AUCKLAND ST	BOISE	ID	83709
R7533460160	5033 S WALCOTT AVE	PETSCH SHAWN IVAN	5033 S WALCOTT AVE	BOISE	ID	83709
R7533530340	5463 S ACHERON AVE	QUIGLEY RAYMOND NEAL	5463 S ACHERON	BOISE	ID	83709
R7533460100	4996 S WALCOTT AVE	RABBITT JAMES P	1845 W TANERO ST	MERIDIAN	ID	83646
R7533530140	12752 W WOODVILLE ST	RENZO JANICE F	12752 W WOODVILLE ST	BOISE	ID	83709
R7533530120	12688 W WOODVILLE ST	RHODES DAVID BRIAN	12688 W WOODVILLE ST	BOISE	ID	83709
R7533450180	12400 W ROCKHAMPTON ST	ROCKHAMPTON HOA	PO BOX 1090	MERIDIAN	ID	83680
R7533460140	4995 S WALCOTT AVE	SCHOENGARTH DELTA L	4995 S WALCOTT AVE	BOISE	ID	83709
R7533460120	4949 S WALCOTT AVE	SOPER T WAYNE	987 BLUE HERON CIR	DRAPER	UT	84070
R7533500020	5213 S WALCOTT AVE	STALENSKI NICHOLAS R	5213 S WALCOTT AVE	BOISE	ID	83709
R7533500040	5279 S WALCOTT AVE	STITH ANDREW L	5279 S WALCOTT AVE	BOISE	ID	83709
R7533500190	12518 W LA GRANGE ST	STUMP JASON R	12518 W LA GRANGE ST	BOISE	ID	83709
R7533510280	12541 W AUCKLAND ST	SUTTON DANIELLE	12541 W AUCKLAND ST	BOISE	ID	83709
R7533510230	12564 W AUCKLAND ST	SWANBY JEREMY S	12564 W AUCKLAND ST	BOISE	ID	83709
R7533460130	4973 S WALCOTT AVE	TAYLOR ROBERT CALVIN	4973 S WALCOTT AVE	BOISE	ID	83709
R7533510270	12529 W AUCKLAND ST	THORNE KARI LE	12529 W AUCKLAND ST	BOISE	ID	83709
R7533530220	12721 W WOODVILLE ST	TILTON LORENE A	12721 W WOODVILLE ST	BOISE	ID	83709
R7533530090	5432 S TARADALE AVE	WARBURTON KEVIN M	5432 S TARADALE AVE	BOISE	ID	83709
R7533500200	12543 W HIGHLANDER ST	WATTERS TAMI L	12543 W HIGHLANDER ST	BOISE	ID	83709
R7533500150	12542 W HIGHLANDER ST	WESTBERG BENJAMIN P	12542 W HIGHLANDER ST	BOISE	ID	83709
R7533500010	5179 S WALCOTT AVE	WILSON NICOLE	5179 S WALCOTT AVE	BOISE	ID	83709
R7533530280	12790 W RENWICK ST	WREDE JACQUE E	12790 W RENWICK ST	BOISE	ID	83709
S1133212432	5175 S HOWRY LN	YOUNG MENS CHRISTIAN ASSOC OF BOISE CITY IDAHO	TH950 W BANNOCK ST STE 950	BOISE	ID	83702
R7533530080	5464 S TARADALE AVE	ZIMMER ROBERT E	10137 W BROWNSTONE DR	BOISE	ID	83709
R7533510220	12540 W AUCKLAND ST	ZIMMERMANN ERIC C	12540 W AUCKLAND ST	BOISE	ID	83709


## 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

2/15/14  
\_\_\_\_\_  
Date



Community Development  
Department

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

## Parcel Verification

Date: **2/22/16**

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

**Project Name: Howry Lane Subdivision**

**Parcel Number: S1133131200**

**Acres: 40.480**

**T/R/S: 3N 1E 33**

**Property Owner: Gordon & Ann Croft Living Trust  
5220 S. Howry Ln.  
Meridian, ID 83642**

## Kristi Watkins

---

**From:** Sub Name Mail <subnamemail@adaweb.net>  
**Sent:** Thursday, February 25, 2016 10:03 AM  
**To:** Kristi Watkins  
**Cc:** Michael Byrns  
**Subject:** Howry Lane Subdivision Name Reservation

February 25, 2016

Kristy Watkins  
Michael Byrnes, PLS  
J-U-B Engineers, Inc.

RE: Subdivision Name Reservation: "**Howry Lane Subdivision**" NE 1/4 Sec. 33, T3N, R1E, BM

Dear Kristy and Michael,

At your request I have reserved the name "**Howry Lane 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,



**Ada County**  
**2025**

Collaborate. Innovate. Thrive  
[www.adacounty2025.com](http://www.adacounty2025.com)

**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:** Kristi Watkins [mailto:kwatkins@jub.com]  
**Sent:** Monday, February 08, 2016 9:45 AM  
**To:** Sub Name Mail  
**Subject:** Subdivision Name Reservation

We would like to request the name Howry Lane Subdivision for the parcel located at:

S1133131200, 5220 S Howry Lane, Meridian, ID, east of Howry Ln, south of Amity Rd, west of Cloverdale Rd, Meridian Section 33, T3N, R1E, BM, Ada County

Thank you,

**HAVE A GREAT DAY!**

*Kristi Watkins*

Planner

## Bill Parsons

---

**From:** Mindy Wallace <Mwallace@achdidaho.org>  
**Sent:** Monday, March 07, 2016 11:42 AM  
**To:** Bill Parsons  
**Cc:** Scott Wonders; John Ringert  
**Subject:** Croft TIS

Bill,

ACHD has accepted the Croft/Howry Lane TIS.

Please let me know if you have any questions.

Mindy

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



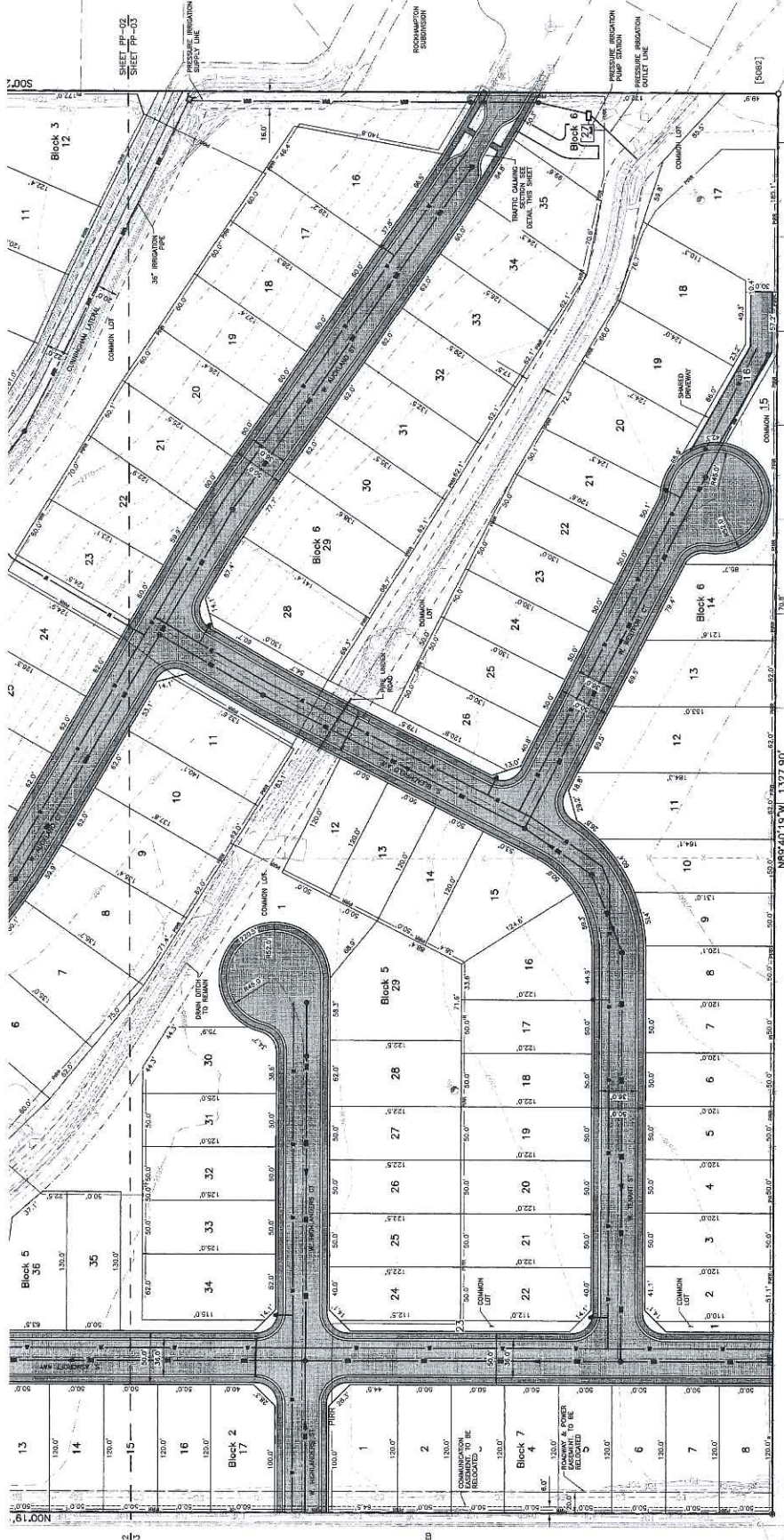
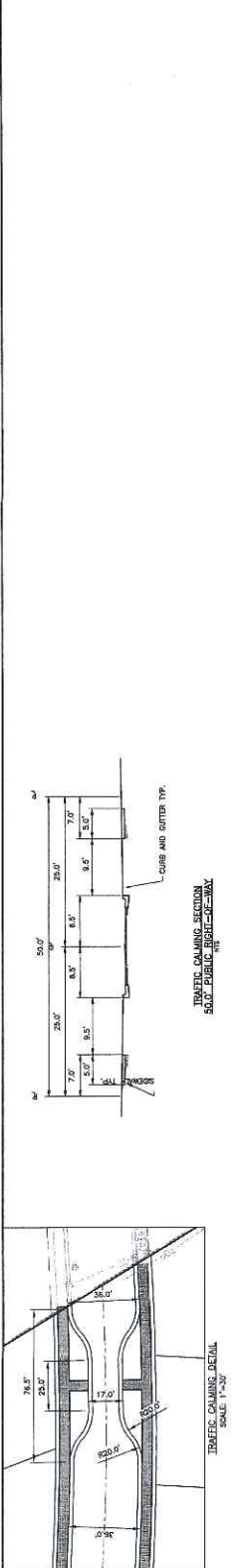
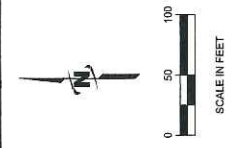




NO.	DESCRIPTION	BY	DATE

PRELIMINARY PLAT  
 CITY OF MERIDIAN, ADA COUNTY, IDAHO.  
 HOWRY LANE SUBDIVISION

DATE: 11/15/2010  
 SHEET NO. 03 OF 03  
 SHEET NUMBER: PP-03



UNPLATTED

THIS DOCUMENT AND THE BLOCK AND LOT DIMENSIONS THEREON ARE THE PROPERTY OF JUB ENGINEERS, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF JUB ENGINEERS, INC.

PLAT 046572019 12:55 PM Printed By: Ernest E...  
 046572019 12:55 PM Printed By: Ernest E...  
 046572019 12:55 PM Printed By: Ernest E...





J-U-B ENGINEERS, INC.  
 250 S. Beechwood Ave.  
 Suite 201  
 Boise, ID 83709-0944  
 Phone: 208.206.7330  
 Fax: 208.232.9336  
 www.jub.com

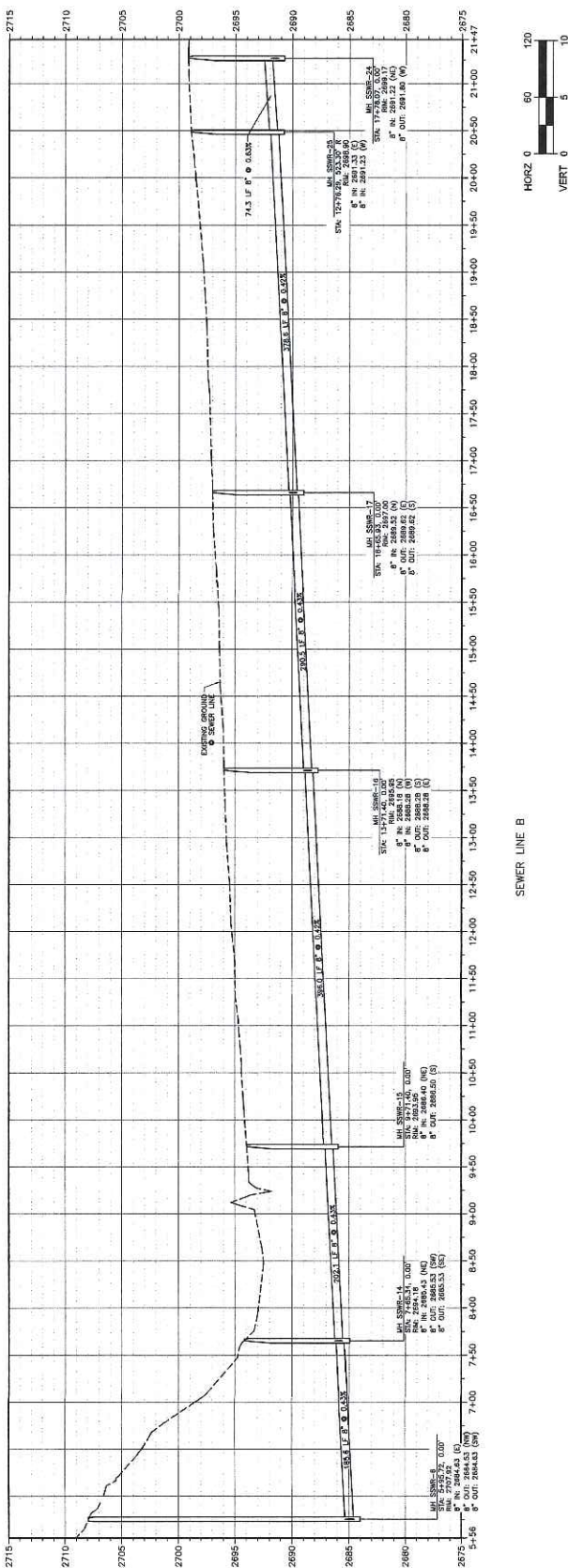
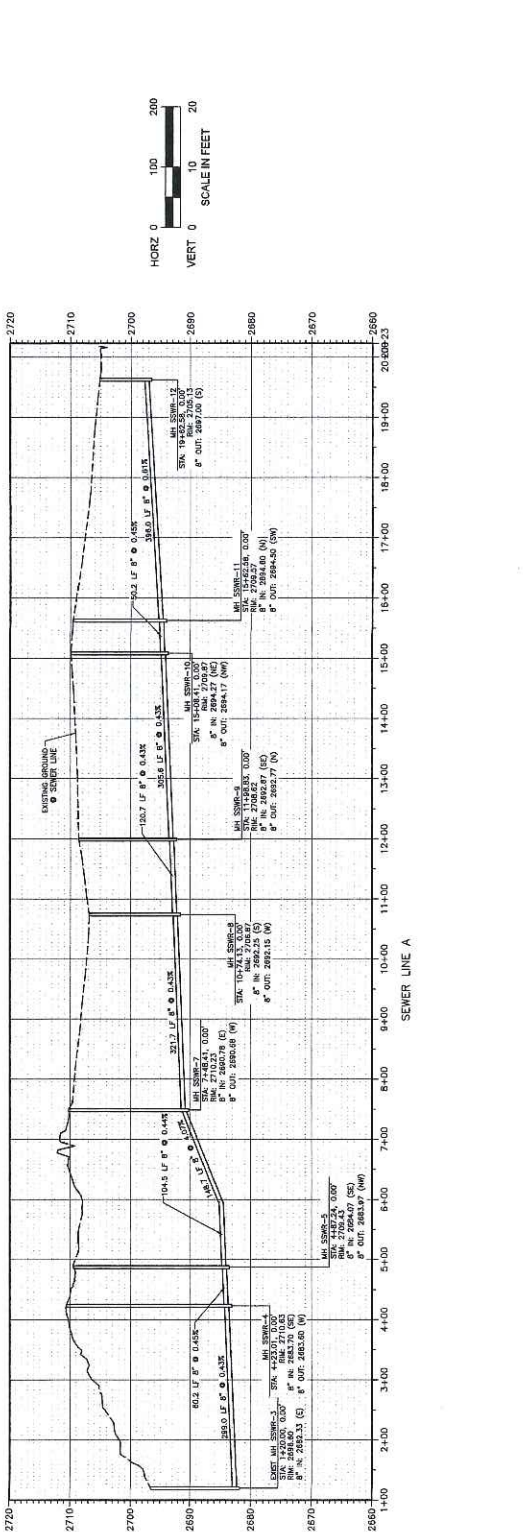


NO.	DESCRIPTION	DATE

PRELIMINARY PLAT  
 SEWER PROFILES  
 CITY OF MERIDIAN, ADA COUNTY, IDAHO.  
 HOWRY LANE SUBDIVISION

DATE: 11/24/2010  
 USER: JUB  
 DRAWN BY: JUB  
 CHECKED BY: JUB  
 DATE UPDATED: 11/24/2010

SHEET NUMBER:  
 PP-05







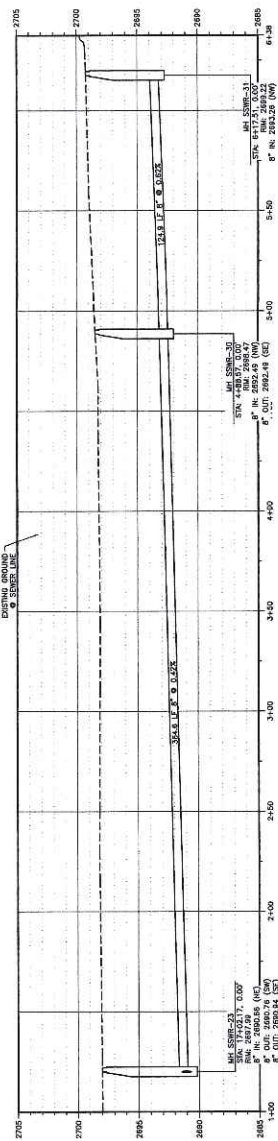
J-U-B ENGINEERS, INC.  
 250 S. Beechwood Ave.  
 Suite 201  
 Boise, ID 83709-0944  
 Phone: 208.376.7330  
 Fax: 208.376.7336  
 www.jub.com



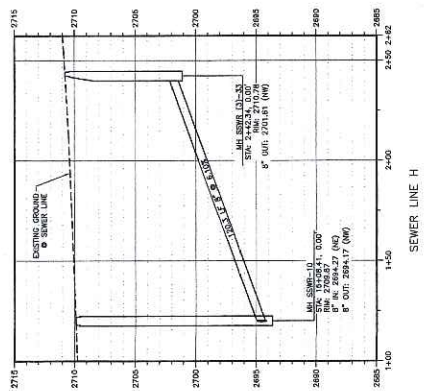
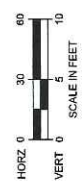
NO.	DESCRIPTION	DATE

PRELIMINARY PLAT  
 SEWER PROFILES  
 CITY OF MERIDIAN, ADA COUNTY, IDAHO  
 HOWRY LANE SUBDIVISION

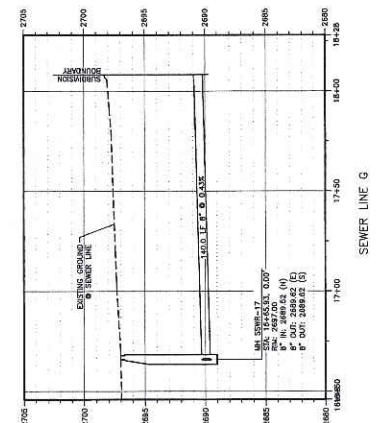
FILE NO. 10-000000-00  
 SUBPROJECT # 10-0000  
 COUNTY: ...  
 SHEET NUMBER: PP-07



SEWER LINE F



SEWER LINE H



SEWER LINE G

PRELIMINARY LANDSCAPE PLANS FOR  
**HOWRY LANE SUBDIVISION**  
 CITY OF MERIDIAN, ADA COUNTY, IDAHO  
 2016



OVERALL PRELIMINARY LANDSCAPE PLAN

GREY PICKETT  
 landscape architecture community design  
 7144 E. Stetson Drive, Suite 205  
 Scottsdale, Arizona 85251  
 (480) 609-0009 fax: (480) 609-0088



**Howry Lane**  
 Subdivision  
 Preliminary Plat Landscape Submittal  
 CITY OF MERIDIAN, IDAHO

**OWNER**

**M3 COMPANIES**  
 533 E. Riverside Drive, Suite 110  
 Eagle, Idaho 83616  
 (208) 939-6233 Fax: 208-939-6752

**CIVIL ENGINEERS**

**J-L-B ENGINEERS, INC.**  
 250 S. Beechwood Ave.  
 Boise, ID 83709-0944  
 (208) 376-7330 Fax: 208-323-9336

**LANDSCAPE ARCHITECT**

Greypickett  
 Landscape Architecture | Community Design  
 7144 E. Stetson Drive, Suite 205  
 Scottsdale, Arizona 85251  
 (480) 609-0009 Fax: (480) 609-0088

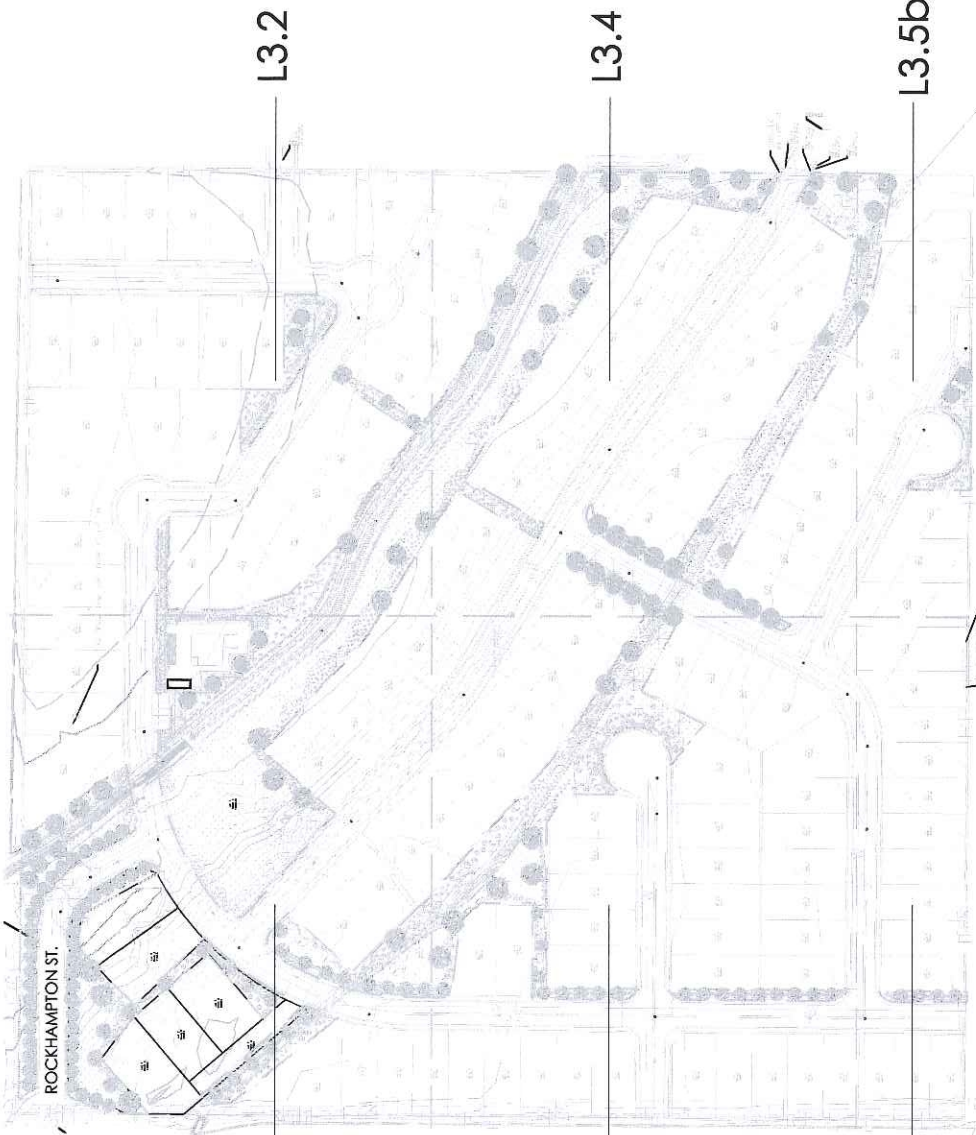


PROJECT #  
**ARC0305**  
 Drawing for:  
 1" = 80'-0"  
 DATE:  
 03.07.2016  
 DRAWN BY:  
 TEAM  
 CHECKED BY:  
 OVERALL PRINTING PLAN

sheet #  
**L0.0**  
 of

Created: 03/07/2016  
 Drawn: 03/07/2016





**TREE PLANT LEGEND**

Plant Name	Symbol	Qty
Class II Trees		
1. Green Ash	(Symbol)	7148 11
2. Green Ash	(Symbol)	7148 15
3. Green Ash	(Symbol)	7148 15
4. Green Ash	(Symbol)	7148 3
5. Green Ash	(Symbol)	7148 8
6. Green Ash	(Symbol)	7148 3
7. Green Ash	(Symbol)	7148 11
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98. Green Ash	(Symbol)	7148 11
99. Green Ash	(Symbol)	7148 11
100. Green Ash	(Symbol)	7148 11

**PLANT MATERIALS LEGEND**

Plant Name	Symbol	Qty
Class III Trees		
1. Green Ash	(Symbol)	7148 11
2. Green Ash	(Symbol)	7148 15
3. Green Ash	(Symbol)	7148 15
4. Green Ash	(Symbol)	7148 3
5. Green Ash	(Symbol)	7148 8
6. Green Ash	(Symbol)	7148 3
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96. Green Ash	(Symbol)	7148 11
97. Green Ash	(Symbol)	7148 11
98. Green Ash	(Symbol)	7148 11
99. Green Ash	(Symbol)	7148 11
100. Green Ash	(Symbol)	7148 11

NOTE: All trees and shrubs are shown to stock at Mt. Rainier.

HOWRY LANE SUBDIVISION -  
LANDSCAPE PLANT PALETTE



HOWRY LANE SUBDIVISION - LANDSCAPE SHEET LAYOUT









- KEYNOTES:**
- 1. SIDEWALK
  - 2. BODING
  - 3. BELLS
  - 4. PLANTING AREA
  - 5. DRIVE
  - 6. DRIVE
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  - 98. DRIVE
  - 99. DRIVE
  - 100. DRIVE

**TREE PLANT LEGEND**

Plant Name	Size	Qty
1. 12" DBH	12"	1
2. 14" DBH	14"	1
3. 16" DBH	16"	1
4. 18" DBH	18"	1
5. 20" DBH	20"	1
6. 24" DBH	24"	1
7. 30" DBH	30"	1
8. 36" DBH	36"	1
9. 42" DBH	42"	1
10. 48" DBH	48"	1
11. 54" DBH	54"	1
12. 60" DBH	60"	1
13. 66" DBH	66"	1
14. 72" DBH	72"	1
15. 78" DBH	78"	1
16. 84" DBH	84"	1
17. 90" DBH	90"	1
18. 96" DBH	96"	1
19. 102" DBH	102"	1
20. 108" DBH	108"	1
21. 114" DBH	114"	1
22. 120" DBH	120"	1
23. 126" DBH	126"	1
24. 132" DBH	132"	1
25. 138" DBH	138"	1
26. 144" DBH	144"	1
27. 150" DBH	150"	1
28. 156" DBH	156"	1
29. 162" DBH	162"	1
30. 168" DBH	168"	1
31. 174" DBH	174"	1
32. 180" DBH	180"	1
33. 186" DBH	186"	1
34. 192" DBH	192"	1
35. 198" DBH	198"	1
36. 204" DBH	204"	1
37. 210" DBH	210"	1
38. 216" DBH	216"	1
39. 222" DBH	222"	1
40. 228" DBH	228"	1
41. 234" DBH	234"	1
42. 240" DBH	240"	1
43. 246" DBH	246"	1
44. 252" DBH	252"	1
45. 258" DBH	258"	1
46. 264" DBH	264"	1
47. 270" DBH	270"	1
48. 276" DBH	276"	1
49. 282" DBH	282"	1
50. 288" DBH	288"	1
51. 294" DBH	294"	1
52. 300" DBH	300"	1
53. 306" DBH	306"	1
54. 312" DBH	312"	1
55. 318" DBH	318"	1
56. 324" DBH	324"	1
57. 330" DBH	330"	1
58. 336" DBH	336"	1
59. 342" DBH	342"	1
60. 348" DBH	348"	1
61. 354" DBH	354"	1
62. 360" DBH	360"	1
63. 366" DBH	366"	1
64. 372" DBH	372"	1
65. 378" DBH	378"	1
66. 384" DBH	384"	1
67. 390" DBH	390"	1
68. 396" DBH	396"	1
69. 402" DBH	402"	1
70. 408" DBH	408"	1
71. 414" DBH	414"	1
72. 420" DBH	420"	1
73. 426" DBH	426"	1
74. 432" DBH	432"	1
75. 438" DBH	438"	1
76. 444" DBH	444"	1
77. 450" DBH	450"	1
78. 456" DBH	456"	1
79. 462" DBH	462"	1
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81. 474" DBH	474"	1
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83. 486" DBH	486"	1
84. 492" DBH	492"	1
85. 498" DBH	498"	1
86. 504" DBH	504"	1
87. 510" DBH	510"	1
88. 516" DBH	516"	1
89. 522" DBH	522"	1
90. 528" DBH	528"	1
91. 534" DBH	534"	1
92. 540" DBH	540"	1
93. 546" DBH	546"	1
94. 552" DBH	552"	1
95. 558" DBH	558"	1
96. 564" DBH	564"	1
97. 570" DBH	570"	1
98. 576" DBH	576"	1
99. 582" DBH	582"	1
100. 588" DBH	588"	1

**PLANT MATERIALS LEGEND**

Plant Name	Size	Qty
1. 12" DBH	12"	1
2. 14" DBH	14"	1
3. 16" DBH	16"	1
4. 18" DBH	18"	1
5. 20" DBH	20"	1
6. 24" DBH	24"	1
7. 30" DBH	30"	1
8. 36" DBH	36"	1
9. 42" DBH	42"	1
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11. 54" DBH	54"	1
12. 60" DBH	60"	1
13. 66" DBH	66"	1
14. 72" DBH	72"	1
15. 78" DBH	78"	1
16. 84" DBH	84"	1
17. 90" DBH	90"	1
18. 96" DBH	96"	1
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20. 108" DBH	108"	1
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24. 132" DBH	132"	1
25. 138" DBH	138"	1
26. 144" DBH	144"	1
27. 150" DBH	150"	1
28. 156" DBH	156"	1
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45. 258" DBH	258"	1
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72. 420" DBH	420"	1
73. 426" DBH	426"	1
74. 432" DBH	432"	1
75. 438" DBH	438"	1
76. 444" DBH	444"	1
77. 450" DBH	450"	1
78. 456" DBH	456"	1
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84. 492" DBH	492"	1
85. 498" DBH	498"	1
86. 504" DBH	504"	1
87. 510" DBH	510"	1
88. 516" DBH	516"	1
89. 522" DBH	522"	1
90. 528" DBH	528"	1
91. 534" DBH	534"	1
92. 540" DBH	540"	1
93. 546" DBH	546"	1
94. 552" DBH	552"	1
95. 558" DBH	558"	1
96. 564" DBH	564"	1
97. 570" DBH	570"	1
98. 576" DBH	576"	1
99. 582" DBH	582"	1
100. 588" DBH	588"	1

**PLANT MATERIALS LEGEND**

Plant Name	Size	Qty
1. 12" DBH	12"	1
2. 14" DBH	14"	1
3. 16" DBH	16"	1
4. 18" DBH	18"	1
5. 20" DBH	20"	1
6. 24" DBH	24"	1
7. 30" DBH	30"	1
8. 36" DBH	36"	1
9. 42" DBH	42"	1
10. 48" DBH	48"	1
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98. 576" DBH	576"	1
99. 582" DBH	582"	1
100. 588" DBH	588"	1

NOTE: ALL TREE AND SHRUB ARE QUANTITIES TO BE PLANTED AT THE PROPERTY.



MATCHLINE - SEE SHEET L3.2

MATCHLINE - SEE SHEET L3.50

MATCHLINE - SEE SHEET L3.3

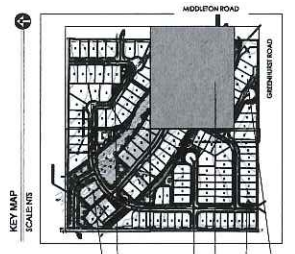
HOWRY LANE SUBDIVISION - PLANTING PLAN - L3.4

**GREY PICKETT**  
 landscape architecture community design  
 714 S. KENNEDY AVENUE, SUITE 202  
 MERIDIAN, IDAHO 83645  
 409.699.0099 409.699.0066

**Howry Lane**  
 Subdivision  
 Preliminary Plot Landscape Submittal  
 CITY OF MERIDIAN, IDAHO

ARTICLES  
 1" = 30'-0"  
 Review for  
 Review for  
 TEAM  
 03.07.2016  
 Planning Plan  
 sheet # 8

L3.4 of  
 13 sheets











J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

February 7, 2016

Sonya Watters  
Associate City Planner  
City of Meridian  
33 E. Broadway Avenue, Suite 102  
Meridian, Idaho 83642

**RE: HOWRY LANE SUBDIVISION  
GROUNDWATER ELEVATIONS**

Dear Sonya:

A geotechnical evaluation for the project site was performed by GeoTek, Inc. with subsurface soil information summarized in their report dated January 14, 2016. According to the report, groundwater was not observed in any of their test pits ranging in depth from 8' to 15' below the existing ground surface. Based on the information provided in the geotechnical report, the roadway finish centerline elevations would be more than 3-ft above the anticipated groundwater elevation.

Please feel free to contact me at 208.376.7330 if you have any questions.

Sincerely,

J-U-B ENGINEERS, Inc.



Scott Wonders, P.E.  
Land Development Group Lead

## Kristi Watkins

---

**From:** Scott Wonders  
**Sent:** Monday, March 7, 2016 11:46 AM  
**To:** Kristi Watkins  
**Subject:** Fwd: Croft TIS

Begin forwarded message:

**From:** Mindy Wallace <[Mwallace@achdidaho.org](mailto:Mwallace@achdidaho.org)>  
**Date:** March 7, 2016 at 11:41:48 AM MST  
**To:** Bill Parsons <[bparsons@meridiancity.org](mailto:bparsons@meridiancity.org)>  
**Cc:** Scott Wonders <[swonders@jub.com](mailto:swonders@jub.com)>, John Ringert <[JRINGERT@kittelsohn.com](mailto:JRINGERT@kittelsohn.com)>  
**Subject:** Croft TIS

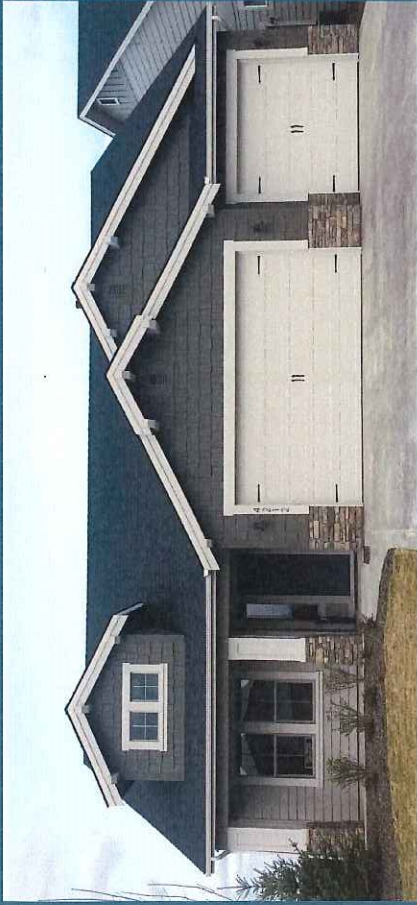
Bill,

ACHD has accepted the Croft/Howry Lane TIS.

Please let me know if you have any questions.

Mindy

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



**HOWRY LANE  
SUBDIVISION  
ELEVATION EXAMPLES**



