



DESIGN REVIEW PRE-APPLICATION MEETING REQUEST

Permit info: DSRFY2019-23
Application Date: 8/30/2019 Received by E.S.
FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921
▪ www.gardencityidaho.org ▪ planning@gardencityidaho.org

The objectives of the design review process is to involve the City in the earliest possible time in the development and design of a project and to work with the applicant in an iterative process of review and design. The review process is intended to be flexible and tailored to the needs of the project and the applicant.

The checklist and required materials are due fifteen (15) business days prior to the Design Committee meeting. **Late submissions will not be accepted under any circumstances.**

APPLICANT INFORMATION

Name: Dave Eadie **Phone:** 949-933-9723
Email: deadie@kennedywilson.com **Firm:** The Architects Office, PLLC
Proposed Site Address:
6103 Strawberry Glenn
Date of Requested Meeting:
9/16/19

DESIGN INFORMATION

Proposed Use: Multi-family Housing
Surrounding Uses: Multi-family Housing, single-family housing
Zoning: R-3 **Comprehensive Plan Designation:** Residential Medium Density

Is the property located in the 100 year flood plain?

YES NO

List the locations of any potential wildlife habitat areas on the property:

Along the riverbank

List the locations of bus stops and pedestrian pathways within ¼ mile of the property:

Greenbelt, bus stop at Marigold and Glennwood

List any easements and locations of water, sewer and irrigation:

Existing sewer line running through site, existing irrigation drainage ditch running through site

APPLICATION INFORMATION REQUIRED

NOTE:

AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES

ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED

Site Plan Including Surrounding Development
 Elevations

Landscaping Plan
 Vicinity Map

Jenah Thornborrow, Planning Director
Members, Design Review Committee
City of Garden City
6015 Glenwood Street
Garden City, ID 83714

August 30, 2019

RE: River Pointe Apartments, Phase II
6265 N. Strawberry Glenn Road
Design Review Application

Dear Ms. Thornborrow and Design Review Committee Members,

Enclosed is an application for design review associated with Phase II of the River Pointe Apartments (the "Project"). The 5-acre Project site is located west of the existing River Pointe Apartments, at the northern terminus of N. Strawberry Glenn Road and the Boise River (see blue area below). The property is situated south of the Boise River, and bounded by N. Strawberry Glenn Road to the east and existing single-family residences located to the south and west.



Project Summary

The Project is zoned R-3. The R-3 zoning designation is a medium density residential designation with an allowed density range of between 14 to 35 dwelling units per acre. Typical housing types include single family, two-family and multiple-family dwelling units. The Project plans detail a two- and three-story multi-family Project. The Project includes 90 units in six apartment buildings, a bike repair/storage area, a mailroom and a centralized community building with an outdoor covered seating area with a fireplace. Open space and walking trails with a connection to the greenbelt has also been provided. The Project density is 18 units per acre, within the lower range of the density allowed in the R-3 zone.

A total of 189 parking spaces are required by Code. Parking provided includes 39 freestanding garage spaces, 69 tuck under garage spaces, 6 accessible spaces, and 36 open stalls for a total of 189 vehicle parking spaces for a parking ratio of 2.1 parking spaces/unit. Additionally, 152 indoor secure bicycle parking spaces are provided.

The Project will be professionally managed together with the existing River Pointe apartment community (Phase I). Phase II residents will enjoy access to the Phase I clubhouse and pool amenities. The amenities available to both Phase I and Phase II residents include:

- Existing Phase I Community Amenities
 - Leasing Office
 - Clubhouse/community building with lounge
 - Pool and spa
 - Fitness facility
 - Dog Park
- New Phase II Amenities
 - Enclosed bike storage and repair shop
 - Outdoor plaza and covered seating area with fireplace
 - Large consolidated lawn areas and open space
 - Concrete walkways providing access to the greenbelt

The existing wetland area along the Boise River within the Project site will be kept in its natural state and will continue to provide habitat for indigenous birds and animals. The Warm Springs Canal operated by Drainage District No. 2 bisects the southern portion of the Project site. This Canal is proposed to be placed in an underground pipe. The proposed underground piping is not only supported, but is preferred by the Drainage District No. 2, which has jurisdiction over the Canal. Wetlands associated with the Canal will be relocated to the northwest corner of the property adjacent to the existing wetlands in order to function as an integrated and cohesive wetland resource.

The Project has been designed to comply with landscape buffers and minimum open spaces as required by the City Code. Utility services are available to serve the Project. Construction of the Project is intended to be accomplished in one phase to minimize the duration of development, thus minimizing construction-related inconveniences to neighbors.

Architectural design concepts are provided with this design review application. The building elevations are generally representative of the Craftsman style and are designed to complement the existing Phase 1 apartment buildings. The main entrances and stairways are fully enclosed. The apartment building facades consist of open metal balconies, shingled roofs, and horizontal board and batten siding with variation in color, texture, and pattern. The color schemes are gray and blue to complement Phase I. Vehicular access is programmed from two points from N. Strawberry Glenn Road. Sidewalk and landscaping frontage improvements are planned along the N. Strawberry Glenn Road frontage.

Thirty-seven percent (81,051 square feet) of the Project site will include landscaping located around the perimeter of the Project site, between the buildings, and within the parking areas. The total landscaping includes approximately one-half-acre of open space with turf sod. There are existing trees on the site. Select trees will be planted as part of the landscape plan serving as mitigation via replacement for certain existing trees that are in poor health, as per City Code requirements.

Compliance Summary: The following summary highlights compliance with the City's Comprehensive Plan and the Garden City Code. A more detailed analysis of compliance is provided in two matrices included with this filing.

Garden City Comprehensive plan objectives furthered by this Project:

- 1.4: Create a premier destination place to live, work and recreate
- 4.3: Beautify sidewalks and gateway with landscaping and trees-
- 5.4: Develop a river walk
- 6.3: Maintain the diversity of housing
- 7.1: Create pedestrian and bicycle friendly connections

The project complies with the purpose and intent of the Garden City Code, notably:

1. The proposed design is in conformance with the purpose of the zoning district and dimensional standards;
2. The proposed design adheres to the standards for the protection of health, safety, and general welfare;
3. The proposed design improves the accessibility of development to non-motorized and public modes of transportation;
4. The proposed design supports a development pattern in nodes rather than strip commercial along arterial corridors;

5. The proposed design supports a compact development pattern that enables intensification of development and changes over time; and,
6. The proposed design provides outdoor spaces and landscaping compatible with the southwest Idaho climatic conditions that encourage pedestrian activity.

Public Outreach

Earlier this year, a project for this site was reviewed by the City. In general, the previous project raised issues with code compliance, as well as the appropriate transitional characteristics as it pertained to its surroundings. Proposed massing elements of four- and three- stories in relation to the existing developed properties in the area contributed to this viewpoint.

In response to this fundamental concern, the project was redesigned. The new project features compatible massing and transitional features, including a three-story design that largely transitions to two- stories where the apartment units face existing single-family homes.

We have engaged with owners of neighboring properties on a number of occasions in an effort to share information and exchange viewpoints concerning the project's design. Over the past several months, we met three times with homeowners, including once where meeting invitations were mailed to owners within a 300-foot radius of the property and which meeting was conducted at the River Pointe clubhouse on August 21.

As a result of this interaction with the neighbors, a number of significant improvements and enhancements to our plans have been made which has resulted in an improved project. Listed below are several of the more notable design refinements that positively affect the project and its neighboring properties:

- Substantial setbacks of apartment buildings from existing single-family residences
- Increased landscaped buffers
- Minimization of window and patio orientations facing existing single-family residences
- Positioning detached garages to serve as buffers from the apartments and its neighbors
- Provision for a solid masonry wall along the south and west property lines
- Provision for security fencing to limit access into the landscaped buffer areas at the south and west property lines

Ms. Jenah Thornborrow (cont.)
River Pointe Apartments, Phase II (cont.)
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- Ensuring that stormwater runoff does not affect adjacent properties
- Commitment to place larger specimen trees in key areas to increase privacy of neighboring properties

We stand ready to share the details of this proposal at a time when the Committee is prepared to convene and discuss the matter. Of course, if you have any questions or require any further information please contact us.

Sincerely,



Dave Eadie
Kennedy Wilson

Enclosures: Design Review Application
Phase 2 Conceptual Design Package
Compliance Matrix: Garden City Code
Compliance Matrix: Comprehensive Plan
ALTA/NSPS Land Title Survey
Design Review Site Plan
Design Review Landscape Plan
Design Review Landscape Details
Neighborhood outreach invitation dated August 13, 2019

cc w/o Enclosures: Chris Samples, Associate Planner

River Pointe Phase 2 Apartment Homes
 Compliance with Garden City Comprehensive Plan – Amended July 22, 2019
 August 26, 2019

COMPREHENSIVE PLAN OBJECTIVE	PROJECT COMPLIANCE
<u>Objective 1.4:</u> Create a premier destination place to live, work and recreate.	<u>COMPLIES:</u> Project expands and enhances an existing successful community upon 5 acres of vacant and underutilized land.
<u>Objective 2.1:</u> Encourage new and distinctive neighborhoods.	<u>COMPLIES:</u> Project complies by creating a modern, updated expansion to an existing successful apartment community along the banks of the Boise River. Project provides opens space and outdoor amenities with a sense of place, with pedestrian connections interior to the site and to the greenbelt.
<u>Objective 2.3:</u> Promote quality design and architecturally interesting buildings.	<u>COMPLIES:</u> Project provides architectural design, both in the apartment buildings and in the community building, of the highest quality for this type of community. The proposed architectural style is comprised of a mixture of traditional features/materials commingled with a series of contemporary forms that generate an interesting transitional style. This style allows for the promotion of the desired high-quality design and architecturally interesting buildings as stated in Objective 2.3 of the Garden City Comprehensive Plan.
<u>Objective 4.1:</u> Beautify and landscape.	<u>COMPLIES:</u> Project replaces an underutilized piece of land along the Boise River with a vibrant apartment community. A key component of the new development is the expansion and rehabilitation of the wetland area in the northwest corner of the site near the Boise River. The modified existing wetland area will be expanded to accept new wetland habitat being transferred from the drainage channel which will provide an overall higher quality wetland habitat.
<u>Objective 4.3:</u> Beautify sidewalks and gateway with landscaping and trees.	<u>COMPLIES:</u> Project improves the quality of the existing major community access point to the greenbelt at the confluence of Strawberry Glenn Road, and provides for an additional access point to the greenbelt directly from the new community.

River Pointe Phase 2 Apartment Homes
 Compliance with Garden City Comprehensive Plan – Amended July 22, 2019
 August 26, 2019

COMPREHENSIVE PLAN OBJECTIVE	PROJECT COMPLIANCE
<u>Objective 5.4:</u> Develop a river walk.	<u>COMPLIES:</u> Project complies by providing a community of moderate density development, near employment and services, with direct access to the river walk.
<u>Objective 7.1:</u> Create pedestrian and bicycle friendly connections.	<u>COMPLIES:</u> Project provides new connections to the Boise River Greenbelt and creates a new bicycle centered development with ample enclosed secure storage and a bike repair facility to encourage bicycle use.

River Pointe Phase 2 Apartment Homes
 Compliance with Municipal Code Article 8 – Base Zoning Provisions
 August 16, 2019

PROVISION (MUNICIPAL CODE SECTION)	PROJECT COMPLIANCE
<p><u>(Section 8-1C-1, Purpose)</u></p> <p>The provisions of this article set forth minimum level of property maintenance standards to advance the goal of the comprehensive plan to "improve the image of the city" and the following purposes:</p> <p>A. To promote the life, health, safety, aesthetic, economic, and general welfare of the citizens of Garden City.</p> <p>B. To protect individuals from health and safety hazards and the impairments of property values that result from the neglect and deterioration of property.</p> <p>C. To protect neighborhoods against nuisances, blight, and deterioration.</p> <p>D. To protect the livability and economic stability of the entire city.</p>	<p><u>COMPLIES:</u> Project complies because it promotes the life, health, safety, aesthetic, economic, and general welfare of the citizens of Garden City. The project protects individuals from health and safety hazards and the impairments of property values that result from the neglect and deterioration of property, because the property will be professionally managed. It protects neighborhoods against nuisances, blight, and deterioration by converting a deteriorating neglected area into a new high-quality place to live. The project will protect the livability and economic stability of the entire city by providing a high-quality place to live within close proximity of existing transportation facilities, workplaces, and within walking distance of the area's most highly regarded natural amenity, the Boise River.</p>
<p><u>(Section 8-2B-2, Allowed Uses).</u></p>	<p><u>COMPLIES:</u> Project is a "Dwelling Unit, Multiple-family" use and is designated in Table 8-2B-1 as a permitted use in the R-3 District.</p>

River Pointe Phase 2 Apartment Homes
 Compliance with Municipal Code Article 8 – Base Zoning Provisions, Cont.
 August 16, 2019

PROVISION (MUNICIPAL CODE SECTION)	PROJECT COMPLIANCE
Comply with uses that are identified on Table 8-2B-1, Allowable Uses in All Base Zoning Districts”	
<p>(Section 8-2B-3, Form Standards).</p> <p>Comply with Form Standards for determining maximum building height, required setbacks, maximum lot coverage and minimum lot size standards.</p>	<p><u>COMPLIES:</u> Project complies with maximum building height, required setbacks, maximum lot coverage and minimum lot size standards for the R-3 Zone.</p> <p>Density: Maximum allowed density, 35 du/acre; 18 du/acre proposed.</p> <p>Setbacks:</p> <p>Front: 5 feet required; 6'-10" provided. Side: 5 feet required; 15 feet provided. Rear: 15 feet required; 15 feet provided.</p> <p>Building Heights:</p> <p>No maximum building height is required; 35 feet maximum provided. (Structures within 50 feet of adjacent residential properties are a maximum of 16 feet high.</p>
<p>(Section 8-2C-15-A, Setbacks)</p> <p>Within the site, provide setbacks of a minimum of ten feet between buildings.</p>	<p><u>COMPLIES:</u> Project provides interior building setbacks of at least 10 feet.</p>

River Pointe Phase 2 Apartment Homes
 Compliance with Municipal Code Article 8 – Base Zoning Provisions, Cont.
 August 16, 2019

PROVISION (MUNICIPAL CODE SECTION)	PROJECT COMPLIANCE
<p><u>(Section 8-2C-15-B-1, Site Layout, Quality of Life Amenities)</u></p> <p>Available quality of life amenities include: a) clubhouse; b) fitness facilities; c) enclosed bike storage; or d) public art.</p>	<p><u>COMPLIES:</u> Project has a clubhouse and a fitness facility in the existing Phase 1. Project is providing a new enclosed bike storage facility in Phase 2.</p>
<p><u>(Section 8-2C-15-B-2, Site Layout, Open Space)</u></p> <p>Available open space amenities are: a) open grassy area of at least fifty feet by one hundred feet (50' x 100') in size; b) community garden; c) ponds or water features; or d) plaza</p>	<p><u>COMPLIES:</u> Project is providing turf or pollinator meadow grass open areas totaling 22,675 square feet throughout the site. Project is providing a 5,340-square-foot area of wetland mitigation area. Project is also providing a new outdoor plaza with two large seating areas and an outdoor fireplace east of the new community building with enclosed bike storage facility, bike repair shop and mail room. The phase 2 project also is providing an outdoor seating plaza with fireplace and furniture.</p>
<p><u>(Section 8-2C-15-B-3, Site Layout, Recreational Amenities).</u></p> <p>Available recreational amenities include: a) pool; b) walking trails; c) children's play structures; or d) sports courts</p>	<p><u>COMPLIES:</u> Project provides a pool in the existing Phase 1. Project also provides new walking trails throughout Phase 2 that connect all the buildings directly to the street and to the Boise River Greenbelt.</p>
<p><u>(Section 8-2C-15-B-4, Number of Required Amenities).</u></p>	<p><u>COMPLIES:</u> Project development size (90 total units), is such that it is required to provide (4) amenities, with one from each category. The project</p>

River Pointe Phase 2 Apartment Homes
 Compliance with Municipal Code Article 8 – Base Zoning Provisions, Cont.
 August 16, 2019

PROVISION (MUNICIPAL CODE SECTION)	PROJECT COMPLIANCE
<p>c. For multi-family developments with seventy five (75) units or more, provide four (4) amenities, with at least one from each category above.</p>	<p>exceeds this requirement by more than double, as follows: providing a total of (9) amenities with (4) from the Quality of Life category, (3) from the Open Space category, and (2) from the Recreation category.</p>
<p><u>(Section 8-2C-15-C, Site Maintenance.)</u></p> <p>All multi-family developments shall record legally binding documents that state the maintenance and ownership responsibilities for the management of the development, including, but not limited to, structures, parking, common areas, and other development features.</p>	<p><u>COMPLIES:</u> The management and maintenance of the project will be included in the responsibilities of the existing community management agreement. The owner will provide a copy of this agreement prior to construction.</p>
<p><u>(Section 8-2C-15-D, Additional standards).</u></p> <p>Provide the following (for developments with twenty or more units): 1) property management office; 2) maintenance storage area; 3) central mailbox location, including provisions for parcel mail that provide safe pedestrian and/or vehicular</p>	<p><u>COMPLIES:</u> Project provides a property management office in Phase 1. Phase 2 will provide an additional enclosed central mailbox area, and another maintenance storage area.</p>

River Pointe Phase 2 Apartment Homes
 Compliance with Municipal Code Article 8 – Base Zoning Provisions, Cont.
 August 16, 2019

PROVISION (MUNICIPAL CODE SECTION)	PROJECT COMPLIANCE
access; and 4) a directory and map of the development at an entrance or convenient location for those entering the development.	
<u>(Section 8-3A-3, Allowed Uses in Overlay Zone Flood Hazard, FH).</u> Comply with uses that are identified on Table 8-3A-3, Allowable Uses in All Base Zoning Districts”	<u>COMPLIES:</u> Project is a “Dwelling Unit, Multiple-family” use and is designated in Table 8-3A-3 as a permitted use in the FH overlay zoning district.
<u>(Section 8-3B-5-2-A-1, Provision for Flood Hazard Reduction, Specific Standards, Residential Construction).</u> Have the lowest floor, including basement, elevated at or above the base flood elevation.	<u>COMPLIES:</u> Project is being designed, and will be certified by a licensed professional engineer, with an elevation certificate, with the lowest level at least one foot above the base flood elevation.
<u>(Section 8-3B-5-4, Floodways)</u> Prohibit encroachments, including fill, new construction, substantial improvements, and other development unless certification by a registered professional civil engineer is provided demonstrating through hydrologic and hydraulic analyses performed in	<u>COMPLIES:</u> No part of the project is located within a Floodway zone.

River Pointe Phase 2 Apartment Homes
 Compliance with Municipal Code Article 8 – Base Zoning Provisions, Cont.
 August 16, 2019

PROVISION (MUNICIPAL CODE SECTION)	PROJECT COMPLIANCE
accordance with standard engineering practice that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.	
<u>(Section 8-3B-5-6, Critical Facility)</u> Construction of new critical facilities shall be, to the extent possible, located outside the limits of the special flood hazard area (SFHA) (100-year floodplain)	<u>COMPLIES:</u> Project is not defined as a Critical Facility per city code definitions.
<u>(Section 8-3B-5-7, Riparian Zone)</u> The riparian zone is to be left natural.	<u>COMPLIES:</u> Project is adjacent to a Riparian Zone, but no construction is planned in the Riparian Zone. Project's new wetland area will improve the adjacent Riparian Zone by providing native plant species and increased natural habitat.
<u>(Section 8-4A-3, Fences and Walls).</u> Provide fencing of the appropriate locations, materials and heights.	<u>COMPLIES:</u> Project fences and walls will comply with code standards set forth in section 8-6B-3. Prohibited fence materials will not be used, and all fence and wall heights will comply with maximum height requirements. The South and West property lines will be defined by a masonry slumpstone wall and there will also be a metal fence along these property lines to limit access to these landscape areas behind the garages only to maintenance personnel.

River Pointe Phase 2 Apartment Homes
 Compliance with Municipal Code Article 8 – Base Zoning Provisions, Cont.
 August 16, 2019

PROVISION (MUNICIPAL CODE SECTION)	PROJECT COMPLIANCE
<p><u>(Section 8-4A-4, Outdoor Lighting)</u></p> <p>Provide outdoor lighting that has the electrical service feeds buried underground. Street lighting shall be consistent with an adopted fixture design plan.</p>	<p><u>COMPLIES:</u> Project electrical services will be buried underground. Street lighting is consistent with an adopted fixture design plan.</p>
<p><u>(Section 8-4A-5, Outdoor Service and Equipment Areas)</u></p> <p>A. All on site service areas for waste, recycling, or trash; and equipment areas for transformer and utility vaults shall be located in an area not visible from a public street or adjoining property, or shall be screened from view from a public street and adjoining property with a privacy fence.</p> <p>B. Unless fully enclosed and baffled so that no noise is detected on any adjoining property, the location of outdoor mechanical equipment shall meet the following setback requirements: Within the residential</p>	<p><u>COMPLIES:</u> Project trash areas are located near the center of the site, screened from view of the streets and adjacent residential properties by the apartment buildings. In addition, the trash enclosures will further screen the dumpsters. Building HVAC mechanical equipment is located at least 100 feet from adjacent residential properties and are screened from view by a solid three-foot-tall wooden fence and landscaping.</p>

River Pointe Phase 2 Apartment Homes
 Compliance with Municipal Code Article 8 – Base Zoning Provisions, Cont.
 August 16, 2019

PROVISION (MUNICIPAL CODE SECTION)	PROJECT COMPLIANCE
<p>districts: Twenty five feet (25') from the property line.</p> <p>C. HVAC equipment, trash dumpsters, recycling, trash compaction, and other service functions shall be incorporated into the overall design of buildings and landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets.</p>	
<p><u>(Section 8-4A-7, Stormwater Systems)</u></p> <p>Provide stormwater systems to improve water quality and provide a natural, effective form of flood and water pollution control through the integration of vegetated, well designed stormwater filtration swales into required landscape areas, where topography and hydrologic features allow.</p>	<p><u>COMPLIES:</u> All stormwater drainage systems are designed to capture and retain water from the design storm in accordance with code requirements.</p>

River Pointe Phase 2 Apartment Homes
 Compliance with Municipal Code Article 8 – Base Zoning Provisions, Cont.
 August 16, 2019

PROVISION (MUNICIPAL CODE SECTION)	PROJECT COMPLIANCE
<p><u>(Section 8-4A-7, Utilities)</u></p> <p>Provide underground utilities for new structures which are connected to the Garden City water and sewer systems.</p>	<p><u>COMPLIES:</u> Project underground utilities comply with code requirements. Sanitary sewer and water service utilities connect to utility mainlines located in North Strawberry Glenn Road.</p>
<p><u>(Section 8-4A-9, Waterways)</u></p> <p>Irrigation Ditches, Laterals, Canals and Drains shall be left open and used as a water amenity or linear open space.</p> <p>No structures shall be built over irrigation ditches, laterals, canals or drains or within their dedicated easements.</p>	<p><u>COMPLIES:</u> Right to pipe or relocate irrigation ditch is granted by Idaho Code 18-4308.</p> <p>The ditch is enclosed for most of its path through the city as shown in the attached exhibit. The proposed piping of the ditch complies with Section B.2.c because:</p> <ol style="list-style-type: none"> 1. The facility is currently enclosed on both ends adjacent to the site. 2. Adjacent properties are fully developed, and the manner of their development prevents opening the enclosed ditch in compliance with current Drainage District standards which would require a 50-ft wide easement if the facility were opened.
<p><u>(Section 8-4B-4-A, Multi-Family Residential Dwelling Units, Building Setbacks).</u></p> <p>Have building setbacks take into account windows, entrances, porches and patios and how they impact adjacent properties</p>	<p><u>COMPLIES:</u></p> <p>The proposed buildings were strategically positioned on site to mitigate the impact to the adjacent properties. The single-story garage buildings were situated on the west side and south side of the site which are closest to the existing single-family homes.</p>

River Pointe Phase 2 Apartment Homes
 Compliance with Municipal Code Article 8 – Base Zoning Provisions, Cont.
 August 16, 2019

PROVISION (MUNICIPAL CODE SECTION)	PROJECT COMPLIANCE
<p><u>(Section 8-4B-4-B, Multi-Family Residential Dwelling Units, Building Design).</u></p> <p>Consider the following in Building Design:</p> <ol style="list-style-type: none"> 1. All building elevations shall have a minimum portion of the elevation devoted to architectural features designed to provide articulation and variety. These features shall include, but are not limited to, windows, bays and offsetting walls that extend at least two feet (2'); recessed entrances; and changes in material types. Changes in material types shall have a minimum dimension of two feet (2') and minimum area of twenty-five (25) square feet. 2. Main entrances, which are the primary point(s) of entry where the majority of building users will enter and leave, shall be designed as an obvious entrance and focal point of the building through architectural treatment, lighting, and address identification. 	<p><u>COMPLIES:</u></p> <ol style="list-style-type: none"> 1. The proposed architecture is comprised by a mixture of traditional materials and features that commingle with a series of contemporary elements. This transitional style allows the opportunity to incorporate the architectural features and articulation required by Section 8-4B-4-B. The proposed buildings display a healthy balance of materials, such as lap siding (traditional), board and batten (traditional) and smooth siding panels (contemporary). A mixture of window sizes and configurations are incorporated with the mindset of continuing to add a good variety of architectural components. 2. The proposed main entrances to the buildings are easily identifiable to anyone visiting the complex. Depending on the building type, the entrance/staircase element either protrudes past the main roof line or recedes below the main roof line to create a visual break that denotes the location of the entry. Building Identification signage will also be provided at these entry elements. 3. The proposed entrances are fully covered and enclosed from the exterior. This will provide inhabitants adequate weather protection and the desired comfort. The entrance element will display a continuous and projecting architectural band that will be framed around the perimeter of this element.

River Pointe Phase 2 Apartment Homes
 Compliance with Municipal Code Article 8 – Base Zoning Provisions, Cont.
 August 16, 2019

PROVISION (MUNICIPAL CODE SECTION)	PROJECT COMPLIANCE
<p>3. Entrances shall be adequately covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided.</p> <p>4. Roof forms shall be distinctive and include variety and detail when viewed from the street. Sloped roofs shall have a significant pitch. Flat roofs should include distinctive cornice treatments.</p> <p>5. Exterior building materials and finishes shall convey an impression of permanence and durability. Materials such as masonry, stone, stucco, wood, terra cotta, and tile are encouraged.</p> <p>6. Windows are required to allow views to exterior activity areas or vistas. Windows shall be provided on any building facing any common area used for children’s recreation.</p> <p>7. All roof and wall mounted mechanical, electrical,</p>	<p>4. The roofs of the buildings are intermittently broking up by either a break in the building massing or by a gable roof component. This helps give the roofs a distinctive look and maintains visual interest and a more pedestrian scale.</p> <p>5. Proposed materials will be of a fiber cement cladding type and are inherently durable and long-lasting in nature, not susceptible to pests or water intrusion when properly installed and painted.</p> <p>6. Windows are positioned on buildings to take advantage of views out to the green belt and Boise River. Windows are also positioned on buildings to have clear unobstructed views of the various green open spaces throughout the site. The presence of windows in these locations will help provide ‘eyes on the open spaces’ and will help to promote a safe site.</p> <p>7. This project does not propose any roof or wall mounted equipment.</p>

River Pointe Phase 2 Apartment Homes
 Compliance with Municipal Code Article 8 – Base Zoning Provisions, Cont.
 August 16, 2019

PROVISION (MUNICIPAL CODE SECTION)	PROJECT COMPLIANCE
communications, and service equipment should be screened from public view from the adjacent public streets and properties by the use of parapets, walls, fences, enclosures, or by other suitable means.	
<u>(Section 8-4C-4B, "Multiple Nonresidential Structures On One Development Site)</u>	SECTION 8-4C IS NOT APPLICABLE AS THIS SECTION IS FOR NON-RESIDENTIAL STRUCTURES. PREVIOUS SECTION 8-4B SPECIFICALLY INCLUDES MULTI-FAMILY
<u>(Section 8-4D-5 Required Number of Off Street Parking Spaces)</u> Provide number of off-street spaces, and garage spaces required by Table 8-4D-2. Paragraph D lists requirements for bicycle parking at 1 space per every 6 dwelling units.	COMPLIES: Project complies with required number of parking spaces per section 8-4D-5. Parking count is as follows: Open Spaces: 81 (includes 4 ADA stalls) Attached Garage Spaces: 69 (includes 1 ADA accessible garage) Detached Garage Spaces: 39 (includes 1 ADA accessible garage) Total parking spaces: 189
<u>(Section 8-4D-5-D, Bicycle Parking Standards)</u> Provide (1) bicycle parking space for every (6) dwelling unit for multi-family developments with more than (3) units.	COMPLIES: Project exceeds the required bicycle parking requirements. Required spaces = 15 spaces Provided spaces = 92 spaces within the community building <u>60</u> spaces within two residential buildings

River Pointe Phase 2 Apartment Homes
 Compliance with Municipal Code Article 8 – Base Zoning Provisions, Cont.
 August 16, 2019

PROVISION (MUNICIPAL CODE SECTION)	PROJECT COMPLIANCE
	152 total spaces provided
<u>(Section 8-4E-2, Public Street Connections)</u> Provide clear vision triangles, at all streets and driveways. Provide street access to public streets.	<u>COMPLIES:</u> Project complies with code requirements for a clear vision triangle.
<u>(Section 8-4E-4, Internal Circulation Standards)</u> Provide driveways, aisles, and turnaround spaces when required for fire and refuse vehicle access.	<u>COMPLIES:</u> Project provides driveways, aisles, and turnaround spaces with a minimum vertical clearance of 13'-6", and a minimum width of 20'-0". Project provides minimum turning radius of 28'-0" for fire vehicle access throughout the site. Internal circulation has been designed to be integrated with the overall site design and with adjacent properties.
<u>(Section 8-4E-6, Sidewalk Standards)</u> Provide minimum 5 feet wide sidewalks along public rights-of-way intended for vehicle travel.	<u>COMPLIES:</u> Project provides new sidewalks along Strawberry Glenn Road
<u>Section 8-4E-7, Pedestrian and Bicycle Accessibility Standards)</u> Provide for pedestrian accessibility. Accessibility shall be from a direct,	<u>COMPLIES:</u> Project provides pedestrian accessibility throughout the development with connections to the public right-of-way. The project also provides bicycle accessibility with connections directly to the Boise River Greenbelt. The new Community Building provides enclosed secure bicycle storage for the residents.

River Pointe Phase 2 Apartment Homes
 Compliance with Municipal Code Article 8 – Base Zoning Provisions, Cont.
 August 16, 2019

PROVISION (MUNICIPAL CODE SECTION)	PROJECT COMPLIANCE
<p>convenient and attractive pathway system.</p> <p>All new residential and nonresidential development shall provide for bicycle accessibility when the property is adjacent to the Boise River Greenbelt, and/or where a bicycle route is identified in the city and/or the transportation authorities bicycle master plans.</p>	
<p><u>Section 8-4G-2, Sustainable Development Provisions, Applicability)</u></p> <p>All new residential developments over (4) dwelling units shall provide six (6) points.</p>	<p><u>COMPLIES:</u> Project is exempt from the provisions of this article because it is built on a site that was previously developed, and located within one-quarter mile walking distance of at least two of the basic services listed in paragraph D. These basic services are 1) United State Post Office, health or social services (Garden City Hall & Library) and professional services (Credit Union, Mortgage Company).</p>
<p><u>Section 8-4I-3, General Landscaping Standards and Irrigation Provisions)</u></p> <p>Provide landscape improvements that are an integral part of the overall site design for each property. Retain and protect existing trees, vegetation, and native soils and integrate these</p>	<p><u>COMPLIES:</u> Project landscape design complies with Section 8-4I-3, General Landscaping Standards and Irrigation Provisions. Upon request for the “Garden City Design and Construction Guide” on July 12, 2019, Landscape Architect was informed the document was not yet drafted by City Staff. Landscape design has been developed to comply with the intent of the code in the sections that reference this document. Existing wetland and riparian plant material along the Boise River is to be retained, and the wetland plantings expanded for mitigation purposes and to tie the development into the existing Boise River landscape.</p>

River Pointe Phase 2 Apartment Homes
 Compliance with Municipal Code Article 8 – Base Zoning Provisions, Cont.
 August 16, 2019

PROVISION (MUNICIPAL CODE SECTION)	PROJECT COMPLIANCE
features into the overall landscape plan.	
<p><u>Section 8-4I-4-B, Landscaping Provisions for Specific Uses, Multi-Family Dwelling Units)</u></p> <p>Provide appropriate landscaping for Multi-Family Dwelling Units.</p> <ol style="list-style-type: none"> 1. A minimum of five percent (5%) of the gross site area shall be landscaped areas, excluding areas for setback or perimeter landscaping. (Ord. 898-08, 9-8-2008) 2. A minimum of one class III or class II tree shall be planted in the frontage and every adjacent streetside. An additional class I tree shall be planted in the corresponding setback for every increment of fifty feet (50') of linear feet of frontage. (Ord. 944-12, 5-14-2012) 	<p><u>COMPLIES:</u></p> <ol style="list-style-type: none"> 1. Gross landscape area of project exceeds five percent area required by code with a project landscape area of 46,067 square feet or 21% of project site (excluding setbacks, parking lots planting or perimeter landscape). 2. Per code 1 Class II or III trees are required along street frontages. Additionally, 11 class I trees are required. To satisfy this requirement 14 Class II trees are specified in lieu of the combination of Class II and Class I trees. Class II trees are selected because they are a more appropriate street tree to be used along North Strawberry Glenn Road. 3. Code requires 1 tree per 1,000 square feet of landscape area and 1 shrub per 150 square feet landscape area. At a required 10,875 square feet of landscape area (5% of project site), 11 trees and 73 shrubs are required. 11 trees and over 500 shrubs will be provided (excludes parking lot and perimeter planting). <p>Plant and tree selection will conform to industry standards and use Boise's tree selection guide since "Garden City Design and Construction Guide" has not yet been drafted.</p>

River Pointe Phase 2 Apartment Homes
 Compliance with Municipal Code Article 8 – Base Zoning Provisions, Cont.
 August 16, 2019

PROVISION (MUNICIPAL CODE SECTION)	PROJECT COMPLIANCE
<p>3. A minimum of one tree per one thousand (1,000) square feet of landscaped area and one shrub per one hundred fifty (150) square feet of landscaped area shall be planted.</p> <p style="padding-left: 40px;">a. Trees shall be selected from the city’s approved list of appropriate tree species contained in the "Garden City Design And Construction Guide".</p> <p style="padding-left: 40px;">b. Trees shall be distributed throughout the site.</p> <p style="padding-left: 40px;">c. Shrubs shall be grouped and distributed throughout the site.</p>	
<p><u>(Section 8-4I-5, Perimeter Landscaping Provisions)</u></p> <p>Provide perimeter landscaping which provides the following benefits:</p>	<p>COMPLIES: An approximately 15-foot-wide landscape buffer has been provided at property boundaries with adjacent residential uses; exceeding the 10’ requirement. Per code, 59 trees are required for perimeter landscaping when utility easements are factored into calculations. 33 appropriately selected tree have been specified to effectively form the desired canopy screening quickly, without compromising the long-term</p>

River Pointe Phase 2 Apartment Homes
 Compliance with Municipal Code Article 8 – Base Zoning Provisions, Cont.
 August 16, 2019

PROVISION (MUNICIPAL CODE SECTION)	PROJECT COMPLIANCE
1. To provide a visual barrier between different land uses; 2. To enhance the streetscape; 3. To provide privacy; and 4. To protect uses from wind, dust, noise, traffic, glare, visual disorder, and harmful or noxious effects. (Ord. 898-08, 9-8-2008)	viability of the trees and the effectiveness of the screening as the plant material matures.
<u>Section 8-4I-6, Parking Lot Landscaping Provisions)</u> Provide landscape areas distributed throughout a parking lot to soften and screen parking lot edges, reinforce circulation routes, create pleasant pedestrian conditions and maximize shade and stormwater benefits.	<u>COMPLIES:</u> Project complies with code requirements for internal and perimeter parking lot landscaping. Code requires 1 tree per 5 parking spaces. With 80 parking stalls, the required tree quantity is 16 trees; 22 high branching deciduous trees have been provided and will be accompanied by appropriate shrub and groundcover material.
<u>Section 8-4I-7, Tree Preservation Provisions)</u> Preserve existing trees of four inch (4") caliper or greater from destruction	While over 100 caliper inches of trees are to be retained on-site in the wetland and riparian zone along the green belt, approx. 250 caliper inches of existing trees will require mitigation due to constructability impacts and code requirements. Quantity of required caliper mitigation to be confirmed by certified arborist. To meet this requirement, 126 additional 2"-caliper trees to be installed (excludes parking, perimeter, and open space requirements).

River Pointe Phase 2 Apartment Homes
 Compliance with Municipal Code Article 8 – Base Zoning Provisions, Cont.
 August 16, 2019

PROVISION (MUNICIPAL CODE SECTION)	PROJECT COMPLIANCE
before and during the development process.	Due to spatial limitation of developed site and viability of installed trees, 80 2”-caliper trees are proposed for mitigation offset; or 160 caliper inches total. Including all new trees proposed, 296 total caliper inches of trees are to be installed on-site.
<u>Section 8-4I-9, Tree Preservation Provisions)</u> Ensure that all required landscaping is maintained in a healthy, growing condition at all times.	<u>COMPLIES:</u> Project will comply with all City landscape maintenance requirements.
<u>(Section 8-4L-5, Open Space Standards for Multi-Family Developments)</u> Provide (80) square feet of private open space for each unit. Provide common open space as follows: One hundred and fifty (150) square feet for each unit containing five hundred (500) or less square feet of living area. Two hundred and fifty (250) square feet for each unit containing more than five hundred (500) square feet and up	<u>COMPLIES:</u> All units comply with the 80 sf of private open space requirement. KTG Y will make note and call out on plans. The project complies with the common open space requirements. (84) units x 250 SF of open space req. = 21,000 SF (6) units x 350 SF of open space req. = 2,100 SF Total common open space required = 23,100 SF Total common open space provided = 31,238 SF

River Pointe Phase 2 Apartment Homes
Compliance with Municipal Code Article 8 – Base Zoning Provisions, Cont.
August 16, 2019

PROVISION (MUNICIPAL CODE SECTION)	PROJECT COMPLIANCE
<p>to (1200) twelve hundred square feet of living area.</p> <p>Three hundred and fifty (350) square feet for each unit containing more than twelve hundred (1200) square feet of living area.</p>	

Keynotes:

- MONUMENT SIGN SIMILAR TO EXISTING RIVER POINTE APARTMENTS ENTRY SIGNAGE.
 1. WROUGHT-IRON FENCE, 4-FT TALL. SEE LANDSCAPE PLAN FOR DETAILS.
 2. SOLID MASONRY WALL, 6-FT TALL. SEE LANDSCAPE PLAN FOR DETAILS.
 3. TRASH ENCLOSURE. SEE ARCHITECT'S PLAN FOR DETAILS.
 4. GARAGE UNIT TO BE UTILIZED FOR BUILDING MAINTENANCE. (ACTUAL UNIT MAY VARY)
 5. ADA ACCESSIBLE RAMP
 6. GREENBELT CONNECTION
 7. GRAVITY IRRIGATION STRUCTURE PER DRAINAGE DISTRICT NO. 2 REQ2MTS.
 8. GRAVITY IRRIGATION PIPING OF EXISTING DRAIN DITCH PER DRAINAGE DISTRICT NO. 2 REQ2MTS.
 9. BENCH
 10. BIKE RACK PAD. (2) BIKE RACKS PER PAD, 4 BIKE CAPACITY.
 11. EXISTING WELL STRUCTURES TO BE REMOVED.

Zoning Regulations:

CURRENT ZONING: R-3
 PROPOSED ZONING: R-3 (NO CHANGE)
 BUILDING SETBACKS:
 FRONT: 5-FT
 SIDE: 5-FT
 REAR: 15-FT
 RIVER: 70-FT
 SITE UTILIZATION:
 BUILDINGS: ±58,113-SF (26%)
 IMPERVIOUS SURFACE: ±86,524-SF (40%)
 LANDSCAPE: ±72,867-SF (34%)

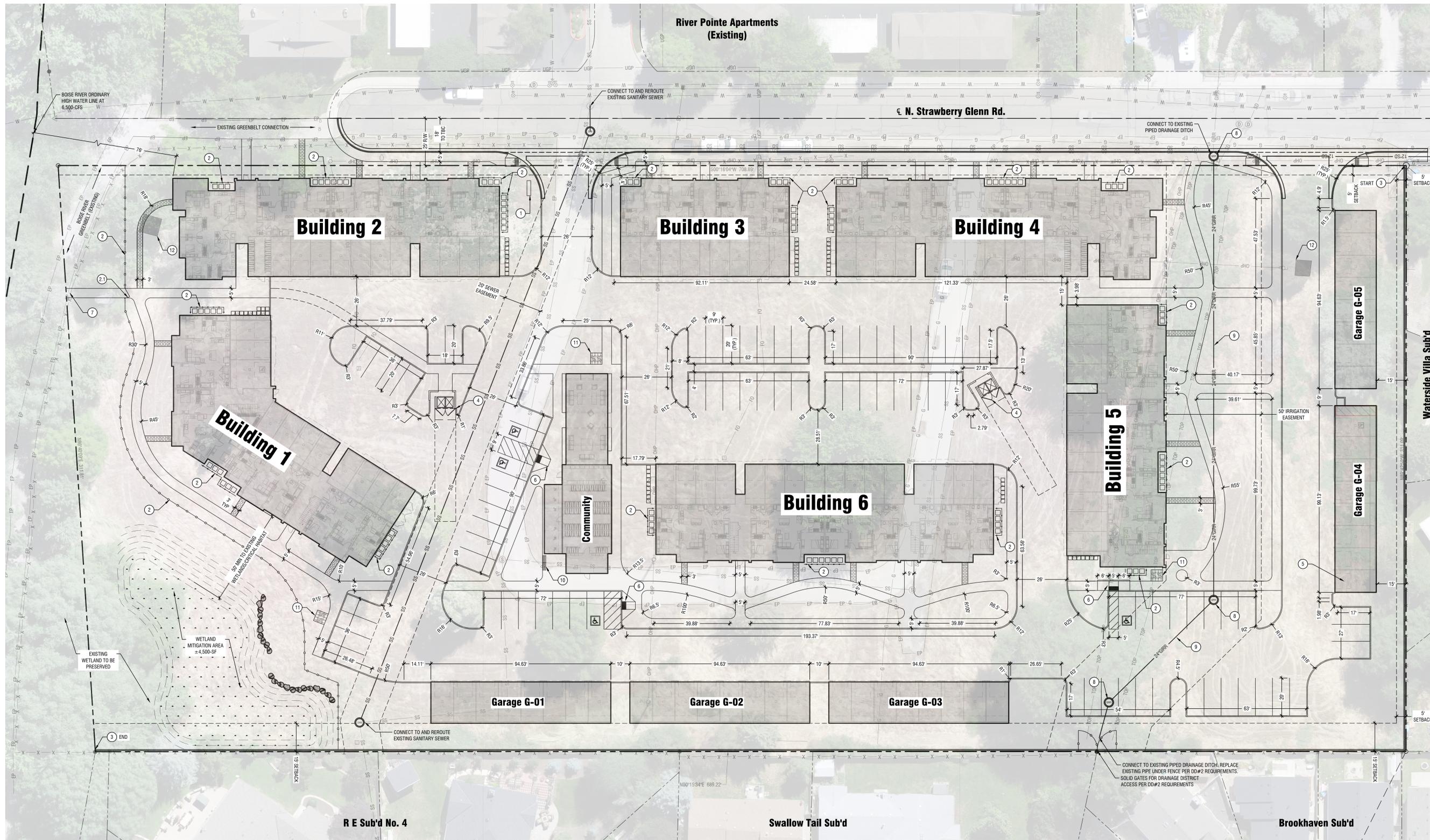
Project Summary:

PROPERTY SIZE: ±4.99-AC (217,504-SF)
 PARCEL NUMBER: R8191505455
 TOTAL APARTMENT BUILDINGS: 6
 TOTAL APARTMENT DWELLING UNITS: 90
 APARTMENT UNIT MIX:
 1-BEDROOM / 1-BATH UNITS: 38 (40%)
 2-BEDROOM / 2-BATH UNITS: 48 (53%)
 3-BEDROOM / 2-BATH UNITS: 6 (7%)
 BUILDING NUMBER OF STORIES / BUILDING HEIGHT / TYPE* / SQUARE FOOTAGE:
 BUILDING 1: 16 UNITS, 3-STORY, 34'-3" (ROOF MIDPOINT), TYPE V / 1ST STORY 7,840-SF / 2ND STORY 7,701-SF / 3RD STORY 5,254-SF / 20,595-SF TOTAL
 BUILDING 2: 18 UNITS, 3-STORY, 34'-3" (ROOF MIDPOINT), TYPE V / 1ST STORY 7,876-SF / 2ND STORY 7,932-SF / 3RD STORY 7,932-SF / 23,740-SF TOTAL
 BUILDING 3: 10 UNITS, 3-STORY, 34'-3" (ROOF MIDPOINT), TYPE V / 1ST STORY 4,245-SF / 2ND STORY 4,279-SF / 3RD STORY 4,279-SF / 12,803-SF TOTAL
 BUILDING 4: 18 UNITS, 3-STORY, 34'-3" (ROOF MIDPOINT), TYPE V / 1ST STORY 7,876-SF / 2ND STORY 7,932-SF / 3RD STORY 7,932-SF / 23,740-SF TOTAL
 BUILDING 5: 16 UNITS, 3-STORY, 34'-3" (ROOF MIDPOINT), TYPE V / 1ST STORY 6,525-SF / 2ND STORY 6,603-SF / 3RD STORY 2,770-SF / 15,898-SF TOTAL
 BUILDING 6: 16 UNITS, 3-STORY, 34'-3" (ROOF MIDPOINT), TYPE V / 1ST STORY 8,494-SF / 2ND STORY 8,582-SF / 3RD STORY 3,669-SF / 20,725-SF TOTAL
 GARAGE BUILDINGS:
 1-STORY, 12-FT
 G-01 = 8-BAY TYPE V / 2,077-SF TOTAL
 G-02 = 8-BAY TYPE V / 2,077-SF TOTAL
 G-03 = 8-BAY TYPE V / 2,077-SF TOTAL
 G-04 = 8-BAY HC TYPE V / 2,156-SF TOTAL
 G-05 = 8-BAY TYPE V / 2,077-SF TOTAL
 1-STORY, 17'-3", TYPE V, 1,499-SF TOTAL
 COMMUNITY:
 1-STORY, 12-FT, TYPE V, 1,499-SF TOTAL

Sheet Notes:

- ALL DIMENSIONS ARE MEASURED TO PROPERTY LINE, BUILDING WALL OR FACE OF CURB UNLESS OTHERWISE SPECIFIED.
- GRADING & DRAINAGE:
 2.1. THE PROJECT IS LOCATED IN A SPECIAL FLOOD HAZARD AREA. PROJECT GRADING WILL BE DESIGNED TO ELEVATE ALL OCCUPIED BUILDINGS ABOVE THE ESTABLISHED BASE FLOOD ELEVATION. PROJECT DESIGN WILL CONFORM TO THE REQUIREMENTS OF GARDEN CITY CODE SECTION 8-3B.
 2.2. PROJECT GRADING WILL DIRECT STORMWATER TO DRAINAGE SYSTEMS DESIGNED TO CAPTURE AND RETAIN STORMWATER FROM THE DESIGN STORM IN ACCORDANCE WITH GARDEN CITY REQUIREMENTS.

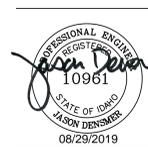
Vicinity Map:



Design Review - Site Plan
 Horizontal Scale: 1" = 20'

**River Pointe Apartments Expansion
 KW River Pointe Premiere, LLC**
 6265 N. Strawberry Glenn Rd.
 Garden City, Idaho 83714

Revisions:
 1. DESIGN REVIEW COMMENTS



Project No.: 118075
 Date of Issuance: 08/29/19
 Project Milestone: Design Review

**Design Review
 Site Plan
 C100**

CALLOUT NUMBERS COORDINATE TO NUMBERED NOTES BELOW.

Keynotes:

1. REMOVE EXISTING TREE - MITIGATION NOT REQUIRED. TOTAL CALIPER INCHES = 337"
- 1.1. PROHIBITED TREE WITHIN STREET BUFFER OR PARKING LOT. CALIPER INCHES = 35"
- 1.2. EXISTING DEAD, DYING OR HAZARD TREES - CONFIRMATION BY CERTIFIED ARBORIST PRIOR TO REMOVAL. CALIPER INCHES = 302"
2. REMOVE EXISTING TREE - MITIGATION REQUIRED. CALIPER INCHES = 232"
3. RETAIN AND PROTECT EXISTING TREE.

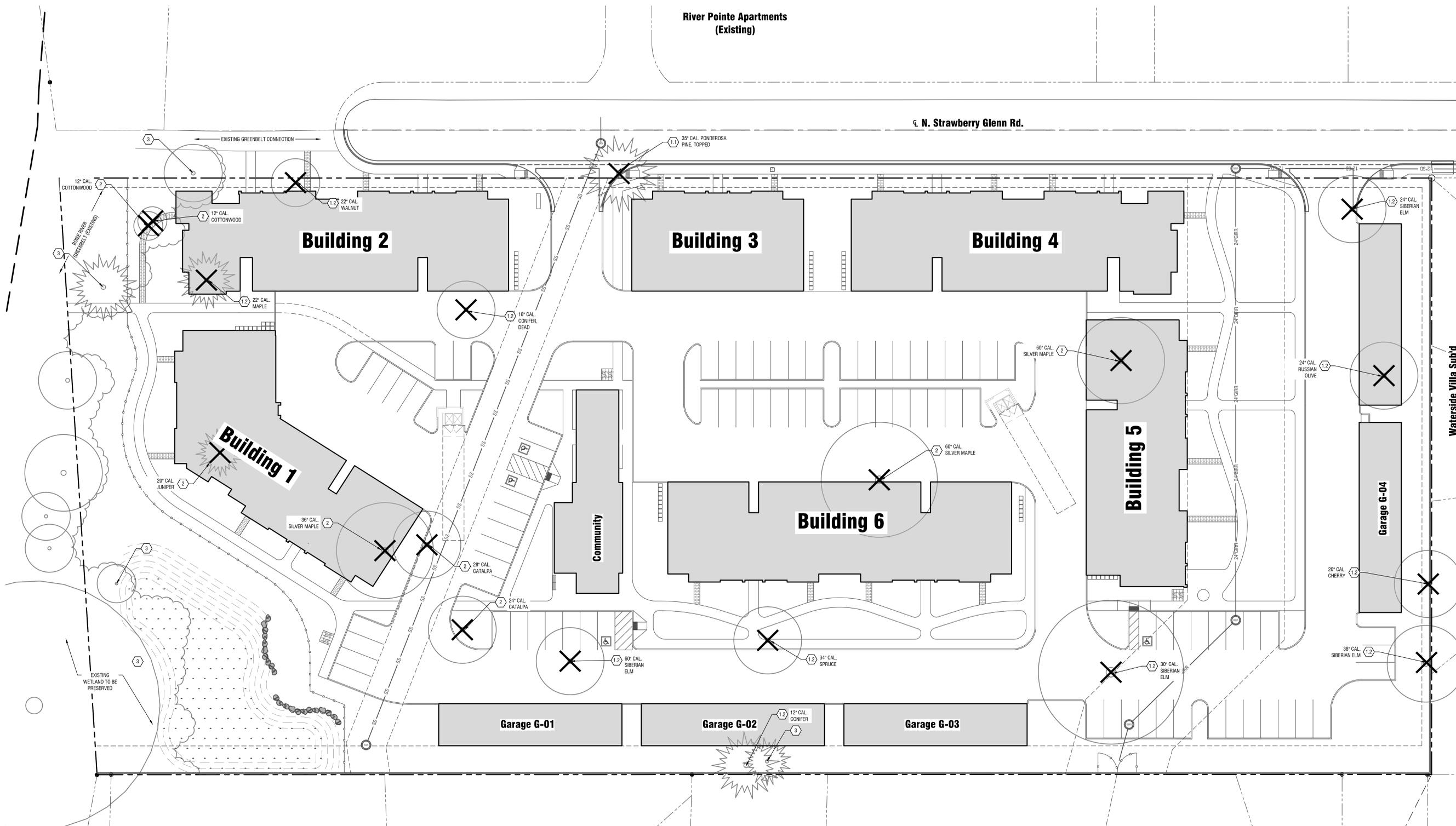
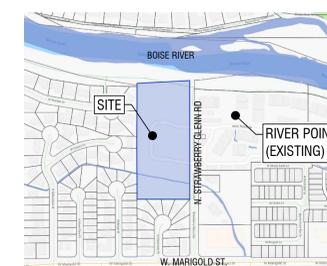
Tree Mitigation Calculations:

- A. MITIGATION : 232 CALIPER INCHES REQUIRED PER CODE
- A.A. TREES REQUIRED: 116, 2"-CALIPER TREES REQUIRED TO MEET TREE MITIGATION REQUIREMENT.
- A.B. TREES PROVIDED: 80, 2"-CALIPER TREES PROPOSED FOR PROJECT (EXCLUDES REQUIRED PARKING, PERIMETER, AND OPEN SPACE TREES), 80 TREES TOTALS 160 CALIPER INCHES OR 69% OF MITIGATION REQUIREMENT.

Tree Protection Notes:

- A. TREE PROTECTION SHALL COMPLY WITH GARDEN CITY CODE 8-41-7.
- B. AN EXPERIENCED TREE SERVICE FIRM THAT HAS SUCCESSFULLY COMPLETED TREE PROTECTION AND TRIMMING WORK SIMILAR TO THAT REQUIRED FOR THIS PROJECT AND THAT WILL ASSIGN AN EXPERIENCED CERTIFIED ARBORIST TO THE PROJECT SITE ON A FULL-TIME BASIS DURING EXECUTION OF THE WORK.
- C. PRE-INSTALLATION CONFERENCE: BEFORE STARTING TREE PROTECTION AND TRIMMING, MEET WITH REPRESENTATIVES OF AUTHORITIES HAVING JURISDICTION, OWNER, ARCHITECT, AND BOISE PARKS AND RECREATION DEPARTMENT TO REVIEW TREE PROTECTION AND TRIMMING PROCEDURES AND RESPONSIBILITIES. DURING THE ENTIRE CONSTRUCTION PERIOD, ALL REASONABLE EFFORTS SHALL BE MADE TO PROTECT FROM DAMAGING THE TREES AND THEIR ROOT SYSTEM DESIGNATED TO REMAIN.
- D. TREE TRUNK PROTECTION: THE CONTRACTOR SHALL PROVIDE 2-INCH BY 8-INCH BY 8-FOOT BOARDS, BANNED CONTINUOUSLY AROUND EACH TRUNK TO PREVENT SCARRING OF TREES SHOWN ON THE PLANS OR DESIGNATED BY THE CERTIFIED ARBORIST. FOR MULTI-STEM TREES, SAPLINGS, AND SHRUBS TO BE PROTECTED WITHIN THE AREA OF CONSTRUCTION, TEMPORARY FENCING MAY BE USED FOR TRUNK PROTECTION.
- E. INSTALL PROTECTIVE ORANGE CONSTRUCTION FENCING AT LOCATION SHOWN PRIOR TO DEMOLITION OR CONSTRUCTION.
- F. PROTECT TREE ROOT SYSTEMS FROM DAMAGE CAUSED BY RUNOFF OR SPILLAGE OF NOXIOUS MATERIALS WHILE MOVING, PLACING, OR STORING CONSTRUCTION MATERIALS. PROTECT ROOT SYSTEMS FROM PONDING, EROSION, OR EXCESSIVE WETTING.
- G. DO NOT STORE CONSTRUCTION MATERIALS, DEBRIS, OR EXCAVATED MATERIAL INSIDE TREE PROTECTION ZONES. DO NOT PERMIT VEHICLES OR FOOT TRAFFIC WITHIN TREE PROTECTION ZONES; PREVENT SOIL COMPACTION OVER ROOT SYSTEMS.
- H. DO NOT EXCAVATE WITHIN TREE PROTECTION ZONES, UNLESS OTHERWISE INDICATED.
- I. DO NOT CUT MAIN LATERAL ROOTS UNLESS ABSOLUTELY NECESSARY FOR CONSTRUCTION; CUT ONLY SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF UTILITIES OR CONSTRUCTION. CUT ROOTS WITH SHARP PRUNING INSTRUMENTS; DO NOT BREAK OR CHOP.
- J. FERTILIZE DAMAGED TREES WITH FERTILIZER THAT PROMOTES ROOT GROWTH. FERTILIZER NUTRIENTS SHALL BE APPLIED WITHIN 48 HOURS AFTER ROOT DAMAGE OCCURS. A FERTILIZER WITH A 1:1:1 RATIO SHALL BE APPLIED AT THE RATE OF 5 LBS OF NUTRIENTS PER 1000 SQ. FT.
- K. APPLICATION SHALL BE ACCOMPLISHED BY PLACING DRY FERTILIZER IN HOLES OF SOIL. THE HOLES SHALL BE 8-INCHES TO 12-INCHES DEEP AND SPACED 24-INCHES APART IN AN AREA BEGINNING 30-INCHES FROM THE BASE OF THE PLANT. HOLES CAN BE PUNCHED WITH A PUNCH BAR, DUG WITH A SPADE, DRILLED WITH AN AUGER OR ANY OTHER METHOD APPROVED BY THE CERTIFIED ARBORIST.
- L. APPROXIMATELY .02 LBS. (10 GRAMS) OF FERTILIZER NUTRIENTS SHALL BE PLACED IN EACH HOLE. 250 HOLES PER 1000 SQ. FT. FERTILIZER NUTRIENTS SHALL NOT BE MEASURED FOR PAYMENT BUT CONSIDERED INCIDENTAL TO ROOT PRUNING. IF THE CERTIFIED ARBORIST DETERMINES THAT THE WHOLE METHOD OF FERTILIZER PLACEMENT IS NOT PRACTICAL OR DESIRABLE, AN APPROVED METHOD OF UNIFORM SURFACE APPLICATION WILL BE ALLOWED. NEITHER SEPARATE MEASUREMENT NOR PAYMENT WILL BE MADE FOR FERTILIZATION, BUT WILL BE CONSIDERED INCIDENTAL TO THE COST OF TREE PROTECTION.
- M. SUPPLEMENTAL WATER SHALL BE APPLIED WITHIN 48 HOURS OF ANY ROOT DAMAGE. THE WATER SHALL BE APPLIED AT THE RATE OF 7 QUARTS PER SQ. YD. OF SURFACE AREA WITHIN THE ROOT ZONE OF THE PLANT MATERIAL HAVING SUSTAINED DAMAGE TO THE ROOT ZONE. ROOT ZONE SHALL BE CALCULATED AS THE AREA WHICH EXTENDS 3 METERS BEYOND THE LIMITS OF THE CROWNS BRANCHES. SUBSEQUENT WATERING SHALL BE APPLIED IF DEEMED NECESSARY BY THE CERTIFIED ARBORIST. NEITHER SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE FOR SUPPLEMENTAL WATERING, BUT IT WILL BE CONSIDERED INCIDENTAL TO THE COST OF TREE PROTECTION.
- N. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY AND ALL DAMAGE DETERMINED BY THE CERTIFIED ARBORIST TO ANY EXISTING OR NEWLY INSTALLED PLANT MATERIAL AT ITS OWN EXPENSE. UNNECESSARY DAMAGE TO GROUND COVER OR TURF SHALL BE REPAIRED OR REPLACED AS SPECIFIED FOR RESTORATION OF SIMILAR AREAS WITHIN THE PLANS, OR AS DIRECTED BY THE CERTIFIED ARBORIST, AND SHALL BE AT THE CONTRACTOR'S EXPENSE.
- O. MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH SPECIFICATIONS.

Vicinity Map:



River Pointe Apartments (Existing)

N. Strawberry Glenn Rd.

Waterside Villa Sub'd

**River Pointe Apartments Expansion
KW River Pointe Premiere, LLC**

6265 N. Strawberry Glenn Rd.
Garden City, Idaho 83714



Project No.: 116075
Date of Issuance: 06.29.19
Project Milestone: Design Review

**Design Review
Tree Mitigation**

LO00

Design Review - Site Plan

Horizontal Scale: 1" = 20'



DATE PLOTTED: 08/29/2019 10:58:11 AM
PLOTTER: HP DesignJet T1100e
SCALE: 1/8" = 1'-0"

Project Calculations:

- A. LANDSCAPING FOR SPECIFIC USES
 - A.A. GROSS LANDSCAPE AREA EXCEEDS 5% REQUIRED BY CODE WITH PROPOSED 46,067 SF OR APPROX. 21% OF PROJECT SITE. (EXCLUDES SETBACKS, PARKING LOT PLANTING, AND PERIMETER PLANTING)
 - A.B. STREET FRONTAGE TREES
 - A.C. TREES REQUIRED: 1 CLASS IIII REQUIRED AND 11 CLASS I TREES.
 - A.D. TREES PROVIDED: 14 CLASS II TREES FOR ACHD STREET TREE SPECIES REQUIREMENTS.
 - A.E. OPEN SPACE TREES & SHRUBS
 - A.F. TREES REQUIRED: 10,875 SF (5% SITE) @ 1TREE/1,000 SF = 11
 - A.G. TREES PROVIDED: 11 TREES. ADDITIONAL TREES PROPOSED FOR TREE MITIGATION PER SHEET L000.
 - A.H. SHRUBS REQUIRED: 10,875 SF (5% SITE) @ 1 SHRUB/150 SF = 75
 - A.I. SHRUBS PROVIDED: OVER 500 SHRUBS & PERENNIALS (EXCLUDES PERIMETER PLANTING, STREET FRONTAGE, AND PARKING PLANTING)
- B. PERIMETER LANDSCAPING
 - B.A. TREES REQUIRED: 54 FOR LINEAR FEET OF FRONTAGE (EXCLUDES EASEMENTS & EXISTING VEGETATION) @ 1TREE/15' = XX
 - B.B. TREES PROVIDED: 57 TREES. 54 PROPOSED, PREDOMINANTLY CONIFERS TO CREATE YEAR-AROUND SCREENING. 3 EXISTING TREES.
- C. PARKING LOT LANDSCAPING
 - C.A. TREES REQUIRED: 80 PARKING STALLS @ 1TREE/PARKING STALL = 16
 - C.B. TREES PROVIDED: 22 HIGH BRANCHING DECIUOUS TREES
 - C.C. SHRUBS AND GROUNDCOVER PER CODE WITH 1' SETBACK FROM CURBS & SIDEWALKS

Materials Legend:

- TURF SOD
- SANDSTONE BOULDERS 3 - 4" (HT) x 2 - 3" (DIAMETER).
- POLLINATOR MEADOW GRASS BLEND 75% WESTERN WILDFLOWER SEED BY GREAT BASIN SEED OR EQUAL, WITH 25% BLEND OF HARD FESCUE, SHEEP FESCUE, HACHITA BLUE GRAMA, AND CHEWING FESCUE
- EMERGENT WETLAND GRASS BLEND IN WETLAND MITIGATION AREA. HIGH PLAINS/FOOTHILLS WET MEADOW SEED MIX BY WESTERN NATIVE SEED, OR EQUAL.
- EXISTING VEGETATION - RETAIN & PROTECT

Keynotes:

1. PRE-CAST CONCRETE PAVER STEPPING PATH FOR UTILITY/STORAGE ACCESS.
2. 4" WROUGHT-IRON FENCE - SEE DETAIL 1/L1.50.
3. 6" SOLID MASONRY FENCE - SEE DETAIL 2/L1.50.
4. PLANTER EDGE - CUT EDGE - SEE DETAIL 3/L1.50.

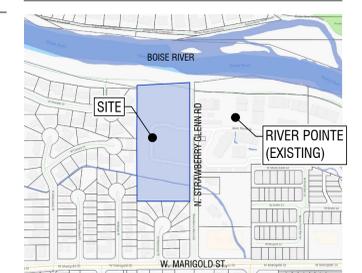
Landscape Material Log:

1. TURF SOD AREA - APPROX. 6,125-SF (0.14 ACRES)
2. POLLINATOR MEADOW GRASS BLEND AREA - APPROX. 13,150-SF (0.30 ACRES)
3. EMERGENT WETLAND GRASS BLEND AREA - APPROX. 6,500-SF (0.15 ACRES)
4. PLANTER BED (DECORATIVE BARK MULCH) AREA - APPROX. 28,550-SF (0.66 ACRES)
5. EXISTING VEGETATION AREA - APPROX. 8,075-SF (0.19 ACRES)

Landscape Plan Notes:

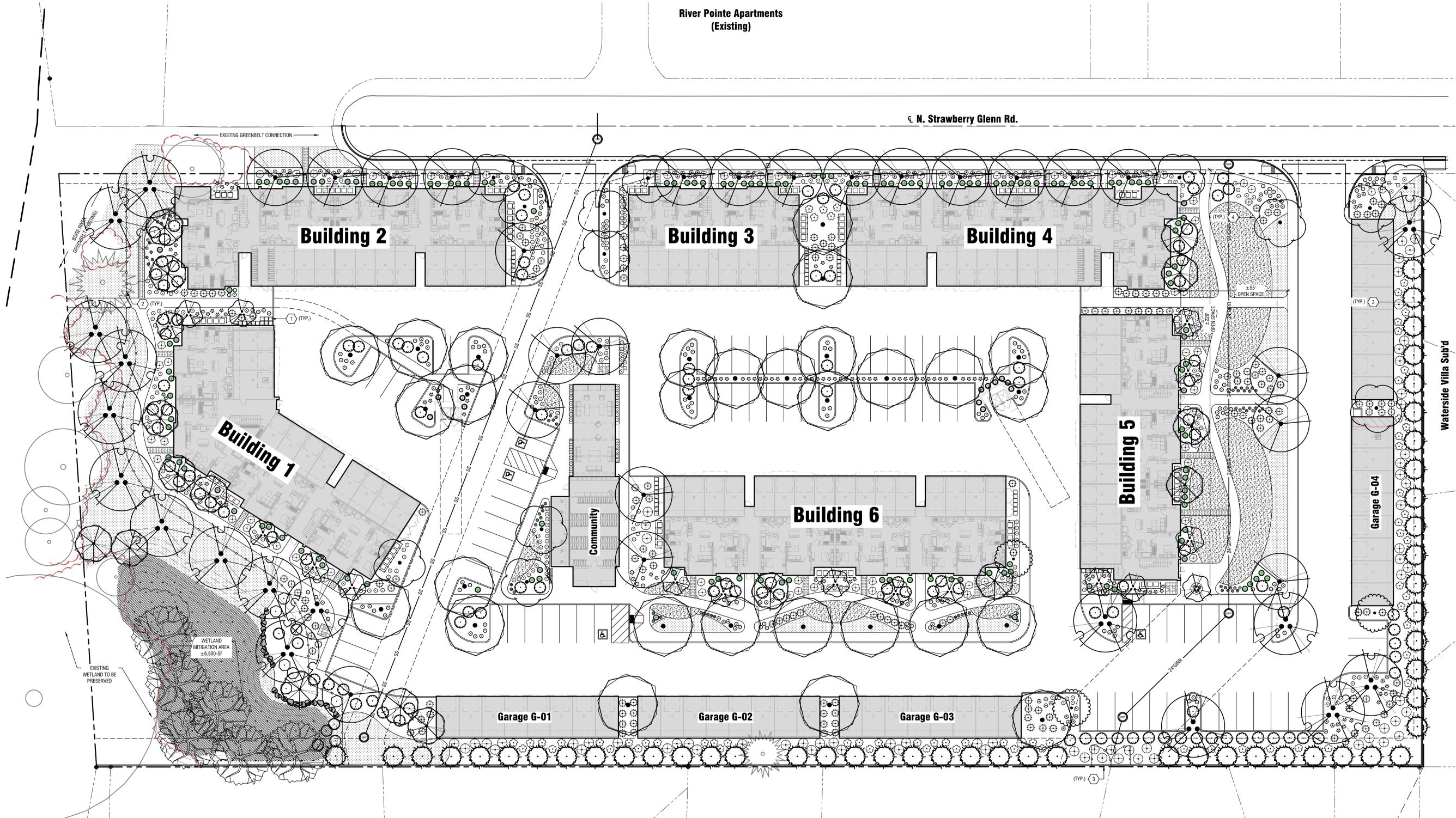
1. CONTRACTOR SHALL COMPLY WITH GENERAL NOTES, PLAN SHEET C1.00.
2. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE CONTRACTOR'S RESPONSIBILITY.
3. ALL PLANT MATERIAL SHALL CONFORM TO THE CURRENT AMERICAN ASSOCIATION OF NURSERYMANS NATIONAL STANDARD SPECIFICATIONS.
4. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS L1.50 AND CONTRACT SPECIFICATIONS.
5. CONTRACTOR SHALL COORDINATE PLANTING WITH IRRIGATION CONTRACTOR.
6. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
7. ALL NON-TURF PLANTERS SHALL RECEIVE 3" LAYER OF DECORATIVE BARK MULCH, UNLESS OTHERWISE NOTED.
8. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH ENSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES.
16. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
17. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
18. STORM WATER TO BE MANAGED USING PERMEABLE PAVERS IN PARKING AREAS. REFER TO SITE PLAN C1.00 FOR MORE INFORMATION.
19. TREES IN PARKING LOTS AND ALONG DRIVEWAYS SHALL BE PRUNED TO MAINTAIN 13'-6" VERTICAL CLEARANCE (MIN).
20. TREE MITIGATION SHALL BE REQUIRED FOR ALL TREES OVER 4" CALIPER OR GREATER REMOVED FROM THE SITE OR DAMAGED DURING CONSTRUCTION BASED ON GARDEN CITY CODE AND THE TREE INVENTORY ASSEMBLED BY ECOSYSTEM SCIENCES.

Vicinity Map:



River Pointe Apartments (Existing)

N. Strawberry Glenn Rd.



River Pointe Apartments Expansion
KW River Pointe Premiere, LLC
 Waterside Villa Sub'd
 6265 N. Strawberry Glenn Rd.
 Garden City, Idaho 83714

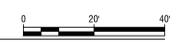


Project No: 116075
 Date of Issuance: 06.29.19
 Project Milestone: Design Review

Design Review Landscape Plan

L100

Design Review - Site Plan
Horizontal Scale: 1" = 20'



RIVER POINTE - PHASE 2

GARDEN CITY, IDAHO



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Kennedy Wilson
151 S. El Camino Dr.
Beverly Hills, CA 90212

River Pointe Phase 2
Garden City, Idaho # 2019-0040

CONCEPTUAL DESIGN
AUGUST 13TH, 2019

COVER SHEET
CONCEPTUAL DESIGN PACKAGE

T1.0

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PROJECT SUMMARY

Project Area	4.99 AC (217,504 sf)
Total Units	90 units
Density	18 DU/AC
Setbacks	5' front 5' side 15' rear
Building Heights	2 and 3 story
Drive Aisle Widths	26' @ Fire access

UNIT MIX

1 Bedroom units	2
1 Bedroom/Den units	34
2 bedroom units	48
3 bedroom units	6
Total Units	90

PARKING REQUIRED

RESIDENT PARKING

1Bd @ 1 space - 2x1= 2 (2 spaces in enclosed garages)
 1Bd/Den @ 1 space - 34x1= 34 (34 spaces in enclosed garages)
 2Bd @ 2 spaces - 48x2= 96 (48 spaces in enclosed garages)
 3Bd @ 2 spaces - 6x2= 12 (6 spaces in enclosed garages)
subtotal resident parking 144 spaces
(90 spaces in enclosed garages)

GUEST PARKING

90 units x 0.5 = 45 Spaces
subtotal guest parking 45 spaces

Total Required Parking 189 spaces

PARKING PROVIDED

Under-Tuck Parking: 69 spaces
 Garage Parking 39 spaces
 Open Parking 36 spaces
 Open Guest Parking 45 spaces
Total Provided 189 spaces

ACCESSIBLE PARKING (Included in Total Above)

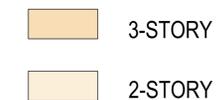
Open Space Parking - 4 Spaces
 Enclosed Garages / attached and detached - 2 Spaces
Total Accessible Parking - 6 Spaces

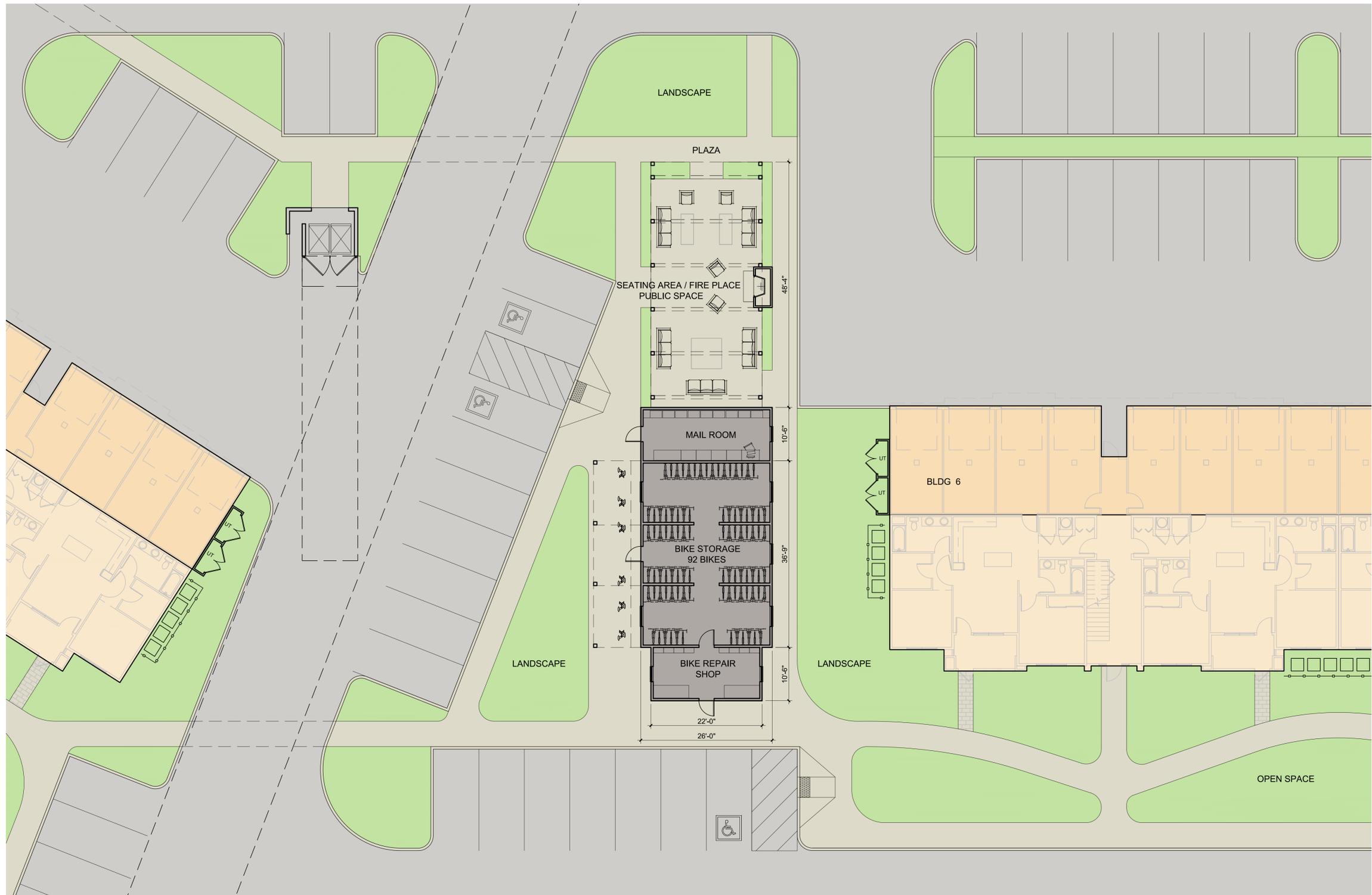
BIKE PARKING REQUIRED

90 DU x 1.5= 135 spaces

BIKE PARKING PROVIDED

152 spaces





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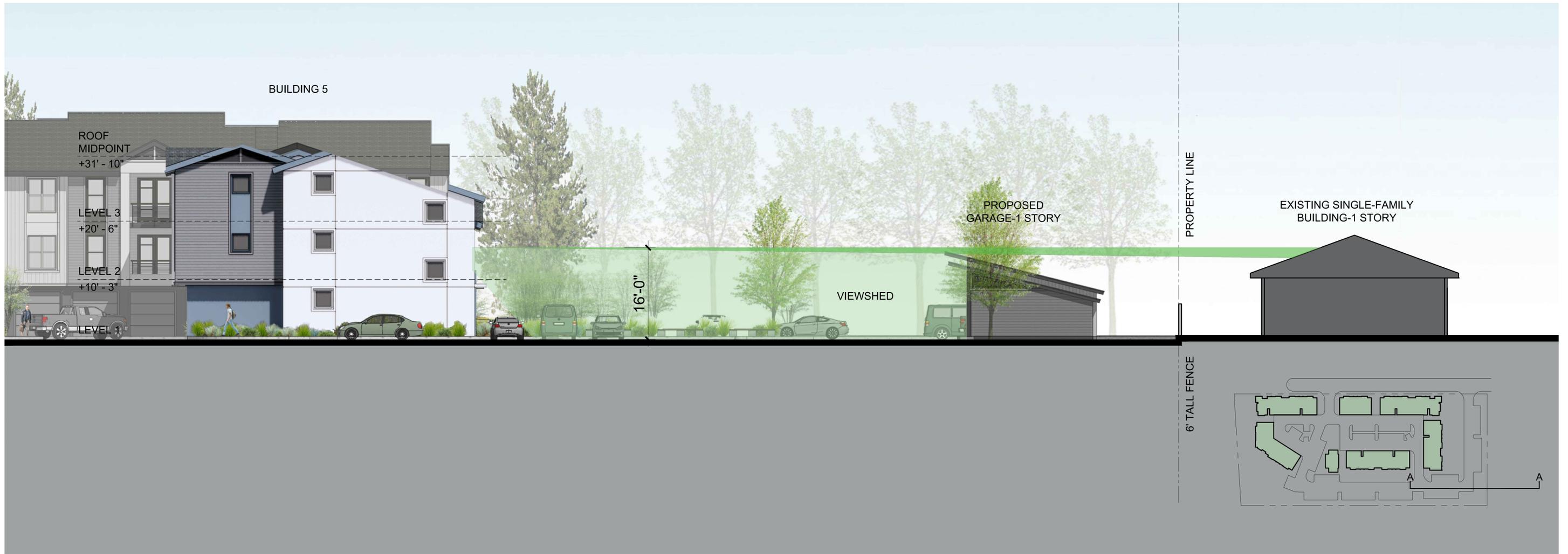
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0 5 10 20

COMMUNITY BUILDING

A1.1



SITE SECTION A



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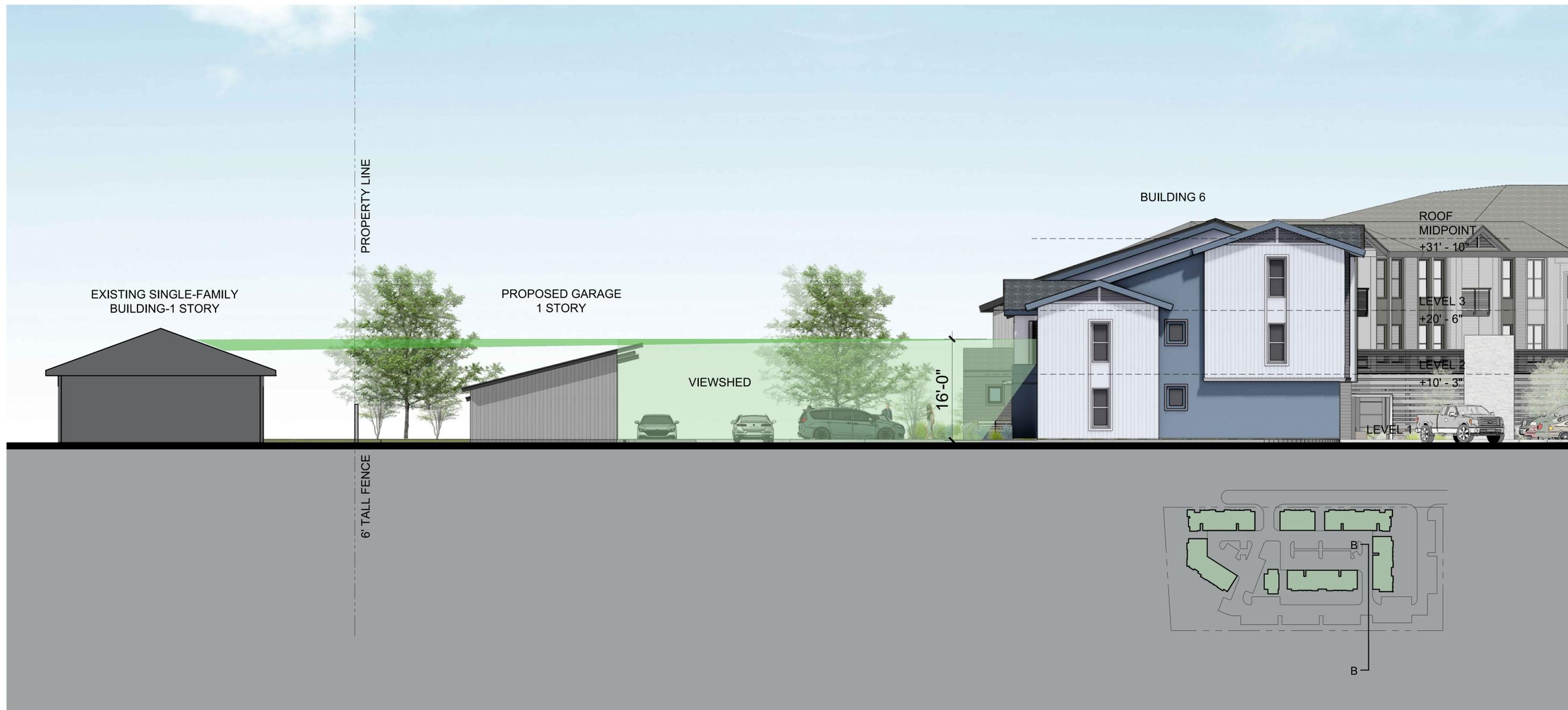
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SITE SECTION
OVERALL MASTERPLAN

A1.2



SITE SECTION B



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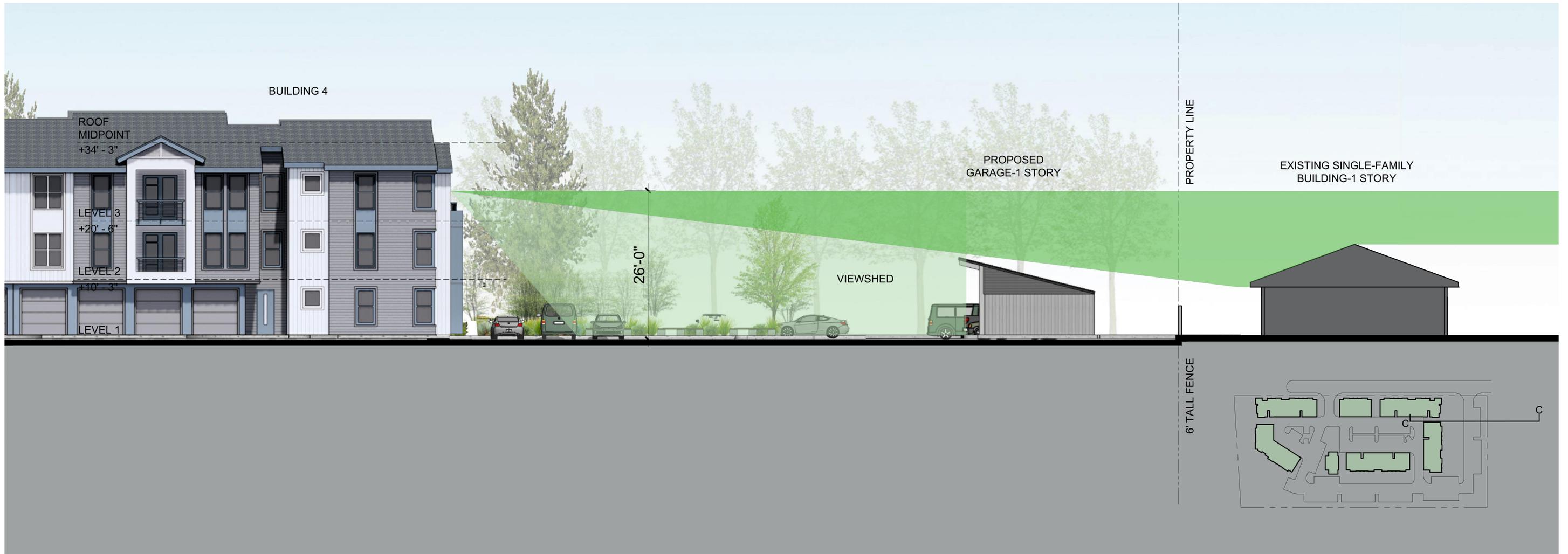
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SITE SECTION
OVERALL MASTERPLAN

A1.3



SITE SECTION C



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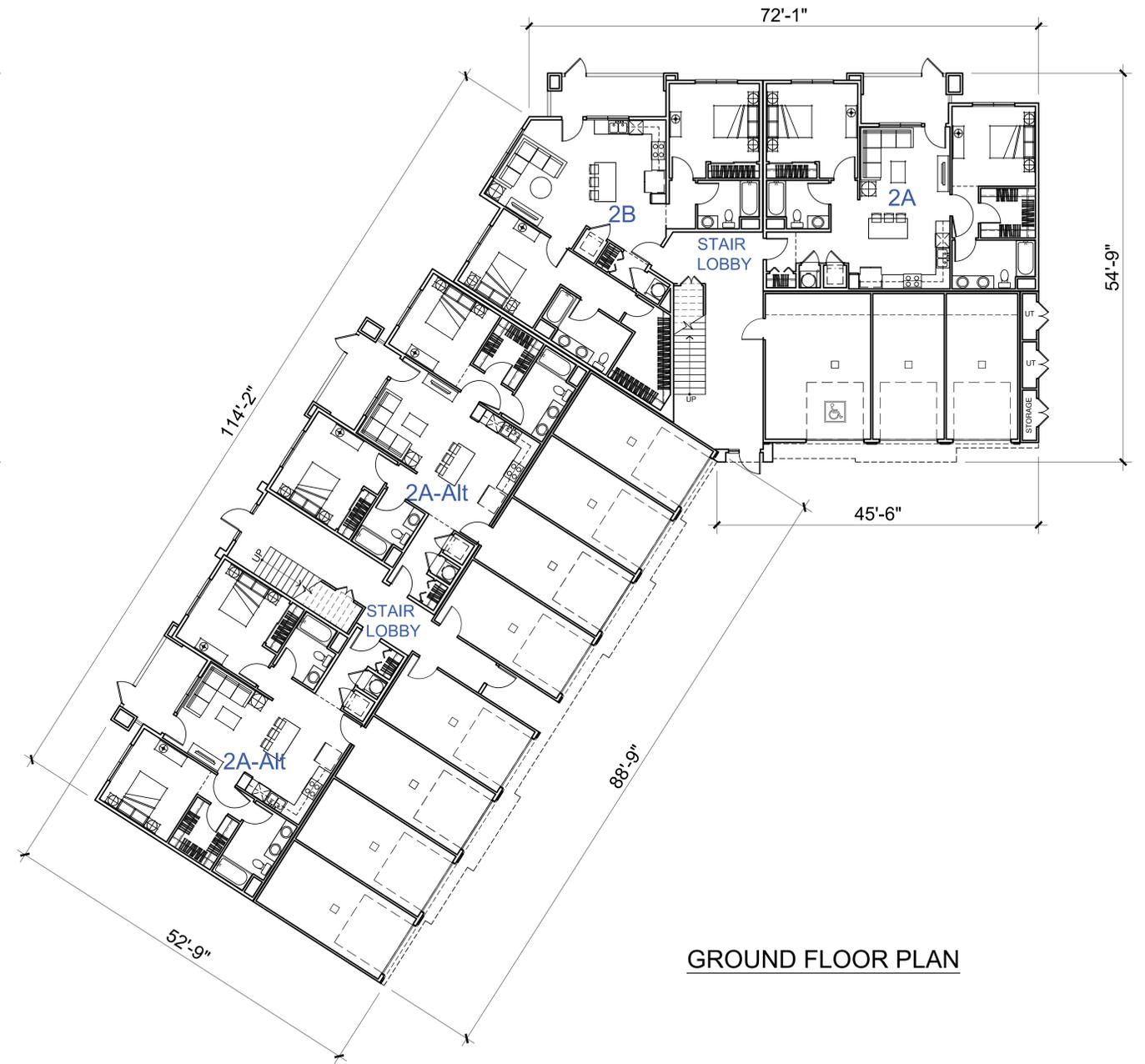
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SITE SECTION
OVERALL MASTERPLAN

A1.4



BUILDING 1 (16DU)

Plan 1D-B	1 Bd+Den/1Ba	4DU	916 SF	(Balcony 81 SF)
Plan 1B	1 Bd/1Ba	2DU	809 SF	(Balcony 90 SF)
Plan 2A	2 Bd/2Ba	5DU	1040 SF	(Balcony 86 SF)
Plan 2A-Alt	2 Bd/2Ba	2DU	1057 SF	(Balcony 86 SF)
Plan 2B	2 Bd/2Ba	3DU	1173 SF	(Balcony 97 SF)



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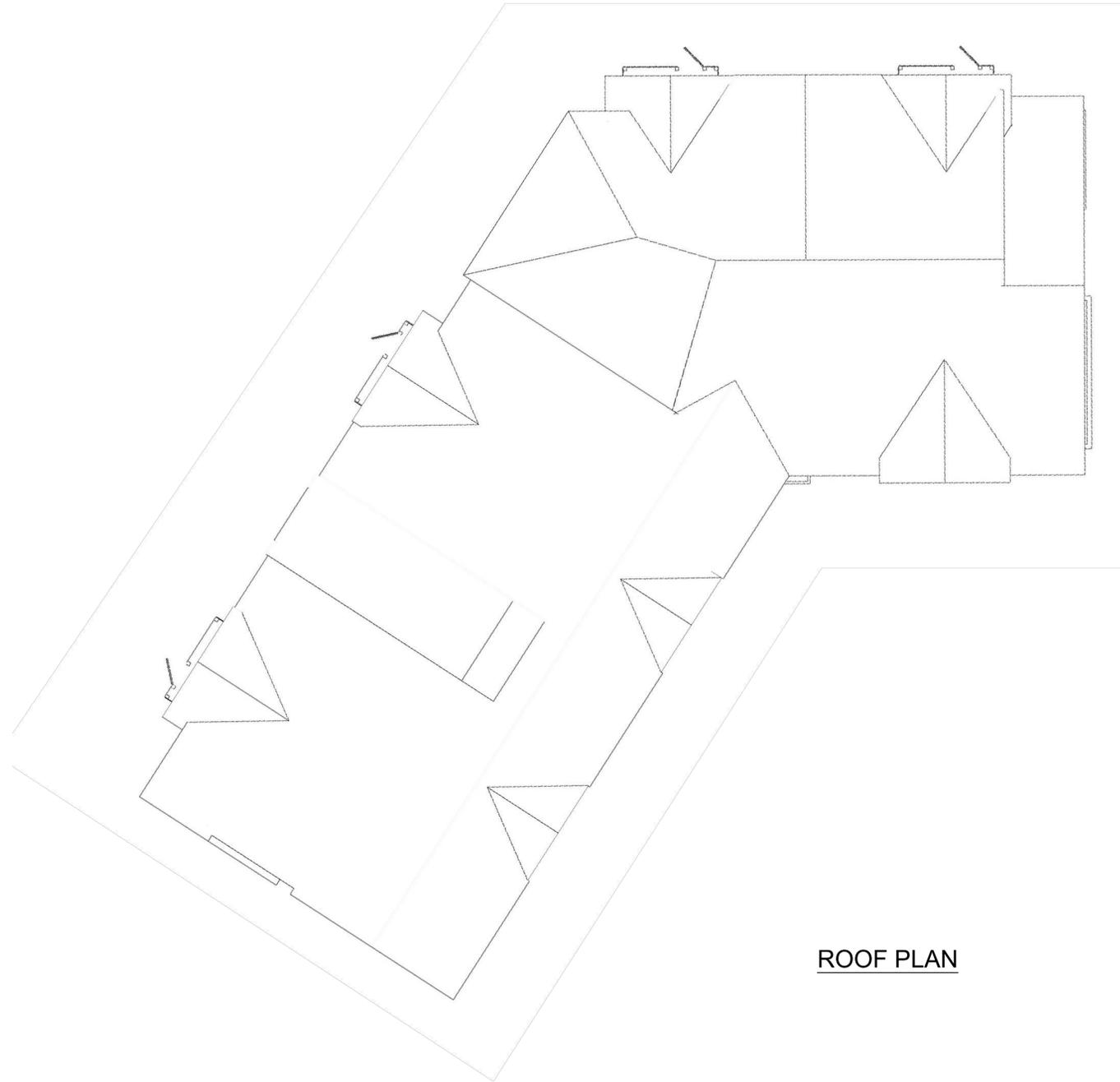
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BUILDING 1 PLANS

A2.0



ROOF PLAN



3RD FLOOR PLAN

BUILDING 1 (16DU)



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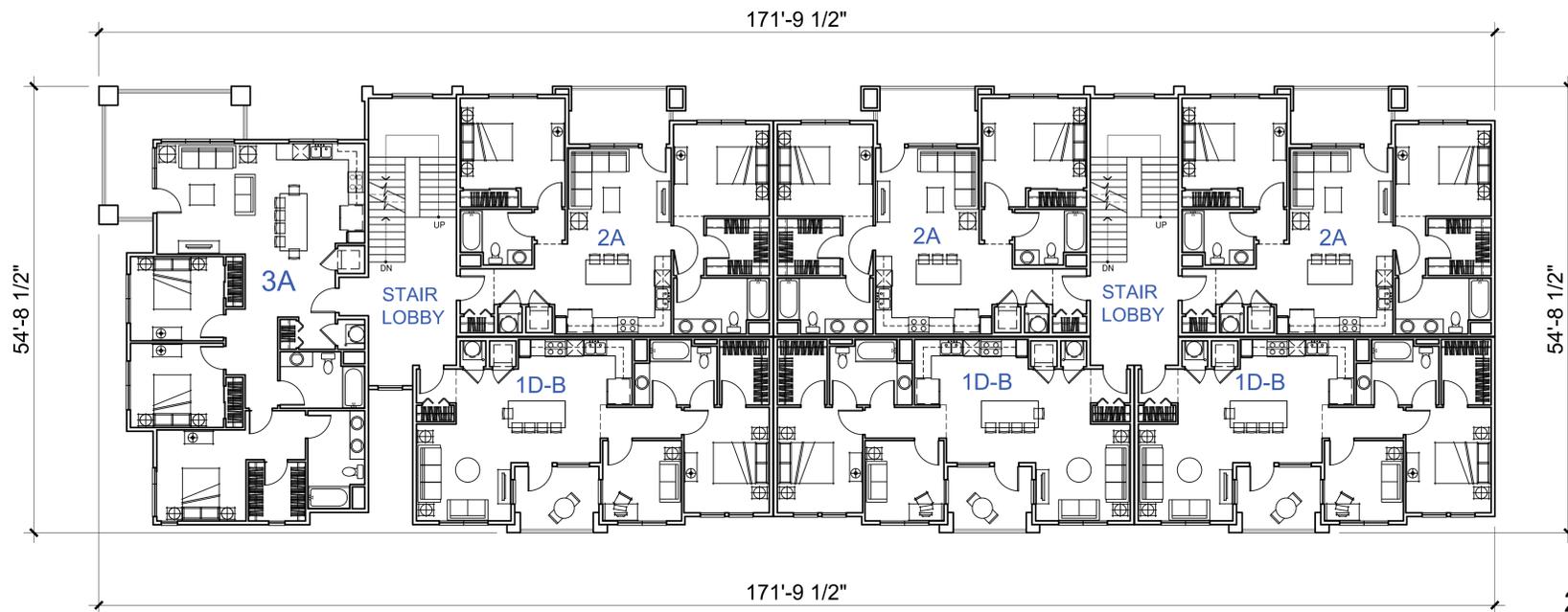
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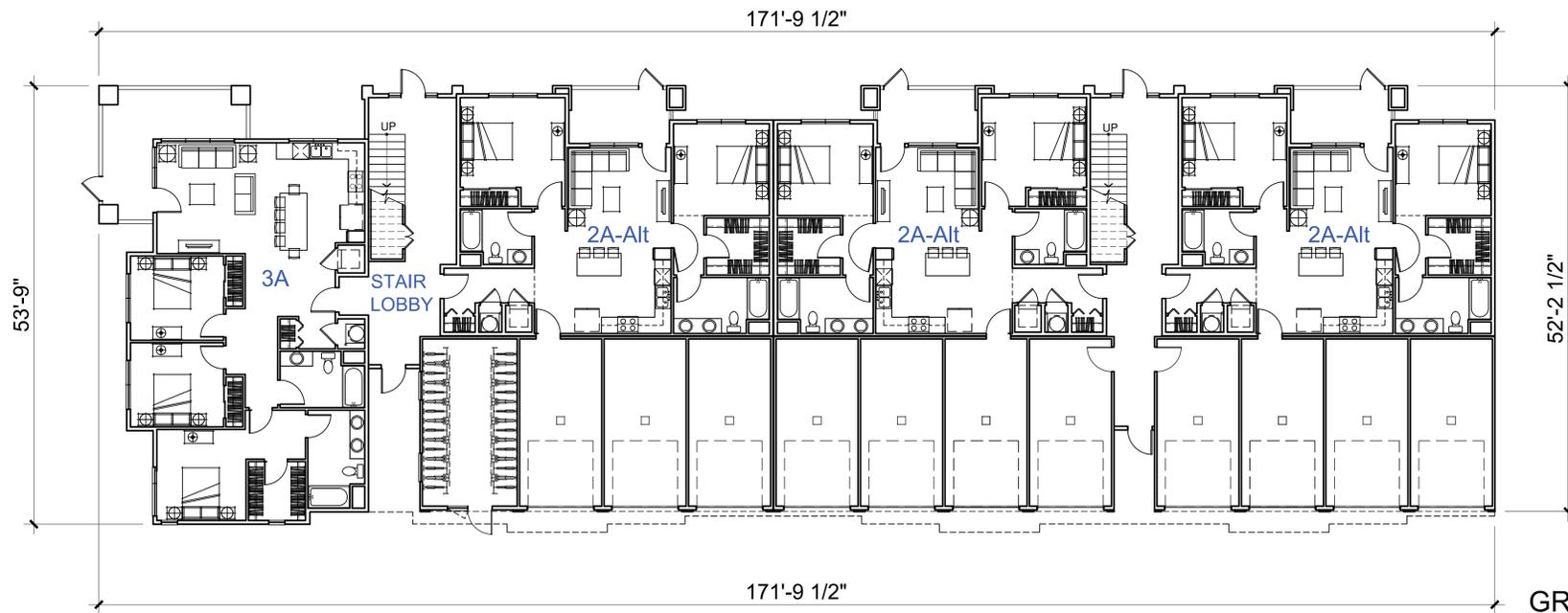
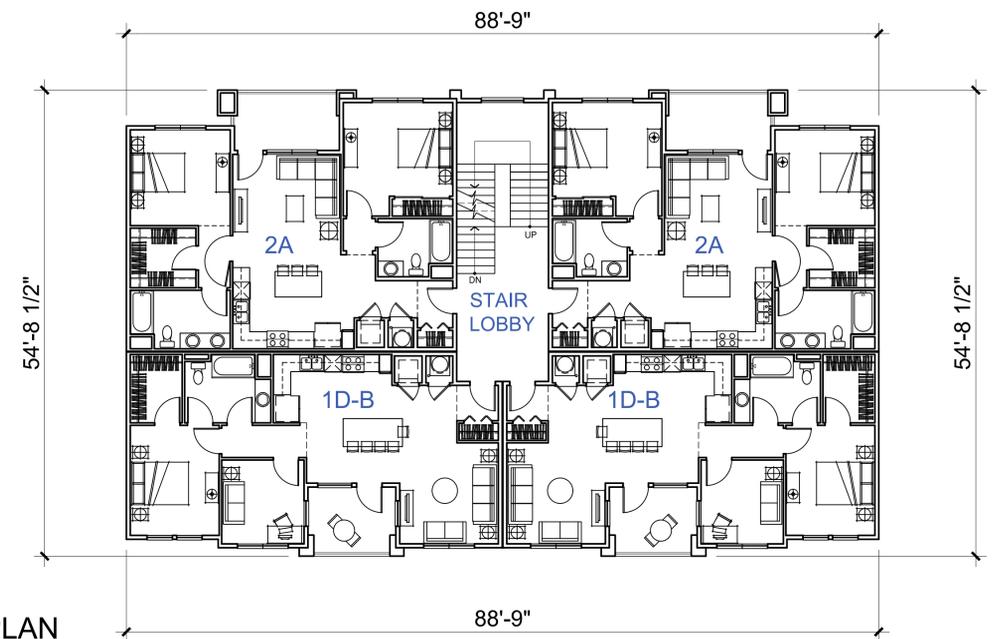


BUILDING 1 PLANS

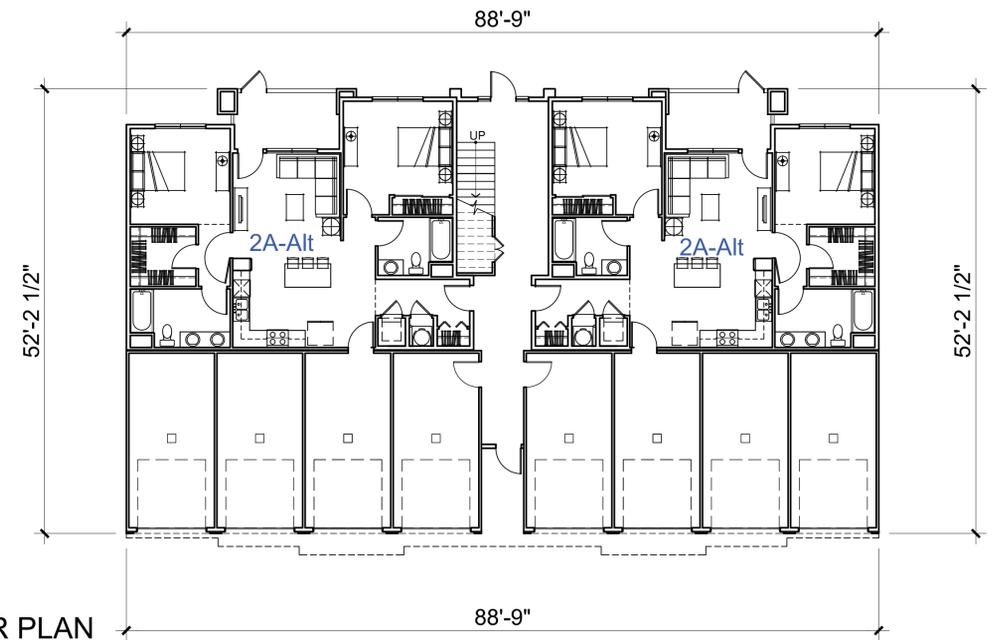
A2.1



2ND FLOOR PLAN



GROUND FLOOR PLAN



BUILDING 2 | 4 (18DU)

Plan 1D-B	1 Bd+Den/1Ba	6DU	916 SF	(Balcony 81 SF)
Plan 2A	2 Bd/2Ba	6DU	1040 SF	(Balcony 86 SF)
Plan 2A-Alt	2 Bd/2Ba	3DU	1057 SF	(Balcony 86 SF)
Plan 3B	3 Bd/2Ba	3DU	1304 SF	(Balcony 160 SF)

BUILDING 3 (10DU)

Plan 1D-B	1 Bd+Den/1Ba	4DU	916 SF	(Balcony 81 SF)
Plan 2A	2 Bd/2Ba	4DU	1040 SF	(Balcony 86 SF)
Plan 2A-Alt	2 Bd/2Ba	2DU	1057 SF	(Balcony 86 SF)



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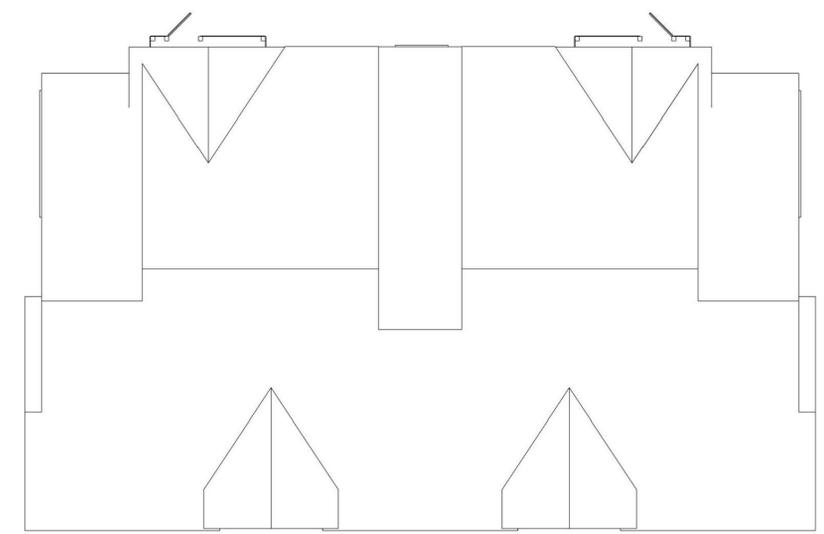
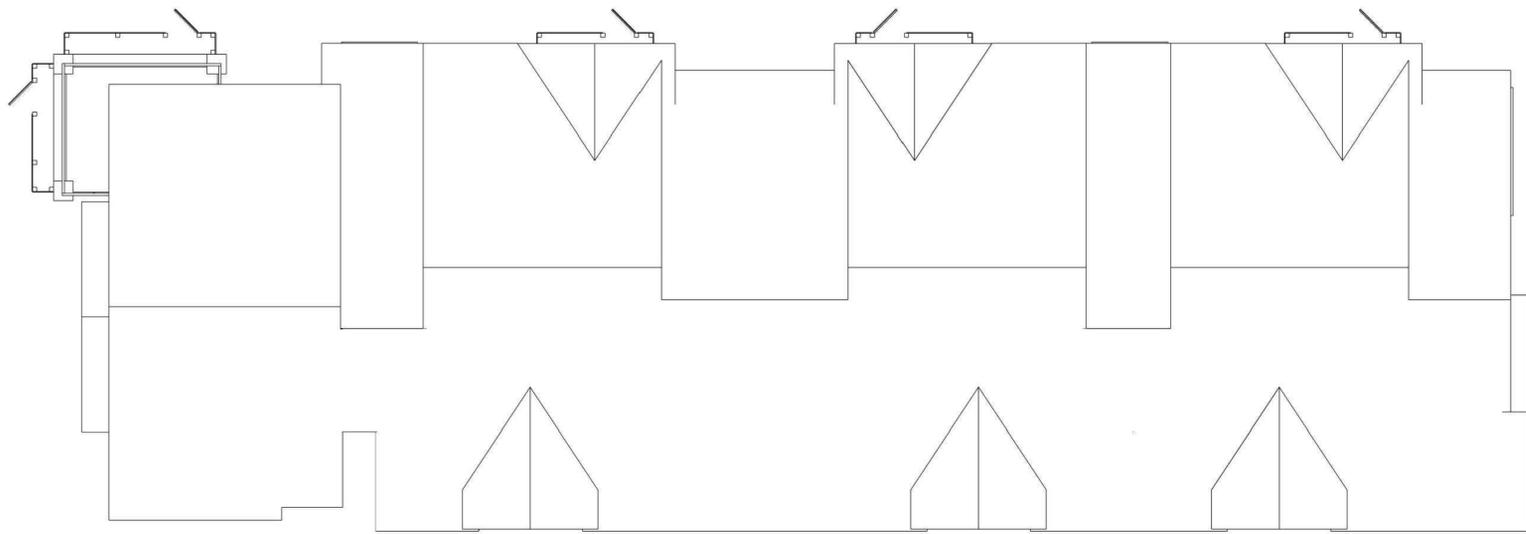
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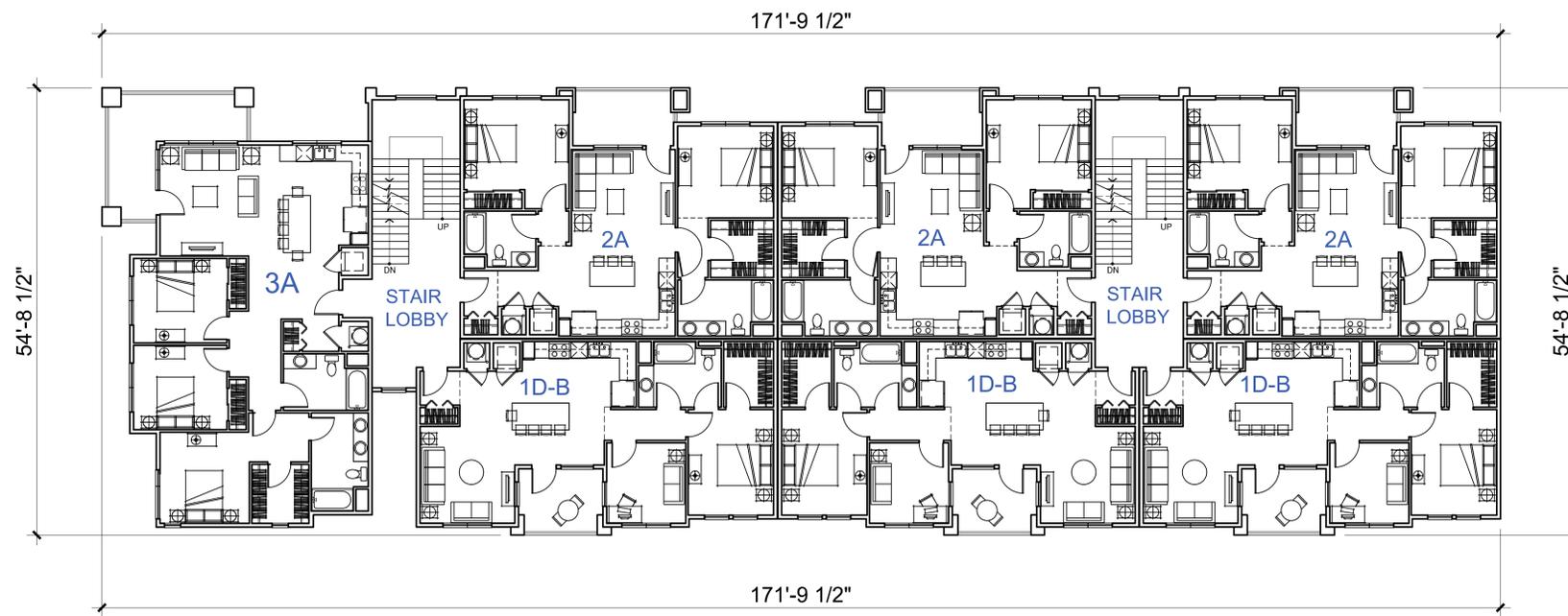


BUILDING 2 | 4 PLANS

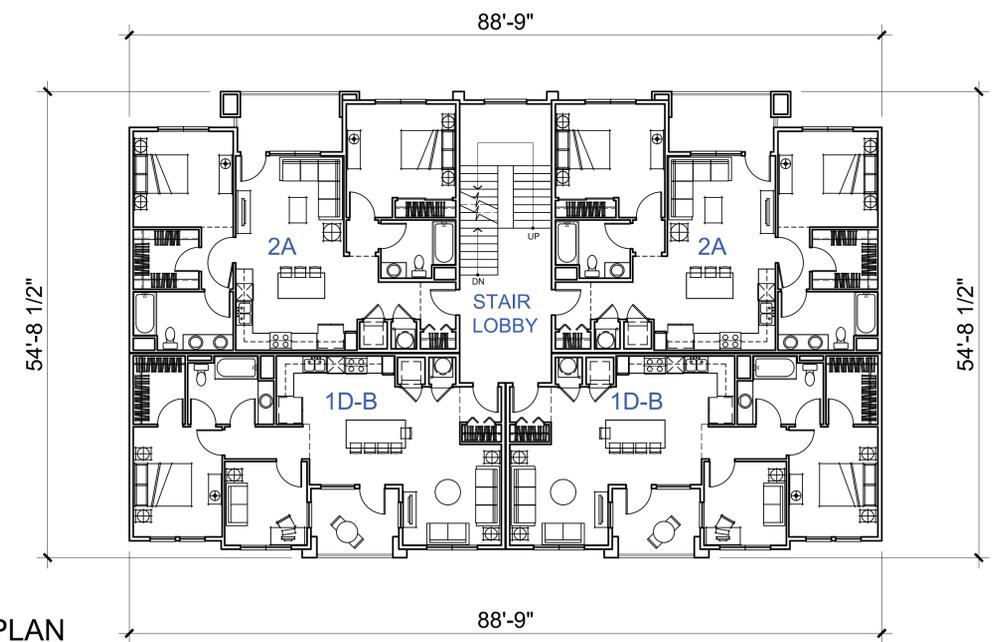
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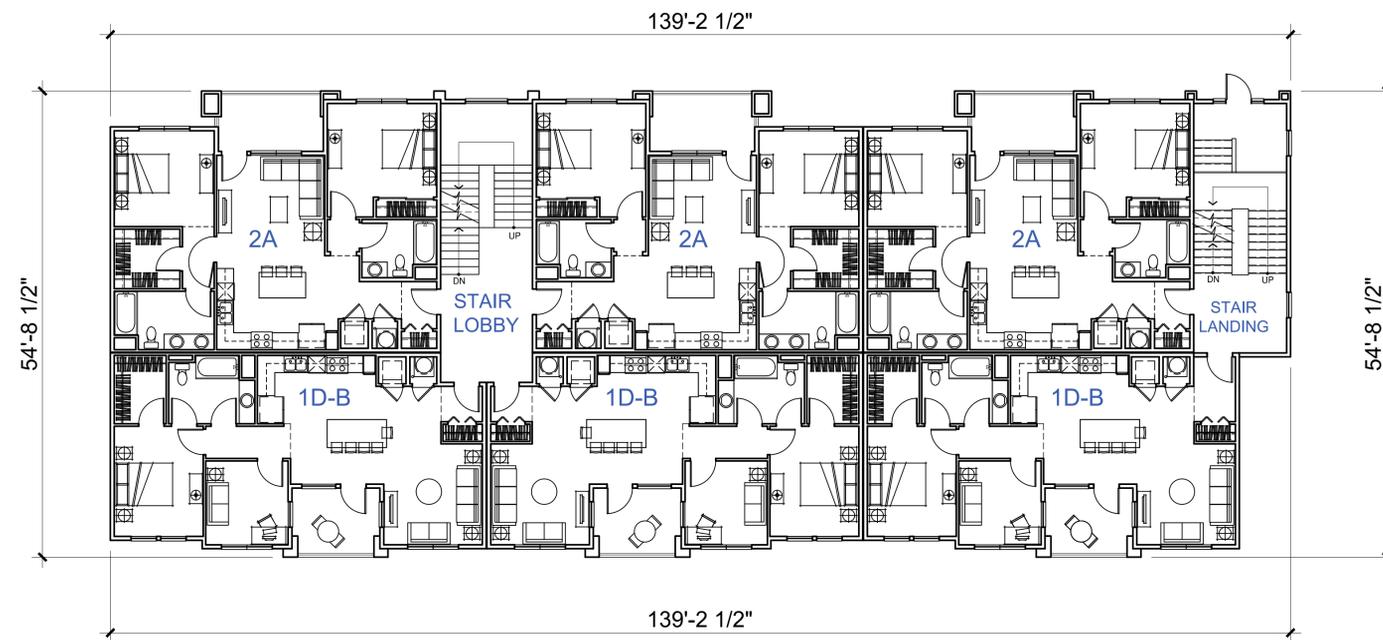
ROOF PLAN



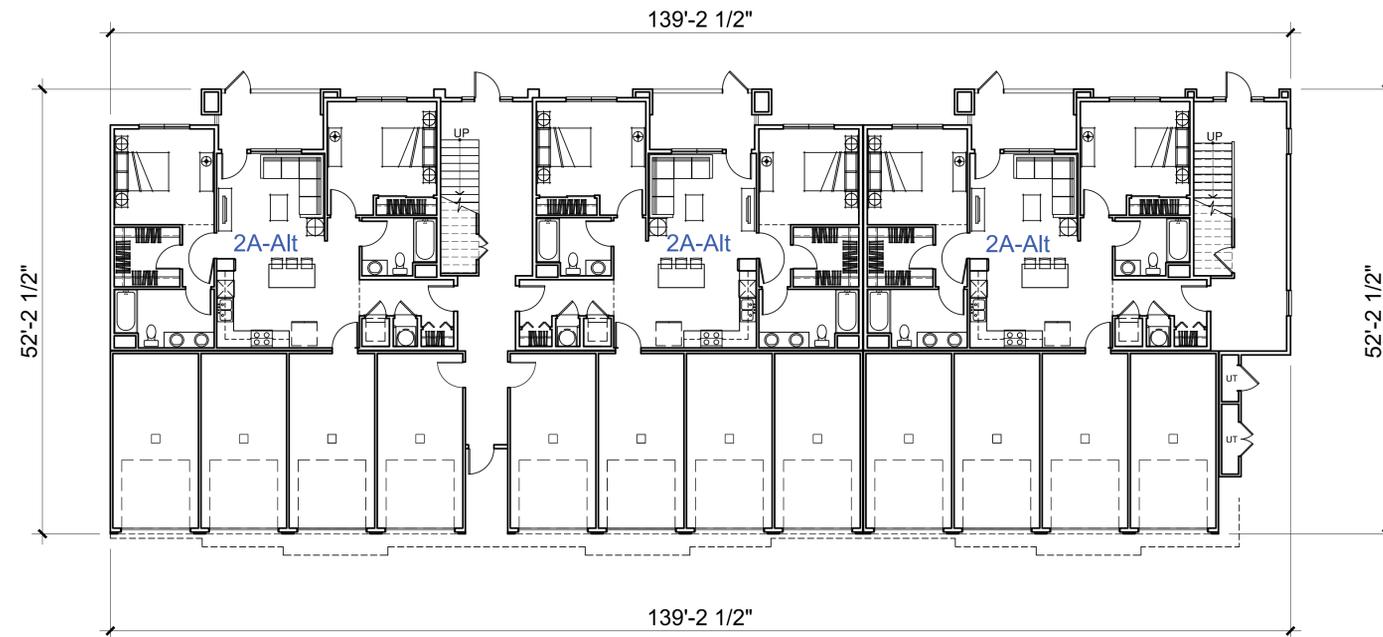
BUILDING 2 | 4 (18DU)



BUILDING 3 (10DU)



2ND FLOOR PLAN



GROUND FLOOR PLAN

BUILDING 5 (12DU)

Plan 1D-B	1 Bd+Den/1Ba	6DU	916 SF	(Balcony 81 SF)
Plan 2A	2 Bd/2Ba	3DU	1040 SF	(Balcony 86 SF)
Plan 2A-Alt	2 Bd/2Ba	3DU	1057 SF	(Balcony 86 SF)



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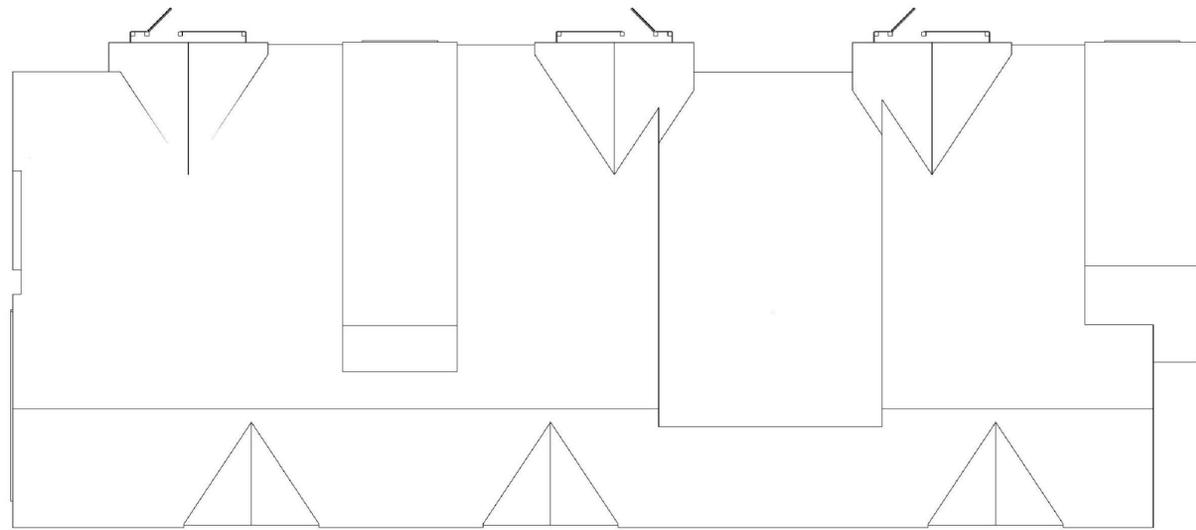
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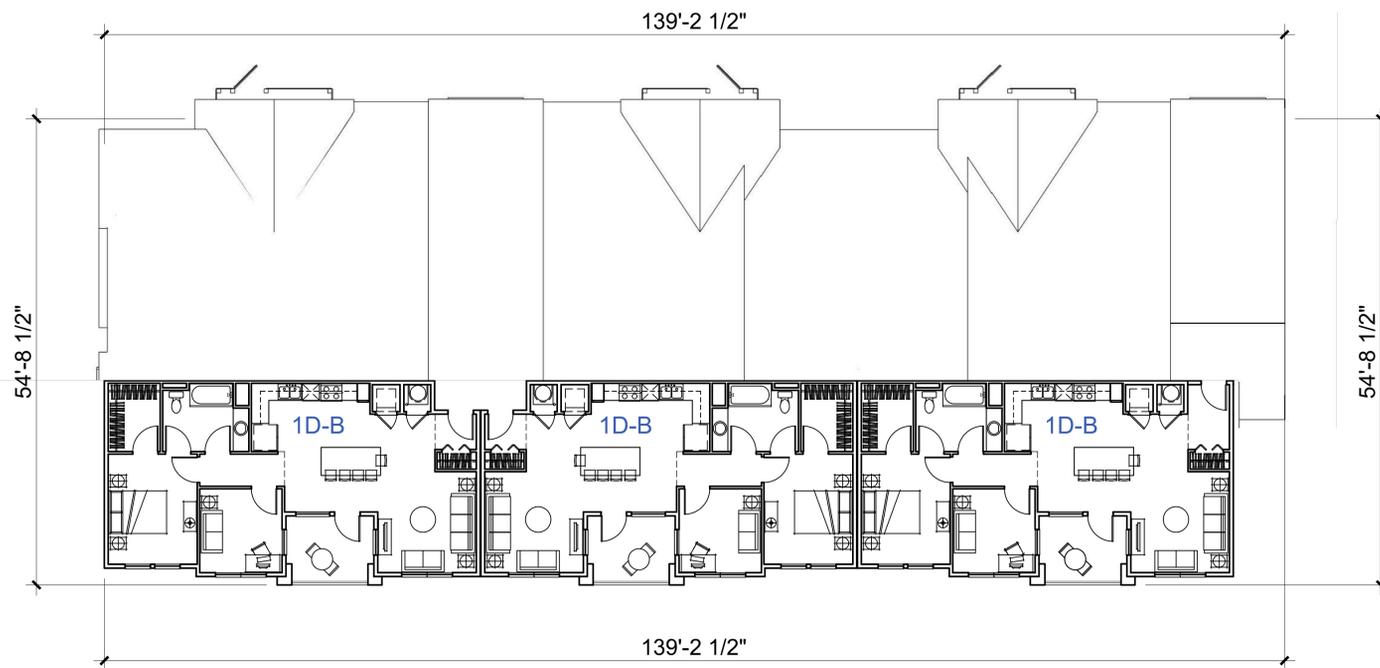


BUILDING 5 PLANS

A2.4

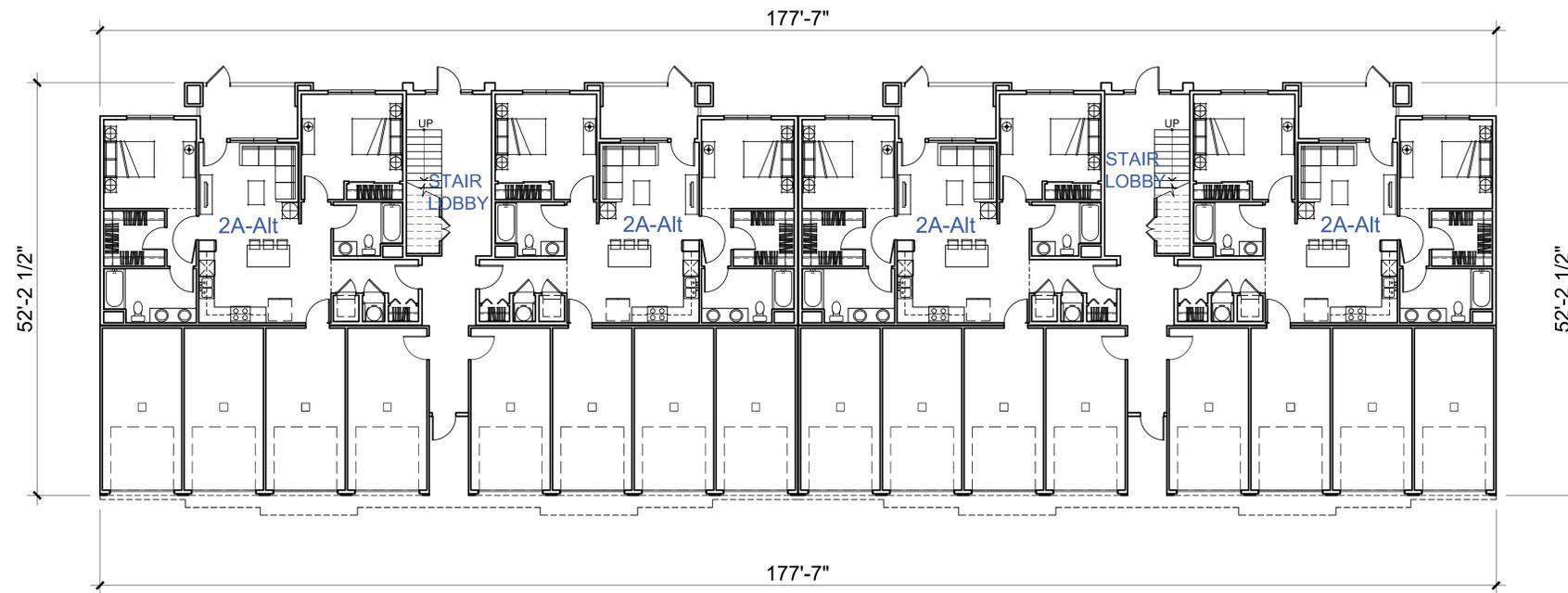
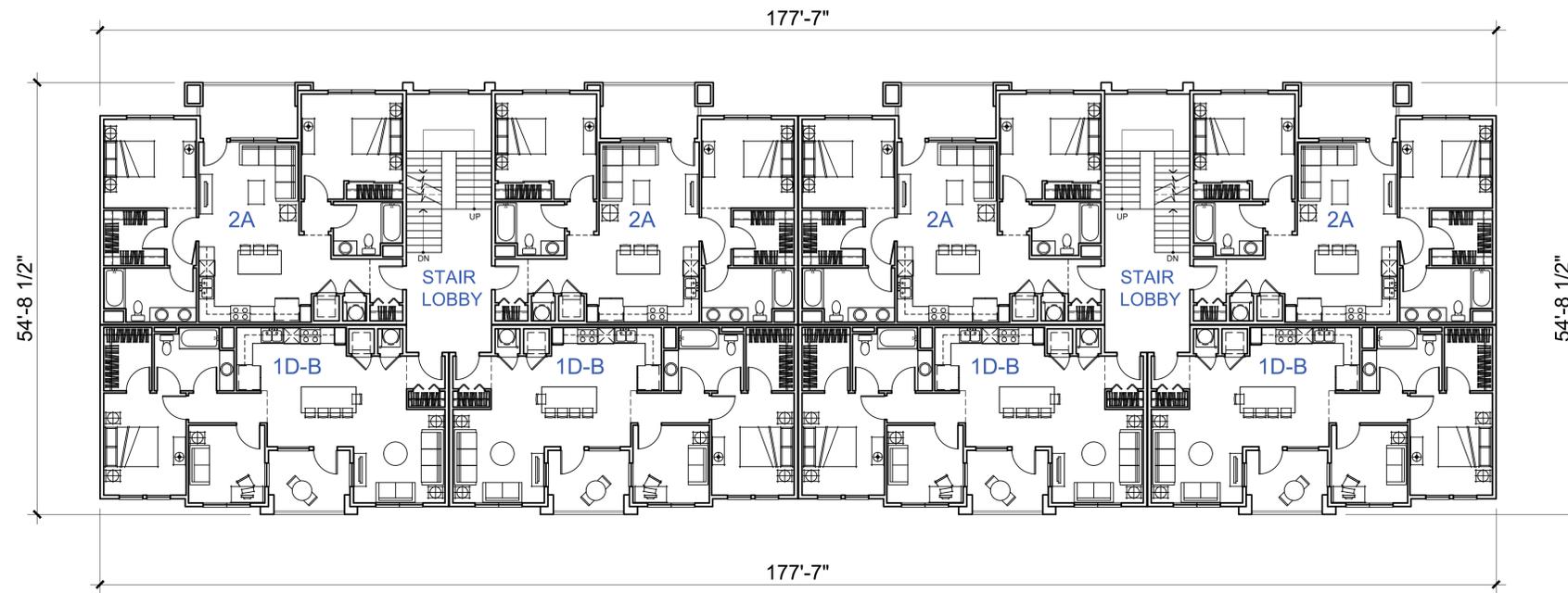


ROOF PLAN



3RD FLOOR PLAN

BUILDING 5 (12DU)



BUILDING 6 (16 DU)

Plan 1D-B	1 Bd+Den/1Ba	8DU	916 SF	(Balcony 81 SF)
Plan 2A	2 Bd/2Ba	4DU	1040 SF	(Balcony 86 SF)
Plan 2A-Alt	2 Bd/2Ba	4DU	1057 SF	(Balcony 86 SF)



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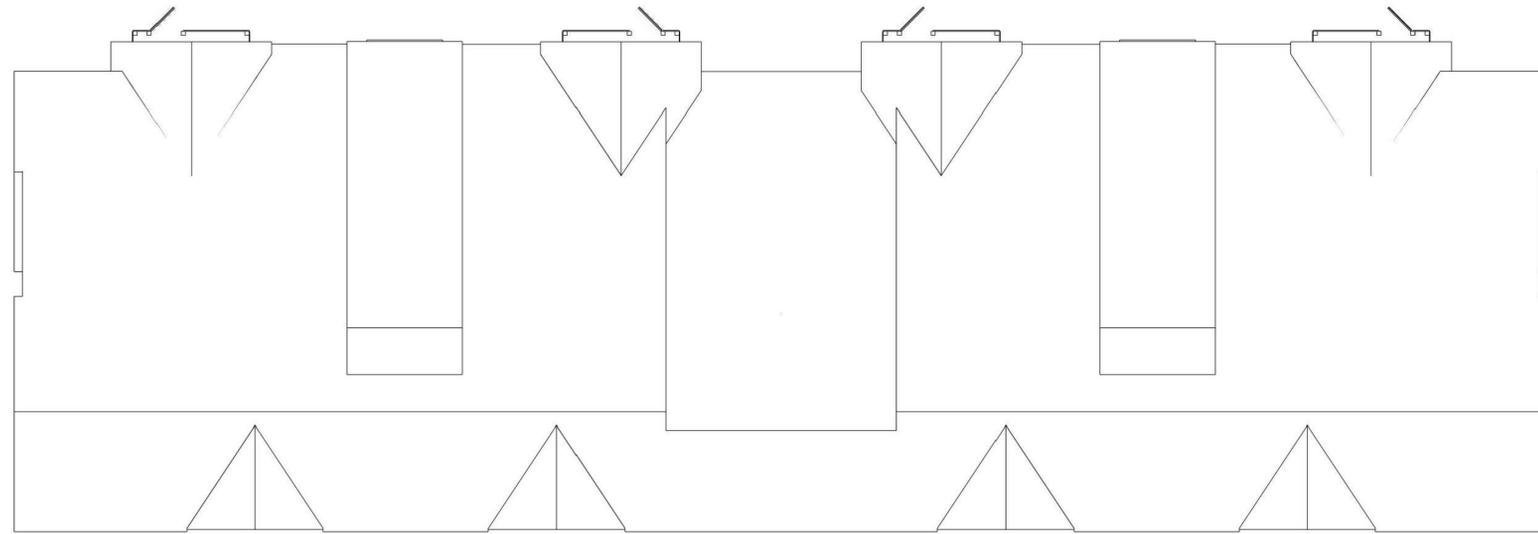
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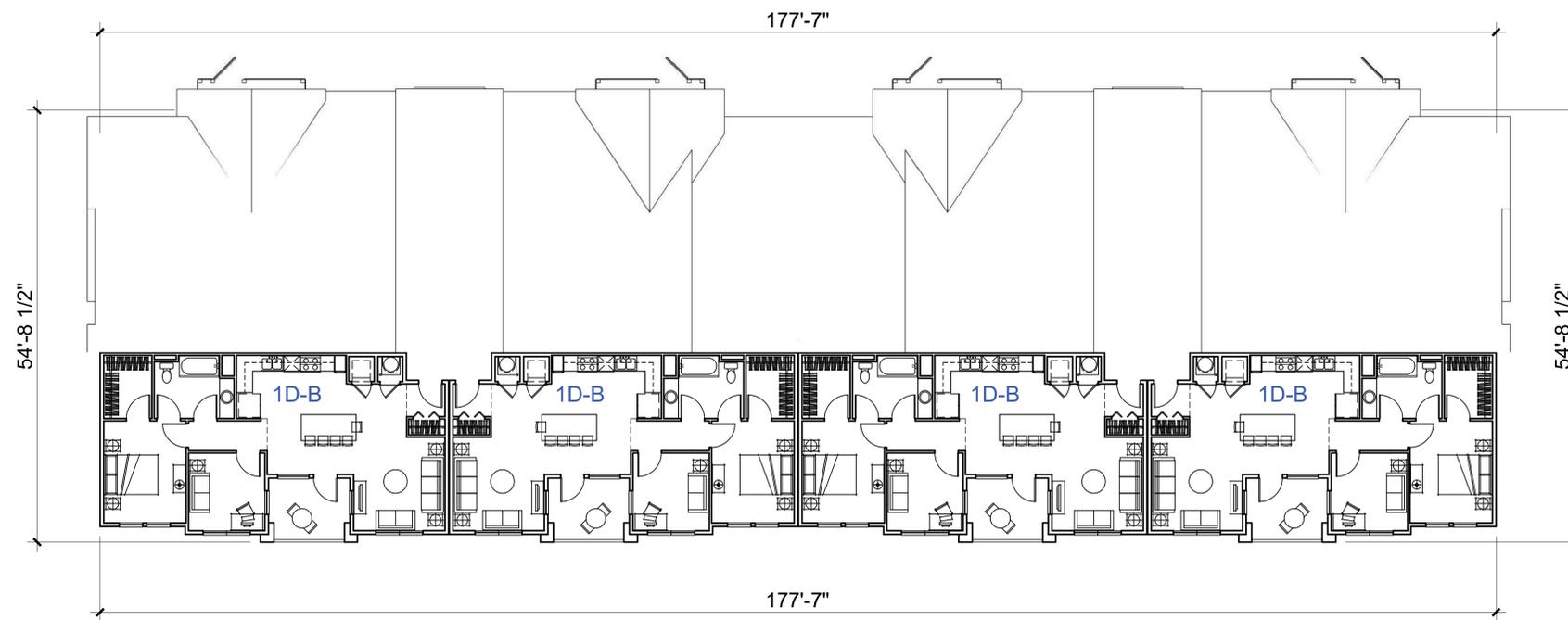


BUILDING 6 PLANS

A2.6



ROOF PLAN



3RD FLOOR PLAN

BUILDING 6 (16 DU)



1. FRONT ELEVATION

MATERIAL LEGEND

1. Fiber Cement Panel "Smooth Panel"
2. Fiber Cement Siding "Board & Batten"
3. Fiber Cement Siding "Lap-Siding"
4. Vinyl Window
5. Metal Railing
6. Asphalt Shingles
7. Gate - Composite Slats
8. Louver Grille Vent
9. Metal Awning
10. Fiber Cement Facia Board



2. REAR ELEVATION



3. RIGHT ELEVATION

MATERIAL LEGEND

1. Fiber Cement Panel "Smooth Panel"
2. Fiber Cement Siding "Board & Batten"
3. Fiber Cement Siding "Lap-Siding"
4. Vinyl Window
5. Metal Railing
6. Asphalt Shingles
7. Gate - Composite Slats
8. Louver Grille Vent
9. Metal Awning
10. Fiber Cement Facia Board



4. LEFT ELEVATION



1. FRONT ELEVATION

MATERIAL LEGEND

- 1. Fiber Cement Panel "Smooth Panel"
- 2. Fiber Cement Siding "Board & Batten"
- 3. Fiber Cement Siding "Lap-Siding"
- 4. Vinyl Window
- 5. Metal Railing
- 6. Asphalt Shingles
- 7. Gate - Composite Slats
- 8. Louver Grille Vent
- 9. Metal Awning
- 10. Fiber Cement Facia Board



2. REAR ELEVATION



3. RIGHT ELEVATION

MATERIAL LEGEND

1. Fiber Cement Panel "Smooth Panel"
2. Fiber Cement Siding "Board & Batten"
3. Fiber Cement Siding "Lap-Siding"
4. Vinyl Window
5. Metal Railing
6. Asphalt Shingles
7. Gate - Composite Slats
8. Louver Grille Vent
9. Metal Awning
10. Fiber Cement Facia Board



4. LEFT ELEVATION



3. RIGHT ELEVATION



1. FRONT ELEVATION

MATERIAL LEGEND

1. Fiber Cement Panel "Smooth Panel"
2. Fiber Cement Siding "Board & Batten"
3. Fiber Cement Siding "Lap-Siding"
4. Vinyl Window
5. Metal Railing
6. Asphalt Shingles
7. Gate - Composite Slats
8. Louver Grille Vent
9. Metal Awning
10. Fiber Cement Facia Board



4. LEFT ELEVATION



2. REAR ELEVATION



1. FRONT ELEVATION

MATERIAL LEGEND

1. Fiber Cement Panel "Smooth Panel"
2. Fiber Cement Siding "Board & Batten"
3. Fiber Cement Siding "Lap-Siding"
4. Vinyl Window
5. Metal Railing
6. Asphalt Shingles
7. Gate - Composite Slats
8. Louver Grille Vent
9. Metal Awning
10. Fiber Cement Facia Board



2. REAR ELEVATION



3. RIGHT ELEVATION

MATERIAL LEGEND

1. Fiber Cement Panel "Smooth Panel"
2. Fiber Cement Siding "Board & Batten"
3. Fiber Cement Siding "Lap-Siding"
4. Vinyl Window
5. Metal Railing
6. Asphalt Shingles
7. Gate - Composite Slats
8. Louver Grille Vent
9. Metal Awning
10. Fiber Cement Facia Board



4. LEFT ELEVATION



1. FRONT ELEVATION

MATERIAL LEGEND

- 1. Fiber Cement Panel "Smooth Panel"
- 2. Fiber Cement Siding "Board & Batten"
- 3. Fiber Cement Siding "Lap-Siding"
- 4. Vinyl Window
- 5. Metal Railing
- 6. Asphalt Shingles
- 7. Gate - Composite Slats
- 8. Louver Grille Vent
- 9. Metal Awning
- 10. Fiber Cement Facia Board



2. REAR ELEVATION

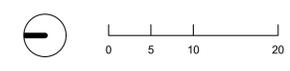


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BLDG 6 - ELEVATIONS

A3.7



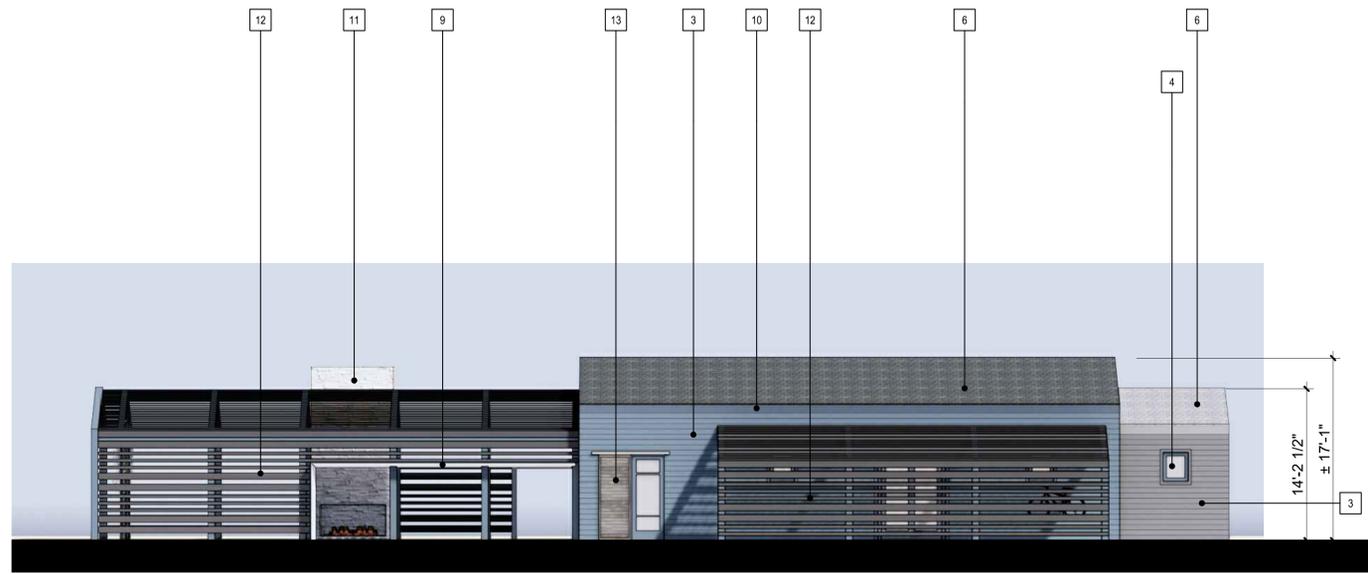
3. RIGHT ELEVATION

MATERIAL LEGEND

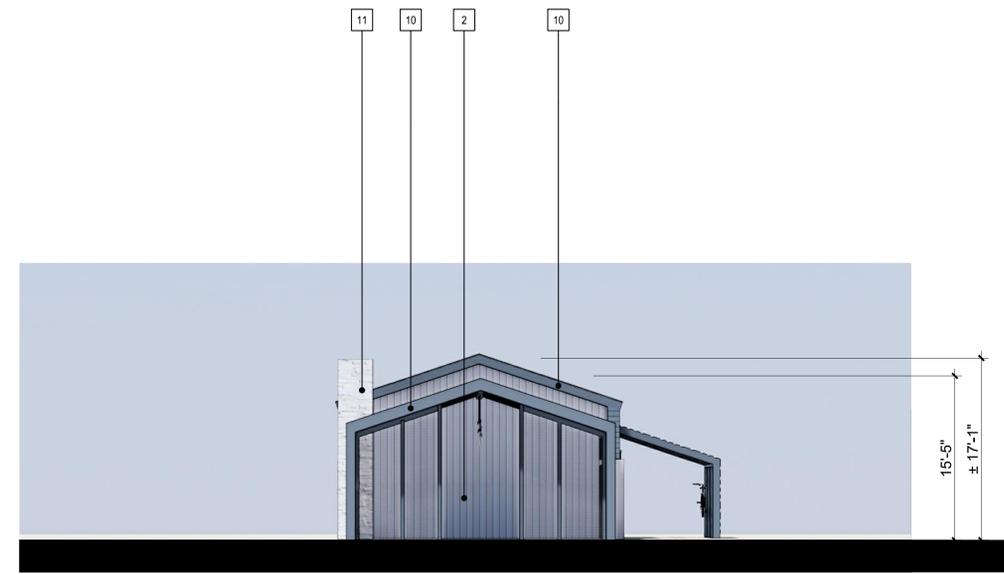
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2. Fiber Cement Siding "Board & Batten"
3. Fiber Cement Siding "Lap-Siding"
4. Vinyl Window
5. Metal Railing
6. Asphalt Shingles
7. Gate - Composite Slats
8. Louver Grille Vent
9. Metal Awning
10. Fiber Cement Facia Board



4. LEFT ELEVATION



1. RIGHT ELEVATION



1. FRONT ELEVATION

MATERIAL LEGEND

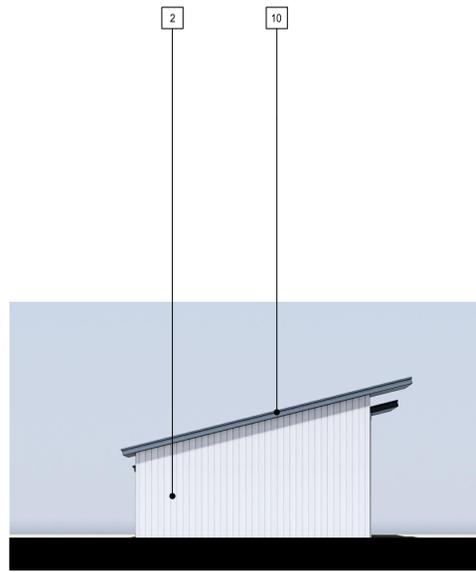
1. Fiber Cement Panel "Smooth Panel"
2. Fiber Cement Siding "Board & Batten"
3. Fiber Cement Siding "Lap-Siding"
4. Vinyl Window
5. Metal Railing
6. Asphalt Shingles
7. Gate - Composite Slats
8. Louver Grille Vent
9. Metal Awning
10. Fiber Cement Facia Board
11. Stone Veneer Cladding
12. Painted Composite Slats
13. Wood "Barn Style" Door



2. LEFT ELEVATION



2. REAR ELEVATION



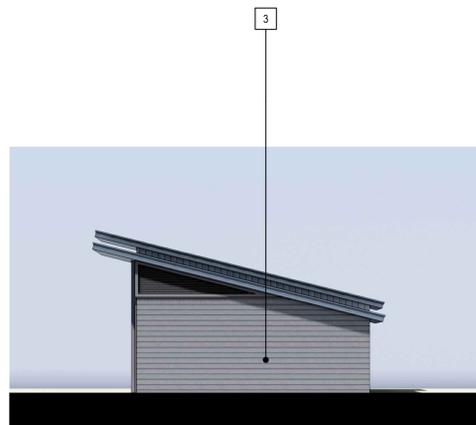
3. LEFT ELEVATION



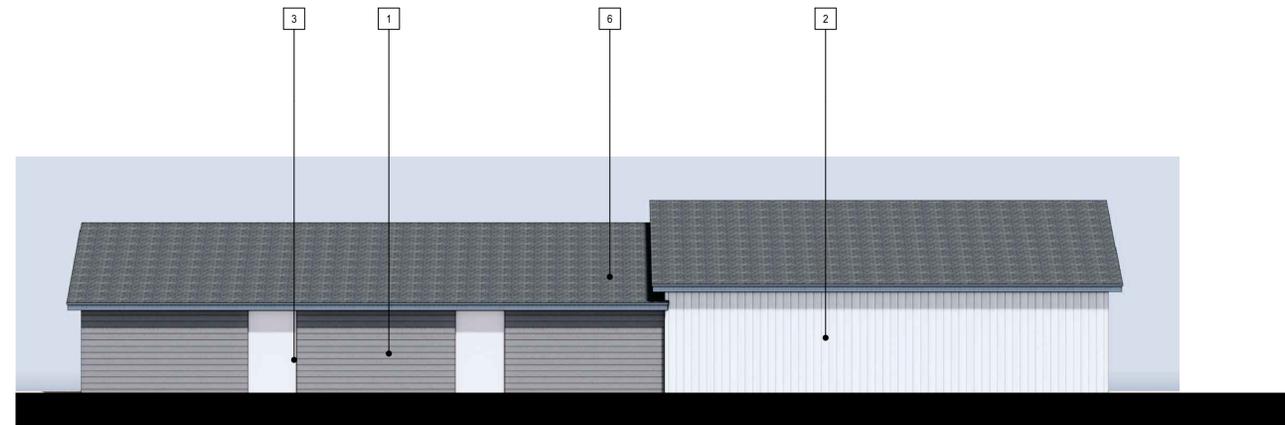
1. FRONT ELEVATION

MATERIAL LEGEND

1. Fiber Cement Panel "Smooth Panel"
2. Fiber Cement Siding "Board & Batten"
3. Fiber Cement Siding "Lap-Siding"
4. Vinyl Window
5. Metal Railing
6. Asphalt Shingles
7. Gate - Composite Slats
8. Louver Grille Vent
9. Metal Awning
10. Fiber Cement Facia Board



4. RIGHT ELEVATION



2. REAR ELEVATION



BUILDING 1



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PERSPECTIVE

A4.0



BUILDING 2

BUILDING 1



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PERSPECTIVE

A4.1



BUILDING 3

BUILDING 2



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PERSPECTIVE

A4.2



BUILDING 5

BUILDING 4



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0 5 10 20

PERSPECTIVE

A4.3



BUILDING 5



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0 5 10 20

PERSPECTIVE

A4.4



BUILDING 6



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PERSPECTIVE

A4.5



COMMUNITY BUILDING

BUILDING 6



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PERSPECTIVE

A4.6

BUILDING 6



COMMUNITY BUILDING



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PERSPECTIVE

A4.7



BUILDING 3

BUILDING 6

COMMUNITY BUILDING



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PERSPECTIVE

A4.8



COMMUNITY BUILDING



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PERSPECTIVE

A4.9



COMMUNITY BUILDING



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PERSPECTIVE

A4.10

COMMUNITY CENTER

BUILDING 8

BUILDING 8



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PERSPECTIVE

A4.11



BUILDING 8

BUILDING 6

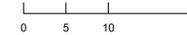


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PERSPECTIVE

A4.12



BUILDING 8

BUILDING 8



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151 S. El Camino Dr.
Beverly Hills, CA 90212

River Pointe Phase 2
Garden City, Idaho # 2019-0040

CONCEPTUAL DESIGN
AUGUST 13TH, 2019



PERSPECTIVE

A4.13

ALTA/NSPS Land Title Survey

for

KW Multifamily Management Group, LLC

Being a Portion of Lot 21 of Strawberry Glenn Subdivision
 Situate in the Government Lot 4 of the Northwest 1/4 of Section 25
 Township 4 North, Range 1 East, Boise Meridian
 Garden City, Ada County, Idaho
 2018

Vicinity Map



Referenced Survey Table:

- R1. R E SUBDIVISION No. 4, RECORDED IN BOOK 59 OF PLATS AT PAGE 5709, ADA COUNTY RECORDS.
- R2. SWALLOW TAIL SUBDIVISION, RECORDED IN BOOK 66 OF PLATS AT PAGE 6768, ADA COUNTY RECORDS.
- R3. BROOKHAVEN SUBDIVISION, RECORDED IN BOOK 54 OF PLATS AT PAGE 4913, ADA COUNTY RECORDS.
- R4. WATERSIDE VILLA SUBDIVISION, RECORDED IN BOOK 59 OF PLATS AT PAGE 5521, ADA COUNTY RECORDS.
- R5. STRAWBERRY GLENN SUBDIVISION, RECORDED IN BOOK 6 OF PLATS AT PAGE 255, ADA COUNTY RECORDS.
- R6. RECORD OF SURVEY No. 1866, RECORDS OF ADA COUNTY.
- R7. RECORD OF SURVEY No. 2730, RECORDS OF ADA COUNTY.
- R8. RECORD OF SURVEY No. 4044, RECORDS OF ADA COUNTY.
- R9. RECORD OF SURVEY No. 4844, RECORDS OF ADA COUNTY.
- R10. DEED 2018-038504 (6200 N. RIVER POINTE DR., GARDEN CITY, IDAHO)

Sheet Index:

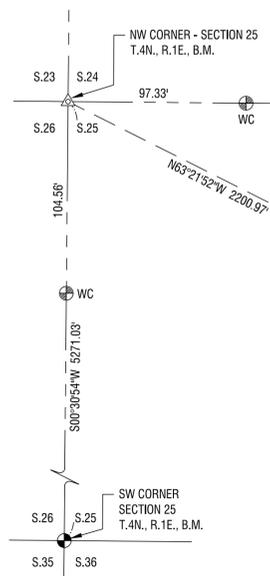
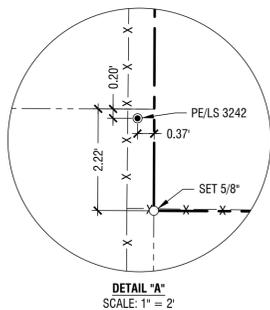
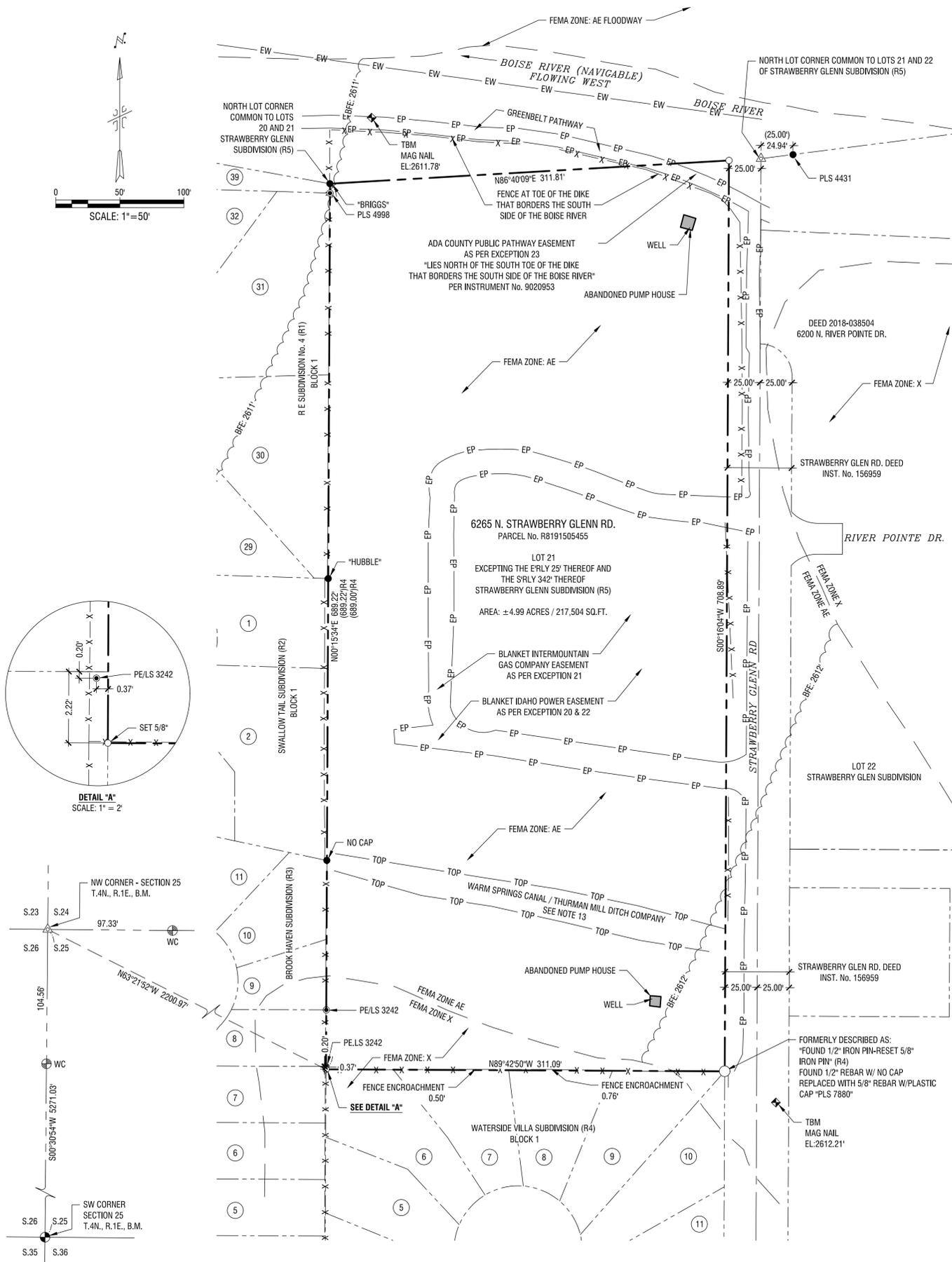
- SHEET 1 - BOUNDARY & EASEMENT MAP
- SHEET 2 - PLANIMETRIC MAP
- SHEET 3 - EXCEPTIONS, DESCRIPTION & CERTIFICATION

Notes:

1. AT THE TIME OF THIS SURVEY, THE CURRENT ZONING CLASSIFICATION IS R-3, MEDIUM DENSITY RESIDENTIAL. CURRENT ZONING CLASSIFICATION, BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS HAVE NOT BEEN PROVIDED TO THE SURVEYOR.
2. THE PROPERTY DELINEATED HEREON IS LOCATED IN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD AND ZONE AE, BASE FLOOD ELEVATION DETERMINED, AREA OF MINIMAL FLOOD HAZARD, AS SPECIFIED ON FEMA FLOOD INSURANCE RATE MAP 16001C0166 H WITH AN EFFECTIVE DATE OF SEPTEMBER 22, 1999, AND A REVISED MAP DATE OF FEBRUARY 19, 2003.
3. UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE LOCATIONS SHOWN HEREON ARE BASED UPON ABOVE GROUND EVIDENCE, DIGLINE MARKS AND UTILITY COMPANY FACILITY MAPS. THE SURVEYOR MAKES NO GUARANTEE OF THE ACCURACY OF LOCATION OF UNDERGROUND UTILITIES.
4. THE TOTAL LAND AREA OF THE SUBJECT PARCEL IS 4.99 ACRES ±.
5. THERE ARE 0 MARKED PARKING STALLS AND 0 HANDICAPPED PARKING STALLS ON THE SUBJECT PROPERTY.
6. THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
7. THERE IS NO OBSERVABLE EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
8. THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
9. THERE WERE NO WETLAND AREAS DELINEATED BY APPROPRIATE AUTHORITIES OR PROVIDED TO THE SURVEYOR.
10. HORIZONTAL DATUM: NAD 83 STATE PLANE COORDINATES IDAHO WEST ZONE 1103
11. VERTICAL DATUM: NAVD 1988
12. THIS PROPERTY WAS PREVIOUSLY USED AS A MOBILE HOME PARK. THERE ARE UNDERGROUND UTILITY LINES THAT ARE STILL ACTIVE AND THERE ARE POSSIBLY UNKNOWN UNDERGROUND FACILITIES THAT EXIST.
13. WARM SPRINGS CANAL FALLS UNDER THE JURISDICTION OF THURMAN MILL DITCH COMPANY. RIGHTS TO ACCESS/RIGHT-OF-WAY HAS NOT BEEN SPECIFIED OR CLARIFIED BY THURMAN MILL DITCH COMPANY. THE SURVEYOR HAS ATTEMPTED TO CONTACT THURMAN MILL DITCH COMPANY TO GATHER SUCH INFORMATION WITH NO RESPONSE OR CLARIFICATION.

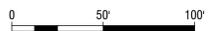
Legend

	FOUND BRASS CAP MONUMENT
	FOUND ALUMINUM CAP MONUMENT
	FOUND 5/8" MONUMENT
	FOUND 1/2" MONUMENT
	SET 5/8"x24" REBAR WITH PLASTIC CAP, "PLS 7880"
	TEMPORARY BENCHMARK
	CALCULATED POINT
	PARCEL BOUNDARY LINE
	SECTION LINE
	ADJACENT PROPERTY LINE
	CENTERLINE OF ROAD
	TIE LINE
	FEMA FLOOD BOUNDARY LINE
	ESTABLISHED FEMA BASE FLOOD ELEVATION LINE
	FENCE LINE
	APPROXIMATE EDGE OF WATER LINE AS OF 06/20/2018
	EDGE OF PAVEMENT LINE
	TOP OF BANK LINK
	EXISTING BUILDING
	WITNESS CORNER / CP&F REFERENCE POINT
	FEMA: BASE FLOOD ELEVATION
	LOT NUMBER



Boundary & Easement Map

HORIZONTAL SCALE: 1" = 50'



Project Name:
 ALTA/NSPS Land Title Survey
 KW Multifamily Management Group, LLC
 6265 N. Strawberry Glen Rd
 Garden City
 Idaho

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 ALTA/NSPS Land Title Survey
 KW Multifamily Management Group, LLC
 6265 N. Strawberry Glen Rd
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Sheet Title:
 Boundary & Easement Map

THE LAND GROUP
 INCORPORATED
 462 East Shore Drive, Suite 100
 Boise, Idaho 83716
 Ph. 208.939.4041 Fax. 208.939.4445
 www.thelandgroupinc.com

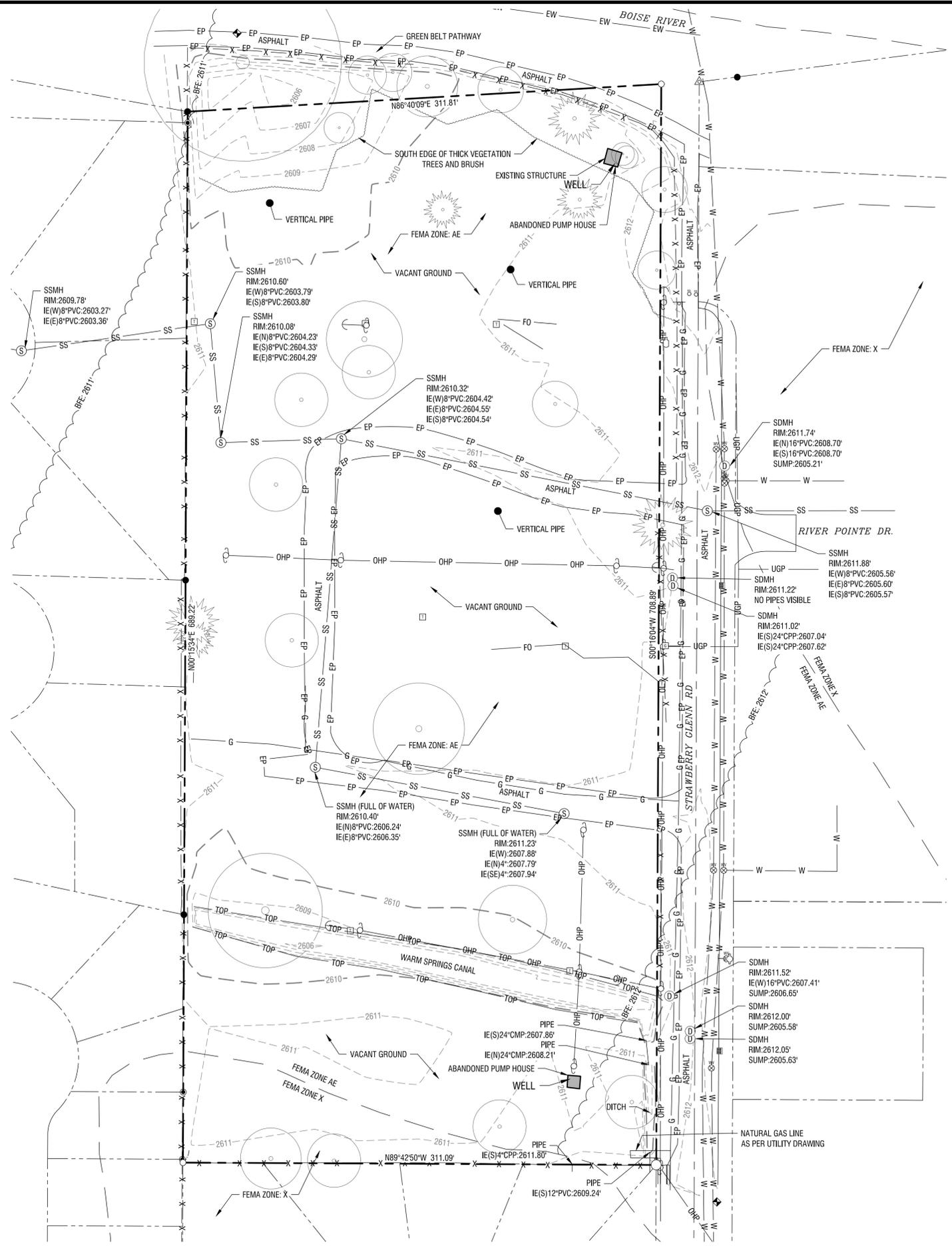
PROFESSIONAL LAND SURVEYOR
 7880
 06/28/2018
 STATE OF IDAHO
 JAMES R. WASHINGTON

Project No.: 118079
 Date of Issuance: 06/28/2018
 Designed by: DOI
 Checked by: JRW
 Sheet No.:

1 of 3

ALTA/NSPS Land Title Survey

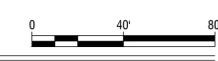
for
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 Being a Portion of Lot 21 of Strawberry Glenn Subdivision
 Situate in the Government Lot 4 of the Northwest 1/4 of Section 25
 Township 4 North, Range 1 East, Boise Meridian
 Garden City, Ada County, Idaho
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Legend

	FOUND BRASS CAP MONUMENT
	FOUND ALUMINUM CAP MONUMENT
	FOUND 5/8" MONUMENT
	FOUND 1/2" MONUMENT
	TEMPORARY BENCHMARK
	CALCULATED POINT
	WATER VALVE
	FIRE HYDRANT
	FROST FREE HYDRANT
	STORM DRAIN MANHOLE
	RECTANGULAR INLET
	SANITARY SEWER MANHOLE
	GAS RISER
	POWER POLE
	GUY WIRE
	TELEPHONE RISER
	BOLLARD
	SIGN
	DECIDUOUS TREE
	CONIFEROUS TREE
	PARCEL BOUNDARY LINE
	ADJACENT PROPERTY LINE
	FEMA FLOOD BOUNDARY LINE
	ESTABLISHED FEMA BASE FLOOD ELEVATION LINE
	EDGE OF VEGETATION LINE
	FENCE LINE
	EDGE OF WATER LINE
	TOP OF BANK LINK
	EDGE OF PAVEMENT LINE
	GAS LINE
	OVERHEAD POWER LINE
	SANITARY SEWER LINE
	UNDERGROUND POWER LINE
	WATER LINE
	FIBER OPTICS LINE
	EXISTING GROUND CONTOUR

- ### Keynotes:
- UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE LOCATIONS SHOWN HEREON ARE BASED UPON ABOVE GROUND EVIDENCE AND UTILITY COMPANY FACILITY MAPS. THE SURVEYOR MAKES NO GUARANTEE OF THE ACCURACY OF LOCATION OF UNDERGROUND UTILITIES.
 - BOUNDARY INFORMATION SHOWN HEREON IS BASED ON RECORDS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY AND FOUND MONUMENTS ON THE GROUND. EASEMENTS, ENCROACHMENTS AND OTHER ENCUMBRANCES WHICH MAY BE APPARENT BY CONDUCTING A FULL TITLE SEARCH, ARE NOT NECESSARILY DEPICTED ON THIS SURVEY.
 - THE BASIS OF BEARING OF THIS MAP IS GRID NORTH ON THE IDAHO STATE PLANE COORDINATES SYSTEM (NAD 83), WEST ZONE, AS DETERMINED BY GLOBAL POSITIONING SYSTEMS METHODS. ANY DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.
 - THIS PROPERTY WAS PREVIOUSLY USED AS A MOBILE HOME PARK. THERE ARE UNDERGROUND UTILITY LINES THAT ARE STILL ACTIVE AND THERE ARE POSSIBLY UNKNOWN UNDERGROUND FACILITIES THAT EXIST.



REVISIONS

Project Name:
ALTA/NSPS Land Title Survey
KW Multifamily Management Group, LLC
6265 N. Strawberry Glen Rd
 Garden City Idaho

Sheet Title:
Planimetric Map

THE LAND GROUP
 INCORPORATED
 462 East Shore Drive, Suite 100
 Boise, Idaho 83716
 Ph. 208.939.4041 Fax. 208.939.4445
 www.thelandgroupinc.com

PROFESSIONAL LAND SURVEYOR
 7880
 06/28/2018
 JAMES R. WASHINGTON

Project No.:	118079
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Checked by:	JRW
Sheet No.:	2 of 3

ALTA/NSPS Land Title Survey

for

KW Multifamily Management Group, LLC

Being a Portion of Lot 21 of Strawberry Glenn Subdivision
 Situate in the Government Lot 4 of the Northwest 1/4 of Section 25
 Township 4 North, Range 1 East, Boise Meridian
 Garden City, Ada County, Idaho
 2018

Title Commitment Order No.: 393949

THE FOLLOWING EXCEPTIONS ARE AS REPORTED AND ARE IN ACCORDANCE WITH THE TITLE INSURANCE COMMITMENT FOR TITLE INSURANCE BY ALLIANCE TITLE & ESCROW CORP., COMMITMENT NUMBER 393949, DATED JUNE 8, 2018. EXCEPTIONS ARE NUMBERED AND THESE NUMBERS CORRESPOND WITH THE ABOVE-REFERENCED TITLE COMMITMENT, SCHEDULE B - PART II, EXCEPTIONS, NUMBERS 1-23. EXCEPTIONS ARE NOTED AS: "AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON" OR "AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED HEREON".

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I—REQUIREMENTS ARE MET.
AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED HEREON 2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED HEREON 3. ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED HEREON 4. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED HEREON 5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED HEREON 6. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS OR EASEMENTS APPURTENANT TO WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED HEREON 7. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS. PROCEEDINGS BY A PUBLIC AGENCY WHICH MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED HEREON 8. TAXES, INCLUDING ANY ASSESSMENTS COLLECTED THEREWITH, FOR THE YEAR 2018 WHICH ARE A LIEN NOT YET DUE AND PAYABLE.
AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED HEREON 9. GENERAL TAXES FOR THE YEAR 2017, A LIEN, THE FIRST HALF IS DELINQUENT AND THE SECOND HALF IS NOW DUE AND PAYABLE.
PARCEL NO.: R8191505455.
IN THE ORIGINAL AMOUNT OF: \$9,789.06.
NOTE: IT APPEARS THAT MOST OF THE 1ST HALF TAXES HAVE BEEN PAID, WITH A SMALL PORTION DELINQUENT.
AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED HEREON 10. SPECIAL ASSESSMENTS, IF ANY, FOR THE CITY OF GARDEN CITY.
AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED HEREON 11. LEVIES AND ASSESSMENTS OF THE THURMAN MILL DITCH COMPANY, LTD., AND THE RIGHTS, POWERS AND EASEMENTS OF SAID DISTRICT AS BY LAW PROVIDED.
AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED HEREON 12. EASEMENTS, RESERVATIONS, NOTES AND/OR DEDICATIONS AS SHOWN ON THE OFFICIAL PLAT OF STRAWBERRY GLENN SUBDIVISION.
AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED HEREON 13. DITCH, ROAD AND PUBLIC UTILITY EASEMENTS AS THE SAME MAY EXIST OVER SAID PREMISES.
AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED HEREON 14. RIGHT-OF-WAY FOR SLOUGH AND THE RIGHTS OF ACCESS THERETO FOR MAINTENANCE OF SAID SLOUGH.
AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED HEREON 15. RIGHTS OF THE STATE OF IDAHO IN AND TO THAT PORTION OF SAID PREMISES, IF ANY, LYING IN THE BED OR FORMER BED OF THE BOISE RIVER, IF IT IS NAVIGABLE.
AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED HEREON 16. ANY QUESTION OF LOCATION, BOUNDARY OR AREA RELATED TO THE BOISE RIVER, INCLUDING, BUT NOT LIMITED TO, ANY PAST OR FUTURE CHANGES IN IT.
AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED HEREON 17. ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY, OR IMPROVEMENTS OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC, APPROPRIATORS, OR RIPARIAN OWNERS TO USE ANY WATERS, WHICH MAY NOW COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.
AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED HEREON | <ol style="list-style-type: none"> 18. THE RIGHT OF USE, CONTROL, OR REGULATION BY THE UNITED STATES OF AMERICA IN EXERCISE OF POWER OVER NAVIGATION.
AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED HEREON 19. ANY DIFFERENCE IN THE MEAN HIGH WATER LINE OF THE BOISE RIVER AND THE MEANDER LINE AS SHOWN BY GOVERNMENT SURVEY.
AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED HEREON 20. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN DOCUMENT:
GRANTED TO: IDAHO POWER COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDED: FEBRUARY 5, 1960
INSTRUMENT NO.: 473017
AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON 21. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
GRANTED TO: INTERMOUNTAIN GAS COMPANY
PURPOSE: NATURAL GAS DISTRIBUTION OR SERVICE PIPELINES
RECORDED: JUNE 16, 1972
INSTRUMENT NO.: 810004
AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON 22. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN DOCUMENT:
GRANTED TO: IDAHO POWER COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDED: MARCH 11, 1977
INSTRUMENT NO.: 7710465
AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON 23. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
GRANTED TO: ADA COUNTY, IDAHO
PURPOSE: FOR USE BY THE PUBLIC FOR PATHWAY
RECORDED: APRIL 23, 1990
INSTRUMENT NO.: 9020953
AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON |
|---|--|

Property Description Order No.: 393949

LOT 21 OF STRAWBERRY GLENN SUBDIVISION, ACCORDING TO THE PLAT THEREOF FILED IN BOOK 6 OF PLATS AT PAGE 255, RECORDS OF ADA COUNTY, IDAHO.

EXCEPT THE SOUTHERLY 342 FEET THEREOF

AND EXCEPT THE EAST 25 FEET CONVEYED TO ADA COUNTY BY DEED RECORDED UNDER INSTRUMENT NO. 156959 IN BOOK 206 OF DEED AT PAGE 126.

Surveyor's Certification

TO: KW MULTIFAMILY MANAGEMENT GROUP, LLC, AND ALLIANCE TITLE AND ESCROW CORP.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7(a), 8, 9, 11(b), 16, 18 and 20(a) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 19, 2018.


 James R. Washburn
 7880
 06/28/2018
 STATE OF IDAHO
 JAMES R. WASHBURN

REVISIONS	
-----------	--

Project Name: **ALTA/NSPS Land Title Survey**
KW Multifamily Management Group, LLC
6265 N. Strawberry Glen Rd
Garden City Idaho

Exceptions
Description and Certification


THE LAND GROUP
 INCORPORATED
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 www.thelandgroupinc.com

Project No.: 118079
 Date of Issuance: 06/28/2018
 Designed by: DOI
 Checked by: JRW

Sheet No.: **1 of 3**

August 13, 2019

Re: River Pointe, Phase 2 – 6103 Strawberry Glen Drive

Dear Neighbors:

We invite you to attend a meeting on Wednesday, August 21 from 6:30PM to 8:00PM in the clubhouse of the River Pointe Apartment Homes. We would appreciate the opportunity to discuss the revised plans for Phase 2 of River Pointe. Phase 2 is planned on the 5-acre vacant parcel of land north of West Marigold Street and west of Strawberry Glen Road, immediately adjacent to River Pointe Phase 1.

Many of you may be familiar with our initial plans for River Pointe Phase 2, reviewed by the City of Garden City earlier this year. Based on that review, which included neighbors' input, significant changes were made to the initial plans. The revised plans reflect fewer homes, reduced building heights, and an enhanced transition between existing homes in the area and River Pointe Phase 2.

Although not a City requirement, we wanted to host this meeting, as we want to share our revised plans with you early in the review process by the City. We have not filed formal applications with the City, as we wanted to gain your input prior to filing. We anticipate that plans will be filed with the City by the end of August.

We look forward to meeting you, sharing the revised plans, and answering questions that you may have about River Pointe Phase 2.

Directions to the clubhouse are shown on the map on the reverse side of this letter.

Cordially,



Dave Eadie
Kennedy Wilson

Neighborhood Meeting: August 21, 2019, 6:30 – 8:00 PM, River Pointe Clubhouse (6200 River Pointe Dr.)

Please enter from River Pointe Dr, Parking is available adjacent to the Clubhouse.

