

ATTN: City of Boise Planning & Development Services
FROM: Jeremy Telford | Arete Investments Group, LLC
DATE: May 31, 2016
REGARDING: Echelon Ridge Subdivision | 3.66 Acres in to 28 Townhome Lots

Arete Investments Group, LLC is submitting the following applications to subdivide 3.66 Acres into 28 Townhome Lots—to be built as Paired Townhome:

- PUD Application
- Subdivision Application
- Hillside & Foothills Development Application
- Variance Application

The property is located at the intersection of Federal Way and Amity Road in the Southeast area of Boise. Our intention is to build 28 Paired Townhomes (no middle units) that will have a strong architectural variety of mixed sizes and elevations. The design style will be similar to elevations found in Harris Ranch, Bown Crossing and Surprise Valley. Homes will range from 1900 to 2500 square feet with 2-3 stories of living space in each. Our anticipated selling price will be around \$300,000.

There is a mild slope to the property and excellent views for future residents. We plan to take advantage of these views by building three tiers of buildings, cascading in 20' +/- increments. This will allow for up to two outdoor patios in each residence—each with unobstructed views across the Treasure Valley.

This land was assembled through the purchase of five smaller parcels that, together, have solved a previously insurmountable ACHD access issue. The proposed access point has been aligned with an existing driveway (Maverik) across Amity Road, of which ACHD has been favorable. There is a 6" existing sewer connection at the base of the property that will be upsized to an 8" line and there is a 12" Suez Water main on site. There is no irrigation water available so all landscaping on the property will be designed with water conservation in mind.

Drainage facilities will be built on site to manage and contain all storm water and disseminate the runoff through a seepage bed at the base of the property. This will be designed as part of the Hillside Requirement and will retain all roof and landscape water. We will also work with Motive Power to ensure its continued access to the ground water (plume) monitoring wells that exist on site.

The roadway will be a shared private drive and will be wide enough to facilitate a ladder-enabled fire truck (26' per Boise Fire) that can access a building exceeding 30 feet in height. Fire hydrants and 150' 360 degree hose access have been accounted for as well as Idaho Power transformer stations and street light locations.

Thank you for your consideration. If you have any questions, please feel free to contact me.



Jeremy Telford, Manager
208.577.0225 | Jeremy@JeremyTelford.com