



Mayor Tammy de Weerd

City Council Members:

Keith Bird
Luke Cavener
Ty Palmer

Joe Borton
Genesis Milam
Anne Little Roberts

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

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

Attn: Jaycee Holman, City Clerk, by: _____ **March 10, 2016**
Transmittal Date: **February 23, 2016** File No.: **H-2016-0001**
Hearing Date: **March 17, 2016**
Request: **Public Hearing - Preliminary Plat approval consisting of 366
building lots, 20 common lots and 1 other lot on 136.63 acres of land in an
R-4 zoning district for Brundage Estates**
By: **L.C. Development, Inc.**
Location of Property or Project: **e/o S Linder Rd, between Victory & Amity Roads**

- ___ Ryan Fitzgerald (No FP)
- ___ Gregory Wilson (No FP)
- ___ Steven Yearsley (No FP)
- ___ Patrick Oliver (No FP)
- ___ Rhonda McCarvel (No FP)
- ___ Tammy de Weerd, Mayor
- ___ City Council
- ___ Sanitary Services
- ___ Building Department
- ___ Fire Department
- ___ Police Department
- ___ City Attorney
- ___ City Public Works
- ___ City Planner
- ___ Parks Department
- ___ Economic Dev.

- ___ Meridian School District
- ___ Meridian Post Office
- ___ Ada County Highway District
- ___ Ada County Development Services
- ___ Central District Health
- ___ COMPASS
- ___ Nampa Meridian Irrig. District
- ___ Settlers Irrig. District
- ___ Idaho Power Company
- ___ Qwest
- ___ Intermountain Gas Co.
- ___ Idaho Transportation Dept.
- ___ Ada County Ass. Land Records
- ___ Downtown Projects:
 - ___ Meridian Development Corp.
 - ___ Historical Preservation Comm.
- ___ South of RR / SW Meridian:
 - ___ NW Pipeline
 - ___ New York Irrigation District
 - ___ Boise-Kuna Irrigation District
 - ___ Boise Project Board of Control/Tim Page

Hearing Date: March 17, 2016

File No.: H-2016-0001

Project Name: Brundage Estates - PP

Request: Request for a preliminary plat consisting of 366 building lots, 20 common lots and 1 other lot on 136.63 acres of land in an R-4 zoning district, by L. C. Development, Inc.

Location: The site is located east of S. Linder Road between Victory and Amity Roads, in the west ½ of Section 25, Township 3N., Range 1W.



Planning Division
DEVELOPMENT REVIEW APPLICATION

STAFF USE ONLY:
Project name: Brundage Estates
File number(s): #2016-0001
Assigned Planner: Sonya Watters Related files: A2-13-014

Type of Review Requested (check all that apply)

- Accessory Use, Administrative Design Review, Alternative Compliance, Annexation and Zoning, Certificate of Zoning Compliance, Comprehensive Plan Map Amendment, Comprehensive Plan Text Amendment, Conditional Use Permit, Conditional Use Modification, Development Agreement Modification, Final Plat, Final Plat Modification, Planned Unit Development, Preliminary Plat, Private Street, Property Boundary Adjustment, Rezone, Short Plat, Time Extension, UDC Text Amendment, Vacation, Variance, Other

Applicant Information

Applicant name: L. C. Development, Inc. Phone: 208-888-1852
Applicant address: P. O. Box 518 Email: 8881852@gmail.com
City: Meridian State: ID Zip: 83680

Applicant's interest in property: [X] Own [] Rent [] Optioned [] Other
Owner name: Allen Lee and Dianne Centers Phone: 208-888-1852
Owner address: P. O. Box 518 Email: 8881852@gmail.com
City: Meridian State: ID Zip: 83680

Agent/Contact name (e.g., architect, engineer, developer, representative): Becky McKay
Firm name: Engineering Solutions, LLP Phone: 208-938-0980
Owner address: 1029 N. Rosario Street, Suite 100 Email: es-sharis@qwestoffice.net
City: Meridian State: ID Zip: 83642

Primary contact is: [] Applicant [] Owner [X] Agent/Contact

Subject Property Information

Location/street address: E. of S. Linder Road between Victory and Amity Roads Township, range, section: T.3N., R.1W., Sec. 25
Assessor's parcel number(s): S1225233910, S1225325650 and S1225314813 Total acreage: 136.63 Zoning district: R-4

Project/subdivision name: Brundage Estates Subdivision

General description of proposed project/request: ^{Preliminary} Final plat for 366 single-family residential lots, 20 common lots and 1 future City of Meridian park lot (8.24 acres) on 136.63 acres

Proposed zoning district(s): R-4 (existing)

Acres of each zone proposed: 136.63 acres R-4

Type of use proposed (check all that apply):
 Residential Office Commercial Employment Industrial Other _____

Who will own & maintain the pressurized irrigation system in this development? Brundage Estates HOA

Which irrigation district does this property lie within? Boise-Kuna and New York Irrigation Districts

Primary irrigation source: Sundall and Calkin Laterals Secondary: Meridian City

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

Residential Project Summary (if applicable)

Number of residential units: 366 Number of building lots: 366

Number of common lots: 20 Number of other lots: 1 (future city park lot)

Proposed number of dwelling units (for multi-family developments only):
1 bedroom: _____ 2-3 bedrooms: _____ 4 or more bedrooms: _____

Minimum square footage of structure (excl. garage): 1,301 Maximum building height: 35'

Minimum property size (s.f.): 8,000 Average property size (s.f.): 10,127

Gross density (Per UDC 11-1A-1): 2.68 Net density (Per UDC 11-1A-1): 3.50

Acreage of qualified open space: 20.48 Percentage of qualified open space: 14.99

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): 20.48 acres - Ten-foot-wide multi-use pathway, pocket parks, detached landscaped walkways, City of Meridian park area (8.24 acres)

Amenities provided with this development (if applicable): Central and pocket parks, 10' pathway within 75' wide Williams Pipeline easement, detached walkways

Type of dwelling(s) proposed: Single-family Detached Single-family Attached Townhouse
 Duplex Multi-family Vertically Integrated Other _____

Non-residential Project Summary (if applicable)

Number of building lots: _____ Common lots: _____ Other lots: _____

Gross floor area proposed: _____ Existing (if applicable): _____

Hours of operation (days and hours): _____ Building height: _____

Total number of parking spaces provided: _____ Number of compact spaces provided: _____

Authorization

Print applicant name: Becky McKay, Engineering Solutions, LLP

Applicant signature: Becky McKay ES Date: January 7, 2016

Brundage Estates Subdivision Preliminary Plat Application

Project Narrative

L. C. Development, Inc., hereby applies for a preliminary plat for Brundage Estates Subdivision, a single-family residential development of 366 single-family residential lots and 21 common lots on 136.63 acres. Annexed as part of the Victory South annexation under Ordinance No. 14-1594 with a zoning of R-4, development agreements are entered into as detailed projects are submitted. Biltmore Estates Subdivision, located east of this site, was also included in the Victory South annexation and is covered under a development agreement covering only the Biltmore Estates preliminary plat.

Gross and net densities for the project are 2.68 and 3.50 dwelling units per acre, respectively. The minimum lot size is 8,000 square feet, with the average lot size being 10,127 square feet. A total of 20.48 acres of eligible open space has been provided, or 14.99 percent of the site. The project includes an 8.24 acre neighborhood park. The park is delineated as Lot 1, Block 1, and will be combined with the adjoining 1.77 acres in Graycliff Estates and 1 acre in Biltmore Estates Subdivision for a neighborhood park approximately 11 acres in size. A conceptual park master plan was submitted to Meridian Parks for review and comment. The attached plan reflects the comments provided by the Meridian Parks Department (Steve and Jay).

Amenities within the development include landscaped parkways, 2 pocket parks, and a 10-foot-wide multi-use pathway located within the 75-foot-wide easement of the Williams Pipeline. The pathways traverse the project, linking the centrally located public park. A pocket park is located in the northern portion of the project consisting of approximately 1.3 acres. The lot will be improved with play equipment, park bench and micro-path providing connection to the multi-use pathway. A second, 0.8-acre pocket park is located in the southern portion of the project which will be improved with a pathway and gazebo.

Extension of a 10-inch sewer trunk line in Linder Road will be necessary to serve the development. The Linder Road Sewer Trunk is currently located north of the Ridenbaugh Canal. The developers of Southridge Estates and Fall Creek will be required to extend the trunk along their Linder Road frontage to the Ridenbaugh Canal. Extension of the sewer trunk south to Victory Road may be accomplished by the developers or a combination of the City and developers. From there, the development proposed as Edgehill Subdivision (which borders the northern boundary of Brundage Estates Subdivision) will extend the necessary public utilities in S. Linder Road to the northern boundary of Brundage Estates Subdivision. The City is extending 12-inch water main lines in Amity, Meridian and Harris Street which will connect the section with the southeast portion of Water Zone 5. Extension of the 12-inch water main line west in Harris Street, connecting the proposed new Zone 5 well in Graycliff Estates, will provide service to this site.

The development includes the westward extension of the residential collector, W. Harris Street, to S. Linder Road. This will complete the mid-mile collector street network in accordance with the South Meridian Transportation Plan and the ACHD Master Street Map. A traffic impact study

prepared by Six Mile Engineers has been submitted to ACHD for their review and comment. The study analyzes the project in two phases, as requested by ACHD. The 366 single-family dwellings will generate approximately 3,484 vehicle trips per day, with anticipated build-out of 2024. The project includes two collector road connections to Linder Road. The collector connection of Smokey Lake Drive to Linder Road is necessary to provide a proper secondary access for the northern portion of the project. The number of vehicular crossings of the Williams Pipeline has to be kept at a minimum, which limits options for secondary access. The study determined that adequate capacity in the transportation system exists to support this project with the appropriate mitigation measures.

We are requesting a waiver of UDC 11-3A-6 (DITCHES, LATERALS, CANALS OR DRAINAGE COURSES) to allow the Calkins Lateral and portions of the Sundall Lateral to remain open due to the size of pipe necessary (36-inch or larger reinforced concrete pipe). The applicant would also like to utilize portions of the facilities as a natural water amenity.

Brundage Estates Subdivision will incorporate design standards similar to those of the adjacent Biltmore Estates Subdivision and will provide a high-quality development. Sample elevations of proposed houses are attached for your review.

January 6, 2016

Description for Brundage Estates Subdivision

A parcel of land located in the W ½ of Section 25, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at a 5/8" iron pin monument marking the northwest corner of said Section 25, from which a 5/8" iron pin monument marking the N ¼ corner of said section bears South 89°20'31" East, 2640.25 feet; thence along the west boundary of the N ½ of the NW ¼ of said Section 25 South 00°37'18" West, 1325.65 feet to the SW corner of said N ½ of the NW ¼, the **POINT OF BEGINNING**;

Thence along the south boundary of said N ½ of the NW ¼ South 89°22'59" East, 1619.88 feet to a point on the northerly and easterly easement line of the Sundall Lateral;

Thence along said northerly and easterly easement line the following described courses:

Thence South 16°36'02" East, 254.04 feet to a point of curvature;

Thence 90.10 feet along the arc of a curve to the left, said curve having a radius of 100.00 feet, a delta angle of 51°37'25", and a long chord bearing South 42°24'45" East, 87.08 feet to a point of tangency;

Thence South 68°13'27" East, 350.55 feet to a point of curvature;

Thence 91.77 feet along the arc of a curve to the right, said curve having a radius of 120.00 feet, a delta angle of 43°49'06", and a long chord bearing South 46°18'54" East, 89.55 feet to a point of tangency;

Thence South 24°24'21" East, 319.79 feet to a point of curvature;

Thence 84.58 feet along the arc of a curve to the right, said curve having a radius of 420.00 feet, a delta angle of 11°32'16", and a long chord bearing South 18°38'13" East, 84.43 feet to a point of tangency;

Thence South 12°52'05" East, 326.67 feet to a point of curvature;

Thence 74.10 feet along the arc of a curve to the left, said curve having a radius of 130.00 feet, a delta angle of 32°39'29", and a long chord bearing South 29°11'50" East, 73.10 feet to a point of tangency;

Thence South 45°31'35" East, 113.85 feet to a point on the southerly boundary of the NW ¼ of said Section 25;

Thence leaving said easement line, and along said southerly boundary South 89°26'30" East, 143.15 feet to the Center ¼ corner of said Section 25;

Thence along the easterly boundary of the NE ¼ of the SW ¼ of said Section 25 South 00°27'24" West, 1324.03 feet to the SE corner of said NE ¼ of the SW ¼;

Thence along the southerly boundary of the N ½ of the SW ¼ of said Section 25 North 89°29'22" West, 1829.22 feet to a point on the centerline of the Calkins Drain;

Thence along said centerline the following described courses:

Thence North 41°24'36" West, 913.65 feet;

Thence North 43°44'27" West, 45.00 feet;

Thence North 59°15'27" West, 42.00 feet;

Thence North 70°28'27" West, 50.00 feet;

Thence North 82°50'52" West, 95.25 feet to a point on the west boundary of the SW ¼ of said Section 25;

Thence leaving said centerline and along said west boundary North 00°31'26" East, 565.72 feet to the W ¼ corner of said Section 25;

Thence along the west boundary of the NW ¼ of said Section 25 North 00°37'18" East, 1326.02 feet to the **POINT OF BEGINNING**.

Said parcel containing 136.64 acres, more or less.



8951202 *WARRANTY DEED 8956019*

FOR VALUE RECEIVED ROBERT L. CHRISTENSEN AND DONNA M. CHRISTENSEN, WHO ALSO APPEARS OF RECORD AS DONNA MARIE CHRISTENSEN, HUSBAND AND WIFE

GRANTOR(s), does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto ALLEN LEE CENTERS AND DIANNE CENTERS, HUSBAND AND WIFE

GRANTEE(S), whose current address is: *3370 Linder Rd S. Meridian 83642* ADA County, State of Idaho, more particularly described as follows, to wit:

THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO. EXCEPT THAT PORTION LYING WITHIN THE RIGHT OF WAY FOR COUNTY ROAD COMMONLY REFERRED TO AS LINDER ROAD OVER AND ACROSS THE WESTERLY PORTION OF SAID PREMISES.

** RE-RECORD TO CORRECT MAILING ADDRESS TO: 230 Edmonds Ct., Meridian, Idaho 83642

Re-Record
ADA County, Idaho, OR
Request of
PIONEER TITLE CO.
TIME *3:58* M
DATE *10-16-89*
JOHN BASTIDA
RECORDER
By *J. E. Washburn*
309 Deputy

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, right of way and agreements, (if any) of record, and general taxes and assessments, (includes irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: September 22, 1989

Robert L. Christensen
ROBERT L. CHRISTENSEN

Donna M. Christensen
DONNA M. CHRISTENSEN

ACKNOWLEDGEMENT - Individual

STATE OF Idaho, County of Ada, ss.

On this 10th day of October, in the year of 1989, before me Sharon Kent

Sharon Kent a notary public, personally appeared Robert L. Christensen and Donna M. Christensen known or identified to me to be the person s whose name s are subscribed to the within instrument and acknowledged to me that he executed the same.

Notary Public: *Sharon Kent*
Residing at: Boise
EXPIRATION DATE: 4-7-94

STATE OF IDAHO, COUNTY OF Ada
I hereby certify that this instrument was filed for record at the request of

PIONEER TITLE CO.
at 32 minutes past 3 o'clock P m., this 10th day of October 19 89 in my office, and duly recorded in Book of Deeds at page ...

JOHN BASTIDA

Ex-Officio Recorder

By *J. E. Washburn* Deputy.
Fees \$ 300
Mail to:



PIONEER TITLE COMPANY
OF ADA COUNTY

821 West State Street / Boise, Idaho 83702 / (208) 336-6700
888 North Cole Road / Boise, Idaho 83704 / (208) 377-2700

ACCOMMODATION
RECORDING

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=2 NIKOLA OLSON
TITLEONE BOISE

2014-065759
08/14/2014 08:43 AM
\$13.00

Quitclaim Deed

For value received, Allen Lee Centers aka Lee Centers and Dianne Centers aka Diane Centers, husband and wife

Does hereby convey, release, remise, and forever quit claim unto

Allen Lee Centers and Dianne Centers, husband and wife

whose current address is P.O. Box 518, Meridian, Idaho 83680,

the following described premises:


EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Date:



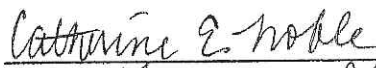
Lee Centers

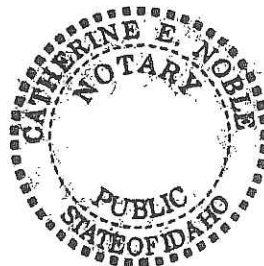


Dianne Centers

State of Idaho, County of Ada, ss.

On this 8th day of August in the year of 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Lee Centers and Dianne Centers, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.


_____, Notary Public
Residing at: Hampton, Idaho
My Commission Expires: 10/30/2015
(seal)



ACCOMMODATION
RECORDING

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT.

Quitclaim Deed

For value received, **Allen Lee Centers aka Lee Centers and Dianne Centers aka Diane Centers, husband and wife**

Does hereby convey, release, remise, and forever quit claim unto

Allen Lee Centers and Dianne Centers, husband and wife

whose current address is P.O. Box 518, Meridian, Idaho 83680,

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Date:



Lee Centers

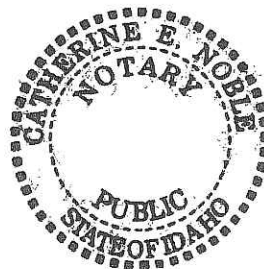


Dianne Centers

State of Idaho, County of Ada, ss.

On this 8th day of August in the year of 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Lee Centers and Dianne Centers, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Catherine E. Noble, Notary Public
Residing at: Hampton, Idaho
My Commission Expires: 10/30/2015
(seal)



Legal Description
Centers Boundary Line Adjustment – Parcel 1

A parcel located in the S ½ of the NW ¼ of Section 25, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

BEGINNING at a 5/8 inch diameter iron pin marking the southwest corner of the NW ¼ of said Section 25, from which a 5/8 inch diameter iron pin marking the northwest corner of said NW ¼ bears N 0°37'18" E a distance of 2651.67 feet;

Thence N 0°37'18" E along the westerly boundary of said NW ¼ a distance of 1326.02 feet to a 5/8 inch diameter iron pin marking the northwest corner of said S ½ of the NW ¼;

Thence S 89°22'59" E along the northerly boundary of said S ½ of the NW ¼ a distance of 1619.88 feet to a 5/8 inch diameter iron pin on the northerly and easterly easement line of the Sundall Lateral;

Thence along said northerly and easterly easement line the following described courses;

Thence S 16°36'02" E a distance of 254.04 feet to a 5/8 inch diameter iron pin;

Thence a distance of 90.10 feet along the arc of a 100.00 foot radius curve left, said curve having a central angle of 51°37'25" and a long chord bearing S 42°24'45" E a distance of 87.08 feet to a 5/8 inch diameter iron pin;

Thence S 68°13'27" E a distance of 350.55 feet to a 5/8 inch diameter iron pin;

Thence a distance of 91.77 feet along the arc of a 120.00 foot radius curve right, said curve having a central angle of 43°49'06" and a long chord bearing S 46°18'54" E a distance of 89.55 feet to a 5/8 inch diameter iron pin;

Thence S 24°24'21" E a distance of 319.79 feet to a 5/8 inch diameter iron pin;

Thence a distance of 84.58 feet along the arc of a 420.00 foot radius curve right, said curve having a central angle of 11°32'16" and a long chord bearing S 18°38'13" E a distance of 84.43 feet to a 5/8 inch diameter iron pin;

Thence S 12°52'05" E a distance of 326.67 feet to a 5/8 inch diameter iron pin;

Thence a distance of 74.10 feet along the arc of a 130.00 foot radius curve left, said curve having a central angle of 32°39'29" and a long chord bearing S 29°11'50" E a distance of 73.10 feet to a 5/8 inch diameter iron pin;

Thence S 45°31'35" E a distance of 113.85 feet to a 5/8 inch diameter iron pin on the southerly boundary of said S ½ of the NW ¼;

Thence N 89°26'30" W along said southerly boundary a distance of 2504.67 feet to the **POINT OF BEGINNING**.

This parcel contains 64.38 acres.

Clinton W. Hansen, PLS
Land Solutions, PC
February 12, 2014



ACCOMMODATION
RECORDING

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=3 NIKOLA OLSON
TITLEONE BOISE

2014-065760
08/14/2014 08:43 AM
\$16.00

Quitclaim Deed

For value received, **Allen Lee Centers aka Lee Centers and Dianne Centers aka Diane Centers, husband and wife**

Does hereby convey, release, remise, and forever quit claim unto

Allen Lee Centers and Dianne Centers, husband and wife

whose current address is P.O. Box 518, Meridian, Idaho 83680,

the following described premises:

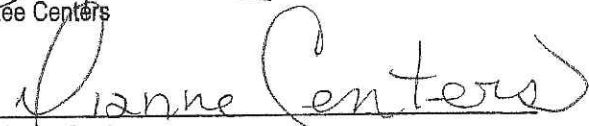
EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Date:



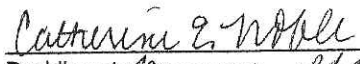
Lee Centers

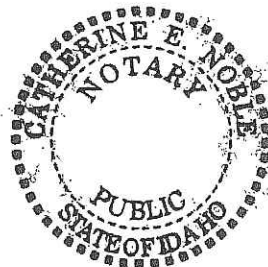


Dianne Centers

State of Idaho, County of Ada, ss.

On this 8th day of August in the year of 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Lee Centers and Dianne Centers, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

, Notary Public
Residing at: Nampa, Idaho
My Commission Expires: 10/30/2015
(seal)



ACCOMMODATION
RECORDING

ELECTRONICALLY RECORDED
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Quitclaim Deed

For value received, **Allen Lee Centers aka Lee Centers and Dianne Centers aka Diane Centers, husband and wife**

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Allen Lee Centers and Dianne Centers, husband and wife

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the following described premises:

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To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Date:

Lee
Lee Centers

Dianne Centers
Dianne Centers

State of Idaho, County of Ada, ss.

On this 8th day of August in the year of 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Lee Centers and Dianne Centers, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Catherine E. Noble, Notary Public
Residing at: *Hampton, Idaho*
My Commission Expires: *10/30/2015*
(seal)



Legal Description Biltmore Estates

A parcel located in the S ½ of the N ½ of Section 25, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the southeast corner of the NE ¼ of said Section 25, from which a Brass Cap monument marking the northeast corner of said NE ¼ bears N 0°25'47" E a distance of 2642.94 feet;

Thence N 89°29'05" W along the southerly boundary of said NE ¼ a distance of 1320.30 feet to a 5/8 inch diameter iron pin marking the southeasterly corner of Meridian Heights No. 3 Subdivision as shown in Book 62 of Plats on Pages 6274 and 6275, Records of Ada County, Idaho, and the **POINT OF BEGINNING**;

Thence continuing along said southerly boundary N 89°23'56" W a distance of 1320.68 feet to a 5/8 inch diameter iron pin marking the southwest corner of said NE ¼;

Thence N 89°26'30" W along the southerly boundary of the NW ¼ of said Section 25 a distance of 143.16 feet to a 5/8 inch diameter iron pin on the northerly and easterly easement line of the Sundall Lateral;

Thence along said northerly and easterly easement line the following described courses;

Thence N 45°31'35" W a distance of 113.85 feet to a 5/8 inch diameter iron pin;

Thence a distance of 74.10 feet along the arc of a 130.00 foot radius curve right, said curve having a central angle of 32°39'29" and a long chord bearing N 29°11'50" W a distance of 73.10 feet to a 5/8 inch diameter iron pin;

Thence N 12°52'05" W a distance of 326.67 feet to a 5/8 inch diameter iron pin;

Thence a distance of 84.58 feet along the arc of a 420.00 foot radius curve left, said curve having a central angle of 11°32'16" and a long chord bearing N 18°38'13" W a distance of 84.43 feet to a 5/8 inch diameter iron pin;

Thence N 24°24'21" W a distance of 319.79 feet to a 5/8 inch diameter iron pin;

Thence a distance of 91.77 feet along the arc of a 120.00 foot radius curve left, said curve having a central angle of 43°49'06" and a long chord bearing N 46°18'54" W a distance of 89.55 feet to a 5/8 inch diameter iron pin;

Thence N 68°13'27" W a distance of 350.55 feet to a 5/8 inch diameter iron pin;

Thence a distance of 90.10 feet along the arc of a 100.00 foot radius curve right, said curve having a central angle of 51°37'25" and a long chord bearing N 42°24'45" W a distance of 87.08 feet to a 5/8 inch diameter iron pin;

Thence N 16°36'02" W a distance of 254.04 feet to a 5/8 inch diameter iron pin on the southerly boundary of Kentucky Ridge Estates Subdivision as shown in Book 70 of Plats on Pages 7191 and 7192, records of Ada County;

Thence S 89°22'59" E along said southerly boundary, and the southerly boundary of Kentucky Ridge Subdivision No. 2 as shown in Book 72 of Plats on Pages 7389 and 7390, records of Ada County, a distance of 1024.15 feet to a 5/8 inch diameter iron pin marking the northwest corner of the SW ¼ of the NE ¼ of said Section 25;

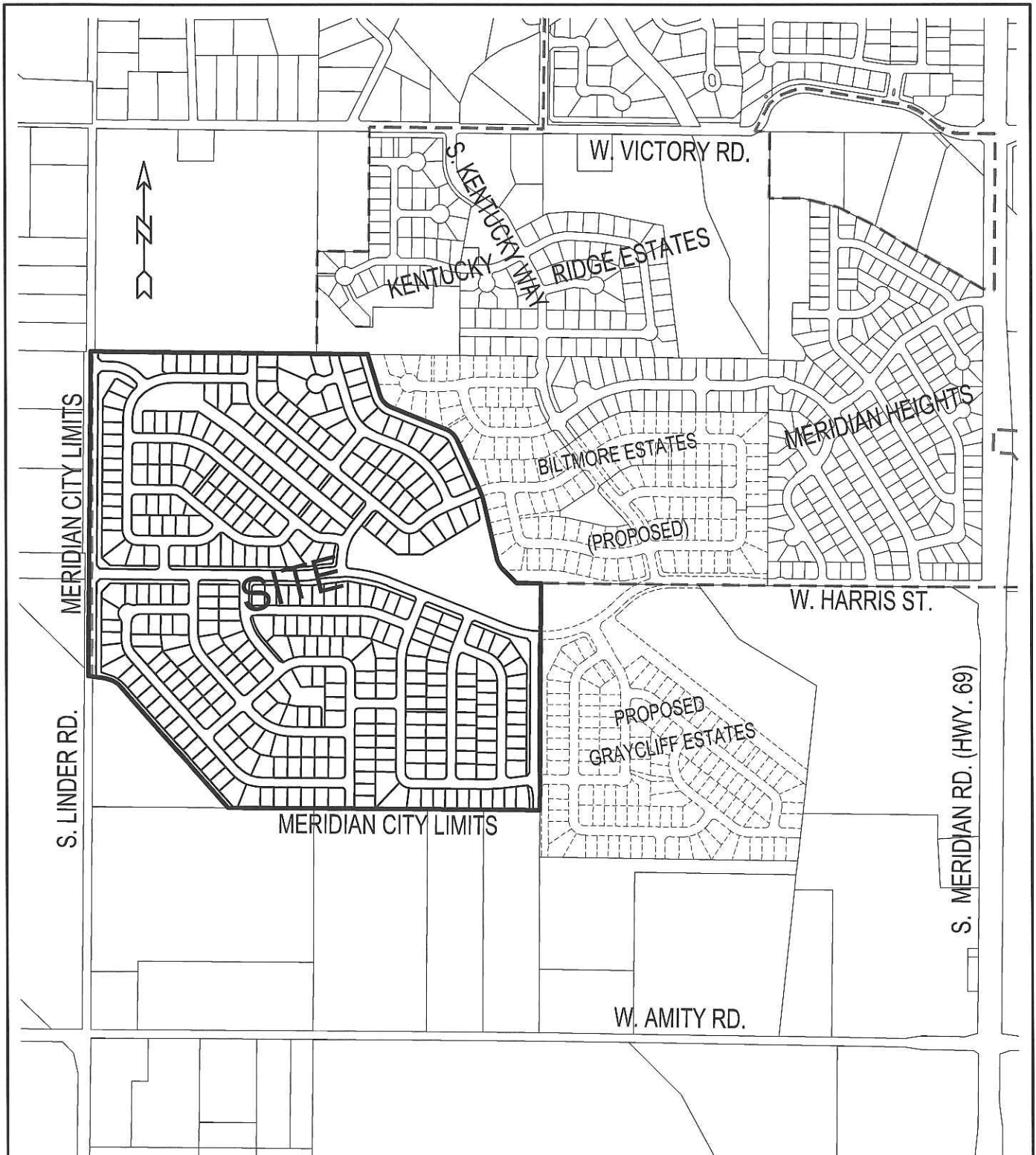
Thence S 89°23'26" E along said southerly boundary of Kentucky Ridge Subdivision No. 2 and the northerly boundary of said SW ¼ of the NE ¼ a distance of 1320.12 feet to a 5/8 inch diameter iron pin marking the northeast corner of said SW ¼ of the NE ¼;

Thence S 0°25'59" W along the easterly boundary of said SW ¼ of the NE ¼ and the westerly boundary of said Meridian Heights No. 3 Subdivision a distance of 1323.12 feet to the **POINT OF BEGINNING**.

This parcel contains 56.19 acres.

Clinton W. Hansen, PLS
Land Solutions, PC
February 12, 2014





BRUNDAGE SUBDIVISION

VICINITY MAP

1" = 800'

LOCATED IN SECTION 25, T. 3N., R.1W., B.M.
 ADA COUNTY, IDAHO

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

Brundage Estates

Project/Subdivision Name: Montclair Subdivision

Date: November 30, 2015

Applicant(s)/Contact(s): Becky McKay

City Staff: Sonya

Location: 3770 & 4184 S. Linder Road

Size of Property: 136.63

Comprehensive Plan FLUM Designation: LDR & MDR

Design Guidelines Development Context: Urban Urban/Suburban Suburban Rural

Existing Use: SF rural residential/ag

Existing Zoning: R-4

Proposed Use: SFR – 364 bldg lots

Proposed Zoning: NA

Surrounding Uses: Residential/ag

Street Buffer(s) and/or Land Use Buffer(s): 25' landscape buffer req. along S. Linder Rd ; 20' along collector streets

Open Space/Amenities/Pathways: Multi-use pathways are req. along the Calkins Lateral & through the site per the PMP

Access/Stub Streets/Street System: access via S. Linder Rd.; stub streets to adjacent properties

Waterways/ Floodplain/Topography/Hazards: The Sundall Lateral runs along the northeast corner of the site; and the Calkins Lateral runs along the southwest corner of the site; the Northwest Pipeline crosses this site

History: AZ-13-014, Victory South – Development is prohibited until a DA is executed

Additional Meeting Notes: A new Development Agreement is required per AZ-13-014

- An encroachment permit is required for any improvements proposed within the 75' wide gas pipeline easement.
- Request a waiver to UDC 11-3A-3 for (2) accesses via Linder Rd.
- " " to UDC 11-3A-6 to leave the Calkins + a portion of th Sundall lateral open
- Preliminary plat to subdivide property
- Comply w/ block length standards listed in UDC 11-6C-3F
- Comply w/ open space + site amenity req. listed in UDC 11-3G-3

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

Other Agencies/Departments to Contact:

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

Application(s) Required:

- | | | |
|--|---|---|
| <input type="checkbox"/> Administrative Design Review | <input type="checkbox"/> Conditional Use Permit Modification/Transfer | <input type="checkbox"/> Rezone |
| <input type="checkbox"/> Alternative Compliance | <input type="checkbox"/> Development Agreement Modification | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Time Extension – Council |
| <input type="checkbox"/> City Council Review | <input type="checkbox"/> Final Plat Modification | <input type="checkbox"/> UDC Text Amendment |
| <input type="checkbox"/> Comprehensive Plan Amendment – Map | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Vacation |
| <input type="checkbox"/> Comprehensive Plan Amendment – Text | <input checked="" type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Private Street | <input type="checkbox"/> Other |

Notes: 1) Applicants are required to hold a neighborhood meeting in accord with UDC 11-5A-5C prior to submittal of an application requiring a public hearing (except for a vacation or short plat); and 2) All applicants for permits requiring a public hearing shall post the site with a public hearing notice in accord with UDC 11-5A-5D.3 (except for UDC text amendments, Comp Plan text amendments, and vacations). The information provided during this meeting is based on current UDC requirements and the Comprehensive Plan. Any subsequent changes to the UDC and/or Comp Plan may affect your submittal and/or application. This pre-application meeting shall be valid for four (4) months.



Community Development Department

Development Services Division

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

PRE-APPLICATION MEETING NOTES

Date: 11-30-15

Project/Subdivision Name: Brundage Estates Sub.

Applicant(s)/Contact(s): Becky McKay

Development Services Staff: DENNY CLINE

Sanitary Sewer Service: will need to bring sewer trunk down Linder Rd from North of Victory Rd.

Domestic Water Service: Have new well site planned for Zone 5

Mapping Provided: [X] Y [] N

Reuse Water Service: N/A

Mapping Provided: [X] Y [] N

Waterways/ Floodplain/Topography/Hazards: No Floodplain

Mapping Provided: [] Y [] N

Gravity/Pressurized Irrigation: Boise Project Board of Control

Mapping Provided: [] Y [] N

District New York I.D.

Street Lighting: Needed

Reqs. Provided: [X] Y [] N

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

Additional Meeting Notes:

BRUNDAGE SUBDIVISION
PRELIMINARY PLAT
NEIGHBORHOOD MEETING 11/30/15
SIGN-IN SHEET

Name

Address

E-Mail

Jerry S. Trowbridge 4186 S. Linder

Mike Harvey 3801 S. Linder

COMMITMENT OF PROPERTY POSTING

Per Unified Development Code (UDC) 11-5A-5D, the applicant for all applications requiring a public hearing (except for a UDC text amendment, a Comprehensive Plan text amendment and/or vacations) shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice of the application(s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign(s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign(s) shall be removed no later than three (3) days after the end of the public hearing for which the sign(s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in UDC 11-5A-5.



Applicant/agent signature



Date

Parcel Verification

Date: **12/4/15**

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

Project Name: Brundage Subdivision

**Parcel Numbers: S1225233910 (64.38 Acres)
S1225325650 (29.559 Acres)
S1225314813 (42.43 Acres)**

T/R/S: 3N 1W 25

**Property Owner: Lee Centers
P.O. Box 1669
Meridian, ID 83680**

Shari Stiles

From: Jerry Hastings <jhastings@adaweb.net>
Sent: 11-18-15 2:59 PM
To: Shari Stiles; Clint Hansen
Subject: Brundage Subdivision Name Reservation

November 18, 2015

Shari Stiles
Engineering Solutions
Clint Hansen
Land Solutions

RE: Subdivision Name Reservation: "**Brundage Subdivision**" N1/2 Sec. 25, T3N, R1W, BM

Dear Shari and Clint,

At your request I have reserved the name "**Brundage Subdivision**" for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client or the jurisdiction or the conditions of approval have not been met. In which case the name can be re-used by someone else.

Sincerely,



Ada County
2025
Collaborate. Innovate. Thrive
www.adacounty2025.com

Jerry L. Hastings, PLS 5359
County Surveyor
Ex Officio Recorder
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7912 office
(208) 287-7909 fax

From: Shari Stiles [<mailto:es-sharis@qwestoffice.net>]
Sent: Wednesday, November 18, 2015 1:00 PM
To: Jerry Hastings
Subject: FW: Request for Reservation of Subdivision Name - Brundage

Jerry:

Our client didn't like Montcliff, so could we please reserve Brundage instead? Thanks!

From: Shari Stiles [<mailto:es-sharis@qwestoffice.net>]
Sent: Wednesday, November 18, 2015 9:51 AM
To: 'Jerry Hastings (jhastings@adaweb.net)'
Subject: Request for Reservation of Subdivision Name - Montcliff

Jerry:

We would like to reserve the name of Montcliff Subdivision for a project on Parcels S1225233910, S1225325650 and S12253414813 in the City of Meridian, in Section 25, T.3N., R.1.W. The property is located east of S. Linder Road between W. Victory Road and W. Amity Road.

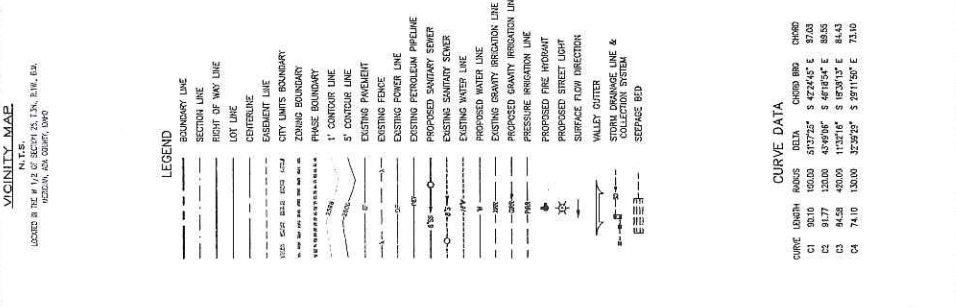
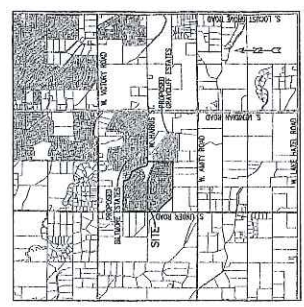
Clint Hansen will be the surveyor on the project. Please let me know if you need additional information. Thank you!

Shari Stiles
Planner/Office Manager
Engineering Solutions, LLP
1029 N. Rosario Street, Suite 100
Meridian, ID 83642

Phone: 208-938-0980
Fax: 208-938-0941
E-Mail: es-sharis@qwestoffice.net

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2016.0.7227 / Virus Database: 4477/11104 - Release Date: 12/03/15

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2015.0.6176 / Virus Database: 4460/11022 - Release Date: 11/18/15

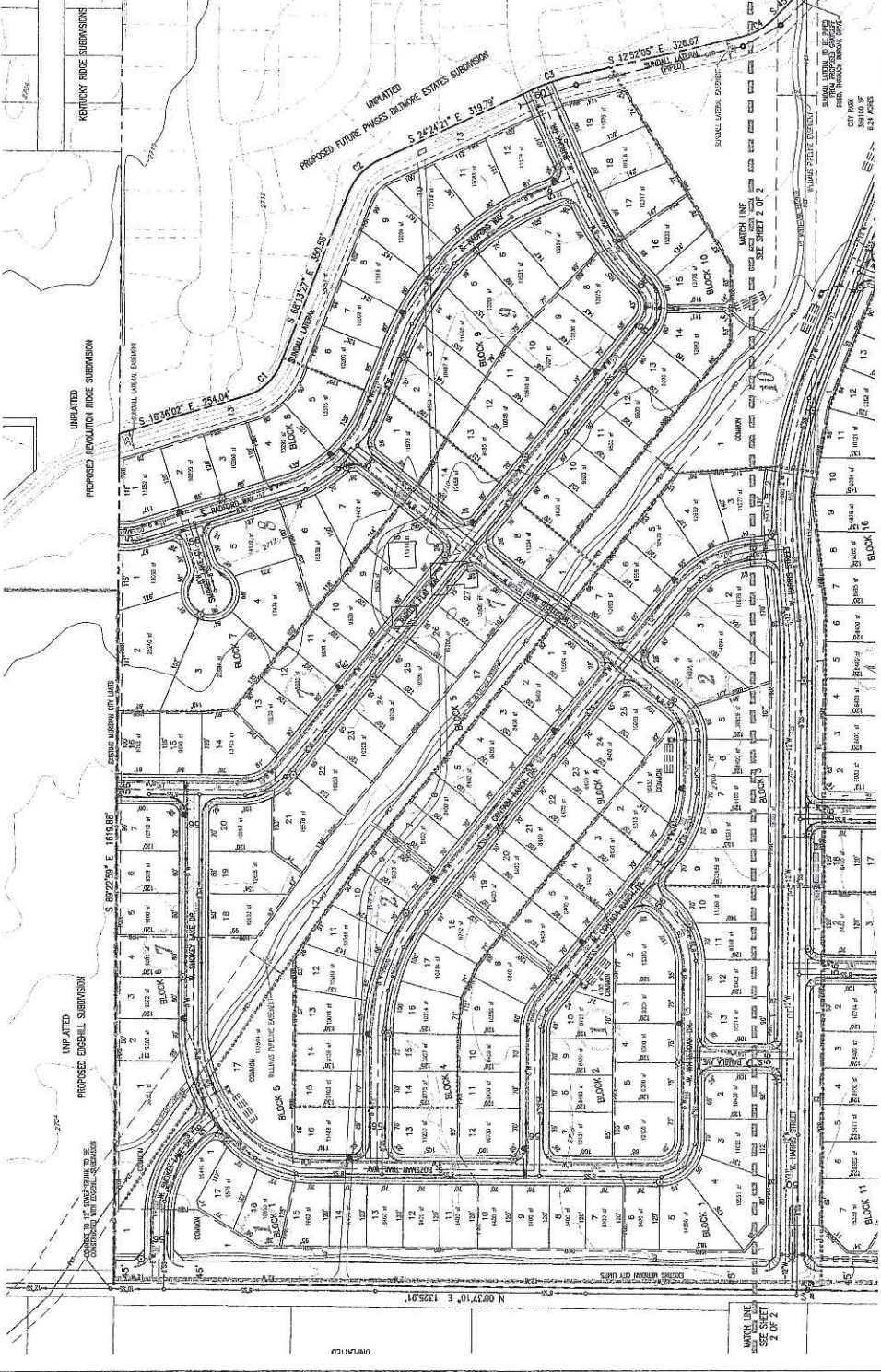


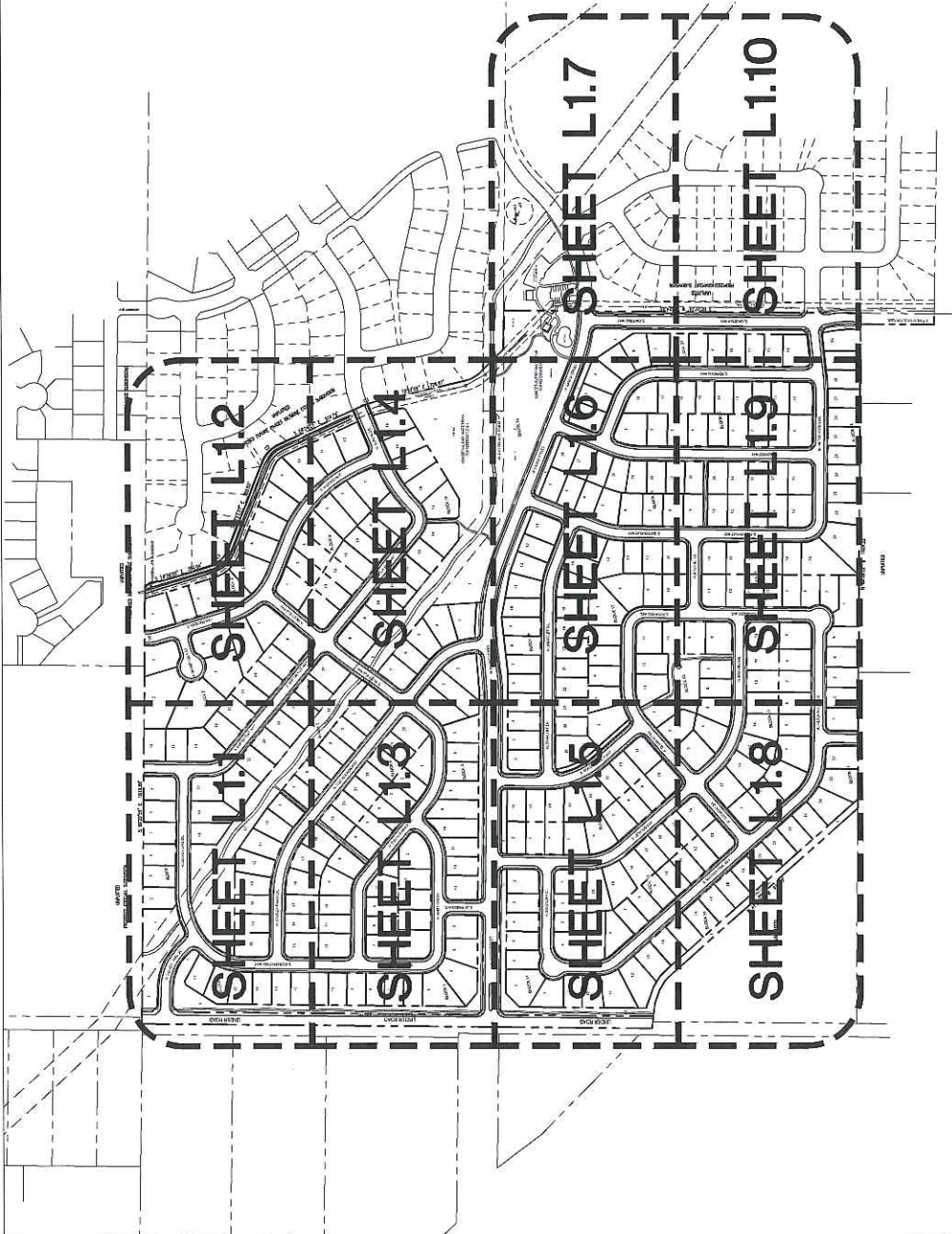
PRELIMINARY PLAN DATA

EXISTING ZONING	AREA
RESIDENTIAL (R-2)	136.63 ACRES
RESIDENTIAL (R-3)	32.19 ACRES
RESIDENTIAL (R-4)	32.19 ACRES
RESIDENTIAL (R-5)	32.19 ACRES
RESIDENTIAL (R-6)	32.19 ACRES
RESIDENTIAL (R-7)	32.19 ACRES
RESIDENTIAL (R-8)	32.19 ACRES
RESIDENTIAL (R-9)	32.19 ACRES
RESIDENTIAL (R-10)	32.19 ACRES
RESIDENTIAL (R-11)	32.19 ACRES
RESIDENTIAL (R-12)	32.19 ACRES
RESIDENTIAL (R-13)	32.19 ACRES
RESIDENTIAL (R-14)	32.19 ACRES
RESIDENTIAL (R-15)	32.19 ACRES
RESIDENTIAL (R-16)	32.19 ACRES
RESIDENTIAL (R-17)	32.19 ACRES
RESIDENTIAL (R-18)	32.19 ACRES
RESIDENTIAL (R-19)	32.19 ACRES
RESIDENTIAL (R-20)	32.19 ACRES
RESIDENTIAL (R-21)	32.19 ACRES
RESIDENTIAL (R-22)	32.19 ACRES
RESIDENTIAL (R-23)	32.19 ACRES
RESIDENTIAL (R-24)	32.19 ACRES
RESIDENTIAL (R-25)	32.19 ACRES
RESIDENTIAL (R-26)	32.19 ACRES
RESIDENTIAL (R-27)	32.19 ACRES
RESIDENTIAL (R-28)	32.19 ACRES
RESIDENTIAL (R-29)	32.19 ACRES
RESIDENTIAL (R-30)	32.19 ACRES
RESIDENTIAL (R-31)	32.19 ACRES
RESIDENTIAL (R-32)	32.19 ACRES
RESIDENTIAL (R-33)	32.19 ACRES
RESIDENTIAL (R-34)	32.19 ACRES
RESIDENTIAL (R-35)	32.19 ACRES
RESIDENTIAL (R-36)	32.19 ACRES
RESIDENTIAL (R-37)	32.19 ACRES
RESIDENTIAL (R-38)	32.19 ACRES
RESIDENTIAL (R-39)	32.19 ACRES
RESIDENTIAL (R-40)	32.19 ACRES
RESIDENTIAL (R-41)	32.19 ACRES
RESIDENTIAL (R-42)	32.19 ACRES
RESIDENTIAL (R-43)	32.19 ACRES
RESIDENTIAL (R-44)	32.19 ACRES
RESIDENTIAL (R-45)	32.19 ACRES
RESIDENTIAL (R-46)	32.19 ACRES
RESIDENTIAL (R-47)	32.19 ACRES
RESIDENTIAL (R-48)	32.19 ACRES
RESIDENTIAL (R-49)	32.19 ACRES
RESIDENTIAL (R-50)	32.19 ACRES
RESIDENTIAL (R-51)	32.19 ACRES
RESIDENTIAL (R-52)	32.19 ACRES
RESIDENTIAL (R-53)	32.19 ACRES
RESIDENTIAL (R-54)	32.19 ACRES
RESIDENTIAL (R-55)	32.19 ACRES
RESIDENTIAL (R-56)	32.19 ACRES
RESIDENTIAL (R-57)	32.19 ACRES
RESIDENTIAL (R-58)	32.19 ACRES
RESIDENTIAL (R-59)	32.19 ACRES
RESIDENTIAL (R-60)	32.19 ACRES
RESIDENTIAL (R-61)	32.19 ACRES
RESIDENTIAL (R-62)	32.19 ACRES
RESIDENTIAL (R-63)	32.19 ACRES
RESIDENTIAL (R-64)	32.19 ACRES
RESIDENTIAL (R-65)	32.19 ACRES
RESIDENTIAL (R-66)	32.19 ACRES
RESIDENTIAL (R-67)	32.19 ACRES
RESIDENTIAL (R-68)	32.19 ACRES
RESIDENTIAL (R-69)	32.19 ACRES
RESIDENTIAL (R-70)	32.19 ACRES
RESIDENTIAL (R-71)	32.19 ACRES
RESIDENTIAL (R-72)	32.19 ACRES
RESIDENTIAL (R-73)	32.19 ACRES
RESIDENTIAL (R-74)	32.19 ACRES
RESIDENTIAL (R-75)	32.19 ACRES
RESIDENTIAL (R-76)	32.19 ACRES
RESIDENTIAL (R-77)	32.19 ACRES
RESIDENTIAL (R-78)	32.19 ACRES
RESIDENTIAL (R-79)	32.19 ACRES
RESIDENTIAL (R-80)	32.19 ACRES
RESIDENTIAL (R-81)	32.19 ACRES
RESIDENTIAL (R-82)	32.19 ACRES
RESIDENTIAL (R-83)	32.19 ACRES
RESIDENTIAL (R-84)	32.19 ACRES
RESIDENTIAL (R-85)	32.19 ACRES
RESIDENTIAL (R-86)	32.19 ACRES
RESIDENTIAL (R-87)	32.19 ACRES
RESIDENTIAL (R-88)	32.19 ACRES
RESIDENTIAL (R-89)	32.19 ACRES
RESIDENTIAL (R-90)	32.19 ACRES
RESIDENTIAL (R-91)	32.19 ACRES
RESIDENTIAL (R-92)	32.19 ACRES
RESIDENTIAL (R-93)	32.19 ACRES
RESIDENTIAL (R-94)	32.19 ACRES
RESIDENTIAL (R-95)	32.19 ACRES
RESIDENTIAL (R-96)	32.19 ACRES
RESIDENTIAL (R-97)	32.19 ACRES
RESIDENTIAL (R-98)	32.19 ACRES
RESIDENTIAL (R-99)	32.19 ACRES
RESIDENTIAL (R-100)	32.19 ACRES

NOTES

1. SANITARY SEWER SERVICE TO BE PROVIDED BY EXTENSION OF MEMPHIS CITY SEWER SYSTEM.
2. DOMESTIC WATER TO BE PROVIDED BY EXTENSION OF MEMPHIS CITY WATER SYSTEM.
3. THE DEVELOPMENT OF THIS PROJECT SHALL BE IN ACCORDANCE WITH APPLICABLE MEMPHIS CITY ORDINANCES AND REGULATIONS, DATED FEBRUARY 15, 2003.
4. ALL UTILITIES SHALL BE DEEPENED AND REGRADED TO THE PROPOSED FINISH GRADES.
5. ALL UTILITIES SHALL BE DEEPENED AND REGRADED TO THE PROPOSED FINISH GRADES.
6. REVISIONS WILL BE PROVIDED TO EACH LOT IN ACCORDANCE WITH THE CITY OF MEMPHIS.
7. BUILDING SEPARATORS AND DIMENSIONS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE CITY OF MEMPHIS.
8. LOT 1, BLOCK 1; LOT 1, BLOCK 2; LOT 1, BLOCK 3; LOT 1, BLOCK 4; LOT 1, BLOCK 5; LOT 1, BLOCK 6; LOT 1, BLOCK 7; LOT 1, BLOCK 8; LOT 1, BLOCK 9; LOT 1, BLOCK 10; LOT 1, BLOCK 11; LOT 1, BLOCK 12; LOT 1, BLOCK 13; LOT 1, BLOCK 14; LOT 1, BLOCK 15; LOT 1, BLOCK 16; LOT 1, BLOCK 17; LOT 1, BLOCK 18; LOT 1, BLOCK 19; LOT 1, BLOCK 20; LOT 1, BLOCK 21; LOT 1, BLOCK 22; LOT 1, BLOCK 23; LOT 1, BLOCK 24; LOT 1, BLOCK 25; LOT 1, BLOCK 26; LOT 1, BLOCK 27; LOT 1, BLOCK 28; LOT 1, BLOCK 29; LOT 1, BLOCK 30; LOT 1, BLOCK 31; LOT 1, BLOCK 32; LOT 1, BLOCK 33; LOT 1, BLOCK 34; LOT 1, BLOCK 35; LOT 1, BLOCK 36; LOT 1, BLOCK 37; LOT 1, BLOCK 38; LOT 1, BLOCK 39; LOT 1, BLOCK 40; LOT 1, BLOCK 41; LOT 1, BLOCK 42; LOT 1, BLOCK 43; LOT 1, BLOCK 44; LOT 1, BLOCK 45; LOT 1, BLOCK 46; LOT 1, BLOCK 47; LOT 1, BLOCK 48; LOT 1, BLOCK 49; LOT 1, BLOCK 50; LOT 1, BLOCK 51; LOT 1, BLOCK 52; LOT 1, BLOCK 53; LOT 1, BLOCK 54; LOT 1, BLOCK 55; LOT 1, BLOCK 56; LOT 1, BLOCK 57; LOT 1, BLOCK 58; LOT 1, BLOCK 59; LOT 1, BLOCK 60; LOT 1, BLOCK 61; LOT 1, BLOCK 62; LOT 1, BLOCK 63; LOT 1, BLOCK 64; LOT 1, BLOCK 65; LOT 1, BLOCK 66; LOT 1, BLOCK 67; LOT 1, BLOCK 68; LOT 1, BLOCK 69; LOT 1, BLOCK 70; LOT 1, BLOCK 71; LOT 1, BLOCK 72; LOT 1, BLOCK 73; LOT 1, BLOCK 74; LOT 1, BLOCK 75; LOT 1, BLOCK 76; LOT 1, BLOCK 77; LOT 1, BLOCK 78; LOT 1, BLOCK 79; LOT 1, BLOCK 80; LOT 1, BLOCK 81; LOT 1, BLOCK 82; LOT 1, BLOCK 83; LOT 1, BLOCK 84; LOT 1, BLOCK 85; LOT 1, BLOCK 86; LOT 1, BLOCK 87; LOT 1, BLOCK 88; LOT 1, BLOCK 89; LOT 1, BLOCK 90; LOT 1, BLOCK 91; LOT 1, BLOCK 92; LOT 1, BLOCK 93; LOT 1, BLOCK 94; LOT 1, BLOCK 95; LOT 1, BLOCK 96; LOT 1, BLOCK 97; LOT 1, BLOCK 98; LOT 1, BLOCK 99; LOT 1, BLOCK 100.
9. LOT 1, BLOCK 10 IS PROPOSED FOR REDUCTION AS A MEMPHIS CITY PARK.





VICINITY MAP

PRELIMINARY PLAT DATA

SITE AREA	1362.3 ACRES
SINGLE FAMILY RESIDENTIAL (6323A)	85.95 ACRES
OPEN SPACE (COTTON LOTS) (H195)	13.38 ACRES
CITY PARK (RESIDENTIAL MULTI-USE PATHWAY) (H195)	8.24 ACRES
ARTERIAL BUFFER	224 ACRES
COLLECTION BUFFER	118 ACRES
CANAL LOTS	179 ACRES
POCKET PARKLOT/OTHER OPEN SPACE	151 ACRES
TOTAL OPEN SPACE	379.94 ACRES
TOTAL ELIGIBLE OPEN SPACE	264.8 ACRES
EXCLUDED HALF OF ARTERIAL BUFFERS (CANAL LOTS)	114.14 ACRES
UNRECOVERED ELIGIBLE OPEN SPACE	150.66 ACRES
UNRECOVERED ELIGIBLE OPEN SPACE PER 10% REQUIREMENT	15.07 ACRES
EXISTING ZONING	R-4
RESIDENTIAL LOTS	344
OPEN SPACE/COTTONPARK LOTS	21
TOTAL LOTS	365
GROSS DENSITY	2.69 DU/ACRE
NET DENSITY	3.00 DU/ACRE
AVERAGE LOT SIZE	1071 SF
MINIMUM LOT SIZE	5000 SF
TOTAL GAS PIPELINE EASEMENT AREA	467 ACRES
GAS EASEMENT AREA WITHIN CITY PARK	225 ACRES

LANDSCAPE CALCULATIONS:

- ROADWAY LANDSCAPE BUFFER: 20'-40'
- HARRIS STREET: SOUTH SIDE 2341 FT. (61 TREES REQUIRED) (61 TREES PROPOSED) (40 TREES REQUIRED) (40 TREES PROPOSED)
- NORTH SIDE 1387 FT. (46 TREES REQUIRED) (46 TREES PROPOSED)
- LINDER ROAD: 1469 FT. (52 TREES REQUIRED) (52 TREES PROPOSED)
- (NOTE: DOES NOT INCLUDE THE TREES LOCATED WITHIN THE PARKWAYS.)
- RESIDENTIAL SUBDIVISION TREES: 1 PER LOT IN PLANTER STRIP
- ACRES OF DEDICATED OPEN SPACE: APPROXIMATE TOTAL ACRES: 12 ACRES (DOES NOT INCLUDE AREA IN THE ROW/S, LOCAL STREET BUFFERS, PARKING, OR PARKWAYS)
- COTTON AREA PROPOSED NUMBER OF TREES: 39 REQUIRED (39 PROPOSED) (1 TREE/8000 SF COTTON OPEN SPACE)
- ROAD BUFFER AREAS OR PATHWAY TREES: (PATHWAY TREES: 1083 FT. OF PATHWAY (1083 FT.) TREES REQUIRED; 11 TREES PROPOSED; 11 TREES REQUIRED; 11 TREES PROPOSED)

- DOES NOT INCLUDE THE 10 FOOT MULTI-USE PATHWAY UNDER THE WILLIAMS PIPELINE EASEMENT (10 Years Allowed)
- MITIGATION FOR REMOVAL OF EXISTING TREES: EXISTING TREES ON THE PROPERTY SHALL BE INSPECTED BY THE CITY OF MERIDIAN FORESTER FOR LOCATION

OVERALL SITE PLAN
SCALE: 1"=200'-0"

South
LANDSCAPE ARCHITECTURE, P.C.
2006 S. WISTA AVE.
BOSTON, MISSISSIPPI 39208
808 342-3889
FAX 808 342-5558



SEE SHEET L1.1 thru L1.6 FOR DETAILED LANDSCAPE PLANS, SEE SHEET L2.0 FOR PLANT LIST, LANDSCAPE NOTES, AND PLANTING DETAILS

OWNER OF RECORD
ALLEN LEE & DANNIE CENTERS
501 BOULEVARD
MERIDIAN, MISSISSIPPI 39068
PHONE: (201) 288-1852

DEVELOPER
L.C. DEVELOPMENT, INC.
MERIDIAN, MISSISSIPPI 39068
501 BOULEVARD
PHONE: (201) 288-1852

PLANNER / CONTACT
BECKY MCKAY
1029 N. ROCKHURST ST. #100
ARLINGTON, MISSISSIPPI 39001
PHONE: (201) 288-0841

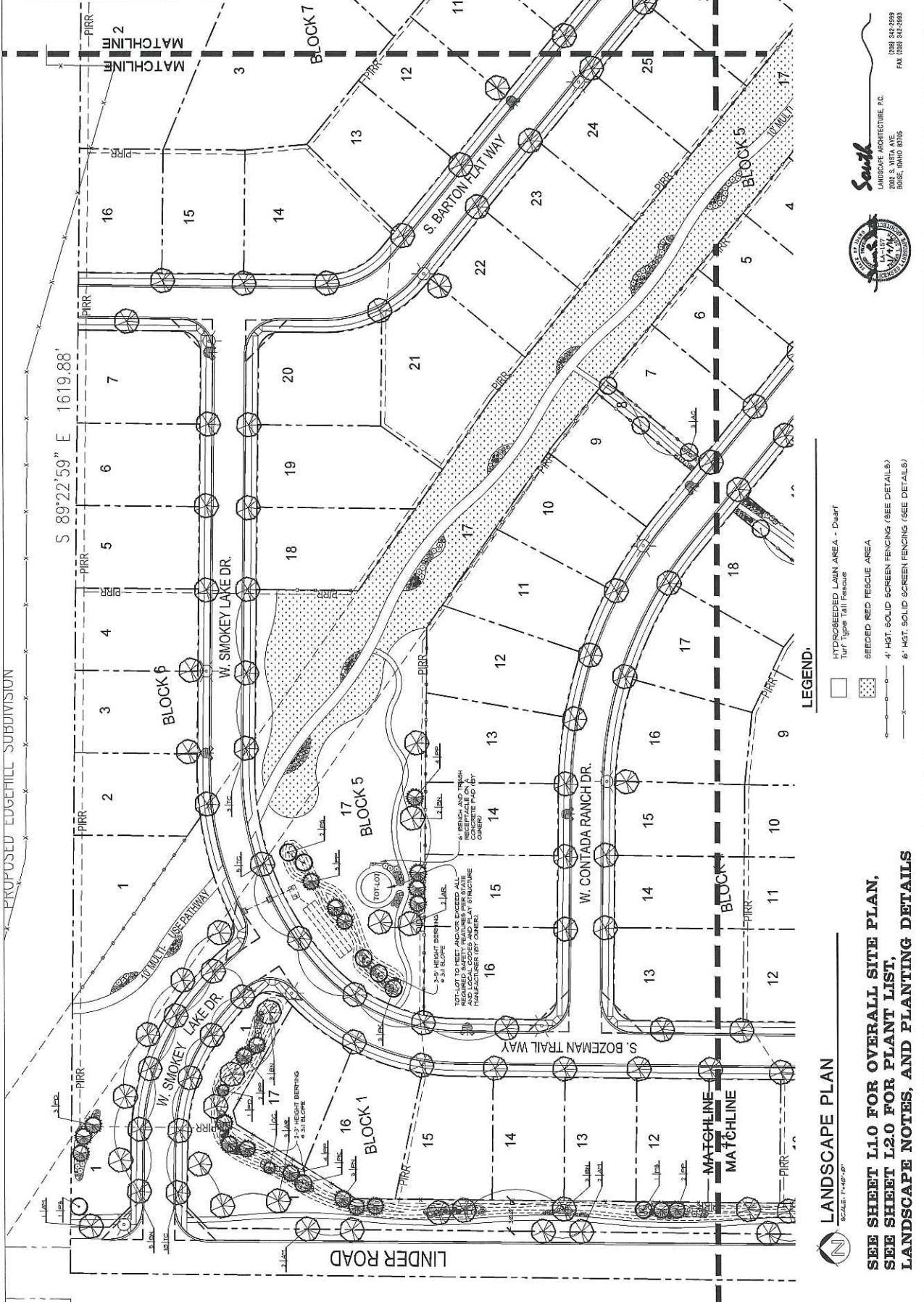
ENGINEERING
1529 N. ROCKHURST ST. #100
ARLINGTON, MISSISSIPPI 39001
PHONE: (201) 288-0841

ENGINEERING SOLUTIONS, LLC

BRUNDAGE ESTATES
SUBDIVISION
PRELIMINARY PLAT
LOCATED IN THE W 1/2 OF SECTION 25, T24N, R18W, E4M.
MERIDIAN, MISSISSIPPI 39068

SCALE: 1"=200'
DATE: 1/15/20
SHEET: 1 of 12
L1.0

OWNER OF RECORD ALLEN LEE & DAVINE CENTERS P.O. BOX 58 MERRIMAN, OHIO 43068 PHONE (614) 888-1822	DEVELOPER L.C. DEVELOPMENT, INC. P.O. BOX 288 MERRIMAN, OHIO 43068 PHONE (614) 888-1822	PLANNER / CONTACT BECKY MCKAY 1029 N. ROCKINGDORF ST. #10 MERRIMAN, OHIO 43068 PHONE (614) 888-1822	REVISIONS	ENGINEERING SOLUTIONS 1029 N. ROCKINGDORF ST. #10 MERRIMAN, OHIO 43068 PHONE (614) 888-1822	BRUNDAGE ESTATES SUBDIVISION PRELIMINARY PLAN LOCATED WITHIN 10 OF SECTION 23, T. 2N. R. 1W. B.M. MERRIMAN AND COUNTY, OHIO
--	---	---	-----------	---	---



South
LANDSCAPE ARCHITECTURE, P.C.
1029 N. ROCKINGDORF ST. #10
MERRIMAN, OHIO 43068
PHONE (614) 888-1822
FAX (614) 888-1822



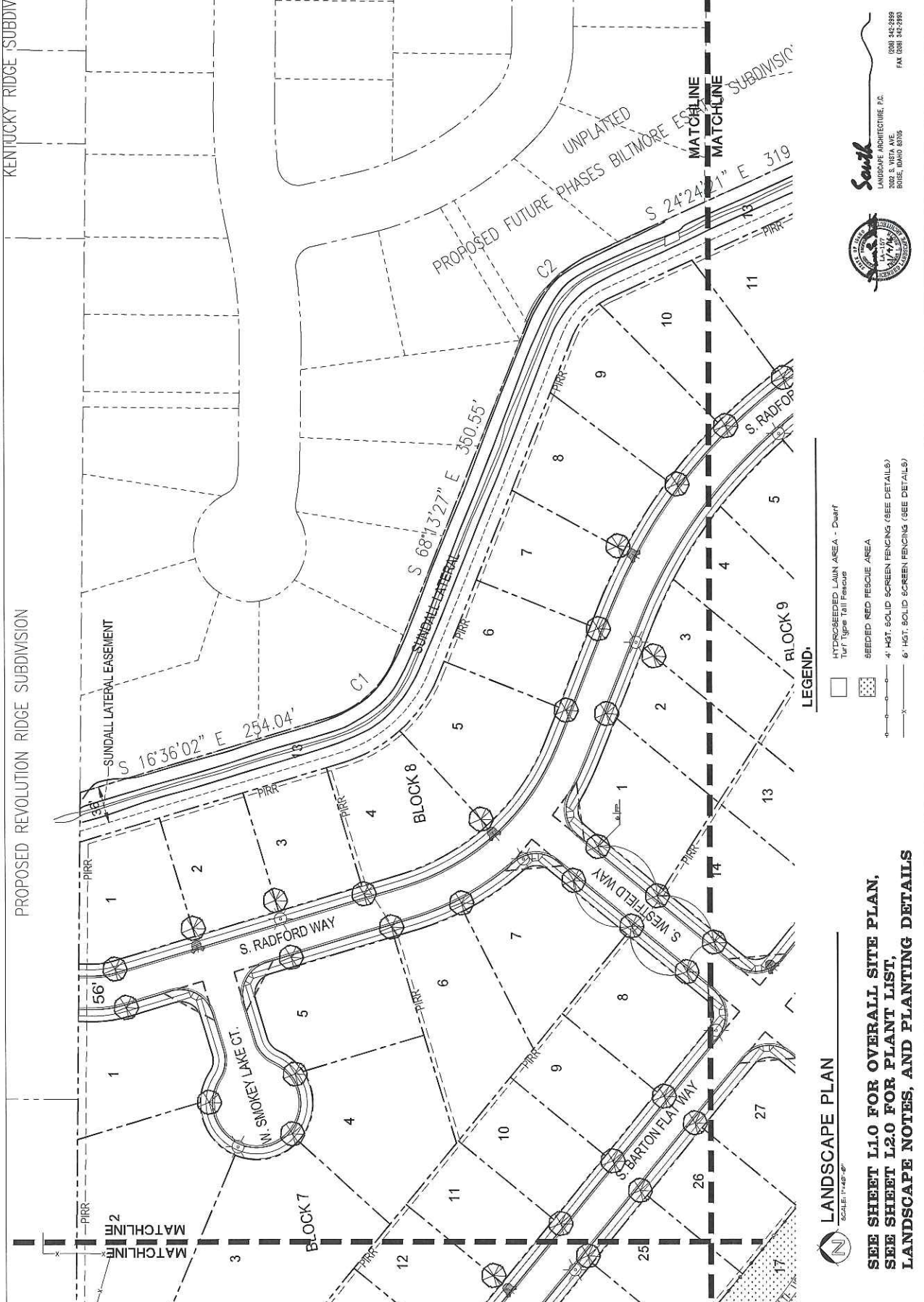
- LEGEND:**
- HYDROSCEDED LAWN AREA - Dwarf
 - 1 1/2' High White Fence
 - ▨ SEEDED RED FESCUE AREA
 - 4' HGT. SOLID SCREEN FENCING (SEE DETAILS)
 - 6' HGT. SOLID SCREEN FENCING (SEE DETAILS)

LANDSCAPE PLAN
SCALE: 1/4" = 1'-0"

**SEE SHEET L1.0 FOR OVERALL SITE PLAN,
SEE SHEET L2.0 FOR PLANT LIST,
LANDSCAPE NOTES, AND PLANTING DETAILS**

L1.1
SHEET 2 OF 12
PROJECT NO. 150008
DATE: 11/20/07

OWNER OF RECORD ALLEN LEE & DIANNE CENTERS 410 ROCKS MEDFORD, OHIO 43040 Phone (608) 886-1822	DEVELOPER L.C. DEVELOPMENT, INC. 410 ROCKS MEDFORD, OHIO 43040 Phone (608) 886-1822	PLANNER / CONTACT BECKY KOLBY 1025 N. ROCKS RD. #100 MEDFORD, OHIO 43040 Phone (608) 886-1822	REGIONS 1025 N. ROCKS RD. #100 MEDFORD, OHIO 43040 Phone (608) 886-1822	ENGINEERING SOLUTIONS LP 1025 N. ROCKS RD. #100 MEDFORD, OHIO 43040 Phone (608) 886-1822	BRUNDAE ESTATES SUBDIVISION PRELIMINARY PLAN LOCATED IN THE W. 40 SECTION 24, T. 14 N., R. 10 W., S. 14 MEDFORD, OHIO COUNTY, OHIO SCALE: 1"=40' DATE: 11/14/09 PROJECT NO.: 150000 SHEET: 3 of 12 L1.2
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PROPOSED REVOLUTION RIDGE SUBDIVISION

KENTUCKY RIDGE SUBDIVISION

LEGEND:

- HYDROSEEDED LAWN AREA - Dufft Turf Type 101 Fescue
- SEEDED RED FESCUE AREA
- 4' HGT. SOLID SCREEN FENCING (SEE DETAILS)
- 6' HGT. SOLID SCREEN FENCING (SEE DETAILS)

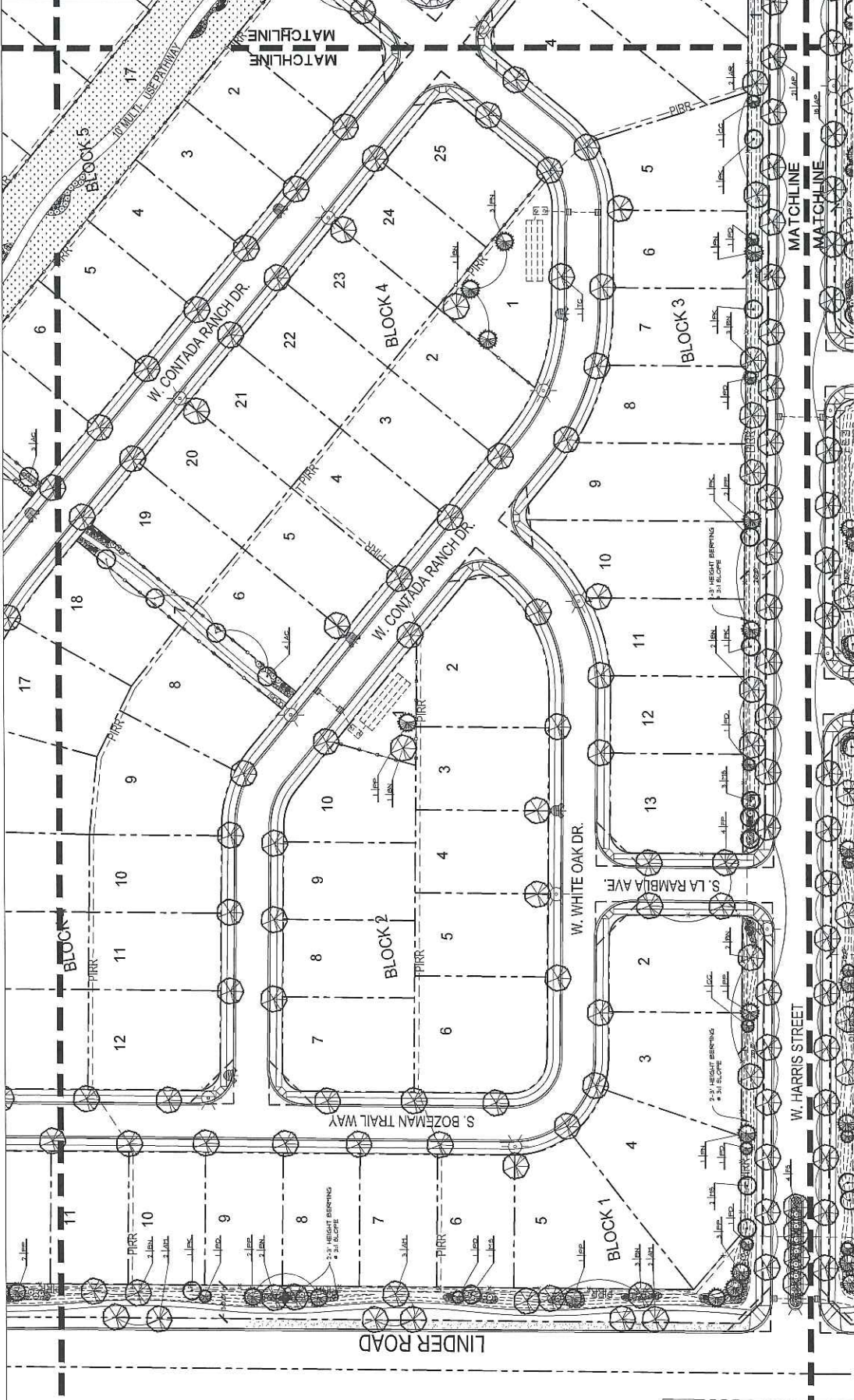
LANDSCAPE PLAN
SCALE: 1"=40'-0"

SEE SHEET L1.0 FOR OVERALL SITE PLAN,
SEE SHEET L2.0 FOR PLANT LIST,
LANDSCAPE NOTES, AND PLANTING DETAILS

South
 SAUNDERS ARCHITECTURE, P.C.
 1000 34-3888
 BOISE, IDAHO 83705
 FAX (208) 342-2883



OWNER OF RECORD ALLEN LEE & DIANNE CENTERS 410 ROCKFEL MEMPHIS, TENN 38103 Phone: (901) 588-1932 Fax: (901) 588-1932	DEVELOPER L.C. DEVELOPMENT, INC. 1022 N. ROCKFORD ST. #110 MEMPHIS, TN 38103 Phone: (901) 888-1932	PLANNER / CONTACT DECKY MCKAY 1022 N. ROCKFORD ST. #110 MEMPHIS, TN 38103 Phone: (901) 888-1932	REVISIONS 1. 10/15/10 2. 11/15/10 3. 12/15/10 4. 01/15/11 5. 02/15/11 6. 03/15/11 7. 04/15/11 8. 05/15/11 9. 06/15/11 10. 07/15/11 11. 08/15/11 12. 09/15/11 13. 10/15/11 14. 11/15/11 15. 12/15/11 16. 01/15/12 17. 02/15/12 18. 03/15/12 19. 04/15/12 20. 05/15/12 21. 06/15/12 22. 07/15/12 23. 08/15/12 24. 09/15/12 25. 10/15/12	ENGINEERING SOLUTIONS LP 1022 N. ROCKFORD ST. #110 MEMPHIS, TN 38103 Phone: (901) 888-1932 Fax: (901) 888-1932	BRUNDAE ESTATES SUBMISSION PRELIMINARY PLAN LOCATED IN THE W 1/2 SECTION 25, T4N, R7W, B1W, MEMPHIS, TENN. COUNTY, TENN. SCALE: 1"=40'-0" DATE: 11/15/10 SHEET: 4 OF 12 L1.3
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LANDSCAPE PLAN
 SCALE: 1"=40'-0"

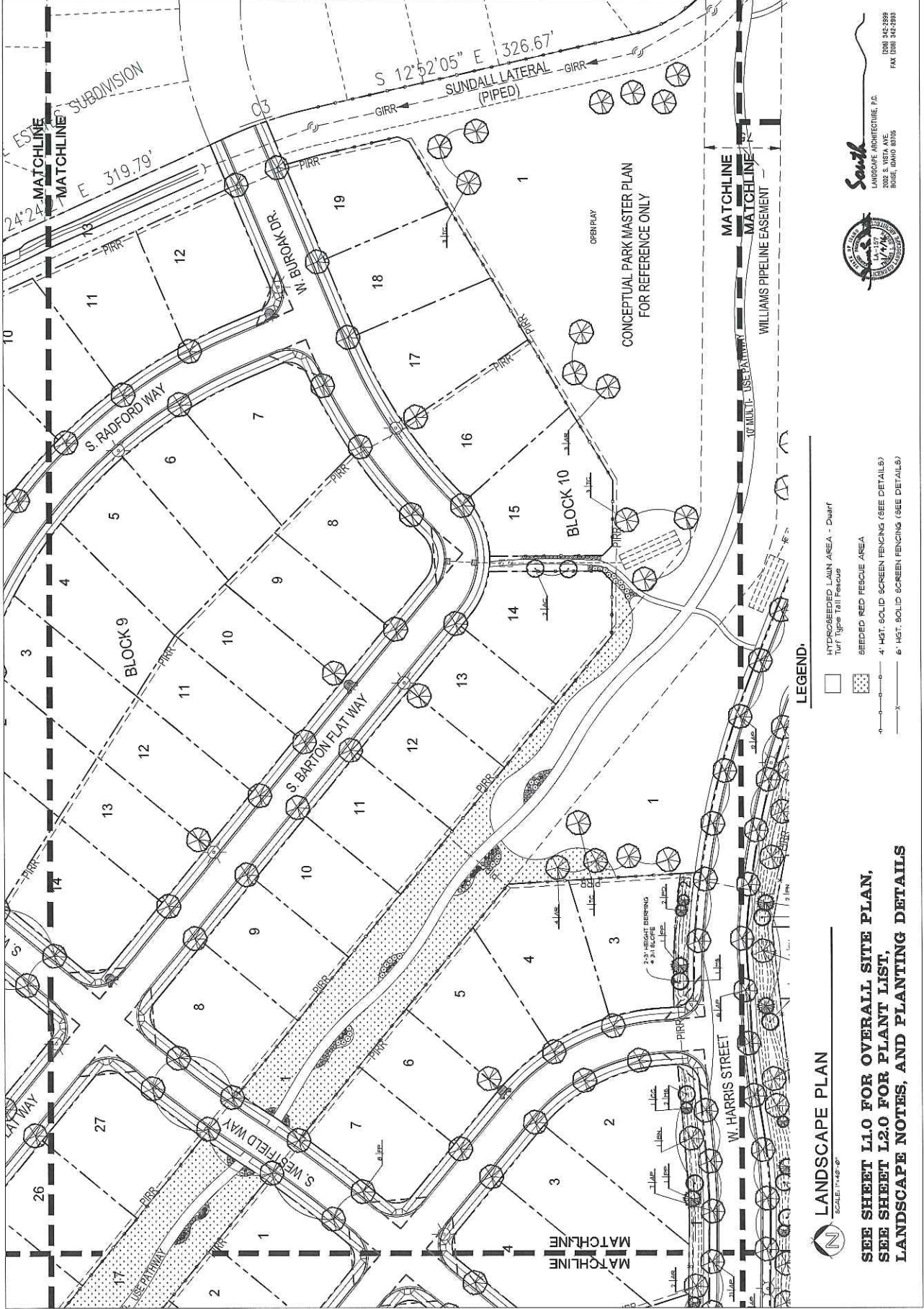
LEGEND:

- HYDROSEEDED LAWN AREA - Duff
 1/4" Type 101 Peat
- SEEDED NED FESCUE AREA
- 4" HGT. SOLID SCREEN FENCING (SEE DETAILS)
- 6" HGT. SOLID SCREEN FENCING (SEE DETAILS)

LANDSCAPE ARCHITECTURE, P.C.
 2002 S. VISTA AVE
 BOISE, IDAHO 83705
 (208) 342-2889
 FAX (208) 342-2889

**SEE SHEET L1.0 FOR OVERALL SITE PLAN,
 SEE SHEET L2.0 FOR PLANT LIST,
 LANDSCAPE NOTES, AND PLANTING DETAILS**

OWNER OF RECORD ALLEN LEE & CHAMNE CENTERS P.O. BOX 518 MERRICK, OHIO 43060 PHONE (281) 445-1852	DEVELOPER L.C. DEVELOPMENT, INC. P.O. BOX 518 MERRICK, OHIO 43060 PHONE (281) 445-1852	PLANNER/CONTACT DECKY KACKAY 1029 N. RICHARD ST. #15 MERRICK, OHIO 43060 PHONE (281) 445-1852	REVISIONS	ENGINEERING SOLUTIONS 1029 N. RICHARD ST. #15 MERRICK, OHIO 43060 PHONE (281) 445-1852	LOCATED IN THE W. 42 ND SECTION 25, T. 9N., R. 7W., B.M. MERRICK, OHIO COUNTY, OHIO PRELIMINARY PLAT SUBDIVISION BRUNDAE ESTATES	SCALE: 1"=40' DIVISION: 1/4"=10' PROJECT NO.: 100008 SHEET: 5 OF 12 L1.4
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LANDSCAPE ARCHITECTURE, P.C.
3002 S. VISTA AVE.
ROUSE, OHIO 43075
(281) 442-2888
FAX (281) 242-2893

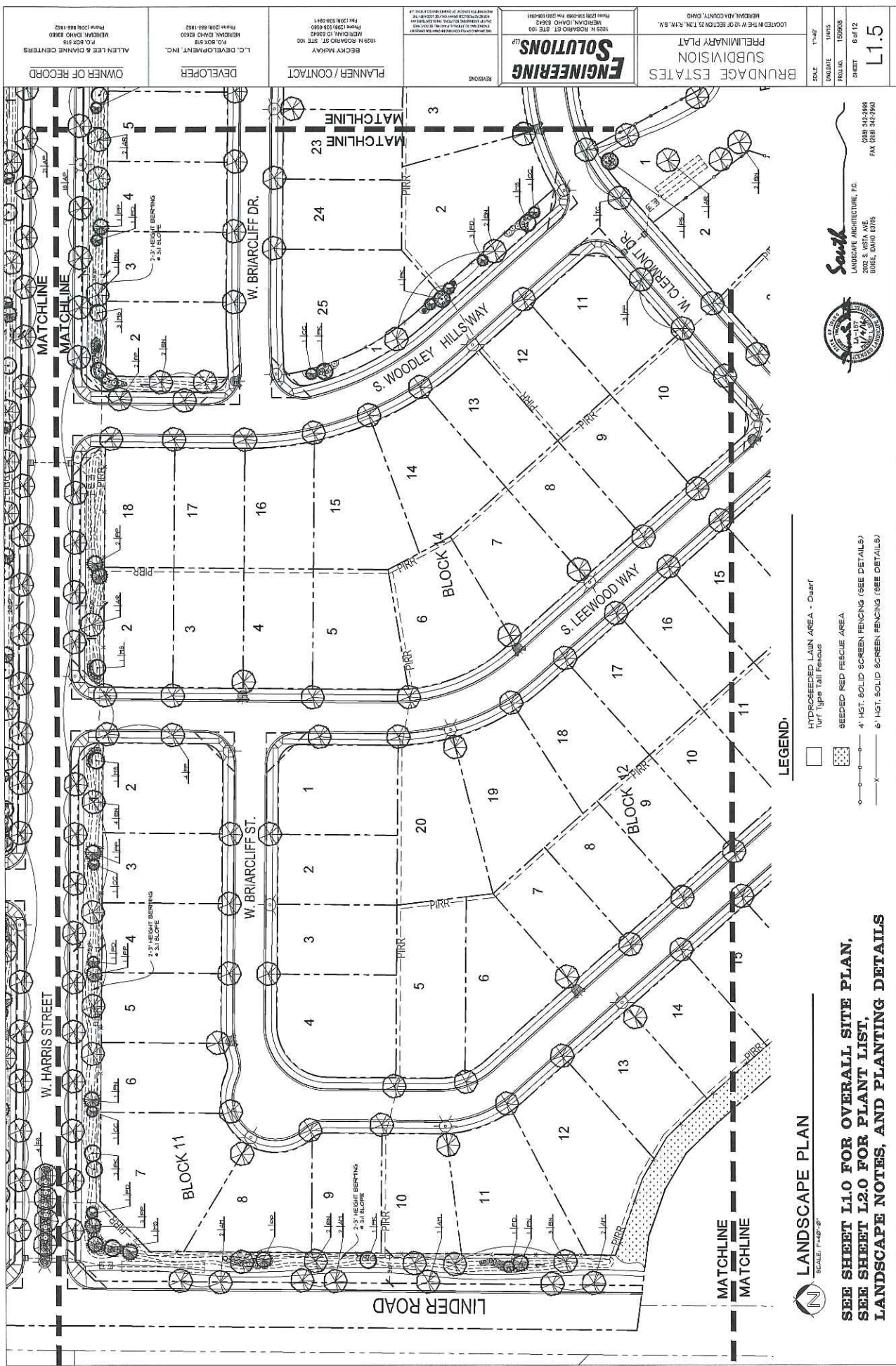


LEGEND:

- UNFENCED LAWN AREA - Dairy Turf Type Tall Fences
- SEEDING RED FESCUE AREA
- 4' HGT. SOLID SCREEN FENCING (SEE DETAILS)
- 6' HGT. SOLID SCREEN FENCING (SEE DETAILS)

LANDSCAPE PLAN
SCALE: 1"=40'

SEE SHEET L1.0 FOR OVERALL SITE PLAN,
SEE SHEET L2.0 FOR PLANT LIST,
LANDSCAPE NOTES, AND PLANTING DETAILS



South
 LANDSCAPE ARCHITECTURE, P.C.
 BOISE, IDAHO 83725
 PHONE: 208.342.2993
 FAX: 208.342.2993



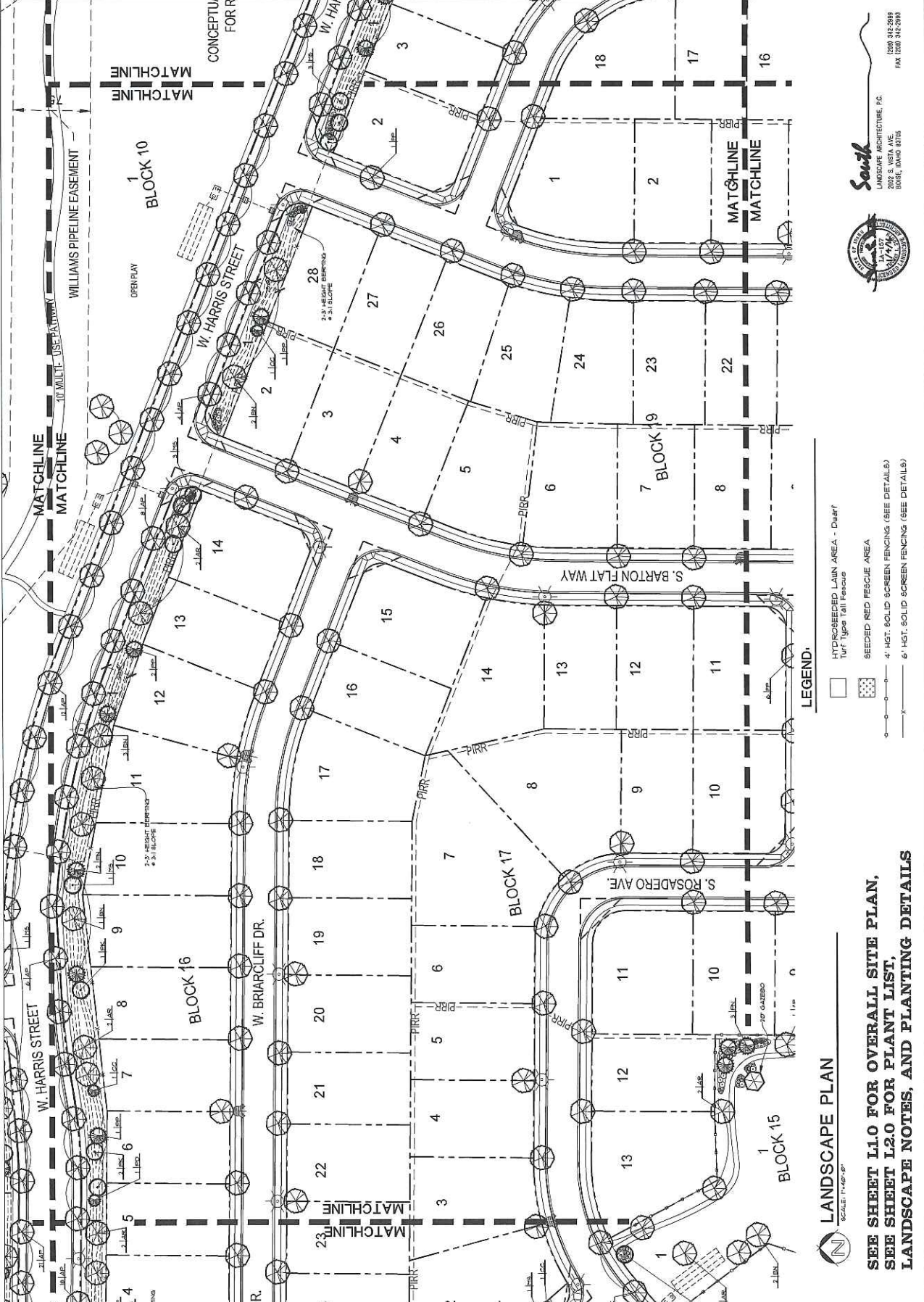
- LEGEND:**
- HYDROSEEDED LAWN AREA - Quail Turf (light hatched)
 - SEEDED RED FESCUE AREA
 - 4' HGT. SOLID SCREEN FENCING (SEE DETAILS)
 - 6' HGT. SOLID SCREEN FENCING (SEE DETAILS)

LANDSCAPE PLAN
 SCALE: 1/4"=10'-0"

**SEE SHEET L1.0 FOR OVERALL SITE PLAN,
 SEE SHEET L2.0 FOR PLANT LIST,
 LANDSCAPE NOTES, AND PLANTING DETAILS**

ENGINEERING SOLUTIONS 1025 N. REDWOOD ST. STE. 100 AMERICAN IDAHO DESIGNS PHOENIX, AZ 85028 FAX (602) 968-0871		BRUDAGE ESTATES SUBDIVISION PRELIMINARY PLAN		LOCATED IN THE W/2 SECTION 25, T14N, R21E, S14E MEDINA, DADE COUNTY, FLA.	
BECKY MCKAY 1025 N. REDWOOD ST. STE. 100 AMERICAN IDAHO DESIGNS PHOENIX, AZ 85028 FAX (602) 968-0871		DEVELOPER L.C. DEVELOPMENT, INC. 4100 W. WINDY HILLS BLVD. MESA, AZ 85205		OWNER OF RECORD ALLEN LEE & DIANNE CENTERS 4100 W. WINDY HILLS BLVD. MESA, AZ 85205	
PLANNER/CONTACT BECKY MCKAY 1025 N. REDWOOD ST. STE. 100 AMERICAN IDAHO DESIGNS PHOENIX, AZ 85028 FAX (602) 968-0871		SCALE 1"=40' DATE 10/20/08		SHEET 6 OF 12 L1.5	

OWNER OF RECORD ALLEN LEE & DYNNE CENTERS 4100 S.W. 10TH AVE. MERRILL IDAHO 83603 PHONE (208) 888-1852	DEVELOPER L.C. DEVELOPMENT, INC. 1000 N. BROADWAY ST. #110 MERRILL IDAHO 83603 PHONE (208) 888-1852	PLANNER / CONTACT BECKY MARKY 1000 N. BROADWAY ST. #110 MERRILL IDAHO 83603 PHONE (208) 888-1852	REGIONS ENGINEERING SOLUTIONS 1000 N. BROADWAY ST. #110 MERRILL IDAHO 83603 PHONE (208) 888-1852	BRUNDAE ESTATES SUBDIVISION PRELIMINARY PLAN LOCATED IN THE W. 1/2 OF SECTION 25, T4N, R.1W, S.1W, MERRILL, ADAM COUNTY, IDAHO	SCALE 1"=40' INVAIANT PROJ. NO. 150008 SHEET 7 of 12 L1.6
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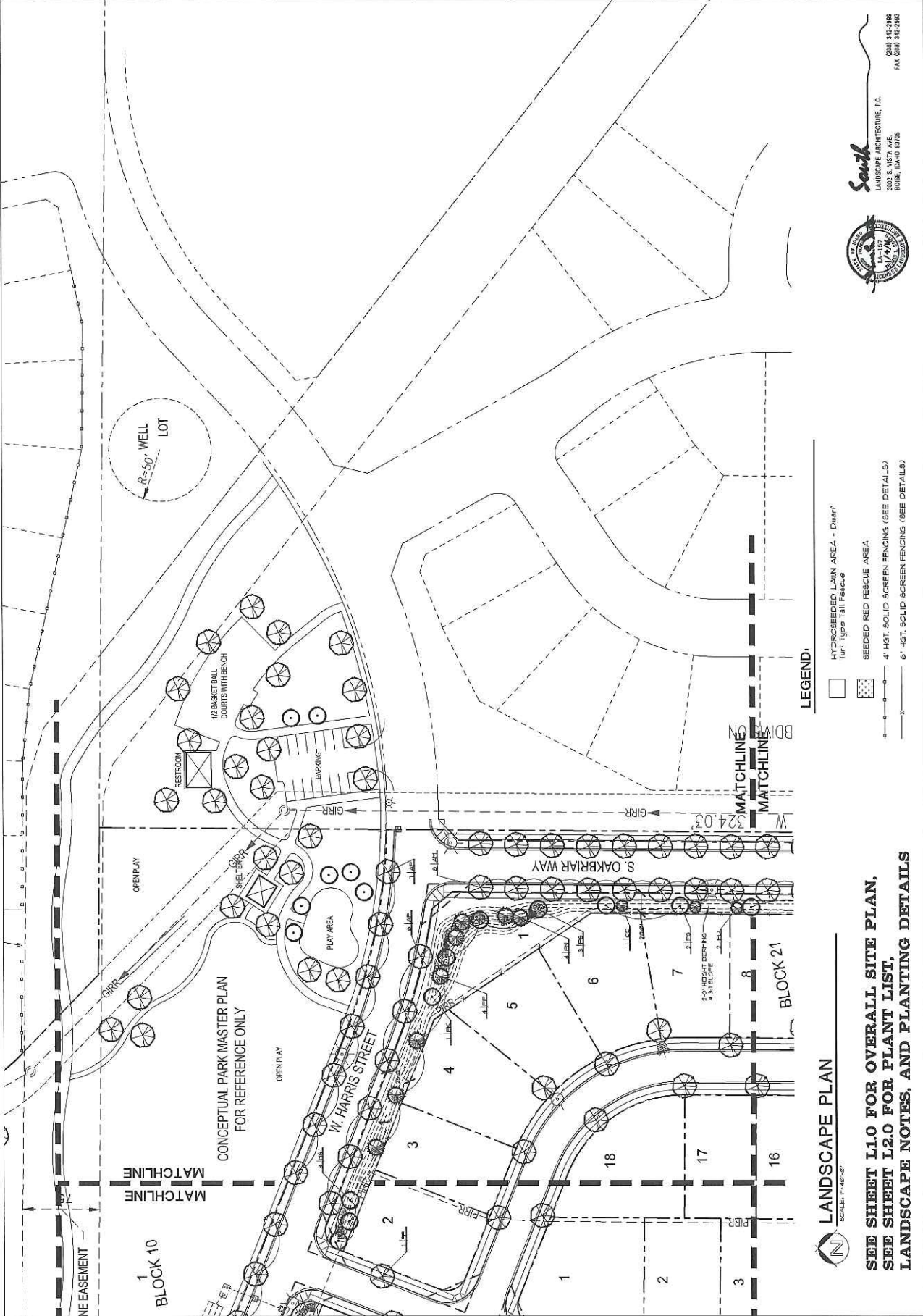


South
LANDSCAPE ARCHITECTURE, INC.
202 S. VESTA AVE.
BOISE, IDAHO 83725
(208) 342-2888
FAX (208) 342-2899



LANDSCAPE PLAN
SCALE: 1"=40'-0"

**SEE SHEET L1.0 FOR OVERALL SITE PLAN,
SEE SHEET L2.0 FOR PLANT LIST,
LANDSCAPE NOTES, AND PLANTING DETAILS**



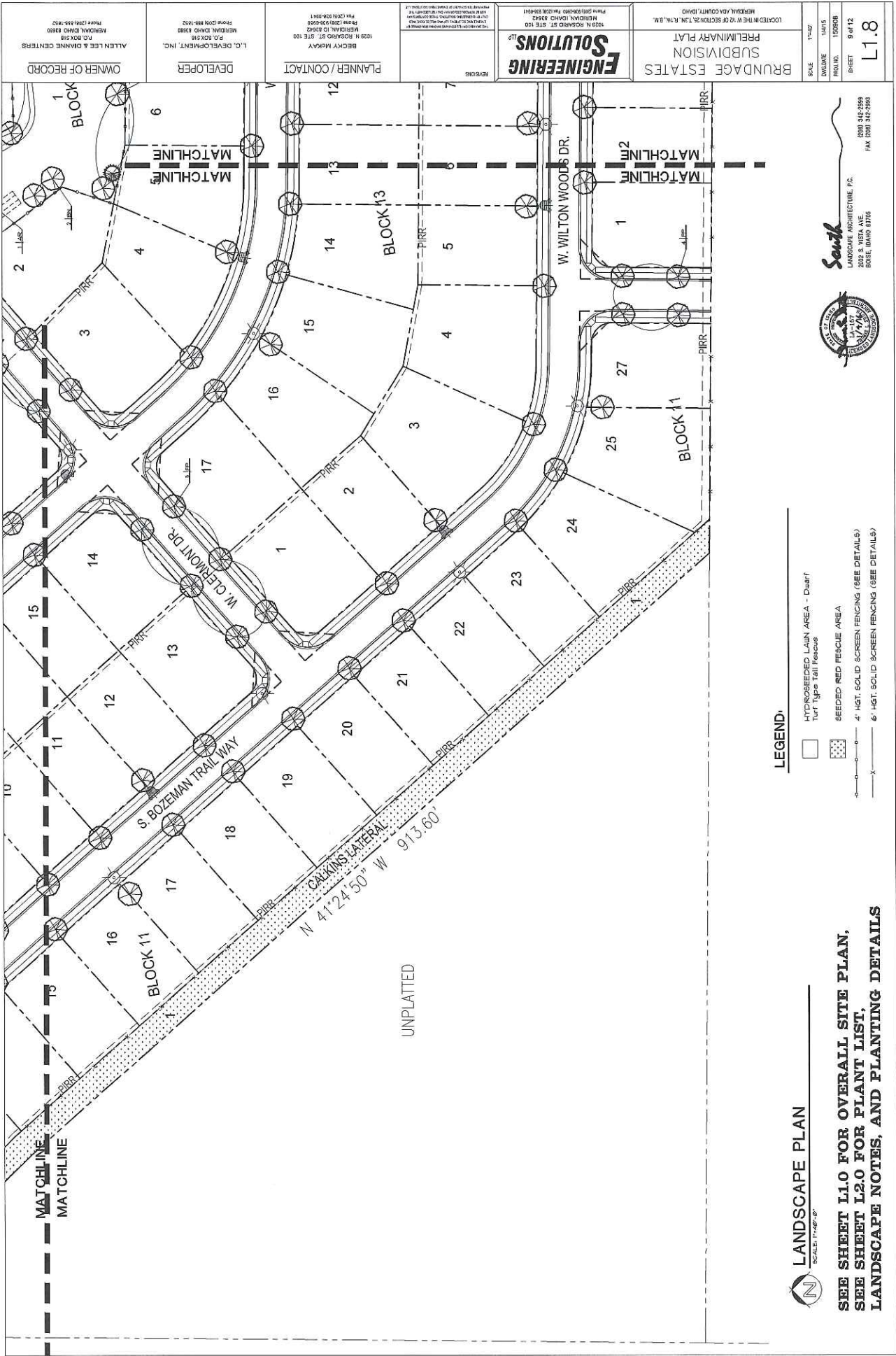
Savak
 LANDSCAPE ARCHITECTURE, P.C.
 288 S. VISTA AVE.
 BOISE, IDAHO 83705
 (208) 341-2888
 FAX (208) 341-2893



- LEGEND:**
- HYDROSEEDED LAWN AREA - Dwarf Turf Type Tall Fescue
 - SEEDED RED FESCUE AREA
 - 4" HGT. SOLID SCREEN FENCING (SEE DETAILS)
 - 6" HGT. SOLID SCREEN FENCING (SEE DETAILS)

LANDSCAPE PLAN
 SCALE: 1"=40'-0"

**SEE SHEET L1.0 FOR OVERALL SITE PLAN,
 SEE SHEET L2.0 FOR PLANT LIST,
 LANDSCAPE NOTES, AND PLANTING DETAILS**



UNPLANTED

LANDSCAPE PLAN
SCALE: 1/4" = 1'-0"

**SEE SHEET L1.0 FOR OVERALL SITE PLAN,
SEE SHEET L2.0 FOR PLANT LIST,
LANDSCAPE NOTES, AND PLANTING DETAILS**

LEGEND:

- HYDROSEEDED LAWN AREA - Dwarf Turf Type Tall Fescue
- SEEDING RED FESCUE AREA
- 4' HGT. SOLID SCREEN FENCING (SEE DETAILS)
- 6' HGT. SOLID SCREEN FENCING (SEE DETAILS)



Scott
LANDSCAPE ARCHITECTURE, P.C.
202 S. VISTA AVE.
BOISE, IDAHO 83705
PHONE (208) 342-2989
FAX (208) 342-2993

BRUNDRAGE ESTATES
SUBDIVISION
PRELIMINARY PLAT
LOCATED IN THE W 1/2 OF SECTION 29, T.3N. R.3W. E.3M.
MERIDIAN, IDAHO COUNTY, IDAHO

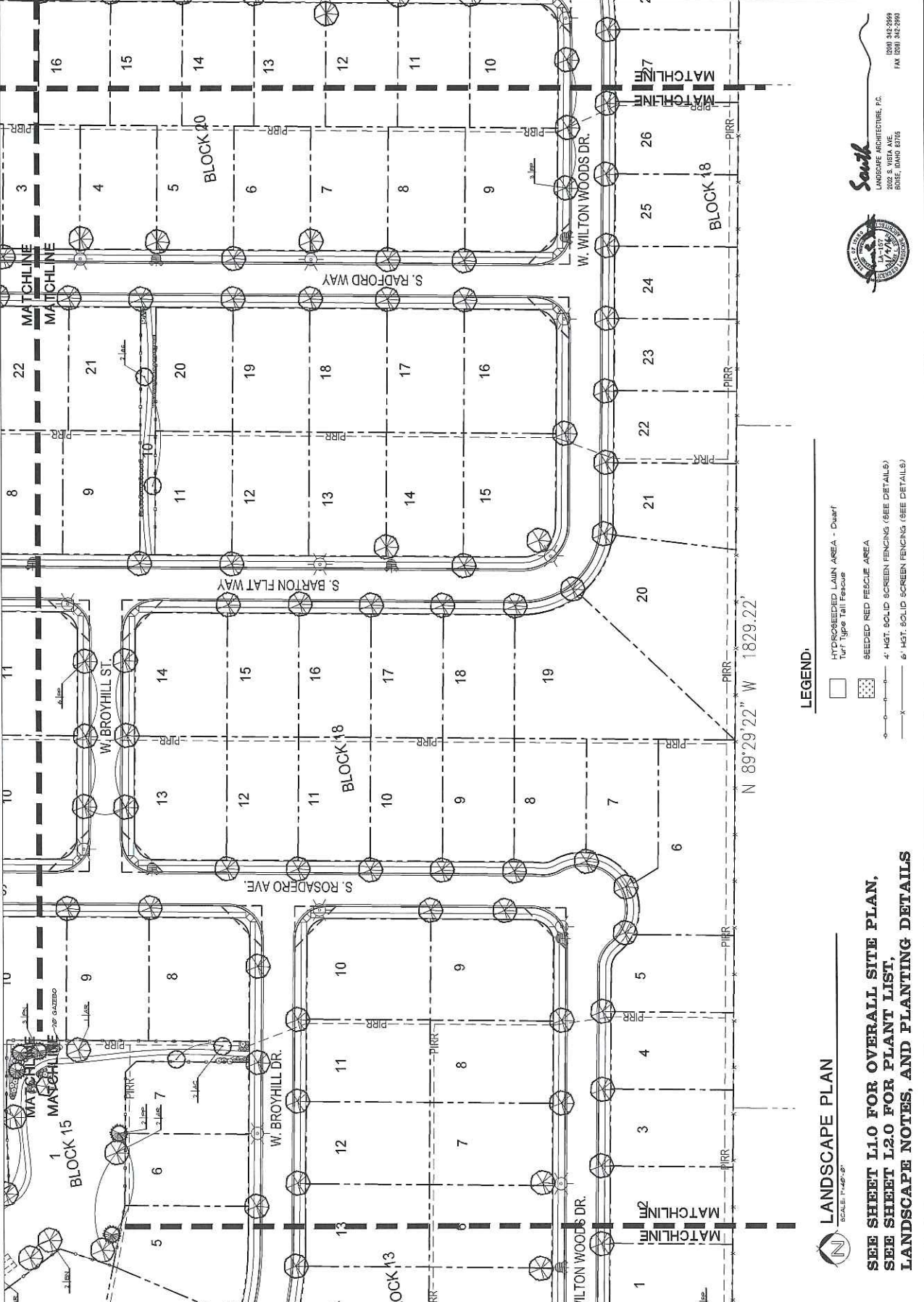
ENGINEERING SOLUTIONS LP
1525 N. ROCKWELL ST. STE. 100
MERIDIAN, IDAHO 83642
PHONE (208) 838-9900 FAX (208) 838-9901

PLANNER / CONTACT
BECKY MCKAY
1028 N. ROCKWELL ST. STE. 100
MERIDIAN, IDAHO 83642
PHONE (208) 838-9901

DEVELOPER
L.C. DEVELOPMENT, INC.
1028 N. ROCKWELL ST. STE. 100
MERIDIAN, IDAHO 83642
PHONE (208) 838-9901

OWNER OF RECORD
ALLEN LEE & DANNIE CENTERS
1028 N. ROCKWELL ST. STE. 100
MERIDIAN, IDAHO 83642
PHONE (208) 838-9901

L1.8
SHEET 9 of 12
PROJ. NO. 100008
DATE 11/14/15
SCALE 1/4" = 1'-0"



South
 LANDSCAPE ARCHITECTURE, P.C.
 202 S. VISTA AVE.
 ROSELAND, INDIANA 46785
 (219) 342-2888
 FAX (219) 342-2899



- LEGEND:**
- UNSEEDED LAWN AREA - Dwarf Turf Type Tall Fescue
 - SEEDED RED FESCUE AREA
 - 4' HGT. SOLID SCREEN FENCING (SEE DETAILS)
 - 6' HGT. SOLID SCREEN FENCING (SEE DETAILS)

LANDSCAPE PLAN
 SCALE: 1"=40'-0"

**SEE SHEET L1.0 FOR OVERALL SITE PLAN,
 SEE SHEET L2.0 FOR PLANT LIST,
 LANDSCAPE NOTES, AND PLANTING DETAILS**

OWNER OF RECORD ALLEN LEE & DANNE CENTERS P.O. BOX 518 MEMPHIS, TENN 38103 Phone: (901) 528-1822	DEVELOPER L.C. DEVELOPMENT, INC. P.O. BOX 518 MEMPHIS, TENN 38103 Phone: (901) 528-1822	PLANNER / CONTACT BECKY MCKAY 1028 N. ROSKIND ST. STE 100 MEMPHIS, TN 38103 Phone: (901) 528-0800 Fax: (901) 528-0841	REVISIONS 1. 10/15/03 2. 11/10/03 3. 12/15/03 4. 01/15/04 5. 02/15/04 6. 03/15/04 7. 04/15/04 8. 05/15/04 9. 06/15/04 10. 07/15/04 11. 08/15/04 12. 09/15/04 13. 10/15/04 14. 11/15/04 15. 12/15/04 16. 01/15/05 17. 02/15/05 18. 03/15/05 19. 04/15/05 20. 05/15/05 21. 06/15/05 22. 07/15/05 23. 08/15/05 24. 09/15/05 25. 10/15/05 26. 11/15/05 27. 12/15/05 28. 01/15/06 29. 02/15/06 30. 03/15/06 31. 04/15/06 32. 05/15/06 33. 06/15/06 34. 07/15/06 35. 08/15/06 36. 09/15/06 37. 10/15/06 38. 11/15/06 39. 12/15/06 40. 01/15/07 41. 02/15/07 42. 03/15/07 43. 04/15/07 44. 05/15/07 45. 06/15/07 46. 07/15/07 47. 08/15/07 48. 09/15/07 49. 10/15/07 50. 11/15/07 51. 12/15/07 52. 01/15/08 53. 02/15/08 54. 03/15/08 55. 04/15/08 56. 05/15/08 57. 06/15/08 58. 07/15/08 59. 08/15/08 60. 09/15/08 61. 10/15/08 62. 11/15/08 63. 12/15/08 64. 01/15/09 65. 02/15/09 66. 03/15/09 67. 04/15/09 68. 05/15/09 69. 06/15/09 70. 07/15/09 71. 08/15/09 72. 09/15/09 73. 10/15/09 74. 11/15/09 75. 12/15/09 76. 01/15/10 77. 02/15/10 78. 03/15/10 79. 04/15/10 80. 05/15/10 81. 06/15/10 82. 07/15/10 83. 08/15/10 84. 09/15/10 85. 10/15/10 86. 11/15/10 87. 12/15/10 88. 01/15/11 89. 02/15/11 90. 03/15/11 91. 04/15/11 92. 05/15/11 93. 06/15/11 94. 07/15/11 95. 08/15/11 96. 09/15/11 97. 10/15/11 98. 11/15/11 99. 12/15/11 100. 01/15/12 101. 02/15/12 102. 03/15/12 103. 04/15/12 104. 05/15/12 105. 06/15/12 106. 07/15/12 107. 08/15/12 108. 09/15/12 109. 10/15/12 110. 11/15/12 111. 12/15/12 112. 01/15/13 113. 02/15/13 114. 03/15/13 115. 04/15/13 116. 05/15/13 117. 06/15/13 118. 07/15/13 119. 08/15/13 120. 09/15/13 121. 10/15/13 122. 11/15/13 123. 12/15/13 124. 01/15/14 125. 02/15/14 126. 03/15/14 127. 04/15/14 128. 05/15/14 129. 06/15/14 130. 07/15/14 131. 08/15/14 132. 09/15/14 133. 10/15/14 134. 11/15/14 135. 12/15/14 136. 01/15/15 137. 02/15/15 138. 03/15/15 139. 04/15/15 140. 05/15/15 141. 06/15/15 142. 07/15/15 143. 08/15/15 144. 09/15/15 145. 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November 29, 2013

HARLEY R. NOE
Phone: 208.850.4926
Fax: 208.939-8602

Mr. Kurt Reliford
Engineering Solutions, LLP
1029 N. Rosario St., Ste. 100
Meridian, ID 83642

RE: Soils evaluation of Biltmore Estates site

On November 27th I observed seven test holes on the Biltmore Estates site west of South Meridian Road and south of Victory Road. A map is attached showing the approximate boundary of the 56 acre parcel and the location of the test pits. Also included are copies of the detailed soil profile descriptions of the test pits.

This property occurs on a stable alluvial fan terrace landform with nearly level to rolling topography. Test holes were advanced to depths of 11 to 13 feet below ground level. All profiles have a silty clay loam surface layer about 12 inches thick. At most locations a heavy silty clay loam subsoil is present to a depth of about 30 inches. Hardpans with varied degrees of cementation were present at all locations between 30 and about 60 inches. Materials beneath the hardpans are typically gravelly loamy sands to about 96 inches with sand, gravel and cobbles below to below 13 feet. The sands encountered are primarily medium sands and are very clean and free of fines.

No indicators of wetness were encountered in any of the test pits to depths up to 13 feet. I have profile descriptions and groundwater monitor data on 10 test holes located on the property to the south adjacent to the Biltmore site. That data all showed similar soil conditions and no groundwater observed during monitoring throughout the 2006 irrigation season. Based on the seven test holes on the subject site and the other historical data available, I would not expect groundwater to ever be present higher than 15 to 20 feet below ground level.

R-Value ratings will be very low for the upper 16 to 24 inches of most soil profiles. I would predict test values would be less than 10 and possibly less than 5. Bearing strengths would be 1500 pounds per square foot based on a CL Unified classification for the silty clay loam material with clay contents in excess of 30 percent. Those values are derived from the International Building Code table 1804-2.

The hardpans present dig with some difficulty in places, but will not be a problem for track hoe construction equipment. Substratum layers will provide excellent free-drained materials for receiving storm water. I see no soil related conditions that will be of major concern to design and construction on this parcel.

If you have questions or need anything additional please give me a call at 850-4926.



transmitted via e-mail

HARLEY R. NOE
Professional Soil Scientist

cc w/ attachments: Lee Centers, LC Development, P.O. Box 518,
Meridian, ID 83680

UTL
 SHEET 2 OF 2
 PROJECT NO. 1500000
 DATE 01/05/18

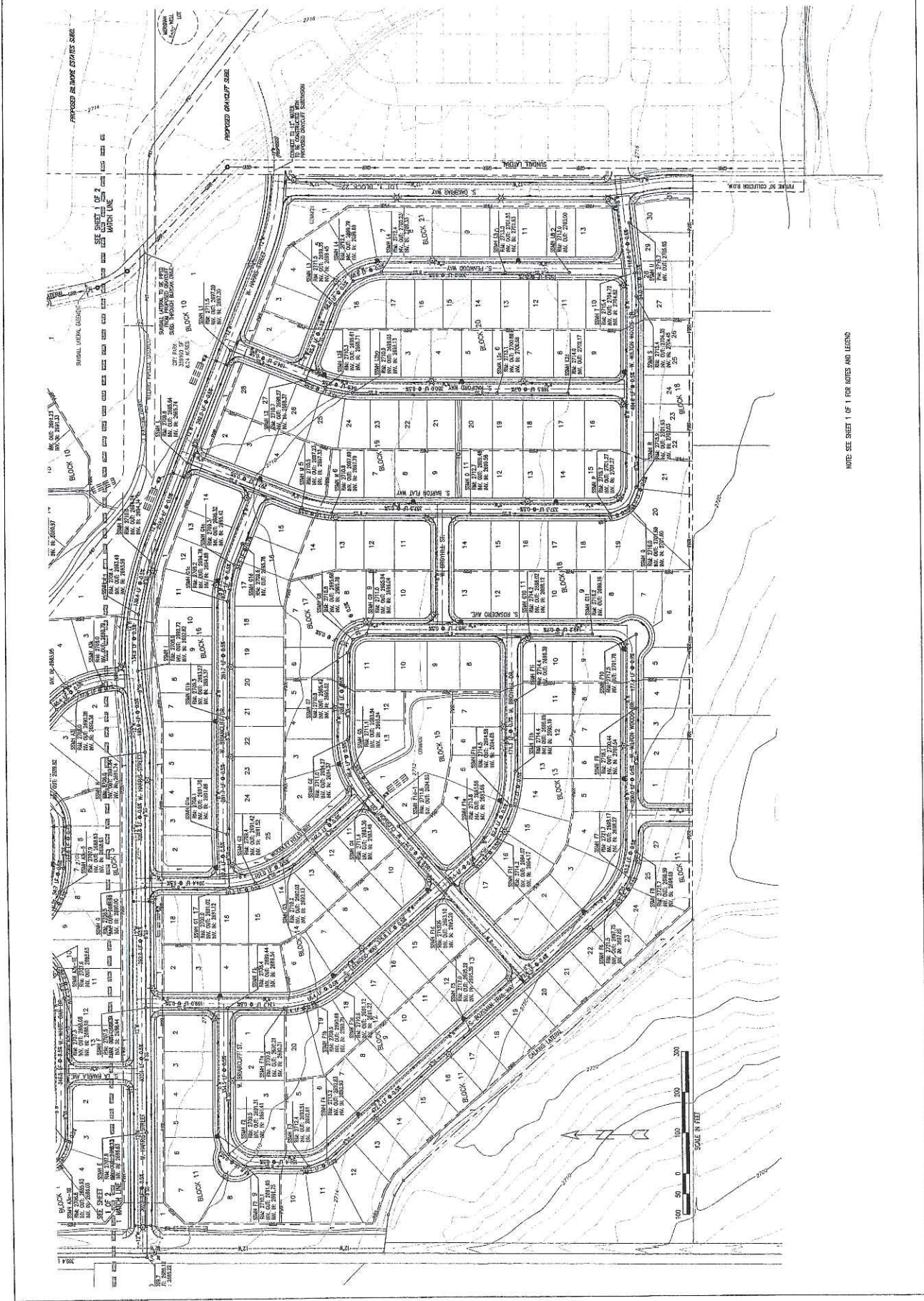
BRUDGE ESTATES
 SUBDIVISION
 PRELIMINARY UTILITY PLAN

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ENGINEERING SOLUTIONS

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BECKY MCKAY
 PLANNER / CONTACT

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 DEVELOPER

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 OWNER OF RECORD



NOTE: SEE SHEET 1 OF 1 FOR NOTES AND LEGEND





