



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: Jacy Jones, City Clerk, by: August 8, 2016

Transmittal Date: July 22, 2016 File No.: H-2016-0076

Hearing Date: August 18, 2016

Request: Public Hearing - Annexatioln and Zoning of 17 acres of land with an R-40 zoning district; conditional use permit for a multi-family development consisting of 204 dwelling units in an R-40 zoning district; and preliminary plat approval consisting of 51 building lots and 3 common lots on 15.85 acres of land for Little Creek Subdivision

By: David Alexander

Location of Property or Project: 1470 N. Locust Grove Road

- ___ 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

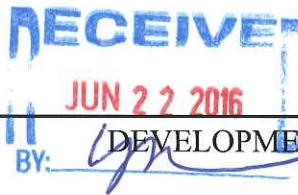
Hearing Date: August 18, 2016

File No.: H-2016-0076

Project Name: Little Creek Subdivision

Request: Request for annexation and zoning of 17 acres of land with an R-40 zoning district; conditional use permit for a multi-family development consisting of 204 dwelling units in an R-40 zoning district; and preliminary plat consisting of 51 building lots and 3 common lots on 15.85 acres of land, by David Alexander.

Location: The site is located at 1470 N. Locust Grove Road, in the NW ¼ of Section 8, Township 3N., Range 1E.



Planning Division

DEVELOPMENT REVIEW APPLICATION

STAFF USE ONLY:
Project name: Little Creek Sub
File number(s): H-2016-0076
Assigned Planner: Sonya Walters **Related files:** _____

Type of Review Requested (check all that apply)

- | | |
|---|---|
| <input type="checkbox"/> Accessory Use | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Administrative Design Review | <input checked="" type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Alternative Compliance | <input type="checkbox"/> Private Street |
| <input checked="" type="checkbox"/> Annexation and Zoning | <input type="checkbox"/> Property Boundary Adjustment |
| <input type="checkbox"/> Certificate of Zoning Compliance | <input type="checkbox"/> Rezone |
| <input type="checkbox"/> Comprehensive Plan Map Amendment | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Comprehensive Plan Text Amendment | <input type="checkbox"/> Time Extension: |
| <input checked="" type="checkbox"/> Conditional Use Permit | Director/ Commission/Council (circle one) |
| <input type="checkbox"/> Conditional Use Modification | <input type="checkbox"/> UDC Text Amendment |
| Director/Commission (circle one) | <input type="checkbox"/> Vacation: |
| <input type="checkbox"/> Development Agreement Modification | Director/ Council (circle one) |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Final Plat Modification | <input type="checkbox"/> Other _____ |

Applicant Information

Applicant name: David Alexander **Phone:** 863-3308
Applicant address: PO Box 7846 **Email:** littlecreekllc@msn.com
City: Boise **State:** ID **Zip:** 83707

Applicant's interest in property: Own Rent Optioned Other _____

Owner name: In Perspective, LLC **Phone:** _____
Owner address: PO Box 7846 **Email:** _____
City: Boise **State:** ID **Zip:** 83707

Agent/Contact name (e.g., architect, engineer, developer, representative): Scott Wonders, P.E.
Firm name: JUB Engineers, Inc. **Phone:** 376-7330
Owner address: 250 S Beechwood Ave, Suite 201 **Email:** swonders@jub.com
City: Boise **State:** ID **Zip:** 83709

Primary contact is: Applicant Owner Agent/Contact

Subject Property Information

Location/street address: 1470 N Locust Grove Rd, Meridian **Township, range, section:** T3N, R1E, Sec 8
Assessor's parcel number(s): R7104253800 **Total acreage:** 15.85 **Zoning district:** RUT (ADA)

Project/subdivision name: Little Creek Subdivision

General description of proposed project/request: Multi-Family (4-plexes) Subdivision

Proposed zoning district(s): R-40

Acres of each zone proposed: 15.85

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? San Cassiano HOA

Which irrigation district does this property lie within? Nampa Meridian and Settlers Irrigation Districts

Primary irrigation source: Settlers Canal Secondary: _____

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

Residential Project Summary (if applicable)

Number of residential units: 204 Number of building lots: 51

Number of common lots: 3 Number of other lots: 0

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

1 bedroom: 0 2-3 bedrooms: 204 4 or more bedrooms: 0

Minimum square footage of structure (excl. garage): 4,742 s.f. Maximum building height: 29.5'

Minimum property size (s.f.): 5,494 sf Average property size (s.f.): 6,707 s.f.

Gross density (Per UDC 11-1A-1): 12.87 du/ac Net density (Per UDC 11-1A-1): 16.68 du/ac

Acreage of qualified open space: 2.89 ac Percentage of qualified open space: 18.27%

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): Grass Area = 29,538 sf, Canal Easement = 53,493 sf
(Locust)25' buffer = 9,485 (1/2)= 4,724 sf, (Wilson) 20' buffer = 16,621 sf, Clubhouse/pool = 21,745 sf, Total 126,121 sf (2.89ac)

Amenities provided with this development (if applicable): Entry plaza with feature, dog park, pathways, pool, clubhouse with gym

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: N/A Common lots: N/A Other lots: N/A

Gross floor area proposed: N/A Existing (if applicable): N/A

Hours of operation (days and hours): N/A Building height: N/A

Total number of parking spaces provided: 506 Number of compact spaces provided: N/A

Authorization

Print applicant name: Scott Wonders

Applicant signature:  Date: 6/2/16



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

June 20, 2016

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

RE: LITTLE CREEK SUBDIVISION – ANNEXATION, CONDITIONAL USE PERMIT AND PRELIMINARY PLAT LETTER OF INTENT

Dear Ms. Watters,

On behalf of our client, David Alexander, please accept this request for Annexation and Preliminary Plat for the Little Creek Subdivision located east of Locust Grove Rd and south of Fairview Avenue in Meridian, Idaho. The parcel number and address for the subject property is R7104253800, 1470 N Locust Grove Rd, Meridian, Idaho. The proposed development includes a total of 54 lots on 15.85 acres, 204 multi-family residential dwelling units (12.87 du/ac) contained within 51 four-plex buildings, 1 clubhouse lot and 2 common area lots.

Annexation

The request is to annex this property into the incorporated city limits of Meridian, Idaho and to zone the entire 15.85 acres to R-40 (High Density Residential). The existing zoning for the subject property is RUT (Rural Urban Transition) in Ada County. The requested zoning designation is R-40 (High Density Residential) which is consistent with the City of Meridian Comprehensive Plan Future Land Use Map for the project area. The existing zoning to the north and south is C-G (General Retail & Service Commercial), to the east is R-40 (High Density Residential) and to the west is R-40 (High Density Residential) and RUT (Rural Urban Transit, Ada County).

Conditional Use Permit

According to Table 11-2A-2 of the Meridian City Code, a multi-family development in the requested R-40 zoning district is an allowed use with an approved CUP. The proposed development as planned will include 51 four-plex lots and 3 common lots. One common lot will contain the clubhouse and pool. 420 parking spaces are required by city code, 506 parking spaces will be provided; 494 spaces for the residential buildings and 12 spaces for the clubhouse.

Elevations of the multi-family four-plex buildings are included with our application. Materials used on the facades of the buildings will meet the City of Meridian Design Review Standards.

Preliminary Plat

The design of the project is intended to complement the existing commercial and multi-family residential uses in the area. The 15.85 acre property will be divided into 54 lots. 51 multi-family

lots, and 3 common lots. The smallest buildable lot will measure 5,494 square feet and the average lot size will be 6,707 square feet. Open space area is 2.89 acres which is 18.27% of the overall square footage for the development.

City of Meridian code requires one amenity for every 20 acres of development area. The Little Creek Subdivision intends to provide various types of amenities listed in city code. These include a club house with a gym facility, open space, micro-paths, a dog park and a pool.

There are adequate public services available to this area to serve the subdivision. Sewer and water utilities will be extended into the site from existing main lines in Wilson Lane. The development will be served with public sewer and water by the City of Meridian. Fire protection will be available through the Meridian Fire Department. A pressurized irrigation system will be provided for the development with operation and maintenance of the facility being provided by the Homeowner's Association. Storm water will be retained on site in seepage beds designed by a civil engineer in accordance with ACHD requirements.

There are no proposed public streets within the boundaries of the development. Access to the lots will be provided with drive aisles throughout the parking areas. The property has frontage on N Locust Grove Rd and E Wilson Lane. No access will be provided directly to N Locust Grove Rd. There will be two points of access on Wilson Lane with median-divided ingress/egress.

Landscaping will be emplaced in compliance with Meridian City Code section 11-3B-7. No trees exist within the boundaries of the development. Trees along the canal on the southern boundary will remain in place.

Waiver Request

The Jackson Drain is not listed as a protected waterway in the City of Meridian Comprehensive Plan. The applicant would like to request a waiver to leave the canal open as the centerline of the ditch lies on the property line and is a very large drain that is approximately 15 feet deep. The project proposes a walking path along the drain as part of the development. The Settlers Canal will be tiled as part of this development.

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

Sincerely,
J-U-B ENGINEERS, Inc.



Scott Wonders, P.E.
Land Development Group Lead



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

**Little Creek Subdivision
Annexation
Boundary Description**

Project Number 10-15-124 July 5, 2016

A portion of Pleasant Valley Subdivision (Book 12 of Plats at Page 665, records of Ada County, Idaho) situated in the northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, Meridian City, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northwest corner of Section 8, Township 3 North, Range 1 East, Boise Meridian, and the northwest corner of Pleasant Valley Subdivision;
Thence S00°26'22"W, 454.99 feet along the west line of the northwest quarter and the west boundary of Pleasant Valley Subdivision to the intersection with the centerline of East Wilson Lane, the POINT OF BEGINNING:

Thence S89°59'19"E, 1038.24 feet along the centerline of East Wilson Lane to the west boundary of Lot 7 of Pleasant Valley Subdivision;

Thence S00°26'35"W, 1014.79 feet along the west boundary of Lot 7 of Pleasant Valley Subdivision, the east boundary of Lot 20 of Pleasant Valley Subdivision, and the west boundary of Paddington Subdivision (Book 86 of Plats at Pages 9631 through 9634, records of Ada County, Idaho) to the south boundary of Pleasant Valley Subdivision;

Thence N65°20'40"W, 295.71 feet along the south boundary of Pleasant Valley Subdivision;

Thence N55°25'16"W, 314.50 feet along the south boundary of Pleasant Valley Subdivision;

Thence N55°36'16"W, 612.62 feet along the south boundary of Pleasant Valley Subdivision to the southwest corner of Pleasant Valley Subdivision and the west line of the northwest quarter;

Thence N00°26'22"E, 367.05 feet along the west line of the northwest quarter and the west boundary of Pleasant Valley Subdivision to the POINT OF BEGINNING.

The above-described parcel contains 17.00 acres, more or less.



6 5 E. Fairview Ave.

7 8

454.99'

POB

N00°26'22"E 367.05'

N00°26'22"E 2649.67'

2194.68'

Lot 18

N55°36'16"W 612.62'

Lot 19

N55°25'16"W 314.50'

Lot 20

N65°20'40"W 295.71'

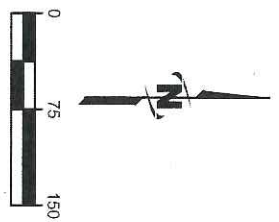
S89°59'19"E 1038.24' E. Wilson Lane

S00°26'35"W 1014.79'

Paddington Subdivision

Lot 7

Unplatted



Little Creek Subdivision
Annexation Boundary

A Portion of Pleasant Valley Subdivision Situated in the Northwest 1/4 of
Section 8, Township 3 North, Range 1 East, Boise Meridian.



JUB ENGINEERS, INC.

REGISTERED PROFESSIONAL ENGINEER
NO. 10000
BOISE, IDAHO



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

Little Creek Subdivision

Boundary Description

Project Number 10-15-124 June 22, 2016

Lots 19, 20, and a portion of Lot 18 of Pleasant Valley Subdivision (Book 12 of Plats at Page 665, records of Ada County, Idaho) situated in the northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, Meridian City, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northwest corner of Section 8, Township 3 North, Range 1 East, Boise Meridian, which bears S00°26'22"W, 2649.67 feet from the west quarter-section corner of Section 8;
Thence S00°26'22"W, 300.72 feet along the west line of the northwest quarter and the centerline of North Locust Grove Road;
Thence S00°12'13"E, 154.27 feet along the centerline of North Locust Grove Road to the centerline intersection of North Locust Grove Road and East Wilson Lane;
Thence S89°59'19"E, 59.41 feet along the centerline of East Wilson Lane;
Thence at right angles S00°00'41"W, 30.00 feet to the south right-of-way line of East Wilson Lane and the north boundary of Lot 18, the POINT OF BEGINNING:

Thence S89°59'19"E, 976.87 feet along the south right-of-way line of East Wilson Lane and the north boundary of Lots 18, 19, & 20 to the east boundary of Lot 20 and west boundary Paddington Subdivision (Book 86 of Plats at Pages 9631 through 9634, records of Ada County, Idaho);

Thence S00°26'35"W, 984.78 feet along the east boundary of Lot 20, the west boundary of Paddington Subdivision, and the southerly extension of the west boundary of Paddington Subdivision to the southeast corner of Lot 20;

Thence N65°20'40"W, 295.71 feet along the southerly boundary of Lot 20;

Thence N55°25'16"W, 314.50 feet along the southerly boundary of Lot 20 and Lot 19;

Thence N55°36'16"W, 547.99 feet along the southerly boundary of Lot 19 and Lot 18 to the east right-of-way line of North Locust Grove Road (Warranty Deed Instrument Number 106034376, records of Ada County, Idaho);

Thence N00°26'13"E, 57.86 feet along the east right-of-way line of North Locust Grove Road;

Thence N00°12'13"W, 303.68 feet along the east right-of-way line of North Locust Grove Road;





J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

Boundary Description continued...

Thence N43°09'59"E, 16.45 feet along the east right-of-way line of North Locust Grove Road and the south right-of-way line of East Wilson Lane to the POINT OF BEGINNING.

The above-described parcel contains 15.85 acres, more or less.



BOISE IDAHO 12/30/08 03:24 PM

DEPUTY Vicki Allen

RECORDED - REQUEST OF

Mary L. Leonard



108137535

Warranty Deed

Date of Document December 30,
2008

Grantor:

Name Mary Louise Leonard
Street Address PO Box 7846
City/State/Zip Boise, Idaho 83707

Grantee:

Name IL Perspective, LLC
Street Address PO Box 7846
City/State/Zip Boise, Idaho 83707

For good consideration, I Mary Louise Leonard, of Boise, County of Ada, State of Idaho, hereby bargain, deed and convey to IL Perspective, LLC of Boise, County of Ada, State of Idaho, the following described land in Ada County, free and clear with WARRANTY COVENANTS; to wit:

Lots 18, 19, and 20 of Pleasant Valley Subdivision, According to the plat thereof, Filed in book 12, page 665 of plats in the office of the county recorder of Ada County, State of Idaho.

Tax Parcel No. R7104253760

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS that hands and seal of said Grantor this 30 day of December, 2008.

Mary Louise Leonard,
Grantor,
by Lydia Leonard, poa
Grantor

ATTORNEY-IN-FACT NOTARY
STATE OF IDAHO

County of Ada) ss.

On this 30th day of December, 2008, before me, the undersigned notary public in and for said state, who, being by me duly sworn (affirmed), did say that he (she) is the attorney-in-fact of Mary Louise Leonard, and that said instrument was signed on behalf of said Mary Louise Leonard by authority, and said Lydia Leonard acknowledged to me that he (she) as such attorney-in-fact executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.



Glenda R Berto
Notary Public for Idaho
Residing at: Boise ID
Commission expires: 5-15-2014

Affiant Known Unknown
ID Produced AZ Driver's License
(Seal)

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
)
COUNTY OF ADA)

I, Ms. Lydia Leonard, Inperspective, LLC, 1244 N. Candleridge Drive
 (name) (address)
Boise Idaho 83712
 (city) (state)

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

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

David J. Alexander, Alexander/Peterson Holdings, LLC, 3027 S. Conda Ave., Meridian, ID 83642
 (name) (address)

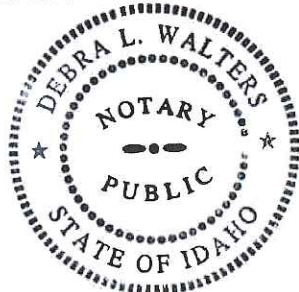
to submit the accompanying application(s) pertaining to that property.

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

Dated this 22nd day of June, 2016

Lydia Leonard
 (Signature)

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



Debra L Walters
 (Notary Public for Idaho)

Residing at: Boise, ID

My Commission Expires: 10/18/18

Kristi Watkins

From: Mindy Wallace <Mwallace@achdidaho.org>
Sent: Tuesday, March 15, 2016 9:51 AM
To: Bill Parsons
Cc: Kristi Watkins
Subject: Locust Grove Apartments

Bill,

ACHD has reviewed and accepted the TIS for the Locust Grove Apartments.

Thanks,
Mindy

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

Kristi Watkins

From: Sub Name Mail <subnamemail@adaweb.net>
Sent: Monday, June 20, 2016 10:41 AM
To: Kristi Watkins; Michael Byrns
Subject: San Cassiano Subdivision Name Reservation change to Little Creek Sub

June 20, 2016

Kristi Watkins - J-U-B Engineers, Inc.

RE: Subdivision Name Reservation Change: **"Little Creek Subdivision" NW 1/4 Sec 8, T3N, R1E, BM**

Dear Kristi and Michael,

At your request, I will change the reserved name from "San Cassiano Subdivision" to **"Little Creek 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
Deputy Clerk Recorder
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7912 office
(208) 287-7909 fax

From: Kristi Watkins [<mailto:kwatkins@jub.com>]
Sent: Monday, June 20, 2016 7:32 AM
To: Jerry Hastings; Michael Byrns
Subject: RE: San Cassiano Subdivision Name Reservation

Jerry:

The client is requesting that we change this request from "San Cassiano Subdivision" to "Little Creek Subdivision". We would like to submit as soon as we can so if you could let me know if this is acceptable, that would be terrific.

The Client and Developer is:

David Alexander
Little Creek LLC.

The Owner is:

In Perspective LLC.

Thank you,
Kristi

From: Jerry Hastings [<mailto:jhastings@adaweb.net>]
Sent: Wednesday, March 9, 2016 4:19 PM
To: Kristi Watkins <kwatkins@jub.com>; Michael Byrns <mbyrns@jub.com>
Subject: San Cassiano Subdivision Name Reservation

March 9, 2016

Kristi Watkins
Michael Byrnes
J-U-B Engineers, Inc.

RE: Subdivision Name Reservation: "**San Cassiano Subdivision**" NW 1/4 Sec 8, T3N, R1E, BM

Dear Kristi and Michael,

At your request, I will reserve the name "**San Cassiano 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

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

From: Kristi Watkins [<mailto:kwatkins@jub.com>]
Sent: Tuesday, March 08, 2016 3:55 PM
To: Jerry Hastings
Subject: San Cassiano - Name Reservation Request

Jerry:

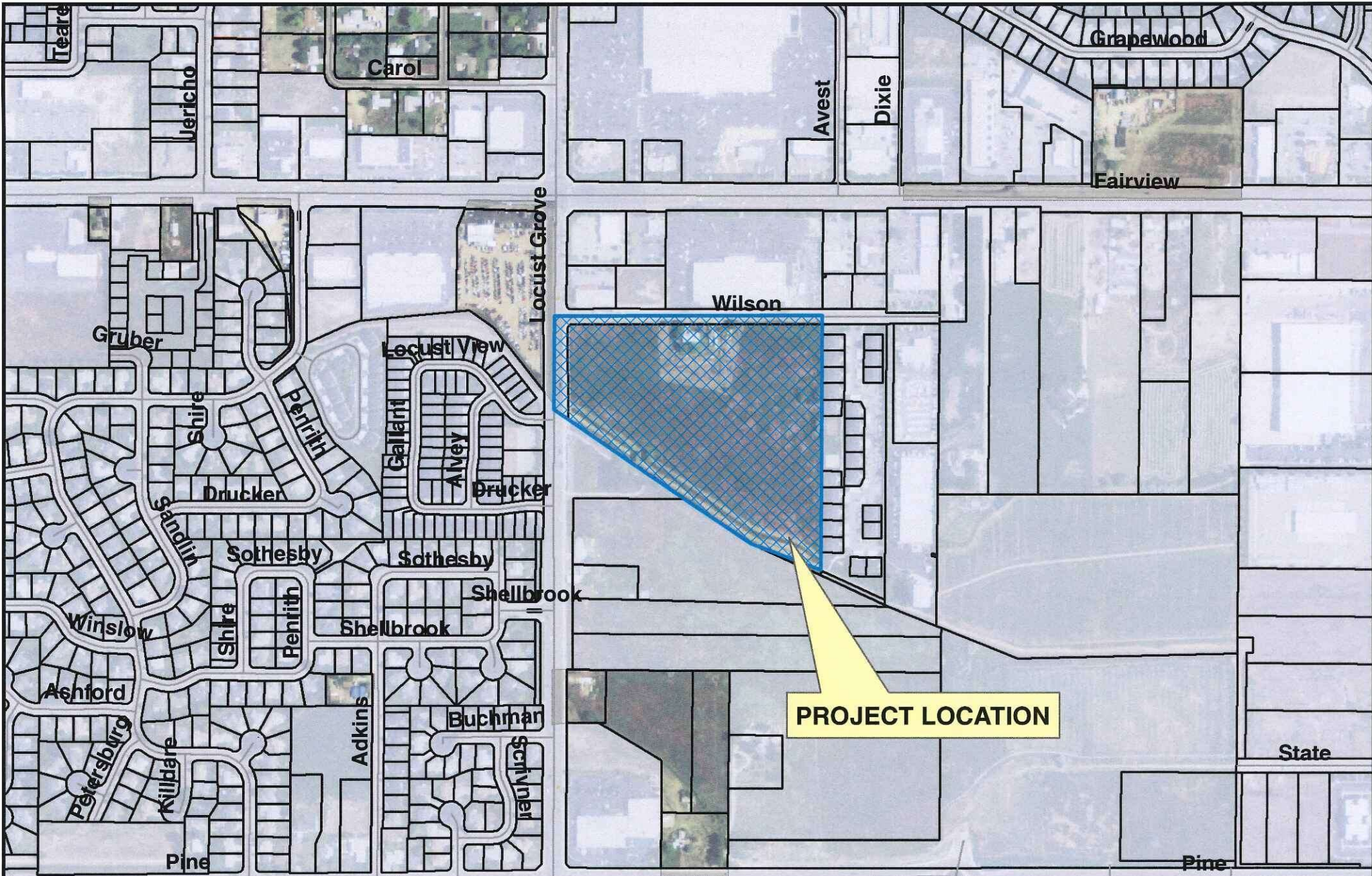
I would like to request reservation of the name **San Cassiano Subdivision** for the property located at 1470 N Locust Grove Rd, Meridian, Idaho. Pleasant Valley Sub, Lots 18-20, Parcel # R7104253800. 15.849 acres will be designed as a multi-family subdivision.

Thank you,

HAVE A GREAT DAY!

Kristi Watkins

Planner



**LITTLE CREEK SUBDIVISION
MERIDIAN, IDAHO**



1 inch = 500 feet

VICINITY MAP

Project: 10-15-124
 Updated: 06/22/2016
 Document: Pre-Plat App
 Created by: KSW

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

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



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

6/13/15
Date: 12/1/15

Project/Subdivision Name: Locust Grove Apartments
 Applicant(s)/Contact(s): Kristi Watkins, Scott Wonders
 City Staff: Sonya, Bill, Bruce, Steve, Brian, Perry, Tom
 Location: 1470 N. Locust Grove Road (SEC of Locust Grove & Wilson Ln) Size of Property: 15.8
 Comprehensive Plan FLUM Designation: HDR
 Design Guidelines Development Context: Urban Urban/Suburban Suburban Rural
 Existing Use: Rural residential/agricultural Existing Zoning: RUT
 Proposed Use: Multi-family residential 240 d.u (15-18 d.u./acre) 12.87 d.u/unit 4-plexes proposed Zoning: R-40
 Surrounding Uses: MFR, rural/residential/agricultural, commercial
 Street Buffer(s) and/or Land Use Buffer(s): 25' along Locust Grove (arterial); no buffer req. along Wilson (local)
 Open Space/Amenities/Pathways: A 10' wide multi-use pathway is req. along the N. side of the canal along the south boundary; a 5' wide detached sidewalk is req. along Locust Grove Rd.; a minimum 10% open space and (1) site amenity is required per UDC 11-3G-3; and comply with open space & site amenity req. in UDC 11-4-3-27.
 Access/Stub Streets/Street System: Access via E. Wilson Lane.; no access via Locust Grove Rd.
 Sewer & Water Service: Water & sewer in Wilson Ln & Jackson
 Waterways/ Floodplain/Topography/Hazards: The Settlers Canal runs along south boundary; not in floodplain
 History: Platted as Lots 18-20, Pleasant Valley Subdivision

- Additional Meeting Notes:
- Annexation & zoning with R-40 district consistent with HDR FLUM designation
 - Conditional Use Permit for a multi-family development in an R-40 district
 - Preliminary Plat to subdivide property; comply with subdivision requirements in UDC 11-6C
 - Pipe the Settlers Canal along w/any other ditches on the site; may request a Council waiver if the facility is large
 - Construct a multi-use pathway along the north side of the canal as req. by the Park's Dept. per the Pathways Master Plan
 - Comply with the specific use standards for multi-family developments listed in UDC 11-4-3-27
 - ~~Waiver Council waiver to Tom Jackson drain open~~
 - Street lights are required
 - construct sidewalk along entire frontage of site

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

- Other Agencies/Departments to Contact:**
- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Ada County Highway Dist. (ACHD) TIS | <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 checked="" type="checkbox"/> Annexation | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Time Extension - Council |
| <input type="checkbox"/> City Council Review | <input type="checkbox"/> Final Plat Modification | <input type="checkbox"/> UDC Text Amendment |
| <input type="checkbox"/> Comprehensive Plan Amendment - Map | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Vacation |
| <input type="checkbox"/> Comprehensive Plan Amendment - Text | <input checked="" type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Variance |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Private Street | <input type="checkbox"/> Other |

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



Community Development Department

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

PRE-APPLICATION MEETING NOTES

Date: 12/1/15

Project/Subdivision Name:

Applicant(s)/Contact(s):

Development Services Staff: Bruce F, Steve D.

Sanitary Sewer Service: Available in E. Wilson + lowest grade

Domestic Water Service: Available Mapping Provided: [] Y [] N

Reuse Water Service: N/A Mapping Provided: [] Y [] N

Waterways/Floodplain/Topography/Hazards: Center's canal go along south boundary. Mapping Provided: [] Y [] N

Gravity/Pressurized Irrigation:

Street Lighting: will be needed along E. Wilson rd. District: Req. Provided: [] Y [] N

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

Additional Meeting Notes:



Development Services Division

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

Community Development
Department

PRE-APPLICATION MEETING NOTES

Date: 12/1/15

Project/Subdivision Name:

Applicant(s)/Contact(s):

Development Services Staff: Bruce F, Steve D.

Sanitary Sewer Service: Available in E. Wilson + lowest
GSEI

Mapping Provided: [] Y [] N

Domestic Water Service: Available

Mapping Provided: [] Y [] N

Reuse Water Service: N/A

Mapping Provided: [] Y [] N

Waterways/Floodplain/Topography/Hazards: Letter's canal Gb along
south boundary.

Mapping Provided: [] Y [] N

Gravity/Pressurized Irrigation:

District

Street Lighting: will be needed along E. Wilson Rd

Reqs. Provided: [] Y [] N

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

Additional Meeting Notes:

[Handwritten scribbles]

San Cassiano Subdivision, Meridian, Idaho

Neighborhood Meeting

June 16, 2016

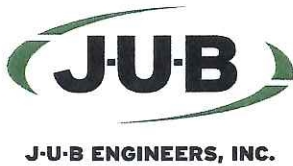
SIGN IN SHEET

NAME

ADDRESS

CONTACT (Phone or Email)

Shanon Allcott 1725 E Fairview 208-887-0949



J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

June 9, 2016

RE: NEIGHBORHOOD MEETING – Thursday, June 16, 6:30pm at 1470 N Locust Grove Rd, Meridian.

Dear Property Owner:

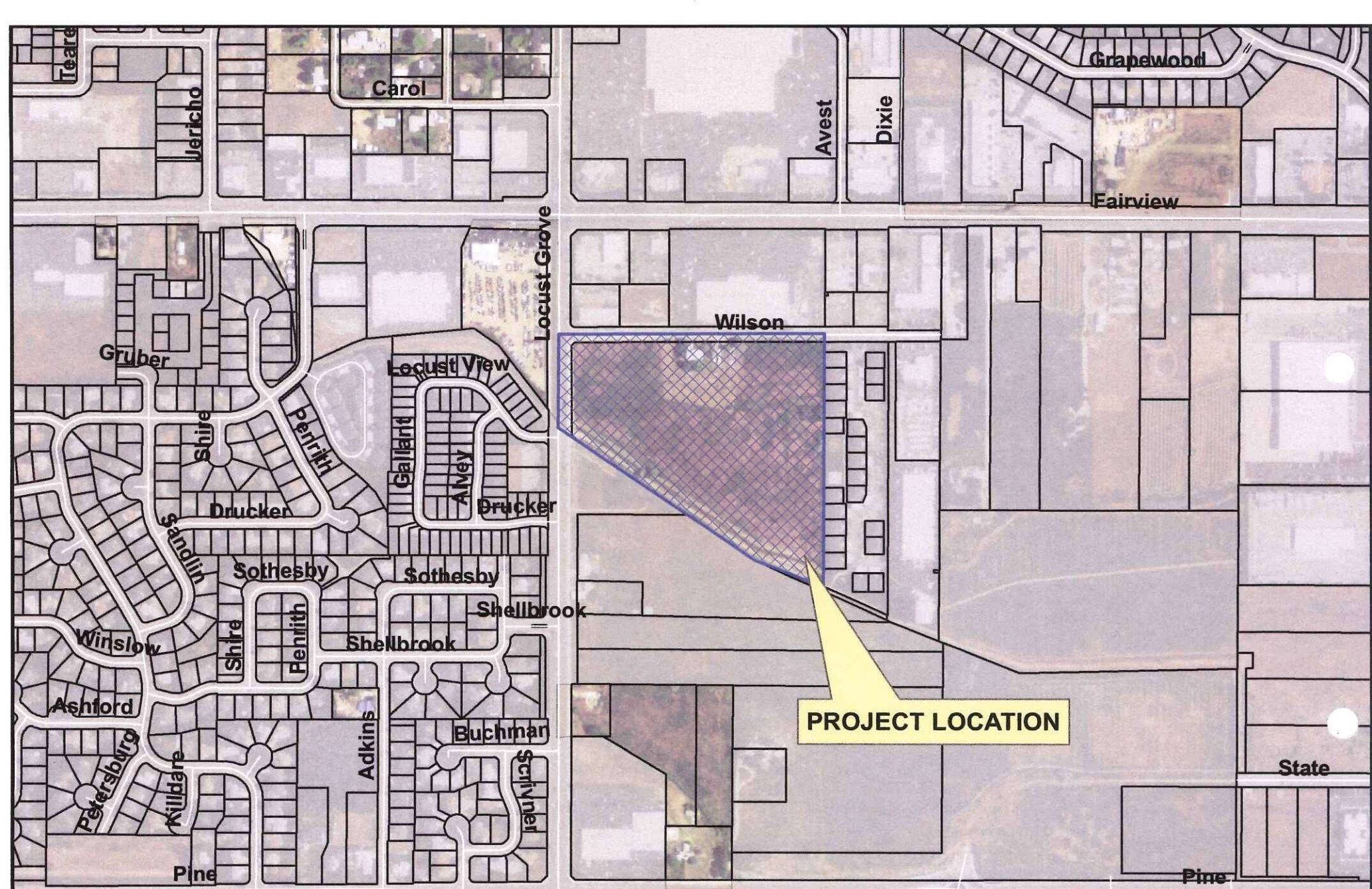
You are invited to attend a neighborhood meeting for a proposed multi-family residential development on Thursday, June 16 at 6:30 p.m., at 1470 N Locust Grove Rd, Meridian, ID.

The project, currently zoned in Ada County as RUT, proposes annexation in to the City of Meridian to be zoned R-40 (High Density Residential) which matches the current zoning of adjacent properties. This subdivision will consist of 15.8 acres with 51 four-plex buildings/lots containing 204 dwelling units. It will also have 3 common areas that will include an entry plaza with a feature, a dog park, pathways, open space and a clubhouse that includes an exercise room and a pool. The subdivision will take access from Wilson Lane and will be served via public sewer and water systems adjacent to the project. The meeting will start at 6:30pm where the developer and engineer will be available to discuss the project and answer any questions.

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

Sincerely,
J-U-B ENGINEERS, Inc.

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



**SAN CASSIANO SUBDIVISION
MERIDIAN, IDAHO**



1 inch = 500 feet

VICINITY MAP

PROJECT: 10-15-124
 Updated: 03/14/2016
 Document: Annex/CUP/Pre-Plat
 Created by: KSW

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

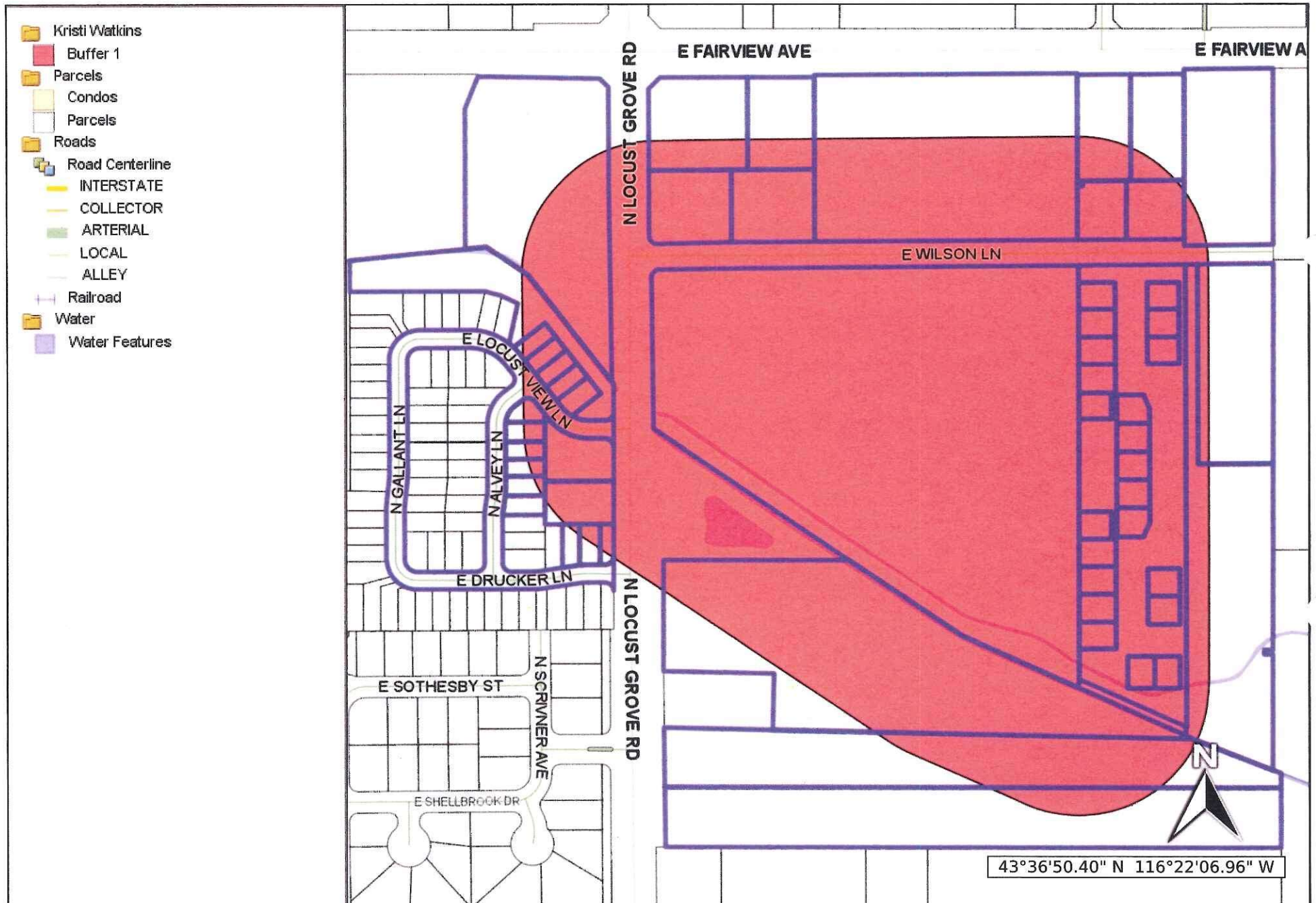
Phone: 208-376-7330
 Fax: 208-323-9336
www.jub.com

J-U-B ENGINEERS, INC.



San Cassiano Sub

Parcels within 300 feet



Parcel	Name	Property Address	Mailing Address	City	St	Zip Code
R6877350030	AI 1923 WILSON LLC	1923 E WILSON LN	6995 S RIDGEWOOD RD	Nampa	ID	83687
R6877350190	ANDERTROUT PROPERTIES LLC	1977 E WILSON LN	1728 S LAKEMOOR WAY	Eagle	ID	83616
S1107110321	BARGER RUSSELL S	1515 E FAIRVIEW AVE	8852 W CLOVIS DR	Boise	ID	83709
R6877350230	BETTS FAMILY RESIDUAL TRUST	1957 E WILSON LN	1938 E STONEYBROOK CT	Eagle	ID	83616
R2089560300	BLUE SEAS LLC	E FAIRVIEW AVE	2976 E STATE ST	Eagle	ID	83616
R4908310490	BROWN SAUN M	1302 N ALVEY LN	1302 N ALVEY LN	Meridian	ID	83642
S1108233620	BW MERIDIAN INC	N LOCUST GROVE RD	250 S BEECHWOOD # 120	Boise	ID	83709
R7104252513	CB FINANCIAL DEVELOPMENT LLC	2031 E FAIRVIEW AVE	4202 N MARCLIFFE AVE	Boise	ID	83704
R2089560100	CHC LLC	1975 E FAIRVIEW AVE	P O BOX 1835	Ketchum	ID	83340
R6877350140	DETWEILER RONALD & CAROL TRUST 3/11/09	1945 E WILSON LN	8454 LAKE SHORE DR	Nampa	ID	83616
R2333350010	ELLIOTT GROUP LLC	2049 E WILSON LN	2207 N GREENVIEW CT	Eagle	ID	83616
R4908310470	ESTES CAROLYN L	1326 N ALVEY LN	1326 N ALVEY LN	Meridian	ID	83642
R4908310030	GOLDSTONE PROPERTY & MANAGEMENT LLC	1568 E LOCUST VIEW LN	597 N FAIRWAY PL	Preston	ID	83263
R7104253321	GROVE SHOPS LLC	1500 N LOCUST GROVE RD	P O BOX 6720	Ketchum	ID	83340
R2333350020	H2NR LLC	2021 E WILSON LN	PO BOX 186	Meridian	ID	83680
R6877350150	HEDRICK WALLACE E	1949 E WILSON LN	13984 W JASMINE LN	Boise	ID	83713
R4908310040	HILL MARGARET	1556 E LOCUST VIEW LN	1556 E LOCUST VIEW LN	Meridian	ID	83642
R7104253301	HOLMAN PIETRAS LLC	1560 N LOCUST GROVE RD	11911 W FRANKLIN RD	Boise	ID	83709
R4908310050	HUHN EDNA REVOCABLE LIVING TRUST	1548 E LOCUST VIEW LN	1548 E LOCUST VIEW LN	Meridian	ID	83642
R7104253800	IN PERSPECTIVE LLC	1470 N LOCUST GROVE RD	PO BOX 7846	Boise	ID	83707
R6877350020	JOHNSON SCOTT P	1911 E WILSON LN	5230 N SORRENTO DR	Boise	ID	83704
R6877350070	KLUCKHOHN HOLDING LLC	1915 E WILSON LN	2564 W PARKSTONE DR	Meridian	ID	83646
R4908310590	L C DEVELOPMENT INC	1599 E LOCUST VIEW LN	PO BOX 518	Meridian	ID	83642
R4908310510	LARSEN TERESA K	1278 N ALVEY LN	1278 N ALVEY LN	Meridian	ID	83642
R6877350100	LAWRENCE PAUL C	1929 E WILSON LN	PO BOX 6024	Laguna Niguel	ID	92607
R4908310580	LOCUST GROVE HOMEOWNERS ASSOCIATION INC	N LOCUST GROVE RD	1302 N ALVEY LN	Meridian	ID	83642
R6877350010	LOOP ELIZABETH	1903 E WILSON LN	3133 N ASH PARK LN	Boise	ID	83704
R6877350170	MC ATHY FAMILY TRUST	1953 E WILSON LN	6772 PRESIDENTE DR	Huntington Beach	CA	92648
R6877350090	MELLO ANTONE L III	1927 E WILSON LN	PO BOX 369	Gustine	CA	95322
R2089560400	MEYER ROBERT JOSEPH & MARILYN ELLIOTT JOINT	1943 E FAIRVIEW AVE	2976 E STATE ST	Eagle	ID	83616
R2089560200	MILLER FAMILY LIVING TRUST	1915 E FAIRVIEW AVE	10597 W KUNA MORA RD	Kuna	ID	83634
R7104253316	MJBB HOLDINGS LLC	1550 N LOCUST GROVE RD	3303 E LINDEN ST	Caldwell	ID	83605
R6877350040	PADDINGTON SUBDIVISION HOMEOWNERS ASSO	E WILSON LN	145 HORIZON DR	Boise	ID	83702

R4908310020	PING AN PROPERTY & MANAGEMENT LLC	1572 E LOCUST VIEW LN	1813 E SAGEMOOR DR	Meridian	ID	83642
R4908310560	PLAIZIER DENISE LIVING TRUST 6/18/2015	1568 E DRUCKER LN	1568 E DRUCKER LN	Meridian	ID	83642
R6877350180	RESMAN MARK F	1959 E WILSON LN	11303 W HICKORY NUT ST	Boise	ID	83713
R4908310480	ROBERTS MAX L	1314 N ALVEY LN	1314 N ALVEY LN	Meridian	ID	83642
R7104253293	SCHRANDT FAMILY LIMITED PARTNERSHIP	1725 E FAIRVIEW AVE	3303 E LINDEN ST	Caldwell	ID	83605
R4908310500	SERVISS DON	1296 N ALVEY LN	1296 N ALVEY LN	Meridian	ID	83642
R4908310060	SWENSON PENNY	1540 E LOCUST VIEW LN	1540 E LOCUST VIEW LN	Meridian	ID	83642
R4908310570	TUCKER YVETTE L	1574 E DRUCKER LN	1574 E DRUCKER LN	Meridian	ID	83642
R6877350210	UPTMOR EARL & ARLENE TRUST	1999 E WILSON LN	8801 REFLECTION LN	Middleton	ID	83644
R6877350130	W L PROPERTIES LLC	1937 E WILSON LN	6240 LAKES OSPREY DR	Sarasota	FL	34240
R6877350160	WILSON LANE LLC	1951 E WILSON LN	1267 S LAKE POINTE WAY	Eagle	ID	83
R6877350080	WINGFIELD ERIN MARGARET	1925 E WILSON LN	2122 N 20TH ST	Boise	ID	83702
R7104253311	YICK YEE FAMILY CO LLP	1701 E FAIRVIEW AVE	4393 SILVER LEAF EXT	Emmett	ID	83617

AI 1923 WILSON LLC
6995 S RIDGEWOOD RD
Nampa, ID 83687

BETTS FAMILY RESIDUAL TRUST
1938 E STONEYBROOK CT
Eagle, ID 83616

BW MERIDIAN INC
250 S BEECHWOOD # 120
Boise, ID 83709

DETWEILER RONALD & CAROL TRUST
3/11/09
8454 LAKE SHORE DR
Nampa, ID 83686

GOLDSTONE PROPERTY &
MANAGEMENT LLC
597 N FAIRWAY PL
Preston, ID 83263

HEDRICK WALLACE E
13984 W JASMINE LN
Boise, ID 83713

HUHN EDNA REVOCABLE LIVING TRUST
1548 E LOCUST VIEW LN
Meridian, ID 83642

KLUCKHOHN HOLDING LLC
2564 W PARKSTONE DR
Meridian, ID 83646

LAWRENCE PAUL C
PO BOX 6024
Laguna Niguel, ID 92607

MC ATHY FAMILY TRUST
6772 PRESIDENTE DR
Huntington Beach, CA 92648

ANDERTROUT PROPERTIES LLC
1728 S LAKEMOOR WAY
Eagle, ID 83616

BLUE SEAS LLC
2976 E STATE ST
Eagle, ID 83616

CB FINANCIAL DEVELOPMENT LLC
4202 N MARCLIFFE AVE
Boise, ID 83704

ELLIOTT GROUP LLC
2207 N GREENVIEW CT
Eagle, ID 83616

GROVE SHOPS LLC
P O BOX 6720
Ketchum, ID 83340

HILL MARGARET
1556 E LOCUST VIEW LN
Meridian, ID 83642

IN PERSPECTIVE LLC
PO BOX 7846
Boise, ID 83707

L C DEVELOPMENT INC
PO BOX 518
Meridian, ID 83642

LOCUST GROVE HOMEOWNERS
ASSOCIATION INC
1302 N ALVEY LN
Meridian, ID 83642

MELLO ANTONIO L III
PO BOX 369
Gustine, CA 95322

BARGER RUSSELL S
8852 W CLOVIS DR
Boise, ID 83709

BROWN SAUN M
1302 N ALVEY LN
Meridian, ID 83642

CHC LLC
P O BOX 1835
Ketchum, ID 83340

ESTES CAROLYN L
1326 N ALVEY LN
Meridian, ID 83642

H2NR LLC
PO BOX 186
Meridian, ID 83680

HOLMAN PIETRAS LLC
11911 W FRANKLIN RD
Boise, ID 83709

JOHNSON SCOTT P
5230 N SORRENTO DR
Boise, ID 83704

LARSEN TERESA K
1278 N ALVEY LN
Meridian, ID 83642

LOOP ELIZABETH
3133 N ASH PARK LN
Boise, ID 83704

MEYER ROBERT JOSEPH & MARILYN
ELLIOTT JOINT LIVING TRS
2976 E STATE ST
Eagle, ID 83616

MILLER FAMILY LIVING TRUST
10597 W KUNA MORA RD
Kuna, ID 83634

PING AN PROPERTY & MANAGEMENT
LLC
1813 E SAGEMOOR DR
Meridian, ID 83642

ROBERTS MAX L
1314 N ALVEY LN
Meridian, ID 83642

SWENSON PENNY
1540 E LOCUST VIEW LN
Meridian, ID 83642

W L PROPERTIES LLC
6240 LAKES OSPREY DR
Sarasota, FL 34240

YICK YEE FAMILY CO LLP
4393 SILVER LEAF EXT
Emmett, ID 83617

MJBB HOLDINGS LLC
3303 E LINDEN ST
Caldwell, ID 83605

PLAIZIER DENISE LIVING TRUST
6/18/2015
1568 E DRUCKER LN
Meridian, ID 83642

SCHRANDT FAMILY LIMITED
PARTNERSHIP
3303 E LINDEN ST
Caldwell, ID 83605

TUCKER YVETTE L
1574 E DRUCKER LN
Meridian, ID 83642

WILSON LANE LLC
1267 S LAKE POINTE WAY
Eagle, ID 83616

PADDINGTON SUBDIVISION
HOMEOWNERS ASSOCIATION
145 HORIZON DR
Boise, ID 83702

RESMAN MARK F
11303 W HICKORY NUT ST
Boise, ID 83713

SERVISS DON
1296 N ALVEY LN
Meridian, ID 83642

UPTMOR EARL & ARLENE TRUST
8801 REFLECTION LN
Middleton, ID 83644

WINGFIELD ERIN MARGARET
2122 N 20TH ST
Boise, ID 83702

Locust Grove Multi-Family Development, Meridian, Idaho

Neighborhood Meeting

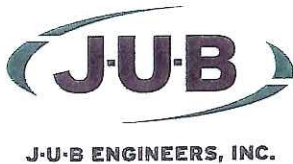
December 21, 2015

SIGN IN SHEET

NAME **ADDRESS** **CONTACT (Phone or Email)**

SCOTT WONDERS	JUB	376-7330
John Peterson	18599. Topaz Way, Ste. 250	375-0185
JAKE W. JOHNSON	2341 Mill View Ln	284 3342
Blayne Reem	4360 W. Dawson Dr Meridian	860-4651
Debra Resman	11303 W Hickory Nut St Boise	867-8232 →

debra.resman@gmail.com



J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

December 9, 2015

RE: NEIGHBORHOOD MEETING – Monday, December 21, 2015, 6:30pm at Meridian City Hall, Meridian, ID.

Dear Property Owner:

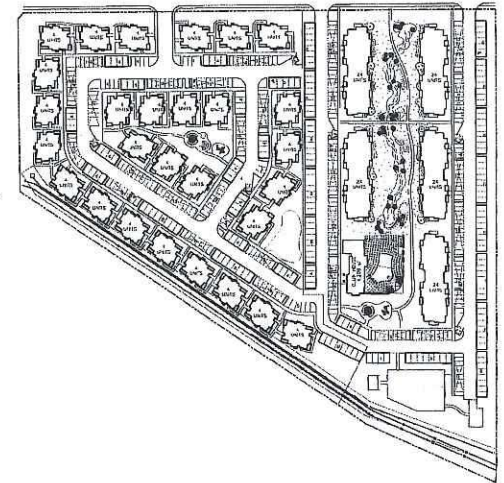
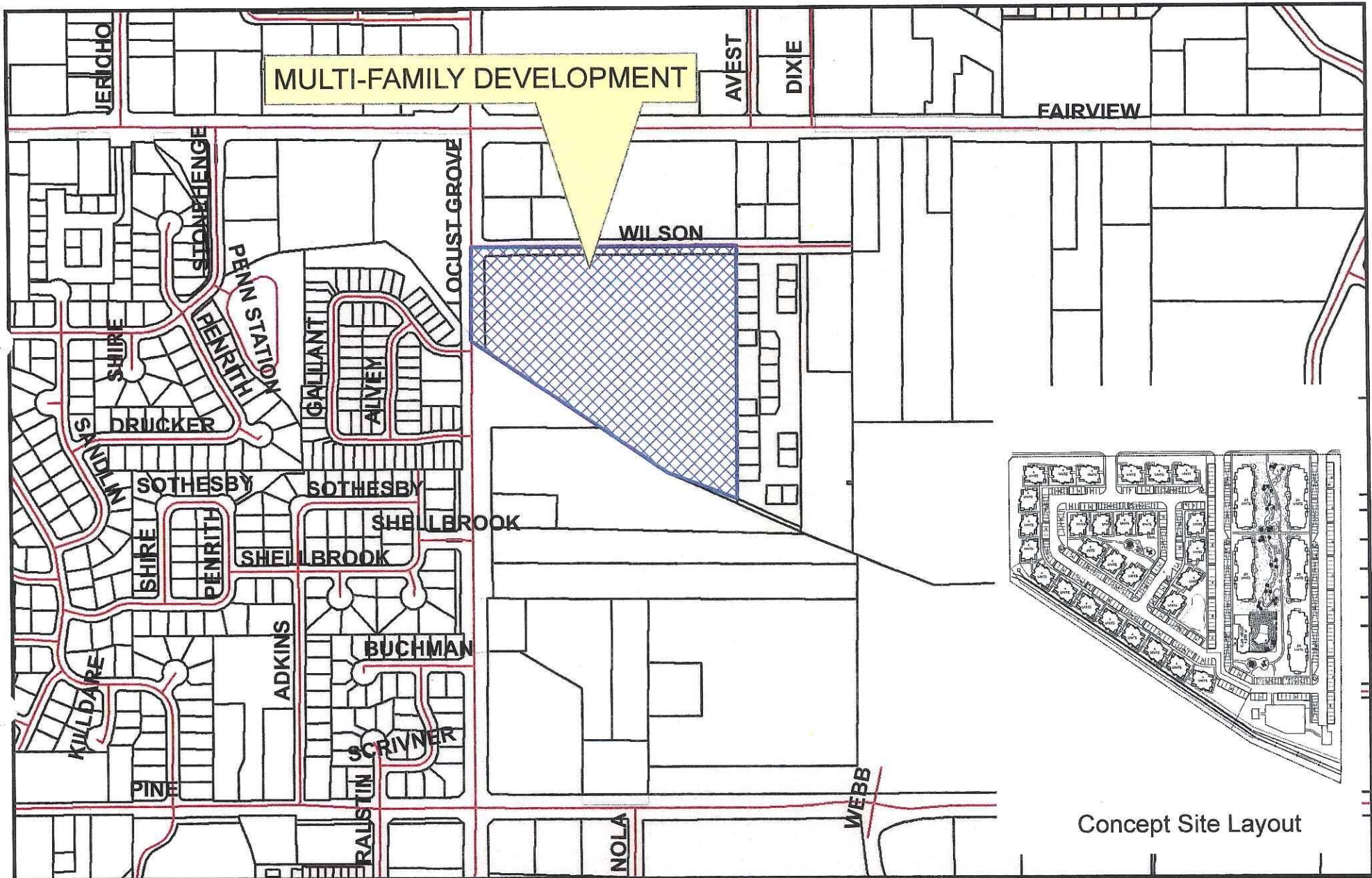
You are invited to attend a neighborhood meeting for a proposed multi-family residential development on Monday, December 21 at 6:30 p.m., at Meridian City Hall, 33 E. Broadway Avenue, Meridian, ID.

The project, currently zoned in Ada County as RUT, proposes annexation in to the City of Meridian to be zoned R-40 (High Density Residential) which matches the current zoning of adjacent properties. This subdivision will consist of 15.8 acres with approximately 240 multi-family dwelling units divided into two phases. The first phase will be four-plex units built on the west side of the property and the second phase will be apartment buildings built on the east side of the property. It will also have common areas that will include a community garden, playground equipment and a dog park. The subdivision will take access from Wilson Lane and will be served via public sewer and water systems adjacent to the project. The meeting will start at 6:30pm where the developer and engineer will be available to discuss the project and answer any questions.

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

Sincerely,
J-U-B ENGINEERS, Inc.

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



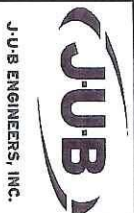
Concept Site Layout

MULTI-FAMILY DEVELOPMENT
 1470 N Locust Grove Rd
 Meridian, Idaho

JUB PROJECT #: 10-15-124
 Updated: 12/08/15
 Application: Annex/Pre-Plat
 Created by: KSW

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

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



1 inch = 500 feet

VICINITY MAP

Selected Data

Parcels 1

Attribute	Value
Parcel	R7104253800
Primary Owner	IN PERSPECTIVE LLC
Property Address	1470 N LOCUST GROVE RD
Property City	MERIDIAN, ID 83642-0000
Total Value	271000
Acres	15.849
Second Owner	
Owner Address	PO BOX 7846 BOISE, ID 83707-0000
Zoning	RUT
Subdivision	PLEASANT VALLEY SUB
Section	
Property Year	2015
Code Area	210
Property Code	R
Home Exemption	0
Legal 1	LOTS 18-20 INC
Legal 2	PLEASANT VALLEY SUB
Legal 3	EXC R/W
Legal 4	#3760-B
Legal 5	

AVE

E Fairview Ave

E Fairv

FAIRVIEW AVE

E Fairview Ave

N LOCUST GROVE RD

N Locust Grove Rd

N LOCUST GROVE RD

N LC

Wilson Ln

Wilson Ln

Wilson Ln

Wilson Ln

LOCUSTVIEW LN

JCKER LN

E SOTHESBY ST

E SOTHESBY ST

E SHELLBROOK DR

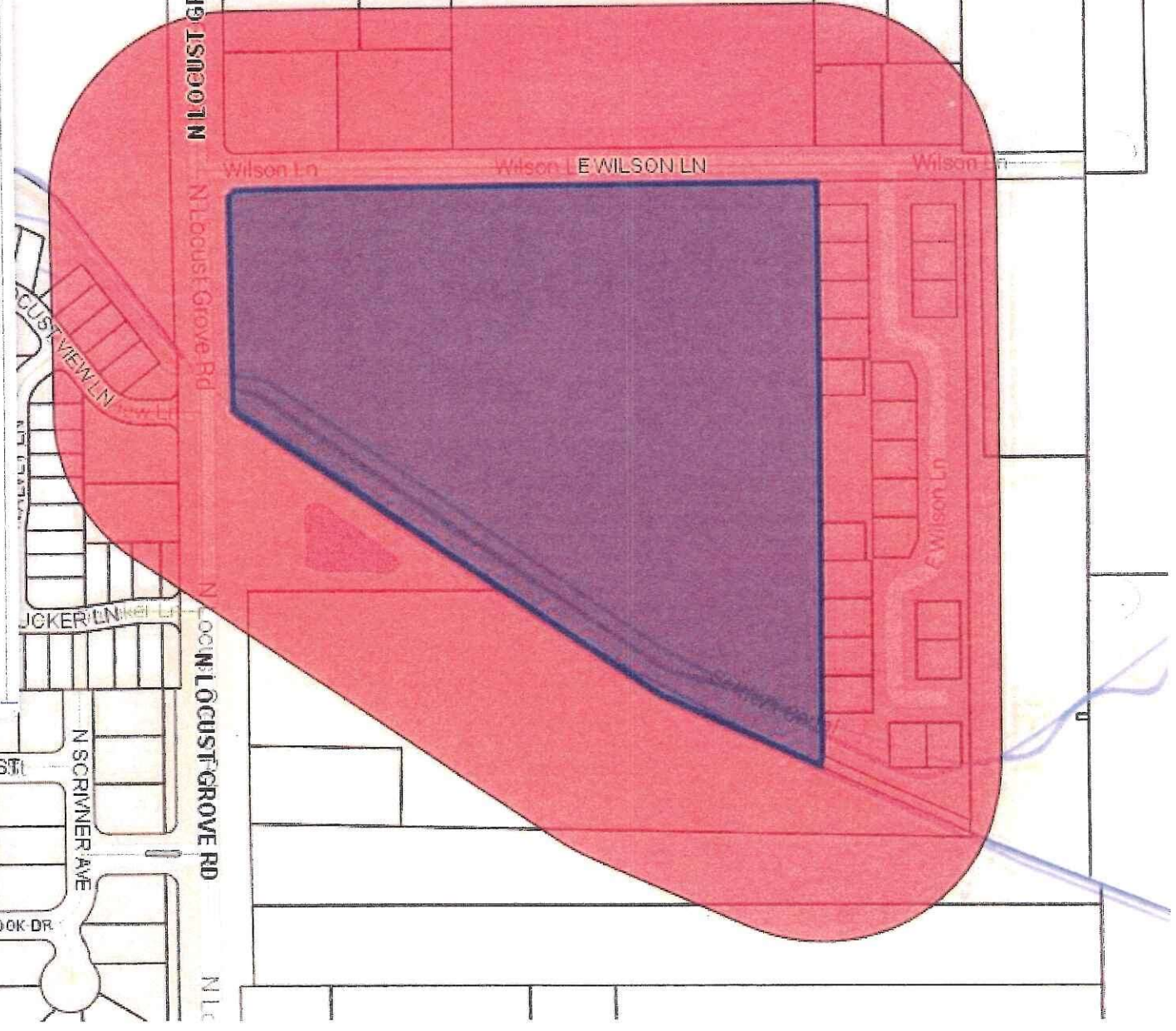
N SCRIVNER AVE

N SHIRE AVE

N PENRITH AVE

N ADKINS AVE

YOK DR



Parcel	Primary Owner	Property Address	Owner Address	Acres	Zoning
R2089560400	MEYER ROBERT JOSEPH & MARILYN ELLIOTT JOINT LIVING TRS	1943 E FAIRVIEW AVE	2976 E STATE ST EAGLE, ID 83616-0000	0.354	C-G
R2089560100	CHC LLC	1975 E FAIRVIEW AVE	P O BOX 1835 KETCHUM, ID 83340-0000	0.696	C-G
R2089560200	MILLER FAMILY LIVING TRUST	1915 E FAIRVIEW AVE	10597 W KUNA MORA RD KUNA, ID 83634-0000	0.699	C-G
R2089560300	BLUE SEAS LLC	E FAIRVIEW AVE	2976 E STATE ST EAGLE, ID 83616-0000	0.003	C-G
R2333350020	H2NR LLC	2021 E WILSON LN	PO BOX 186 MERIDIAN, ID 83680-0186	3.458	I-L
R4908310020	PING AN PROPERTY & MANAGEMENT LLC	1572 E LOCUST VIEW LN	1813 E SAGEMOOR DR MERIDIAN, ID 83642-0000	0.103	R-40
R4908310570	TUCKER YVETTE L	1574 E DRUCKER LN	1574 E DRUCKER LN MERIDIAN, ID 83642-0000	0.104	R-40
R4908310580	LOCUST GROVE HOMEOWNERS ASSOCIATION INC	N LOCUST GROVE RD	1302 N ALVEY LN MERIDIAN, ID 83642-0000	0.068	R-40
R4908310040	HILL MARGARET	1556 E LOCUST VIEW LN	1556 E LOCUST VIEW LN MERIDIAN, ID 83642-0000	0.083	R-40
R4908310060	SWENSON PENNY	1540 E LOCUST VIEW LN	1540 E LOCUST VIEW LN MERIDIAN, ID 83642-0000	0.084	R-40
R4908310510	LARSEN TERESA K	1278 N ALVEY LN	1278 N ALVEY LN MERIDIAN, ID 83642-0000	0.098	R-40
R4908310600	L C DEVELOPMENT INC	1585 E LOCUST VIEW LN	PO BOX 518 MERIDIAN, ID 83642-0000	0.401	C-C
R4908310030	GOLDSTONE PROPERTY & MANAGEMENT LLC	1568 E LOCUST VIEW LN	597 N FAIRWAY PL PRESTON, ID 83263-5390	0.083	R-40
R4908310500	SERVISS DON	1296 N ALVEY LN	1296 N ALVEY LN MERIDIAN, ID 83642-0000	0.094	R-40
R4908310560	PLAIZIER DENISE LIVING TRUST 6/18/2015	1568 E DRUCKER LN	1568 E DRUCKER LN MERIDIAN, ID 83642-0000	0.091	R-40
R4908310590	L C DEVELOPMENT INC	1599 E LOCUST VIEW LN	PO BOX 518 MERIDIAN, ID 83642-0000	0.367	C-C
R6877350030	AI 1923 WILSON LLC	1923 E WILSON LN	6995 S RIDGEWOOD RD NAMP, ID 83687-0000	0.106	R-40
R6877350060	MELLO ANTONE L III	1905 E WILSON LN	PO BOX 369 GUSTINE, CA 95322-0369	0.126	R-40
R6877350120	UPTMOR EARL & ARLENE TRUST	1933 E WILSON LN	8801 REFLECTION LN MIDDLETON, ID 83644-5699	0.114	R-40
R6877350170	MC ATHY FAMILY TRUST	1953 E WILSON LN	6772 PRESIDENTE DR HUNTINGTON BEACH, CA 92648-0000	0.127	R-40
R6877350180	RESMAN MARK F	1959 E WILSON LN	11303 W HICKORY NUT ST BOISE, ID 83713-2494	0.127	R-40
R6877350200	RESMAN MARK F	1983 E WILSON LN	11303 W HICKORY NUT ST BOISE, ID 83713-2494	0.108	R-40
R6877350220	DETWEILER RONALD & CAROL TRUST 3/11/09	1967 E WILSON LN	890 ALBERTA AVE NYSSA, OR 97913-5004	0.112	R-40
R6877350100	LAWRENCE PAUL C	1929 E WILSON LN	PO BOX 6024 LAGUNA NIGUEL, CA 92607-0000	0.111	R-40
R6877350130	W L PROPERTIES LLC	1937 E WILSON LN	6240 LAKES OSPREY DR SARASOTA, FL 34240-0000	0.114	R-40
R7104253321	GROVE SHOPS LLC	1500 N LOCUST GROVE RD	P O BOX 6720 KETCHUM, ID 83340-0000	0.742	C-G
R6877350020	JOHNSON SCOTT P	1911 E WILSON LN	5230 N SORRENTO DR BOISE, ID 83704-2353	0.11	R-40
R6877350040	PADDINGTON SUBDIVISION HOMEOWNERS ASSOCIATION	E WILSON LN	145 HORIZON DR BOISE, ID 83702-0000	3.275	R-40
R6877350090	MELLO ANTONE L III	1927 E WILSON LN	PO BOX 369 GUSTINE, CA 95322-0369	0.105	R-40
R6877350140	DETWEILER RONALD & CAROL TRUST 3/11/09	1945 E WILSON LN	890 ALBERTA AVE NYSSA, OR 97913-5004	0.113	R-40
R6877350160	WILSON LANE LLC	1951 E WILSON LN	1267 S LAKE POINTE WAY EAGLE, ID 83616-0000	0.125	R-40
R6877350210	UPTMOR EARL & ARLENE TRUST	1999 E WILSON LN	8801 REFLECTION LN MIDDLETON, ID 83644-5699	0.1	R-40
R6877350230	BETTS FAMILY RESIDUAL TRUST	1957 E WILSON LN	1938 E STONEYBROOK CT EAGLE, ID 83616-0000	0.109	R-40
R7104253293	SCHRANDT FAMILY LIMITED PARTNERSHIP	1725 E FAIRVIEW AVE	3303 E LINDEN ST CALDWELL, ID 83605-6077	5.341	C-G
R7104252513	CB FINANCIAL DEVELOPMENT LLC	2031 E FAIRVIEW AVE	4202 N MARCLIFFE AVE BOISE, ID 83704-0000	1.948	C-G
R7104253800	IN PERSPECTIVE LLC	1470 N LOCUST GROVE RD	PO BOX 7846 BOISE, ID 83707-0000	15.849	RUT
S1108223551	D M B INVESTMENTS LLC	1190 N LOCUST GROVE RD	250 S BEECHWOOD AVE # 120 BOISE, ID 83709-0000	6.2	C-G
S1108233641	BW MERIDIAN INC	N LOCUST GROVE RD	250 S BEECHWOOD # 120 BOISE, ID 83709-0000	4.647	C-G
S1107110320	BARGER RUSSELL S	1515 E FAIRVIEW AVE	8852 W CLOVIS DR BOISE, ID 83709-0000	3.884	C2
S1108233620	BW MERIDIAN INC	N LOCUST GROVE RD	250 S BEECHWOOD # 120 BOISE, ID 83709-0000	4.322	C-G

R2089560500	MEYER ROBERT JOSEPH & MARILYN ELLIOTT JOINT LIVING TRS	1951 E FAIRVIEW AVE	2976 E STATE ST EAGLE, ID 83616-0000	0.42 C-G
R2333350010	ELLIOTT GROUP LLC	2049 E WILSON LN	2207 N GREENVIEW CT EAGLE, ID 83616-0000	1.872 I-L
R4908310010	LOCUST GROVE HOMEOWNERS ASSOCIATION INC	E LOCUST VIEW LN	1302 N ALVEY LN MERIDIAN, ID 83642-0000	1.286 R-40
R4908310050	HUHN EDNA REVOCABLE LIVING TRUST	1548 E LOCUST VIEW LN	1548 E LOCUST VIEW LN MERIDIAN, ID 83642-0000	0.083 R-40
R4908310450	LOCUST GROVE HOMEOWNERS ASSOCIATION INC	E LOCUST VIEW LN	1302 N ALVEY LN MERIDIAN, ID 83642-0000	2.014 R-40
R4908310460	LOCUST GROVE HOMEOWNERS ASSOCIATION INC	N ALVEY LN	1302 N ALVEY LN MERIDIAN, ID 83642-0000	0.083 R-40
R4908310470	ESTES CAROLYN L	1326 N ALVEY LN	1326 N ALVEY LN MERIDIAN, ID 83642-5842	0.094 R-40
R4908310480	ROBERTS MAX L	1314 N ALVEY LN	1314 N ALVEY LN MERIDIAN, ID 83642-0000	0.084 R-40
R4908310490	BROWN SAUN M	1302 N ALVEY LN	1302 N ALVEY LN MERIDIAN, ID 83642-0000	0.084 R-40
R6877350010	LOOP ELIZABETH	1903 E WILSON LN	3133 N ASH PARK LN BOISE, ID 83704-5715	0.105 R-40
R6877350050	BETTS FAMILY REVOCABLE LIVING TRUST	1901 E WILSON LN	1938 E STONEYBROOK CT EAGLE, ID 83616-0000	0.121 R-40
R6877350070	KLUCKHOHN HOLDING LLC	1915 E WILSON LN	2564 W PARKSTONE DR MERIDIAN, ID 83646-7580	0.124 R-40
R6877350080	WINGFIELD ERIN MARGARET	1925 E WILSON LN	2122 N 20TH ST BOISE, ID 83702-0000	0.132 R-40
R6877350110	BETTS FAMILY RESIDUAL TRUST	1931 E WILSON LN	1938 E STONEYBROOK CT EAGLE, ID 83616-0000	0.114 R-40
R6877350150	HEDRICK WALLACE E	1949 E WILSON LN	13984 W JASMINE LN BOISE, ID 83713-0030	0.109 R-40
R6877350190	HERMANSON BRYAN & KARI FAMILY TRUST	1977 E WILSON LN	4700 PENINSULA POINT DR SEASIDE, CA 06506-0000	0.122 R-40
R7104253301	HOLMAN PIETRAS LLC	1560 N LOCUST GROVE RD	11911 W FRANKLIN RD BOISE, ID 83709-0000	1.144 C-G
R7104253311	YICK YEE FAMILY CO LLP	1701 E FAIRVIEW AVE	4393 SILVER LEAF EXT EMMETT, ID 83617-0000	0.773 C-G
R7104253316	MJBB HOLDINGS LLC	1550 N LOCUST GROVE RD	3303 E LINDEN ST CALDWELL, ID 83605-0000	0.747 C-G

AI 1923 WILSON LLC
6995 S RIDGEWOOD RD
Nampa, ID 83687

BLUE SEAS LLC
2976 E STATE ST
Eagle, ID 83616

CB FINANCIAL DEVELOPMENT LLC
4202 N MARCLIFFE AVE
Boise, ID 83704

DETWEILER RONALD & CAROL TRUST
3/11/09
890 ALBERTA AVE
Nyssa, OR 97913

GOLDSTONE PROPERTY &
MANAGEMENT LLC
597 N FAIRWAY PL
Preston, ID 83263

HEDRICK WALLACE E
13984 W JASMINE LN
Boise, ID 83713

HOLMAN PIETRAS LLC
11911 W FRANKLIN RD
Boise, ID 83709

JOHNSON SCOTT P
5230 N SORRENTO DR
Boise, ID 83704

LARSEN TERESA K
1278 N ALVEY LN
Meridian, ID 83642

LOOP ELIZABETH
3133 N ASH PARK LN
Boise, ID 83704

BARGER RUSSELL S
8852 W CLOVIS DR
Boise, ID 83709

BROWN SAUN M
1302 N ALVEY LN
Meridian, ID 83642

CHC LLC
P O BOX 1835
Ketchum, ID 83340

ELLIOTT GROUP LLC
2207 N GREENVIEW CT
Eagle, ID 83616

GROVE SHOPS LLC
P O BOX 6720
Ketchum, ID 83340

HERMANSON BRYAN & KARI FAMILY
TRUST
4700 PENINSULA POINT DR
Seaside, CA 6506

HUHN EDNA REVOCABLE LIVING TRUST
1548 E LOCUST VIEW LN
Meridian, ID 83642

KLUCKHOHN HOLDING LLC
2564 W PARKSTONE DR
Meridian, ID 83646

LAWRENCE PAUL C
PO BOX 6024
Laguna Niguel, CA 92607

MC ATHY FAMILY TRUST
6772 PRESIDENTE DR
Huntington Beach, CA 92648

BETTS FAMILY RESIDUAL TRUST
1938 E STONEYBROOK CT
Eagle, ID 83616

BW MERIDIAN INC
250 S BEECHWOOD # 120
Boise, ID 83709

D M B INVESTMENTS LLC
250 S BEECHWOOD AVE # 120
Boise, ID 83709

ESTES CAROLYN L
1326 N ALVEY LN
Meridian, ID 83642

H2NR LLC
PO BOX 186
Meridian, ID 83680

HILL MARGARET
1556 E LOCUST VIEW LN
Meridian, ID 83642

IN PERSPECTIVE LLC
PO BOX 7846
Boise, ID 83707

L C DEVELOPMENT INC
PO BOX 518
Meridian, ID 83642

LOCUST GROVE HOMEOWNERS
ASSOCIATION INC
1302 N ALVEY LN
Meridian, ID 83642

MELLO ANTONE L III
PO BOX 369
Gustine, CA 95322

MEYER ROBERT JOSEPH & MARILYN
ELLIOTT JOINT LIVING TRS
2976 E STATE ST
Eagle, ID 83616

PADDINGTON SUBDIVISION
HOMEOWNERS ASSOCIATION
145 HORIZON DR
Boise, ID 83702

RESMAN MARK F
11303 W HICKORY NUT ST
Boise, ID 83713

SERVISS DON
1296 N ALVEY LN
Meridian, ID 83642

UPTMOR EARL & ARLENE TRUST
3801 REFLECTION LN
Middleton, ID 83644

WINGFIELD ERIN MARGARET
2122 N 20TH ST
Boise, ID 83702

MILLER FAMILY LIVING TRUST
10597 W KUNA MORA RD
Kuna, ID 83634

PING AN PROPERTY & MANAGEMENT
LLC
1813 E SAGEMOOR DR
Meridian, ID 83642

ROBERTS MAX L
1314 N ALVEY LN
Meridian, ID 83642

SWENSON PENNY
1540 E LOCUST VIEW LN
Meridian, ID 83642

W L PROPERTIES LLC
6240 LAKES OSPREY DR
Sarasota, FL 34240

YICK YEE FAMILY CO LLP
4393 SILVER LEAF EXT
Emmett, ID 83617

MJBB HOLDINGS LLC
3303 E LINDEN ST
Caldwell, ID 83605

PLAIZIER DENISE LIVING TRUST
6/18/2015
1568 E DRUCKER LN
Meridian, ID 83642

SCHRANDT FAMILY LIMITED
PARTNERSHIP
3303 E LINDEN ST
Caldwell, ID 83605

TUCKER YVETTE L
1574 E DRUCKER LN
Meridian, ID 83642

WILSON LANE LLC
1267 S LAKE POINTE WAY
Eagle, ID 83616

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



Community Development
Department

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

Parcel Verification

Date: **6/22/16**

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

Project Name: **Little Creek Subdivision**

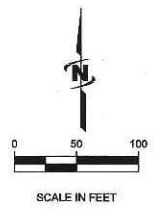
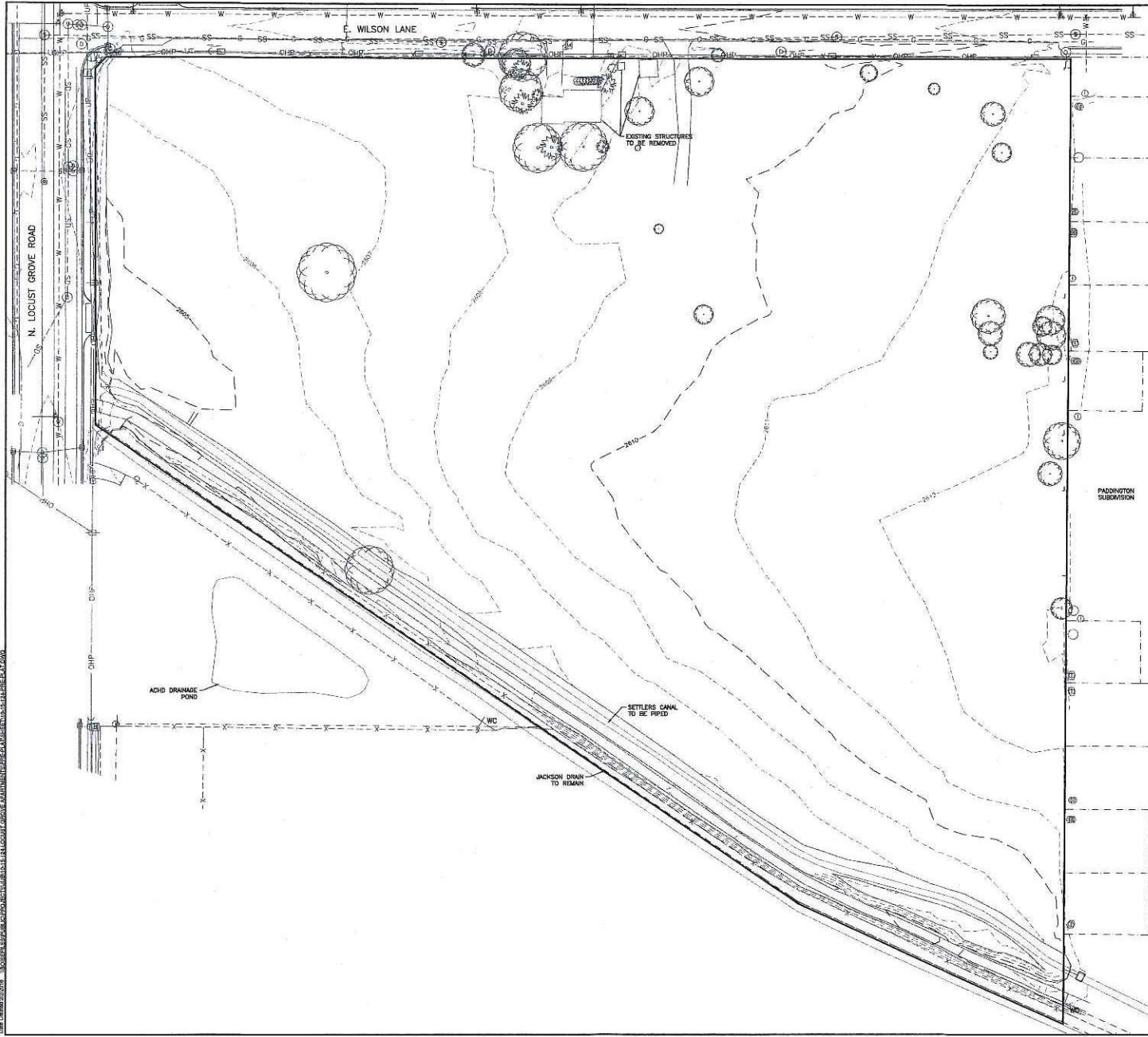
Parcel Number: **R7104253800**

Acres: **15.849**

T/R/S: **3N 1E 08**

Property Owner: **In Perspective, LLC
P.O. Box 7486
Boise, ID 83707**

P:\DWG\2025\10-15-124\FRE-PLAT.dwg Printed By: GUYTON GUYTON
 Date: 10/15/2025 10:15:12 AM



- NOTES:**
1. CONTOUR DATA IS REFERENCED TO NAVD '86 DATUM.
 2. ALL EXISTING TREES AND SHRUBS TO BE REMOVED.
 3. THE JACKSON STAVE DRAIN AND ACCESS ROAD TO REMAIN.
 4. SETTLERS CANAL TO BE PIPED THROUGH THE ENTIRE PROJECT.



JUB ENGINEERS, INC.
 250 S. Beechwood Ave.
 Suite 201
 Boise, ID 83709-0944
 Phone: 208.376.7330
 Fax: 208.333.8336
 www.jub.com



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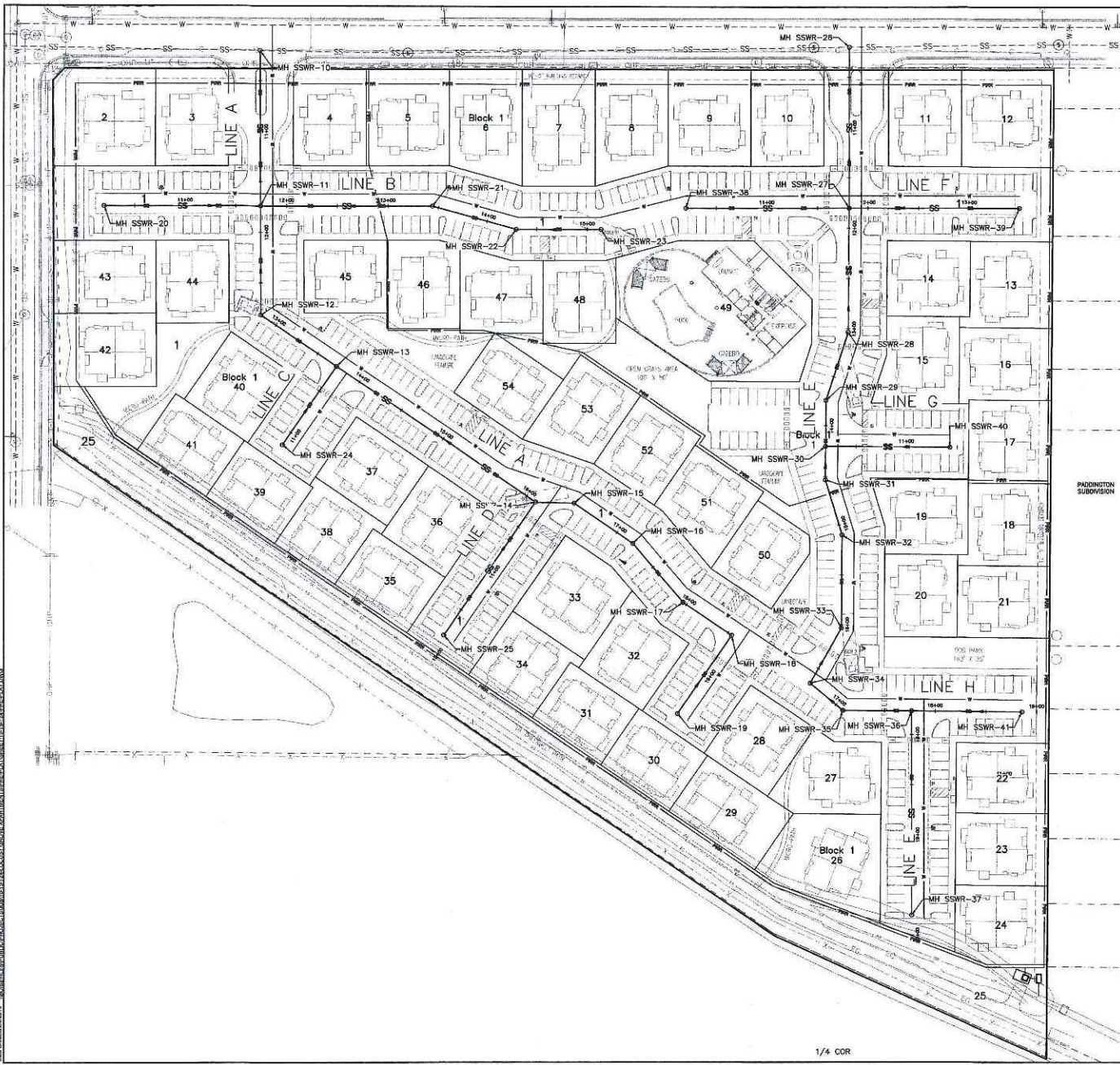
NO.	REVISION	DESCRIPTION	BY	DATE

LITTLE CREEK SUBDIVISION
CITY OF MERIDIAN, ADA COUNTY, IDAHO.
PRELIMINARY PLAT
EXISTING CONDITIONS

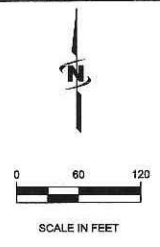
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 DESIGN BY: —
 CHECKED BY: —
 AT FULL SIZE IF NOT ONE INCH SCALE ACCORDING TO LAST UPDATES TO SDGHS

SHEET NUMBER: **PP-02**

Plot Date: 02/05/2015 10:52:23 AM Printed By: David Kasper
 Date: 02/05/2015 10:52:23 AM



- SEWER LINE A - SEE SHEET PP-04
- SEWER LINE B - SEE SHEET PP-04
- SEWER LINE C - SEE SHEET PP-04
- SEWER LINE D - SEE SHEET PP-04
- SEWER LINE E - SEE SHEET PP-05
- SEWER LINE F - SEE SHEET PP-05
- SEWER LINE G - SEE SHEET PP-05
- SEWER LINE H - SEE SHEET PP-05



1/4 COR



J-U-B ENGINEERS, INC.
 250 S. Beechwood Ave.
 Suite 201
 Boise, ID 83709-0944
 Phone: 208.375.7330
 Fax: 208.323.8336
 www.jub.com

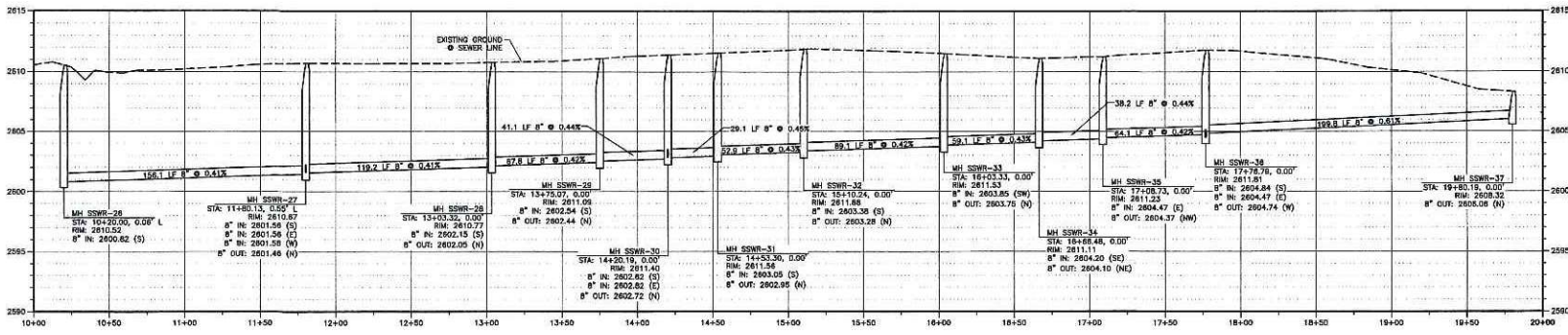


NO.	DESCRIPTION	BY	DATE

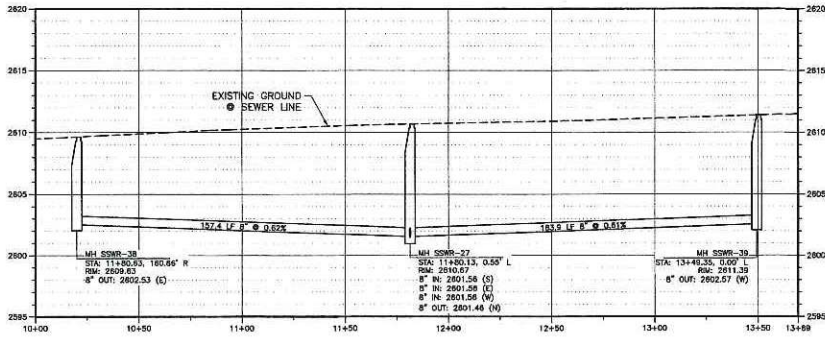
LITTLE CREEK SUBDIVISION
CITY OF MERIDIAN, ADA COUNTY, IDAHO.
PRELIMINARY PLAT
UTILITY PLAN

FILE: 10-15-124 PRE PLAT
 JOB PROJ: 10-15-124
 DRAWN BY: ———
 DESIGN BY: ———
 CHECKED BY: ———
 AT FULL SIZE, IF NOT ONE
 FROM SCALE ACCORDINGLY
 LAST UPDATED: 02/05/15

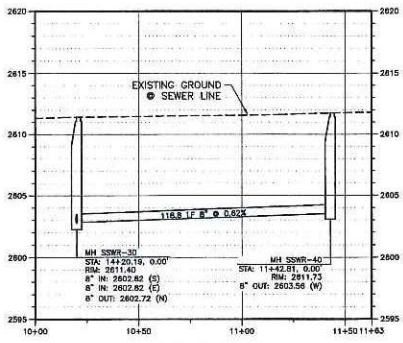
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PP-03



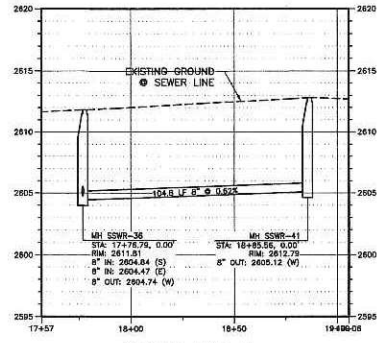
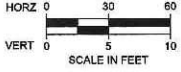
SEWER LINE E



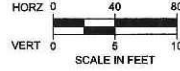
SEWER LINE F



SEWER LINE G



SEWER LINE H



File: D:\DWG\DWG\10-15-124.PRF.PLOT
 Job: 10-15-124
 Date: 10/15/12 10:15:24
 User: JUB
 Scale: AS SHOWN
 Plot Size: 11x17
 Plot Range: ALL
 Plot Style: JUB.ctb
 Plot Date: 10/15/12 10:15:24
 Plot Time: 10:15:24
 Plot User: JUB



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 250 S. Beechwood Ave.
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 Boise, ID 83709-0944
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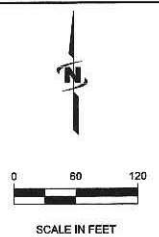
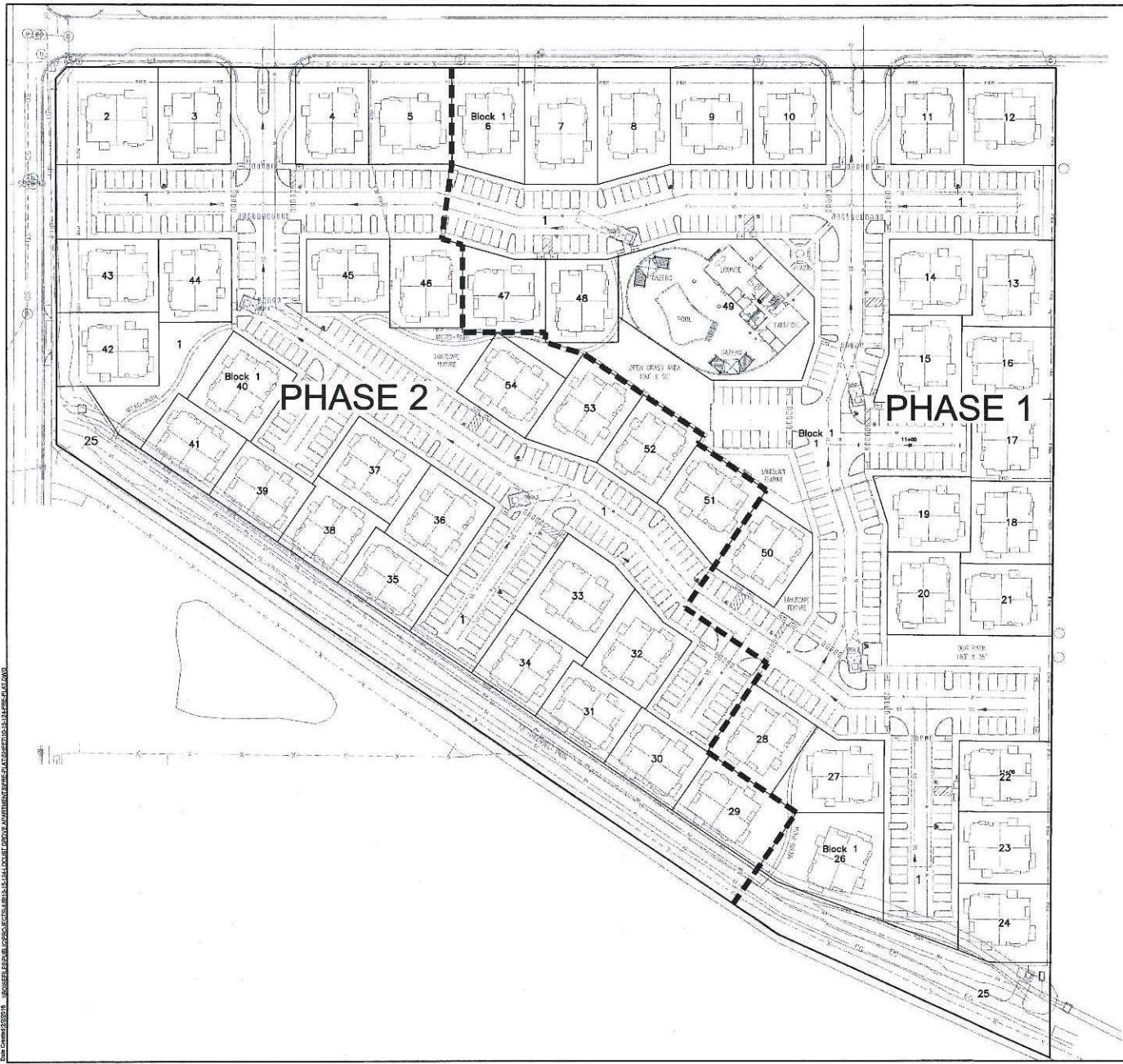


REV.	DESCRIPTION	DATE

LITTLE CREEK SUBDIVISION
 CITY OF MERIDIAN, ADA COUNTY, IDAHO.
 PRELIMINARY PLAT
 SEWER PROFILES

FILE: 10-15-124.PRF.PLOT
JUB PROJECT # 10-15-124
DRAWN BY: JUB
CHECKED BY: JUB
DATE: 10/15/12
SCALE: AS SHOWN
AT FULL SIZE IF NOT ONE
INCH SCALE ACCORDINGLY
LAST UPDATED: 10/15/12

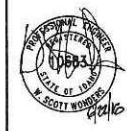
SHEET NUMBER:
PP-05



PHASE 1 25 FOUR-PLEX LOTS
CLUBHOUSE AND POOL
PHASE 2 26 FOUR-PLEX LOTS



J-U-B ENGINEERS, INC.
250 S. Beechwood Ave.
Suite 201
Boise, ID 83709-0944
Phone: 208.576.7330
Fax: 208.323.9336
www.jub.com



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NO.	DESCRIPTION	DATE

LITTLE CREEK SUBDIVISION
CITY OF MERIDIAN, ADA COUNTY, IDAHO.
PRELIMINARY PLAT
PHASING PLAN

FILE: 10-15-124-PH1-PLAT
JOB PROJ. # 10-15-124
DRAWN BY: ---
DESIGN BY: ---
CHECKED BY: ---
DATE: ---
AT FULL SIZE, IF NOT ONE
FOOT SCALE & ACCORDINGLY
LAST UPDATED: 08/20/10
SHEET NUMBER:
PH-01

P:\10-15-124\10-15-124-PH1-PLAT.dwg
 DATE PLOTTED: 08/20/10 10:00 AM
 PLOT SCALE: 1/8" = 1'-0"
 PLOT SHEETS: 1 OF 1
 PLOT BY: JUB

OWNER'S RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ARCHITECT AND TO OBTAIN NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE LANDSCAPE AS SHOWN ON THESE DRAWINGS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY OTHER PERMITS OR APPROVALS REQUIRED BY ANY OTHER AGENCY OR JURISDICTION WITHOUT THE ARCHITECT'S EXPRESS WRITTEN CONSENT.

OWNER'S RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ARCHITECT AND TO OBTAIN NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE LANDSCAPE AS SHOWN ON THESE DRAWINGS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY OTHER PERMITS OR APPROVALS REQUIRED BY ANY OTHER AGENCY OR JURISDICTION WITHOUT THE ARCHITECT'S EXPRESS WRITTEN CONSENT.

PLANT LEGEND
 (SEE PLANTING SCHEDULE SHEET L-3-1)

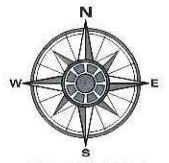
NO.	DESCRIPTION
1	DECIDUOUS TREES
1-1	ALBANY BLUE MAPLE, Acer floridanum 'Autumn Blaze'
1-2	AMUR HAZEL, Alnus amurica
1-3	AMERICAN RED MAPLE, Acer rubrum 'Sensation'
1-4	COCKER SPUR PLUM, Prunella americana 'October Glory' 118
1-5	DOUGLASS BIRCH, Betula nigra
1-6	ALTAIR MAHOGANY, Fraxinus americana 'Autumn Purple'
1-7	SILVERBUSH, Fraxinus velutina 'Silver Star'
1-8	SPRING GREEN CHINA DOGWOOD, Ligustrum japonicum 'Canada Gold'
1-9	DOGWOOD, Cornus florida
1-10	DOGWOOD, Cornus florida 'Flamingo'
1-11	DOGWOOD, Cornus florida 'Zebra'
1-12	DOGWOOD, Cornus florida 'Black and White'
1-13	DOGWOOD, Cornus florida 'Glenview'
1-14	DOGWOOD, Cornus florida 'New York Red'
1-15	DOGWOOD, Cornus florida 'Riverside'
1-16	DOGWOOD, Cornus florida 'Sundance'
1-17	DOGWOOD, Cornus florida 'Zebra'
1-18	DOGWOOD, Cornus florida 'Zebra'
1-19	DOGWOOD, Cornus florida 'Zebra'
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1-83	DOGWOOD, Cornus florida 'Zebra'
1-84	DOGWOOD, Cornus florida 'Zebra'
1-85	DOGWOOD, Cornus florida 'Zebra'
1-86	DOGWOOD, Cornus florida 'Zebra'
1-87	DOGWOOD, Cornus florida 'Zebra'
1-88	DOGWOOD, Cornus florida 'Zebra'
1-89	DOGWOOD, Cornus florida 'Zebra'
1-90	DOGWOOD, Cornus florida 'Zebra'
1-91	DOGWOOD, Cornus florida 'Zebra'
1-92	DOGWOOD, Cornus florida 'Zebra'
1-93	DOGWOOD, Cornus florida 'Zebra'
1-94	DOGWOOD, Cornus florida 'Zebra'
1-95	DOGWOOD, Cornus florida 'Zebra'
1-96	DOGWOOD, Cornus florida 'Zebra'
1-97	DOGWOOD, Cornus florida 'Zebra'
1-98	DOGWOOD, Cornus florida 'Zebra'
1-99	DOGWOOD, Cornus florida 'Zebra'
1-100	DOGWOOD, Cornus florida 'Zebra'

LANDSCAPE NOTES

- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ON PROGRESS REPRESENTATIVE IN COLORADO WHICH MEAN AND/OR PREVENT THE PROPER EXECUTION OF WORK PRIOR TO COMMENCEMENT OF ANY WORK. NOTIFY AND COORDINATE WORK SCHEDULE PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL CLEAR PLANTING AREAS OF FOREIGN MATERIALS, EXCESS MOULD, GRASS AND WEEDS PRIOR TO PLANTING. CONTRACTOR SHALL REMOVE ALL FOREIGN MATERIALS AND WEEDS TO A MINIMUM OF 10 FEET FROM PLANTING AREAS. CONTRACTOR SHALL REMOVE ALL FOREIGN MATERIALS AND WEEDS TO A MINIMUM OF 10 FEET FROM PLANTING AREAS. CONTRACTOR SHALL REMOVE ALL FOREIGN MATERIALS AND WEEDS TO A MINIMUM OF 10 FEET FROM PLANTING AREAS.
- PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARDS FOR PLANT STOCK. LANDSCAPE ARCHITECT OR OWNER REPRESENTATIVE SHALL APPROVE PLANT MATERIALS PRIOR TO INSTALLATION.
- SEE PLANT LEGEND, SPECIFICATIONS AND DETAILS FOR TREE, SHRUBS AND PLANT INSTALLATION REQUIREMENTS.
- NO SUBSTITUTIONS OF PLANT MATERIALS WITHOUT THE APPROVAL OF LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL TO BE GUARANTEED FOR ONE YEAR AFTER COMPLETION OF WORK AND ACCEPTANCE BY ARCHITECT. OWNER REPRESENTATIVE SHALL VERIFY CONDITION OF PLANT MATERIALS AND REPORT VARIATIONS BETWEEN DRAWINGS AND THE SITE TO THE LANDSCAPE ARCHITECT WITHIN 14 DAYS OF COMPLETION OF WORK AND ACCEPTANCE BY ARCHITECT.
- QUANTITIES OF PLANT MATERIALS TO BE PROVIDED BY CONTRACTOR SHALL BE AS SHOWN ON DRAWINGS AND SHALL BE SUBJECT TO VERIFICATION BY LANDSCAPE ARCHITECT.
- CONTRACTOR TO VERIFY ALL QUANTITIES BEFORE PROCEEDING WITH ANY WORK.
- PLANT MATERIAL, SELECTION, LOCATIONS AND QUANTITIES MAY VARY FROM LOCATIONS SHOWN ON PLAN PER LANDSCAPE ARCHITECTUAL FIELD DECISIONS BASED ON PLANT HEALTH, AVAILABILITY AND CHARACTERISTICS.
- PROTECT PREVIOUSLY PLANTED AREAS AS WELL AS EXISTING AREAS WITH BARRIERS OR BARRICADES IMMEDIATELY FOLLOWING INSTALLATION. ANY DAMAGE TO EXISTING AREAS SHALL BE REPAIRED IMMEDIATELY AFTER INSTALLATION.
- WATER PLANTS THROUGHLY AFTER INSTALLATION.
- ALL LANDSCAPING TO BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM (SEE IRRIGATION NOTES).

IRRIGATION NOTES

- ALL LANDSCAPING TO BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM.
- IRRIGATION SYSTEM TO BE SEPARATELY ZONED AND ZONES ON INDIVIDUAL STATIONS.
- IRRAWATER TO BE IRRIGATED BY PUMP UP SPRAYS OR ROTORS WHERE CONDITIONS ALLOW.
- IRRAWATER TO BE IRRIGATED BY PUMP UP SPRAYS OR ROTORS WHERE APPROPRIATE.
- NATURAL GRASS AREAS TO BE IRRIGATED BY ESTABLISH WITH ROT SPRAYS OR ROTORS SPRAYS WHERE APPROPRIATE.
- EACH STATION SHALL BE CONTROLLED BY IRRIGATION CONTROL BOX WHICH ALLOWS FOR MANUAL CONTROL OF EACH ZONE AND THE ABILITY TO RUN MULTIPLE ZONES ON EACH STATION.
- IRRIGATION CONTROL BOX SHALL HAVE A DEDICATED 100 AMP POWER SOURCE. ALL ELECTRICAL WIRING AND CONNECTIONS SHALL BE INSTALLED BASED ON LOCAL CODES AND ORDINANCES.
- IRRIGATION SYSTEM TO BE FIELD ADJUSTED TO MEET AVAILABLE IRRIGATION WATER SOURCE CHARACTERISTICS ON TRUCK AND ON DAYS WHEN WATER IS AVAILABLE.
- IRRIGATION SYSTEM TO BE FIELD ADJUSTED TO MEET EXISTING SITE CONDITIONS.
- IRRIGATION SYSTEM TO MEET ALL MANUFACTURERS SPECIFICATIONS.
- LANDSCAPE ARCHITECT SHALL PROVIDE SCHEDULE FOR ALL PLANT MATERIAL, LOCATIONS, QUANTITIES AND IRRIGATION SYSTEM ADJUST IRRIGATION SYSTEM ACCORDINGLY.



June 20, 2016
 SCALE: 1" = 50'-0"

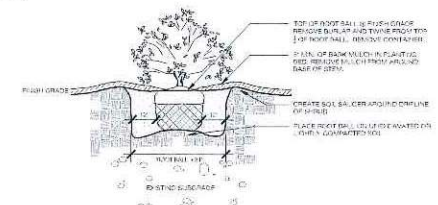
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 Terry T. King
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SITE PLAN
LANDSCAPE PLAN

Little Creek Apartments
 N. Locust Grove Rd and E. Wilson Lane
 Meridian • Idaho • 83642
 Prepared for Alexander Peterson Holdings LLC

SHEET
L-3.0

EVERGREEN TREE PLANTING DETAIL
 SCALE: NTS



- COMPLETELY REMOVE ALL STRAW, BARK AND OTHER FOREIGN OBJECTS FROM THE ROOT BALL.
- REMOVE ALL DAMAGED BRANCHES AND WEEDS FROM THE ROOT BALL.
- REMOVE ALL DAMAGED BRANCHES AND WEEDS FROM THE ROOT BALL.
- REMOVE ALL DAMAGED BRANCHES AND WEEDS FROM THE ROOT BALL.

SHRUB PLANTING DETAIL
 SCALE: NTS

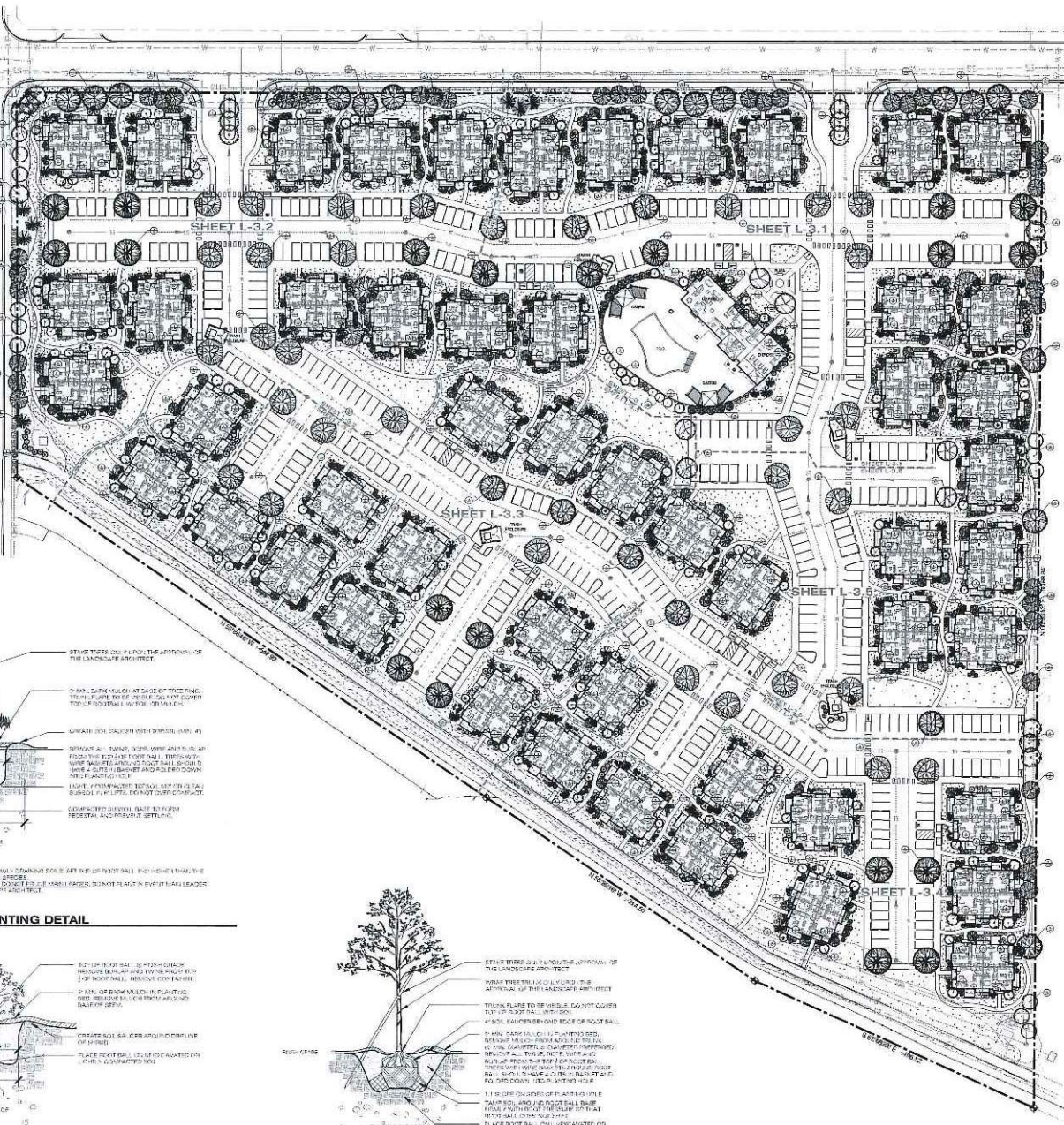


- COMPLETELY REMOVE ALL STRAW, BARK AND OTHER FOREIGN OBJECTS FROM THE ROOT BALL.
- REMOVE ALL DAMAGED BRANCHES AND WEEDS FROM THE ROOT BALL.
- REMOVE ALL DAMAGED BRANCHES AND WEEDS FROM THE ROOT BALL.
- REMOVE ALL DAMAGED BRANCHES AND WEEDS FROM THE ROOT BALL.

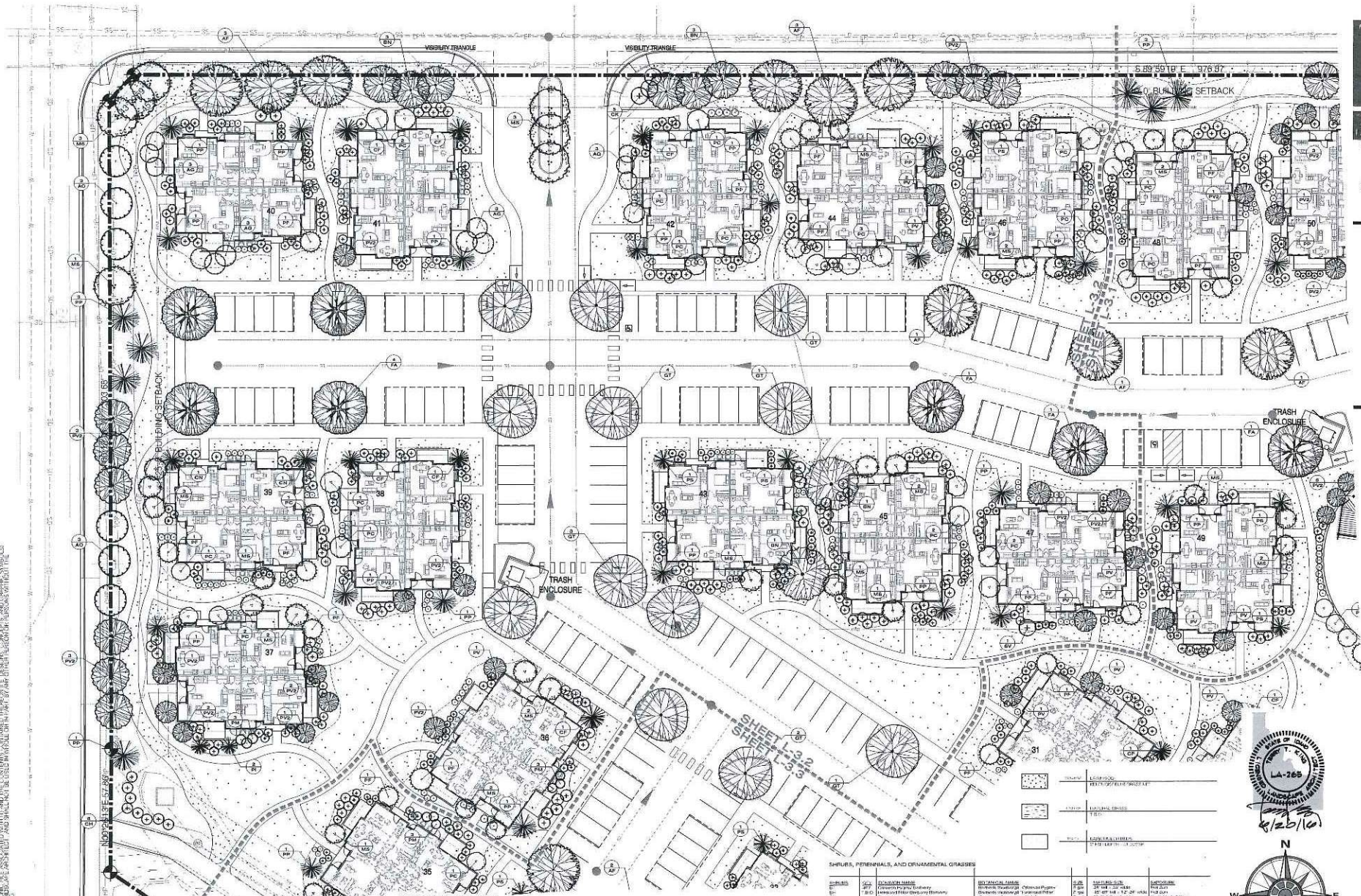
DECIDUOUS TREE PLANTING DETAIL
 SCALE: NTS



- COMPLETELY REMOVE ALL STRAW, BARK AND OTHER FOREIGN OBJECTS FROM THE ROOT BALL.
- REMOVE ALL DAMAGED BRANCHES AND WEEDS FROM THE ROOT BALL.
- REMOVE ALL DAMAGED BRANCHES AND WEEDS FROM THE ROOT BALL.
- REMOVE ALL DAMAGED BRANCHES AND WEEDS FROM THE ROOT BALL.



CONSTRUCTION NOTES: 1. THE LAYOUT OF PLANTS AND MATERIALS IS ASSUMED TO BE IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. 2. THE PLANTING SCHEDULE IS SUBJECT TO CHANGE BASED ON AVAILABILITY AND LOCAL CONDITIONS. 3. THE PLANTING SCHEDULE IS SUBJECT TO CHANGE BASED ON AVAILABILITY AND LOCAL CONDITIONS. 4. THE PLANTING SCHEDULE IS SUBJECT TO CHANGE BASED ON AVAILABILITY AND LOCAL CONDITIONS.



PLANT LEGEND SHEET L-3.2
DECIDUOUS AND EVERGREEN TREES

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
1	12' DBH Red Oak	11	12' DBH Red Oak
2	12' DBH Red Oak	12	12' DBH Red Oak
3	12' DBH Red Oak	13	12' DBH Red Oak
4	12' DBH Red Oak	14	12' DBH Red Oak
5	12' DBH Red Oak	15	12' DBH Red Oak
6	12' DBH Red Oak	16	12' DBH Red Oak
7	12' DBH Red Oak	17	12' DBH Red Oak
8	12' DBH Red Oak	18	12' DBH Red Oak
9	12' DBH Red Oak	19	12' DBH Red Oak
10	12' DBH Red Oak	20	12' DBH Red Oak

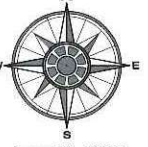
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
21	12' DBH Red Oak	31	12' DBH Red Oak
22	12' DBH Red Oak	32	12' DBH Red Oak
23	12' DBH Red Oak	33	12' DBH Red Oak
24	12' DBH Red Oak	34	12' DBH Red Oak
25	12' DBH Red Oak	35	12' DBH Red Oak
26	12' DBH Red Oak	36	12' DBH Red Oak
27	12' DBH Red Oak	37	12' DBH Red Oak
28	12' DBH Red Oak	38	12' DBH Red Oak
29	12' DBH Red Oak	39	12' DBH Red Oak
30	12' DBH Red Oak	40	12' DBH Red Oak

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
41	12' DBH Red Oak	51	12' DBH Red Oak
42	12' DBH Red Oak	52	12' DBH Red Oak
43	12' DBH Red Oak	53	12' DBH Red Oak
44	12' DBH Red Oak	54	12' DBH Red Oak
45	12' DBH Red Oak	55	12' DBH Red Oak
46	12' DBH Red Oak	56	12' DBH Red Oak
47	12' DBH Red Oak	57	12' DBH Red Oak
48	12' DBH Red Oak	58	12' DBH Red Oak
49	12' DBH Red Oak	59	12' DBH Red Oak
50	12' DBH Red Oak	60	12' DBH Red Oak

SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
61	12' DBH Red Oak	71	12' DBH Red Oak
62	12' DBH Red Oak	72	12' DBH Red Oak
63	12' DBH Red Oak	73	12' DBH Red Oak
64	12' DBH Red Oak	74	12' DBH Red Oak
65	12' DBH Red Oak	75	12' DBH Red Oak
66	12' DBH Red Oak	76	12' DBH Red Oak
67	12' DBH Red Oak	77	12' DBH Red Oak
68	12' DBH Red Oak	78	12' DBH Red Oak
69	12' DBH Red Oak	79	12' DBH Red Oak
70	12' DBH Red Oak	80	12' DBH Red Oak

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
81	12' DBH Red Oak	91	12' DBH Red Oak
82	12' DBH Red Oak	92	12' DBH Red Oak
83	12' DBH Red Oak	93	12' DBH Red Oak
84	12' DBH Red Oak	94	12' DBH Red Oak
85	12' DBH Red Oak	95	12' DBH Red Oak
86	12' DBH Red Oak	96	12' DBH Red Oak
87	12' DBH Red Oak	97	12' DBH Red Oak
88	12' DBH Red Oak	98	12' DBH Red Oak
89	12' DBH Red Oak	99	12' DBH Red Oak
90	12' DBH Red Oak	100	12' DBH Red Oak



June 20, 2016
SCALE: 1" = 20'-0"

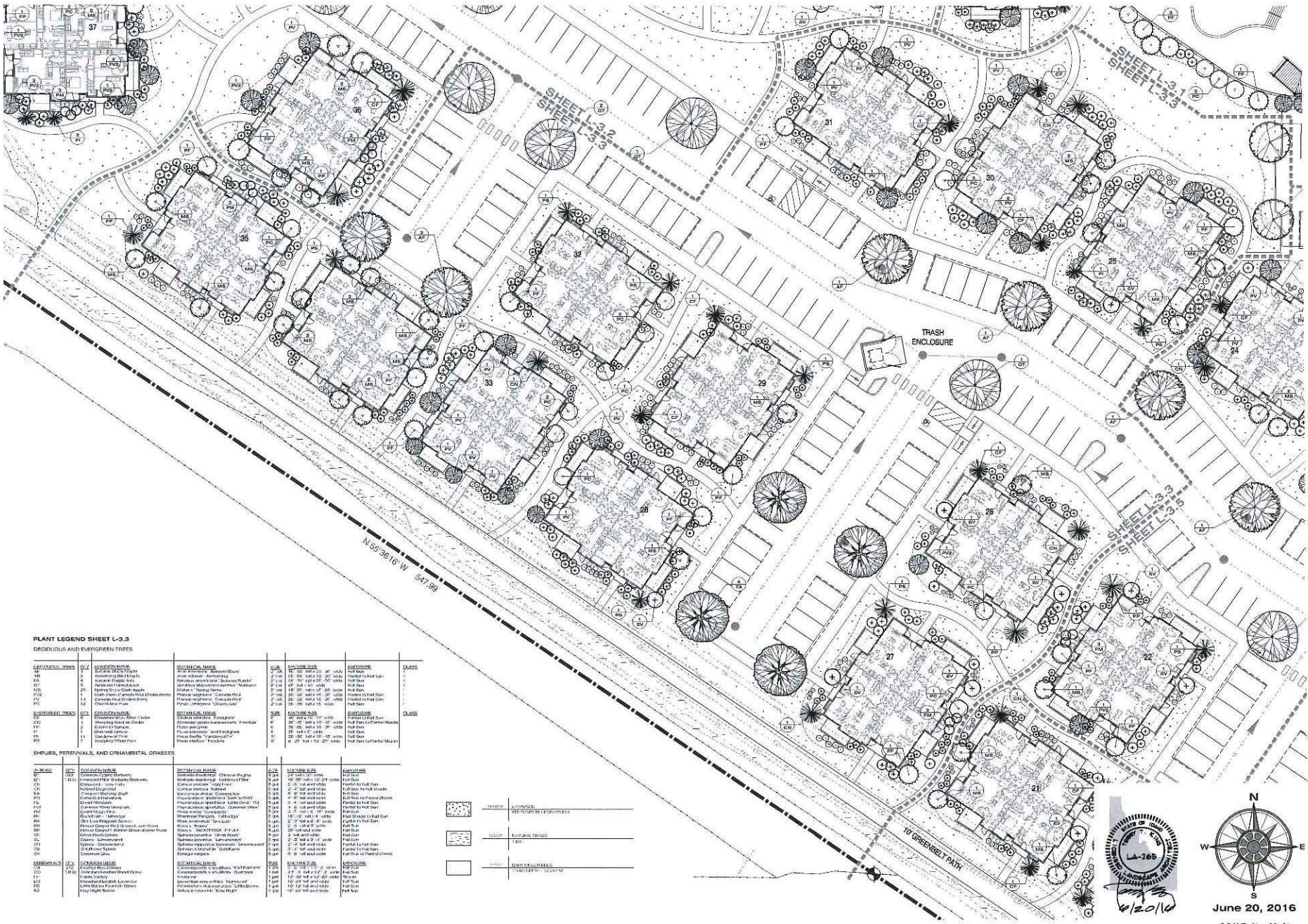
TTKLA
INC.

Terry L. King
Landscape Architects

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SITE PLAN
LANDSCAPE PLAN

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Prepared for: Alexander Peterson Holdings LLC

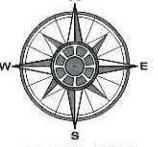


PLANT LEGEND SHEET L-3.3
DECIDUOUS AND EVERGREEN TREES

SYMBOL	SYMBOL NAME	SYMBOL NAME	PLANT NAME	PLANT NAME	PLANT NAME	PLANT NAME	PLANT NAME	PLANT NAME
1	Small Tree	Small Tree	Small Tree	Small Tree	Small Tree	Small Tree	Small Tree	Small Tree
2	Medium Tree	Medium Tree	Medium Tree	Medium Tree	Medium Tree	Medium Tree	Medium Tree	Medium Tree
3	Large Tree	Large Tree	Large Tree	Large Tree	Large Tree	Large Tree	Large Tree	Large Tree
4	Small Tree	Small Tree	Small Tree	Small Tree	Small Tree	Small Tree	Small Tree	Small Tree
5	Medium Tree	Medium Tree	Medium Tree	Medium Tree	Medium Tree	Medium Tree	Medium Tree	Medium Tree
6	Large Tree	Large Tree	Large Tree	Large Tree	Large Tree	Large Tree	Large Tree	Large Tree
7	Small Tree	Small Tree	Small Tree	Small Tree	Small Tree	Small Tree	Small Tree	Small Tree
8	Medium Tree	Medium Tree	Medium Tree	Medium Tree	Medium Tree	Medium Tree	Medium Tree	Medium Tree
9	Large Tree	Large Tree	Large Tree	Large Tree	Large Tree	Large Tree	Large Tree	Large Tree
10	Small Tree	Small Tree	Small Tree	Small Tree	Small Tree	Small Tree	Small Tree	Small Tree
11	Medium Tree	Medium Tree	Medium Tree	Medium Tree	Medium Tree	Medium Tree	Medium Tree	Medium Tree
12	Large Tree	Large Tree	Large Tree	Large Tree	Large Tree	Large Tree	Large Tree	Large Tree

SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES

SYMBOL	SYMBOL NAME	SYMBOL NAME	PLANT NAME	PLANT NAME	PLANT NAME	PLANT NAME	PLANT NAME
1	Small Shrub	Small Shrub	Small Shrub	Small Shrub	Small Shrub	Small Shrub	Small Shrub
2	Medium Shrub	Medium Shrub	Medium Shrub	Medium Shrub	Medium Shrub	Medium Shrub	Medium Shrub
3	Large Shrub	Large Shrub	Large Shrub	Large Shrub	Large Shrub	Large Shrub	Large Shrub
4	Small Shrub	Small Shrub	Small Shrub	Small Shrub	Small Shrub	Small Shrub	Small Shrub
5	Medium Shrub	Medium Shrub	Medium Shrub	Medium Shrub	Medium Shrub	Medium Shrub	Medium Shrub
6	Large Shrub	Large Shrub	Large Shrub	Large Shrub	Large Shrub	Large Shrub	Large Shrub
7	Small Shrub	Small Shrub	Small Shrub	Small Shrub	Small Shrub	Small Shrub	Small Shrub
8	Medium Shrub	Medium Shrub	Medium Shrub	Medium Shrub	Medium Shrub	Medium Shrub	Medium Shrub
9	Large Shrub	Large Shrub	Large Shrub	Large Shrub	Large Shrub	Large Shrub	Large Shrub
10	Small Shrub	Small Shrub	Small Shrub	Small Shrub	Small Shrub	Small Shrub	Small Shrub
11	Medium Shrub	Medium Shrub	Medium Shrub	Medium Shrub	Medium Shrub	Medium Shrub	Medium Shrub
12	Large Shrub	Large Shrub	Large Shrub	Large Shrub	Large Shrub	Large Shrub	Large Shrub



June 20, 2016
SCALE: 1" = 20'-0"

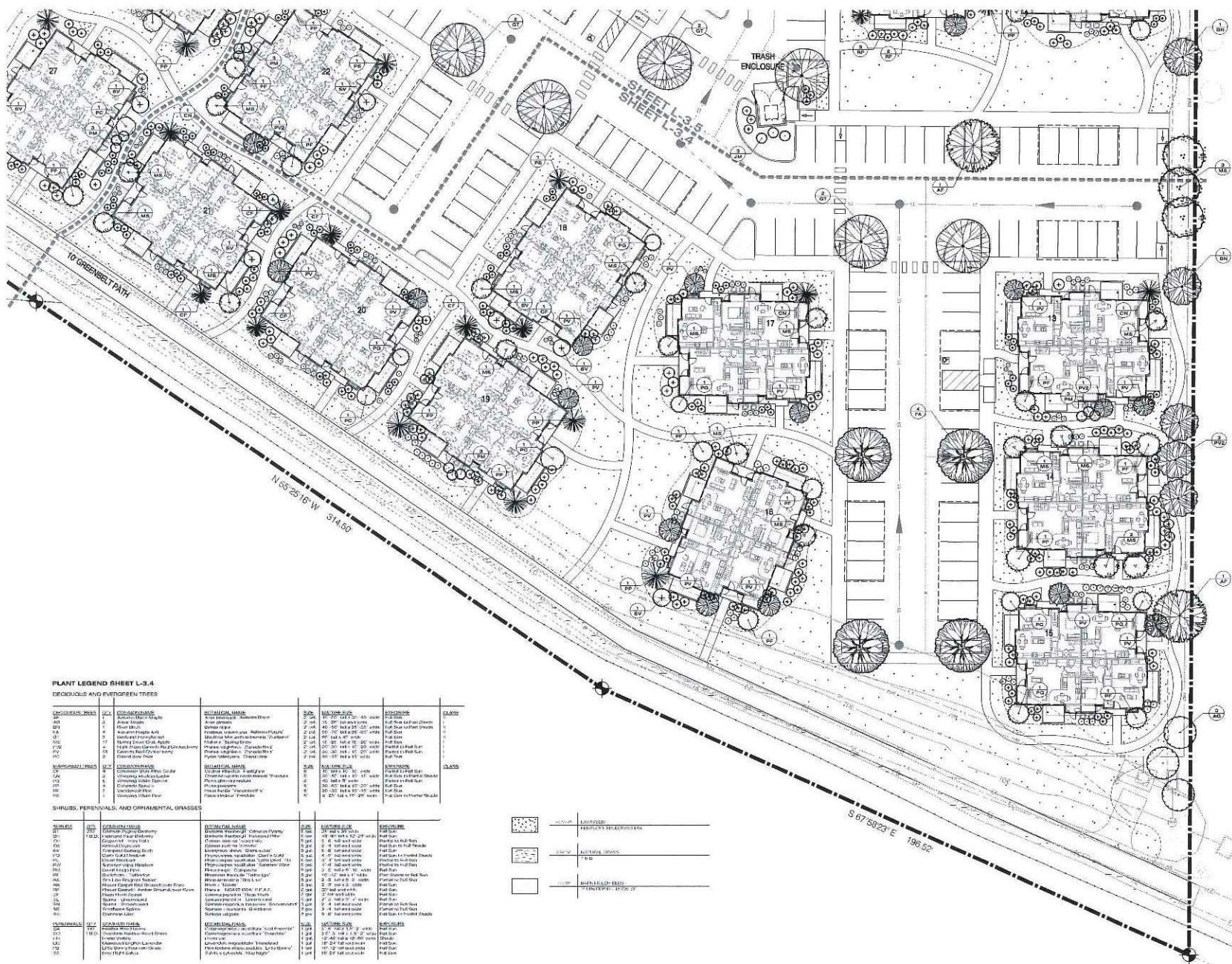
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SHEET
L-3.3

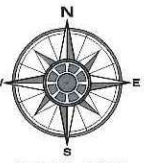
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PLANT LEGEND SHEET L-3.4
DECIDUOUS AND EVERGREEN TREES

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	PLANTING RATE	REMARKS
1	Red Maple	Acer rubrum	10' DBH	1 per 1000 sq ft	Plant in full sun
2	White Birch	Betula papyrifera	10' DBH	1 per 1000 sq ft	Plant in full sun
3	Green Ash	Fraxinus viridis	10' DBH	1 per 1000 sq ft	Plant in full sun
4	Black Gum	Nyssa sylvatica	10' DBH	1 per 1000 sq ft	Plant in full sun
5	Red Oak	Quercus rubra	10' DBH	1 per 1000 sq ft	Plant in full sun
6	White Oak	Quercus alba	10' DBH	1 per 1000 sq ft	Plant in full sun
7	Yellow Birch	Betula alleghaniensis	10' DBH	1 per 1000 sq ft	Plant in full sun
8	Black Walnut	Juglans nigra	10' DBH	1 per 1000 sq ft	Plant in full sun
9	Red Pine	Pinus strobus	10' DBH	1 per 1000 sq ft	Plant in full sun
10	White Pine	Pinus strobus	10' DBH	1 per 1000 sq ft	Plant in full sun
11	Blue Spruce	Picea canadensis	10' DBH	1 per 1000 sq ft	Plant in full sun
12	Eastern Red Cedar	Juniperus horizontalis	10' DBH	1 per 1000 sq ft	Plant in full sun
13	White Pine	Pinus strobus	10' DBH	1 per 1000 sq ft	Plant in full sun
14	Red Pine	Pinus strobus	10' DBH	1 per 1000 sq ft	Plant in full sun
15	White Pine	Pinus strobus	10' DBH	1 per 1000 sq ft	Plant in full sun
16	Red Pine	Pinus strobus	10' DBH	1 per 1000 sq ft	Plant in full sun
17	White Pine	Pinus strobus	10' DBH	1 per 1000 sq ft	Plant in full sun
18	Red Pine	Pinus strobus	10' DBH	1 per 1000 sq ft	Plant in full sun
19	White Pine	Pinus strobus	10' DBH	1 per 1000 sq ft	Plant in full sun
20	Red Pine	Pinus strobus	10' DBH	1 per 1000 sq ft	Plant in full sun
21	White Pine	Pinus strobus	10' DBH	1 per 1000 sq ft	Plant in full sun
22	Red Pine	Pinus strobus	10' DBH	1 per 1000 sq ft	Plant in full sun

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	PLANTING RATE	REMARKS
1	Red Clover	Trifolium pratense	10' DBH	1 per 1000 sq ft	Plant in full sun
2	White Clover	Trifolium repens	10' DBH	1 per 1000 sq ft	Plant in full sun
3	Red Clover	Trifolium pratense	10' DBH	1 per 1000 sq ft	Plant in full sun
4	White Clover	Trifolium repens	10' DBH	1 per 1000 sq ft	Plant in full sun
5	Red Clover	Trifolium pratense	10' DBH	1 per 1000 sq ft	Plant in full sun
6	White Clover	Trifolium repens	10' DBH	1 per 1000 sq ft	Plant in full sun
7	Red Clover	Trifolium pratense	10' DBH	1 per 1000 sq ft	Plant in full sun
8	White Clover	Trifolium repens	10' DBH	1 per 1000 sq ft	Plant in full sun
9	Red Clover	Trifolium pratense	10' DBH	1 per 1000 sq ft	Plant in full sun
10	White Clover	Trifolium repens	10' DBH	1 per 1000 sq ft	Plant in full sun
11	Red Clover	Trifolium pratense	10' DBH	1 per 1000 sq ft	Plant in full sun
12	White Clover	Trifolium repens	10' DBH	1 per 1000 sq ft	Plant in full sun
13	Red Clover	Trifolium pratense	10' DBH	1 per 1000 sq ft	Plant in full sun
14	White Clover	Trifolium repens	10' DBH	1 per 1000 sq ft	Plant in full sun
15	Red Clover	Trifolium pratense	10' DBH	1 per 1000 sq ft	Plant in full sun
16	White Clover	Trifolium repens	10' DBH	1 per 1000 sq ft	Plant in full sun
17	Red Clover	Trifolium pratense	10' DBH	1 per 1000 sq ft	Plant in full sun
18	White Clover	Trifolium repens	10' DBH	1 per 1000 sq ft	Plant in full sun
19	Red Clover	Trifolium pratense	10' DBH	1 per 1000 sq ft	Plant in full sun
20	White Clover	Trifolium repens	10' DBH	1 per 1000 sq ft	Plant in full sun
21	Red Clover	Trifolium pratense	10' DBH	1 per 1000 sq ft	Plant in full sun
22	White Clover	Trifolium repens	10' DBH	1 per 1000 sq ft	Plant in full sun



June 20, 2016
SCALE: 1" = 20'-0"

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Terry F. King
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SITE PLAN
LANDSCAPE PLAN

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SHEET
L-3.4

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J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

June 22, 2016

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

**RE: LITTLE CREEK SUBDIVISION
GROUNDWATER ELEVATIONS**

Dear Sonya:

A geotechnical evaluation for the project site was performed by GeoTek, Inc. and is summarized in their report dated January 8, 2016. According to the report, groundwater is anticipated at a depth of 9.5 to 11.5-ft below the existing ground surface. Based on the information provided in the geotechnical report, the roadway finish centerline elevations would be more than 3-ft above the anticipated groundwater elevation.

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

Sincerely,

J-U-B ENGINEERS, Inc.



Scott Wonders, P.E.
Land Development Group Lead



LITTLE CREEK
Apartments



Terry T. King
Landscape Architecture

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Left Side Entrance



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Right side Entrance



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Front of Clubhouse



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Back of clubhouse

SQUARE FOOTAGE:

PREVIOUS PLAN (SETTLERS PARK)
 -GROUND LEVEL = 2,368 S.F.
 -UPPER LEVEL = 1,914 S.F.

TOTAL = 4,282 S.F.

MODIFIED PLAN
 -GROUND LEVEL = 2,553 S.F.
 -UPPER LEVEL = 1,909 S.F.

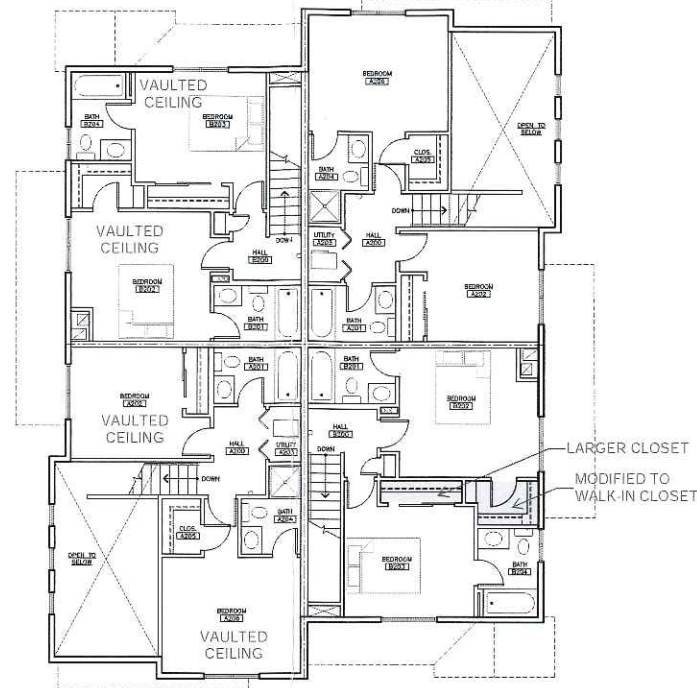
TOTAL = 4,462 S.F. (+180 S.F. DIFFERENCE)



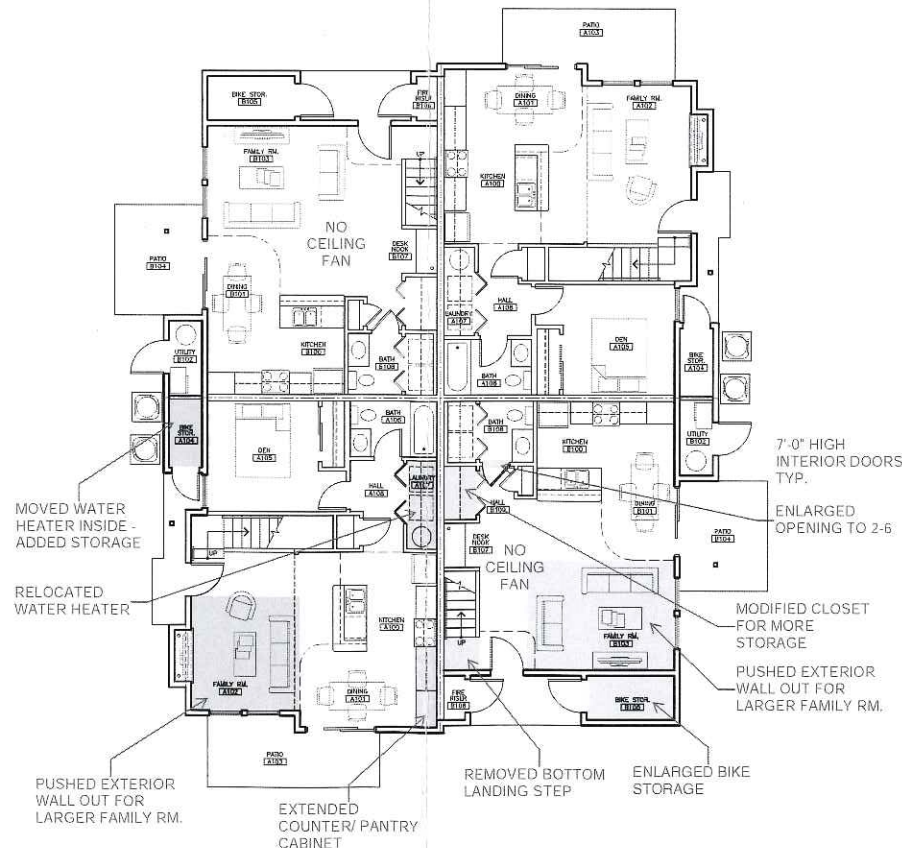
6 EXTERIOR ELEVATION - MODIFIED
 SCALE: 1/8" = 1'-0"



5 EXTERIOR ELEVATION - MODIFIED
 SCALE: 1/8" = 1'-0"

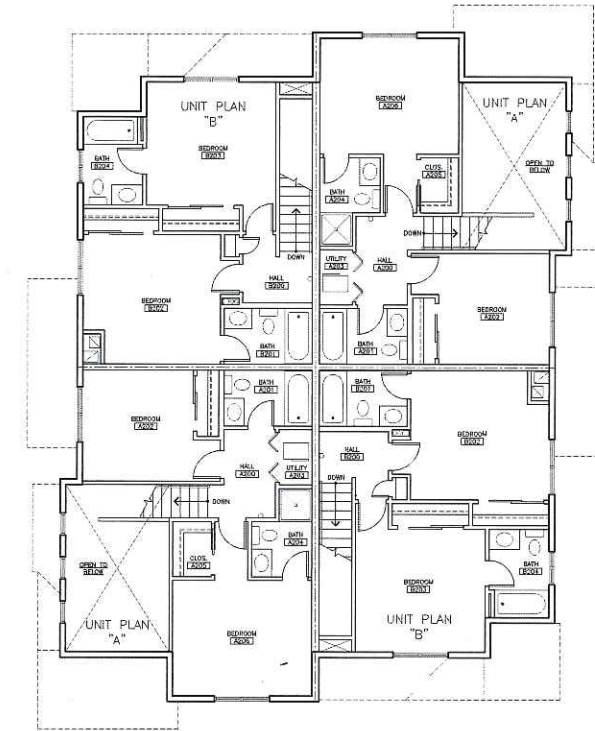


4 UPPER LEVEL PLAN - MODIFIED
 SCALE: 1/8" = 1'-0"

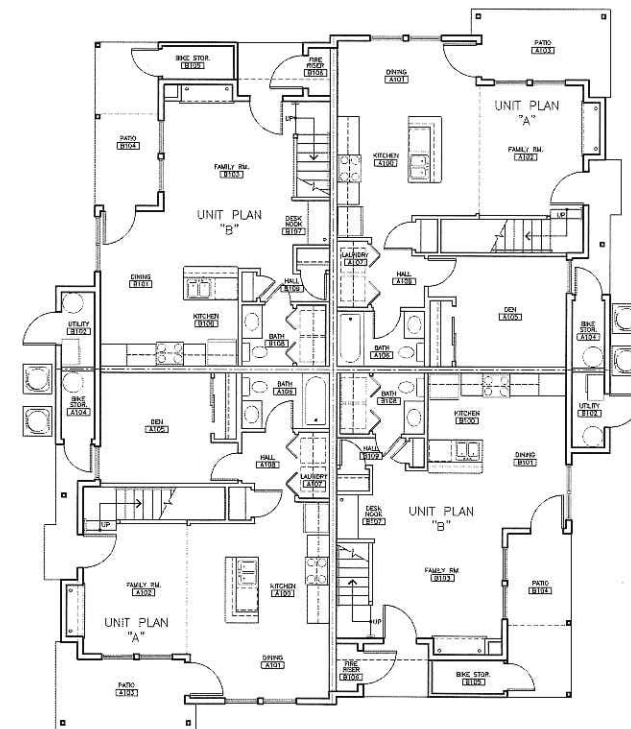


3 GROUND LEVEL PLAN - MODIFIED
 SCALE: 1/8" = 1'-0"

MODIFIED PLAN



2 UPPER LEVEL PLAN - PREVIOUS
 SCALE: 1/8" = 1'-0"



1 GROUND LEVEL PLAN - PREVIOUS
 SCALE: 1/8" = 1'-0"

PREVIOUS PLAN (SETTLERS PARK)

stamp:

revisions:
 no. remarks

**ALEXANDER PETERSON FOURPLEX
 MODIFIED PLAN**
 LOCUST GROVE RD. & WILSON LANE
 MERIDIAN, ID

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UNIT "B" ENTRY ELEVATION - UNIT "A" PATIO ELEVATION

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



UNIT "A" ENTRY ELEVATION - UNIT "B" PATIO ELEVATION

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

FOURPLEX

ILLUSTRATIVE
COLOR SCHEME C

Little Creek Apartments

N. Locust Grove Rd and E. Wilson Lane

Meridian • Idaho • 83642

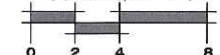
Prepared for Alexander Peterson Holdings LLC

SHEET

L-3.6c

June 20, 2016

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





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UNIT "B" ENTRY ELEVATION - UNIT "A" PATIO ELEVATION

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



UNIT "A" ENTRY ELEVATION - UNIT "B" PATIO ELEVATION

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

FOURPLEX

ILLUSTRATIVE
COLOR SCHEME A

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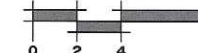
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SHEET

L-3.6a

June 20, 2016

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





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CLUBHOUSE FRONT ELEVATION

SCALE: 1/8" = 1'-0"



CLUBHOUSE REAR ELEVATION

SCALE: 1/8" = 1'-0"

CLUBHOUSE
ILLUSTRATIVE
ELEVATIONS

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Prepared for Alexander Peterson Holdings LLC

SHEET

L-3.7

June 20, 2016

SCALE: 1/8" = 1'-0"

