



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: C.Jay Coles, City Clerk, by: October 28, 2016

Transmittal Date: October 6, 2016 File No.: H-2016-0102

Hearing Date: November 3, 2016

Request: Public Hearing for an Amendment to the Comprehensive Plan Future Land Use Map to change the land use designation on 26.81 acres of land from Low Density Residential to Mixed Use Community and an Annexation and Zoning of 40.38 acres of land from RUT to C-C (16.33 acres) and R-8 (24.05 acres) zoning districts and a Preliminary Plat consisting of 11 Commercial lots, Two (2) Common Lots and 1 right-of-way lot on 16.33 acres in the proposed C-C zoning District for Firenze Plaza

By: Sharryn Ann Clark and David L Clark

Location of Property or Project: NW Corner of E Amity Road and S Eagle 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: November 3, 2016

File No.: H-2016-0102

Project Name: Firenze Plaza – AZ, CPAM, PP

Request: Request for an amendment to the Comprehensive Plan Future Land Use Map to change the land use designation on 26.81 acres of land from Low Density Residential to Mixed Use Community by Sharryn Ann Clark and David L. Clark.

Location: The site is located on the northwest corner of E. Amity Road and S. Eagle Road, in the SE ¼ of Section 29, Township 3N., Range 1E.

Request: Annexation and Zoning of 40.38 acres of land from RUT to C-C (16.33 acres) and R-8 (24.05 acres) zoning districts.

Request: Preliminary Plat consisting of 11 commercial lots, 2 commons lots and 1 right-of-way lot on 16.33 acres in the proposed C-C zoning district.



Planning Division

DEVELOPMENT REVIEW APPLICATION

STAFF USE ONLY:

Project name: Firenze Plaza
File number(s): H-2016-0102/A-2016-0259
Assigned Planner: Josh Beach Related files:

Type of Review Requested (check all that apply)

- Accessory Use, Administrative Design Review, Alternative Compliance, Annexation and Zoning, Certificate of Zoning Compliance, City Council Review, 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: Sharryn Ann Clark and David L Clark
Applicant address: 303 Mt. Royal Dr.
City: Mt. Pleasant State: SC Zip: 29464

Applicant's interest in property: Own
Owner name: same
Owner address:
City: State: Zip:

Agent/Contact name (e.g., architect, engineer, developer, representative):
Firm name: The Land Group, Inc.
Agent address: 462 E. Shore Drive, Ste 100
City: Eagle State: ID Zip: 83616

Primary contact is: Applicant Owner Agent/Contact

Subject Property Information

Location/street address: 4595 S. Eagle Road
Assessor's parcel number(s): S1129449050
Total acreage: 38.082 Zoning district: CC & R-8

Project/subdivision name: Firenze Plaza
 General description of proposed project/request: Comp plan amendment a portion of the property from Low Density Res to Mixed Use, Annex 38 Acres and zone C-C and R-8
 Proposed zoning district(s): C-C and R-8
 Acres of each zone proposed: C-C = 16.33 R-8 = 24.05
 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? Irrig district
 Which irrigation district does this property lie within? Boise Project Board of Control
 Primary irrigation source: Boise Project Board of Control Secondary: City water
 Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): 193,507

Residential Project Summary (if applicable)

Number of residential units: n/a Number of building lots: _____
 Number of common lots: _____ Number of other lots: _____
 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): _____ Maximum building height: _____
 Minimum property size (s.f.): _____ Average property size (s.f.): _____
 Gross density (Per UDC 11-1A-1): _____ Net density (Per UDC 11-1A-1): _____
 Acreage of qualified open space: _____ Percentage of qualified open space: _____
 Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): _____

Amenities provided with this development (if applicable): _____
 Type of dwelling(s) proposed: Single-family Detached Single-family Attached Townhouse
 Duplex Multi-family Vertically Integrated Other _____

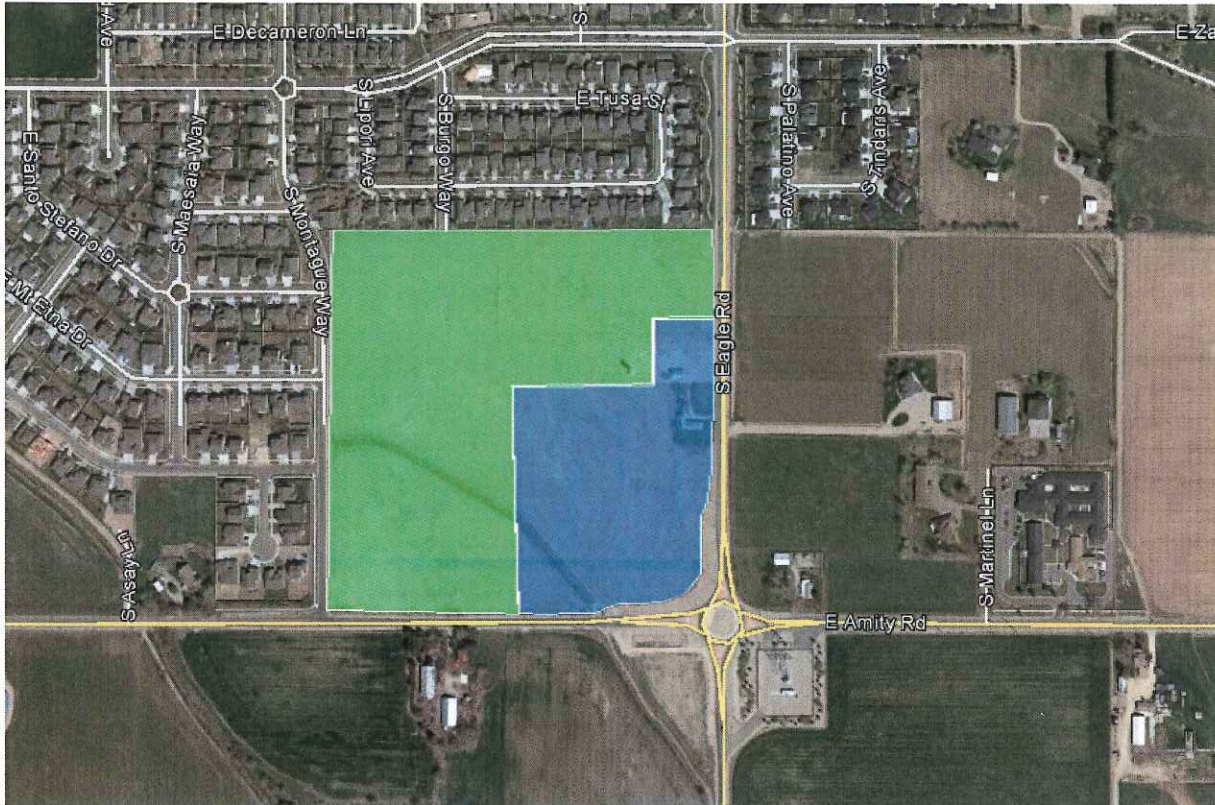
Non-residential Project Summary (if applicable)

Number of building lots: 11 Common lots: 2 Other lots: 1
 Gross floor area proposed: 99,300 SF Existing (if applicable): 0
 Hours of operation (days and hours): 7 days/week; 5am - 1am Building height: 40
 Total number of parking spaces provided: 529 Number of compact spaces provided: 0

Authorization

Print applicant name: Tamara Thompson, The Land Group, Inc.
 Applicant signature:  Date: 8/3/16

Zoning areas:



The property to the north and west is the Messina Meadows Subdivision aka Tuscany Subdivision. Tuscany is zoned R-8 and the properties are developed as single family residential homes. The property is bordered to the west by the public right of way, Montague Way, and west of Montague is Tuscany Subdivision. The property is bordered to the south by Amity Road, a public arterial and vacant land zoned RUT south of Amity. The property is bordered to the east by Eagle Road, a public arterial and east of Eagle Road is a single family subdivision zoned R-4 and RUT zoned properties.

The existing structures on the property will be removed prior to development.

Comprehensive Plan Amendment:

Meridian's Future Land Use Map (FLUM) designates the property as Low Density Residential. However, due to an increase in housing in the vicinity, the area is underserved by grocery and other neighborhood supportive services.

Several sites in the area were considered, analyzing such characteristics as access and circulation, market conditions, nearby residential, and it was determined that this site provides adequate access and the proximity to nearby residences to support a neighborhood grocery anchored center.

Grocery varies from other retail uses in that the customer typically goes directly home due to refrigerated, frozen, or other perishable items. The going-home side of the road is extremely important for a grocery store's long term viability. Therefore, this project proposes to modify the

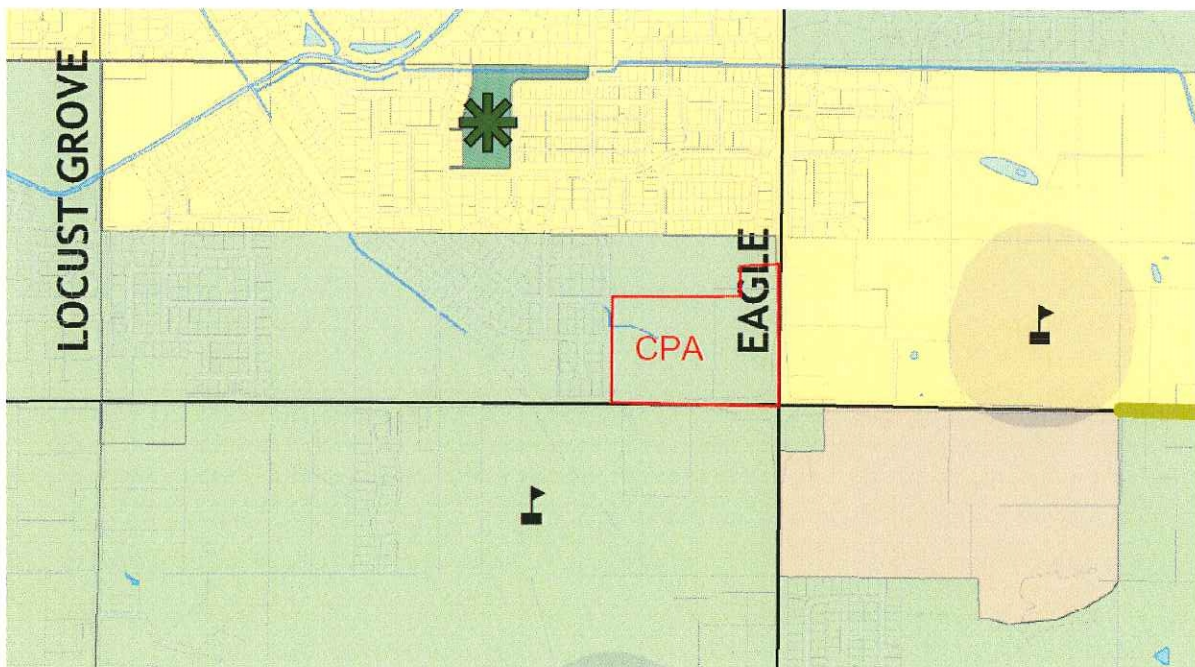
FLUM to designate the 26.81 acres on the corner to Mixed Use Commercial (MU-C). This change will allow a neighborhood center on 15.81 acres while maintaining the residential uses adjacent to the existing homes.

The proposed amendment is in general conformance with the goals and aspirations of the City's Comprehensive Plan. Specifically this proposed amendment supports:

- 2.01.01C Services like grocery stores to be within walking distance of residential.
- 3.01.01D Update the Comprehensive Plan as needed to accommodate growth trends.
- 3.05.01E Locate commercial areas within planned residential developments as part of the development plan.
- 3.07.02D Provide housing options close to employment and shopping centers

The Mixed Use Community designation allows personal and professional offices, residential, community grocer, clothing stores, garden centers, restaurants, banks, drive-thru facilities, auto service station, retail shops and other community-serving uses. The residential uses should comprise a minimum of 20% of the development area at densities ranging from 6 to 15 units per acre. The proposed project is consistent with the Mixed Use Community designation.

Meridian Future Land Use Map:

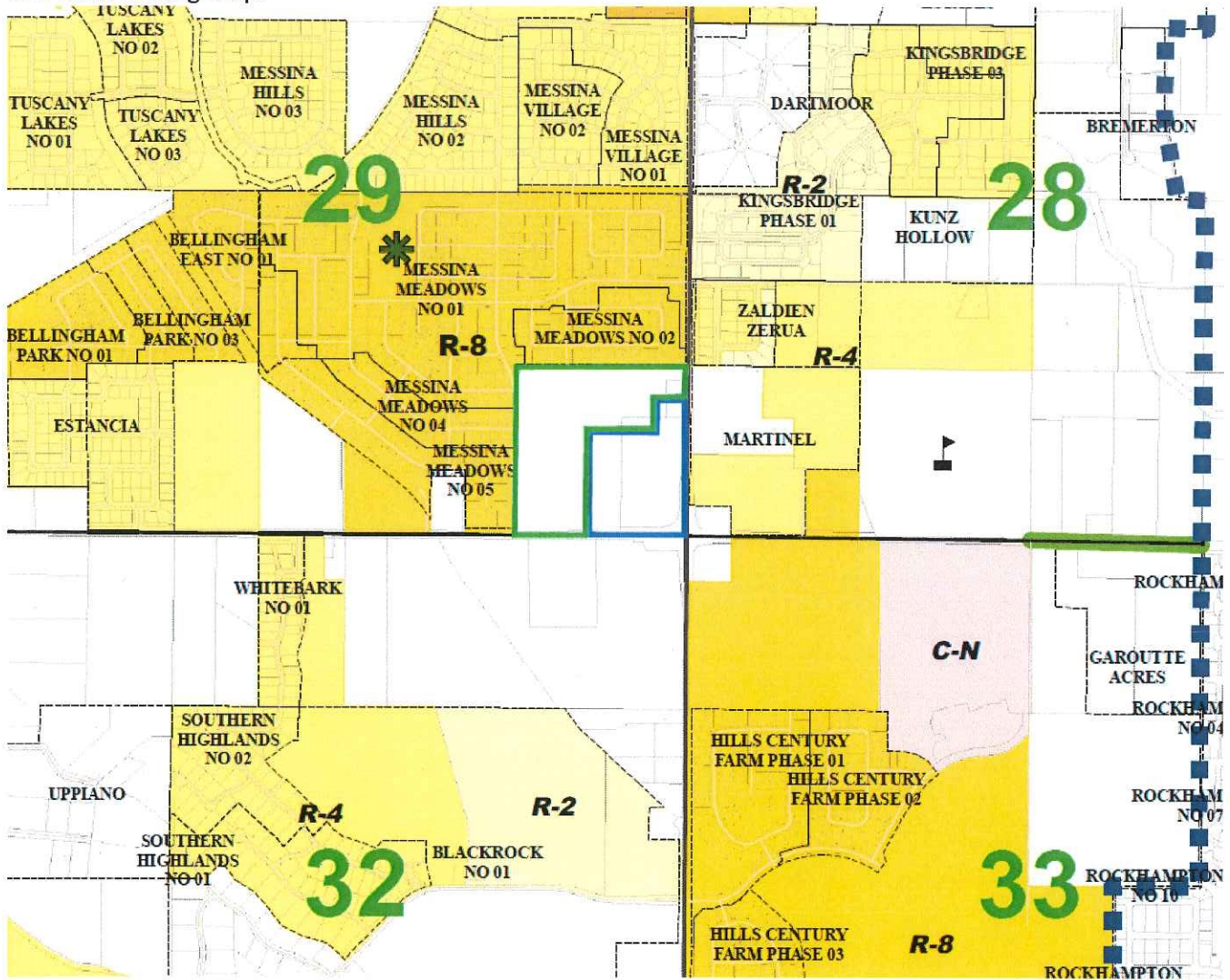


Zoning:

The project proposes to annex 40.38 acres to the City of Meridian. The C-C zoning is proposed on the 16.33 acre hard corner. An R-8 zone is proposed on the balance of the site.

The R-8 zoning designation is consistent with the adjacent Tuscany Subdivision and the Hills Century Farm on the east side of Eagle Road south of Amity. A development plan for the residential zoned property is not included with this application, however, the homes are planned as single-family detached dwellings to the north and detached or possibly attached dwellings to the west. The architectural theme is reflective of the existing homes in the Tuscany development with quality materials such as stone columns or wainscot, and architectural shingles, giving this project street appeal. The specific residential subdivision layout, design and materials will be finalized with the specific development application and the design review process. Pictures of conceptual elevations are included in the application package.

Meridian Zoning map:



Property Boundary Adjustment:

A property boundary adjustment application is included to modify the parcel lines to be consistent with the proposed zoning designations.

Preliminary Plat:

The preliminary plat includes 14 commercial lots; 11 building lots, 2 common lots, and one 3.09 acre lot to be dedicated to ACHD for right of way. The proposed development plan is for a grocery anchored commercial center on the corner 15.83 acres. We propose hours of operation of 5am to 1am.

There is a potential for several drive-thru uses. Drive-thru uses for a bank, fast food and a pharmacy on the market are included with this application. Additional drive thru uses will not require a Conditional Use permit unless they are located within 300' of a residential use or another drive-thru.

A fuel center is proposed on Eagle Road.

A traffic impact study (TIS) has been conducted and submitted to ACHD. Comments from ACHD have not been received but are anticipated prior to the City's staff report being finalized.

Vehicular access to the commercial portion of the site is planned via the following driveways.

Eagle Road:

- Full access: at the extension of Mount Etna Drive: located approximately 785 feet north of Amity road and 1205 feet south of Zaldia Drive.
- Right in – right out: located approximately 495 feet north of Amity Road and 1485 feet south of Zaldia Drive.

Amity Road:

- Full Access: at a new public street, Bellezza Way, located approximately 780 feet west of Eagle Road and 625 feet east of Montague Way.
- Right in-Right out: located approximately 435 feet west of Eagle Road and 970 feet east of Montague Way.

Buildings will be designed in a traditional modern theme and will be constructed using a variety of high quality natural materials including wood, split-face and smooth face CMU mixed with metal panels and canopies and storefront. These natural materials may be trimmed or accentuated through the use of a limited amount of more finished materials such as aluminum or gloss painted trims. Buildings shall be designed with elevations that create interest through the use of broken planes, windows, cornices and fenestrations that produce a rhythm of materials and patterns. Large flat walls or surfaces will not be provided. Building heights and elevations will be varied to reduce the appearance of large mass. This will be accomplished through varying rooflines, canopies or arcades, designed with proper proportions and complimentary materials.

The grocery market elevations are included in the application. The other buildings are conceptual in nature; we've included a conceptual building perspective for the design theme. The specific materials and design will be finalized with staff during the design review process for each building. A material and color board are included with our application. All structures, both commercial and residential shall include at least two elements (material and/or color) from the material and color board.

The project includes ample site landscaping and landscaping adjacent to the residential uses. Multiple pedestrian paths are included between the buildings as well as between the residential use, the public

right of way, and the buildings. The corner shop buildings adjacent to the roundabout are planned with an outdoor plaza between buildings.

Public utilities are available and adequately sized to support the project.

Thank you in advance for your consideration and support. We look forward to working with City staff to plan a quality project of which we can all be proud.

Sincerely,

A handwritten signature in black ink that reads "Tamara Thompson". The signature is written in a cursive, flowing style.

Tamara Thompson
The Land Group, Inc.



THE LAND GROUP, INC.

May 3, 2016
Project No. 116015

Exhibit "A"

EAGLE & AMITY PROJECT
COMPREHENSIVE PLAN DESCRIPTION

A parcel of land located in the Southeast One Quarter of the Southeast One Quarter of Section 29, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Section Corner common to Sections 28, 29, 32 and 33 of said Township 3 North, Range 1 East, said point being the POINT OF BEGINNING;

Thence North 89°43'46" West, a distance of 1327.92 feet on the Section Line common to said Sections 29 and 32 to the East 1/16th Section Corner Common to said Sections 29 and 32;
Thence North 00°51'25" West, a distance of 25.00 feet the intersection point of the Northerly Right-of-Way of East Amity Road and the Easterly Right-of-Way of South Montague Way;
Thence North 00°26'21" East, a distance of 795.02 feet on the Easterly Right-of-Way of said South Montague Way;
Thence South 86°31'57" East, a distance of 538.77 feet;
Thence South 89°22'53" East, a distance of 428.63 feet;
Thence North 00°37'07" East, a distance of 304.02 feet;
Thence South 89°40'14" East, a distance of 364.30 feet to a point on the Section Line common to said Sections 28 and 29;
Thence South 00°37'07" West, a distance of 1091.03 feet on the Section Line common to said Sections 28 and 29 to the point of beginning.

The above described parcel contains 26.81 acres more or less.

PREPARED BY:
THE LAND GROUP, INC.

James R. Washburn





Exhibit "B"

HORIZONTAL SCALE: 1" = 250'

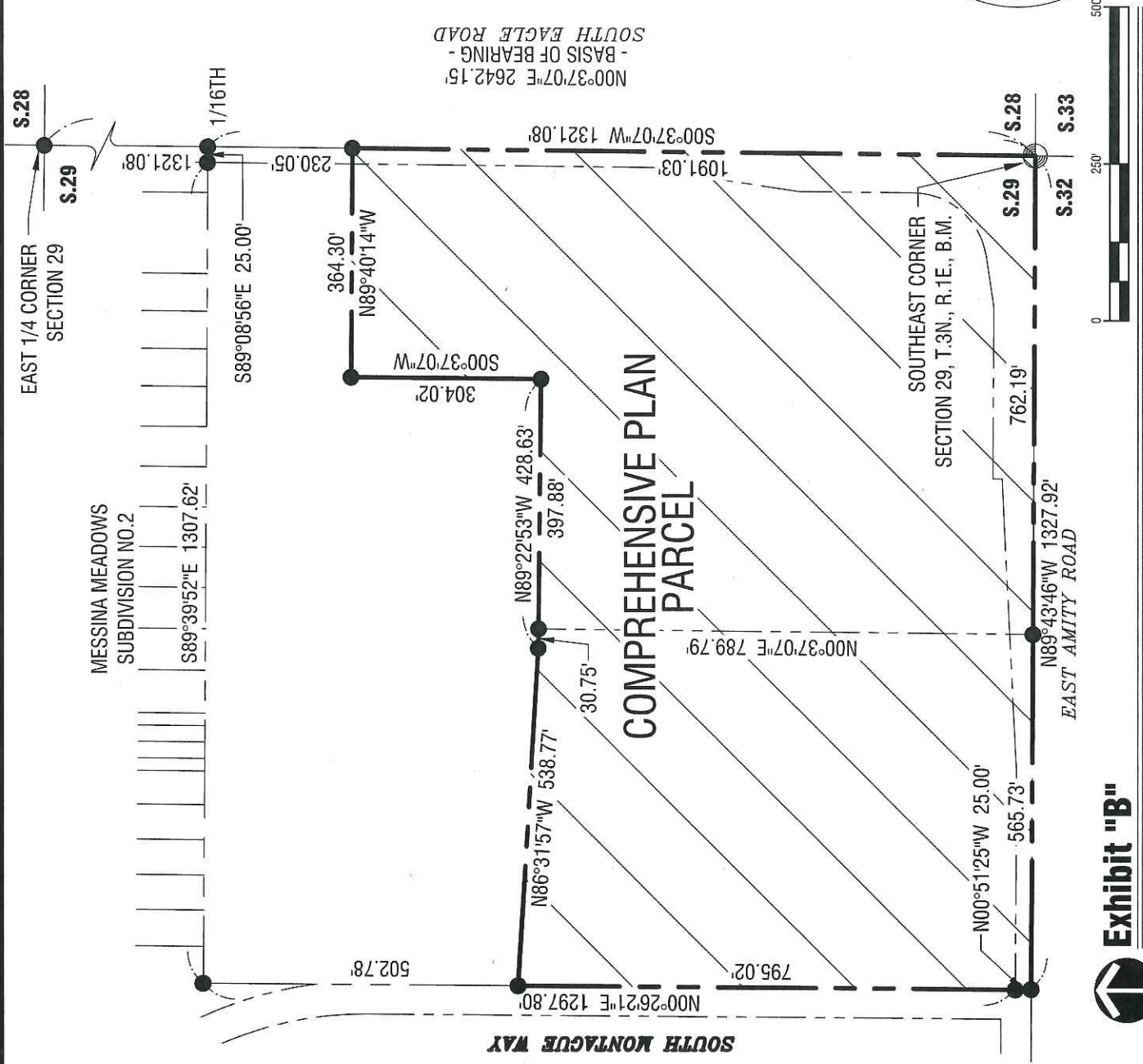
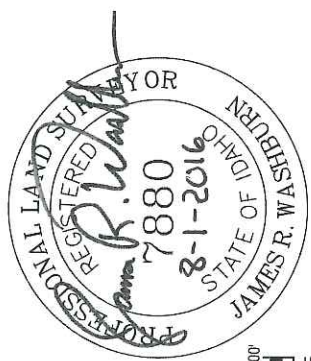


Exhibit "B"
South Eagle Road & East Amity Road
Comprehensive Plan Description

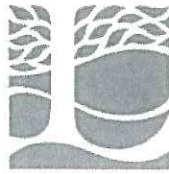
Meridian

Project No.: 116015
 Date of Issuance: 8/1/2016
 Designed by: DM
 Checked by: JAW
 Sheet No.: 1 of 1

THE LAND GROUP
 INCORPORATED
 462 East Shore Drive, Suite 100
 PH. 208.839.4041 Fax. 208.839.4445
 www.thelandgroupinc.com

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Idaho



THE LAND GROUP, INC.

July 29, 2016
Project No. 116015

Exhibit "A"

EAGLE & AMITY PROJECT
ANNEXATION DESCRIPTION

A parcel of land located in the Southeast One Quarter of the Southeast One Quarter of Section 29, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Section Corner common to Sections 28, 29, 32 and 33 of said Township 3 North, Range 1 East, said point being the POINT OF BEGINNING;

Thence North 89°43'46" West, a distance of 1327.92 feet on the Section Line common to said Sections 29 and 32 to the East 1/16th Section Corner common to said Sections 29 and 32;

Thence North 00°51'25" West, a distance of 25.00 feet to the intersection point of the northerly right-of-way line of East Amity Road and the easterly right-of-way line of South Montague Way;

Thence North 00°26'21" East, a distance of 1297.80 feet on the 1/16th Section Line to a point on the southerly boundary line of Messina Meadows Subdivision No. 2, recorded in Book 101 at Page 13373 of Plats, Ada County Records;

Thence South 89°39'52" East, a distance of 1307.62 feet on the southerly boundary line of said Messina Meadows Subdivision No. 2, and the east-west 1/16th Section Line of the Southeast One Quarter of said Section 29;

Thence South 89°08'56" East, a distance of 25.00 feet to the South 1/16th Section Line common to said Sections 28 and 29;

Thence South 00°37'07" West, a distance of 1321.08 feet on said Section Line to the point of beginning.

The above described parcel contains 40.38 acres more or less.

PREPARED BY:
THE LAND GROUP, INC.

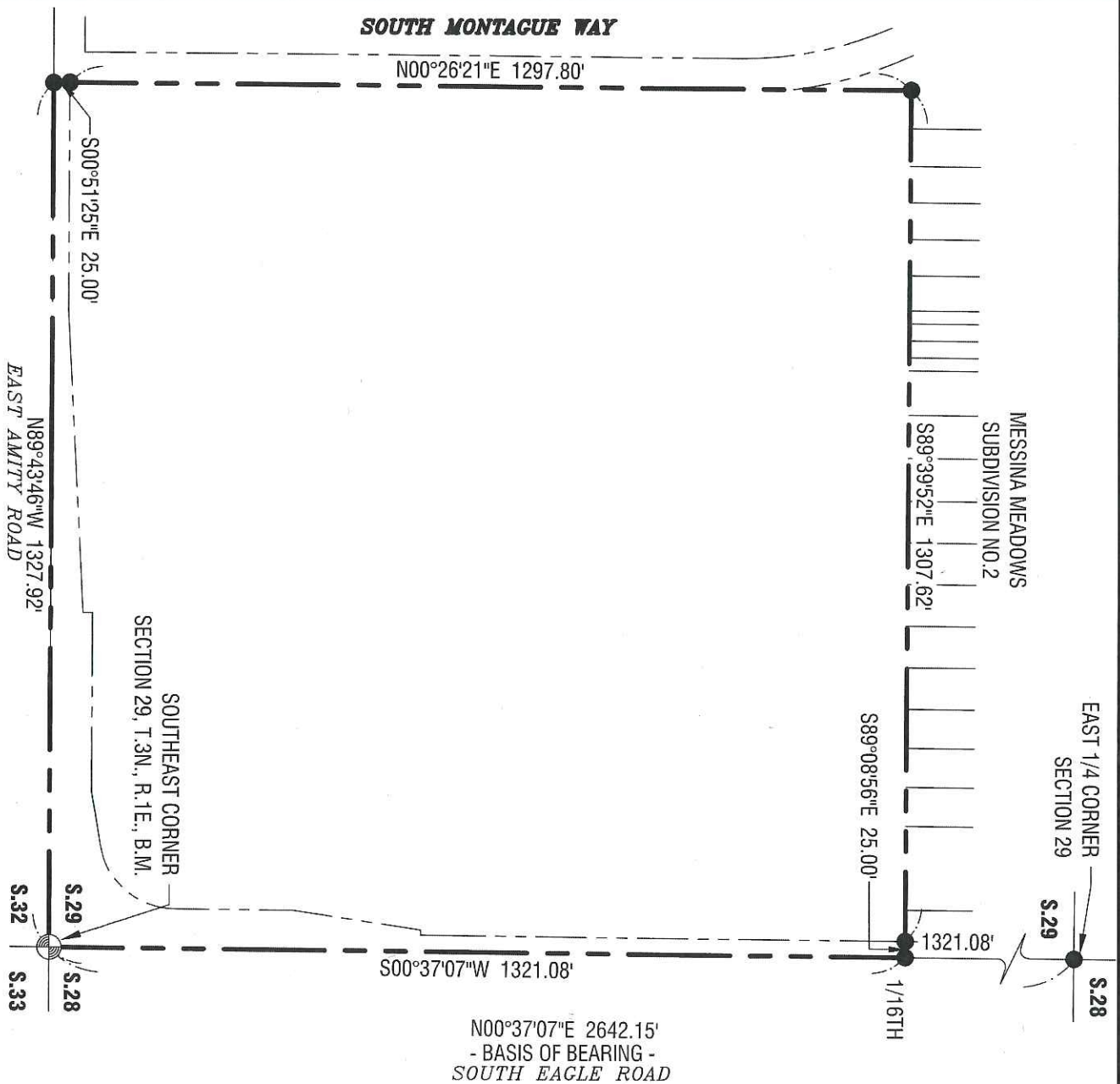


James R. Washburn



Exhibit "B"

HORIZONTAL SCALE: 1" = 250'



Sheet Title:

Exhibit "B"

South Eagle Road & East Amity Road Annexation Description

Meridian

Idaho

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THE LAND GROUP
INCORPORATED

462 East Shore Drive, Suite 100
 Eagle, Idaho 83616
 Ph: 208.333.4041 Fax: 208.333.4445
 www.thelandgroup.com

Project No.:	116015
Date of Issuance:	8/1/2016
Designed by:	001
Checked by:	JRW
Sheet No.:	1 of 1

THE LAND GROUP, INC.

April 29, 2016
Project No. 116015

Exhibit "A"

EAGLE & AMITY PROJECT
C-C ZONE DESCRIPTION

A parcel of land located in the Southeast One Quarter of the Southeast One Quarter of Section 29, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Section Corner common to Sections 28, 29, 32 and 33 of said Township 3 North, Range 1 East, (from which point the One Quarter Corner common to said Sections 28 & 29 bears North 00°37'07" East, 2642.15 feet distant), said Section Corner being the POINT OF BEGINNING;

Thence North 89°43'46" West, a distance of 762.19 feet on the Section line common to said Section 29 and 32;

Thence North 00°37'07" East, a distance of 789.79 feet;

Thence South 89°22'53" East, a distance of 397.88 feet;

Thence North 00°37'07" East, a distance of 304.02 feet;

Thence South 89°40'14" East, a distance of 364.30 feet to a point on the Section Line common to said Sections 28 and 29;

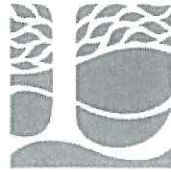
Thence South 00°37'07" West, a distance of 1091.03 feet on the Section line common to said Sections 28 and 29 to the point of beginning.

The above described parcel contains 16.33 acres more or less.

PREPARED BY:
THE LAND GROUP, INC.

James R. Washburn





THE LAND GROUP, INC.

July 29, 2016
Project No. 116015

Exhibit "A"

EAGLE & AMITY PROJECT
R-8 ZONE DESCRIPTION

A parcel of land located in the Southeast One Quarter of the Southeast One Quarter of Section 29, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Section Corner common to Sections 28, 29, 32 and 33 of said Township 3 North, Range 1 East;

Thence North 00°37'07" East, a distance of 1091.03 feet on the Section Line common to said Sections 28 and 29 to the point the of POINT OF BEGINNING;

Thence North 89°40'14" West, a distance of 364.30 feet;

Thence South 00°37'07" West, a distance of 304.02 feet;

Thence North 89°22'53" West, a distance of 397.88 feet;

Thence South 00°37'07" West, a distance of 789.79 feet to a point on the Section Line common to said Sections 29 and 32;

Thence North 89°43'46" West, a distance of 565.73 feet on the Section Line common to said Sections 29 and 32 to the East 1/16th Section Corner common to said Sections 29 and 32;

Thence North 00°51'25" West, a distance of 25.00 feet to a point on the northerly right-of-way line of East Amity Road;

Thence North 00°26'21" East, a distance of 1297.80 feet to the Southeast 1/16th Section Corner of said Section 29, said point being on the southerly boundary line of Messina Meadows Subdivision No. 2, as same is shown on the Plat thereof recorded in Book 101 of Plats at Page 13373 of Ada County Records;

Thence South 89°39'52" East, a distance of 1307.62 feet on the southerly boundary line of said Messina Meadows Subdivision No. 2;

Thence South 89°08'56" East, a distance of 25.00 feet to the South 1/16th Section Corner common to said Sections 28 and 29;

Thence South 00°37'07" West, a distance of 230.05 feet on the Section Line common to said Sections 28 and 29 to the point of beginning.

The above described parcel contains 24.05 acres more or less.

PREPARED BY:
THE LAND GROUP, INC.

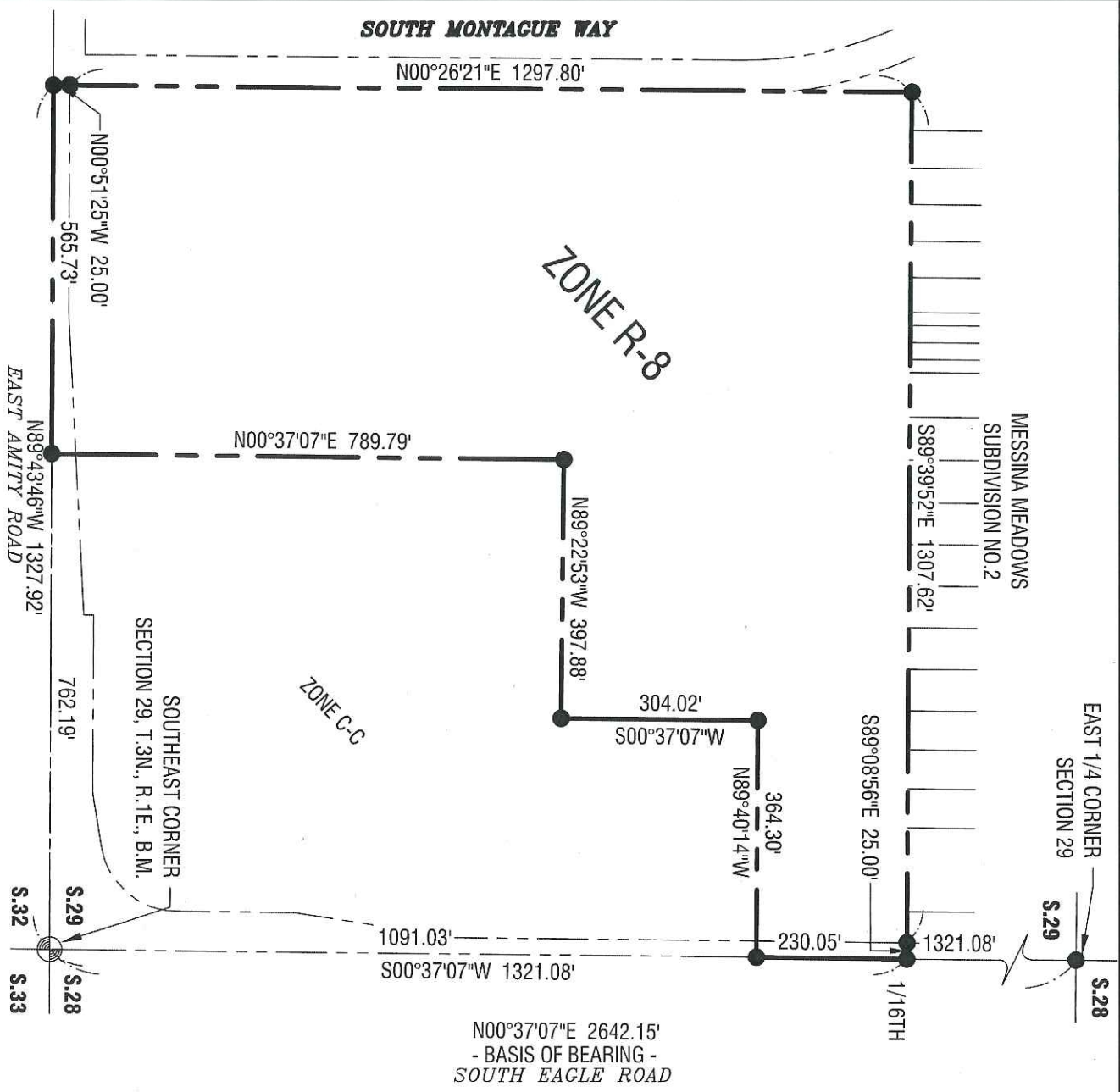
James R. Washburn





Exhibit "B"

HORIZONTAL SCALE: 1" = 250'



Sheet Title:
 Meridian

Exhibit "B"
South Eagle Road & East Amity Road
R-8 Zone Description

Idaho

THE LAND GROUP
 INCORPORATED

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 www.thelandgroupinc.com

Project No.: 11915
 Date of Issuance: 8/1/2016
 Designed By: DJI
 Checked by: JMW

Sheet No.: **1 of 1**

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When Recorded Return to:
Richard F. Goodson
HAWLEY TROXELL ENNIS & HAWLEY LLP
Post Office Box 1617
Boise, ID 83701-1617

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

PERSONAL REPRESENTATIVE'S DEED

THIS PERSONAL REPRESENTATIVE'S DEED is made this 17th day of JANUARY, 2014, by and between Sharryn Ann Clark, Personal Representative of the Estate of Helen Marie Peck, Deceased, hereinafter referred to as "Grantor," and Ronald Peck and Sharryn Ann Clark, hereinafter collectively referred to as "Grantee," whose address is 303 Mount Royall Dr., Mt. Pleasant, SC 29464.

WITNESSETH:

Grantor is the qualified Personal Representative of The Estate of Helen Marie Peck, Deceased, filed as Case No. 2012ES10-01609 in the State of South Carolina, Probate Court, County of Charleston (Ancillary Probate proceeding filed as Case No. CV IE 1400738 in the District Court of the Fourth Judicial District of the State of Idaho, in and for the County of Ada).

Pursuant to the powers vested in the Grantor under the Uniform Probate Code, particularly Idaho Code Section 15-3-715, the Personal Representative, as Grantor, does by these presents transfer, convey and distribute without warranty, unto Ronald Peck and Sharryn Ann Clark, each as to an undivided one-half (1/2) tenant-in-common interest, all right, title and interest of said Helen Marie Peck, deceased, and her estate in and to the following described parcel of real property situate in the County of Ada, State of Idaho:

See Exhibit "A" attached hereto, incorporated herein, and by this reference made a part hereof.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof. To have and to hold all and singular the same unto the Grantee and to Grantee's successors and assigns forever.

EXHIBIT "A"

The Southeast quarter of the Southeast quarter of Section 29, Township 3 North of Range 1 East of the Boise Meridian, in Ada County, State of Idaho.

EXCEPTING THEREFROM:

Beginning at the Section Corner common to Sections 28, 29, 32 and 33; thence N 1° 09' 41" E 914.49 feet along the Section Line common to Sections 28 and 29 to a point; thence N 89° 11' 09" W 25.00 feet to an iron pin on the West Right of Way Line of Eagle Road also being the Real Point of Beginning; thence leaving said Right of Way Line continuing N 89° 11' 09" W 490.00 feet to an iron pin; thence S 1° 09' 41" W 889.49 feet to an iron pin on the North Right of Way Line of Amity Road; thence along said North Right of Way Line S 89° 11' 09" E 490.00 feet to an iron pin at the intersection of the North Right of Way Line of Amity Road and the West Right of Way Line of Eagle Road; thence N 1° 09' 41" E 889.49 feet along Said West Right of Way Line of Eagle Road to the Real Point of Beginning.

AND FURTHER EXCEPTING THEREFROM:

Beginning at the Section Corner common to Section 28, 29, 32 and 33; thence N 1° 09' 41" E 914.49 feet along the Section Line common to Sections 28 and 29 to a point; thence N 89° 11' 09" W 25.00 feet to an iron pin on the West Right of Way Line of Eagle Road, also being the Real Point of Beginning; thence N 1° 09' 41" E 300.00 feet along said Right of Way Line to an iron pin; thence leaving said Right of Way Line N 89° 11' 09" W 145.20 feet to an iron pin, thence S 1° 09' 41" W 300.00 feet to an iron pin; thence S 89° 11' 09" E 145.20 feet to the Real Point of Beginning.

AND FURTHER EXCEPTING THEREFROM:

A parcel located in the SE 1/4 of Section 29, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a 5/8 inch diameter iron pin marking the southeasterly corner of said SE 1/4 from which a 5/8 inch diameter iron pin marking the southwesterly corner of said SE 1/4 bears N 89°43'44" W a distance of 2656.25 feet; Thence N 89°43'44" W along the southerly boundary of said SE 1/4 a distance of 515.00 feet to the POINT OF BEGINNING; Thence continuing N 89°43'44" W a distance of 463.69 feet to a point; Thence leaving said southerly boundary N 0°16'16" E a distance of 25.00 feet to a point; Thence N 87°08'52" E a distance of 464.68 feet to a point on the westerly boundary of Parcel B as shown on Record of Survey No. 305 on file as Instrument No. 8151064 in the office of the Recorder, Ada County, Idaho; Thence S 0°37'05" W along said westerly boundary a distance of 50.32 feet to the POINT OF BEGINNING.

ROBERT F. ALDRIDGE, CHAIRMAN
Attorney at Law
1209 North Eighth Street
Boise, Idaho 83702
Telephone (208) 336-9880

8359334

684 857

QUITCLAIM DEED

For Value Received HELEN MARIE PECK

do hereby convey, release, remise and forever quit claim unto *Dave and Sharrgn Clark, 4595 S. Eagle Rd, Meridian, ID 83642*

the following described premises, to-wit:

A Parcel of Land located in the Southeast 1/4, of the Southeast 1/4, of Section 29; Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho; more particularly described as follows;

"Beginning at the Section Corner common to Section 28, 29, 32 and 33; thence N 1° 09' 41" E 914.49 feet along the Section Line common to Sections 28 and 29 to a point; thence N 89° 11' 09" W 25.00 feet to an iron pin on the West Right of Way Line of Eagle Road, also being the Real Point of Beginning; thence N 1° 09' 41" E 300.00 feet along said Right of Way Line to an iron pin; thence leaving said Right of Way Line N 89° 11' 09" W 145.20 feet to an iron pin, thence S 1° 09' 41" W 300.00 feet to an iron pin; thence S 89° 11' 09" E 145.20 feet to the Real Point of Beginning; Said Parcel containing 1.00 Acres more or less."

Together with all and singular the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining.

together with their appurtenances

Dated October 27, 1983

Helen Marie Peck
HELEN MARIE PECK

STATE OF IDAHO, COUNTY OF ADA
On this 27th day of October 1983
before me, a notary public in and for said State, personally appeared Helen Marie Peck

known to me to be the person who's name subscribed to the within instrument, and acknowledged to me that she executed the same.

[Signature]
Notary Public
Residing at Boise, Idaho
Comm. ~~XXXX~~ is Continuous

STATE OF IDAHO, COUNTY OF *Ada*
I hereby certify that this instrument was filed for record at the request of *Robert Aldridge*
at *50* minutes past *3* o'clock P.m.
this *2* day of *NOV.*
19*83*, in my office, and duly recorded in Book of Deeds at page

JOHN BASTIDA

Ex-Officio Recorder

By *J. Schroeder*

Fees \$ *2.00*

Mail to:

Deputy

ROBERT L. ALDRIDGE, CHARTERED
Attorney at Law
1209 North Eighth Street
Boise, Idaho 83702
Telephone (208) 336-9880

8359333

684 856

QUITCLAIM DEED

For Value Received HELEN MARIE PECK

do hereby convey, release, remise and forever quit claim unto *Dave and Sharon Clark, 4545 S. Eagle Rd., Meridian, Id. 83642*

the following described premises, to-wit:

A Parcel of Land located in the Southeast 1/4 of the Southeast 1/4 of Section 29; Township 3 North, Range 1 East, Boise, Meridian Ada County, Idaho, more particularly described as follows:

"Beginning at the Section Corner common to Sections 28, 29, 32 and 33; thence N 1° 09' 41" E 914.49 feet along the Section Line common to Sections 28 and 29 to a point; thence N 89° 11' 09" W 25.00 feet to an iron pin on the West Right of Way Line of Eagle Road also being the Real Point of Beginning; thence leaving said Right of Way Line continuing N 89° 11' 09" W 490.00 feet to an iron pin; thence S 1° 09' 41" W 889.49 feet to an iron pin on the North Right of Way Line of Amity Road; thence along said North Right of Way Line S 89° 11' 09" E 490.00 feet to an iron pin at the intersection of the North Right of Way Line of Amity Road and the West Right of Way Line of Eagle Road; thence N 1° 09' 41" E 889.49 feet along Said West Right of Way Line of Eagle Road to the Real Point of Beginning; Said Parcel containing 10.00 Acres more or less.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

together with their appurtenances

Dated October 27, 1983

Helen Marie Peck
HELEN MARIE PECK

STATE OF IDAHO, COUNTY OF ADA
On this 27th day of October, 1983,
before me, a notary public in and for said State, personally
appeared Helen Marie Peck

known to me to be the person whose name
subscribed to the within instrument, and acknowledged to
me that she executed the same.

Robert L. Aldridge
Notary Public
Residing at Boise, Idaho
Comm. Expires is Continuous

STATE OF IDAHO, COUNTY OF *Ada*
I hereby certify that this instrument was filed for record
at the request of *Robert Aldridge*
at *50* minutes past *3* o'clock *P.*m.
this *2* day of *NOV.*
1983, in my office, and duly recorded in Book
of Deeds at page

JOHN BASTIDA

Ex-Officio Recorder

By *J.P. Schroeder* Deputy
Fees \$ *200*
Mail to:

RECORD OF SURVEY No. 306

PARCELS OF LAND LOCATED IN THE S.E. 1/4,
OF THE S.E. 1/4, OF SECTION 29, T.3 N., R.1 E.,
B.M., ADA COUNTY, IDAHO

1981



LEGEND

- aluminum cap
- 5/8" iron pin
- 1/2" iron pin
- p.k. nail

DAVE CLARK SURVEY

I, Clyde Porter, do hereby certify that I am a Land Surveyor, licensed by the State of Idaho, and that this map was drawn from an actual survey on the ground under my direct supervision, and accurately represents the points mapped herein, and is in conformity with the State of Idaho Code relating to plats, surveys and the Corner Perpetuation and Filing Act, Idaho Code.

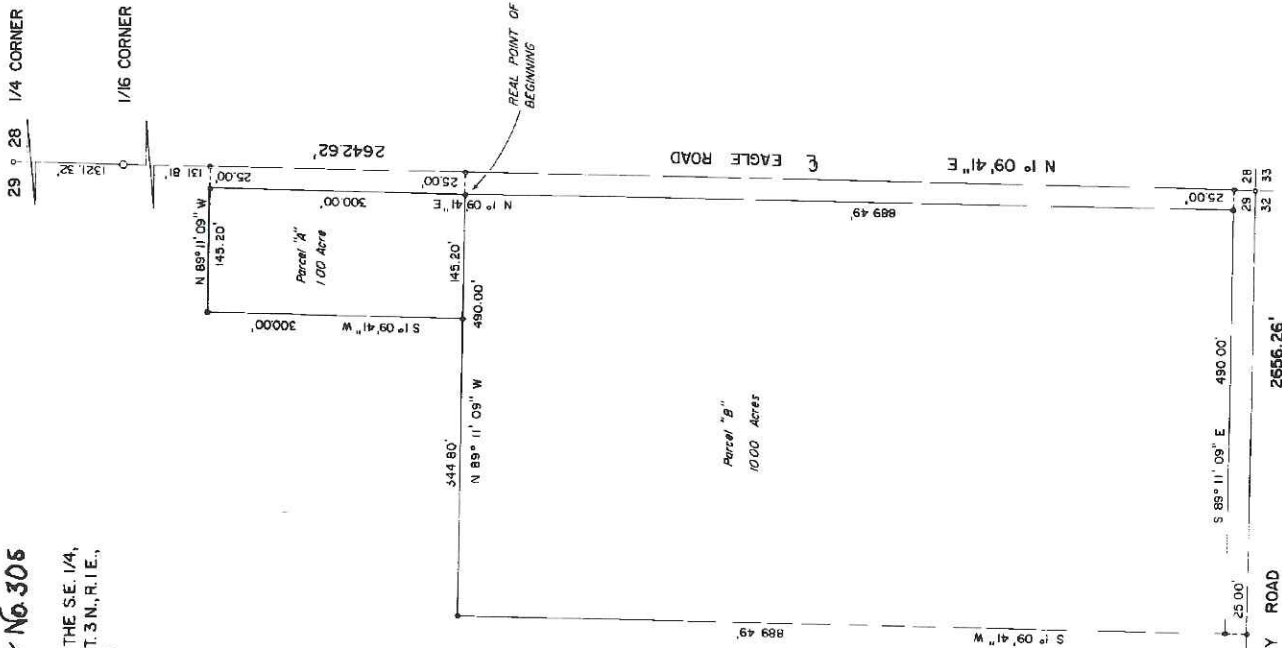


Clyde Porter, R.L.S. 946

9-30-81

Date

CERTIFICATE OF SURVEYOR



PORTERS LAND SURVEYING

Planning Surveying

Basco, Idaho

STATE OF IDAHO COUNTY OF ADA
I do hereby certify that this map was drawn from an actual survey on the ground under my direct supervision, and accurately represents the points mapped herein, and is in conformity with the State of Idaho Code relating to plats, surveys and the Corner Perpetuation and Filing Act, Idaho Code.

By: *Clyde Porter*
Clyde Porter, Registered Civil Engineer, License No. 9308, State of Idaho

Book E. Page 311
Sheet 1 of 500

Project Name: Amity & Eagle Roundabout
Project No: 511030
Name: Clark
R/W Parcel No: 3
S1129449800
T3N, R1E, Sec 29

ADA COUNTY RECORDER Christopher D. Rich AMOUNT 25.00 6
BOISE IDAHO 08/02/2012 02:12 PM
DEPUTY Che Fowler
Simplifile Electronic Recording
RECORDED-REQUEST OF
PIONEER TITLE COMPANY OF ADA C 112077420



508177 MV/EL

(Reserved for Ada County Recorder)

WARRANTY DEED

THIS INDENTURE, made this 25th day of July, 2012, **Dave Clark and Sharryn Clark, husband and wife** the "GRANTOR", and ADA COUNTY HIGHWAY DISTRICT, a body politic and corporate of the State of Idaho, the "GRANTEE";

WITNESSETH:

FOR VALUE RECEIVED, the GRANTOR has granted, conveyed, bargained and sold, and does hereby grant, bargain, sell, convey and confirm to the GRANTEE and its successors and assigns forever, that certain real property situated in the COUNTY OF ADA, STATE OF IDAHO, more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof,

TOGETHER with all and singular the buildings, structures, improvements and fixtures thereto, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, and rents, issues and profits thereof (the "Premises").

SUBJECT TO those exceptions to title to which this conveyance is expressly made subject, and those made, suffered or done by the GRANTEE: (a) the GRANTOR covenants to the GRANTEE, its successors and assigns, that the GRANTEE shall enjoy the quiet and peaceful possession of the Premises; and (b) GRANTOR warrants to the GRANTEE, its successors and assigns, that GRANTOR is the owner of said Premises in fee simple and has the right and authority to convey the same to GRANTEE, and GRANTOR will defend the GRANTEE's title from all lawful claims whatsoever arising by or through GRANTOR.

The current address of the GRANTEE is:

Ada County Highway District
3775 Adams Street
Garden, Idaho 83714-6499

The Ada County Highway District (ACHD) is committed to compliance with Title VI of the Civil Rights Act of 1964 and related regulations and directives. ACHD assures that no person shall on the grounds of race, color, national origin, gender, disability or age, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any ACHD service, program or activity.

Parcel 3 Requirement
Page 2

Prepared by: Glenn K. Bennett, PLS
Civil Survey Consultants, Incorporated
November 23, 2011



EXHIBIT "A"

Ada County Highway District
Project No. 511030
Eagle Road and Amity Road Intersection

• Parcel 3 •
Right-of-Way Requirement Description

A parcel located in the SE ¼ of Section 29, Township 3 North, Range 1 East, Boise Meridian, and being a part of Parcel B as shown on Record of Survey No. 305 on file as Instrument No. 8151064 in the office of the Recorder, Ada County, Idaho, more particularly described as follows:

Commencing at a 5/8 inch diameter iron pin marking the southeasterly corner of said SE ¼ from which a 5/8 inch diameter iron pin marking the southwesterly corner of said SE ¼ bears N 89°43'44" W a distance of 2656.25 feet;

Thence N 89°43'44" W along the southerly boundary of said SE ¼ a distance of 515.00 feet to a point;

Thence leaving said southerly boundary N 0°37'05" E a distance of 25.00 feet to the southwesterly corner of said Parcel B and the POINT OF BEGINNING;

Thence continuing N 0°37'05" E along the westerly boundary of said Parcel B a distance of 40.28 feet to a point;

Thence leaving said westerly boundary S 89°43'44" E a distance of 274.04 feet to a point;

Thence N 81°24'32" E a distance of 81.35 feet to a point;

Thence a distance of 167.29 feet along the arc of a 118.64 foot radius curve left, said curve having a central angle of 80°47'27" and a long chord bearing N 41°00'48" E a distance of 153.77 feet to a point;

Thence N 0°37'05" E a distance of 182.58 feet to a point;

Thence N 8°41'52" E a distance of 199.22 feet to a point;

Thence S 89°22'55" E a distance of 8.00 feet to a point on the easterly boundary of said Parcel B;

Thence S 0°37'05" W along said easterly boundary a distance of 548.92 feet to the southeasterly corner of said Parcel B;

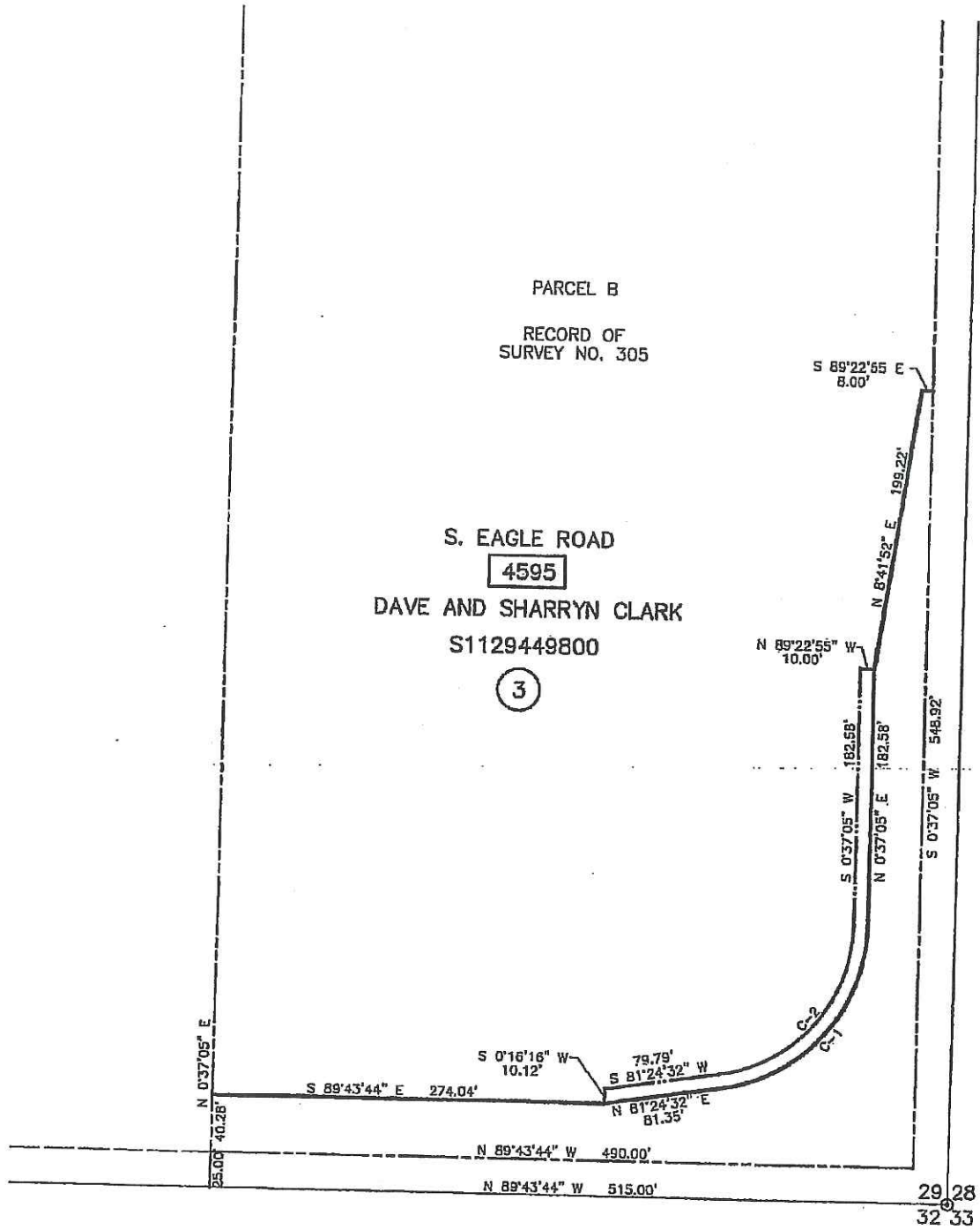
Thence N 89°43'44" W along the southerly boundary of said Parcel B a distance of 490.00 feet to the POINT OF BEGINNING.

This parcel contains 39,871 square feet (0.915 acres) and is subject to any easements existing or in use.

PARCEL B
 RECORD OF
 SURVEY NO. 305

S. EAGLE ROAD
 4595
 DAVE AND SHARRYN CLARK
 S1129449800

3



29 28
 32 33

CURVE DATA						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRNG.
C-1	80°47'27"	118.64	167.29	101.06	153.77	N 41°00'48" E
C-2	80°47'27"	108.64	153.19	92.55	140.81	S 41°00'48" W

Project Name: Amity & Eagle Roundabout
Project # 511030
Name: Clark
R/W Parcel No: 3
S1129449800
T3N, R1E, Sec 29

WARRANTY DEED
EXHIBIT B

Order No.: 329801

10 ~~4~~ Matters disclosed by Record of Survey
Recorded: December 3, 1981
Instrument No.: 8151064
Survey No.: 305

11 ~~5~~ An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein
For: Power Line Easement
In Favor of: Idaho Power Company
Recorded: December 30, 2008
Instrument No.: 108137375

The Ada County Highway District (ACHD) is committed to compliance with Title VI of the Civil Rights Act of 1964 and related regulations and directives. ACHD assures that no person shall on the grounds of race, color, national origin, gender, disability or age, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any ACHD service, program or activity.

Version: 5/20/08

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
COUNTY OF ADA)

I, Sharryn Ann Clark and David Clark, 303 Mt. Royal Dr.
Mt. Pleasant (name) SC (address)
(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:

The Land Group, Inc., 462 E. Shore Dr, Ste 100, Eagle, ID 83616
(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).

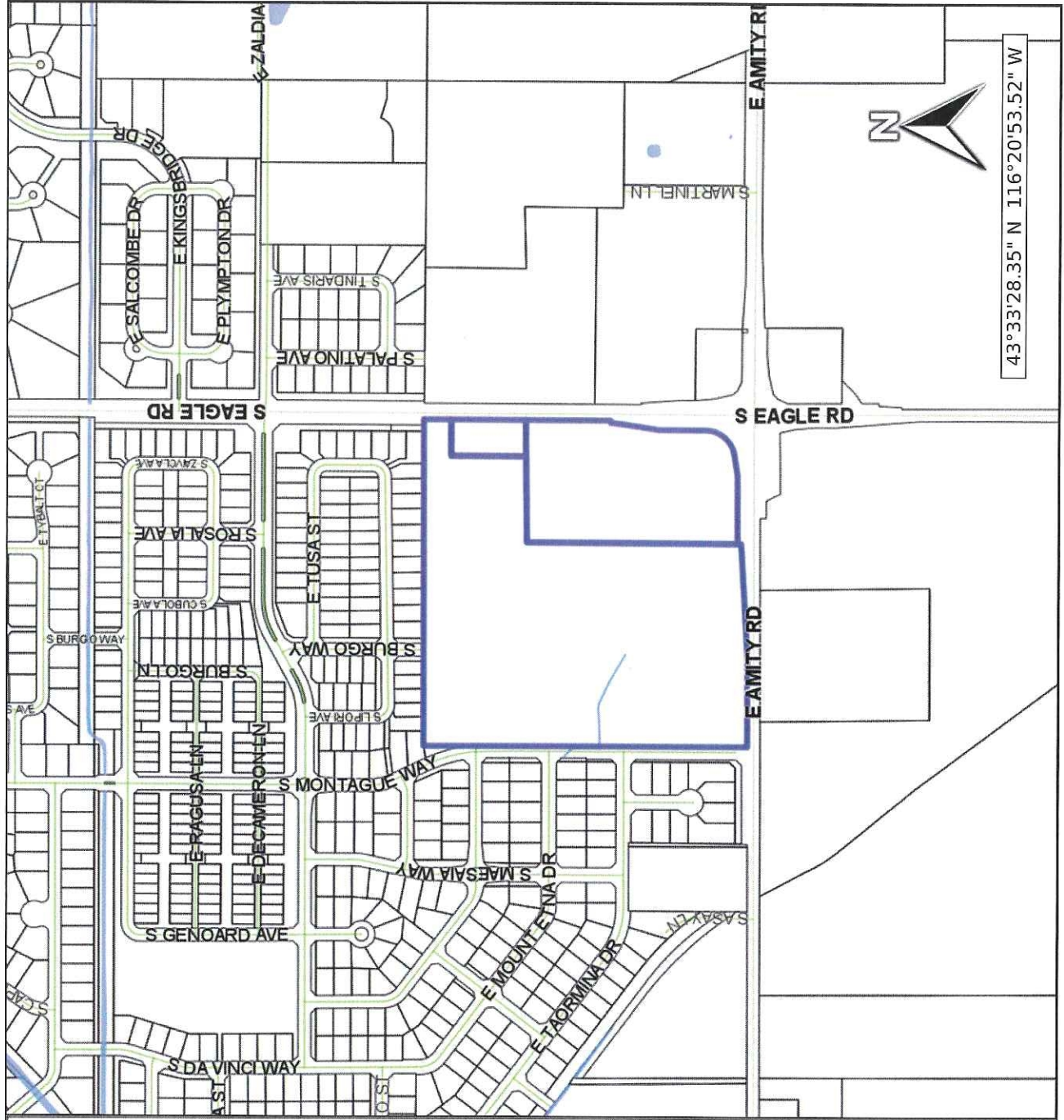
Dated this 20th day of JULY, 2016

Sharryn A. Clark (Signature) DAVID H. CLARK (Signature)

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

Elizabeth G Reeves (Notary Public for Idaho) SOUTH CAROLINA
Residing at: 632 Longpoint Road
ELIZABETH G REEVES
Notary Public - State of South Carolina
My Commission Expires September 26, 2021

Firenze Plaza



43°33'28.35" N 116°20'53.52" W

- Parcels
- Condos
- Parcels
- Roads
- Road Centerline
- INTERSTATE
- COLLECTOR
- ARTERIAL
- LOCAL
- ALLEY
- Railroad
- Water
- Water Features

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

Project/Subdivision Name: Amity/Engle Commercial Date: 4-6-16
 Applicant(s)/Contact(s): Tamara Thompson
 City Staff: Bill, Josh
 Location: NWC Amity and Engle Size of Property: 38.08
 Comprehensive Plan FLUM Designation: LDR
 Design Guidelines Development Context: Urban Urban/Suburban Suburban Rural
 Existing Use: vacant Existing Zoning: RUT
 Proposed Use: commercial, residential Proposed Zoning: C-1, C-2, R-4, R-8
 Surrounding Uses: residential
 Street Buffer(s) and/or Land Use Buffer(s): 25 feet on Amity and Engle
 Open Space/Amenities/Pathways: _____
 Access/Stub Streets/Street System: _____
 Sewer & Water Service: _____
 Waterways/ Floodplain/Topography/Hazards: _____
 History: NA

Additional Meeting Notes:
 * Boundary line adjustment with the county prior to application to the city.
 * Comp Plan follow for a portion.
 * PP for a portion
 * Annexation for the entire 38 acres
 * TIS done ASAP.
 * Check with ACHD on their requirements.
 * Corp for the drive thru use

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) | <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 checked="" 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.

NEIGHBORHOOD MEETING ATTENDANCE RECORD

Project: NWC Amity & Eagle

Meeting Date, Time & Location: May 17, 2016, 5:30 PM, Mary McPherson Elementary School

THE LAND GROUP, INC.



Print Name	Address	Email/Phone
Tamara Thompson	426 E. Shore Drive, Ste 100 Eagle, ID 83616	tamara@thelandgroupinc.com 208.939.4041
Romeo/Christine Berris	3019 E. Forkello St Medina ID 83642	rgarras3@gmail.com 208.869.7908
DAN Turle	2563 mt RSWA Dr	
Sean Peterson	2821 E. Fritello St.	Sean.Peterson-33@yahoo.com 258-4267
Juan Vargas	2095 East Mount Zion Dr	Varguan@isu.edu (209) 620-6558
Dawna Renee Bull	3031 E Fostells	wobull613@aol.com
Patty Hamberfoc	3738 S. Basilea Way	hambiz1218@gmail.com
Beth & Bryan Ogden	2710 E. Mount Etna	BnBogden@msn.com
Paul & Lealey Steward	2654 E. Mount Ethna Dr.	bo15astewarts@cooble.com

NEIGHBORHOOD MEETING ATTENDANCE RECORD

Project: NWC Amity & Eagle

Meeting Date, Time & Location: May 17, 2016, 5:30 PM, Mary McPherson Elementary School



THE LAND GROUP, INC.

Print Name	Address	Email/Phone
ROGER COLLINS	462 E. SHORE DR. SUITE 100 EAGLE, ID.	roger@thelandgroupinc.com 939-4041
Erin / Leanne Mours	9681 E. Mount Shua Rd Meridian Idaho 83642	ermon3@msd.com 375-4822
LANDEN BRATT	3024 E. FATE/16 ST Meridian, ID 83642	landenjpra@ymail.com (801) 735-5384 Rtaylor54@gmail.com
Roger Taylor	4606 S Eagle Rd Meridian ID 83642	rtaylor54@gmail.com
Sean Weeks	4700 Stramboli Place Meridian Id 83642	Sean.Weeks@centmark.com
Tom & Jill Cook	4658 S. Stramboli Pl Meridian 83642	cooks4kids@yahoo.com
Natalie Yearsley	2961 E Lucia Meridian	n.yearsley@hotmail.com
Dawn Mack	2679 E. DEERHILL DR	Dawn.mack@yahoo.com
Bonnie Koonce	2953 E Fate/16 St	Kooncebr@gmail.com

Bill Parsons

From: Mindy Wallace <Mwallace@achdidaho.org>
Sent: Tuesday, October 04, 2016 4:33 PM
To: Bill Parsons
Cc: 'Tamara Thompson'; John Ringert
Subject: Eagle/Amity Mixed Use Development

Bill,

ACHD has accepted the TIS for the Eagle/Amity Mixed Use Development.

Please let me know if you have any questions.

Mindy

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



Community Development
Department

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

Parcel Verification

Date: **7/26/16**

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

Project Name: **Firenze Plaza Subdivision**

Parcel Numbers: **S1129449301 (27.997 Acres)**
S1129449050 (1.0 Acres)
S1129449801 (9.085 Acres)

T/R/S: **3N 1E 29**

Property Owners: **Sharryn Ann Clark (1st parcel listed)**
303 Mt. Royal Dr.
Mt. Pleasant, SC 29464

Dave Clark (last two parcels listed)
303 Mt. Royal Dr.
Mt. Pleasant, SC 29464


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

Tamara Thompson

From: Sub Name Mail <subnamemail@adaweb.net>
Sent: Friday, July 29, 2016 3:29 PM
To: Jim Washburn; Tamara Thompson
Subject: Firenze Plaza Subdivision Name Reservation

July 29, 2016

Jim Washburn, The Land Group
Tamara Thompson, the Land Group

RE: Subdivision Name Reservation: **FIRENZE PLAZA SUBDIVISION**

At your request, I will reserve the name **FIRENZE PLAZA 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, 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: Tamara Thompson [<mailto:tamara@thelandgroupinc.com>]
Sent: Tuesday, July 26, 2016 2:26 PM
To: Jerry Hastings
Subject: Subdivision name

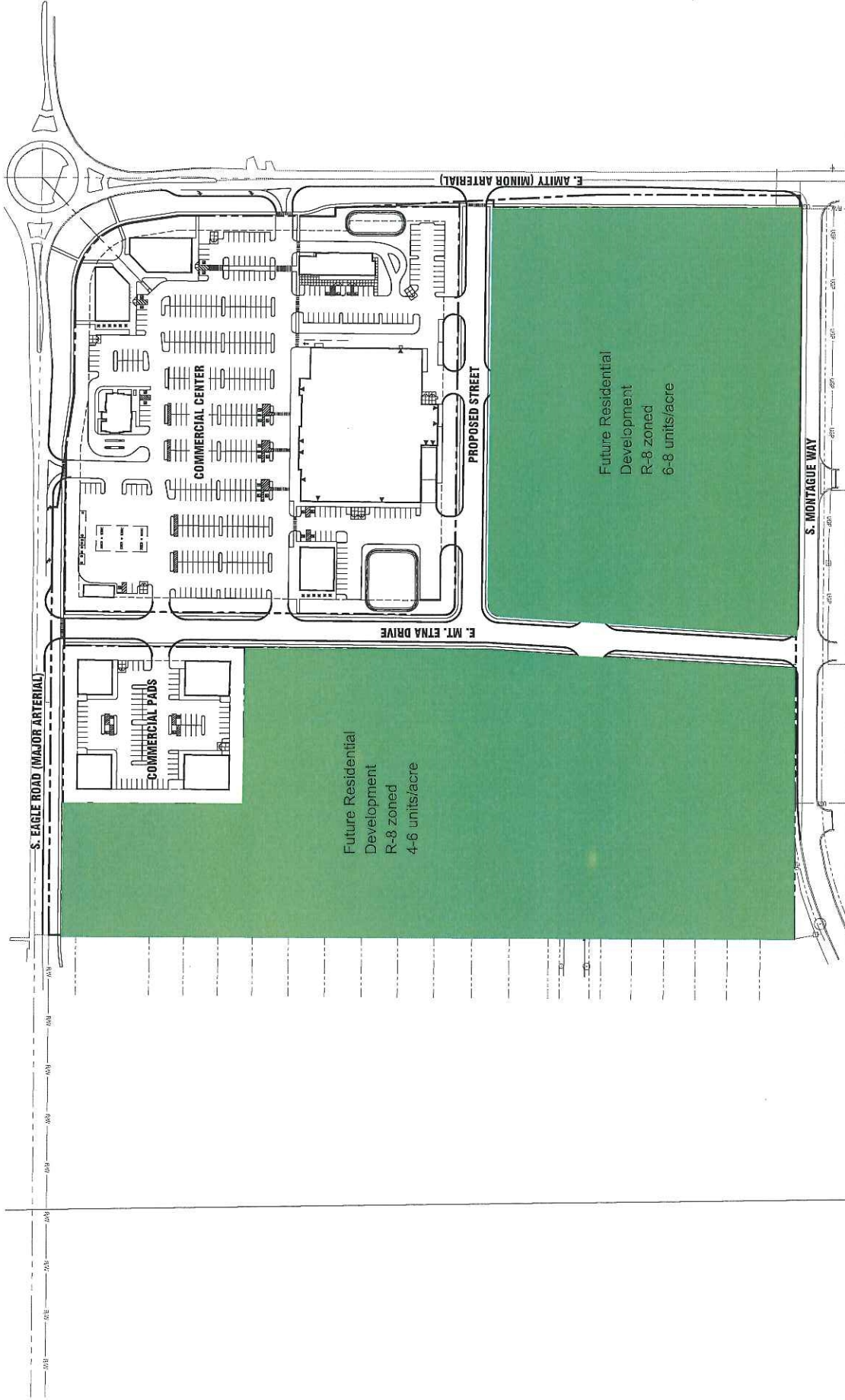
Jerry,

I'm working on a project on the NWC of Amity and Eagle Roads. We'd like to reserve the name: Firenze Plaza

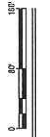
The approximately 38.08-acre site is located at the northwest corner of Eagle and Amity Roads. It consists of three parcels. The parcels are currently in Ada County zoned RUT.

Parcel	Address	Acreage	Zoning
<i>S1129449050</i>	4595 S. Eagle Rd	1	RUT
<i>S1129449301</i>	E. Amity Rd	27.997	RUT
<i>S1129449801</i>	4595 S. Eagle Rd	9.085	RUT
Total		38.082-ac	

Thank you!



Concept Site Plan
 PROVISIONAL SCALE: 1" = 200'
 April 5, 2016



Development Master Plan
Conceptual Shopping Center Plan
 Meridian, Idaho



THE LAND GROUP
 ARCHITECTS
 442 East Broadway, Suite 100
 Meridian, Idaho 83436
 Phone: 208.333.7777
 Fax: 208.333.7778
 www.thelandgroup.com

Preliminary Plat for FIRENZE PLAZA

15.83 Acres
 Situated in the Southeast 1/4 of the Southeast 1/4 of Section 29,
 Township 3 North, Range 1 East, Boise Meridian,
 City of Meridian, Ada County, Idaho
 2015

Planner
 TAYLOR THOMPSON
 502 E. BOISE DR., SUITE 100
 PH: 208.383.8441
 FX: 208.383.4443

Civil Engineer
 TAYLOR THOMPSON
 502 E. BOISE DR., SUITE 100
 PH: 208.383.8441
 FX: 208.383.4443

Surveyor
 MIKE FERRARO
 502 E. BOISE DR., SUITE 100
 PH: 208.383.8441
 FX: 208.383.4443

Landscape Architect
 LANDSCAPE ARCHITECT
 502 E. BOISE DR., SUITE 100
 PH: 208.383.8441
 FX: 208.383.4443

Sheet Index:

SHEET NUMBER	SHEET DESCRIPTION
PP1.00	EXISTING CONDITIONS & OVERALL PLAN
PP1.01	COMMERCIAL SITE PLAN
PP1.02	COMMERCIAL SITE PLAN AT CEM PLAZA
PP1.03	PROPOSED PAVEMENT
PP1.04	SEWER OVERALL PLAN
PP1.05	SEWER PLANS PROFILE - UT 27A
PP1.06	SEWER PLANS PROFILE - UT 27A
PP1.07	SEWER PLANS PROFILE - UT 27A
PP1.08	LANDSCAPE PLAN
PP1.09	LANDSCAPE DETAILS

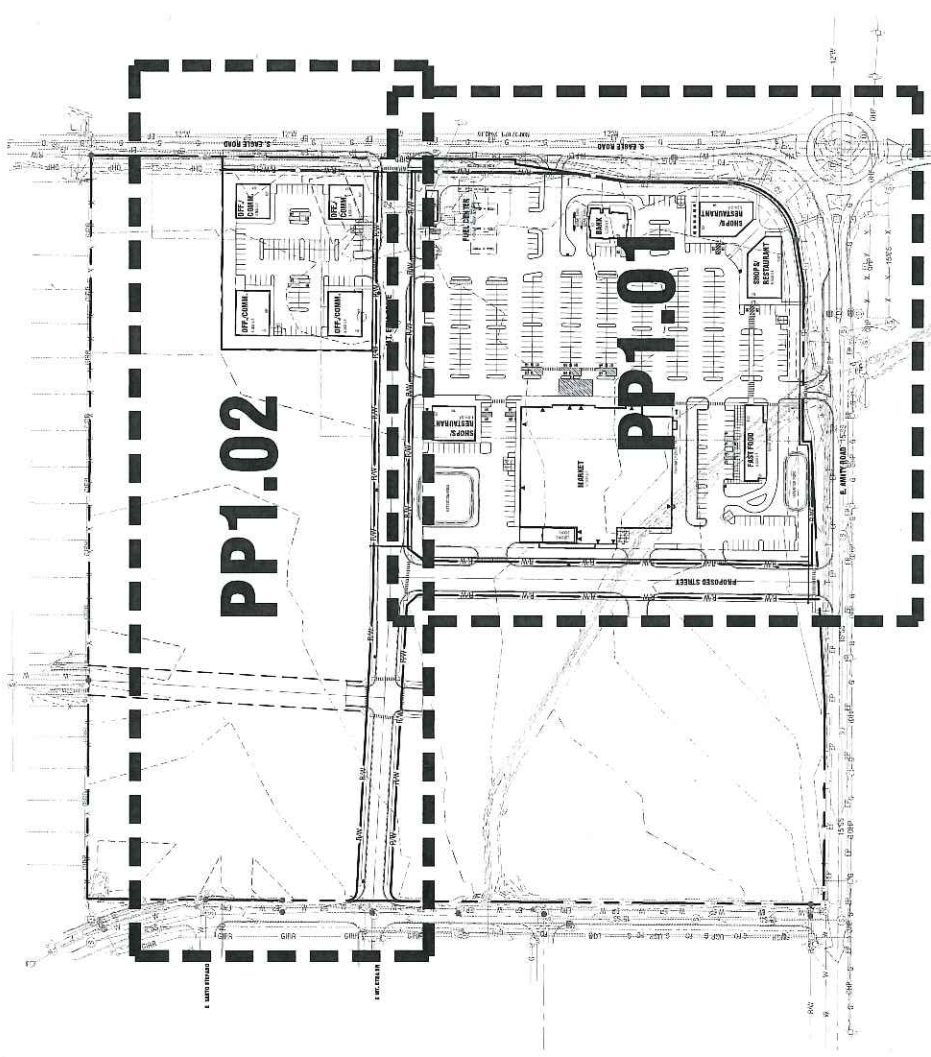
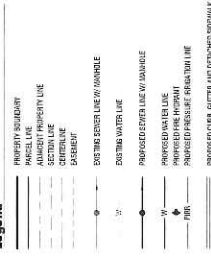
VICINITY MAP:



General Notes

- THE SUBMITTER IS SUBJECT TO COMPLIANCE WITH IDAHO CODE SECTION 18-2008.
- ALL ASSESSMENTS FOR THE PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS AS APPLICABLE AT THE TIME OF RECORDATION.
- ALL UTILITIES WITHIN THE SUBMITTER'S CONTROL SHALL BE PROVIDED WITHIN THE WATER SERVICE BY THE CITY OF MERIDIAN. THE PROPOSED WATER LINES SHALL BE CONSTRUCTED TO SERVE THE CITY OF MERIDIAN AND NOT TO PROVIDE SERVICE TO THE SUBMITTER.
- A PRESSURIZED IRRIGATION SYSTEM SHALL BE PROVIDED WITHIN THE SUBMITTER'S CONTROL TO SERVE THE ENTIRE PLAT.
- THE OWNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE IRRIGATION SYSTEM AND SHALL PROVIDE SERVICE TO THE SUBMITTER.
- THE OWNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE IRRIGATION SYSTEM AND SHALL PROVIDE SERVICE TO THE SUBMITTER.
- THE OWNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE IRRIGATION SYSTEM AND SHALL PROVIDE SERVICE TO THE SUBMITTER.
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Legend



Preliminary Plat - Existing Conditions / Overall Plan
 HORIZONTAL SCALE 1" = 100'

DATE	DESCRIPTION

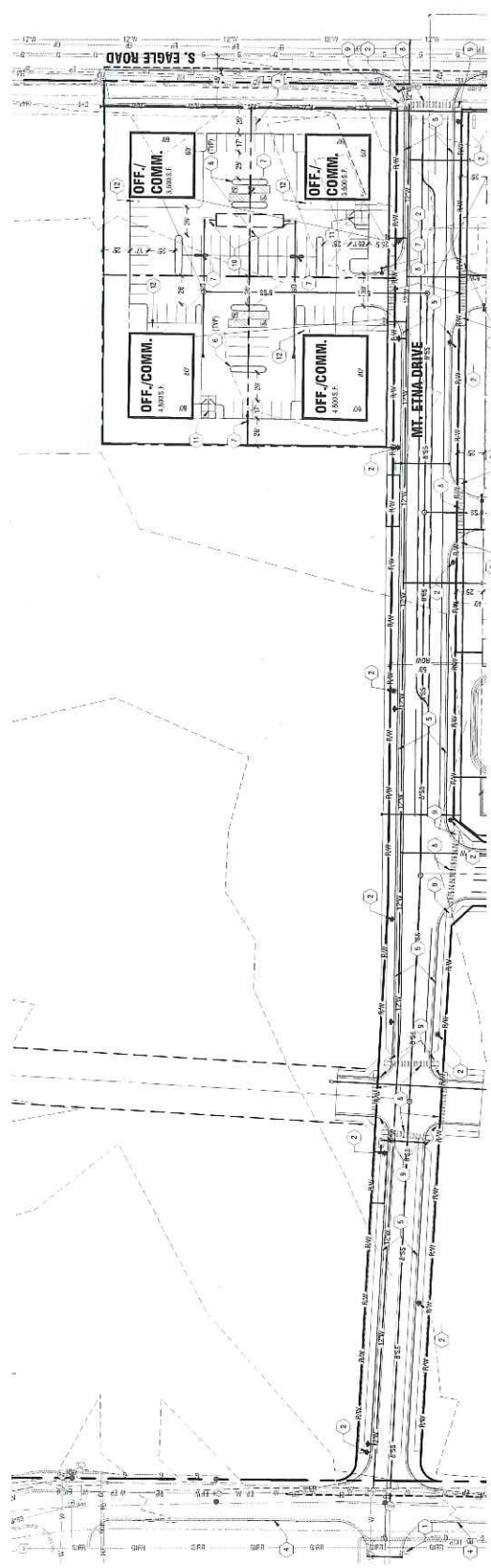
Meridian
Firenze Plaza
Preliminary Plat Submittal
 NWC Eagle Road & Arlty Road

Proposed Office / Commercial
&
Mt. Etna Drive Site Plan



NOT FOR CONSTRUCTION

PP1.02



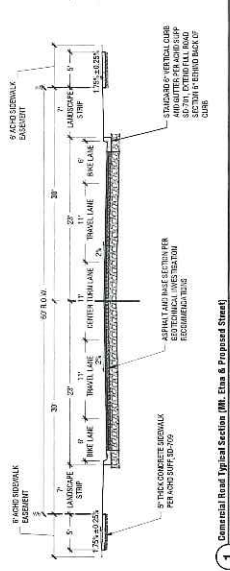
Preliminary Plat - Mt. Etna Drive & Office/ Commercial Site Plan
 METRIC SCALE 1" = 25'

Sheet Notes

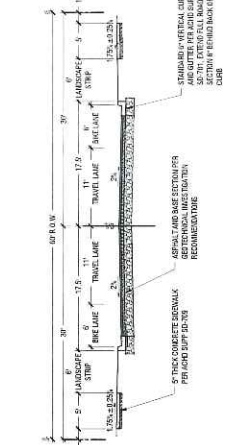
1. USE REFERENCE TO THESE SHEETS.
2. ALL EXISTING UTILITIES SHALL BE MAINTAINED.
3. ALL EXISTING UTILITIES SHALL BE MAINTAINED TO THE CITY OF ARIZONA FOR ALL UTILITIES EXCEPT THOSE TO BE REMOVED OR RELOCATED.

Keynotes:

1. EXISTING STREET LIGHT TO REMAIN
2. NEW STREET LIGHT TO REMAIN
3. NEW STREET LIGHT TO BE REMOVED
4. NEW STREET LIGHT TO BE RELOCATED
5. NEW STREET LIGHT TO BE RELOCATED TO THE SIDEWALK
6. NEW STREET LIGHT TO BE RELOCATED TO THE SIDEWALK AND TO THE SIDEWALK
7. NEW STREET LIGHT TO BE RELOCATED TO THE SIDEWALK AND TO THE SIDEWALK
8. NEW STREET LIGHT TO BE RELOCATED TO THE SIDEWALK AND TO THE SIDEWALK
9. NEW STREET LIGHT TO BE RELOCATED TO THE SIDEWALK AND TO THE SIDEWALK
10. NEW STREET LIGHT TO BE RELOCATED TO THE SIDEWALK AND TO THE SIDEWALK
11. NEW STREET LIGHT TO BE RELOCATED TO THE SIDEWALK AND TO THE SIDEWALK
12. NEW STREET LIGHT TO BE RELOCATED TO THE SIDEWALK AND TO THE SIDEWALK



1 Collector Road Typical Section (Mt. Etna & Proposed Street)

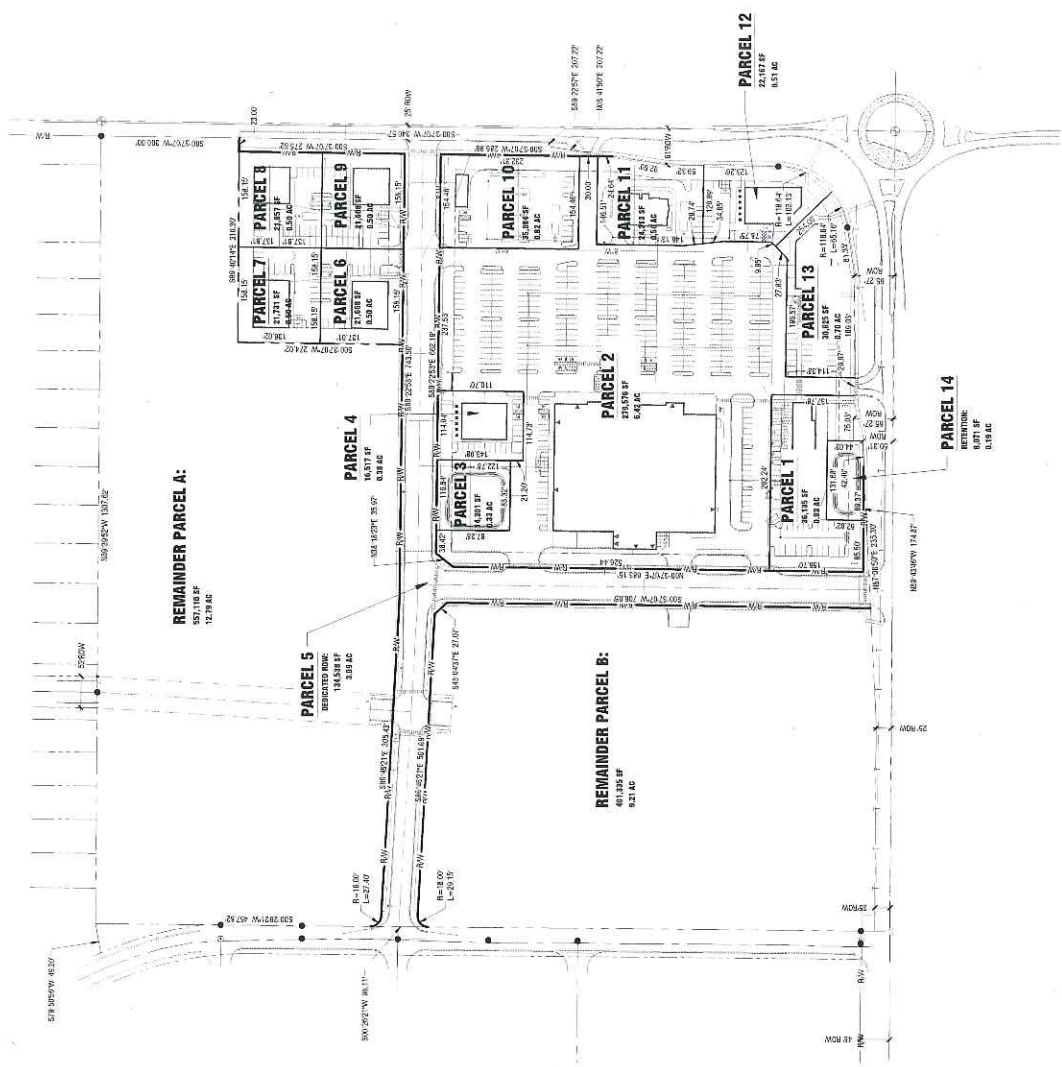


2 Collector Road Typical Section (Mt. Etna East of Proposed Street)

Proposed Parcel Map

Parcel Tabulation

PARCEL	Squarefootage	Acreage
PARCEL 1	36,135	0.83
PARCEL 2	279,576	6.42
PARCEL 3	14,301	0.33
PARCEL 4	16,517	0.38
PARCEL 5	134,538	3.09
PARCEL 6	21,668	0.50
PARCEL 7	21,731	0.50
PARCEL 8	21,857	0.50
PARCEL 9	21,868	0.50
PARCEL 10	35,884	0.82
PARCEL 11	24,313	0.56
PARCEL 12	22,167	0.51
PARCEL 13	30,825	0.70
PARCEL 14	8,071	0.19
SUBTOTAL	689,251	15.83
REMAINDER PARCEL A	557,110	12.79
REMAINDER PARCEL B	401,335	9.21
TOTAL	1,647,696	37.83

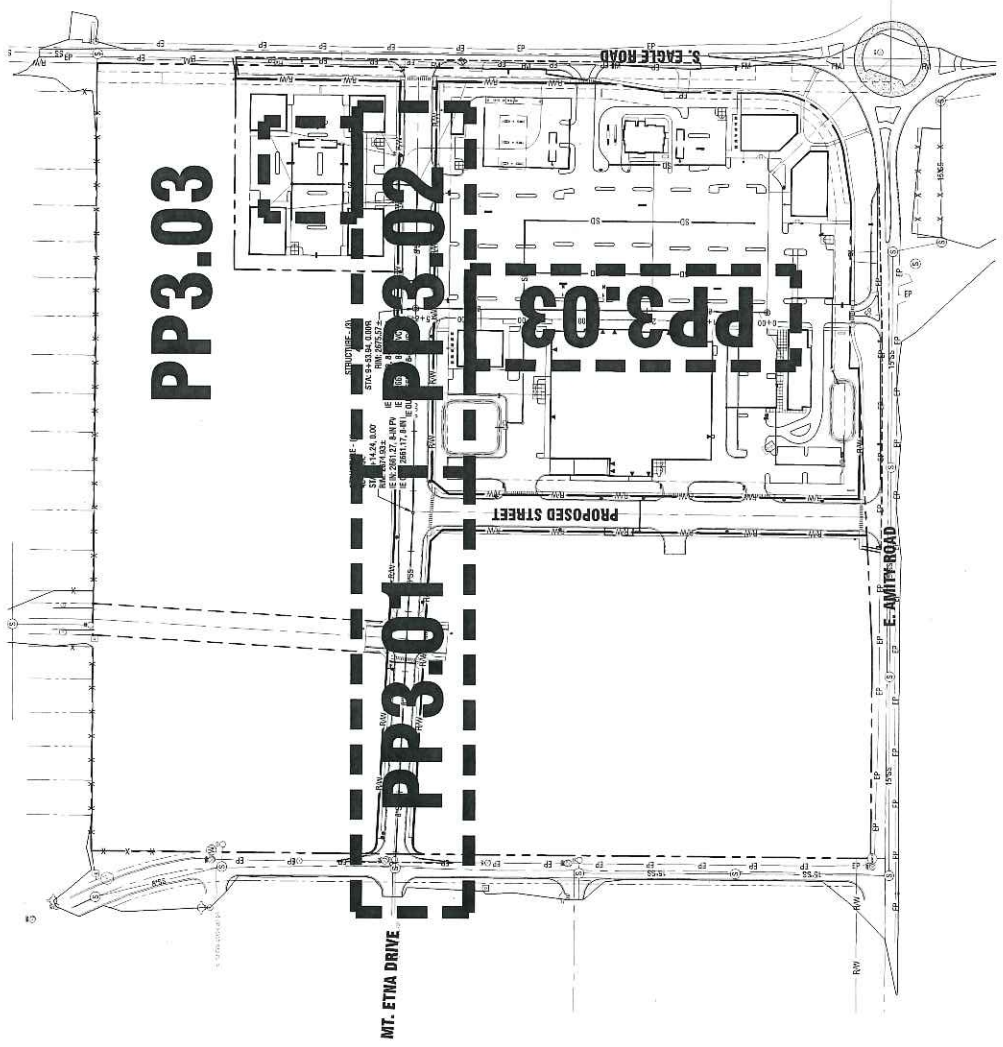


Commercial Development
 Preliminary Plat Submittal
 NWC Eagle Road & Amity Road
 Idaho

Sanitary Sewer - Overall Plan



PP3.00



Preliminary Plat - Sanitary Sewer / Overall Plan
 HORIZONTAL SCALE 1" = 100'



Sheet Notes:

1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS' STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION OF THE AASHTO SPECIFICATIONS FOR BRIDGE CONSTRUCTION, AND THE LATEST EDITION OF THE AASHTO SPECIFICATIONS FOR MATERIALS.
2. THE PROPOSED IMPROVEMENTS AS SHOWN ARE CONCEPTUAL IN NATURE. THEY ARE NOT TO BE CONSIDERED AS A GUARANTEE OF PERFORMANCE OR AS A CONTRACT TO PERFORM. THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL AGENCIES AND THE STATE DEPARTMENT OF TRANSPORTATION. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND THE STATE DEPARTMENT OF TRANSPORTATION. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND THE STATE DEPARTMENT OF TRANSPORTATION.

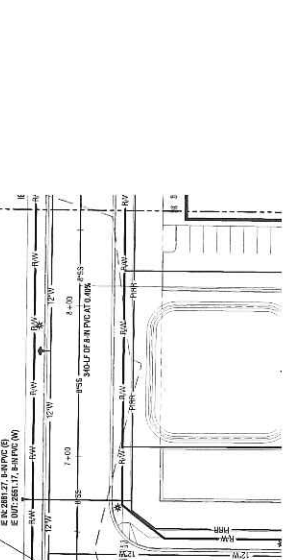
NOT FOR CONSTRUCTION

THE LAND GROUP
 10000 W. 10th Avenue, Suite 100
 Denver, Colorado 80202
 Phone: (303) 750-1000
 Fax: (303) 750-1001
 www.landgroup.com

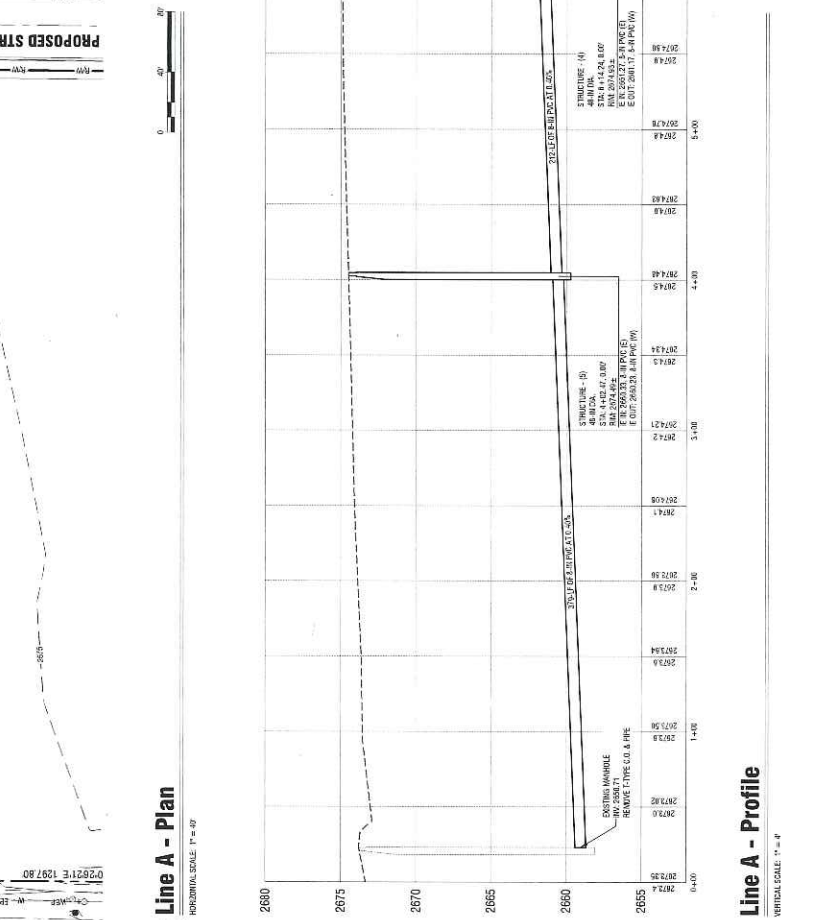
Medisan
 NWC Eagle Road & Amity Road
 Preliminary Plat Submittal
 Commercial Development

Line A Plan & Profile

PP3.01



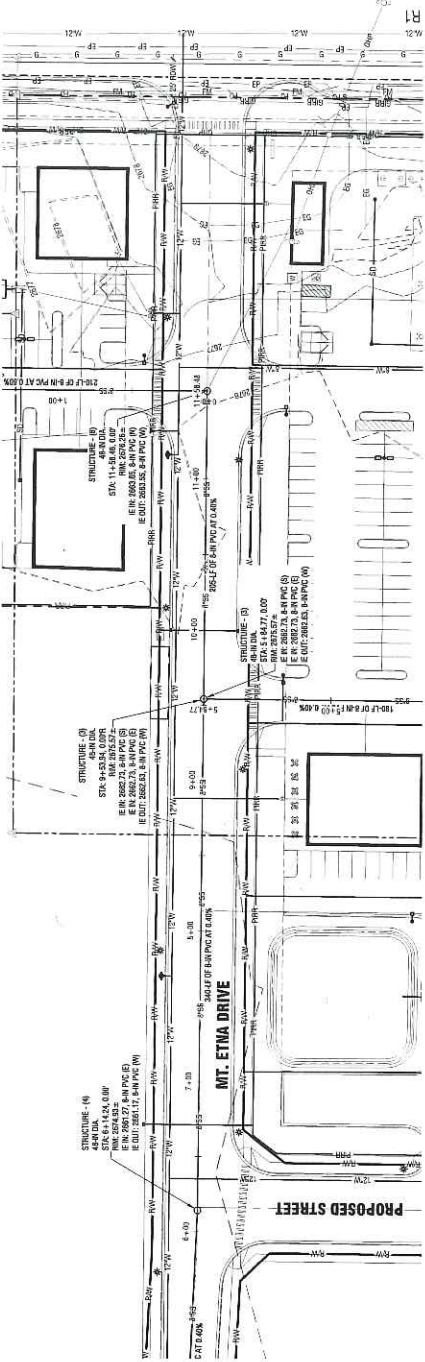
Line A - Plan
 HORIZONTAL SCALE: 1" = 40'



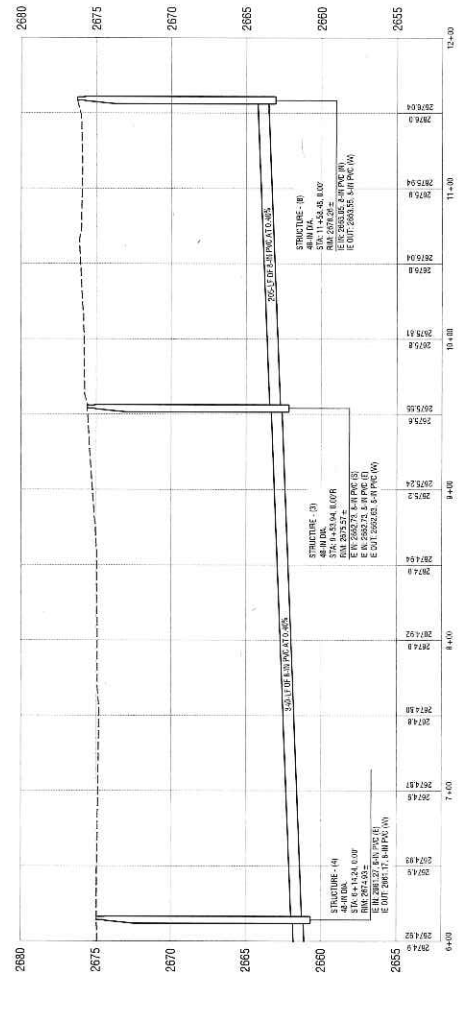
Line A - Profile
 VERTICAL SCALE: 1" = 4'

Sheet Notes:

1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE BANGOR CITY ZONING ORDINANCES AND THE BANGOR CITY SUBDIVISION MAPS. THE PROPOSED IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BANGOR SUPPLEMENTAL SPECIFICATIONS.
2. THE PROPOSED IMPROVEMENTS AS SHOWN ARE CONCEPTUAL IN NATURE. THEY ARE INTENDED TO PROVIDE A GENERAL INDICATION OF THE PROPOSED IMPROVEMENTS. CONTRACTORS TO VERIFY THE PROPOSED IMPROVEMENTS FROM THE SUBMITTALS AND TO BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE BANGOR CITY ENGINEERING DEPARTMENT.



Line A - Plan
HORIZONTAL SCALE: 1" = 40'



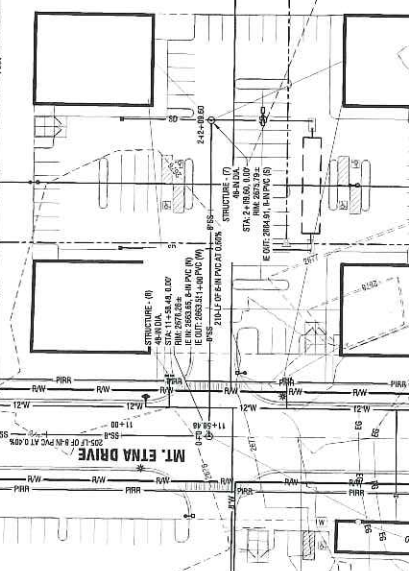
Line A - Profile
VERTICAL SCALE: 1" = 4'



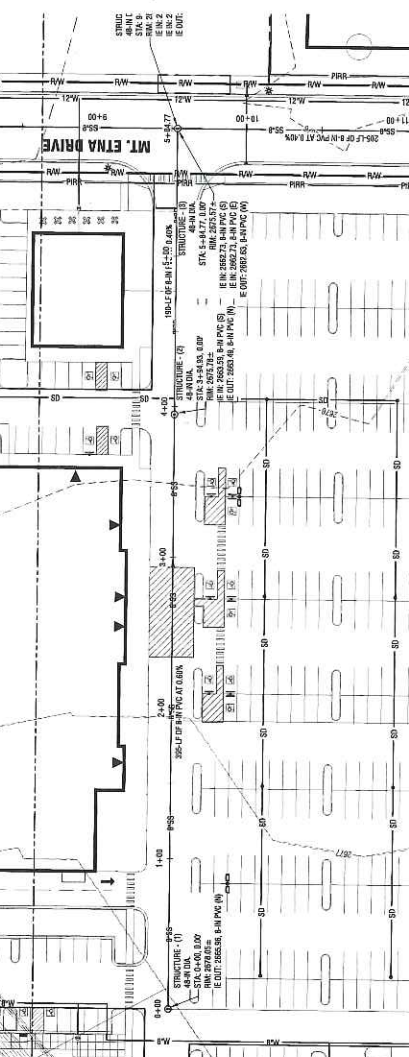
Project No.	15807
Date of Issue	5/22/2015
Drawn By	MAC
Checked By	MAC
Scale	AS SHOWN

Sheet Notes:

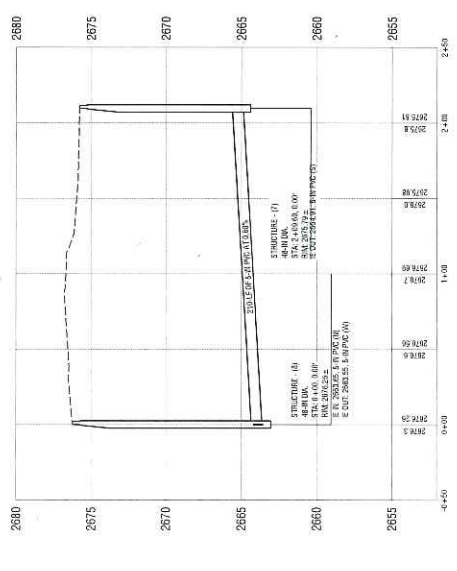
1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE BOARD APPROVED HIGHER BUILDING ACT. MARKS SHALL ALSO CONFORM TO THE LATEST EDITION OF THE AMERICAN CONSULTING ENGINEERS ASSOCIATION (ACE) STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF STEEL STRUCTURES.
2. THE PROPOSED APPROXIMATIONS AS SHOWN ARE CONCEPTUAL IN NATURE. THEY ARE NOT TO BE CONSIDERED AS FINAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



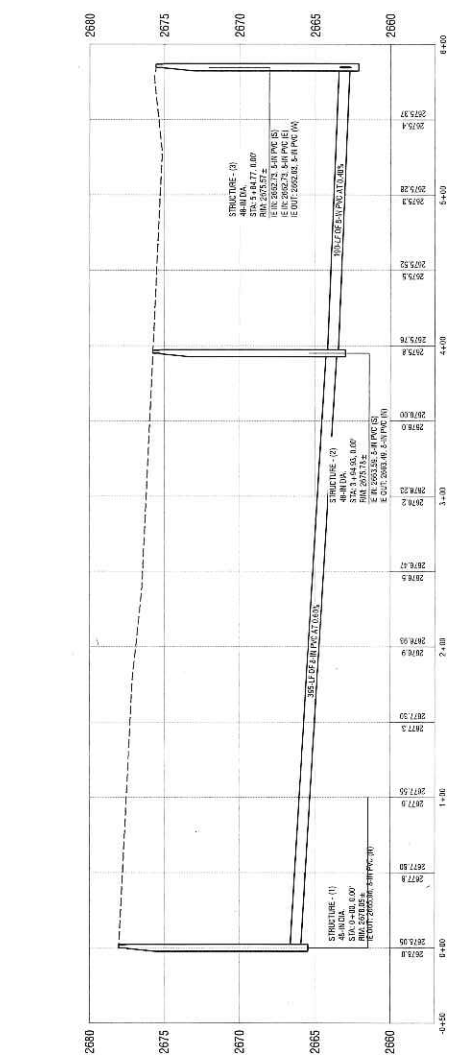
Line B - Plan
HORIZONTAL SCALE: 1" = 40'



Line C - Plan
HORIZONTAL SCALE: 1" = 40'



Line B - Profile
VERTICAL SCALE: 1" = 4'



Line C - Profile
VERTICAL SCALE: 1" = 4'



DATE	DESCRIPTION

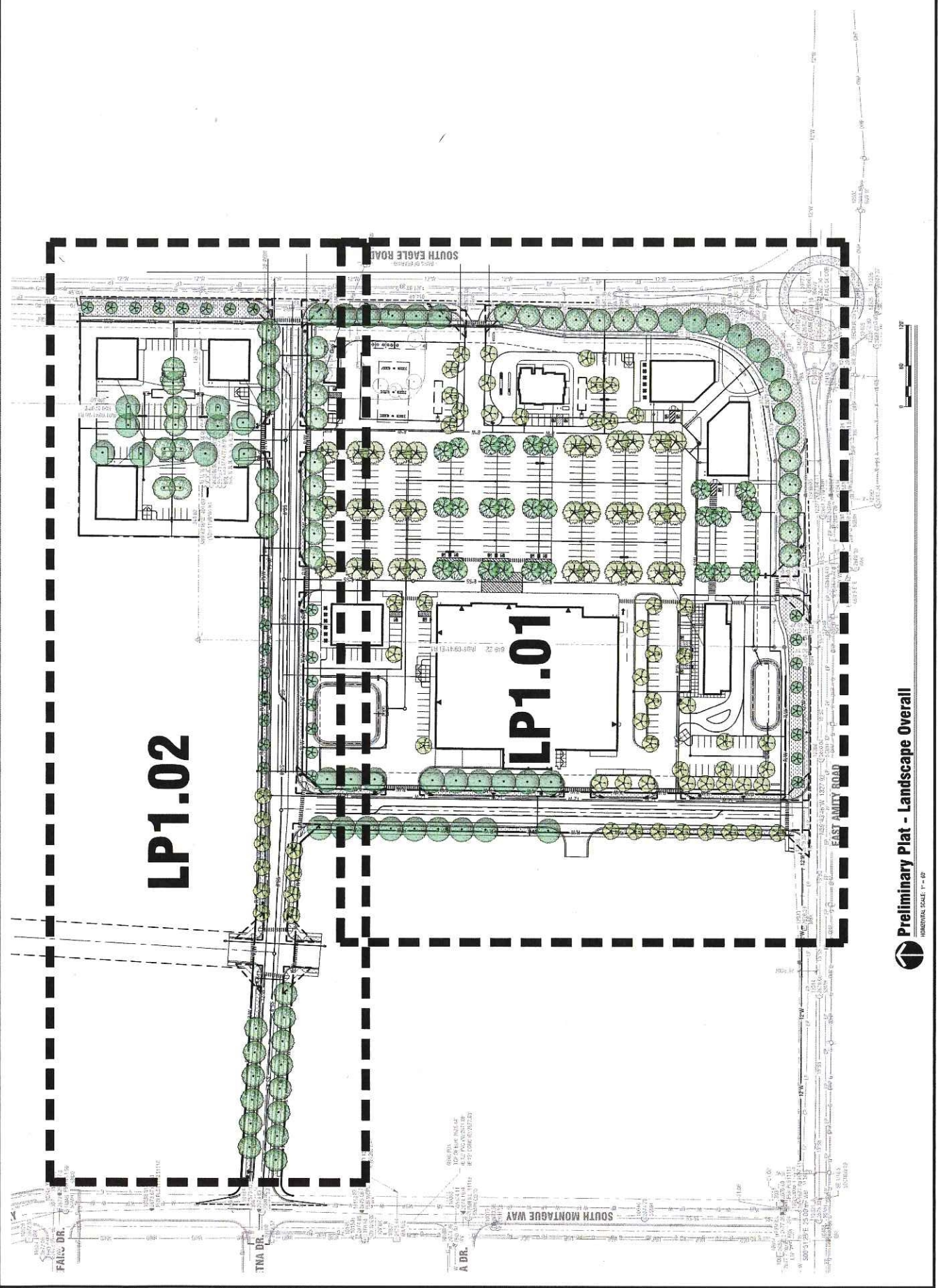
Meridian
Firenze Plaza
 Preliminary Plat Submittal
 NWC Eagle Road & Amity Road
 Idaho

Preliminary Landscape Overall

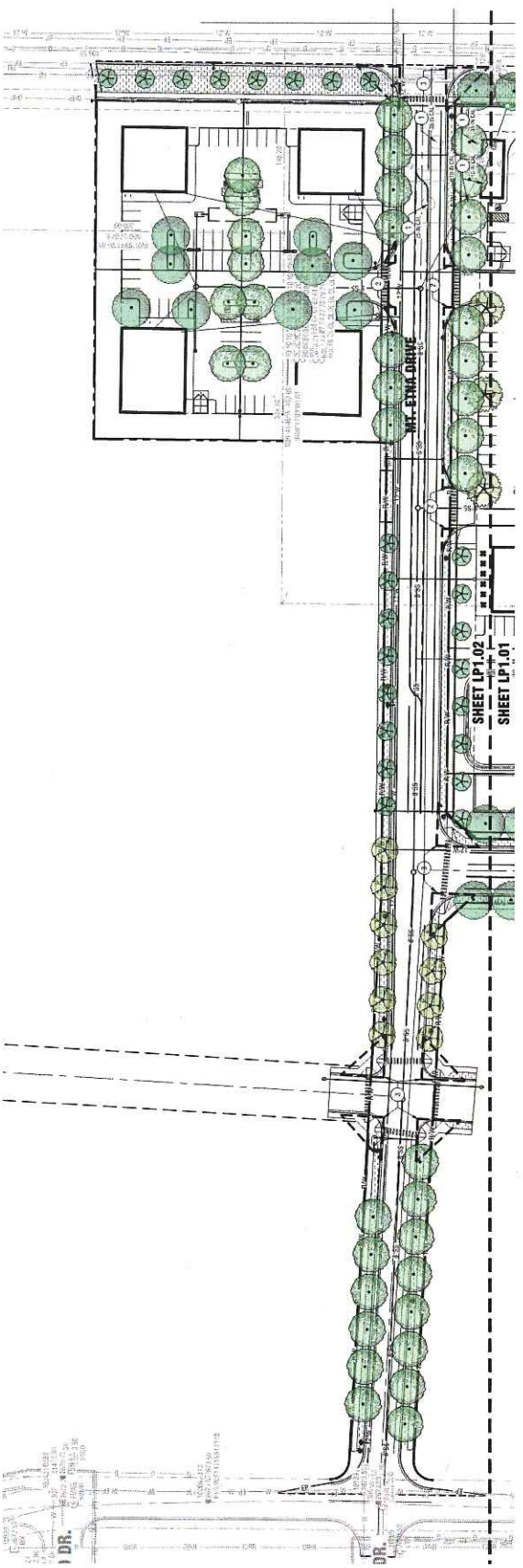


PROJECT	
DATE	
SCALE	

LP1.00



Preliminary Plat - Landscape Overall
 HORIZONTAL SCALE: 1" = 60'



Preliminary Landscape Plan
Proposed Mt. Etna Drive & Office

Firenze Plaza
Preliminary Plat Submittal
 NWC Eagle Road & Amity Road



DATE:	11/11/2024
SCALE:	AS SHOWN
PROJECT:	PRELIMINARY PLAT SUBMITTAL
CLIENT:	THE LAND GROUP
DESIGNER:	THE LAND GROUP
DATE:	11/11/2024

LP1.02

Landscape Calculations:

REQUIRES STREET TREES:
 AMITY ROAD: 11 REQUIRED, 11 PROVIDED
 MT. ETNA DRIVE:
 SOUTH: 31 REQUIRED, 27 PROVIDED, NOTE: ACROSS SEWER BED CORRECT
 BRILEZA WAY:
 WEST: 11 REQUIRED, 11 PROVIDED
 TREE MITIGATION:
 11 EXISTING TREES (SEE SHEET) SHALL BE MAINTAINED. 250 CAPTAINS TOTAL.

Keynotes:

- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE MAINTAINED
- NEW TREES TO BE PLANTED
- NEW TREES TO BE PLANTED

Material Legend



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL
AA	ACER FREEMANI	AUTUMN BLAZE / AUTUMN BLAZE MAPLE	8.8.8	2'
AA2	ACER FREEMANI	FRANKSTRONG / FREEMAN MAPLE	8.8.8	2'
PPC	FRAXINUS PENNSYLVANICA	CORDONATI / TIM CORDONATI ASH	8.8.8	2'
PU	FRAXINUS PENNSYLVANICA	URBANITE / URBANITE ASH	8.8.8	2'
GS	GLENDIA FRACANTHOS	SKOLINE / SKOLINE HONEY LOCUST	8.8.8	2'
TE	TILIA DORATA	GREENSPICE / GREENSPICE LITTLELEAF LINDEN	8.8.8	2'

Landscape Notes:

- NO CANALS, DRENCH PANS, OR OTHERS SHALL BE LOCATED IN UNDESIRABLE AREAS OF ROCK OUTCROPPINGS OR BROWNS ON THIS SITE. CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK.
- ALL EXISTING TREES OUTSIDE OF WORK LINES SHALL BE MAINTAINED AND PROTECTED DURING THE CONSTRUCTION PROCESS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN HORTICULTURAL STANDARDS FOR TYPE AND SIZE. PLANTS WILL BE RECEIVED & SET IN 10-GAL. PLASTIC CONTAINERS WITH PROTECTIVE WAX. PLANTS SHALL BE RECEIVED WITH A MINIMUM OF 1/3 FULL GROWTH. PLANTS SHALL BE RECEIVED WITH A MINIMUM OF 1/3 FULL GROWTH. PLANTS SHALL BE RECEIVED WITH A MINIMUM OF 1/3 FULL GROWTH.
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Preliminary Plat - Mt. Etna Drive & Office/ Landscape Plan

HOSPITAL SCALE: 1" = 50'

Conceptual Residential Buildings:



