



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 7, 2016

Transmittal Date: September 19, 2016 File No.: H-2016-0111

Hearing Date: October 20, 2016

Request: Public Hearing for Annexation and Zoning of 4.55 acres of land with an R-15 zoning district; and Conditional Use Permit for a multi-family development in the R-15 zoning district consisting of 64 dwelling units for Linder Road Apartments

By: S 3 Investments, LP

Location of Property or Project: 1770 S Linder Road

- Checkboxes for various agencies including Ryan Fitzgerald, Gregory Wilson, Meridian School District, Meridian Post Office, etc.

Hearing Date: October 20, 2016

File No.: H-2016-0111

Project Name: Linder Road Apartments

Request: Request for annexation and zoning of 4.55 acres of land with an R-15 zoning district; and conditional use permit for a multi-family development in the R-15 zoning district consisting of 64 dwelling units, by S 3 Investments LP.

Location: The site is located at 1770 S. Linder Road, in the NW $\frac{1}{4}$ of Section 24, Township 3N., Range 1W.



Planning Division

DEVELOPMENT REVIEW APPLICATION

Hearing Date: Oct 20, 2016

STAFF USE ONLY:
 Project name: Linder Road Apartments
 File number(s): H-2016-0111
 Assigned Planner: Sonya Allen 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 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"/> City Council Review | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Comprehensive Plan Map Amendment | <input type="checkbox"/> Time Extension: |
| <input type="checkbox"/> Comprehensive Plan Text Amendment | Director/ Commission/Council (circle one) |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> UDC Text Amendment |
| <input type="checkbox"/> Conditional Use Modification | <input type="checkbox"/> Vacation: |
| Director/Commission (circle one) | Director/ Council (circle one) |
| <input type="checkbox"/> Development Agreement Modification | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Final Plat Modification | |

Applicant Information

Applicant name: S 3 INVESTMENTS LP Phone: 283-7427

Applicant address: 1937 S ROOSEVELT ST Email: SISBOI@YAHOO.COM

City: BOISE State: IDAHO Zip: 83705

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

Owner name: PHOEBE S GRAY Phone: _____

Owner address: 1770 S LINDER RD Email: _____

City: MERIDIAN State: IDAHO Zip: 83642

Agent/Contact name (e.g., architect, engineer, developer, representative): Kent Brown

Firm name: KENT BROWN PLANNING SERVICES Phone: 208-871-6842

Agent address: 3161 E SPRINGWOOD DR Email: kentlkb@gmail.com

City: MERIDIAN State: IDAHO Zip: 83642

Primary contact is: Applicant Owner Agent/Contact

Subject Property Information

Location/street address: 1770 S LINDER RD Township, range, section: 3N 1W SEC24

Assessor's parcel number(s): S1224223550 Total acreage: 4.35 Zoning district: RUT

Project/subdivision name: Linder Rd Apartments
 General description of proposed project/request: ANNEX TO R-15 ~~TRAC~~ & CUP
FOR 64 UNITS
 Proposed zoning district(s): R-15
 Acres of each zone proposed: 4.155
 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? OWNER
 Which irrigation district does this property lie within? Nampa Meridian
 Primary irrigation source: _____ Secondary: _____
 Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): 2 AC

Residential Project Summary (if applicable)

Number of residential units: 64 units Number of building lots: 0
 Number of common lots: 0 Number of other lots: 0
 Proposed number of dwelling units (for multi-family developments only):
 1 bedroom: _____ 2-3 bedrooms: 64 4 or more bedrooms: _____
 Minimum square footage of structure (excl. garage): N/A Maximum building height: _____
 Minimum property size (s.f.): N/A Average property size (s.f.): N/A
 Gross density (Per UDC 11-1A-1): See letter 14.71 Net density (Per UDC 11-1A-1): N/A
 Acreage of qualified open space: 1.99 AC Percentage of qualified open space: See letter
 Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): See letter

Amenities provided with this development (if applicable): 10ft Regional pathway picnic, tot,
 Type of dwelling(s) proposed: Single-family Detached Single-family Attached Townhouse Sport court
 Duplex Multi-family Vertically Integrated Other _____

Non-residential Project Summary (if applicable) N/A

Number of building lots: _____ Common lots: _____ Other lots: _____
 Gross floor area proposed: _____ Existing (if applicable): _____
 Hours of operation (days and hours): _____ Building height: _____
 Total number of parking spaces provided: _____ Number of compact spaces provided: _____

Authorization

Print applicant name: KEAT BROWN
 Applicant signature: [Signature] Date: 9-12-16

KENT BROWN PLANNING SERVICES

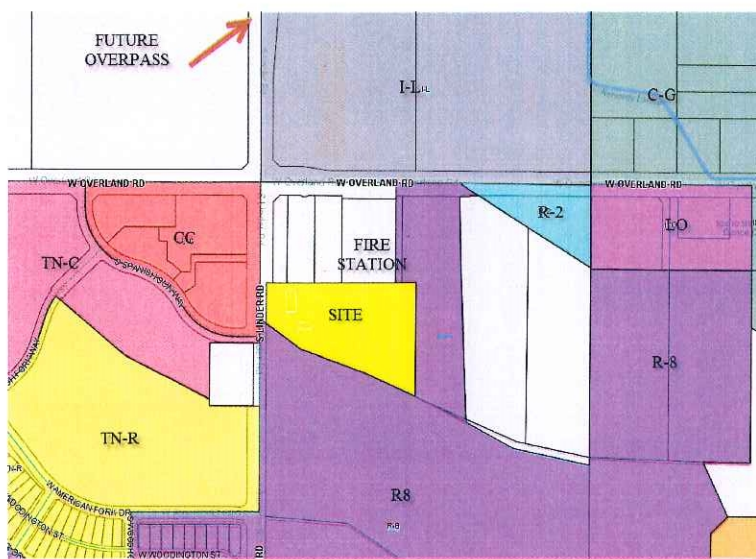
September 1, 2016

Planning and Zoning,
City Council
Meridian City Hall
33 E. Broadway Ave
Meridian, ID 83642

RE: Annexation of Linder Road Apartments

Dear Commissioners and Council Members:

We respectfully request the City of Meridian's approval to annex 4.55 acres into the City of Meridian. The site is mostly surrounded by the City limits of Meridian, with existing water and sewer services available. The surrounding zone is R-8 on the east and south sides, with a C-C zone along the west side of the site. The area to the north of the site has not been annexed at this time. However, we foresee many significant changes happening in this area, in the near future. For example, we are



adjacent to the Ten Mile Interchange Specific use planning area. This planning area has many commercial and residential components planned. There is also a future Library site, a short distance to the west of our site. There is a future overpass planned at Linder Road and Interstate. 84 which will help connect this area with the rest of the city to the north. Meridian City has purchased a future Fire Station site adjacent to our northeast corner. We believe that an R-15 zone is an appropriate zone, considering all future plans for the area. Our site has an existing home and out buildings,

all of which will be removed. We are proposing annexation to an R-15 zone; this flexibility is allowed in the Comprehensive Plan. The Comprehensive Plan understands that residential designations are broad and therefore allow you to request a one level step up in density. Therefore, our request to R-15 is compatible with the Comprehensive Plan as it is a one level step up. We look forward to your approval of this application for annexation and zoning into the City of Meridian.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kent Brown'.

KENT BROWN PLANNING SERVICES

September 9, 2016

Planning and Zoning,
City Council
Meridian City Hall
33 E. Broadway Ave
Meridian, ID 83642

RE: Conditional Use Application for Linder Road Apartments

Dear Commissioners and Council Members:

On behalf of S3 LLC, we hereby apply for a Conditional Use application for a 64 unit apartment development located at 1770 S Linder Road, on 4.35 acres. This request is for a total of 64 units. One unit of the 64 units, in building number one, will be retained as an onsite property management office. This management office will also be used as onsite storage for use by the property manager (ice-melt, lawnmowers, maintenance items, etc.).

The Linder Road Apartment design team has made an effort to blend into the existing neighborhood, to plan for the future. We have increased our buildings setbacks on the east and north boundaries to more than 20 feet. Our south boundary has two large grassy parks with a row of existing pine trees along much of the southern property line. Location of the buildings on the east and north sides of our site are not adjacent to any existing home. However, we feel that by having an increased setback of more than twenty feet, helps be an even better neighbor for the future development in those areas.

We originally planned to have one building in the southeast corner of site. After meeting with Craig Robinson, owner of the Party Barn, we decided to move that building. Mr. Robinson has a business in the R-8 zoning property named the Party Barn; this business has indoor and outdoor events. It is located on our east boundary near the southeast corner. By moving the building, we are able to not have any buildings proposed, next to existing structures. It appears that Mr. Robinson is trying to screen his event parking lot with a berm. The berm is adjacent to two of our buildings on the east side.

Parking for Linder Road Apartments will have a ratio of two parking stalls per unit, one of the two stalls will be under a parking carport, for a total of 130 stalls. Of these, 122 will be a standard 9'x18' parking stalls, and 8 will be HCAP van accessible stalls. There are also six, 5 Rack, bike racks.

Linder Road Apartments is currently located in Ada County with a RUT. We are seeking annexation into the Meridian City Limits with an R-15 zone. The gross density of the site is 14.71 units per acre.

Utilities for the site will be supplied by; Water by Meridian City Water, Sewer by Meridian City Sewer, School District by Meridian, Fire by Meridian, and Irrigation by Nampa/Meridian Irrigation District.

Amenities for Linder Road Apartments include 44.6% qualified open area, with two large grassy play areas. Other amenities include covered BBQ area and tot playground and sport court and bicycle maintenance station. We also have a 10 foot regional pathway along Linder Road.

We thank you for your help. If you have any questions feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Kent Brown". The signature is written in a cursive style with a large, stylized initial "K".

Kent Brown, Planner



Sawtooth Land Surveying, LLC

P: (208) 398-8104 F: (208) 398-8105
2030 S. Washington Ave., Emmett, ID 83617

EXHIBIT A

Linder 4 Plex Annexation Legal
August 23, 2016

BASIS OF BEARINGS for this description is South 0°15'18" West, between the brass cap marking the northwest corner of Section 24 and the 5/8" rebar marking the W1/4 corner of Section 24, both in T. 3 N., R. 1 W., B.M., Ada County, Idaho.

A parcel of land located in the NW1/4 of the NW1/4 of Section 24, T. 3 N., R. 1 W., B.M., Ada County, Idaho, more particularly described as follows;

COMMENCING at a brass cap marking the northwest corner of said Section 24;

Thence South 0°15'18" West, coincident with the west line of said NW1/4 of the NW1/4 of Section 24, a distance of 400.00 feet to the **POINT OF BEGINNING**;

Thence South 89°59'42" East, 628.26 feet;

Thence South 0°00'18" West, 454.47 feet;

Thence North 65°22'10" West, 227.77 feet;

Thence North 69°43'10" West, 277.88 feet;

Thence North 53°08'10" West, 170.28 feet to the easterly right of way of S. Linder Road;

Thence North 90°00'00" West, 25.00 feet to said west line of the NW1/4 of the NW1/4 of Section 24;

Thence North 0°15'18" East, coincident with said west line of the NW1/4 of the NW1/4 of Section 24, a distance of 161.13 feet to the **POINT OF BEGINNING**.

Thence above described parcel contains 4.55 acres more or less.

Carl Porter, PLS
End Description

Date



W. OVERLAND ROAD

14 13
23 24

EXHIBIT B
SECTION 24,
T. 3 N., R. 1 W., B.M.

S. LINDER ROAD

POB

S 89°59'42" E

626.25'

S 0°00'18" W
454.47'

ANNEXATION AREA
4.55 AC.

N 80°00'00" W
25.00'

N 53°08'10" W
170.28'

N 63°42'10" W

277.88'

N 63°22'10" W
221.77'



DWG #
16160-EX
PROJECT #
16160
SHEET
1 OF 1

2030 S. WASHINGTON AVE.
EMMETT, ID 83617
P: (208) 398-8104
F: (208) 398-8105
WWW.SAWTOOTHLS.COM



OWNER/DEVELOPER:
CMG
DATE: 8/2016

PROJECT:
LINDER 4 PLEX
ANNEXATION
MERIDIAN, IDAHO

Map Check
LINDER 4 PLEX
16160

Tue Aug 23 06:50:20 2016

Operator CP Project 16160
Date 8/2016 Time

Course	Bearing	Distance	PT#	Northing	Easting	Description
			200	701391.883	2460671.413	
200-201	S 89°59'42" E	628.260	201	701391.830	2461299.673	
201-202	S 00°00'18" W	454.470	202	700937.360	2461299.635	
202-203	N 65°22'10" W	227.770	203	701032.286	2461092.588	
203-204	N 69°43'10" W	277.880	204	701128.604	2460831.935	
204-205	N 53°08'10" W	170.284	205	701230.759	2460695.697	
205-206	N 90°00'00" W	25.000	206	701230.759	2460670.697	
206-200	N 00°15'18" E	161.126	200	701391.883	2460671.413	

Closure error distance> 0.000 Error Bearing> N 90°00'00" E
Closure Precision> 1 in 1944789719042.7 Total Distance Traversed> 1944.790
198330.23SF%%P
4.553Ac%%P

✓ CP 8/23/16
✓ JB 8/23/16



ADA COUNTY RECORDER Christopher D. Rich AMOUNT 13.00 2
BOISE IDAHO 07/07/2011 11:29 AM
DEPUTY Nikola Olson
Simplifile Electronic Recording
RECORDED-REQUEST OF
TITLEONE BOISE



Order No.: A1198918 JP/LSD

Corporation Warranty Deed

For value received,

Christian Family Matters, Inc., an Idaho non-profit corporation

the grantor, does hereby grant, bargain, sell, and convey unto

Phoebe S. Gray, a single woman

P.S.G.
whose current address is 1770 S. Linder Road, Meridian, Idaho 83642

the grantee, the following described premises, in Ada County, Idaho, to wit:

Commencing at the Northwest corner of Section 24, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho; thence

South 0°15' West along the West line of said Section 24, a distance of 400 feet to the Real Point of Beginning; thence

East a distance of 628.26 feet to a point; thence

South a distance of 454.54 feet to a point; thence

North 65°22' West a distance of 227.42 feet to a point; thence

North 69°43' West a distance of 278.12 feet to a point; thence

North 53°8' West a distance of 201.61 feet to a point on the said West line of said Section 24; thence

North along the said West line of said Section 24 to the Real Point of Beginning.

Excepting out the West 25 feet for road right-of-way.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

In witness whereof, the Grantor, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed.

Dated: July 5, 2011

Christian Family Matters, Inc. an Idaho non-profit corporation

BY: *Dana O. Armstrong*

Dana O. Armstrong
Sole Director

State of Idaho, County of Ada, ss.

On this 5th day of July, in the year of 2011, before me, the undersigned, a Notary Public in and for said State, personally appeared Dana O. Armstrong known or identified to me to be the Sole Director of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

Scott Darling

Scott Darling, Notary Public
Residing at: Eagle, ID
My Commission Expires: November 28, 2013
(seal)



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

Project/Subdivision Name: _____

Date: 6/22/16

Applicant(s)/Contact(s): Marcel Lopez, Kent Brown, Steve Schmidt

City Staff: Sonya, Bill, Denny, Tom, Perry

Location: 1770 S. Linder Rd.

Size of Property: 4.35

Comprehensive Plan FLUM Designation: MDR

Existing Use: Rural residential

Existing Zoning: RUT

Proposed Use: MFR (64 units in 4-plexes)

Proposed Zoning: R-15

Surrounding Uses: Rural residential/ag, church, single-family (in development process to south), future commercial to west

Street Buffer(s) and/or Land Use Buffer(s): 25' wide buffer required along Linder Rd

Open Space/Amenities/Pathways: 10' wide multi-use pathway req. along Linder Rd. per Pathways Master Plan; provide pedestrian connections to north and east

Access/Stub Streets/Street System: Access via Linder Rd.

Waterways/ Floodplain/Topography/Hazards: Waterways lie along the S. boundary & along the NW portion of the N. boundary; not in floodplain

History: None

Additional Meeting Notes:

- Request a "step up" in density from MDR to MHDR as allowed in the Comprehensive Plan (pg. 21) with annexation
- Request R-15 zoning consistent with the "step up" in density requested to MHDR; MFR requires a CUP in the R-15 district
- Comply with the specific use standards listed in UDC 11-4-3-27 for multi-family developments
- Comply with the design standards listed in the Architectural Standards Manual
- A preliminary plat is required to subdivide property if structures are desired to be on separate properties

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

Other Agencies/Departments to Contact:

- | | | |
|---|---|--|
| <input type="checkbox"/> Ada County Highway Dist. (ACHD) | <input type="checkbox"/> Nampa Meridian Irrigation Dist. (NMID) | <input type="checkbox"/> Public Works Department |
| <input type="checkbox"/> Idaho Transportation Dept. (ITD) | <input type="checkbox"/> Settler's Irrigation District | <input type="checkbox"/> Building Department |
| <input type="checkbox"/> Republic Services | <input type="checkbox"/> Police Department | <input checked="" type="checkbox"/> Parks Department - Jay |
| <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: 6-22-16

Project/Subdivision Name: 1770 S. Linder Rd. 4-Plexs

Applicant(s)/Contact(s): Marcel Lopez
336-5355

Community Development Staff: D. Cline

Sanitary Sewer Service: Available in Linder Rd. 27" main 27' Deep
at South side of Parcel, or an 8" main 19.7' Deep
at intersection of Overland & Linder.

Mapping Provided: Y N

Domestic Water Service: Stubbed in from Linder Rd.

Mapping Provided: Y N

Reuse Water Service: Not Available

Mapping Provided: Y N

Waterways/ Floodplain/Topography/Hazards: N/A

Mapping Provided: Y N

Gravity/Pressurized Irrigation: _____
District

Street Lighting: Need along Linder

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: _____

NEIGHBORHOOD MEETING FORM

1770 LINDER RD APARTMENTS

Start Time of Neighborhood Meeting: 6pm

End Time of Neighborhood Meeting: 6:40pm

Those in attendance please print your name and address. If no one attended, Applicant please write across this form "No one attended."

PRINTED NAME

ADDRESS, CITY, STATE, ZIP

- | <u>PRINTED NAME</u> | <u>ADDRESS, CITY, STATE, ZIP</u> |
|----------------------------|---|
| 1. <u>JEFF MAJORS</u> | <u>3383 FIVE MILE RD #123 BOISE 83713</u> |
| 2. <u>Kent BROWN</u> | <u>3161 Springwood Meridian Id 83642</u> |
| 3. _____ | _____ |
| 4. _____ | _____ |
| 5. _____ | _____ |
| 6. _____ | _____ |
| 7. _____ | _____ |
| 8. _____ | _____ |
| 9. _____ | _____ |
| 10. _____ | _____ |
| 11. _____ | _____ |
| 12. _____ | _____ |
| 13. _____ | _____ |
| 14. _____ | _____ |
| 15. _____ | _____ |
| 16. _____ | _____ |
| 17. _____ | _____ |
| 18. _____ | _____ |
| 19. _____ | _____ |


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.

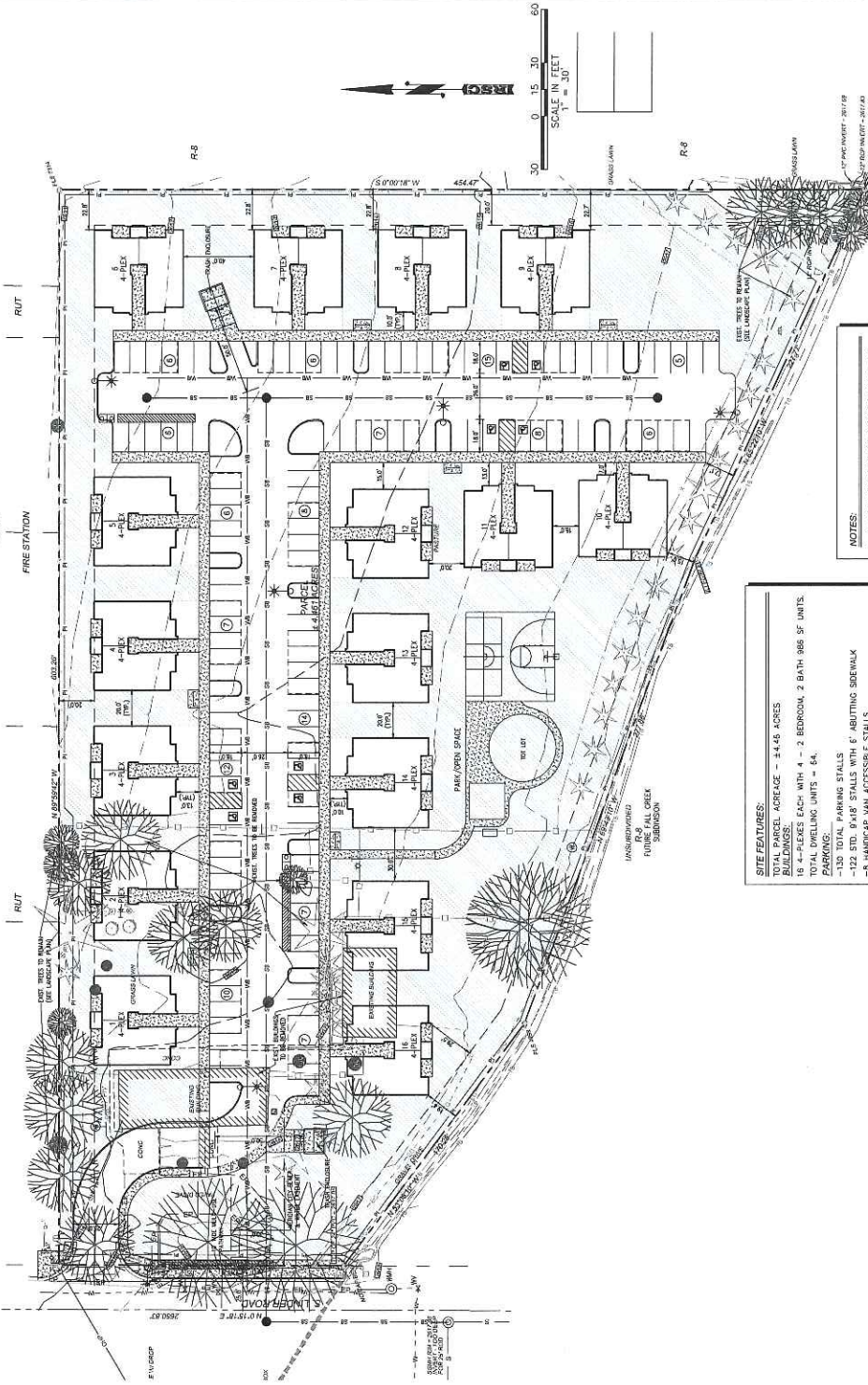


Applicant/agent signature

9-9-16

Date

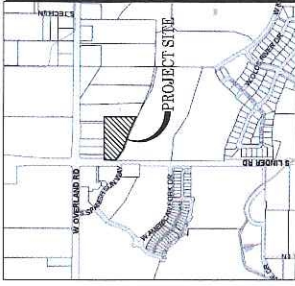
PRELIMINARY SITE PLAN FOR
LINDER ROAD APARTMENTS
 LOCATED IN SECTION 24, T.3N., R.1W., B.M.,
 CITY OF MERIDIAN, ADA COUNTY, IDAHO
 2016



SITE FEATURES:
 TOTAL PARCEL ACREAGE - 3.448 ACRES
 BUILDINGS: 100,000 SQ. FT. WITH 4 - 2 BEDROOM, 2 BATH, 968 SF UNITS
 TOTAL DWELLING UNITS - 64
PARKING:
 -130 TOTAL PARKING STALLS
 -122 STD. 9'x18' STALLS WITH 8' ABUTTING SREWALK
 -8 HANDICAP VAN ACCESSIBLE STALLS
 -8 COMPACT STALLS
 -PARKING RATIO - 2.03 STALLS PER DU
 -TRUCK RACKS - 6-3 LOOP RACKS 5 BIKES PER RACK
 -2 12'x12' SCREENED ENCLOSURES, MANUEVERING AREA, DEPICTED
FIRE ACCESS:
 -150' MANUEVERING AREA DEPICTED
AMENITIES:
 -1 OPEN QUALIFIED OPEN SPACE 199 SQUARE - 44.6%
 -100' OPEN SPACE/PARK AREA - 13,900 SF
LANDSCAPING:
 -SHIELDED PARKING AREA LIGHT STANDARDS
 -LIGHTS AT ENTRY ON EACH BUILDING

NOTES:
 1. ALL UTIL LINES COMMON TO A PUBLIC BOTTLE-NECK-WAY EXAMINATION. A UTILITY REPRESENTATIVE SHALL BE PRESENT AT ALL PUBLIC UTILITIES AND STREET LIGHT EXAMINATIONS.
 2. SANITARY SEWER AND WATER SERVICES SHALL BE PROVIDED TO THIS SITE FROM THE SUBDIVISION OF MERIDIAN, IDAHO. ALL UTIL LINES LOCATED IN ST. UNDER THE EXISTING SURFACE SHALL BE DEPICTED AND Labeled.
 3. TO PROCEED TO MAKE FACILITIES AND UTIL LINES AVAILABLE TO THE PUBLIC.
 4. THE SUBDIVISION IS SUBJECT TO DESIGN WITH THE IDAHO CODES SECTION 31-2-303, CONCERNING REGULATORY REQUIREMENTS FOR THE SUBDIVISION OF MERIDIAN, IDAHO. ALL UTIL LINES LOCATED IN ST. UNDER THE EXISTING SURFACE SHALL BE DEPICTED AND Labeled.
 5. MINIMUM BUILDING SETBACK LINES SHALL BE DETERMINED ACCORDANCE WITH THE APPLICABLE.
 6. SLOPE OF SITE IS SUFFICIENT TO PROVIDE MINIMUM 0.4% GRADE TO ALL UTIL LINES AND 2% DOWNSLOPE TO ALL APPLICABLE SURFACES.

UTILITY	REPRESENTATIVES	PHONE
GAS	MERIDIAN GAS	(208) 337-6600
ELECTRICITY	IDAHO POWER	(208) 334-6800
WATER	CITY OF MERIDIAN	(208) 334-6800
SEWER	CITY OF MERIDIAN	(208) 334-6800
TELEPHONE	UTILITY REPRESENTATIVE	(208) 334-6800
TELEVISION	UTILITY REPRESENTATIVE	(208) 334-6800
INTERNET	UTILITY REPRESENTATIVE	(208) 334-6800



LEGEND

PROPOSED LINE
 EXISTING LINE
 PROPOSED SURFACE ELEVATION
 PROPOSED PRESSURE REGULATION
 PROPOSED STREET LIGHT
 PROPOSED STREET LIGHT SPACING
 PROPOSED DRAINAGE FACILITY
 PROPOSED BIRCH BARK

PROPOSED CONDUIT
 QUANTITY OPEN SPACE
 EXISTING BUILDING
 EXISTING LOT
 EXISTING SIDE OF PARKING
 EXISTING INTERIOR GAS LINE
 EXISTING WATER LINE
 EXISTING OVERHEAD POWER
 EXISTING OVERHEAD POWER
 EXISTING TIP OF PARK
 EXISTING WOOD FENCE
 EXISTING WIRE FENCE
 EXISTING 2' CONDUIT
 EXISTING 4" CONDUIT
 EXISTING 6" CONDUIT
 EXISTING 8" CONDUIT
 EXISTING 10" CONDUIT
 EXISTING 12" CONDUIT
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PLANNER
 JAMES E. COULTER, P.E.
 3167 SPANISHWOOD DR.
 MERIDIAN, IDAHO 83406
 (208) 337-6842

DEVELOPER
 53 INVESTMENT LP
 3167 SPANISHWOOD DR.
 MERIDIAN, IDAHO 83406
 (208) 337-6842

LAND SURVEYOR
 SAVIDY LAND SURVEYING LLC
 3167 SPANISHWOOD DR.
 MERIDIAN, IDAHO 83406
 (208) 337-6842

CIVIL ENGINEER
 JAMES E. COULTER, P.E.
 3167 SPANISHWOOD DR.
 MERIDIAN, IDAHO 83406
 (208) 337-6842

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ROCK SOLID CIVIL
 Civil Engineering and Land Development Consulting
 270 North 27th Street, Suite 100
 Meridian, Idaho 83406
 www.rocksolidcivil.com

REVISIONS

Revisions	Date	Description
1		
2		
3		
4		

PRELIMINARY SITE PLAN

LINDER ROAD APARTMENTS

Project Name: _____
 Sheet Name: _____

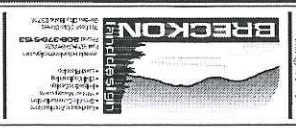
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Project No: RSC-1038
 Date: 8 September 2016
 Scale: 1" = 30'

P1
 1 of 1

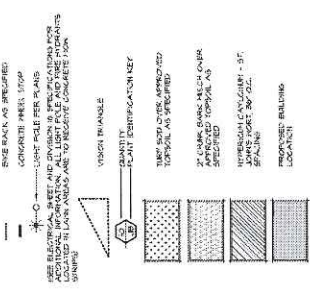
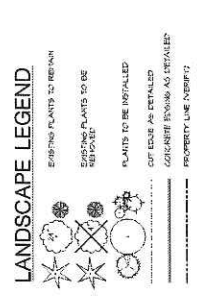


PRELIMINARY NOT FOR CONSTRUCTION



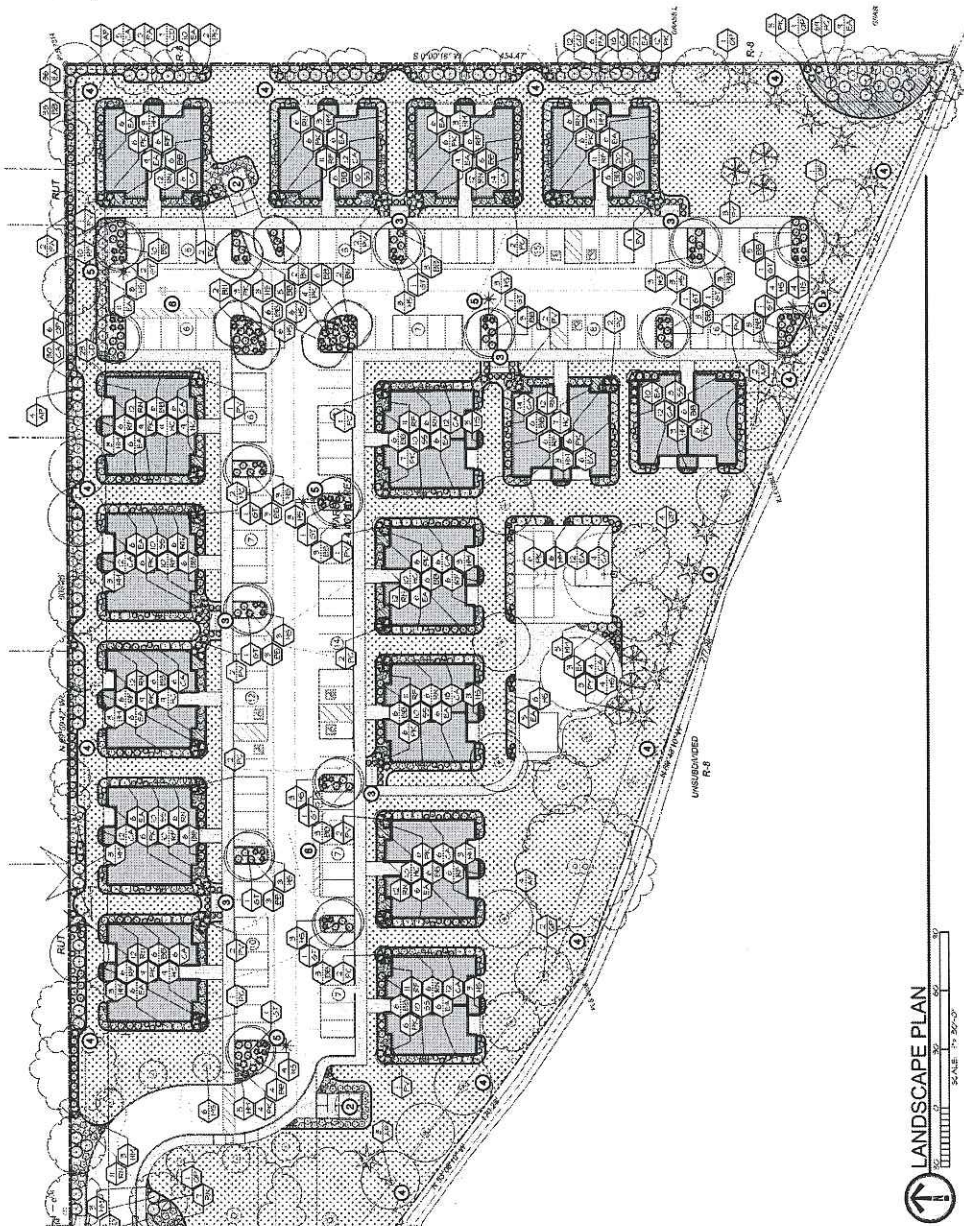
4 PLEXES
1770 S LINDER ROAD
MERIDIAN, IDAHO 83642
LANDSCAPE PLAN

PROJECT SHEET INFORMATION table with fields for PROJECT NO., SHEET NO., DATE, and SHEET NUMBER (L10).



PROJECT INFORMATION
BRECKON LANDSCAPE ARCHITECTURE, INC.
1770 S LINDER ROAD
MERIDIAN, IDAHO 83642
TOTAL LOT SIZE: 446 ACRES
... (Additional project details and specifications)

WEED ABATEMENT NOTES:
1. ALL AREAS TO BE PLANTED OR IMPROVED SHALL HAVE WEED ABATEMENT PERFORMED PRIOR TO PLANTING.
2. WEED ABATEMENT SHALL BE PERFORMED BY CONTRACTOR AT HIS OWN RISK AND EXPENSE.
3. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THEM.
4. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THEM.
5. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THEM.
6. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THEM.



PLANT SCHEDULE table with columns for QTY, KEY, BOTANICAL NAME, COMMON NAME, SIZE, and CLASS NOTES. Lists various plant species like 'Deciduous Shade Trees', 'Ornamental Flowering Trees', and 'Shrubs/Perennial/Ornamental Grasses/Ground Covers'.

LANDSCAPE AREA PREPARATION NOTES:
1. ALL AREAS TO BE PLANTED OR IMPROVED SHALL HAVE WEED ABATEMENT PERFORMED PRIOR TO PLANTING.
2. WEED ABATEMENT SHALL BE PERFORMED BY CONTRACTOR AT HIS OWN RISK AND EXPENSE.
3. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THEM.
4. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THEM.
5. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THEM.

TREE PROTECTION NOTES:
1. IDENTIFY THE CRITICAL ROOT ZONE (CRZ) FOR ALL EXISTING TREES TO REMAIN.
2. THE CRITICAL ROOT ZONE (CRZ) SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
3. THE CRITICAL ROOT ZONE (CRZ) SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
4. THE CRITICAL ROOT ZONE (CRZ) SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

TREE MITIGATION NOTES:
1. THE TREE MITIGATION PLAN SHALL BE SUBMITTED TO THE CITY OF MERIDIAN FOR REVIEW AND APPROVAL.
2. THE TREE MITIGATION PLAN SHALL BE SUBMITTED TO THE CITY OF MERIDIAN FOR REVIEW AND APPROVAL.
3. THE TREE MITIGATION PLAN SHALL BE SUBMITTED TO THE CITY OF MERIDIAN FOR REVIEW AND APPROVAL.

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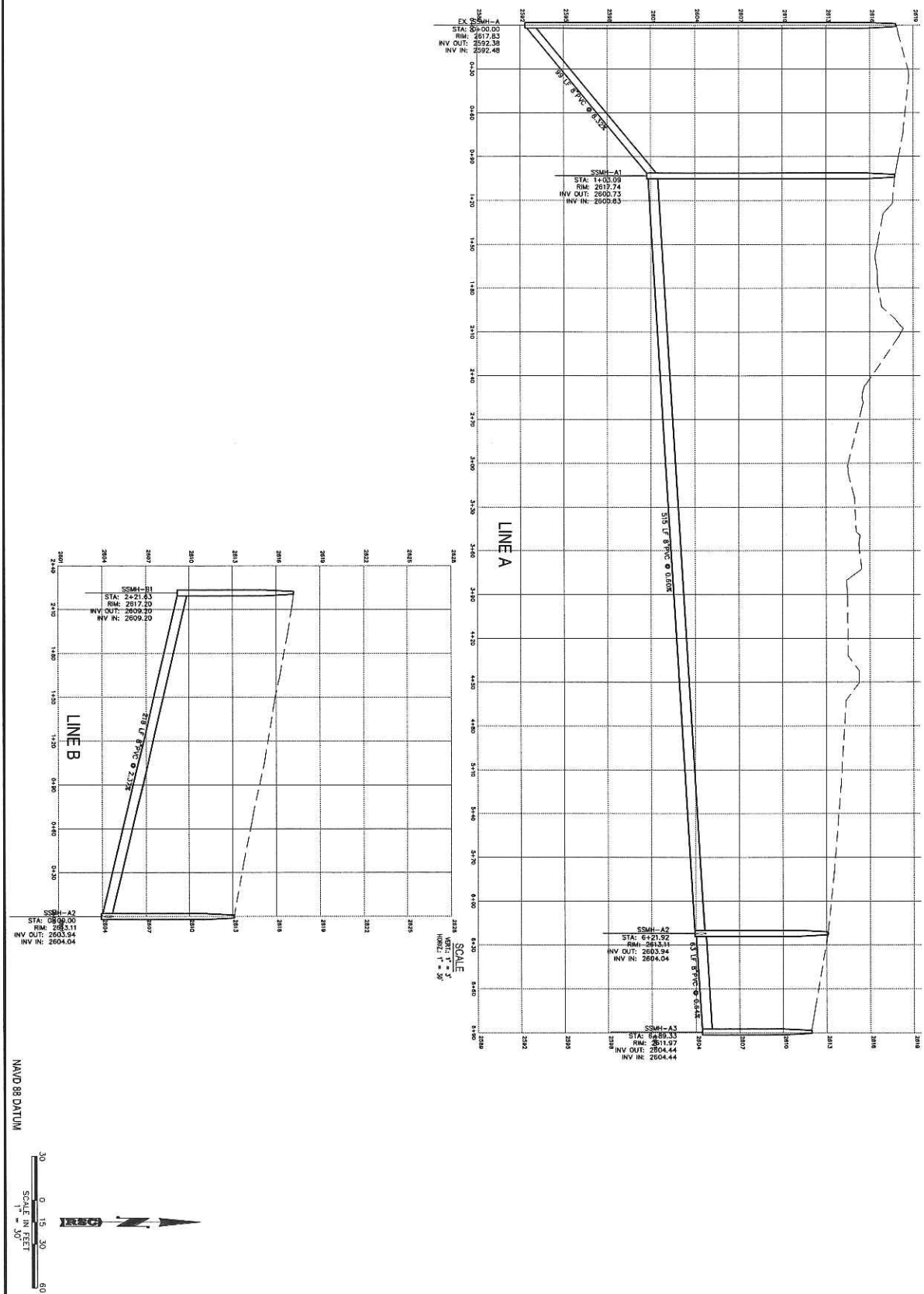
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CONCEPTUAL ENGINEERING PLAN FOR LINDER ROAD APARTMENTS



	Project Name <p style="text-align: center;">LINDER ROAD APARTMENTS</p>	REUSE OF DRAWINGS THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF ROCK SOLID CIVIL LLC AND IS NOT TO BE USED IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ROCK SOLID CIVIL LLC.	<p>ROCK SOLID CIVIL Civil Engineering and Land Development Consulting 276 North 27th Street, Suite 101, 93702 Office Phone: 256.343.3277 www.rocksolidcivil.com</p>	Revisions <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">#</th> <th style="width: 15%;">Date</th> <th style="width: 80%;">Description</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td></tr> </tbody> </table>	#	Date	Description	1			2			3			4		
#	Date	Description																	
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Sheet No. <p style="font-size: 2em; font-weight: bold;">P2</p>	Project No. <p style="font-size: 1.2em; font-weight: bold;">10692</p>	Date <p>12 September 2016</p>																	



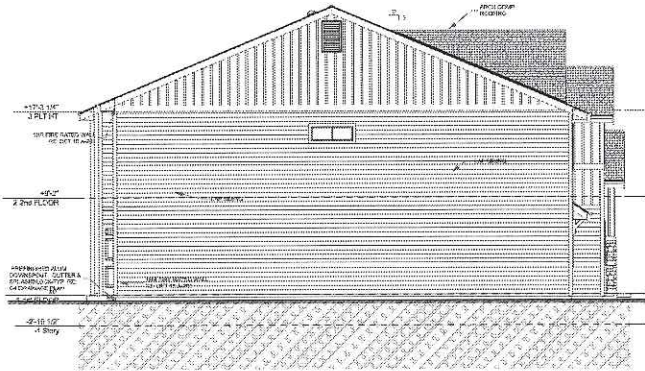




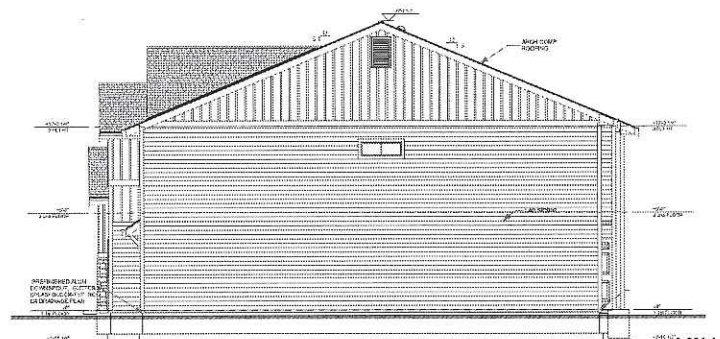
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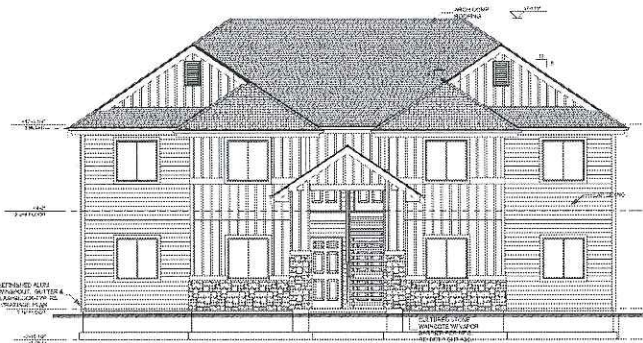
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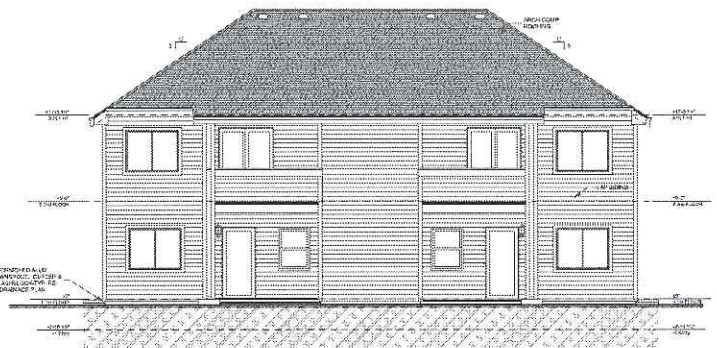
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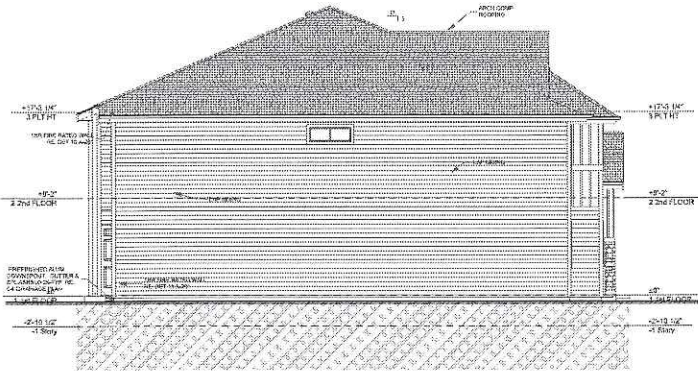
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SCALE 1/4" = 1'-0"



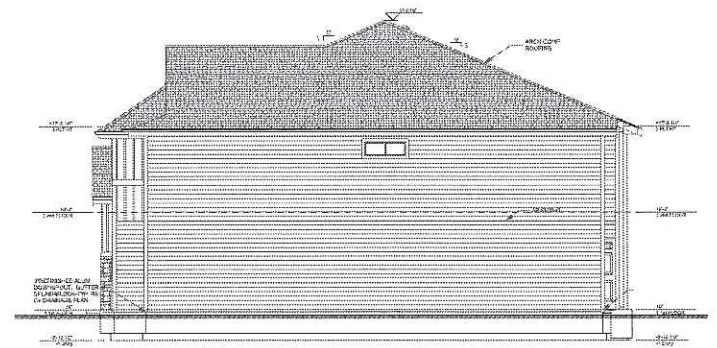
4 FRONT ELEVATION
SCALE 1/4" = 1'-0"



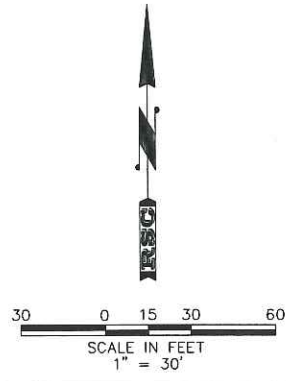
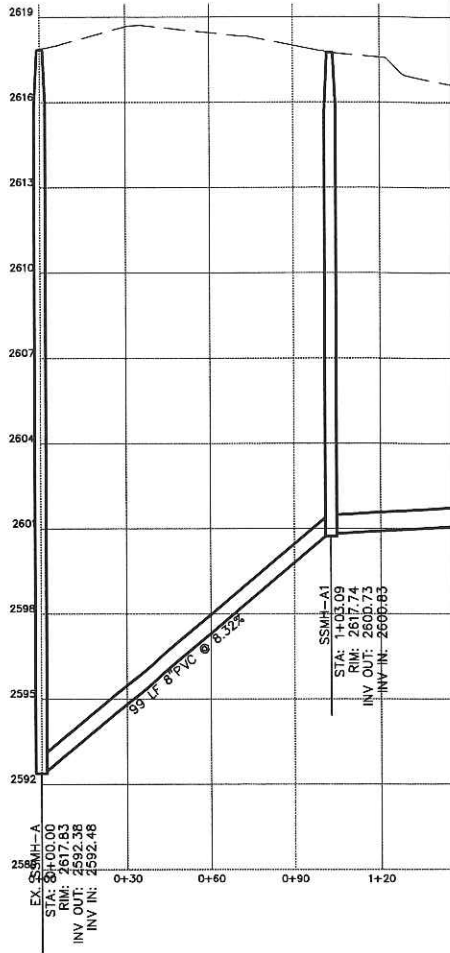
2 REAR ELEVATION
SCALE 1/4" = 1'-0"



1 LEFT ELEVATION
SCALE 1/4" = 1'-0"



3 RIGHT ELEVATION
SCALE 1/4" = 1'-0"



88 DATUM

Revisions	
△	Date
1	
2	
3	
4	




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 Civil Engineering and Land Development Consulting
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Project Name
LINDER ROAD APARTMENTS

Sheet Name
CONCEPTUAL ENGINEERING PLAN

Stamp



Project No. RSC-1636
 Drawn By: RLC
 Date: 12 September 2016
 Sheet No.



Community Development
Department

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

Parcel Verification

Date: **September 12, 2016**

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

Project Name: **Linder Road Apartments**

Parcel Number: **S1224223550**

Acres: **4.35**

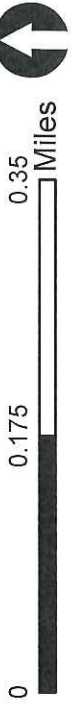
T/R/S: **3N 1W 24**

Property Owner: **Phoebe S. Gray
1770 S. Linder Rd.
Meridian, ID 83642**

Vicinity Map

Legend

-  Area of Impact
-  Parcels - Meridian



The information shown on this map is compiled from various sources and is subject to constant revision. The City of Meridian makes no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map.

