



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: September 29, 2016

Transmittal Date: September 1, 2016 File No.: H-2016-0100

Hearing Date: October 6, 2016

Request: Public Hearing - Conditional Use Permit approval for a multi-family development consisting of 24 dwelling units in the C-C zoning district for Twelve Oaks

By: Twelve Oaks, LLC

Location of Property or Project: 1845 W. Franklin 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

## **Council Hearing Date: September 6, 2016**

File No.: H-2016-0100

Project Name: Twelve Oaks

Request: Request for a modification to the development agreement to update the development plan for the site, by Twelve Oaks, LLC.

Location: The site is located at 1845 W. Franklin Road, in the NE ¼ of Section 14, Township 3N., Range 1W.

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## **Commission Hearing Date: October 6, 2016**

Request: Request for a conditional use permit for a multi-family development consisting of 24 dwelling units in the C-C zoning district, by Twelve Oaks, LLC.



Hearing Date:

**STAFF USE ONLY:**  
 Project name: Twelve Oaks  
 File number(s): H-2016-0100  
 Assigned Planner: Sonya Walters Related files: A2-05-056; MDA-13-008; PFP-13-001

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  
Director/Commission (circle one)
- Development Agreement Modification
- Final Plat
- Final Plat Modification
- Planned Unit Development
- Preliminary Plat
- Private Street
- Property Boundary Adjustment
- Rezone
- Short Plat
- Time Extension:  
Director/ Commission/Council (circle one)
- UDC Text Amendment
- Vacation:  
Director/ Council (circle one)
- Variance
- Other \_\_\_\_\_

Applicant Information

Applicant name: Jim Jewett / Twelve Oaks, LLC Phone: 794-0070  
 Applicant address: P.O. Box 280 Email: \_\_\_\_\_  
 City: Eagle, State: ID Zip: 83616  
 Applicant's interest in property:  Own  Rent  Optioned  Other \_\_\_\_\_  
 Owner name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Owner address: \_\_\_\_\_ Email: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Agent/Contact name (e.g., architect, engineer, developer, representative): Carl Porter, P.L.S.  
 Firm name: Sawtooth Land Surveying LLC Phone: 398-8104  
 Agent address: 2030 S. Washington Ave Email: carl@sawtoothls.com  
 City: Emmett State: ID Zip: 83617  
 Primary contact is:  Applicant  Owner  Agent/Contact

Subject Property Information

Location/street address: 1845 W. Franklin Rd. Township, range, section: T3N-R1W-Sec14  
 Assessor's parcel number(s): R8580480020 Total acreage: 7.987 Zoning district: C-C + TN-R

Project/subdivision name: The Villas at Twelve Oaks  
General description of proposed project/request: single parcel multi-family development with: (8) 8-Plexes, (2) 12-Plexes, (9) Duplexes, and Clubhouse  
Proposed zoning district(s): No change C-L + TN-R  
Acres of each zone proposed: C-L = 2.044 ac / TN-R = 5.943

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? Twelve Oaks LLC (Private)  
Which irrigation district does this property lie within? NMID  
Primary irrigation source: Meridian Reclaimed Water Secondary: Surface Irrigation NMID  
Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): N/A


**Residential Project Summary (if applicable)**

Number of residential units: C-L=24 / TN-R=82 Number of building lots: 1  
Number of common lots: N/A Number of other lots: N/A  
Proposed number of dwelling units (for multi-family developments only):  
1 bedroom: 14 2-3 bedrooms: 92 4 or more bedrooms: \_\_\_\_\_  
Minimum square footage of structure (excl. garage): 1,387 SF Maximum building height: 37'-9"  
Minimum property size (s.f.): N/A Average property size (s.f.): N/A  
Gross density (Per UDC 11-1A-1): 13.27 DU/ac. Net density (Per UDC 11-1A-1): 13.86 DU/ac.  
Acreage of qualified open space: 0.83 Percentage of qualified open space: 10.4 %  
Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B):  
1/2 Buffer = 0.12 ac / 1/4 pond = 0.02 ac / Water Features = 0.09 ac / Large Open = 0.60 ac.  
Amenities provided with this development (if applicable): open stream, clubhouse w/ pool, basketball court  
Type of dwelling(s) proposed:  Single-family Detached  Single-family Attached  Townhouse  
 Duplex  Multi-family  Vertically Integrated  Other \_\_\_\_\_

**Non-residential Project Summary (if applicable)**

Number of building lots: N/A Common lots: N/A Other lots: N/A  
Gross floor area proposed: 2,900 SF Existing (if applicable): N/A  
Hours of operation (days and hours): Mon-Sat 10am-9pm? Building height: ? (≈25')  
Total number of parking spaces provided: 15 Number of compact spaces provided: 0

**Authorization**

Print applicant name: James L. Jewett (Twelve Oaks LLC)  
Applicant signature:  Date: 7/26/16



July 22, 2016

Re: The Villas at Twelve Oaks (1845 W. Franklin Rd. / Meridian, Idaho)

**Legal Description:**

Lot 2, Block 1 of Twelve Oaks subdivision  
Parcel # R8580480020 (7.987 acres)  
Zoned C-C & TN-R (see CUP site plan)

**Project Narrative:**

The subject development is a 7.99 acre single lot multi-family project. The applications applied for are a Development Agreement Amendment and a Conditional Use Permit Application. Both applications are for the multifamily portions of the project (Three 8-plexes) that are within the C-C zoning area as designated by the City of Meridian. The remaining multifamily portion of the project (Five 8-plexes, Two 12-plexes, Nine duplexes, and clubhouse) is already permitted as it is located within the TN-R zoning area. Furthermore, the proposed retail store in the northwest corner of the site is also permitted within the C-C zoning area. The two 12-plexes are three stories tall while the remaining structures are 2-story and single level structures. A meandering private drive aisle provides tenant, guest, and emergency vehicle access to all onsite structures off Franklin Rd. Amenities provided within the development will be two large open spaces, an open water feature, basketball court, two BBQ areas, and a clubhouse with fenced pool. Connectivity is offered via a 10' wide multiuse pathway from Franklin Rd. to the neighboring subdivision to the south (Whitestone Estates). A 10' wide pedestrian bridge will be constructed across the Tenmile Lateral per City of Meridian and NMID standards. FEMA studies have been conducted and coordination with Whitestone Estates and Meridian Parks is underway. Please let me know if you have any questions.

Sincerely,

Derritt Kerner, E.I.T.



## Sawtooth Land Surveying, LLC

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

City of Meridian  
Community Development  
Planning Division

Please accept this letter as part of the Development Agreement Modification Application checklist for Twelve Oaks Centre.

Twelve Oakes LLC, is requesting a modification to the existing Development Agreement recorded on November 16, 2006 as Inst. No. 106180812, and an addendum to the Development Agreement recorded on July 17, 2013, as Inst. No. 113080081, Ada County Records.

Please see attached Development Agreement for changes.



8151 W. Rifleman Street  
Boise, ID 83704

ELECTRONICALLY RECORDED-DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT

File No. 524811

WARRANTY DEED

For Value Received

Franklin Centre, LLC

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Twelve Oakes, LLC

hereinafter referred to as Grantee, whose current address is 1326 W. Terramor St Eagle, ID 83616

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

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

Dated: August 21, 2013

Franklin Centre, LLC

By: *[Signature]*  
David F. Wilson, Manager

State of Idaho, County of *Blaine*

On this 30 day of August in the year of 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared David F. Wilson, known or identified to me to be the Manager of the Limited Liability Company that executed the foregoing instrument, and acknowledged to me that such Limited Liability Company executed the same.

*Beatrice G Espinoza*  
Notary Public  
Residing at: *Harley Id 83333*  
Commission Expires: *05-24-2014*

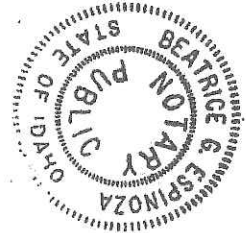


EXHIBIT A

Twelve Oaks Boundary Legal

A parcel of land located in the W1/2 of the E1/2 of the NE1/4 of Section 14, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a found brass cap marking the Northeast corner of said Section 14; thence North 89°13'17" West, coincident with the North line of said NE1/4 of Section 14, a distance of 664.47 feet to the Northeast corner of said W1/2 of the E1/2 of the NE1/4 of said Section 14; thence South 0°33'43" West, coincident with the Easterly line of said W1/2 of the E1/2 of the NE1/4 of Section 14, a distance of 45.59 feet to the POINT OF BEGINNING; thence continuing South 0°33'43" West, coincident with said Easterly line of the W1/2 of the E1/2 of the NE1/4 of Section 14, a distance of 527.06 feet to the Northerly right of way of the Ten Mile Drain as described in Deed to the United States of America, on September 13, 1917 as Instrument No. 70680 as shown in Book 126 of Deeds at Page 58; thence South 75°07'43" West, coincident with said Northerly right of way of the Ten Mile Drain, 689.45 feet to a point on the Westerly line of said W1/2 of the E1/2 of the NE1/4 of Section 14; thence North 0°34'18" East, coincident with said Westerly line of the W1/2 of the E1/2 of the NE1/4 of Section 14, a distance of 710.64 feet to the Southerly right of way of W. Franklin Road; thence South 89°13'17" East, coincident with said Southerly right of way of W. Franklin Road, 556.16 feet; thence North 89°30'20" East, coincident with said Southerly right of way of W. Franklin Road, 108.33 feet to the POINT OF BEGINNING.



# CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY

(Instructions on back of application)

**FILED EFFECTIVE**

2013 AUG 29 PM 3: 52

SECRETARY OF STATE  
STATE OF IDAHO

1. The name of the limited liability company is:

Twelve Oakes, LLC

2. The complete street and mailing addresses of the initial designated office:

1326 W Terramor St, Eagle, ID 83616

(Street Address)

PO Box 140036, Boise, ID 83714

(Mailing Address, if different than street address)

3. The name and complete street address of the registered agent:

Michael Shideler

(Name)

1326 W Terramor St, Eagle, ID 83616

(Street Address)

4. The name and address of at least one member or manager of the limited liability company:

Name

Address

JLJ, Inc

1735 W Franklin, Ste 145, Meridian, ID 83642

Star Works, LLC

PO Box 140036, Boise ID 83714

5. Mailing address for future correspondence (annual report notices):

PO Box 140036, Boise ID 83714

IDAHO SECRETARY OF STATE

08/29/2013 05:00

CK: 8356 CT: 88795 BH: 1388141

1 @ 20.00 = 20.00 EXPEDITE C # 2

6. Future effective date of filing (optional): \_\_\_\_\_

Signature of a manager, member or authorized person.

Signature

Typed Name: Richard A. Cummings, Attorney

Signature \_\_\_\_\_

Typed Name: \_\_\_\_\_

Secretary of State use only

IDAHO SECRETARY OF STATE

08/27/2013 05:00

CK: 8358 CT: 88795 BH: 1387696

1 @ 100.00 = 100.00 ORGAN LLC # 2

W128656

No. <b>C 196391</b>		<b>Due no later than Oct 31, 2015 Annual Report Form</b>		2. Registered Agent and Address <b>(NO PO BOX)</b>			
Return to: SECRETARY OF STATE 700 WEST JEFFERSON PO BOX 83720 BOISE, ID 83720-0080  <b>NO FILING FEE IF RECEIVED BY DUE DATE</b>		<b>1. Mailing Address: Correct in this box if needed</b>		JAMES L JEWETT 167 E WHITESPUR ST. MERIDIAN ID 83642			
		JLJ, INC. JAMES L JEWETT PO BOX 280 EAGLE ID 83616		3. <u>New</u> Registered Agent Signature:*			
4. Corporations: Enter Names and Business Addresses of President, Secretary, and Directors. Treasurer (optional).							
Office Held	Name	Street or PO Address	City	State	Country	Postal Code	
VICE PRESIDENT	MARY STEVENS	167 WHITESPUR	MERIDIAN	ID	USA	83642	
PRESIDENT	JAMES L JEWETT	167 E. WHITESPUR ST	MERIDIAN	ID	USA	83642-8330	
5. Organized Under the Laws of: <b>ID C 196391</b>		6. Annual Report must be signed.* Signature: James L Jewett Name (type or print): James L Jewett				Date: 08/21/2015 Title: president	
Processed 08/21/2015		* Electronically provided signatures are accepted as original signatures.					

## FIRST ADDENDUM TO DEVELOPMENT AGREEMENT

- PARTIES:**
1. City of Meridian
  2. Twelve Oakes, LLC, Owner
  3. JLJ, Inc., Developer

THIS SECOND ADDENDUM TO DEVELOPMENT AGREEMENT is dated this \_\_\_\_\_  
19th day of \_\_\_\_\_, July, 2013~~2016~~, ("~~FIRST~~ Second ADDENDUM"), by and  
between City of Meridian, a municipal corporation of the State of Idaho ("CITY"), whose address  
is 33 E. Broadway Avenue, Meridian, Idaho 83642 and Twelve Oakes, LLC, an Idaho limited  
liability company whose address is ~~1735 W. Franklin Road, Suite 145~~167 E Whitespur st.,  
Meridian, Idaho 83642, hereinafter called OWNER and JLJ, Inc., whose address is ~~1735 W.~~  
~~Franklin Road, Suite 145~~167 E. Whitespur St., Meridian, Idaho 83642, hereinafter called  
DEVELOPER.

### RECITALS

A. City and FORMER OWNER entered into that certain Development Agreement that was recorded on November 16, 2006 in the real property records of Ada County as Instrument No. 106180812 ("DEVELOPMENT AGREEMENT") as well as an Addendum to the Development Agreement recorded on July 17, 2013 as Instrument No. 113080081 on the parcel of property as described in Exhibit A. This First Addendum replaces that First Addendum which failed to contain language as approved by City Council, resulting in a Scribner's error

B. City and OWNER and/or DEVELOPER now desire to amend the Development Agreement, which terms have been approved by the Meridian City Council in accordance with Idaho Code Section 67-6511.

**NOW, THEREFORE**, in consideration of the covenants and conditions set forth herein, the parties agree as follows:

1. OWNER and/or DEVELOPER shall be bound by the terms of the Development Agreement, except as specifically amended to modify/add the following:

#### **4. USES PERMITTED BY THIS AGREEMENT:**

- 4.1 The uses allowed pursuant to this Agreement are only those uses allowed under "City's" Zoning Ordinance codified as Meridian City Unified Development Code.

*Application for a Certificate of Zoning Compliance shall be submitted to the City of Meridian prior to future development in the C-C and TN-R zones, and the pertinent provisions of the City of Meridian Comprehensive Plan are applicable to the MDA-13-008 application.*

4.2 No change in the uses specified in this Agreement shall be allowed without modification of this Agreement.

5. **DEVELOPMENT:** "Owner and/or Developer" has submitted to "City" a Conceptual Site Plan attached as Exhibit "B", and shall be required to obtain the "City" approval thereof, for a preliminary and final plat of the subject property.

**6. CONDITIONS GOVERNING DEVELOPMENT OF SUBJECT PROPERTY:**

6.1 "Owner/Developer" shall develop the "Property" in accordance with the following special conditions:

1. That the Owner and/or Developer will be responsible for all costs associated with the sewer and water service extension. Any existing domestic wells and/or septic systems within this project will have to be removed from their domestic service, per City Ordinance Section 5-7-517, when services are available from the City of Meridian. Wells may be used for non-domestic purposes such as landscape irrigation.

2. That all future development of the subject property shall be constructed in accordance with City of Meridian ordinances in effect at the time of development. All future uses shall not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

3. The Owner and/or Developer shall provide a surety agreement for the construction of a multi-use pathway through the site from the Ten Mile Creek to W. Franklin Road and pedestrian bridge across the Ten Mile Creek in accordance to Unified Development Code 11-5C prior to the issuance of the first certificate of occupancy in this development.

4. The Owner and/or Developer shall coordinate with the Meridian Parks Department and Nampa Meridian Irrigation District to define the location of the multi-use pathway, bridge maintenance, and landscaping along the Ten Mile Creek.

~~5. The public street depicted on the concept plan for access to the single-family residences at the southern end of the site shall extend to the west property boundary for future extension.~~

6. A cross-access/ingress-egress easement or a public street stub (as applicable) shall be recorded to the properties to the east (Parcel #'s R8956000010 & R8956000200) and west (Parcel #S1214120661) prior to issuance of any building permits for the site. *In lieu of access being provided*

*from the subject property to Parcel # R8956000200, a cross-access/ingress-egress easement may be granted instead through the Hark's Corner property (to the east of the subject property) with the property owners consent. In this case, a cross-access/ingress-egress easement shall be recorded to Parcel # R8956000200 along with consent for a minimum 20-foot wide section of the concrete fence to be removed for the access to occur.*

7. Access to the site via W. Franklin Road is limited to one access point unless otherwise waived by City Council in accord with UDC 11-3A-3A. City Council approved a waiver for the second access via Franklin Road shown on the site plan, contingent upon approval by ACHD.

8. The commercial portion of the site is depicted on the concept plan to consist of a two retail pads consisting of 2,900 and 1,750 square feet (s.f.); a 3,525 s.f. bank; and a 4,500 s.f. dental office. In determining consistency with the concept plan, building sizes on these pads shall be allowed a 20% increase or decrease in size.

~~9. Development of the single family homes shall be consistent with the conceptual elevations included as Exhibit "B" unless otherwise modified through an amendment to this agreement.~~

2. OWNER and/or DEVELOPER agrees to abide by all ordinances of the City of Meridian that are consistent with the terms of the Development Agreement and this First Addendum and the Project Site shall be subject to de-annexation if the OWNER and/or DEVELOPER, or their assigns, heirs, or successors shall not meet the conditions of this First Addendum as herein provided, and the Ordinances of the City of Meridian that are consistent with the terms of the Development Agreement and this First Addendum.

3. If any provision of this First Addendum is held not valid by a court of competent jurisdiction, such provision shall be deemed to be excised from this First Addendum and the invalidity thereof shall not affect any of the other provisions contained herein.

4. This First Addendum sets forth all promises, inducements, agreements, condition, and understandings between OWNER and/or DEVELOPER and City relative to the subject matter herein, and there are no promises, agreements, conditions or understanding, either oral or written, express or implied, between OWNER and/or DEVELOPER and City, other than as are stated herein. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this First Addendum shall be binding upon the parties hereto unless reduced to writing and signed by them or their successors in interest or their assigns, and pursuant, with respect to City, to a duly adopted ordinance or resolution of City.

a. Except as herein provided, no condition governing the uses and/or conditions governing development of the subject Project Site herein provided for can be modified or amended without the approval of the City Council after the City has conducted public hearing(s) in accordance with the notice provisions provided for a zoning designation and/or amendment in force at the time of the proposed amendment.

5. This Addendum shall be effective as of the date herein above written.
6. Except as amended by this Second Addendum, all terms of the Development Agreement shall remain in full force and effect.

**ACKNOWLEDGMENTS**

IN WITNESS WHEREOF, the parties have herein executed this agreement and made it effective as hereinabove provided.

**OWNER:**  
Twelve Oakes, LLC, an Idaho liability limited

\_\_\_\_\_  
By: James L. Jewett

**DEVELOPER:**  
JLJ Inc,

\_\_\_\_\_  
By: James L. Jewett

**CITY OF MERIDIAN**

**ATTEST:**

By: \_\_\_\_\_  
Mayor Tammy de Weerd

\_\_\_\_\_  
Jaycee L. Holman, City Clerk







## Derritt Kerner

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**From:** Christy Little <[Clittle@achdidaho.org](mailto:Clittle@achdidaho.org)>  
**Sent:** Wednesday, July 20, 2016 12:36 PM  
**To:** Derritt Kerner; Kaci Bader  
**Subject:** RE: Twelve Oaks

A TIS is not required.  
Thanks,  
Christy

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**From:** Derritt Kerner [mailto:[dkerner@rocksolidcivil.com](mailto:dkerner@rocksolidcivil.com)]  
**Sent:** Wednesday, July 20, 2016 12:31 PM  
**To:** Kaci Bader  
**Cc:** Christy Little  
**Subject:** RE: Twelve Oaks

Kaci – Remember Jim Jewett’s Twelve Oaks project off Franklin Rd in Meridian? There was no need for a formal plan review. I’m filling out a CUP application for the City of Meridian on this one and need to know whether or not a traffic impact study is required or a change in use is required by ACHD. Documentation on the matter is required. It is a large single lot multifamily development. The portion of the lot within the C-C zoning must have this CUP application for the multifamily residential use to be permitted. The remainder of the lot is OK to be used for multifamily residential as it is zoned TN-R. I CC’d Christy as this is probably a question for her. Thank you both:)

## Derritt Kerner, EIT



CIVIL ENGINEERING AND LAND DEVELOPMENT CONSULTING

270 N 27th Street Suite 100  
Boise, Idaho 83702-4741  
(208) 342-3277 Office Main  
(208) 391-7682 Direct  
(208) 376-1821 Fax  
[dkerner@rocksolidcivil.com](mailto:dkerner@rocksolidcivil.com)  
[www.rocksolidcivil.com](http://www.rocksolidcivil.com)

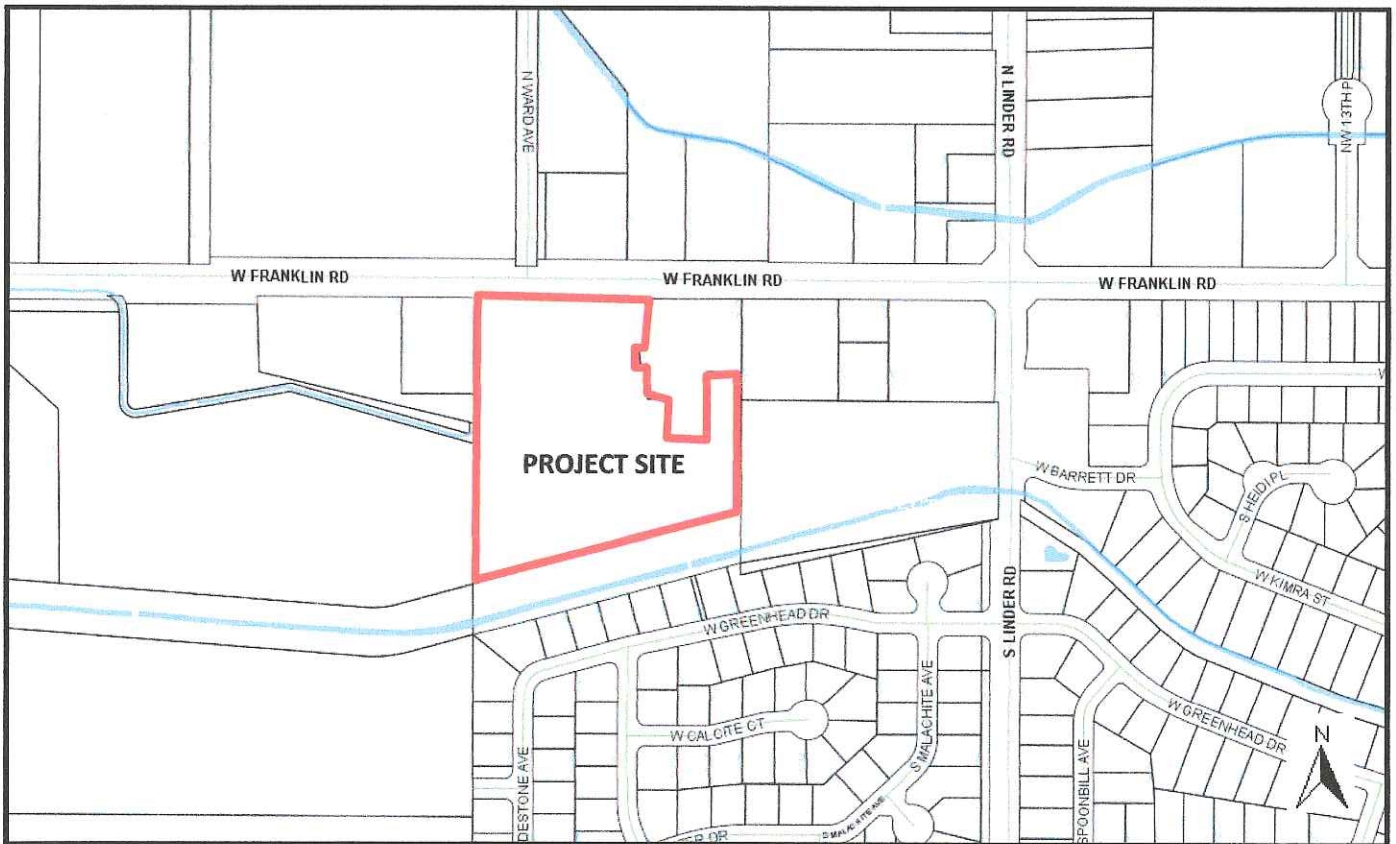
IDAHO / CALIFORNIA / OREGON / WASHINGTON / MONTANA / WYOMING / UTAH / NORTH DAKOTA  
THIS E-MAIL MAY BE CONFIDENTIAL: This e-mail, including any attachments, may contain information that is confidential and/or non-public information. It is intended to be conveyed only to the designated recipient or recipients. If you are not an intended recipient of this message, please (a) do not read, copy or disclose the contents of this communication to others, (b) notify the sender at (208) 342-3277, and (c) return the message and delete it from your system. Unauthorized use, dissemination, distribution, or reproduction of this message is strictly prohibited and may be unlawful. Thank you.

---

**From:** Derritt Kerner  
**Sent:** Thursday, June 23, 2016 11:55 AM  
**To:** 'Kaci Bader' <[kbader@achdidaho.org](mailto:kbader@achdidaho.org)>  
**Subject:** RE: Twelve Oaks

# VICINITY MAP

THE VILLAS AT TWELVE OAKS  
1845 W. FRANKLIN RD. / MERIDIAN  
NE 1/4, NE 1/4, SEC-14, T-3N, R-1W



**ROCK SOLID CIVIL**  
Civil Engineering and Land Development Consulting

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

Project/Subdivision Name: Villas at Twelve Oaks Date: 4/4/16  
 Applicant(s)/Contact(s): Carl Porter, Jim Jewett,  
 City Staff: Sonya, Bill, Denny, Perry, David  
 Location: 1845 W. Franklin Rd. Size of Property: 8 acres  
 Comprehensive Plan FLUM Designation: MU-C (along Franklin) & MHDR (rear portion)  
 Existing Use: Vacant/undeveloped Existing Zoning: C-C & TN-R  
 Proposed Use: MFR development Proposed Zoning: NA

Surrounding Uses: Commercial, residential  
 Street Buffer(s) and/or Land Use Buffer(s): 25' buffer along Franklin (existing); provide stub street to west boundary at south end of site for future extension

Open Space/Amenities/Pathways: A 10' wide multi-use pathway is required through the site w/a pedestrian bridge over the Ten Mile Creek – coordinate w/Jay Gibbons in Parks Dept.

Access/Stub Streets/Street System: Access via W. Franklin Rd.

Sewer & Water Service: \_\_\_\_\_

Waterways/ Floodplain/Topography/Hazards: Flood plain dev. permit req. for portion in flood plain

History: AZ-05-056; PFP-13-001; MDA-13-008 (DA #113103818); H-2015-0025

Additional Meeting Notes: Comply with the provisions of the development agreement (#106180812 & 113103818)

- Modify DA to remove req. for public street, etc.
- CUP for multi-family development in GC
- Comply w/ specific use standards for multi-family dev. in UDC 11-3-27
- Comply w/ design standards in UDC 11-3A-19 + Architectural Standards Manual.

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

**Other Agencies/Departments to Contact:**

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

**Application(s) Required:**

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

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

Project/Subdivision Name: Jewel Oak Date: 7-16-15

Applicant(s)/Contact(s): Carl Porter, Jim Jewett

City Staff: Conya, Brian, Bruce F, David Miles, Bill, Rick J, Jay

Location: 1845 Franklin Rd. Size of Property: 8

Comprehensive Plan FLUM Designation: MU-C # MHA - TMISAP

Design Guidelines Development Context:  Urban  Urban/Suburban  Suburban  Rural

Existing Use: Vacant Existing Zoning: C-C # TN-R

Proposed Use: MFR Proposed Zoning: \_\_\_\_\_

Surrounding Uses: SFR, ag, commercial

Street Buffer(s) and/or Land Use Buffer(s): 25' buffer along Franklin (existing); 25' buffer to residential

Open Space/Amenities/Pathways: a segment of the City's multi-use pathway is designated across this site

Access/Stub Streets/Street System: cross-access to west

Sewer & Water Service: \_\_\_\_\_

Waterways/ Floodplain/Topography/Hazards: \_\_\_\_\_

History: A2-05-056; MDA-13-008; PFP-13-001

Additional Meeting Notes: agreement

- \* Amend Development to include a new development plan for the site.
- \* a CUP is req. for multi-family in the CC district (permitted in TN-R)
- \* Development shall be consistent w/ the Ten Mile Interchange Specific Area Pla
- \* Comply w/ dimensional standards of C-C + TN-R district
- \* extend multi-use pathway from south to the north along public street to
- \* Comply w/ specific use standards for multi-family (UDC 11-4-3-27)
- \* Submit phasing plan
- \* comply w/ provisions in the development agreement

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.

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| <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:**

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**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.

parcel	primary_owner	secondary_owner	mailing_address	mailing_city_state_zip	physical_address	physical_address_city_state_zip	
R1234170020	S T ENTERPRISES LLC		4202 N MARCLIFFE AVE	BOISE ID 83704-0000	1870 W FRANKLIN RD	MERIDIAN ID 83642-0000	
R1234180040	GREYLOCH PROPERTIES LLC		6554 N FOX RUN AVE	MERIDIAN ID 83646-5196	1950 W FRANKLIN RD	MERIDIAN ID 83642-0000	
R8956000010	FRANKLIN INVESTMENT CO LLC		PO BOX 6770	KETCHUM ID 83340-0000	1767 W FRANKLIN RD	MERIDIAN ID 83642-0000	
R8956000052	YARNALL OPERATIONS LLC		98 N BALTIC PL STE 101	MERIDIAN ID 83642-0000	1701 W FRANKLIN RD	MERIDIAN ID 83642-0000	
R8956000060	L & J CAPITAL VENTURES LLC		PO BOX 190182	BOISE ID 83719-0182	1711 W FRANKLIN RD	MERIDIAN ID 83642-0000	
R8956000200	ROAM THOMAS K	ROAM LISA M	115 S LINDER RD	MERIDIAN ID 83642-0000	115 S LINDER RD	MERIDIAN ID 83642-0000	
R9375760120	WESTON STEVEN CURT		1824 W GREENHEAD DR	MERIDIAN ID 83642-0000	1824 W GREENHEAD DR	MERIDIAN ID 83642-0000	
R9375760150	WALKER STACY		1904 W GREENHEAD DR	MERIDIAN ID 83642-0000	1904 W GREENHEAD DR	MERIDIAN ID 83642-0000	
R9375760280	VINEYARD JULIA D		1767 W GREENHEAD DR	MERIDIAN ID 83642-0000	1767 W GREENHEAD DR	MERIDIAN ID 83642-0000	
R9375760290	HAGERMAN DEAN C	HAGERMAN NANCY	1795 W GREENHEAD DR	MERIDIAN ID 83642-0000	1795 W GREENHEAD DR	MERIDIAN ID 83642-0000	
R9375760330	TALBOT CYNTHIA		1925 W GREENHEAD DR	MERIDIAN ID 83642-6160	1925 W GREENHEAD DR	MERIDIAN ID 83642-0000	
R8580480010	TWELVE OAKES LLC		1326 W TERRAMOR ST	EAGLE ID 83616-0000	W FRANKLIN RD	MERIDIAN ID 83642-0000	
S1211438951	ALLIED WASTE SERVICES OF NORTH AMERICA		PO BOX 29246	PHOENIX AZ 85038-0000	2130 W FRANKLIN RD	MERIDIAN ID 83642-0000	
S1214121134	KOSTKA & CALNON LLC		15210 30TH AVE CT NW	GIG HARBOR WA 98332-0000	W FRANKLIN RD	MERIDIAN ID 83642-0000	
R9375760060	LARSEN JIM & MARCIA LIVING TRUST	LARSEN JAMES B TRUSTEE	2919 E IDAVADA CT	NAMPA ID 83686-0000	1702 W GREENHEAD DR	MERIDIAN ID 83642-0000	
R9375760070	MARSH ROBERT D	MARSH NANCY B	1728 W GREENHEAD DR	MERIDIAN ID 83642-0000	1728 W GREENHEAD DR	MERIDIAN ID 83642-0000	
R9375760100	NAPOLIELLO RICHARD M		1800 W GREENHEAD DR	MERIDIAN ID 83642-0000	1800 W GREENHEAD DR	MERIDIAN ID 83642-0000	
R9375760180	MANSFIELD THOMAS A	MANSFIELD DEVAN L	301 S LODESTONE AVE	MERIDIAN ID 83642-0000	301 S LODESTONE AVE	MERIDIAN ID 83642-0000	
R9375760300	HEPPER TIM	HEPPER KRISTINA K	4350 S MCDERMOTT RD	NAMPA ID 83687-0000	1821 W GREENHEAD DR	MERIDIAN ID 83642-0000	
S1214120661	BAINBRIDGE STEVEN J		2579 W PIAZZA DR	MERIDIAN ID 83646-0000	2155 W FRANKLIN RD	MERIDIAN ID 83642-0000	
R8956000351	USA (BUREAU OF RECLAMATION)		230 N COLLINS RD	BOISE ID 83702-4520	245 S LINDER RD	MERIDIAN ID 83642-0000	
R9375760080	LYNX INVESTMENTS LP		712 N TROUTNER WAY	BOISE ID 83712-0000	1754 W GREENHEAD DR	MERIDIAN ID 83642-0000	
R9375760090	HAMILTON LYNN M	HARRISON ROBERT DOUGLAS	PO BOX 145	MERIDIAN ID 83680-0145	1776 W GREENHEAD DR	MERIDIAN ID 83642-0000	
R9375760130	THOMPSON DOUGLAS G	THOMPSON ELLEN M	1846 W GREENHEAD DR	MERIDIAN ID 83642-0000	1846 W GREENHEAD DR	MERIDIAN ID 83642-0000	
R9375760140	PRICE ALLISON L		1868 W GREENHEAD DR	MERIDIAN ID 83642-0000	1868 W GREENHEAD DR	MERIDIAN ID 83642-0000	
R9375760160	BOOTH ROBERT	BOOTH SARAH	1926 W GREENHEAD DR	MERIDIAN ID 83642-0000	1926 W GREENHEAD DR	MERIDIAN ID 83642-0000	
R9375760270	SUTCLIFFE JOHN &	SUTCLIFFE BECKY	1749 W GREENHEAD DR	MERIDIAN ID 83642-0000	1749 W GREENHEAD DR	MERIDIAN ID 83642-0000	
R9375760310	FOLKMAN KEITH L	FOLKMAN MARLENE K	280 S MOONSTONE WAY	MERIDIAN ID 83642-0000	280 S MOONSTONE WAY	MERIDIAN ID 83642-0000	
R9375760320	MITCHELL STEVEN E	MITCHELL KIMBERLEE I	1901 W GREENHEAD DR	MERIDIAN ID 83642-0000	1901 W GREENHEAD DR	MERIDIAN ID 83642-0000	
S1211449402	GULL INC		8575 VIC LN	MIDDLETON ID 83644-0000	1720 W FRANKLIN RD	MERIDIAN ID 83642-0000	
S1214120805	NAMPA MERIDIAN IRRIGATION DISTRICT		1503 FIRST ST S	NAMPA ID 83651-0000	W FRANKLIN RD	MERIDIAN ID 83642-0000	
R1234170030	HONNOLD THOMAS M	HONNOLD CHERYL A	5738 SE 3RD AVE	NEW PLYMOUTH ID 83655-5435	1800 W FRANKLIN RD	MERIDIAN ID 83642-0000	
R9375760110	WHITESTONE HOMEOWNERS ASSOC		PO BOX 1090	MERIDIAN ID 83680-0000	W GREENHEAD DR	MERIDIAN ID 83642-0000	
R9375760190	THOMPSON THERESA		325 S LODESTONE AVE	MERIDIAN ID 83642-0000	325 S LODESTONE AVE	MERIDIAN ID 83642-0000	
S1211438600	MERIDIAN JOINT SCHOOL DIST NO 2		1303 E CENTRAL DR	MERIDIAN ID 83642-0000	50 N WARD AVE	MERIDIAN ID 83642-0000	

*Sarah Booth*

NAME	ADDRESS	PHONE
Doug Thompson	1846 W Greenhead fdev-hy@msn.com	208-885-4850
Darlene Vineyard	1767 W Greenhead	208-631-0535
RICHARD NAPOLIETTO	1800 W Greenhead	208-901-3876
KEITH FALKMAN	280 MOONSTONE	208-736-7179
Dean Hagerman	1795 W. Greenhead deanhagerman@gmail.com	208-898-0710
Lynn Hamilton	1776 Greenhead lyno@calbone.net	208-888-0099


## 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

7/19/10  
Date

## Parcel Verification

Date: **7/20/16**

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

Project Name: **Twelve Oaks Centre**

Parcel Numbers: **R8580480010 (1.438 Acres)**  
**R8580480020 (7.987 Acres)**

T/R/S: **3N 1W 14**

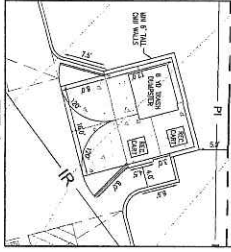
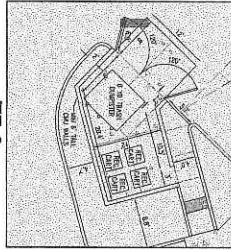
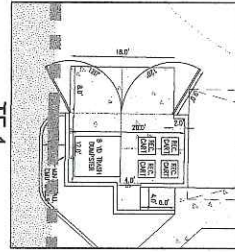
Property Owner: **Twelve Oakes, LLC**  
**1326 Terramor St.**  
**Eagle, ID 83616**

N 61° 22' 29" E 248.35'  
 N 69° 19' 17" W 666.47'  
 N 69° 19' 17" W 666.47'  
 N 69° 19' 17" W 666.47'

W. FRANKLIN ROAD

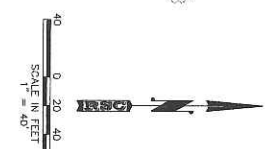
W. FRANKLIN ROAD

N 69° 19' 17" W 666.47'  
 N 69° 19' 17" W 666.47'



**CURVE TABLE**

LINE	BEARING	CHORD	CHORD BEARING	CHORD LENGTH
1	N 69° 19' 17" W	666.47'	N 69° 19' 17" E	666.47'
2	N 69° 19' 17" W	666.47'	N 69° 19' 17" E	666.47'
3	N 69° 19' 17" W	666.47'	N 69° 19' 17" E	666.47'
4	N 69° 19' 17" W	666.47'	N 69° 19' 17" E	666.47'
5	N 69° 19' 17" W	666.47'	N 69° 19' 17" E	666.47'
6	N 69° 19' 17" W	666.47'	N 69° 19' 17" E	666.47'
7	N 69° 19' 17" W	666.47'	N 69° 19' 17" E	666.47'
8	N 69° 19' 17" W	666.47'	N 69° 19' 17" E	666.47'



AGENCY REVIEW NOT APPROVED FOR CONSTRUCTION

**811** CALL BEFORE YOU DIG  
 PROJECT NO. 2018-001  
 DATE: JULY 6, 2018

Project Name: THE VILLAS AT TWELVE OAKS  
 1845 W. FRANKLIN RD. / MERIDIAN

Sheet Name: CONDITIONAL USE PERMIT (CUP) / SITE PLAN

Date: July 6, 2018

Project No.: 18C-1886

Scale: 1" = 40'

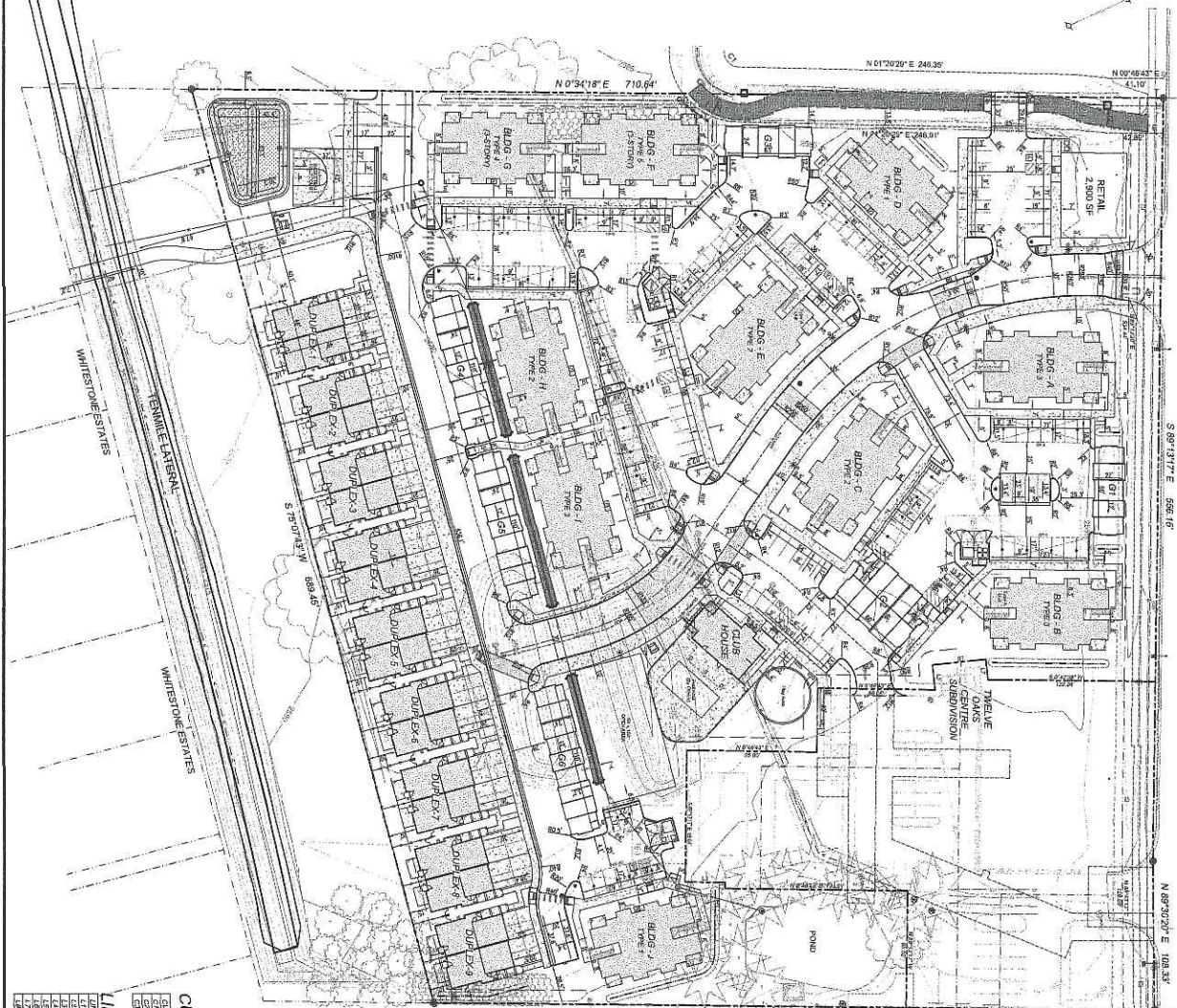
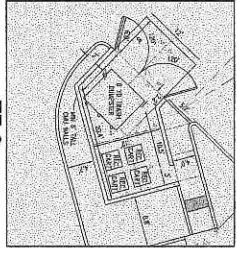
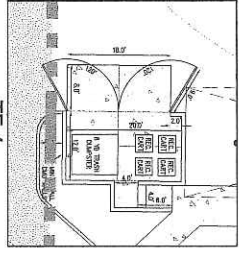
REUSE OF DRAWINGS  
 THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF ROCK SOLID CIVIL, LLC AND IS NOT TO BE USED IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ROCK SOLID CIVIL, LLC.

**ROCK SOLID CIVIL**  
 CIVIL ENGINEERING AND LAND DEVELOPMENT CONSULTING  
 270 North 27th Street, Room 6020, ID 83702  
 Phone: 208.333.7277  
 www.rocksolidcivil.com

Revisions	
No.	Description
1	
2	
3	
4	



N 87° 17' 17" W 1028.87'  
 N 87° 17' 17" W 664.47'  
 N 87° 17' 17" W 664.47'  
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**CURVE TABLE**

CURVE	ANGLE (DEGREES)	RADIUS (FEET)	CHORD BEARING	CHORD LENGTH
1	11.25	100.00	N 87° 17' 17" W	19.20
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3	11.25	100.00	N 87° 17' 17" W	19.20
4	11.25	100.00	S 87° 17' 17" E	19.20
5	11.25	100.00	N 87° 17' 17" W	19.20
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8	11.25	100.00	S 87° 17' 17" E	19.20
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**LINE TABLE**

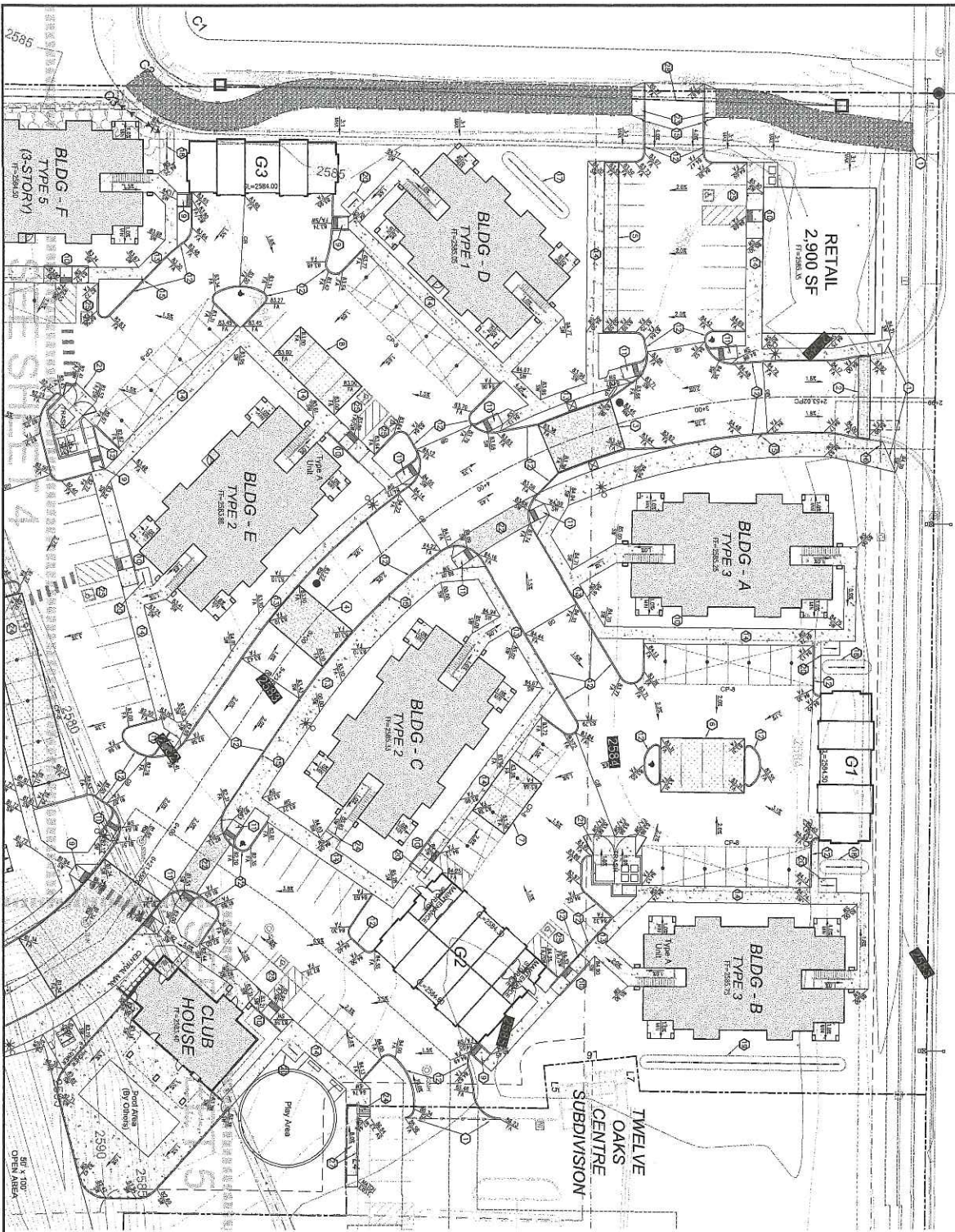
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8	S 87° 17' 17" E	19.20
9	N 87° 17' 17" W	19.20
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- SITE MARKERS:** HAVE THE DATA
1. MARK POINTS
  2. CONTROL POINTS
  3. CORNER POINTS
  4. CENTER POINTS
  5. CURVE POINTS
  6. POINTS ON CURVE
  7. POINTS ON STRAIGHT
  8. POINTS ON TANGENT
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AGENCY REVIEW NOT APPROVED FOR CONSTRUCTION

	Project Name <b>THE VILLAS AT TWELVE OAKS</b> 1845 W. FRANKLIN RD. / MERIDIAN	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><b>ROCK SOLID CIVIL</b>          Civil Engineering and Land Development Consulting          270 North 27th Street, Suite 10 #1702          Olathe, MO 64662          Phone: 816.352.3117          www.rocksolidcivil.com</p>	Revisions <table border="1"> <thead> <tr> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	Date	Description								
	Date			Description										
Sheet No. <b>02</b> of <b>13</b>	Project No. ESC-1829	Date 4/1/2018	Drawn By DMK											

W. FRANKLIN ROAD



- REVISIONS**
- | No. | Date | Description |
|-----|------|-------------|
| 1   |      |             |
| 2   |      |             |
| 3   |      |             |
| 4   |      |             |
- NOTES**
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
  2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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AGENCY REVIEW NOT APPROVED FOR CONSTRUCTION



Project Name	THE VILLAS AT TWELVE OAKS 1845 W. FRANKLIN RD. / MERIDIAN
Sheet Name	GRADING & DRAINAGE
Scale	1" = 20'
Date	April 22, 2008
Sheet No.	3 of 13

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Cell: 208-342-2277  
www.rocksolidcivil.com

Revisions	
No.	Description
1	
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**KEYNOTES**

1. ALL GENERAL FACILITIES MUST BE LOCATED TO AWAY FROM THE PROPOSED CONSTRUCTION AREA.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MERIDIAN SPECIFICATIONS AND STANDARDS.
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**811**  
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202-342-1821

Project No.	SSC-169
Date	July 22, 2018
Drawn By	SKM
Sheet No.	C4
	4 of 13

**THE VILLAS AT TWELVE OAKS**  
1845 W. FRANKLIN RD. / MERIDIAN

PRIVATE GRADING & DRAINAGE

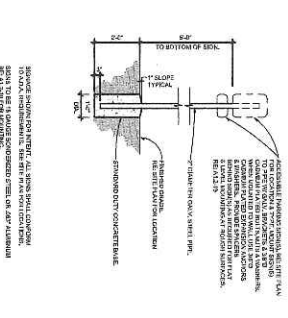
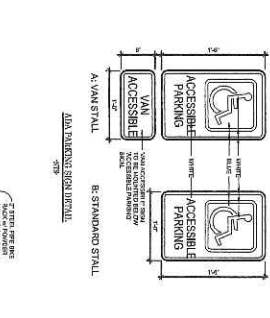
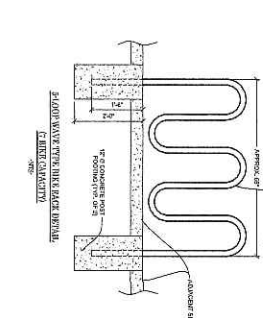
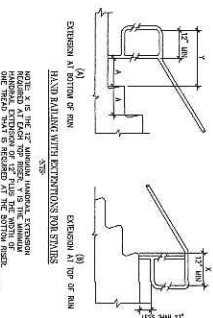
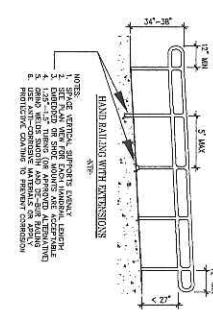
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Revisions	
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- REMARKS:**
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO FACE UNLESS NOTED OTHERWISE.
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**AGENCY REVIEW NOT APPROVED FOR CONSTRUCTION**

SCALE IN FEET  
 1" = 20'

DATE: MAY 22, 2018

SHEET NO. C5

OF 13

- REVISIONS**
- | No. | Date | Description |
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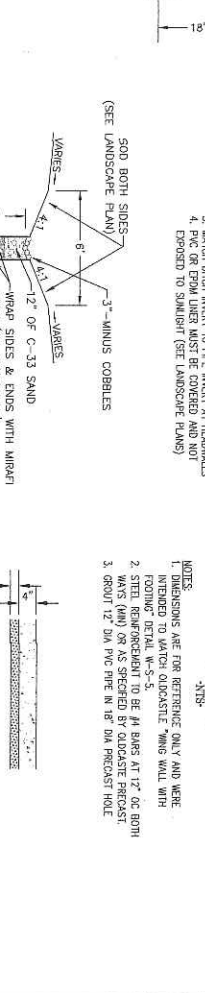
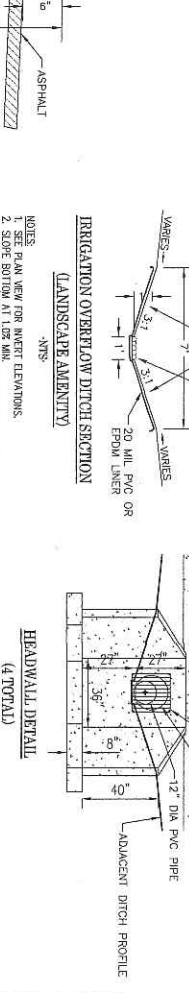
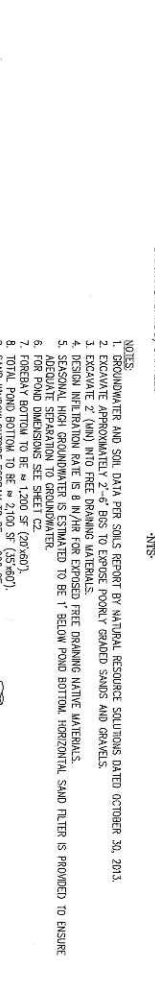
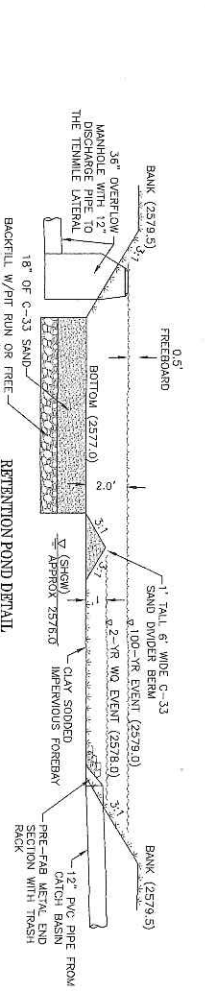
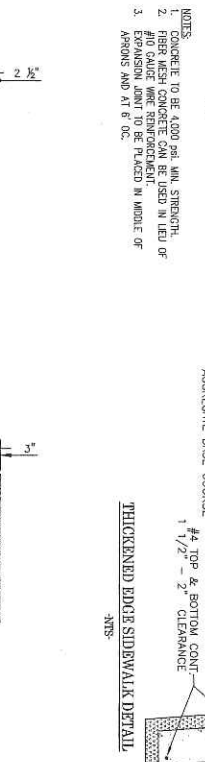
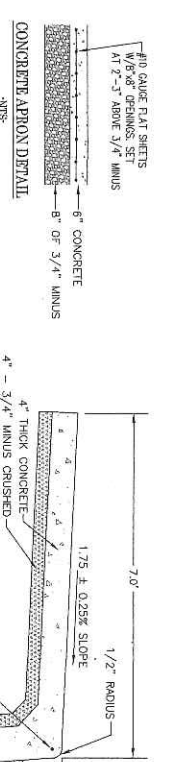
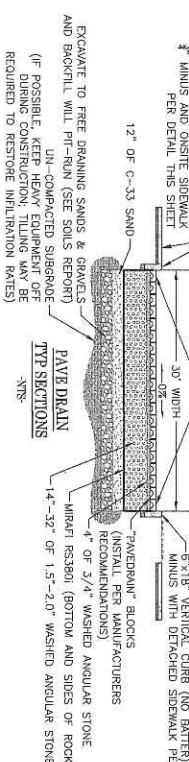
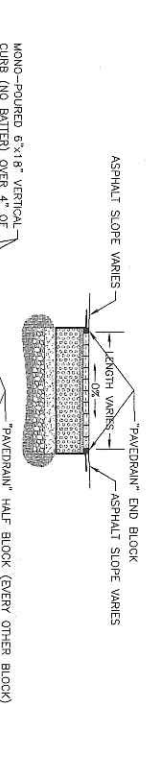
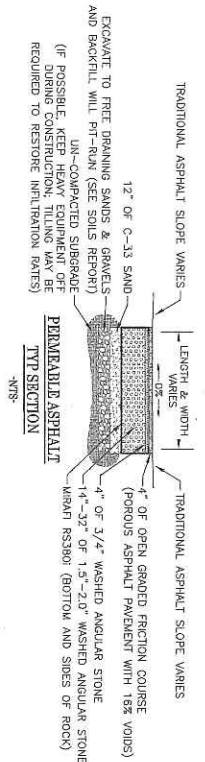
**PROJECT INFORMATION**

Project Name: THE VILLAS AT TWELVE OAKS  
 1845 W. FRANKLIN RD. / MERIDIAN

Sheet Name: PRIVATE GRADING & DRAINAGE

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**NOTES:**  
 1. CONCRETE TO BE 3,000 PSI, MIN. STRENGTH.  
 2. FIBER MESH CONCRETE CAN BE USED IN LIEU OF FIBER REINFORCING STEEL.  
 3. FINISH SHALL BE FLOURED IN MIDDLE OF APRONS AND AT 6" OC.

**NOTES:**  
 1. GROUNDWATER AND SOIL DATA PER SOILS REPORT BY NATURAL RESOURCE SOLUTIONS DATED OCTOBER 30, 2013.  
 2. EXCAVATE APPROXIMATELY 2'-6" DEEP TO EXPOSE POORLY GRADED SANDS AND GRAVELS.  
 3. EXCAVATE 2' (MIN) INTO FREE DRAINING MATERIALS.  
 4. DESIGN INFILTRATION RATE IS 8 IN/HR FOR EXPOSED.  
 5. SEASONAL HIGH GROUNDWATER IS ESTIMATED TO BE GREATER THAN 3' BELOW GRADE BOTTOM, NOTIFY ENGINEER IF DISCOVERED LESS THAN 3'.  
 6. EXCAVATE APPROXIMATELY 2'-6" DEEP TO EXPOSE POORLY GRADED SANDS AND GRAVELS.  
 7. EXCAVATE 2' (MIN) INTO FREE DRAINING MATERIALS.  
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**CONCRETE NOTES:**  
 1. SIDEWALKS PER I.S. 9 MC 30-70R  
 2. THICKNESS  
 3. ALL SIDEWALKS SHALL SLOPE TO DRAIN (MIN) FROM STRUCTURES @ 1.0% MIN.  
 4. GREAT TYPED OR SMOOTH JOINTS FOR CRACK FIELD AT 1'-9" SPACING (17'-5.4').

AGENCY REVIEW NOT APPROVED FOR CONSTRUCTION

Project Name	THE VILLAS AT TWELVE OAKS 1845 W. FRANKLIN RD. / MERIDIAN
Sheet Name	DETAILS

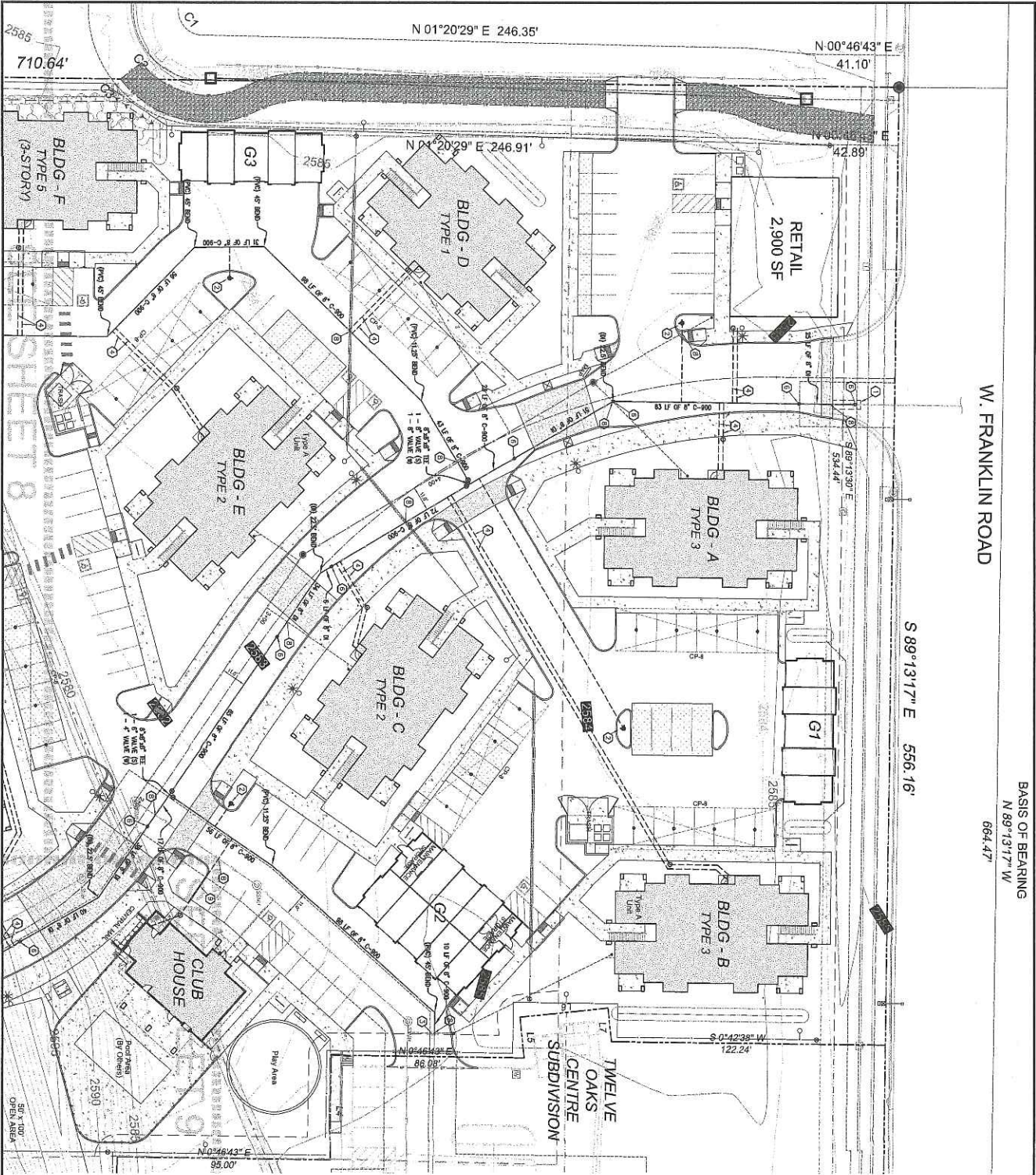
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Revisions	
Date	Description

**18**  
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 PROJECTS TO BE CONDUCTED IN  
 THE STATE OF IDAHO  
 200-342-5277

6 of 13



**KEYNOTES**

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2. HATCHES FOR EXISTING AND PROPOSED ARE SHOWN AS SHOWN IN ACCESS DRAWINGS.
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Project Name: THE VILLAS AT TWELVE OAKS  
 1845 W. FRANKLIN RD. / MERIDIAN

Sheet No.: C7  
 Date: 07/13/2018

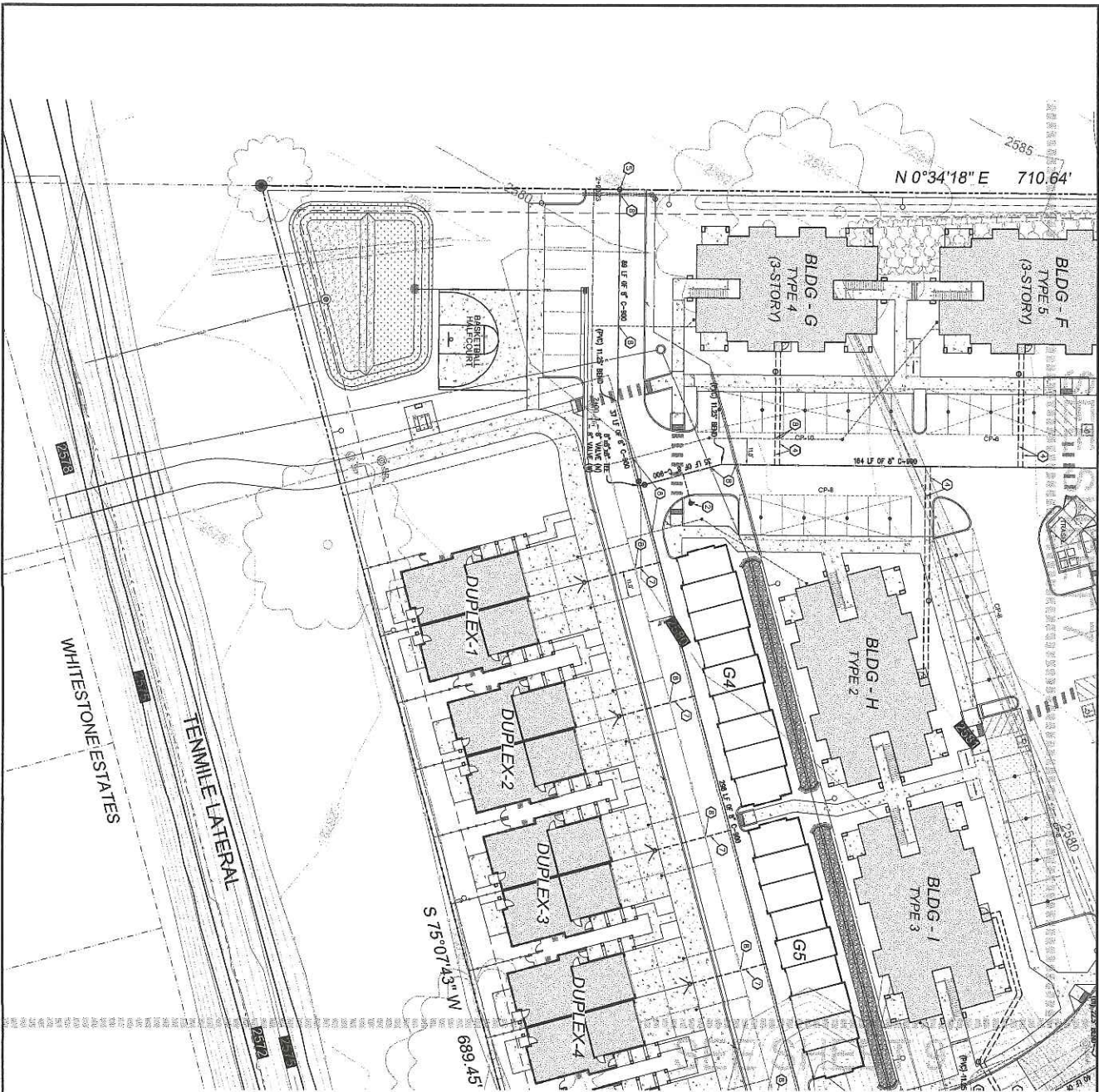
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 1845 W. FRANKLIN RD. / MERIDIAN

Sheet Name: WATER PLAN

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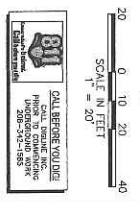
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Revisions	
1	Date



- REVISIONS**
1. SHOWN AS NOTED ON SHEET 12 TO BE A 20' WIDE DRIVEWAY WITH A 10' WIDE SIDEWALK ON THE EAST SIDE OF THE DRIVEWAY.
  2. REVISION TO SHEET 12 TO BE A 20' WIDE DRIVEWAY WITH A 10' WIDE SIDEWALK ON THE EAST SIDE OF THE DRIVEWAY.
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  13. REVISION TO SHEET 12 TO BE A 20' WIDE DRIVEWAY WITH A 10' WIDE SIDEWALK ON THE EAST SIDE OF THE DRIVEWAY.
  14. REVISION TO SHEET 12 TO BE A 20' WIDE DRIVEWAY WITH A 10' WIDE SIDEWALK ON THE EAST SIDE OF THE DRIVEWAY.
  15. REVISION TO SHEET 12 TO BE A 20' WIDE DRIVEWAY WITH A 10' WIDE SIDEWALK ON THE EAST SIDE OF THE DRIVEWAY.
  16. REVISION TO SHEET 12 TO BE A 20' WIDE DRIVEWAY WITH A 10' WIDE SIDEWALK ON THE EAST SIDE OF THE DRIVEWAY.
  17. REVISION TO SHEET 12 TO BE A 20' WIDE DRIVEWAY WITH A 10' WIDE SIDEWALK ON THE EAST SIDE OF THE DRIVEWAY.
  18. REVISION TO SHEET 12 TO BE A 20' WIDE DRIVEWAY WITH A 10' WIDE SIDEWALK ON THE EAST SIDE OF THE DRIVEWAY.
  19. REVISION TO SHEET 12 TO BE A 20' WIDE DRIVEWAY WITH A 10' WIDE SIDEWALK ON THE EAST SIDE OF THE DRIVEWAY.
  20. REVISION TO SHEET 12 TO BE A 20' WIDE DRIVEWAY WITH A 10' WIDE SIDEWALK ON THE EAST SIDE OF THE DRIVEWAY.

AGENCY REVIEW NOT APPROVED FOR CONSTRUCTION



**81**  
 CALL BEFORE YOU DIG  
 1-800-4-A-DAWG  
 1-800-4-DAWG  
 1-800-4-DAWG  
 1-800-4-DAWG



Project Name	THE VILLAS AT TWELVE OAKS 1845 W. FRANKLIN RD. / MERIDIAN
Sheet Name	WATER PLAN

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 Civil Engineering and Land Development Consulting  
 210 North Elm Street, Suite 101, Knoxville, TN 37902  
 Office Phone: 248.543.3277  
 www.rocksolidcivil.com

Revisions	
Δ	Description
1	
2	
3	
4	

8 of 13  
**C8**  
 Date: June 17, 2018  
 Project No.: 892-1098  
 Drawn By: JMK



S 0°33'43" W 527

**KEYNOTES**

1. EXISTING UTILITIES SHOWN AS DOTTED LINES TO BE MAINTAINED UNLESS OTHERWISE NOTED.
2. EXISTING UTILITIES TO BE MAINTAINED UNLESS OTHERWISE NOTED.
3. EXISTING UTILITIES TO BE MAINTAINED UNLESS OTHERWISE NOTED.
4. EXISTING UTILITIES TO BE MAINTAINED UNLESS OTHERWISE NOTED.
5. EXISTING UTILITIES TO BE MAINTAINED UNLESS OTHERWISE NOTED.
6. EXISTING UTILITIES TO BE MAINTAINED UNLESS OTHERWISE NOTED.
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12. EXISTING UTILITIES TO BE MAINTAINED UNLESS OTHERWISE NOTED.
13. EXISTING UTILITIES TO BE MAINTAINED UNLESS OTHERWISE NOTED.
14. EXISTING UTILITIES TO BE MAINTAINED UNLESS OTHERWISE NOTED.
15. EXISTING UTILITIES TO BE MAINTAINED UNLESS OTHERWISE NOTED.
16. EXISTING UTILITIES TO BE MAINTAINED UNLESS OTHERWISE NOTED.
17. EXISTING UTILITIES TO BE MAINTAINED UNLESS OTHERWISE NOTED.
18. EXISTING UTILITIES TO BE MAINTAINED UNLESS OTHERWISE NOTED.
19. EXISTING UTILITIES TO BE MAINTAINED UNLESS OTHERWISE NOTED.
20. EXISTING UTILITIES TO BE MAINTAINED UNLESS OTHERWISE NOTED.

20 0 10 20 40  
SCALE IN FEET  
1" = 20'

**AGENCY REVIEW NOT APPROVED FOR CONSTRUCTION**

**CALL BEFORE YOU DIG**  
800-4-A-DAWG  
FOR A LIST OF PARTICIPATING COMPANIES VISIT [www.8004adawg.com](http://www.8004adawg.com)

Project Name: **THE VILLAS AT TWELVE OAKS**  
1845 W. FRANKLIN RD. / MERIDIAN

Sheet Name: **WATER PLAN**

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Civil Engineering and Land Development Consulting  
270 South 21st Street, Suite 100, Meridian, ID 83452  
Office Phone: 208.243.3277  
www.rocksolidcivil.com

Revisions	
Δ	Description
1	
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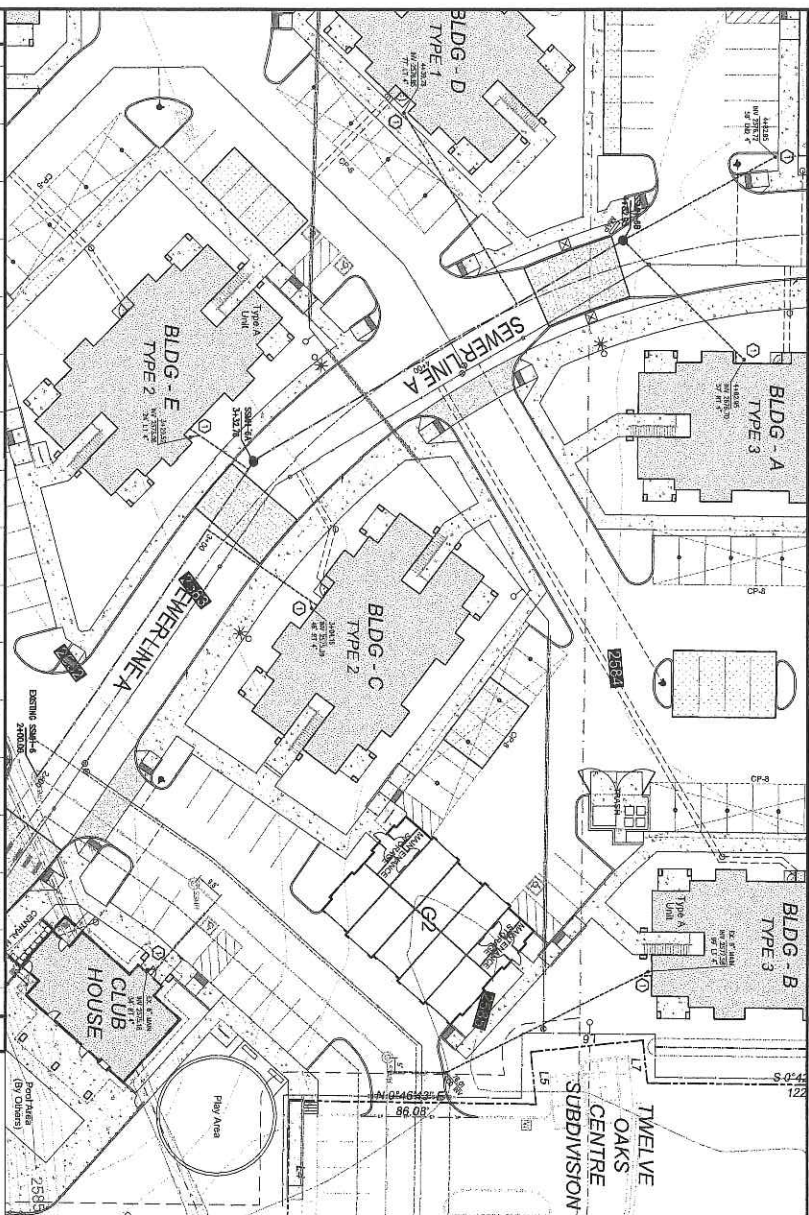
9 of 13

Sheet No. **C9**

Date: June 11, 2008

Drawn By: **DM**

Project No.: **ESG-1899**



SEE SHEET 11 FOR SEWER LINE B & C

NOTE: LENGTH OF PIPE IS CALCULATED FROM CENTER OF MANHOLE TO CENTER OF MANHOLE (C-C) - EXCEPT FOR RISERS FROM BASE FACE OF MANHOLE TO BASE FACE OF MANHOLE.

SCALE  
VERT: 1" = 4'  
HORIZ: 1" = 20'

2632	2630	2628	2626	2624	2622	2620	2618
5+00	4+80	4+60	4+40	4+20	4+00	3+80	3+60

Meridian Public Sewer (Line A)

168' F.R. RISE TO 2618.00

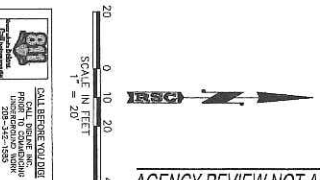
120' F.R. RISE TO 2618.00

EXISTING SEW - 6"

SMH - 64  
8" DIA.  
INVERT: 2572.78  
MANHOLE NO. 2572.78  
RISER: 2572.78  
RISER: 2572.78  
RISER: 2572.78  
RISER: 2572.78

SMH - 64  
8" DIA.  
INVERT: 2572.78  
MANHOLE NO. 2572.78  
RISER: 2572.78  
RISER: 2572.78  
RISER: 2572.78  
RISER: 2572.78

- KEYNOTES**
1. ALL SEWER SERVICE (TYPE A, B, OR C) IS 18" DIA. UNLESS NOTED OTHERWISE.
  2. ALL SEWER SERVICE (TYPE A, B, OR C) IS 18" DIA. UNLESS NOTED OTHERWISE.
  3. ALL SEWER SERVICE (TYPE A, B, OR C) IS 18" DIA. UNLESS NOTED OTHERWISE.
  4. ALL SEWER SERVICE (TYPE A, B, OR C) IS 18" DIA. UNLESS NOTED OTHERWISE.



AGENCY REVIEW NOT APPROVED FOR CONSTRUCTION

10 of 13  
C10  
Sheet No.

Project Name: THE VILLAS AT TWELVE OAKS  
1845 W. FRANKLIN RD. / MERIDIAN

Sheet Name: SEWER PLAN & PROFILE

Scale: 1" = 20'

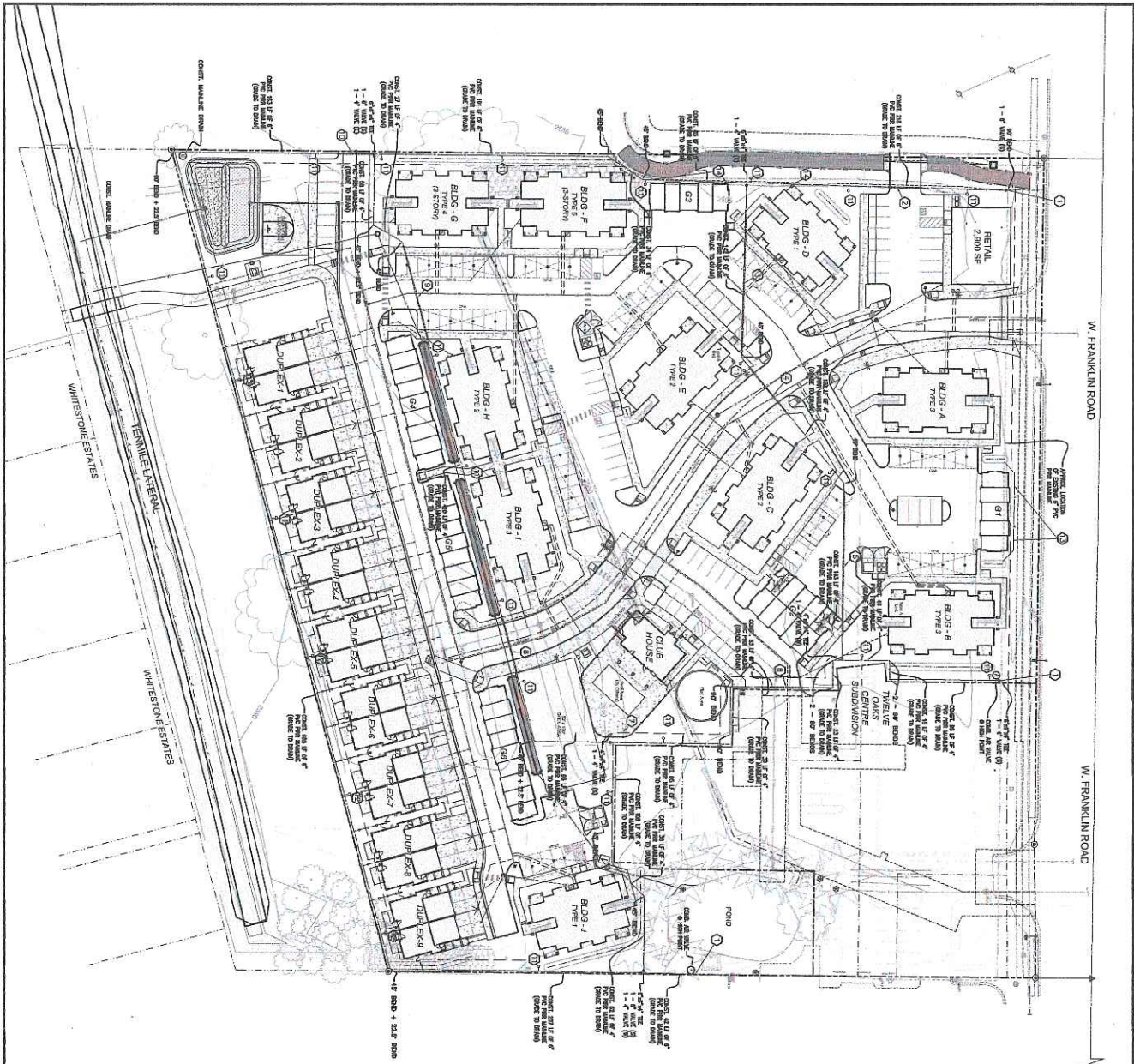
Date: 11/20/18

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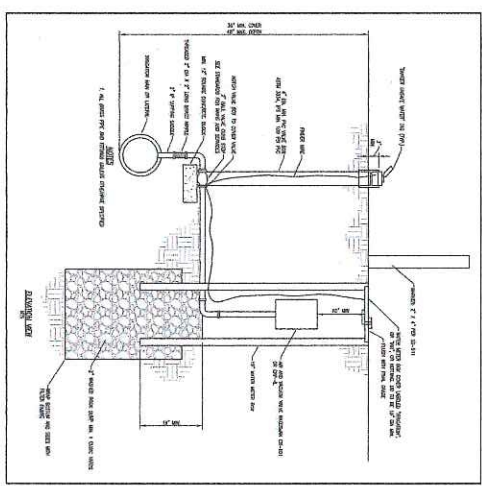
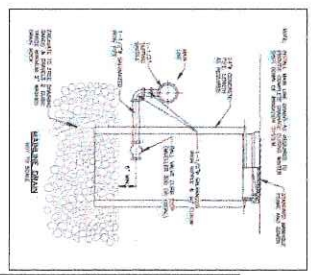
**ROCK SOLID CIVIL**  
Civil Engineering and Land Development Consulting  
270 North 27th Street, Suite 200  
Orem, Utah 84057  
Phone: 801.224.3217  
www.rocksolidcivil.com

Revisions	
Δ	Description
1	
2	
3	
4	





- KEYNOTES**
1. CONCRETE 12" DIA. VACUUM VALVE LOCATIONS SHOWN IN THIS PLAN.
  2. CONCRETE 12" DIA. VACUUM VALVE LOCATIONS SHOWN IN THIS PLAN.
  3. CONCRETE 12" DIA. VACUUM VALVE LOCATIONS SHOWN IN THIS PLAN.
  4. CONCRETE 12" DIA. VACUUM VALVE LOCATIONS SHOWN IN THIS PLAN.
  5. CONCRETE 12" DIA. VACUUM VALVE LOCATIONS SHOWN IN THIS PLAN.
  6. CONCRETE 12" DIA. VACUUM VALVE LOCATIONS SHOWN IN THIS PLAN.
  7. CONCRETE 12" DIA. VACUUM VALVE LOCATIONS SHOWN IN THIS PLAN.
  8. CONCRETE 12" DIA. VACUUM VALVE LOCATIONS SHOWN IN THIS PLAN.
  9. CONCRETE 12" DIA. VACUUM VALVE LOCATIONS SHOWN IN THIS PLAN.
  10. CONCRETE 12" DIA. VACUUM VALVE LOCATIONS SHOWN IN THIS PLAN.
  11. CONCRETE 12" DIA. VACUUM VALVE LOCATIONS SHOWN IN THIS PLAN.
  12. CONCRETE 12" DIA. VACUUM VALVE LOCATIONS SHOWN IN THIS PLAN.
  13. CONCRETE 12" DIA. VACUUM VALVE LOCATIONS SHOWN IN THIS PLAN.
  14. CONCRETE 12" DIA. VACUUM VALVE LOCATIONS SHOWN IN THIS PLAN.
  15. CONCRETE 12" DIA. VACUUM VALVE LOCATIONS SHOWN IN THIS PLAN.
  16. CONCRETE 12" DIA. VACUUM VALVE LOCATIONS SHOWN IN THIS PLAN.
  17. CONCRETE 12" DIA. VACUUM VALVE LOCATIONS SHOWN IN THIS PLAN.
  18. CONCRETE 12" DIA. VACUUM VALVE LOCATIONS SHOWN IN THIS PLAN.
  19. CONCRETE 12" DIA. VACUUM VALVE LOCATIONS SHOWN IN THIS PLAN.
  20. CONCRETE 12" DIA. VACUUM VALVE LOCATIONS SHOWN IN THIS PLAN.



AGENCY REVIEW NOT APPROVED FOR CONSTRUCTION



CALL SERVICE NUMBER  
800-242-1589

Sheet No.	Project Name	Project No.	Date
C12	THE VILLAS AT TWELVE OAKS 1845 W. FRANKLIN RD. / MERIDIAN	202-1189	June 11, 2018

Sheet No.	Project Name	Project No.	Date
12 of 13	THE VILLAS AT TWELVE OAKS 1845 W. FRANKLIN RD. / MERIDIAN	202-1189	June 11, 2018

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Revisions	
Date	Description
1	
2	
3	
4	



**PARKING STUDY**  
 HORIZONTAL SCALE: 1" = 40'



1" = 40'

AS SHOWN

AS SHOWN

AS SHOWN

AS SHOWN

AS SHOWN

AS SHOWN

AS SHOWN

AS SHOWN

AS SHOWN

AS SHOWN

AS SHOWN

AS SHOWN

AS SHOWN

AS SHOWN

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AS SHOWN

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AS SHOWN

**Zoning Regulations:**

COMMIT ZONE:	C-DMH
PROPOSED ZONE:	R-COMH
TOTAL AREA:	388,807.64 SQ FT
TOTAL AREA OF OPEN SPACE:	1,033,024.40 SQ FT
PERCENTAGE OF OPEN SPACE:	26.5%

**Parking Calculations:**

REQUIRED STALLS:	112
PROVIDED STALLS:	114
PROVIDED STALLS:	5
PROVIDED STALLS:	5
TOTAL STALLS PROVIDED:	134
TOTAL STALLS PROVIDED:	134
PROVIDED BICYCLE SPACE:	0
PROVIDED BICYCLE SPACE:	0
PROVIDED COVERED STALLS:	0
PROVIDED COVERED STALLS:	0
TOTAL COVERED STALLS:	0
TOTAL COVERED STALLS:	0
STALLS PER UNIT:	211

**THE LAND GROUP**  
 141 S. State Street, Suite 200  
 Boise, ID 83720  
 Phone: 208.333.1111  
 Fax: 208.333.1112  
 www.thelandgroup.com

**WOT 808**

**CONSTRUCTION**

**P1.00**

DATE: 11/15/2024  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: AS SHOWN

**Parking Study**

Sheet Title

**Twelve Oaks**  
 Commercial | Apts. | Townhomes

Project Name:

Meridian

Idaho

Revision Table:

NO.	DATE	DESCRIPTION

The enclosed plans and specifications are hereby certified to be correct and complete as of the date shown on the title block of this drawing, and that the same conform to all applicable laws, codes, and regulations. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws, codes, and regulations during the construction of the project.



CONSULTANT

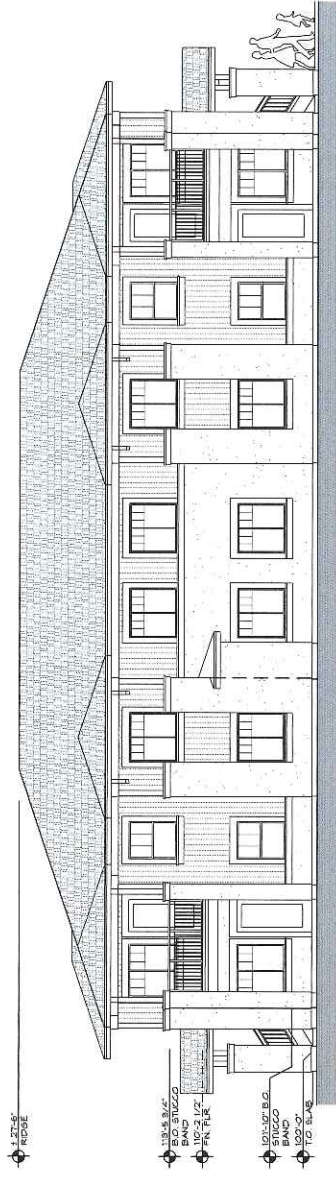
The Villas at Twelve Oaks  
Franklin Road - Meridian, Idaho 83642

STAMP	NO.	DATE	REMARKS

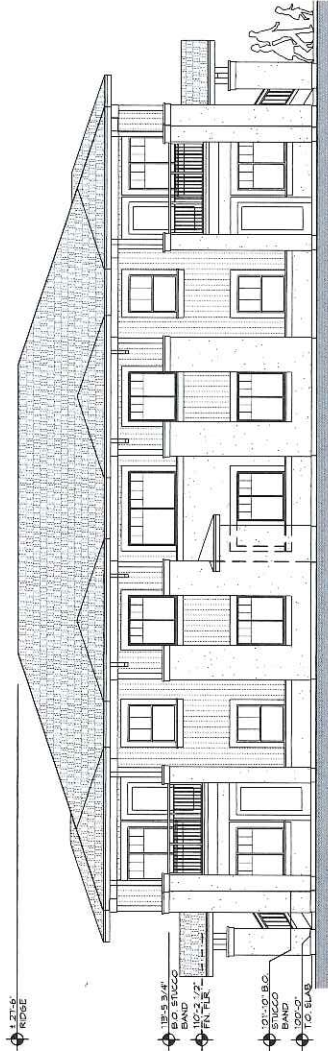
EXT. ELEVS.  
TYPE 1, 2, & 3

DRAWN BY: \_\_\_\_\_  
CHECKED BY: WJL  
DATE: \_\_\_\_\_  
SCALE: AS NOTED  
JOB NO.: 16109

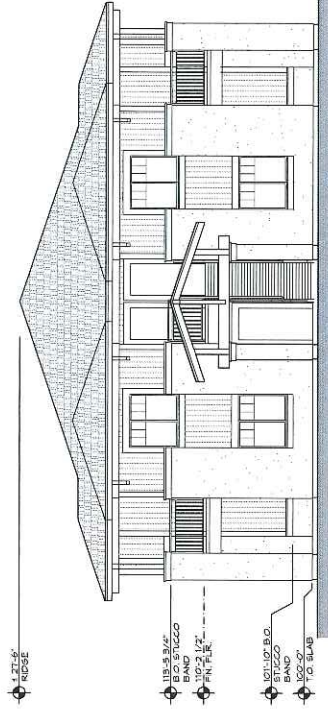
A6.1



1 TYPICAL SIDE ELEVATION (TYPE 2 & 3)  
3/16 - 1/10



3 TYPICAL SIDE ELEVATION (TYPE 1)  
3/16 - 1/10



2 TYPICAL FRONT ELEVATION (TYPE 1, 2 & 3)  
3/16 - 1/10



The Villas at Twelve Oaks  
Franklin Road - Meridian, Idaho 83642

CONSULTANT:

STAMP	NO.	DATE	REMARKS

EXT. ELEV.  
TYPE 4 & 5

DRAWN BY:

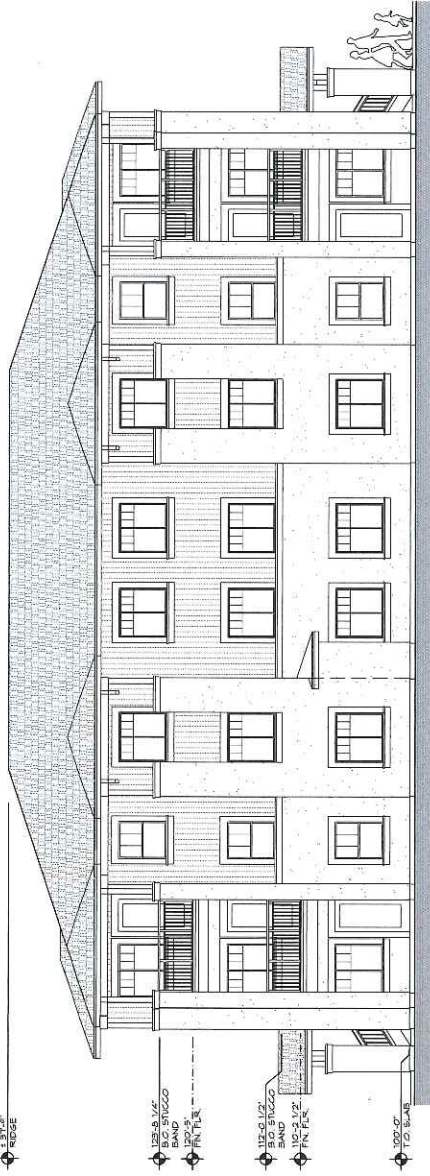
CHECKED BY: WJL

DATE:

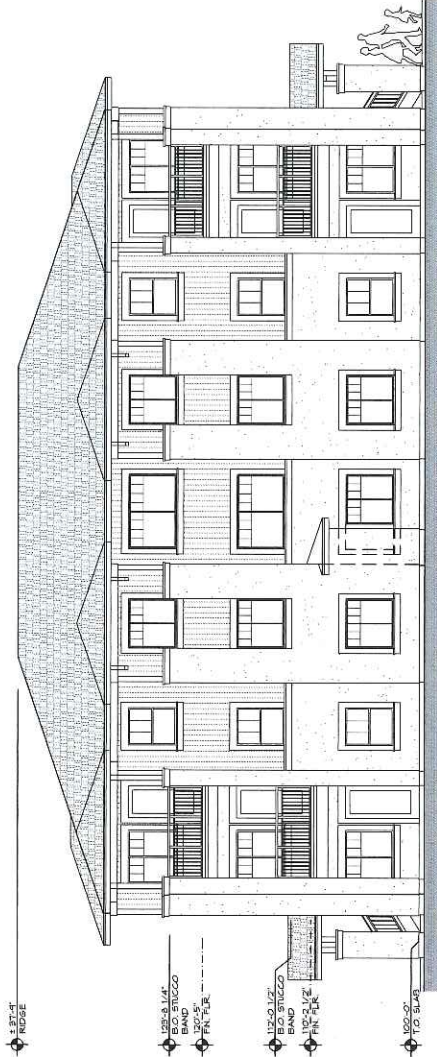
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JOB NO.: 16109

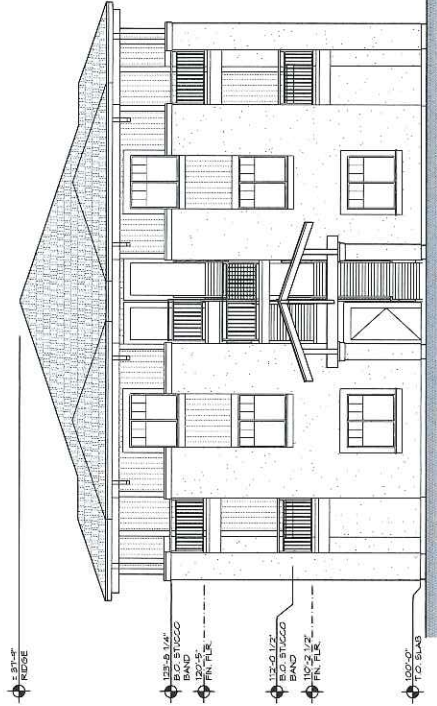
A6.2



1 TYPICAL SIDE ELEVATION (TYPE 4)  
3/8\"/>

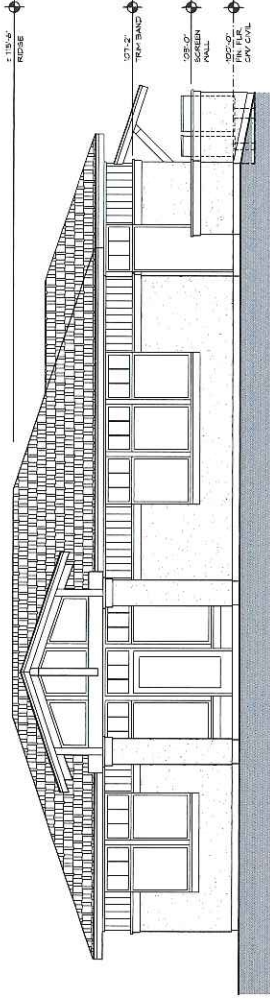


3 TYPICAL SIDE ELEVATION (TYPE 5)  
3/8\"/>

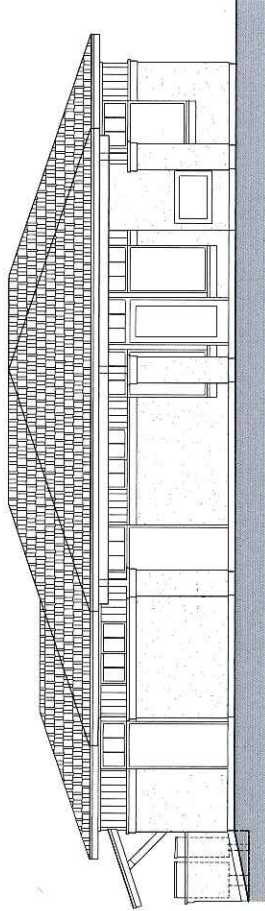


2 TYPICAL FRONT ELEVATION (TYPE 4 & 5)  
3/8\"/>

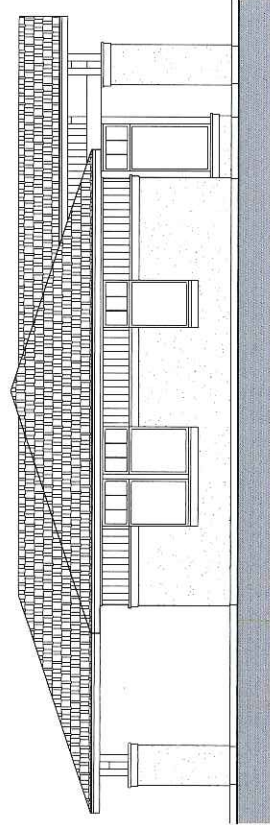
CONCEPTUAL DESIGN DRAWINGS 5.6.16



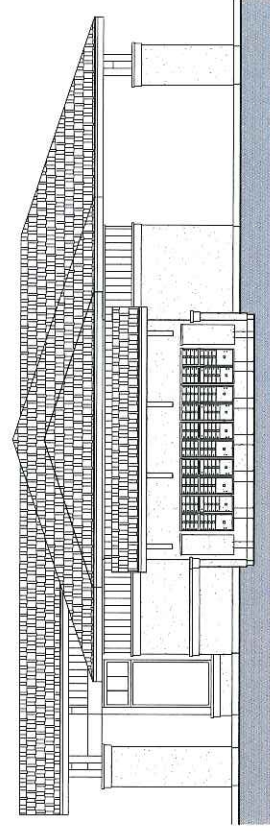
1 FRONT ELEVATION (WEST)  
1/4" = 1'-0"



2 REAR ELEVATION (EAST)  
1/4" = 1'-0"



3 SIDE ELEVATION (NORTH)  
1/4" = 1'-0"



4 SIDE ELEVATION (SOUTH)  
1/4" = 1'-0"



LINDGREN:LABRIE  
ARCHITECTURE

CONSULTANT

The Villas at Twelve Oaks  
Franklin Road - Meridian, Idaho 83642

NO.	DATE	REMARKS

EXT. ELEV.  
CLUBHOUSE

DRAWN BY: WJL/BGL  
CHECKED BY:  
DATE:  
SCALE: AS NOTED  
JOB NO.: 15109

A6.61



CONSULTANT:

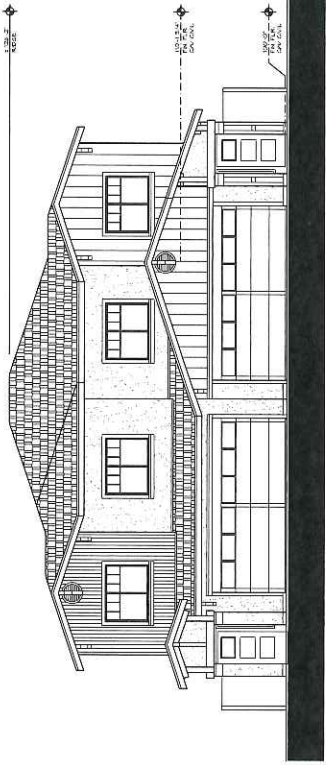
The Villas at Twelve Oaks  
Franklin Road - Meridian, Idaho 83642

EDITS		REVISIONS	
NO.	DATE		

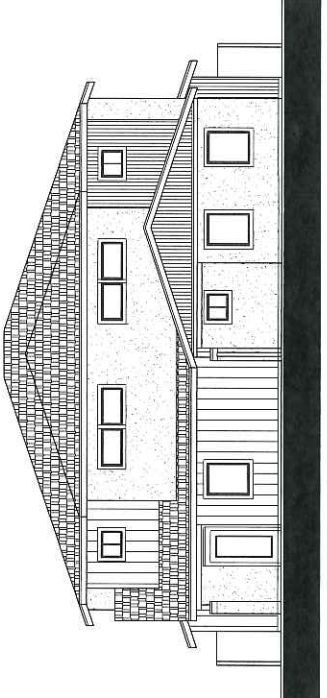
EXT. ELEV.  
DUPLX  
(D1, D4 & D7)

DESIGNED BY: WJL/BGL  
CHECKED BY:  
DATE:  
SCALE: AS NOTED  
JOB NO.: 16109

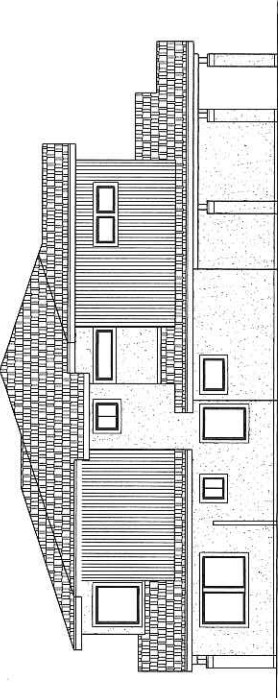
A6.71



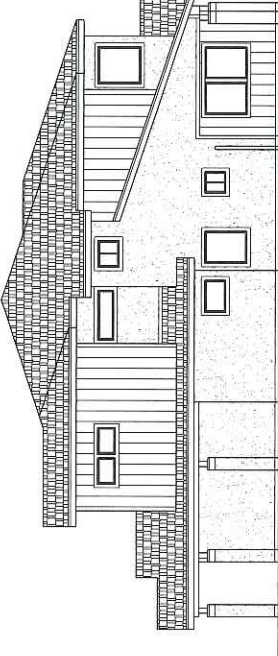
1 FRONT ELEVATION (DUPLX D1, D4, & D7)  
3/16" = 1'-0"



2 REAR ELEVATION (DUPLX D1, D4, & D7)  
3/16" = 1'-0"



4 SIDE ELEVATION (DUPLX D1, D4, & D7)  
3/16" = 1'-0"



3 3RD SIDE ELEVATION (DUPLX D1, D4, & D7)  
3/16" = 1'-0"



CONSULTANT

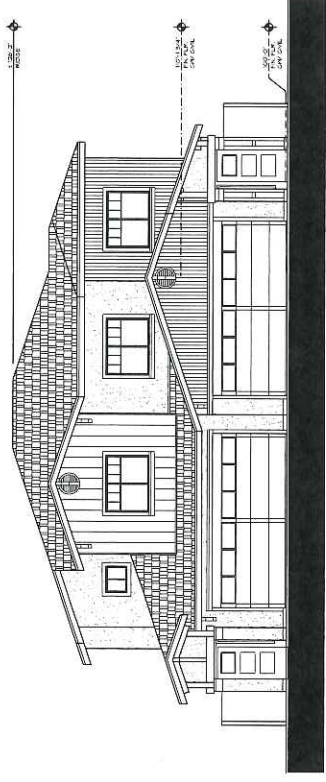
The Villas at Twelve Oaks  
Franklin Road - Meridian, Idaho 83642

STAMP	NO.	DATE	REMARKS

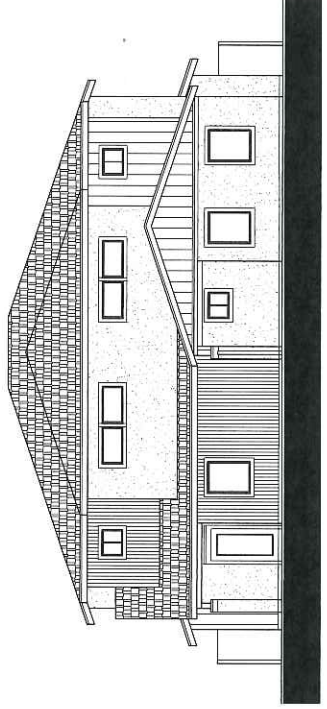
EXT. ELEV.  
DUPLX  
(D2, D5 & D8)

DRAWN BY: WJL/BBL  
CHECKED BY:  
DATE: AS NOTED  
JOB NO. 16109

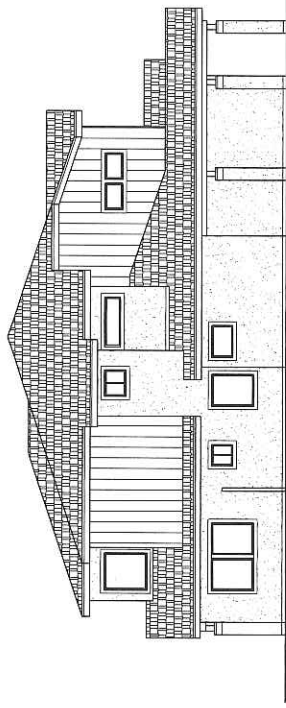
A6.72



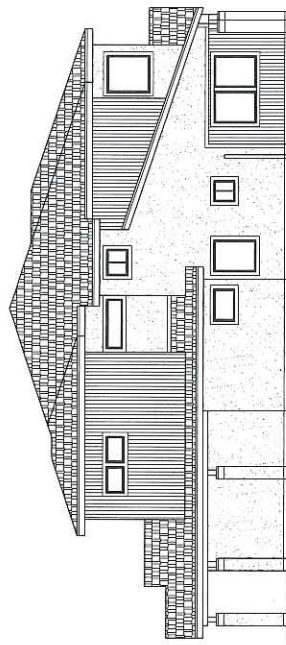
1 FRONT ELEVATION (DUPLX D2,D5 & D8)  
3/16" = 1'-0"



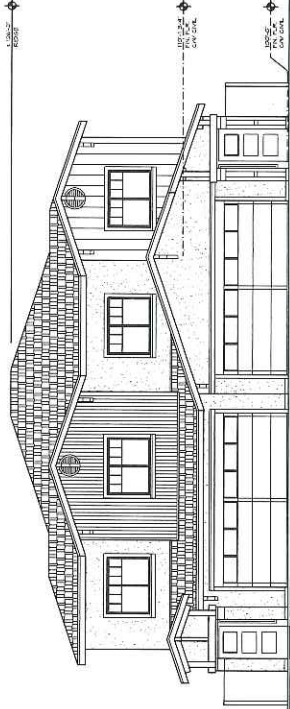
2 REAR ELEVATION (DUPLX D2,D5 & D8)  
3/16" = 1'-0"



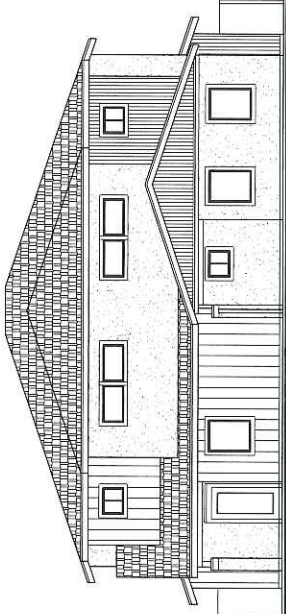
4 SIDE ELEVATION (DUPLX D2,D5 & D8)  
3/16" = 1'-0"



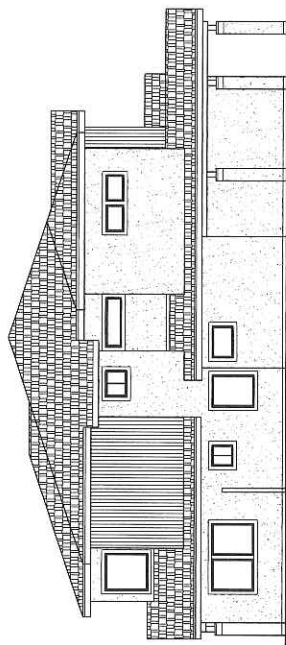
3 SIDE ELEVATION (DUPLX D2,D5 & D8)  
3/16" = 1'-0"



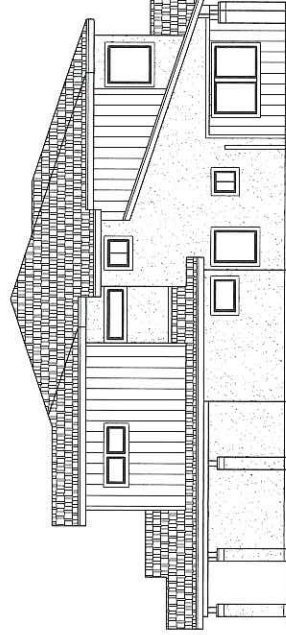
1 FRONT ELEVATION (DUPEX D3,D6 & D9)  
3/16" = 1'-0"



2 REAR ELEVATION (DUPEX D3,D6 & D9)  
3/16" = 1'-0"



4 SIDE ELEVATION (DUPEX D3,D6 & D9)  
3/16" = 1'-0"



3 SIDE ELEVATION (DUPEX D3,D6 & D9)  
3/16" = 1'-0"



CONSULTANT

The Villas at Twelve Oaks  
Franklin Road - Meridian, Idaho 83642

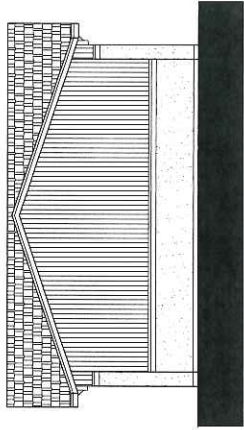
EXT. ELEV.  
GARAGE 9

NO.	DATE	REVISIONS

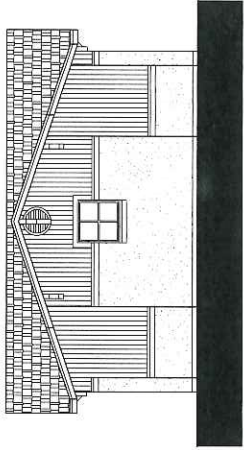
EXT. ELEV.  
GARAGE 9

DRAWN BY: WJLUBEL  
CHECKED BY:  
DATE:  
SCALE: AS NOTED  
JOB NO.: 16109

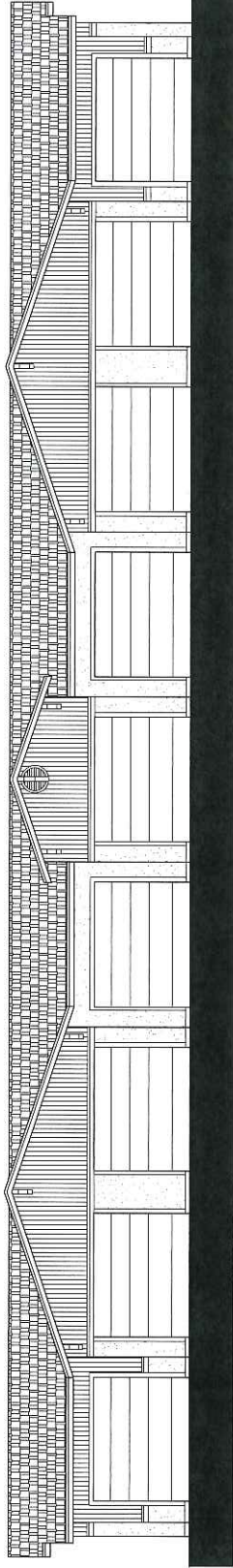
A6.81



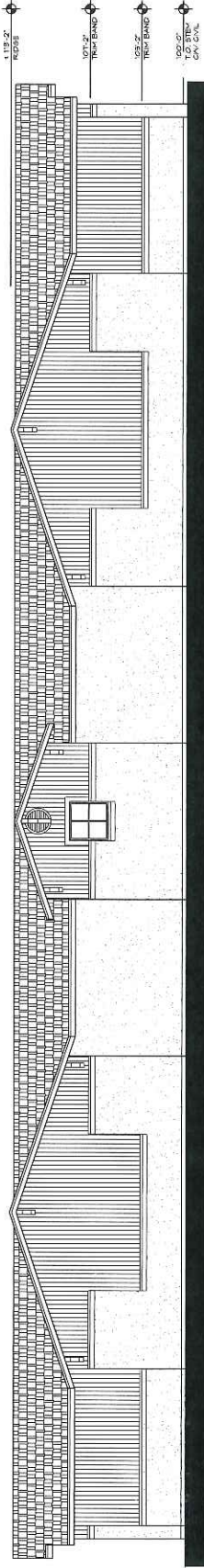
1 NON VISIBLE SIDE ELEVATION  
1/4" = 1'-0"



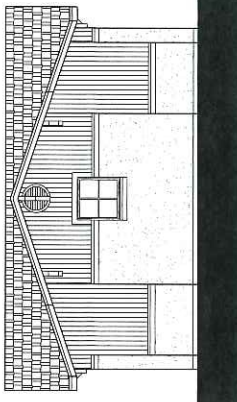
2 VISIBLE SIDE ELEVATION  
1/4" = 1'-0"



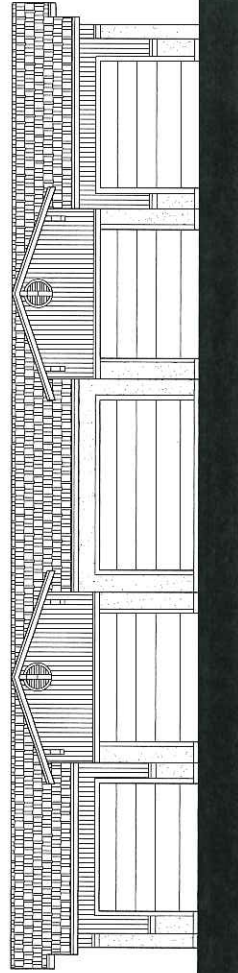
3 FRONT ELEVATION  
1/4" = 1'-0"



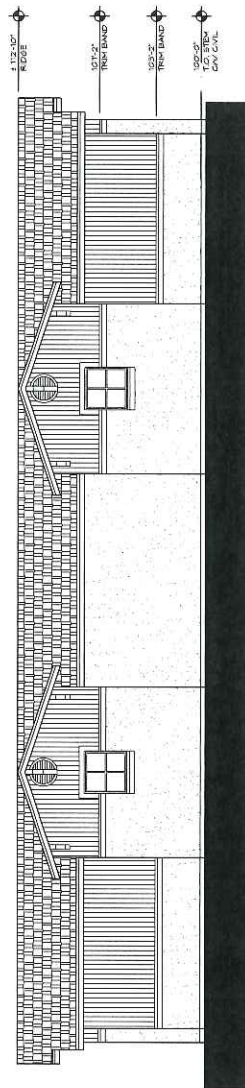
4 REAR ELEVATION  
1/4" = 1'-0"



**1** TYPICAL SIDE ELEVATION  
1/4" = 1'-0"



**2** FRONT ELEVATION  
1/4" = 1'-0"



**3** REAR ELEVATION  
1/4" = 1'-0"



LINDGREN:LABRIE  
ARCHITECTURE

CONSULTANT

The Villas at Twelve Oaks  
Franklin Road - Meridian, Idaho 83642

STAMP		
NO.	DATE	REMARKS

EXT. ELEVS.  
GARAGE 5

DRAWN BY: WILJUBEL  
CHECKED BY:  
DATE:  
SCALE: AS NOTED  
JOB NO.: 16108

**A6.82**



LINDGREN:LABRIE  
ARCHITECTURE

CONSULTANT:

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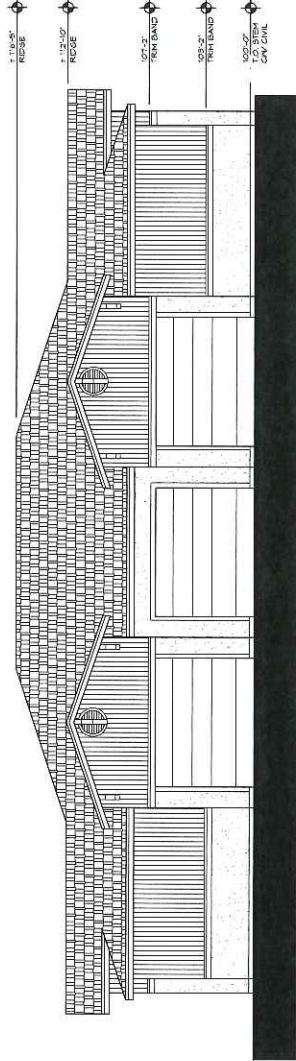
STAMP

NO.	DATE	REVISIONS

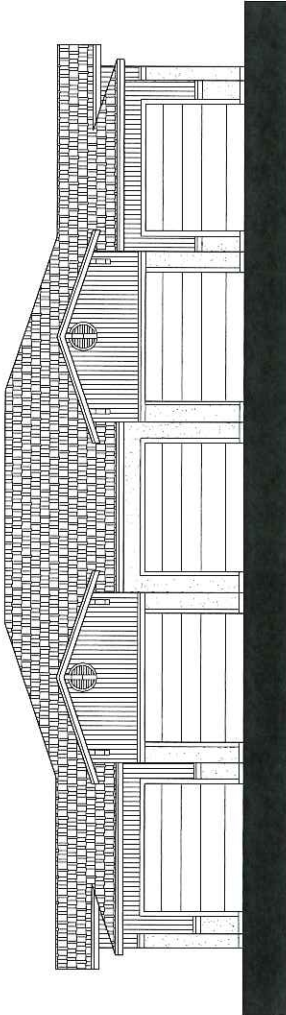
EXT. ELEV.  
GARAGE 5S

DRAWN BY: WILLUBOL  
CHECKED BY:  
DATE:  
SCALE: AS NOTED  
JOB NO.: 16109

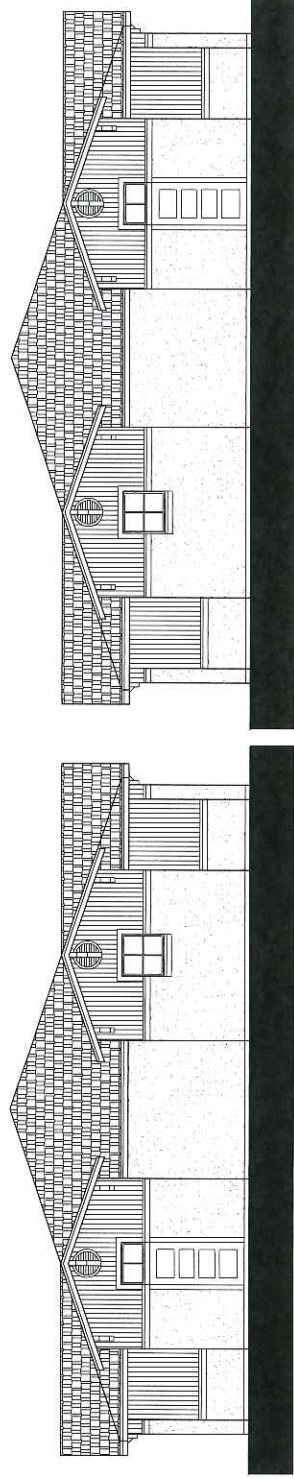
A6.83



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

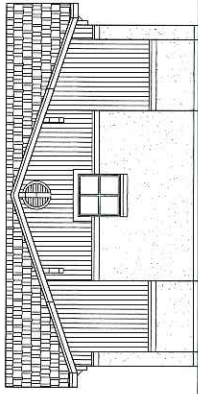


2 REAR ELEVATION  
1/4" = 1'-0"

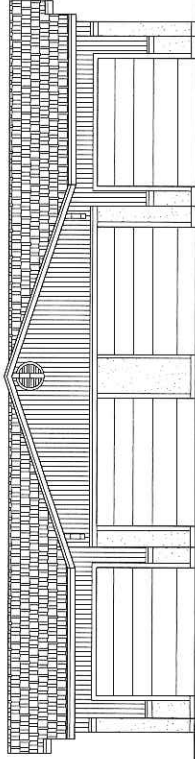


3 SIDE ELEVATION  
1/4" = 1'-0"

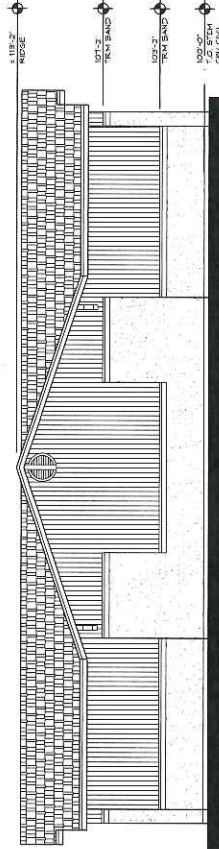
4 SIDE ELEVATION  
1/4" = 1'-0"



1 SIDE ELEVATION  
1/4" = 1'-0"



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



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



CONSULTANT

The Villas at Twelve Oaks  
Franklin Road - Meridian, Idaho 83642

STAMP	
NO.	DATE

EXT. ELEVS.  
GARAGE 4

DRAWN BY:	WJUBEL
CHECKED BY:	
DATE:	
SCALE:	AS NOTED
JOB NO.:	16109

A6.84