



Mayor Tammy de Weerd

City Council Members:

Keith Bird
Luke Cavener
Ty Palmer

Joe Borton
Genesis Milam
Anne Little Roberts

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

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

Attn: Jacy Jones, City Clerk, by: June 30, 2016

Transmittal Date: June 1, 2016 File No.: H-2016-0060

Hearing Date: July 7, 2016

Request: Public Hearing Amendment to the Comp Plan Future Land Use Map to Change the Land Use Designation on 25.97 Acres of Land from Medium Density Residential to Mixed Use Regional & to change the Land Use Designation on 42.18 from Boise's "Suburban" Comp Plan Land Use Designation to Medium Density Residential; Annexation and Zoning of 14.41 Acres of Land from the RUT to the C-G Zoning District and Conditional Use Permit for a Multi-Family Development Consisting of 312 Dwelling Units in the C-G Zoning District For Silverstone Apts

By: DevCo, LLC

Location of Property or Project: 4225 E Overland Road

- ___ Ryan Fitzgerald (No FP)
___ Gregory Wilson (No FP)
___ Steven Yearsley (No FP)
___ Patrick Oliver (No FP)
___ Rhonda McCarvel (No FP)
___ Tammy de Weerd, Mayor
___ City Council
___ Sanitary Services
___ Building Department
___ Fire Department
___ Police Department
___ City Attorney
___ City Public Works
___ City Planner
___ Parks Department
___ Economic Dev.
___ Meridian School District
___ Meridian Post Office
___ Ada County Highway District
___ Ada County Development Services
___ Central District Health
___ COMPASS
___ Nampa Meridian Irrig. District
___ Settlers Irrig. District
___ Idaho Power Company
___ Qwest
___ Intermountain Gas Co.
___ Idaho Transportation Dept.
___ Ada County Ass. Land Records
___ Downtown Projects:
___ Meridian Development Corp.
___ Historical Preservation Comm.
___ South of RR / SW Meridian:
___ NW Pipeline
___ New York Irrigation District
___ Boise-Kuna Irrigation District
___ Boise Project Board of Control/Tim Page

Hearing Date: July 7, 2016

File No.: H-2016-0060

Project Name: Silverstone Apartments – AZ, CPAM, CUP

Request: Request for an amendment to the Comprehensive Plan Future Land Use Map to change the land use designation on 25.97 acres of land from Medium Density Residential to Mixed Use Regional and to change the land use designation on 42.18 from Boise's "Suburban" Comprehensive Plan Land Use designation to Medium Density Residential by DevCo, LLC.

Location: The site is located at 4225 E. Overland Road, in the NE ¼ of Section 21, Township 3N., Range 1E.

Request: Annexation and Zoning of 14.41 acres of land from the RUT to the C-G zoning district.

Request: Conditional Use Permit for a multi-family development consisting of 312 dwelling units in the C-G zoning district.



Planning Division

BY: DEVELOPMENT REVIEW APPLICATION

STAFF USE ONLY:
 Project name: Silverstone APAs
 File number(s): H-2016-0060 - A2, CPAm, CUP
 Assigned Planner: Josh Beach 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 checked="" 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: DevCo LLC Phone: 208.336.5355
 Applicant address: 4824 W. Fairview Avenue Email: jconger@congergroup.com
 City: Boise State: ID Zip: 83706
 Applicant's interest in property: Own Rent Optioned Other Agent
 Owner name: William P. Bienapfl Jr. Phone: _____
 Owner address: 2674 S. Andros Email: _____
 City: Meridian State: ID Zip: 83642
 Agent/Contact name (e.g., architect, engineer, developer, representative): Jim Conger
 Firm name: Conger Management Group Phone: 208.336.5355
 Agent address: 4824 W. Fairview Avenue Email: jconger@congergroup.com
 City: Boise State: ID Zip: 83706
 Primary contact is: Applicant Owner Agent/Contact

Subject Property Information

Location/street address: 4225 E. Overland Road, Meridian 83642 Township, range, section: 3N 1E Sec. 21
 Assessor's parcel number(s): S1121120900, S1121120802 Total acreage: 25.94 Zoning district: RUT
S1121131200

Project/subdivision name: Silverstone Apartments

General description of proposed project/request: DevCo requests the inclusion of 42.18 acres into the Meridian Comp Plan Map; Comp Plan Map Amendment of 25.94 acres for Mixed Use; Annexation and C-G Zoning of 14.41 acres and a Conditional Use Permit for Multifamily Apartments on 13.51 acres.

Proposed zoning district(s): C-G

Acres of each zone proposed: 25.94

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? Home owners association.

Which irrigation district does this property lie within? Nampa Meridian Irrigation District

Primary irrigation source: Ridenbaugh Canal Secondary: _____

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

Residential Project Summary (if applicable)

Number of residential units: 312 apartments Number of building lots: _____

Number of common lots: _____ Number of other lots: _____

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

1 bedroom: 108 2-3 bedrooms: 204 4 or more bedrooms: _____

Minimum square footage of structure (excl. garage): _____ Maximum building height: _____

Minimum property size (s.f.): _____ Average property size (s.f.): _____

Gross density (Per UDC 11-1A-1): _____ Net density (Per UDC 11-1A-1): 23.2

Acreage of qualified open space: 2.56 Percentage of qualified open space: 18.95%

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): Clubhouse, open landscaped common areas, 1/2 of street buffer.

Amenities provided with this development (if applicable): See attached letter for list of amenities.

Type of dwelling(s) proposed: Single-family Detached Single-family Attached Townhouse

Duplex Multi-family Vertically Integrated Other _____

Non-residential Project Summary (if applicable)

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

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

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

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

Authorization

Print applicant name: _____

Applicant signature: Jim D. Conger Date: 05.13.2016



May 13, 2016

Mr. Caleb Hood, Planning Division Manager
Planning Division
City of Meridian
33 E. Broadway Ave., Suite 102
Meridian, Idaho 83642

**RE: Silverstone Apartments
East Overland Road
Meridian, Idaho**

Dear Mr. Hood:

Attached for your review and favorable consideration is a request for a Comprehensive Plan Map Inclusion; applications for a Comprehensive Plan Map Amendment; Annexation/ Zoning; and Conditional Use Permit. These applications are for the purpose of developing the Silverstone Apartments. Silverstone Apartments is a 312-unit multifamily apartment development on 13.51 acres fronted by East Overland Road, located between Eagle and Cloverdale Roads.

Silverstone Apartments is the first part of a master planned community, which integrates gated senior housing, a single-family subdivision and commercial/retail development on a 133.69-acre land site that strides the Meridian Area of Impact and Boise City Limit. Faced with challenges such as illegal parcel splits, limited sewer and water services, we have spent nearly a year working with City of Meridian Development staff, City of Boise Development staff, Ada County Highway District, Ada County Development Services, and Nampa Meridian Irrigation District. All those months of work and effort have culminated in this first submission to the City of Meridian.

Additional information and supporting documentation is provided in the following applications. Please contact me should you have any questions or require additional information regarding these applications.

Sincerely,

A handwritten signature in blue ink, appearing to read "JDC".

Jim D. Conger

JDC:ml

Silverstone Apartments – Narrative

Vicinity Map



SUMMARY OF APPLICATIONS:

- Request for Comprehensive Plan Map Inclusion
- Comprehensive Plan Map Amendment
- Annexation/Rezone
- Conditional Use Permit

Property Information

Parcel	Address	Current Zone	Proposed Zone
S1121120900	E Overland Road Meridian, Idaho	RUT	
S1121120802			
S1121131200			



Adjacent Property Information

Area	Building Types and / or Uses:	Zone
North	-Residential: Single family	RUT - County
South	-Residential: Single family	RUT - County
East	-Residential: Future Commercial	R-1B - Boise City
West	-Commercial and Retail	C-G - Meridian

Pre-Application Meeting & Neighborhood Meeting

Two pre-application meeting were held with the Meridian City Planning Division staff on November 20, 2015 and May 4, 2016.

The neighborhood meeting was held on April 28, 2016 at 6:00pm by Conger Management Group on site and presented the proposed development design. Four (4) people attended the neighborhood meeting. Questions focused on apartment building design and the type of amenities the property will provide. One attendee asked if hunting would still be permitted on the property. Other questions were on the proposed access to the site and type of business on the commercial/retail portion.

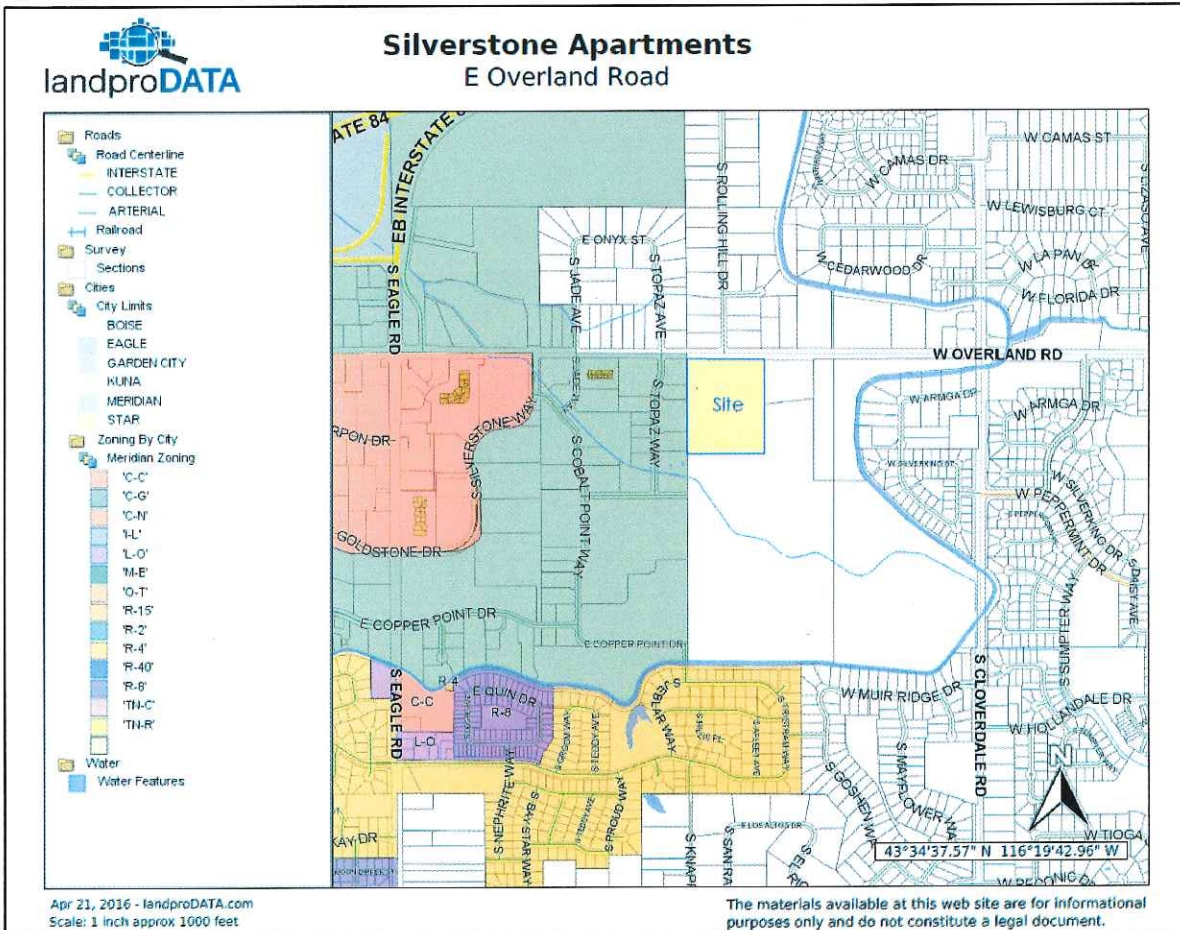
COMPREHENSIVE PLAN MAP INCLUSION

Through a process taking about ten (10) months, DevCo appealed to the City of Boise for the de-annexation of 42.18 acres of property (land). The property is located east of the arterial intersection of Eagle and Overland and adjacent to South Cloverdale Road and just south of the West Overland and Cloverdale intersection. Bordered by the Ridenbaugh Canal and a major drain along most of the property’s eastern border, sewer and water service to the property by the City of Boise was significantly hindered and providing such service would have come at a great short and long-term fiscal cost. Situated along a key corridor between Boise and Meridian, the property is a great asset to the City of Meridian as this area is growing residentially, commercially and with retail components.

After meeting with Meridian Planning and Public Works staff and garnering their support, DevCo submitted a request to the City of Boise for de-annexation of the 42.18 acres. Upon review of our request, the City of Boise determined that the physical constraints make it difficult for the Public Works Department and United Water to provide public service to the property. They also determined it would be more efficient for the City of Meridian to service the property. Supported by Boise Planning & Development Services, and Public Works Department staff, on April 5, 2016, the Boise City Council unanimously approved to de-annex the property.

Months of coordination and hard work now culminate in our request to the City of Meridian for inclusion of these 42.18 acres of property to the Meridian Comprehensive Map. Approval of this Comprehensive Map Inclusion Request with a Medium Density designation is crucial to the overall development plan for this property, which covers 126.93 acres in total. DevCo has master planned the property for multiple development uses and to support the existing and growing commercial and retail in the immediate Eagle and Overland corridors. Planned development on the property includes single-family residential, multifamily residential and commercial uses. We see this as a huge win for the City of Meridian. See attached public works letter supporting this 42.18 acres to include in Meridian.

Current Zoning Map

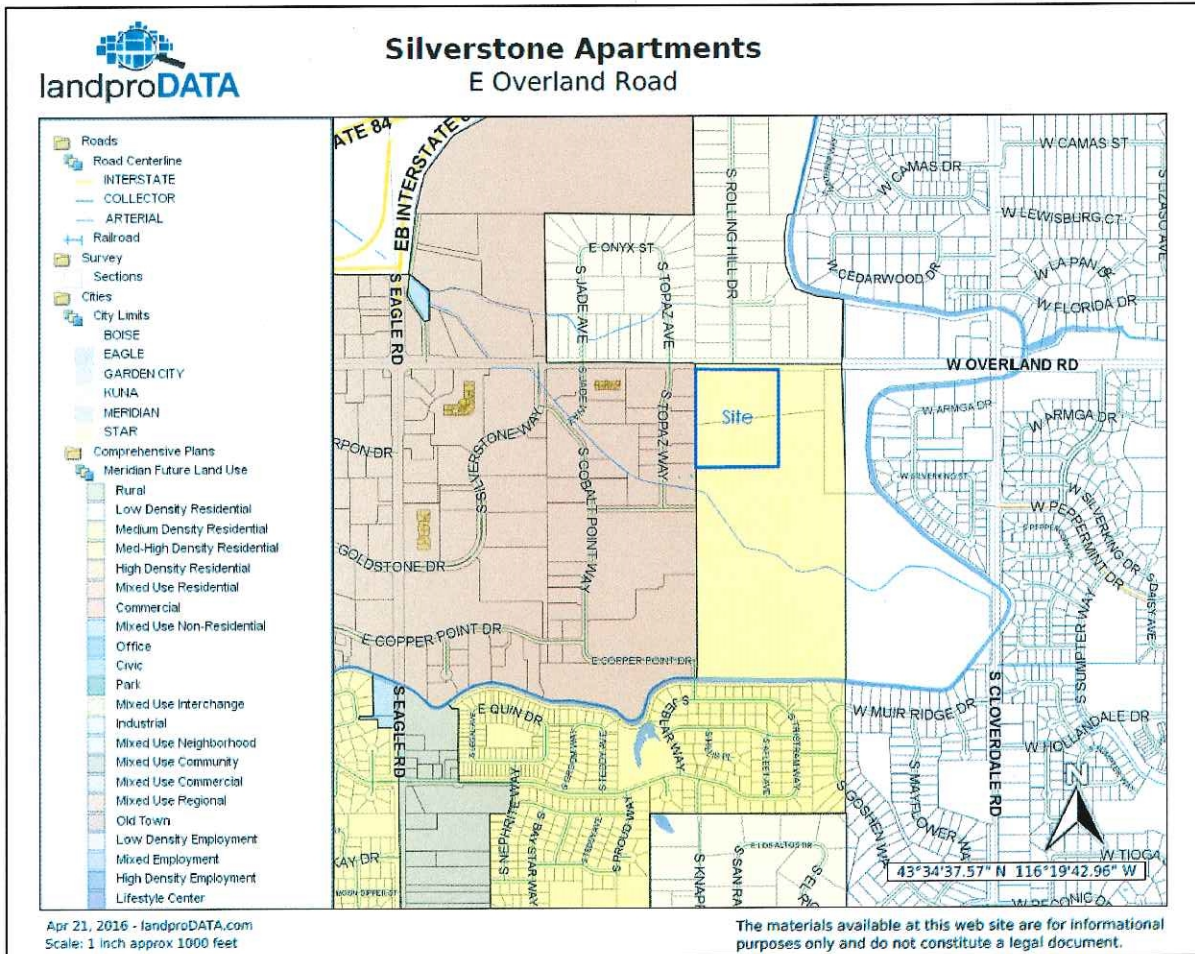


COMPREHENSIVE PLAN MAP AMENDMENT

This application requests the amendment the Meridian Comprehensive Plan Map of 26 (25.97 includes to centerline of Overland) acres to a Mixed Use Regional (MU-R) designation. This would expand the existing mixed-use designation of the Silverstone Business Park along the very busy Overland Road.

The City of Meridian Comprehensive Plan (“Comp Plan”) identifies general purposes of the Mixed Use Designation as to “provide for a combination of compatible land uses within a close geographic area that allows for easily accessible services for residents and the workers.” Mixed Use designations are typically used to identify a key area within Meridian, which is situated in a highly visible area where innovative and flexible designs are encouraged. The Comp Plan identifies the intent of this designation as to promote developments that offer functional and physical integration of land uses while allowing developers a greater degree of design and use flexibility.

Comprehensive Plan Map



Under the Comp Plan, the Mixed Uses designation includes five sub-categories: Neighborhood, Community, Regional, Interchange, and Non-Residential. The following items are considered in all Mixed Use areas:

- Residential densities should be a minimum of six dwellings per acre.

The Silverstone Apartments meets the minimum of six (6) dwellings per acre.

- Where feasible, higher density and/or multifamily residential development will be encouraged, especially for projects with the potential to serve as employment destination centers and when the project is adjacent to US 20/26, SH-55, SH-16 or SH-69.

This property is directly adjacent to the MU-R zone encompassing the Overland and Eagle Road intersection (Silverstone Business Park). Approximately one-half of a mile from SH-55, this property is an obvious/natural/ideal location for inclusion in the adjacent existing MU-R designation.



As a portion of the 26 acres is planned for apartments, the property meets the Mixed Use Comp Plan goals and a clear choice for designation as Mixed Use.

- Supportive and proportional quasi-public spaces and places are expected.

Both of the commercial/retail and residential apartments uses planned on this site incorporate public spaces and places. Although the residential apartments private residences, they do incorporate a significant amount of quasi-public spaces available to the residents. Approximately 111,383 square feet of common open spaces is included in the apartment site plan.

- All mixed-use projects should be directly accessible to neighborhoods within the section by both vehicles and pedestrians.

The designs for the commercial/retail and apartments incorporated both pedestrian and vehicular connectivity. With the site fronted by East Overland Road, pedestrian traffic has access to the both locations via the existing sidewalks on Overland. In addition to the existing Overland sides walks additional vehicular and pedestrian connections are planned in at least 3 locations in this development as well as to the existing commercial/retail to the west.

This application requests the amendment the Meridian Comprehensive Plan Map of approximately 26 acres (includes to centerline of Overland) to a Mixed Use Regional (MU-R) designation. The 26 acres is directly adjacent to the existing Overland and Eagle Road Mixed Use Regional on the Meridian Comprehensive Plan Map. The Overland and Eagle Road arterial intersection is a major employment, retail hub in Meridian. Including the 26 acres in the current Mixed Use Regional designation of the Overland and Eagle Road arterial intersection will complement the existing and growing commercial/retail industry of the area.

The Master Plan for the property includes 24 acres of multifamily apartments and commercial/retail uses. The 24 acres is fronted by East Overland Road and is just east of the Overland and South Eagle Road intersection. Overland and Eagle Roads is a major commercial and retail hub in the city of Meridian. Located near this major hub the 24-acre property is ideal for multifamily apartments and commercial/retail uses.

“a retail center should have supporting residential uses as well as supportive neighborhood and community services”

The standards for the MU-R designation provide an incentive for larger public and quasi-public uses where they provide a meaningful and appropriate mix to the development. By combining commercial/retail with residential (apartment) uses, this development meets the standard for public and quasi-public uses and provides a meaningful and appropriate mix not only for the proposed commercial/retail development but also to the existing adjacent commercial/retail developments within the existing MU-R area.

developed a preliminary plan for this property but no exact uses have yet been finalized. Approximately 93,900 square feet of commercial/retail are planned for this location. Planning continues with exact uses and sizes to be determined when we have been able to negotiate commitments with business interested in locating to this property.



ANNEXATION/ZONING

DevCo requests with this application the annexation of the 13.51-acre multifamily apartment parcel, into the City of Meridian with the C-G zoning designation. The C-G zoning designation for this parcel matches the existing C-G zoning for the directly adjacent property. The C-G zoning allows for the proposed multifamily apartments and retail/commercial development. This will be the best use of this undeveloped land.

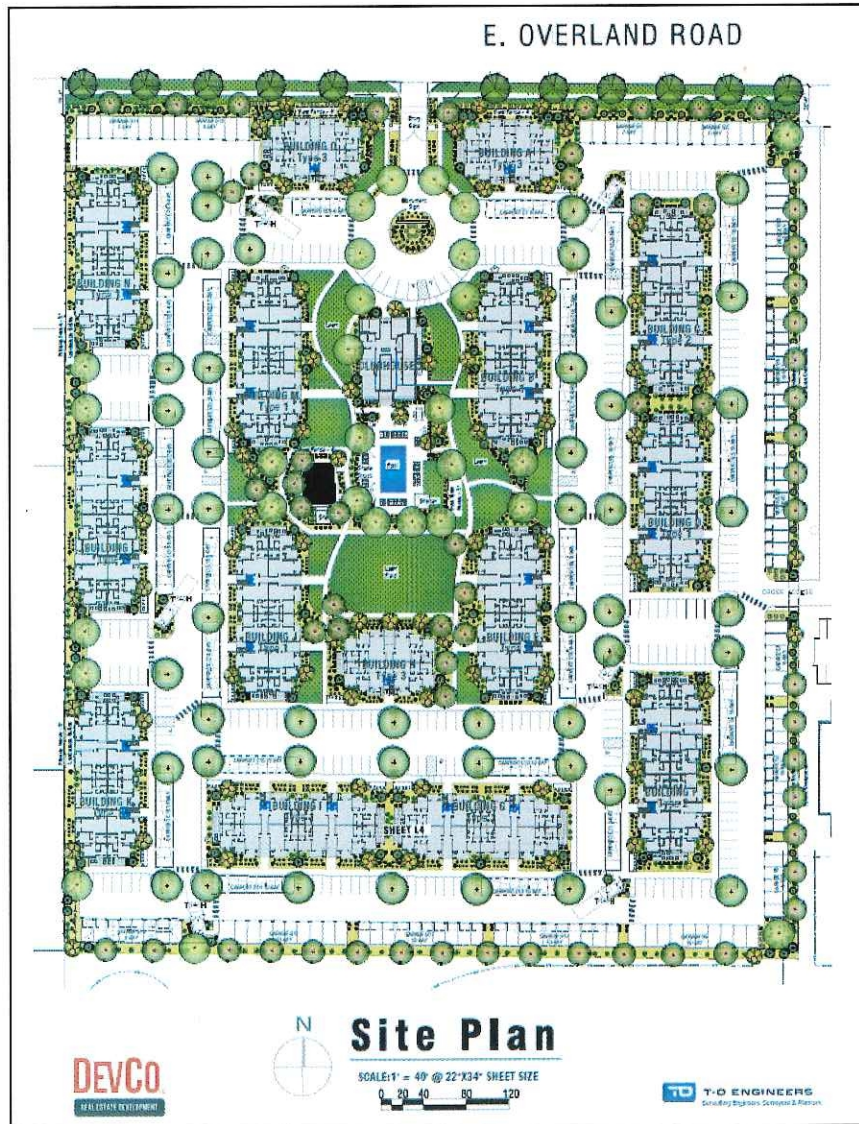
Please see the Boundary and Annexation Legal descriptions prepared by Sawtooth Land Surveying included in the Annexation application for this parcel.

In preparation for the submission of this application to the city of Meridian, DevCo prepared, applied and received “tentative” approval for a property boundary adjustment of the 13.51-acre parcel, which is

to be the site of the Silverstone Apartments. The approval of this property boundary adjustment mitigates an illegal lot split that occurred sometime in 2002. See attached letter from Ada County Development Services Department. The parcel for the commercial/retail development, 10.63 acres will be created through a separate annexation/zoning and platting application.

CONDITIONAL USE PERMIT

Silverstone Apartments is a 312-unit multifamily apartment development on 13.51 acres. The property is located in South East Meridian, Idaho between S. Eagle Road and S. Cloverdale Road. DevCo respectfully requests the approval of a Conditional Use Permit for the development of a 312 multifamily apartment complex.



PRODUCT: DevCo enlisted the expertise of The Architects Office and T-O Engineers to design a property that adds to the existing surrounding neighborhoods. The proposed designs incorporate Meridian’s Multifamily Development Standards. Silverstone Apartments promotes multifamily residential development that increases the variety of housing choices in Meridian through context sensitive design. The building design incorporates timeless designs with three different building types and abundant open-green spaces. The low or no maintenance exterior incorporates stucco, cementitious siding, steel deck and rails and class A 30 year asphalt roof shingles. This infill development provides affordable housing to the Eagle and Overland arterial intersection with easy access to services and transportation. To meet the needs of Idaho’s large bicycle culture, The Village Apartments incorporates an onsite large-scale bicycle storage and repair station. The onsite “Bicycle Barn” will have capacity to store from the elements approximately 60 bikes. Additional bike storage is included in the common areas. The property also accommodates a Clubhouse for tenant use. Included in the Clubhouse are a Great Room for common gatherings or events; a Conference room for smaller activities or meetings; the on-site Leasing Office; Restrooms; and a Fitness Center with various exercise equipment for the residents use. A Swimming Pool is adjacent to the Clubhouse; this area incorporates open air spaces and covered outdoor gathering areas for social activities. The design also includes garages for the residents.

OPEN SPACE: Design of open space for multifamily apartments is crucial. Using our internal expertise, DevCo worked closely with The Architects Office and T-O Engineers to design open spaces residents will want to utilize and enjoy. Focusing the open space around the Clubhouse as the core of the social spaces, T-O Engineers designed a pool area, playground and a large open area. These four main components create areas for recreation, gathering, social interaction and physical activities. Smaller open spaces are designed within and around the four main components. Smaller opens spaces allow for a more private experience without creating isolated areas that are difficult to maintain and use.





PROJECT SUMMARY:

• Number of Apartment Buildings	15
• Number of Garage Buildings	15
• Number of Dwelling Units	312
• Total Parking Spaces Require/Proposed	570/588
• Covered Spaces Required/Proposed	312/332
• Bicycle Parking Spaces Required (1:25)	12
• Bicycle Parking Spaces Proposed	190
• Common Open Space Required (square feet)	84,000
• Common Open Space Proposed (square feet)	111,383

AMENITIES: As the developer, we have a large amount invested in this property and we have researched, interviewed focus groups and followed the city ordinance to plan the most productive amenities for this area and this development. The amenity package proposed is as follows:

- Landscaped Open Space: Silverstone Apartments meets the City’s requirements for the required Common Open Spaces. The current Site Design incorporates an area of open space of approximately 111,383 square feet.
- On-site Enclosed Bike Storage
- Clubhouse
- Swimming Pool
- Playground
- Onsite Management Office
- Garages
- Carports
- Fitness Room
- Conference / Business Center
- Water Conservation Measures: This project will employ best water conservation management practices such as:

Lawns

- Use drought tolerant fescue blend turf.
- Irrigate lawns with efficient MP pop-up spray rotors.
- Pressure control all Hydro-zones

Plant beds:

- Use at least 75% drought tolerant plants (trees, shrubs and ground covers).
- Mulch all planting beds.
- Drip irrigation for plants in planting beds.

BUILDING ELEVATION RENDERINGS



Clubhouse Rendering



Clubhouse Rendering



Building Elevation Rendering



Site Landscaping



Site Landscaping



Bike "Barn"



CONCLUSION

DevCo respectfully requests approval of the Annexation, Property Boundary Adjustment, Development Agreement Modification and Conditional Use Permit applications to the City of Meridian. This multifamily housing development will provide 312 units of quality housing to Meridian residents while maintaining compatibility with surrounding neighborhoods and easy access to existing city services.



Sawtooth Land Surveying, LLC

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

January 4, 2016
Movado Parcel B Legal Description

A parcel of land located in the NE1/4 and the SE1/4 of Section 21, T. 3 N., R. 1 E., B.M., within the City of Boise, and Ada County, Idaho, more particularly described as follows;

COMMENCING at a found brass cap marking the N1/4 corner of Section 21;

Thence South 89°13'35" East, coincident with the north line of the NE1/4 of said Section 21, a distance of 1338.43 feet to the E1/16 corner common to Sections 16 and 21;

Thence South 0°24'28" West, coincident with the west line of the E1/2 of the NE1/4 of said Section 21, a distance of 794.28 feet to the **POINT OF BEGINNING**;

Thence South 89°13'17" East, 187.44 feet to the westerly line of Cloverdale West Subdivision as shown on file in Book 39 of Plats at Page 3260, Ada County Records;

Thence South 7°22'14" East, 69.14 feet to the southwest corner of said Cloverdale West Subdivision and the northwest corner of Crawford Place Subdivision as shown on file in Book 79 of Plats at Page 8411, Ada County Records;

Thence South 7°21'57" East, coincident with the westerly boundary of said Crawford Place Subdivision, 173.00 feet;

Thence South 27°06'57" East, coincident with the westerly boundary of said Crawford Place Subdivision, 100.00 feet;

Thence South 45°21'57" East, coincident with the westerly boundary of said Crawford Place Subdivision, 550.00 feet;

Thence South 54°06'57" East, coincident with the westerly boundary of said Crawford Place Subdivision, 822.94 feet to the east line of said NE1/4 of said Section 21;

Thence South 0°37'54" West, coincident with said east line of the NE1/4 of Section 21, a distance of 684.48 feet to a found aluminum cap marking the E1/4 corner of said Section 21;

Thence North 89°08'00" West, coincident with the south line of said NE1/4 of Section 21, and the northerly line of Muir Woods Subdivision No. 1, as shown on file in Book 80 of Plats at Page 8553, Ada County Records, 209.88 feet to the centerline of the Ridenbaugh Canal;

Thence South 39°51'57" West, coincident with said northerly line of Muir Woods Subdivision No. 1, and the centerline of said Ridenbaugh Canal, 253.25 feet;

Thence South 65°04'09" West, coincident with said northerly line of Muir Woods Subdivision No. 1, and the centerline of said Ridenbaugh Canal, 100.00 feet;

Thence North 84°03'21" West, coincident with said northerly line of Muir Woods Subdivision No. 1, and the centerline of said Ridenbaugh Canal, 870.36 feet to a point on the west line of the E1/2 of the SE1/4 of said Section 21;

Thence North 0°13'41" East, coincident with said west line of the E1/2 of the SE1/4 of Section 21, a distance of 163.30 feet to the CE1/16 corner of said Section 21;

Thence North 0°24'28" East, coincident with said west line of the E1/2 of the NE1/4 of Section 21, a distance of 1864.88 feet to the **POINT OF BEGINNING**;

The above described parcel contains 42.18 acres more or less.

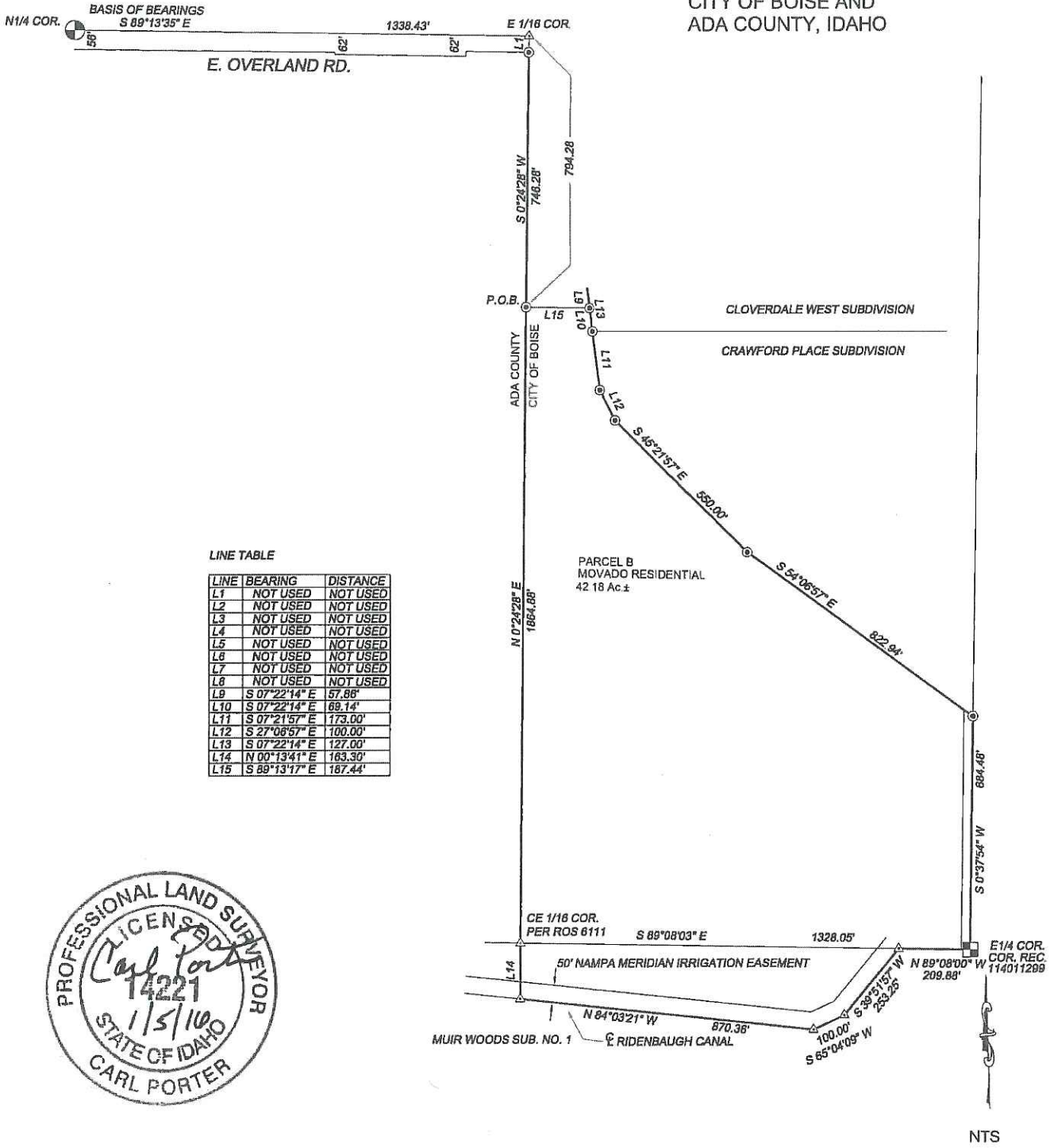
Basis of Bearings is North 89°13'35" West, between the found aluminum cap marking the corner of Sections 21, 22, 16 and 15 and the found brass cap marking the 1/4 corner common to Sections 16 and 21, all in T. 3 N., R. 1 E., B.M.

Carl Porter, PLS
End Description



Date

EXHIBIT
 MOVADO RESIDENTIAL PARCEL B
 SECTION 21, T. 3 N., R. 1 E., B.M.
 CITY OF BOISE AND
 ADA COUNTY, IDAHO



LINE TABLE

LINE	BEARING	DISTANCE
L1	NOT USED	NOT USED
L2	NOT USED	NOT USED
L3	NOT USED	NOT USED
L4	NOT USED	NOT USED
L5	NOT USED	NOT USED
L6	NOT USED	NOT USED
L7	NOT USED	NOT USED
L8	NOT USED	NOT USED
L9	S 07°22'14" E	57.88'
L10	S 07°22'14" E	69.14'
L11	S 07°21'57" E	173.00'
L12	S 27°06'57" E	100.00'
L13	S 07°22'14" E	127.00'
L14	N 00°13'41" E	163.30'
L15	S 89°13'17" E	167.44'



NTS

PROJECT:
 MOVADO RESIDENTIAL
 PARCEL B

OWNER/DEVELOPER:
 DEVCO LLC.
 DATE: 01/2016



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

DWG #
 15071
 PROJECT#
 15071
 SHEET
 1 OF 1



Sawtooth Land Surveying, LLC

P: (208) 395-8104 F: (208) 395-8105
2030 S. Washington Ave., Emmett, ID 83617

EXHIBIT A

May 12, 2016

Zoning/Comp Plan Map Amendment Legal Description

A parcel of land located in the NW1/4 of the NE1/4 of Section 21, T. 3 N., R. 1 E., B.M., Ada County, Idaho, more particularly described as follows;

BEGINNING at a found brass cap marking the N1/4 corner of Section 21;

Thence South 89°13'35" East, coincident with the north line of the NW1/4 of the NE1/4 of Section 21 and the centerline of E. Overland Road, 1338.43 feet to the northeast corner of said NW1/4 of the NE1/4 of Section 21;

Thence South 0°24'28" West, coincident with the east line of said NW1/4 of the NE1/4 of Section 21, a distance of 794.28 feet;

Thence North 89°13'17" West, 632.34 feet;

Thence South 0°11'04" West, parallel with the west line of said NW1/4 of the NE1/4 of Section 21, a distance of 98.73 feet;

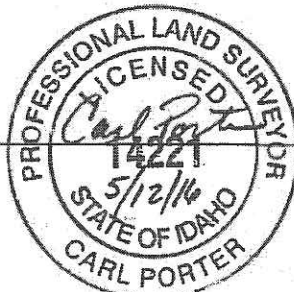
Thence North 89°13'17" West, 703.00 feet to said west line of the NW1/4 of the NE1/4 of Section 21;

Thence North 0°11'04" East, coincident with said west line of the NW1/4 of the NE1/4 of Section 21, a distance of 892.93 feet to the **POINT OF BEGINNING**;

The above described parcel contains 25.97 acres more or less.

Basis of Bearings is North 89°13'35" West, between the found aluminum cap marking the corner of Sections 21, 22, 16 and 15 and the found brass cap marking the 1/4 corner common to Sections 16 and 21, all in T. 3 N., R. 1 E., B.M.

Carl Porter, PLS
End Description

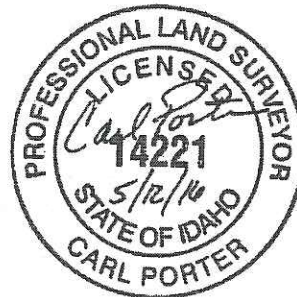
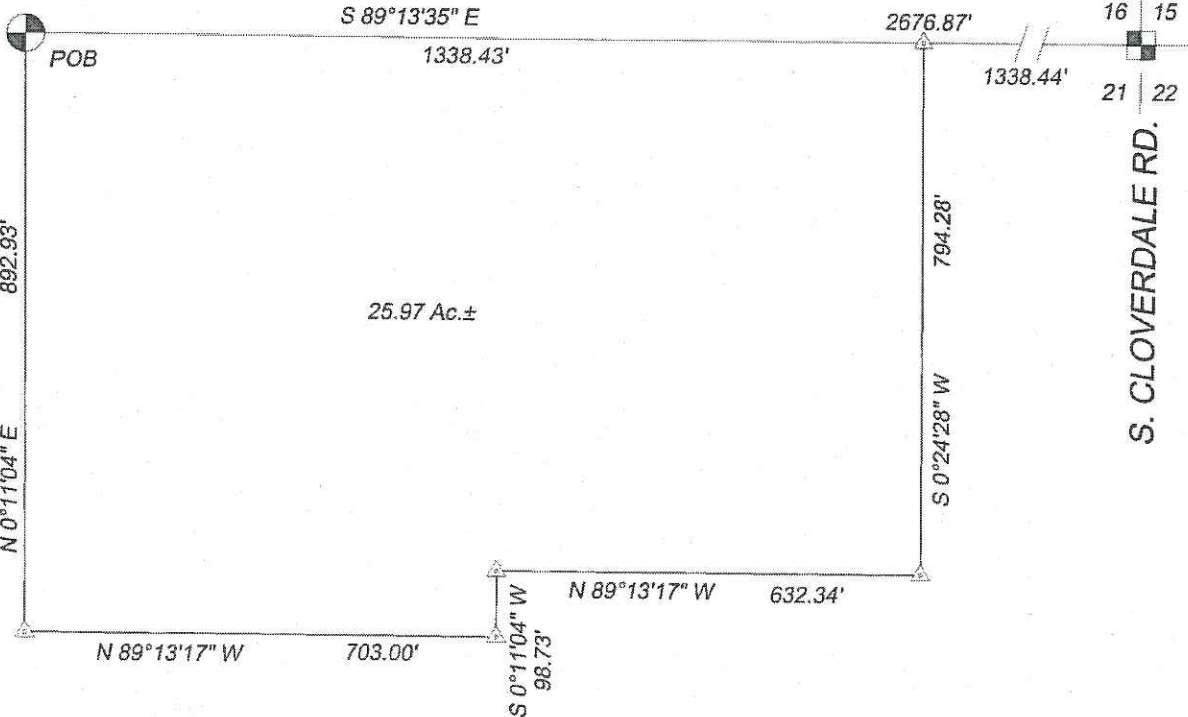


Date


EXHIBIT B
 ZONING/COMP PLAN MAP AMENDMENT
 SECTION 21, T. 3 N., R. 1 E., B.M.
 ADA COUNTY, IDAHO

E. OVERLAND RD.

N1/4 COR.
 SEC. 21



NTS

PROJECT: ZONING/COMP PLAN MAP AMENDMENT	OWNER/DEVELOPER: WILLIAM P. BIENAPFL, JR	 2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105 WWW.SAWTOOTHLS.COM	DWG # 15071-EX
	DATE: 5/2016		PROJECT# 15071
			SHEET 1 OF 1



Sawtooth Land Surveying, LLC

P: (208) 395-8104 F: (208) 395-8105
2030 S. Washington Ave., Emmett, ID 83617

EXHIBIT A

May 3, 2016

Silverstone Apartments Annexation Legal Description

A parcel of land located in the NW1/4 of the NE1/4 of Section 21, T. 3 N., R. 1 E., B.M., Ada County, Idaho, more particularly described as follows;

BEGINNING at a found brass cap marking the N1/4 corner of Section 21;

Thence South 89°13'35" East, coincident with the north line of the NW1/4 of the NE1/4 of Section 21 and the centerline of E. Overland Road, 703.00 feet;

Thence South 0°11'04" West, parallel with the west line of the NW1/4 of the NE1/4 of Section 21, a distance of 892.98 feet;

Thence North 89°13'17" West, 703.00 feet to said west line of the NW1/4 of the NE1/4 of Section 21;

Thence North 0°11'04" East, coincident with said west line of the NW1/4 of the NE1/4 of Section 21, a distance of 892.93 feet to the **POINT OF BEGINNING**;

The above described parcel contains 14.41 acres more or less.

Basis of Bearings is North 89°13'35" West, between the found aluminum cap marking the corner of Sections 21, 22, 16 and 15 and the found brass cap marking the 1/4 corner common to Sections 16 and 21, all in T. 3 N., R. 1 E., B.M.

Carl Porter, PLS
End Description



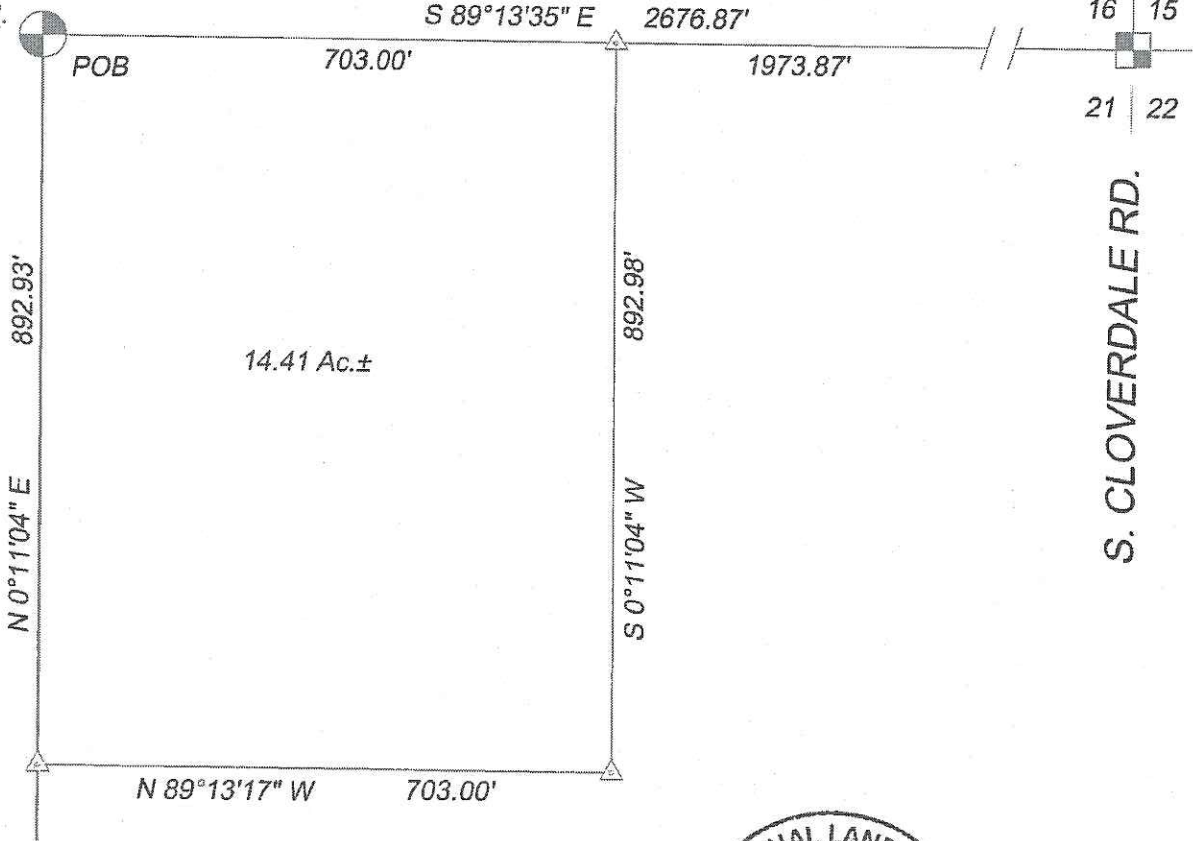
Date

EXHIBIT B
 SILVERSTONE APARTMENTS ANNEXATION
 SECTION 21, T. 3 N., R. 1 E., B.M.
 ADA COUNTY, IDAHO

E. OVERLAND RD.

BASIS OF BEARINGS

N1/4 COR.
 SEC. 21



16 | 15
 21 | 22

S. CLOVERDALE RD.



NTS

PROJECT:
 SILVERSTONE APARTMENTS

OWNER/DEVELOPER:
 WILLIAM P. BIENAPFL, JR



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

DWG #
 15071-EX

PROJECT#
 15071

DATE: 5/2016

WWW.SAWTOOTHLS.COM

SHEET
 1 OF 1



Sawtooth Land Surveying, LLC

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

December 15, 2015
Silverstone Apartments Legal Description

A parcel of land located in the NW1/4 of the NE1/4 of Section 21, T. 3 N., R. 1 E., B.M., Ada County, Idaho, more particularly described as follows;

COMMENCING at a found brass cap marking the N1/4 corner of Section 21;

Thence South 0°11'04" West, coincident with the west line of the NW1/4 of the NE1/4 of said Section 21, a distance to 56.00 feet to an aluminum cap marking Station 183+23.89 56.00 feet right, on the southerly right of way of E. Overland Road, per ROS 8262, Ada County Records, and the **POINT OF BEGINNING**;

Thence South 89°13'35" East, coincident with said southerly right of way of E. Overland Road, 703.00 feet;

Thence South 0°11'04" West, parallel with said west line of the NW1/4 of the NE1/4 of Section 21, a distance of 836.98 feet;

Thence North 89°13'17" West, 703.00 feet to said west line of the NW1/4 of the NE1/4 of Section 21;

Thence North 0°11'04" East, coincident with said west line of the NW1/4 of the NE1/4 of Section 21, a distance of 836.92' feet to the **POINT OF BEGINNING**;

The above described parcel contains 13.51 acres more or less.

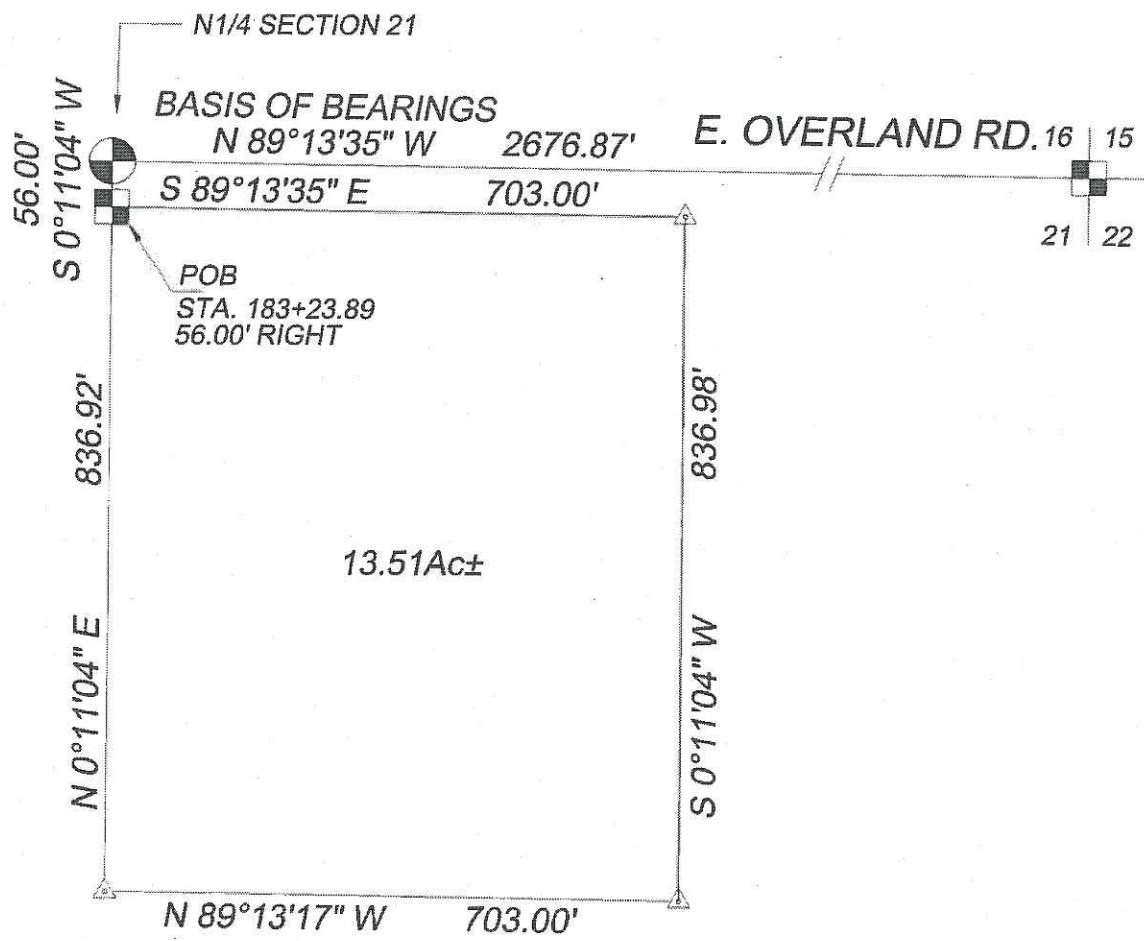
Basis of Bearings is North 89°13'35" West, between the found aluminum cap marking the corner of Sections 21, 22, 16 and 15 and the found brass cap marking the 1/4 corner common to Sections 16 and 21, all in T. 3 N., R. 1 E., B.M.

Carl Porter, PLS
End Description


Date



EXHIBIT
 SILVERSTONE APARTMENTS BOUNDARY LEGAL
 SECTION 21, T. 3 N., R. 1 E., B.M.
 ADA COUNTY, IDAHO



NTS

PROJECT: SILVERSTONE APARTMENTS	OWNER/DEVELOPER: THE ESTATE OF SUSAN M. BIENAPFL	 2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105 WWW.SAWTOOTHLS.COM	DWG # 15071
	DATE: 12/2015		PROJECT# 15071
			SHEET 1 OF 1

Joshua Beach

From: Mindy Wallace <Mwallace@achdidaho.org>
Sent: Monday, May 23, 2016 1:11 PM
To: Joshua Beach; Christy Little
Subject: RE: Silverstone Apartments

Josh,

We received a draft TIS several months ago, it is our understanding that there have been several changes to the site plan since then, and we have received an updated study.

Please let me know if you have any other questions.

Mindy

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

From: Joshua Beach [<mailto:jbeach@meridiancity.org>]
Sent: Monday, May 23, 2016 11:17 AM
To: Mindy Wallace; Christy Little
Subject: Silverstone Apartments

I am wondering if a traffic study was submitted by the Conger Group for these apartments located just west of Cloverdale on Overland Road?

Will you let me know?

Josh Beach
Associate Planner
Community Development Department
33 E. Broadway Avenue
Meridian, Idaho 83642
Phone: (208)489-0576
Fax: (208)888-6854
jbeach@meridiancity.org

William P. Bienapfl Jr.
Parcel No.: S1121120900

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=3 CHE FOWLER
HAWLEY TROXELL ENNIS

2015-112485
12/10/2015 04:07 PM
AMOUNT:\$16.00



Recording Requested By and
When Recorded Return to:
Richard F. Goodson
HAWLEY TROXELL ENNIS & HAWLEY LLP
P.O. Box 1617
Boise, Idaho 83701

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

This Correction Personal Representative's Deed is being recorded to correct the legal description attached to that certain Personal Representative's Deed recorded November 16, 2015, as Instrument No. 2015-105335, records of Ada County, Idaho.

CORRECTION PERSONAL REPRESENTATIVE'S DEED

THIS CORRECTION PERSONAL REPRESENTATIVE'S DEED is made this 1st
day of December, 2015, by and between THE ESTATE OF SUSAN M. BIENAPFL, Deceased
("Estate"), acting by and through WILLIAM P. BIENAPFL, JR., the duly appointed and acting
Personal Representative of The Estate of Susan M. Bienapfl, Deceased (the "Grantor") and
William P. Bienapfl, Jr. (also known as William P. Bienapfl), a married man, as his sole and
separate property, whose current address is 2674 S. Andros Way, Meridian, Idaho 83642 (the
"Grantee").

WHEREAS, William P. Bienapfl, is the duly qualified, appointed and acting Personal
Representative of the Estate, which is filed as Probate Case No. CV IE 1518953 in the District
Court of the Fourth Judicial District of the State of Idaho, in and for the County of Ada.

Pursuant to the powers vested in the Grantor, under the Uniform Probate Code,
particularly Idaho Code Section 15-3-715, the Grantor, as Personal Representative of the Estate,
does hereby quitclaim, transfer and convey to the Grantee, as his sole and separate property, all
of Grantor's right, title and interest in and to that certain real property situated in the County of

Ada, State of Idaho, which is more particularly described on EXHIBIT "A" attached hereto and incorporated herein by this reference.

TOGETHER WITH the building, structures and improvements thereon and all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

IN WITNESS WHEREOF, Grantor has executed this Correction Personal Representative's Deed the day and year first above written.

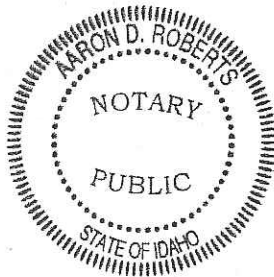
ESTATE OF SUSAN M. BIENAPFL, DECEASED

By: William P. Bienapfl, Jr.
William P. Bienapfl, Jr.
Personal Representative

STATE OF IDAHO)
) ss.
County of Ada)

On this 01 day of December, 2015, before me, Aaron D. Roberts, a Notary Public in and for said State, personally appeared WILLIAM P. BIENAPFL, JR., known or identified to me to be the person whose name is subscribed to the within instrument as Personal Representative of The Estate of Susan M. Bienapfl, also known as Clair Bush, Deceased, and acknowledged to me that he executed the same as such Personal Representative.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Aaron D. Roberts
Notary Public for Idaho
Residing at Meridian, ID
My commission expires 01-18-2017

EXHIBIT "A"

LEGAL DESCRIPTION

A part of the Northeast quarter of Section 21, Township 3 North, Range 1 East of the Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the North quarter corner of Section 21, Township 3 North, Range 1 East of the Boise Meridian; thence
East along the section line 1152 feet to a point; thence
South 0°35' East 407 feet to a point; thence
South 83°15' West 1158.64 feet to a point; thence
North 0°35' West 543.19 feet to the Real Point of Beginning.

Excepting therefrom that portion deeded to Ada County Highway District in Warranty Deed recorded January 13, 2006 as Instrument No. 106006231 described as follows:

A parcel of land being a portion of the Northwest quarter of the Northeast quarter of Section 21, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Northeast corner of said Section 21, marked by a brass cap; thence
North 89°14'30" West coincident with the North line of said Section 21 a distance of 1524.88 feet; thence
South 00°23'33" West parallel with the East line of said Northwest quarter of the Northeast quarter of Section 21 a distance of 25.00 feet to the existing South right-of-way line of East Overland Road and the Point of Beginning; thence
South 00°23'33" West parallel with the East line of said Northwest quarter of the Northeast quarter of Section 21 a distance of 37.00 feet; thence
North 89°14'30" West parallel with said North line of Section 21 a distance of 385.52 feet; thence
North 00°45'30" East normal to said North line of said Section 21 a distance of 6.00 feet; thence
North 89°14'30" West parallel with said North line of Section 21 a distance of 766.33 feet to the West line of said Northwest quarter of the Northeast quarter of Section 21; thence
North 00°10'30" East along said West line of the Northwest quarter of the Northeast quarter of Section 21 a distance of 31.00 feet to said existing South right-of-way line of East Overland Road; thence
South 89°14'30" East coincident with said existing South right-of-way line 1151.92 feet to the Point of Beginning.

A parcel of land lying in the East 1/2 of the Northeast 1/4 of Section 21, T. 3 N., R. 1 E., B.M., Boise City, Ada County, Idaho, being more particularly described as follows:

Beginning at the Northeast corner of said Section 21;

thence South 00°38'26" West, along the east boundary of said section a distance of 101.00 feet to the northeast corner of Cloverdale West Subdivision as filed in book 39 of plats at page 3260, Ada County records;

thence along the northerly and westerly boundary of said subdivision for the following seven (7) courses:

South 81°23'26" West, a distance of 221.00 feet;

thence South 85°53'26" West, a distance of 700.00 feet;

thence South 71°08'26" West, a distance of 100.00 feet;

thence South 47°38'26" West, a distance of 100.00 feet;

thence South 27°38'26" West, a distance of 100.00 feet;

thence South 05°08'26" West, a distance of 350.00 feet;

thence South 07°21'34" East, a distance of 127.00 feet;

thence leaving said boundary and following along the westerly boundary of Crawford Place Subdivision as filed in book 79 of plats at page 8411, Ada County records for the following three (3) courses:

South 07°21'25" East, a distance of 173.00 feet;

thence South 27°06'25" East, a distance of 100.00 feet;

thence South 45°21'25" East, a distance of 42.91 feet;

thence leaving said boundary North 89°12' 55" West, a distance of 297.16 feet to the west boundary of the East ½ of the Northeast ¼ of said section 21;

thence North 00°25'08" East along said west boundary (formerly described as N00°22'19"E), a distance of 1152.11 feet to the north boundary of said section 21;

thence South 89°12' 55" East along said north boundary, a distance of 1338.44 feet (formerly described as 1338.38') to the point of beginning. Contains 10.00 acres of land, more or less.

Claiborn Waite Consulting, LLC
3550 E. Commercial Court Suite 201
Meridian, Idaho 83642
(208) 288-2693

May 2, 2002

**BSB, LLC PROPERTY
5 ACRE COMMERCIAL PARCEL
MERIDIAN, IDAHO**

A parcel of land lying in the West 1/2 of the Northeast 1/4 of Section 21, T. 3 N., R. 1 E., B.M., Meridian City, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northeast corner of said Section 21;

thence North 89°12'55" West, along the north boundary of said section a distance of 1338.44 feet (formerly described as 1338.38') to the northeast corner of the West 1/2 of the Northeast 1/4 of said section 21, the **REAL POINT OF BEGINNING**;

thence along the east boundary of said West 1/2, South 00°25'08" West, a distance of 1152.11 feet;

thence leaving said boundary North 89°12'55" West, a distance of 186.44 feet;

thence North 00°25'08" East, a distance of 1152.11 feet to the north boundary of said section 21;

thence South 89°12' 55" East along said north boundary, a distance of 186.44 feet to the point of beginning. Contains 4.93 acres of land, more or less.

Prepared by:



Todd R. Waite P.L.S.

claiborn ▲ waite consulting, llc

engineers & surveyors
1461 S. Teare Avenue
Meridian, Idaho 83642
(208) 288-2693
Fax (208) 884-8002

May 2, 2002
Revised: April 2, 2003

**BSB, LLC PROPERTY
10 ACRE COMMERCIAL PARCEL
BOISE, IDAHO**

A parcel of land lying in the East 1/2 of the Northeast ¼ of Section 21, T. 3 N., R. 1 E., B.M., Boise City, Ada County, Idaho, being more particularly described as follows:

Beginning at the Northeast corner of said Section 21;

thence South 00°38'26" West, along the east boundary of said section a distance of 101.00 feet to the northeast corner of Cloverdale West Subdivision as filed in book 39 of plats at page 3260, Ada County records;

thence along the northerly and westerly boundary of said subdivision for the following seven (7) courses:

South 81°23'26" West, a distance of 221.00 feet;

thence South 85°53'26" West, a distance of 700.00 feet;

thence South 71°08'26" West, a distance of 100.00 feet;

thence South 47°38'26" West, a distance of 100.00 feet;

thence South 27°38'26" West, a distance of 100.00 feet;

thence South 05°08'26" West, a distance of 350.00 feet;

thence South 07°21'34" East, a distance of 127.00 feet;

thence leaving said boundary and following along the westerly boundary of Crawford Place Subdivision as filed in book 79 of plats at page 8411, Ada County records for the following three (3) courses:

South 07°21'25" East, a distance of 173.00 feet;

thence South 27°06'25" East, a distance of 100.00 feet;

thence South 45°21'25" East, a distance of 42.91 feet;

thence leaving said boundary North 89°12' 55" West, a distance of 297.16 feet to the west boundary of the East ½ of the Northeast ¼ of said section 21;

thence North 00°25'08" East along said west boundary (formerly described as N00°22'19"E), a distance of 1152.11 feet to the north boundary of said section 21;

thence South 89°12' 55" East along said north boundary, a distance of 1338.44 feet (formerly described as 1338.38') to the point of beginning.

Said parcel contains 10.00 acres of land, more or less.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

A parcel of land for right-of-way being a portion of the NE1/4 NE1/4 of Section 21, T. 3 N., R. 1 E., B.M., Ada County, Idaho, described in warranty deed with instrument number 100012259, of Ada County Records, and being more particularly described as follows:

Beginning at a point of intersection for the right-of-ways of Cloverdale and Overland Roads, said point lying 25.00' south and west from the northeast corner of said NE1/4 NE1/4 section 21;

thence South 00°38'26" West, (formerly described as S00°36'46"W), a distance of 30.00 feet;

thence North 44°17'15" West, (formerly described as N44°18'52"W), a distance of 42.48 feet;

thence South 89°12'55" East, (formerly described as S89°14'30"E), a distance of 30.00 feet to the point of beginning.

Said exception parcel contains 450 square feet of land, more or less.

Prepared by: Todd R. Waite P.L.S.



Bienapfl Family LP

Parcel No.: S1121131200

RECORDED - REQUEST OF

ADA COUNTY RECORDER
J. DAVID NAVARRO
BOISE, IDAHO

FEE 12.00 DEPUTY *Mawby*

1999 NO 12 AM 10: 52

99110170

Mawby Troxell

GRANT DEED

THIS GRANT DEED, made this 30th day of July, 1999, by William P. Bienapfl and Susan Marie Bienapfl, husband and wife, the "Grantors," and The Bienapfl Family Limited Partnership, an Idaho limited partnership, the "Grantee," whose address is 4225 E. Overland Rd., Meridian, Idaho 83642.

WITNESSETH:

FOR VALUE RECEIVED, Grantors do hereby grant, bargain, sell and convey to Grantee and to its successors and assigns forever, all that certain real property located in Ada County, State of Idaho, more particularly described on Exhibit "A," attached hereto and incorporated herein by this reference.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, including any and all water rights, mineral rights, easements, rights-of-way, and all improvements located thereon; the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all estate, right, title and interest in and to the said real property, as well in law as in equity, of the said Grantors.

TO HAVE AND TO HOLD all and singular the above-described real property, together with the appurtenances unto the said Grantee, and to its successors and assigns forever.

IN WITNESS WHEREOF, the Grantors have hereunto executed this Grant Deed
as of the day and year first above written.

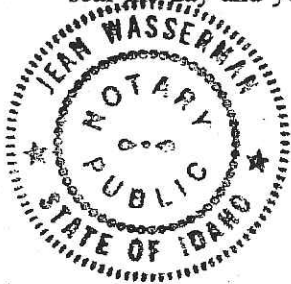
William P. Bienapfl
William P. Bienapfl

Susan M. Bienapfl
Susan Marie Bienapfl

STATE OF IDAHO)
) ss.
County of Ada)

On this 30 day of July, 1999, before me, JEAN WASSERMAN, a
Notary Public in and for said state, personally appeared William P. Bienapfl and Susan Marie
Bienapfl, husband and wife, known or identified to me to be the persons whose names are
subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official
seal the day and year in this certificate first above written.



Jean Wasserman
Notary Public for Idaho
Residing at Boise, Idaho
My commission expires 2/21/2003

EXHIBIT "A"

Legal Description

PARCEL A:

The Northeast quarter of Section 21, Township 3 North, Range 1 East, of the Boise Meridian, Ada County Idaho,

EXCEPT that portion described as follows:

Beginning at a point on the section line located 101 feet south of the corner common to Sections 15, 16, 21 and 22 of said Township 3 North, Range 1 East, said point lying in the right bank of the Boise and Nampa Canal (Ridenbaugh Canal); thence

South 80°45' West 221 feet; thence

South 85°15' West 700 feet; thence

South 70°30' West 100 feet; thence

South 47° West 100 feet; thence

South 27° West 100 feet; thence

South 4°30' West 350 feet; thence

South 8° East 300 feet; thence

South 27°45' East 100 feet; thence

South 46° East 550 feet; thence

South 54°45' East 830 feet to the section line between Sections 21 and 22; thence

Northeasterly, on the Section line, 1873 feet, more or less, to the Place of Beginning.

and ALSO EXCEPT that portion described as follows:

A part of the Northeast quarter of Section 21, Township 3 North, Range 1 East, of the Boise Meridian more particularly described as follows:

Commencing at the north quarter corner of Section 21, Township 3 North, Range 1 East, of the Boise Meridian, thence east along the section line 1152 feet to a point; thence

South 0°35' East 407 feet to a point; thence

South 83°15' West 1158.64 feet to a point; thence

North 0°35' West 543.19 feet to the Real Point of Beginning.

PARCEL B:

The portion of the Southeast quarter of Section 21, Township 3 North, Range 1 East, of the Boise Meridian, Ada County Idaho, more particularly described as follows:

Beginning at the East quarter corner of Section 21, Township 3 North, Range 1 East, Boise Meridian; thence

North 89°21½' West 213.5 feet to center of Ridenbaugh Canal, the real point of beginning; thence

North 89°21½' West 2,443.9 feet to center of section 21; thence

South 169.7 feet to center of Ridenbaugh Canal; thence along center of Ridenbaugh Canal as follows:

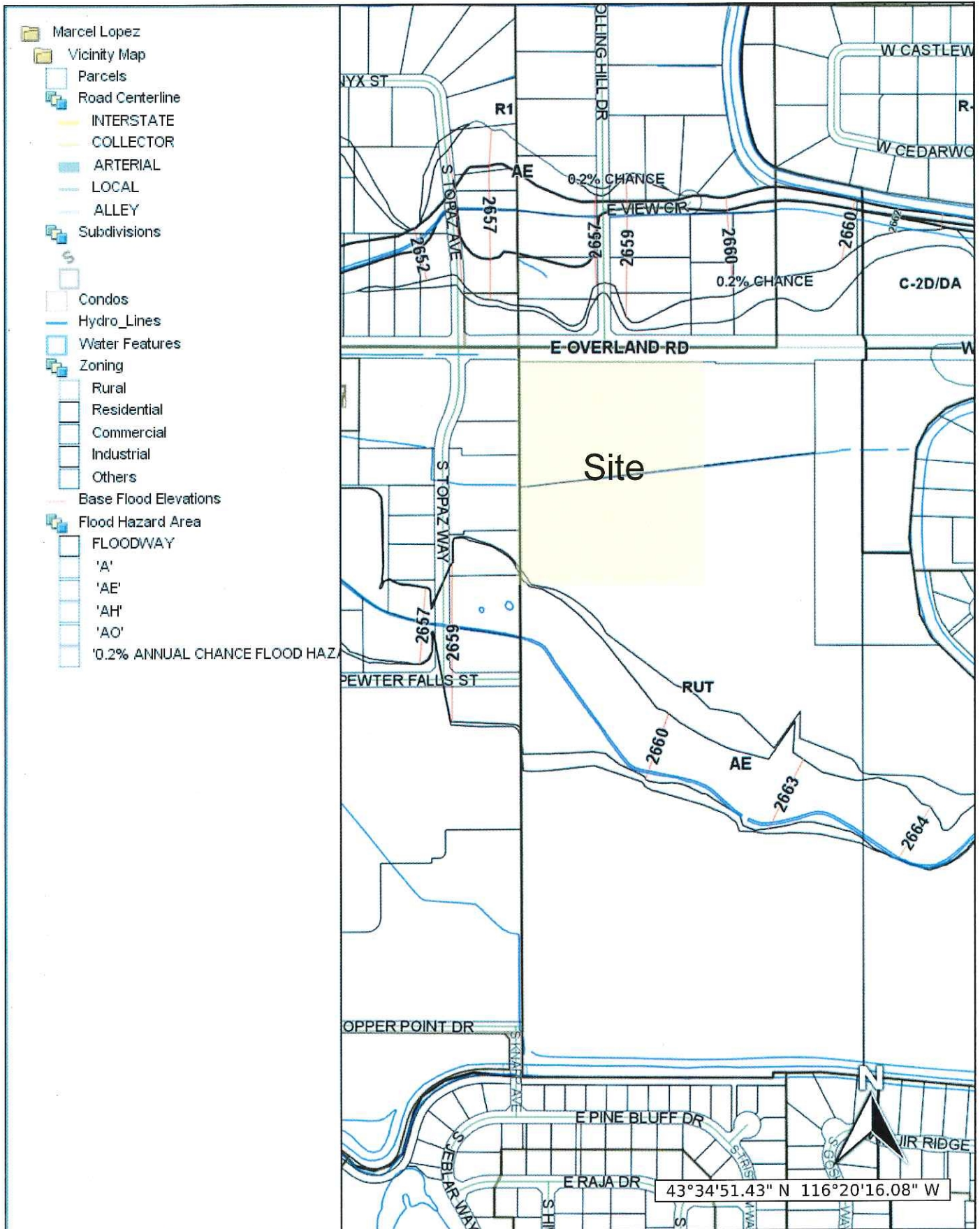
South 89°04½' East 1,198.8 feet to a point; thence

South 84°15' East 1000.00 feet to a point; thence

North 64°52½' East 100.00 feet to a point; thence

North 39°29' East 251.0 feet to the real point of beginning.

Silverstone Apartments Vicinity Map



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

05.13.2016

Date

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

Project/Subdivision Name: Silverstone / Meritado Date: 5-4-16
 Applicant(s)/Contact(s): Manuel Lopez, Jim Conard
 City Staff: Bill Jolly
 Location: SBC of overlaid and clearable Size of Property: 119 1/2 acres
 Comprehensive Plan FLUM Designation: MDR
 Design Guidelines Development Context: Urban Urban/Suburban Suburban Rural
 Existing Use: Ag Existing Zoning: RUT
 Proposed Use: SFR, MFR Proposed Zoning: R-15, C-6 (apartments) C-6-
 Surrounding Uses: W: Commercial / Office S: SFR-R-4 N: SFR-RUT E: SFR - Office
 Street Buffer(s) and/or Land Use Buffer(s): 25 feet of landscaping along overlaid
 Open Space/Amenities/Pathways: _____
 Access/Stub Streets/Street System: _____
 Sewer & Water Service: _____
 Waterways/ Floodplain/Topography/Hazards: _____
 History: NA
 Additional Meeting Notes: pedestrian bridge over the Ridenbaugh to clearable.
 A mixed use comp plan designation along the entire frontage of overlaid
 The secondary access will be required
 The UDC only allows for 50 units on a general community/private street.
 No common drives are allowed off of a ~~common~~ private street.
 NO parking, fire lane signs are required on the common drives that serve as setbacks.
 10 feet of landscaping around the multi-family
 35 foot landscape buffer along overlaid.
 How do the apartments integrate with the other commercial buildings in the mixed-use required area?
 - Design of Buildings
 - Access (pedestrians and vehicles)
 - etc.

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

Other Agencies/Departments to Contact:

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

Application(s) Required:

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

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

Parcel Verification

Date:

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

Project Name: **Silverstone Apartments**

Parcel Number: **S1121120900 (11.021)**
S1121120802 (4.67)
S1121131200 (68.51)

T/R/S: **3N 1E 21**

Property Owner: **William P. Bienapfl Jr.**
2674 S. Andros Way
Meridian, ID 83642

BSB LLC
2674 S. Andros
Meridian, ID 83642

Bienapfl Family
Limited Partnership
2674 S. Andros Way
Meridian, ID 83642



Derick O'Neill
Director

Boise City Hall
150 N. Capital Boulevard

Mailing Address
P. O. Box 500
Boise, Idaho 83701-0500

Phone
208/384-3830

Fax
208/384-3814

TDD/TTY
800/377-3529

Web
www.cityofboise.org/pds

Mayor
David H. Bieter

City Council
President
Elaine Clegg

Council Pro Tem
Lauren McLean

Maryanne Jordan
Scot Ludwig
Ben Quintana
TJ Thomson

Planning & Development Services

April 22, 2016

Jim Conger
Devco, LLC
4824 W. Fairview Ave.
Boise, ID 83706
jconger@congergroup.com
(sent via email)

Re: CAR16-00003 / 2301 S. Cloverdale Road

Dear Mr. Conger:

This letter is to inform you that at their meeting of **April 19, 2016**, the Boise City Council gave the third reading of the ordinance to de-annex from the territorial limits of the City of Boise the real property particularly described in Section One of the Ordinance, setting forth a reasoned statement in support of such de-annexation and providing an effective date.

If you have any questions, please contact David Moser in this department at (208) 384-3823.

Sincerely,

Hal Simmons
Planning Director
Boise City Planning and Development Services Dept.

HS/cl
cc:

Marcel Lopez / DevCo, LLC / marcel@congergroup.com (sent via email)
William P. Bienapfl / bbienapfl@westlinkag.net (sent via email)



Mayor Tammy de Weerd

City Council Members:

Keith Bird
Luke Cavener
Ty Palmer

Joe Borton
Genesis Milam
Anne Little Roberts

January 20, 2016

Mr. Cody Riddle, Current Planning Manager
Boise Planning and Development Services
P.O. Box 500
Boise, Idaho 83701-0500

Re: Sanitary Sewer and Water Services from the City of Meridian for approximately 42 acres currently in the City of Boise, Parcel S1121141800 and a portion of Parcel S1121120302, as depicted in Orange on the attached map.

Dear Mr. Riddle;

The City of Meridian has been approached by Jim Conger, Conger Management Group, regarding the above named parcels. Mr. Conger has told us that he has initiated some discussions with the City of Boise in regard to his development plans, and his desire to bring these parcels into the City of Meridian. I am writing you today to let you know that the City of Meridian did include these parcels in our Master Planning for Sanitary Sewer and Water Services, and find that these parcels are serviceable by the City of Meridian.

Sanitary Sewer and Water mainlines are currently adjacent to the parcels, and with development they are extendable to provide service to the subject parcels. Once the parcels are removed from the City of Boise and annexed into the City of Meridian, we can accept ownership and maintenance responsibilities of the sanitary sewer and water systems.

Please call me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Warren Stewart", written over a blue horizontal line.

Warren Stewart, P.E.
Engineering Manager

cc: Caleb Hood, Meridian Planning Manager
Jim Conger, CMG
File

E Overland and S Cloverdale

Property Boundary Adjustment Exhibit

Legend

- Commercial Parcel - Boise
- Commercial Parcel - Meridian
- Residential Parcel - Boise
- Residential Parcel - Meridian
- Silverstone Apartments Parcel
- Existing Parcels
- Boise City Limit

E Overland Rd

Boise Commercial Parcel 6.75 acres +/-
to remain in Boise

S1121120900

S1121120802

S1121120802

S1121121250

S112111800

Boise Residential Parcel
41.7 acres +/- to be de-
annexed to Meridian

S Topaz Way

Wier Falls St

W Armga Dr

Sumpter Way

W Peppermint Dr

S Peppercorn Dr

S Sumpter Way

S Rushmore Way

S Cloverdale Rd

Armga Dr

W Silverking St

S Scranion Way

S Mayflower Way

Point Way

Google earth

© 2015 Google

E Pine Bluff Dr

1000 ft





Megan M. Leatherman, MCRP
Director

Ada County Courthouse
200 West Front Street
Boise ID 83702
208.287.7900
Fax 208.287.7909
www.adacounty.id.gov

Department Divisions
Building
Engineering & Surveying
Permitting
Planning & Zoning

Ada County Commissioners
Jim Tibbs, First District
Rick Yzaguirre, Second District
David L. Case, Third District

ADA COUNTY
Development Services Department

*Nabdo
Miss. Gov.*

March 21, 2016

Marcel Lopez
DevCo LLC
4824 W. Fairview Ave.
Boise, ID 83706

RE: Project No. 201600264 PBA:

Dear Mr. Lopez,

Submission of the application referenced above, Project #201600264 PBA, for a property boundary adjustment occurred on February 29, 2016.

Based on staff's review of the Ada County Code, this application has been given tentative approval, subject to the Conditions of Approval attached to the Findings of Fact, Conclusions of Law and Order listed as Exhibit "A". Please note, this approval shall become null and void if the Conditions of Approval have not been met, and if you have not obtained a valid Zoning Certificate within one (1) year of the date of this approval letter.

This determination was made based upon current information contained in the public record and interpretation of the Ada County Zoning Ordinance. You may appeal this decision to the Board of Ada County Commissioners. To do so, you must file the appeal within fifteen days of the date of this letter. The fee for filing an appeal is \$350.

This letter is to further inform you that to the extent a final decision has been made on a site-specific land use request, an applicant has the right to request a regulatory taking analysis under Idaho Code.

If you have any questions, I can be reached 287-7913 or via email at bdanielson@adaweb.net.

Sincerely,

Brent Danielson

Brent Danielson, AICP, Associate Planner
Ada County Development Services

Cc: The Bienapfl Family Limited Partnership, 2674 S. Andros Way, Meridian, ID 83642
BSB, L.L.C., 2674 S. Andros Way, Meridian, ID 83642
William P. Bienapfl, Jr., 2674 S. Andros Way, Meridian, ID 83642
Sawtooth Land Surveying, LLC, 2030 S. Washington Avenue, Emmett, ID 83617



BEFORE THE DIRECTOR OF ADA COUNTY DEVELOPMENT SERVICES

In re:

Application of DevCo, LLC

Project No. 201600264 PBA

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

FINDINGS OF FACT

If any of these Findings of Fact are deemed Conclusions of Law, they are incorporated into the Conclusions of Law section.

A. The Director finds that the record is comprised of:

1. Exhibit A to the Findings of Fact, Conclusions of Law and Order.
2. All other information contained in Ada County Development Services File for Project No. 201600264 PBA.

B. As to procedural items, the Director finds the following:

1. On February 29, 2016, submission to Development Services occurred for Project #201600264 PBA.

C. As to the project description, the Director finds based on the application materials found in the file for Project No. 201600264 PBA the following:

1. PROPOSED USES: A property boundary adjustment to move common property lines.
2. PROPOSED STRUCTURES: Multi-family apartment complex.
3. PROPOSED IMPROVEMENTS: Demolition of the existing single-family dwelling on Parcel #S1121120900.

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Project #201600264 PBA

DevCo LLC

The Bienapfl Family Limited Partnership, BSB, L.L.C, & William P. Bienapfl, Jr.

in the City of Meridian in their Medium Low-Density Residential (R-4) District. The Muir Woods No. 1 Subdivision is located in the City of Boise in their R-1C Residential District.

East: The site is agricultural and is located in the City of Boise in their R-1B Residential District.

West: The site is the Silverstone Business Park in the Silverstone Campus Subdivision and is located in the City of Meridian in their General Retail and Service Commercial (C-G) District.

- G. Based on the officially adopted Ada County land use maps and materials found in the file for Project No. 201600264 PBA, the Director finds the following concerning services:

Access Street and Designation: Access is off of E. Overland Road and E. Overland Road is designated as a Principal Arterial.

Fire Protection: Meridian Fire District.

Sewage Disposal: Individual Septic System.

Water Service: Individual Well.

Irrigation District: Nampa & Meridian Irrigation District and Boise Project Board of Control.

Drainage District: None.

- H. As to the applicable law, the Director finds the following:

This section details the comp plan goals, objectives and policies; the zoning ordinance regulations; and other applicable standards regarding development of the subject property.

1. The Director finds **Section 8-4C-5 of the Ada County Code** is applicable because the applicant has applied for a property boundary adjustment. The Director finds the application complies with **Section 8-4C-5 of the Ada County Code**. Regarding Section 8-4C-5 of the Ada County Code the Director finds the following:

The Director finds that not all of the parcels composing of the property boundary adjustment are legal parcels. In researching the history of the properties the Director finds that parcel #S11211202802 and parcel #S1121131200 are resultant parcels from a previous unapproved division of property. Parcels #S1121120802 and #S1121131200 was originally one (1) property (Parent Parcel #S11211100550). This parent parcel was illegally divided in 2002.

The Director finds that the property boundary adjustment will address the unapproved division of property as there will be just two (2) parcels following the property boundary adjustment.

- A. *A property boundary adjustment shall not reduce the property size below the minimum dimensional standards prescribed by this title including regulations for*

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Project #201600264 PBA

DevCo LLC

The Bienapfl Family Limited Partnership, BSB, L.L.C, & William P. Bienapfl, Jr.

individual wastewater treatment systems and wells as set forth in section 8-4A-22 of this chapter.

The Director finds that the resulting parcels would exceed the minimum lot size of 5.0 acres for the Rural-Urban Transition (RUT) District as resultant parcel 'A' would be 13.51 acres and resultant parcel 'B' would be 71.24 acres.

The Director finds as evidenced on the site plan that resultant parcels 'A' and 'B' exceed the minimum street frontage of 250 feet for the RUT District as resultant parcel 'A' has 703 feet of street frontage on E. Overland Road and resultant parcel 'B' has 632.34 feet of street frontage on E. Overland Road.

The Director finds that the existing single-family dwelling with attached garage on the property is going to be demolished to make room for the proposed apartment complex on resultant Parcel 'A'. It should be noted that the applicant will need to obtain a demolition permit when the single-family dwelling with attached garage is ready to be removed from the property.

- B. *If one or more properties is nonconforming as to the minimum dimensional standards prescribed by this title, the property boundary adjustment shall not increase the nonconformity.*

The Director finds that parcel #S1121120802 is a nonconforming property as it consists of 4.73 acres, which is less than the minimum parcel size of 5.0 acres for the RUT District. In addition, parcel #S1121120802 is nonconforming in terms of street frontage as it only has 186.48 feet of street frontage, which is less than the minimum street frontage of 250 feet for the RUT District. Parcel #S1121131200 is nonconforming as it does not comply with the minimum street frontage of 250 feet for the RUT District.

The Director finds that it should be noted that parcels #S1121120802 and #S1121131200 are resultant parcels from a previous unapproved division of property. Parcels #S1121120802 and #S1121131200 was originally one (1) parcel (Parent Parcel #S1121100550). The parent parcel was illegally divided in 2002.

The Director finds that the property boundary adjustment will address the unapproved division of property as there will be just two (2) parcels following the property boundary adjustment. Also, the property boundary adjustment does increase the nonconformity as the resultant parcels will comply with the minimum dimensional standards for the Rural-Urban Transition (RUT) District as resultant parcel 'A' would be 13.51 acres and have 703 feet of street frontage on E. Overland Road and resultant parcel 'B' would be 71.24 acres and have 632.34 feet of street frontage on E. Overland Road.

- C. *A property boundary adjustment shall not increase the original number of properties.*

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Project #201600264 PBA

DevCo LLC

The Bienapfl Family Limited Partnership, BSB, L.L.C, & William P. Bienapfl, Jr.

The Director finds as evidenced in the record, that the property boundary adjustment is between common property boundary lines of existing parcels and said adjustment will not create any additional parcels after the adjustment.

- D. *A property boundary adjustment shall not change or move any public streets, private roads, easements, or publicly dedicated areas in any manner.*

The Director finds as evidenced in the record, that the property boundary adjustment does not change or move any public streets, private roads, easements, or publicly dedicated areas in any manner.

- E. *The property boundary adjustment shall not constitute a relocation of a property.*

The Director finds as evidenced in the record, that the property boundary adjustment does not constitute the relocation of property.

- F. *For platted lots, the property boundary adjustment shall be in substantial conformance to the recorded plat.*

The Director finds as evidenced in the record, that the properties are not platted lots.

CONCLUSIONS OF LAW

If any of these Conclusions of Law are deemed to be Findings of Fact they are incorporated into the Findings of Fact section.

1. The Director concludes that Project No. 201600264 PBA complies with Section 8-4C-5 of the Ada County Code.

ORDER

Based upon the Findings of Fact and Conclusions of Law contained herein, the Director approves Project #201600264 PBA, subject to the Conditions of Approval attached as Exhibit A and the Site Plan Drawing dated February 2016.

DATED this 21st day of March, 2016.

By: Brent Danielson

Brent Danielson, AICP, Associate Planner
Ada County Development Services

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Project #201600264 PBA

DevCo LLC

The Bienapfl Family Limited Partnership, BSB, L.L.C. & William P. Bienapfl, Jr.

EXHIBIT A

CONDITIONS OF APPROVAL

REQUIRED ACTIONS. THE FOLLOWING LIST DETAILS THE TASKS THAT MUST BE COMPLETED BEFORE THE APPROVAL OF 201600264 PBA WILL BE CONSIDERED FINAL. THE APPLICANT AND/OR OWNER HAVE UNTIL MARCH 21, 2017 TO COMPLETE THE REQUIRED ACTIONS AND TO OBTAIN A ZONING CERTIFICATE. THIS TENTATIVE APPROVAL SHALL BECOME VOID IF A VALID ZONING CERTIFICATE HAS NOT BEEN ISSUED BY THAT DATE.

1. The applicant and/or owner shall have a Record of Survey completed by a professionally licensed surveyor, and record the Record of Survey with the County Recorder's office.
2. The applicant and/or owner shall obtain new tax parcel numbers for the Ada County Assessor.
3. The applicant and/or owner shall execute and record the necessary deeds for the properties.
4. The applicant and/or owner shall provide the following documentation to the Director:
 - a) One ["8 ½ x 11" copy and/or one full size blueprint] of the recorded Record of Survey.
 - b) Proof of assignment of tax parcel numbers.
 - c) One copy of the recorded deed(s).
5. Upon completing the above tasks, the applicant shall request a letter from the Director stating the One Time Division is final.
6. Appeals. The appeal period shall begin on the date of the written decision of the Director and shall last for 15 calendar days. In the event the decision of the Director is appealed, the zoning certificate will not be issued until the appeal is resolved in favor of the proposed development. See Section 8-7-7 of the Ada County Code for more information on appeals.

CONDITIONS OF APPROVAL

Project #201600264 PBA

DevCo, LLC

The Bienapfl Family Limited Partnership, BSB, L.L.C, & William P. Bienapfl, Jr.



SILVERSTONE APARTMENTS
E. OVERLAND ROAD
MERIDIAN, IDAHO

OVERALL GENERAL SITE NOTES

SCALE: 1"=40'-0"
ZONING: C-6
TOTAL AREA: 13.51 ACRES
DENSITY PROPOSED: 23.2 D.U./ACRE

SITE NOTES:

NUMBER OF APARTMENT BUILDINGS: 15
NUMBER OF GARAGE BUILDINGS: 15
NUMBER OF DWELLING UNITS: 312
108 1-BEDROOM UNITS (35%)
204 2-BEDROOM UNITS (65%)

TOTAL PARKING REQUIRED/PROPOSED: 570/570
OPEN SPACES/2% HC: 258/6
COVERED SPACES REQUIRED/PROPOSED: 312/312
GARAGE SPACES/2% HC: 127/3
CARPORT SPACES/2% HC: 195/4

MAX. BLD. HT PROPOSED: 35'-6"
3-STORY BUILDINGS (MID POINT OF SLOPED ROOF)

COMMERCIAL SITE GENERAL NOTES

RETAIL BUILDING AREA: 53,300 S.F.
OFFICE BUILDING AREA: 54,900 S.F.
COMMERCIAL PARKING: +470 SPACES



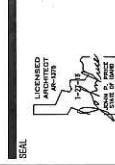
1 OVERALL SITE PLAN
SHEET 1 OF 4



454 MAIN STREET
BOISE, IDAHO 83702
V (208) 343-2551 X6
F (208) 344-1309
WWW.TAOID.COM

SILVERSTONE APARTMENTS
E. OVERLAND ROAD
MERIDIAN, IDAHO

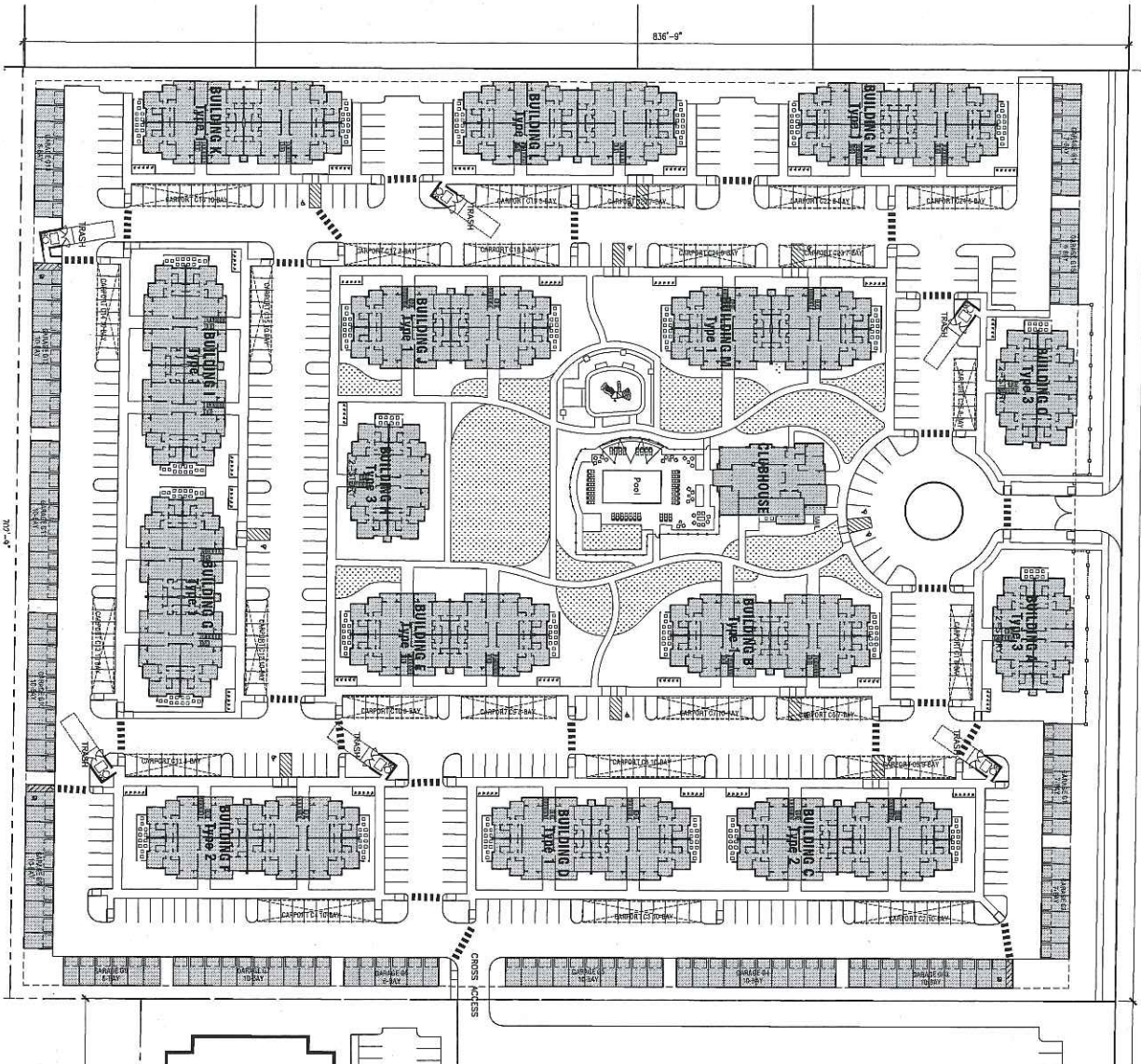
PROJECT



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DATE: JANUARY 27, 2016
DRAWN BY: JPF/ALJ
CHECKED BY: JPF
DESIGNED BY: JPF
REVISIONS:

GZC1.1
ARCHITECTURAL SITE PLAN



E OVERLAND RD
MERIDIAN, IDAHO

SILVERSTONE APARTMENTS

E. OVERLAND ROAD
MERIDIAN, IDAHO

OVERALL GENERAL SITE NOTES
 SCALE: 1"=40'-0"
 ZONING: C-4
 TOTAL AREA: 13.51 ACRES
 DENSITY PROPOSED: 23.11 D.U./ACRE

SITE NOTES:

- NUMBER OF APARTMENT BUILDINGS: 15
- NUMBER OF GARAGE BUILDINGS: 15
- NUMBER OF DWELLING UNITS: 312
- 108 1-BEDROOM UNITS (35%)
- 204 2-BEDROOM UNITS (65%)
- TOTAL PARKING REQUIRED/PROPOSED: 570/588
- OPEN SPACES/2% HC: 290/6
- COVERED SPACES REQUIRED/PROPOSED: 312/332
- GARAGE SPACES/2% HC: 127 / 3 HC
- CARPORT SPACES/2% HC: 205 / 5 HC
- TOTAL PARKING SPACES / 2% HC: 588 / 14 HC

- BICYCLE PARKING SPACES REQUIRED (1:25): 12
- BICYCLE SPACES PROPOSED: 180
- COMMON OPEN SPACE REQUIRED: 84,000 S.F.
- 312 D.U. X 260 S.F./D.U. = 76,000 S.F.
- COMMON OPEN SPACE PROPOSED: 111,393 S.F.

MAX. BLD. HT PROPOSED: 35'-6"
 3-STORY BUILDINGS (AHD POINT OF SLOPED ROOF)

SITE DEVELOPMENT AMENITIES PROPOSED:

- A. CLUBHOUSE
- B. FITNESS CENTER (WITHIN CLUBHOUSE)
- C. CHILDREN'S PLAY STRUCTURE
- D. SWIMMING POOL
- E. ENCLOSED BIKE STORAGE (WITHIN CLUBHOUSE)
- F. BIKE REPAIR STATION
- G. ON SITE STORAGE
- H. 50X100' OPEN GRASSY AREA

DEVELOPER: DevCo, LLC
 4824 W. FAIRVIEW
 BOISE, IDAHO 83706
 208-336-5355

LANDSCAPE: TO ENGINEERS
 9777 CHINDEN BLVD.
 BOISE, IDAHO 83714
 (208) 323-2288

CIVIL ENGINEER/ARCHITECT/PLANNER: CIVIL INNOVATIONS, LLC.
 PO BOX 170811
 BOISE, IDAHO 83717
 208-864-8181

ARCHITECT/PLANNER: THE ARCHITECTS OFFICE

 468 MAIN STREET
 FLOOR 2
 BOISE, IDAHO 83720
 WWW.TAODEN.COM

1 APARTMENT SITE PLAN
 SCALE: 1"=40'-0"

THE ARCHITECTS OFFICE

 468 MAIN STREET
 FLOOR 2
 BOISE, IDAHO 83720
 WWW.TAODEN.COM

SILVERSTONE APARTMENTS
 E. OVERLAND ROAD
 MERIDIAN, IDAHO

SEAL

 The undersigned hereby certifies that the project shown on the drawings herein is his original work and that he is a duly licensed professional engineer in the State of Idaho.
 JOHN PRICE
 15212 A.I.D.
 2018

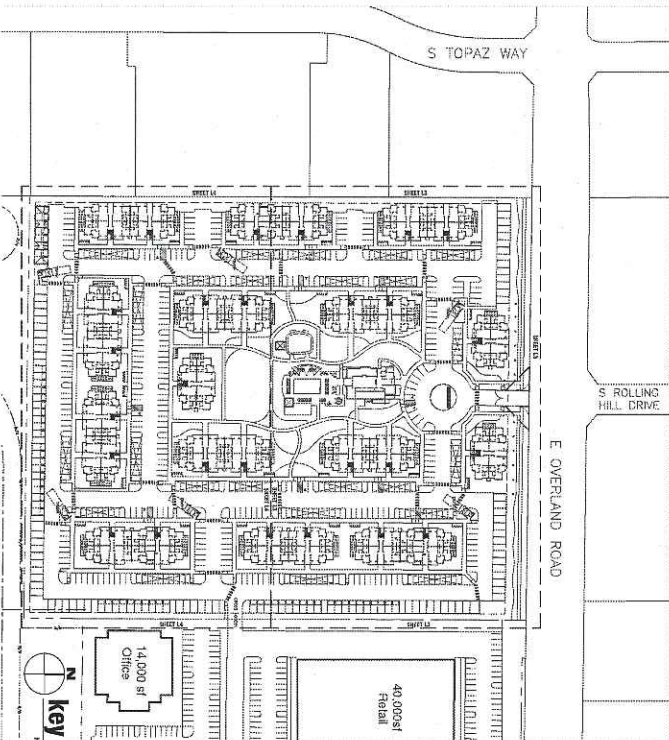
SHEET
GZC1.0
 ARCHITECTURAL SITE PLAN

LANDSCAPE NOTES:

1. All contractors shall be considered in accordance with ISPMC (Idaho Standard Public Works Construction) 2013 and City of Meridian, ID codes, standards and state and local regulations.
2. All structures, site improvements and underground utilities shall be located prior to construction and protected. Call Dig-a-line 1-800-242-1585 to locate underground utilities. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
3. Coordinate with civil engineering drawings for paving, utilities and grading information.
4. Prepare site for planting by grubbing and removing weeds. If necessary apply Roundup (or equivalent herbicide), using a Certified Applicator. Remove rocks and other materials over 3" in diameter.
5. All lawn areas shall have min 6" of topsoil and and fill tree pits with topsoil. Topsoil shall be finish level, pH range 5.5 to 7.0 and contain 2% organic material. Tree of shrubs 1 inch or larger or any other containers materials. It is acceptable to amend native soils to meet this topsoil specification if soil texture is sandy.
6. Fine grade to elevations set by Engineer's plans with positive drainage away from structures. Refer to Engineer's Plans for grading information.
7. Surface water drainage is to be contained within each lot unless expressly allowed otherwise by approved engineering plans.
8. If work is in the Spring, between the months March to May, then apply pre-emergent to all non-paved landscape areas, except areas receiving grass seed, prior to planting.
9. Grubbing and grading as shown on plans shall have general limitations to include: a) removal of all trees and shrubs greater than 4" dbh; b) removal of all surface debris; c) grade shall not change flow or direction of surface drainage swales as shown on engineers plans.
10. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quality estimates.
11. Lay sod within 24 hours of harvesting. Lay sod to form a solid mass with tightly filled joints and even grades.
12. Contractor responsible for keeping landscaped areas clean, remove all debris, spoils and trash from site or disposal at approved landfill or waste disposal site.
13. All plant material shall meet or exceed the minimum Federal standards as required by ANSI Z601, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
14. Install only specified plants. Plant substitutes must be approved by Landscape Architect. Unapproved plant substitutes will be replaced at Contractor's expense.
15. Trees shall not be planted within the 10' clear zone of all AADT (Ada County Highway District) storm drain pipe, structures, or structures.
16. Trees shall not be planted within clear vision triangles.
17. No trees shall be placed within 50' of stop sign.
18. Scapegoats must be protected from any and all construction during the construction and installation of the landscape irrigation system.
19. Root barriers must be used for trees in street planters with a minimum width of six (6) feet. Root barriers are required to extend 18 inches below the sub grade on the sidewalk side and shall extend 2 feet below sub grade on each side. Barriers shall be constructed with the same soil characteristics and shall not contain any foreign material and cuts.
20. All plant material shall be guaranteed for a period of 30 days beginning at the date of Acceptance by Owner. Replace all dead or unhealthily plant material immediately with same type and size as to the Owner.

PLANTING LEGEND

Key	Common Name	Botanical Name	Mean size	Min. Planting Spc.	Water zone (ft.)	Class Height	Quant. U3	Quant. L4	Quantity Note
⊗	MANSFIELD ASH	Fraxinus pennsylvanica Marshall	52x65	2'-6"	2	II	11	0	11
⊗	SHAGBARK HONEYLOCUST	Gleditsia triacanthos (L.) Dur.	52x65	2'-6"	2	II	24	27	51
⊗	SHUBERT HONEYLOCUST	Gleditsia triacanthos Linn. Sp. Purpurea	52x65	2'-6"	2	II	23	5	28
⊗	ORIENTAL BURNING BUSH	Erythronium albidum	30x18	2'-6"	3	II	33	30	63
⊗	SAXIFRAGE	Japanese saxifrage	15x22	6" H.	2	EVERGREEN	24	10	34
⊗	WATERBURY FINE ORN. FLOCS	Prunella laevis 'Waterbury'	20x26	6-7" H.	3-4	EVERGREEN	60	48	108
⊗	ROBINIA LINDSEYANA / COMMON RED CHOCARDIER	Robinia pseudoacacia L.	25x15	2'-6"	3-4	I	46	40	86
⊗	SHERWOOD WOOD RUE	Rhus typhina 'Serrata'	22x2	23" H.	2	E. SHRUB	173	151	324
⊗	GREEN MOUND CLEMATIS or WINECUP CLEMATIS	Clematis integrifolia	30x2	23" H.	2-3	SHRUB	246	205	451
⊗	YARROW YARROW POTENTILLA	Potentilla fruticosa 'Yarrow'	30x4	2-3' H.	2	SHRUB	139	122	260
⊗	HONEYCREEPER LAVENDER	Lavandula angustifolia 'Honeycreeper'	30x2	1' H.	2	PERENNIAL	255	217	472
⊗	LITTLE SPARKLE DWARF DAILY	Hemiscilla x Lili. 'Sparkle'	15x17	12" H.	3	PERENNIAL	369	296	664
⊗	LITTLE BUNNY FOUNTAIN GRASS	Pennisetum setosum 'Little Bunny'	30x2	12" H.	2	GRASS	465	329	794
⊗	KAUFMANN'S FOUNTAIN GRASS	Calamagrostis canadensis 'Kaufmann'	52x2	1' H.	3	GRASS	374	179	553



NOTES

1. SEE PLAN FOR PLANTING DETAILS.
2. WATER ZONES (VERTICAL ZONES) ARE SHOWN IN THE MANUAL SCHEDULE.
3. PLANTING SPACING IS BASED ON THE MANUFACTURER'S RECOMMENDATIONS FOR PLANTING.
4. PLANTING SPACING IS BASED ON THE MANUFACTURER'S RECOMMENDATIONS FOR PLANTING.
5. PLANTING SPACING IS BASED ON THE MANUFACTURER'S RECOMMENDATIONS FOR PLANTING.
6. PLANTING SPACING IS BASED ON THE MANUFACTURER'S RECOMMENDATIONS FOR PLANTING.

DEVELOPER
 4625 W. Simpson Blvd. #23706

TABLE OF CONTENTS

SHEET NUMBER	SHEET NAME
11	LANDSCAPE PLAN COVER SHEET
12	LANDSCAPE MATERIALS AND LAYOUT PLAN
13	PLANTING PLAN
14	PLANTING PLAN
15	LANDSCAPE DETAILS
16	LANDSCAPE DETAILS

LANDSCAPE CALCULATIONS

Overall L: Landscape Buffer: 3'-4" Min. Width: 700 L x 21'-3" x 24'-0" Area: 14,000 SF
 Overall W: 400' x 100' x 100' Area: 40,000 SF
 Total Area: 54,000 SF
 Planting Area: 14,000 SF (26% of Total Area)
 Non-Planting Area: 40,000 SF (74% of Total Area)

Preliminary Plat - Meridian, Idaho
Silverstone Apartments
 Landscape Plan Cover Sheet

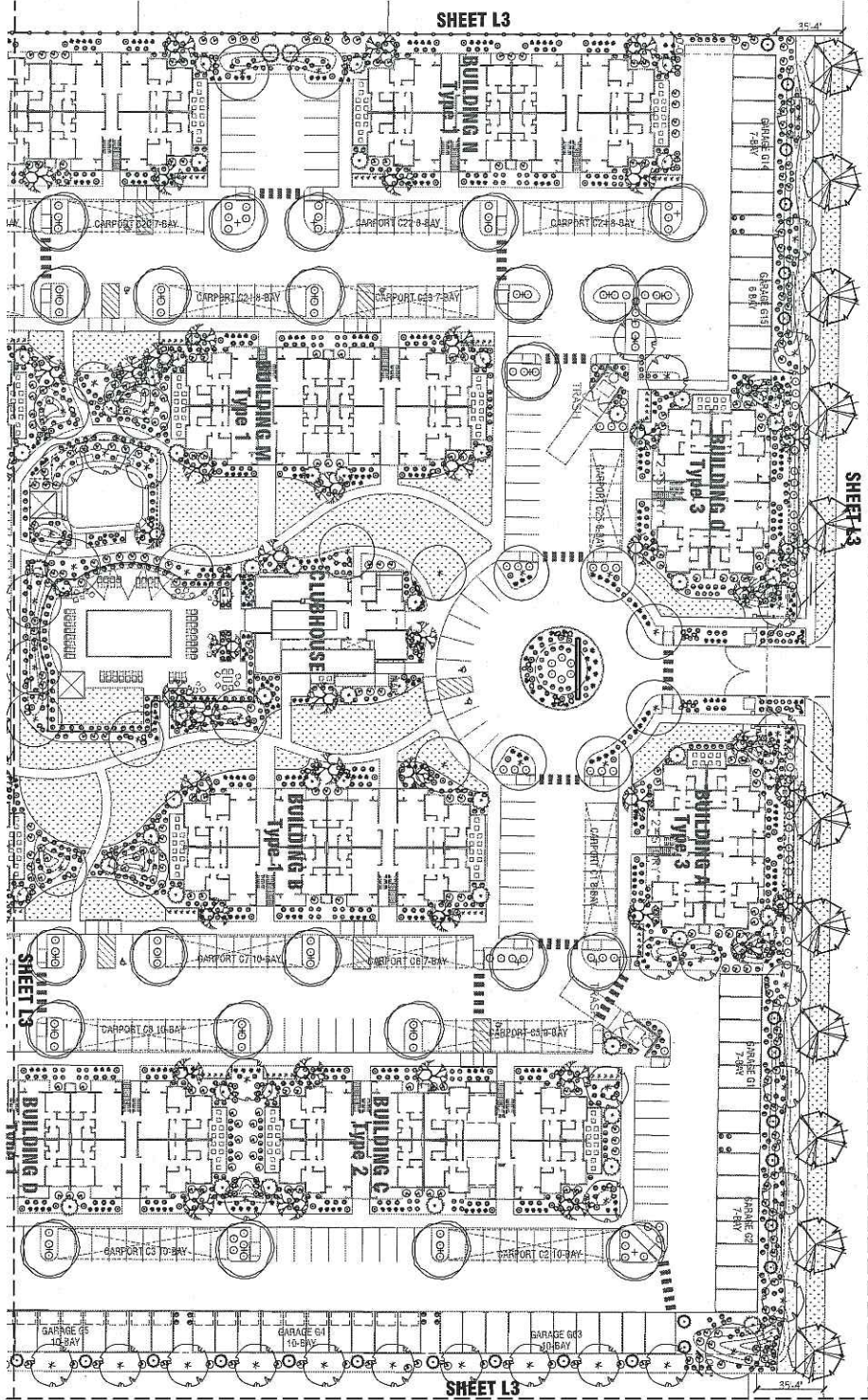
T-O ENGINEERS
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS
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 PHONE: 208-323-2288 FAX: 208-323-2288
 OFFICES ALSO IN: MARYLAND, IOWA, COLORADO & ALABAMA

REVISIONS

NO.	DATE	DESCRIPTION

E-FILE NAME: 15006 LS 16013
 DESIGNED: T.O.
 DRAWN: S.P.
 CHECKED: S.P.
 APPROVED: S.P.

DATE: JAN 22, 2015
 SHEET: 1 of 6



PLANTING LEGEND

Key	Common Name	Botanical Name	Min. Spacing Spac.	Quant. L3
⊙	MARSHALL'S H	<i>Fragaria virginiana</i> 'Marshall's Wonder'	2'-0"	11
⊙	SHADE-TOLERANT HOME GARDEN	<i>Shade-tolerant species</i>	2'-0"	24
⊙	SUN-LOVING HOME GARDEN	<i>Shade-tolerant species</i>	2'-0"	23
⊙	CHANNELER FLOWERING PEACH	<i>Prunus cistina</i> 'Chandler'	2'-0"	33

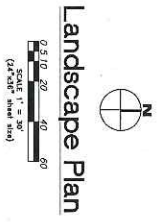
⊙	SPYGLASS JAMBERR	<i>Jambaea squarrosa</i> 'Spectator'	8'-0"	24
⊙	VANDERBILT FINE ORNAMENTAL	<i>Prunus lauro-cerasifera</i> 'Vanderbilt'	6'-0"	80
⊙	SHADE-TOLERANT HOME GARDEN	<i>Shade-tolerant species</i>	2'-0"	46
⊙	SHADE-TOLERANT HOME GARDEN	<i>Shade-tolerant species</i>	2'-0"	173
⊙	GREEN MOUND CURBLET or VANDERBILT VERTICILLA	<i>Prunus nigra</i> 'Green Mound'	2'-3"	246
⊙	MAHOG TANGUO POTENTIAL	<i>Prunella nigra</i> 'Tanguo'	2'-3"	133
⊙	HIDCOTE SUPERIOR LAVENDER	<i>Lavandula angustifolia</i> 'Hidcote Superior'	1'-0"	255

NOTES

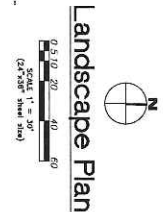
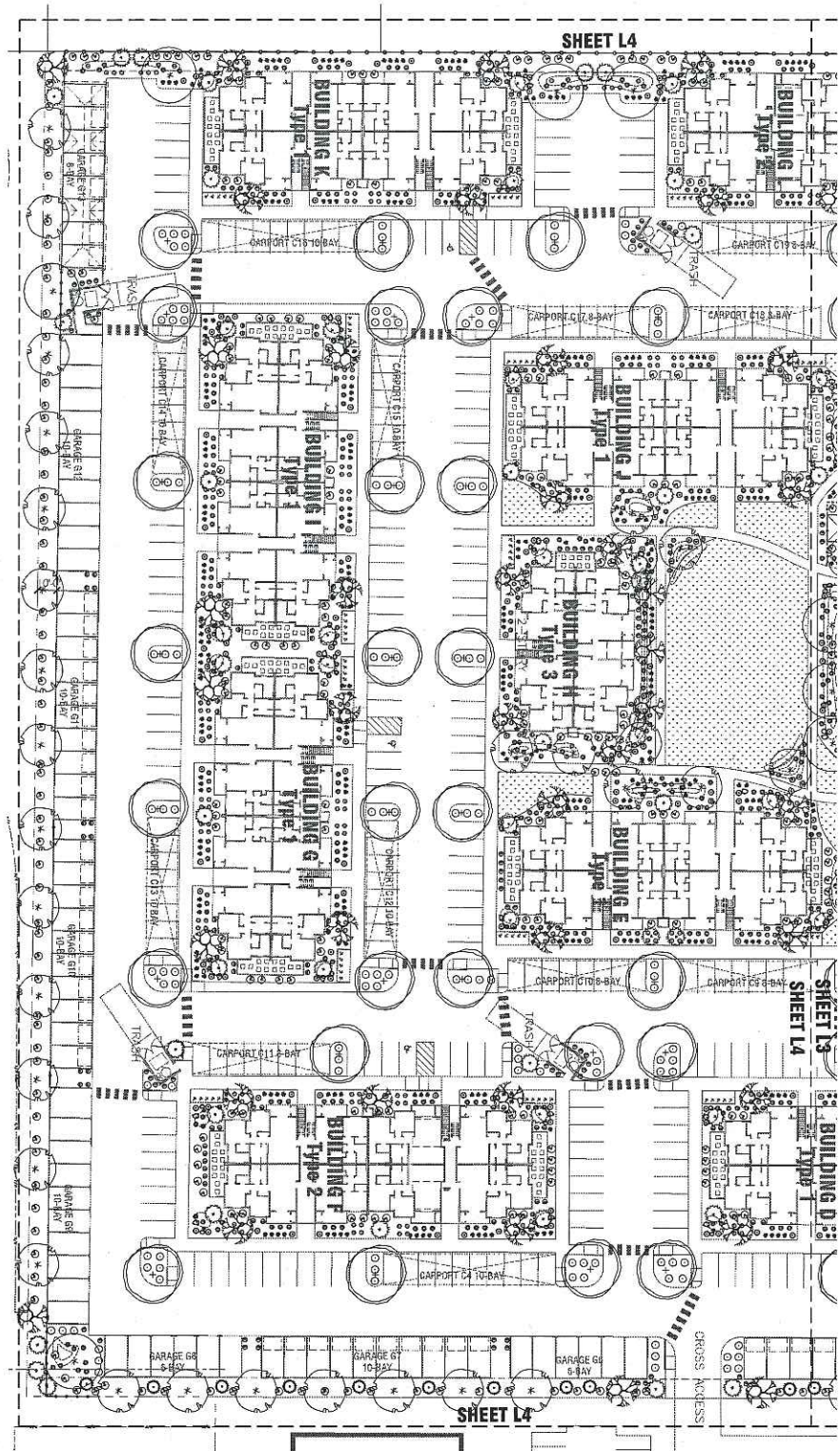
1. SEE L4 FOR PLANTING DETAILS

2. SEE L1 FOR SOIL TESTS, DRAINAGE SCHEDULE INFORMATION

⊙	LITTLE SPARGANITE DWARF SMILAX	<i>Smilax aspera</i> 'Little Sparganite'	1'-0"	399
⊙	LITTLE BURNING BROOM GRASS	<i>Briza media</i> 'Little Broom'	1'-0"	465
⊙	KAUFMANN'S FOUNTAIN GRASS	<i>Chloris laetiflora</i> 'Kaufmann's Fountain'	1'-0"	576



SHEET L3 of 6	DATE: JAN 23, 2015 TIME: 10:00 AM	Preliminary Plat - Meridian, Idaho Silverstone Apartments Landscape Plan	T-O ENGINEERS CONSULTING ENGINEERS, SURVEYORS & PLANNERS 2471 S. Thielson Pl. MERIDIAN, IDAHO 83642-6703 PHONE: (208) 323-2288 FAX: (208) 323-2339 OFFICES ALSO IN: Nampa, Idaho Coeur d'Alene, Idaho	REVISIONS NO. DATE DESCRIPTION	E-FILE NAME 150206 LS 10012	DRAWN: B.P. CHECKED: B.P. APPROVED: B.P.	
	150206 LS 10012						

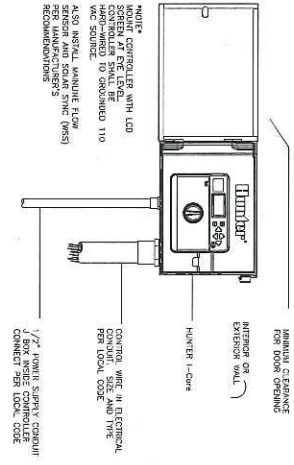


PLANTING LEGEND			
Key	Common Name	Botanical Name	Qty./Planting Size
⊗	MARSHALLASH	Fernox pennsylvanica 'Marshall's Select'	2" cal.
⊙	SHUGBASSER HONEYCUST	Gleditsia triacanthos var. 'Shugbass'	2" cal.
⊙	SUMMERS' HONEYCUST	Gleditsia triacanthos var. 'Summers'	2" cal.
⊙	QUINTON'S GLOWING SPAN	Prunella caryocarpus 'Quintons'	2" cal.
⊙	SMYTHOCKE JUNBER	Juniperus scopulorum 'Smythocke'	6" H.
⊙	VANDERBILT PINE OR SOFT PINE	Pinus strobus 'Vanderbilt' or Cedrus libani 'Vanderbilt'	6"-7" H.
⊙	RESNAIS GLOBE SPRUCE OR PAMONA	Abies balsamea 'Resnais' or Picea canadensis 'Pamona'	2" cal.
⊙			40

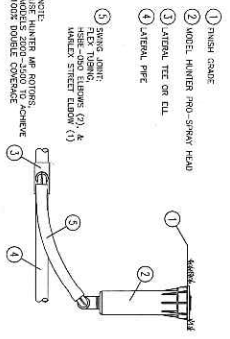
⊙	SERVICED MAJOR PINE	Pinus mitis 'Serviced'	2-3 gal.	151
⊙	GRISOL MONROE CLEMATIS or AMERICAN WIGBOLD	Rosa alba 'Monroe' or Wiegboldia americana 'Monroe'	2-3 gal.	205
⊙	MARJOR TAMBO PATRIOTILLA	Frenelaha imbricata 'Marjor Tambo'	2-3 gal.	132
⊙	HIDOCITE SUPERIOR LANGER	Larodendron superba 'Hidocite Superior'	1 gal.	217
⊙	LITTLE SHAWWETTE DWARF DAUNY	Hemerocallis x Little Shawwette'	1/2 gal.	206
⊙	LITTLE BUNNY FOUNTAIN SPRESS	Paeonia moutanensis 'Little Bunny'	1/2 gal.	328
⊙	WAL. ROSEBERRY FOUNTAIN SEED BRASS	Clematis recta 'Wal. Roseberry'	1 gal.	179

NOTES
 1. SEE IF FOR PLANTING DETAILS
 2. SEE IF FOR COMPLETE PLANTING SCHEDULE INFORMATION

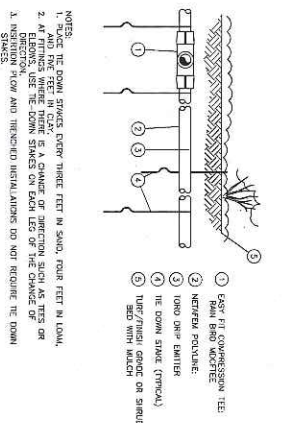
SHEET L4 of 6 DATE: 04/15/2015 DRAWN BY: JMM	Preliminary Plat - Meridian, Idaho <h1 style="margin: 0;">Silverstone Apartments</h1> Landscape Plan		T-O ENGINEERS CONSULTING ENGINEERS, SURVEYORS & PLANNERS 2471 S. TRAVLER PL. MERIDIAN, IDAHO 83642-8703 PHONE: (208) 323-2204 FAX: (208) 323-2399 OFFICES ALSO IN: Nampa, Idaho Coeur d'Alene, Idaho	REVISIONS NO. DATE	E-FILENAME 150701_15_150701
	DESIGNED BY: JMM DRAWN BY: JMM CHECKED BY: JMM APPROVED BY: JMM	DATE: 04/15/2015		DESIGNED BY: JMM DRAWN BY: JMM CHECKED BY: JMM APPROVED BY: JMM	



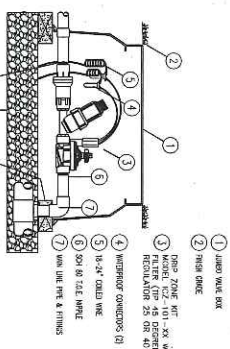
1 IRRIGATION CONTROLLER



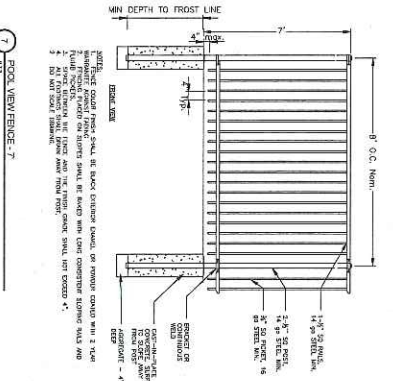
2 DIP IRRIGATION LINE INSTALLATION



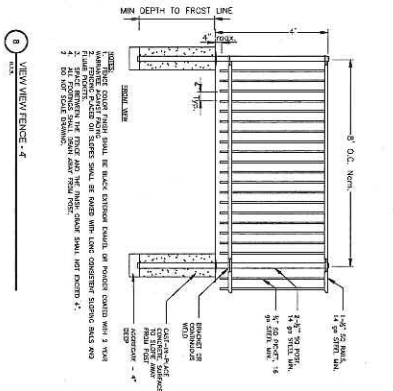
3 MASTER GATE VALVE, MANUAL SPAN



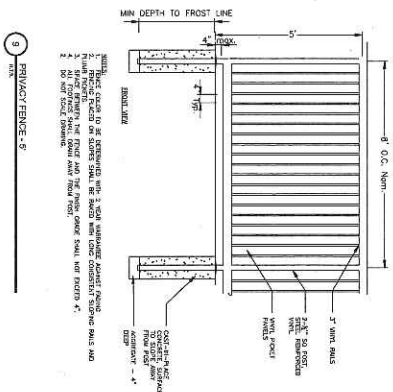
4 ELECTRIC SPRINKLER CONTROL VALVE



5 POOL VIEW FENCE - 7



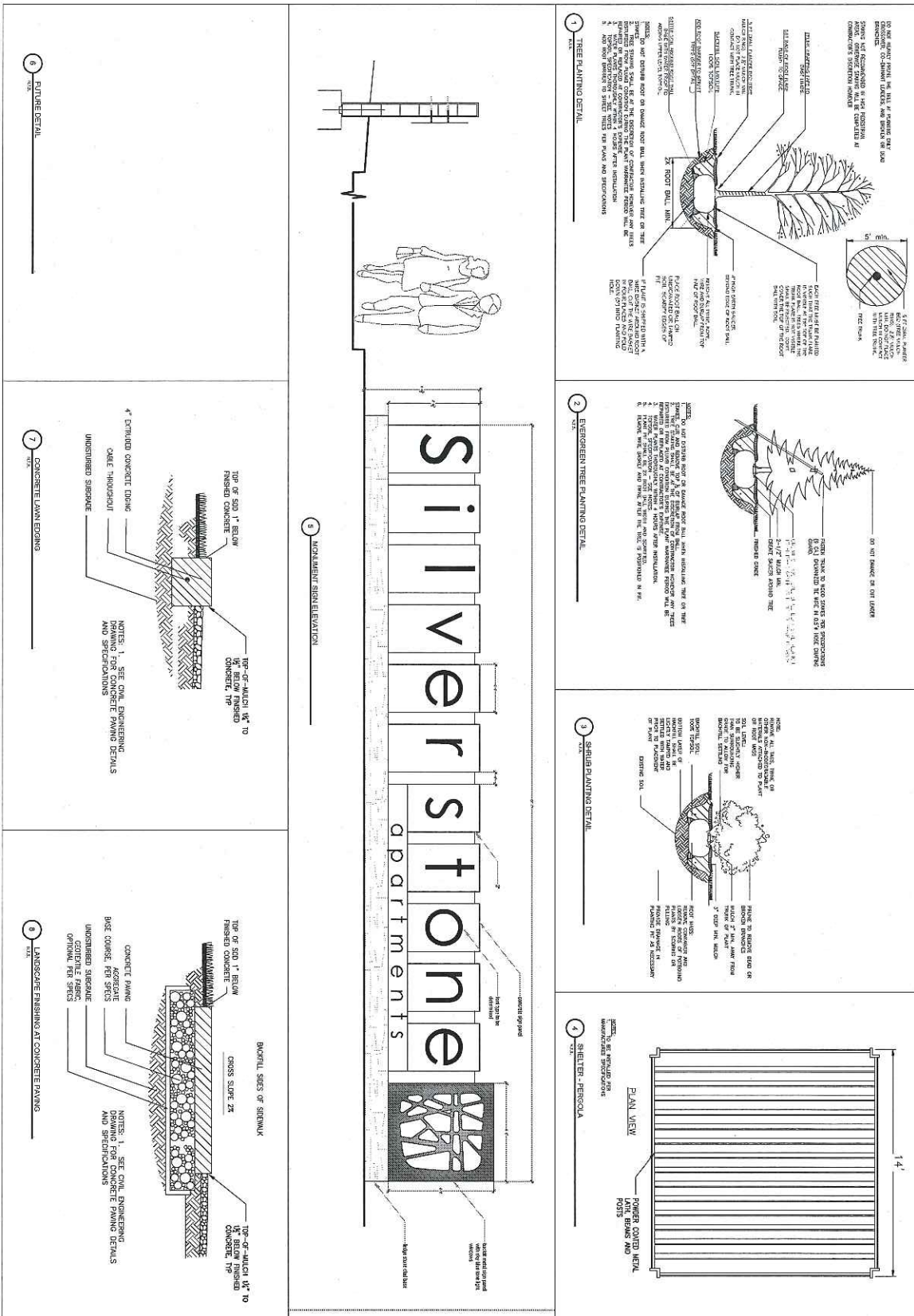
6 VIEW FENCE - 4



7 PRIVACY FENCE - 8

<p>T-O ENGINEERS CONSULTING ENGINEERS, SURVEYORS & PLANNERS 1771 S. Tibbatts Pl. MERIDIAN, IDAHO 83642-6703 PHONE: (208) 323-2228 FAX: (208) 323-2299 OFFICES ALSO IN: NAPA, IDAHO COEUR D'ALENE, IDAHO</p>	<p>NO. _____</p>	<p>REVISIONS</p>	<p>DATE</p>	<p>E-FILE NAME 15076 15 181213</p>	
	<p>DESIGNED</p>	<p>DRAWN</p>	<p>S.P.</p>	<p>CHECKED</p>	
<p>SHEET 15 of 6</p>	<p>DATE: JAN 23, 2015</p>	<p>PREPARED BY: [Name]</p>	<p>PROJECT: [Name]</p>	<p>SCALE: [Scale]</p>	<p>PROJECT: [Name]</p>

Preliminary Plat - Meridian, Idaho
Silverstone Apartments
 Landscape Details



NO.	REVISIONS	DATE	BY/ENR/DATE

DESIGNED: S.F.
DRAWN: S.F.
CHECKED: S.F.
APPROVED: S.F.