



Development Application Transmittal

Link to Project Application: [Inglewood Place Subdivision AZ, CUP, PP H-2019-0090](#)

Transmittal Date: 9/9/2019

Hearing Date: October 3, 2019

Assigned Planner: Sonya Allen

To view the City of Meridian Public Records Repository, [Click Here](#)

The above "Link to Project Application" will provide you with any further information on the project.

The City of Meridian is requesting comments and recommendations on the application referenced above. To review the application and project information please click on the application link above. The City of Meridian values transparency and makes a variety of information available to the public online through our public records repository.

We request that you submit your comments or recommendations prior to the hearing date specified above. When responding, please reference the file number of the project. If responding by email, please send comments to cityclerk@meridiancity.org.

For additional information associated with this application please contact the City of Meridian Planner identified above at 208-884-5533.

Thank you,

City Clerk's Office
33 E. Broadway Ave., Meridian, Idaho 83642
Phone: 208.888.4433|Email: cityclerk@meridiancity.org



Built for Business, Designed for Living

All e-mail messages sent to or received by City of Meridian e-mail accounts are subject to the Idaho law, in regards to both release and retention, and may be released upon request, unless exempt from disclosure by law.

Hearing Date: October 3, 2019

File No.: H-2019-0090

Project Name: Inglewood Place

Request:

- Annexation & zoning of 10.29 acres of land with C-C (3.76 acres) and R-15 (6.53 acres) zoning districts;
- Preliminary Plat consisting of (8) building lots and (1) common lot on 8.84 acres of land;
- Conditional Use Permit for a multi-family development consisting of (14) dwelling units on 1.91 acres of land in the R-15 zoning district; and,
- Conditional Use Permit for a residential care facility consisting of 86 units in the R-15 zoning district
by James Petersen, The Pointe at Meridian, LLC.

Location: The site is located at 3250 E. Victory Rd., at the northeast corner of S. Eagle Rd. and E. Victory Rd., in the SW ¼ of Section 21, Township 3N., Range 1E.

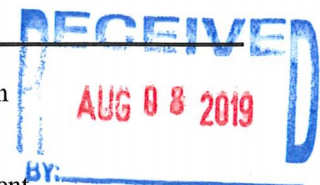


STAFF USE ONLY:

Project name: Inglewood Place Subdivision
File number(s): #2019-0090
Assigned Planner: Sonya Allen Related files:

Type of Review Requested (check all that apply)

- Accessory Use (check only 1)
Daycare
Home Occupation
Home Occupation/Instruction for 7 or more
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 (2 fees)
Conditional Use Modification (check only 1)
Director
Commission
Development Agreement Modification
Final Plat
Final Plat Modification
Landscape Plan Modification
Preliminary Plat
Private Street
Property Boundary Adjustment
Rezone
Short Plat
Time Extension (check only 1)
Director
Commission
UDC Text Amendment
Vacation (check only 1)
Director
Commission
Variance
Other



Applicant Information

Applicant name: James Petersen - The Pointe At Meridian LLC Phone: 801 809 9663
Applicant address: 4859 S 190 W Email: jim@goldstream.us
City: Salt Lake City State: UT Zip: 84107

Applicant's interest in property: [X] Own [] Rent [] Optioned [] Other

Owner name: James Petersen - The Pointe At Meridian LLC Phone:

Owner address: Email:

City: State: Zip:

Agent/Contact name (e.g., architect, engineer, developer, representative): Jacob Shirley

Firm name: Think AEC Phone: 801 269 0055 x262

Agent address: 5151 S 900 E Email: jeshirley@thinkaec.com

City: Salt Lake City State: UT Zip: 84117

Primary contact is: [] Applicant [X] Owner [X] Agent/Contact

Subject Property Information

Location/street address: 3250 E VICTORY RD Township, range, section: 3N1E21

Assessor's parcel number(s): S1121336301, S1121336401, S1121336476, S1121336501 Total acreage: 8.844 Zoning district: RUT

Project/subdivision name: Inglewood Place Subdivision

General description of proposed project/request: Mixed use containing commercial (retail, office or professional) and residential (an assisted living facility and single attached)

Proposed zoning district(s): Residential

Acres of each zone proposed: Commercial: 2.87 Acres, Assisted Facility: 3.72 Acres, Residential: 2.25 Acres

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? The property owner

Which irrigation district does this property lie within? Napa & Meridian

Primary irrigation source: McDonald Lateral 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: 86 Senior Facility, 14 single attached Number of building lots: 1 Senior Facility, 8 14 single attached

Number of common lots: 2 1 Number of other lots: _____

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

1 bedroom: 73 Senior, 7 single attached 2-3 bedrooms: 13 Senior, 7 single attached 4 or more bedrooms: 0

Minimum square footage of structure (excl. garage): 17,000 single attached Maximum building height: 43' 6" Senior, 22' 9" single attached

Minimum property size (s.f.): 98,200 Average property size (s.f.): 103,000

Gross density (Per UDC 11-1A-1): 24 U/A Senior, 6.5 U/A single attached Net density (Per UDC 11-1A-1): 45 U/A Senior, 12.5 U/A single attached

Acreage of qualified open space: 1.35 Acres Percentage of qualified open space: 23%

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): _____
Open Space (.54 Acres), Buffer 100% (.67 Acres), Buffer 50% (.27 Acres)

Amenities provided with this development (if applicable): Clubhouse, fitness, plaza, gazebo

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: 8 Common lots: _____ Other lots: _____

Gross floor area proposed: 22,700 Sq Ft Existing (if applicable): _____

Hours of operation (days and hours): _____ Building height: 1-3 Levels

Total number of parking spaces provided: 100 Number of compact spaces provided: _____

Authorization

Print applicant name: James Petersen / The Pointe at Meridian LLC

Applicant signature: [Signature] Date: 7/30/2019

Development Narrative

Inglewood Place Subdivision, an 8.9-acre project that is located at the North East corner of Victory Road and Eagle Road. This will be a two-phase development. Phase one will be R15 Zone that will be developed as a Senior Living Community and phase two will be designated as a C-C Zone which could include uses such as retail, office or professional. During planning of the project great consideration was taken to provide a quality development that's a good fit and contributes to the community. There will be consistence architectural design elements between the senior living community and the commercial buildings. Through this process the design team has had two community planning meetings and a pre-application meeting with Meridian City. The development team has implemented suggestions from the City on use, access, parking, landscaping, buffers, setbacks, requirements and facade. We have also held a neighborhood meeting; our Engineer has personally met with the neighbors and with ACHD.

The proposed development will be Mixed Use which is parallel with the City of Meridian's comprehensive plan for this property. We are proposing for the East and Middle parcels to be R-15 and the West parcel adjacent to Eagle Road to be C-C zoned. See site plan below.

Neighborhood meetings were held January 2019 and July 2019 to introduce the project. The meetings had great attendance and neighbors were very vocal in support of this project being developed in their neighborhood.

Our team has been working extensively with ACHD to design a plan that benefits the project, community, and roadway network. Our initial plan had two access points off Victory – Titanium and a private right in/out. ACHD's comments were to remove the right in/out to commercial parcel on Victory. The proposed development site plan meets the ACHD guidelines and is approved.

There is an Irrigation Lateral (McDonald Lateral) that cuts through the property – it has a 41' easement over the top of it. We are working with Boise Project on the design and location. Our landscape plan will need to be modified as we get through the final design process with Boise Project. We will ask to strategically cluster landscaping to avoid the easement but also meet Meridian's requirements.

The Inglewood Place Subdivision is made up of three portions; East, Middle and West.

East Parcel, R-15 Zone

This parcel of the property will be single level duplex's (14 Units) for Senior Independent Living.

Middle Parcel, R-15 Zone

This parcel will host a three-level senior living facility for Independent Living (46 Units), Assisted Living (30 Units) and Memory Care (10 Units). These living areas will be in 4 different wings all connected to a common core area. This design is visually appealing as it breaks up the mass of a large building and creates great outdoor open space. **Note that we respectfully request a building permit for this structure ahead of the final plat. There are 4 existing lots on this project.**

West Parcels, C-C Zone

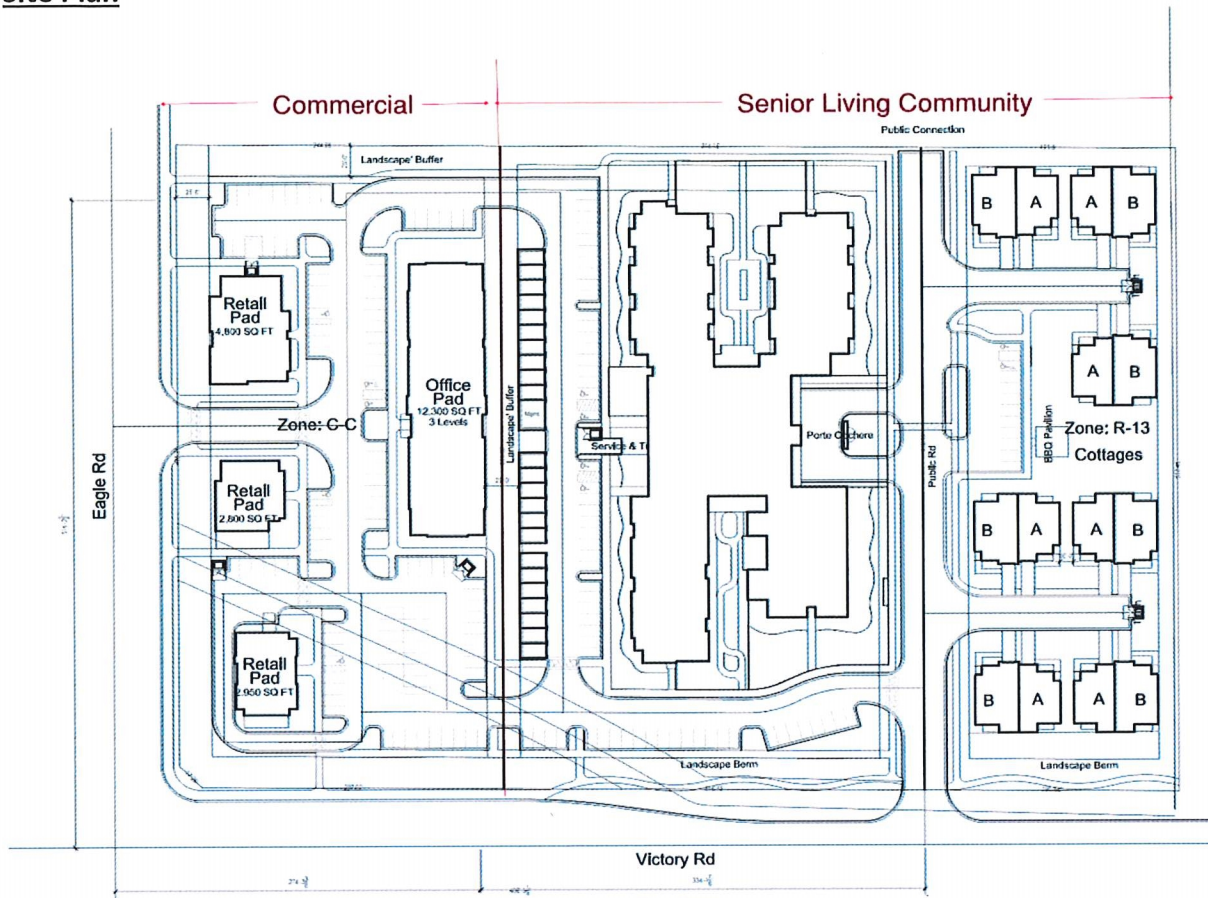
The west parcels of the development which will be adjacent to Eagle Road and Victory road is ideal for commercial use. Below you will see an option for this commercial parcel. The end users are not in place for the commercial area and the vision may be different than the conceptual drawings shown. We ask that the commercial area have flexibility to be retail, office or professional so the development attracts the right user for the community. There will be multiple sidewalks between the commercial and senior living community for senior's ease of access to the commercial amenities.

Inglewood Place Subdivision project provides great land-use transition from existing commercial along Eagle Road to the adjacent neighborhoods. The neighbors are very positive of this soft transition with single level seniors' homes adjacent to their existing homes.

The senior living project is designed with a lot of open space. After road is taken out, we are left with about 260,000 square feet of land, our buildings will only cover about 69,700 feet of land which leaves us with about 190,300 feet of ground for parking, landscaping, gardens, patio areas. Building will be covering about 27% of the ground.



Site Plan



Senior Living Building



Senior Cottages



Retail/Office/Professional Buildings - Example



Retail/Office/Professional Buildings - Example



Senior Living Community Overview

The Pointe at Meridian provides a full-service continuum of care Senior Living Community for older adults wishing to enjoy a healthy and quality lifestyle. The community is adjacent to existing single-family homes, the owners of which gave positive review to our proposal at the Neighborhood meeting held in January of this year.

I. RESIDENT PROFILE

The Pointe in Meridian will offer Independent Living, Assisted Living and Memory Care Services to its residents. Many independent seniors opt for the convenience and lifestyle benefits, and amenities offered by a Full-Service Senior Living Community. Most Seniors also desire the assurance that additional services will be available as their needs change over time. Our typical resident will be a moderate- to upper income senior, over the age of 75, who are either unwilling or unable to live independently.

Resident needs vary from basic support services (meals, housekeeping, social activities, transportation and laundry) to more comprehensive care (medication assistance, personal care for activities of daily living and on-going non-skilled health services). Many residents have chronic conditions such as Parkinson's, diabetes, degenerative joint disease, congestive heart disease, stroke, etc., which limit their physical capabilities, including mobility.

II. PHILOSOPHY OF SERVICES

The philosophy underlying the approach to services is to focus upon upholding prevailing American cultural norms that are valued by those for whom we seek to provide housing and care. The main principles of Senior Living are listed below.

1. Individuality is defined as recognizing variability is human need and flexibility to organize services in response. Individuality is supported in the physical environment by providing a range of services to meet differing needs.

2. Independence is defined as supporting resident capabilities and facilitating use of those abilities to the broadest extent possible. Independence is supported in the physical environment by creating barrier free structures and careful design of assistive devices. It is supported programmatically by determining systematically areas of competence for which the individual can retain responsibility and providing support to enhance areas of functional disability.

3. Dignity is defined as providing support in such a way as to validate the self-worth of the individual. Dignity is supported in the physical environment by designing a structure that allows supportive services to be provided in the resident's living unit or a private area designated for that purpose. It is supported programmatically by program policies and procedures that provide special training for staff and services to be responsive to attitudes, beliefs and values.

4. Choice is defined as creating viable options for residents to enable them to exercise greater control over their lives. Choice is supported in the physical environment by providing sufficient private and common space to provide opportunities for selecting where and how to spend time. It is supported programmatically by program policies and procedures that encourage resident selection of services used and scheduling of services in response to resident preferences.

5. Privacy is defined as designated areas and time which are not shared and over which the resident maintains a large degree of control. Privacy is supported in the physical environment by designing living space that is not shared, except by personal choice, with others.

6. Home is defined, as a living environment that creates to the extent possible the atmosphere that most closely resembles the personal definition of a socially and spatially cohesive unit. Home is supported in the physical environment by the use of residential building codes, materials and furnishing whenever possible to replace commercial or institutional ones.

III. PROGRAM COMPONENTS

In addition to private housing accommodations residents of the community will enjoy the following Basic Services: Experienced Professional Management

- ◆ Orientation: Support & Move-in Coordination
- ◆ Personalized Service Plans for each resident
- ◆ 24-hour staffing and medical monitoring
- ◆ Private accommodations with private bath.
- ◆ Accessible, "Senior Friendly" Building design
- ◆ Weekly Housekeeping
- ◆ Personal laundry and linen service
- ◆ Dietitian approved menus
- ◆ Specialized Diets available.
- ◆ Individual, small and larger group activities
- ◆ Part time professional Activities coordinator
- ◆ Medication Administration (in licensed unit)
- ◆ On Site Professional Pharmacy Service
- ◆ Hair Salon,
- ◆ Library
- ◆ Scheduled Transportation Service
- ◆ Cable TV
- ◆ All Utilities except telephone
- ◆ Ongoing Needs Assessment

Memory Care Services

PROGRAM SERVICES

We have divided our program components into three categories: General Services, Support Services, and Special Needs Services. All services are clearly delineated in the Resident Handbook, Residency (Rental) Agreement, and resident Negotiated Service Plan.

A. GENERAL SERVICES

Basic services include meals, housekeeping, and laundry and maintenance activities. The on-site manager will have overall responsibility the coordination of these services. Technical assistance will be provided by the Management Agent and with selected services subcontracted for in the community.

1. Meals.

Three meals a day are offered in the dining room, including special diets, if required, to meet the resident's needs. The dining room is shall be designed to seat all residents simultaneously. Located in the core area of the building, the dining room will be designed to provide smaller, more intimate eating areas to accommodate resident preferences and needs. Dining service will be available 7 days per week. It will operate from approximately 7:30 a.m. to 6:30 p.m. daily, with meal service available to the residents from 7:30 to 9:00 a.m., 11:30 to 1:00 p.m. and 5:00 to 6:30 p.m. Snacks will be prepared daily for residents.

Care will be taken to plan for maximum choice and flexibility in dining services. Menu planning will be monitored by a registered dietitian. The dietitian will be a contracted consultant, averaging one hour per week to review menus, provide nutrition counseling and education and staff training. Cycle menus may be used, with special adaptations when needed to meet the dietary need and preferences of the residents.

Calorie counts, nutritional supplements, physician ordered snacks and room tray service for residents who are ill, will be available.

2. Housekeeping/Laundry.

Housekeeping services to the resident apartments are provided weekly in the core service package. This service includes vacuuming; dusting, bed changing, bathroom cleaning and kitchen clean up. For more impaired individuals a more frequent schedule is available, at an additional cost to ensure the resident's needs are being met and property is maintained.

3. Maintenance.

Maintenance service for the building and for resident apartments will be provided primarily using contract labor. Interior and exterior window cleaning, landscape work, elevator maintenance, water pressure testing, alarm monitoring, pest control and the like will be subcontracted. One full time maintenance person is budgeted at full occupancy.

B. SUPPORT SERVICES

Support Services include personal and selected nursing care, social and recreational services, transportation and ancillary services needed to support the resident. The on-site manager has overall responsibility for the coordination of these services.

1. Personal Care and Nursing Services.

All Care Services are planned with the understanding that residents' individual needs can change over time. In planning and providing services we always consider the unique interests, attributes, abilities, and overall health status of each resident. Paradigm Senior Living utilizes a comprehensive, web based, care management software program , www.alwizard.com , to accurately and efficiently asses residents care needs and develop-maintain up to date service plans for all residents

A Licensed Nurse and therefore will coordinate resident care and services. Prior to move-in, a standardized assessment of resident health status and functional ability is completed.

Direct care staff will be responsible for most of the personal care provided to residents after receiving orientation to project policies and procedures, as well as specific skills development related to personal care tasks. By paying prevailing wages, offering health care benefits and extensive training, we anticipate being able to reduce some of the problems typically associated with the available labor pool for these positions.

In addition to the care coordinator, the project will have signed agreements with a physician and pharmacist to provide training and technical assistance to direct care staff. Ancillary health care services (e.g. hospice care, hospitalization, physical therapy, skilled nursing care, etc.) will be coordinated through transfer agreements, preferred provider arrangements and contracted fee-for-services agreements

a. Medication Management.

Pharmaceutical services will be subcontracted with an institutional pharmacy that will in turn provide all equipment and systems necessary for the legal, safe, and proper ordering, storage, administration, and documentation of medications. Medications will be stored in the administration and/or wellness areas. This

area has been designed with locking cupboards, a refrigerator and a washing sink to facilitate safe storage and dispersal of medications.

b. Personal Care for Activities of Daily Living.

Personal care staff will be scheduled and dispatched from the area marked administration adjacent to the lobby on the first floor of the facility. Virtually all personal care services will be provided in the resident's apartment. These services include bathing, dressing, personal hygiene, toileting, grooming, eating, ambulation and other assistance needed to maintain resident functioning.

A complete record of the resident's needs and preferences is maintained in the care coordination area. Resident records may include but are not limited to the following: physician evaluation, medical histories, treatment and medication orders, lab and x-ray information, nursing assessments, vaccine records, vitals records, service plan and other relevant information to assist direct care staff and consulting professionals in the provision of services to the resident.

c. Routine Nursing Services

The facility is not designed or licensed for those needing continuous skilled nursing care. The project will however coordinate the provision of short term or intermittent (non-skilled) nursing care through duly qualified community-based providers. The facilities direct care staff, as allowable by state regulation, will provide routine nursing care.

2. Social and Recreational Services

The underlying philosophy of a continuum of care community living emphasizes the importance of social and recreational services to the wellbeing of the resident. To that end, the staff will be trained to assess resident needs, particularly in the area of behavior management services. To facilitate social-recreational opportunities several design features have been incorporated into the building.

a. Social Services

An interdisciplinary team including representatives from all departments located on the Organizational Chart will provide initial contact with the resident during move-in. The General Manager will be the primary contact with the family and/or concerned professionals to provide continuity over time as issues and concerns arise.

b. Recreational Activities

The Pointe at Meridian Senior Living will provide residents with opportunities social, educational, recreational, and spiritual activities. The Activity Director will conduct a social assessment as a part of the move-in process and the results will be incorporated into the services plan. Planning, organizing and implementing group activities will be the responsibility of the direct care staff designated to function as activity aides, while individual resident activities will be the responsibility of the assigned staff person. The goal will be to provide opportunities for the residents to participate as fully in community life as they wish. Regular group features will include Resident Council, family nights, family/resident newsletters, religious services, pet and horticulture therapy programs, as well as visiting entertainers from the surrounding community.

3. Transportation

Scheduled and emergency transportation to activities and medical appointments, within a specific Zone will be provided in each resident's basic service plan. Ancillary transportation services will be coordinated through community-based providers. In many cases, family, volunteers or caseworkers will provide medical transportation.

4. Ancillary Services

The Activity Director together with the interdisciplinary team will coordinate the provision of all ancillary services, including non-emergency medical care.

a. Medical Care.

Physicians will be encouraged to make house calls whenever possible. All residents will be examined by their designated Primary Care Physician prior to move-in and at least annually thereafter. Access to specialty medical services such as dental, lab, x-ray, etc. will be coordinated as needed.

b. Banking, Salon, Shopping, Mail, Educational Services

Resident Banking Services will be provided to create access to resident's personal funds. Each resident will have his/her own locking mailbox. Salon services will be provided in an on-site beauty salon through a contract with a local cosmetologist.

c) Health and Wellness Program

I. Objectives for the Community Wellness Program:

To provide an environment and service for the residents that will promote:

1. As high a level of physical health as possible for as long as possible
2. As high a level of mental health and alertness as possible
3. The maintenance of social relationships with friends and family
4. The acceptance of loss and the coping with and enjoying what they have
5. Being at peace with the past, having meaning and enjoyment in the present and hope
For the future

II. Implementation Plan for Community Wellness Program:

The Community will make various services available to the residents. The residents will have a choice whether to participate in them or not. With the choice of the resident, they may be included in the resident's service plan.

The following services and programs will be available for the promotion of the health and wellbeing of the resident.

- A. Health Screening and Evaluation Program
- B. Diet and Nutrition
- C. Exercise Program
- D. Counseling Referral Program
- E. Mental Alertness Program
- F. Spiritual Life Enhancement Program

Education on topics of health, wellness and topics of interest to seniors aging will be featured for staff and families, as well as the residents. Educational opportunities will be provided family and residents. Community groups will be encouraged to use the project for training and meetings.

MANAGEMENT OF THE PROJECT

Paradigm Senior Living, the proposed Management Agent is responsible for setting standards of performance, quality, productivity and conduct; and for performing accounting and human resources

functions. Additionally, the agent is responsible for making available any and all resources, advice, consent, and capital required for optimum day to day operating performance of the community. The primary objective of the management company is to enhance the long-term efficiency and effectiveness of the facility.



T-O ENGINEERS

Project No: 180364
Date: February 1, 2019
Page 1 of 2

ANNEXATION DESCRIPTION

A parcel of land, for annexation purposes, situated in a portion of the SW1/4 of the SW1/4 of section 21, Township 3 North, Range 1 East, Boise Meridian, City of Boise, Ada County, Idaho and more particularly described as follows:

BEGINNING at a brass cap monument marking the southwest corner of said Section 21, coincident with the centerline intersection of S. Eagle Rd. and E. Victory Rd., from which a brass cap monument marking the southeast corner of the SW1/4 (S1/4 corner) of said Section 21 bears S.89°36'01"E. a distance of 2657.24 feet:

1. Thence, along the line common to the west line of said Section 21 and the centerline of said S. Eagle Rd., N.00°00'25"W. a distance of 560.47 feet to a point;
2. Thence, leaving said common line, S.89°36'02"E. a distance of 800.02 feet to a 5/8 inch rebar on the west line of Sutherland Farm Subdivision No. 1 as recorded in the official records of Ada County in Plat Book 86 at page 9806;
3. Thence, along said west line, S.00°00'25"E. a distance of 560.48 feet to a point on the line common to said centerline of E. Victory Rd. and the south line of said Section 21;
4. Thence, along said common line N.89°36'01"W. a distance of 800.02 feet to the **POINT OF BEGINNING**.

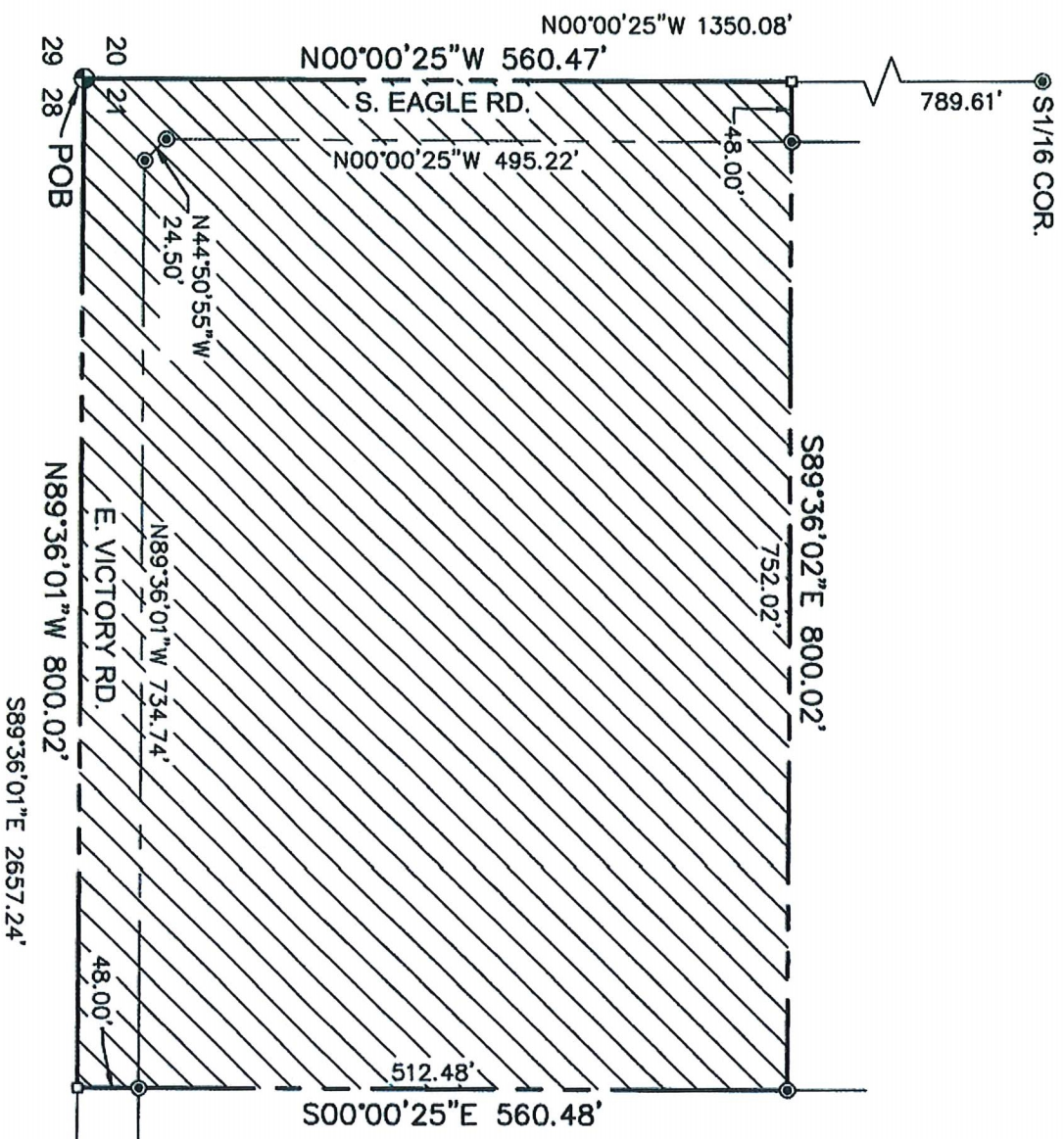
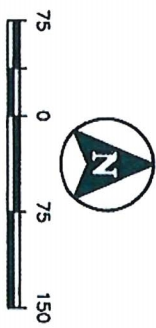
Said Annexation Parcel containing 10.29 acres or 448,380 square feet more or less and is subject to all existing easements and/or rights-of-way of record or implied.

Attached hereto is "Exhibit Sketch -Annexation" and by this reference made a part hereof.



EXHIBIT SKETCH - ANNEXATION

LOCATED IN A PORTION OF THE SW¹/₄ OF THE SW¹/₄ OF SECTION 21,
TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO
2019



SOUTHERLAND FARM
SUBDIVISION NO. 1



332 N. BROADMORE WAY
NAMPA, IDAHO 83687
PHONE: (208) 442-6300 WWW.TO-ENGINEERS.COM
E-FILE 180364-V-ANNEXATION.dwg DATE 2/1/19 JOB: 180364



T-O ENGINEERS

Project No: 180364
Date: August 9, 2019
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**ZONE C-C
LAND DESCRIPTION**

A parcel of land, situated in a portion of the SW1/4 of the SW1/4 of section 21, Township 3 North, Range 1 East, Boise Meridian, City of Boise, Ada County, Idaho and more particularly described as follows:

BEGINNING at a brass cap monument marking the southwest corner of said Section 21 coincident with the centerline intersection of S. Eagle Rd. and E. Victory Rd., from which a brass cap monument marking the southeast corner of the SW1/4 (S1/4 corner) of said Section 21 bears S.89°36'01"E. a distance of 2657.24 feet, thence along the west boundary of said SW1/4 of the SW1/4,

1. Thence, along the west boundary of said SW1/4 of the SW1/4, N.00°00'25"W. a distance of 560.47 feet;
2. Thence, leaving said boundary, S.89°36'02"E. a distance of 292.36 feet to a point;
3. Thence, S.00°00'00"E. a distance of 560.47 feet to the south boundary of said SW1/4 of the SW1/4,
4. Thence, along said boundary, N.89°36'01"W. a distance of 292.29 feet the **POINT OF BEGINNING**.

Said Zone C-C parcel containing 3.761 acres or 163,835 square feet more or less and is subject to all existing easements and/or rights-of-way of record or implied.

Attached hereto is "Exhibit Sketch – Zoning and by this reference made a part hereof.





T-O ENGINEERS

Project No: 180364
Date: August 9, 2019
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**ZONE R-15
LAND DESCRIPTION**

A parcel of land, situated in a portion of the SW1/4 of the SW1/4 of section 21, Township 3 North, Range 1 East, Boise Meridian, City of Boise, Ada County, Idaho and more particularly described as follows:

COMMENCING at a brass cap monument marking the southwest corner of said Section 21 coincident with the centerline intersection of S. Eagle Rd. and E. Victory Rd., from which a brass cap monument marking the southeast corner of the SW1/4 (S1/4 corner) of said Section 21 bears S.89°36'01"E. a distance of 2657.24 feet, thence along the south boundary of said SW1/4 of the SW1/4, S.89°36'01"E. a distance of 292.29 feet to the **POINT OF BEGINNING**:

1. Thence, leaving said boundary, N.00°00'00"W. a distance of 560.47 feet to a point;
2. Thence, S.89°36'02"E. a distance of 507.66 feet to a 5/8 inch rebar on the west boundary of Sutherland Farm Subdivision No. 1 as recorded in the official records of Ada County in Plat Book 86 at page 9806;
3. Thence, along said boundary, S.00°00'25"E. a distance of 560.48 feet to the south boundary of said SW1/4 of the SW1/4,
4. Thence, along said boundary, N.89°36'01"W. a distance of 507.73 feet the **POINT OF BEGINNING**.

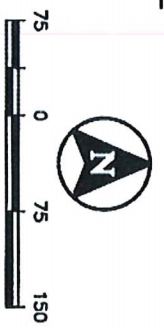
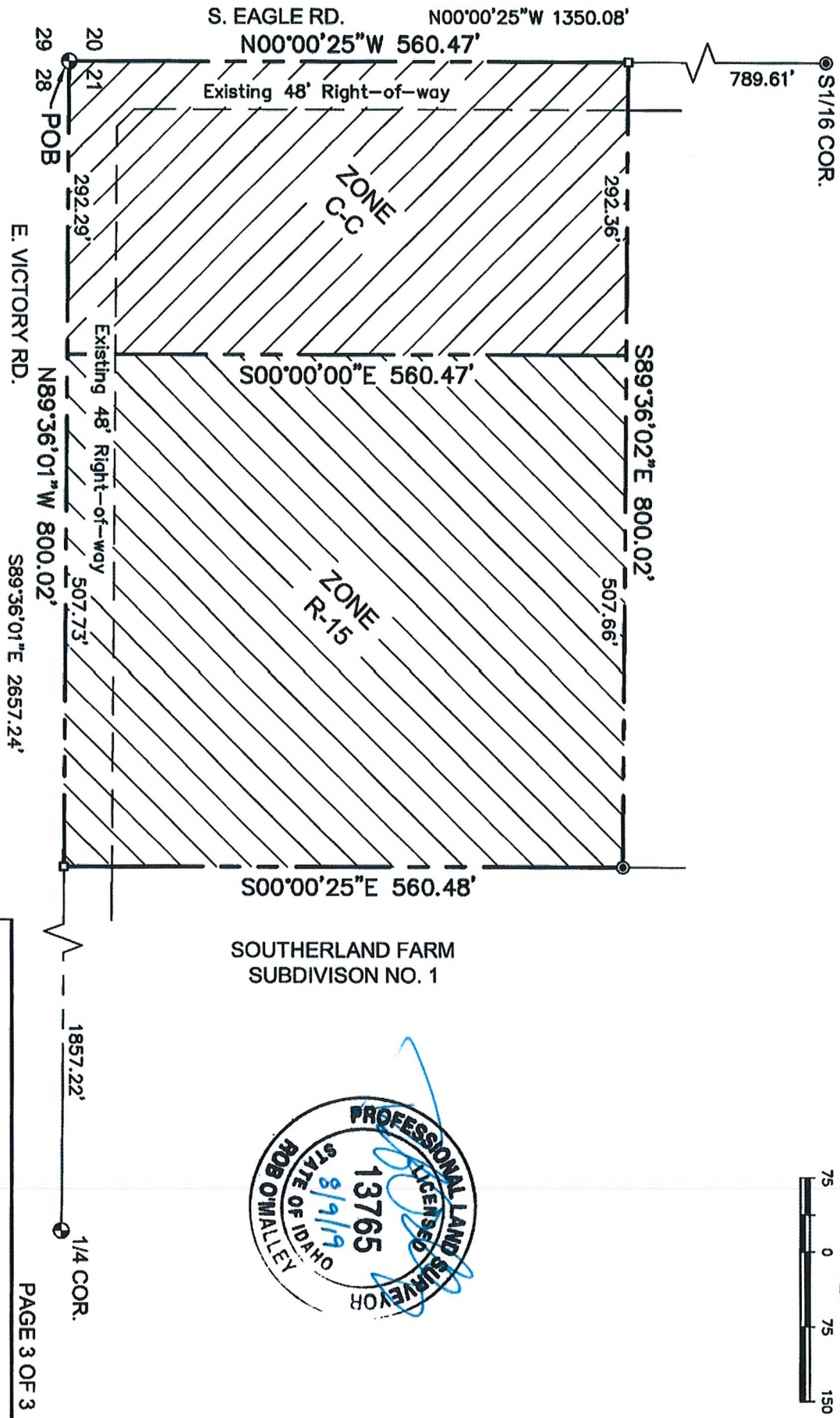
Said Zone R-15 parcel containing 6.532 acres or 284,543 square feet more or less and is subject to all existing easements and/or rights-of-way of record or implied.

Attached hereto is "Exhibit Sketch – Zoning" and by this reference made a part hereof.



EXHIBIT SKETCH - ZONING

LOCATED IN A PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 21,
TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO
2019



332 N. BROADMORE WAY
NAMPWA, IDAHO 83687
PHONE: (208) 442-6300
WWW.T-O-ENGINEERS.COM
DATE: 8/9/19 JOB: 180354
E-FILE: 180354-V-ZONING.dwg



T-O ENGINEERS

CONSULTING ENGINEERS, SURVEYORS AND PLANNERS
332 N. BROADMORE WAY SUITE 101
NAMPA, IDAHO 83687
208-442-6300 • FAX 208-466-0944



Project: 180364
Date: August 07, 2019
Page: 1 of 1

EXHIBIT 'A'
BOUNDARY DESCRIPTION FOR THE PRELIMINARY PLAT OF
INGLEWOOD PLACE SUBDIVISION

A parcel of land situated in a portion of the SW1/4 of the SW1/4 of Section 21, Township 3 North, Range 1 East, Boise Meridian, City of Boise, Ada County, Idaho and more particularly described as follows:

COMMENCING at a Brass cap monument marking the southwest corner of said Section 21; thence along the south line of said Section 21, S89°36'01"E a distance of 65.02 feet to a point, from which a brass cap monument marking the southeast corner of the SW1/4 of said Section 21 bears S89°36'01"E a distance of 2592.22 feet, thence leaving said south line N00°23'59"E a distance of 48.00 feet to a 5/8 inch rebar on the north right-of-way line of E. Victory Rd. and marking the **POINT OF BEGINNING**:

- 1) Thence N44°50'55"W a distance of 24.50 feet to a 5/8 inch rebar marking the east right-of-way line of S. Eagle Rd.;
- 2) Thence along said east right-of-way line N00°00'25"W a distance of 495.22 feet to a 5/8 inch rebar;
- 3) Thence leaving said east right-of-way line S89°36'02"E a distance of 752.02 feet to a 5/8 inch rebar on the west line of Sutherland Farm Subdivision No. 1 as recorded in the official records of Ada County in Plat Book 86 at Page 9806;
- 4) Thence along said west line S00°00'25"E a distance of 512.48 feet to a 5/8 inch rebar marking the southwest corner of said Sutherland Farm Subdivision No. 1 and on said north right-of-way line of said E. Victory Rd.;
- 5) Thence leaving said west line and along said north right-of-way line N89°36'01"W a distance of 734.74 feet to the **POINT OF BEGINNING**.

Said Parcel CONTAINING 8.84 acres, or 385,231 square feet more or less and is subject to all existing easements and/or rights-of-way of record or implied.



T-O ENGINEERS

Project No: 180364
Date: February 1, 2019
Page 1 of 1

**INGLEWOOD PLACE SUBDIVIOSN
PHASE 1 DESCRIPTION**

A parcel of land, situated in a portion of the SW1/4 of the SW1/4 of section 21, Township 3 North, Range 1 East, Boise Meridian, City of Boise, Ada County, Idaho and more particularly described as follows:

COMMENCING at a brass cap monument marking the southwest corner of said Section 21 coincident with the centerline intersection of S. Eagle Rd. and E. Victory Rd., from which a brass cap monument marking the southeast corner of the SW1/4 (S1/4 corner) of said Section 21 bears S.89°36'01"E. a distance of 2657.24 feet, thence along the line common to the south line of said Section 21 and the centerline of said E. Victory Rd., S.89°36'01"E. a distance of 291.96 feet to a point, thence leaving said common line, N.00°23'59"E. a distance of 48.00 feet to a point on the north right-of-way line of said E. Victory Rd. and marking the **POINT OF BEGINNING**:

1. Thence, leaving said north right-of-way line, N.00°00'00"W. a distance of 512.47 feet to a point;
2. Thence, S.89°36'02"E. a distance of 507.66 feet to a 5/8 inch rebar on the west line of Sutherland Farm Subdivision No. 1 as recorded in the official records of Ada County in Plat Book 86 at page 9806;
3. Thence, along said west line, S.00°00'25"E. a distance of 512.48 feet to a 5/8 inch rebar marking the southwest corner of said Sutherland Farm Subdivision No. 1 and on the said north right-of-way line;
4. Thence, leaving said west line and along said north right-of-way line, N.89°36'01"W. a distance of 507.72 feet to the **POINT OF BEGINNING**.

Said Phase 1 parcel containing 5.97 acres or 260,172 square feet more or less and is subject to all existing easements and/or rights-of-way of record or implied.





T-O ENGINEERS

Project No: 180364
Date: February 1, 2019
Page 1 of 1

**INGLEWOOD PLACE SUBDIVISION
PHASE 2 DESCRIPTION**

A parcel of land, situated in a portion of the SW1/4 of the SW1/4 of section 21, Township 3 North, Range 1 East, Boise Meridian, City of Boise, Ada County, Idaho and more particularly described as follows:

COMMENCING at a brass cap monument marking the southwest corner of said Section 21 coincident with the centerline intersection of S. Eagle Rd. and E. Victory Rd., from which a brass cap monument marking the southeast corner of the SW1/4 (S1/4 corner) of said Section 21 bears S.89°36'01"E. a distance of 2657.24 feet, thence along the line common to the south line of said Section 21 and the centerline of said E. Victory Rd., S.89°36'01"E. a distance of 291.96 feet to a point, thence leaving said common line, N.00°23'59"E. a distance of 48.00 feet to a point on the north right-of-way line of said E. Victory Rd. and marking the **POINT OF BEGINNING**:

1. Thence, along said north right-of-way line, N.89°36'01"W. a distance of 227.02 feet to a 5/8 inch rebar;
2. Thence, transitioning from said north right-of-way line to the east right-of-way line of said S. Eagle Rd., N.44°50'55"W. a distance of 24.50 feet to a 5/8 inch rebar on said east right-of-way line;
3. Thence, along said east right-of-way line, N.00°00'25"W. a distance of 495.22 feet to a 5/8 inch rebar;
4. Thence, leaving said east right-of-way line, S.89°36'02"E. a distance of 244.36 feet to a point;
5. Thence, S.00°00'00"W. a distance of 512.47 feet to the **POINT OF BEGINNING**.

Said Phase 2 parcel containing 2.87 acres or 125,056 square feet more or less and is subject to all existing easements and/or rights-of-way of record or implied.



WARRANTY DEED

Alliance Title & Escrow Corp. Order No.:392529

FOR VALUE RECEIVED

Meridian Commons, LLC, an Idaho limited liability company

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

SEC 098, LLC a Utah limited liability company

whose current address is **2815 East 3300 South, Salt Lake City, UT 84109**

the grantee(s), the following described premises, in Ada County, Idaho, TO WIT:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: 9/27/2018

Meridian Commons, LLC
an Idaho limited liability company

By: Idaho Holdings, LLC, Its Manager


By: Mark Bottles, Manager

State of Idaho } ss
County of Ada }

On this 27th day of September, 2018, before me, the undersigned, a Notary Public in and for said state, personally appeared **Mark Bottles**, known or identified to me to be the Manager of Idaho Holdings, LLC, which is the Manager of Meridian Commons, LLC, the limited liability company who executed the foregoing instrument, and acknowledged to me that such LLC executed the same in said LLC name.

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

Kara L Fulcher
Notary Public for the State of Idaho
Residing at: Meridian, ID
Commission Expires: 5-17-2019

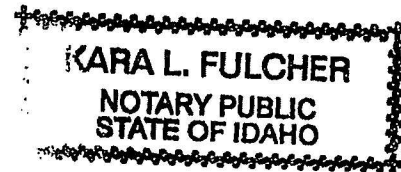


Exhibit 'A'

Parcel I:

Part of the Southwest Quarter, Section 21, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho more particularly described as follows: Commencing at the section corner common to Section 20, 21, 28, and 29, Township 3 North, Range 1 East, Boise Meridian, In Ada County, Idaho; Thence South 89°35'33" East 191.18 feet to a point; thence North 201.85 feet to a point; thence North 74°24'13" West 198.48 feet to a point; thence South 253.86 feet to the Real Point of Beginning.

Except:

A Ten (10) foot square tract of land in the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section 21, Township 3 North, Range 1 East, Boise Meridian, particularly described as follows: Commencing at the Southwest corner of Section 21, running thence East along the South boundary line of said Section 21, a distance of 25 feet, thence Northerly Parallel to the West boundary line of said Section 21 a distance of 25 feet to the Real Point of Beginning; thence Northerly and parallel to the West boundary line of said Section 21 a distance of 10 feet, thence Easterly and Parallel to the South boundary of said Section 21, a distance of 10 feet; thence Southerly and parallel to the West boundary of said Section 21, a distance of 10 feet, thence Westerly and parallel to the South boundary of said Section 21, a distance of 10 feet to the Real Point of Beginning.

Also Less and Excepting that portion deeded to the Ada County Highway District In Warranty Deed recorded February 24, 2006 as Instrument No. 106028979, Ada County, Idaho.

Parcel II:

Commencing at the Southwest corner of Section 21, Township 3 North, Range 1 East, Boise Meridian, thence South 89°35'33" East, 191.18 feet to the Real Point of Beginning; thence North 150.00 feet; thence South 89°35'33" East, 58.82 feet; thence South 150.00 feet; thence North 89°35'33" West 58.52 feet to the Real Point of Beginning

Less And Excepting that portion deeded to the Ada County Highway District in Warranty Deed recorded February 24, 2006 as Instrument No. 106028979, Ada

County, Idaho.

Parcel III:

Commencing at the section corner common to sections 20, 21, 28, and 29, Township 3 North, Range 1 East, Boise Meridian, thence South 89°35'33" East 250.00 feet to the True Point of Beginning; thence North 00°01'07" East 150 feet to a point; thence North 89°35'33" West 58.82 feet to a point; thence North 00°01'07" East 51.85 feet; thence South 74°24'13" East 7.08 feet to a point; thence South 89°35'33" East 85 feet to a point; thence North 101.5 feet to a point; thence South 89°35'33" East, 517.10 feet to a point; thence South 00°01'07" West 301.50 feet to a point; thence North 89°35'33" West 550.00 feet to the True Point of Beginning.

Less And Excepting that portion deeded to the Ada County Highway District in Warranty Deed recorded February 24, 2006 as Instrument No. 106028979, Ada County, Idaho.

Parcel IV:

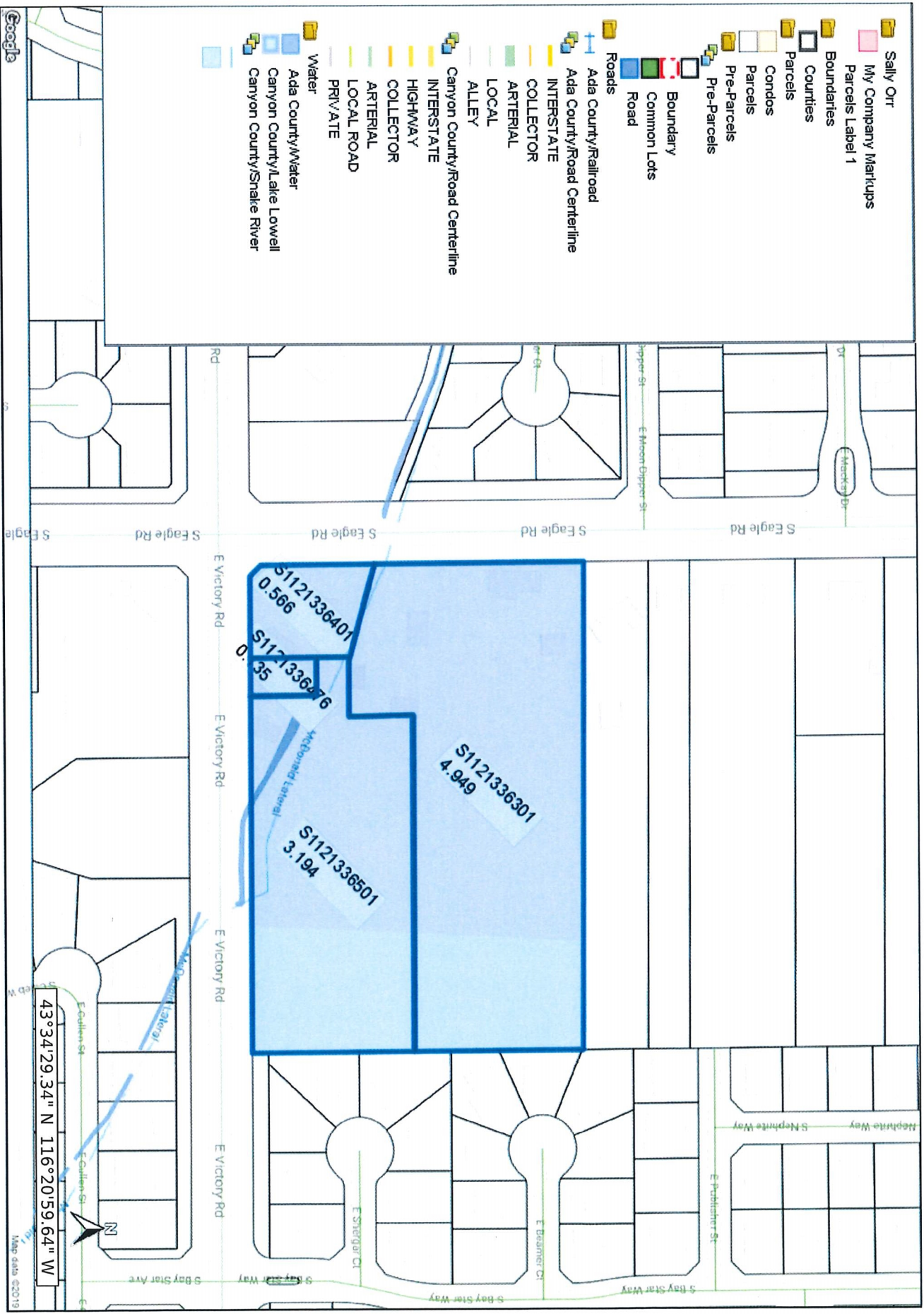
A parcel of land located in the Southwest Quarter of the Southwest Quarter of Section 21, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho,

More Particularly described as follows:

Commencing at the section corner common to Sections 20, 21, 28 and 29, Township 3 North, Range 1 East, Boise Meridian; thence North 253.86 feet to the Point of Beginning; thence continuing North 306.62 feet to a point; thence South 89°35'33" East 800.18 feet to a point; thence South 0°01'07" West 258.98 feet to a point; thence North 89°35'33" West 517.10 feet to a point; thence South 101.50 feet to a point; thence North 89°35'33" West 85.00 feet to a point; thence North 74°24'13" West 205.56 feet to the Point of Beginning.

Less And Excepting that portion deeded to the Ada County Highway District in Warranty Deed recorded February 24, 2006 as Instrument No. 106028979, Ada County, Idaho.

Vicinity Map
Inglewood Place



- Sally Orr
- My Company Markups
- Parcels Label 1
- Boundaries
- Counties
- Parcels
- Condos
- Parcels
- Pre-Parcels
- Pre-Parcels
- Boundary
- Common Lots
- Road
- Roads
- Ada County/Railroad
- Ada County/Road Centerline
- INTERSTATE
- COLLECTOR
- ARTERIAL
- LOCAL
- ALLEY
- Canyon County/Road Centerline
- INTERSTATE
- HIGHWAY
- COLLECTOR
- ARTERIAL
- LOCAL ROAD
- PRIVATE
- Water
- Ada County/Water
- Canyon County/Lake Lowell
- Canyon County/Snake River

43°34'29.34" N 116°20'59.64" W



CITY OF MERIDIAN

PRE-APPLICATION MEETING NOTES

Project/Subdivision Name: NEC of Victory/Eagle Rds. Date: 10/23/18 & 7/9/19
 Applicant(s)/Contact(s): Jim Peterson (on speaker), John Carpenter, Adrian Smith
 City Staff: Sonya, Bill, Scott C., Kenny, Brian, Tom, Denny
 Location: NEC of Victory/Eagle Rds. Size of Property: 8.8
 Comprehensive Plan FLUM Designation: MU-C Existing Zoning: RUT
 Existing Use: SFR rural/ag Proposed Zoning: C-C & R-15
 Proposed Use: mix of retail/office, assisted living (30 units), memory care (10 units), & independent living (46 units)
 Surrounding Uses: SFR (north, east and west across Eagle), commercial (south across Victory)
 Street Buffer(s) and/or Land Use Buffer(s): 25' buffer required along Eagle & Victory, arterial streets per standards in UDC 11-3B-7C; 25' buffer to residential uses in C-C district per UDC 11-3B-9C - may request reduced buffer width per 11-3B-9C.2
 Open Space/Amenities/Pathways: 5' wide detached sidewalk is required within buffer along Victory Rd. where sidewalk doesn't exist (there is an existing attached sidewalk along Eagle & a portion of Victory nearest the intersection)
 Access/Stub Streets: Access via Eagle (right-in/right-out) & Victory (full), arterial streets, is restricted per UDC 11-3A-3 - staff recommends access via Eagle is temporary until access is available from the north (future access via Eagle to north to align with Moon Dipper St.); provide access/stub street to north for future extension to align with S. Titanium Ave. from the north & provide cross-access easement(s) for driveway connection(s) to the north
 Waterways/ Floodplain/Topography/Hazards: The McDonald Lateral crosses the SWC of this site & should be re-located & piped unless used as a water amenity or linear open space per UDC 11-3A-6
 History: ROS #8196, 9059 & 10764; there is an existing access easement along north boundary in favor of the property owner to the north (depict on plans)

Additional Meeting Notes:

- Annexation with C-C district for commercial portion & R-15 district for residential care facility and cottages consistent with MU-C FLUM designation; comply with the dimensional standards listed in UDC 11-2A-7 for the R-15 district & 11-2B-3 for the C-C district. A development agreement will be required as a provision of annexation.
- Development should be consistent with Mixed Use/Mixed Use Community designation in Comprehensive Plan (pg. 23-24 & 27-30)
- Retail/restaurant uses are a principal permitted use in C-C; residential care facility & multi-family development (cottages) both require CUP approval in the R-15 district (submit 2 CUP application fees)
- Comply with specific use standards for multi-family development listed in UDC 11-4-3-27 & residential care facilities in 11-4-3-29
- Submit a conceptual development plan and building elevations for overall development
- A preliminary plat is required to subdivide the property; comply with subdivision improvement standards in UDC 11-6C-3
- Comply with Building Code for separation requirements between structures for multi-family development

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

Other Agencies/Departments to Contact:

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

Application(s) Required:

- | | | |
|---|---|---|
| <input type="checkbox"/> Administrative Design Review | <input type="checkbox"/> Development Agreement Modification | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Alternative Compliance | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Time Extension – Council |
| <input checked="" type="checkbox"/> Annexation | <input type="checkbox"/> Final Plat Modification | <input type="checkbox"/> UDC Text Amendment |
| <input type="checkbox"/> City Council Review | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Vacation |
| <input type="checkbox"/> Comprehensive Plan Amendment – Map | <input checked="" type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Comprehensive Plan Amendment – Text | <input type="checkbox"/> Private Street | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Conditional Use Permit (2 fees) | | |
| <input type="checkbox"/> Conditional Use Permit Modification/Transfer | <input type="checkbox"/> Rezone | |

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.

Orr, Sally

From: noreply@meridiancity.org
Sent: Tuesday, August 6, 2019 9:59 AM
To: Carpenter, John; Orr, Sally; tricks@meridiancity.org; rbecroft@meridiancity.org
Subject: Address Verification Complete

Address verification is complete for record LDAV-2019-0530

Project: Inglewood Place

Address:

3060 S EAGLE RD
MERIDIAN, ID 83642

Parcel(s):

S1121336501

Lot: null

Block: null

Subdivision: 3N 1E 21

S1121336301

Lot: null

Block: null

Subdivision: 3N 1E 21

S1121336401

Lot: null

Block: null

Subdivision: 3N 1E 21

S1121336476

Lot: null

Block: null

Subdivision: 3N 1E 21

Comments:

Parcel verification City of Meridian

33 E. Broadway Ave., Meridian, Idaho 83642

Phone: 208-888-4433

www.meridiancity.org

All e-mail messages sent to or received by City of Meridian e-mail accounts are subject to the Idaho law, in regards to both release and retention, and may be released upon request, unless exempt from disclosure by law.

Orr, Sally

From: Carpenter, John
Sent: Thursday, August 1, 2019 2:03 PM
To: Orr, Sally
Subject: FW: Inglewood Place TIS

JOHN CARPENTER, P.E. | Project Manager, *Nampa Office Manager*



T-O ENGINEERS

332 N. Broadmore Way | Nampa, Idaho 83687

D 208.442.6300 M 208.899.0688

www.to-engineers.com



From: Mindy Wallace <Mwallace@achdidaho.org>
Sent: Monday, June 24, 2019 2:43 PM
To: Chhang Ream (chhream@gmail.com) <chhream@gmail.com>
Cc: Carpenter, John <jcarpenter@to-engineers.com>; Bill Parsons <bparsons@meridiancity.org>
Subject: Inglewood Place TIS

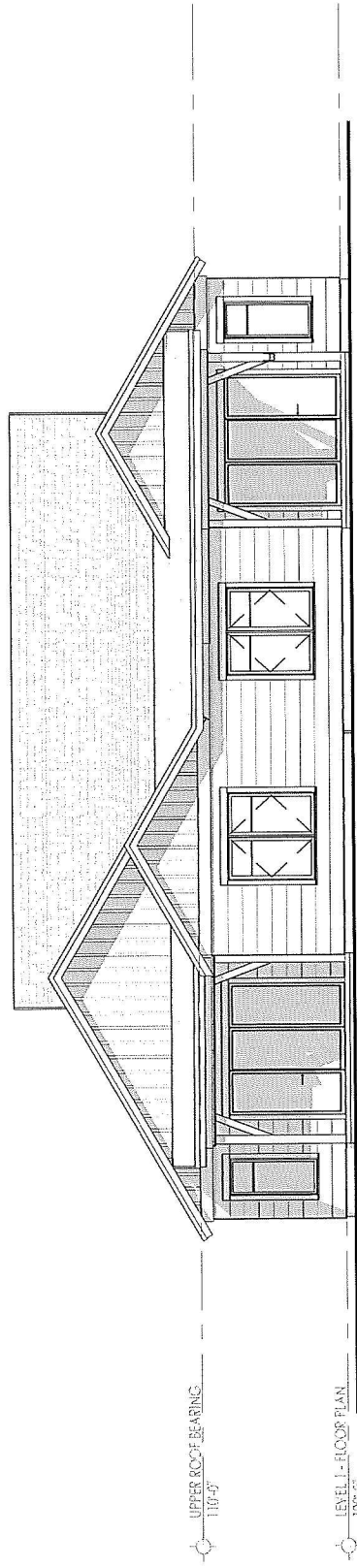
Chhang,

ACHD accepts the traffic impact study for Inglewood Place Subdivision (previously Meridian Senior Living).

Please let me know if you have any questions.

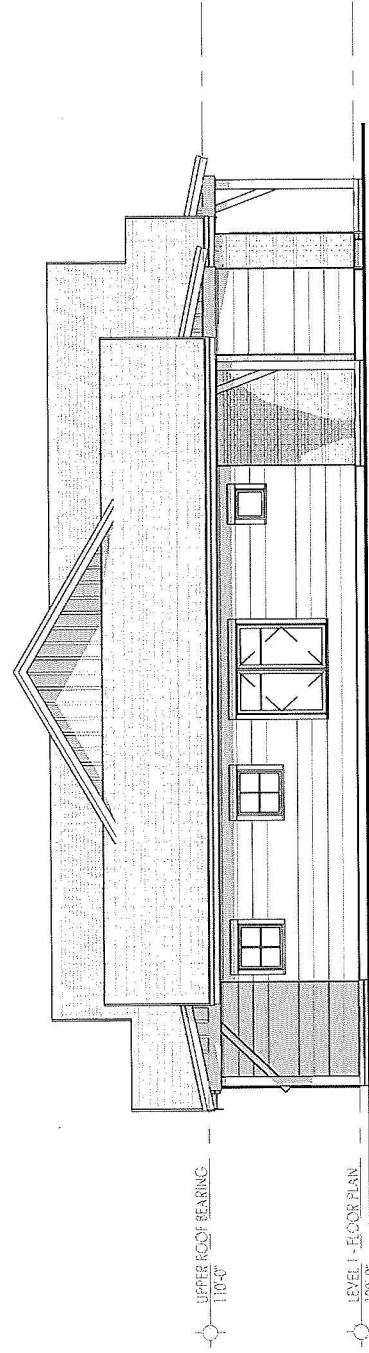
Mindy

Mindy Wallace, AICP
Planning Review Supervisor
Ada County Highway District
208-387-6178



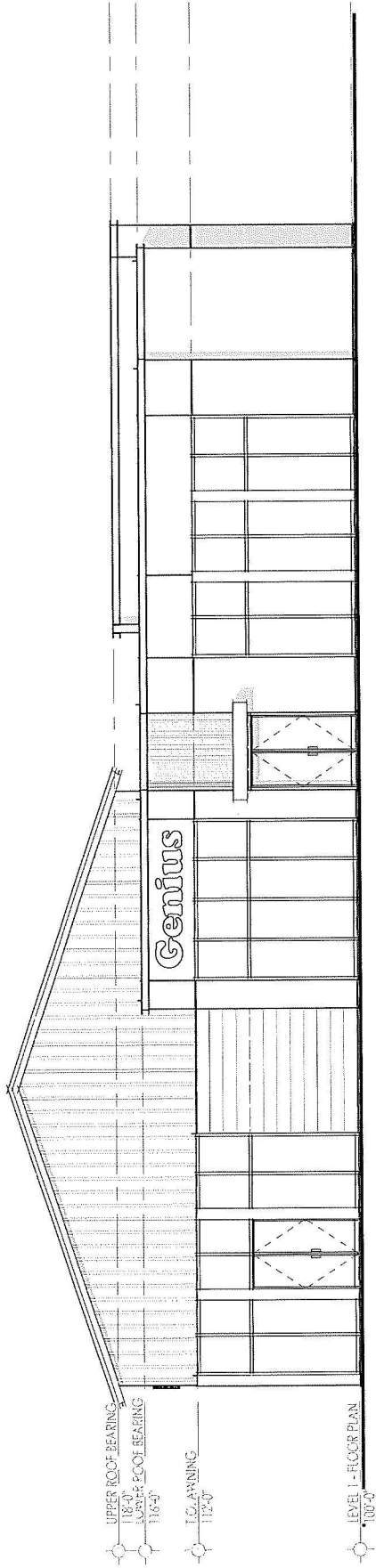
1
 D202

NORTH PRESENTATION
 1/8" = 1'-0"



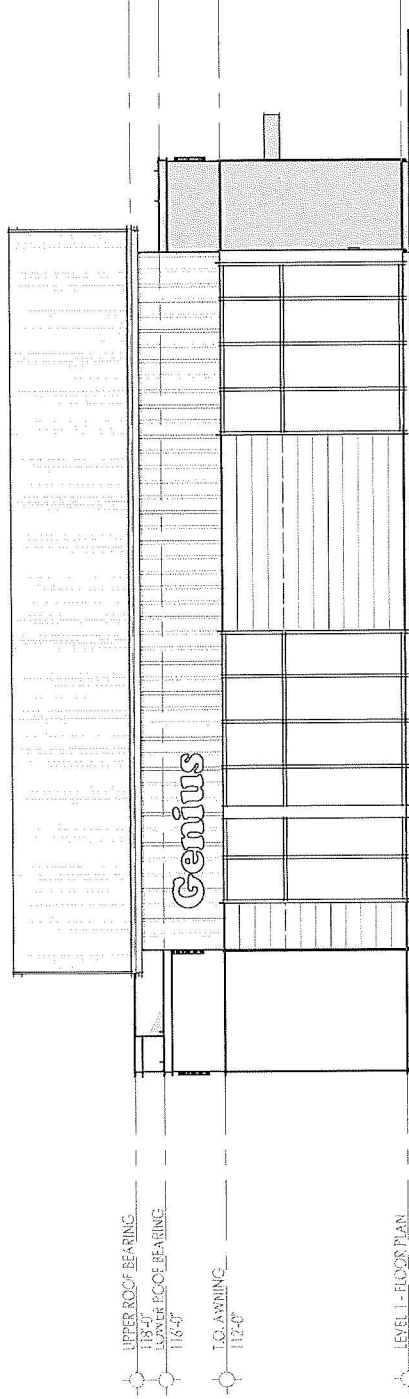
2
 D202

WEST PRESENTATION
 1/8" = 1'-0"



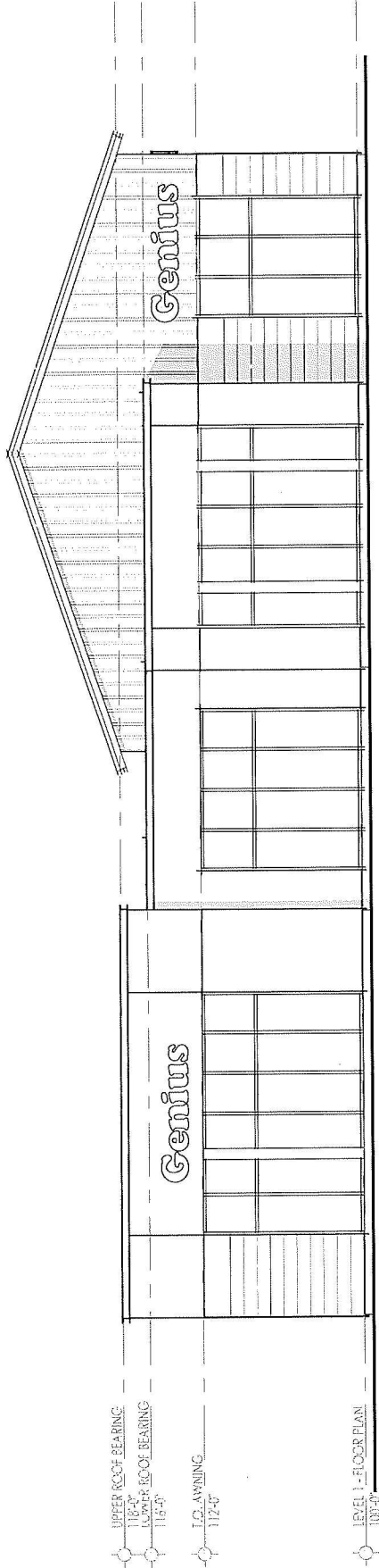
1
 D201

EAST PRESENTATION
 1/8" = 1'-0"



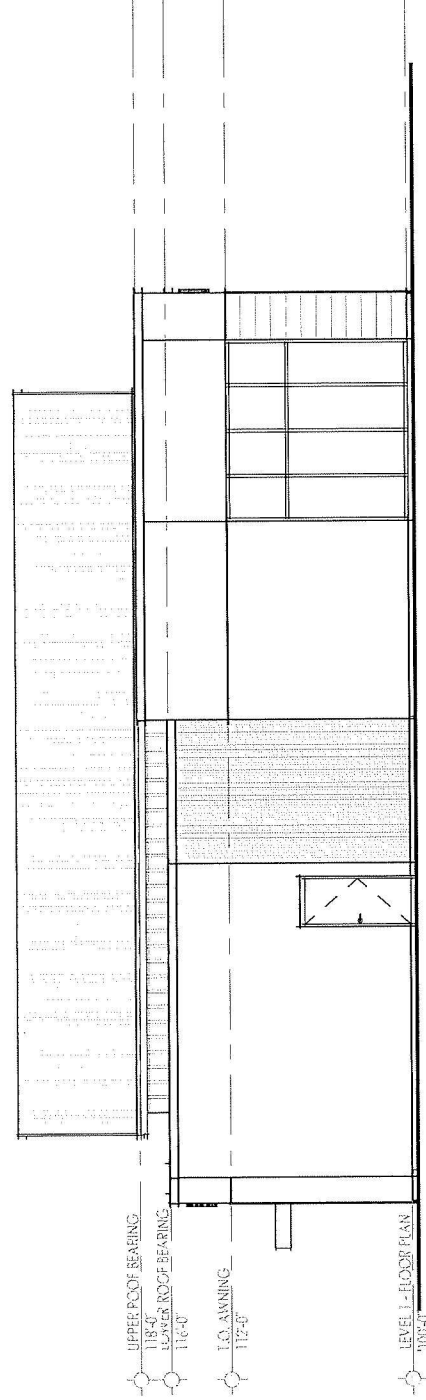
2
 D201

SOUTH PRESENTATION
 1/8" = 1'-0"



1
D202

WEST PRESENTATION
 1/8" = 1'-0"



2
D202

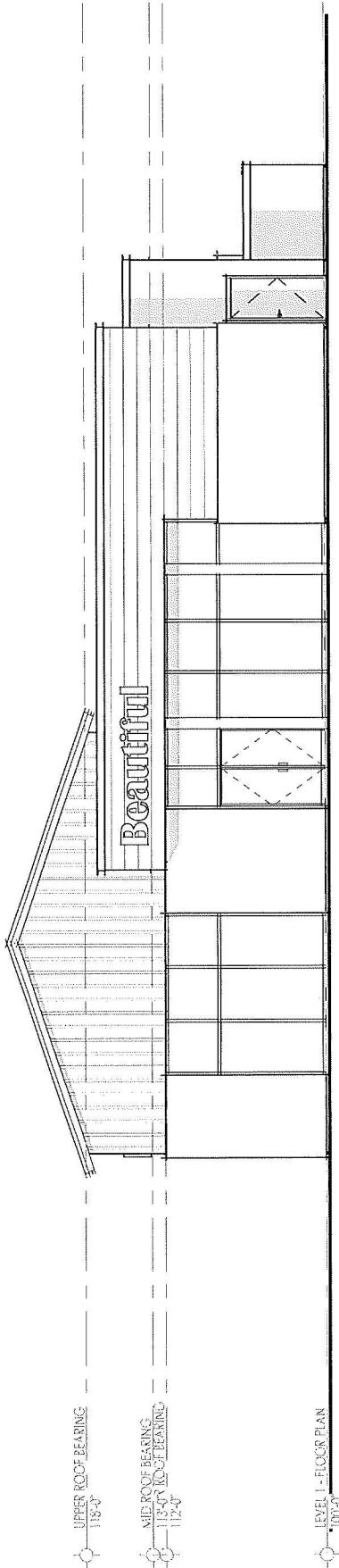
NORTH PRESENTATION
 1/8" = 1'-0"

Inglewood Place - Retail NW
 MERIDIAN SENIOR LIVING

PROJECT NO. 18077
 DATE: AUG 8, 2019
 REVISIONS:

SHEET TITLE:
 EXTERIOR ELEVATIONS
 SHEET NUMBER:
 D202

ANNEXATION



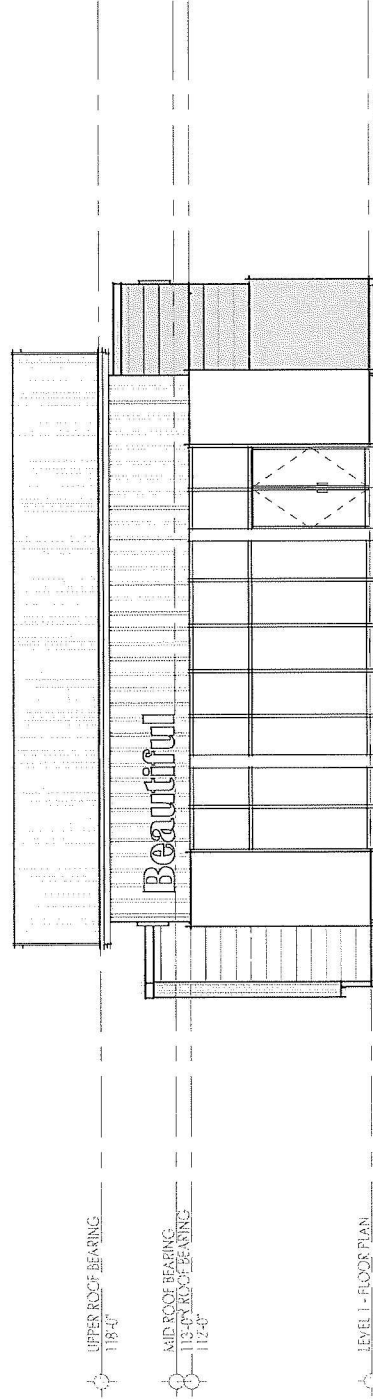
EAST PRESENTATION

1/8" = 1'-0"

1
D201

Inglewood Place - Retail SW
 MERIDIAN SENIOR LIVING

PROJECT NO. 18077
 DATE: AUG 8, 2019
 REVISIONS:

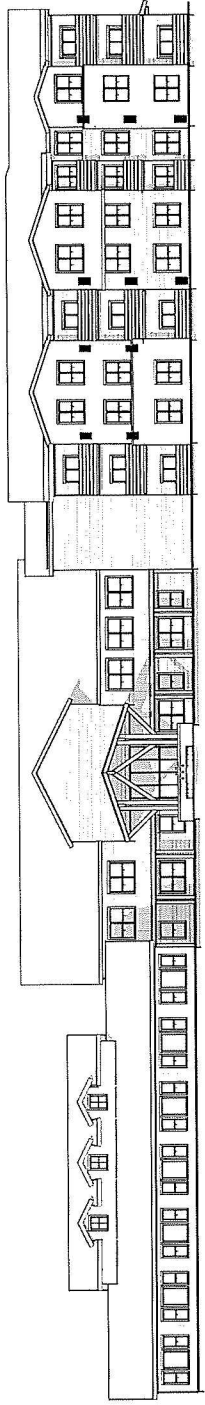


SOUTH PRESENTATION

1/8" = 1'-0"

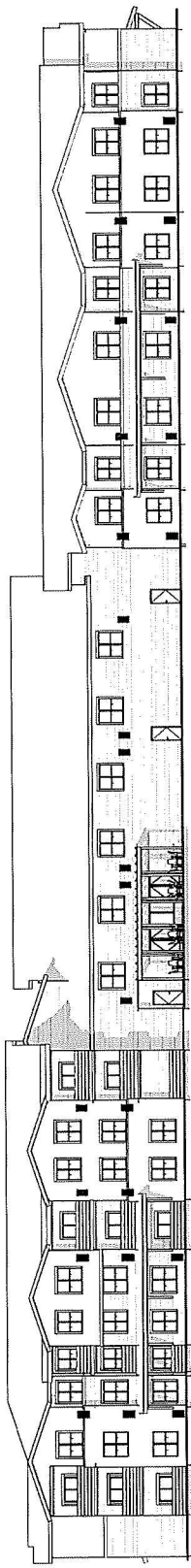
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D201

SHEET TITLE: EXTERIOR ELEVATIONS
 SHEET NUMBER: D201
 ANNEXATION



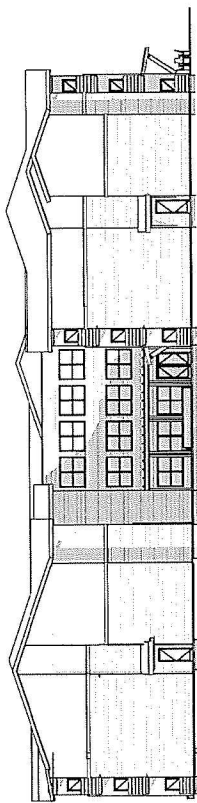
1
D210

FRONT PRESENTATION
1" = 20'-0"



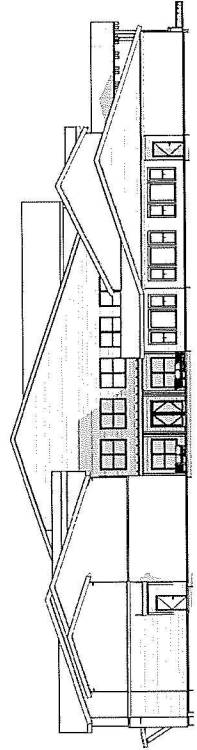
2
D210

REAR PRESENTATION
1" = 20'-0"



3
D210

LEFT PRESENTATION
1" = 20'-0"

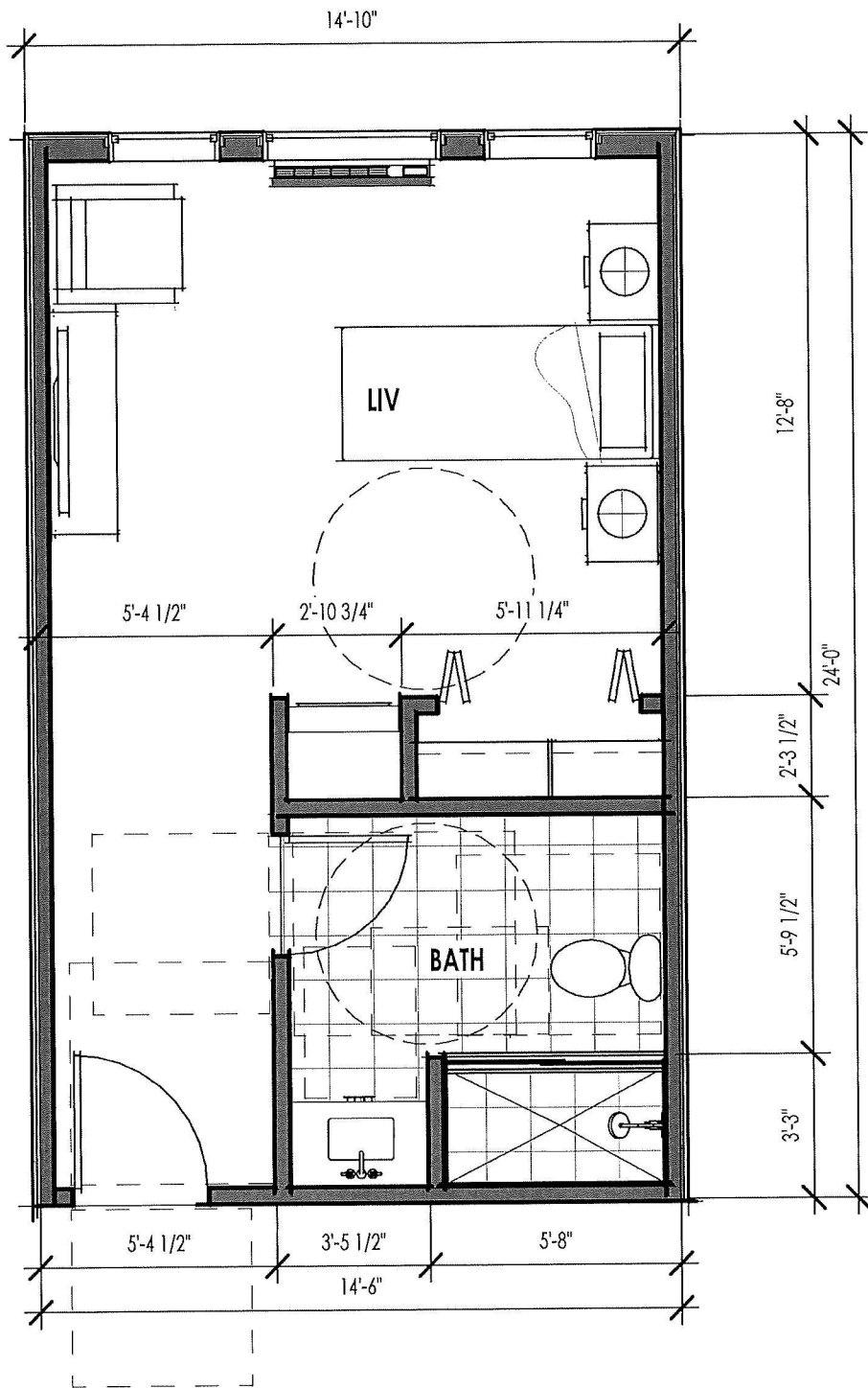


4
D210

RIGHT PRESENTATION
1" = 20'-0"

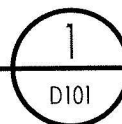
Inglewood Place - Assisted Living

3250 E VICTORY RD
MERIDIAN IDAHO

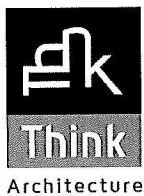


LEVEL 1 - PRESENTATION

1/4" = 1'-0"



Unit Area Paint to Paint	Unit Area
324 SF	360 SF



Memory Care Studio

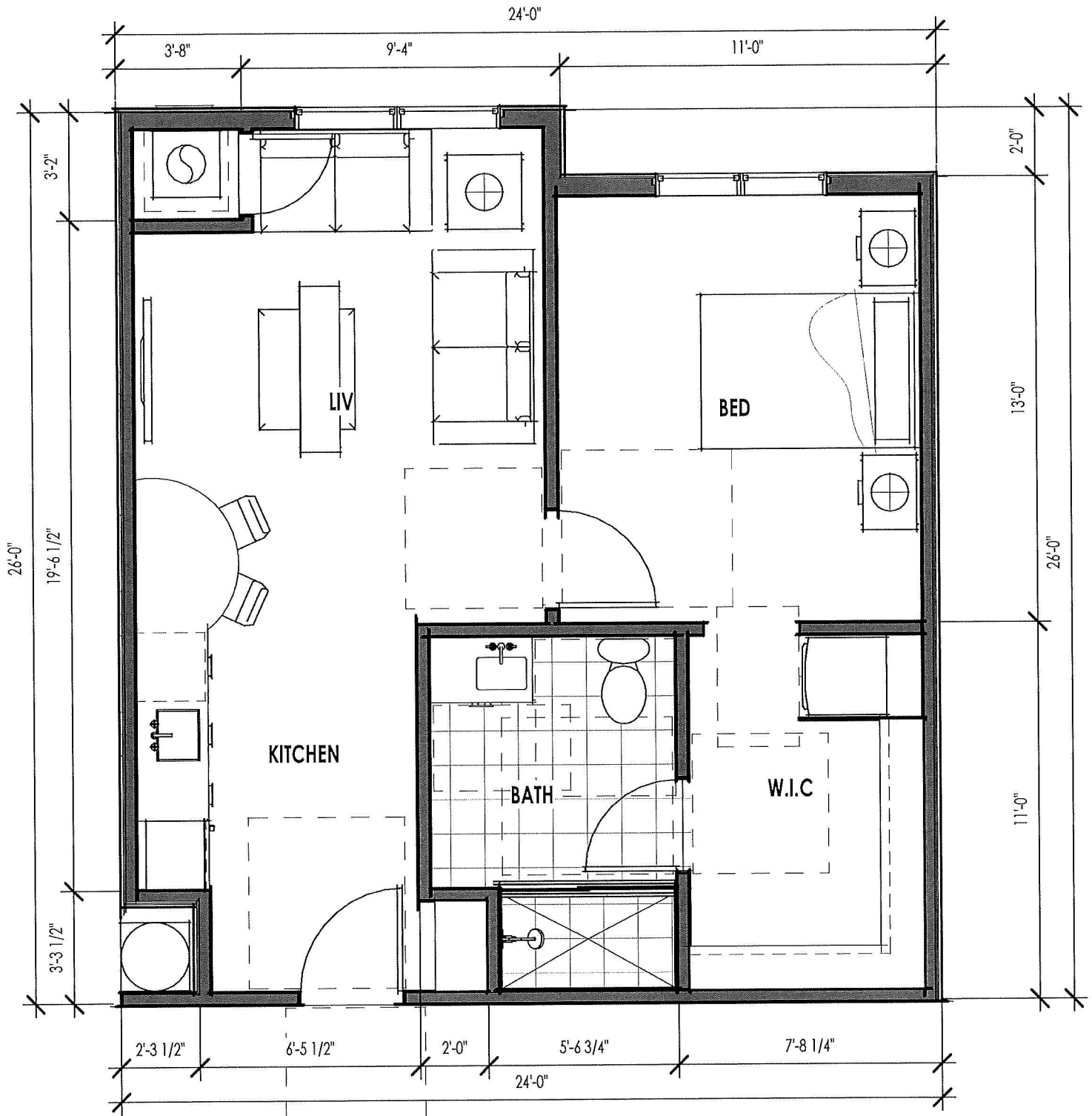
MERIDIAN SENIOR LIVING

SHEET TITLE:
LEVEL 1

PROJECT NO:
18077

DATE:
Jul 9, 2019

SHEET NUMBER:
D101

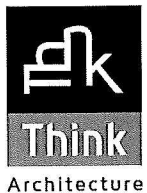


LEVEL 1 - PRESENTATION

1/4" = 1'-0"

1
D101

Unit Area Paint to Paint	Unit Area
540 SF	603 SF



Assisted Living 1 Bed

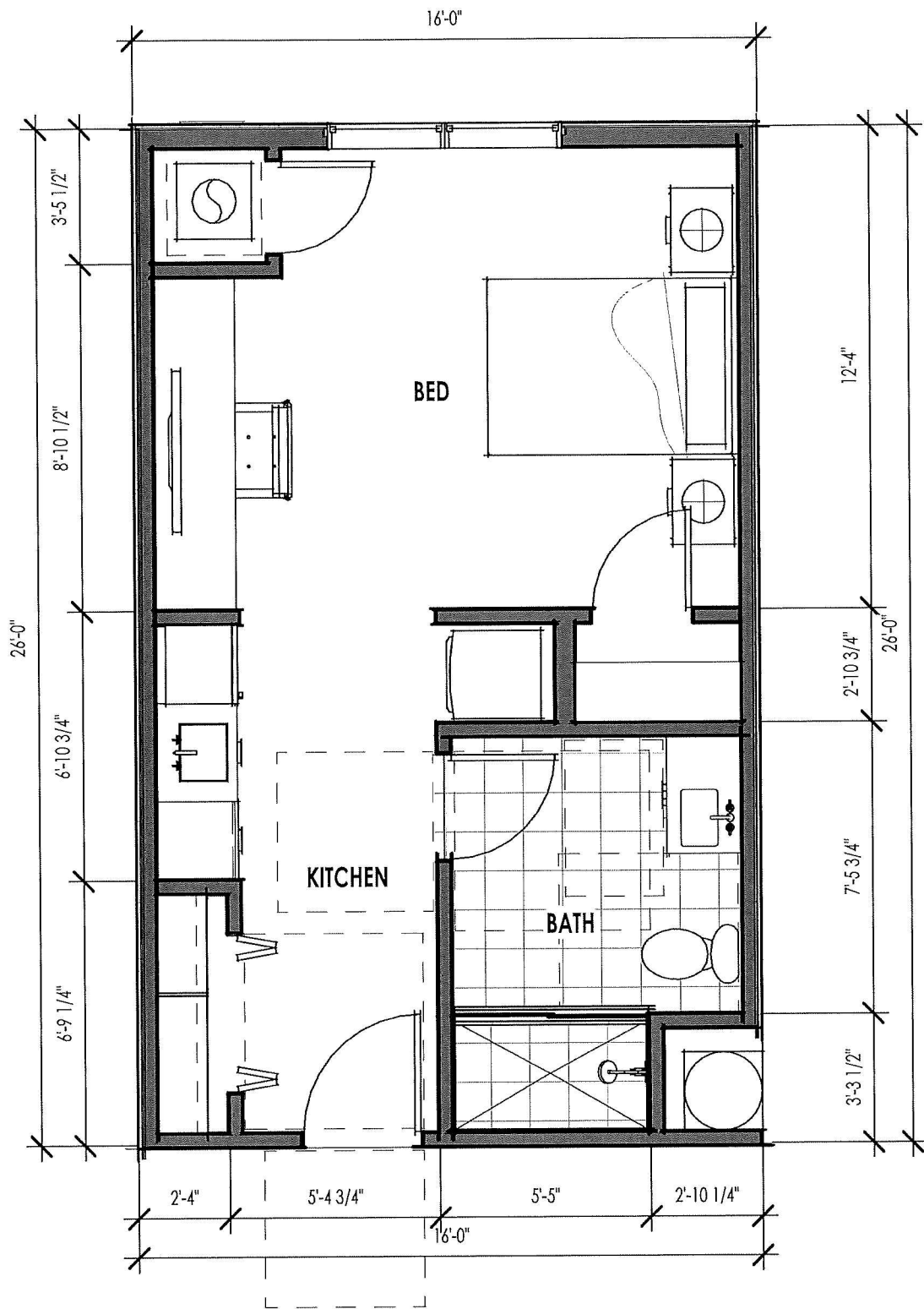
MERIDIAN SENIOR LIVING

SHEET TITLE:
LEVEL 1

PROJECT NO:
18077

DATE:
07/08/2019

SHEET NUMBER:
D101

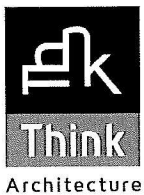


LEVEL 1 - PRESENTATION

1/4" = 1'-0"

1
D101

Unit Area Paint to Paint	Unit Area
365 SF	416 SF

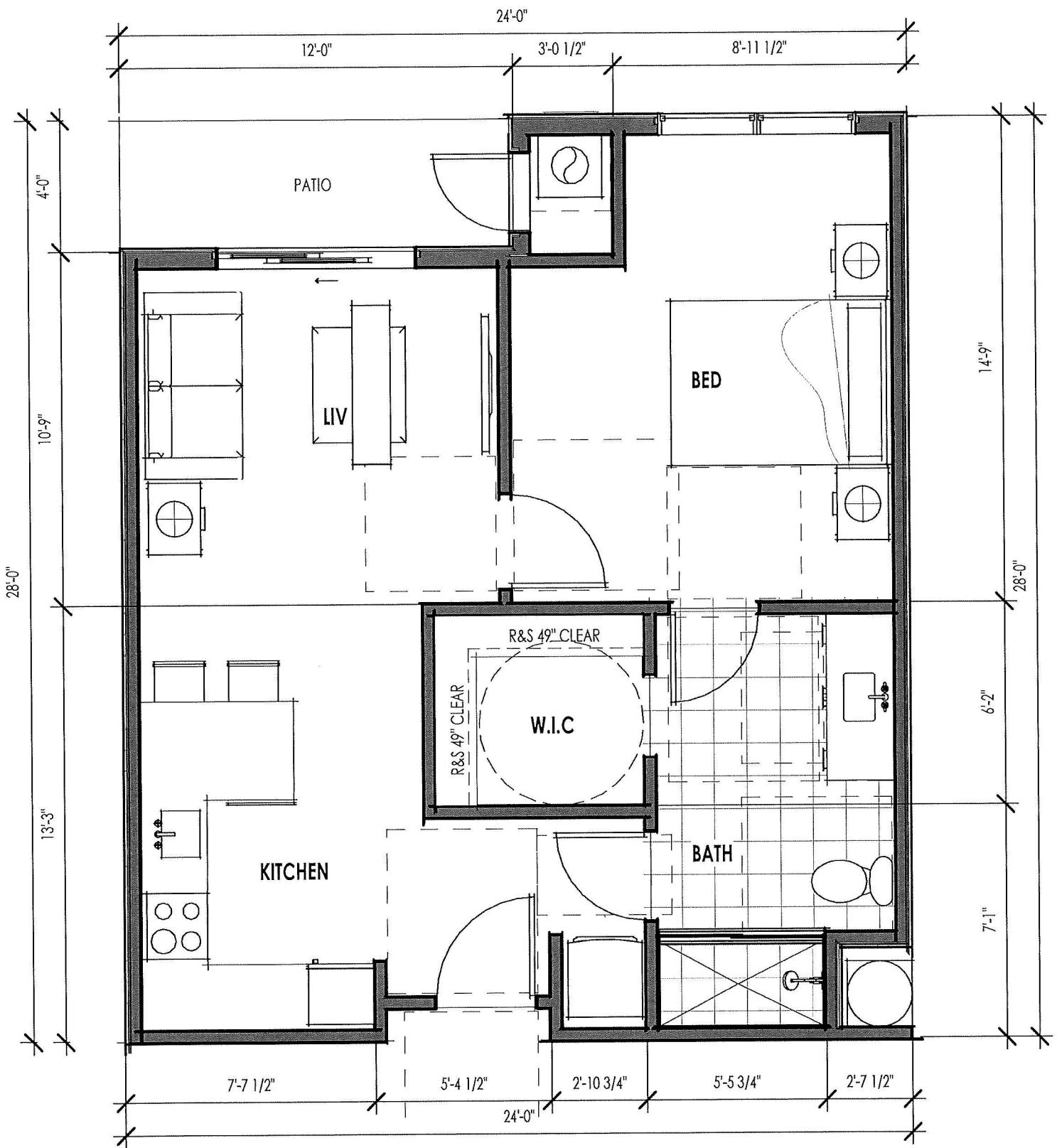


Assisted Living Studio

MERIDIAN SENIOR LIVING

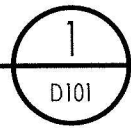
SHEET TITLE:
LEVEL 1

PROJECT NO.	DATE:	SHEET NUMBER:
18077	07/08/2019	D101

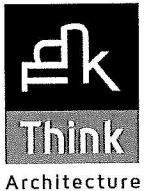


LEVEL 1 - PRESENTATION

1/4" = 1'-0"



Unit Area Paint to Point	Unit Area
562 SF	618 SF

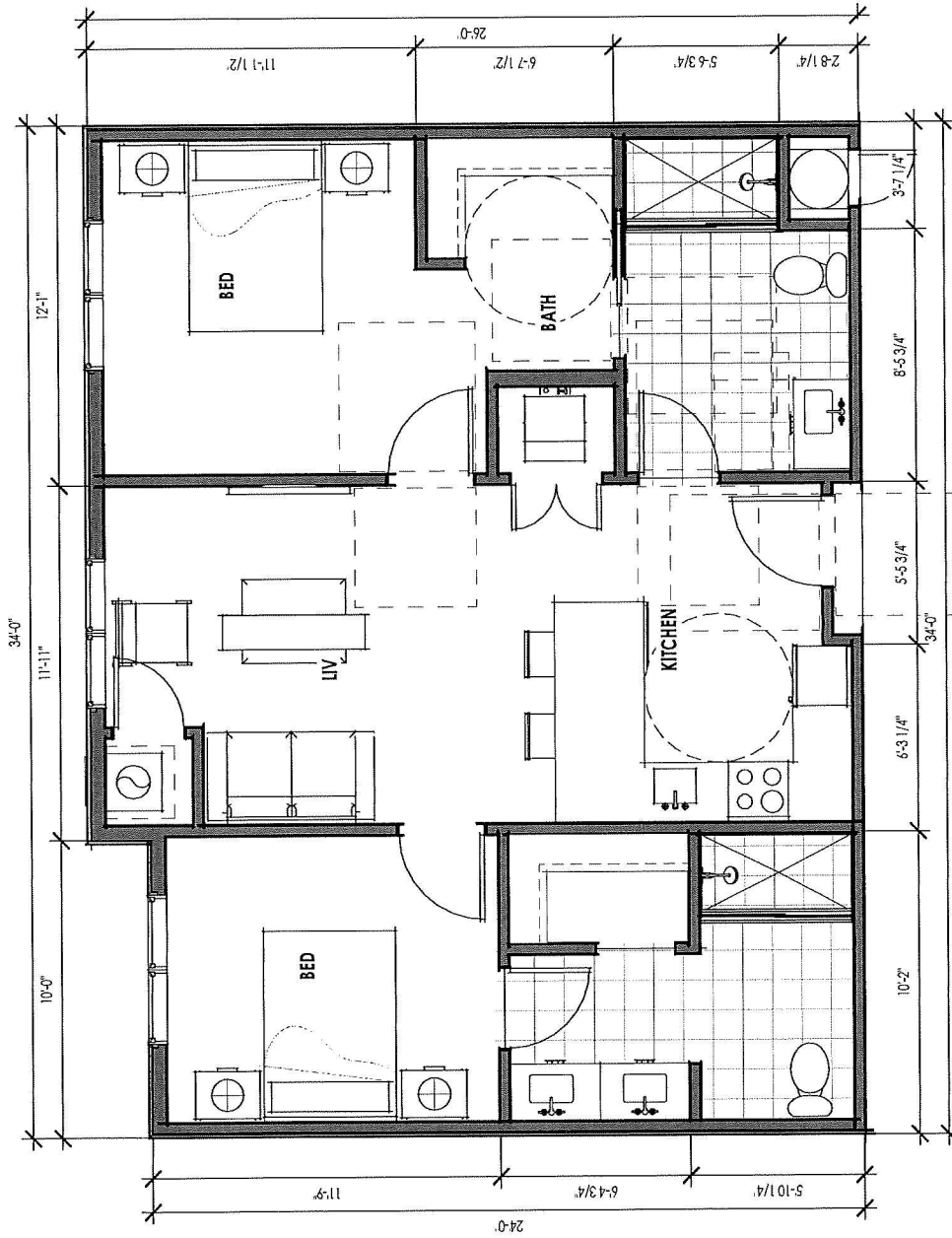


Independent Living 1 Bed

MERIDIAN SENIOR LIVING

SHEET TITLE:
LEVEL 1

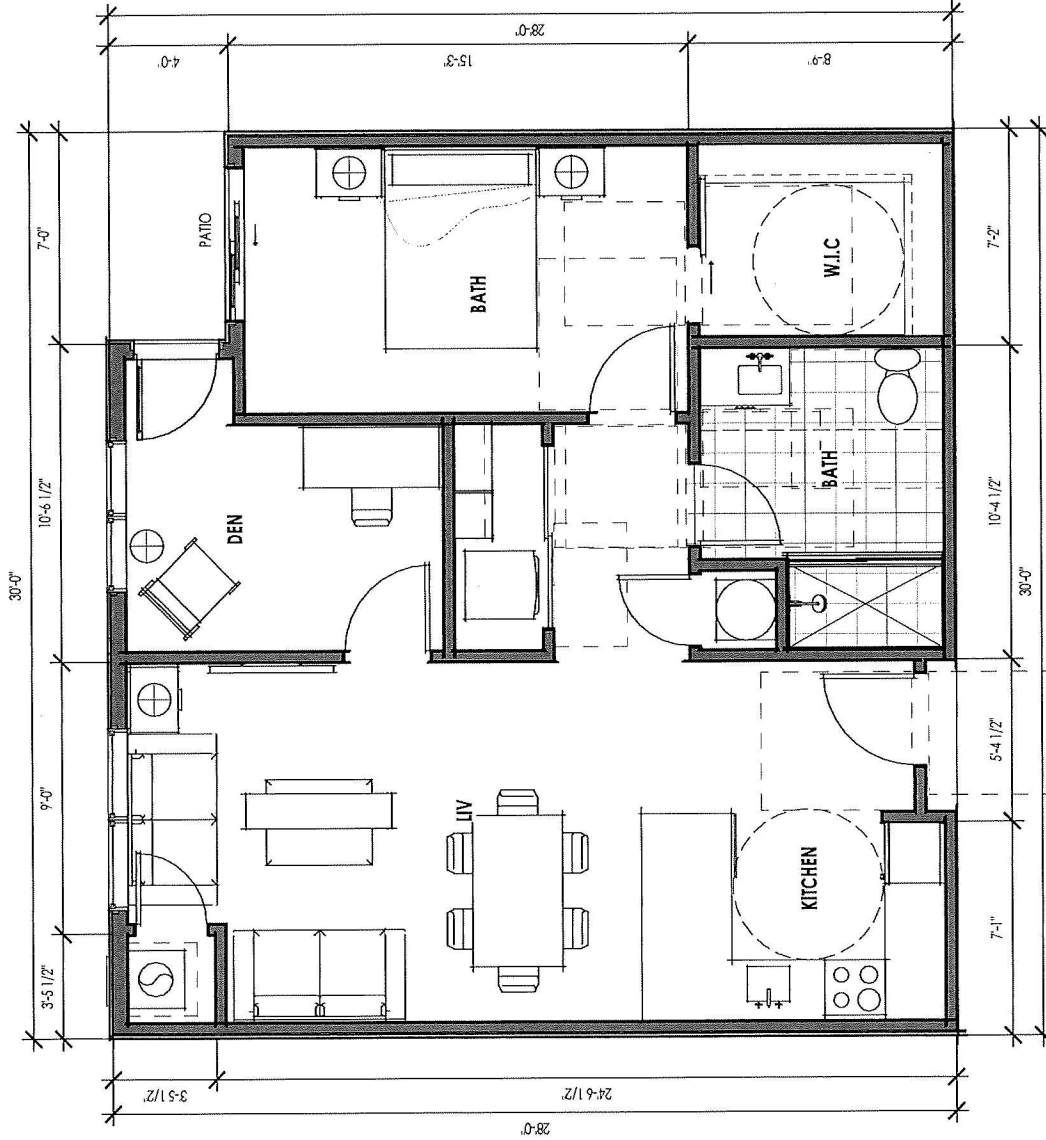
PROJECT NO.	DATE:	SHEET NUMBER:
18077	07/08/2019	D101



Unit Area Paint to Paint	Unit Area
791 SF	859 SF

1
 D101

LEVEL 1 - PRESENTATION
 1/4" = 1'-0"

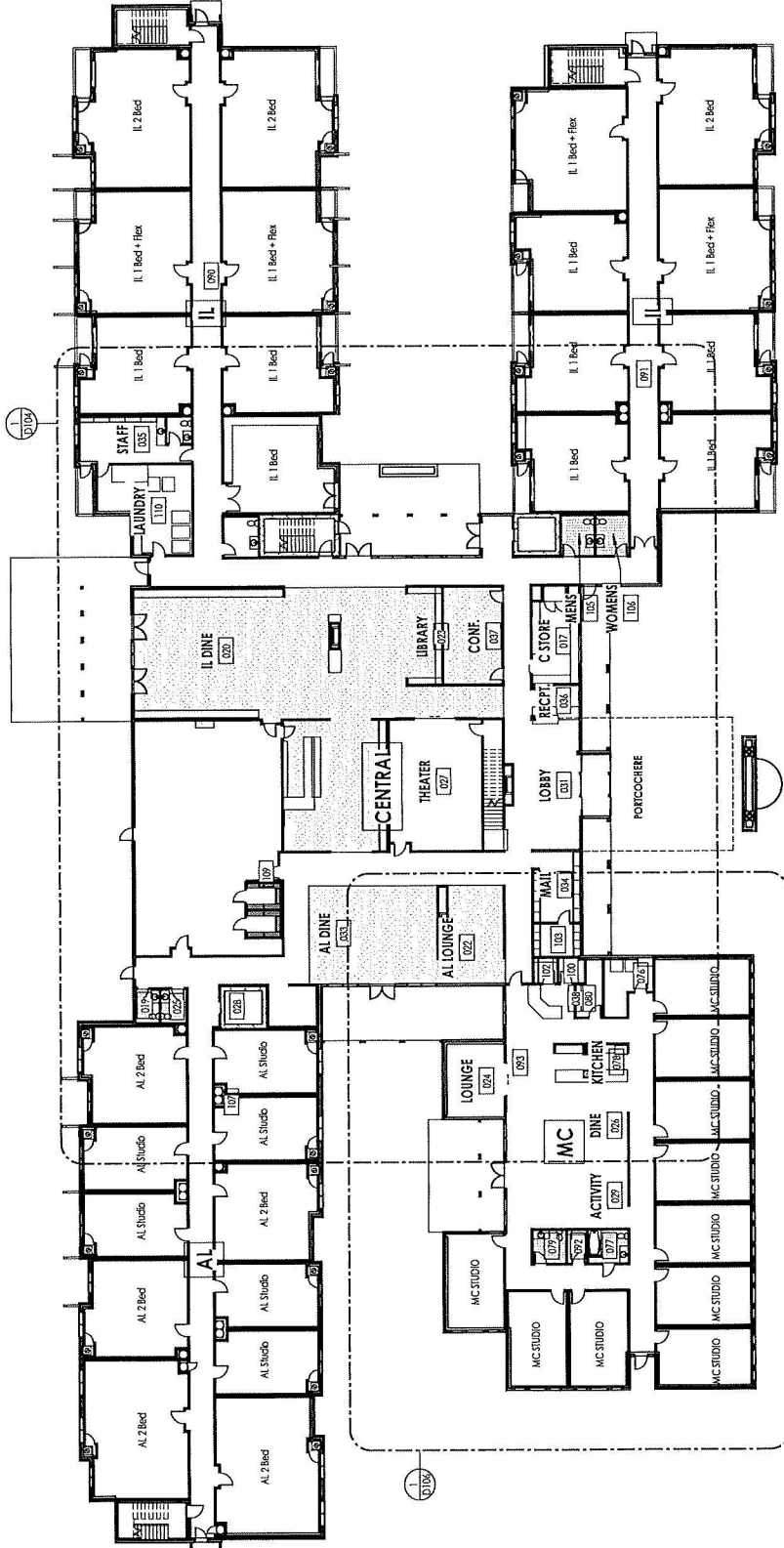


Unit Area	Unit Area
Paint to Paint	Unit Area
730 SF	806 SF



LEVEL 1 - PRESENTATION
 1/4" = 1'-0"

Room Schedule		
Name	Number	Area
LEVEL 1 - FLOOR PLAN		
ACTIVITY	029	3972 SF
AL DINE	033	740 SF
AL LOUNGE	022	316 SF
ART	034	568 SF
BISTRO	043	793 SF
C STORE	017	243 SF
CONF.	027	324 SF
CORRIDOR	090	1020 SF
CORRIDOR	091	822 SF
CORRIDOR	107	428 SF
DINE	026	388 SF
KITCHEN	019	388 SF
KITCHEN	109	1944 SF
LAUNDRY	016	128 SF
LAUNDRY	110	198 SF
LOBBY	031	361 SF
LOBBY	024	254 SF
MAIL	028	72 SF
MAIL	024	189 SF
MIC LINEN	092	36 SF
MIC MECH	080	75 SF
MIC NURSE	038	86 SF
MIC RR	019	62 SF
MIC TOB	027	75 SF
MEDS	100	37 SF
MENS	019	45 SF
MENS	105	76 SF
PACKAGE	102	33 SF
RECORDS	102	33 SF
RECEP.	036	91 SF
RESTROOM	107	78 SF
STAFF	035	226 SF
THEATER	027	681 SF
WOMENS	026	49 SF
WOMENS	105	76 SF
WOMENS	114	1874 SF
LEVEL 2 - FLOOR PLAN		
ASST.	022	243 SF
BUS. MGR	048	209 SF
CORRIDOR	094	489 SF
FACIAL	049	224 SF
FIN. REC.	099	70 SF
FITNESS	053	915 SF
GER. MGR	022	244 SF
OTM. EQUIP.	018	713 SF
WARD	056	127 SF
WARD	066	182 SF
WARD	047	155 SF
MECH	047	427 SF
MEDS	047	64 SF
MEN	052	164 SF
MEN	107	176 SF
NURSE	069	193 SF
RECORDS	081	81 SF
SALES	050	244 SF
SALES	040	225 SF
SENIORITY	101	228 SF
STAFF WORK	055	209 SF
WOMEN	053	133 SF
WOMEN	116	126 SF
WOMEN	116	1027 SF
LEVEL 3 - FLOOR PLAN		
CORRIDOR	114	234 SF
MENS	112	76 SF
WOMENS	113	751 SF



LEVEL 1 - PRESENTATION

1" = 20'-0"

Unit Summary			
Type	Count	Unit Area	Unit Area Pct'l to Total
Assisted Living	6	603 SF	540 SF
Unit 1 Bed AL	4	859 SF	791 SF
Unit 2 Bed AL	18	418 SF	365 SF
Unit Studio AL	28		
Independent Living	12	866 SF	720 SF
Unit 1 Bed + Den IL	25	518 SF	503 SF
Unit 2 Bed IL	9	867 SF	795 SF

Unit Summary			
Type	Count	Unit Area	Unit Area Pct'l to Total
Memory Care	10	585 SF	324 SF
Unit Studio MC	10		
Unit Studio MC	14		

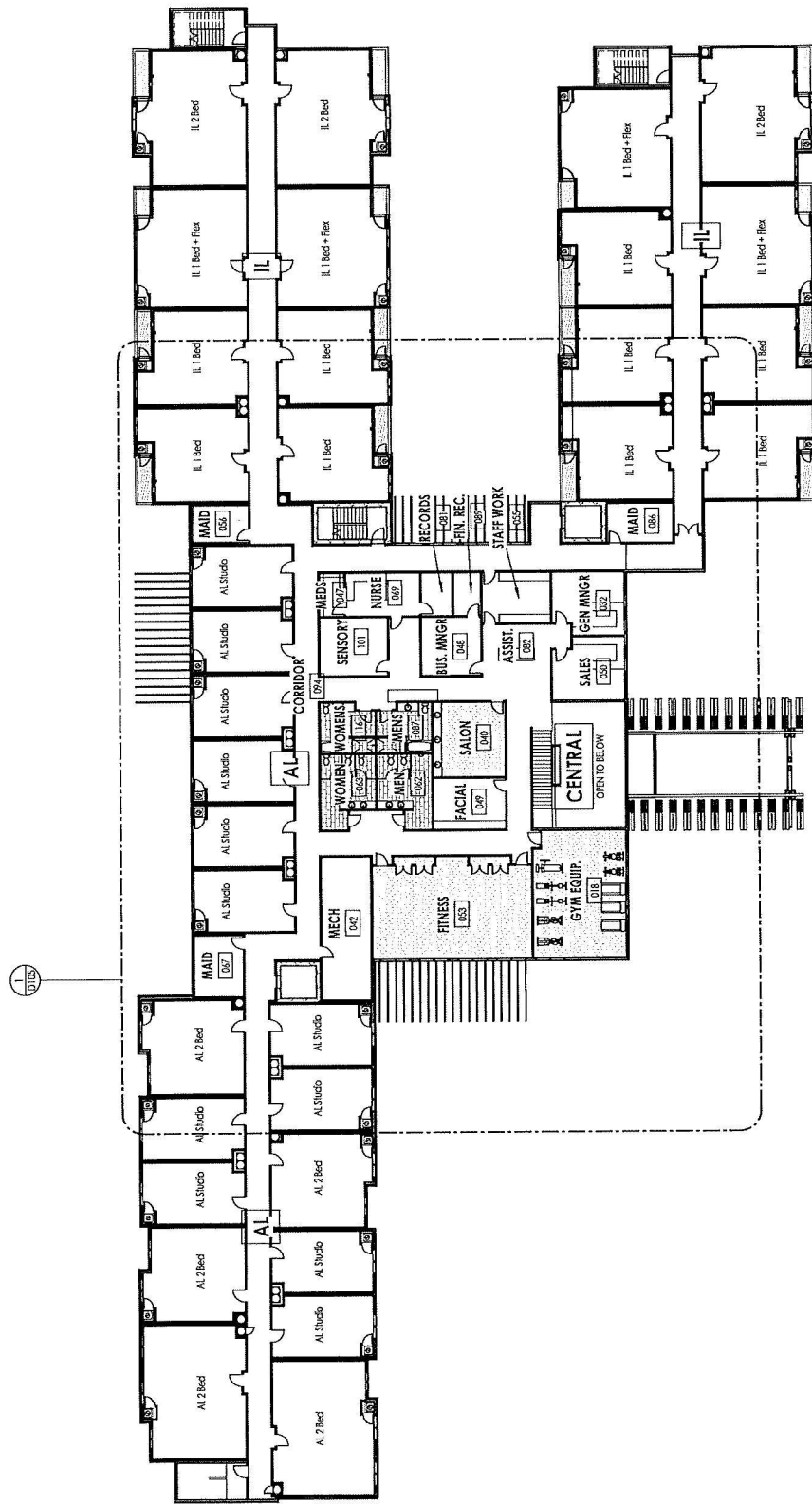
Gross Building Area	
AREA	TOTAL
Assisted Living	17,642 SF
Core	2,178 SF
Independent Living	4,830 SF
Memory Care	4,941 SF
Gross Total	29,691 SF



Inglewood Place - Assisted Living

3250 E VICTORY RD
MERIDIAN IDAHO

Room Schedule			Area
Name	Number		
LEVEL 1 - FLOOR PLAN			
ACTIVITY	029		392.5F
ALINE	033		740.5F
ALL LOUNGE	022		316.5F
ART	054		568.5F
BHTRO	043		773.5F
C STORE	017		243.5F
CONF.	037		324.5F
CORRIDOR	096		823.5F
CORRIDOR	091		1050.5F
CORRIDOR	093		408.5F
CORRIDOR	107		408.5F
DINE	056		388.5F
LDINE	050		572.5F
KITCHEN	078		388.5F
KITCHEN	109		1944.5F
LAUNDRY	024		1278.5F
LIBRARY	023		198.5F
LOBBY	001		361.5F
LOUNGE	024		254.5F
MAID	028		72.5F
MAIL	004		189.5F
M.C. LINEN	092		36.5F
M.C. MECH	080		75.5F
M.C. NURSE	038		80.5F
M.C. RR	079		62.5F
M.C. TUB	077		75.5F
MEDS	100		57.5F
MENS	019		45.5F
MENS	105		73.5F
MENS	102		87.5F
PACKAGE	103		33.5F
RECORDS	102		33.5F
RECP.	034		91.5F
RESTROOM	037		79.5F
STAFF	035		26.5F
THEATER	027		60.5F
WOMENS	105		49.5F
WOMENS	106		76.5F
WOMENS	106		1839.5F
LEVEL 2 - FLOOR PLAN			
ASST.	082		242.5F
BUS. MNGR	048		209.5F
CORRIDOR	074		482.5F
FACIAL	047		224.5F
FIN. REC.	089		70.5F
FITNESS	053		915.5F
GEN. MNGR	022		264.5F
GYM EQUIP.	018		713.5F
MAID	056		127.5F
MAID	066		155.5F
MAID	042		427.5F
MECH	047		64.5F
MEN	052		164.5F
MEN	087		126.5F
MEN	099		193.5F
NURSE	081		81.5F
RECORDS	100		264.5F
SALES	040		325.5F
SENSORY	101		288.5F
STAFF WORK	055		289.5F
WOMEN	063		133.5F
WOMENS	116		1027.5F
LEVEL 3 - FLOOR PLAN			
CORRIDOR	114		2204.5F
MENS	112		76.5F
WOMENS	113		2516.5F



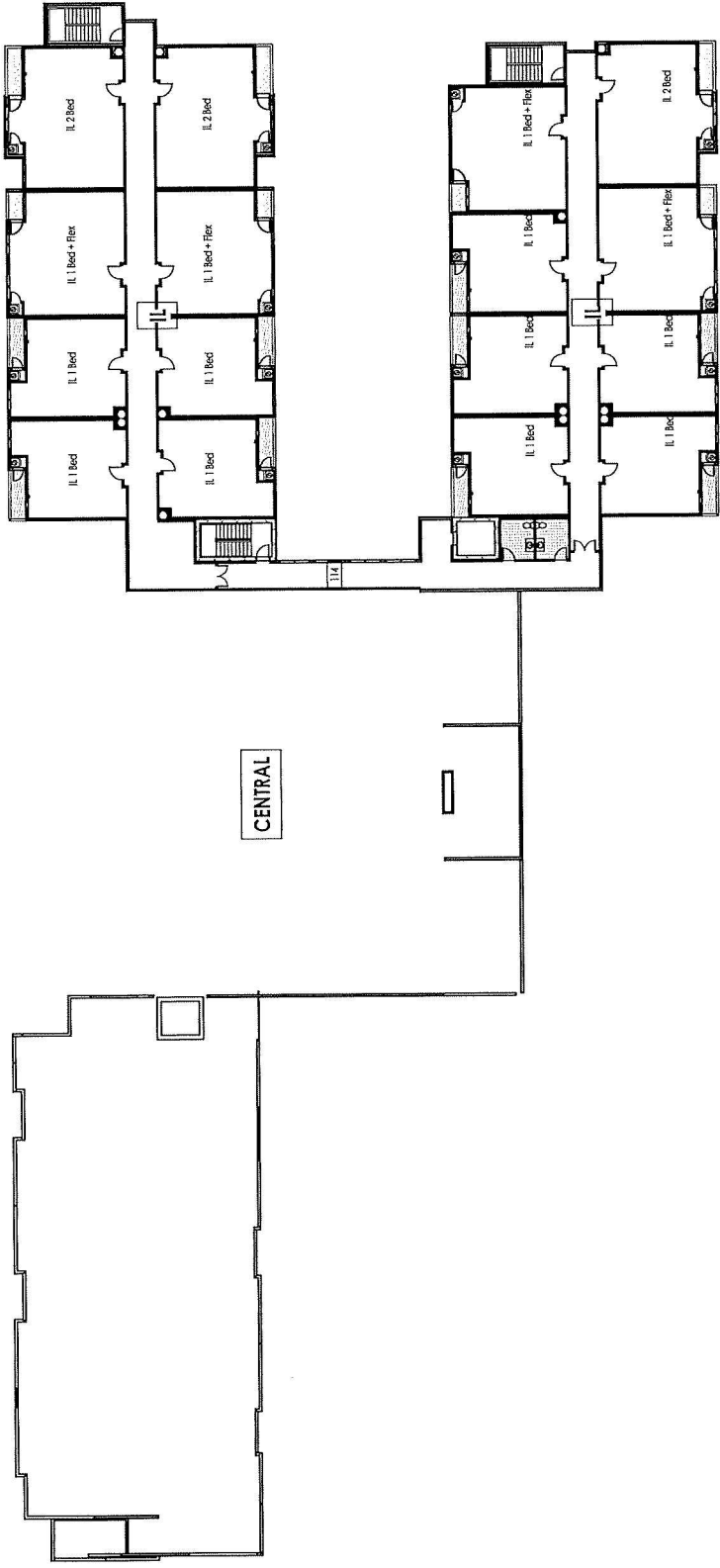
LEVEL 2 - PRESENTATION
1/8" = 20'-0"

Inglewood Place - Assisted Living

3250 E VICTORY RD
MERIDIAN IDAHO



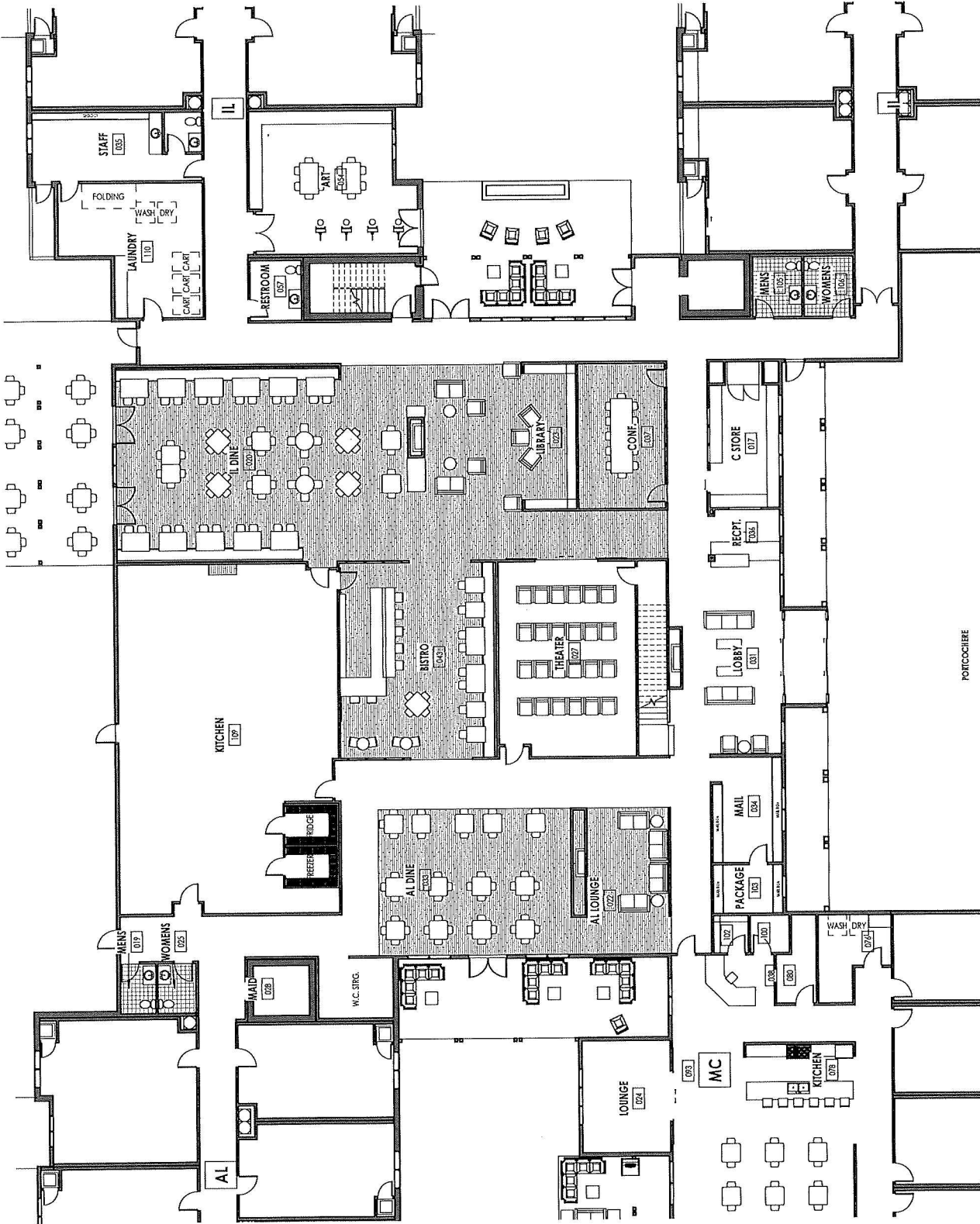
Room Schedule		
Name	Number	Area
LEVEL 1 - FLOOR PLAN		
ACTIVITY	009	892 SF
ALLINE	033	240 SF
ALLIANCE	022	314 SF
ALLIANCE	054	568 SF
ART	043	973 SF
CLERK	017	243 SF
CONF	037	324 SF
CORRIDOR	090	827 SF
CORRIDOR	091	1050 SF
CORRIDOR	093	476 SF
CORRIDOR	107	389 SF
DINE	026	389 SF
DINE	020	572 SF
KITCHEN	028	388 SF
KITCHEN	109	1944 SF
LAUNDRY	024	179 SF
LAUNDRY	026	413 SF
LIBRARY	023	198 SF
LOBBY	001	361 SF
LOBBY	024	244 SF
LOUNGE	028	72 SF
MAIL	004	189 SF
MAL	004	189 SF
MIC INSH	092	36 SF
MIC MECH	080	75 SF
MIC NURSE	038	80 SF
MIC RR	079	67 SF
MIC TUB	077	75 SF
MENS	100	37 SF
MENS	019	45 SF
MENS	105	73 SF
PACKAGE	103	87 SF
RECORDS	102	33 SF
RECEPT.	036	91 SF
RESTROOM	057	79 SF
STAFF	035	265 SF
THEATER	027	681 SF
WOMENS	025	49 SF
WOMENS	104	73 SF
WOMENS	104	1874 SF
LEVEL 2 - FLOOR PLAN		
ASST.	082	242 SF
BUS. MGR	048	209 SF
CORRIDOR	094	4824 SF
FACIAL	049	224 SF
FIN. REC.	089	78 SF
FITNESS	053	915 SF
GEN. MGR	032	244 SF
GYM EQUIP.	018	713 SF
MAD	056	127 SF
MAD	067	182 SF
MAD	066	155 SF
MAD	042	427 SF
MEDS	047	64 SF
MEN	062	144 SF
MENS	087	126 SF
NURSE	069	193 SF
RECORDS	081	81 SF
SALES	050	264 SF
SAISON	040	325 SF
SENSORY	101	238 SF
STAFF WORK	055	209 SF
WOMEN	043	133 SF
WOMENS	116	128 SF
WOMENS	116	1027 SF
LEVEL 3 - FLOOR PLAN		
CORRIDOR	114	2344 SF
MENS	112	76 SF
WOMENS	113	76 SF
WOMENS	113	2914 SF



1
D.008

LEVEL 3 - PRESENTATION
1" = 20'-0"

Room Schedule		
Name	Number	Area
LEVEL 1 - FLOOR PLAN		
ACTIVITY	029	392 SF
AL DINE	033	740 SF
ALL LOUNGE	022	316 SF
ART	054	568 SF
BSTRO	043	773 SF
C STORE	017	243 SF
CONF	037	324 SF
CORRIDOR	095	823 SF
CORRIDOR	091	827 SF
CORRIDOR	093	1050 SF
CORRIDOR	107	428 SF
DINE	026	388 SF
DINE	020	572 SF
DINE	028	388 SF
KITCHEN	028	1944 SF
LAUNDRY	074	179 SF
LAUNDRY	110	410 SF
LIBRARY	023	198 SF
LOBBY	031	361 SF
LOUNGE	024	254 SF
LOUNGE	028	713 SF
MAIL	024	189 SF
MAIL	024	189 SF
MC INSN	072	36 SF
MC MECH	080	75 SF
MC NURSE	038	80 SF
MC PR	079	62 SF
MC TUB	077	75 SF
MENS	100	37 SF
MENS	019	46 SF
MENS	105	74 SF
PACKAGE	103	87 SF
RECORDS	102	33 SF
REPT.	036	91 SF
RESTROOM	027	77 SF
RESTROOM	035	256 SF
THEATER	027	681 SF
WOMENS	025	48 SF
WOMENS	106	74 SF
WOMENS	106	1834 SF
LEVEL 2 - FLOOR PLAN		
ASST.	082	242 SF
BUS. MNGR	048	209 SF
CORRIDOR	074	4824 SF
FACIAL	049	224 SF
FN. REC.	089	78 SF
FINNCS	053	915 SF
GEN. MNGT	032	244 SF
GEN. EQUIP.	018	713 SF
MAD	056	127 SF
MAD	067	182 SF
MAD	086	155 SF
MAD	047	407 SF
MEDS	047	64 SF
MEN	067	75 SF
MENS	069	193 SF
NURSE	081	81 SF
RECORDS	081	81 SF
SALES	050	244 SF
SALON	040	205 SF
SENIORY	101	208 SF
STAFF WORK	055	209 SF
WOMENS	043	133 SF
WOMENS	116	176 SF
WOMENS	116	1027 SF
LEVEL 3 - FLOOR PLAN		
CORRIDOR	114	204 SF
MENS	112	74 SF
WOMENS	113	74 SF
WOMENS	113	251 SF



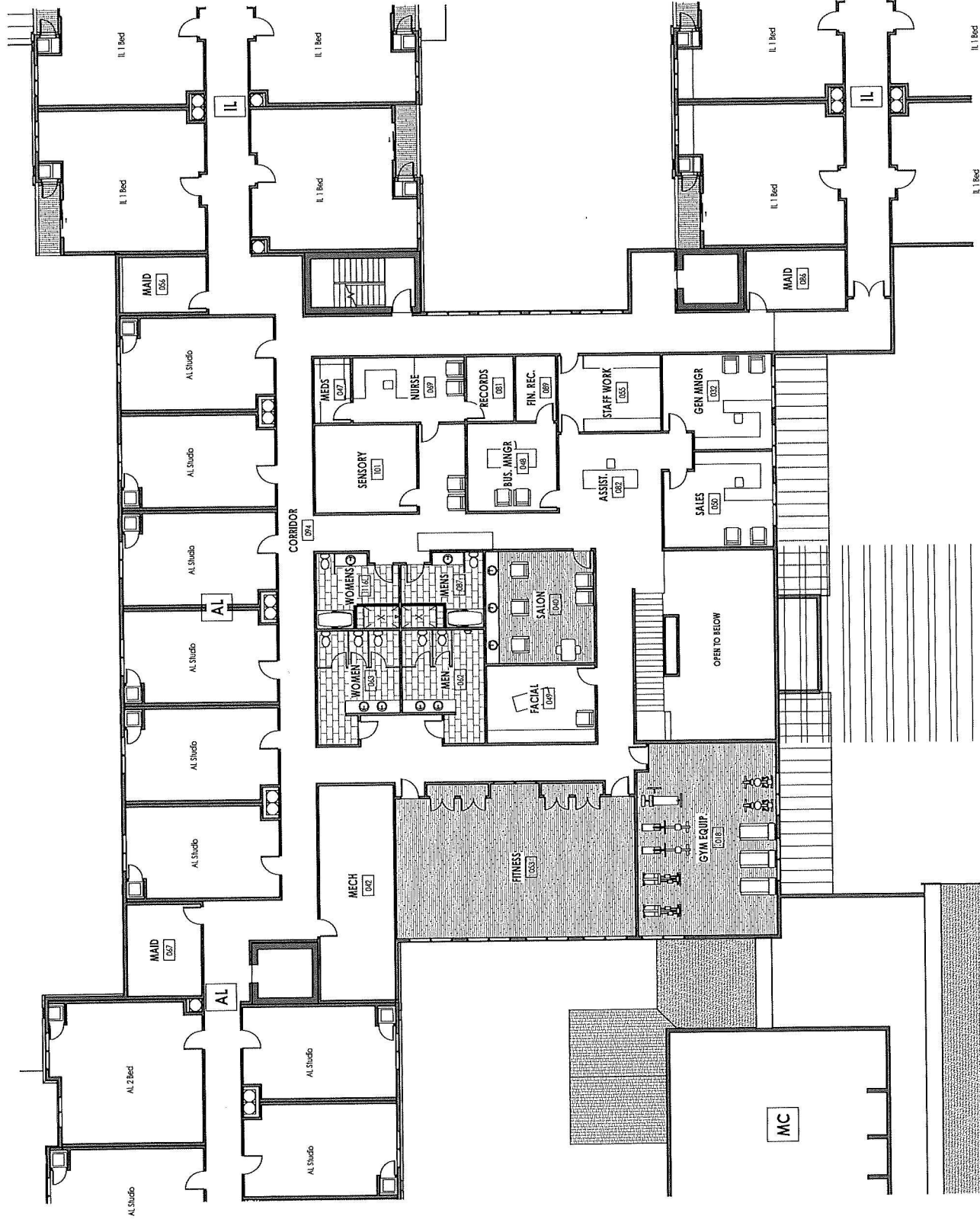
LEVEL 1 - CENTRAL ENLARGED
3/27 = 1/4"
D104



Inglewood Place - Assisted Living

3250 E VICTORY RD
MERIDIAN IDAHO

Room Schedule		Name	Number	Area
LEVEL 1 - FLOOR PLAN				
ACTIVITY	029			373.5F
AL. LINE	033			740.5F
ALLOWANCE	022			313.5F
ART	054			549.5F
BK. ROOM	043			793.5F
CL. ROOM	017			243.5F
CONC.	037			423.5F
CORRIDOR	090			822.5F
CORRIDOR	091			1065.5F
CORRIDOR	093			822.5F
CORRIDOR	107			468.5F
DNE	026			388.5F
E. LINE	000			5726.5F
E. LINE	008			388.5F
KITCHEN	109			1944.5F
LAUNDRY	026			229.5F
LAUNDRY	110			410.5F
LIBRARY	033			198.5F
LOBBY	031			361.5F
LOUNGE	024			254.5F
MAID	028			273.5F
MAIL	034			189.5F
MC	004			36.5F
MC LINEN	092			75.5F
MC MECH	080			75.5F
MC NURSE	038			863.5F
MC RR	079			62.5F
MC TUB	077			75.5F
MEDS	100			37.5F
MENS	019			42.5F
MENS	105			74.5F
PACKAGE	103			87.5F
RECORDS	102			33.5F
RECP.	034			91.5F
RESTROOM	057			79.5F
STAFF	032			265.5F
THEATER	027			681.5F
WOMENS	025			49.5F
WOMENS	104			78.5F
WOMENS	106			1879.5F
LEVEL 2 - FLOOR PLAN				
ASST.	082			242.5F
BUS. MNGR	046			209.5F
CORRIDOR	074			4824.5F
FACIAL	049			224.5F
FIN. REC.	089			78.5F
FITNESS	053			915.5F
GEN. MNGR	032			244.5F
GYM EQUIP.	018			713.5F
MAID	056			127.5F
MAID	047			182.5F
MAID	086			155.5F
MECH	042			427.5F
MECH	042			44.5F
MEN	042			144.5F
MENS	087			126.5F
NURSE	049			193.5F
RECORDS	081			88.5F
SALES	030			244.5F
SALON	040			205.5F
SENSORY	101			288.5F
STAFF WORK	035			209.5F
WOMEN	043			133.5F
WOMENS	116			126.5F
WOMENS	116			1027.5F
LEVEL 3 - FLOOR PLAN				
CORRIDOR	114			284.5F
MENS	112			74.5F
WOMENS	113			74.5F
WOMENS	113			2516.5F



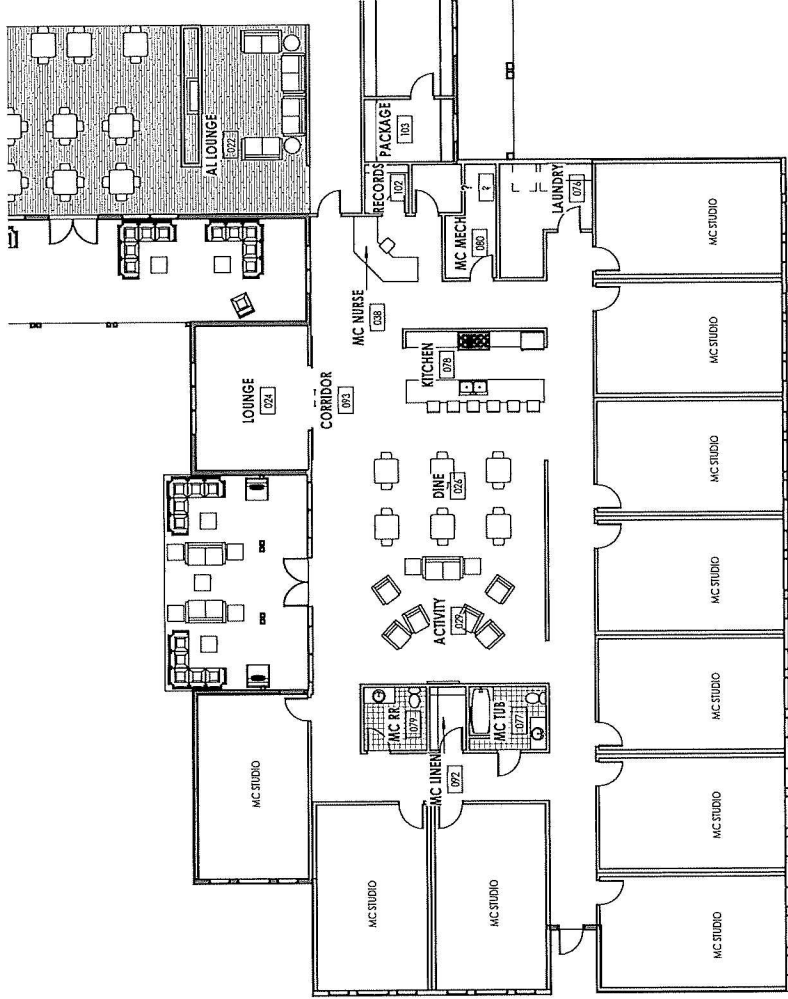
LEVEL 2 - CENTRAL ENLARGED
3/07" = 1'-0"

Inglewood Place - Assisted Living

3250 E VICTORY RD
MERIDIAN IDAHO



Room Schedule			Area
Name	Number		
LEVEL 1 - FLOOR PLAN			
ACTIVITY	109		302 SF
ALLINE	103		240 SF
ALLOUNGE	102		314 SF
APT	104		568 SF
BESTWO	104		793 SF
C-STORE	107		243 SF
CONF	107		324 SF
CORRIDOR	109		1023 SF
CORRIDOR	101		822 SF
CORRIDOR	105		1050 SF
CORRIDOR	107		428 SF
DINE	106		388 SF
ELINE	100		5726 SF
STITCHEN	109		368 SF
STITCHEN	109		1944 SF
LAUNDRY	110		410 SF
LAUNDRY	103		198 SF
LOBBY	103		361 SF
LOUNGE	104		224 SF
MAIL	104		72 SF
MAL	104		189 SF
MC LINEN	102		34 SF
MC MECH	100		75 SF
MC NURSE	108		80 SF
MC RR	107		65 SF
MC TUB	107		75 SF
MERS	100		37 SF
MERS	101		45 SF
MERS	105		74 SF
PACKAGE	103		87 SF
RECORDS	102		33 SF
REPT.	104		91 SF
RESTROOM	107		79 SF
STAFF	105		255 SF
THEATER	107		681 SF
WOMENS	105		48 SF
WOMENS	106		74 SF
WOMENS	106		1894 SF
LEVEL 2 - FLOOR PLAN			
ASST.	102		242 SF
BUS MGR	100		209 SF
CORRIDOR	104		4824 SF
FACIAL	109		224 SF
FIN. REC.	109		70 SF
FITNESS	105		915 SF
GEN MGR	102		264 SF
GYM EQUIP.	118		713 SF
HAIR	105		127 SF
MAD	106		182 SF
MAD	106		355 SF
MECH	102		427 SF
MERS	107		64 SF
MEN	102		164 SF
MERS	107		126 SF
NURSE	109		193 SF
RECORDS	101		81 SF
SALES	100		264 SF
SALON	101		325 SF
SENSORY	101		228 SF
STAFF WORK	105		209 SF
WOMENS	104		133 SF
WOMENS	116		126 SF
WOMENS	116		1077 SF
LEVEL 3 - FLOOR PLAN			
CORRIDOR	114		3284 SF
MEN	112		76 SF
WOMENS	113		76 SF
WOMENS	113		2516 SF



1
D106

LEVEL 1 - MC ENLARGED
3/27/14

Inglewood Place - Assisted Living

3250 E VICTORY RD
MERIDIAN IDAHO

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.

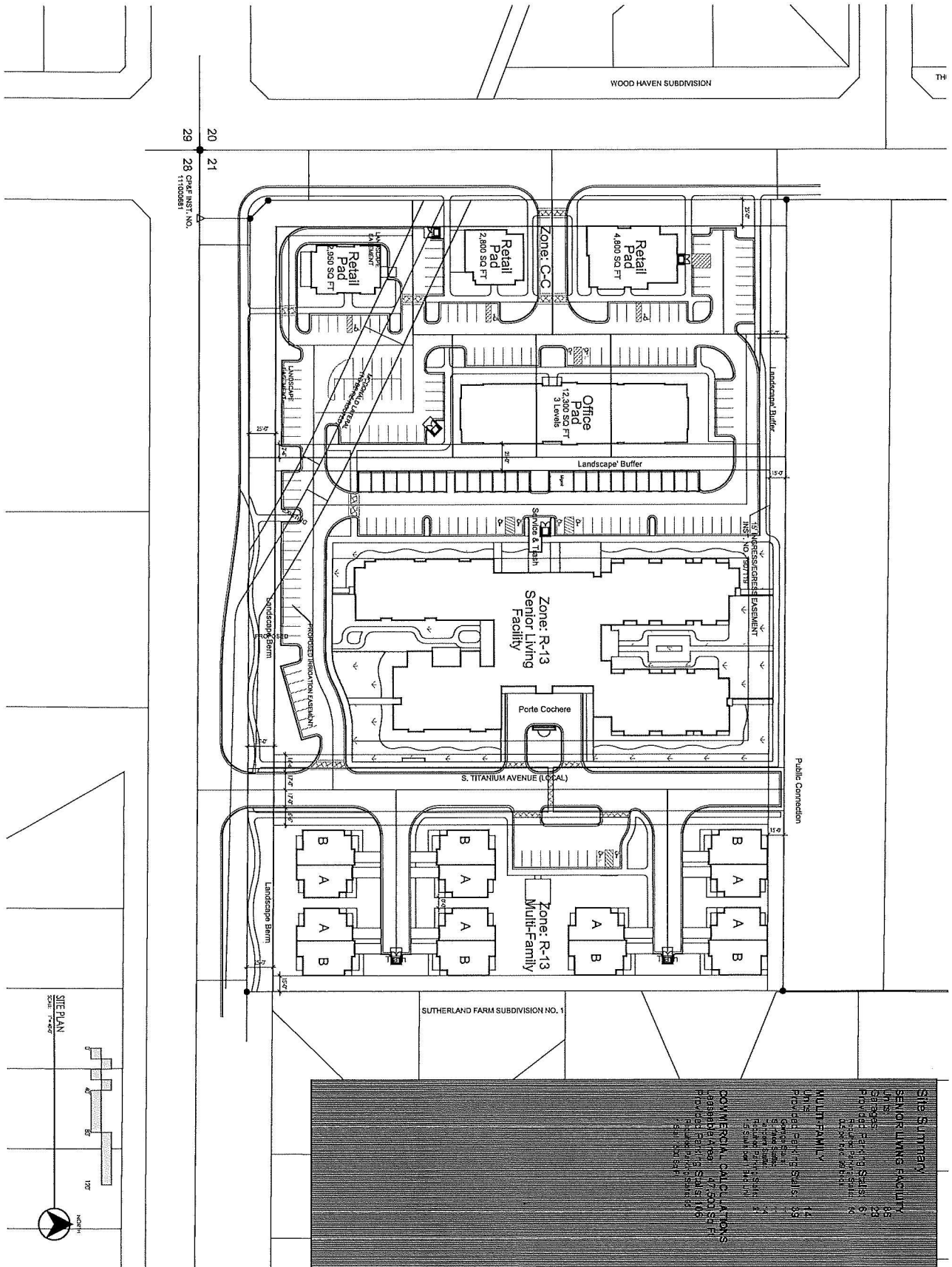
I am aware of the above requirements and will comply with the posting requirements as stated in UDC 11-5A-5.

*The Pointe at Meridian LLC
James Peterson*



Applicant/agent signature

7 - 30 - 2019
Date



ANNEXATION SUBMITTAL

SHEET TITLE
SITE PLAN
SHEET NUMBER
D001

PROJECT NO. 18077
DATE: Aug 27, 2019
REVISIONS:

Inglewood Place Subdivision
3250 E VICTORY RD
MERIDIAN IDAHO

DOMERICAL CONSULTANTS
311 South 400 East, Suite 200
Meridian, ID 83455
TEL: 801.784.0255
WWW.DOMERICAL.COM

Architecture
Initial Design
Landscape Architecture
Land Planning
Construction Management



SITE SUMMARY
SENIOR LIVING FACILITY
LAND PLANNING
PROVIDE PARKING SPACES
LANDSCAPE DESIGN
MULTI-FAMILY
THIS PROJECT PROVIDES 18
UNIT APARTMENTS
SINGLE STORY
TOTAL AREA 12,300 SQ FT
TOTAL AREA 12,300 SQ FT
TOTAL AREA 12,300 SQ FT
TOTAL AREA 12,300 SQ FT