



Mayor Tammy de Weerd

**City Council Members:**

Luke Cavener  
Ty Palmer  
Treg Bernt

Joe Borton  
Genesis Milam  
Anne Little Roberts

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

To ensure that your comments and recommendation will be considered by the Meridian Planning and Zoning Commission/City Council, Please submit your comments and recommendations to [cityclerk@meridiancity.org](mailto:cityclerk@meridiancity.org), Attention: C.Jay Coles, City Clerk by **November 11, 2018**

**Transmittal Date: October 17, 2018**

**Hearing Date: November 15, 2018**

**Project Name & File Number: H-2017-0088 REVISED for Linder Village AZ, CPAM, PP, VAR**

**Applicant: Lynx/DMG Real Estate Partners, LLC**

**Property Location: Southeast Corner of N. Linder Rd and W. Chinden Rd at 1225 W. Chinden Blvd.**

**Application Request:**

**Request:** Annexation and zoning of 81.51 acres of land from the RUT zoning district in Ada County to the C-C zoning district (63.796 acres) and the R-8 zoning district (17.713 acres) in the City

**Request:** Preliminary Plat consisting of 16 commercial building lots, 1 residential building lot, 2 common lots and 2 other lots for future right-of-way dedication on 78.13 acres of land in the proposed C-C and R-8 zoning districts

**Request:** Variance to UDC 11-3H-4B.2 for two (2) accesses via W. Chinden Blvd./SH 20-26.

City Council / Planning and Zoning Commission	Valley Transit
Mayor	Idaho DEQ
Sanitary Services	West Ada School District
Building Department & Community Development	Meridian Post Office
Fire Department	Ada County Highway District
Police Department	Ada County Development Services
City Attorney	Central District Health
City Public Works	Compass
City Planner	Nampa Meridian Irrigation District
Parks Departments	Settlers Irrigation District
Economic Development	Idaho Power, Intermountain Gas, Century Link
Historic Preservation Commission	Idaho Transportation Department
New York Irrigation District	South or RR/SW Meridian
Boise Project Board of Control	NW Pipeline
Boise-Kuna Irrigation District	Ada County Associate Land Records
Downtown Projects	Meridian Development Corporation

## **Hearing Date: November 15, 2018**

File No.: H-2017-0088

Project Name: Linder Village

Request:

Annexation and zoning of 81.51 acres of land from the RUT zoning district in Ada County to the C-C zoning district (63.796 acres) and the R-8 zoning district (17.713 acres) in the City; Preliminary Plat consisting of 16 commercial building lots, 1 residential building lot, 2 common lots and 2 other lots for future right-of-way dedication on 78.13 acres of land in the proposed C-C and R-8 zoning districts; and, Variance to UDC 11-3H-4B.2 for two (2) accesses via W. Chinden Blvd./SH 20-26.

by Lynx/DMG Real Estate Partners, LLC.

Location: The site is located at the southeast corner of N. Linder Road and W. Chinden Blvd. at 1225 W. Chinden Blvd., in the NW  $\frac{1}{4}$  of Section 25, Township 4N., Range 1W.

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October 11, 2018

Planning Department-City of Meridian  
33 East Broadway Avenue, Suite 1062  
Meridian, Idaho 83646  
ATTN: Sonya Allen

Re: Linder Village Project  
Annexation and Zoning, Preliminary Plat and Access Modification Approval/Variance  
1225 West Chinden Boulevard  
Meridian, Idaho 83642  
File No H-2017-0088

Dear Sonya, Caleb, Bill & Cameron:

Lynx Investments LLLP, CCPD Inc., and DMG Real Estate Partners, LLC, are pleased to submit the enclosed revised Concept Site Plan, Circulation Plan (Pedestrian & Vehicular), Use Area Plan, Open Space Plan, Preliminary Plat and Conceptual Engineering Plans.

The revised Concept Plan and Preliminary Plat remains entirely consistent with the existing MU-C Comprehensive Plan designation, and modifies the boundaries previously submitted for a zoning request to CC (63.796 acres vs 64.75 acres) and R-8 (17.713 acres vs 16.873 acres). The Preliminary Plat identifies 19 lots which include 16 commercial, one (1) residential and two (2) common lots.

The plans have been revised in response to the following:

- Public comments and testimony over the past 18 months including, without limitation, several community and neighborhood meetings; Planning Commission public hearing on October 19, 2017; and City Council public hearings on November 21, 2017 and January 16, 2018.
- City Staff comments received in multiple meetings both pre-application and in follow up since the original application on June 5, 2017; the Staff Report dated October 17, 2017, as supplemented by Staff Memo dated November 16, 2017; and comments made during Planning Commission and City Council hearings.
- ADA County Highway District (ACHD) letter dated November 20, 2017 and subsequent meetings and Traffic Study Update dated May 2018.
- Idaho Department of Transportation multiple meetings, letters dated February 24, 2017 and July 28, 2017 and Traffic Study Update, dated May 2018.

We also call to your attention additional comments related to the Comprehensive Plan, Annexation, Zoning, Conceptual Site Plan, ITD & ACHD input, Use, Project Design and Layout, Traffic, Circulation (vehicular & pedestrian), Walkability and Unwanted Noise to neighboring residents, as follows:

1. **Comprehensive Plan**-No change to the Comprehensive Plan is being requested. We are in agreement with MU-C (Mixed Use Community) designation and believe that our Conceptual Site Plan reflects the Comprehensive Plan intent.
2. **Annexation**-The property is located within the City of Meridian area of impact and annexation of this property is intended by the City of Meridian.
3. **Zoning**-Consistent with the Meridian Comprehensive Plan, we request zoning of CC for the commercial portion of the property and R-8 for the residential portion of the site. We believe CC is actually less intense than allowed CG with the MU-C Comp Plan designation. In addition, our planned residential will be less intense than the R-8 zoning as allowed in the MU-C Comp Plan designation.
4. **Conceptual Site Plan**- The Conceptual Site Plan has been revised to address comments, concerns and recommendations received by the public, city staff, adjacent land owners, Planning Commission, City Council, Idaho Department of Transportation and ADA County Highway District related to use, traffic mitigation, circulation, walkability, noise, landscape/buffering and open space.
  - **Use**-The project includes a mixture of retail, office, civic, and residential uses including a successful locally (employee) owned supermarket and other complimentary retail uses, approximately 50,200 sf of potential office space, a potential branch library and 17.713 acres of single-family residential property.
  - **Site Plan Design & Overall Project Layout**-The project design and layout is intended to create a positive live, shop, eat, and work experience for the community with extensive landscape and open space buffering to the existing area residences while providing useable vehicular and pedestrian circulation.
  - **Traffic Mitigation**-Project plans include widening Chinden Blvd., to ITD approved five (5) lanes from Linder Road to Meridian Road in Phase 1 (2020) and ultimately to Locust Grove in Phase 2 (2021). In addition, a new Collector Road is planned from Linder Road to Fox Run and ACHD plans to widen Linder Road from Cayuse Creek north to Chinden in 2019.
  - **Walkability and Open Space**-Multiple pedestrian connections and walking paths have been added to the project to allow pedestrian friendly access between the commercial property and future and existing area residential properties along with enhanced landscaping, parks and open space.
  - **Noise Reduction and Screening**-Winco has specially designed its store to resolve noise concerns with a western (Linder Road side) side truck receiving area with dock facilities (away from the Paramount residential community) facing north towards Chinden Blvd., screened by a full building height masonry wall.
  - **Open Space**-The project plans for landscaping, berms, buffering, plaza area, and open space have been increased to approximately three times the requirement of open space providing a beautiful amenity to the community.


Attention: Sonya Allen  
Planning Department-City of Meridian  
Page 3  
October 11, 2018

We sincerely appreciate all the input we have had from the area residents, staff, and adjacent land owners, Planning Commission, City Council, ITD and ACHD over the last few years as our project plans have developed. As we have said before, we believe that Linder Village embodies the City's vision of providing a great place to live, work and raise a family.

Thank you for your assistance and cooperation. Please let us know if you have any questions.

Respectfully,

CSHQA, Inc.



Craig A. Slocum, AIA  
Principal

CAS:pk



1515 S. SHOSHONE ST.  
BOISE, ID 83705  
208.342.7957  
www.foxlandsurveys.com

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LEGAL DESCRIPTION  
EAST REZONE PARCEL R-8

*A portion of the Midway Place Subdivision, recorded in Book 1 of Plats at Page 33 of the Ada County Records, within the North 1/2 of Northwest 1/4 of Section 25, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho more particularly described as follows:*

**COMMENCING** at the Corner of Sections 23, 24, 25 and 26, monumented by a found Aluminum Cap as shown on CP&F Record 2017-072470, thence South 89°22'30" East, 2669.54 feet to the North 1/4 Corner of Sections 24 and 25 monumented by a found Aluminum Cap as shown on CP&F Record 2017-072469; thence along the easterly line of the N 1/2 of the NW 1/4, South 00°32'03" West, 39.93 feet to the southerly right-of-way line for Highway 20/26 also known as West Chinden Boulevard; thence continuing along said easterly line, South 00°32'03" West, 560.07 feet to the Almaden Lateral and the **POINT OF BEGINNING**;

Thence North 55°04'04" West, 39.09 feet;

Thence North 89°22'04" West, 92.41 feet;

Thence along a non-tangent curve to the left, having a radius of 148.27 feet, a central angle of 47°19'40", an arc length of 122.48 feet, and subtended by a chord bearing South 67°02'48" West, 119.02 feet;

Thence South 45°37'56" West, 351.93 feet;

Thence along a curve to the right, having a radius of 216.25 feet, a central angle of 44°59'58", an arc length of 169.84 feet, and subtended by a chord bearing South 68°07'55" West, 165.51 feet;

Thence North 89°22'06" West, 190.12 feet;

Thence along a curve to the left, having a radius of 118.00 feet, a central angle of 27°36'57", an arc length of 56.87 feet, and subtended by a chord bearing South 76°49'25" West, 56.33 feet;

Thence South 63°00'57" West, 105.14 feet;

Thence along a curve to the right, having a radius of 118.00 feet, a central angle of 27°36'59", an arc length of 56.88 feet, and subtended by a chord bearing South 76°49'26" West, 56.33 feet;



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208.342.7957  
www.foxlandsurveys.com

Thence North 89°22'04" West, 753.46 feet;

Thence South 00°34'54" West, 119.83 feet;

Thence along a non-tangent curve to the left, having a radius of 77.19 feet, a central angle of 61°51'48", an arc length of 83.35 feet, and subtended by a chord bearing South 42°35'33" West, 79.36 feet;

Thence South 00°37'56" West, 136.16 feet to the southerly line of the N 1/2 of the NW 1/4 of Section 25;

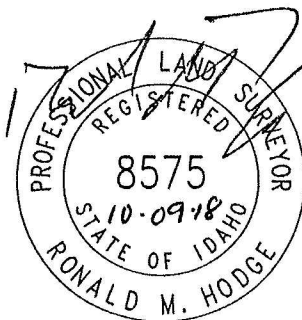
Thence along said southerly line, South 89°25'01" East, 1,835.89 feet to the Southeast Corner of the said N 1/2 of the NW 1/4 (CN 1/16) of Section 25, monumented by a found 5/8" rebar with plastic cap stamped "FLSI PLS 7612";

Thence along the easterly line of the said N 1/2 of the NW 1/4, North 00°32'03" East, 726.83 feet to the **POINT OF BEGINNING**.

Containing 771,589 square feet or 17.713 acres, more or less.  
Refer to the attached "EAST REZONE EXHIBIT" Survey Map.

**END OF DESCRIPTION**

Prepared by:



Ronald M. Hodge, PLS  
REVISED 10-09-2018

# EAST REZONE EXHIBIT

## HIGHWAY 20/26 W. CHINDEN BLVD

S89°22'30"E 2669.54'

N. LINDER ROAD

N00°55'10"E 1328.81'

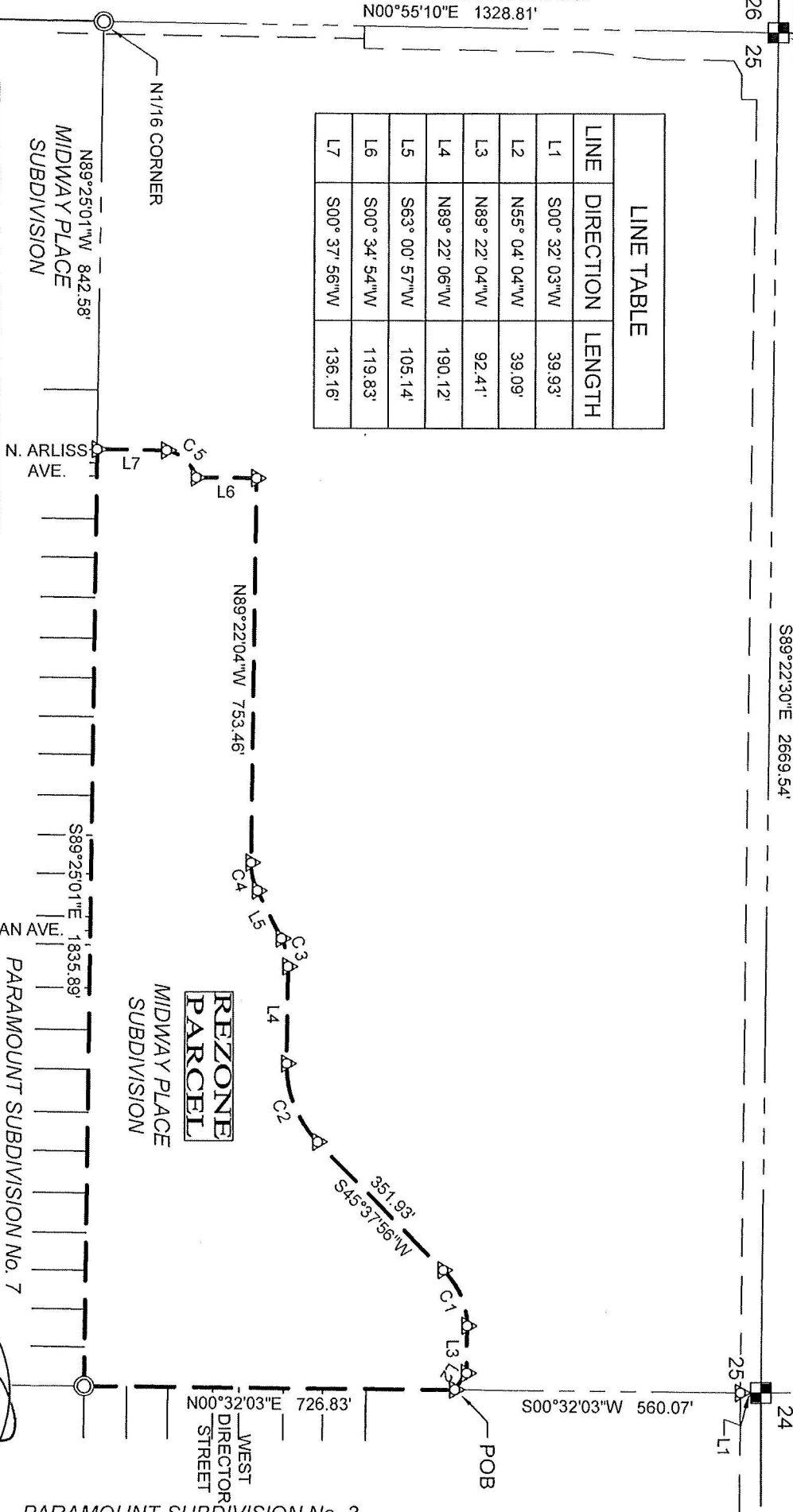
POC  
23  
24  
25  
26

POB  
25  
24  
L1

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S00°32'03"W	39.93'
L2	N55°04'04"W	39.09'
L3	N89°22'04"W	92.41'
L4	N89°22'06"W	190.12'
L5	S63°00'57"W	105.14'
L6	S00°34'54"W	119.83'
L7	S00°37'56"W	136.16'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CH. BEARING	CH. LENGTH
C1	148.27'	047°19'40"	122.48'	S67°02'48"W	119.02'
C2	216.25'	044°59'58"	169.84'	S68°07'55"W	165.51'
C3	118.00'	027°36'57"	56.87'	S76°49'25"W	56.33'
C4	118.00'	027°36'59"	56.88'	S76°49'26"W	56.33'
C5	77.19'	061°51'48"	83.35'	S42°35'33"W	79.36'



N. BERGMAN AVE.

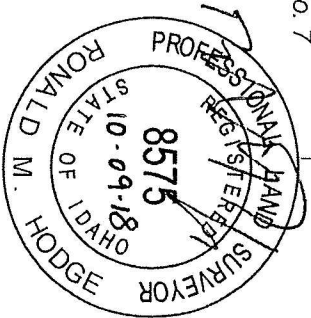
PARAMOUNT SUBDIVISION No. 7

**REZONE PARCEL**  
MIDWAY PLACE SUBDIVISION

WEST DIRECTOR STREET  
PARAMOUNT SUBDIVISION No. 3



0 150 300 600  
SCALE: 1" = 300'



FOX LAND SURVEYS INC.  
(208) 342-7957





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BOISE, ID 83705  
208.342.7957  
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LEGAL DESCRIPTION  
WEST REZONE PARCEL C-C

*A portion of the Midway Place Subdivision, recorded in Book 1 of Plats at Page 33 of the Ada County Records, within the North 1/2 of Northwest 1/4 of Section 25, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho more particularly described as follows:*

**BEGINNING** at the Corner of Sections 23, 24, 25 and 26, monumented by a found Aluminum Cap as shown on CP&F Record 2017-072470, thence South 89°22'30" East, 2669.54 feet to the North 1/4 Corner of Sections 24 and 25 monumented by a found Aluminum Cap as shown on CP&F Record 2017-072469;

Thence along the easterly line of the N 1/2 of the NW 1/4, South 00°32'03" West, 39.93 feet to the southerly right-of-way line for Highway 20/26 also known as West Chinden Boulevard;

Thence continuing along said easterly line, South 00°32'03" West, 560.07 feet to the Almaden Lateral;

Thence North 55°04'04" West, 39.09 feet;

Thence North 89°22'04" West, 92.41 feet;

Thence along a non-tangent curve to the left, having a radius of 148.27 feet, a central angle of 47°19'40", an arc length of 122.48 feet, and subtended by a chord bearing South 67°02'48" West, 119.02 feet;

Thence South 45°37'56" West, 351.93 feet;

Thence along a curve to the right, having a radius of 216.25 feet, a central angle of 44°59'58", an arc length of 169.84 feet, and subtended by a chord bearing South 68°07'55" West, 165.51 feet;

Thence North 89°22'06" West, 190.12 feet;

Thence along a curve to the left, having a radius of 118.00 feet, a central angle of 27°36'57", an arc length of 56.87 feet, and subtended by a chord bearing South 76°49'25" West, 56.33 feet;

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Thence along a curve to the right, having a radius of 118.00 feet, a central angle of 27°36'59", an arc length of 56.88 feet, and subtended by a chord bearing South 76°49'26" West, 56.33 feet;

Thence North 89°22'04" West, 753.46 feet;

Thence South 00°34'54" West, 119.83 feet;

Thence along a non-tangent curve to the left, having a radius of 77.19 feet, a central angle of 61°51'48", an arc length of 83.35 feet, and subtended by a chord bearing South 42°35'33" West, 79.36 feet;

Thence South 00°37'56" West, 136.16 feet to the southerly line of the N 1/2 of the NW 1/4 of Section 25;

Thence along said southerly line, North 89°25'01" West, 842.58 feet to the Southwest Corner of the said N 1/2 of the NW 1/4 (North 1/16), monumented by a found 5/8" rebar with plastic cap stamped "FLSI PLS 7612";

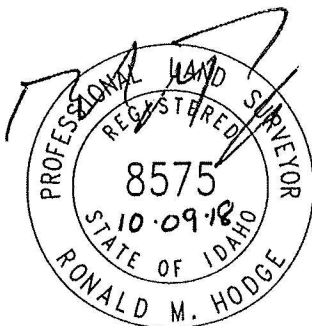
Thence North 00°55'10" East, 1,328.81 feet to the **POINT OF BEGINNING**.

Containing 2,778,971 square feet or 63.796 acres, more or less.

Refer to the attached "WEST REZONE EXHIBIT" Survey Map.

**END OF DESCRIPTION**

Prepared by:



Ronald M. Hodge, PLS  
REVISED 10-09-2018

# WEST REZONE EXHIBIT

HIGHWAY 20/26 W. CHINDEN BLVD

S89°22'30"E 2669.54'

POB  
23  
24  
25  
26

24  
25  
L1

N. LINDER ROAD  
N00°55'10"E 1328.81'

LINE	DIRECTION	LENGTH
L1	S00°32'03"W	39.93'
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L6	S00°34'54"W	119.83'
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**REZONE  
PARCEL**  
MIDWAY PLACE  
SUBDIVISION

N1/16 CORNER  
N89°25'01"W 842.58'  
MIDWAY PLACE  
SUBDIVISION

N. ARLISS  
AVE.

N. BERGMAN AVE.

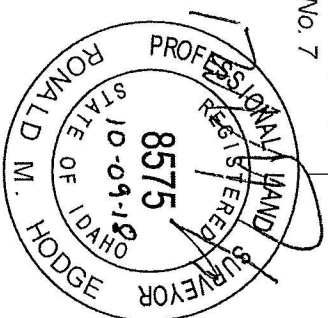
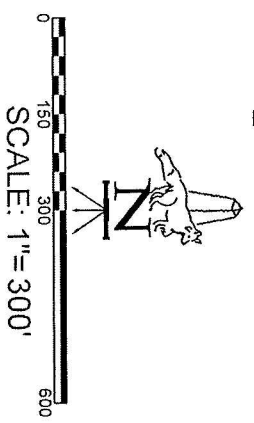
PARAMOUNT SUBDIVISION No. 7

PARAMOUNT SUBDIVISION No. 3

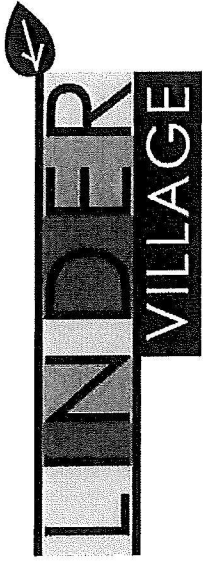
WEST  
DIRECTOR  
STREET

CURVE	RADIUS	DELTA	LENGTH	CH. BEARING	CH. LENGTH
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C5	77.19'	061°51'48"	83.35'	S42°35'33"W	79.36'

CURVE TABLE



FOX LAND SURVEYS INC.  
(208) 342-7957

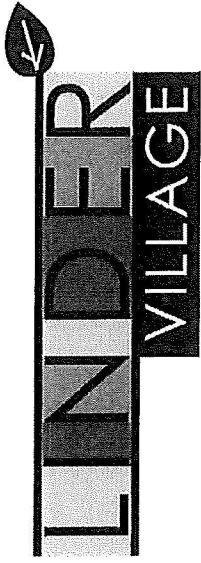


10/4/2018

(Page 1) of 3

## Please Sign In

	NAME	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
1	Ruth Stone	5744 N. Bergmore Ave	208-895-2631	<del>The 1936 nat@icloud.com</del>
2	Mike McCreary	11 11	11	SPICEAR@icloud.com
3	Jayelle Walker	995 W. Bergmore	208-442-1912	
4	Justin Erasmich	5939 N. D. Miller Ave	208 995 5614	
5	Franka Demold	972 W. Carroll St.	208-884-5659	
6	Michael Arnold	872 W. Barbee St	208-884-5659	SFM66S@icloud.com
7	Mark White	1DS Church		
8	Char. Brubaker	1370 W. Cherry		char@icloud.com
9	Megan Egbert	1320 W. Cherry		megan@icloud.com
10	Bruce Overland	1240 W. Barry Ave		



10/4/2018

(page 2) of 3

## Please Sign In

	NAME	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
11	Patricia Bauer	5909 W. Camas St.	208.991.8945	pbauer@idahopress.com
12	Tatyana & Stefan Hesepul	646 W. Kingstley St.	319-777-79	
13	Joe Davis	740 W. Paduca	510-484-5688	joe@dsvise.com Hotmail.com
14	Kelly Carpenter	6991 Narissa Ave	714-290-3016	Kelly.Carpenter.Old@gmail.com
15	Pond & Jeanne Humphrey	693 W. Dreyfuss Ln.	208-350-8098	doug-jeanne1994@gmail.com
16	Ginger & Jim Sweet	451 W. Peck St.	713-417-2807	jesglsTX@AOL.COM
17	Aaron Reimers	4235 W. Gray Fox St. ETC	(208) 703-4567	a.reimers@gmail.com
18	Bruce Penske	998 W. Bacall St.	208-888-7546	idafly@a.com
19	Tyler & Summer Wilson	5805 N. Arliss Ave	208-991-4661	gnokever@gmail.com
20	Joe Marshall	5937 N. Arliss Ave.	208-859-7882	marshalliv@msn.com

04/18 (page 3) of

CHINDEN AND LINDER OPEN HOUSE SIGN IN SHEET

Name	Address	Phone	E-Mail
1 Doug Jones	1274 W. Berrymore Dr		djones7wf@usna.com
2 David Eastman	1192 W Bacall St		
3 Benny Wylie	1676 N. Clarendon Way		Renny W@AOL.com
4 Sally Reynolds	1166 W. Bacall St.		sally-a-reynolds@hotmail.com
5 Emily Hessing	1153 W. Bacall St		emilyhessing1@hotmail.com
6 Greg Nalder	608 N. Booth Ave		gnalder@gmail.com
7 Janae + Judithlyn Orchard	1240 W Barnhart Dr.		janaorchard@hotmail.com
8 Alicia Muhlestein	584 W Dreyfus St		alijuelle8@yahoo.com
9 JoAnn S. Curtis	160 W Heston Dr.		jscurtis485@gmail.com







**GENERAL NOTES**

1. SEE SHEET 100 FOR SHEET LAYOUT.
2. SEE SHEET 101 FOR LINDER VILLAGE.
3. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

**PROJECT SUMMARY**

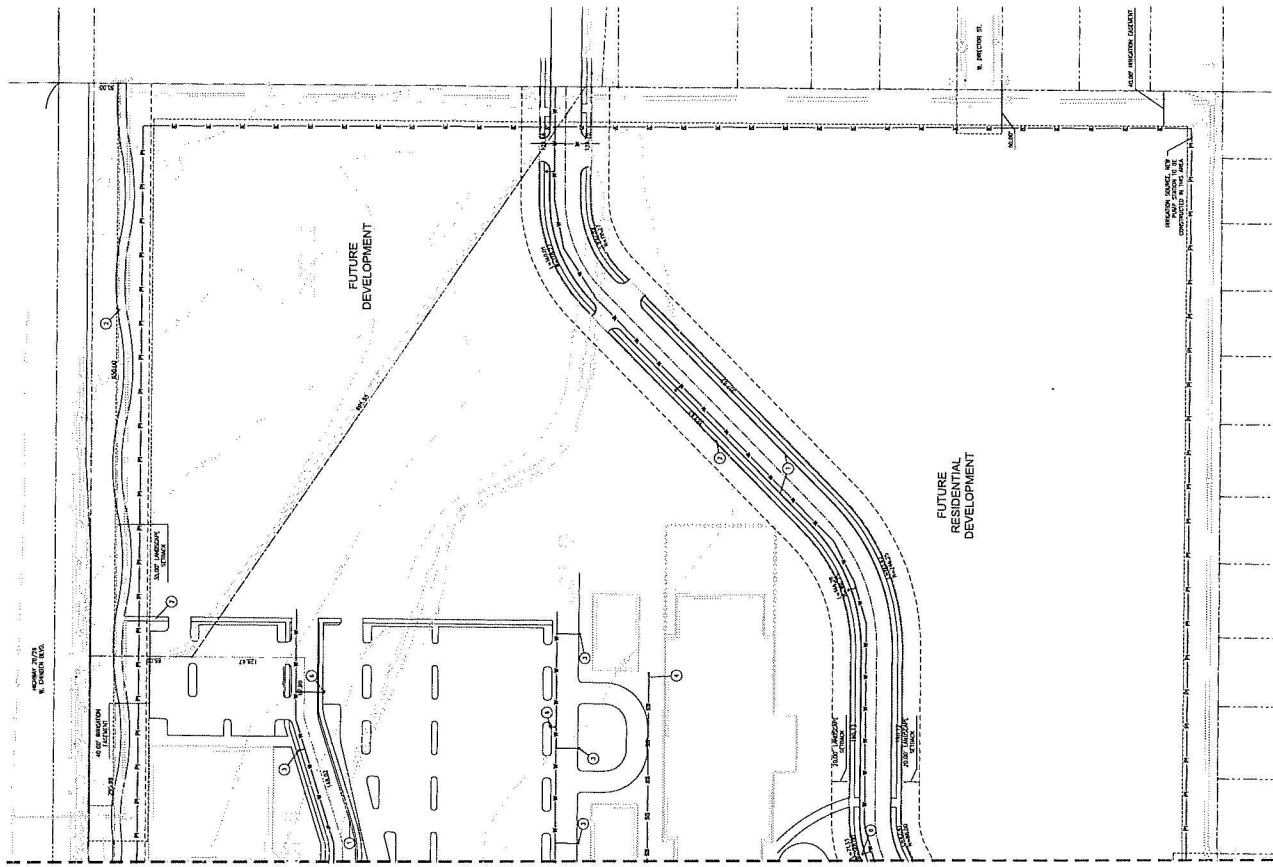
PROJECT: LINDER VILLAGE  
 LOCATION: SEC CHINDEN BOULEVARD AND LINDER ROAD MERIDIAN, IDAHO  
 OWNER: CSHA  
 DESIGNER: CSHA  
 DATE: 01-04-18  
 SCALE: AS SHOWN  
 SHEET: 12 OF 12

**SHEET NOTES:**

1. PROPOSED 4' SIDEWALK AND 6' UTILITY STRIP.
2. PROPOSED 20' SIDEWALK.
3. PROPOSED 10' SIDEWALK.
4. PROPOSED 10' SIDEWALK.
5. PROPOSED 10' SIDEWALK.
6. PROPOSED 10' SIDEWALK.

**LEGEND:**

— PROPOSED SIDEWALK  
 — PROPOSED UTILITY STRIP  
 — PROPOSED 20' SIDEWALK  
 — PROPOSED 10' SIDEWALK



**1 EAST SITE PLAN**  
 SCALE: 1/8" = 1'-0"

PRELIMINARY  
NOT FOR  
CONSTRUCTION

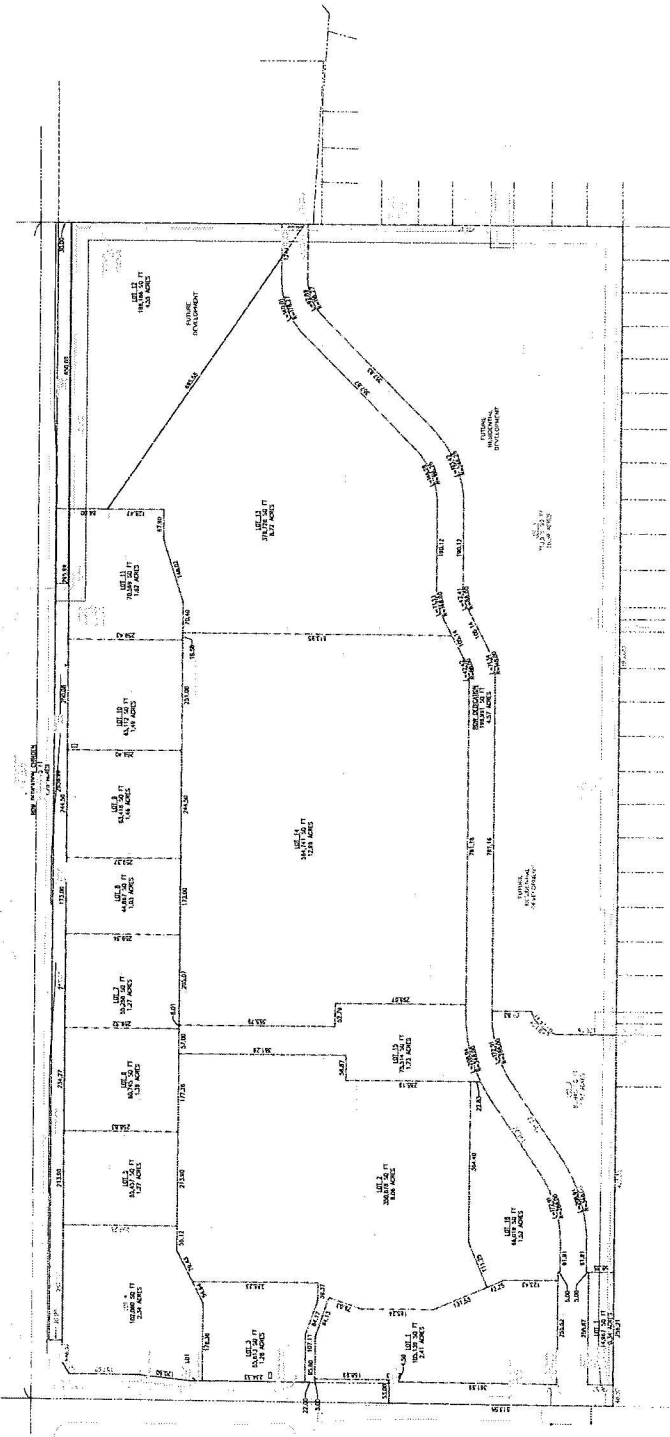
Linder Village  
SEC CHINDEN BOULEVARD AND LINDER ROAD MERIDIAN, IDAHO  
203 BROND STREET  
BOISE, ID 83702  
PHONE: 208-333-1111  
FAX: 208-333-1112  
WWW.CSHQA.COM

**LINDER**  
**CSHA**

PROJECT	DATE
NO. OF SHEETS	SHEET NO.
TOTAL SHEETS	

PRELIMINARY  
PLAT  
PARCEL MAP  
DATE

PP20  
ORIGINAL SHEET SIZE  
11" x 17"



1 PRELIMINARY PLAT PARCEL MAP



GENERAL NOTES

A. BLOCK 1 IS PART OF THE PROPOSED NEW PWR, BLOCK 2 TO THE 2 PARCELS SOUTH OF THE PROPOSED NEW PWR.

PARCEL SUMMARY

LOT NO.	AREA (SQ. FT.)	AREA (ACRES)
LOT 1	10,000	0.231
LOT 2	10,000	0.231
LOT 3	10,000	0.231
LOT 4	10,000	0.231
LOT 5	10,000	0.231
LOT 6	10,000	0.231
LOT 7	10,000	0.231
LOT 8	10,000	0.231
LOT 9	10,000	0.231
LOT 10	10,000	0.231
LOT 11	10,000	0.231
LOT 12	10,000	0.231
LOT 13	10,000	0.231
LOT 14	10,000	0.231
LOT 15	10,000	0.231
LOT 16	10,000	0.231
LOT 17	10,000	0.231
LOT 18	10,000	0.231
LOT 19	10,000	0.231
LOT 20	10,000	0.231
LOT 21	10,000	0.231
LOT 22	10,000	0.231
LOT 23	10,000	0.231
LOT 24	10,000	0.231
<b>TOTAL</b>	<b>240,000</b>	<b>5.544</b>



**GENERAL NOTES**

1. THE PROPOSED SEWERAGE SYSTEM IS SHOWN AS A GENERAL PLAN ONLY. THE EXACT LOCATION OF THE SEWERAGE SYSTEM SHALL BE DETERMINED BY THE ENGINEER IN CONJUNCTION WITH THE LOCAL HEALTH DEPARTMENT AND THE LOCAL PUBLIC WORKS DEPARTMENT. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND THE LOCAL PUBLIC WORKS DEPARTMENT.

**Linder Village**  
 SEC CHINDEN BOULEVARD AND LINDER ROAD MERIDIAN, IDAHO

200 ROAD STREET  
 8510 S. 1000 E.  
 SUITE 100  
 TWIN FALLS, IDAHO 83420  
 (208) 338-4555 • FAX (208) 338-1533  
 WWW.CSHQA.COM

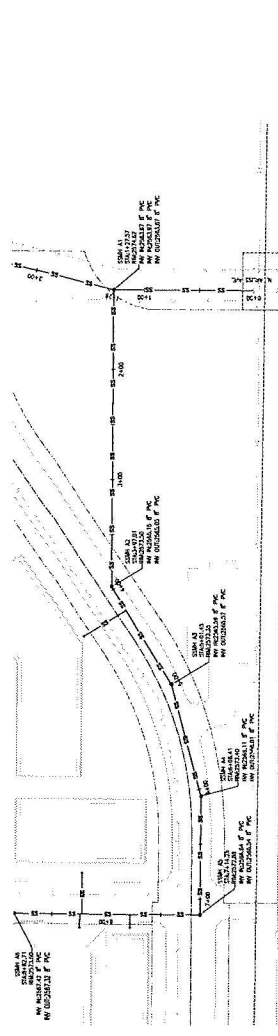
**LINDER**  
**CSHA**

DATE	BY	DESCRIPTION
08-14-18	MM	ISSUED FOR PERMITS
08-14-18	MM	ISSUED FOR PERMITS

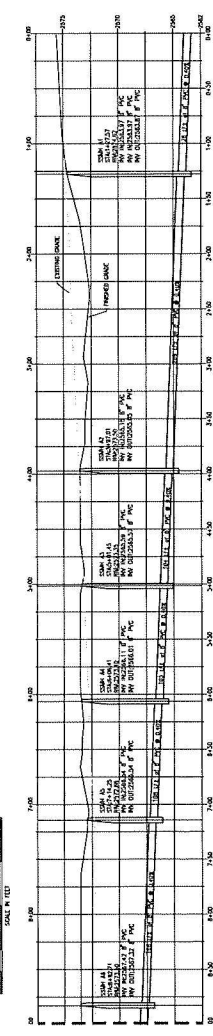
PROJECT FILE: **SEWER PLAN AND PROFILE LINE A**

DATE: **PP31**

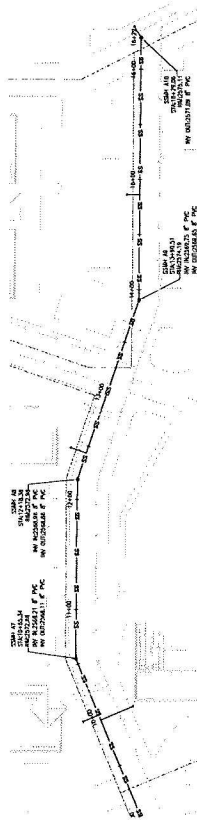
CONTRACT NUMBER: **PP31**



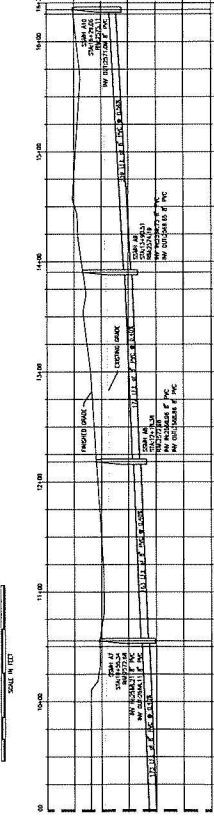
**1 SS LINE A PLAN STA: 0+00 - 9+00**  
 SCALE 1"=40'



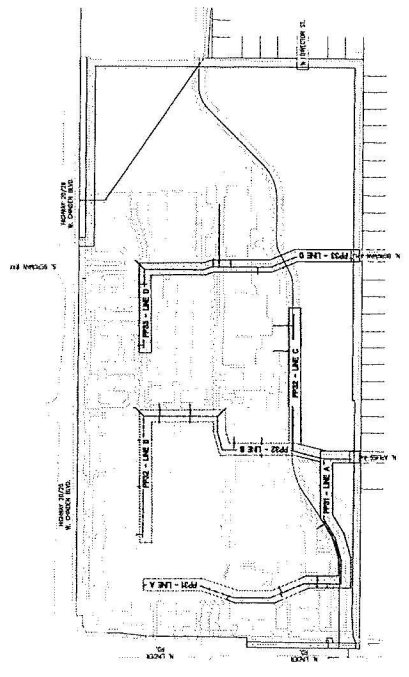
**2 SS LINE A PROFILE STA: 0+00 - 9+00**  
 SCALE 1"=40' HORIZ, 1"=4' VERTICAL



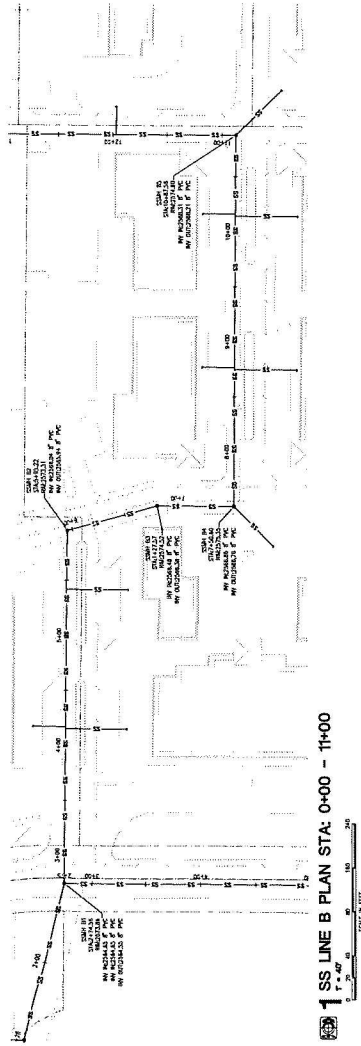
**3 SS LINE A PLAN STA: 9+00 - 16+29**  
 SCALE 1"=40'



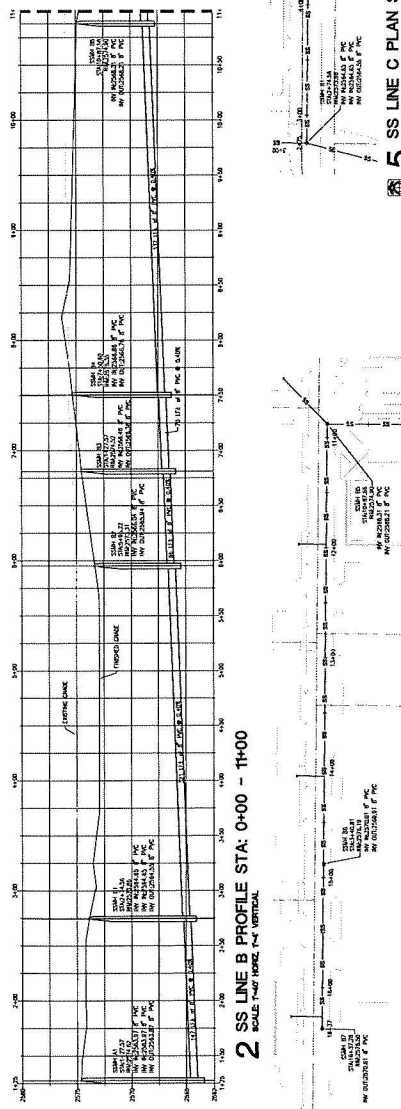
**4 SS LINE A PROFILE STA: 9+00 - 16+29**  
 SCALE 1"=40' HORIZ, 1"=4' VERTICAL



**5 OVERALL SEWER PLAN**  
 SCALE 1"=40'



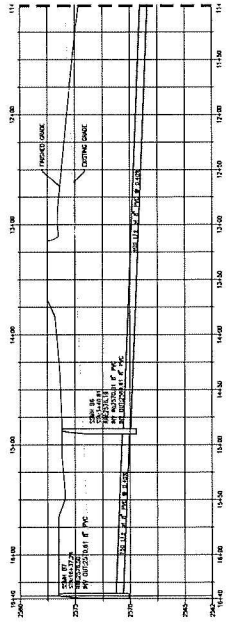
**1** SS LINE B PLAN STA: 0+00 - 1+00  
SCALE: 1"=40'



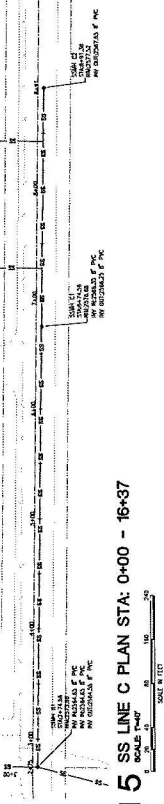
**2** SS LINE B PROFILE STA: 0+00 - 1+00  
SCALE: 1"=40' VERTICAL



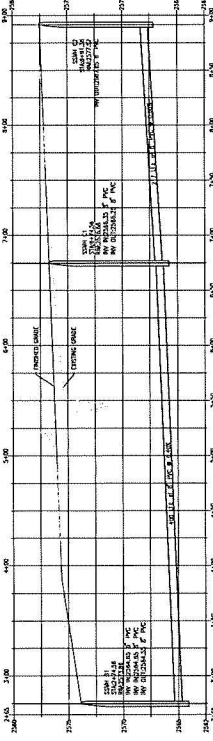
**3** SS LINE B PLAN STA: 1+00 - 3+00  
SCALE: 1"=40'



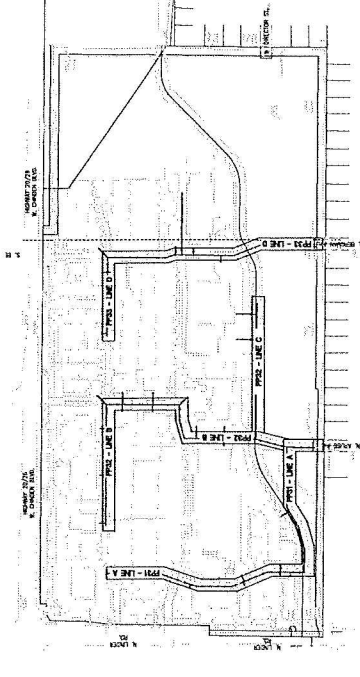
**4** SS LINE B PROFILE STA: 1+00 - 3+00  
SCALE: 1"=40' VERTICAL



**5** SS LINE C PLAN STA: 0+00 - 16+37  
SCALE: 1"=100'



**6** SS LINE C PROFILE STA: 0+00 - 16+37  
SCALE: 1"=100' VERTICAL



**5** OVERALL SEWER PLAN  
SCALE: 1"=100'

**GENERAL NOTES**

1. THE PROJECT ARCHITECTURE IS THE ARCHITECT OF RECORD. THE OWNER IS THE ARCHITECT OF RECORD. THE ARCHITECT OF RECORD IS THE ARCHITECT OF RECORD. THE ARCHITECT OF RECORD IS THE ARCHITECT OF RECORD.
2. THE ARCHITECT OF RECORD IS THE ARCHITECT OF RECORD. THE ARCHITECT OF RECORD IS THE ARCHITECT OF RECORD. THE ARCHITECT OF RECORD IS THE ARCHITECT OF RECORD.
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**Linder Village**  
SEC CHINDEN BOULEVARD AND LINDER ROAD MERIDIAN, IDAHO  
2020 ROAD STREET  
PO BOX 8000  
MERIDIAN, IDAHO 83401  
PHONE: 208.333.4444  
WWW.CSHQA.COM

**LINDER**  
SEC CHINDEN BOULEVARD AND LINDER ROAD MERIDIAN, IDAHO  
2020 ROAD STREET  
PO BOX 8000  
MERIDIAN, IDAHO 83401  
PHONE: 208.333.4444  
WWW.CSHQA.COM

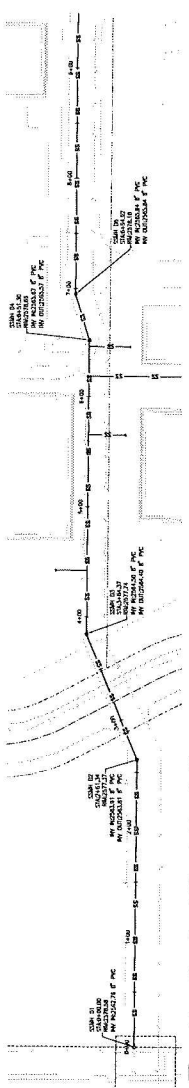
**CSHA**  
SEC CHINDEN BOULEVARD AND LINDER ROAD MERIDIAN, IDAHO  
2020 ROAD STREET  
PO BOX 8000  
MERIDIAN, IDAHO 83401  
PHONE: 208.333.4444  
WWW.CSHQA.COM

NO.	DATE	BY	CHKD.	APP.
1	10/15/20	JL	JL	JL
2	10/15/20	JL	JL	JL
3	10/15/20	JL	JL	JL
4	10/15/20	JL	JL	JL
5	10/15/20	JL	JL	JL

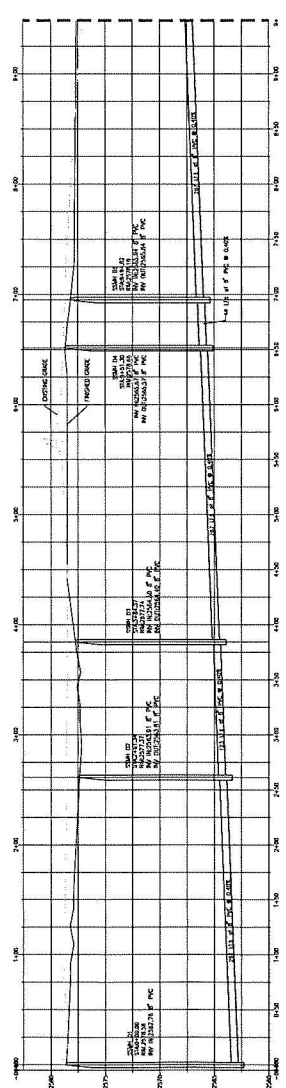
**PP32**  
OVERALL SHEET SIZE  
11" x 17"

**SEWER PLAN**  
SEWER PLAN  
LINE B & C

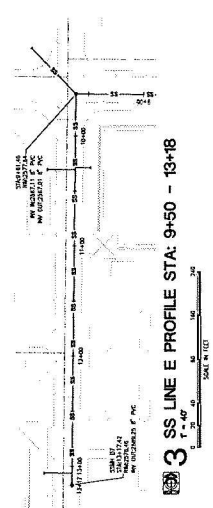
**PRELIMINARY**  
NOT FOR  
CONSTRUCTION



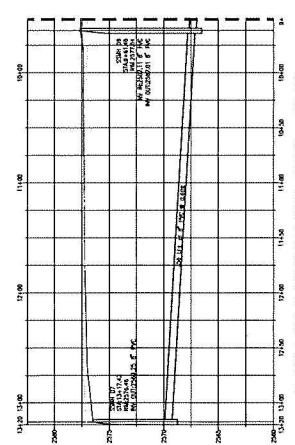
**1 SS LINE D PLAN STA: 0+00 - 9+50**  
SCALE 1" = 40'



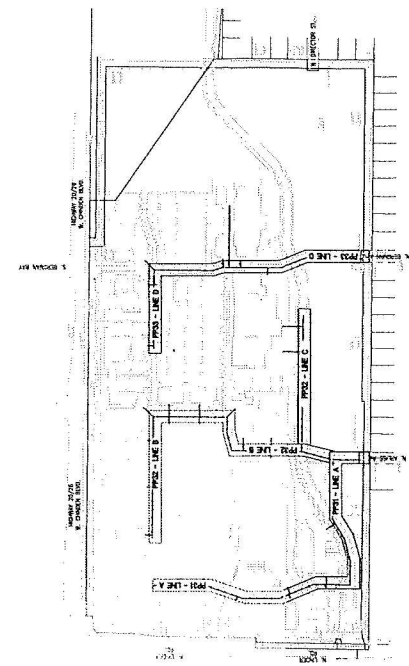
**2 SS LINE D PROFILE STA: 0+00 - 9+50**  
SCALE 1" = 40' HORIZ, 1" = 4' VERTICAL



**3 SS LINE E PLAN STA: 9+50 - 13+18**  
SCALE 1" = 40'



**4 SS LINE E PROFILE STA: 9+50 - 13+18**  
SCALE 1" = 40' HORIZ, 1" = 4' VERTICAL



**5 OVERALL SEWER PLAN**  
SCALE 1" = 20'

**GENERAL NOTES**

1. ALL SEWER LINES SHALL BE 15" DIA. 15' DEPTH UNLESS OTHERWISE NOTED.
2. ALL SEWER LINES SHALL BE 15' DEPTH UNLESS OTHERWISE NOTED.
3. ALL SEWER LINES SHALL BE 15' DEPTH UNLESS OTHERWISE NOTED.
4. ALL SEWER LINES SHALL BE 15' DEPTH UNLESS OTHERWISE NOTED.
5. ALL SEWER LINES SHALL BE 15' DEPTH UNLESS OTHERWISE NOTED.

**Linder Village**  
SEC CHINDEN BOULEVARD AND LINDER ROAD MERIDIAN, IDAHO  
200 BOARD STREET  
BOISE, IDAHO 83725  
PHONE: (208) 333-1234  
WWW.CSHQA.COM

**LINDER**  
CSHA

PROJECT	DATE
DRAWN BY	DATE
CHECKED BY	DATE
SCALE	DATE

SEWER PLAN AND PROFILE  
LINE D

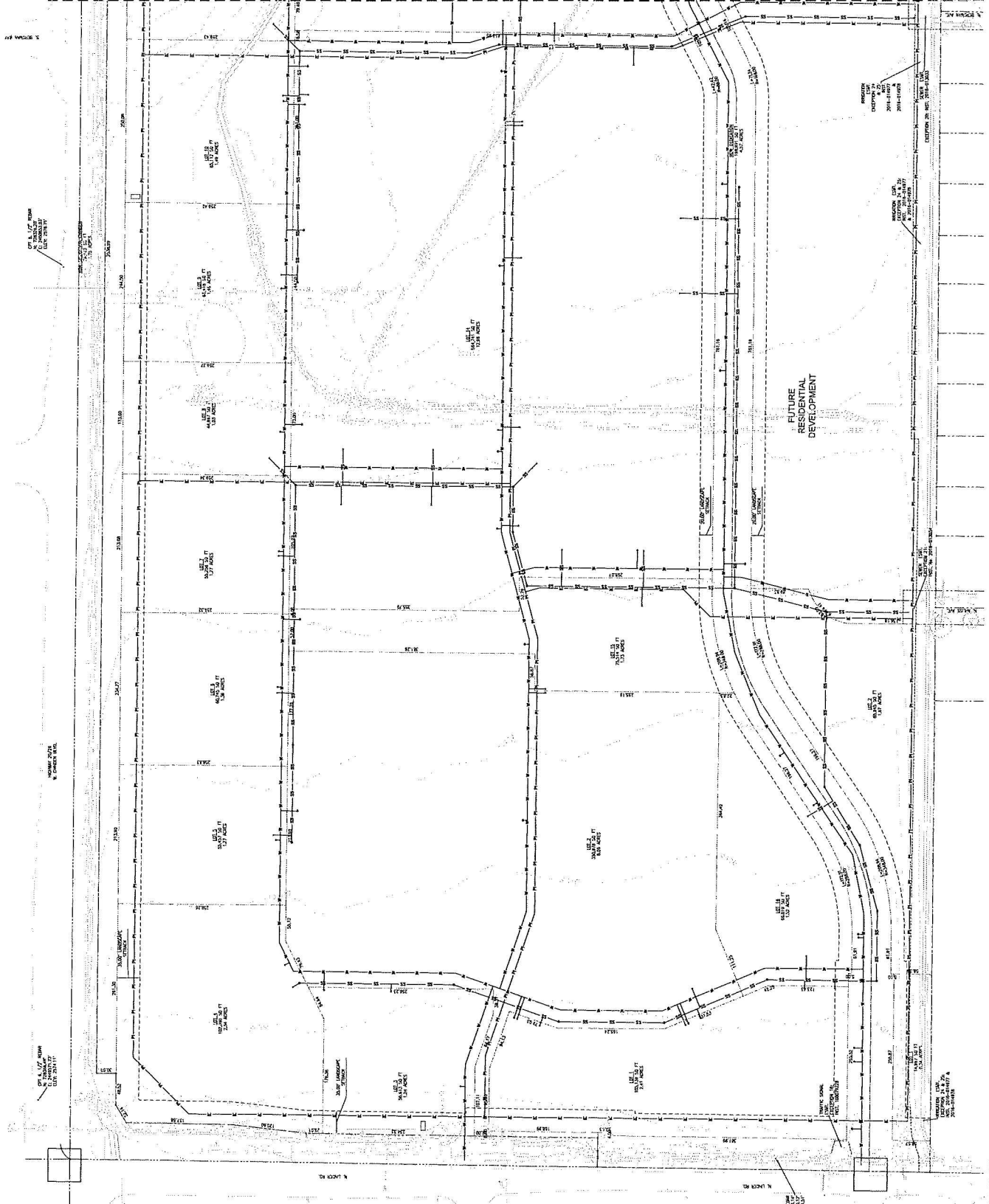
PP33  
CONTRACT NO. 15-07  
SHEET NO. 1 OF 1

PRELIMINARY  
NOT FOR  
CONSTRUCTION



PRELIMINARY PLAT OF  
LINDER VILLAGE—  
LAYOUT AND  
TOPOGRAPHY

A PORTION OF THE N  $\frac{1}{2}$  OF  
THE NW  $\frac{1}{4}$  SECTION 25,  
T. 4N, R. 1W, B.M.,  
MERIDIAN, ADA COUNTY, IDAHO  
2018



WEST SITE PLAN  
SCALE: AS SHOWN  
1" GRAPHIC REPRESENTS  
100' ON GROUND

SEE PLAN FOR ELEVATION, NOTES AND SURVEY DATA.

**BENCHMARKS**

BM 1 - 10' IRON ROD, SURVEY OF IDAHO #1  
BM 2 - 10' IRON ROD, SURVEY OF IDAHO #1  
BM 3 - 10' IRON ROD, SURVEY OF IDAHO #1  
BM 4 - 10' IRON ROD, SURVEY OF IDAHO #1  
BM 5 - 10' IRON ROD, SURVEY OF IDAHO #1  
BM 6 - 10' IRON ROD, SURVEY OF IDAHO #1  
BM 7 - 10' IRON ROD, SURVEY OF IDAHO #1  
BM 8 - 10' IRON ROD, SURVEY OF IDAHO #1  
BM 9 - 10' IRON ROD, SURVEY OF IDAHO #1  
BM 10 - 10' IRON ROD, SURVEY OF IDAHO #1

**LEGEND**

--- DRAINAGE DITCH CONTOUR (HATCHED)  
--- ROAD OF WAY LINE  
--- PROPERTY LINE  
--- CENTERLINE LINE  
--- PROPOSED IMPROVEMENT LINE  
--- SURVEY CENTER LINE  
--- WATER LINE  
--- GAS LINE  
--- SANITARY SEWER MARKER  
--- WIRE LINE  
--- FENCE LINE  
--- METEOROLOGICAL MARKER  
--- SURVEY MARKER  
--- STAKE LINE

**SITE LOCATION INFORMATION**

PROPERTY IS LOCATED IN THE S.W.  $\frac{1}{4}$  OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 1 WEST, MERIDIAN 1 WEST, ADA COUNTY, IDAHO. THE INFORMATION SHOWN ON THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND. THE INFORMATION SHOWN ON THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND. THE INFORMATION SHOWN ON THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND.

PRELIMINARY  
NOT FOR  
CONSTRUCTION

LINDER VILLAGE  
SEC CHINDEN BOULEVARD AND LINDER ROAD MERIDIAN, IDAHO

**LINDER**  
**CSHA**

DATE	BY
2018.08.15	J. J. JONES
2018.08.15	J. J. JONES
2018.08.15	J. J. JONES
2018.08.15	J. J. JONES

PRELIMINARY  
PLAT

PP41  
SHEET 2 OF 3



PRELIMINARY PLAT OF  
LINDER VILLAGE -  
LAYOUT AND  
TOPOGRAPHY

A PORTION OF THE N 1/4 OF  
THE NW 1/4, SECTION 25,  
T. 4N, R. 1W, B.M.,  
MERIDIAN, ADA COUNTY, IDAHO  
2018

Linder Village  
SEC CHINDEN BOULEVARD AND LINDER ROAD MERIDIAN, IDAHO  
203 E. 2ND STREET  
IDAHO FALLS, IDAHO 83402  
PHONE: 208-343-4433 • FAX: 208-343-1533  
WWW.CSHQA.COM

PRELIMINARY  
NOT FOR  
CONSTRUCTION

LINDER  
CSHA

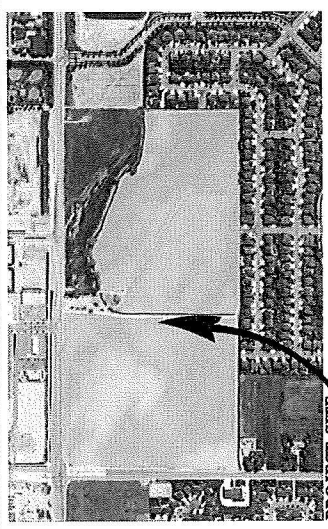
DATE	BY	APP	REV

PRELIMINARY  
PLAT

PP42

ORIGINAL SHEET SIZE  
30" x 42"

VICINITY MAP  
NOT TO SCALE



PROJECT SITE

SITE LOCATION INFORMATION

PROJECT IS LOCATED ON THE N 1/4 OF SECTION 25, T. 4N, R. 1W, B.M., MERIDIAN, ADA COUNTY, IDAHO. THE PROJECT SITE IS A PORTION OF THE N 1/4 OF SECTION 25, T. 4N, R. 1W, B.M., MERIDIAN, ADA COUNTY, IDAHO. THE PROJECT SITE IS A PORTION OF THE N 1/4 OF SECTION 25, T. 4N, R. 1W, B.M., MERIDIAN, ADA COUNTY, IDAHO.

LEGEND

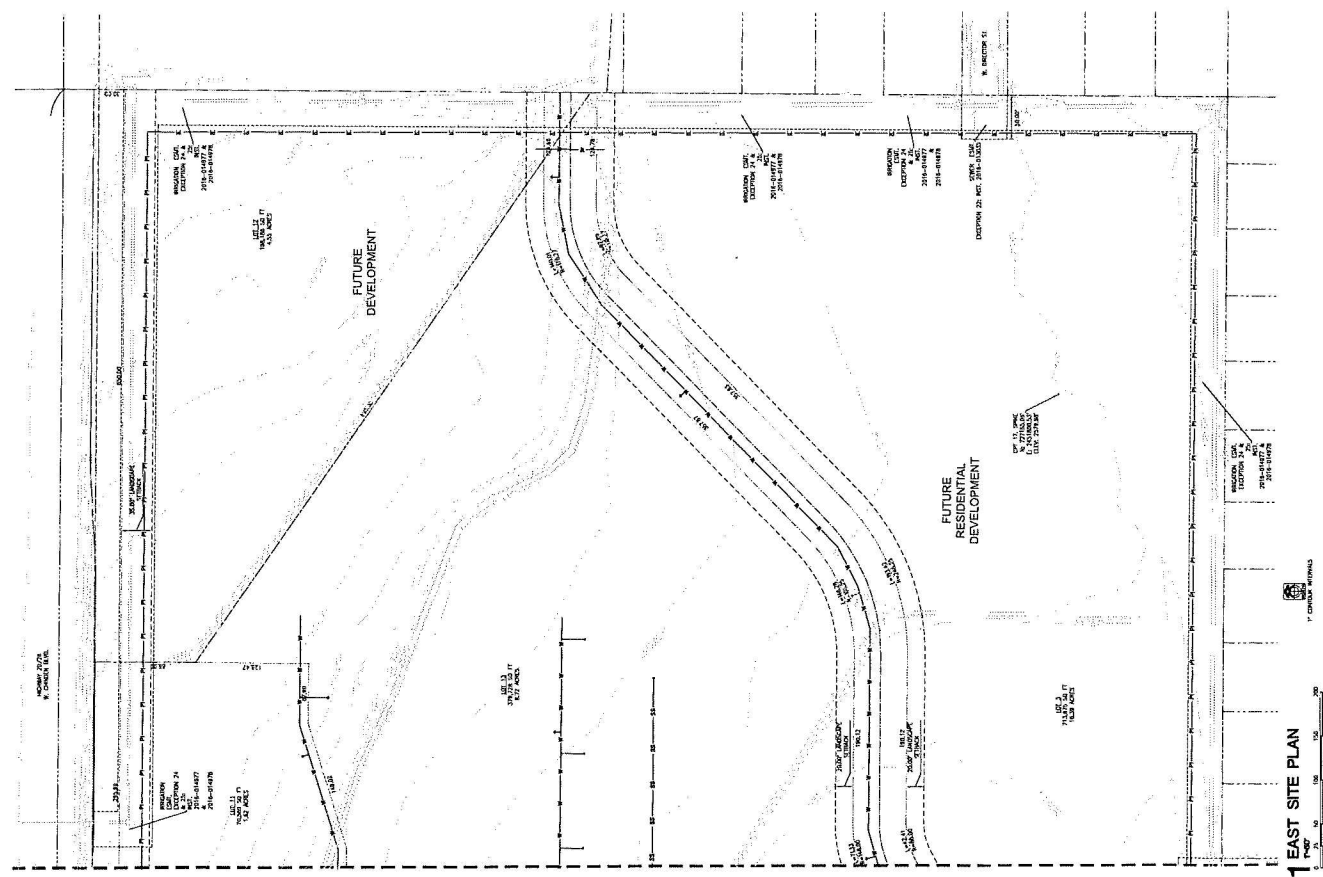
---	RIGHT OF WAY LINE	---	EXISTING CENTER LINE
---	PROPERTY LINE	---	EXISTING CHECK CENTER (DAILY)
---	CONCRETE PAVEMENT	---	WATER LINE
---	PROPOSED RESURFACING LINE	---	POLE LOCATION
---	WATER MAIN	---	STREET LIGHT

GENERAL NOTES

1. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS AND INTERVIEWS WITH LOCAL RESIDENTS AND BUSINESS OWNERS TO VERIFY THE LOCATION AND DEPTH OF UTILITIES. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS AND INTERVIEWS WITH LOCAL RESIDENTS AND BUSINESS OWNERS TO VERIFY THE LOCATION AND DEPTH OF UTILITIES.
2. THE PROPOSED IMPROVEMENTS TO THE STREETS AND UTILITIES ARE SUBJECT TO THE APPROVAL OF THE ADA COUNTY ENGINEERING DEPARTMENT AND THE ADA COUNTY BOARD OF COMMISSIONERS.
3. THE PROPOSED IMPROVEMENTS TO THE STREETS AND UTILITIES ARE SUBJECT TO THE APPROVAL OF THE ADA COUNTY ENGINEERING DEPARTMENT AND THE ADA COUNTY BOARD OF COMMISSIONERS.
4. THE PROPOSED IMPROVEMENTS TO THE STREETS AND UTILITIES ARE SUBJECT TO THE APPROVAL OF THE ADA COUNTY ENGINEERING DEPARTMENT AND THE ADA COUNTY BOARD OF COMMISSIONERS.
5. THE PROPOSED IMPROVEMENTS TO THE STREETS AND UTILITIES ARE SUBJECT TO THE APPROVAL OF THE ADA COUNTY ENGINEERING DEPARTMENT AND THE ADA COUNTY BOARD OF COMMISSIONERS.
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8. THE PROPOSED IMPROVEMENTS TO THE STREETS AND UTILITIES ARE SUBJECT TO THE APPROVAL OF THE ADA COUNTY ENGINEERING DEPARTMENT AND THE ADA COUNTY BOARD OF COMMISSIONERS.
9. THE PROPOSED IMPROVEMENTS TO THE STREETS AND UTILITIES ARE SUBJECT TO THE APPROVAL OF THE ADA COUNTY ENGINEERING DEPARTMENT AND THE ADA COUNTY BOARD OF COMMISSIONERS.
10. THE PROPOSED IMPROVEMENTS TO THE STREETS AND UTILITIES ARE SUBJECT TO THE APPROVAL OF THE ADA COUNTY ENGINEERING DEPARTMENT AND THE ADA COUNTY BOARD OF COMMISSIONERS.

BENCHMARKS

- BM 1 - 1/4" DIA. STAINLESS STEEL BENCHMARK
- BM 2 - 1/4" DIA. STAINLESS STEEL BENCHMARK
- BM 3 - 1/4" DIA. STAINLESS STEEL BENCHMARK
- BM 4 - 1/4" DIA. STAINLESS STEEL BENCHMARK
- BM 5 - 1/4" DIA. STAINLESS STEEL BENCHMARK



EAST SITE PLAN



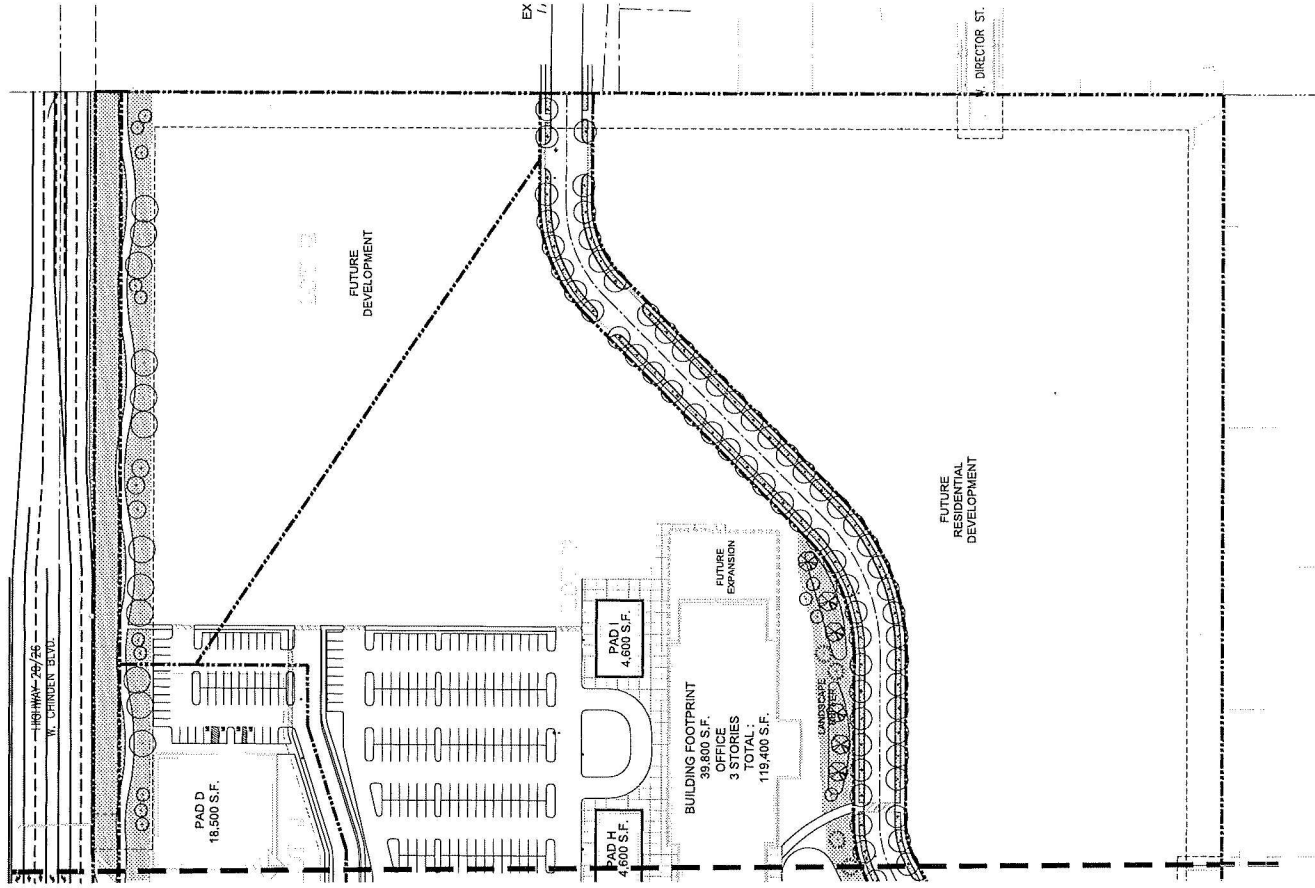
PRELIMINARY  
NOT FOR  
CONSTRUCTION

Linder Village  
SEC CHINDEN BOULEVARD AND LINDER ROAD MERIDIAN, IDAHO  
LINDEN & BROSIG ARCHITECTS  
2023 ROAD STREET  
BOISE, IDAHO 83725  
www.lindenandbrosig.com

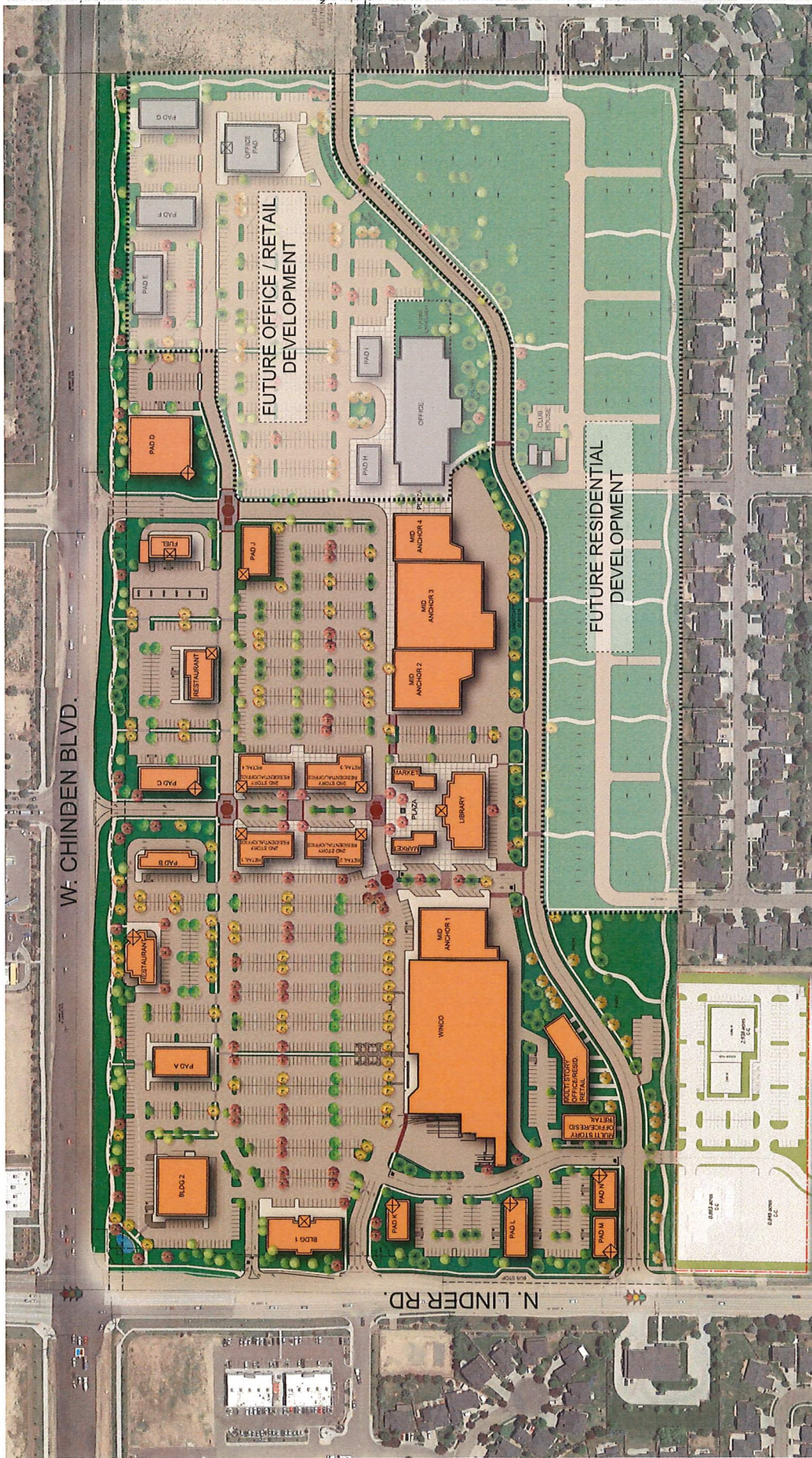
LINDER  
CSHA

NO.	DATE	REVISION

LANDSCAPE PLAN  
L1:1  
ORIGINAL SHEET SIZE  
36" x 48"



1 LANDSCAPE PLAN  
SCALE: 1" = 60'  
DATE: 6/1/23

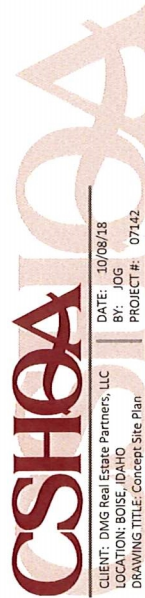


1 CONCEPT PLAN

SCALE: 1" = 100' 0" 50' 100' 200' 300' 400'



# CONCEPT SITE PLAN



CLIENT: DMG Real Estate Partners, LLC  
 LOCATION: BOISE, IDAHO  
 DRAWING TITLE: Concept Site Plan

DATE: 10/08/18

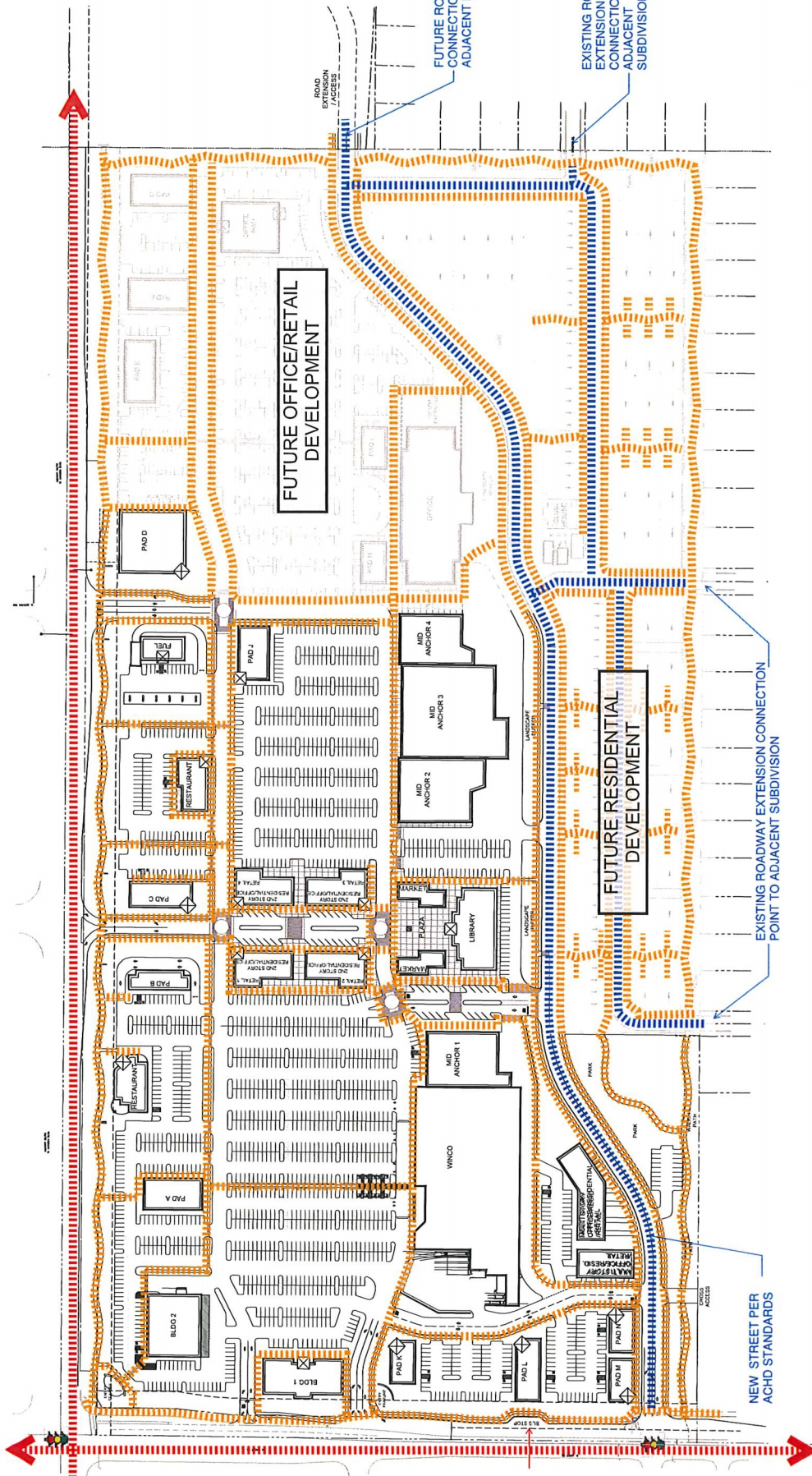
BY: JGG

PROJECT#: 07142

CHINDEN IMPROVEMENTS PER STARS AGREEMENT

LINDER IMPROVEMENTS  
PER ACHD COMMENTS

N BUS STOP

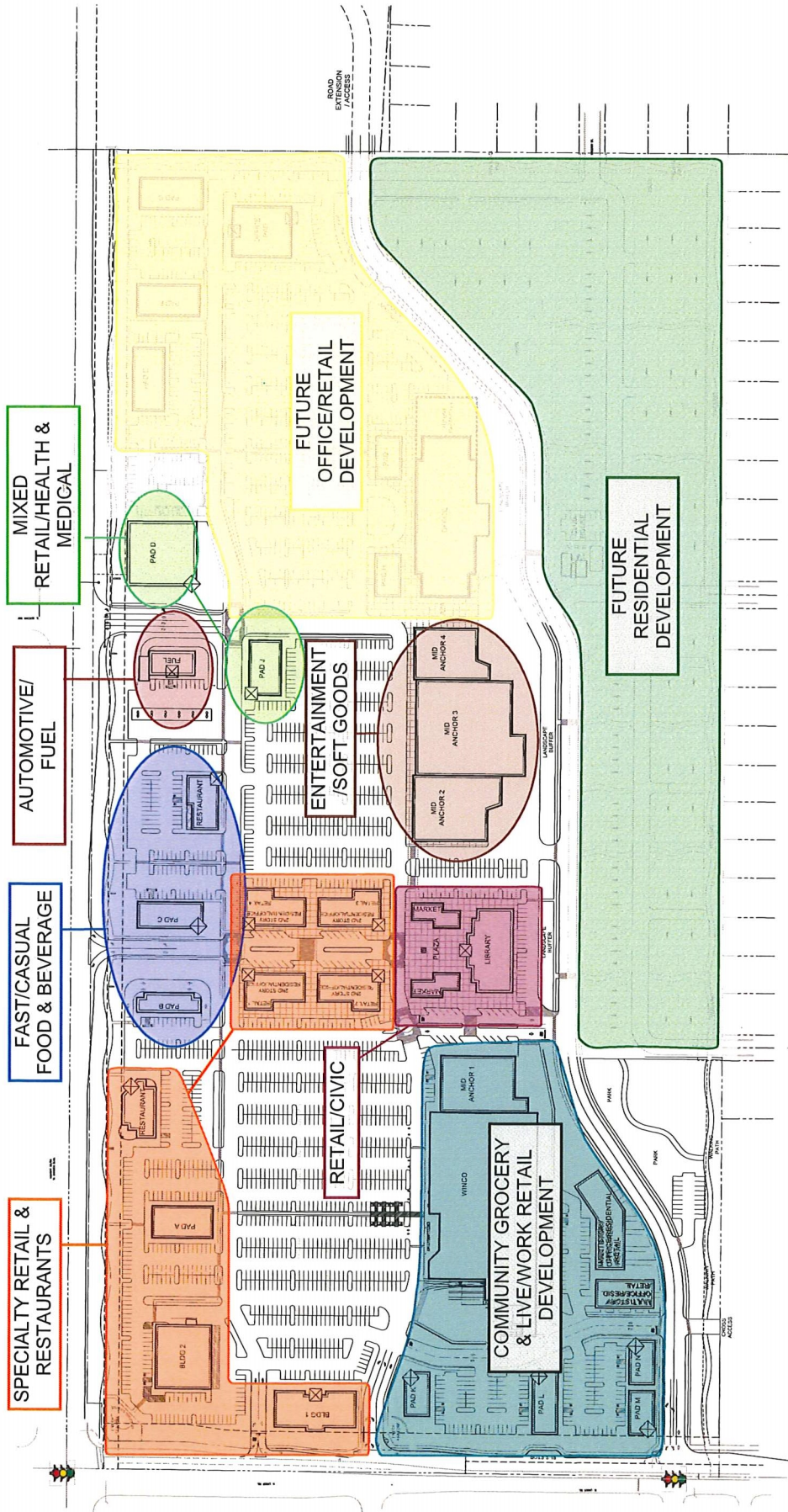


CLIENT: DMG Real Estate Partners, LLC  
 LOCATION: BOISE, IDAHO  
 DRAWING TITLE: Circulation Plan

# CIRCULATION PLAN



DATE: 10/08/18  
 BY: JCG  
 PROJECT #: 07142



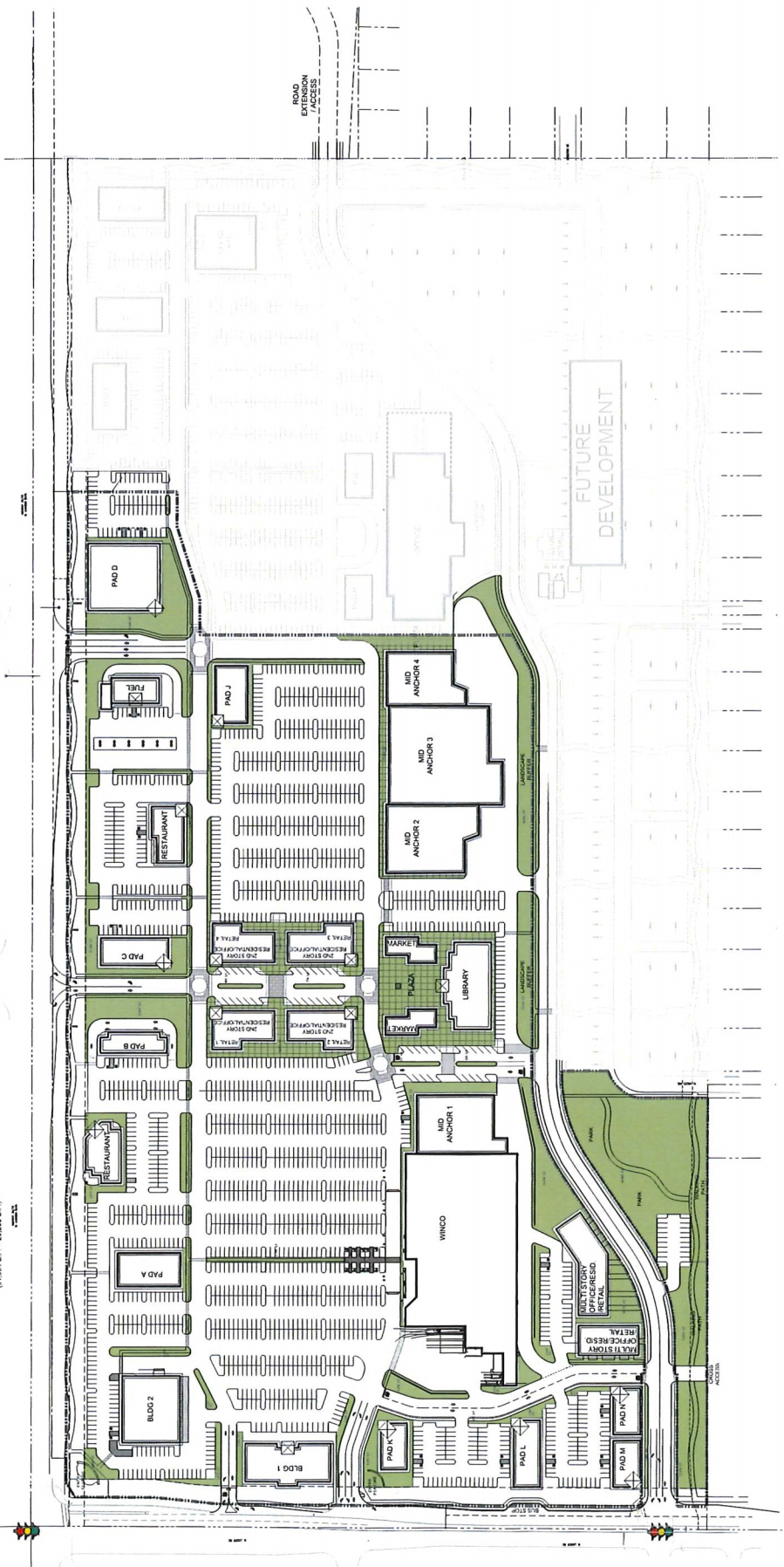
**USE AREA  
PLAN**

**OPEN SPACE PROVIDED**  
**PHASE ONE: 335,148 S.F.**

Does not include: Required set-backs, required internal landscape buffers, internal parking lot landscaping and driveway paving.

**CALCULATIONS:**

TOTAL SITE AREA: 1,839,880 S.F.  
 REQUIRED OPEN SPACE: 91,994 S.F.  
 (5% X 1,839,880 S.F.)  
 INCREASE IN OPEN SPACE PROVIDED BY PHASE ONE: 23,200 S.F.  
 (80,200 S.F. - 56,000 S.F.)  
 TOTAL REQUIRED OPEN SPACE: 115,194 S.F.  
 (91,994 S.F. + 23,200 S.F.)



**OPEN SPACE PLAN**



CLIENT: DMG Real Estate Partners, LLC  
 LOCATION: BOISE, IDAHO  
 DRAWING TITLE: Open Space Plan  
 DATE: 10/09/18  
 BY: JCG  
 PROJECT #: 07142