



Mayor Tammy de Weerd

City Council Members:

Luke Cavener
Ty Palmer
Treg Bernt

Joe Borton
Genesis Milam
Anne Little Roberts

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

To ensure that your comments and recommendations will be considered by the Meridian Planning and Zoning Commission please submit your comments and recommendations to cityclerk@meridiacity.org

To: Attention C.Jay Coles, City Clerk

By: September 14, 2018

Transmittal Date: August 15, 2018

File No: H-2018-0085 MDA, AZ, PP

Hearing Date: September 20, 2018

REQUEST: A Modification to the Development Agreement for Verado Subdivision to include the subject property in the agreement; an Annexation and Zoning of 19.44 acres of land with an R-15 zoning district and a Preliminary Plat consisting of 132 building lots and 18 common lots on 17.35 acres of land in and R-15 zoning district for Verado West

By: DevCo Development, LLC

Location of Property or Project: 3090 N. Locust Grove Rd

Planning and Zoning Commission	Meridian School District
Tammy de Weerd, Mayor	Meridian Post Office
City Council	Ada County Highway District
Sanitary Services	Ada County Development Services
Building Department	Central District Health
Fire Department	COMPASS
Police Department	Nampa Meridian Irrigation District
City Attorney	Settlers Irrigation District
City Public Works	Idaho Power Company
City Planner	Century Link
Parks Department	Intermountain Gas Co.
Economic Development	Idaho Transportation Department
New York Irrigation District	Ada County Associate Land Records
Boise Project Board of Control – Tim Paige	Downtown Projects
Community Development	Meridian Development Corporation
Valley Transit	Historical Preservation Commission
Idaho DEQ	South of RR/SW Meridian
	NW Pipeline
	Boise-Kuna Irrigation District

Hearing Date: September 20, 2018

File No.: H-2018-0085

Project Name: Verado West

Request:

Modification to the existing development agreement for Verado Subdivision to include the subject property in the agreement;
Annexation & zoning of 19.44 acres of land with an R-15 zoning district;
Preliminary Plat consisting of 132 building lots and 18 common lots on 17.35 acres of land in an R-15 zoning district,

by DevCo Development, LLC.

Location: The site is located at 3090 N. Locust Grove Rd., in the NW $\frac{1}{4}$ of Section 5, Township 3N., Range 1E.



RECEIVED
JUL 31 2018

Planning Division

DEVELOPMENT REVIEW APPLICATION

STAFF USE ONLY:
 Project name: Verado West
 File number(s): H-2018-0085
 Assigned Planner: Sonya Allen Related files: _____

Type of Review Requested (check all that apply)

- | | |
|------------------------------------------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> Accessory Use (check only 1) | <input type="checkbox"/> Final Plat Modification |
| <input type="checkbox"/> Daycare | <input type="checkbox"/> Landscape Plan Modification |
| <input type="checkbox"/> Home Occupation | <input checked="" type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Home Occupation/Instruction for 7 or more | <input type="checkbox"/> Private Street |
| <input type="checkbox"/> Administrative Design Review | <input type="checkbox"/> Property Boundary Adjustment |
| <input type="checkbox"/> Alternative Compliance | <input type="checkbox"/> Rezone |
| <input checked="" type="checkbox"/> Annexation and Zoning | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Certificate of Zoning Compliance | <input type="checkbox"/> Time Extension (check only 1) |
| <input type="checkbox"/> City Council Review | <input type="checkbox"/> Director |
| <input type="checkbox"/> Comprehensive Plan Map Amendment | <input type="checkbox"/> Commission |
| <input type="checkbox"/> Comprehensive Plan Text Amendment | <input type="checkbox"/> UDC Text Amendment |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Vacation (check only 1) |
| <input type="checkbox"/> Conditional Use Modification (check only 1) | <input type="checkbox"/> Director |
| <input type="checkbox"/> Director | <input type="checkbox"/> Commission |
| <input type="checkbox"/> Commission | <input type="checkbox"/> Variance |
| <input checked="" type="checkbox"/> Development Agreement Modification | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Final Plat | |

Applicant Information

Applicant name: DevCo Development LLC Phone: 208-8-336-5355
 Applicant address: 4824 W Fairview Ave Email: Laren@congergroup.com
 City: Boise State: Idaho Zip: 83706

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

Owner name: Brinegar Investments, L.P. Phone: _____
 Owner address: 1590 Noth Locust grove Road Email: _____
 City: Meridian State: Idaho Zip: 83642

Agent/Contact name (e.g., architect, engineer, developer, representative): Developer
 Firm name: DevCo Development LLC Phone: 208-336-5355
 Agent address: 4824 W Fairview Ave Email: Laren@congergroup.com
 City: Boise State: Idaho Zip: 83706

Primary contact is: Applicant Owner Agent/Contact

Subject Property Information

Location/street address: 3090 N LOCUST GROVE RD Township, range, section: 3N 1E 05
 Assessor's parcel number(s): S1105223041 Total acreage: 17.35 Zoning district: RUT

Project/subdivision name: Verado Phase 3

General description of proposed project/request: A Residential Neighborhood addition to the Verado Neighborhood of 132 lots. With a DA modification to add additional property to the Verado Neighborhood.

Proposed zoning district(s): R-15

Acres of each zone proposed: 17.35

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? NMID

Which irrigation district does this property lie within? NMID

Primary irrigation source: NMID Secondary: City of Meridian

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: 132 Number of building lots: 132

Number of common lots: 18 Number of other lots: none

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

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

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

Minimum property size (s.f.): 3,081 Average property size (s.f.): 3,573

Gross density (Per UDC 11-1A-1): 7.60 Net density (Per UDC 11-1A-1): 12.32

Acreage of qualified open space: 2.23 Percentage of qualified open space: 12.9%

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): _____

Amenities provided with this development (if applicable): Regional Pathway, Dog park, Arterial Roadway Frontage

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

Duplex Multi-family Vertically Integrated Other _____

Non-residential Project Summary (if applicable)

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

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

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

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

Authorization

Print applicant name: Loren Bailey

Applicant signature:  Date: 7-26-18



July 31, 2018

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

RE: Verado Phase 3 Residential Community
3090 N Locust Grove Rd
Annexation, Zoning, Development Agreement Modification and Preliminary Plat

Dear Mr. Hood:

Attached for your review and favorable consideration are the applications for the Verado Phase 3 Residential Community located on East Ustick Road. We respectfully request approval of our Annexation, Zoning, Development Agreement Modification and Preliminary Plat applications.

For design and planning purposes, our design team used the Meridian City Pre-Application Meeting, Comprehensive Plan, and Zoning Code as the policy basis for the design of the Verado Phase 3 Community. We have purposefully designed this **infill neighborhood** with 132 residential dwellings on 17.35 acres that will add to the surrounding neighborhood. Located on the southeast corner of East Ustick Road and Locust Grove Road, Verado Phase 3 will add to the mix of Meridian's available housing opportunities. Homeowners will have access to onsite amenities such as the regional pathway, community playground and a dog park. Offsite amenities include access to Settlers Park, Julius M. Kleiner Park and retail along Eagle Road such as The Village at Meridian.

Enclosed is a project narrative that details the neighborhood and various aspects of our applications. Thank you for your time on this matter and should you have any questions or require additional information please contact myself or Laren Bailey by phone at 208.336.5355 or email, laren@congergroup.com.

Sincerely,

Jim D. Conger
Managing Member

JDC:lb

Verado Phase 3 Residential Community – Narrative

The site for the proposed Verado Phase 3 Community located in East Meridian on the corner of Ustick and Locust Grove roads. AS you can see from the map provided below this is the last piece of vacant land in the area, this project will be the final piece of the development puzzle and is the definition of infill development. This project will be a great addition to the prior two phases of the Verado Estates Neighborhood. With the close proximity to Eagle Road, homeowners will have quick access to abundant retail along Eagle Road including The Village at Meridian, the recently opened Boise Co-Op and amenities such as Kleiner Memorial Park and Settlers Park. Homeowners will also have easy access to Interstate 84 to the south and Chinden Blvd to the north.

SUMMARY OF APPLICATIONS

Verado Phase 3 Subdivision is a 132-lot single-family residential community on 17.35 acres located on East Ustick Road in North East Meridian. The subdivision development is planned for two phases. The Applicant is requesting the following approvals:

- Annexation
- Zoning: From Ada County RUT to Meridian City R-15 zone
- Preliminary Plat
- Development Agreement Modification (to incorporate this project into the Verado Subdivision DA)

Location Map



Property Information:

Parcel	Address	Current Zone	Proposed Zone
S1105212901	3090 N Locust Grove Rd	RUT	R-15

Adjacent Property Information:

Area	Building Types and / or Uses:	Zone
North	-Residential	R-4
South	-Residential	R-8
East	-Residential	R-15
West	-Residential	R-8

ANNEXATION / ZONING

The property is currently zoned RUT (Ada County).

This 17.35-acre parcel has a Medium Density Residential map designation as outlined in the Comprehensive Plan. During our pre-application meetings with the Meridian City Planning Team, it was established that the project would be within Meridian City Code and be well served with an R-15 residential zoning designation as we transition density to the very busy Ustick and Locust grove intersection.

We are requesting an R-15 zone for this parcel, this request is for the dimensional standards that the R-15 zone provides specifically the 3 ft. side yard setback and not for an increase in density.

Zoning Exhibit





PRELIMINARY PLAT APPLICATION

Verado Phase 3 will be an addition to the very popular Verado Estates Subdivision that was approved in 2016. This newest phase is also a single-family residential community that will consist of 132 residential homes and will complete the development pattern in the area.

SITE DESIGN:

Verado Phase 3 (subject application)

Acres of Development	17.35
Building Lots	132
Net Density (Homes Per Acre)	7.6
% of Site Devoted to Residential Lot Coverage Area	63.82%
% of Site Devoted to Landscape Common Areas	15.2%
% of Site Devoted to Roads / Parking	20.98%
Total	100.00%

Verado Neighborhood

Total Development Statistics for Phases 1,2 and 3

Acres of Development	36.65
Net Density (Homes Per Acre)	6.9
% of Site Devoted to Residential Lot Coverage Area	64.22%
% of Site Devoted to Landscape Common Areas	14.78%
% of Site Devoted to Roads / Parking	20.99%
Total	100.00%

PROJECT AMENITIES:

As the developer we have a large amount invested in this property and we have researched, interviewed homeowners and followed the city ordinance to plan the most productive amenities for this area and this development. The amenity package also meets the requirement of Meridian City Development Code Chapter 11-03, Subsection 7 which requires that the application have the single amenity of 10% required open space. We are proposing two additional amenities including a regional pathway extension and a neighborhood dog park.

The existing phases of the Verado Development included a generously appointed park that includes playground equipment, lush landscaping, walking paths and seating areas. It is our feeling that providing another play ground so close by would not make sense. In listening to recent home buyers requests we have decided to include a fenced dog park and a large open play lawn area in this phase of the Verado Development. We will create a fenced area specifically designed for dog owners that will allow the residence of the Verado Neighborhood to exercise their dogs in a safe and secure environment. The large open play area will allow room for a soccer game or football practice.

Existing Amenities (Verado phase 1 & 2):

- Open Space
 - We have provided 10.5% Open Space and comply with the City Code requirement of 10.0%
- Playground (4 amenities in one)
 - We constructed a half acre neighborhood park with a robust playground area consisting of a climbing dome, swing set, tot lot play structure, basketball court, park benches and a walking pathway around the park area.
- Pathway
 - A regional pathway has been provided at the south end of the R-15 area and runs along the Finch Lateral.



Proposed Amenities (Verado Phase 3):

- **Open Space** - We are providing an additional 15.2% Open Space and comply with the City Code requirement of 10.0%. A large portion of the park will be an open grass play field suitable for soccer practice or football.
- **Dog Park** - We have planned a grass +/- 6,500 sqft dog park with 5' tall wrought iron fencing and seating areas.
- **Large Open Play Area** - We have designed a +/- 20,000 sqft open grass play field suitable for soccer practice or football.
- **Pathway** - A 10' regional pathway is being provided at the southeast corner of the project area and runs along the Finch Lateral. This portion of the lateral will be piped to allow for better access and use of the property which lies south of the ditch.



Project Density and Neighborhood Transition

Verado Phase 3 is located in the heart of Meridian and is in a very desirable location. The City of Meridian's Comprehensive plan anticipates a higher density transition to the busy Ustick and Locust Grove arterial intersection. As an infill development, this project does have more density than the neighborhood to the south, but we believe that it could be much higher. This property could step up to the medium-high density zone and afford another developer to construct apartments at this same location. We did not feel that apartments would be a good fit for our development to the east or the neighbors to the south.

As the developers of the Verado Phase 1 & 2 Neighborhood we feel strongly that single-family for sale homes are a better fit for the existing neighborhood character and esthetic. For that reason, we have chosen not to pursue the development of apartments on this corner.

However, the corner of Ustick and Locust Grove is still a busy/noisy intersection in the center of the City, and therefore should be developed at a higher use as planned. Neighborhoods designed to the Medium High Density specified in the City's Comprehensive plan are a must for growing cities such as Meridian, as time goes by and the cost of public utilities and services grows.

For that reason, we are proposing a density that we believe to be a happy medium between multi-family apartments and the existing unsustainable development pattern. We are proposing a density that is less than 8 units per acre, but is still a single-family for sale product.

For all of the reasons listed above, we request approval of our lot transition to the existing neighborhood to the south. We believe that this is an efficient and economically responsible development pattern that will provide much needed quality, yet affordable housing product in the City of Meridian.

TRANSPORTATION / ROADWAYS

Verado Phase 3 is fronted by Ustick Road on the north and Locust Grove Road on the West, this intersection was fully improved less than 2 years ago. This development will provide roadways to the south and east that will connect to our existing Verado Neighborhood and Chamberlain Estates.

However, this is an infill development and the Ada County Highway District does not require a traffic study for the proposed Verado Phase 3 Neighborhood. The surrounding area has been substantially developed, these parcels are some of the last remaining undeveloped properties. The traffic generated by this project was accounted for by the Ada County Highway District when it planned and built the interstation of Ustick and Locust Grove.

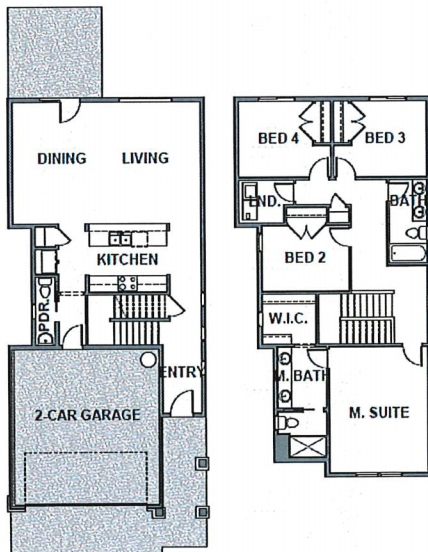
RESIDENTIAL DESIGN

Black Rock Homes will build the homes in the Verado Phase 3 Neighborhood. Verado Phase 3 is designed with 132 homes from our Urban Collection housing product. The Urban Collection has proven to be a very high demand housing product as can be witness by the success of several Meridian neighborhoods using this design including Solterra, Sovi, and the currently under construction, Verado Estates and Movado Greens.

The Urban Collection lots consists of two housing products and is proposed for a R-15 zone (for dimensional standards only):

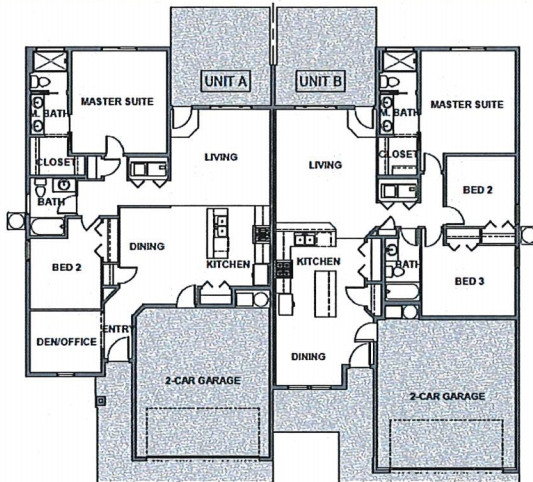
- Single-family detached houses are two stories and range from 1,377 square feet to 1,850 square feet.
- The two-attached single level townhouses will border the existing public streets on the north and west sides of the project. The townhouses were designed as single level and we have planned this product as an aesthetically pleasing housing product that is predominantly purchased by more mature empty nesters.

Urban Collection Conceptual Elevations

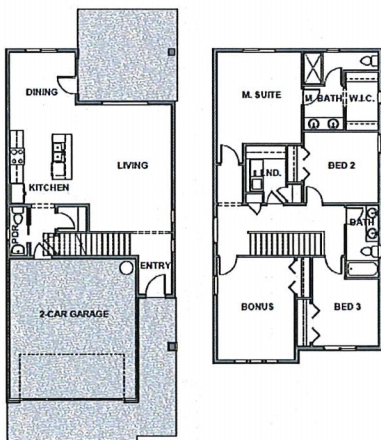


BLACKROCK
HOMES





BLACKROCK
HOMES



BLACKROCK
HOMES





DEVELOPMENT AGREEMENT MODIFICATIONS

Verado Estates –

This application requests the modification of the Verado Estates Development Agreement to include the Verado Phase 3 plat and shall be subject to all the requirements and conditions of the approved Development Agreement, recording number 2016-119079. We propose that the legal description, conditions of approval and final plat for Verado Phase 3 be added to the Verado Estates Subdivision Development Agreement.

PRE-APPLICATION MEETING & NEIGHBORHOOD MEETING

The pre-application meeting was held with the Meridian City planning and development staff on June 14, 2018.

The neighborhood meeting was held on June 28th, 2018 at 6:00 pm in the Verado Community Sales Office. There were three (3) people in attendance at this meeting. Approximately 6 neighbors called our office to discuss the project after receiving the meeting notice.

CONCLUSION

DevCo is respectfully requesting approval of the annexation, zoning and preliminary plat applications for 132 residential home sites located in North East Meridian. This project will provide quality, desirable homes and a minimum of two housing price points and densities while maintaining compatibility with Meridian City Codes as well as the surrounding properties.

Thank you



Sawtooth Land Surveying, LLC

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

August 1, 2018

Verado Subdivision No. 4 Annexation Boundary Legal Description

BASIS OF BEARINGS for this description is South 89°44'57" East between the brass cap marking the northwest corner of Section 5 and the brass cap marking the N1/4 corner of Section 5, both in T. 3 N., R. 1 E., B.M., City of Meridian, Ada County, Idaho.

A parcel of land located in Government Lot 4 of Section 5, T. 3 N., R. 1 E., B.M., City of Meridian, Ada County, Idaho, more particularly described as follows;

BEGINNING at a brass cap marking the northwest corner of Section 5;

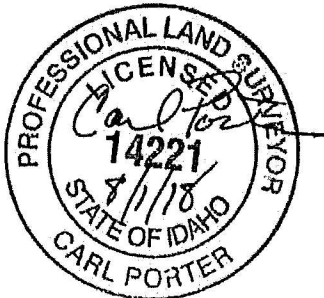
Thence South 89°44'57" East, coincident with the north line of said Government Lot 4, a distance of 1328.06 feet;

Thence South 0°26'57" West, 638.80 feet to the northeast corner of Chamberland Estates No. 2, as shown on file in Book 74 of Plats at Page 7619, Ada County Records;

Thence North 89°38'45" West, coincident with the north line of said Chamberlain Estates Subdivision No. 2, a distance of 1327.63 feet to the west line of said Government Lot 4;

Thence North 0°24'40" East, coincident with said west line of Government Lot 4, a distance of 636.40 feet to the **POINT OF BEGINNING**.

The above described parcel contains 19.44 acres more or less.



T3NR1E
SECTION 5

BASIS OF BEARINGS
S 89°44'57" E 2655.40'
E. USTICK RD

31.32

6 5

636.40'

N. LOCUST GROVE RD

N 0°24'40" E

1328.06'

19.44 Ac.±

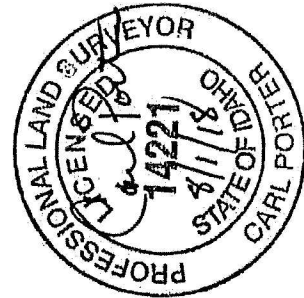
638.80'


S 0°26'57" W

N 89°38'45" W

1327.63'

CHAMBERLAIN ESTATES NO. 2



PROJECT: VERADO 4 ANNEXATION BOUNDARY	OWNER/DEVELOPER: CMG	DWG # 18178-EX
	DATE: 8/2018	PROJECT # 18178
2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105		SHEET 1 OF 1
 SAWTOOTH Land Surveying, LLC		WWW.SAWTOOTHLS.COM

Map Check

Wed Aug 1 08:00:55 2018

ANNEX

18178

Operator

CP

Project

18178

Date

8/2018

Time

Course	Bearing	Distance	PT#	Northing	Easting	Description
			307	714584.961	2472958.691	
307-308	S 89°44'57" E	1328.059	308	714579.147	2474286.737	
308-309	S 00°26'57" W	638.796	309	713940.371	2474281.728	
309-310	N 89°38'45" W	1327.628	310	713948.577	2472954.125	
310-307	N 00°24'40" E	636.400	307	714584.961	2472958.691	

Closure error distance > 0.0000 Error Bearing > N 90°00'00" E

Closure Precision > 1 in 3930882883416.2 Total Distance Traversed > 3930.883

846627.736 S.F.%%P

19.436 Ac.%%P / /

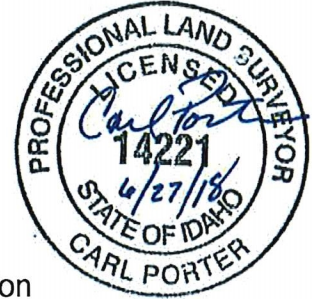
✓ CP 8/1/18

✓ KB 8/1/18



Sawtooth Land Surveying, LLC

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



June 27, 2018

Verado Subdivision No. 3 Boundary Legal Description

BASIS OF BEARINGS for this description is South $89^{\circ}44'57''$ East between the brass cap marking the northwest corner of Section 5 and the brass cap marking the N1/4 corner of Section 5, both in T. 3 N., R. 1 E., B.M., City of Meridian, Ada County, Idaho.

A parcel of land located in Government Lot 4 of Section 5, T. 3 N., R. 1 E., B.M., City of Meridian, Ada County, Idaho, more particularly described as follows;

COMMENCING at a brass cap marking the northwest corner of Section 5;

Thence South $89^{\circ}44'57''$ East, coincident with the north line of said Government Lot 4, a distance of 75.52 feet;

Thence South $0^{\circ}15'03''$ West, perpendicular to said north line of Government Lot 4, a distance of 45.00 feet to the south right of way of E. Ustick Road and the **POINT OF BEGINNING**;

Thence South $89^{\circ}44'57''$ East, coincident with said south right of way of E. Ustick Road, 355.06 feet;

Thence South $0^{\circ}15'03''$ West, coincident with said south right of way of E. Ustick Road, 5.00 feet;

Thence South $89^{\circ}44'57''$ East, coincident with said south right of way of E. Ustick Road, 897.30 feet;

Thence South $0^{\circ}26'57''$ West, 588.80 feet to a $5/8''$ rebar PLS 4431 marking the northeast corner of Chamberlain Estates Subdivision No. 2, as shown on file in Book 74 of Plats at Page 7619, Ada County Records;

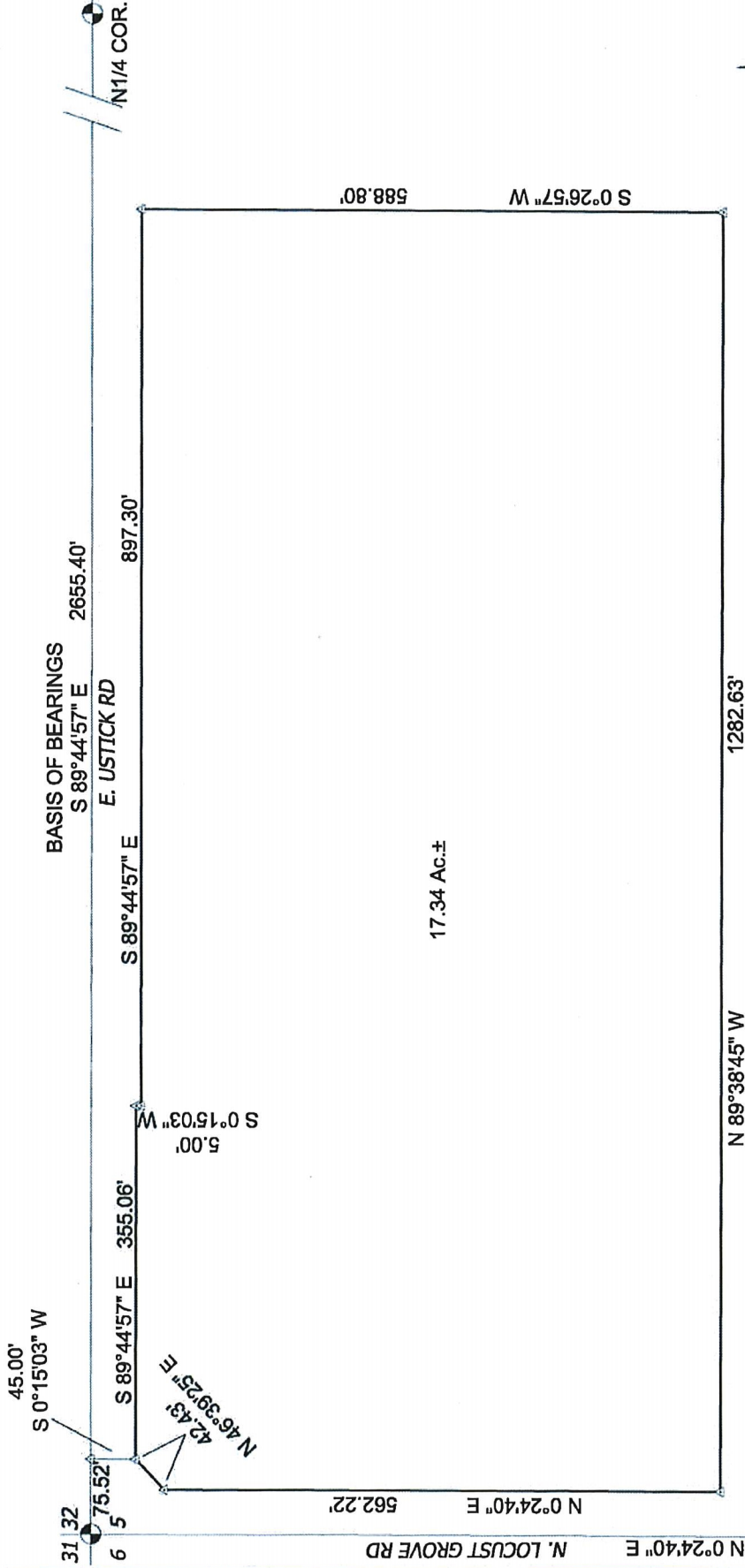
Thence North $89^{\circ}38'45''$ West, coincident with the north line of said Chamberlain Estates Subdivision No. 2, a distance of 1282.63 feet to the east right of way of N. Locust Grove Road;

Thence North $0^{\circ}24'40''$ East, coincident with said east right of way of N. Locust Grove Road, 562.22 feet;

Thence North $46^{\circ}39'25''$ East, coincident with said east right of way of N. Locust Grove Road, 42.43 feet to the **POINT OF BEGINNING**.

The above described parcel contains 17.34 acres more or less.

T3NR1E
SECTION 5



CHAMBERLAIN ESTATES NO. 2



PROJECT: VERADO 3	OWNER/DEVELOPER: CMG	DWG # 18178-EX
	DATE: 6/2018	PROJECT # 18178
		SHEET 1 OF 1

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



ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 09/26/03 10:47 AM
DEPUTY Bonnie Oberbillig
RECORDED - REQUEST OF
Bailey Law Group
AMOUNT 6.00

2



RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

BAILEY LAW GROUP, P.C.
504 11TH AVENUE SOUTH
NAMPA, ID 83651
208/466-5250

(SPACE ABOVE LINE FOR RECORDER'S USE)

BARGAIN AND SALE DEED



E. E. BRINEGAR AND VIRGINIA K. BRINEGAR, husband and wife, Grantors, for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to BRINEGAR INVESTMENTS, L.P., an Idaho limited partnership, Grantee, whose address is 5190 North Locust Grove Road, Meridian, ID 83642, that certain real property located in Ada County, Idaho, more particularly described as follows:

The North Half of Lot Four (4) of Section Five (5), in Township Three (3) North, Range One (1) East, Boise Meridian, containing 19.24 acres, more or less.

TOGETHER WITH all water, water rights, ditches and ditch rights-of-way and irrigating works of whatever nature, used upon, connected with or in anywise appurtenant to said premises, particularly including, but not being limited to, 17-1/2 inches of water of the Ridenbaugh water and ditch furnished by the Nampa-Meridian Irrigation District.

TOGETHER WITH all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

IN WITNESS WHEREOF, Grantors have hereunto subscribed their names to this instrument this 23 day of September 2003.

GRANTORS:



E. E. BRINEGAR

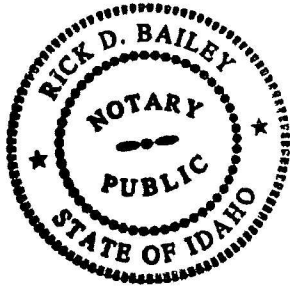



VIRGINIA K. BRINEGAR

STATE OF IDAHO)
 ss.
COUNTY OF CANYON)

On this 23 day of September, 2003, before me, the undersigned Notary Public in and for said State, personally appeared E. E. Brinegar and Virginia K. Brinegar, husband and wife, known or identified to me to be the persons who executed said within instrument, and acknowledged to me that they executed the same.

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





NOTARY PUBLIC, State of Idaho
Commission expires: 8/31/04

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
)
COUNTY OF ADA)

I, BRINEGAR INVESTMENTS LLP, 1925 N LOCUST GROVE RD
(name) (address)
MERIDIAN, IDAHO
(city) (state)

being first duly sworn upon, oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission to:

DEVCO, 4824 W. FAIRVIEW AVENUE
(name) (address) BOISE ID 83706

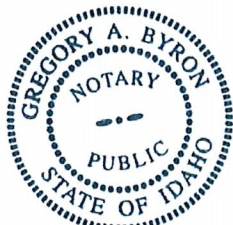
to submit the accompanying application(s) pertaining to that property.

2. I agree to indemnify, defend and hold the City of Meridian and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
3. I hereby grant permission to City of Meridian staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 3rd day of JULY, 2018

[Signature]
(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.



[Signature]
(Notary Public for Idaho)

Residing at: NA not #date

My Commission Expires: 11/13/2019

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
)
COUNTY OF ADA)

I, CIS LLC (name), 4824 W. Farrview Ave (address)
Boise (city), Idaho (state)

being first duly sworn upon, oath, depose and say:

- 1. That I am the record owner of the property described on the attached, and I grant my permission to:

DevCo Development LLC (name), 4824 W Farrview Ave (address) Boise, ID 83706

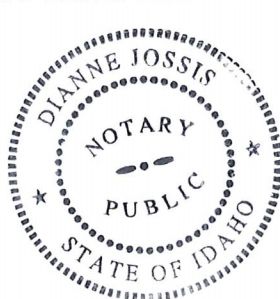
to submit the accompanying application(s) pertaining to that property.

- 2. I agree to indemnify, defend and hold the City of Meridian and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
- 3. I hereby grant permission to City of Meridian staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 6 day of July, 20 18

[Signature]
(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.



Dianne Jossis
(Notary Public for Idaho)

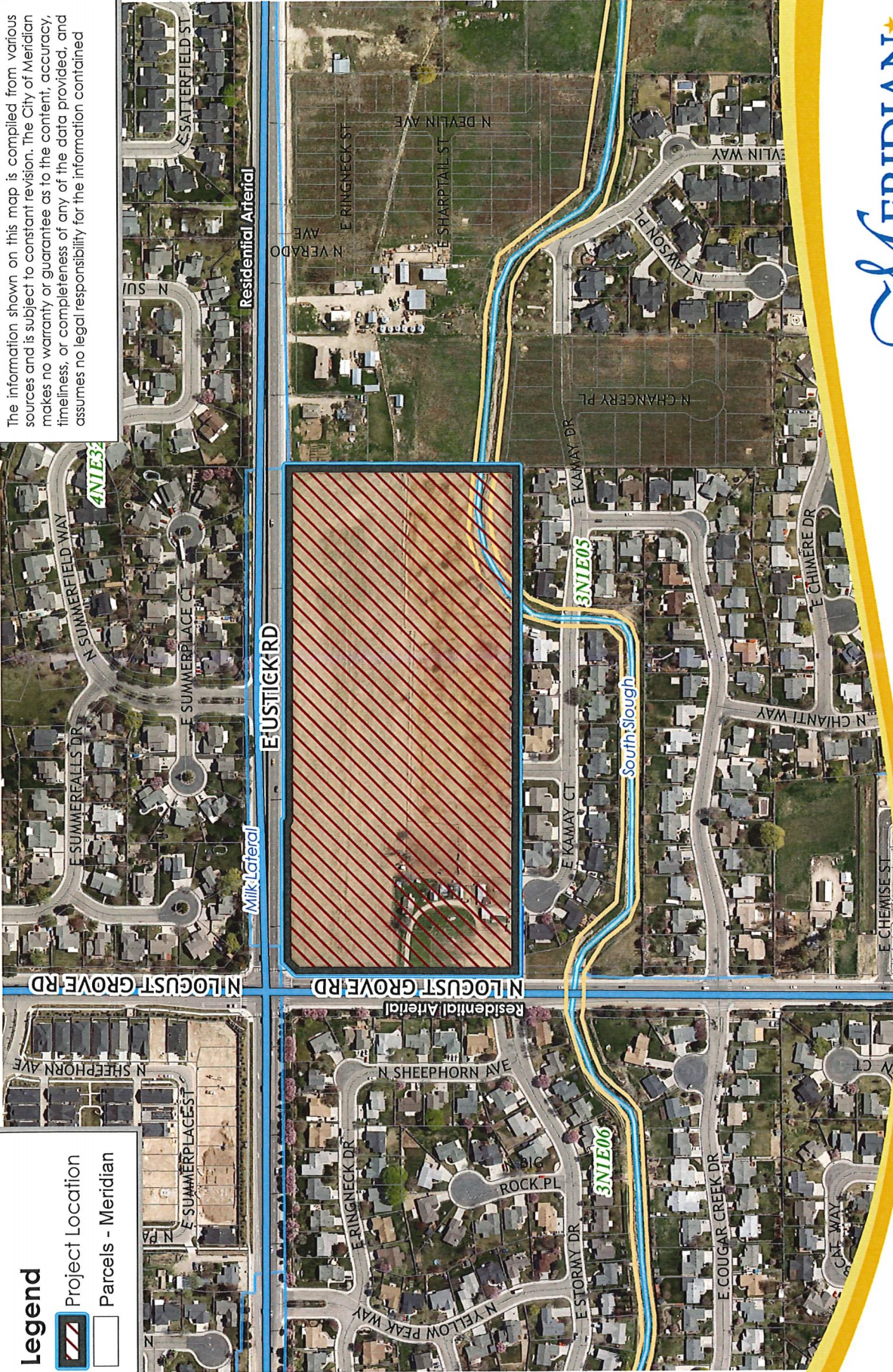
Residing at: Boise

My Commission Expires: 8/1/2019

Vicinity Map

Legend

-  Project Location
-  Parcels - Meridian



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



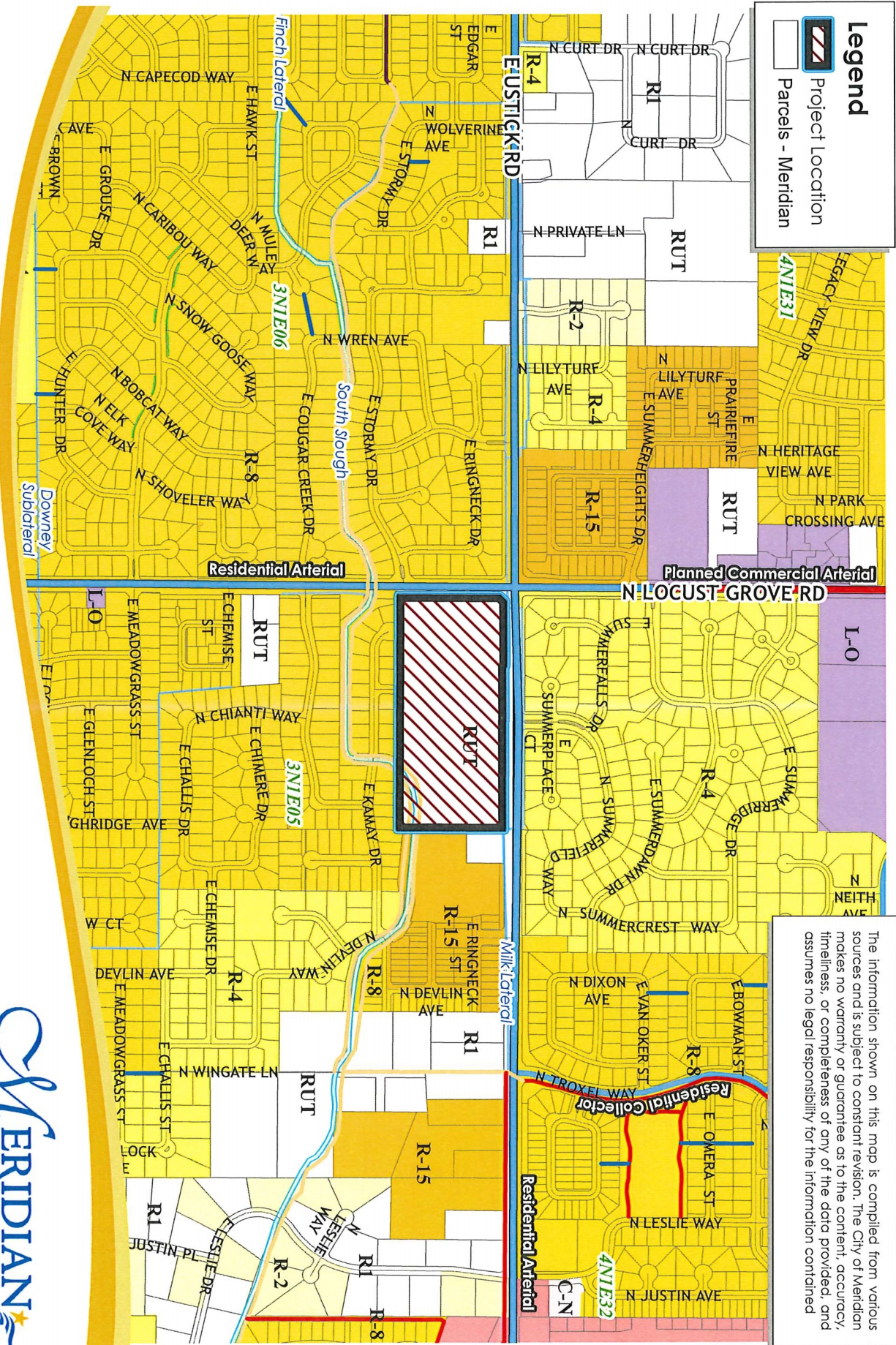
Vicinity Map



Legend

- Project Location
- Parcels - Meridian

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



CITY OF MERIDIAN PRE-APPLICATION MEETING NOTES

Project/Subdivision Name: Verado West Neighborhood Date: 6/12/18
 Applicant(s)/Contact(s): Laren Bailey, Jim Conger, Jake Centers
 City Staff: Sonya, Bill
 Location: SEC of N. Locust Grove Rd. & E. Ustick Rd. Size of Property: 17.35
 Comprehensive Plan FLUM Designation: MDR (3-8 units/acre)
 Existing Use: _____ Existing Zoning: RUT
 Proposed Use: SFR 6+/- units/acre (single-level patio homes adjacent to Ustick/Locust Grove) Proposed Zoning: R-15
 Surrounding Uses: _____
 Street Buffer(s) and/or Land Use Buffer(s): 25' landscape buffer required along Locust Grove & Ustick per standards in UDC 11-3B-7C
 Open Space/Amenities/Pathways: a pathway is depicted on the north side of the South Slough on the PMP; a minimum 10% qualified open space & site amenities are required per UDC 11-3G-3
 Access/Stub Streets: _____
 Waterways/ Floodplain/Topography/Hazards: The South Slough runs along the SEC of this site and is required to be piped unless waived by Council per UDC 11-3A-6
 History: NA

Additional Meeting Notes:

- Modify existing development agreement for Verado Sub to include the subject property (H-2016-0047; Inst. #2016-119079); submit a copy of existing provisions with proposed changes in strike-out/underline format
- Submit Annexation & Zoning application with R-15 district; density s/b between 3 and 8 units per acre – comply with dimensional standards in UDC Table 11-2A-7 for the R-15 district
- Submit preliminary plat application; comply with subdivision improvement standards in UDC 11-6C-3 including block length, common driveway standards; provide transition in lot sizes to adjacent larger lots
- Submit phasing plat for subdivision that complies with Fire Dept. requirements for emergency access
- Submit a qualified open space & site amenity exhibit that depicts compliance with the standards in UDC 11-3G-3

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

Other Agencies/Departments to Contact:

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

Application(s) Required:

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

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


COMMITMENT OF PROPERTY POSTING

Per Unified Development Code (UDC) 11-5A-5D, the applicant for all applications requiring a public hearing (except for a UDC text amendment, a Comprehensive Plan text amendment and/or vacations) shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice of the application(s) on the property under consideration.

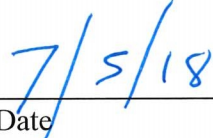
The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign(s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign(s) shall be removed no later than three (3) days after the end of the public hearing for which the sign(s) had been posted.

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



Applicant/agent signature



Date



Community Development
Department

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

Parcel Verification

Date: **7-6-18**

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

Project Name: **Verado Subdivision Phase 3**

T/R/S: **3N 1E 5**

Parcel Numbers: **S1105223041 (17.357 Acres)**

Property Owner: **Brinegar Investments LP
1925 N Locust Grove RD
Meridian, ID 83646**

Laren Bailey

From: Carl Porter <carl@sawtoothls.com>
Sent: Thursday, June 21, 2018 2:52 PM
To: Laren Bailey
Cc: Jim Conger
Subject: FW: Name Reservation

Laren
See below

Regards,
Carl Porter, PLS
President

Sawtooth Land Surveying, LLC
Land Surveying | Planning | 3D HDS Scanning
D: 208.287.8453 • F: 208.398.8105 • C: 208.697.1994
Office Locations: Emmett, ID | Coeur d'Alene, ID | Jerome, ID
Idaho | Oregon | Nevada

This e-mail, including attachments, may include confidential and/or proprietary information, and may be used only by the person or entity to which it is addressed. If the reader of this e-mail is not the intended recipient or his or her authorized agent, the reader is hereby notified that any dissemination, distribution or copying of this e-mail is prohibited. If you have received this e-mail in error, please notify the sender by replying to this message by e-mail, or phone and destroy any and all copies of the correspondence and attachments.

From: Sub Name Mail [mailto:subnamemail@adaweb.net]
Sent: Thursday, June 21, 2018 2:00 PM
To: Carl Porter
Subject: RE: Name Reservation

Carl;

I will add it to the database, but it is not a requirement for us to reserve successive phases of a recorded plat so will not send a reservation letter.

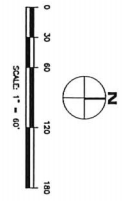
Thanks for the heads up.



Glen Smallwood
Surveying Technician
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7926 office
(208) 287-7909 fax

From: Carl Porter [mailto:carl@sawtoothls.com]
Sent: Thursday, June 21, 2018 1:25 PM
To: Sub Name Mail
Cc: laren@congergroup.com; Jim Conger
Subject: [EXTERNAL] Name Reservation

Please reserve the name Verado Subdivision No. 3, we have already used Verado 1 & 2, and it was reserved in Sawtooth's name



PRELIMINARY PLAT FOR
VERADO SUBDIVISION NO. 3
 LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 5
 TOWNSHIP 3 NORTH, RANGE 1 EAST, B.M.
 ADA COUNTY, IDAHO
 2018

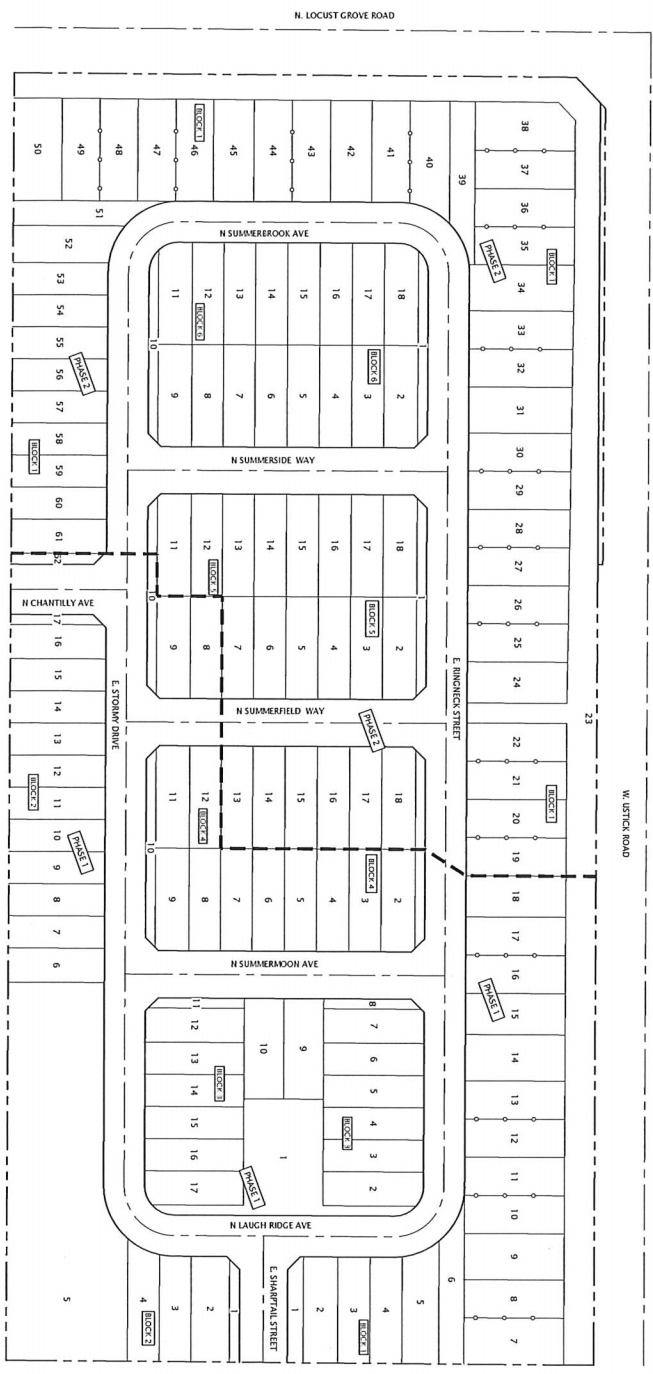
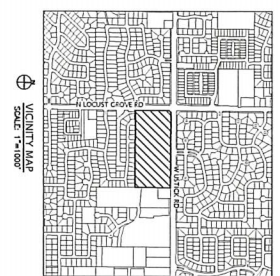
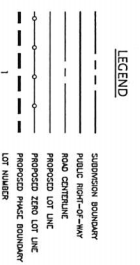
DEVELOPER
 JIM CONNER
 4824 W. FANVIEW AVE.
 BOISE, IDAHO 83705
 (208) 336-2100

CIVIL ENGINEER
 CONNOR CHAMBLISS, P.E.
 604 N. SUNDOWN STREET
 BOISE, IDAHO 83705
 (208) 344-2974

SURVEYOR
 DAVID FORSTER, PLS.
 2020 S. WASHINGTON AVE.
 BOISE, IDAHO 83705
 (208) 396-8100

SHEET INDEX

PP1.0	PRELIMINARY PLAT
PP1.1	PRELIMINARY PLAT
PP1.2	PRELIMINARY PLAT
PP1.3	PRELIMINARY PLAT
PP1.4	PRELIMINARY PLAT
PP1.5	PRELIMINARY PLAT
PP1.6	PRELIMINARY PLAT
PP1.7	PRELIMINARY PLAT
PP1.8	PRELIMINARY PLAT
PP1.9	PRELIMINARY PLAT
PP1.10	PRELIMINARY PLAT
PP1.11	PRELIMINARY PLAT
PP1.12	PRELIMINARY PLAT
PP1.13	PRELIMINARY PLAT
PP1.14	PRELIMINARY PLAT
PP1.15	PRELIMINARY PLAT
PP1.16	PRELIMINARY PLAT
PP1.17	PRELIMINARY PLAT
PP1.18	PRELIMINARY PLAT
PP1.19	PRELIMINARY PLAT
PP1.20	PRELIMINARY PLAT
PP1.21	PRELIMINARY PLAT
PP1.22	PRELIMINARY PLAT
PP1.23	PRELIMINARY PLAT
PP1.24	PRELIMINARY PLAT
PP1.25	PRELIMINARY PLAT
PP1.26	PRELIMINARY PLAT
PP1.27	PRELIMINARY PLAT
PP1.28	PRELIMINARY PLAT
PP1.29	PRELIMINARY PLAT
PP1.30	PRELIMINARY PLAT
PP1.31	PRELIMINARY PLAT
PP1.32	PRELIMINARY PLAT
PP1.33	PRELIMINARY PLAT
PP1.34	PRELIMINARY PLAT
PP1.35	PRELIMINARY PLAT
PP1.36	PRELIMINARY PLAT
PP1.37	PRELIMINARY PLAT
PP1.38	PRELIMINARY PLAT
PP1.39	PRELIMINARY PLAT
PP1.40	PRELIMINARY PLAT
PP1.41	PRELIMINARY PLAT
PP1.42	PRELIMINARY PLAT
PP1.43	PRELIMINARY PLAT
PP1.44	PRELIMINARY PLAT
PP1.45	PRELIMINARY PLAT
PP1.46	PRELIMINARY PLAT
PP1.47	PRELIMINARY PLAT
PP1.48	PRELIMINARY PLAT
PP1.49	PRELIMINARY PLAT
PP1.50	PRELIMINARY PLAT



LOT SUMMARY

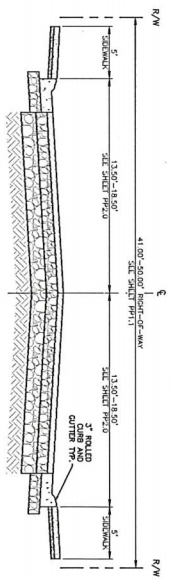
NUMBER	AREA (AC)
SINGLE FAMILY RESIDENTIAL	18.71
COMMON LOTS	3.00
PUBLIC RIGHT-OF-WAY	N/A
TOTAL	17.35

SITE DATA
 SITE AREA = 41.23 ACRES
 OFFERED LAND USE ZONE: R1-15
 PROPOSED LAND USE ZONE: R-15

REAR YARD SETBACKS
 FRONT SETBACK: 20 FEET
 SIDE SETBACK: 3 FEET/0 FEET
 REAR SETBACK: 12 FEET

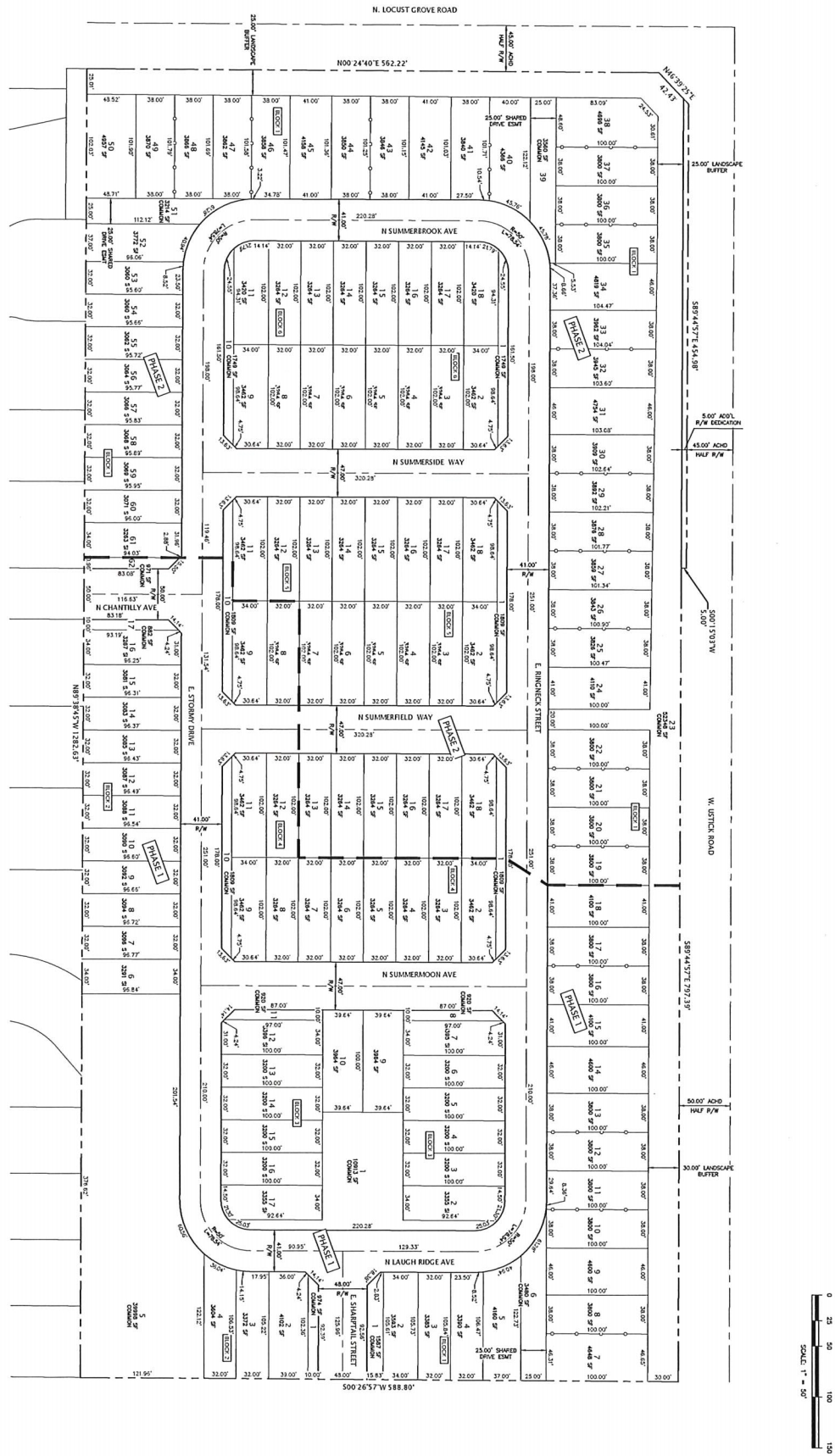
LANDSCAPE BUFFER
 (GAMES AND LOCAL ZONES)
 MINIMUM LOT SIZE: 2,000 SF
 MINIMUM LOT AREA: 3,575 SF
 RESIDENTIAL DENSITY: 7.61 DU/AC
 DEDICATED OPEN SPACE: 2.23 AC (12.8%)

NOTES
 1. LOTS 1, 6, 23, 28, 31 AND 42 BLOCK 1, LOTS 1, 5 AND 17 BLOCK 2, LOTS 1, 6 AND 17 BLOCK 3 AND LOTS 1, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50 BLOCK 3 AND LOTS 1, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50 BLOCK 4 ARE NOT BEING SUBDIVIDED BY THIS VERADO SUBDIVISION.



TYPICAL LOCAL STREET SECTION
 SCALE: NOT TO SCALE

	<p>804 W. BIRCHWOOD STREET BOISE, IDAHO 83708 PH: (208) 944-3274</p> <p>CIVIL SITE WORKS</p>	<p>DATE: _____</p> <p>DESCRIPTION: _____</p> <p>REV. NO.: _____</p>	<p>PREPARED FOR: DEE COLIC 4824 W. FANVIEW AVE BOISE, ID 83705</p>	<p>VERADO SUBDIVISION NO. 3 USTICK AND LOCUST GROVE, MERIDIAN, IDAHO PRELIMINARY PLAT</p>	<p>DRAWING NO.: 18113 DRAWING DATE: 04/25/2018 SCALE: 1\"/> </p>
		<p>FILE NAME: 18015-C-PPE PLAT.DWG</p>	<p>PP1.0</p>		



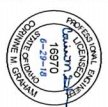
PP1.1

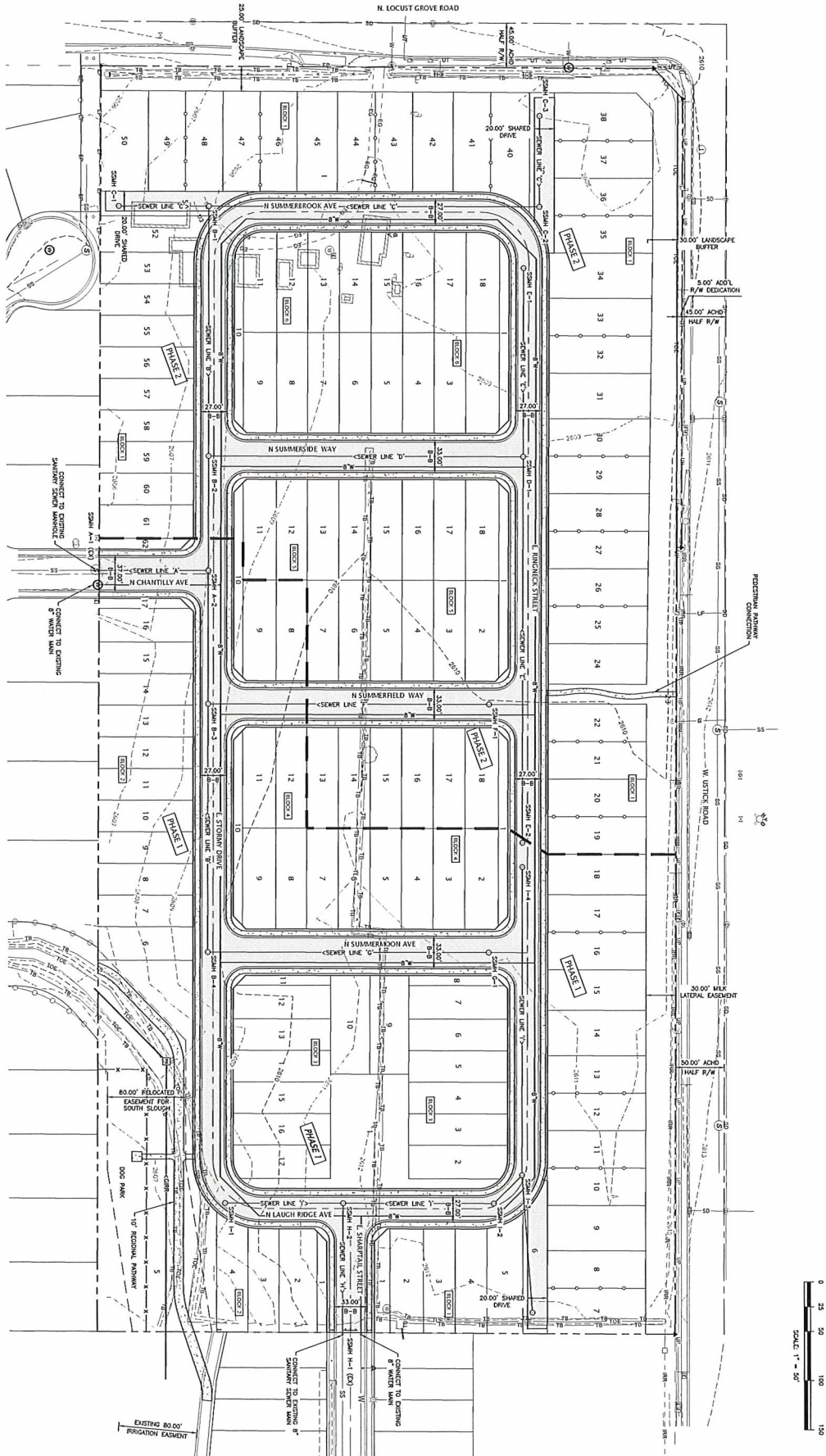
VERADO SUBDIVISION NO. 3
 USTICK AND LOCUST GROVE, MERIDIAN, IDAHO
 LOT DIMENSIONS

PREPARED FOR:
 DENCOL LLC
 4824 W FARVIEW AVE
 BOISE, ID 83705

REV. NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/15/18
2	REVISION	11/15/18
3	REVISION	11/15/18
4	REVISION	11/15/18
5	REVISION	11/15/18
6	REVISION	11/15/18
7	REVISION	11/15/18
8	REVISION	11/15/18
9	REVISION	11/15/18
10	REVISION	11/15/18
11	REVISION	11/15/18
12	REVISION	11/15/18
13	REVISION	11/15/18
14	REVISION	11/15/18
15	REVISION	11/15/18
16	REVISION	11/15/18
17	REVISION	11/15/18
18	REVISION	11/15/18
19	REVISION	11/15/18
20	REVISION	11/15/18
21	REVISION	11/15/18
22	REVISION	11/15/18
23	REVISION	11/15/18
24	REVISION	11/15/18
25	REVISION	11/15/18
26	REVISION	11/15/18
27	REVISION	11/15/18
28	REVISION	11/15/18
29	REVISION	11/15/18
30	REVISION	11/15/18
31	REVISION	11/15/18
32	REVISION	11/15/18
33	REVISION	11/15/18
34	REVISION	11/15/18
35	REVISION	11/15/18
36	REVISION	11/15/18
37	REVISION	11/15/18
38	REVISION	11/15/18
39	REVISION	11/15/18
40	REVISION	11/15/18
41	REVISION	11/15/18
42	REVISION	11/15/18
43	REVISION	11/15/18
44	REVISION	11/15/18
45	REVISION	11/15/18
46	REVISION	11/15/18
47	REVISION	11/15/18
48	REVISION	11/15/18
49	REVISION	11/15/18
50	REVISION	11/15/18
51	REVISION	11/15/18
52	REVISION	11/15/18
53	REVISION	11/15/18
54	REVISION	11/15/18
55	REVISION	11/15/18
56	REVISION	11/15/18
57	REVISION	11/15/18
58	REVISION	11/15/18
59	REVISION	11/15/18
60	REVISION	11/15/18
61	REVISION	11/15/18
62	REVISION	11/15/18
63	REVISION	11/15/18
64	REVISION	11/15/18
65	REVISION	11/15/18
66	REVISION	11/15/18
67	REVISION	11/15/18
68	REVISION	11/15/18
69	REVISION	11/15/18
70	REVISION	11/15/18
71	REVISION	11/15/18
72	REVISION	11/15/18
73	REVISION	11/15/18
74	REVISION	11/15/18
75	REVISION	11/15/18
76	REVISION	11/15/18
77	REVISION	11/15/18
78	REVISION	11/15/18
79	REVISION	11/15/18
80	REVISION	11/15/18
81	REVISION	11/15/18
82	REVISION	11/15/18
83	REVISION	11/15/18
84	REVISION	11/15/18
85	REVISION	11/15/18
86	REVISION	11/15/18
87	REVISION	11/15/18
88	REVISION	11/15/18
89	REVISION	11/15/18
90	REVISION	11/15/18
91	REVISION	11/15/18
92	REVISION	11/15/18
93	REVISION	11/15/18
94	REVISION	11/15/18
95	REVISION	11/15/18
96	REVISION	11/15/18
97	REVISION	11/15/18
98	REVISION	11/15/18
99	REVISION	11/15/18
100	REVISION	11/15/18

CIVIL SITE WORKS
 184 W. RICHMOND STREET
 BOISE, ID 83705
 PH: (208) 944-3834





PP2.0

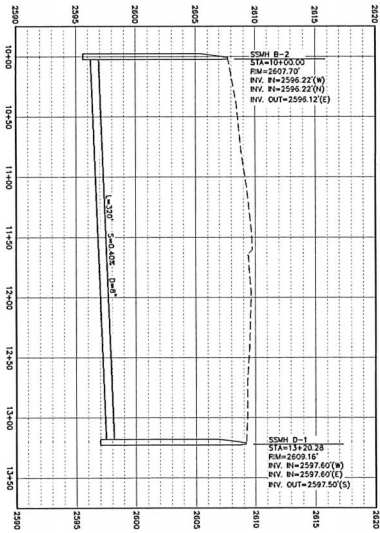
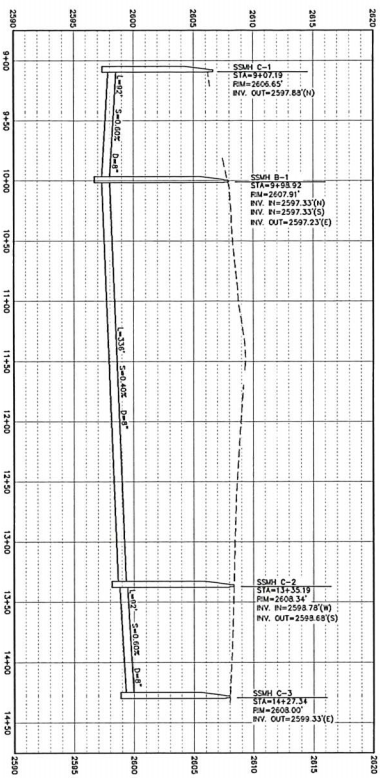
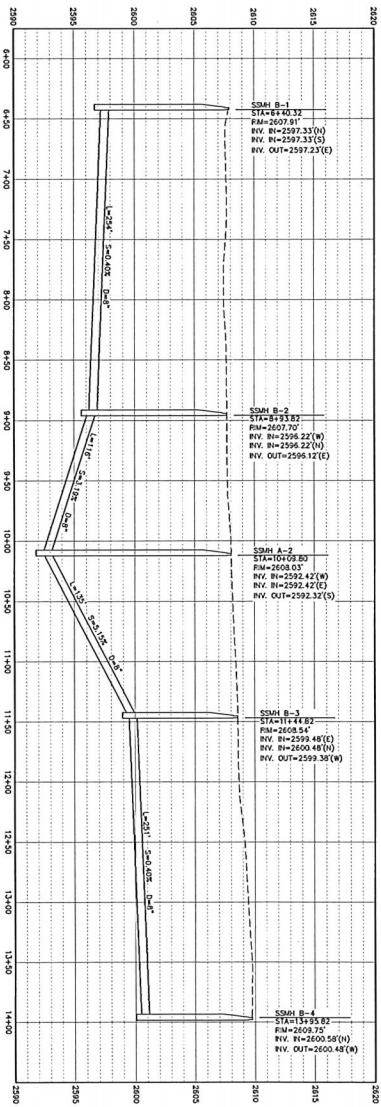
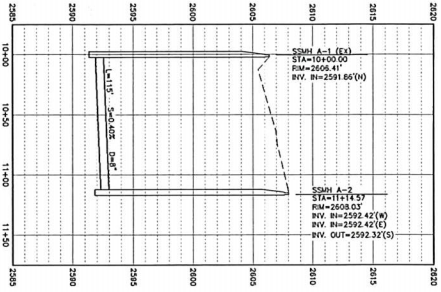
VERADO SUBDIVISION NO. 3
 USTICK AND LOCUST GROVE, MERIDIAN, IDAHO
 CONCEPTUAL ENGINEERING PLAN

PREPARED FOR:
 DEJCO LLC
 4824 W FAIRVIEW AVE
 BOISE, ID 83705

REV. NO.	DESCRIPTION	DATE
1	ISSUED	8/15/18
2	REVISION	8/15/18
3	REVISION	8/15/18
4	REVISION	8/15/18
5	REVISION	8/15/18

CIVIL SITE WORKS
 104 W. RICHMOND STREET
 BOISE, ID 83702
 PH: (208) 944-3834





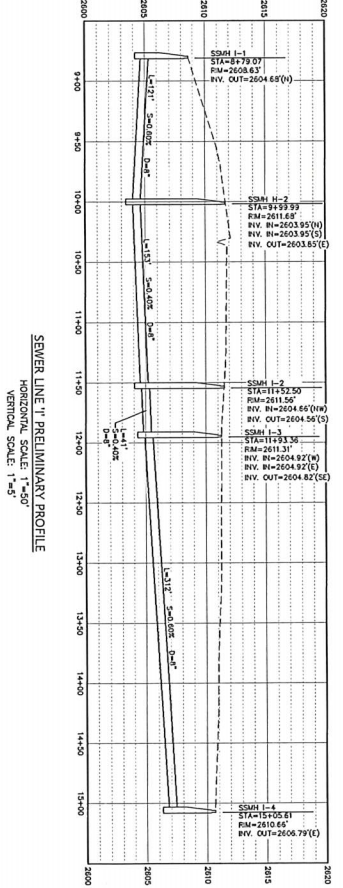
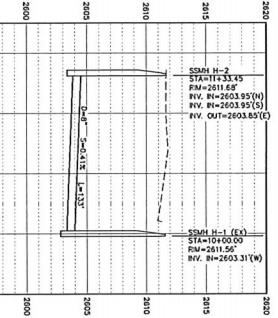
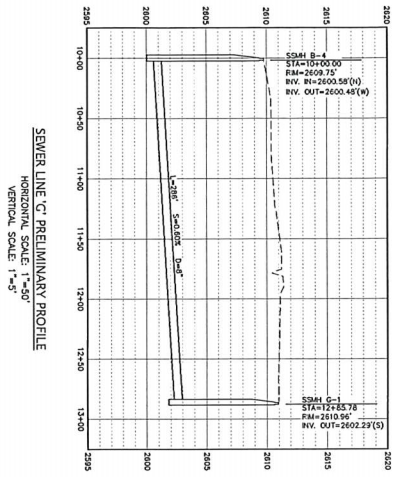
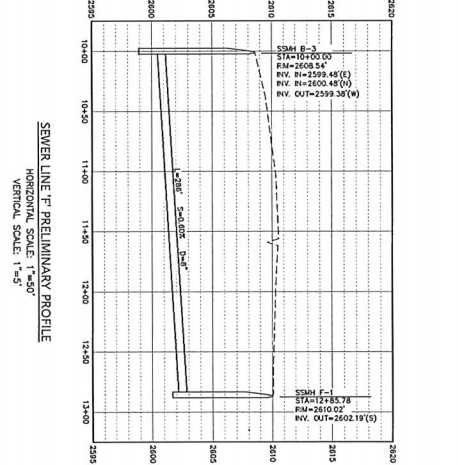
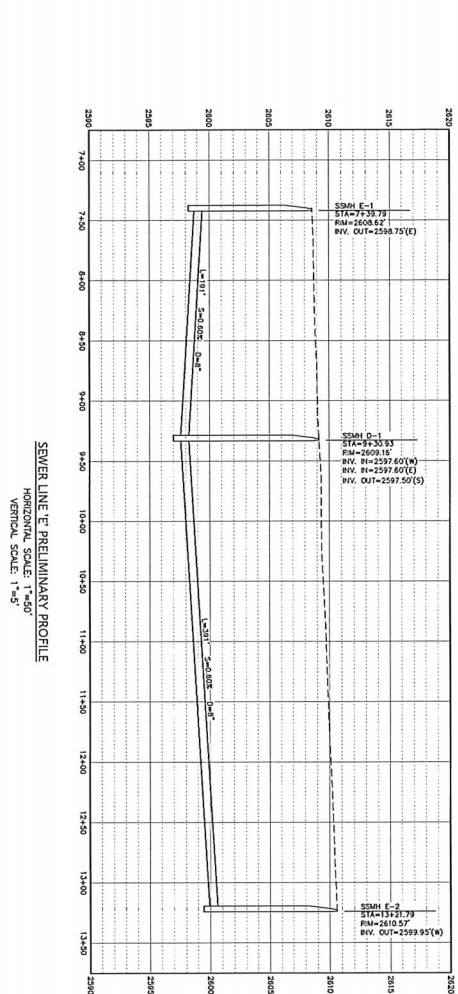
SEWER LINE 'C' PRELIMINARY PROFILE
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

SEWER LINE 'D' PRELIMINARY PROFILE
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

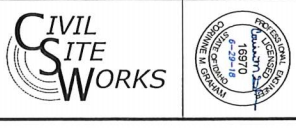
SEWER LINE 'A' PRELIMINARY PROFILE
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

SEWER LINE 'B' PRELIMINARY PROFILE
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

<p>PP2.1</p>	<p>VERADO SUBDIVISION NO. 3 USTICK AND LOCUST GROVE, MERIDIAN, IDAHO PRELIMINARY SEWER PROFILES</p>	<p>PREPARED FOR: DECO LLC 4824 W FAIRVIEW AVE BOISE, ID 83705</p>	<p>RECORDED: C. GILMAN DRAWN: C. GILMAN CHECKED: C. GILMAN APPROVED: C. GILMAN</p>	<p>REV. NO. DESCRIPTION DATE</p>	<p>FILE NAME: 1015-C-SITE PLAN PP.DWG</p>	<p>1811 DRAWING NO. 04/27/2018</p>		
---------------------	--------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------	--------------------------------------------	-------------------------------------------	----------------------------------------	--	--



CSM PROJECT NO. 18015 DRAWING DATE: 06/27/2018	VERADO SUBDIVISION NO. 3 USTICK AND LOCUST GROVE, MERIDIAN, IDAHO PRELIMINARY SEWER PROFILES	PREPARED FOR: DRACO LLC 4824 W FAIRVIEW AVE BOISE, ID 83705	REV. NO. _____ DATE _____ DESIGNED: C. CHAMBERLAIN CHECKED: C. CHAMBERLAIN APPROVED: C. CHAMBERLAIN
PP2.2		FILE NAME: 18015-C-SITE PLAN PP.DWG	





PLANT PALETTE

REFERENCE SHEET L2

SYM	COMMON NAME
(Symbol)	EMERSONIAN TREES
(Symbol)	HOOP PINE
(Symbol)	COLE PALM
(Symbol)	SPRING BLOSSOM
(Symbol)	STREET TREES (CLASS II)
(Symbol)	QUANTUM TREES
(Symbol)	SEASIDE PALM
(Symbol)	ORNS (CLASS II)
(Symbol)	ADAMS PINE
(Symbol)	CLIPPER TREE

SYM	COMMON NAME
(Symbol)	SHRUBS
(Symbol)	EMERSONIAN TREES
(Symbol)	HOOP PINE
(Symbol)	COLE PALM
(Symbol)	SPRING BLOSSOM
(Symbol)	STREET TREES (CLASS II)
(Symbol)	QUANTUM TREES
(Symbol)	SEASIDE PALM
(Symbol)	ORNS (CLASS II)
(Symbol)	ADAMS PINE
(Symbol)	CLIPPER TREE

SYM	COMMON NAME
(Symbol)	LANE
(Symbol)	6\"/>

NOTE
 1. REFER TO SHEET L3 FOR PLANT PALETTE, LANDSCAPE NOTES, DETAILS, AND CALCULATIONS.



DEVELOPER:
 JENSEN BELT ASSOCIATES
 4824 W. FARMVIEW AVE
 BOISE, IDAHO 83725
 (208) 335-5555

Job Number	1855
Drawn	Checked
KCS	KCS
Scale	AS SHOWN
Sheet Title	LANDSCAPE PLAN
Sheet Number	L1
of 2 Sheets	

VERADO WEST SUBDIVISION

MERIDIAN, IDAHO

PRELIMINARY PLAT LANDSCAPE PLAN

JENSEN BELT ASSOCIATES
 The Premier Landscape Architecture
 1509 7th St. S., Ste. 100
 Boise, Idaho 83725
 Tel: (208) 335-5555
 Fax: (208) 335-5575
 Email: jensenbelt.com

	Date 7-16-20
Description 7-16-20	Date 7-16-20

