



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 Meridian City Hall

To: Attention C.Jay Coles, City Clerk

By: May 11, 2018

Transmittal Date: 4-12-2018

File No: H-2018-0036 CUP

Hearing Date: May 17, 2018

REQUEST: A Conditional Use Permit for a Multi-Family Development Consisting of 166 Age Restricted (55+) Dwelling Units on 2.44 Acres of Land in the C-G District for Village at Meridian Apartments

By: Brighton Village, LLC

Location of Property or Project: SW Corner of N Records Way and E River Valley St

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
	Historical Preservation Commission
	South of RR/SW Meridian
	NW Pipeline
	Boise-Kuna Irrigation District

Hearing Date: May 17, 2018

File No.: H-2018-0036

Project Name: Village at Meridian Apartments

Request: Request for conditional use permit for a multi-family development consisting of 166 age restricted (55+) dwelling units on 2.44 acres of land in the C-G district, by Brighton Village, LLC.

Location: The site is located at the southwest corner of N. Records Way and E. River Valley St., in the SW $\frac{1}{4}$ of Section 4, Township 3N., Range 1E.



Planning Division
DEVELOPMENT REVIEW APPLICATION

STAFF USE ONLY:
Project name: Village at Meridian Apartments
File number(s): H-2018-0036
Assigned Planner: Sonya Allen
Related files:

Type of Review Requested (check all that apply)

- Accessory Use
Administrative Design Review
Alternative Compliance
Annexation and Zoning
Certificate of Zoning Compliance
City Council Review
Comprehensive Plan Map Amendment
Comprehensive Plan Text Amendment
Conditional Use Permit
Conditional Use Modification
Development Agreement Modification
Final Plat
Final Plat Modification
Planned Unit Development
Preliminary Plat
Private Street
Property Boundary Adjustment
Rezone
Short Plat
Time Extension: Director/ Commission/Council (circle one)
UDC Text Amendment
Vacation: Director/ Council (circle one)
Variance
Other

Applicant Information

Applicant name: Brighton Village, LLC Phone: 208-378-4000
Applicant address: 12601 W. Explorer Dr. #200 Email:
City: Boise State: ID Zip: 83713

Applicant's interest in property: [X] Own [] Rent [] Optioned [] Other
Owner name: Phone:
Owner address: Email:
City: State: Zip:

Agent/Contact name (e.g., architect, engineer, developer, representative): Michael D. Wardle
Firm name: Brighton Corporation Phone: 208-287-0512
Agent address: 12601 W. Explorer Dr. #200 Email: mwardle@brightoncorp.com
City: Boise State: ID Zip: 83713

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

Subject Property Information

Location/street address: SW corner of N Records Way and E River Township, range, section: 3N 1E 4
Assessor's parcel number(s): R1343720350 Total acreage: 2.44 Zoning district: C-G

Project/subdivision name: Apartments at The Village

General description of proposed project/request: 166 unit, age qualified apartment project. Consisting of 5 levels.

The first level is covered parking. The clubhouse will be located on the 2nd level.

Proposed zoning district(s): No change to existing C-G zoning

Acres of each zone proposed: _____

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? Association or Assigns

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

Primary irrigation source: Connecting to Existing 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: 166 Number of building lots: 1

Number of common lots: 1 Number of other lots: NA

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

1 bedroom: 96 2-3 bedrooms: 70 4 or more bedrooms: -

Minimum square footage of structure (excl. garage): - Maximum building height: 65'

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

Gross density (Per UDC 11-1A-1): 68.03 Net density (Per UDC 11-1A-1): NA

Acreage of qualified open space: .67 Percentage of qualified open space: 27%

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

Amenities provided with this development (if applicable): Clubhouse w/ lounge, Fitness Studio, Yoga, Media Room

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: Kameron Nauahi

Applicant signature:  Date: 4/2/2018



April 2, 2018

C. Caleb Hood, Planning Division Manager
Community Development Services
Meridian City Hall
Meridian, ID 83642

RE: Apartments at The Village – Conditional Use Permit and Alternative Compliance

Dear Mr. Hood:

Brighton Village LLC, is pleased to Conditional Use Permit and Alternative Compliance applications for ***Apartments at The Village***—a 166-unit multi-family apartment project, located at the southwest corner of E. River Valley St. and N. Records Way, as depicted below.



CONDITIONAL USE PERMIT

The existing zoning C-G requires a CUP application for Multifamily (UDC 11-2B-2F). The 166-unit multifamily project is age qualified for residents 55+, and is integrated into the overall Village masterplan which intended to be a mix of retail, work, recreation and residential. This project now introduces the residential uses within the Village.

The project will be constructed as a 5-story building with floor 1 as covered parking, and floors 2 through 5 as residential units. Due to site restrictions, a clubhouse will be located on the second level. Amenities proposed within the clubhouse are media room, business center, kitchen, game lounge, yoga studio, fitness studio, and private dining area. The clubhouse is approximately 9,900 square feet.

The project complies with setback standards for C-G zoning listed in 11-2B-3. A 'zero' lot line set back is proposed for front, rear, and interior side setbacks. Additionally, a 20' landscape buffer is proposed along N. Records Way and E. River Valley St. With ACHD's approval, the project proposes (9) nine parallel parking stalls on No. Records, which will create an urban parkway similar to that found in other Village locations.

ALTERNATIVE COMPLIANCE

In accordance with 11-3C-7E, we are requesting alternative compliance to the Parking Standards.

- The Apartments at the Village are age qualified for residents 55+ in age. The industry parking standards for age-qualified rental units are (1) parking stall per residential unit, regardless of room count. The Apartments at the Village are providing 209 covered parking spaces for 166 residential units, which equates to a parking ratio of 1.3 parking spaces per residential unit. All parking stalls are covered and directly integrated into the building where residents and guests can access their units by internal stairways and elevators.
- Although not included within the aforementioned parking calculations, the project is providing nine (9) parallel parking spaces on N. Records Way. These spaces will facilitate parking for deliveries and short-term guests. In addition, the project provides for parallel loading areas in the commercial alley on the west side of the building, which can be used for deliveries, maintenance, and service employees.
- The Project is directly adjacent to N. Records Way, which is a designated future transit corridor, and conveniently within ¼ mile of Eagle Road, ½ mile north of Fairview, and ½ mile south of Ustick Road, which are all transit corridors.
- Finally, the project is integrated into the overall Village masterplan which intended to be a mix of retail, work, recreation and residential. This project now introduces the residential uses within the Village, which offers residents retail, employment, support services and recreation without the use of a vehicle for most day-to-day activities. While the project does not have a shared parking agreement with other Village uses, the integrated residential within the Village's context will reduce the overall need for daily vehicle trips.

IN CONCLUSION

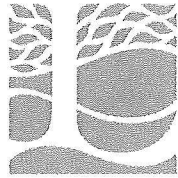
We look forward to presenting this project to the Planning and Zoning Commission—and for the opportunity to build it. Please let me know if you have questions or require additional information.

Brighton Village LLC



Kameron Nauahi

Assistant Project Manager



THE LAND GROUP, INC.

March 30, 2018
Project No. 117135

**BRIGHTON - VILLAGE
PARCEL "A" DESCRIPTION**

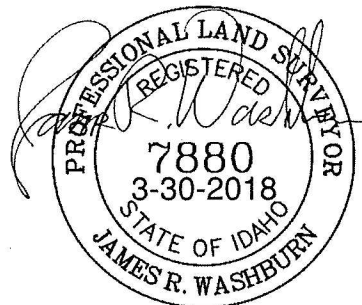
A parcel of land being Parcel A as shown on Record-of-Survey Number 11184 of Ada County Records, being a portion of Lot 3, Block 1, of Centercal Subdivision, as same is shown on the official plat thereof, recorded in Book 104 of Plats at Page 14164 of Ada County Records, located in the Southwest One Quarter of Section 4, Township 3 North, Range 1 East, Boise Meridian, Meridian, Ada County, Idaho, being more particularly described as follows:

BEGINNING at the Northwest corner of Lot 3, Block 1 of said Subdivision, said point being common with the southerly right of way line of East River Valley Street;
Thence North $89^{\circ} 51' 01''$ East, 216.58 feet on the northerly lot line of said Lot 3;
Thence South $38^{\circ} 38' 14''$ East, 61.06 feet on said northerly lot line to point of curve;
Thence 150.99 feet on the arc of a curve to the right, having a radius of 4965.00 feet, a central angle of $01^{\circ} 44' 33''$, and whose long chord bears South $01^{\circ} 09' 45''$ West, 150.99 feet on the easterly lot line of said Lot 3;
Thence South $02^{\circ} 02' 02''$ West, 234.43 feet on the easterly lot line of said Lot 3;
Thence leaving said easterly lot line, North $87^{\circ} 56' 06''$ West, 243.48 feet to a point on the westerly lot line of said Lot 3;
Thence North $00^{\circ} 00' 00''$ East, 423.60 feet on said westerly lot line to the point of beginning.

The above described parcel contains 2.44 acres more or less.

PREPARED BY:
THE LAND GROUP, INC.

James R. Washburn



Special Warranty Deed

WHEN RECORDED MAIL
TO:

Brighton Investments LLC
12601 W. Explorer Drive, Suite 200
Boise, ID 83713
Attention: Amanda McCurry

ADA COUNTY RECORDER Christopher D. Rich	2018-007732
BOISE IDAHO Pgs=3 VICTORIA BAILEY	01/26/2018 11:11 AM
FIDELITY NATIONAL TITLE - BOISE	\$15.00

Special Warranty Deed

ADA County

3) 34601705827

Affecting Tax ID. No. _____

MERIDIAN CENTERCAL, L.L.C., a Delaware limited liability company, Grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under Grantor, and against acts of Grantor, but not otherwise to Brighton Village LLC, an Idaho limited liability company, Grantee, for the sum of TEN Dollars (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Ada County, State of Idaho, to-wit:

SEE EXHIBIT A ATTACHED HERETO

SUBJECT TO:

- a. all easements, covenants, restrictions, conditions, reservations, agreements, rights-of-way and liens of record so long as they lawfully affect the property; and
- b. the property conveyed hereby shall not be used for the operation of any retail use.

AND GRANTOR hereby:

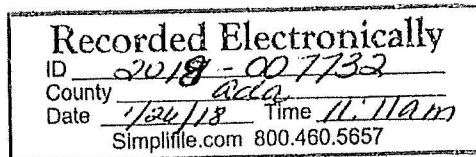
- i. Reserves and excepts therefrom, however, 100% percent of the water and riparian rights in the property for the Grantor and Grantor's heirs, executors, and assigns; and
- ii. binds itself and its successors to warrant and defend the title against all of the acts of Grantor and no other, subject to the matters set forth above.

[Signature Page Follows]

Special Warranty Deed

WHEN RECORDED MAIL
TO:

Brighton Investments LLC
12601 W. Explorer Drive, Suite 200
Boise, ID 83713
Attention: Amanda McCurry



Special Warranty Deed

ADA County

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SEE EXHIBIT A ATTACHED HERETO

SUBJECT TO:

- a. all easements, covenants, restrictions, conditions, reservations, agreements, rights-of-way and liens of record so long as they lawfully affect the property; and
- b. the property conveyed hereby shall not be used for the operation of any retail use.

AND GRANTOR hereby:

- i. Reserves and excepts therefrom, however, 100% percent of the water and riparian rights in the property for the Grantor and Grantor's heirs, executors, and assigns; and
- ii. binds itself and its successors to warrant and defend the title against all of the acts of Grantor and no other, subject to the matters set forth above.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed
this 25 day of January, 2018.

MERIDIAN CENTERCAL, L.L.C.,
a Delaware limited liability company

By: CenterCal, LLC, a Delaware limited liability company,
its sole member

By: CenterCal Associates, LLC,
a Delaware limited liability company

By: [Signature]
Name: Jean Paul Wardy
Title: President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

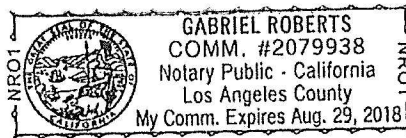
COUNTY OF Los Angeles

On January 24, 2018, before me, Gabriel Roberts, a notary public, personally appeared Jean Paul Wardy, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]

Notary Public



[Notarial Seal]

My commission expires: _____.

EXHIBIT A
LEGAL DESCRIPTION

A parcel of land being a portion of Lot 3, Block 1, of Centercal Subdivision, as same is shown on the official plat thereof, recorded in Book 104 of Plats at Page 14164, Ada County Records, being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 3, point being common with the southerly right of way line of East River Valley Street;

Thence North 89° 51' 01" East, 216.58 feet on said southerly right of way line;

Thence South 38° 38' 14" East, 61.06 feet to a point on the westerly right of way line of North Records Way, and a point a point of curvature;

Thence 150.99 on the arc of a curve to the right, having a radius of 4965.00 feet, a central angle of 01° 44' 33", and whose long chord bears South 01° 09' 45" West, 150.99 feet, on said westerly right of way line;

Thence South 02° 02' 02" West, 234.43 feet;

Thence leaving said westerly right of way line, North 87° 56' 06" West, 243.48 feet, to a point on the westerly property line of aforementioned Lot 3;

Thence on said westerly property line, North 00° 00' 00" East, 423.60 feet to the POINT OF BEGINNING.

The above described parcel contains 2.44 acres, more or less and is subject to all existing easements and right-of ways.

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
COUNTY OF ADA)

I, Brighton Village, LLC, 12601 W. Explorer Drive, Ste. 200
Boise (name) Idaho (address)
(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:

Michael D. Wardle, 12601 W. Explorer Drive, Ste. 200
(name) (address)

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 12 day of April, 2018

By: [Signature] (Signature)

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



Ashleigh Price (Notary Public for Idaho)
Residing at: Salt Lake County, UT
My Commission Expires: 04/25/2021

Kameron Nauahi

From: Mindy Wallace <Mwallace@achdidaho.org>
Sent: Monday, April 02, 2018 7:16 AM
To: Kameron Nauahi
Cc: Mike Wardle
Subject: Re: Apartments at The Village - Traffic Impact Study

Kameron,

A traffic impact study is not required for this application.

Please let me know if you have any questions.

Mindy

Mindy Wallace, AICP
Planner III

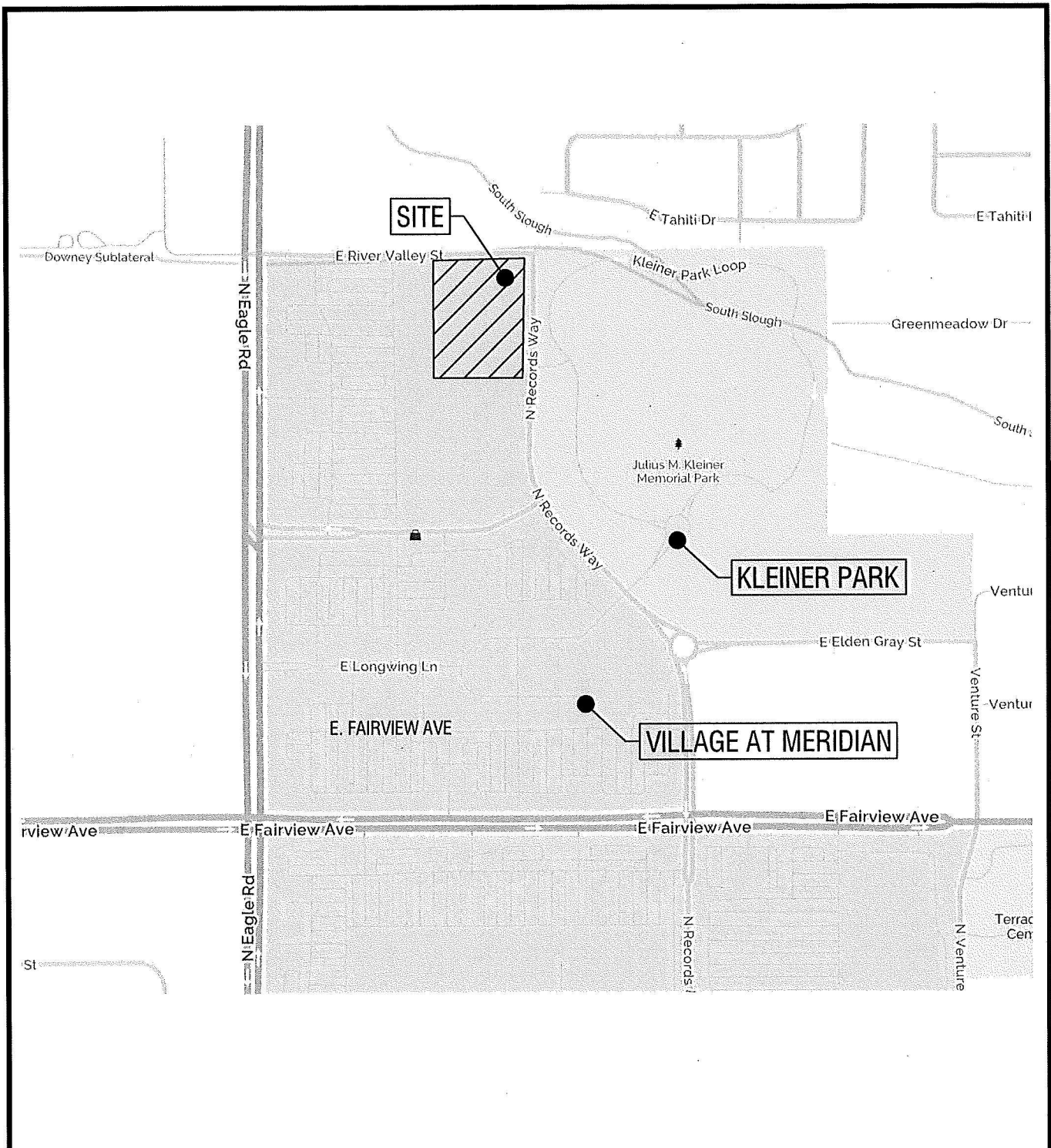
From: Kameron Nauahi <knauahi@brightoncorp.com>
Sent: Thursday, March 29, 2018 4:58 PM
To: Mindy Wallace
Cc: Mike Wardle
Subject: Apartments at The Village - Traffic Impact Study

Mindy,

We are submitting shortly a Conditional Use Permit application for a 166 unit apartment complex in the Centercal Subdivision at the southwest corner of E. River Valley and N. Records Way, near The Village commercial complex, as depicted on the attached. Is a Traffic Impact Study required for the proposed use?

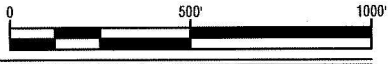
Kameron Nauahi | Assistant Project Manager
BRIGHTON CORPORATION
12601 W. Explorer, Suite 200 | Boise, ID 83713
Direct 208.287.0504 | Cell 208.830.3629

!SIG:5ac22d1c192459968917589!



Vicinity Map

HORIZONTAL SCALE: 1" = 500'



File Location: g:\2017\117158\ad\c100 site plan.dwg
 Last Plotted By: christopher hawkins
 Date Plotted: Friday, March 30 2018 at 01:19 PM



THE LAND GROUP
 INCORPORATED
 462 East Shore Drive, Suite 100
 Eagle, Idaho 83616
 Phone 208.939.4041 • Fax 208.939.4445

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 Unauthorized disclosure or construction use are prohibited by copyright law.

Sheet Title:

Village at Meridian
Apartments
Brighton Corporation

Meridian

Idaho

Project No.:	117158
Date of Issuance:	03.30.18
Designed by:	
Checked by:	
Sheet No.:	

V1.00

CITY OF MERIDIAN

PRE-APPLICATION MEETING NOTES

Project/Subdivision Name: Village Multi-Family Residential Date: 12/21/17
 Applicant(s)/Contact(s): Jon Wardle, Mike Wardle, David Turnbull, Daniel Turnbull, John Gabrielsen
 City Staff: Sonya, Bill, Joe, Brian, Stephanie, Brock, Tom
 Location: SWC of Records & River Valley Size of Property: 2.44
 Comprehensive Plan FLUM Designation: MU-R
 Existing Use: Vacant/undeveloped Existing Zoning: C-G
 Proposed Use: MFR (age restricted - 55+) 160 units (5-story with parking on 1st level) Proposed Zoning: NA
 Surrounding Uses: Commercial, MFR, park
 Street Buffer(s) and/or Land Use Buffer(s): 20' buffer along Records & River Valley, collector streets (eligible for alternative compliance)
 Open Space/Amenities/Pathways: Open Space & amenities required per UDC 11-4-3-27; no pathway required; 5' detached sidewalk required along Records (collector street)
 Access/Stub Streets: Access via Records (Records is a future transit corridor)
 Waterways/ Floodplain/Topography/Hazards: NA
 History: AZ-07-012 (DA #109009630); MDA-11-002 (DA #111052692); A-2017-0236 PBA
 Additional Meeting Notes: Need to obtain final approval of property boundary adjustment (A-2017-0236)

- A conditional use permit is required for a multi-family development in the C-G zoning district; comply with the dimensional standards listed in UDC Table 11-2B-3 and the specific use standards listed in UDC 11-4-3-27.
- Comply with the terms of the existing development agreement & amended agreement (or apply for an amendment)
- Design is required to comply with the Architectural Standards Manual
- Comply with 2015 International Fire Code

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 | <input type="checkbox"/> Development Agreement Modification | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Time Extension – Council |
| <input type="checkbox"/> City Council Review | <input type="checkbox"/> Final Plat Modification | <input type="checkbox"/> UDC Text Amendment |
| <input type="checkbox"/> Comprehensive Plan Amendment – Map | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Vacation |
| <input type="checkbox"/> Comprehensive Plan Amendment – Text | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Variance |
| X 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.

Neighborhood Meeting Notice

February 15, 2018

Subject: Active Adult Apartment Community – The Village At Meridian

A Conditional Use Permit application will soon be submitted to the City of Meridian for a 166-unit active adult apartment community (*rendering below*) within the commercially-zoned “*project site*” depicted on the back of this sheet.



A meeting has been scheduled to provide the opportunity for you to review the development proposal with project representatives in greater detail.

Date ***Thursday, February 22, 2018***

Time ***5:00 PM***

Location ***Meridian Senior “Center At the Park” (Kleiner Memorial Park)***

If you have questions prior to the meeting, contact John Gabrielsen at 208-287-0525


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.

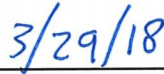
The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign(s) were posted. Unless such Certificate is received by the required date, 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: **3/29/18**

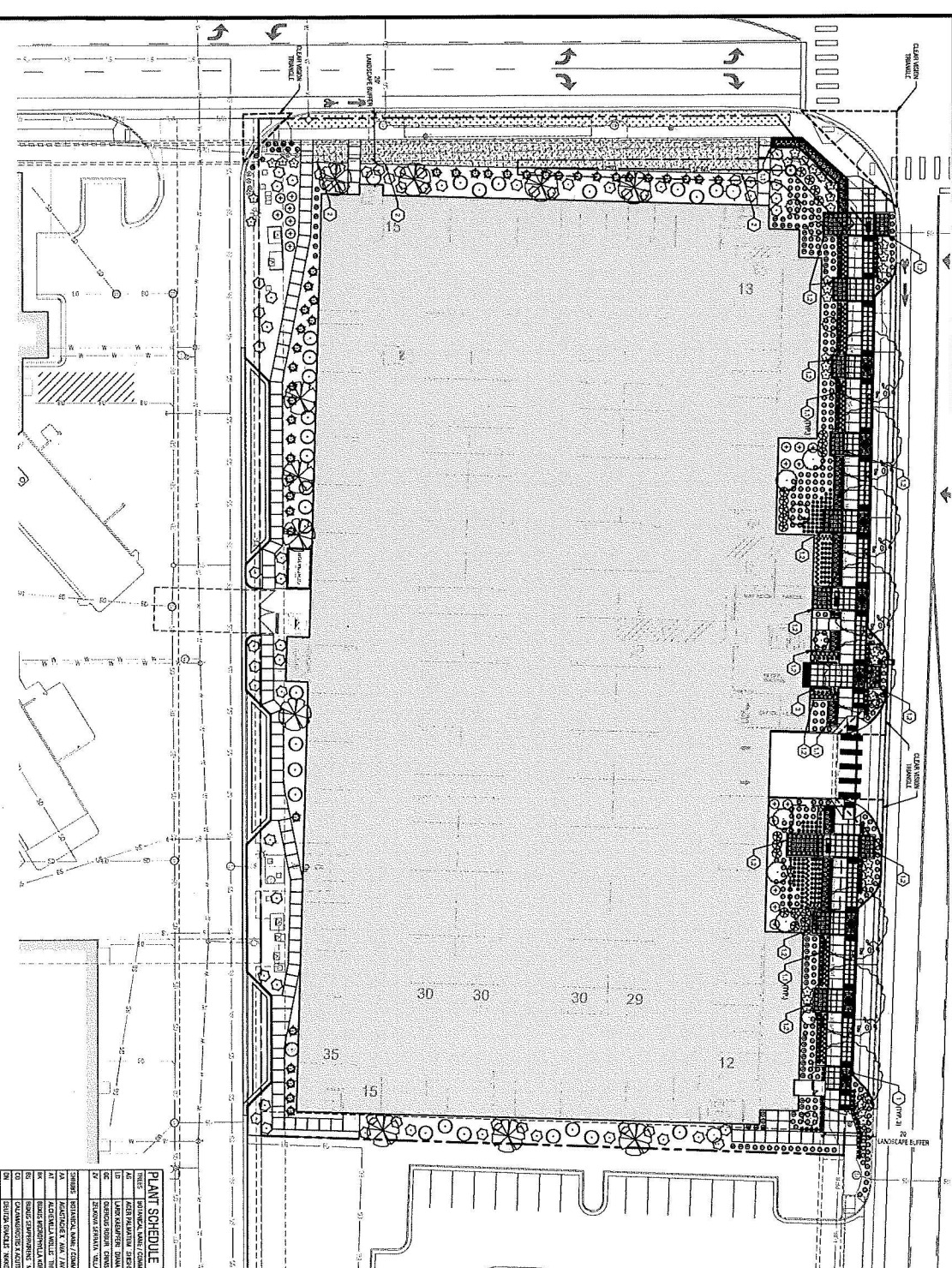
The parcel information below has been researched and verified as correct by the City of Meridian Community Development Department.

Project Name: **Apartments at The Village**

T/R/S: **3N 1E 4**

Parcel Numbers: **R1343720350 (2.442 Acres)**

Property Owner: **Brighton Village LLC
12601 W Explorer Dr #200
Boise, ID 83713**



GC&C Landscape Plan
 INDUSTRIAL SCALE 1" = 20'

PLANT SCHEDULE

SYMBOL	PLANT NAME / COMMON NAME	CONTAINER SIZE	QTY
1	ACACIA, SPREADER	1.5 GAL	15
2	ACACIA, SPREADER	1.5 GAL	15
3	ACACIA, SPREADER	1.5 GAL	15
4	ACACIA, SPREADER	1.5 GAL	15
5	ACACIA, SPREADER	1.5 GAL	15
6	ACACIA, SPREADER	1.5 GAL	15
7	ACACIA, SPREADER	1.5 GAL	15
8	ACACIA, SPREADER	1.5 GAL	15
9	ACACIA, SPREADER	1.5 GAL	15
10	ACACIA, SPREADER	1.5 GAL	15
11	ACACIA, SPREADER	1.5 GAL	15
12	ACACIA, SPREADER	1.5 GAL	15
13	ACACIA, SPREADER	1.5 GAL	15
14	ACACIA, SPREADER	1.5 GAL	15
15	ACACIA, SPREADER	1.5 GAL	15
16	ACACIA, SPREADER	1.5 GAL	15
17	ACACIA, SPREADER	1.5 GAL	15
18	ACACIA, SPREADER	1.5 GAL	15
19	ACACIA, SPREADER	1.5 GAL	15
20	ACACIA, SPREADER	1.5 GAL	15
21	ACACIA, SPREADER	1.5 GAL	15
22	ACACIA, SPREADER	1.5 GAL	15
23	ACACIA, SPREADER	1.5 GAL	15
24	ACACIA, SPREADER	1.5 GAL	15
25	ACACIA, SPREADER	1.5 GAL	15
26	ACACIA, SPREADER	1.5 GAL	15
27	ACACIA, SPREADER	1.5 GAL	15
28	ACACIA, SPREADER	1.5 GAL	15
29	ACACIA, SPREADER	1.5 GAL	15
30	ACACIA, SPREADER	1.5 GAL	15
31	ACACIA, SPREADER	1.5 GAL	15
32	ACACIA, SPREADER	1.5 GAL	15
33	ACACIA, SPREADER	1.5 GAL	15
34	ACACIA, SPREADER	1.5 GAL	15
35	ACACIA, SPREADER	1.5 GAL	15

Project Calculations

4. SHEET THREE, NEW PROJECT 11 THIRDS, PREPARED BY THESE ARCHITECTS, INC. FOR THE ARCHITECT'S USE ONLY. THIS IS A PRELIMINARY PLAN AND SUBJECT TO CHANGE WITHOUT NOTICE.

4A. E. MERIDIAN AVENUE STREET, PROJECT 11 THIRDS, PREPARED BY THESE ARCHITECTS, INC. FOR THE ARCHITECT'S USE ONLY. THIS IS A PRELIMINARY PLAN AND SUBJECT TO CHANGE WITHOUT NOTICE.

- Legend:**
- 1. LANDSCAPE CURB
 - 2. F. RIGHT
 - 3. F. CENTER
 - 4. CHARGE LANDSCAPE SYMBOL
 - 5. DRIVE WAY PAVEMENT
- Keynotes:**
- 1. LANDSCAPE CURB
 - 2. F. RIGHT
 - 3. F. CENTER
 - 4. CHARGE LANDSCAPE SYMBOL
 - 5. DRIVE WAY PAVEMENT
 - 6. LANDSCAPE PLANTING
 - 7. LANDSCAPE BUFFER
 - 8. LANDSCAPE PLANTING
 - 9. LANDSCAPE PLANTING
 - 10. LANDSCAPE PLANTING
 - 11. LANDSCAPE PLANTING

- Landscape Plan Notes:**
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO INSTALLATION OF ANY EXCAVATION OR FOUNDATION FURNISHING, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR FOUNDATION FURNISHING.
 - ALL LANDSCAPE PLANTING SHALL BE INSTALLED AND MAINTAINED ACCORDING TO THE SPECIFICATIONS AND SCHEDULE.
 - ALL LANDSCAPE PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULE.
 - ALL LANDSCAPE PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULE.
 - CONTRACTOR SHALL CONSULT WITH THE ARCHITECT FOR THE LOCATION OF THE LANDSCAPE PLANTING.
 - ALL LANDSCAPE PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULE.
 - ALL LANDSCAPE PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULE.
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THE LAND GROUP
 1000 PINE STREET, SUITE 100
 BOSTON, MASSACHUSETTS 02114
 TEL: 617.552.1234
 FAX: 617.552.1235
 WWW.LANDGROUP.COM

Conditional Use Permit Landscape Plan

Project Name: Village at Meridian Apartments
 Brighton Corporation

Meridian

Scale: 1" = 20'

Sheet No: 11

Date: 10/17/2013

Project Name: Village at Meridian Apartments Brighton Corporation

Meridian

Idaho

