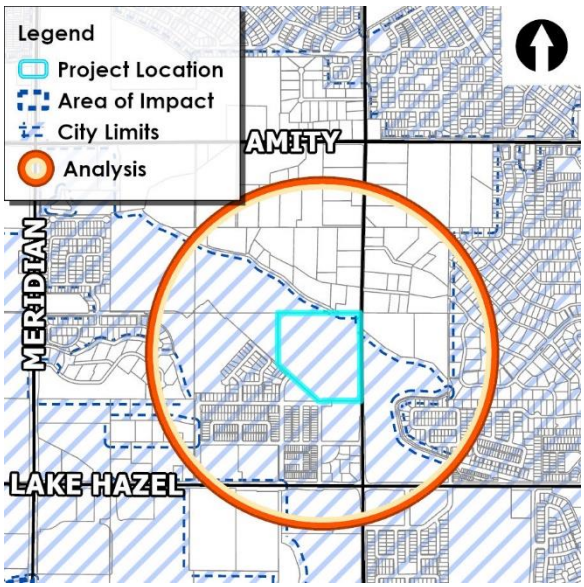
STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT

HEARING DATE:	02/10/2026
TO:	Mayor & City Council
FROM:	Nick Napoli, Associate Planner nnapoli@meridiancity.org
SUBJECT:	Apex Northwest No. 7 FP-2025-0034
LOCATION:	Near the northwest corner of S. Locust Grove Rd. & E. Lake Hazel Rd., in the E ½ of the SE ¼ of Section 31, Township 3N., Range 1E.



I. PROJECT DESCRIPTION

Final Plat consisting of sixty-four (64) single family building lots and eleven (11) common lots on 20.667 acres of land in the R-8 zoning district for the Apex Northwest Subdivision No. 7. Alternative Compliance to the pathway landscaping requirements in UDC 11-3B-12 for landscaping in the Williams Pipeline easement.

II. APPLICANT INFORMATION

A. Applicant:

Amanda McNutt, Brighton Corporation – 2929 W. Navigator Drive, Suite 400, Meridian ID 83642

B. Owner:

Brighton Development Inc.– 2929 W. Navigator Drive, Suite 400, Meridian ID 83642

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat Apex Farr (H-2024-0014) in accord with the requirements listed in UDC 11-6B-3C.2. This plat incorporates sixty-four (64) lots of the three hundred and eighty-one (381) that were approved as a part of Apex Farr Subdivision. The phasing plan is consistent with the approved preliminary plat and recorded development agreement; however, the central portion of this phase has been reoriented with

a slightly different lot and open space configuration that remains consistent with the approved preliminary plat but results in seven (7) fewer residential lots.,

In order for the proposed final plat to be deemed in substantial compliance with the approved preliminary plat as set forth in UDC 11-6B-3C.2, the number of buildable lots cannot increase, and the amount of common area cannot decrease. Since the number of buildable lots decreased and the amount of common open space has increased slightly, Staff deems the proposed final plat to be in substantial compliance with the approved preliminary plat as required.

ALTERNATIVE COMPLIANCE
The Applicant requests Alternative Compliance to the following standards:

UDC 11-3B-12-2: "The landscape strips shall be planted with a mix of trees, shrubs, lawn, and/or other vegetative ground cover. There shall be a minimum of one (1) tree per one hundred (100) linear feet of pathway. If this calculation results in a fraction of five (5) or greater, round up to an additional tree; if the calculation results in a fraction less than five (5), round the number down."

Due to the ten (10) foot multi-use pathway being in the Williams Pipeline easement, the applicant cannot plant the required trees and shrubs along the pathway. As a result, the applicant has proposed an alternative by planting the trees and shrubs in micro pathway lots that connect to the ten (10) foot multi-use pathway which is outside of the easement. The applicant states that they will still be able to plant flowers, planter beds, and sod throughout the Williams Pipeline easement with the trees and other larger plantings being in the pockets outside of the easement.

Staff finds the Applicant's Alternative Compliance provides an equal means of meeting the intent and purpose of the requirement as analyzed below in the required findings for Alternative Compliance:

1. **Strict adherence or application of the requirements is not feasible; or**

   The Director finds that strict adherence or application of the requirements listed in UDC 11-3B-12-2 is not feasible.

2. **requirements; and**

   The Director finds the proposed alternative compliance provides an equal means for meeting the requirements by still providing the required landscaping on site. The applicant proposes to meet the required number of trees by placing them in common lots that lead to the pathway inside the pipeline.

3. **The alternative means will not be materially detrimental to the public welfare or impair the intended uses and character of surrounding properties.**

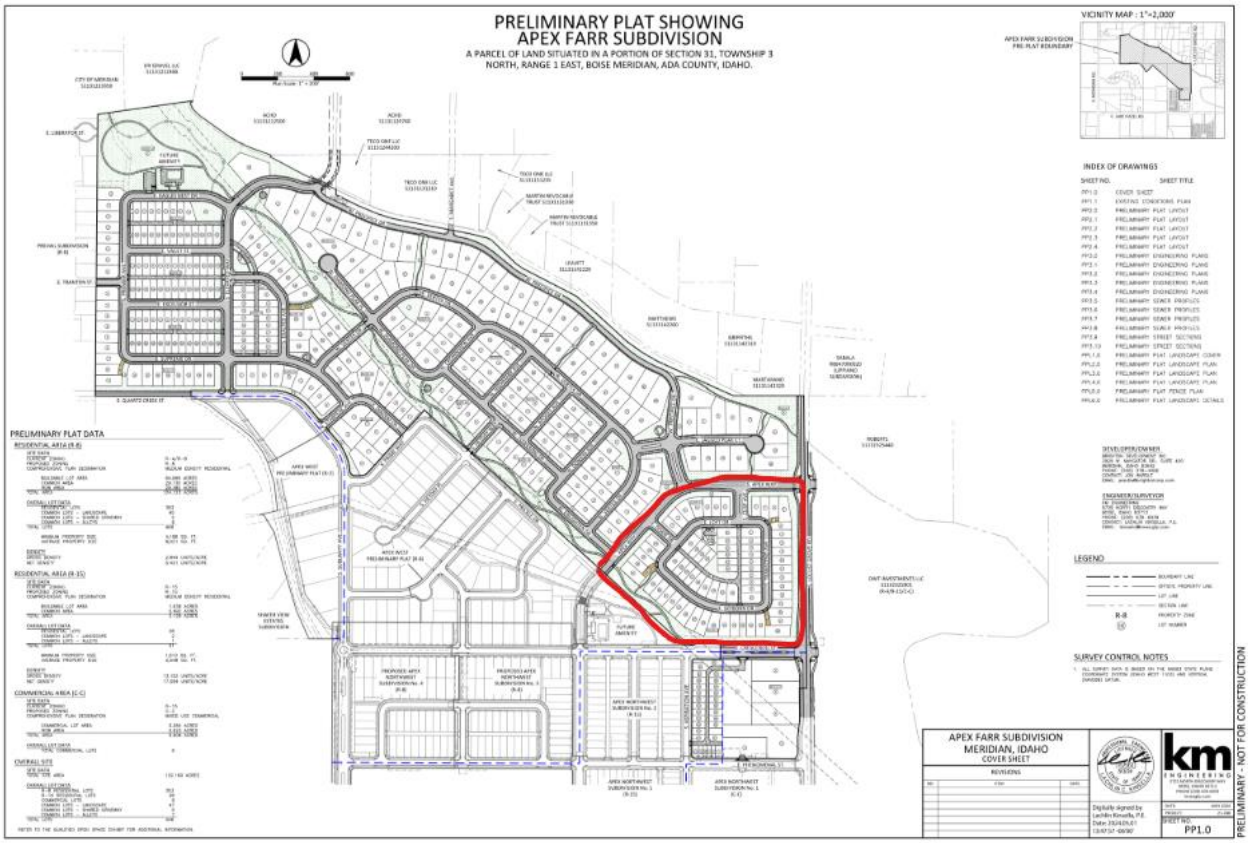
   The Director finds the proposed alternative means of compliance to the standards listed above will not be materially detrimental to the public welfare or impair the intended uses and character of surrounding properties.

IV. DECISION

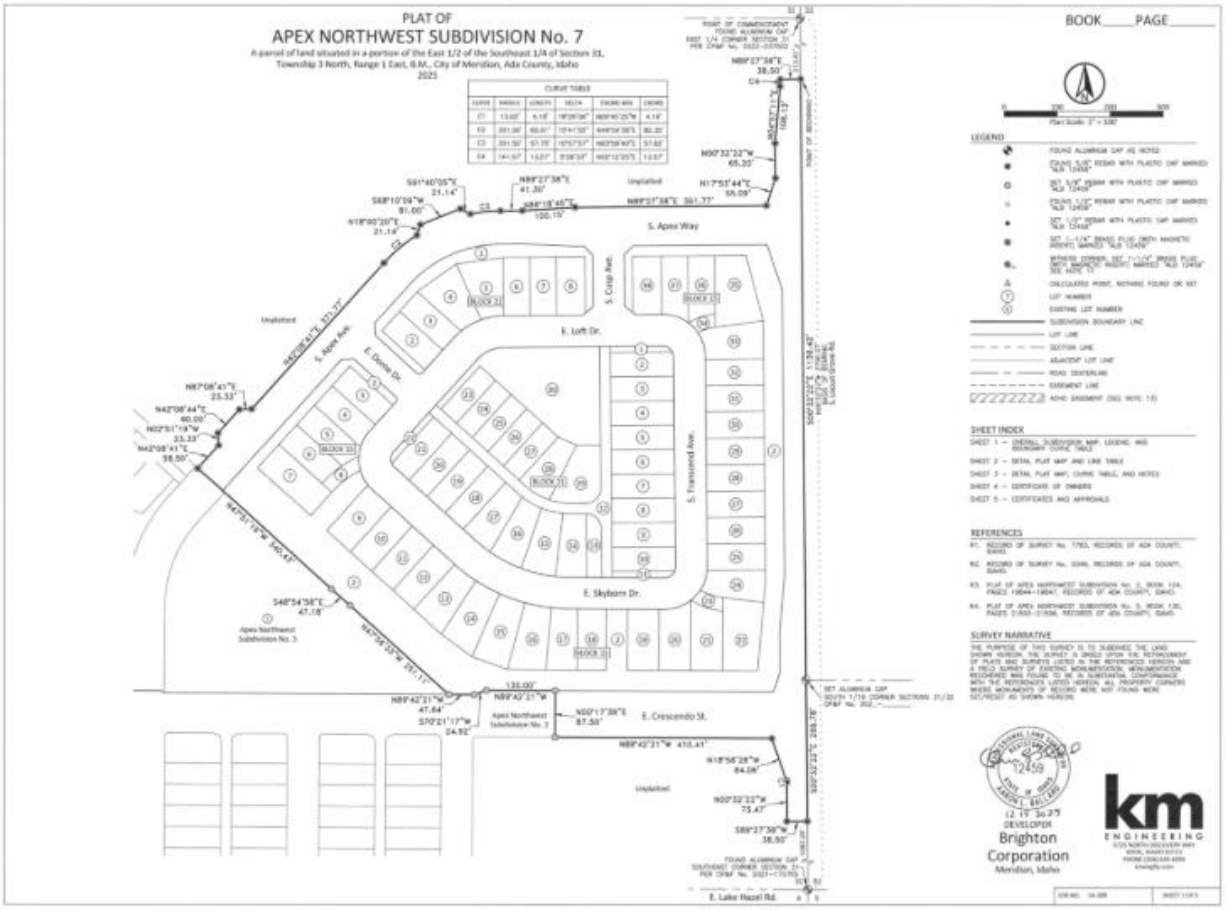
Staff recommends approval of the proposed final plat with the conditions noted in Section VI of this report.

V. EXHIBITS

A. Preliminary Plat Apex Farr (dated: 05/01/24)



B. Final Plat (dated: 12/15/25)



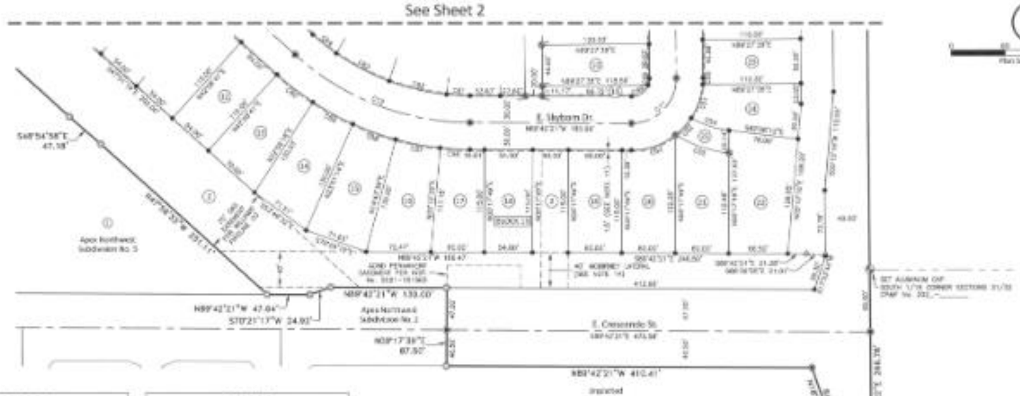
PLAT OF
APEX NORTHWEST SUBDIVISION No. 7
BOOK PAGE
S. Apex Way
S. Coop Ave.
E. Loft Dr.
E. Waborn Dr.
S. Apex Ave.
S. Transcend Ave.
Alley (Private)
Unplatted
See Sheet 3
DEVELOPER
Brighton
Corporation
Meridian, Idaho
km
ENGINEERING

PLAT OF

APEX NORTHWEST SUBDIVISION No. 7

BOOK_____PAGE______

See Sheet 2



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	13.00'	4.18'	18°26'59"	[illegible]	4.18'
C2	201.50'	82.01'	[illegible]	[illegible]	82.25'
C3	361.50'	97.70'	[illegible]	[illegible]	97.40'
C4	141.57'	13.57'	5°29'33"	[illegible]	13.57'
C5	[illegible]	213.47'	47°18'58"	[illegible]	[illegible]
C6	270.00'	122.94'	[illegible]	[illegible]	121.59'
C7	270.00'	163.33'	[illegible]	[illegible]	[illegible]
C8	90.00'	78.54'	90°00'00"	[illegible]	70.71'
C9	100.00'	82.58'	47°18'58"	[illegible]	80.26'
C10	90.00'	78.54'	90°00'00"	[illegible]	70.71'
C11	[illegible]	78.27'	[illegible]	[illegible]	71.22'
C12	286.00'	215.48'	[illegible]	[illegible]	210.22'
C13	236.50'	195.93'	47°18'58"	[illegible]	191.41'
C14	80.00'	13.66'	[illegible]	[illegible]	13.65'
C15	80.00'	31.46'	[illegible]	[illegible]	31.25'
C16	80.00'	26.69'	[illegible]	[illegible]	26.56'
C17	80.00'	17.75'	12°42'44"	[illegible]	17.71'
C18	80.00'	26.23'	[illegible]	[illegible]	[illegible]
C19	190.00'	68.83'	[illegible]	[illegible]	68.46'
C20	215.00'	87.42'	[illegible]	[illegible]	86.82'
C21	215.00'	93.46'	[illegible]	[illegible]	[illegible]
C22	215.00'	36.65'	[illegible]	[illegible]	36.61'
C23	30.00'	[illegible]	[illegible]	[illegible]	[illegible]
C24	20.00'	22.19'	[illegible]	[illegible]	21.07'
C25	6.00'	10.21'	[illegible]	[illegible]	[illegible]
C26	6.00'	10.21'	[illegible]	[illegible]	[illegible]
C27	130.00'	18.69'	[illegible]	[illegible]	18.67'
C28	130.00'	43.89'	[illegible]	[illegible]	43.48'
C29	130.00'	[illegible]	[illegible]	[illegible]	[illegible]
C30	70.00'	57.81'	47°18'58"	[illegible]	56.18'
C31	20.00'	22.27'	[illegible]	[illegible]	[illegible]
C32	20.00'	8.15'	[illegible]	[illegible]	8.07'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C33	80.00'	[illegible]	[illegible]	[illegible]	51.42'
C34	80.00'	25.68'	[illegible]	[illegible]	[illegible]
C35	80.00'	47.47'	[illegible]	[illegible]	46.78'
C36	122.00'	52.09'	[illegible]	[illegible]	[illegible]
C37	80.00'	34.06'	[illegible]	[illegible]	33.84'
C38	125.00'	91.30'	[illegible]	[illegible]	89.29'
C39	125.00'	52.12'	[illegible]	[illegible]	51.74'
C40	125.00'	38.17'	[illegible]	[illegible]	38.01'
C41	28.00'	44.36'	[illegible]	[illegible]	39.88'
C42	140.00'	96.48'	[illegible]	[illegible]	94.71'
C43	145.00'	8.44'	[illegible]	[illegible]	8.43'
C44	145.00'	45.06'	[illegible]	[illegible]	[illegible]
C45	145.00'	42.07'	[illegible]	[illegible]	41.92'
C46	145.00'	12.34'	[illegible]	[illegible]	12.34'
C47	28.00'	43.56'	[illegible]	[illegible]	39.31'
C48	20.00'	7.56'	[illegible]	[illegible]	7.51'
C49	20.00'	24.15'	[illegible]	[illegible]	22.71'
C50	80.00'	7.13'	[illegible]	[illegible]	7.13'
C51	80.00'	40.42'	[illegible]	[illegible]	40.00'
C52	80.00'	25.74'	[illegible]	[illegible]	25.63'
C53	80.00'	53.62'	[illegible]	[illegible]	52.64'
C54	118.00'	45.07'	[illegible]	[illegible]	44.82'
C55	144.00'	43.68'	[illegible]	[illegible]	43.17'
C56	325.00'	33.42'	[illegible]	[illegible]	33.40'
C57	325.00'	56.06'	[illegible]	[illegible]	[illegible]
C58	325.00'	56.06'	[illegible]	[illegible]	[illegible]
C59	325.00'	56.06'	[illegible]	[illegible]	[illegible]
C60	325.00'	56.06'	[illegible]	[illegible]	[illegible]
C61	285.00'	[illegible]	[illegible]	[illegible]	[illegible]
C62	285.00'	[illegible]	[illegible]	[illegible]	[illegible]
C63	285.00'	[illegible]	[illegible]	[illegible]	[illegible]
C64	285.00'	33.77'	[illegible]	[illegible]	[illegible]

NOTES

1. MINIMUM BUILDING SETBACK LINES SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN IN EFFECT AT THE TIME OF RESUBDIVISION.
3. THE LANDS INCLUDED IN THIS PLAT ARE LOCATED IN THE BOISE-KUNA IRRIGATION DISTRICT SERVICE AREA [illegible]. IRRIGATION WATER WILL BE PROVIDED TO ALL LOTS THROUGH A PRESSURE IRRIGATION DELIVERY SYSTEM WHICH HAS BEEN APPROVED PURSUANT TO SECTION 31-3805(1), IDAHO CODE. THE PURCHASER OF EACH LOT SHALL REMAIN SUBJECT TO ALL ASSESSMENTS LEVIED BY BOISE-KUNA IRRIGATION DISTRICT. ALL LEVIED IRRIGATION DISTRICT ASSESSMENTS ARE A LIEN ON THE LAND.
4. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
5. LOT 3, BLOCK 15, LOTS 1, 11, 13, 22, AND 30, BLOCK 21, AND LOT 1, BLOCK 22 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE [illegible] HOMEOWNERS ASSOCIATION INC. THESE COMMON LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GRAVITY IRRIGATION AND HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION.
6. LOTS 8, 23, AND 24, BLOCK 15 ARE SUBJECT TO A BLANKET EASEMENT FOR COMMON DRIVES TO PROVIDE ACCESS FOR THE RESIDENTIAL LOTS ADJACENT TO THOSE LOTS. [illegible]
7. ALL LOT LINES COMMON TO THE PUBLIC RIGHTS-OF-WAY CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, CITY OF MERIDIAN STREET LIGHTS, HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION AND LOT DRAINAGE.
8. ALL LOT LINES COMMON TO THE SUBDIVISION BOUNDARY, EXCEPT [illegible] THE WILLIAMS PIPELINE EASEMENT, AND ALL REAR LOT LINES CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION AND LOT DRAINAGE.
9. ALL INTERIOR LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR PUBLIC UTILITIES, HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION AND LOT DRAINAGE.
10. THIS PLAT IS SUBJECT TO AN ACHD TEMPORARY LICENSE AGREEMENT PER INSTRUMENT No. 202_-______, RECORDS OF ADA COUNTY.
11. THIS PLAT IS SUBJECT TO AN ACHD PERMANENT EASEMENT FOR INSTRUMENT No. 202_-______, RECORDS OF ADA COUNTY.
12. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE FILED FOR RECORD AT THE ADA COUNTY RECORDER'S OFFICE AS INSTRUMENT Nos. [illegible] AND [illegible], AND MAY BE AMENDED FROM TIME TO TIME.

NOTES

13. PORTIONS OF LOT 30, BLOCK 21 AND LOT 1, BLOCK 22 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015, AS INSTRUMENT No. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302, IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
14. AS SHOWN HEREON, THIS PLAT IS SUBJECT TO AN EASEMENT FOR THE McBIRNEY LATERAL IN FAVOR OF BOISE PROJECT BOARD OF CONTROL.
15. THE BOTTOM OF STRUCTURAL FOOTINGS SHALL BE SET A MINIMUM OF 12-INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUND WATER ELEVATION.
16. MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY OR HOMEOWNER'S ASSOCIATION.
17. THE [illegible] CORNER BRASS PLUGS IN BLOCK 21 AS SHOWN HEREON ARE SET A DISTANCE OF [illegible] INTO THE ALLEY LOT AT A BEARING THAT IS COLLINEAR WITH THE ASSOCIATED LOT LINE. SEE DETAIL, SHEET 3.
18. WILLIAMS PIPELINE EASEMENT PER INST. No. [illegible]
19. ACHD PERMANENT EASEMENT PER INST. No. 2021-151063.
20. LOT 28, BLOCK 17 AND LOT 6, BLOCK 22 ARE SUBJECT TO A GRAVITY IRRIGATION EASEMENT.

PROFESSIONAL LAND SURVEYOR 12459 STATE OF IDAHO AARON L. BALLARD

12-15-2025

DEVELOPER
Brighton Corporation
Meridian, Idaho

km ENGINEERING

JOB NO. 21-208 | SHEET 1 OF 3

PLAT OF

APEX NORTHWEST SUBDIVISION No. 7

BOOK_____PAGE_____

CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREINAFTER DESCRIBED:

A PARCEL OF LAND SITUATED IN A PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE EAST 1/4 CORNER OF SAID SECTION 21, WHICH BEARS N00°55'05"W A DISTANCE OF 2,705.07 FEET FROM AN ALUMINUM CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 21;
THENCE FOLLOWING THE EASTERLY LINE OF SAID SOUTHEAST 1/4, S00°55'05"E A DISTANCE OF 2,531 FEET TO THE POINT OF BEGINNING;

THENCE FOLLOWING SAID EASTERLY LINE, S00°55'05"E A DISTANCE OF 1,118.43 FEET TO AN ALUMINUM CAP MARKING THE SOUTH 1/16 CORNER COMMON TO SECTIONS 21 AND 22;
THENCE FOLLOWING SAID EASTERLY LINE, S00°55'05"E A DISTANCE OF 266.70 FEET TO A 5/8-INCH REBAR;
THENCE LEAVING SAID EASTERLY LINE, S89°27'38"W A DISTANCE OF 38.50 FEET TO A 5/8-INCH REBAR;
THENCE N00°32'25"W A DISTANCE OF 33.62 FEET TO A 5/8-INCH REBAR;
THENCE 4.56 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 12.00 FEET, A DELTA ANGLE OF 18°28'08", A CHORD BEARING OF N09°09'20"W AND A CHORD DISTANCE OF 4.58 FEET TO A 5/8-INCH REBAR;
THENCE N19°54'09"W A DISTANCE OF 84.04 FEET TO A 5/8-INCH REBAR;
THENCE N87°42'21"W A DISTANCE OF 410.41 FEET TO A 5/8-INCH REBAR ON THE BOUNDARY OF APEX NORTHWEST SUBDIVISION NO. 2 (BOOK 124 OF PLATS, PAGES 19884-19887), RECORDS OF ADA COUNTY, IDAHO;
THENCE FOLLOWING THE SUBDIVISION BOUNDARY OF SAID APEX NORTHWEST SUBDIVISION NO. 2 THE FOLLOWING FOUR (4) COURSES:
1. N00°17'39"E A DISTANCE OF 87.50 FEET TO A 5/8-INCH REBAR;
2. N89°42'21"W A DISTANCE OF 130.00 FEET TO A 5/8-INCH REBAR;
3. S70°11'17"W A DISTANCE OF 34.90 FEET TO A 5/8-INCH REBAR;
4. N89°42'21"W A DISTANCE OF 47.54 FEET TO A 5/8-INCH REBAR ON THE SUBDIVISION BOUNDARY OF APEX NORTHWEST SUBDIVISION NO. 6 (BOOK 130 OF PLATS, PAGES 21044-21046), RECORDS OF ADA COUNTY, IDAHO;

THENCE LEAVING SAID BOUNDARY OF APEX NORTHWEST SUBDIVISION NO. 2 AND FOLLOWING THE BOUNDARY OF SAID APEX NORTHWEST SUBDIVISION NO. 6 THE FOLLOWING THREE (3) COURSES:
1. N41°06'33"W A DISTANCE OF 221.11 FEET TO A 5/8-INCH REBAR;
2. N48°54'58"W A DISTANCE OF 47.15 FEET TO A 5/8-INCH REBAR;
3. N41°51'16"W A DISTANCE OF 240.40 FEET TO A 5/8-INCH REBAR;

THENCE LEAVING SAID SUBDIVISION BOUNDARY, N42°08'41"E A DISTANCE OF 58.50 FEET;
THENCE N03°51'19"W A DISTANCE OF 33.33 FEET;
THENCE N42°08'41"E A DISTANCE OF 60.00 FEET;
THENCE N87°08'41"E A DISTANCE OF 22.33 FEET;
THENCE N42°08'41"E A DISTANCE OF 371.77 FEET;
THENCE 82.81 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 351.00 FEET, A DELTA ANGLE OF 13°41'55", A CHORD BEARING OF N48°58'39"E AND A CHORD DISTANCE OF 82.61 FEET TO A 5/8-INCH REBAR;
THENCE N19°03'20"E A DISTANCE OF 311.14 FEET TO A 5/8-INCH REBAR;
THENCE N88°10'09"E A DISTANCE OF 81.00 FEET TO A 5/8-INCH REBAR;
THENCE S81°40'03"E A DISTANCE OF 21.14 FEET TO A 5/8-INCH REBAR;
THENCE 37.70 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 351.00 FEET, A DELTA ANGLE OF 05°53'37", A CHORD BEARING OF N02°10'25"E AND A CHORD DISTANCE OF 37.82 FEET TO A 5/8-INCH REBAR;
THENCE N89°27'38"E A DISTANCE OF 41.80 FEET TO A 5/8-INCH REBAR;
THENCE N88°16'41"E A DISTANCE OF 100.15 FEET TO A 5/8-INCH REBAR;
THENCE N89°27'38"E A DISTANCE OF 361.77 FEET;
THENCE S17°52'44"E A DISTANCE OF 55.06 FEET;
THENCE N00°32'22"W A DISTANCE OF 69.60 FEET;
THENCE N89°57'17"E A DISTANCE OF 108.13 FEET;
THENCE 13.07 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 141.27 FEET, A DELTA ANGLE OF 05°28'37", A CHORD BEARING OF N02°12'25"E AND A CHORD DISTANCE OF 13.07 FEET TO A 5/8-INCH REBAR;
THENCE N89°27'38"E A DISTANCE OF 38.50 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS A TOTAL OF 20.897 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC ALL PUBLIC STREETS AS SHOWN ON THIS PLAT. ALL LOTS WITHIN THIS PLAT WILL RECEIVE WATER SERVICE FROM THE CITY OF MERIDIAN AND THE CITY OF MERIDIAN HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.

THE OWNER(S) HEREBY CERTIFY THAT SURFACE WATER FOR IRRIGATION IS REASONABLY AVAILABLE, PER SECTION 31-3805, IDAHO CODE, AND THAT THEY ARE IN COMPLIANCE WITH SECTION 31-3805, IDAHO CODE.

ROBERT L. PHILLIPS, PRESIDENT
BRIGHTON CORPORATION, AN IDAHO CORPORATION

ACKNOWLEDGMENT

STATE OF IDAHO)
) SS
ADA COUNTY)

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON_____ 202_ BY ROBERT L. PHILLIPS, AS PRESIDENT OF BRIGHTON CORPORATION.

SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES_____

CERTIFICATE OF SURVEYOR

I, AARON L. BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF APEX NORTHWEST SUBDIVISION NO. 7 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

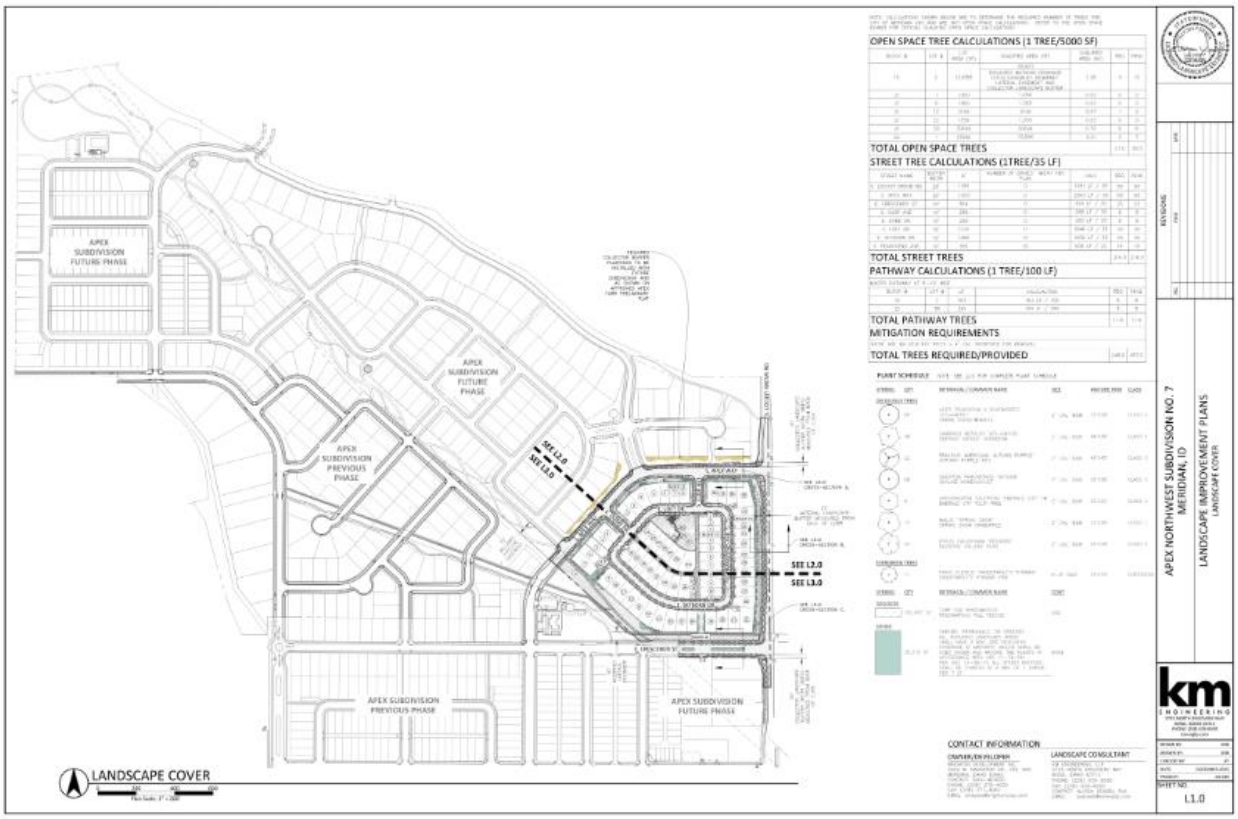
AARON L. BALLARD, P.L.S. 12459

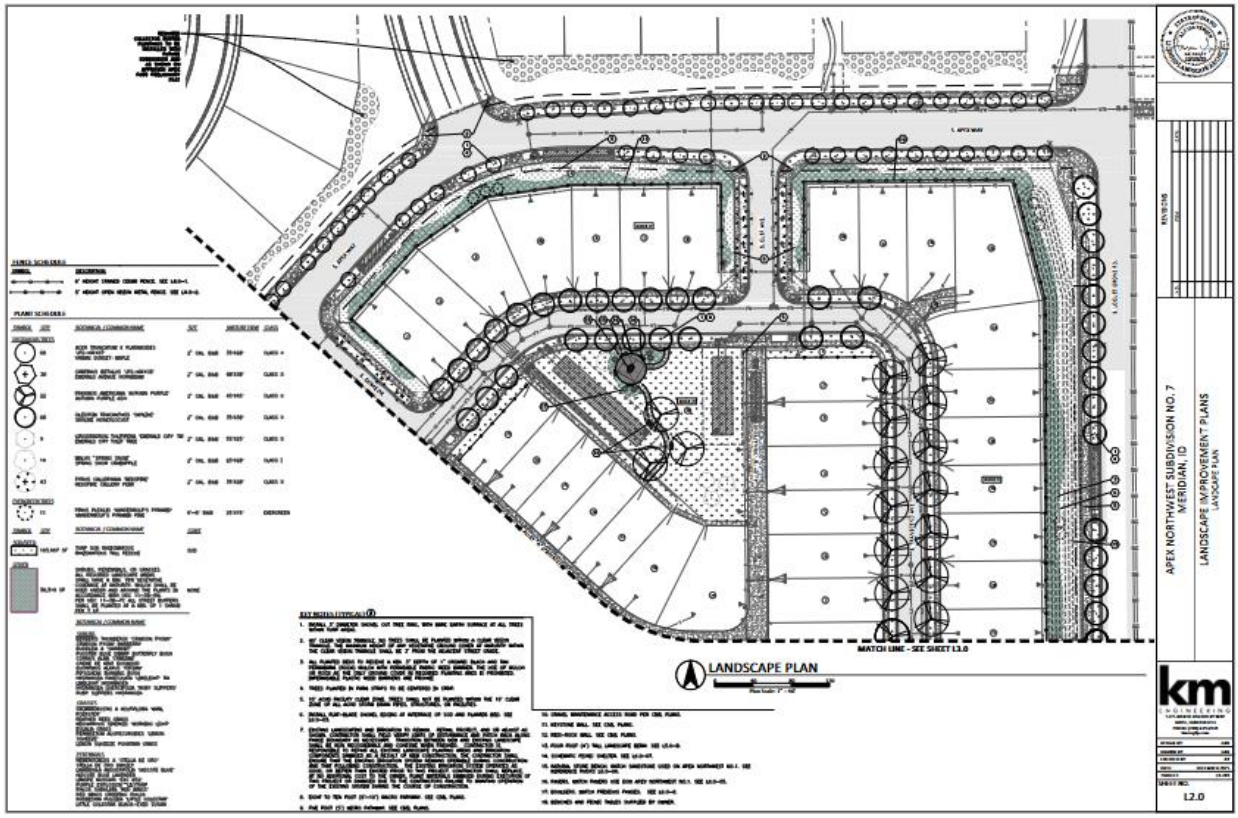
PROFESSIONAL LAND SURVEYOR
12459
STATE OF IDAHO
AARON L. BALLARD
12-19-2025

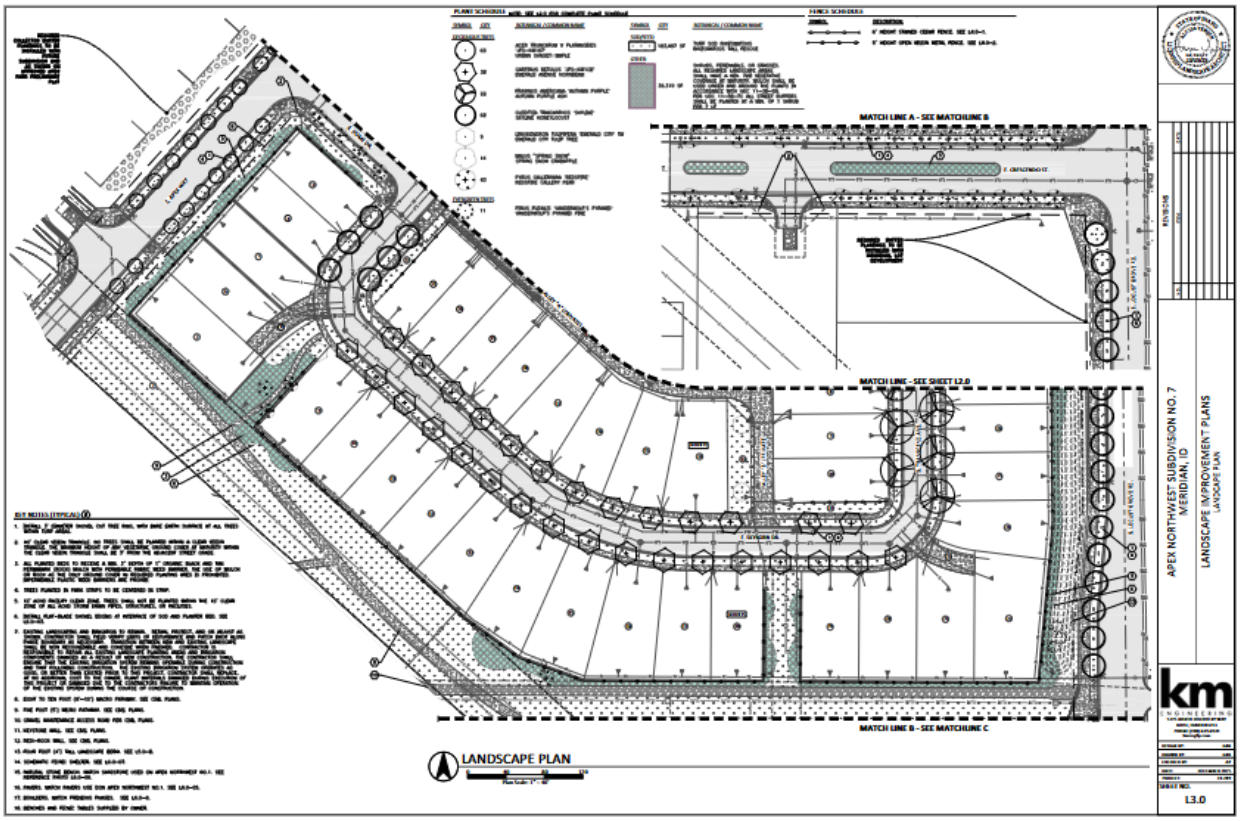
DEVELOPER
Brighton
Corporation
Meridian, Idaho

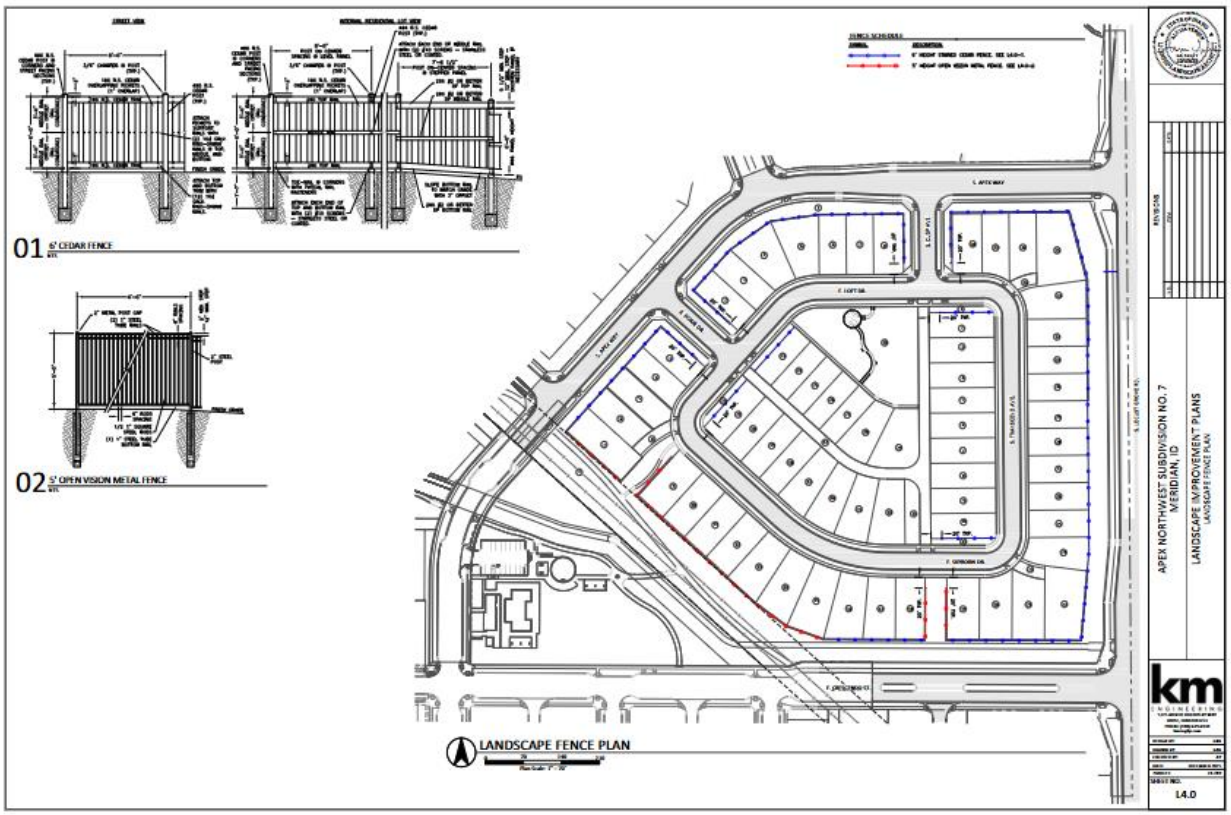
km
ENGINEERING

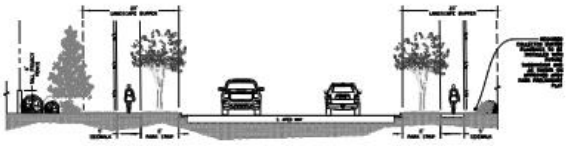
C. Landscape Plan (dated: 12/05/2025)



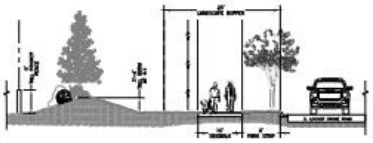



MATCH LINE A - SEE MATCHLINE B
MATCH LINE - SEE SHEET L2.0
MATCH LINE B - SEE MATCHLINE C
LANDSCAPE PLAN
APEX NORTHWEST SUBDIVISION NO. 7
MERIDIAN, ID
LANDSCAPE IMPROVEMENT PLANS
LANDSCAPE PLAN
km
L3.0

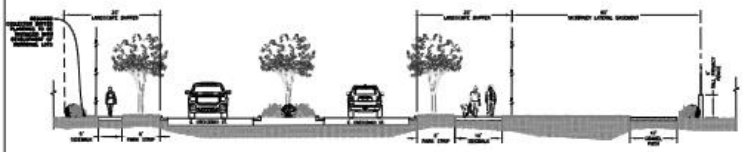

01 6' CEDAR FENCE
02 5' OPEN VISION METAL FENCE
LANDSCAPE FENCE PLAN
APEX NORTHWEST SUBDIVISION NO. 7
MERIDIAN, ID
LANDSCAPE IMPROVEMENT PLANS
LANDSCAPE FENCE PLAN
km
L4.0



A TYPICAL COLLECTOR LANDSCAPE BUFFER CROSS-SECTION - S. APEX WAY
NTS



B TYPICAL ARTERIAL LANDSCAPE BUFFER CROSS-SECTION - S. LOCUST GROVE
NTS



C TYPICAL COLLECTOR LANDSCAPE BUFFER CROSS-SECTION - E. CRESCENDO ST.
NTS

GENERAL LANDSCAPE NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. [illegible]
14. [illegible]
15. CONTRACTOR'S MAINTENANCE SHALL INCLUDE:
    - [illegible]
    - RE-SET SETTLED PLANTS TO A PROPER GRADE AND POSITION.
    - REMOVE PLANTING GROWTH AND HEALTHY MATERIAL AND REMOVE AND REPLACE DEAD MATERIAL.
    - TIGHTEN AND REPAIR GUY WIRES AND STAKES AS REQUIRED ONLY IF ORIGINALLY NEEDED.
    - CLEANSE DEBRIS FROM AS SOON AS POSSIBLE AFTER OCCURRENCE BEYOND APPROVED DEBRIS AND REMOVE ANY DEBRIS FOUND.

GENERAL IRRIGATION NOTES

1. [illegible]
2. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL A COMPLETE IRRIGATION SYSTEM AS SHOWN ON THE PLANS. THE SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE OF ALL PLANTED AREAS WITH THE PROPER AMOUNT OF WATER TO SUSTAIN THE PLANTS IN A HEALTHY, GROWING CONDITION. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO AVOID OVERSPRAY ONTO BUILDINGS, WALKS, DRIVES, PARKING AREAS, AND ADJACENT PROPERTIES. THE SYSTEM SHALL BE DESIGNED TO PROVIDE LOW VOLUME, LOW PRESSURE, WATER EFFICIENT IRRIGATION. THE SYSTEM SHALL BE DESIGNED TO PROVIDE SEPARATE ZONES FOR SHRUBS, TREES, AND TURF AREAS. THE SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE COVERAGE OF WATER TO ALL PLANTED AREAS. THE CONTRACTOR SHALL ADJUST THE SYSTEM AS REQUIRED TO ACHIEVE 100% COVERAGE OF THE LANDSCAPE AREAS.
3. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES REQUIRED FOR THIS WORK.
4. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS.
5. INSTALLATION SHALL COMPLY WITH ALL NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES.
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. [illegible]
14. [illegible]
15. [illegible]
16. [illegible]
17. [illegible]
18. [illegible]
19. [illegible]
20. [illegible]

ACHD LANDSCAPE NOTES

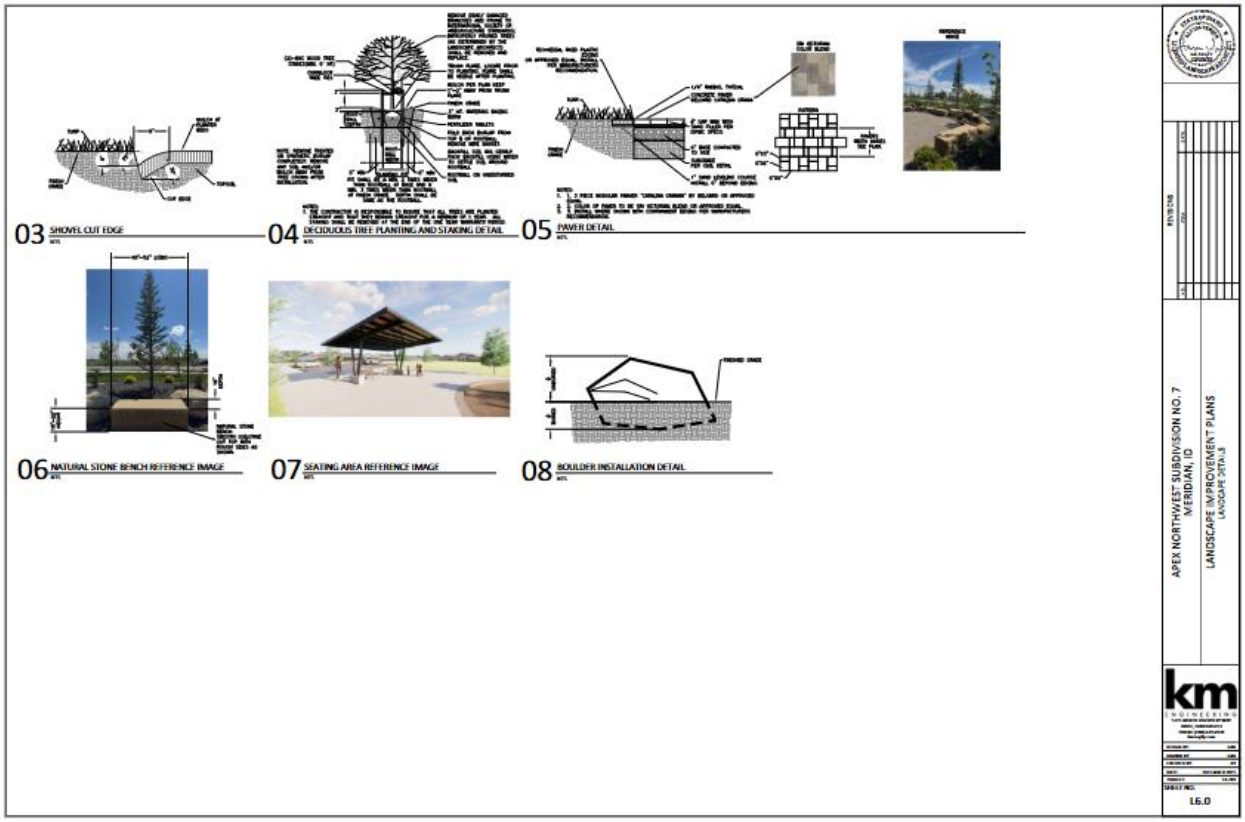
1. [illegible]
2. [illegible]
3. [illegible]

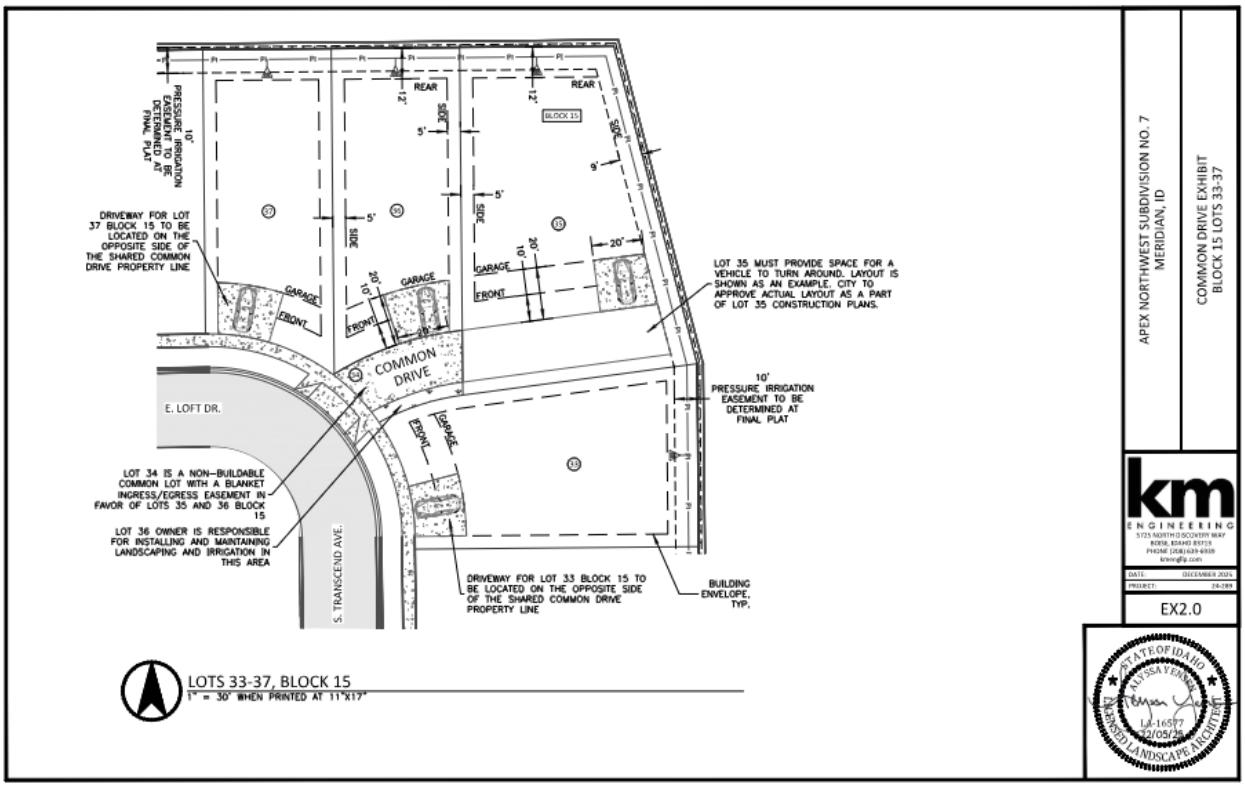
APEX NORTHWEST SUBDIVISION NO. 7
MERIDIAN, ID

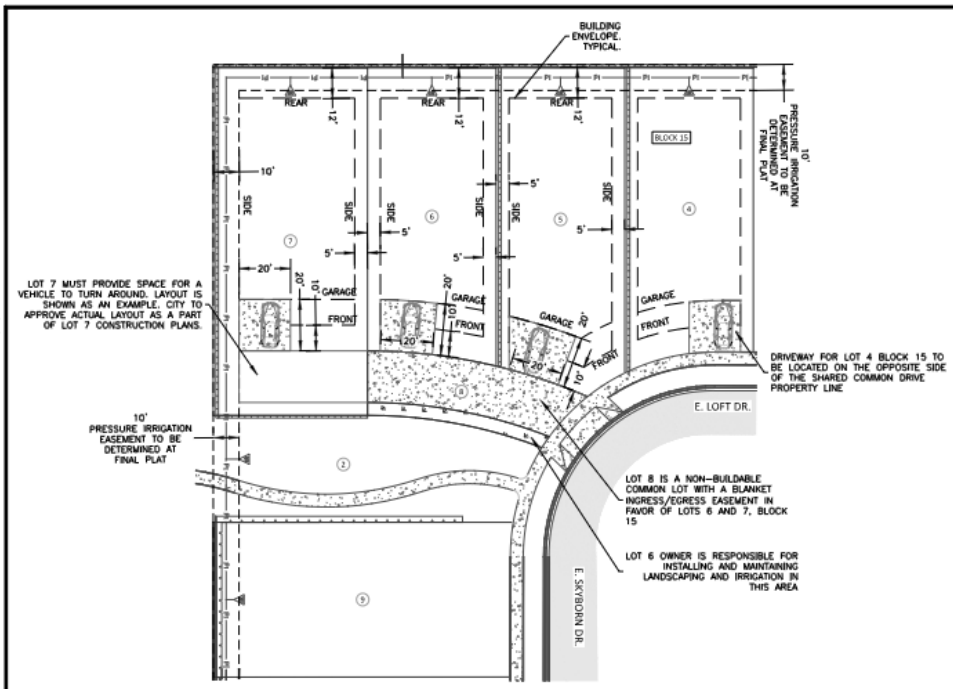
LANDSCAPE IMPROVEMENT PLANS
LANDSCAPE SECTIONS AND NOTES

km ENGINEERING

SHEET NO.
L4.0


03 SHOVEL CUT EDGE
04 DECIDUOUS TREE PLANTING AND STAKING DETAIL
05 PAVER DETAIL
06 NATURAL STONE BENCH REFERENCE IMAGE
07 SEATING AREA REFERENCE IMAGE
08 BOULDER INSTALLATION DETAIL
APEX NORTHWEST SUBDIVISION NO. 7
MERIDIAN, ID
LANDSCAPE IMPROVEMENT PLANS
LANDSCAPE DETAILS
km
ENGINEERING
L6.0


10' PRESSURE IRRIGATION EASEMENT TO BE DETERMINED AT FINAL PLAT
DRIVEWAY FOR LOT 37 BLOCK 15 TO BE LOCATED ON THE OPPOSITE SIDE OF THE SHARED COMMON DRIVE PROPERTY LINE
REAR
SIDE
BLOCK 15
GARAGE
FRONT
COMMON DRIVE
E. LOFT DR.
S. TRANSCEND AVE.
LOT 35 MUST PROVIDE SPACE FOR A VEHICLE TO TURN AROUND. LAYOUT IS SHOWN AS AN EXAMPLE. CITY TO APPROVE ACTUAL LAYOUT AS A PART OF LOT 35 CONSTRUCTION PLANS.
10' PRESSURE IRRIGATION EASEMENT TO BE DETERMINED AT FINAL PLAT
LOT 34 IS A NON-BUILDABLE COMMON LOT WITH A BLANKET INGRESS/EGRESS EASEMENT IN FAVOR OF LOTS 35 AND 36 BLOCK 15
LOT 36 OWNER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING LANDSCAPING AND IRRIGATION IN THIS AREA
DRIVEWAY FOR LOT 33 BLOCK 15 TO BE LOCATED ON THE OPPOSITE SIDE OF THE SHARED COMMON DRIVE PROPERTY LINE
BUILDING ENVELOPE, TYP.
LOTS 33-37, BLOCK 15
1" = 30' WHEN PRINTED AT 11"X17"
APEX NORTHWEST SUBDIVISION NO. 7
MERIDIAN, ID
COMMON DRIVE EXHIBIT
BLOCK 15 LOTS 33-37
km
ENGINEERING
DATE: DECEMBER 2025
PROJECT: 24-289
EX2.0
STATE OF IDAHO
LICENSED LANDSCAPE ARCHITECT
LA-16577
12/05/25



LOTS 4-8, BLOCK 15
1" = 30' WHEN PRINTED AT 11"X17"

APEX NORTHWEST SUBDIVISION NO. 7
MERIDIAN, ID

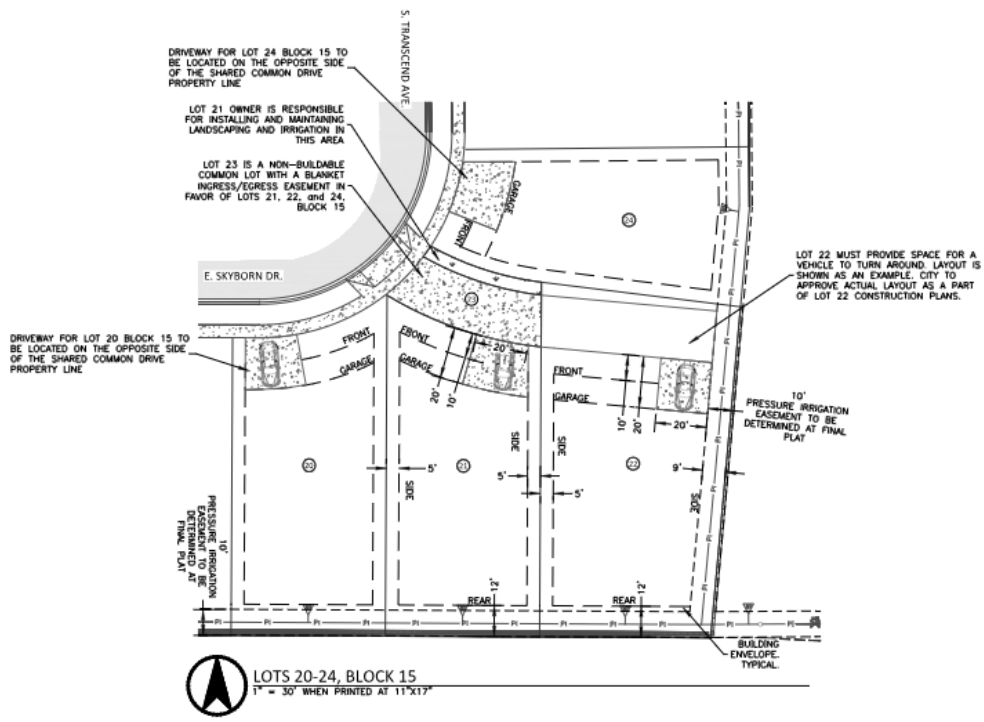
COMMON DRIVE EXHIBIT
BLOCK 15 LOTS 4-8

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmeng@p.com

DATE: DECEMBER 2025
PROJECT: 24-289

EX3.0

STATE OF IDAHO
ALYSSA YERKES
LA-16577
12/05/25
LICENSED LANDSCAPE ARCHITECT



LOTS 20-24, BLOCK 15
1" = 30' WHEN PRINTED AT 11"X17"

APEX NORTHWEST SUBDIVISION NO. 7
MERIDIAN, ID

COMMON DRIVE EXHIBIT
BLOCK 15 LOTS 20-24

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmeng@p.com

DATE: DECEMBER 2025
PROJECT: 24-289

EX4.0

STATE OF IDAHO
ALYSSA YERKES
LA-16577
12/05/25
LICENSED LANDSCAPE ARCHITECT

VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

1. Applicant shall meet all terms of the approved annexation (H-2024-0014 (Apex Farr); Development Agreement Inst. #2024-069485; applications approved for this site.
2. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of City Council's approval of Apex Farr on October 22nd, 2024 in accord with UDC 11-6B-7, in order for the preliminary plat to remain valid; or, a time extension may be requested.
3. Prior to submittal for the City Engineer's signature, have the Certificate of Owners and the accompanying acknowledgement signed and notarized.
4. The final plat prepared by KM Engineering, dated: 12/15/2025, included in Section V.B shall be revised as follows:
    a. Note #10: Include the recorded instrument numbers for the ACHD temporary license agreement.
    b. Note #11: Include the recorded instrument number of the ACHD permanent easement.

    A copy of the revised plat shall be submitted with the final plat for City Engineer signature.
5. The landscape plan prepared by KM Engineering, dated 05/24/2024, included in Section V.C, shall be revised as follows:
    a. Include trees, shrubs and lawn or vegetative groundcover along with the trees within the landscape strips along the multi-use pathway adjacent to the McBirney lateral in accord with the standards listed in UDC 11-3B-12C or apply for alternative compliance.
    b. All required landscape areas shall be at least 70% covered with vegetation at maturity, with mulch used under and around the plants in accord with UDC 11-3B-5N. Either depict detailed landscaping in the areas where a green cross-hatch symbol is used for shrubs, perennials or grasses that demonstrates compliance with this requirement; or, include a note in the plant schedule for the cross-hatched area that states compliance with this standard.
    c. Revise the landscape plan to meet the enhanced landscape buffer requirements along Collectors and Arterials as listed in the conditions for the Apex Farr development.
    d. Depict no parking signage on the landscape plan along the common drives in this phase of the subdivision.
6. Off-street parking is required to be provided for all residential units in accord with the standards listed in UDC Table 11-3C-6 based on the number of bedrooms per unit.
7. The alternative compliance request to the standards in UDC 11-3B-12-2 is approved for the Apex Northwest No. 7 plat.
8. A 14-foot wide public use easement for all multi-use pathways (Lot 2, Block 15) shall be submitted to the Planning Division and approved by City Council prior to submittal for City Engineer's signature on the final plat(s).
9. Homes within the development shall be generally consistent with the building elevations referenced in the Development Agreement (Inst. #2024-069485).
10. Prior to signature of the final plat by the City Engineer, the applicant shall provide a letter from the United States Postal Service stating that the applicant has received approval for the location of mailboxes. Contact the Meridian Postmaster, Matthew Peterson, at 208-887-1620 or *Matthew.W.Peterson@usps.gov* for more information.

11. Homes on lots that abut the collector street (i.e. S. Apex Way, E. Crescendo Street, and S. Locust Grove Road) will be highly visible; therefore, the rear and/or side of structures on these lots (i.e. Lots 15-38, Block 15; Lots 2-8, Block 22) should incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from the subject public street. *Single-story structures are exempt from this requirement.*
12. The applicant shall comply with the common drive standards in UDC 11-6C-3C and the exhibits included with this application. In addition, the applicant shall install no parking signs along the common drives in the required 5-foot landscape strip.
13. Address signage shall be provided at the alley entrances off the public streets for homes that don't have frontage on a public street. Address numbers shall also be provided on the rear of structures visible from the alley for emergency responders.
14. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat and/or development agreement does not relieve the Applicant of responsibility for compliance.

B. Public Works

SITE SPECIFIC CONDITIONS:

GENERAL CONDITIONS:

1. Sanitary sewer service to this development is available via extension of existing mains adjacent to the development. The applicant shall install mains to and through this subdivision; applicant shall coordinate main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet than alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
2. Water service to this site is available via extension of existing mains adjacent to the development. The applicant shall be responsible to install water mains to and through this development, coordinate main size and routing with Public Works.
3. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.
4. Upon installation of the landscaping and prior to inspection by Planning Department staff, the applicant shall provide a written certificate of completion as set forth in UDC 11-3B-14A.
5. A letter of credit or cash surety in the amount of 110% will be required for all incomplete fencing, landscaping, amenities, pressurized irrigation, prior to signature on the final plat.
6. The City of Meridian requires that the owner post with the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The applicant shall be required to enter into a Development Surety Agreement with the City of Meridian. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
7. The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, and water infrastructure for a duration of two years. This surety amount will be verified by a line item final cost invoicing provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
8. In the event that an applicant and/or owner cannot complete non-life, non-safety and non-health improvements, prior to City Engineer signature on the final plat and/or prior to occupancy, a surety agreement may be approved as set forth in UDC 11-5C-3C.
9. Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan

approval letter.

10. It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.

11. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.

12. Developer shall coordinate mailbox locations with the Meridian Post Office.

13. All grading of the site shall be performed in conformance with MCC 11-1-4B.

14. Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.

15. The engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.

16. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.

17. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.

18. Street light plan requirements are listed in section 6-7 of the Improvement Standards for Street Lighting (http://www.meridiancity.org/public_works.aspx?id=272). All street lights shall be installed at developer's expense. Final design shall be submitted as part of the development plan set for approval, which must include the location of any existing street lights. The contractor's work and materials shall conform to the ISPWC and the City of Meridian Supplemental Specifications to the ISPWC. Contact the City of Meridian Transportation and Utility Coordinator at 898-5500 for information on the locations of existing street lighting.

19. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 81/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to signature of the final plat by the City Engineer.

20. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.

21. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources (IDWR). The Developer, Owner, or project Engineer, shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment. If wells are to be abandoned, the project owner or their representative must contact the IDWR Groundwater Protection Section (Aaron Skinner, Hydrogeologist 208-287-4972) BEFORE any work is done to decommission an existing well (even if it is believed that the well is less than 18 ft deep). Proof of communication with IDWR must be submitted to the City prior to any work being done to decommission the well. Failure to communicate with IDWR may result in additional work and expense to decommission the well.

22. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact the Central District Health Department for abandonment procedures and inspections.

23. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (UDC 11-3B-6.). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to development plan approval.

24. All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.