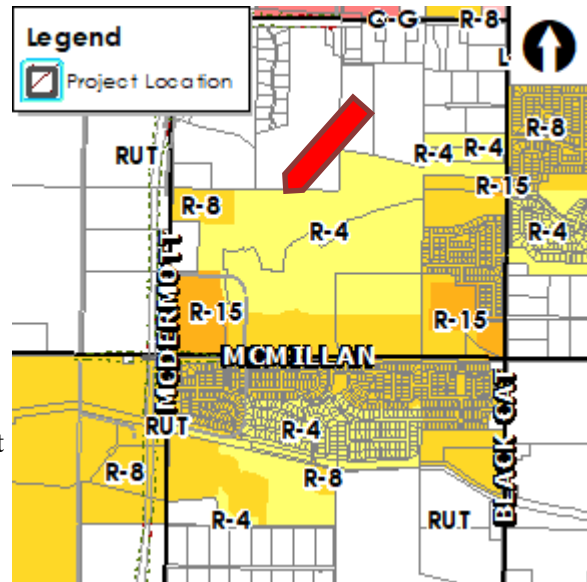


**STAFF REPORT**  
**COMMUNITY DEVELOPMENT DEPARTMENT**



HEARING DATE: 7/19/2022  
TO: Mayor & City Council  
FROM: Joseph Dodson, Associate Planner  
208-884-5533  
SUBJECT: FP-2022-0019  
Oaks North No. 12  
LOCATION: Generally located ½ mile north of the half-mile mark of W. McMillan Road between McDermott Road and Black Cat Road, in the NW ¼ of the SW ¼ of Section 28, T.4N., R.1W.



**I. PROJECT DESCRIPTION**

Final Plat consisting of 83 single-family detached building lots and 16 common on approximately 23.4 acres of land in the R-8 & R-4 zoning district, by Toll Southwest, LLC.

**II. APPLICANT INFORMATION**

A. Applicant/Owner:

Toll Southwest, LLC – 3101 W. Sheryl Drive, Suite 100, Meridian, ID 83642

B. Representative:

Kyle Prewett, Toll Brothers – 3103 W. Sheryl Drive, Suite 100, Meridian, ID 83642

**III. STAFF ANALYSIS**

Staff has reviewed the proposed final plat for substantial compliance with the preliminary plat as required by UDC 11-6B-3C.2. This is the twelfth phase of development of the Oaks North Subdivision. **The submitted final plat shows five (5) more buildable lots than were approved in the preliminary plat for this area of the site because these additional lots represent the five (5) lots that were lost in previous phases of development. Further, the Applicant received Rezone approval (H-2022-0010) to rezone a portion of this phase from the R-4 to the R-8 zoning district to accommodate these additional lots.** The Applicant is proposing open space in excess of the area approved in the preliminary plat and is proposing a splash pad amenity in this phase consistent with the Rezone approvals. Staff finds the proposed final plat is in substantial compliance with the approved preliminary plat and recent Rezone, as required.

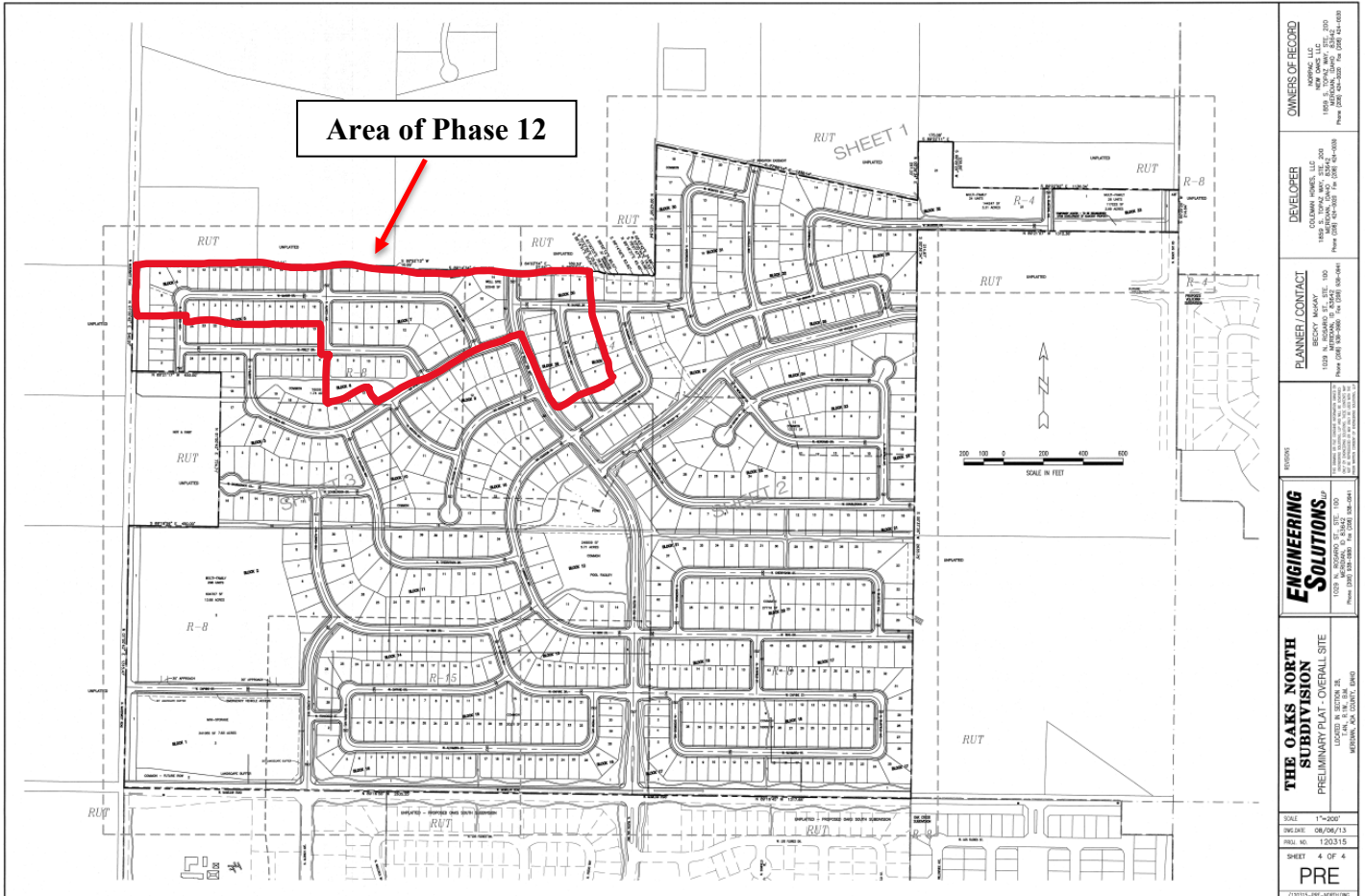
#### IV. DECISION

##### A. Staff:

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

#### V. EXHIBITS

##### A. Preliminary Plat (date: 8/6/2013)

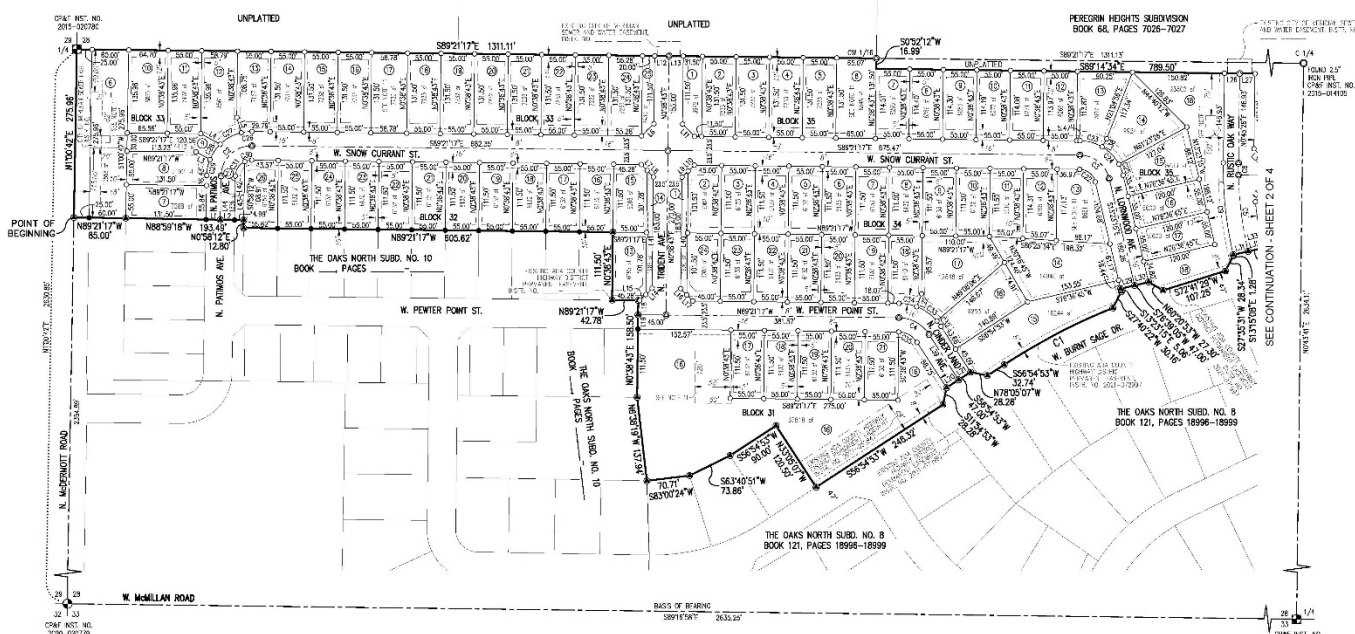


B. Final Plat (date: 4/7/2022)

THE OAKS NORTH SUBDIVISION NO. 12

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

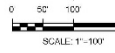
LOCATED IN THE N 1/2 OF THE SW 1/4 OF SECTION 28, T.4N., R.1W., B.M.  
CITY OF MERIDIAN, ADA COUNTY, IDAHO  
2022



LEGEND

- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- FOUND 1/2" REBAR WITH PLS 11118 PLAS TIC CAP, OR AS NOTED
- FOUND 5/8" REBAR WITH PLS 11118 PLAS TIC CAP, OR AS NOTED
- SET 1/2" REBAR WITH PLS 11118 PLAS TIC CAP
- SET 5/8" REBAR WITH PLS 11118 PLAS TIC CAP
- CALCULATED POINT
- ① LOT NUMBER
- SECTION LINE
- CENTER LINE
- SURVEY TIE LINE
- ADJACENT PROPERTY LINE
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- PUBLIC UTILITY PRESSURE IRRIGATION AND LOT DRAINAGE EASEMENT LINE, SEE NOTES 1 & 2
- 40-DITCH WATER DRAINAGE EASEMENT LINE, SEE NOTE 11
- ACH-D PERMANENT SIDEWALK EASEMENT LINE PER INSTRUMENT NO. \_\_\_\_\_ OR AS NOTED
- EXISTING CITY OF MERIDIAN SEWER AND WATER BASEMENT LINE AS NOTED

SEE SHEET 2 OF 4 FOR NOTES AND LINE & CURVE DATA



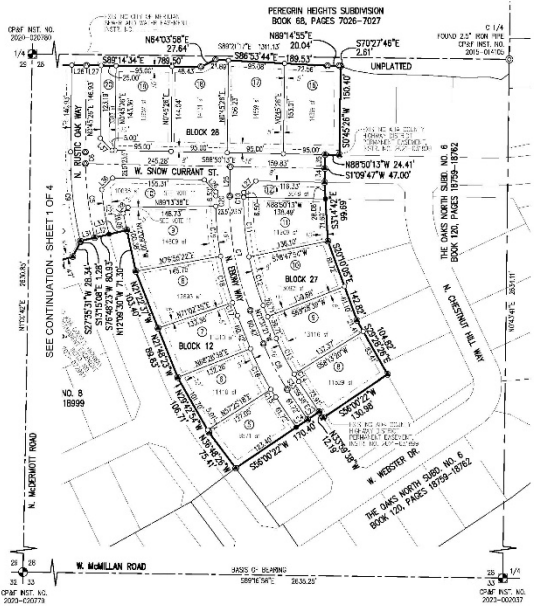
**SURVEY NARRATIVE**  
THE BOUNDARY FOR THIS SUBDIVISION DEVELOPED FROM SURVEYED TIES TO CORNER MONUMENT OR CORNER MONUMENTATION ON THE PLATTED SUBDIVISION BOUNDARY OF THE OAKS NORTH SUBDIVISION NO. 8, OAKS NORTH SUBDIVISION NO. 10 & OAKS NORTH SUBDIVISION NO. 12, INFORMATION FROM RECORD DEEDS AND RECORD INSTRUMENTS, 1899-1999, 1999-2022 AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLING BOUNDARIES, THE RECORDS WILL AND INSTRUMENTS USED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

CLINTON W. HANSEN  
P.L.S. 11118  
DATE OF SURVEY  
APR 07 2022  
CLINTON W. HANSEN

**Toll Brothers LandSolutions**  
AMERICA'S LUXURY HOME BUILDER®  
Land Surveying and Consulting  
231 E. 27th STREET, MERIDIAN, ID 83442  
(208) 254-2347 www.tollbrothers.com

# THE OAKS NORTH SUBDIVISION NO. 12

BOOK \_\_\_\_ PAGE \_\_\_\_



### NOTES

1. EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, OAKS HOMEOWNERS ASSOCIATION INC. PRESSURE IRRIGATION, AND LOT DRAINAGE OVER THE SIXTEEN (16) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF LANDSCAPE LIGHTS AND WALKWAYS, OR LIGHTS.
2. UNLESS OTHERWISE SHOWN AND DIMENSIONED, EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, OAKS HOMEOWNERS ASSOCIATION, INC. PRESSURE IRRIGATION, AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TEN (10) FEET ADJACENT TO ANY REAR LOT LINE OR BACKSIDE OR BOUNDARY.
3. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
4. THE OWNER HAS PROVIDED IRRIGATION WATER TO EACH LOT THROUGH A PRESSURIZED IRRIGATION SYSTEM, TO BE OWNED AND MAINTAINED BY THE OAKS HOMEOWNERS ASSOCIATION INC. IN COMPLIANCE WITH IAWO CODE SECTION 31-200(1)(b). ALL LOTS WILL BE SUBJECT TO EASEMENTS OF THE SETTLED IRRIGATION DISTRICT.
5. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN.
6. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
7. BOTTOM OF BUILDING FOOTINGS SHALL BE A MINIMUM OF 12 INCHES ABOVE THE ESTABLISHED NORMAL HIGH GROUND-WATER ELEVATION.
8. THERE IS A COMMON IRRIGATION SYSTEM ON 21-2423, 12A-10-0000, HIGHWAY 100, WHICH SHALL BE THAT 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 AGRICULTURAL ACTIVITIES IF THERE HAS BEEN AN 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.
9. LOT 10, BLOCK 12, LOT 12, BLOCK 27, LOT 20, BLOCK 28, LOT 18, BLOCK 31, LOTS 14 AND 27, BLOCK 30, LOTS 18, 17 AND 25, BLOCK 33, LOTS 15 AND 16, BLOCK 34, AND LOTS 16 AND 18, BLOCK 36, ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE OAKS HOMEOWNERS ASSOCIATION INC. SAID LOTS ARE SUBJECT TO AN EASEMENT FOR PUBLIC UTILITIES, OAKS HOMEOWNERS ASSOCIATION INC. PRESSURE IRRIGATION AND LOT DRAINAGE. LOT 6, BLOCK 33 IS ALSO DESIGNATED AS A CROSS ACCESS / DRIVEWAY LOT FOR THE BENEFIT OF ADJACENT LOTS 12 AND 11, BLOCK 33. USES AND MAINTENANCE OF SAID LOT 9 SHALL BE AS SET FORTH IN THE CONVEYANCE DOCUMENTS FOR THIS DEVELOPMENT.
10. THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF MERIDIAN RECORDED AS INSTRUMENT NO. 11450072, RECORDS OF ADA COUNTY, IDAHO.
11. LOT 10 OF BLOCK 12, LOT 14 OF BLOCK 33, LOT 15 OF BLOCK 34, LOT 16 OF BLOCK 36, AND PORTIONS OF LOT 9 OF BLOCK 12, LOTS 14 AND 17 OF BLOCK 31, LOT 9 OF BLOCK 33 AND LOT 18 OF BLOCK 36 AS SHOWN HEREON ARE SUBJECT TO AN EASEMENT FOR A COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN EASEMENT MASTER EASEMENT STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015, AS INSTRUMENT NUMBER 2015-10256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
12. THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. RECORDS OF ADA COUNTY, IDAHO.
13. THIS SUBDIVISION WILL BE ANNEXED INTO THE OAKS HOMEOWNERS ASSOCIATION AND SHALL BE SUBJECT TO THE CCAR DOCUMENTS AS RECORDED IN INSTRUMENT NO. 2015-20585 AND AS SUBSEQUENTLY AMENDED.

LINE #	LENGTH	DIRECTION
L1	22.60	S83°30'E
L2	23.50	S85°50'E
L3	26.14	S61°20'E
L4	28.27	S81°20'E
L5	29.63	N4°45'W
L6	29.28	N45°30'E
L7	43.25	N44°17'W
L8	14.53	N47°12'W
L9	14.14	S45°34'W
L10	14.14	S45°34'W
L11	23.50	S45°30'E
L12	23.50	S85°50'E
L13	23.50	S85°50'E
L14	14.53	N62°44'E
L15	13.25	N42°45'E
L16	14.14	S45°31'E
L17	14.14	S45°31'E
L18	22.60	N73°47'E
L19	22.60	N73°38'E
L20	23.50	N36°43'W
L21	23.50	N36°43'W
L22	22.60	N111°18'E
L23	23.50	N36°22'E
L24	23.50	N36°20'W
L25	23.50	N10°47'E
L26	22.38	S45°30'E
L27	29.28	S45°30'E
L28	12.37	S43°20'E
L29	23.50	N36°20'W
L30	23.50	N36°20'W
L31	25.00	N74°22'E
L32	25.00	N74°22'E
L33	35.65	N19°42'E
L34	22.60	N10°47'E
L35	23.50	N10°47'E
L36	28.84	N47°20'E
L37	28.28	N44°22'W
L38	15.33	N10°27'W
L39	88.75	N10°30'W
L40	200.00	N10°45'E
L41	200.00	N10°45'E
L42	72.37	N10°30'W
L43	96.17	S25°12'W
L44	22.27	N10°45'E

CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	208.15	1623.30	117°54'	S67°34'W	300.80
C2	78.22	532.87	89°39'	S46°46'W	70.46
C3	48.29	320.27	105°02'	S42°22'W	81.94
C4	38.83	252.02	166°10'	S61°12'W	56.96
C5	158.03	833.00	175°48'	S70°11'E	156.77
C6	18.59	120.00	152°14'	S101°41'E	18.59
C7	163.97	833.00	224°18'	S101°41'E	166.68
C8	37.07	230.00	125°17'	S27°45'W	66.86
C9	157.18	815.00	135°23'	S61°30'W	151.81
C10	1.50	478.50	87°48'	S154°22'W	1.50
C11	107.32	478.50	121°04'	S154°24'E	101.47
C12	48.85	478.50	101°15'	S103°14'E	85.77
C13	67.33	378.50	101°15'	S26°30'E	81.30
C14	14.50	378.50	21°23'	S23°23'W	14.50
C15	15.48	723.50	235°31'	S37°50'E	15.48
C16	75.72	723.50	102°24'	S37°46'E	76.01
C17	23.44	523.50	232°56'	S27°43'E	23.44
C18	80.17	523.50	85°47'	S123°07'E	81.05

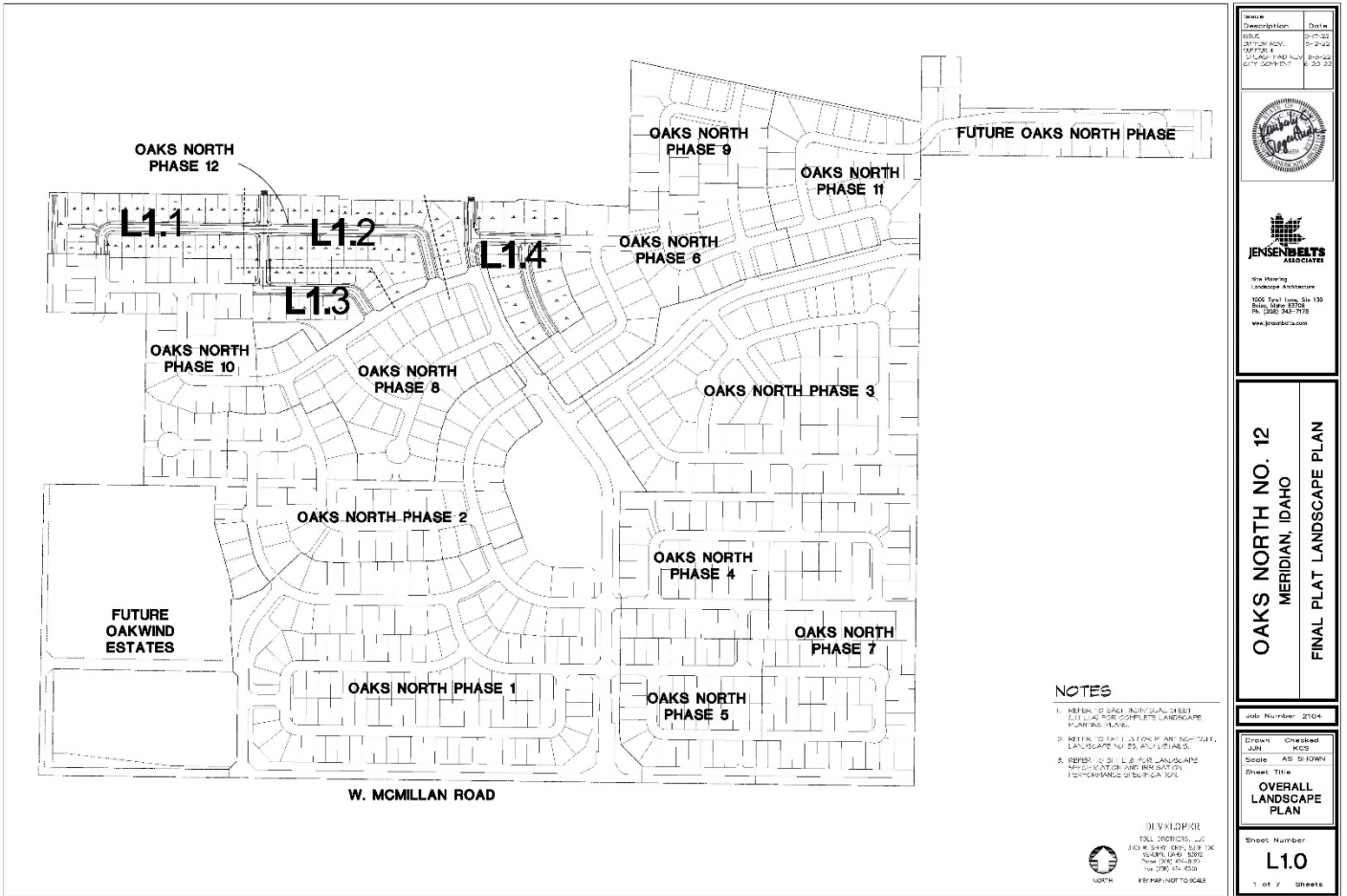
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C19	85.01	523.50	87°47'	S72°50'E	81.87
C20	17.69	523.50	136°09'	S71°47'W	17.69
C21	36.69	678.00	73°03'	S72°27'E	36.82
C22	35.14	26.00	70°50'	S121°15'W	32.87
C23	37.07	73.00	263°48'	S74°53'W	37.07
C24	40.07	73.00	317°53'	S44°12'W	39.51
C25	18.63	73.00	151°17'	S27°50'W	18.47
C26	17.79	73.00	133°20'	S83°73'W	17.75
C27	40.07	73.00	317°53'	S81°18'W	39.51
C28	30.32	73.00	233°20'	S33°42'W	30.31
C29	28.28	73.00	104°28'	S113°30'W	28.17
C30	11.81	28.00	292°20'	S175°25'W	11.72
C31	28.84	28.00	64°22'	S132°24'W	28.12
C32	11.34	83.00	79°47'	S36°30'W	11.33
C33	40.97	83.00	262°48'	S34°51'W	40.56
C34	29.27	83.00	202°22'	S170°39'W	29.54
C35	30.87	36.00	98°18'	N43°12'W	34.42

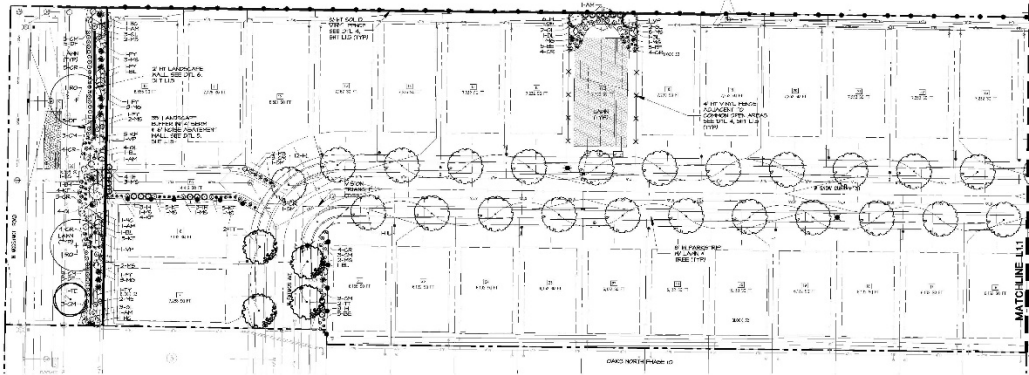
CLINTON W. HALSEN  
PLS 1119

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333 E. 10th STREET, MERIDIAN, IDAHO  
(208) 208-2340 www.sandcsolutions.com

C. Landscape Plans (revision date: 6/20/2022)





**PLANT SCHEDULE**

SYMBOL	COMMON NAME	SYMBOL	COMMON NAME
<b>PERENNIALS</b>			
SYMBOL	COMMON NAME	SYMBOL	COMMON NAME
<b>SHRUBS</b>			
SYMBOL	COMMON NAME	SYMBOL	COMMON NAME
<b>TREES</b>			
SYMBOL	COMMON NAME	SYMBOL	COMMON NAME
<b>ORNAMENTAL GRASSES</b>			
SYMBOL	COMMON NAME	SYMBOL	COMMON NAME

**NOTES**

- NOTE TO SHEET L1.2 FOR PLANT SCHEDULE.
- NOTE TO SHEET L1.2 FOR PLANT SCHEDULE.



Date	Description	Drawn
07-15-2024	ISSUED FOR PERMITS	AS
07-15-2024	ISSUED FOR PERMITS	AS
07-15-2024	ISSUED FOR PERMITS	AS



**JENSEN-BELL ASSOCIATES**  
 500 West Lake, Ste. 100  
 Meridian, Idaho 83436  
 Phone: 208-343-7978  
 www.jensenbell.com

**OAKS NORTH NO. 12**  
**MERIDIAN, IDAHO**  
**FINAL PLAT LANDSCAPE PLAN**

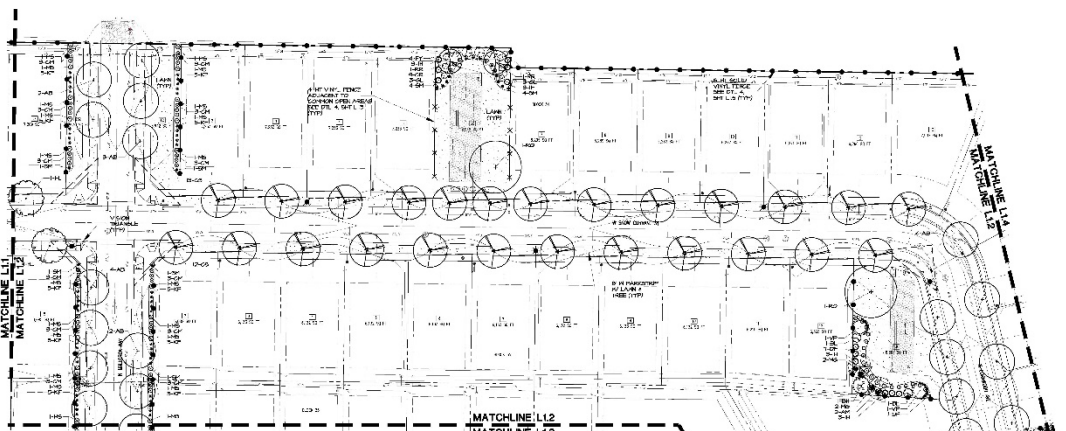
Job Number: 2704

Drawn: Overland  
 AS  
 Scale: AS SHOWN

Sheet Title:

**LANDSCAPE PLAN**

Sheet Number:  
**L1.1**  
 2 of 7 Sheets



**PLANT SCHEDULE**

SYMBOL	COMMON NAME	SYMBOL	COMMON NAME
<b>PERENNIALS</b>			
SYMBOL	COMMON NAME	SYMBOL	COMMON NAME
<b>SHRUBS</b>			
SYMBOL	COMMON NAME	SYMBOL	COMMON NAME
<b>TREES</b>			
SYMBOL	COMMON NAME	SYMBOL	COMMON NAME
<b>ORNAMENTAL GRASSES</b>			
SYMBOL	COMMON NAME	SYMBOL	COMMON NAME

**NOTES**

- NOTE TO SHEET L1.1 FOR PLANT SCHEDULE.
- NOTE TO SHEET L1.1 FOR PLANT SCHEDULE.



Date	Description	Drawn
07-15-2024	ISSUED FOR PERMITS	AS
07-15-2024	ISSUED FOR PERMITS	AS
07-15-2024	ISSUED FOR PERMITS	AS



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**OAKS NORTH NO. 12**  
**MERIDIAN, IDAHO**  
**FINAL PLAT LANDSCAPE PLAN**

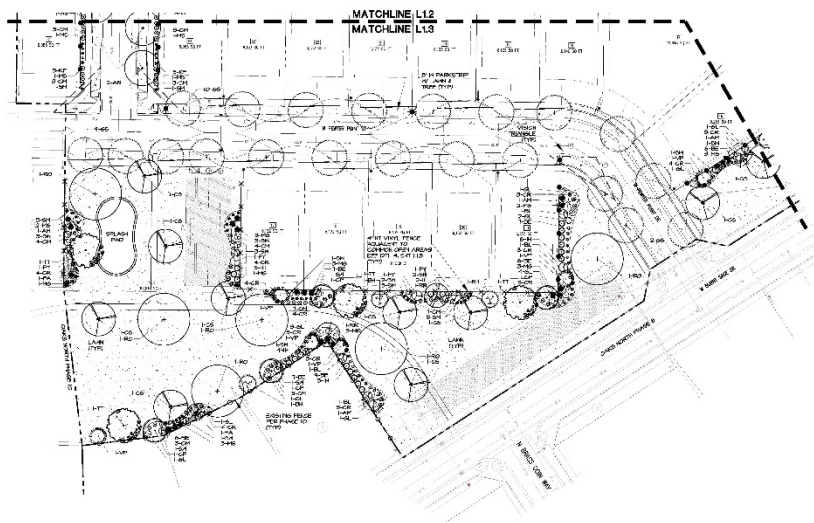
Job Number: 2704

Drawn: Overland  
 AS  
 Scale: AS SHOWN

Sheet Title:

**LANDSCAPE PLAN**

Sheet Number:  
**L1.2**  
 2 of 7 Sheets



**PLANT SCHEDULE**

REFERENCE SHEET L12

SYM	COMMON NAME
SP1	SPRING BLOSSOM
SP2	SPRING BLOSSOM
SP3	SPRING BLOSSOM
SP4	SPRING BLOSSOM
SP5	SPRING BLOSSOM
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SP96	SPRING BLOSSOM
SP97	SPRING BLOSSOM
SP98	SPRING BLOSSOM
SP99	SPRING BLOSSOM
SP100	SPRING BLOSSOM

**NOTES**

1. REFER TO SHEET L12 FOR PLANT SCHEDULE.
2. REFER TO SHEET L13 FOR LANDSCAPE SPECIFICATIONS AND MATERIALS.



Date	Description	By
12/15/2023	ISSUED FOR PERMIT	JL
12/15/2023	REVISED	JL
12/15/2023	REVISED	JL
12/15/2023	REVISED	JL



**JENSEN BELTZ ASSOCIATES**  
 625 N. MOUNTAIN AVENUE  
 SUITE 100  
 MERIDIAN, IDAHO 83642  
 PH: (208) 343-9795  
 www.jensenbeltz.com

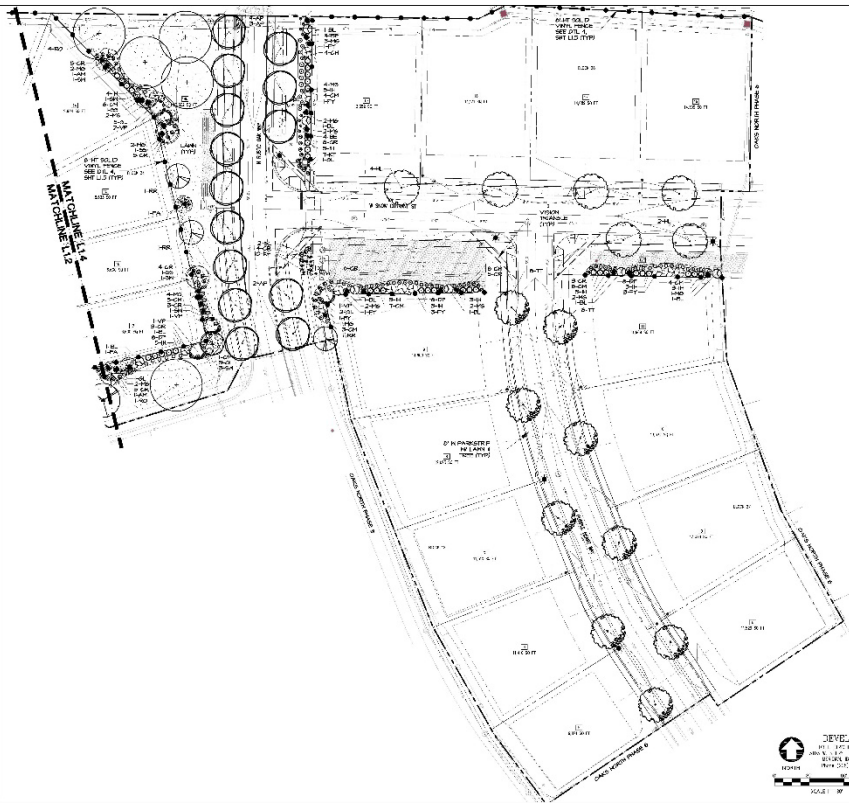
**OAKS NORTH NO. 12**  
**MERIDIAN, IDAHO**  
**FINAL PLAT LANDSCAPE PLAN**

Sheet Number: 014

Drawn	Checked
AS	AS
AS	AS

Sheet Title: **LANDSCAPE PLAN**

Sheet Number: **L13**  
 4 of 7 Sheets



**PLANT SCHEDULE**

REFERENCE SHEET L13

SYM	COMMON NAME
SP1	SPRING BLOSSOM
SP2	SPRING BLOSSOM
SP3	SPRING BLOSSOM
SP4	SPRING BLOSSOM
SP5	SPRING BLOSSOM
SP6	SPRING BLOSSOM
SP7	SPRING BLOSSOM
SP8	SPRING BLOSSOM
SP9	SPRING BLOSSOM
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SP58	SPRING BLOSSOM
SP59	SPRING BLOSSOM
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SP100	SPRING BLOSSOM

**NOTES**

1. REFER TO SHEET L13 FOR PLANT SCHEDULE.
2. REFER TO SHEET L14 FOR LANDSCAPE SPECIFICATIONS AND MATERIALS.



Date	Description	By
12/15/2023	ISSUED FOR PERMIT	JL
12/15/2023	REVISED	JL
12/15/2023	REVISED	JL
12/15/2023	REVISED	JL



**JENSEN BELTZ ASSOCIATES**  
 625 N. MOUNTAIN AVENUE  
 SUITE 100  
 MERIDIAN, IDAHO 83642  
 PH: (208) 343-9795  
 www.jensenbeltz.com

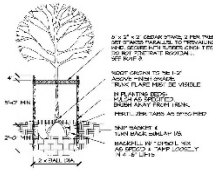
**OAKS NORTH NO. 12**  
**MERIDIAN, IDAHO**  
**FINAL PLAT LANDSCAPE PLAN**

Sheet Number: 014

Drawn	Checked
AS	AS
AS	AS

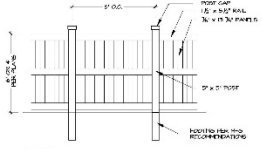
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Sheet Number: **L14**  
 5 of 7 Sheets



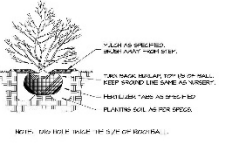
- NOTES:**
1. TREE PLAN TO BE SIGNED BY THE ARCHITECT.
  2. TREE PLAN TO BE SIGNED BY THE ARCHITECT AND THE LANDSCAPE ARCHITECT.
  3. TREE PLAN TO BE SIGNED BY THE ARCHITECT AND THE LANDSCAPE ARCHITECT.
  4. TREE PLAN TO BE SIGNED BY THE ARCHITECT AND THE LANDSCAPE ARCHITECT.

1 TREE PLAN NOT TO SCALE



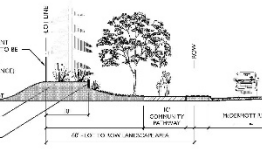
- NOTES:**
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  2. FENCE TO BE INSTALLED ON CONCRETE FOUNDATION.
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2 VINYL PRIVACY FENCE NOT TO SCALE



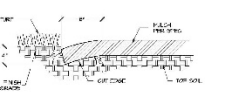
- NOTES:**
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3 SHRUB PLANTING NOT TO SCALE



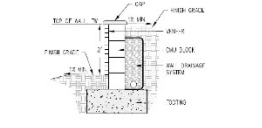
- NOTES:**
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4 McEVERLOT LANDSCAPE BUFFER



- NOTES:**
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5 PLANTER CUT BED EDGE NOT TO SCALE



- NOTES:**
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6 2 FT LANDSCAPE WALL NOT TO SCALE

**PLANT SCHEDULE**

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**LANDSCAPE CALCULATIONS**

LOCATION	REQUIRED	AVAILABLE
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NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/15/2024
2	ISSUED FOR PERMIT	10/15/2024
3	ISSUED FOR PERMIT	10/15/2024
4	ISSUED FOR PERMIT	10/15/2024
5	ISSUED FOR PERMIT	10/15/2024



**JENSEN BELTZ**  
 LANDSCAPE ARCHITECTS  
 1000 S. GARDEN BLVD., SUITE 100  
 MERIDIAN, IDAHO 83642  
 TEL: (208) 343-7378  
 WWW.JENSENBELTZ.COM

**OAKS NORTH NO. 12**  
 MERIDIAN, IDAHO  
 FINAL PLAT LANDSCAPE PLAN

Site Number: 2024

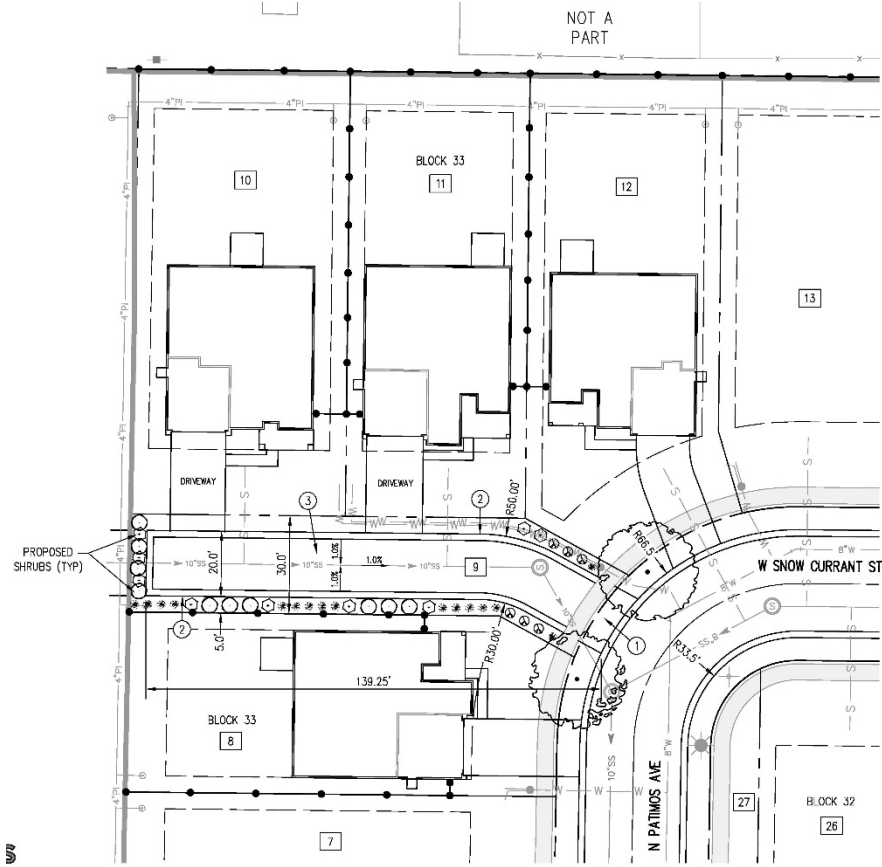
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 Sheet: 15a

Sheet Number: **L15**  
 6 of 7 Sheets

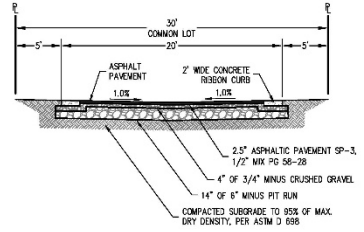
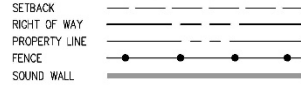


D. Common Drive Exhibit (Lot 9, Block 33):

THE OAKS NORTH SUBDIVISION NO. 12  
COMMON DRIVEWAY LOT EXHIBIT  
JUNE 30, 2022 - Meridian, Idaho



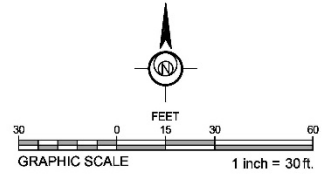
LEGEND



COMMON DRIVEWAY TYPICAL DETAIL  
N.T.S.

KEYNOTES

- ① 20' WIDE CONCRETE DRIVEWAY APPROACH PER ISPWC SD-701C (ACHD SUPPLEMENT), CONCRETE SIDEWALK ADJACENT TO DRIVEWAY APPROACH SHALL BE 6" THICK.
- ② 2' WIDE CONCRETE RIBBON CURB PER ISPWC SD-703; MATCH CROSS SLOPE OF DRIVEWAY.
- ③ 16' WIDE ASPHALT COMMON DRIVE (SEE DETAIL)



**Toll Brothers**  
AMERICA'S LUXURY HOME BUILDER®

## **VI. CITY/AGENCY COMMENTS & CONDITIONS**

### **A. Planning Division**

#### **Site Specific Conditions:**

1. Applicant shall comply with all previous conditions of approval associated with this development (AZ-13-008, RZ-13-015, DA Inst. No. 114030972; PP-13-014; and H-2022-0010).
2. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of the City Engineer's signature on the previous phase final plat, 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 shown in Section V.B prepared by Land Solutions, stamped on April 7, 2022 by Clinton W. Hansen, is approved with the following revisions:
  - a. Note #12: Include recorded instrument number.
5. The landscape plan shown in Section V.C prepared by Jensen Belts Associates, dated June 20, 2022, is approved as submitted.
6. Future homes constructed in this phase shall comply with the elevations included in the development agreement (Oaks North and South Subdivision – Inst. No. 114030972) with materials and architectural features to be the same or higher quality as shown in the elevations.
7. Prior to the issuance of any new building permit, the property shall be subdivided in accordance with the UDC.
8. 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, Sue Prescott, at 887-1620 for more information.
9. Prior to submittal for City Engineer signature on this final plat, the applicant shall submit any relevant public access easement(s) for the multi-use pathway on Lot 10, Block 12 and Lot 20, Block 28. Submit easements to the Planning Division for Council approval and subsequent recordation. The easements shall be a minimum of 14' wide (10' pathway + 2' shoulder each side). Use standard City template for public access easement. Easement checklist must accompany all easement submittals. Coordinate with Kim Warren from the City of Meridian Parks Department.
10. 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:**

1. Property is subject to the Oaks Lift Station and Pressure Sewer Reimbursement Agreement.
2. Ensure no permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) are built within the utility easement.
3. Manhole SSMH 12.24 at the NW corner of the site is not needed. Have sewer line end at SSMH 12.23.

4. For the common driveway located at the NW corner of the site provide a sewer easement that is the full width of the common drive due to the depth of the sewer line. No trees shall be present within this easement but shrubs are allowed; proposed fencing located over easement area should be constructed in such a way to minimize the length of fencing affected should the sewer main require access.

**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](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 8 1/2" 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. The Developer's 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.

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 (MCC 9-1-28.C.1). 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.