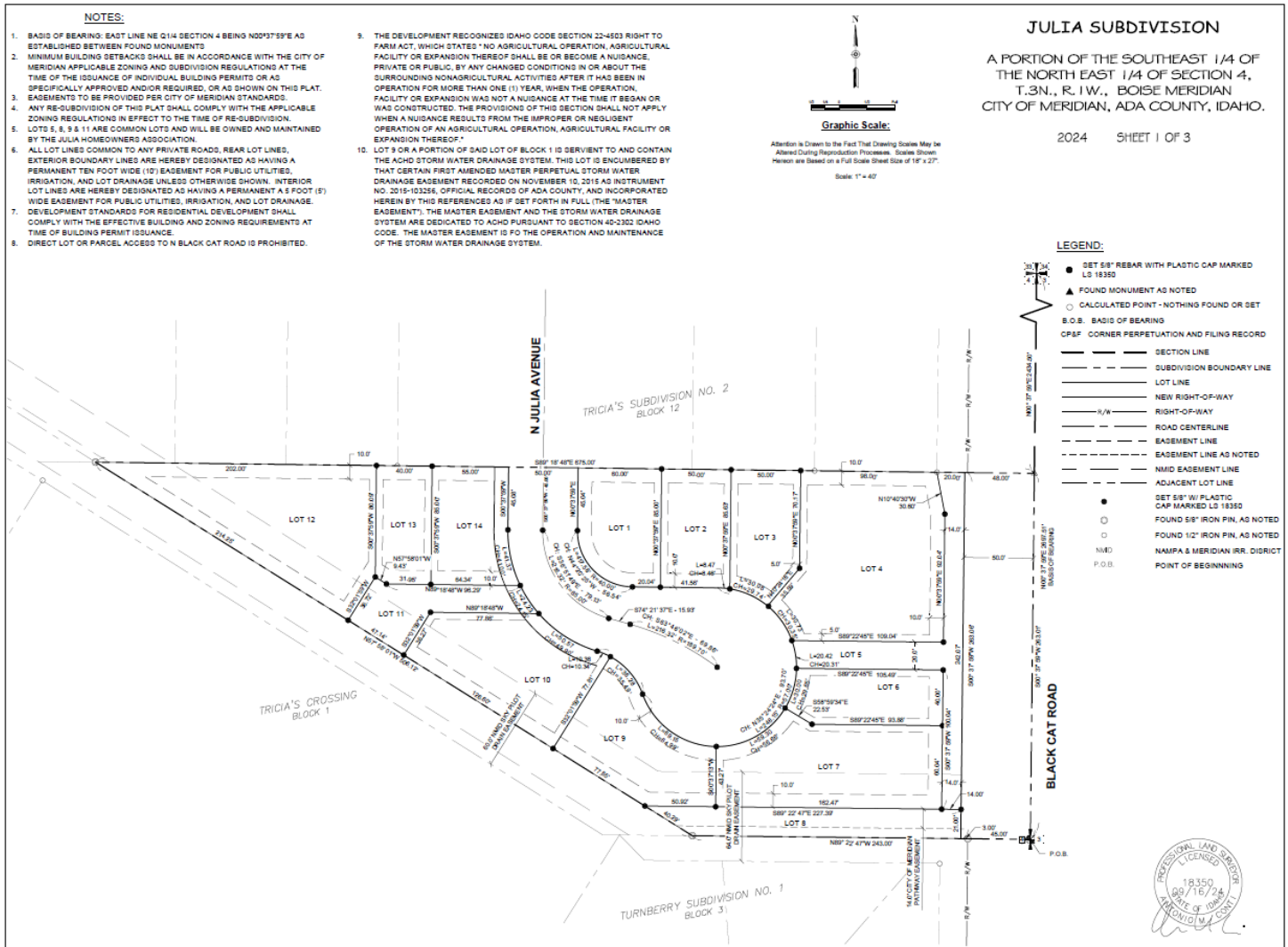


The logo for Meridian, Idaho, features the word "MERIDIAN" in a blue serif font, with a stylized blue wave graphic above the "N". Below "MERIDIAN" is the word "IDAHO" in a smaller, blue, sans-serif font. A small yellow star is positioned to the right of the "N" in "MERIDIAN".[illegible]

B. Final Plat (dated: 9/16/2024)



Page 4

Page 4

[illegible][illegible]

NOTES:

1. FENCE STYLE MAY VARY SLIGHTLY.
2. FOUNTAIN SHALL BE COMBINATION OF SIDE OF RAIL.
3. MAKE OPENINGS BETWEEN TOP VERTICAL, HORIZONTAL & BOTTOM VERTICAL, EQUAL WOOD FINISHING, W/WHITE, COLOR STAIN.

1" O.D. @ 4" TOP RAIL

OPEN VERTICAL SLAT TOP

4" TOP

4" RAIL

FOOTINGS BY: [blank] PER MANUFACTURER RECOMMENDATIONS

8" O.C.

8" O.C.

8" O.C.

[illegible]

NOTES:

- * FENCE STYLE MAY VARY SLIGHTLY
- * LEAST FENCE DIMENSION OFF SIDE OF RAIL
- * NATURAL CEDAR WOOD FINISHING, NATURAL COLOR STAIN

1.00" x 4.00" BOTTOM & CENTER RAIL

4.00"

FOOTINGS BY:
CONCRETE: 12" DIA. PER
MANUFACTURER
RECOMMENDATIONS
@ 8' O.C.

12" FLAT LANDING
2% MAX SLOPE

12" FLAT LANDING
2% MAX SLOPE

34" DEEP CURB
2% MAX SLOPE

1/2" GAP

1/2" IN @ 0.02%

CONCRETE SUPPLEMENTAL
PER EACH SUPPLEMENTAL
DRAWING SET-TO-BE

NOTE:
REFERENCE ACID SUPPLEMENTAL DRAWING SET-TO-BE CIVIL DRAWINGS

NOTES:

- FENCE STYLE MAY VARY SLIGHTLY
- LOCATE FENCE ON EXISTING LOT SIDE OF PLS.
- NATURAL CEDAR WOOD FENCING, NATURAL COLOR STAIN

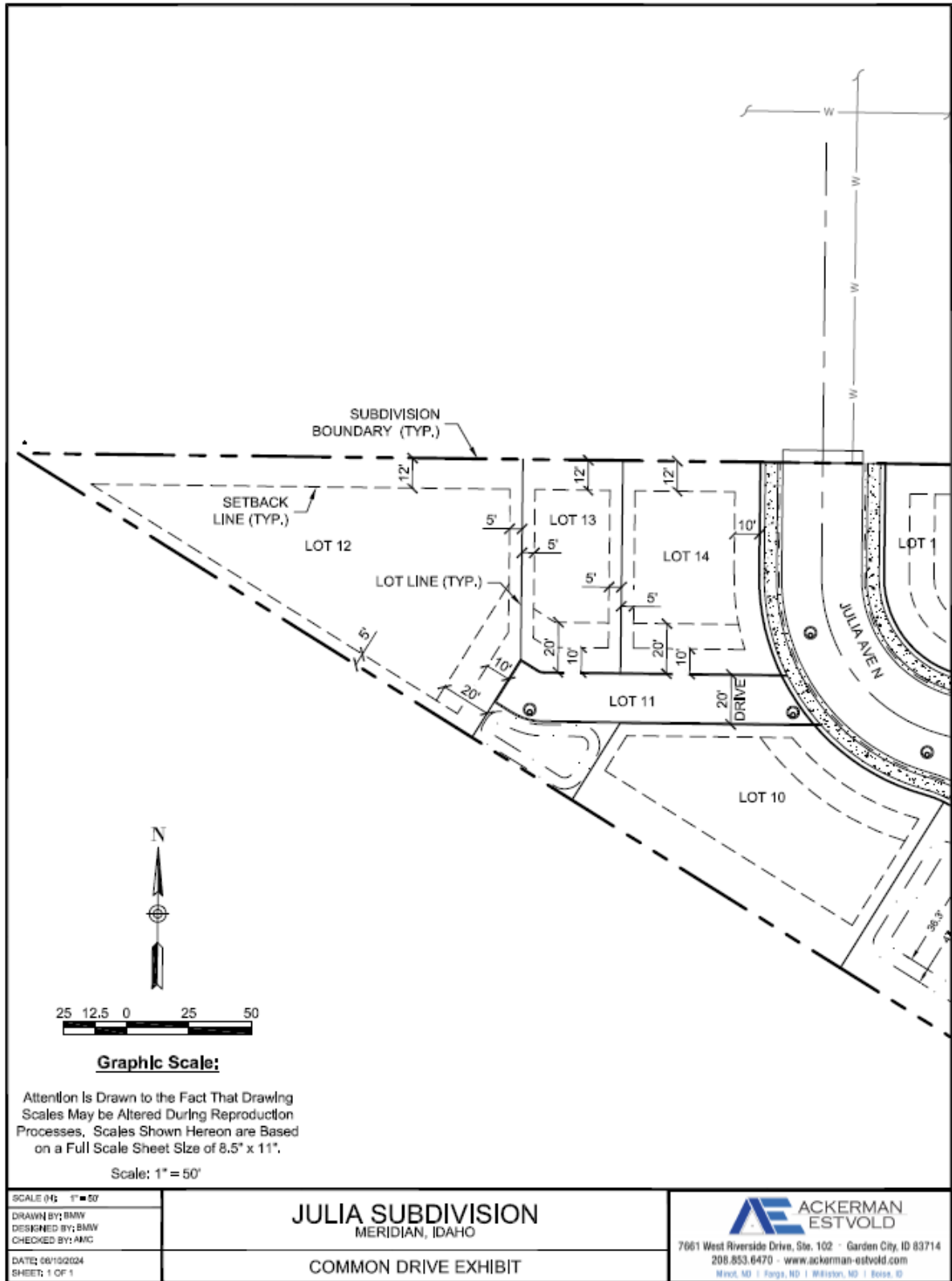
1'-0" - 4'-0" BOTTOM IS TOP RAIL, FENCING CENTER LINE, 3'-0" (SEE PLAN)

FOOTING BY CONCRETE PER MANUFACTURER'S RECOMMENDATION

8'-0" O.C.

L150

D. Common Driveway Exhibit (Lots 12, 13 and 14)



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 (TM Center [H-2023-0003](#), DA Inst. #[2024-009150](#)).
2. The applicant shall obtain the City Engineer's signature on the subject final plat within two years of City Council approval of the preliminary plat (i.e. by July 25, 2025); *or* apply for a time extension, in accord with UDC 11-6B-7.
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 Ackerman Estvold, stamped on 9/16/24 by Antonio Conti, included in Exhibit B shall be revised as follows:
 - a. If Lot 5 contains an easement, graphically depict it on the plat along with a recorded instrument number, if applicable.
 - b. Depict 30-foot minimum street frontages for Lots 3, 4 and 6, measured as a *chord* measurement, per UDC 11-2A-3B.1.
 - c. Graphically depict and include a note for a perpetual ingress/egress easement for the common driveway on Lot 11 that includes a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment as set forth in UDC 11-6C-3D8; *or*, record a separate easement/agreement and include a reference to the recorded instrument number on the plat.
 - d. Note #2: "Minimum building setbacks shall be in accordance with the City of Meridian applicable zoning and subdivision regulations at the time of issuance of individual building permits ~~or as specifically approved and/or required, or as shown on this plat.~~"
 - e. Note #6: "All lot lines common to any ~~private~~ public roads, rear lot lines, exterior boundary lines are hereby designated as having a permanent ten-foot wide (10') easement for public utilities, irrigation, and lot drainage unless otherwise shown. Interior lot lines are hereby designated as having a permanent ~~a~~ 5-foot (5') wide easement for public utilities, irrigation, and lot drainage."
 - f. Add a new note: "Lot 8 contains a City of Meridian pedestrian pathway easement, recorded as instrument_____."
 - g. Add a new note: "Lots 7-12 contain a Nampa Meridian Irrigation District easement for the Sky Pilot Drain." Also, include information about the anticipated license agreement with NMID, including the recorded instrument number of the agreement, and the specifics of what is and isn't allowed in the easement area.
 - h. Depict a 5-foot wide detached sidewalk along N. Black Cat Rd. as requested by ACHD and agreed up by Planning Staff to match the width of the existing sidewalk to the north & south.
5. The landscape plan prepared by Rodney Evans + Partners, dated 9/18/24 included in Exhibit C, shall be revised as follows:
 - a. Include mitigation information for all existing trees being removed from the site in accord with the standards listed in UDC 11-3B-10C.5.

- b. Depict landscaping along each side of all pathways in accord with the standards listed in UDC 11-3B-12C. *Note: If NMID will not allow trees within the easement for the Sky Pilot Drain adjacent to the multi-use pathway, alternative compliance may be requested to this standard.*
 - c. Change the fencing type along the western boundary of the site adjacent to the common open space in Tricia's Crossing subdivision to open vision or semi-private up to 6-feet in height or if closed vision fencing is proposed, it can't exceed 4-feet in height, as set forth in UDC 11-3A-7A.7b.
 - d. Depict a variety of trees, shrubs, lawn or other vegetative ground cover in Lots 9 & 11 in accord with UDC [11-3G-5B.3](#).
 - e. Depict a 10-foot wide multi-use pathway along the southern boundary of the site on Lot 8 in accord with the Pathways Master Plan.
- 6. The existing home shall connect to City water and sewer service within 60 days of it becoming available and disconnect from private service, as set forth in MCC [9-1-4](#) and [9-4-8](#) per requirement of the development agreement.
 - 7. The address of the existing home shall change with development of the subdivision per requirement of the development agreement.
 - 8. A new garage with a minimum of two (2) parking spaces shall be constructed for the existing home in accord with the off-street parking standards listed in UDC [Table 11-3C-6](#) for single-family detached dwellings. The garage shall be constructed prior to City Engineer signature on the final plat per requirement of the development agreement.
 - 9. The rear and/or sides of new homes facing N. Black Cat Rd. shall 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 streets per requirement of the development agreement.
 - 10. All homes shall be limited to a single-story in height with a bonus room above the garage with all windows facing the front of the lots as proposed by the Developer per requirement of the Development Agreement.
 - 11. All homes shall include brick/stone veneer accents on the street-facing elevations, per requirement of the Development Agreement.
 - 12. A license agreement shall be required with Nampa & Meridian Irrigation District in order for future structures (homes and/or fences) on Lots 7-12, Block 1 to encroach within the 50-foot wide Sky Pilot Drain easement, measured from centerline of the pipe per requirement of the Development Agreement. **Submit a recorded copy of the approved license agreement with NMID that details what encroachments (if any) are allowed within the 50-foot wide Sky Pilot Drain easement.**
 - 13. All irrigation ditches, laterals, sloughs or canals, including the Sky Pilot Drain, crossing this site shall be piped or otherwise covered as set forth in UDC 11-3A-6B.3, unless waived by City Council.
 - 14. Except for the existing home, all other existing structures shall be removed from the site prior to submittal of the final plat for City Engineer signature.
 - 15. The common driveway on Lot 11 shall comply with the standards listed in UDC 11-6C-3D and the exhibit in Section VIII.D.

16. 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.

See the Agency Comments folder in the [public record](#) for additional comments applicable to this development.