STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT

HEARING DATE:	7/28/2026
TO:	Mayor & City Council
FROM:	Sonya Allen, Associate Planner 208-884-5533
APPLICANT:	Benjamin Semple, Rodney Evans + Partners, LLC
SUBJECT:	Lennon Pointe Subdivision FP-2026-0014
LOCATION:	1515 W. Ustick Rd., in the NW 1/4 of Section 1, T.3N., R.1W.

I. PROJECT DESCRIPTION,

Final plat consisting of 43 building lots (41 single-family, 1 multi-family and 1 commercial) & 7 common lots on 8.8 acres of land in the R-15 and C-C zoning districts.

II. APPLICANT INFORMATION

A. Applicant

Benjamin Semple, Rodney Evans + Partners, LLC – 1450 W. Bannock St., Boise, ID 83702

B. Owner:

Troy Lane, Lane Development, LLC – PO Box 608, Eagle, ID 83616

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

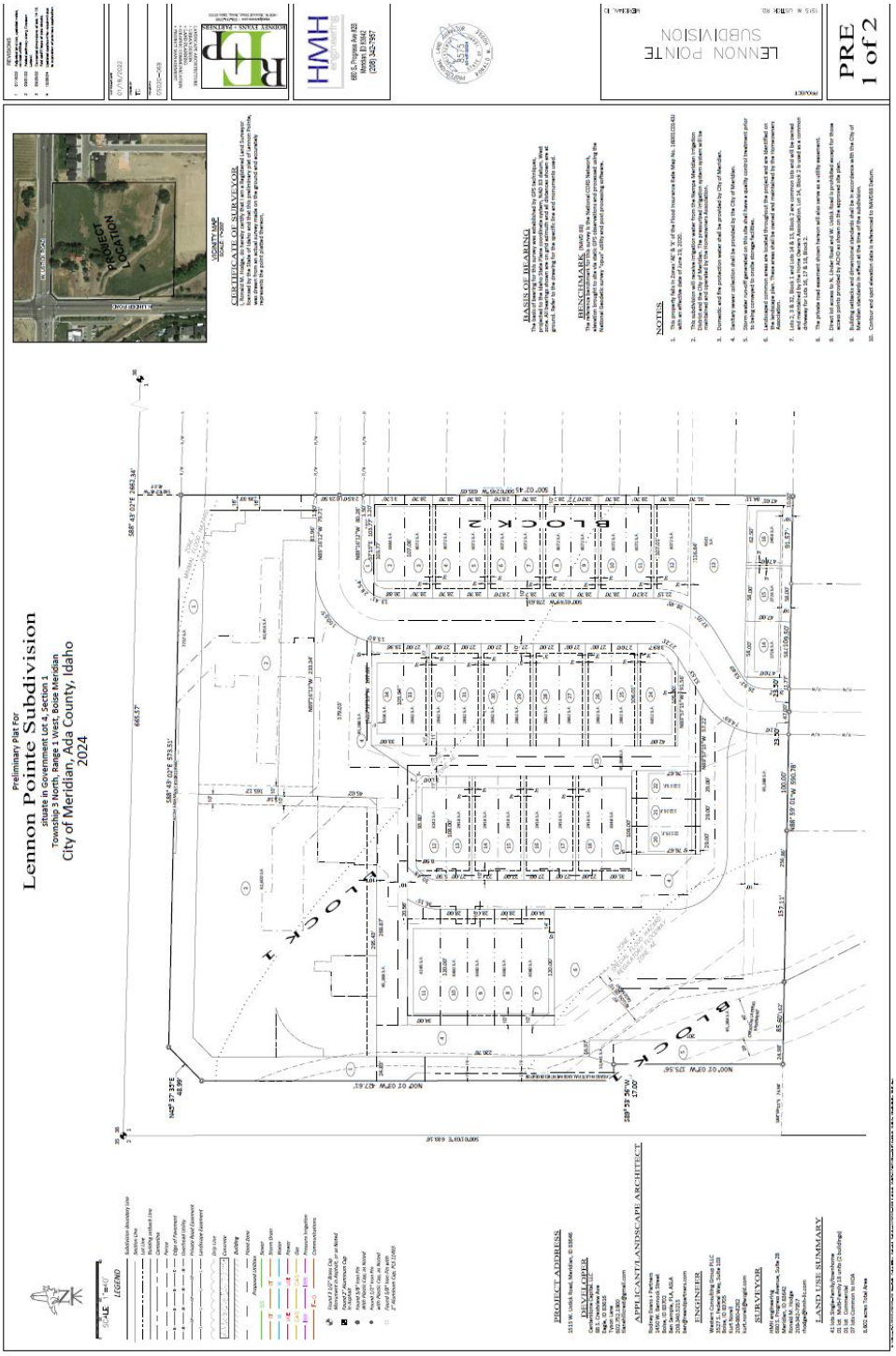
For the proposed final plat to be deemed in substantial compliance with the approved preliminary plat as set forth in UDC 11-6B-3C.2, the number of buildable lots cannot increase, and the amount of common area cannot decrease. Because there is no change to the number of buildable lots and no decrease in common open space, Staff deems the proposed final plat to be in substantial compliance with the approved preliminary plat (H-2024-0060), as required.

IV. DECISION

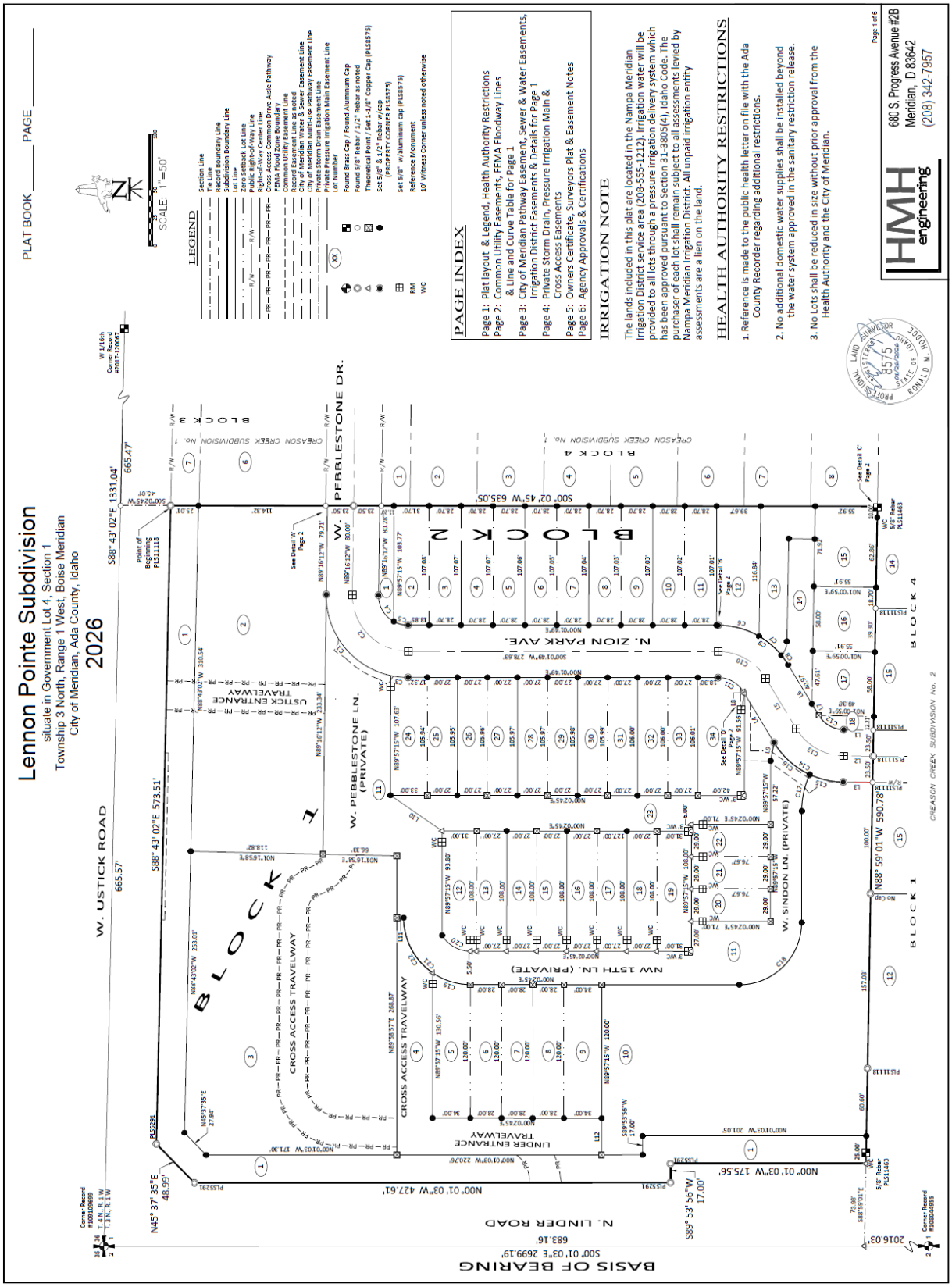
Staff recommends approval of the proposed final plat with the conditions noted in Section VI of this report.

V. EXHIBITS

A. Preliminary Plat (dated: 10/25/24)



B. Final Plat (dated: 1/26/26)



Lennon Pointe Subdivision
2026

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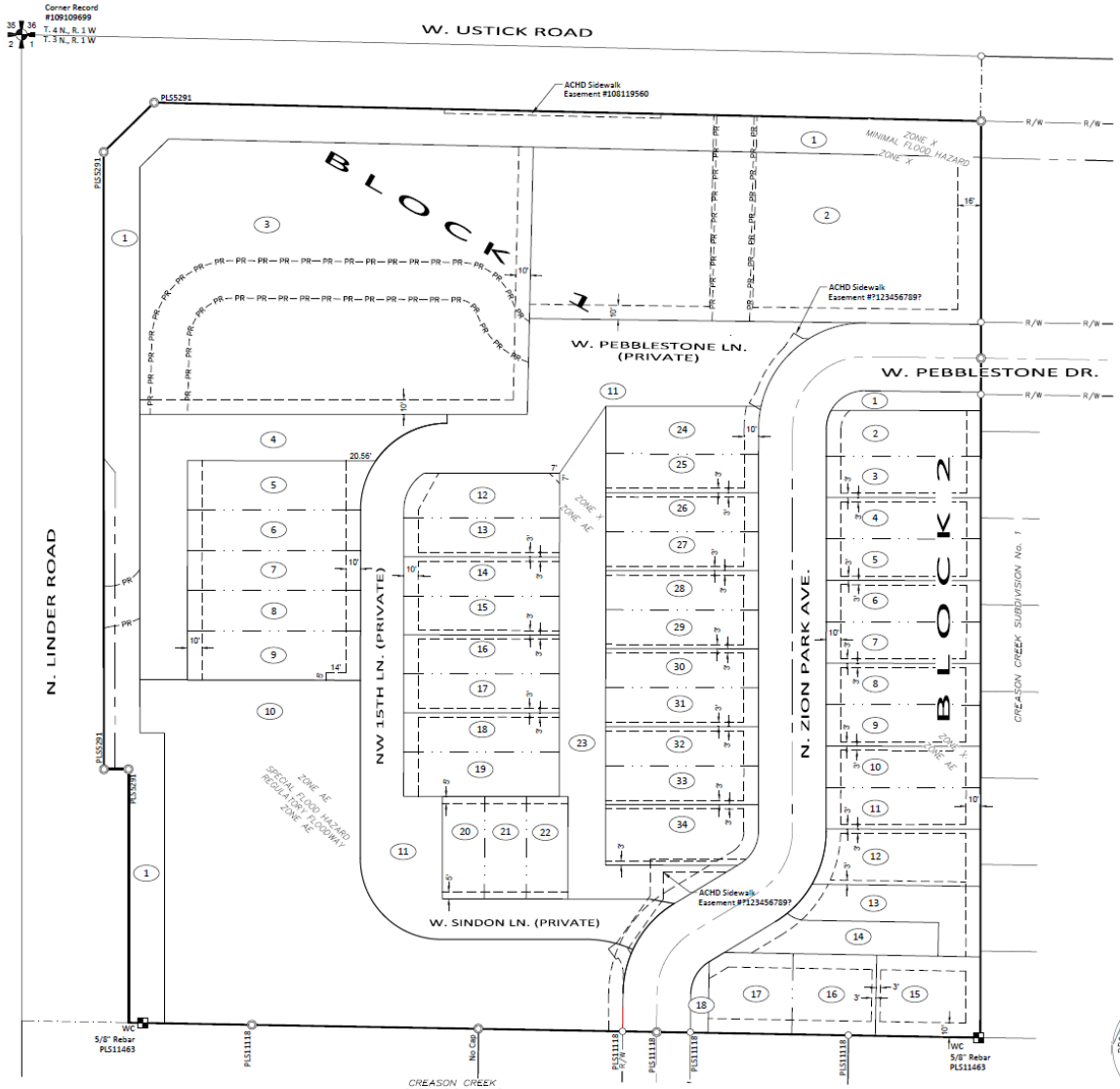
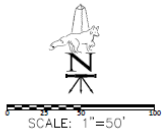




See Sheet 1 for Legend

LEGEND

Common Utility Easement Line

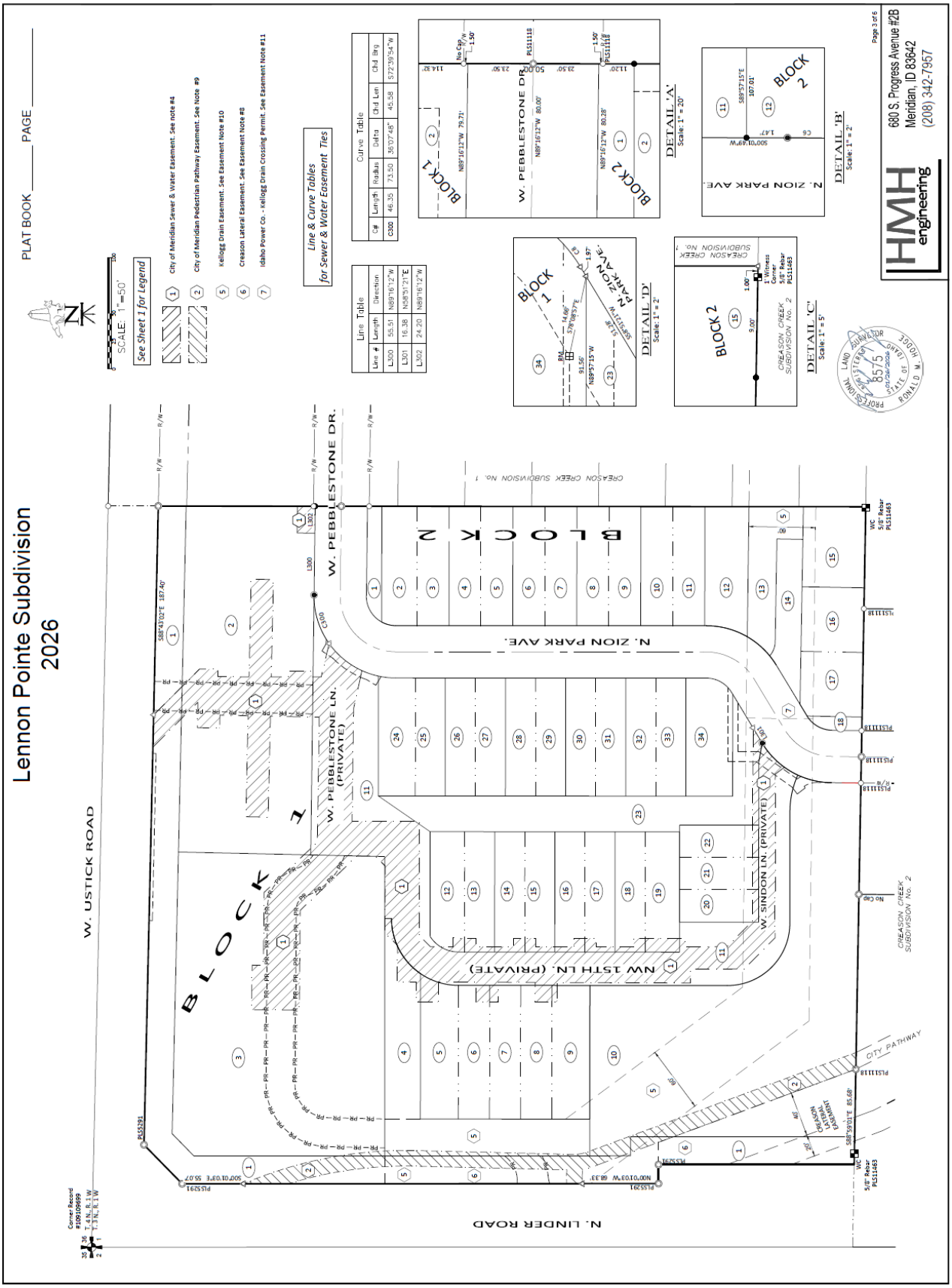
Line & Curve Tables for Plat Lines (page 1)

Line Table		
Line #	Length	Direction
L1	26.76	S0°36'53"W
L2	26.59	S0°36'53"W
L3	26.43	N0°36'53"E
L4	51.28	S58°51'21"W
L5	53.25	S58°51'21"W
L6	53.25	S58°51'21"W
L7	12.28	S58°51'21"W
L8	1.97	N58°51'21"E
L9	16.75	S79°20'09"E
L10	56.42	S34°35'47"W
L11	6.22	N0°02'45"E
L12	32.93	S89°57'15"E

Curve Table					
C#	Length	Radius	Delta	Chd Len	Chd Brg
C1	100.55	73.50	78°23'00"	92.89	S51°32'18"W
C2	79.15	50.00	90°41'59"	71.14	S45°22'48"W
C3	15.80	73.50	12°18'59"	15.77	S6°11'18"W
C4	28.54	26.50	61°42'13"	27.18	S59°52'41"W
C5	13.41	26.50	28°59'46"	13.27	S14°31'42"W
C6	38.44	73.50	29°58'18"	38.01	S15°00'58"W
C7	26.62	73.50	20°44'57"	26.47	S40°22'36"W
C8	10.40	73.50	8°06'17"	10.39	S54°48'13"W
C9	75.46	73.50	58°49'32"	72.19	N29°26'35"E
C10	51.34	50.00	58°49'32"	49.11	S29°26'35"W
C11	27.21	26.50	58°49'32"	26.03	S29°26'35"W
C12	26.91	26.79	57°32'57"	25.79	S29°44'07"W
C13	50.82	50.00	58°14'28"	48.66	S29°44'07"W
C14	74.71	73.50	58°14'28"	71.54	S29°44'07"W
C15	31.14	73.50	24°16'22"	30.90	S12°45'04"W
C16	43.57	73.50	33°58'06"	42.94	S41°52'18"W
C17	33.92	80.00	24°17'37"	33.67	S77°48'27"E
C18	87.96	56.00	90°00'00"	79.20	S44°57'15"E
C19	36.15	60.00	34°31'05"	35.60	S17°18'18"W
C20	30.48	30.00	58°12'42"	29.19	S29°09'06"W
C21	58.10	60.00	55°28'52"	55.86	N62°18'16"E
C22	58.10	60.00	55°28'52"	55.86	S62°18'16"W

PROFESSIONAL LAND SURVEYOR REGISTERED 8575 01/06/2026 STATE OF IDAHO RONALD M. HODGE

HMH engineering
680 S. Progress Avenue #2B
Meridian, ID 83642
(208) 342-7957


Lennon Pointe Subdivision
2026
PLAT BOOK _____ PAGE _____
SCALE: 1" =50'
See Sheet 1 for Legend
City of Meridian Sewer & Water Easement. See note #4
City of Meridian Pedestrian Pathway Easement. See Note #9
Kellogg Drain Easement. See Easement Note #10
Cresson Lateral Easement. See Easement Note #8
Idaho Power Co. - Kellogg Drain Crossing Permit. See Easement Note #11
Line & Curve Tables
for Sewer & Water Easement Ties
Curve Table
Line Table
DETAIL 'A'
DETAIL 'B'
DETAIL 'C'
DETAIL 'D'
W. USTICK ROAD
N. LINDER ROAD
W. PEBBLESTONE DR.
W. PEBBLESTONE LN. (PRIVATE)
N. ZION PARK AVE.
W. SINDON LN. (PRIVATE)
NW 15TH LN. (PRIVATE)
BLOCK 1
BLOCK 2
CREASON CREEK SUBDIVISION No. 2
CITY PATHWAY
HMH engineering
680 S. Progress Avenue #2B
Meridian, ID 83642
(208) 342-7957

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2026

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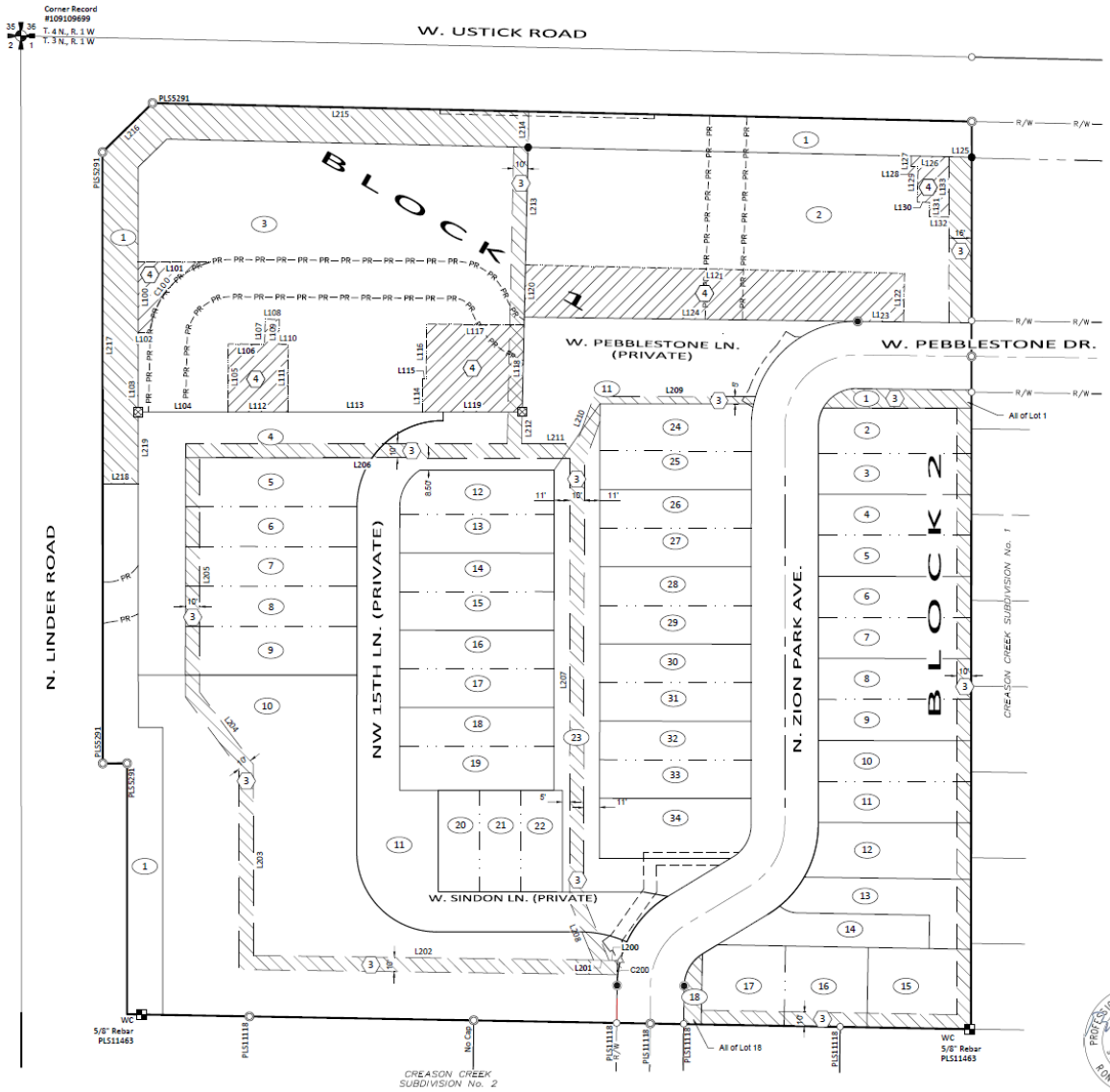

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SCALE: 1"=50'

See Sheet 1 for Legend

3 Homeowners Association Pressure Irrigation Easement

4 Homeowners Association Storm Drain Easement.

Line & Curve Tables
Storm Drain & Pressure Irrigation Easement Lines

Curve Table					
C#	Length	Radius	Delta	Chd Len	Chd Brg
C100	69.43	57.09	69°40'44"	65.23	S41°00'38"W
C200	17.72	73.51	13°48'46"	17.68	S7°20'57"W

Line Table		
Line #	Length	Direction
L100	49.21	N0°01'03"W
L101	50.93	N89°58'57"E
L102	8.11	S89°58'57"W
L103	55.70	N0°01'03"W
L104	62.82	S89°58'57"W
L105	46.05	N0°17'10"E
L106	25.34	S89°41'04"E
L107	17.60	N1°26'54"E
L108	10.00	S88°33'06"E
L109	17.40	S1°26'54"W
L110	6.55	S89°41'04"E
L111	45.80	S0°27'23"W
L112	41.74	N89°58'57"E
L113	94.65	S89°58'57"W
L114	22.96	N0°05'02"E
L115	2.25	N89°59'54"W
L116	38.49	S0°23'44"W
L117	68.29	S89°32'36"E
L118	60.91	N1°16'58"E
L120	36.32	N1°16'58"E
L121	265.39	S88°43'02"E
L122	34.00	S1°16'58"W
L123	32.06	N89°16'12"W
L124	233.34	N89°16'12"W
L125	16.00	S88°43'02"E
L126	26.32	S88°43'02"E
L127	7.49	N1°16'58"E

Line Table		
Line #	Length	Direction
L128	5.00	N88°43'02"W
L129	24.74	N1°16'58"E
L130	8.56	N88°43'02"W
L131	10.00	N1°16'58"E
L132	13.67	N88°43'02"W
L133	42.24	S0°02'45"W
L200	7.84	S89°13'52"E
L201	10.86	S89°13'52"E
L202	238.14	N89°13'52"W
L203	133.79	N0°00'00"E
L204	62.79	N36°42'07"W
L205	164.08	N0°02'45"E
L206	258.97	S89°57'15"E
L207	310.21	S0°02'29"W
L208	44.28	S22°14'38"E
L209	113.19	N89°57'15"W
L210	35.13	S20°13'36"W
L211	38.52	S89°43'29"W
L212	22.51	N1°16'58"E
L213	82.25	S1°16'58"W
L214	25.00	N1°16'58"E
L215	263.51	N88°43'02"W
L216	48.99	S45°37'35"W
L217	231.82	S0°01'03"E
L218	25.00	N89°58'57"E
L219	50.00	N0°01'03"W

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Lennon Pointe Subdivision
2026

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CERTIFICATE OF OWNERS

Know all people by these presents:
That LANE DEVELOPMENT, LLC, an Arizona limited liability company do hereby certify that they are the owners of the real property to be known as Lennon Pointe Subdivision, and that they intend to include said real property as described below in this plat.

A parcel of land situate in the North 1/2 of the West 1/2 of Government Lot 4 in Section 1, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

COMMENCING at the West one-quarter Corner of Section 1 monumented as described in Corner Record Instrument #108044955, thence North 00°01'03" West, 2699.19 feet to the Northwest Corner of Section 1 monumented as described in Corner Record Instrument #109109699; thence along the northerly boundary of Government Lot 4, South 88°43'02" East, 665.57 feet; thence South 00°02'45" West, 45.01 feet to southerly right-of-way for W. Ustick Road, the Northwest corner of the Creason Creek No. 1 Subdivision recorded in Book 112 of Plats at Pages 16486-16488 and the POINT OF BEGINNING monumented by a found 5/8-inch bar with cap PLS11118;

Thence along the westerly boundary of said Creason Creek No. 1 Subdivision, South 00°02'45" West, 635.05 feet to the northerly boundary of the Creason Creek No. 2 Subdivision recorded in Book 119 of Plats at Pages 18301-18303, monumented by a found 5/8-inch bar with cap PLS11463 Witness Corner which bears North 88°59'01" West, 1.00 feet;
Thence along said northerly boundary, North 88°59'01" West, 590.78 feet to the easterly right-of-way for N. Linder Road monumented by a found 5/8-inch bar with cap PLS11463 Witness Corner which bears South 88°59'01" East, 10.00 feet;
Then along the easterly right-of-way for N. Linder Road the following four (4) courses and distances,
Thence North 00°01'03" West, 175.56 feet to a found 5/8-inch bar with cap PLS5291;
Thence South 89°53'56" West, 17.00 feet to a found 5/8-inch bar with cap PLS5291;
Thence North 00°01'03" West, 427.61 feet to a found 5/8-inch bar with cap PLS5291;
Thence North 45°37'35" East, 48.99 feet to the southerly right-of-way for W. Ustick Road monumented by a found 5/8-inch bar with cap PLS5291;
Thence along said right-of-way, South 88°43'02" East, 573.51 feet to the POINT OF BEGINNING.

Containing 8.80 acres, more or less

The common utility easements and private streets (W. Pebblestone Lane, NW 15th Lane & W. Sindon Lane) shown on this plat are not dedicated to the public, however the right to use said easements is hereby reserved for the uses specifically depicted on the plat, and for any other purposes designated hereon, and no permanent structures other than for such uses and purposes are to be erected within the lines of said easements. The public streets (W. Pebblestone Drive & N. Zion Park Avenue) shown on this plat are hereby dedicated to the public.
Per Idaho Code 50-1334, all lots within this subdivision are eligible to receive water service from the City of Meridian and the City of Meridian has agreed in writing to serve all lots within the subdivision.
The owners hereby certify that surface water for irrigation is reasonably available, per Section 67-6537, Idaho Code, and that they are in compliance with Section 31-3805, Idaho Code.

In witness whereof, I have hereunto set my hand:

By: Troy J. Lane, a Member of CENTERSTONE CAPITAL, LLC, an Arizona limited liability company, a Member of LANE DEVELOPMENT, LLC, an Arizona limited liability company

COMPOUND ACKNOWLEDGMENT

State of Idaho
County of Ada

On this 27 day of January 2026, personally appeared Troy J. Lane, known or identified to me to be a member (officer) of CENTERSTONE CAPITAL, LLC, an Arizona Limited Liability Company (constituent entity), one of the members of LANE DEVELOPMENT, LLC, an Arizona Limited Liability Company (maker entity), who executed the foregoing instrument, and acknowledged to me that he executed the same on behalf of LANE DEVELOPMENT, LLC, an Arizona Limited Liability Company.

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

Shonna D. Adams
My commission expires November 28th, 2029

SHONNA D ADAMS
Comm. No. 20171074
NOTARY PUBLIC
STATE OF IDAHO

PLAT NOTES

1. Any re-subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of the re-subdivision.
2. The minimum building setbacks shall conform with the applicable zoning regulations of the City of Meridian.
3. This development is subject to the City of Meridian Development Agreement recorded as Instrument No. 2022-04193.
4. Direct lot access to W. Ustick Road and N. Linder Road is prohibited except for those access points approved by the Ada County Highway District and as shown on the approved site plan.
5. Lot 14, Block 2 is a common lot, owned and maintained by the Lennon Pointe Homeowners Association. It contains a common driveway that will be maintained by the Homeowners Association and is for the benefit of Lots 15, 16 & 17, Block 2
6. Lot 11, Block 1 is a common lot, owned and maintained by the Lennon Pointe Homeowners Association. It contains the private roads and sidewalks.
7. Lots 1, 3-31 of Block 1 and Lots 8-18 of Block 2 are subject to FEMA Flood Hazard Zone AE, Lots 1, 4 & 6 of Block 1 are subject to FEMA Special Flood Hazard Regulatory Floodway as shown on FIRM Panel Map No. 16001C0143J Dated June 19, 2020.
8. Lots 4, 10 & 23 of Block 1 & Lots 1, 13, 14 & 18 of Block 2 are common lots, owned and maintained by the Lennon Pointe Homeowners Association.
9. Lots 1 & 4 of Block 1 are subject to a 60-foot-wide multi-use easement for the Creason Lateral recorded as Instrument No. 109004708 and shown hereon.
10. Lots 1, 3, 4 & 10 of Block 1 are subject to a Pedestrian Pathway Easement (ESMT-2023-0098) recorded as Instrument No. 2023-046926 and amended multi-use Pathway Easement (ESMT-2024-0165) recorded as Instrument No. __________________ for the City of Meridian shown hereon.
11. Lots 1, 4, 10-11, 20-23 of Block 1 and Lots 13-18 of Block 2 are subject to a 60-foot-wide Nampa & Meridian Irrigation District easement for the Kellogg Drain recorded as Instrument No. 2023-062741 and shown hereon.
12. Lot 1 of Block 1 is a permanent landscape buffer lot depicted along W. Ustick Road (25-feet) and N. Linder Road (25-feet) which will be owned and maintained by the Lennon Pointe Homeowners Association as set forth in UDC 11-3b-7c-
13. This subdivision is subject to the Covenants, Conditions, and Restrictions recorded concurrently with this plat.
14. The pressurized irrigation system shall be owned and maintained by the Lennon Pointe Homeowners Association.
15. This subdivision is subject to the terms of a Nampa & Meridian Irrigation District, Kellogg Drain License Agreement recorded as Instrument No. 2023-063819.
16. This subdivision is subject to the terms of the Nampa & Meridian Irrigation District and the City of Meridian, Master Pathway Agreement recorded as Instrument No. 2023-063818 and amended as ???????.
17. This development recognizes Section 22-4503 of 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 shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
18. This development recognizes Idaho Code 50-1304(2)(1), there are no existing interstate natural gas transmission pipelines and /or interstate petroleum products pipelines within 1000-feet of the subdivision boundary.

EASEMENT NOTES

1. Lots 1 & 2 of Block 1 are subject to the Ustick Entrance travelway, Lots 1 & 4 of Block 1 are subject to the Linder Entrance travelway, Lots 3 & 4 of Block 1 are subject to the cross access travelways, each providing ingress, egress and cross access to the private roads within this development. Use of and maintenance for these travelways is further defined in the Maintenance and Use Agreement recorded as Instrument No.______________
2. W. Sindon Lane, NW 15TH Lane and W. Pebblestone Lane are private roads within Lot 11 Block 1 and will be owned and maintained by the Lennon Pointe Homeowners Association.
3. Common utility lines & sidewalk easement shown or designated hereon are non-exclusive, perpetual, shall run with the land, are appurtenant to the lots shown hereon, and are hereby reserved for the installation, maintenance, operation, and use of public and private utilities, sewer services, pressurized & gravity irrigation, power, natural gas, cable television, communication/data, lot drainage and appurtenances thereof.
4. All easements are parallel (or concentric) to the lot lines, arcs, and utility structures that they are dimensioned to unless otherwise noted.
5. Lot 1 of Block 1 is designated as a landscape buffer, Common Utility Easement and Common Lot to maintained by the Lennon Pointe Homeowners Association.
6. The entire Ustick Entrance Travelway within Lot 2 of Block 1 also is a Common Utility Easement.
7. Lots 1-9, 11-23 of Block 1 are subject to a City of Meridian sewer and water easement recorded as Instrument No.________ and shown hereon.
8. Lot 1 of Block 2 is servient to and contain a portion of the ACHD storm water drainage system. This lot is encumbered by that certain First Amended Master Perpetual storm water drainage easement recorded on *Novermber 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.
9.

RECORD DATA

Record of Survey No. 8705, Instrument No. 109141988
Creason Creek No. 1 Subdivision, Book 112, Pages 16486-16488
Creason Creek No. 2 Subdivision, Book 119, Pages 18301-18303
Record of Survey No. 12994, Instrument No. 2021-112429
Warranty Deed Instrument No. 2021-182345

SURVEYORS NARRATIVE

The purpose of the survey is for the development of the property into a platted subdivision. Monuments found and set as shown on Record of Survey No. 12994, Instrument No. 2021-112429 were held. The sectional ties were held as described in the corner records. the easterly boundary is contiguous with Creason Creek Subdivision No. 1 and the southerly boundary is contiguous with Creason Creek Subdivision No. 2.

PROFESSIONAL LAND SURVEYOR
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01/26/2026
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RONALD M. HODGE

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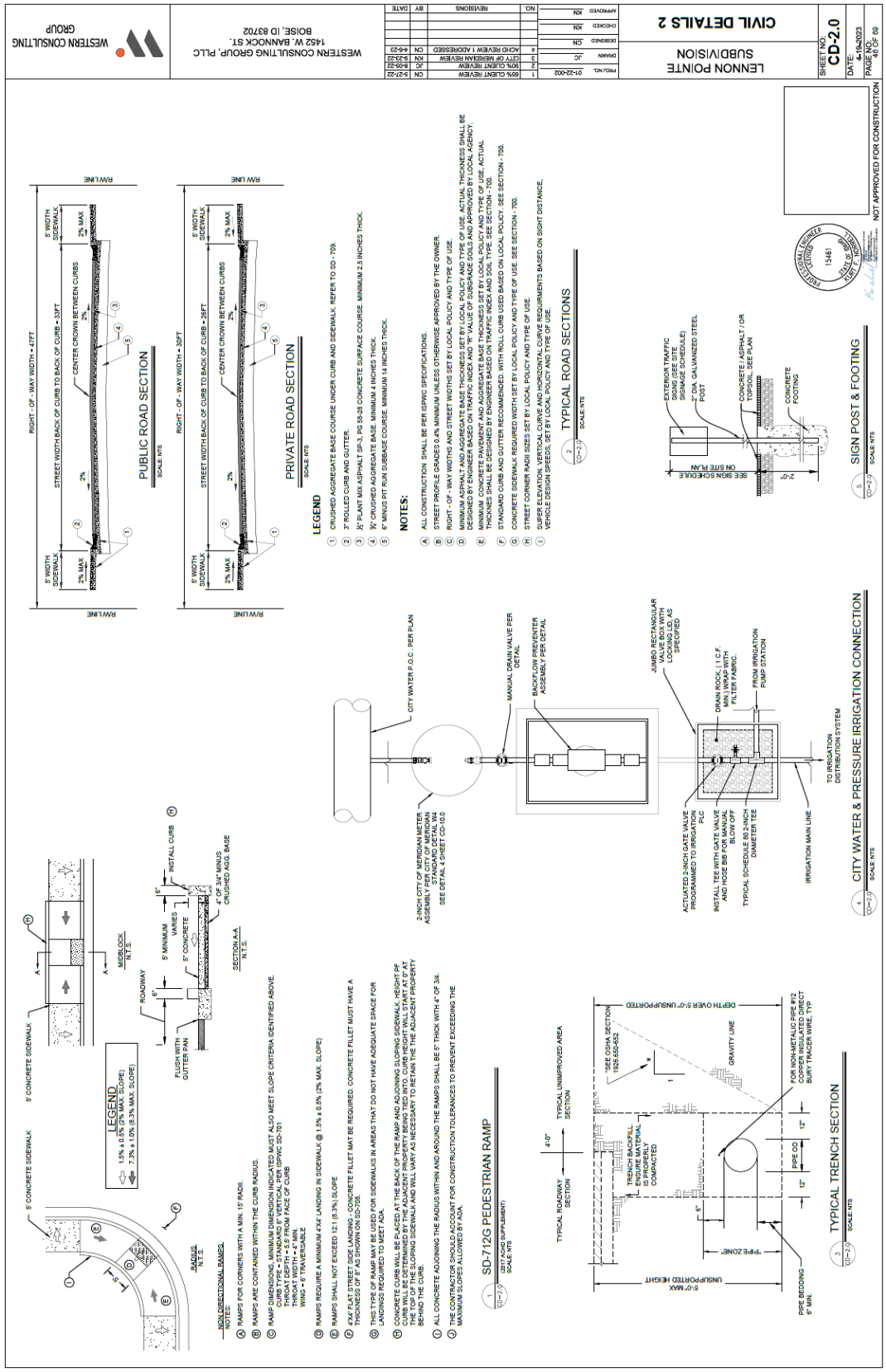
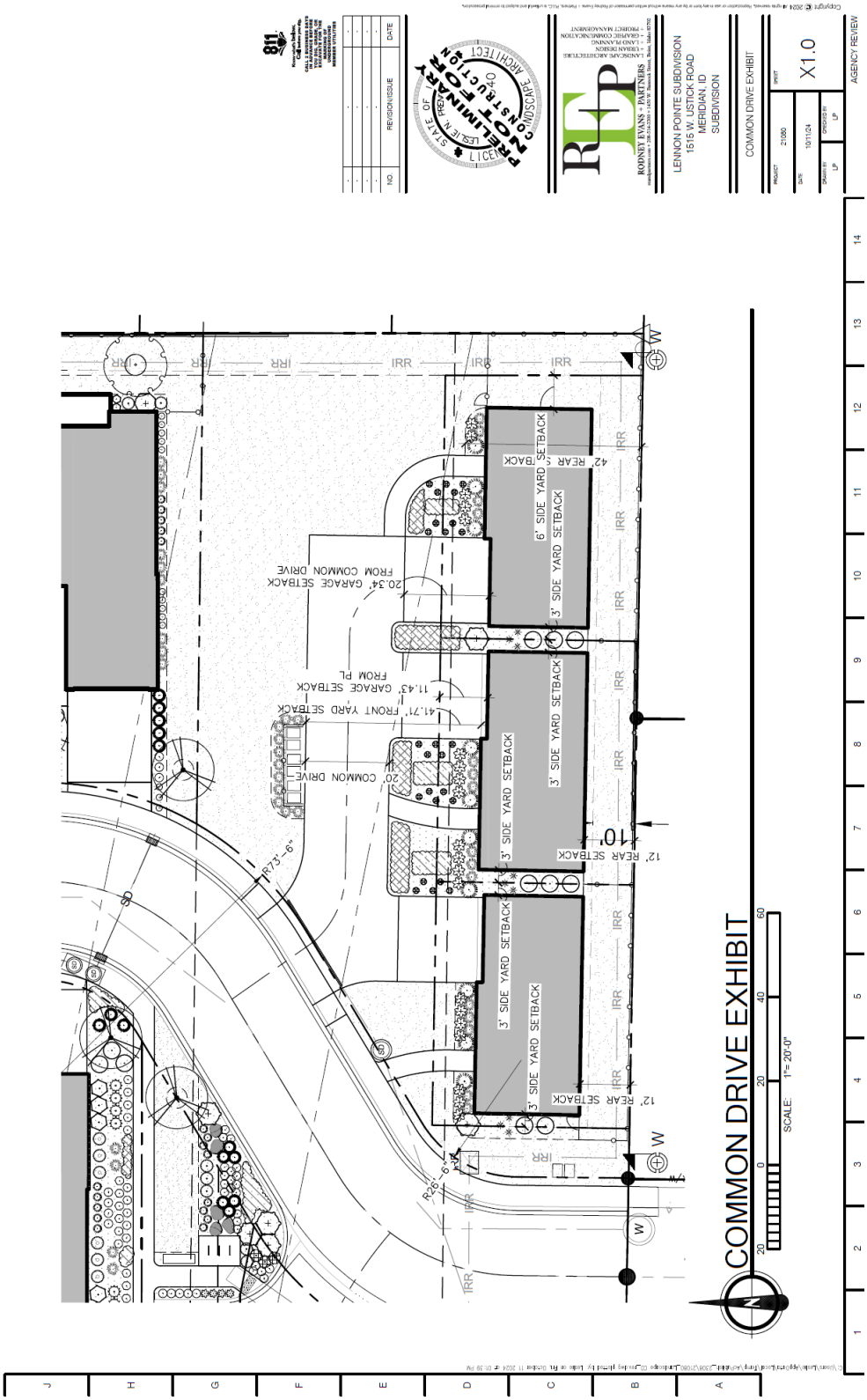
(208) 342-7957

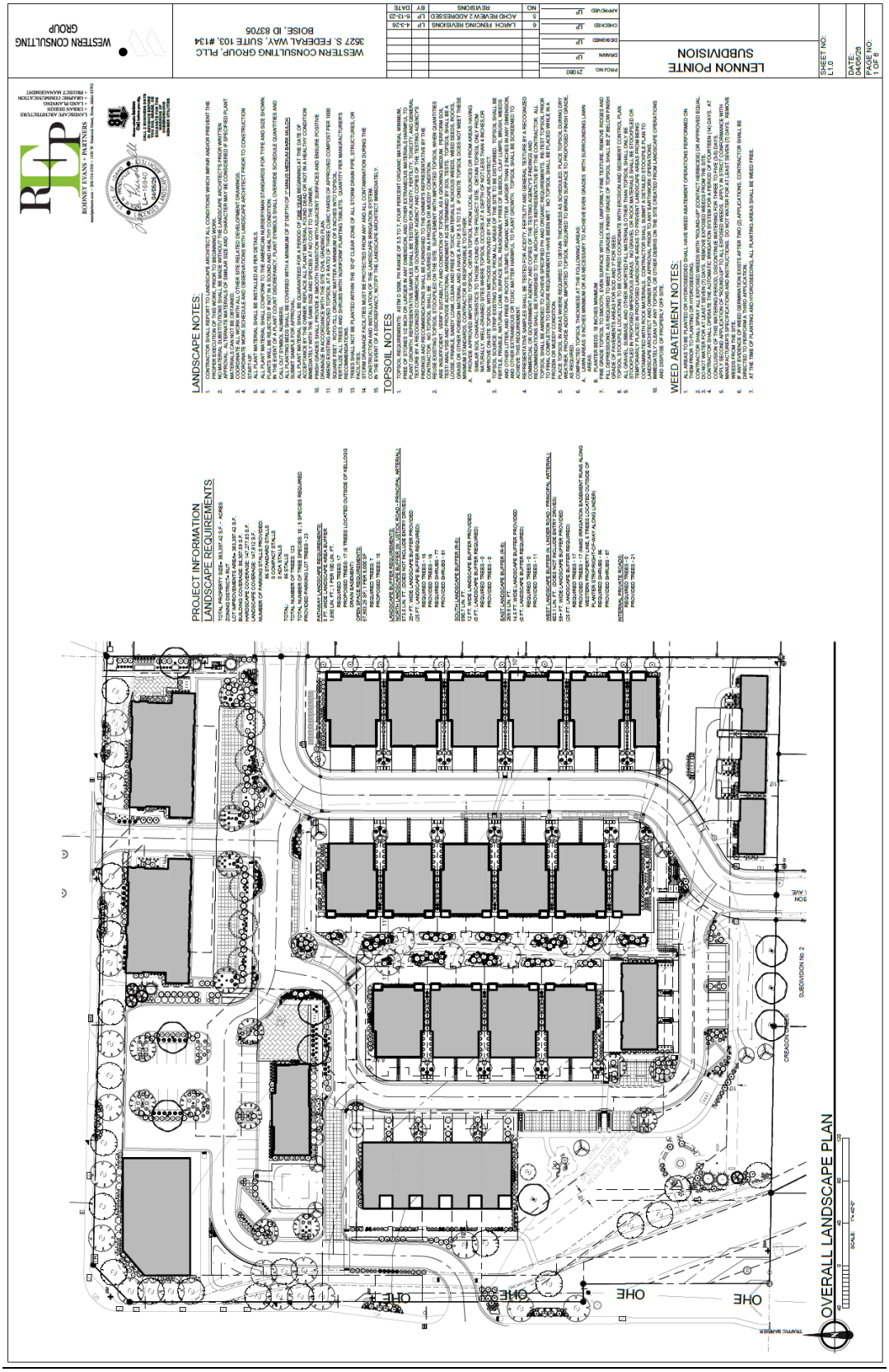
C. Private Street Cross-Section

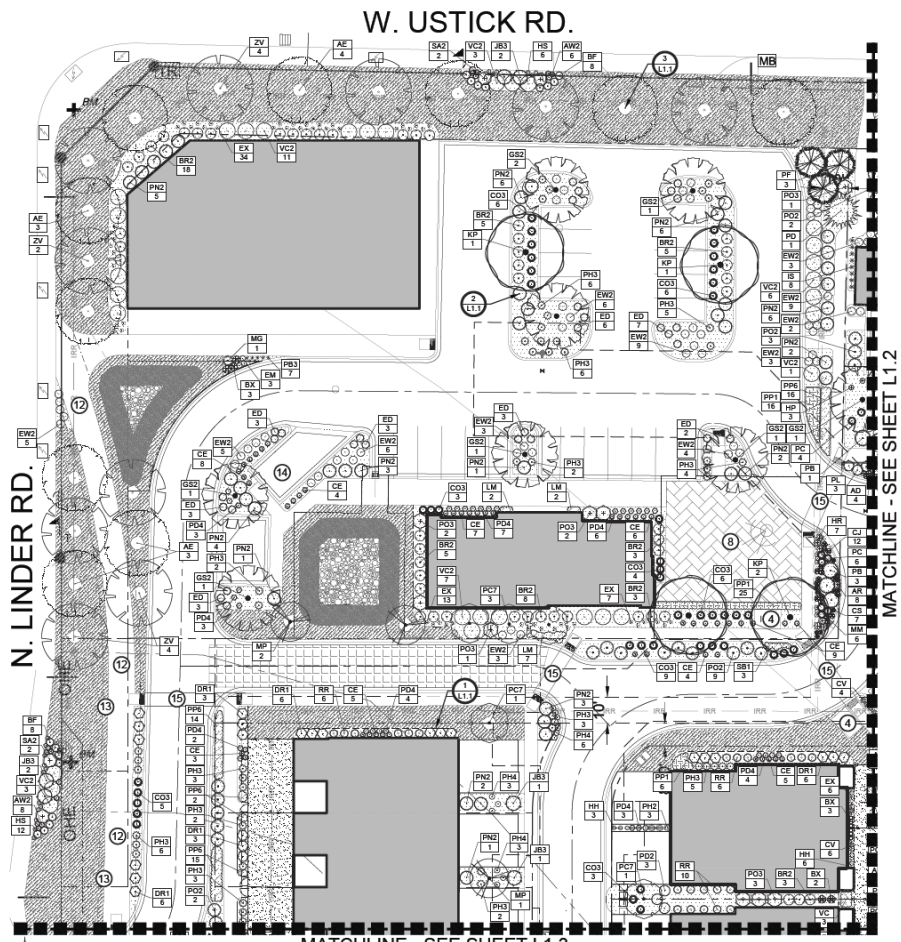


D. Common Driveway Exhibit – NOT APPROVED



E. Landscape Plan & Fencing Plan (dated: 4/6/2026)



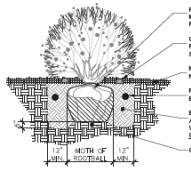


LANDSCAPE PLAN - AREA ONE

SCALE: 1"= 20'-0"

1 PLANTER BED CUT EDGE (TYPICAL AT TREES IN TURF AREAS)

NOT TO SCALE

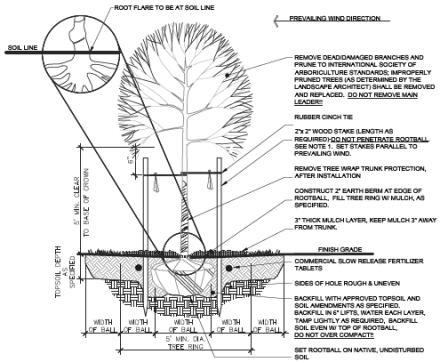


NOTES:

1. SHRUB SHALL BEAR SAME RELATIONSHIP TO GRADE AS IT DID IN NURSERY.
2. WATER SHRUB TWICE WITHIN FIRST 24 HOURS.
3. THIN BRANCHES AND FOLIAGE BY ⅓.
4. DO NOT CUT LEADERS TO RETAIN NATURAL SHRUB SHAPE.
5. FOR CONTAINER GROWN PLANTS THAT ARE ROOTBOUND, SPLIT THE ROOTBALL WITH 3 EQUAL SPACED VERTICAL CUTS.

2 SHRUB PLANTING

NOT TO SCALE



NOTES:

1. REMOVE BURLAP, TWINE, AND WIRE BASKET FROM TOP ⅔ OF ROOTBALL. REMOVE ALL NAILS, TIES, AND PLASTIC FROM ROOTBALL. IF SYNTHETIC BURLAP IS UTILIZED TO WRAP THE ROOTBALL, IT SHALL BE COMPLETELY REMOVED. ONLY BIODEGRADABLE BURLAP SHALL BE LEFT ON THE BOTTOM OF THE ROOTBALL.
2. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
3. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
4. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
5. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
6. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
7. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
8. FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 8'-0" IN WIDTH, PROVIDE TREE ROOT BARRIER (DEEPROOT #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS, CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

3 DECIDUOUS TREE PLANTING

NOT TO SCALE

RODNEY EVANS + PARTNERS
LANDSCAPE ARCHITECTURE + PLANNING + LAND DEVELOPMENT COORDINATION + PROJECT MANAGEMENT
rep@rpinam.com • 208-514-3350 • 1420 W. Bannock Street, Boise, Idaho 83702

STATE OF IDAHO — Kyle Lynn Pfeifer — L4-16940 — 04/06/26 — LICENSED LANDSCAPE ARCHITECT

811 Know what's below. Call before you dig.
CALL 2 WORKING DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE PROTECTION OF UNDERGROUND MEMBER UTILITIES

LANDSCAPE LEGEND

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- LANDSCAPE BOULDERS AS DETAILED
- 2 / QC — QUANTITY / PLANT IDENTIFICATION KEY

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7. PROPOSED PLAY AREA
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9. PROPOSED PLAZA WITH STANDARD PAVERS. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION
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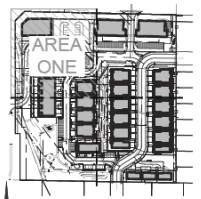
14. TRASH ENCLOSURE BY OTHER
15. PROPOSED STAMPED CONCRETE PEDESTRIAN CROSSING PER CITY OF MERIDIAN STANDARDS. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.



KEY MAP
SCALE: 1" = 200'-0"

WESTERN CONSULTING GROUP

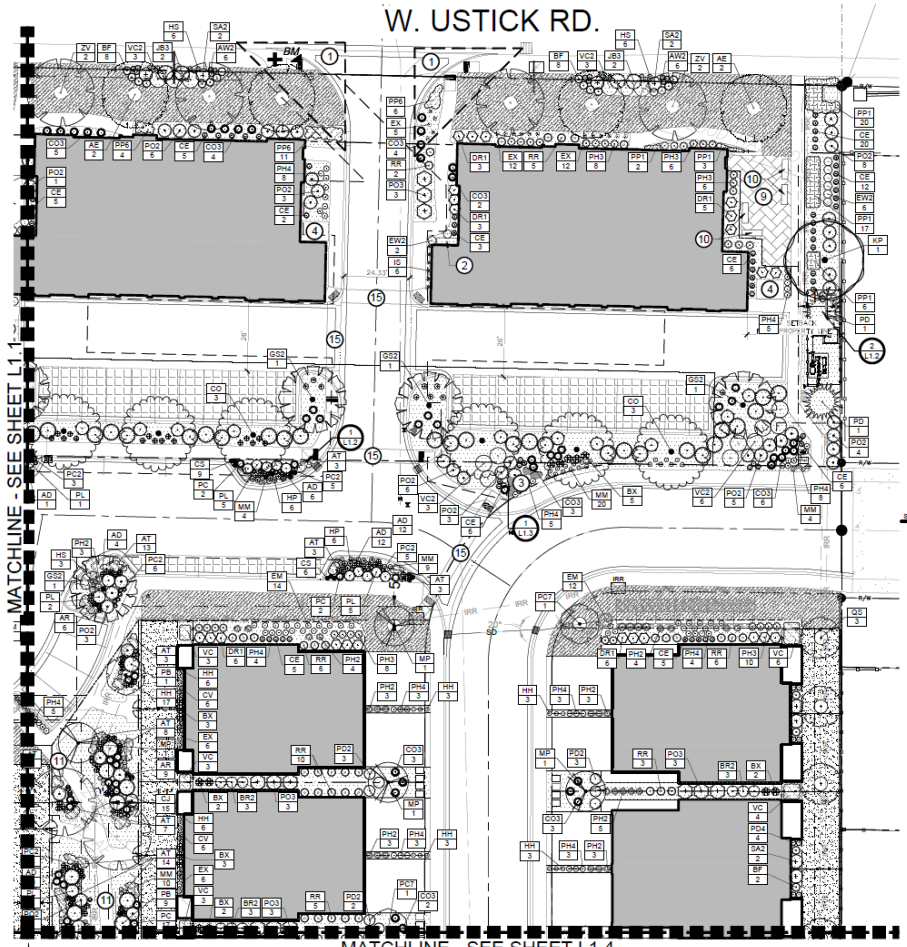
WESTERN CONSULTING GROUP, PLLC
3527 S. FEDERAL WAY, SUITE 103, #134
BOISE, ID 83705

NO.	REVISIONS	BY	DATE
6	LARCH: FENCING REVISIONS	LP	4-3-26
5	ACHD REVIEW / ADDRESSED	LP	6-15-25

PROJ NO. 21260
DRAWN LP
DESIGNED LP
CHECKED LP
APPROVED LP

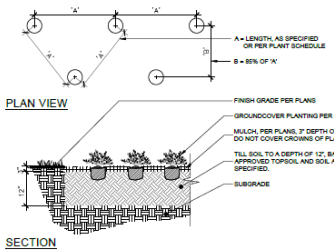
LENNON POINTE SUBDIVISION

SHEET NO: L1.1
DATE: 04/06/26
PAGE NO: 2 OF 6



LANDSCAPE PLAN - AREA TWO

SCALE: 1" = 20'-0"

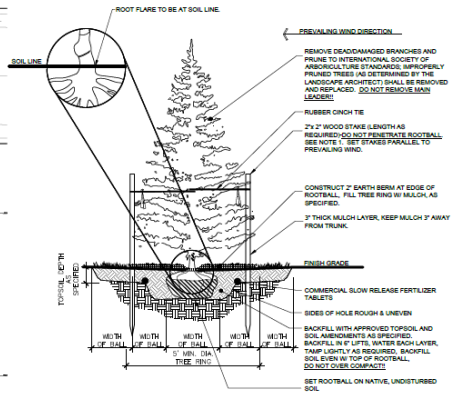


NOTES:

1. ALL GROUNDCOVER PLANTS TO BE PLANTED ON CENTER AND IN A TRIANGULAR PATTERN.
2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

1 GROUNDCOVER PLANTING

NOT TO SCALE



NOTES:

1. REMOVE BURLAP, TWINE, AND WIRE BASKET FROM TOP ⅔ OF ROOTBALL. REMOVE ALL NAILS, TIES, AND PLASTIC FROM ROOTBALL. IF SYNTHETIC BURLAP IS UTILIZED TO WRAP THE ROOTBALL, IT SHALL BE COMPLETELY REMOVED. ONLY BIODEGRADABLE BURLAP SHALL BE LEFT ON THE BOTTOM OF THE ROOTBALL.
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2 CONIFEROUS TREE PLANTING

NOT TO SCALE

RODNEY EVANS + PARTNERS
LANDSCAPE ARCHITECTURE
+ LAND PLANNING
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+ PROJECT MANAGEMENT
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STATE OF IDAHO — Angie Evans — LA-15940 — 04/06/26 — LANDSCAPE ARCHITECT

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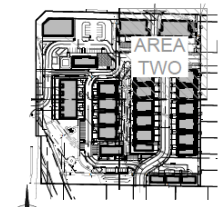


KEY MAP
SCALE: 1" = 200'-0"

WESTERN CONSULTING GROUP

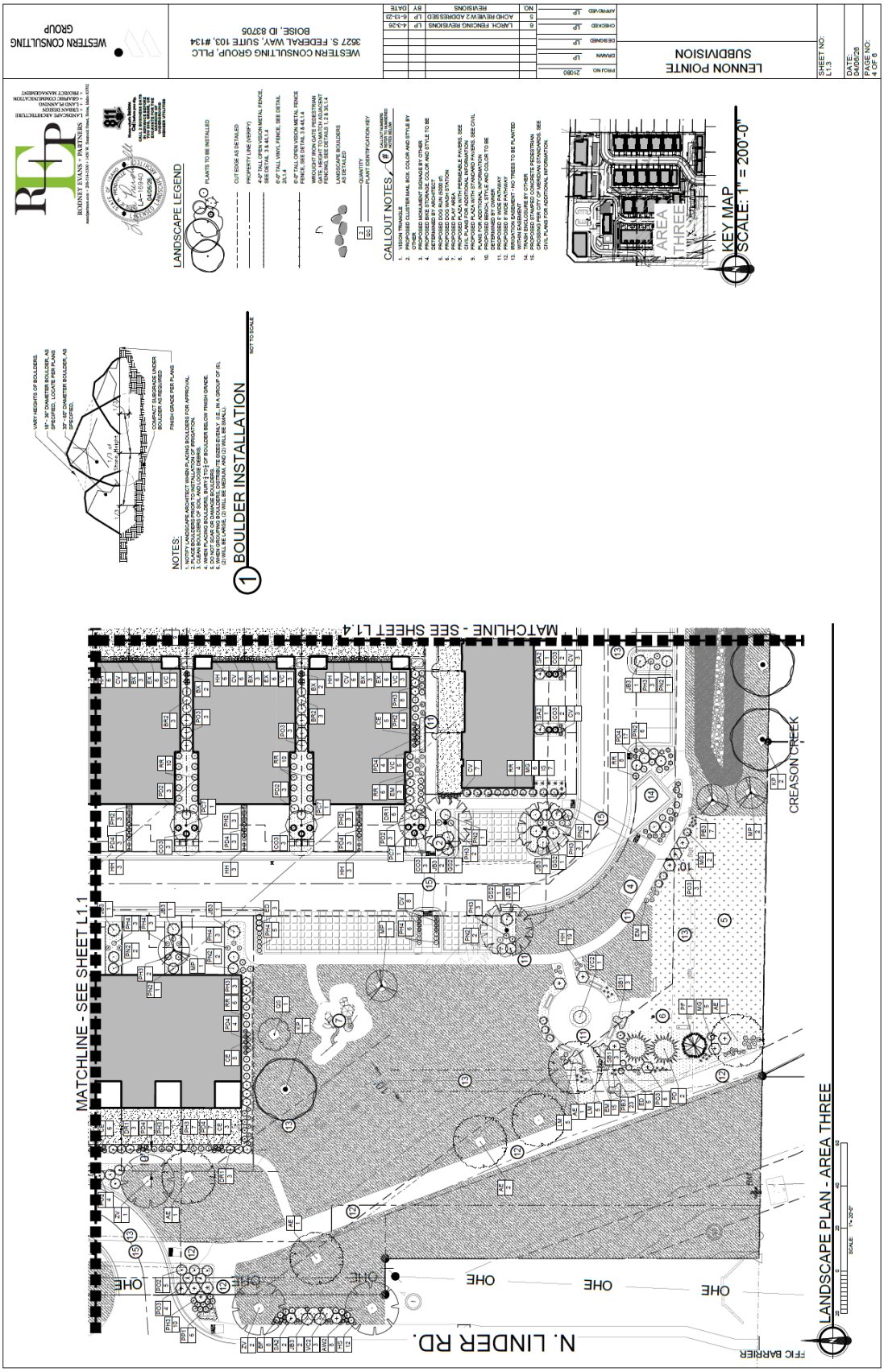
WESTERN CONSULTING GROUP, PLLC
3527 S. FEDERAL WAY, SUITE 103, #134
BOISE, ID 83705

NO.	REVISIONS	BY	DATE
6	LARCH FENCING REVISIONS	LP	4-3-26
5	ACHD REVIEW 2 ADDRESSED	LP	5-13-23

PROJ NO. 21080
DRAWN LP
DESIGNED LP
CHECKED LP
APPROVED LP

LENNON POINTE SUBDIVISION

SHEET NO: L1.2
DATE: 04/06/26
PAGE NO: 3 OF 6


LENNON POINTE SUBDIVISION
WESTERN CONSULTING GROUP, PLLC
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WESTERN CONSULTING GROUP
RODNEY EVANS + PARTNERS
LANDSCAPE LEGEND
CALLOUT NOTES
KEY MAP
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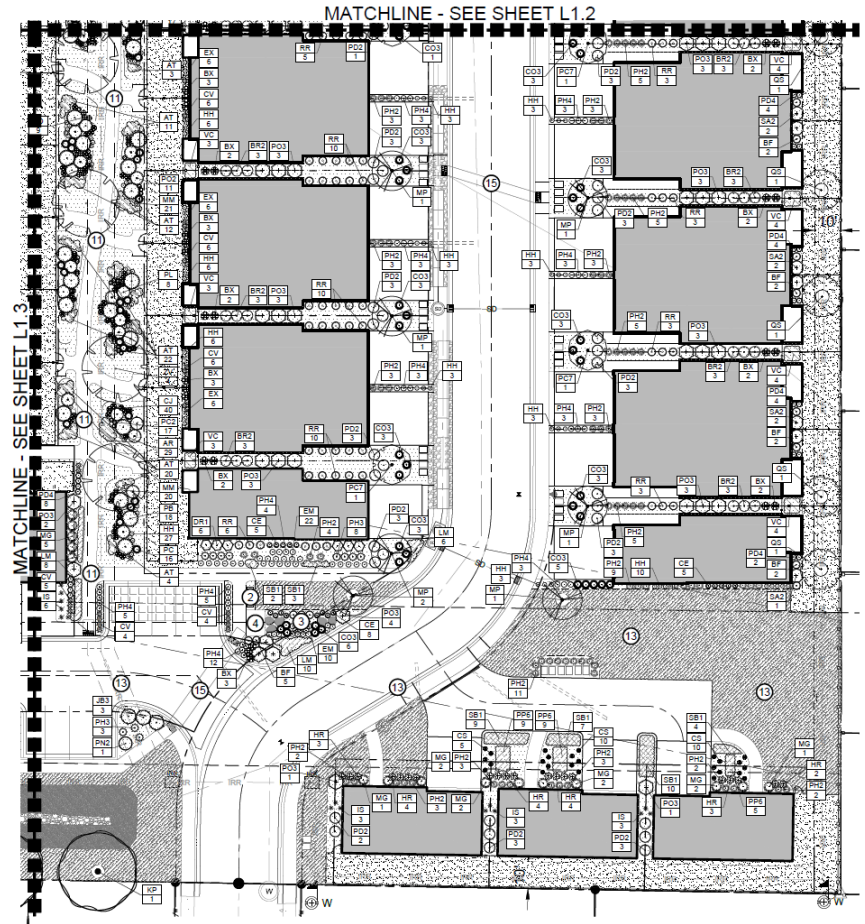
BOULDER INSTALLATION
NOT TO SCALE
NOTES:
MATCHLINE - SEE SHEET L1.1
MATCHLINE - SEE SHEET L1.4
N. LINDER RD.
CREASON CREEK
LANDSCAPE PLAN - AREA THREE
SCALE 1"=20'-0"



LANDSCAPE PLAN - AREA FOUR

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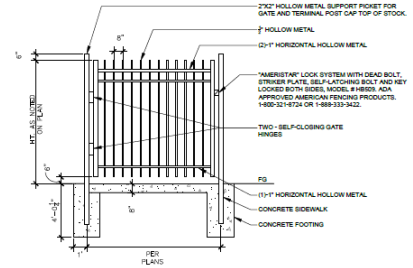
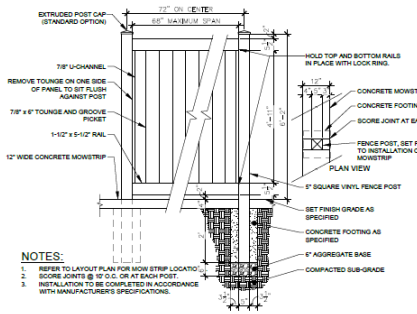


NOTE:
CONTRACTORS ARE RESPONSIBLE FOR SHOP DRAWINGS TO BE REVIEWED BY LANDSCAPE ARCHITECT BEFORE INSTALLATION. WROUGHY IRON GATE TO BE PAINTED W/ELECTO STATIC PAINT - COLOR AS DIRECTED BY OWNER.

1 OPEN VISION METAL PEDESTRIAN GATE

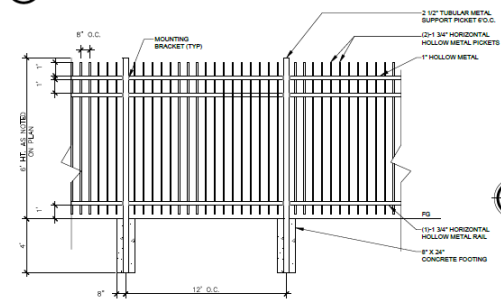
SCALE: 1/2" = 1'-0"



NOTES:
1. REFER TO LAYOUT PLAN FOR MOW STRIP LOCATIO
2. SCORE JOINTS @ 10' O.C. OR AT EACH POST
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

2 VINYL FENCE PANEL

SCALE: 1/2" = 1'-0"



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3 OPEN VISION METAL FENCE

SCALE: 1/2" = 1'-0"

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PROJECT MANAGEMENT
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STATE OF IDAHO LA-16940 04/05/26 LANDSCAPE ARCHITECT

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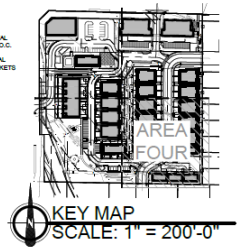

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BOISE, ID 83705

NO.	REVISIONS	BY	DATE
6	LARCH FENCING REVISIONS	LP	4-3-26
5	ACHD REVIEW 2 ADDRESSED	LP	6-15-23

PROJ NO. 21960
DRAWN LP
DESIGNED LP
CHECKED LP
APPROVED LP

LENNON POINTE SUBDIVISION

SHEET NO: L1.4
DATE: 04/06/26
PAGE NO: 5 OF 6

PLANT SCHEDULE

CATEGORY	CODE	QTY	COMMON / BOTANICAL NAME	PLANTING SIZE	MATURITY SIZE	CLASS
CONIFEROUS TREES	PD	5	Black Hills Spruce Picea glauca 'Densata'	6` Ht.	45`H x 20`W	
	PF	4	Vanderwolf's Pyramid Pine Pinus flexilis 'Vanderwolf's Pyramid'	6` Ht.	40`H x 20`W	
DECIDUOUS TREES	AE	20	Emerald Queen Norway Maple Acer platanoides 'Emerald Queen'	2" Cal. B&B	50`H x 40`W	Class II
	CO	6	Common Hackberry Celtis occidentalis	2" Cal. B&B	45`H x 35`W	Class II
	GS2	15	Shademaster Honeylocust Gleditsia triacanthos 'Shademaster'	2" Cal. B&B	45`H x 35`W	Class II
	KP	9	Golden Rain Tree Koelreuteria paniculata	2" Cal. B&B	40`H x 30`W	Class I
	QS	9	Skyrocket English Oak Quercus robur 'Fastigiata' TM	2" Cal. B&B	50`H x 15`W	Class I
	ZV	23	Village Green Sawleaf Zelkova Zelkova serrata 'Village Green'	2" Cal. B&B	40` H x 40` W	Class II
FLOWERING TREES	MP	18	Prairifire Crabapple Malus x 'Prairifire'	2" Cal. B&B	20`H x 20`W	Class I
	PC7	14	Columnar Sargent Cherry Prunus sargentii 'Columnaris'	2" Cal. B&B	35`H x 15`W	Class II

CATEGORY	CODE	QTY	COMMON / BOTANICAL NAME	PLANTING SIZE	MATURITY SIZE	NOTES
SHRUBS	BR2	86	Rose Glow Japanese Barberry Berberis thunbergii 'Rose Glow'	5 gal.	5`H x 4`W	
	BF	57	Faulkner Boxwood Buxus microphylla 'Faulkner'	2 gal.	4`H x 3`W	
	DR1	71	Kodiak Black Honeysuckle Diervilla rivularis 'SMNDRSF' TM	5 gal.	4`H x 4`W	
	ED	38	Darley Dale Darley Heath Erica x darleyensis 'Darley Dale'	1 gal.	2`H x 3`W	
	IS	36	Sky Pencil Japanese Holly Ilex crenata 'Sky Pencil'	5 gal.	6`H x 2`W	
	JB3	25	Blue Chip Juniper Juniperus horizontalis 'Blue Chip'	2 gal.	1`H x 6`W	
	PD2	53	Dwarf Snowflake Mockorange Philadelphus x virginalis 'Dwarf Snowflake'	5 gal.	4`H x 4`W	
	PO2	84	Dart's Gold Ninebark Physocarpus opulifolius 'Dart's Gold'	5 gal.	5`H x 5`W	
	PL	37	Lady in Red Ninebark Physocarpus opulifolius 'Lady in Red'	5 gal.	5`H x 5`W	
	PB	60	Diabolo Ninebark Physocarpus opulifolius 'Monlo' TM	5 gal.	10` H x 10` W	
	PN2	62	Bird's Nest Spruce Picea abies 'Nidiformis'	5 gal.	4`H x 5`W	
	PO3	69	Otto Luyken English Laurel Prunus laurocerasus 'Otto Luyken'	5 gal.	3`H x 6`W	
	RR	156	Fine Line Fern Leaf Buckthorn Rhamnus frangula 'Ron Williams'	5 gal.	6`H x 3`W	
	SA2	23	Anthony Waterer Spirea Spiraea x bumalda 'Anthony Waterer'	5 gal.	5`H x 5`W	
	VC2	50	Koreanspice Viburnum Viburnum carlesii	5 gal.	6`H x 6`W	
ORNAMENTAL GRASSES	AW2	34	Windwalker® Big Bluestem Andropogon gerardii 'PWIN01S'	2 Gal.	6`H x 2`W	
	CE	151	El Dorado Feather Reed Grass Calamagrostis x acutiflora 'El Dorado'	2 gal.	5`H x 2`W	
	CO3	123	Overdam Feather Reed Grass Calamagrostis x acutiflora 'Overdam'	2 gal.	3`H x 3`W	
	MG	30	Maiden Grass Miscanthus sinensis 'Gracillimus'	1 gal.	6`H x 4`W	
	PC2	50	Cheyenne Sky Switch Grass Panicum virgatum 'Cheyenne Sky'	1 gal.	3`H x 1.5`W	
	PC	65	Cloud Nine Switch Grass Panicum virgatum 'Cloud Nine'	2 gal.	7`H x 3`W	
	PH2	121	Heavy Metal Switch Grass Panicum virgatum 'Heavy Metal'	1 gal.	3`H x 3`W	
	PB3	37	Burgundy Bunny Dwarf Fountain Grass Pennisetum alopecuroides 'Burgundy Bunny'	1 gal.	1.5`H x 1.5`W	
	PH3	142	Dwarf Fountain Grass Pennisetum alopecuroides 'Hameln'	1 gal.	3`H x 3`W	
PERENNIALS	AD	72	Delft Lace Astilbe Astilbe x 'Delft Lace'	1 gal.	3`H x 2`W	
	AR	52	Red Sentinel Astilbe Astilbe x arendsii 'Red Sentinel'	1 gal.	2`H x 2`W	
	BX	64	Blue Chip Butterfly Bush Buddleja x 'Lo & Behold Blue Chip'	1 gal.	3`H x 3`W	
	CJ	67	Jethro Tull Tickseed Coreopsis grandiflora 'Jethro Tull'	1 gal.	2`H x 2`W	
	CS	47	Sunfire Tickseed Coreopsis grandiflora 'Sunfire'	1 gal.	1.5`H x 1.5`W	
	CV	92	Moonbeam Threadleaf Coreopsis Coreopsis verticillata 'Moonbeam'	1 gal.	1.5`H x 2`W	
	EM	84	Magnus Purple Coneflower Echinacea purpurea 'Magnus'	1 gal.	3`H x 2`W	
	EW2	66	PowWow Wild Berry Coneflower Echinacea purpurea 'PAS702917' TM	1 gal.	3`H x 3`W	
	EX	125	Daydream Coneflower Echinacea x 'Daydream'	1 gal.	2`H x 2`W	
	HH	172	Happy Returns Daylily Hemerocallis x 'Happy Returns'	1 gal.	1.5`H x 1.5`W	
	HP	24	Purple De Oro Daylily Hemerocallis x 'Purple De Oro'	1 gal.	2`H x 2`W	
	HR	27	Rajah Daylily Hemerocallis x 'Rajah'	1 gal.	3`H x 3`W	

PLANT SCHEDULE

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HS	45	Strawberry Candy Daylily Hemerocallis x 'Strawberry Candy' TM	1 gal.	1.5`H x 1.5`W	
MM	76	Petite Delight Beebalm Monarda didyma 'Petite Delight'	1 gal.	1.5`H x 2`W	
PD4	107	Dark Towers Penstemon Penstemon 'Dark Towers'	1 gal.	3`H x 2`W	
PH4	130	Husker Red Beardtongue Penstemon digitalis 'Husker Red'	1 gal.	3`H x 2`W	

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	NOTES
GROUND COVERS					
	AT	136	Butterfly Milkweed Asclepias tuberosa	1 gal. - 30" O.C.	
	LM	62	White Nancy Deadnettle Lamium maculatum 'Nancy White'	1 gal. - 30" o.c.	0.5` H x 1.5` W
	PP1	101	Blue Garden Phlox Phlox paniculata 'Blue Paradise'	1 gal. - 30" o.c.	3` H x 2` W
	PP6	95	White Garden Phlox Phlox paniculata 'David'	1 gal. - 30" o.c.	4` H x 2` W
	RTF	18,493 sf	RTF Sod Rhizomatous Tall Fescue	---	
	SB1	44	Silver Carpet Lamb's Ear Stachys byzantina 'Silver Carpet'	1 gal. - 36" o.c.	0.5` H x 2.5` W
	VC	61	Bowles Periwinkle Vinca minor 'Bowles'	1 gal. - 36" o.c.	0.5` H x 3` W
DRYLAND SEED					
	DBS	3,638 sf	Intermittently Flooded Dryland Seed Detention Basin Seed Mix	---	
	NSA	4,861 sf	Low Maintenance Turf Dryland Seed Native Seed Mix	---	
HYDROSEED					
	RTFS	63,455 sf	RTF Seed Rhizomatous Tall Fescue	---	
MULCH					
	WBM3	55,109 sf	1" minus Small Bark Mulch Bark Mulch	---	
ROCK MULCH					
	DRN	1,123 sf	6"+ Drain Rock Drain Rock	---	

DRYLAND SEEDING REQUIREMENTS

GENERAL OVERVIEW
THIS REPORT OUTLINES RECOMMENDED REVEGETATION AND SLOPE STABILIZATION MEASURES FOR DISTURBED CUT AND FILL SLOPES WITHIN THE PROJECT LIMITS AS DEFINED ON THE ACCOMPANYING PLAN WHICH WILL BE SEEDED WITH THE DRYLAND SEED MIX AND NOT IRRIGATED. THESE RECOMMENDATIONS ARE MADE TO PREVENT SHORT TERM AND LONG TERM SOIL EROSION AS WELL AS TO PROVIDE AN AESTHETIC REVEGETATION WHICH WILL BLEND WITH THE EXISTING NATURAL SURROUNDING AREA. THE MEASURES INCLUDE REVEGETATION AND HYDROMULCHING PROCEDURES FOLLOWING TOPSOIL DISTRIBUTION AND FINE GRADING. THE AREA TO BE REVEGETATED CONSISTS OF ALL DISTURBED AREAS RELATED TO GRADING FOR CONSTRUCTION AND ANY OTHER AREAS DISTURBED IN THE PROCESS OF CONSTRUCTION. THE SLOPES TO BE AFFECTED VARY WIDELY IN DEGREE AND ASPECT.

GENERAL EARTHWORK
ALL WORK SHALL BE LIMITED TO THE AREA REQUIRED FOR CONSTRUCTION WITH MINIMAL, IF ANY, DISTURBANCE TO THE SURROUNDING NATURAL SLOPE OR VEGETATION. ALL FINISHED GRADES SHALL BE SMOOTH AND ROUNDED TO ENSURE A NATURAL TRANSITION BETWEEN NEW AND EXISTING GRADES. REFER TO GRADING AND DRAINAGE PLANS FOR ADDITIONAL REQUIREMENTS.

SITE PREPARATION
EARTHWORK PROCESS SHOULD BEGIN WITH CLEARING LARGE SHRUBS FROM THE AREAS TO BE DISTURBED. WOODY STEMS AND BRANCHES SHALL BE CHIPPED ON SITE TO IMPROVE THE AMOUNT OF ORGANIC MATERIAL IN THE TOP SOIL. NATURAL TOPSOIL OCCURS AT VARYING DEPTHS ON THE PROJECT SITE. THE TOPSOIL SHOULD BE EXCAVATED AND STOCKPILED AT DESIGNATED STORAGE AREAS PRIOR TO THE PROPOSED GRADING OPERATIONS.

TOPSOIL DISTRIBUTION
ONCE THE GENERAL EARTHWORK IS COMPLETE AND ROUGH GRADING HAS BEEN ACCOMPLISHED, THE TOPSOIL SHOULD BE REDISTRIBUTED OVER THE AREA TO MINIMUM DEPTHS AS SPECIFIED. WHERE NEEDED, SLOPES SHOULD BE GRADED WITH SERRATION TO HOLD TOPSOIL ADEQUATELY. TOPSOIL SHOULD BE SPREAD AND LIGHTLY COMPACTED UTILIZING A SMALL CLEATED TRACTOR MOVING PERPENDICULAR TO THE CONTOURS OR ANOTHER METHOD WITH EQUAL CAPABILITY. IT IS OUR RECOMMENDATION THAT ANY NECESSARY MECHANICAL MEANS OF EROSION CONTROL BE IN PLACE PRIOR TO BEGINNING SITE DISTURBANCE.
ONCE TOPSOIL HAS BEEN DISTRIBUTED AND GRADED, REVEGETATION SEEDING SHALL FOLLOW IMMEDIATELY. IN ORDER TO ELIMINATE SURFACE CRUSTING AND TO FACILITATE BETTER ROOT PENETRATION, THE SURFACE SHOULD BE SCARIFIED PRIOR TO SEEDING.

SEEDING
APPLY SEED TO THE PROJECT SITE BY HYDROSEEDING.
THE FOLLOWING INFORMATION PROVIDES MATERIAL AND EXECUTION FOR SEEDING.

DOG PARK DRYLAND SEED MIX (UPLAND SEED MIX FOR IRRIGATED AREAS WITH SANDY SOILS)

SEED MIXTURE:	PURE LIVE SEED % MIX
HARD FESCUE	25
CANADA BLUE FESCUE	25
SHEEP FESCUE	25
WINGLEY CHEWINGS FESCUE	25
TOTAL SEED	40 LBS PURE LIVE SEED INSTALL @ 25 LBS / ACRE

DETENTION POND DRYLAND SEED MIX (FOR INTERMITTENTLY FLOODED OR SATURATED AREAS WITH CLAY SOILS)

SEED MIXTURE:	PURE LIVE SEED % MIX
ALKALI BULRUSH	20
MEADOW BARLEY	20
MEADOW SEDGE	20
NEBRASKA SEDGE	20
TUFTED HAIRGRASS	20
TOTAL SEED	10.4 LBS PURE LIVE SEED PER ACRE INSTALL @ 20 LBS / ACRE

FIBER MULCH MATERIAL
GROW NUTRIBASE FROM "QUATTRO ENVIRONMENTAL", A COMPOSTED POULTRY BASED MULCH MATERIAL FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS. APPLY AT THE RATE OF 2000 LBS. PER ACRE.

ORGANIC SOIL AMENDMENT
GROW NUTRIBOOST FROM "QUATTRO ENVIRONMENTAL" (OR APPROVED EQUAL) APPLIED AT 5 GALLONS PER ACRE.

TACKIFIER
MULCH TACKIFIER SOIL STABILIZER - ECOLOGY CONTROLS M-BINDER. TACKIFIER APPLIED AT THE RATE OF 80 LBS. PER ACRE.
GRANITE SEED
1697 WEST 2100 NORTH
P.O. BOX 177
LEHI, UTAH 84043
1-800-768-4433
(OR APPROVED EQUAL)

HYDROSEEDING
MIX SPECIFIED SEED AND ORGANIC SOIL AMENDMENT IN WATER PER MANUFACTURER'S RECOMMENDATIONS. APPLY SEEDED SLURRY EVENLY IN TWO INTERSECTION DIRECTIONS. DO NOT HYDROSEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED ON SAME DAY. KEEP OFF ROADS, WALKS, STRUCTURES AND AREAS NOT TO BE SEEDED. CLEAN UP THESE AREAS. AFTER HYDROSEED, TRACK IN SEED USING A CLEATED CRAWLER WITH TRACK MARKS PERPENDICULAR TO THE SLOPE. AFTER TRACKED, MULCH SLOPE WITH 2000 LBS. PER ACRE OF FERTILE-FIBER MULCH MATERIAL AND 80 LBS. PER ACRE OF TACKIFIER.

MAINTENANCE
IMMEDIATELY RESEED AREAS WHICH SHOW BARE SPOTS. MINIMUM ACCEPTABLE PLANT COVERAGE IS 80 PERCENT AFTER ONE GROWING SEASON. PROTECT SEEDED AREAS WITH WANING SIGNS DURING MAINTENANCE PERIOD. THE SEED WILL REQUIRE APPROXIMATELY NINETY (90) DAYS OF FAVORABLE GROWING CONDITIONS TO GERMINATE AND BECOME ESTABLISHED FOR SUCCESSFUL SURVIVAL WITH NORMAL MINIMAL SUMMER PRECIPITATION.

SEEDING TIME
THE OPTIMAL SEEDING TIME SHALL BE IN FALL, BETWEEN MID SEPTEMBER AND MID OCTOBER. IF SEEDING IS APPLIED TOO EARLY OR TOO LATE AND PROPER GERMINATION IS NOT REALIZED PRIOR TO FALL DORMANCY, THEN RESEEDING SHALL BE APPLIED IN EARLY SPRING, AS SOON AS SOIL IS WORKABLE (NOT MUDDY) BETWEEN MARCH AND MID MAY. THIS PLANTING TIME PROVIDES THE OPTIMUM WEATHER CONDITIONS FOR SEED GERMINATION AND SEEDLING SURVIVAL RATE. SEEDING AFTER NOVEMBER 20, 'DORMANT SEEDING' INSURES THAT THE SEED DOES NOT GERMINATE PRIOR TO FREEZING WINTER TEMPERATURES AND SEED SHOULD BE IN PLACE FOR THE EARLY SPRING RAINS.

WATER
THE CONTRACTOR WILL PROVIDE SUPPLEMENTAL WATER TO ENSURE PROPER SEED GERMINATION.

FERTILIZATION
FERTILIZATION IS NOT RECOMMENDED FOR RECLAMATION SEEDING DUE TO PROMOTION OF WEED COMPETITION. IF WEEDS ARE APPARENT, CONTACT LANDSCAPE ARCHITECT FOR WEED REMOVAL REQUIREMENTS.

EROSION CONTROL
UNDER NORMAL CIRCUMSTANCES AND ADHERENCE TO THE CONSTRUCTION PRACTICES DESCRIBED IN THE SPECIFICATIONS, THE ABOVE RECOMMENDED EROSION CONTROL MEASURE SHOULD PROVIDE A STABLE SLOPE CONDITION. TO AVOID INCIDENTAL EROSION, IT IS IMPERATIVE THAT THE SLOPES, ONCE PREPARED, REMAIN UNDISTURBED UNTIL SEEDING GERMINATES AND IS ESTABLISHED.
AN 80% VEGETATION COVER IS RECOMMENDED TO CONTROL EROSION. SURFACE CONDITIONS SHOULD BE MONITORED DAILY. IF EROSION DETRIMENTAL TO THE SLOPE IS OBSERVED OR ANTICIPATED DUE TO EXCESSIVE RAINFALL, REMEDIAL MEASURES SHALL BE IMPLEMENTED AS REQUIRED. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN FOR ADDITIONAL REQUIREMENTS.

RODNEY EVANS + PARTNERS
LANDSCAPE ARCHITECTURE + URBAN DESIGN + LAND PLANNING + GRAPHIC COMMUNICATION + PROJECT MANAGEMENT
randpartners.com • 208-514-3300 • 1450 W. Bannock Street, Boise, Idaho 83702

STATE OF IDAHO — LESLIE N. PENDVILLE — LA-16940 — 04/06/26 — LICENSED LANDSCAPE ARCHITECT

811 Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

WESTERN CONSULTING GROUP
WESTERN CONSULTING GROUP, PLLC
3527 S. FEDERAL WAY, SUITE 103, #134
BOISE, ID 83705

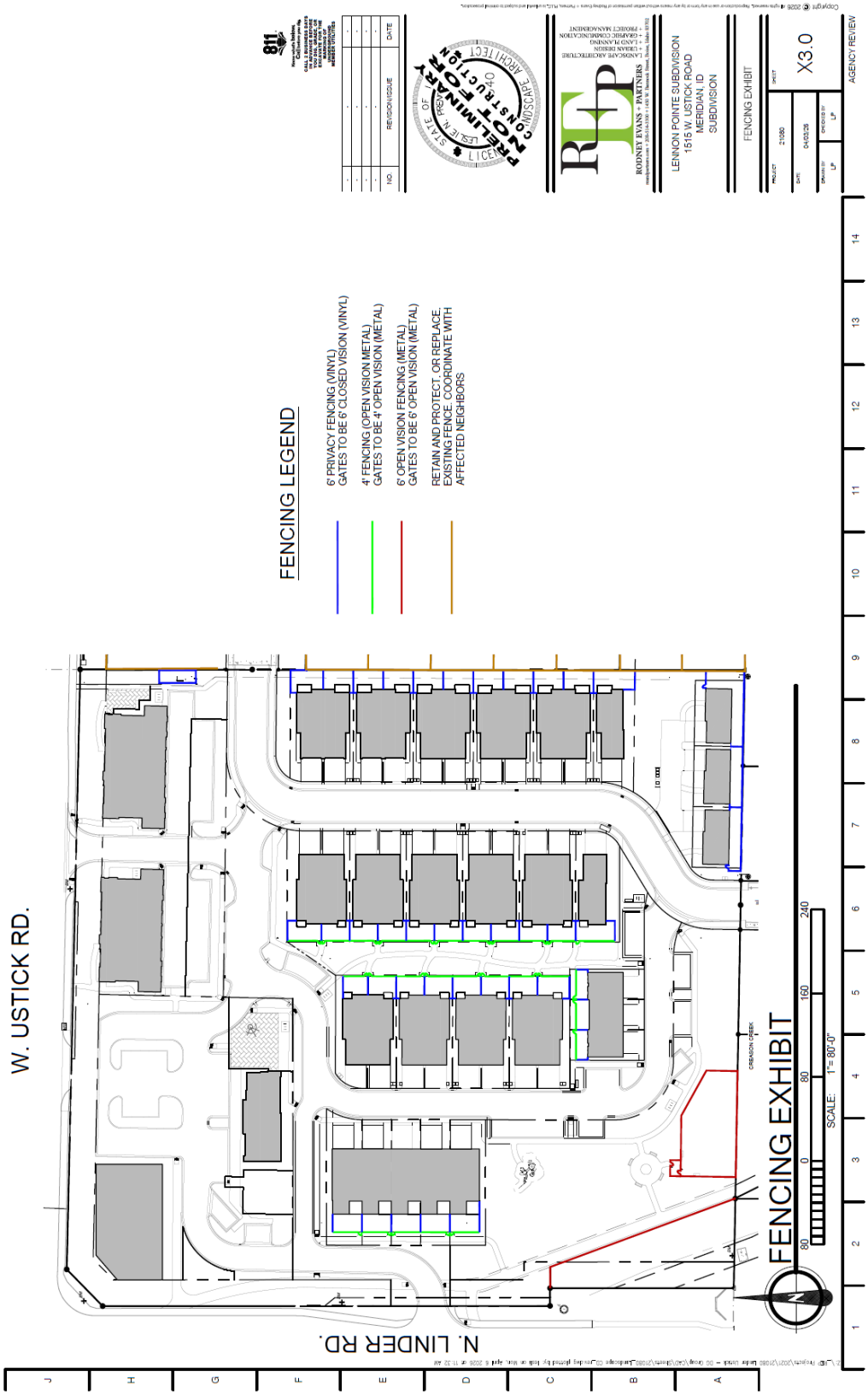
NO.	REVISIONS	BY	DATE
6	LARCH. FENCING REVISIONS	LP	4-3-26
5	ACHD REVIEW 2 ADDRESSED	LP	6-13-23

PROJ NO.	21080
DRAWN	LP
DESIGNED	LP
CHECKED	LP
APPROVED	LP

LENNON POINTE SUBDIVISION

SHEET NO: L1.5
DATE: 04/06/26
PAGE NO: 6 OF 6

F. Fencing Exhibit



G. Amenity Exhibit

350-1733	Equipment Manufacturer PLAYWORLD The world needs play.

350-1733	Equipment Manufacturer PLAYWORLD The world needs play.

VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

1. Applicant shall comply with all previous conditions of approval associated with this development [Development Agreement Inst. #2022-041093 (H-2021-0071); H-2024-0060 (PP, PS)].
2. **The applicant shall obtain the City Engineer's signature on the final plat and obtain *final* approval of the private street application within two (2) years of the City Council's approval of the preliminary plat (i.e. by February 18, 2027) as set forth in UDC 11-6B-7 in order for the preliminary plat and private street approval to remain valid; *or*, a time extension may be requested.**
3. Prior to submittal for the City Engineer's signature, the Certificate of Owners and the accompanying acknowledgement signed and notarized.
4. The final plat shown in Section V.B prepared by HMH Engineering, stamped on 1/26/2026 by Ronald W. Hodge, shall be revised as follows:

   Plat Notes:

   a. Include a note referring to the private road maintenance agreement which includes info on the perpetual ingress/egress easement required by the development agreement. The agreement needs to have an exhibit showing the easement.

   b. Modify Note #3: "This development is subject to the City of Meridian Development Agreement recorded as Instrument No. 2022-041<u>0</u>93.

   c. Modify Note #4: "Direct lot access to W. Ustick Road and N. Linder Road is prohibited except for those access points approved by the Ada County Highway District and <u>City of Meridian</u> as shown on the approved site plan."

   d. Modify Note #5 to include a requirement for maintenance of a paved surface (for the common driveway) capable of supporting fire vehicles and equipment in accord with UDC 11-6C-3D.8.

   e. Note #10: Include the recorded instrument number of the multi-use pathway easement (ESMT-2025-0165).

   f. Note #16: Include the recorded instrument number of the amended easement.

   Easement Notes:

   g. Note #1: Include the recorded instrument number of the Maintenance and Use Agreement. Also, specify the cross-access/ingress-egress easement on Lots 3 and 4, Block 1 provides access to all lots in the subdivision.

   h. Note #7: Include the recorded instrument number of the City of Meridian water and sewer easement.

   i. Note #9: Delete as there is no note.

   j. Modify Note #2 to grant an ingress/egress/cross-access easement on Lot 11, Block 1 for all lots in the subdivision to use the private streets.

   k. Include a note for the cross-access/ingress-egress easement on Lots 2 and 3, Block 1 granting access to all lots in the subdivision.

Plat:

l. Increase the depth of Lots 15-17, Block 2 to accommodate the minimum front setback of 20-feet to the face of garage on these lots. The parking pad shall not encroach on Lot 14, Block 2.
m. Graphically depict the public use easement (ESMT-2024-0165) for the multi-use pathway on the site along with a reference to the recorded instrument number of the easement.

A copy of the revised plat shall be submitted with the Final Plat Mylar Signature application.

5. The landscape plan shown in Section V.E, prepared by Rodney Evans + Partners, LLC, dated 4/6/26, shall be revised as follows:

   a. Revise the plan to reflect the revised final plat layout; specifically, Lot 13, Block 1 is now two (2) lots.

   b. Depict raised curbing (or similar) within Linder Rd. access adjacent to ACHD right-of-way to discourage any left-in or left-out traffic patterns per the development agreement; coordinate with ACHD as necessary, per the development agreement..

   c. Clearly depict and label the irrigation district easements for the Kellogg Drain and the Creason Lateral; ensure no trees are placed in these easements. If easements prevent compliance with UDC landscape standards, alternative compliance may be requested to the standard.

   d. Include details that demonstrate compliance with the Quality of Life amenity standards for the dog park (i.e. bags for dog waste disposal, double entrance gate, benches & fencing to enclose a minimum of 5,000 s.f. and secured open space for an off-leash dog park) and dog waste stations (i.e. installed in the ground fixture with waste disposal bags and trash receptacle) in UDC 11-3G-4C; and with the Recreation Activity Area amenity standards for the tot lot (i.e. commercial grade play equipment scaled & designed for the use and safety of younger children with benches for seating nearby) in UDC 11-3G-4D.

   e. Demonstrate how the arterial street buffers comply with the enhanced buffer requirements listed in UDC 11-3G-3B.3 and 11-3B-7C.3f; make revisions as necessary to comply with these standards.

   f. Stormwater swales shall be landscaped per the standards in UDC 11-3B-11C. Note: Gravel, rock, sand, or cobble stormwater facilities are not permitted on the surface of required landscape areas, unless designed as a dry creek bed or other design feature.

   g. Depict landscaping within the street buffers along Linder and Ustick Roads per the standards listed in UDC 11-3B-7C.3e, which require lawn and other grasses requiring regular mowing to comprise no more than 65% of the vegetated coverage of the buffer; all other vegetated coverage shall be mulched and treated as planting area for shrubs or other vegetative cover.

   h. Revise the calculations table to reflect a minimum of one (1) deciduous shade tree in common open space areas for every 5,000 (instead of 8,000) square feet of area in accord with UDC 11-3G-5B.3 to comply with the current standard.

   i. Depict a dense 25-foot wide landscape buffer to residential uses entirely on the C-C zoned property; or, split between the C-C and R-15 zoned properties, with dense landscaping consisting of a mix of evergreen and deciduous trees, shrubs, lawn, or other vegetative groundcover that allows trees to touch within five (5) years of planting as set forth in UDC 11-3B-9C.

A copy of the revised landscape plan shall be submitted with the Final Plat Mylar Signature application.

6. All drive aisles/private streets shall be posted as fire lanes with no parking allowed as set forth in UDC 11-3F-4B.2d. In addition, if a curb exists next to the drive aisle, it shall be painted red. Submit photos of the signs and red painted curbing with the Final Play Mylar signature application.
7. Future development shall comply with the minimum dimensional standards listed in UDC Table 11-2A-7 for the R-15 zoning district and UDC Table 11-2B-3 for the C-C zoning district.
8. The common driveway exhibit in Section V.D shall be revised to reflect a 20' front setback on the north side of Lots 15-17, Block 2 to accommodate a 20' x 20' parking pad for on those lots.
9. The plaza in the residential portion of the development shall have lighting in conformance with UDC 11-3A-11 and landscaping in accord with UDC 11-3B, per UDC 11-3G-3B.1d. Details that demonstrate compliance shall be submitted with the final plat application.
10. A floodplain development permit shall be required prior to any site work occurring on the property.
11. The maintenance agreement for the private streets shall be amended to include proportionate cost-share for maintenance of the private streets between all lots within the subdivision.
12. All existing structures shall be removed prior to the City Engineer's signature on the final plat for this property.
13. Raised curbing (or similar) shall be constructed within Linder Rd. access adjacent to ACHD right-of-way to discourage any left-in or left-out traffic patterns. This shall be depicted on the civil drawings; coordinate with ACHD as necessary, per the development agreement.
14. Upon completion of the landscape installation, a written Certificate of Completion shall be submitted to the Planning Division verifying all landscape improvements are in substantial compliance with the approved landscape plan as set forth in UDC 11-3B-14.
15. 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. Sewer approved with LD-RSUB-2023-0017
2. There has been some modification to the Water main in the field, however these will be captured with Record Drawings.

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.