

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: OCTOBER 21, 2025
ORDER APPROVAL DATE: OCTOBER 28, 2025

IN THE MATTER OF THE)
REQUEST FOR FINAL PLAT)
CONSISTING OF 17 BUILDABLE)
LOTS ON 34.04 ACRES OF LAND)
IN THE C-G ZONING DISTRICT)
FOR DISTRICT AT TEN MILE)
SUBDIVISION NO. 1)
)
BY: KIMLEY-HORN)
APPLICANT)
_____)
)
)

CASE NO. FP-2025-0009

ORDER OF CONDITIONAL
APPROVAL OF FINAL PLAT

This matter coming before the City Council on October 21, 2025 for final plat approval pursuant to Unified Development Code (UDC) 11-6B-3 and the Council finding that the Administrative Review is complete by the Planning and Development Services Divisions of the Community Development Department, to the Mayor and Council, and the Council having considered the requirements of the preliminary plat, the Council takes the following action:

IT IS HEREBY ORDERED THAT:

1. The Final Plat of “PLAT SHOWING DISTRICT TEN MILE SUBDIVISION, SITUATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO, 2025, HANDWRITTEN DATE:

ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT
FOR DISTRICT AT TEN MILE SUBDIVISION NO. 1 FP-2025-0009

8/13/2025, by W. TRAVIS BRADLEY, PLS, SHEET 1 OF 5,” is conditionally approved subject to those conditions of Staff as set forth in the staff report to the Mayor and City Council from the Planning and Development Services divisions of the Community Development Department dated October 21, 2025, a true and correct copy of which is attached hereto marked “Exhibit A” and by this reference incorporated herein.

2. The final plat upon which there is contained the certification and signature of the City Clerk and the City Engineer verifying that the plat meets the City’s requirements shall be signed only at such time as:
 - 2.1 The plat dimensions are approved by the City Engineer; and
 - 2.2 The City Engineer has verified that all off-site improvements are completed and/or the appropriate letter of credit or cash surety has been issued guaranteeing the completion of off-site and required on-site improvements.

NOTICE OF FINAL ACTION

AND RIGHT TO REGULATORY TAKINGS ANALYSIS

The Applicant is hereby notified that pursuant to Idaho Code § 67-8003, the Owner may request a regulatory taking analysis. Such request must be in writing, and must be filed with the City Clerk not more than twenty-eight (28) days after the final decision concerning the matter at issue. A request for a regulatory takings analysis will toll the time period within which a Petition for Judicial Review may be filed.

Please take notice that this is a final action of the governing body of the City of Meridian, pursuant to Idaho Code § 67-6521. An affected person being a person who has an interest in real property which may be adversely affected by this decision may, within twenty-eight (28) days after the date of this decision and order, seek a judicial review pursuant to Idaho Code§ 67-52.

By action of the City Council at its regular meeting held on the _____ day of _____, 2025.

By:

Robert E. Simison
Mayor, City of Meridian

Attest:

Chris Johnson
City Clerk

Copy served upon the Applicant, Planning and Development Services Divisions of the Community Development Department and City Attorney.

By:_____ Dated:_____

EXHIBIT A

STAFF REPORT

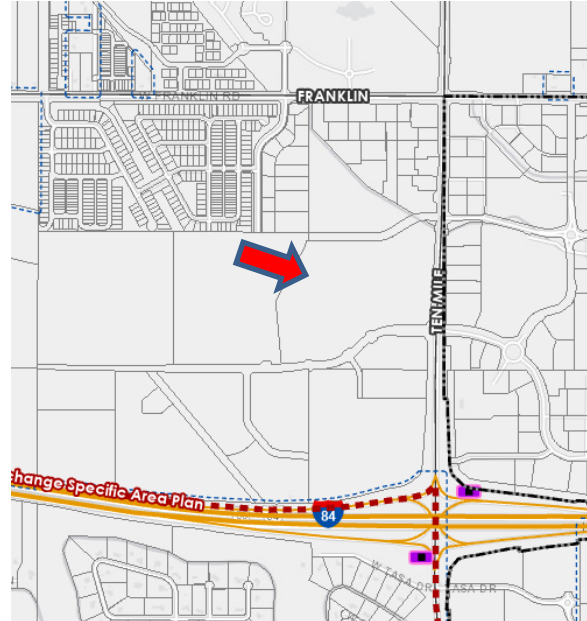
COMMUNITY DEVELOPMENT DEPARTMENT



DATE: 10/21/2025
TO: City Council
FROM: Sonya Allen, Associate Planner
208-884-5533
sallen@meridiancity.org
SUBJECT: FP-2025-0009
District Ten Mile Subdivision No. 1

PROPERTY LOCATION:

Generally located at the southwest corner of W. Cobalt Dr. and S. Ten Mile Rd., in the NE 1/4 of Section 15, T.3N., R.1W.



I. PROJECT DESCRIPTION

Final plat consisting of 17 buildable lots on 34.04 acres of land in the C-G zoning district for the first phase of District Ten Mile Subdivision.

II. APPLICANT INFORMATION

A. Applicant

Nicolette Womack, Kimley-Horn – 1100 W. Idaho St., Ste. 210, Boise, ID 83702

B. Owner:

Ten Mile District North, LLC – 3240 W. Bavaria St., Eagle, ID 83616

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

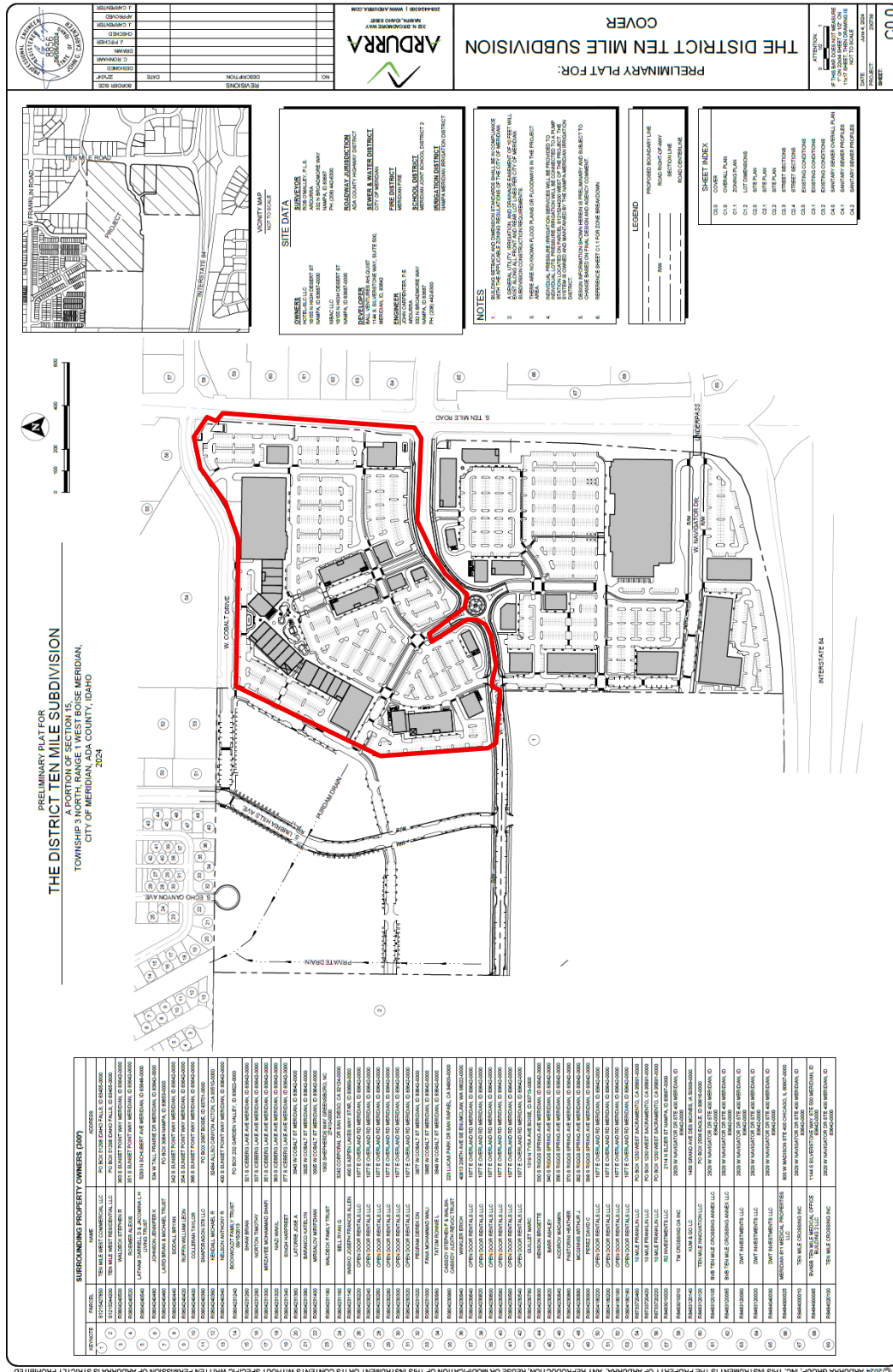
Staff has reviewed the proposed final plat for substantial compliance with the preliminary plat (H-2023-0071) as required by UDC 11-6B-3C.2. The configuration of lots within the proposed final plat is different than that depicted on the approved preliminary plat and the proposed final plat depicts one (1) fewer building lot than shown on the approved preliminary plat for the subject area. Staff finds the changes depicted on the proposed final plat are in substantial compliance with the approved preliminary as required by UDC [11-6B-3C](#).

IV. DECISION

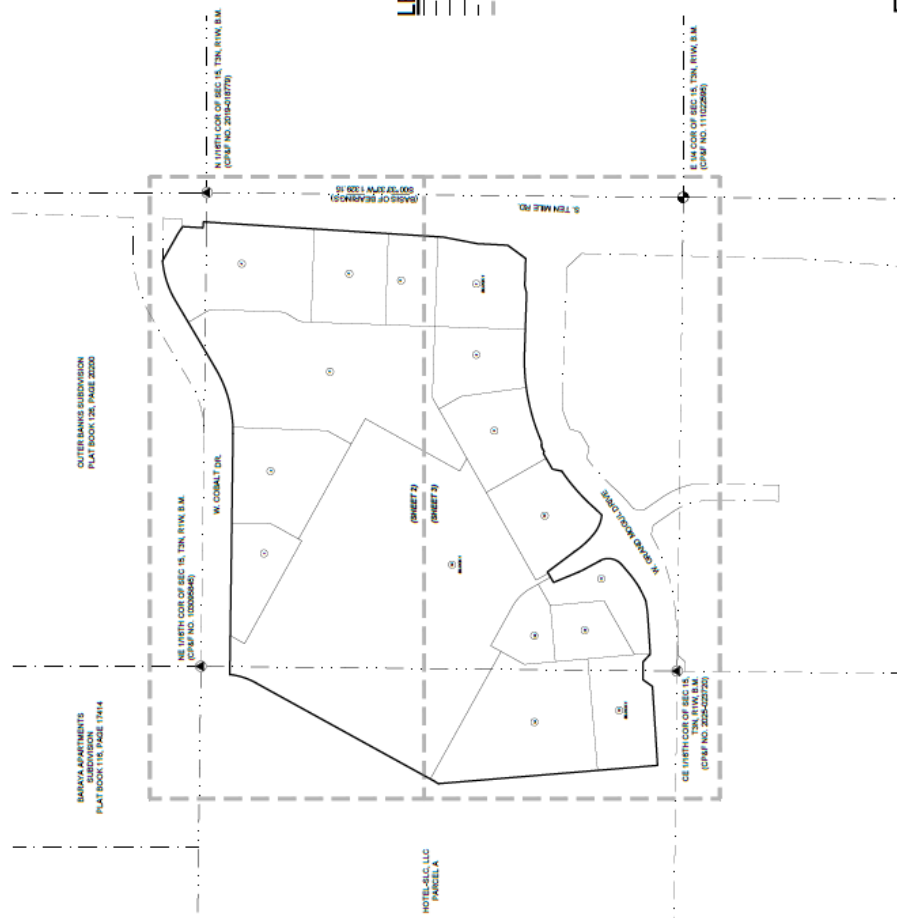
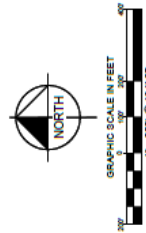
A. Staff:

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

A. Preliminary Plat (dated: 6/4/2024)



FINAL PLAT OF
DISTRICT TEN MILE SUBDIVISION
SITUATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH,
RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO
2025



LEGEND

SECTION LINE
BOUNDARY LINE
LOT LINE
ADJOINER LINE
MATCHLINE
QUARTER CORNER
1/8" CORNER



Kimley»Horn

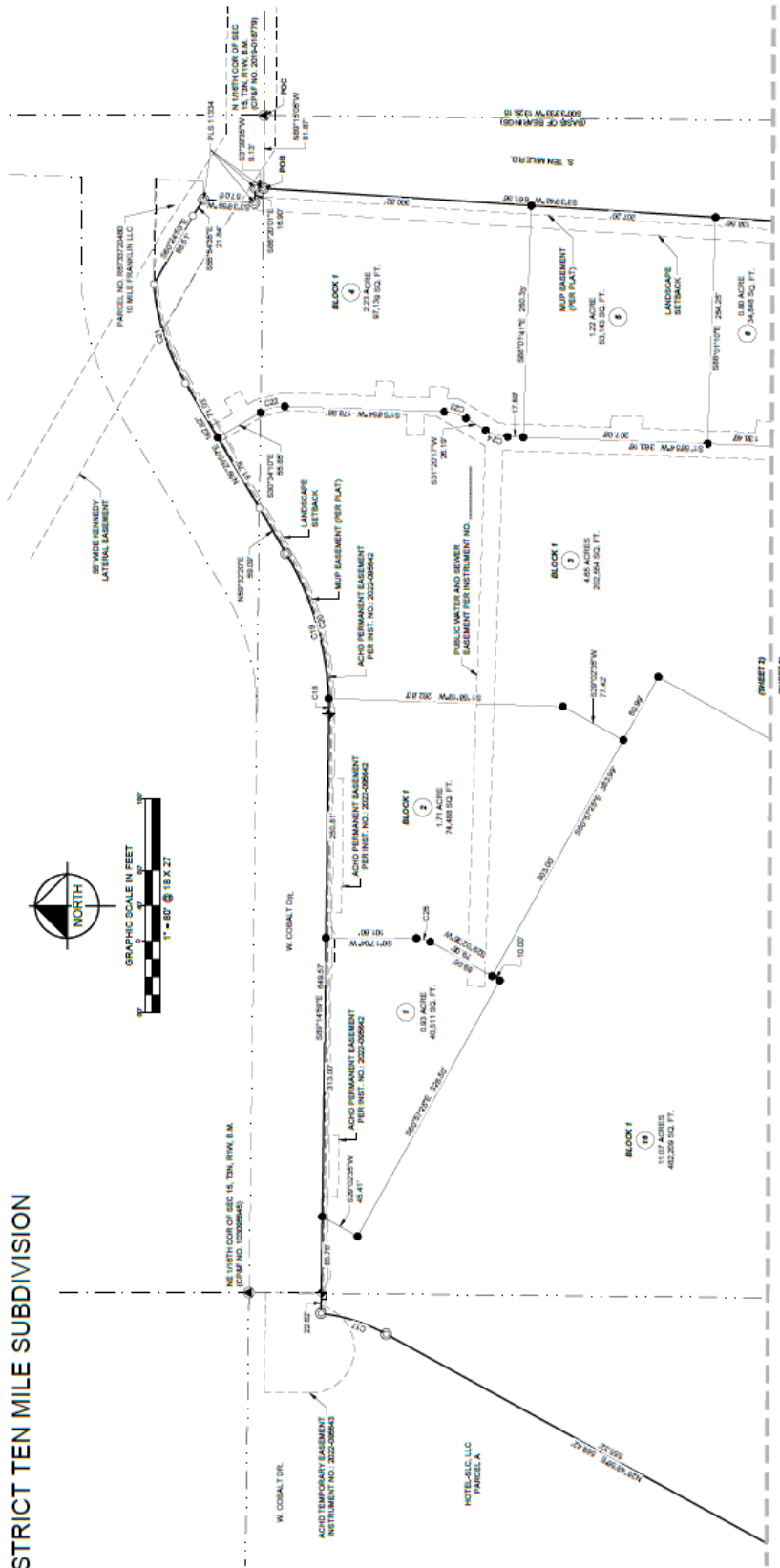
1100 W. IDAHO STREET, SUITE 210
BOISE, IDAHO 83702
Tel. No. (208) 297-2885
www.kinley-horn.com

Scale:	Drawn by:	Checked by:	Date:	Project No.	Sheet No.
1"=300'	TR8	WTB	2026-08-13	193217002	1 OF 6

PREPARED FOR: AHLQST

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
1100 WEST IDAHO STREET, SUITE 210,
BOISE, IDAHO 83702
PHONE: (208) 297-2885
CONTACT: W. TRAVIS BRADLEY, PLS

FINAL PLAT OF DISTRICT TEN MILE SUBDIVISION



LEGEND

- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- ADJOINER LINE
- EASEMENT LINE (AS NOTED)
- LANDSCAPE SETBACK LINE
- MATCH LINE
- FOUND 8" REBAR MARKED "PLS 7820" (UNLESS OTHERWISE SHOWN)
- FOUND 1/2" REBAR MARKED "PLS 1134" (UNLESS OTHERWISE SHOWN)
- FOUND 1/4" COPPER DISC IN CONCRETE MARKED "PLS 7820"
- SET 5" REBAR MARKED "PLS 507167"
- SET 1/2" COPPER DISC IN CONCRETE MARKED "PLS 507167"
- MULTI-PURPOSE PATHWAY EASEMENT
- MSP

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C15	8°28'11"	481.00'	51.79'	S89°10'30"W
C16	8°42'59"	125.00'	11.89'	N37°40'47"E
C17	2°20'56"	200.00'	77.19'	N17°40'34"E
C18	2°02'59"	345.00'	17.77'	N89°18'10"E
C19	31°19'52"	345.00'	188.18'	N72°30'15"E
C20	28°23'14"	345.00'	171.41'	N72°30'15"E
C21	28°23'14"	345.00'	171.41'	N72°30'15"E
C22	32°33'04"	50.00'	28.41'	S14°17'08"E
C23	28°23'14"	345.00'	28.82'	S14°30'30"W
C24	28°23'14"	345.00'	28.82'	S14°30'30"W
C25	28°23'14"	345.00'	28.82'	S14°30'30"W
C26	31°24'52"	30.00'	16.52'	N89°11'03"E
C27	31°21'11"	137.50'	75.24'	N46°16'49"E

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	10°22'57"	980.39'	103.92'	S87°22'59"W
C2	28°23'14"	345.00'	28.82'	S14°30'30"W
C3	15°18'16"	568.29'	151.48'	S14°30'30"W
C4	27°07'14"	31.00'	14.60'	S89°20'00"W
C5	37°21'05"	18.00'	12.37'	N79°21'12"E
C6	17°42'59"	568.00'	133.47'	S44°42'01"W
C7	4°23'59"	481.13'	52.69'	S44°42'01"W
C8	32°33'04"	50.00'	28.41'	N47°13'04"W
C9	17°34'59"	245.00'	73.89'	N47°13'04"W
C10	9°19'41"	148.00'	15.19'	S29°27'34"E
C11	17°08'12"	48.00'	9.42'	S59°05'41"W
C12	9°14'52"	343.00'	31.28'	S44°17'00"W
C13	9°14'52"	343.00'	31.28'	S44°17'00"W
C14	8°43'57"	344.00'	40.37'	S54°05'11"W



Kimley-Horn

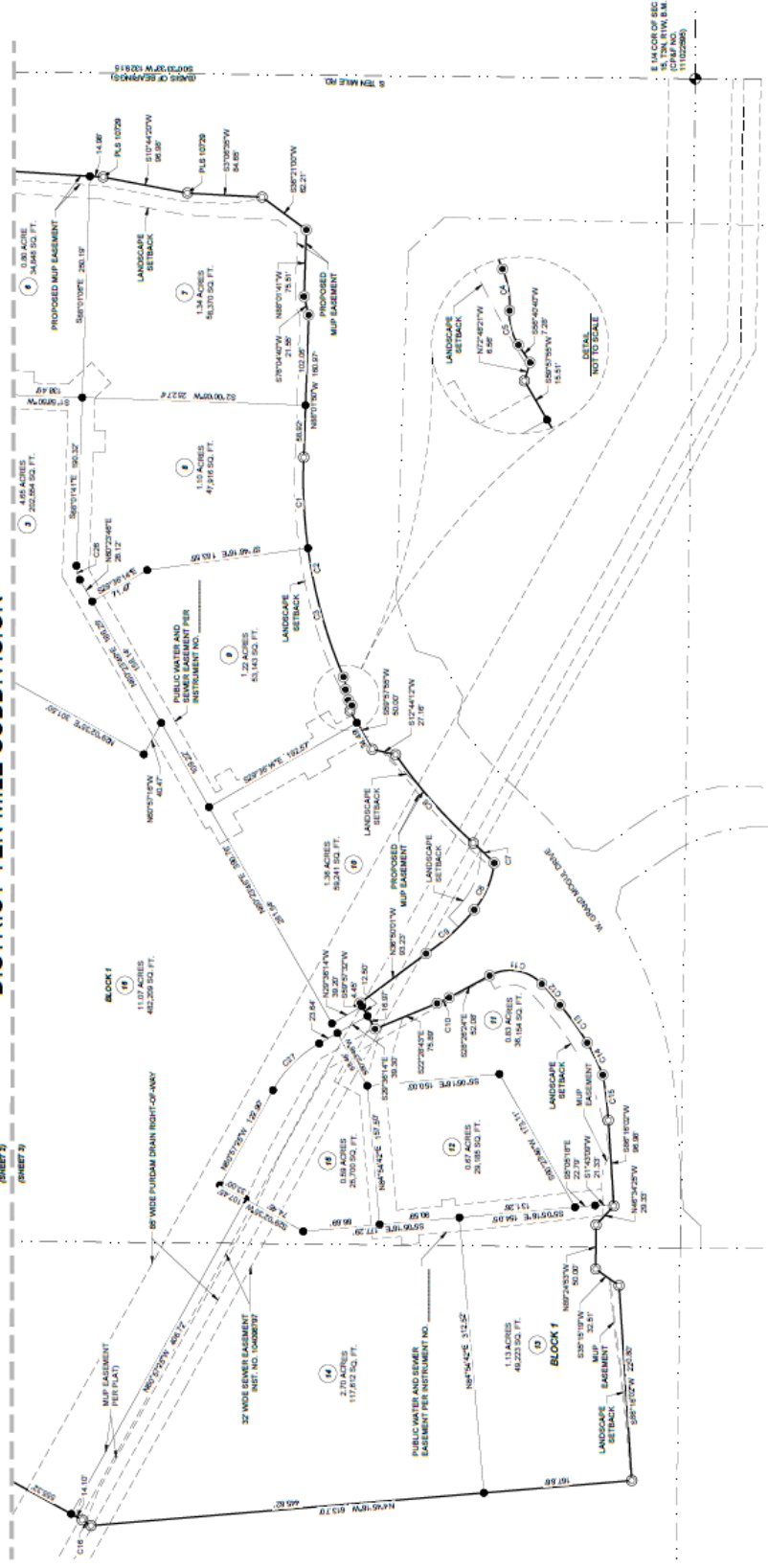
1100 W. IDAHO STREET, SUITE 210
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Tel. No. (208) 397-3886
www.kimley-horn.com

5/13/2015
PROFESSIONAL ENGINEER
KIMLEY-HORN
BOISE, IDAHO

Scale: 1"=50' Date: 2025-08-13 Project No. 18227802 Sheet No. 2 OF 6

FINAL PLAT OF DISTRICT TEN MILE SUBDIVISION



LEGEND

- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- ADJOINER LINE
- EASEMENT LINE (AS NOTED)
- LANDSCAPE SETBACK LINE
- MATCH LINE
- FOUND LOT REBAR MARKED PLS 11334 (UNLESS OTHERWISE SHOWN)
- FOUND LOT REBAR MARKED PLS 521157 (UNLESS OTHERWISE SHOWN)
- SET 127 REBAR MARKED PLS 521157
- MULTI-USE PATHWAY EASEMENT

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	
C15 <td>5°28'11"</td> <td>481.00</td> <td>51.79</td> <td>S89°10'36"W</td> <td>51.79</td>	5°28'11"	481.00	51.79	S89°10'36"W	51.79	
C16 <td>5°42'57"</td> <td>133.00</td> <td>11.99</td> <td>N71°42'47"E</td> <td>11.99</td>	5°42'57"	133.00	11.99	N71°42'47"E	11.99	
C17 <td>27°06'57"</td> <td>250.00</td> <td>77.18</td> <td>N17°42'47"E</td> <td>78.31</td>	27°06'57"	250.00	77.18	N17°42'47"E	78.31	
C18 <td>2°49'59"</td> <td>348.97</td> <td>17.77</td> <td>N89°18'10"E</td> <td>17.77</td>	2°49'59"	348.97	17.77	N89°18'10"E	17.77	
C19 <td>31°18'50"</td> <td>348.97</td> <td>188.18</td> <td>N79°38'33"E</td> <td>188.84</td>	31°18'50"	348.97	188.18	N79°38'33"E	188.84	
C20 <td>27°23'45"</td> <td>348.97</td> <td>171.41</td> <td>N79°38'33"E</td> <td>188.84</td>	27°23'45"	348.97	171.41	N79°38'33"E	188.84	
C21 <td>28°28'18"</td> <td>243.00</td> <td>117.45</td> <td>N72°12'28"E</td> <td>116.48</td>	28°28'18"	243.00	117.45	N72°12'28"E	116.48	
C22 <td>30°23'04"</td> <td>90.00</td> <td>28.41</td> <td>S14°17'38"E</td> <td>28.02</td>	30°23'04"	90.00	28.41	S14°17'38"E	28.02	
C23 <td>30°23'04"</td> <td>90.00</td> <td>28.41</td> <td>S14°30'36"W</td> <td>28.34</td>	30°23'04"	90.00	28.41	S14°30'36"W	28.34	
C24 <td>28°21'22"</td> <td>90.00</td> <td>25.62</td> <td>S14°30'36"W</td> <td>25.34</td>	28°21'22"	90.00	25.62	S14°30'36"W	25.34	
C25 <td>28°45'51"</td> <td>32.50</td> <td>18.31</td> <td>S14°30'36"W</td> <td>18.14</td>	28°45'51"	32.50	18.31	S14°30'36"W	18.14	
C26 <td>31°34'02"</td> <td>30.00</td> <td>18.53</td> <td>N70°11'02"E</td> <td>18.32</td>	31°34'02"	30.00	18.53	N70°11'02"E	18.32	
C27 <td>31°21'11"</td> <td>137.50</td> <td>75.24</td> <td>N49°16'49"W</td> <td>74.31</td>	31°21'11"	137.50	75.24	N49°16'49"W	74.31	

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	
C1	10°22'37"	588.20	102.82	S87°22'20"W	102.78	
C2	20°38'52"	588.20	254.38	S79°48'13"W	252.28	
C3	15°18'18"	588.20	151.48	S74°23'34"W	151.01	
C4	27°07'14"	31.00	14.67	S86°28'00"W	14.54	
C5	37°21'06"	93.00	12.36	N92°21'13"E	12.17	
C6	17°40'58"	489.00	133.48	S49°40'17"W	133.17	
C7	4°03'38"	481.13	32.88	S49°37'28"W	32.87	
C8	32°08'57"	104.00	38.26	N68°48'53"W	37.80	
C9	17°34'08"	348.00	73.88	N47°13'50"W	73.80	
C10	5°55'41"	148.00	64.23	S59°26'14"W	64.72	
C11	70°08'12"	48.00	44.27	S68°06'14"W	44.72	
C12	9°14'27"	342.00	31.28	S48°17'00"W	31.27	
C13	9°44'08"	311.00	52.84	S48°10'54"W	52.79	
C14	5°42'37"	344.00	43.38	S44°28'11"W	43.37	



SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
1100 WEST IDAHO STREET, SUITE 210,
BOISE, IDAHO 83702
PHONE: (208) 397-2885
CONTACT: BOB DALEY, PLS

Kimley»Horn

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Scale: 1"=50'
Drawn by: TRS
Checked by: WTB
Date: 2024-05-15
Project No.: 184217002
Sheet No.: 8 OF 8

FINAL PLAN OF
DISTRICT TEN MILE SUBDIVISION

NOTES

1. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
2. THE SUBDIVISION SHALL BE SUBJECT TO THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY NOTED AND REQUIRED.
3. ALL DEVELOPMENT WITHIN THE SUBDIVISION SHALL BE CONSIDERED WITH THE CONSIDERATIONS OF DEVELOPMENT WITHIN THE DEVELOPMENT AGREEMENT (INSTRUMENT NO. _____) AND ANY SUBSEQUENT MODIFICATIONS TO THE DEVELOPMENT AGREEMENT.
4. THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH MERIDIAN CITY CODE OR AS PURSUANT TO THE DEVELOPMENT AGREEMENT ASSOCIATED WITH _____ OR ANY SUBSEQUENT MODIFICATIONS.
5. STORM WATER SHALL BE RETAINED ON-SITE THROUGH SURFACE AND SUBSURFACE FACILITIES.
6. ALL ON-SITE LANDSCAPING LOCATED OUTSIDE OF THE COMMON LOTS WILL BE MAINTAINED BY THE _____ BUSINESS OWNERS ASSOCIATION AND IRRIGATED VIA THE SITES PROPOSED PUMP STATION WHICH UTILIZES _____ SURFACE WATER RIGHTS.
7. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
8. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE WITH ADA COUNTY RECORDER REGARDING ADDITIONAL RESTRICTIONS.
9. THIS DEVELOPMENT RECOGNIZES SECTION 22-4602 OF IOWA CODE, WHICH STATES, "NO AGRICULTURAL FACILITY OR EXPANSION THEREOF HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
10. THIS DEVELOPMENT IS SUBJECT TO ACHD TEMPORARY LICENSE AGREEMENT INSTRUMENT NO. _____, ORAC.
11. THE PRESSURE IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY _____ OR ITS ASSIGNS IN PERPETUITY.
12. SEE INSTRUMENT NO. _____, ORAC FOR _____ LICENSE AGREEMENT.
13. SEE INSTRUMENT NO. _____, ORAC FOR _____ IRRIGATION ASSOCIATION LICENSE AGREEMENT.
14. THE SUBDIVISION IS LOCATED WITHIN THE SERVICE AREA OF _____ A SYSTEM FOR THE DELIVERY OF IRRIGATION WATER TO LOTS WITHIN THIS SUBDIVISION HAS BEEN PROVIDED AND THE SYSTEM HAS BEEN APPROVED AS REQUIRED BY IOWA CODE 31-300X(4). THE PURCHASER OF ANY LOT WITHIN THIS SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SYSTEM AND ANY UTILITY ASSESSMENTS ARE A LIEB ON THE LAND WITHIN THE IRRIGATION DISTRICT.

SURVEYOR'S NARRATIVE:

1. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON IN ACCORDANCE WITH IOWA CODE RELATING TO PLATS AND SURVEYS.
2. THE BOUNDARY LINES SHOWN HEREON WERE ESTABLISHED BY HOLDING THE MONUMENTS FOUND REPRESENTING THE GOVERNMENT CORNERS ALONG THE BOUNDARY LINES OF THE LAND SHOWN HEREON, AND BY HOLDING THE MONUMENTS FOUND REPRESENTING THE CORNERS OF _____ BOOK _____ OF PLATS, PAGES _____, AND RECORD OF SURVEY NO. _____.

CERTIFICATE OF SURVEYOR

I, TRAVIS BRADLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF IOWA, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERSHIP" WAS DRAWN FROM A SURVEY ON THE GROUND UNDER MY DIRECT SUPERVISION, AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND WAS SURVEYED IN ACCORDANCE WITH IOWA CODE RELATING TO PLATS AND SURVEYS.


W. TRAVIS BRADLEY, PLS 3071187


EASEMENT NOTES

1. ALL UTILITY EASEMENTS 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, PRESSURIZED & GRAVITY IRRIGATION, IRRIGATION WATER STORAGE, WATER SERVICE, CABLE TELEVISION, CABLE TELEPHONE, AND LOT DAMAGE.
2. ALL EASEMENTS ARE PARALLEL WITH THE LINEAL AND CONCENTRIC WITH THE CURVES THAT THEY ARE DIMENSIONED FROM UNLESS OTHERWISE NOTED.

ACKNOWLEDGEMENT

STATE OF IOWA: _____
COUNTY OF ADA: _____
I, _____, OF _____, IN THE YEAR 2028, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED _____, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF _____, THE LLC THAT EXECUTED THE INSTRUMENT.

NOTARY PUBLIC FOR IOWA: _____
MY COMMISSION NO.: _____
MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS THAT HOTELC.L.C. LLC HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THAT REAL PROPERTY TO BE KNOWN AS DISTRICT TEN MILE SUBDIVISION, AND THAT THEY INTEND TO INCLUDE SAID REAL PROPERTY, AS DESCRIBED BELOW, IN THIS PLAT:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, NOOSE MERIDIAN, ADA COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4TH CORNER OF SAID SECTION 15, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 10 BEARS SOUTH 07°33'57" WEST, 1320.15 FEET, THENCE NORTH 89°15'05" WEST, A DISTANCE OF 91.87 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 02°29'47" WEST, 491.59 FEET;
THENCE SOUTH 19°42'07" WEST, 95.89 FEET;
THENCE SOUTH 09°29'30" WEST, 44.49 FEET;
THENCE SOUTH 36°21'00" WEST, 43.21 FEET;
THENCE NORTH 80°01'41" WEST, 75.51 FEET;
THENCE SOUTH 10°04'47" WEST, 21.59 FEET;
THENCE NORTH 80°01'50" WEST, 183.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 568.28 FEET, A CENTRAL ANGLE OF 29°35'57", AND A CHORD BEARING AND DISTANCE OF SOUTH 47°05'11" WEST, 57.90 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 31.00 FEET, A CENTRAL ANGLE OF 27°01'41", AND A CHORD BEARING AND DISTANCE OF SOUTH 82°28'09" WEST, 14.54 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT;
THENCE 13.30 FEET, IN A WESTERLY DIRECTION, WITH SAID REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 19.00 FEET, A CENTRAL ANGLE OF 37°11'05", AND A CHORD BEARING AND DISTANCE OF SOUTH 84°02'42" WEST, 1.26 FEET;
THENCE SOUTH 84°02'42" WEST, 1.26 FEET;
THENCE NORTH 72°40'21" WEST, 4.58 FEET;
THENCE SOUTH 82°37'59" WEST, 50.00 FEET;
THENCE SOUTH 12°41'12" WEST, 27.19 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE 133.49 FEET, IN A WESTERLY DIRECTION, WITH SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 568.00 FEET, A CENTRAL ANGLE OF 19°42'05", AND A CHORD BEARING AND DISTANCE OF SOUTH 46°25'01" WEST, 133.17 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;
THENCE 46.13 FEET, IN A WESTERLY DIRECTION, WITH SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 46.13 FEET, A CENTRAL ANGLE OF 46°39'39", AND A CHORD BEARING AND DISTANCE OF SOUTH 43°31'20" WEST, 32.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
THENCE 88.28 FEET, IN A WESTERLY DIRECTION, WITH SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 104.00 FEET, A CENTRAL ANGLE OF 32°03'57", AND A CHORD BEARING AND DISTANCE OF NORTH 86°48'30" WEST, 57.90 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT;
THENCE ALONG SAID COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 17°04'05", AND A CHORD BEARING AND DISTANCE OF NORTH 42°13'39" WEST, 70.80 FEET;
THENCE NORTH 89°50'01" WEST, 93.33 FEET;
THENCE SOUTH 89°52'34" WEST, 33.59 FEET;
THENCE SOUTH 22°24'47" EAST, 75.80 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 55°37'41", AND A CHORD BEARING AND DISTANCE OF SOUTH 30°29'19" WEST, 228.80 FEET;
THENCE SOUTH 30°29'19" WEST, 228.80 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE 84.20 FEET, IN A SOUTHERLY DIRECTION, WITH SAID TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 48.00 FEET, A CENTRAL ANGLE OF 75°06'12", AND A CHORD BEARING AND DISTANCE OF SOUTH 09°04'41" WEST, 58.73 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT;
THENCE ALONG SAID COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 342.00 FEET, A CENTRAL ANGLE OF 08°14'27", AND A CHORD BEARING AND DISTANCE OF SOUTH 09°04'41" WEST, 58.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
THENCE 8.24 FEET, IN A WESTERLY DIRECTION, WITH SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 31.00 FEET, A CENTRAL ANGLE OF 86°49'07", AND A CHORD BEARING AND DISTANCE OF SOUTH 54°05'11" WEST, 52.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
THENCE 32.30 FEET, IN A WESTERLY DIRECTION, WITH SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 344.00 FEET, A CENTRAL ANGLE OF 06°43'37", AND A CHORD BEARING AND DISTANCE OF SOUTH 84°05'11" WEST, 43.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 461.00 FEET, A CENTRAL ANGLE OF 09°29'19", AND A CHORD BEARING AND DISTANCE OF SOUTH 82°02'49" WEST, 51.76 FEET;
THENCE SOUTH 86°11'02" WEST, 95.89 FEET;
THENCE NORTH 86°24'28" WEST, 20.33 FEET;
THENCE SOUTH 86°24'28" WEST, 50.00 FEET;
THENCE SOUTH 30°29'19" WEST, 232.51 FEET;
THENCE SOUTH 86°29'30" WEST, 228.80 FEET;
THENCE NORTH 86°29'30" EAST, 83.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE 79.19 FEET, IN A NORTHERLY DIRECTION, WITH SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 22°04'46", AND A CHORD BEARING AND DISTANCE OF NORTH 17°45'34" EAST, 76.71 FEET;
THENCE SOUTH 86°14'58" EAST, 672.19 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
THENCE 188.19 FEET, IN A SOUTHERLY DIRECTION, WITH SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 345.87 FEET, A CENTRAL ANGLE OF 31°19'57", AND A CHORD BEARING AND DISTANCE OF SOUTH 86°14'58" EAST, 220.19 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE NORTH 86°27'04" EAST, 220.19 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
THENCE 117.48 FEET, IN A SOUTHERLY DIRECTION, WITH SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 283.00 FEET, A CENTRAL ANGLE OF 39°29'19", AND A CHORD BEARING AND DISTANCE OF NORTH 17°13'29" EAST, 115.49 FEET;
THENCE SOUTH 86°24'57" EAST, 85.51 FEET;
THENCE SOUTH 86°24'57" EAST, 21.94 FEET;
THENCE SOUTH 86°24'57" EAST, 21.94 FEET;
THENCE SOUTH 86°24'57" EAST, 21.94 FEET;
THENCE SOUTH 86°24'57" EAST, 21.94 FEET;
THENCE SOUTH 86°24'57" WEST, 15.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,465.08 OR 33.50 ACRES.

THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, HOWEVER THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR THE USES SPECIFICALLY SET FORTH IN THE "EASEMENT NOTES" HEREON. ANY OTHER PURPOSES DEDICATED TO THE PUBLIC ARE HEREBY RESERVED FOR THE USES SPECIFICALLY SET FORTH IN THE "EASEMENT NOTES" HEREON. THIS PLAT IS IN COMPLIANCE WITH SECTION 1-308A, IOWA CODE. ALL OF THE LOTS WITHIN THIS SUBDIVISION ARE ELIGIBLE TO RECEIVE WATER SERVICE FROM MERIDIAN IRRIGATION DISTRICT, AND MERIDIAN IRRIGATION DISTRICT HAS AGREED IN WRITING TO SERVE ALL LOTS WITHIN THE SUBDIVISION. LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS.

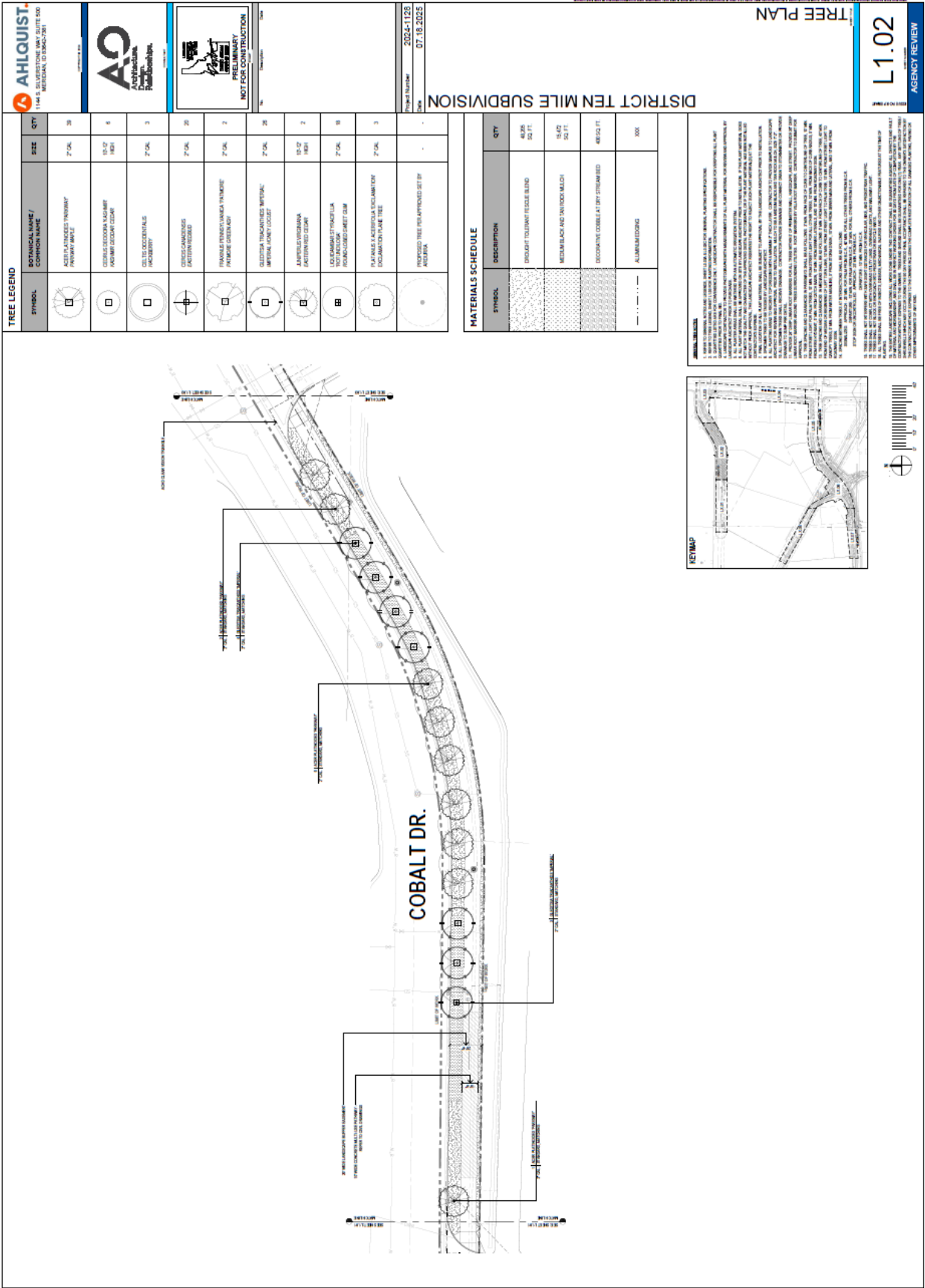
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS:

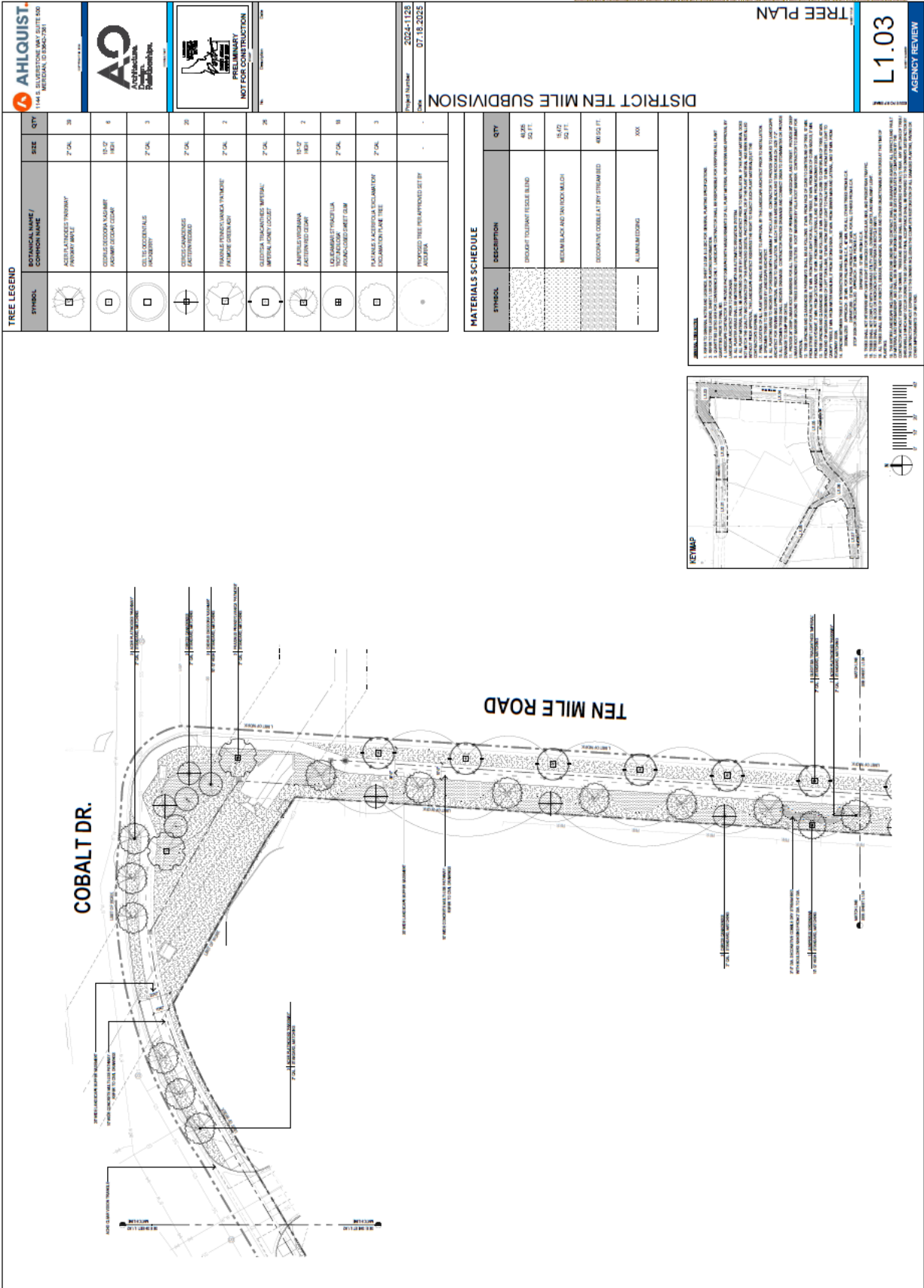
OWNER'S NAME _____

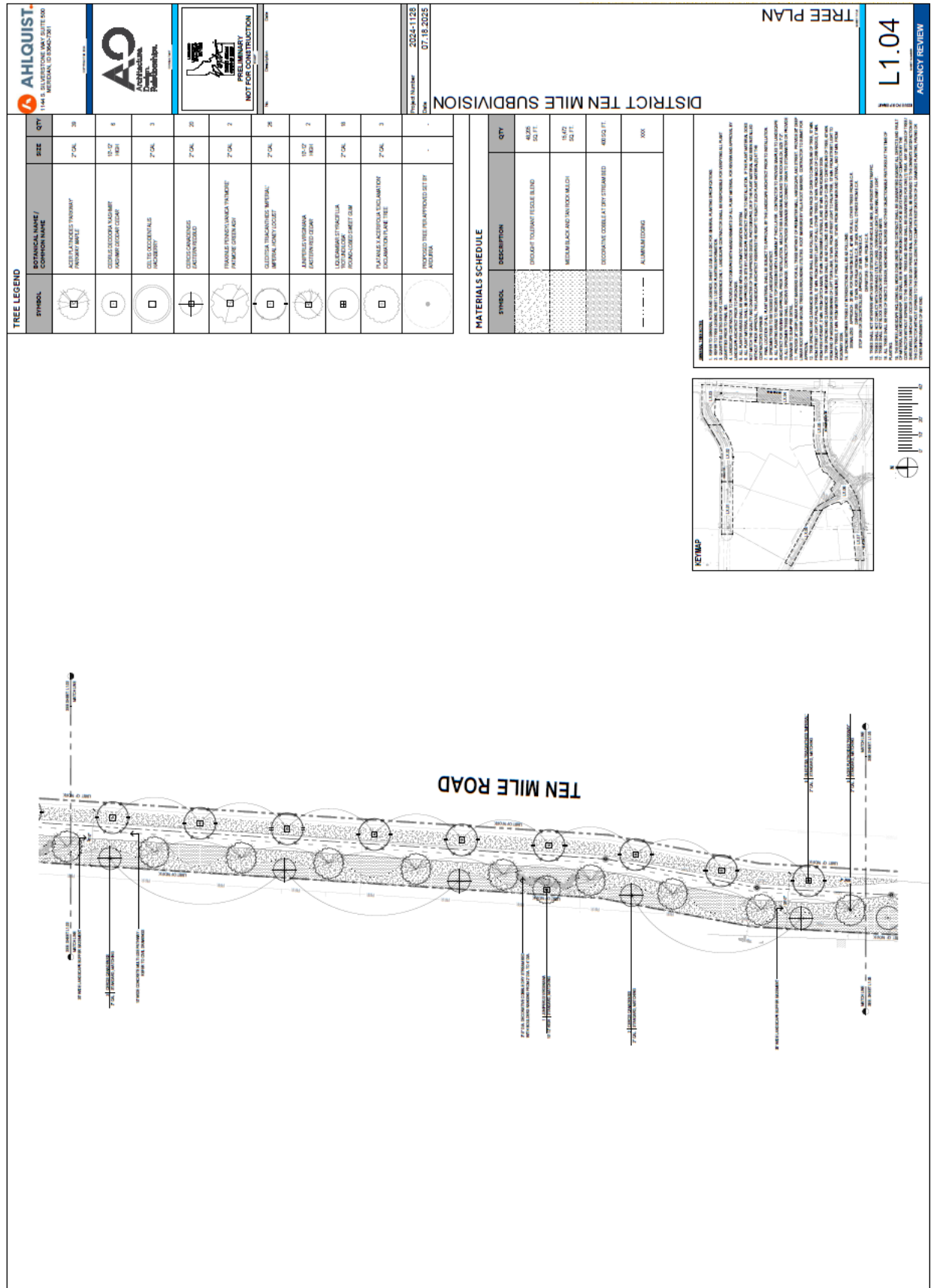


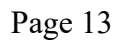
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BOOSE, IOWA 52302

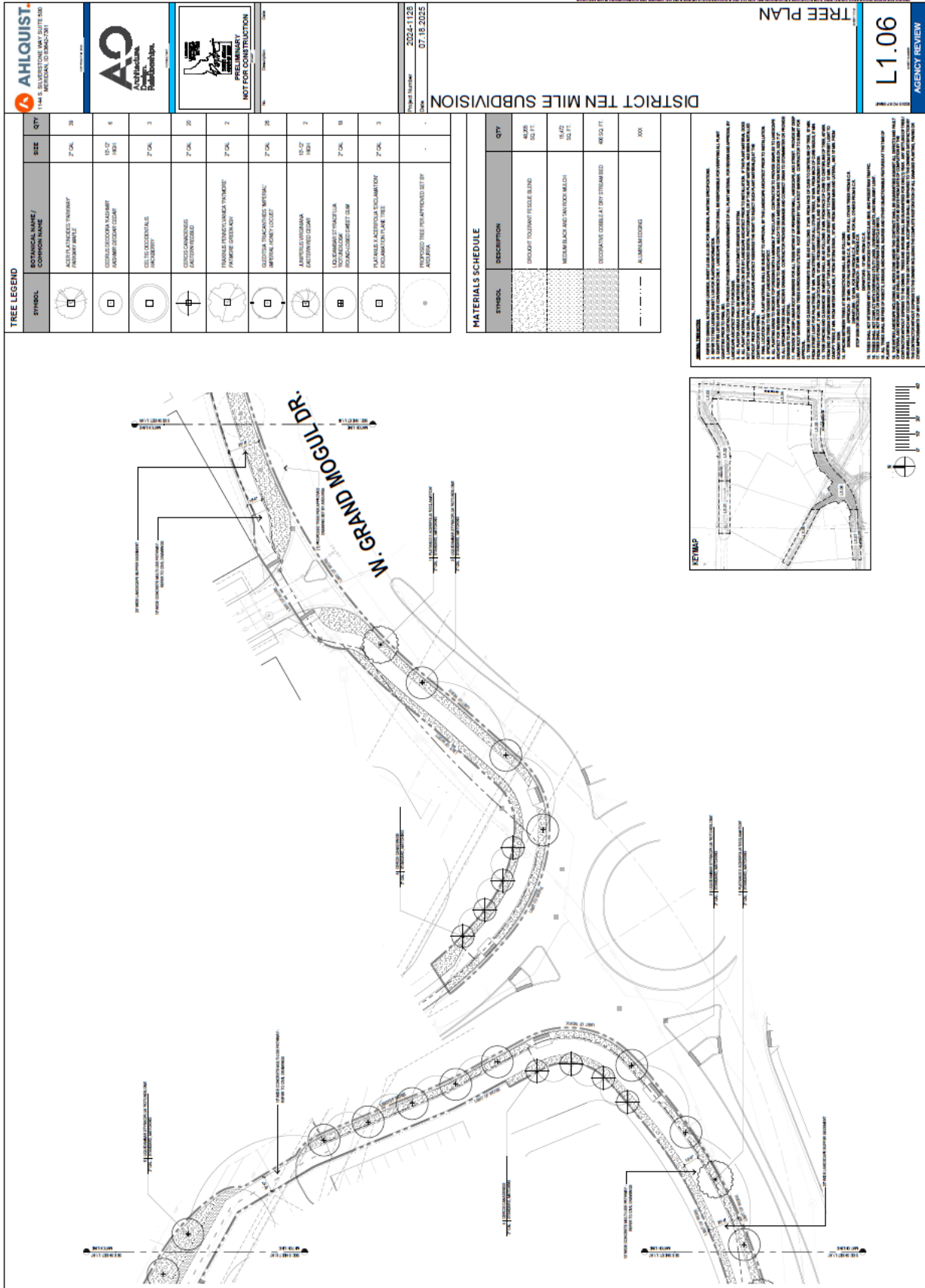
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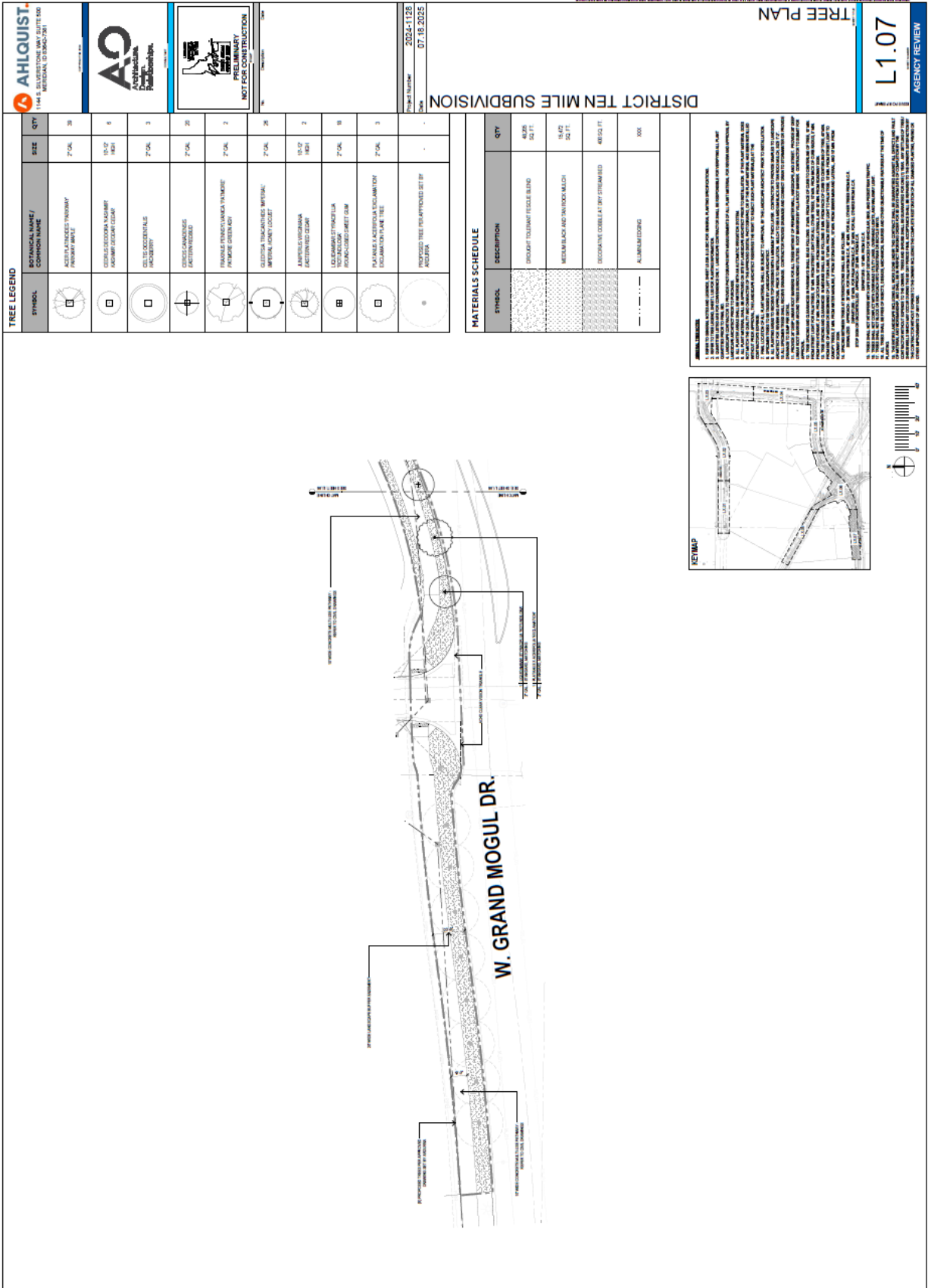


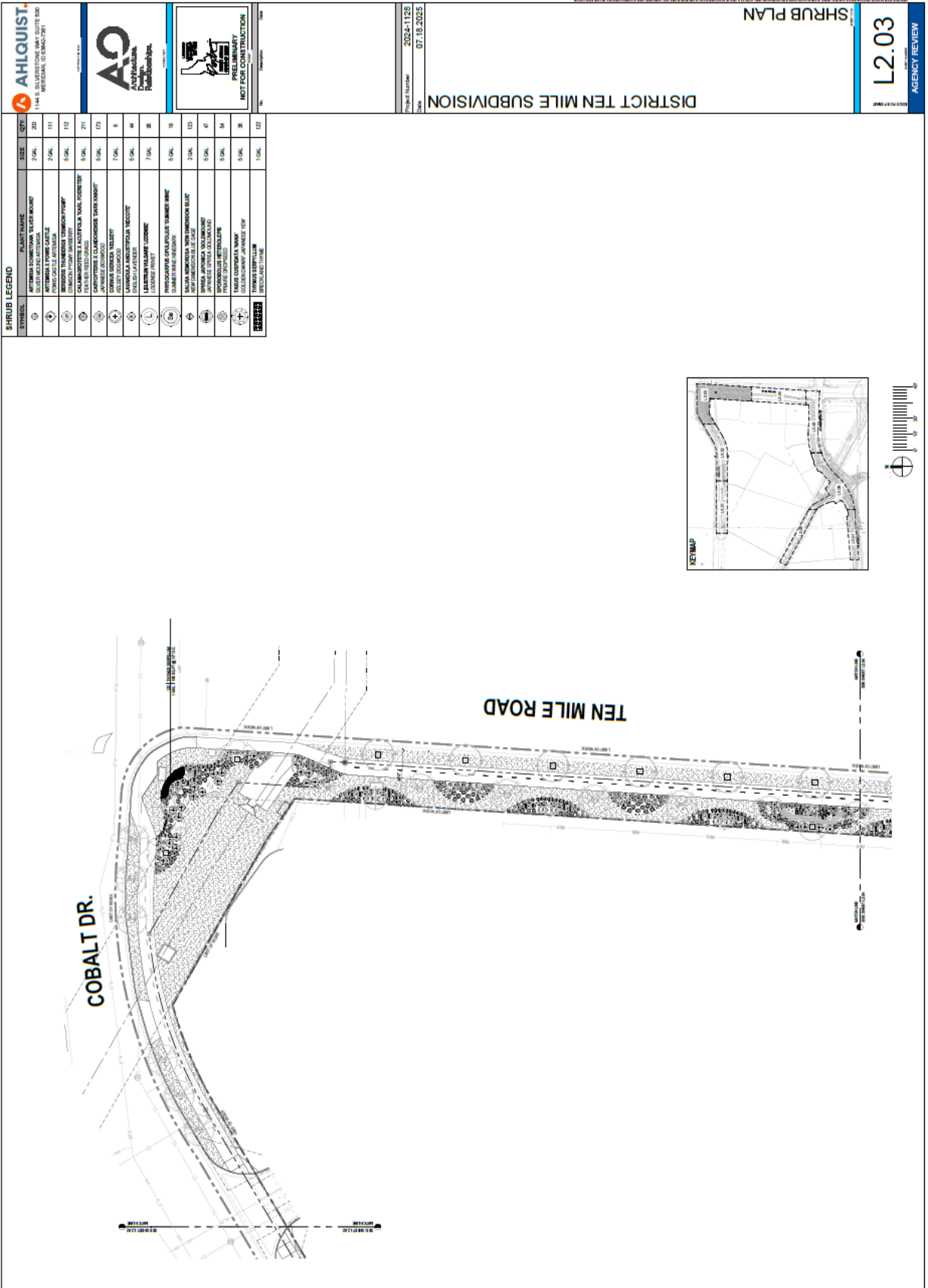


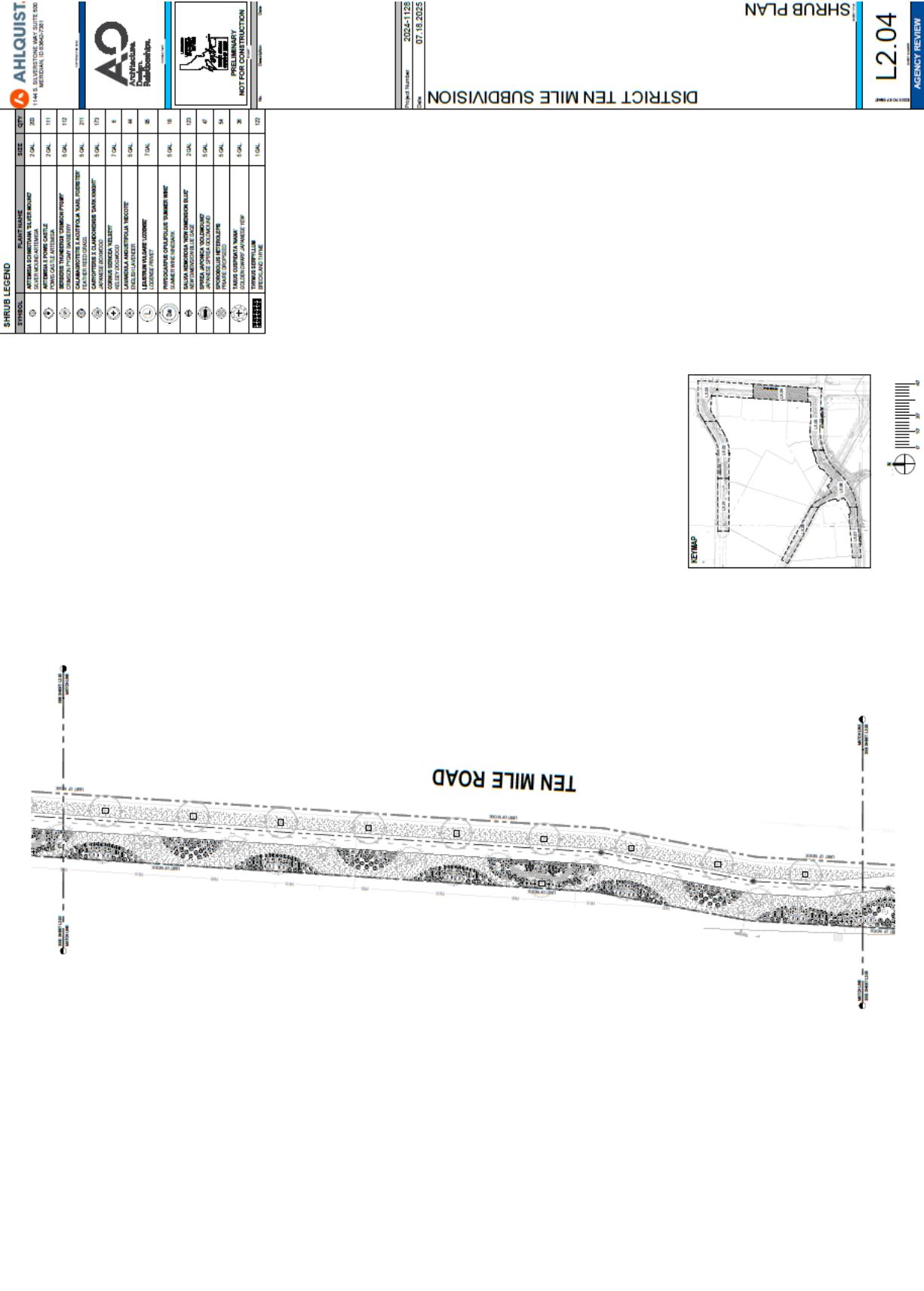


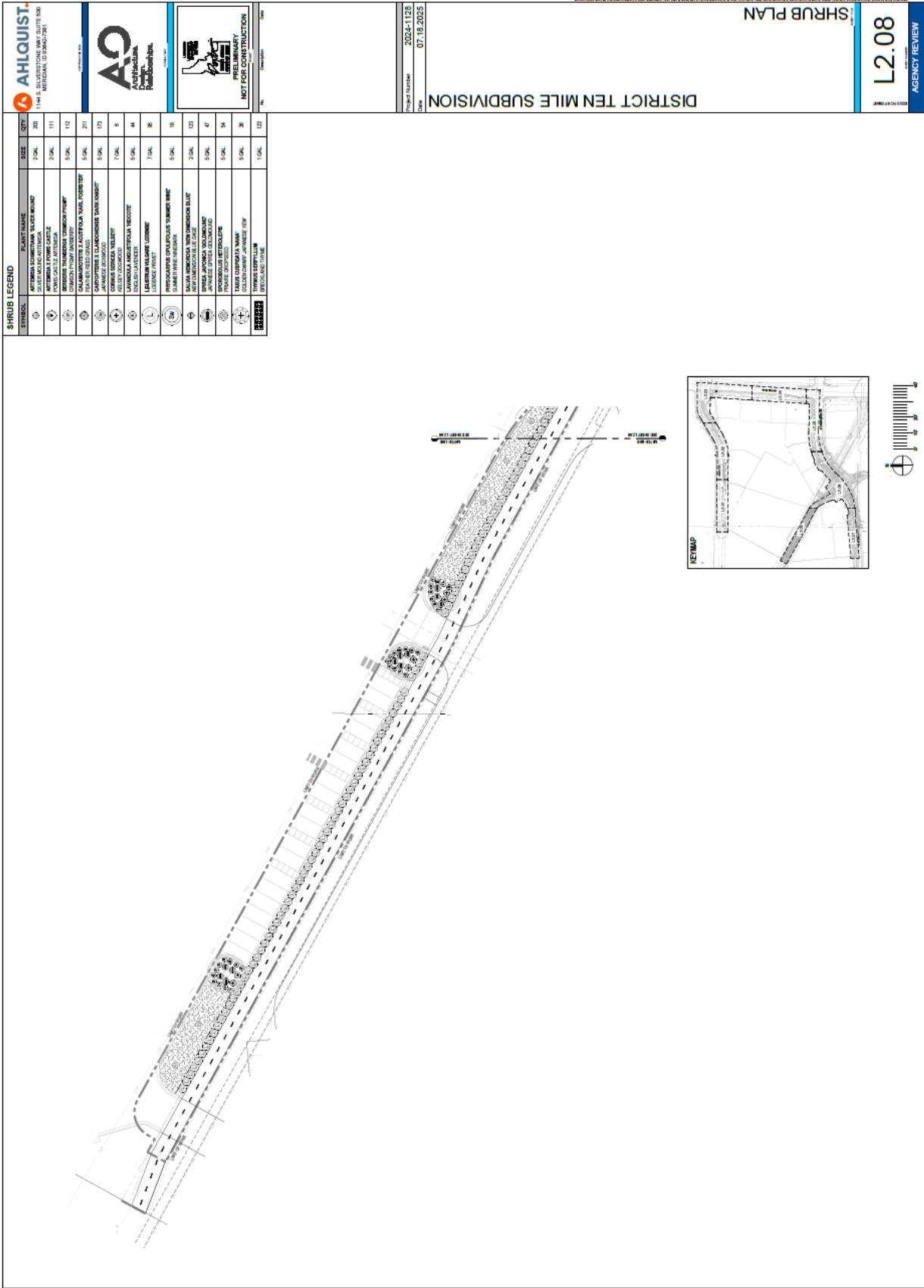












D. Public Art Examples and Site Plan



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 (preliminary plat H-2023-0071 and Development Agreement Inst. #2023-022884). Future development of the property shall be generally consistent
2. The applicant shall obtain the City Engineer's signature on the subject final plat within two (2) years of the preliminary plat approval (i.e. by October 8, 2026); *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 Kimley-Horn, stamped on 8/13/25 by W. Travis Bradley, included in Exhibit B shall be revised as follows:
 - a. Under Notes section on Sheet 4:
 - i. Note #3: Delete note in favor of note #5.
 - ii. Note #4: Include the recorded instrument of the CC&R's.
 - iii. Note #5: Include the recorded instrument number of the development agreement (i.e. #2023-022884).
 - iv. Note #7: Complete missing information.
 - v. Note #11: Include the ACHD temporary license agreement instrument number.
 - vi. Note #12: Complete the missing information.
 - vii. Note #13: Complete the missing information.
 - viii. Note #14: Complete the missing information.
 - ix. Note #15: Complete the missing information.
 - x. Include a note stating who the responsible party is for maintenance of the street buffer landscaping along N. Ten Mile Rd., W. Cobalt Dr. and W. Grand Mogul Dr. (i.e. the property owner or business owner's association) in accord with UDC 11-3B-7C.2a.
 - b. Include the phase number (i.e. No. 1) in the subdivision name.
 - c. Under the Surveyor's Narrative on Sheet 5, include the missing information in Note #2.
 - d. Include the recorded instrument number of the public water and sewer easement graphically depicted on Sheets 2 and 3.
 - e. Depict 10-foot-wide detached sidewalks/pathways on the construction plans in the street buffers along N. Ten Mile Rd. and W. Grand Mogul in the areas where 6-foot-wide walkways are currently depicted near the intersections of Grand Mogul/Ten Mile and Cobalt/Ten Mile unless a physical barrier exists that prevents compliance. Submit a copy of the updated construction plans with the application for final plat signature.

- f. Widen the 5' wide parkways depicted west of first driveway off Grand Mogul to 8' consistent with Street Sections B & C in the TMISAP on the construction drawings.
 - g. Include the recorded instrument number(s) for the multi-use pathway public use easement.
- 5. The landscape plan prepared by AO Architects, dated 7/18/25 included in Exhibit C, shall be revised as follows:
 - a. Depict 10-foot-wide detached sidewalks/pathways in the street buffers along N. Ten Mile Rd. and W. Grand Mogul in the areas where 6-foot-wide walkways are currently depicted near the intersections of Grand Mogul/Ten Mile and Cobalt/Ten Mile unless a physical barrier exists that prevents compliance.
 - b. Depict landscaping within the street buffer along W. Grand Mogul Dr. in accord with the standards listed in UDC 11-3B-7C.3 (i.e. depict a variety of shrubs and vegetative groundcover along with the 37 trees that elicit design principles including rhythm, repetition, balance and focal elements). Also revise the Project Calculations table on Sheet L1.00 to reflect a total of 37 street trees are proposed in the buffer.
 - c. Depict landscaping along the multi-use pathway adjacent to the Purdam Drain in accord with the standards listed in UDC 11-3B- 12C (i.e. 5-foot-wide landscape strips are required along each side of the pathway planted with a mix of trees, shrubs, lawn, and/or other vegetative groundcover – a minimum of one tree per 100 linear feet of pathway is required – include calculations in the Project Calculations table that demonstrate compliance).
 - d. Widen the 5' wide parkways depicted west of first driveway off Grand Mogul to 8' consistent with Street Sections B & C in the TMISAP.
- 6. A Certificate of Zoning Compliance application shall be submitted and approved for all development on the site prior to submitting any associated building permit applications.
- 7. Future development shall be consistent with the Project Design Standards submitted by the Applicant, included in the Development Agreement, which supersede the design standards in the Architectural Standards Manual and the design guidelines in the TMISAP.
- 8. The subject property shall be subdivided prior to issuance of any Certificates of Occupancies within the development per requirement of the development agreement.
- 9. Prior to submittal of the final plat for City Engineer signature, a 14-foot wide public pedestrian easement shall be submitted to the Planning Division, approved by City Council and recorded for the multi-use pathway along the Purdam Drain (or drain alignment) and any other pathways required by the Park's Department in accord with the Pathways Master Plan that are outside of public right-of-way.
- 10. All waterways, except natural waterways, are required to be piped unless used as a water amenity or linear open space, in which case they may be left open as set forth in UDC 11-3A- 6.
- 11. Staff's failure to cite specific Unified Development Code requirements, conditions from the preliminary plat and/or provisions in the development agreement does not relieve the Applicant of responsibility for compliance.

B. Public Works

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=417255&dbid=0&repo=MeridianCity>

See the following link for any additional Agency comments:

<https://weblink.meridiancity.org/WebLink/browse.aspx?id=417248&dbid=0&repo=MeridianCity>