

**BEFORE THE MERIDIAN CITY COUNCIL**

**HEARING DATE: APRIL 2, 2024  
ORDER APPROVAL DATE: APRIL 16, 2024**

**IN THE MATTER OF THE )  
REQUEST FOR FINAL PLAT )  
CONSISTING OF FIVE (5) )  
BUILDING LOTS AND THREE (3) )  
COMMON LOTS ON 11.46 ACRES )  
OF LAND IN THE R-15 ZONING )  
DISTRICT FOR MODERN )  
CRAFTSMAN AT FRANKLIN. )  
)  
**BY: BAILEY ENGINEERING )  
APPLICANT )**  
\_\_\_\_\_)  
)**

**CASE NO. FP-2023-0021  
ORDER OF CONDITIONAL  
APPROVAL OF FINAL PLAT**

This matter coming before the City Council on April 2, 2024 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 COLORADO RIDGE SUBDIVISION, LOCATED IN THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 10, T.3N., R.1W., BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO, 2024, STAMPED by CODY M. MCCAMMON, 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 April 2, 2024, 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 \_\_\_\_\_, 2024.

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.

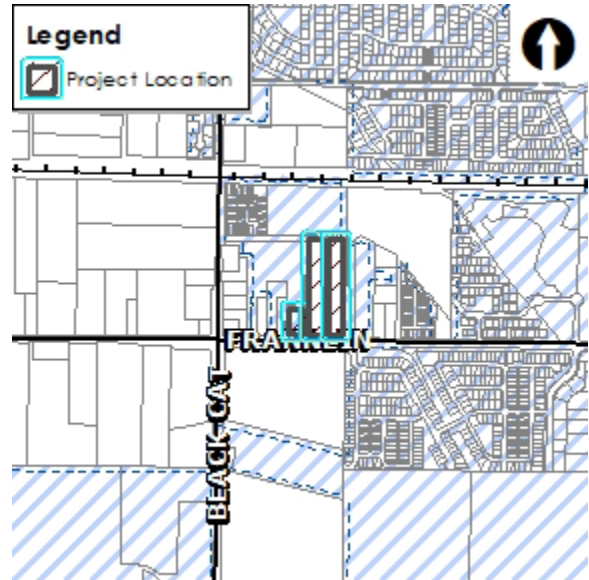
By: \_\_\_\_\_ Dated: \_\_\_\_\_

# EXHIBIT A

## STAFF REPORT COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 4/2/2024  
TO: Mayor & City Council  
FROM: Sonya Allen, Associate Planner  
208-884-5533  
SUBJECT: Modern Craftsman at Franklin – FP  
[FP-2023-0021](#)  
LOCATION: Generally located on the north side of W. Franklin Rd., approximately 1/4 mile east of N. Black Cat Rd. in the SW 1/4 of Section 10, T.3N., R.1W.



### I. PROJECT DESCRIPTION

Final plat consisting of 5 building lots and 3 common lots on 11.46 acres of land in the R-15 zoning district.

### II. APPLICANT INFORMATION

A. Applicant:

Judy Schmidt, Bailey Engineering – 1119 E. State St., Ste. 210, Eagle, ID 83616

B. Owner

BPS Franklin Road, LLC – 1401 17<sup>th</sup> St., Ste. 700, Denver, CO 80202

C. Applicant Representative:

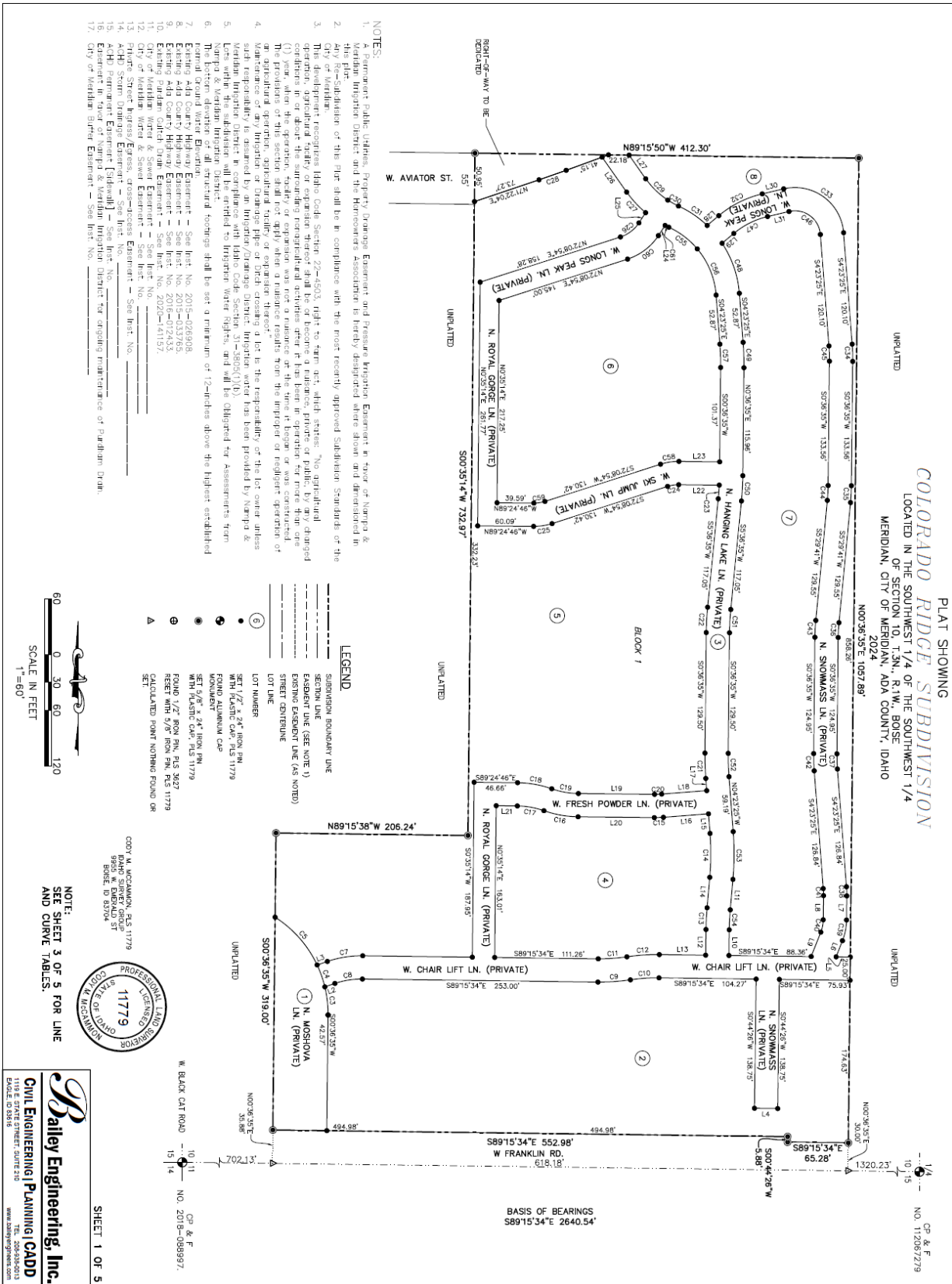
Same as Applicant

### III. STAFF ANALYSIS

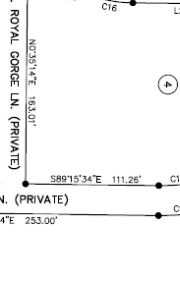
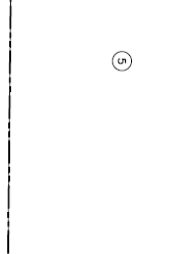
Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat ([H-2022-0079](#)) as required by UDC 11-6B-3C.2. The preliminary plat included one (1) building lot and one other lot for future right-of-way dedication. Due to the addition of a common lot for the internal private streets as required with the preliminary plat, the number of building lots increased from one (1) to four (4) as the common lot essentially divided the property into separate building lots. Due to the nature of this change, Staff finds the proposed final plat to be in substantial compliance with the approved preliminary plat as required.



B. Final Plat



- NOTES:
1. All improvements Public Utilities, Property, Drainage Easement and Pressure Ingoter Easement in favor of Nampa & Meridian Ingoter District and the Homeowners Association is hereby designated where shown and dimensioned in this plat.
  2. Any re-Subdivision of this plat shall be in compliance with the most recently approved Subdivision Standards of the City of Meridian.
  3. This development recipient Idaho Code Section 22-4503, 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 neighborhood 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 applicant hereby certifies that the development is not a nuisance at the time it begins or was constructed.
  4. Maintenance of any Ingoter, or Drainage Pipe or Ditch crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an Ingoter/Drainage District. Ingoter water has been provided by Nampa & Meridian Ingoter District in compliance with Idaho Code Section 31-5804(1)(D).
  5. Lots within agricultural districts will be opened to Ingoter water rights, and will be obtained for Assessments from the City of Meridian.
  6. The bottom elevation of all structural footings shall be set at a minimum of 12-inches above the highest established normal ground water elevation.
  7. Existing Ada County Highway Easement - See list No. 2016-0269928
  8. Existing Ada County Highway Easement - See list No. 2016-012433
  9. Existing Ada County Highway Easement - See list No. 2016-012433
  10. Existing Portland Catch Drain Easement - See list No. 2021-141157
  11. City of Meridian Water & Sewer Easement - See list No. 2016-0269928
  12. City of Meridian Water & Sewer Easement - See list No. 2016-012433
  13. Private Street Business Easement, access Easement - See list No. 2016-012433
  14. ACHD Storm Drainage Easement (sidewalk) - See list No. 2016-012433
  15. Easement in favor of Nampa & Meridian Ingoter District for drainage maintenance of Portland Drain - See list No. 2016-012433
  16. City of Meridian Street Easement - See list No. 2016-012433



NOTE:  
SEE SHEET 3 OF 5 FOR LINE AND CURVE TABLES.



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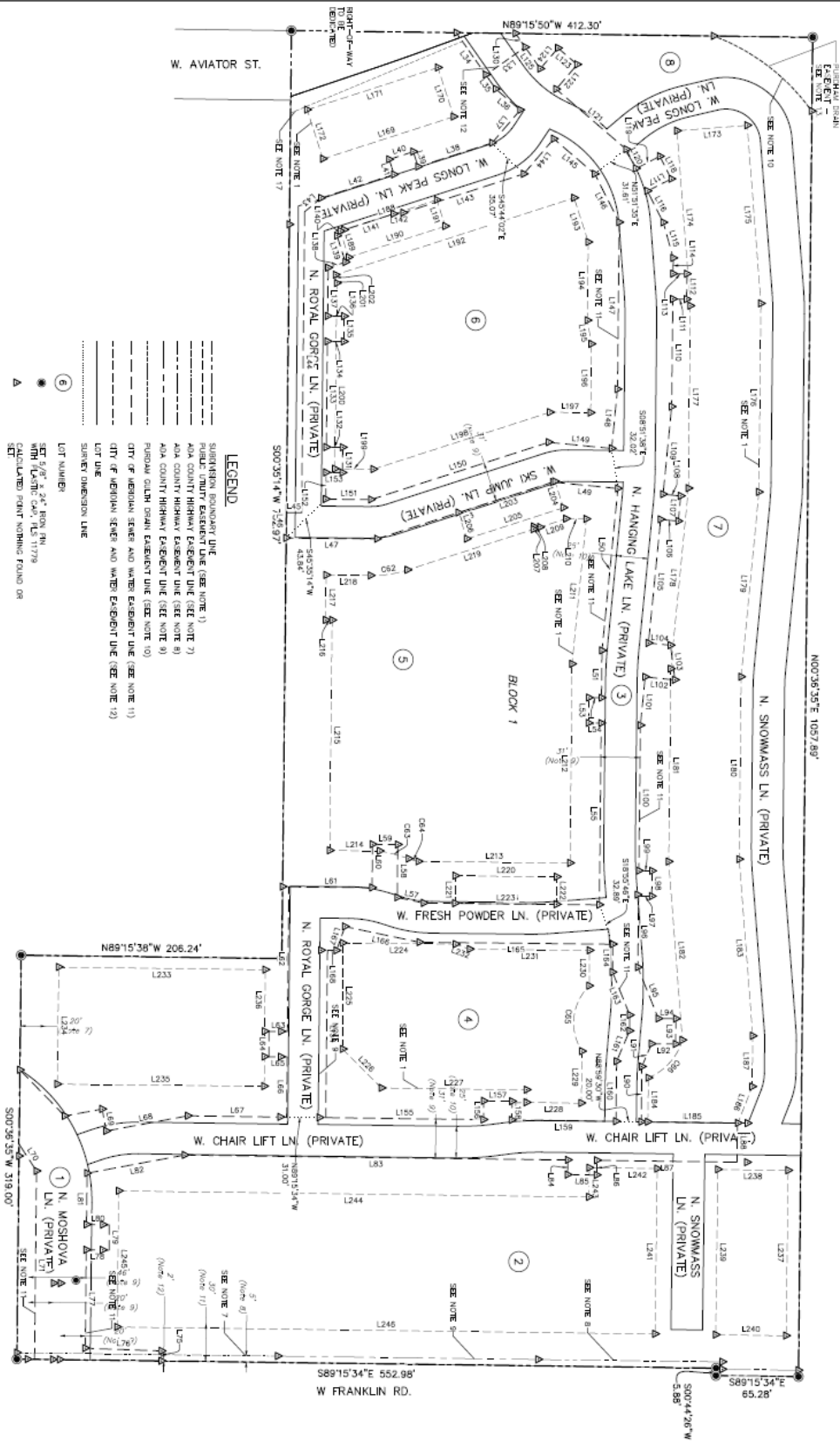
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COLORADO RIDGE SUBDIVISION



- LEGEND**
- SUBDIVISION BOUNDARY LINE
  - PUBLIC UTILITY EXISTENT LINE (SEE NOTE 1)
  - ADJACENT HIGHWAY EXISTENT LINE (SEE NOTE 7)
  - ADJACENT HIGHWAY EXISTENT LINE (SEE NOTE 7)
  - ADJACENT HIGHWAY EXISTENT LINE (SEE NOTE 8)
  - ADJACENT HIGHWAY EXISTENT LINE (SEE NOTE 9)
  - PUBLIC UTILITY EXISTENT LINE (SEE NOTE 10)
  - CITY OF MEDIAN STREET AND WATER EXISTENT LINE (SEE NOTE 11)
  - CITY OF MEDIAN STREET AND WATER EXISTENT LINE (SEE NOTE 12)
  - LOT LINE
  - SURVEY DIMENSION LINE
  - LOT NUMBER
  - MET 5/8" x 3/4" BRASS PIN
  - ▲ CALCULATED POINT WORKING FROM ONE SET



CODY M. MCCANNON, P.L.S. 11779  
 LAND SURVEY GROUP  
 965 W. DURAND ST.  
 DENVER, CO 80202



NOTE:  
 SHEET 1 OF 5 FOR NOTES  
 SEE SHEET 3 OF 5 FOR LINE  
 AND CURVE TABLES.

**Bailey Engineering, Inc.**  
 CIVIL ENGINEERING | PLANNING | CADD

1700 E. COLLEGE STREET, SUITE 210  
 DENVER, CO 80202  
 TEL: 303.886.0013  
 WWW.BAILEYENGINEERING.COM

SHEET 2 OF 5

COLORADO RIDGE SUBDIVISION

Line #	Direction	Length
L2	N71°03'55"E	11.43'
L3	N71°03'55"E	11.63'
L4	S89°15'34"E	25.00'
L5	S89°15'34"E	15.27'
L6	S21°31'16"W	18.85'
L7	S00°36'35"W	25.87'
L8	S00°36'35"W	25.87'
L9	S21°31'16"W	28.14'
L10	S00°44'36"W	27.59'
L11	S05°01'27"W	32.83'
L12	S00°44'36"W	27.59'
L13	S89°15'34"E	49.77'
L14	S05°01'27"W	32.83'
L15	S04°23'25"E	21.08'
L16	N80°36'35"E	48.59'
L17	S04°23'25"E	13.11'
L18	N80°36'35"E	48.59'
L19	S89°24'46"E	81.84'
L20	S89°24'46"E	81.84'
L21	S89°24'46"E	22.66'
L22	N89°23'25"W	43.55'
L23	N89°23'25"W	43.74'
L24	N35°15'12"E	13.08'
L25	N35°15'12"E	13.08'
L26	S35°01'37"E	45.85'
L27	S35°01'37"E	31.01'
L28	S49°57'50"W	16.36'
L29	S49°57'50"W	23.68'
L30	S76°47'39"W	23.68'
L31	S54°58'23"W	38.00'
L32	S54°58'23"W	38.00'
L33	S45°08'54"W	60.62'
L34	S35°01'37"E	13.61'
L35	S35°01'37"E	13.61'
L36	S49°23'25"E	25.50'
L37	S40°36'35"E	34.31'
L38	S72°08'54"E	61.35'
L39	N17°51'06"W	12.50'
L40	S72°08'54"E	20.00'
L41	S17°51'06"W	12.50'
L42	S72°08'54"E	20.00'
L43	S00°08'54"W	16.80'
L44	S00°08'54"W	237.83'
L45	N89°24'46"E	12.00'
L46	S00°08'54"W	20.00'
L47	S89°24'46"E	71.78'
L48	N72°08'54"E	146.21'
L49	S84°23'25"E	51.62'
L50	S05°36'35"W	128.59'
L51	S00°36'35"W	37.35'
L52	N89°24'46"E	10.00'

Line #	Direction	Length
L53	S00°36'35"W	20.00'
L54	S89°24'46"E	10.00'
L55	S00°36'35"W	143.49'
L56	N89°24'46"E	138.84'
L57	N78°09'46"W	21.40'
L58	N00°35'14"E	41.77'
L59	N89°24'46"E	25.87'
L60	S00°35'14"W	34.20'
L61	N89°24'46"E	65.75'
L62	S00°35'14"W	114.38'
L63	N89°24'46"E	14.50'
L64	S00°35'14"W	20.00'
L65	S89°24'46"E	14.50'
L66	S00°35'14"W	47.56'
L67	N89°15'34"W	78.11'
L68	S79°28'47"W	65.61'
L69	N10°31'17"W	17.63'
L70	S33°01'15"E	25.28'
L71	S00°36'35"W	148.69'
L72	S00°36'35"W	7.85'
L73	N89°23'25"W	60.38'
L74	N00°36'35"E	77.88'
L75	S89°23'25"E	18.00'
L76	N00°36'35"E	20.00'
L77	S89°23'25"E	18.00'
L78	N00°36'35"E	20.00'
L79	N00°36'35"E	20.00'
L80	N89°23'25"E	18.00'
L81	N00°36'35"E	40.55'
L82	N79°28'47"E	78.51'
L83	S89°15'34"E	303.00'
L84	S00°44'36"W	11.59'
L85	S89°15'34"E	23.00'
L86	N00°44'36"E	11.59'
L87	S89°15'34"E	110.76'
L88	N00°44'36"E	30.91'
L89	N89°15'34"W	76.07'
L90	N00°36'35"E	43.60'
L91	N23°06'35"E	19.58'
L92	S89°23'25"E	19.04'
L93	N00°36'35"E	20.00'
L94	N89°23'25"W	13.84'
L95	N21°53'25"W	43.61'
L96	N00°36'35"E	56.27'
L97	S89°23'25"E	10.44'
L98	N00°36'35"E	20.00'
L99	N89°23'25"W	10.44'
L100	N00°36'35"E	114.89'
L101	N05°36'35"E	38.37'
L102	S84°23'25"E	23.65'
L103	N07°16'35"W	27.58'
L104	N84°23'25"W	17.50'
L105	N05°36'35"E	98.13'

Line #	Direction	Length
L106	S84°23'25"E	14.00'
L107	N05°36'35"E	20.00'
L108	N84°23'25"W	14.00'
L109	N05°36'35"E	69.48'
L110	N00°36'35"E	85.00'
L111	S89°23'25"E	10.94'
L112	N05°36'35"E	20.00'
L113	N89°23'25"W	10.94'
L114	N00°36'35"E	12.42'
L115	N15°38'25"W	29.16'
L116	N26°53'25"W	27.83'
L117	N63°06'35"E	21.20'
L118	N26°53'25"W	20.00'
L119	S63°06'35"E	21.20'
L120	N26°53'25"W	18.99'
L121	N49°23'25"E	73.01'
L122	N40°36'35"E	25.58'
L123	N49°23'25"W	20.00'
L124	S40°36'35"W	21.55'
L125	N35°01'37"E	20.78'
L126	S35°01'37"E	13.25'
L127	N00°35'14"E	20.00'
L128	N89°24'46"E	12.99'
L129	N00°35'14"E	83.57'
L130	S89°24'46"E	12.99'
L131	N00°35'14"E	20.00'
L132	N89°24'46"E	12.99'
L133	N00°35'14"E	83.57'
L134	S89°24'46"E	12.99'
L135	N00°35'14"E	20.00'
L136	N89°24'46"E	12.99'
L137	N00°35'14"E	38.19'
L138	N72°08'54"E	14.42'
L139	N17°51'06"W	21.86'
L140	N50°08'54"E	7.35'
L141	N72°08'54"E	41.10'
L142	N83°23'25"E	7.69'
L143	N72°08'54"E	100.06'
L144	N40°36'35"E	36.55'
L145	S49°23'25"E	42.71'
L146	S26°53'25"E	42.78'
L147	S00°36'35"W	131.85'
L148	S05°36'35"W	47.03'
L149	N84°23'25"W	50.05'
L150	S72°08'54"W	147.62'
L151	N89°24'46"W	35.75'
L152	N00°35'14"E	21.00'
L153	S89°24'46"E	12.99'
L154	S00°35'14"W	132.09'
L155	S89°15'34"E	124.77'
L156	N00°44'36"E	14.78'
L157	S89°15'34"E	22.34'
L158	S00°44'36"W	14.78'
L159	S89°15'34"E	82.40'

Line #	Direction	Length
L160	N00°36'35"E	47.44'
L161	N23°06'35"E	26.13'
L162	N00°36'35"E	12.48'
L163	N21°53'25"W	36.58'
L164	N00°36'35"E	22.03'
L165	N89°24'46"E	152.89'
L166	N78°09'46"W	60.23'
L167	S19°35'49"W	20.03'
L168	N89°24'46"W	7.09'
L169	N72°08'54"E	108.67'
L170	S17°51'06"W	40.75'
L171	N63°06'35"E	108.67'
L172	N17°51'06"W	39.75'
L173	N89°24'46"E	55.75'
L174	N04°23'25"E	138.69'
L175	S04°23'25"E	141.12'
L176	S00°36'35"E	148.92'
L177	N00°36'35"E	144.12'
L178	N05°36'35"E	143.25'
L179	S05°29'49"W	146.61'
L180	S00°36'35"W	144.11'
L181	N00°36'35"E	152.29'
L182	N04°23'25"E	141.36'
L183	S04°23'25"E	139.94'
L184	N00°44'36"E	34.81'
L185	S89°15'34"E	71.23'
L186	N21°51'16"E	30.91'
L187	S00°36'35"E	40.00'
L188	N72°08'54"E	80.25'
L189	N17°51'06"W	21.75'
L190	N72°08'54"E	80.25'
L191	S17°51'06"E	21.75'
L192	S72°08'54"E	198.10'
L193	S17°51'06"E	36.64'
L194	N00°36'35"E	61.87'
L195	N09°18'41"W	18.87'
L196	S00°36'35"W	54.30'
L197	N89°23'25"E	32.19'
L198	S72°08'54"W	146.67'
L199	N89°24'46"W	30.45'
L200	S00°36'28"W	146.62'
L201	N17°51'06"W	3.16'
L202	S00°36'28"W	3.61'
L203	N72°08'54"E	80.25'
L204	N17°51'06"W	21.75'
L205	N72°08'54"E	80.25'
L206	N17°51'06"W	21.75'
L207	N05°36'35"E	2.17'
L208	S84°23'25"E	5.00'
L209	S72°08'54"W	21.55'

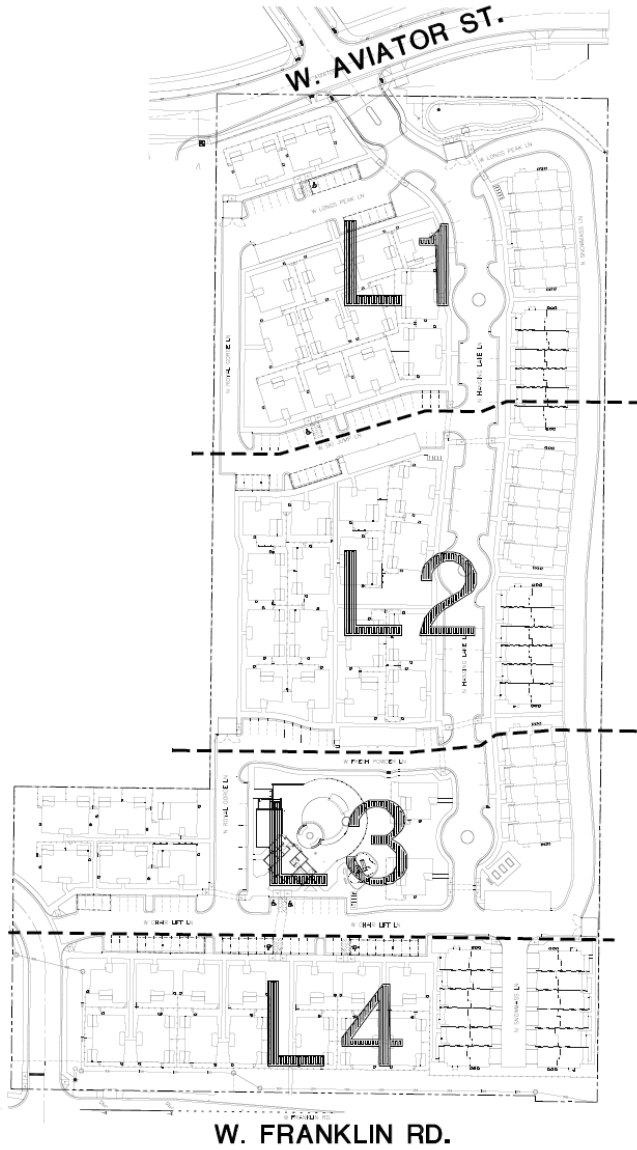
Line #	Direction	Length
L210	N89°23'38"W	16.03'
L211	S05°36'35"W	115.03'
L212	N00°29'14"E	157.21'
L213	S89°24'46"E	119.89'
L214	S89°24'46"E	39.50'
L215	N00°29'14"E	181.94'
L216	N89°24'46"E	5.00'
L217	N00°29'14"E	35.52'
L218	N89°24'46"W	35.09'
L219	S72°08'54"W	104.72'
L220	S89°24'46"E	80.25'
L221	N00°29'14"E	21.75'
L222	S00°35'14"W	21.75'
L223	S89°24'46"E	80.25'
L224	S89°24'46"E	89.41'
L225	S00°00'00"E	83.78'
L226	S45°00'00"E	43.40'
L227	S89°15'34"E	114.79'
L228	N89°15'34"W	43.40'
L229	S00°44'26"W	40.99'
L230	N00°44'26"E	27.97'
L231	N89°24'46"W	94.75'
L232	N70°25'55"W	11.78'
L233	S89°15'34"E	163.37'
L234	N00°44'26"E	92.47'
L235	N89°24'46"E	163.62'
L236	N00°34'14"E	92.04'
L237	S00°44'40"W	130.58'
L238	S89°15'34"E	55.63'
L239	N00°44'26"E	130.58'
L240	N89°15'34"W	55.62'
L241	S00°44'40"W	130.58'
L242	N89°15'34"E	53.63'
L243	N00°44'26"E	23.06'
L244	S89°15'34"E	371.87'
L245	N00°44'26"E	107.52'
L246	N89°15'34"W	428.49'

Curve #	Radius	Length	Chord	Bearing	Delta
C3	123.00'	30.44'	30.37'	N06°28'52"W	141°03'53"
C4	123.00'	25.04'	25.00'	N19°24'17"W	113°39'58"
C5	123.00'	69.24'	68.33'	N41°21'48"W	321°59'06"
C7	112.50'	38.63'	38.44'	N60°54'10"E	194°03'31"
C8	87.50'	30.05'	29.90'	N80°54'10"E	194°03'31"
C9	212.50'	34.98'	34.94'	N66°01'30"E	9°25'52"
C10	187.50'	30.86'	30.83'	N66°01'30"E	9°25'52"
C11	187.50'	30.86'	30.83'	N66°01'30"E	9°25'52"
C12	212.50'	34.98'	34.94'	N66°01'30"E	9°25'52"
C13	312.50'	23.36'	23.36'	S02°52'57"W	417°01'11"
C14	287.50'	47.24'	47.19'	S09°19'01"W	9°24'53"
C15	112.50'	9.77'	9.77'	N88°05'54"E	4°58'39"
C16	112.50'	37.49'	37.31'	S79°52'02"E	19°05'28"
C17	87.50'	29.16'	29.02'	S79°52'02"E	19°05'28"
C18	112.50'	37.49'	37.31'	S79°52'02"E	19°05'28"
C19	87.50'	29.16'	29.02'	S79°52'02"E	19°05'28"
C20	87.50'	7.60'	7.60'	N88°05'54"E	4°58'39"
C21	312.50'	27.27'	27.26'	S01°33'23"E	5°00'00"
C22	312.50'	27.27'	27.26'	S03°06'35"W	5°00'00"
C23	287.50'	14.67'	14.67'	S04°08'50"W	2°55'28"
C24	37.50'	12.08'	12.03'	S81°22'44"W	182°7'41"
C25	62.50'	20.11'	20.03'	S81°22'04"W	182°20'20"
C26	37.50'	25.46'	24.97'	N52°42'03"E	38°53'42"
C27	112.50'	30.12'	30.03'	S42°41'50"E	152°02'25"
C29	87.50'	33.17'	32.97'	S45°53'13"E	214°31'11"
C30	87.50'	13.21'	13.20'	S61°04'22"E	8°39'07"
C31	112.50'	37.28'	37.11'	S55°47'23"E	26°59'05"
C32	112.50'	52.68'	52.20'	S63°22'47"W	26°49'44"
C33	52.50'	90.54'	79.73'	N53°47'53"W	88°48'55"
C34	212.50'	18.54'	18.54'	S01°33'23"E	5°00'00"
C35	212.50'	18.12'	18.11'	S03°03'08"W	4°53'06"
C36	187.50'	15.99'	15.98'	S03°03'08"W	4°53'06"
C37	187.50'	16.36'	16.36'	S01°33'23"E	5°00'00"

Curve #	Radius	Length	Chord	Bearing	Delta
C38	112.50'	9.82'	9.81'	S01°53'25"E	5°00'00"
C39	62.50'	22.81'	22.68'	S11°03'55"W	20°54'42"
C40	37.50'	13.69'	13.61'	S11°03'55"W	20°54'42"
C41	87.50'	7.64'	7.63'	S01°53'25"E	5°00'00"
C42	212.50'	18.54'	18.54'	S01°53'25"E	5°00'00"
C43	212.50'	18.12'	18.11'	S03°03'08"W	4°53'06"
C44	187.50'	15.99			



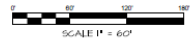
C. Landscape Plan (date: 2/27/24)



**NOTES**

1. REFER TO EACH INDIVIDUAL SHEET (L1-L4) FOR COMPLETE LANDSCAPE PLANTING PLANS.
2. REFER TO SHEET L5 FOR FINISHING PLAN AND DETAILS.
3. REFER TO SHEET L6 FOR PLANT SCHEDULE, LANDSCAPE NOTES, AND DETAILS.
4. REFER TO SHEET L7 FOR LANDSCAPE SPECIFICATION AND IRRIGATION PERFORMANCE SPECIFICATION.

DEVELOPER  
 BARON PROPERTIES  
 1410 17TH ST STE 700  
 DENVER, CO 80202



Issue	Description	Date
ISSUE	ISSUE	1-3-23
	PERM PLANING	1-26-23
	BASE PLANING	2-11-23
	CITY COMMENTS	2-27-24



Site Planning  
 Landscape Architecture  
 1500 Tynall Lane, Ste 130  
 Boler, MO 63706  
 PH. (208) 343-7175  
 www.jensenbelts.com

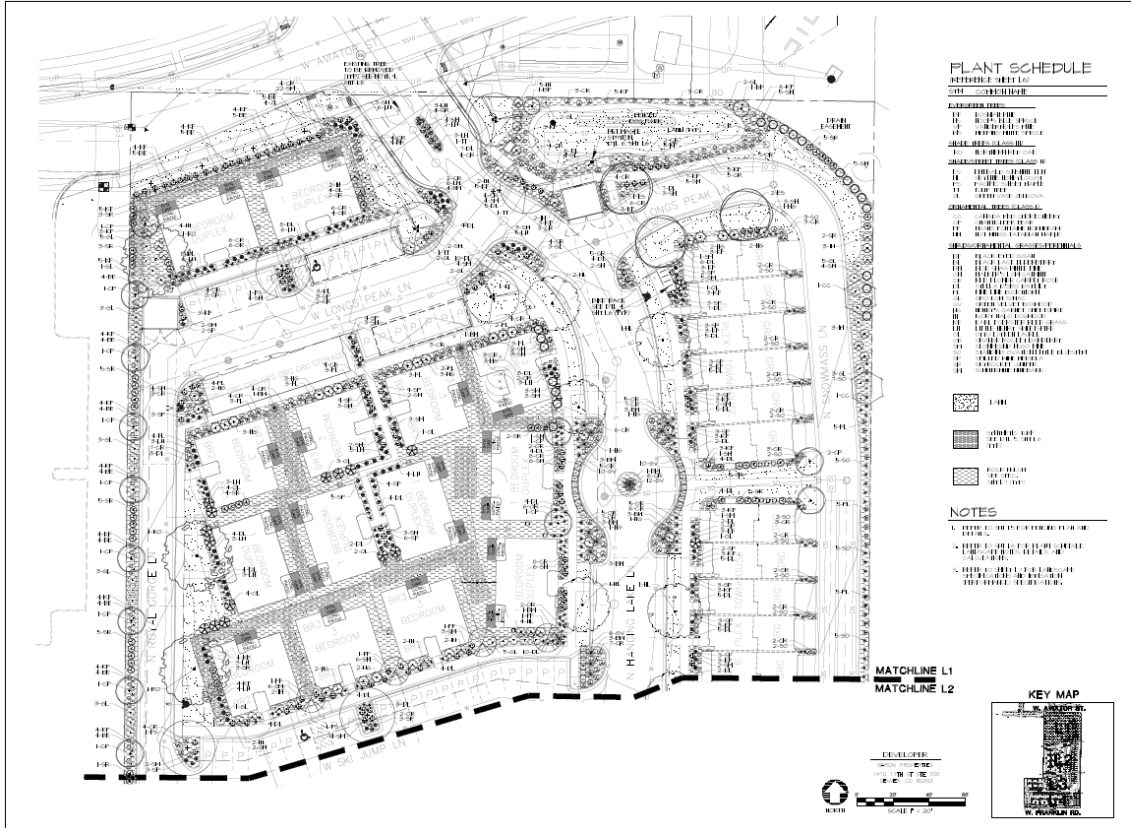
**MODERN CRAFTSMAN  
 FRANKLIN  
 BARON DEVELOPMENT  
 FINAL PLAT LANDSCAPE PLAN**

Job Number 2238

Drawn	Checked
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Scale	AS SHOWN

Sheet Title  
**LANDSCAPE PLAN**

Sheet Number  
**L0**  
 1 of 8 Sheets



**PLANT SCHEDULE**  
REFERENCE SHEET L01

**LANDSCAPE ITEMS**

10	DOGWOOD
11	DOGWOOD
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16	DOGWOOD
17	DOGWOOD
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99	DOGWOOD
100	DOGWOOD

- NOTES**
- REFER TO SHEET L01 FOR FINISH PLAN AND DETAILS.
  - REFER TO SHEET L02 FOR FINISH PLAN AND DETAILS.
  - REFER TO SHEET L03 FOR FINISH PLAN AND DETAILS.

**KEY MAP**

**DEVELOPER**  
JENSEN BELTS ASSOCIATES  
1000 Franklin Rd., Ste. 100  
Franklin, TN 37067  
www.jensenbelts.com

**Job Number** 22-001

**Scale** AS SHOWN

**Sheet Title** LANDSCAPE PLAN

**Sheet Number** L1

3 of 8 Sheets

**Modern Craftsman Franklin Baron Development Final Plat Landscape Plan**

**JENSEN BELTS ASSOCIATES**

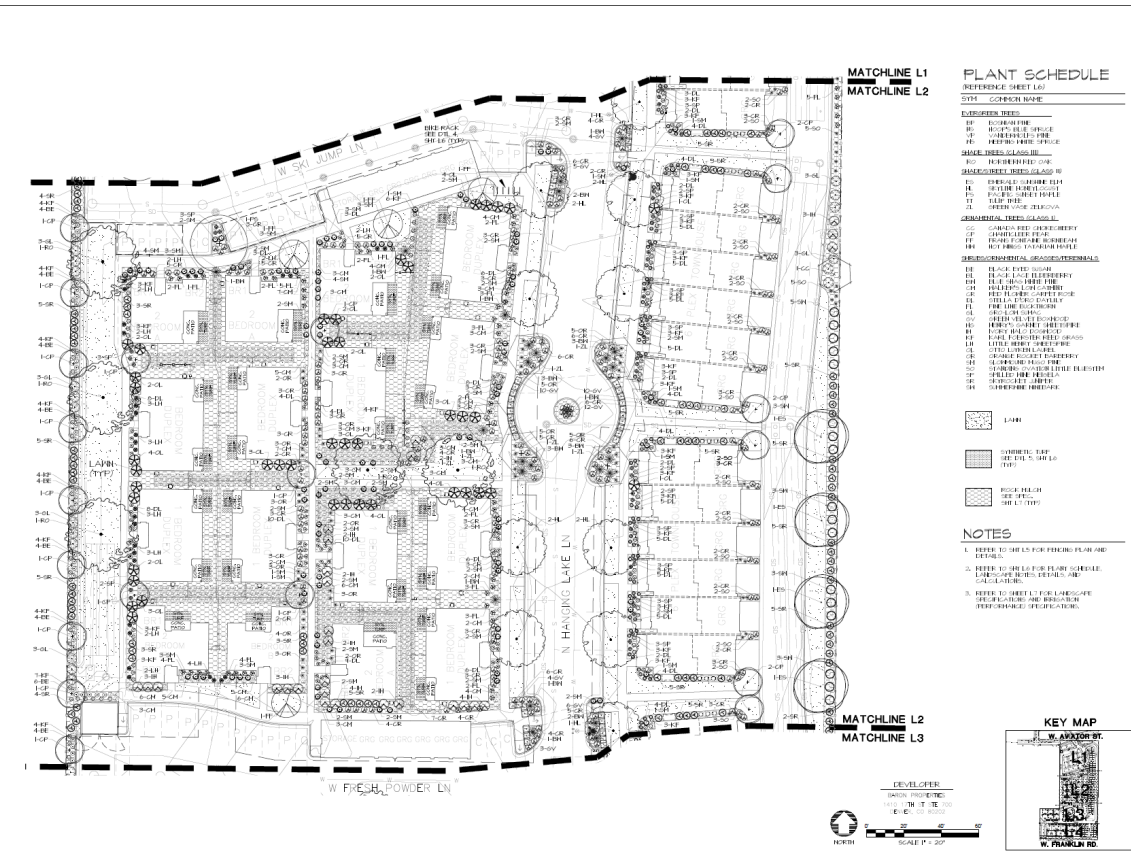
**Job Number** 22-001

**Scale** AS SHOWN

**Sheet Title** LANDSCAPE PLAN

**Sheet Number** L1

3 of 8 Sheets



**PLANT SCHEDULE**  
REFERENCE SHEET L01

**LANDSCAPE ITEMS**

10	DOGWOOD
11	DOGWOOD
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16	DOGWOOD
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95	DOGWOOD
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99	DOGWOOD
100	DOGWOOD

- NOTES**
- REFER TO SHEET L01 FOR FINISH PLAN AND DETAILS.
  - REFER TO SHEET L02 FOR FINISH PLAN AND DETAILS.
  - REFER TO SHEET L03 FOR FINISH PLAN AND DETAILS.

**KEY MAP**

**DEVELOPER**  
JENSEN BELTS ASSOCIATES  
1000 Franklin Rd., Ste. 100  
Franklin, TN 37067  
www.jensenbelts.com

**Job Number** 22-001

**Scale** AS SHOWN

**Sheet Title** LANDSCAPE PLAN

**Sheet Number** L2

3 of 8 Sheets

**Modern Craftsman Franklin Baron Development Final Plat Landscape Plan**

**JENSEN BELTS ASSOCIATES**

**Job Number** 22-001

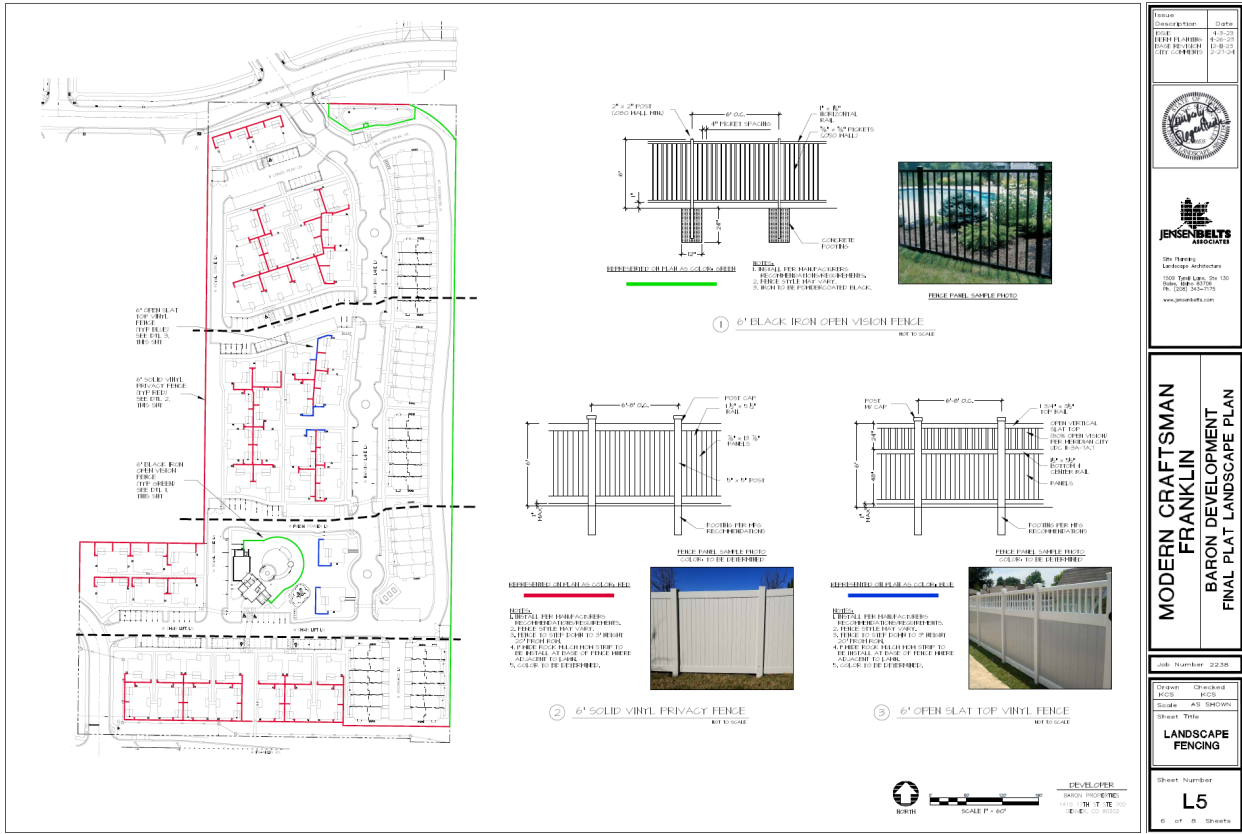
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**Sheet Title** LANDSCAPE PLAN

**Sheet Number** L2

3 of 8 Sheets





Item	Description	Date
1	ISSUE	8-10-20
2	REVISED DRAWING	8-10-20
3	REVISED DRAWING	8-10-20
4	REVISED DRAWING	8-10-20

**JENSEN BELTS**  
ASSOCIATES

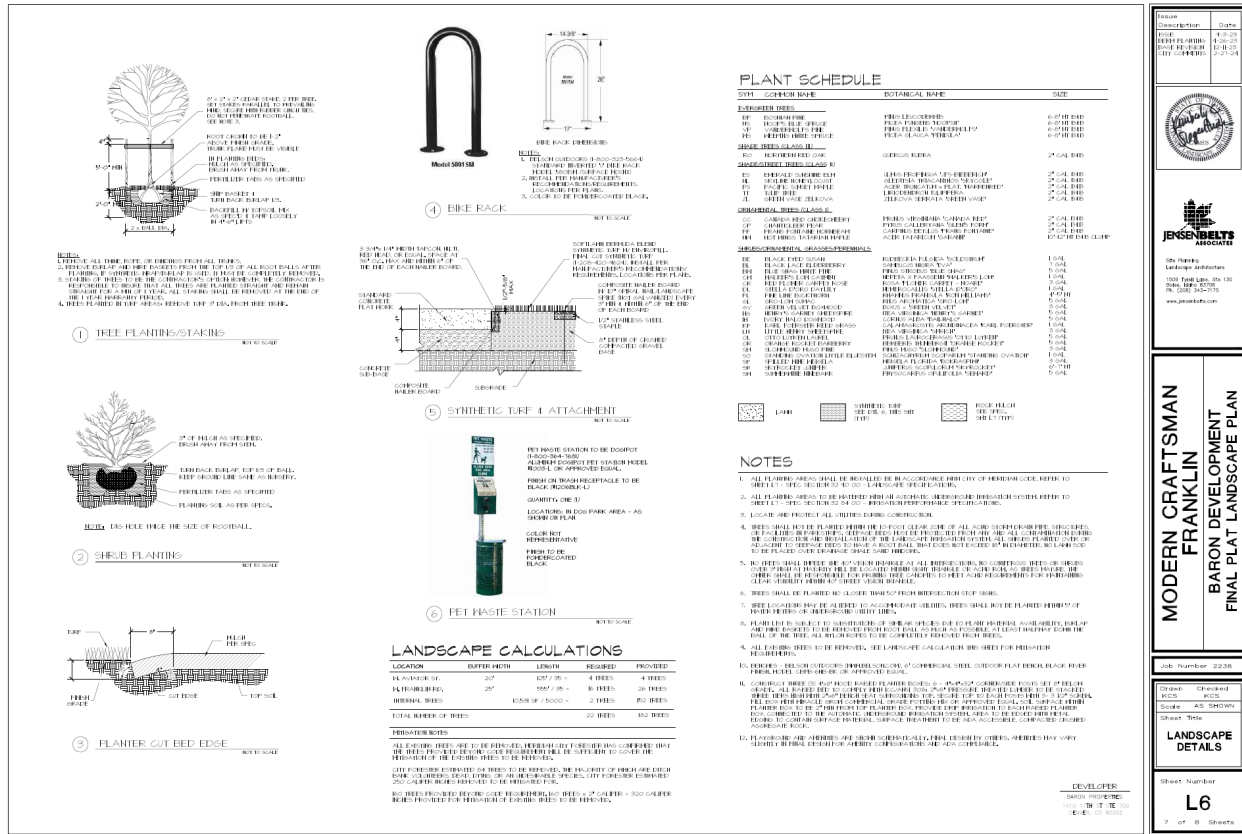
Dr. Travis  
Landscape Architect  
100 Park Lane, Ste. 100  
Newport, Oregon 97158  
www.jensenbelts.com

**MODERN CRAFTSMAN FRANKLIN BARON DEVELOPMENT FINAL PLAT LANDSCAPE PLAN**

Job Number: 2238

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Sheet Title: **LANDSCAPE FENCING**

Sheet Number: **L5**  
7 of 18 Sheets



Item	Description	Date
1	ISSUE	8-10-20
2	REVISED DRAWING	8-10-20
3	REVISED DRAWING	8-10-20
4	REVISED DRAWING	8-10-20

**JENSEN BELTS**  
ASSOCIATES

Dr. Travis  
Landscape Architect  
100 Park Lane, Ste. 100  
Newport, Oregon 97158  
www.jensenbelts.com

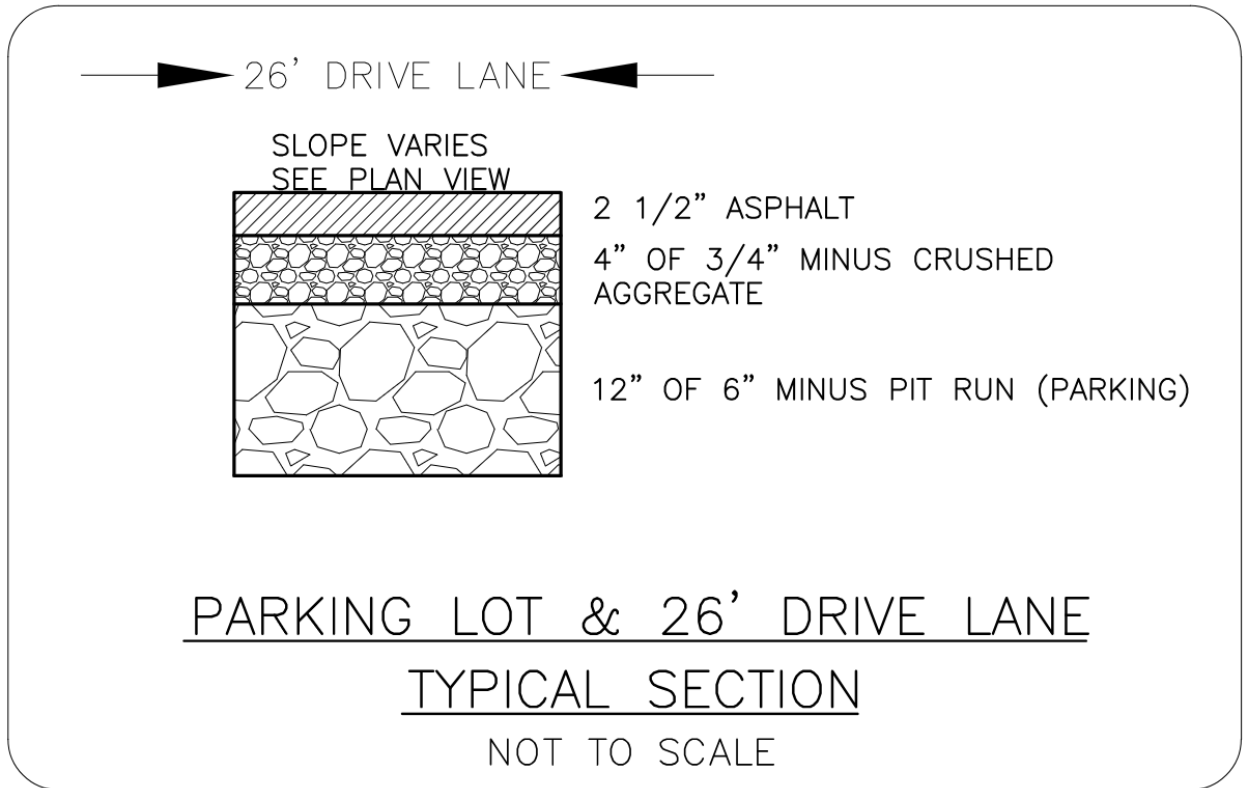
**MODERN CRAFTSMAN FRANKLIN BARON DEVELOPMENT FINAL PLAT LANDSCAPE PLAN**

Job Number: 2238

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Sheet Title: **LANDSCAPE DETAILS**

Sheet Number: **L6**  
7 of 18 Sheets

D. Private Street Cross-Section



E.

## 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 ([H-2022-0079](#), DA Inst. #[2023-045433](#)).
2. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of City Council's approval of the preliminary plat (by May 23, 2025), in accord with UDC 11-6B-7, in order for the preliminary plat to remain valid; or, a time extension may be requested.
3. Prior to submittal for the City Engineer's signature, have the Certificate of Owners and the accompanying acknowledgement signed and notarized.
4. The final plat shown in Section V.B, prepared by Bailey Engineering, Inc., stamped by Cody M. McCammon, shall be revised prior to signature on the final plat by the City Engineer, as follows:
  - a. Notes #11-15 and 17: Include the recorded instrument numbers of the noted easements.
  - b. Widen the sidewalk to 6-feet along W. Aviator St. in accord with preliminary plat condition #2.1d and Street Section C in the TMISAP, unless an alternative street section is approved by ACHD.
  - c. Remove "N. Moshova Ln. (Private)" from the plat as it's not an approved private street and should not be named. Include a note for ownership and maintenance purposes that defines the use of the lot as a drive aisle.
  - d. The Professional Land Surveyor's stamp shall be signed and dated.
  - e. Graphically depict and label the easement on Sheet 2 that's referenced in Note #13 for the private street ingress/egress and cross-access easement.
  - f. A cross-access/ingress-egress easement shall be granted to the property to the west at 4610 W. Franklin Rd. (Parcel #S1210336377) for access to the drive aisle via W. Franklin Rd. located along the west property line per preliminary plat condition #2.5.
5. The landscape plan shown in Section V.C, prepared by Jensen Belts Associates, dated 2/27/24, shall be revised prior to signature on the final plat by the City Engineer, as follows:
  - a. Widen the sidewalk to 6-feet along W. Aviator St. in accord with preliminary plat condition #2.1d and Street Section C in the TMISAP, unless an alternative street section is approved by ACHD.
  - b. The rock mulch area within the 25-foot wide street buffer along W. Franklin Rd. shall be at least 70% covered with vegetation at maturity with mulch used under and around the plants as set forth in UDC 11-3B-5N.
  - c. The berm within the street buffer along Franklin Rd. shall have no less than a 4:1 slope; include a detail of the berm that demonstrates compliance with this standard.
6. Future development shall comply with the minimum dimensional standards for the R-15 zoning district listed in UDC [Table 11-2A-7](#).
7. The private streets within the development shall be constructed in accord with the standards listed in UDC [11-3F-4](#) and the exhibit in Section V.D.

8. If Aviator St. hasn't been constructed with Aviator Subdivision, ACHD is requiring the on-site and an off-site portion to be constructed with this subdivision. The street shall be designed consistent with Street Section C (major collector street) in the Ten Mile Interchange Specific Area Plan, unless an alternative street section is approved by ACHD (see pgs. 3-20, 3-22 and 3-23).
9. The Applicant shall install the private street signs and submit documentation to the City of a binding contract that establishes the party or parties responsible for the repair and maintenance of the private street, including regulations for the funding thereof in order to obtain final approval of the internal private streets in accord with UDC [11-3F-3B.4](#).
10. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat and/or development agreement does not relieve the Applicant of responsibility for compliance.

**B. PUBLIC WORKS**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=314636&dbid=0&repo=MeridianCity>

**C. DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=314808&dbid=0&repo=MeridianCity>

**D. IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=314673&dbid=0&repo=MeridianCity>