

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: JULY 8, 2025
ORDER APPROVAL DATE: JULY 22, 2025

IN THE MATTER OF THE)
REQUEST FOR FINAL PLAT)
CONSISTING OF 54 BUILDING)
LOTS AND 9 COMMON LOTS ON)
6.97 ACRES OF LAND IN THE R-15)
ZONING DISTRICT FOR HADLER)
SUBDIVISION NO. 2.)
)
BY: BEN THOMAS, CIVIL)
INNOVATIONS, PLLC)
APPLICANT)
_____)
)

CASE NO. FP-2025-0001

ORDER OF CONDITIONAL
APPROVAL OF FINAL PLAT

This matter coming before the City Council on July 8, 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 HADLER SUBDIVISION NO. 2,
LOCATED IN THE NW ¼ OF THE OF SW ¼ OF SECTION 5, TOWNSHIP
2N, RANGE 1E, BOISE MERIDIAN, MERIDIAN, ADA COUNTY, IDAHO,
2025, HANDWRITTEN DATE: JANUARY 13, 2025, by MICHAEL S. BYRNS,

ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT
FOR (HADLER SUBDIVISION NO. 2 – FP-2025-0001)

PLS, SHEET 1 OF 6,” 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 July 8, 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

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 7/8/2025

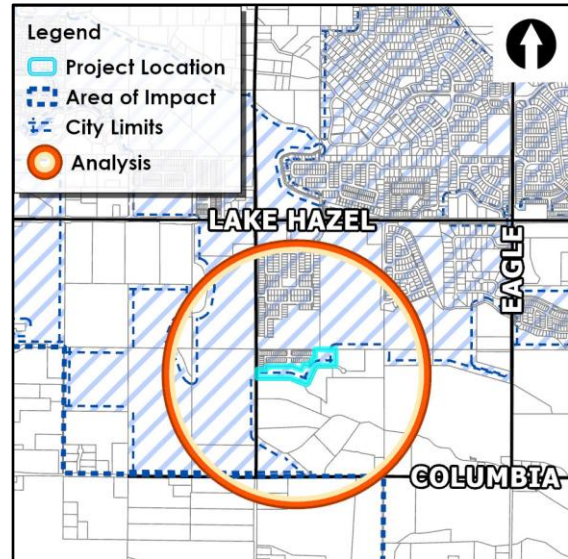
TO: Mayor & City Council

FROM: Linda Ritter, Associate Planner
208-884-5533
lritter@meridiancity.org

APPLICANT: Ben Thomas, Civil Innovations, PLLC

SUBJECT: FP-2025-0002
Hadler Subdivision No 2 Final Plat

LOCATION: Located at the intersection of Locust Grove and E. Via Roberto Street on the east side of Locust Grove, in the NW 1/4 of the SW 1/4 of Section 5, Township 2N, Range 1E.



I. PROJECT OVERVIEW

A. Summary

Final Plat consisting of 54 building lots and 9 common lots on 6.97 acres of land in the R-15 zoning district for Hadler Subdivision No. 2.

B. Issues/Waivers

None

C. Recommendation

Staff recommend approval of the proposed final plat with the conditions of approval in Section IV of this staff report.

D. Decision

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Vacant	-
Proposed Land Use(s)	Residential	-
Existing Zoning	R-15	VI.A.2
Adopted FLUM Designation	Medium Density Residential	VI.A.3

Note: See City/Agency Comments and Conditions Section and public record for all department/agency comments received. Hadler No. 2 FP-2025-0002 (copy this link into a separate browser).

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2022-0064) as required by UDC 11-6B-3C.2. The submitted final plat is for the second phase of construction for the approved preliminary plat; therefore, the proposed plat is in substantial compliance with the approved preliminary plat as required.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

A. PLANNING DIVISION

1. Applicant shall comply with all previous conditions of approval associated with this development: H-2022-0064 (AZ, PP) and DA Inst. #2023-023846.
2. The final plat shown in Section V.B, prepared by Idaho Survey Group, LLC, stamped on 1/13/25 by Michael S. Byrns, shall be revised prior to signature on the final plat by the City Engineer, as follows:
 - a. Note #9: Include the instrument number for the ACHD license agreement
 - b. Easement Note #6: Include the instrument number for the ACHD permanent easement.
 - c. Include the recorded instrument number of the City of Meridian water easement.
3. The landscape plan prepared by Jensenbelts Associates, dated December 30, 2024, is approved as submitted.
4. All common driveways shall meet the requirements of 11-6C-2-D including a perpetual ingress/egress easement being filed with the Ada County Recorder, which shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment.
5. Future development shall be consistent with the minimum dimensional standards listed in UDC Table 11-2A-7 for the R-15 zoning district.
6. All fencing shall be installed in accordance with UDC 11-3A-7.
7. Off-street parking is required to be provided in accord with the standards listed in UDC Table 11-3C-6 for single-family dwellings based on the number of bedrooms per unit.
8. The Applicant shall comply with all ACHD conditions of approval.
9. Provide a pressurized irrigation system consistent with the standards as set forth in UDC 11-3A-15, UDC 11-3B-6 and MCC 9-1-28.
10. Prior to the City Engineer's signature on each final plat, a 14-foot wide public pedestrian easement shall be submitted to the Planning Division and recorded for the multi-use pathways along S. Locust Grove as required by the Park's Department, unless ACHD requires an easement within their right-of-way.
11. Prior to applying for building permits, Administrative Design Review is required to be submitted and approved by the Planning Division for the proposed single-family attached units.
12. 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.

13. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of the date of approval in accord with UDC 11-6B-7, in order for the final plat to remain valid; or a time extension may be requested.
14. Staff's failure to cite all relevant UDC requirements does not relieve the applicant from compliance.

B. Meridian Public Works

SITE SPECIFIC CONDITIONS:

1. Ensure no permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) are not built within the utility easement.
2. Water lines, fire hydrants and services up the meter require 20' easements. Easement to extend 10' beyond fire hydrant, water meters or termination of the main.
3. Steel casings are required for all Gravity irrigation crossings when the Irrigation district has limitations to when the City can gain access to our infrastructure, which is typically from early spring to late fall. If the Irrigation district or entity who owns the irrigation line has no restrictions, steel casings are not required.

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 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO

NOT RECORD. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to signature of the final plat by the City Engineer.

20. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
21. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources. The Developer's Engineer shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment.
22. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact the Central District Health Department for abandonment procedures and inspections.
23. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (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.

C. Idaho Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=386714&dbid=0&repo=MeridianCity>

D. Idaho Transportation Department (ITD)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=386714&dbid=0&repo=MeridianCity>

V. ACTION

A. Staff:

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

B. City Council:

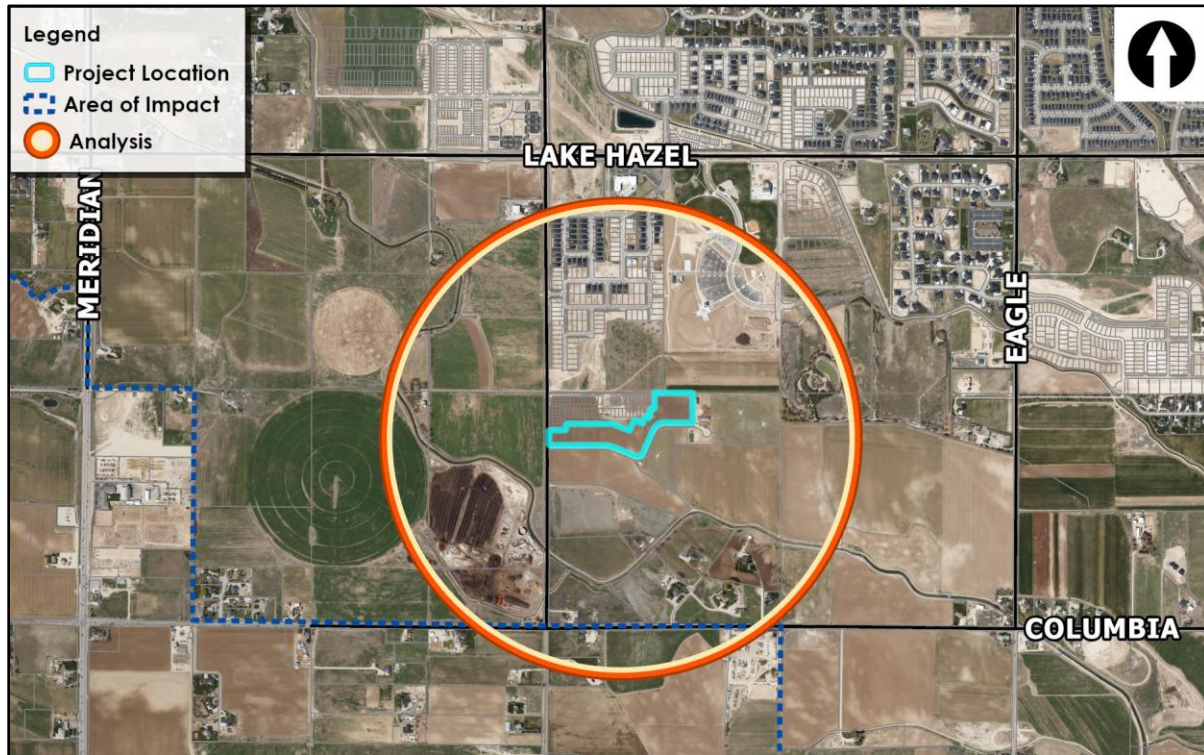
Pending

VI. EXHIBITS

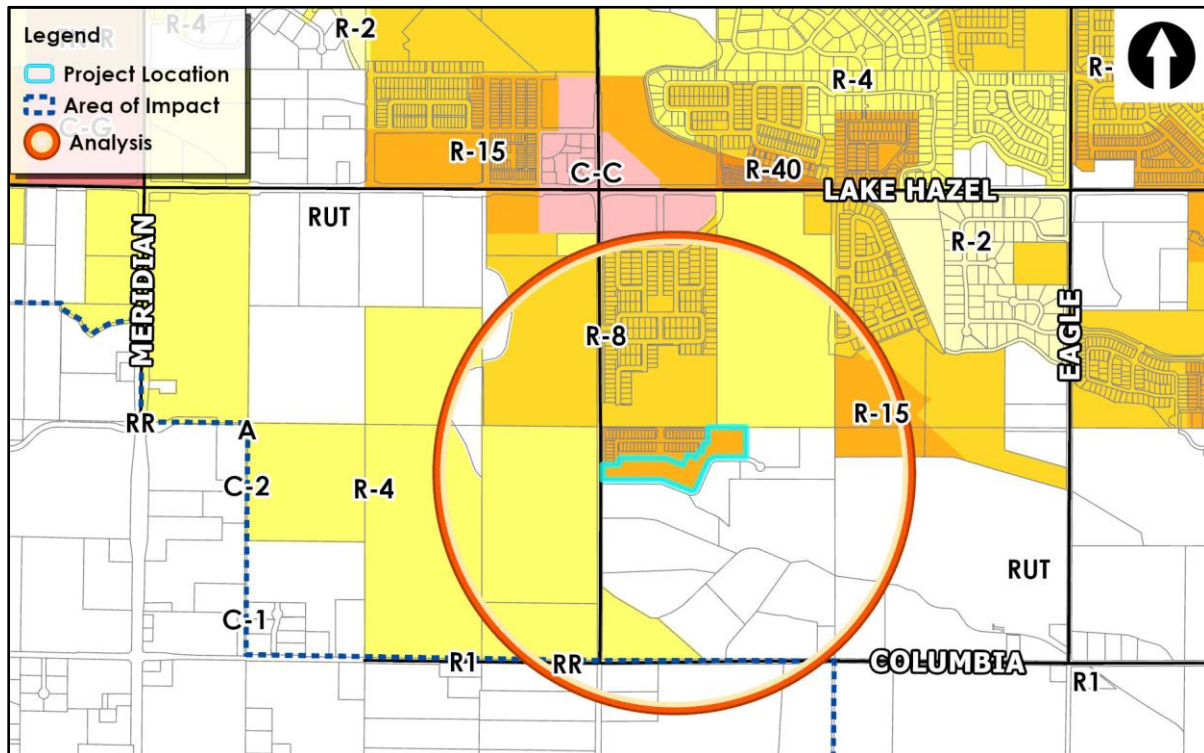
A. Project Area Maps

(link to [Project Overview](#))

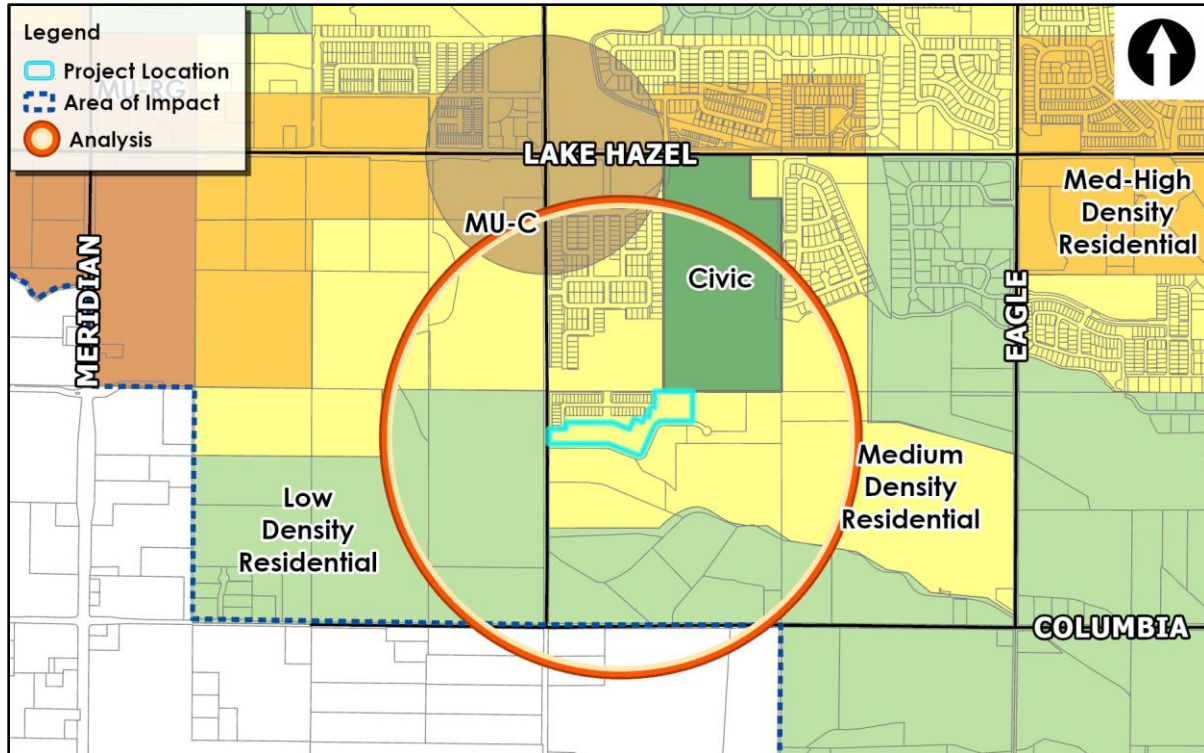
1. Aerial



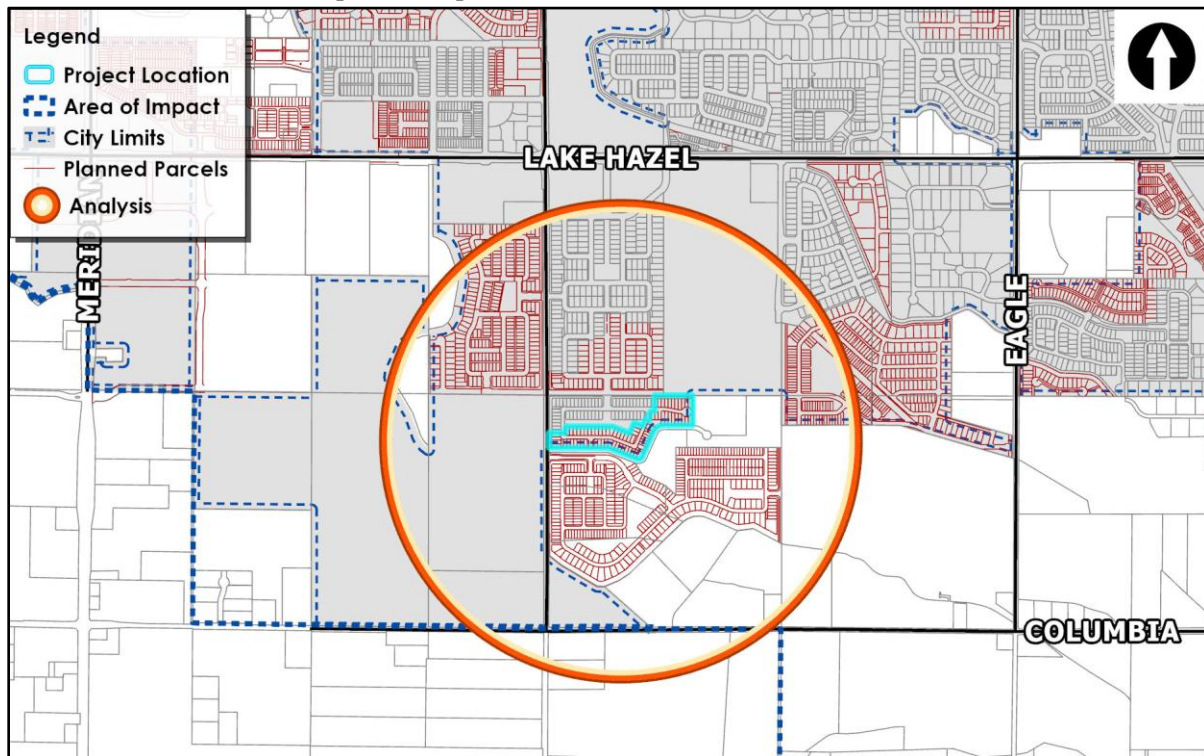
2. Zoning Map



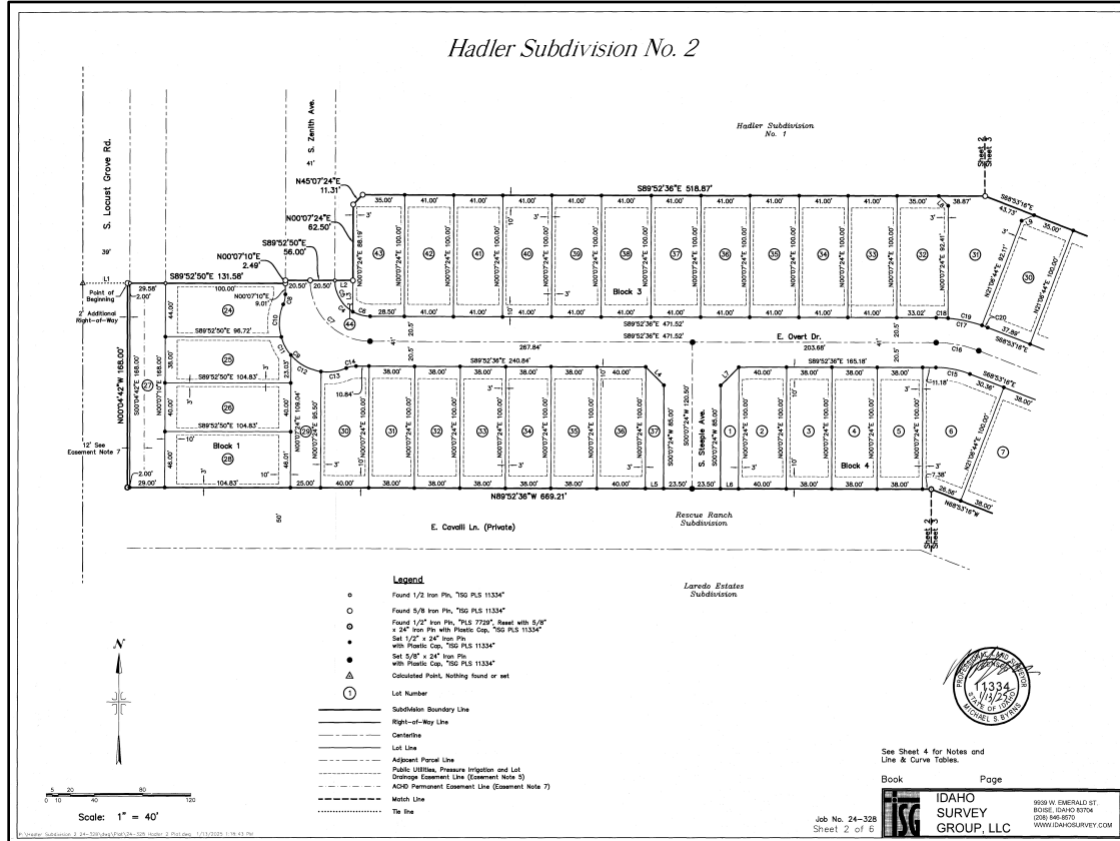
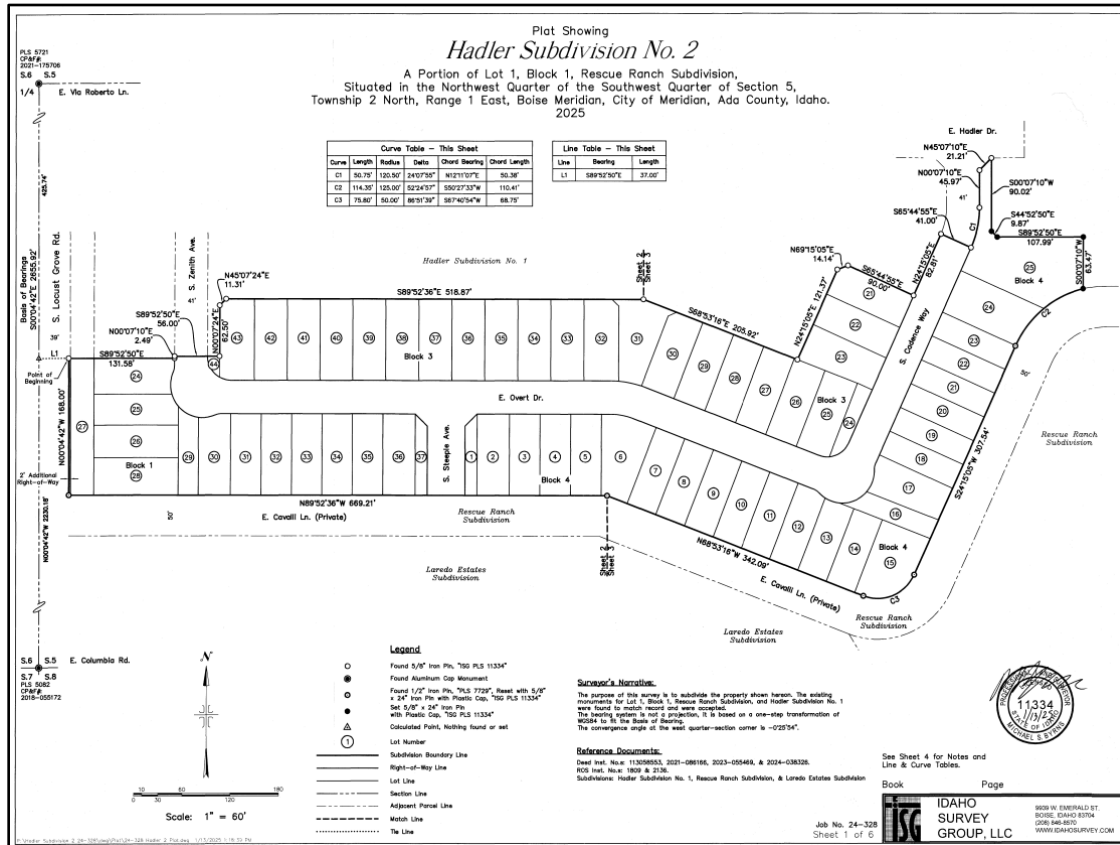
3. Future Land Use



4. Planned Development Map



B. Final Plat (date: 1/13/2025)



Hadler Subdivision No. 2

Legend

- Found 1/2" Iron Pin, "550 PLS 11334"
- Found 5/8" Iron Pin, "550 PLS 11334"
- Found 1/2" Iron Pin, "ALS 7729", Reset with 5/8" x 24" Iron Pin with Plastic Cap, "550 PLS 11334"
- Set 1/2" x 24" Iron Pin with Plastic Cap, "550 PLS 11334"
- Set 5/8" x 24" Iron Pin with Plastic Cap, "550 PLS 11334"
- ① Lot Number
- Subdivision Boundary Line
- Right-of-Way Line
- Centerline
- Lot Line
- Adjacent Parcel Line
- Public Utilities, Pressure Irrigation and Lot Driveway Easement Line (Easement Note 5)
- Match Line

N

Scale: 1" = 40'

See Sheet 4 for Notes and Line & Curve Tables.

Book _____ Page _____

IDAHO SURVEY GROUP, LLC

8008 W. EMERALD ST.
BOISE, IDAHO 83734
208.346.8870
WWW.IDAHOSURVEYGROUP.COM

Job No. 24-328
Sheet 3 of 6

Hadler Subdivision No. 2

Notes

- This development recognizes Idaho Code, Title 22, Chapter 45 Right to Farm Act, section 22-4501, 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 or conditions after it has been in operation for more than one (1) year, when the operation, facility or expansion was not at the time it began or was constructed. The provisions of this section shall not apply when nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
- Impervious water will be provided for the Boise-Furness Irrigation District in compliance with Idaho code section 21-3602(3)(b). All lots within this subdivision will be entitled to water rights, and will be adapted for consumptive from the Boise-Furness Irrigation District.
- Any re-subdivision of this plot shall comply with the applicable regulations in effect at the time of the re-subdivision.
- Minimum building setbacks shall be in accordance with the applicable zoning and subdivision regulations at the time of issuance of individual building permits, or as specifically approved and/or required, or as shown on this plat.
- Direct lot access to S. Laurel Drive Rd. and E. Via Roberto Ln. is prohibited, unless specifically approved by the City of Meridian and ADOT.
- Lots 27, 29 and 37, Block 1; Lots 24, 31 and 44, Block 2; and Lots 1, 14 and 25, Block 4 are common lots which shall be owned and maintained by the Hadler Subdivision Homeowners' Association.
- See Instrument Number 2023-023646 for Meridian Development Agreement.
- For the plot of Rousso Ranch Subdivision, this property does not have access to E. Condit Ln.
- See Instrument Number _____ for ADOT License Agreement.

Comments Notes

- No easement created herein shall preclude the construction and maintenance of hard-surfaced driveway, landscaping (except trees), parking, or other such non-permanent improvements.
- All easements are parallel (or consecutive) to the lines (or arcs) that they are dimensioned from, unless otherwise noted.
- All common lots are subject to a blanket public utility, lot drainage, and pressure irrigation easement.
- Lot 28, Block 1 shall be subject to an access easement in favor of Lots 25, 26, and 28, Block 1. Lot 10, Block 4 and be subject to an access easement in favor of Lots 13, 14, and 15, Block 4.
- A note (C) that state permanent public utility, lot drainage and pressure irrigation easement is shown on this plat shall not be construed as an all-ways easement to a public right-of-way. The plat lot line, and the note on this plat, Lots 25, 26, and 28, Block 1, and Lots 13, 14, and 15, Block 4. A note (D) that state permanent public utility, lot drainage and pressure irrigation easement is shown on this plat, shall not be construed as an all-ways easement to a public right-of-way. The plat lot line, and the note on this plat, Lots 25, 26, and 28, Block 1, and Lots 13, 14, and 15, Block 4.
- An existing house (12) has ADOT permit easement, Instrument Number _____.

Line Table		
Line	Bearing	Length
L1	S89°52'20"E	25.00'
L2	S89°52'10"E	18.00'
L3	S00°02'24"E	25.00'
L4	S44°52'36"E	21.21'
L5	S89°52'10"E	18.00'
L6	S89°52'20"E	18.00'
L7	S44°52'24"E	21.21'
L8	S44°52'36"E	11.31'
L9	S60°02'44"E	11.31'
L10	S89°44'50"E	20.31'

Curve Table				
Curve	Length	Radius	Delta	Chord Bearing Chord Length
C1	50.79'	120.00'	24°17'50"	N12°11'07"E 50.38'
C2	114.30'	120.00'	52°24'10"	S02°27'37"E 110.40'
C3	75.80'	50.00'	86°13'38"	S87°43'54"E 68.73'
C4	48.34'	20.00'	89°58'38"	S44°52'43"E 41.72'
C5	21.17'	20.00'	60°52'46"	S30°09'10"E 29.74'
C6	16.16'	20.00'	29°07'58"	S73°09'02"E 15.02'
C7	78.54'	50.00'	89°58'46"	S44°52'43"E 70.71'
C8	8.44'	21.00'	33°01'04"	N11°37'42"E 8.30'
C9	94.87'	40.00'	138°10'32"	S44°52'43"E 74.18'
C10	27.38'	40.00'	30°14'47"	S57°32'50"E 26.82'
C11	17.18'	40.00'	24°34'28"	S58°18'46"E 17.02'
C12	28.07'	40.00'	41°08'09"	S61°28'00"E 28.43'
C13	21.38'	40.00'	30°38'33"	N62°28'37"E 21.14'
C14	8.44'	21.00'	23°01'04"	S78°38'50"E 8.30'
C15	29.12'	70.00'	20°58'20"	N79°22'56"E 28.96'
C16	36.87'	100.00'	20°58'20"	N79°22'56"E 36.43'
C17	44.14'	120.00'	20°58'20"	N79°22'56"E 43.90'
C18	8.99'	120.00'	4°40'10"	N67°50'54"E 8.99'
C19	28.04'	120.00'	13°46'24"	N67°51'21"E 28.97'
C20	5.11'	120.00'	2°25'53"	N70°08'12"E 5.11'
C21	44.72'	28.50'	86°13'38"	N87°43'54"E 40.36'
C22	13.54'	28.50'	58°49'07"	N60°10'18"E 13.42'
C23	31.98'	28.50'	46°53'23"	N64°43'57"E 29.12'
C24	75.80'	50.00'	86°13'38"	N87°43'54"E 68.73'
C25	37.80'	50.00'	42°25'02"	N89°23'49"E 37.00'
C26	27.38'	50.00'	43°27'02"	N94°18'01"E 37.02'
C27	48.34'	40.00'	137°10'32"	N47°43'54"E 74.18'
C28	9.72'	40.00'	13°51'13"	S50°29'13"E 9.67'
C29	18.07'	40.00'	27°30'14"	S71°20'57"E 18.02'
C30	27.38'	40.00'	14°12'07"	N47°17'51"E 26.44'
C31	28.07'	40.00'	41°08'20"	N49°18'17"E 28.40'
C32	9.24'	21.00'	25°12'38"	N56°16'36"E 9.17'
C33	9.24'	21.00'	25°12'38"	S11°38'45"E 9.17'
C34	5.09'	120.00'	0°16'11"	S24°23'14"E 5.09'
C35	58.44'	120.00'	38°18'23"	S21°50'50"E 57.61'
C36	55.82'	120.00'	20°58'46"	S83°50'09"E 55.17'

1 PRELIMINARY PLAT NOTES

1. THIS PRELIMINARY PLAT IS SUBMITTED FOR THE PURPOSE OF OBTAINING A PRELIMINARY PLAT FROM THE MISSOURI DEPARTMENT OF REVENUE, DIVISION OF LAND RECORDS, AND IS NOT A FINAL PLAT. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.
2. THE INFORMATION CONTAINED HEREIN IS BASED ON A SURVEY OF THE PROPERTY BY THE SURVEYOR, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
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2 CONSTRUCTION CONTRACT INFORMATION

OWNER
HADRER SUBDIVISION, LLC
10000 N. HADRER ROAD, SUITE 100
OVERLAND PARK, MO 66215

DESIGNER
CIVIL INNOVATIONS, PLLC
10000 N. HADRER ROAD, SUITE 100
OVERLAND PARK, MO 66215

PREPARED BY
CIVIL INNOVATIONS, PLLC
10000 N. HADRER ROAD, SUITE 100
OVERLAND PARK, MO 66215

3 PRELIMINARY PLAT DATA

ITEM	DESCRIPTION	AMOUNT
1	ACRES OF LAND	1.00
2	ACRES OF LAND	1.00
3	ACRES OF LAND	1.00
4	ACRES OF LAND	1.00
5	ACRES OF LAND	1.00
6	ACRES OF LAND	1.00
7	ACRES OF LAND	1.00
8	ACRES OF LAND	1.00
9	ACRES OF LAND	1.00
10	ACRES OF LAND	1.00

4 SITE PLAN LEGEND

1. LOT BOUNDARIES
2. LOT AREA
3. LOT DIMENSIONS
4. LOT CORNERS
5. LOT CENTER POINTS
6. LOT AREA CALCULATION
7. LOT DIMENSION CALCULATION
8. LOT CORNER CALCULATION
9. LOT CENTER POINT CALCULATION
10. LOT AREA CALCULATION

5 SITE PLAN MAP

1. LOT BOUNDARIES
2. LOT AREA
3. LOT DIMENSIONS
4. LOT CORNERS
5. LOT CENTER POINTS
6. LOT AREA CALCULATION
7. LOT DIMENSION CALCULATION
8. LOT CORNER CALCULATION
9. LOT CENTER POINT CALCULATION
10. LOT AREA CALCULATION

6 TYPICAL COLLECTION STREET SECTION (WITH ISLAND AND DETACHED SIDEWALKS)

7 TYPICAL SP STREET SECTION

8 TYPICAL SP STREET SECTION

HADRER SUBDIVISION
PRELIMINARY PLAT
MISSOURI, 2022

CIVIL INNOVATIONS, PLLC
10000 N. HADRER ROAD, SUITE 100
OVERLAND PARK, MO 66215
TEL: 913.241.1111
WWW.CIVILINNOVATIONS.COM

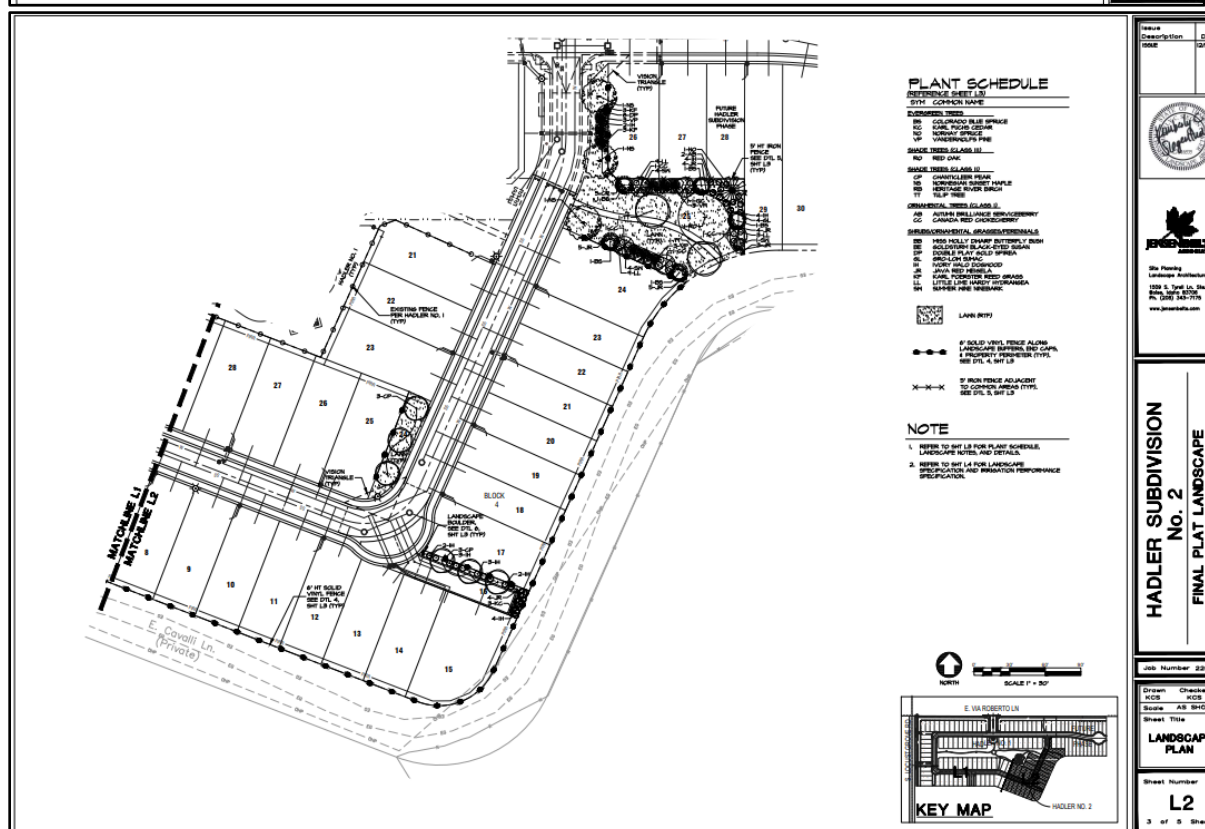
NOTES

1. REFER TO EACH INDIVIDUAL SHEET TO BE USED FOR COMPLETE LANDSCAPE PLANTING PLAN.
2. REFER TO SHT 1.8 FOR PLANT SCHEDULE, LANDSCAPE NOTES AND DETAILS.
3. REFER TO SHT 1.4 FOR LANDSCAPE SPECIFICATION AND IRRIGATION PERFORMANCE SPECIFICATION.

OVERALL LANDSCAPE PLAN

CIVIL ENGINEER
 OHL INNOVATIONS, PLLC
 1502 N. SHAW BLVD. STE 101
 BOISE, IDAHO 83725

DEVELOPER
 DEVCO, LLC
 1502 N. SHAW BLVD. STE 101
 BOISE, IDAHO 83725

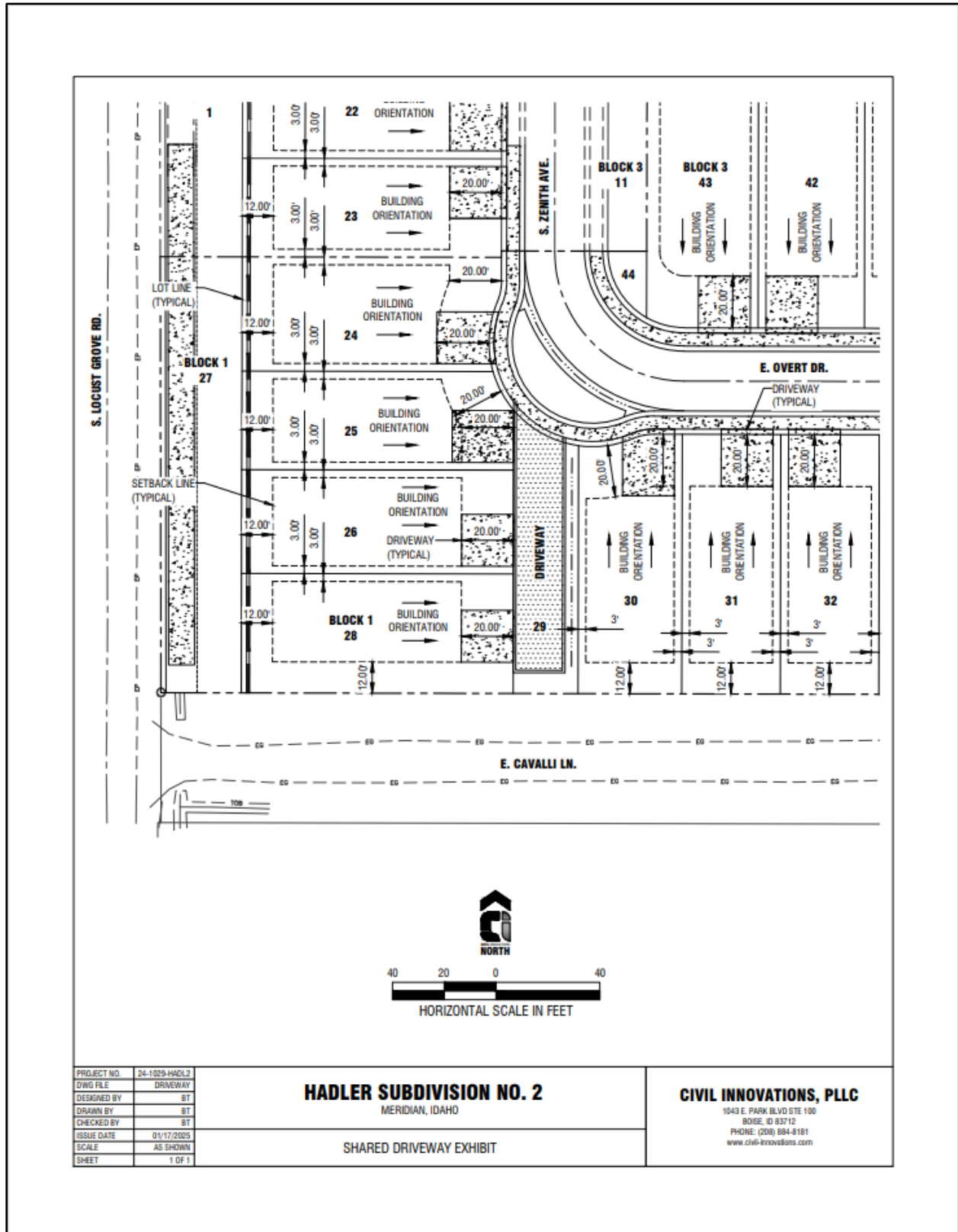


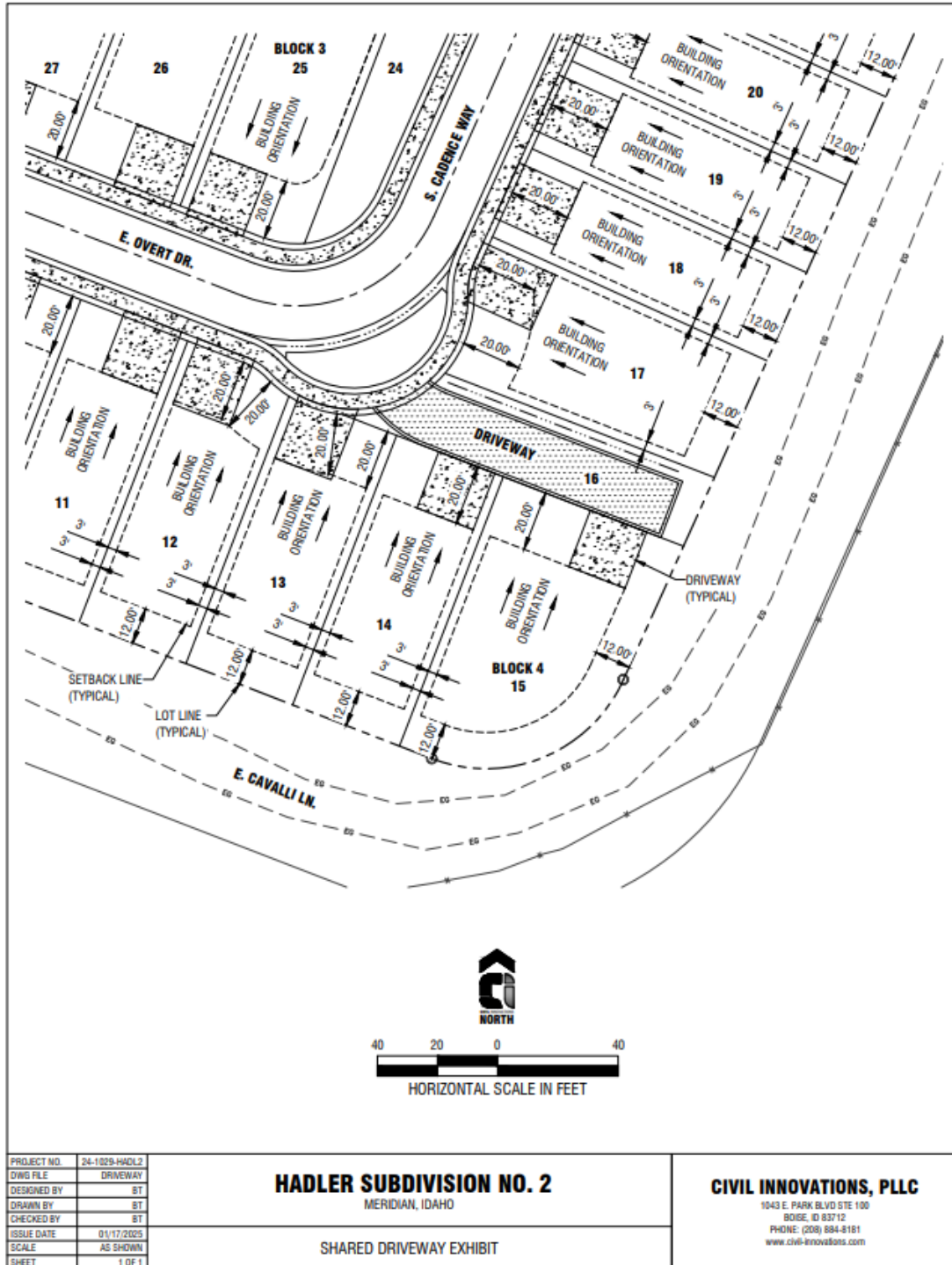
E. Qualified Open Space Exhibit (date: 1/30/2025)

Open Space – The Hadler Neighborhood will provide 3.51 acres of landscaped common area, including a large neighborhood park (2+ AC.) and an amazing 2,446 L.F. of regional pathway that will extend and connect the City of Meridian Regional Pathway System, landscaped interior pathways, landscaped end caps on each block, and landscaped arterial and collector street frontages. The area of Qualifying open space equals 3.51 AC. (17.6%), which far exceeds the City Code requirement of 15%.



F. Common Drive Exhibit (date: 1/17/2025)





G. Building Elevations (date: 8/3/2022)

