BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: OCTOBER 6, 2026
ORDER APPROVAL DATE: OCTOBER 20, 2026

IN THE MATTER OF THE REQUEST FOR FINAL PLAT CONSISTING OF 30 ATTACHED SINGLE-FAMILY LOTS, 4 MULTI-FAMILY BUILDING LOTS, 4 COMMERCIAL LOTS AND 9 COMMON LOTS ON 6.83 ACRES OF LAND IN THE R-15 AND C-C ZONING DISTRICTS FOR CENTERVILLE SUBDIVISION NO. 4.	)	**CASE NO. FP-2026-0021** **ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT**
BY: KENT BROWN, KENT BROWN PLANNING APPLICANT	)	

This matter coming before the City Council on October 6, 2026 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 CENTERVILLE SUBDIVISION NO. 4, LOCATED IN THE NW ¼ OF THE NE ¼ OF SECTION 33, TOWNSHIP 3N,

RANGE 1E, BOISE MERIDIAN, MERIDIAN, ADA COUNTY, IDAHO, 2026, HANDWRITTEN DATE: 04/29/26, by Clint W. Hansen, PLS, SHEET 1 OF 4," 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 6, 2026, a true and correct copy of which is attached hereto marked "Exhibit A" 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 _____, 2026.

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: 10/6/2026

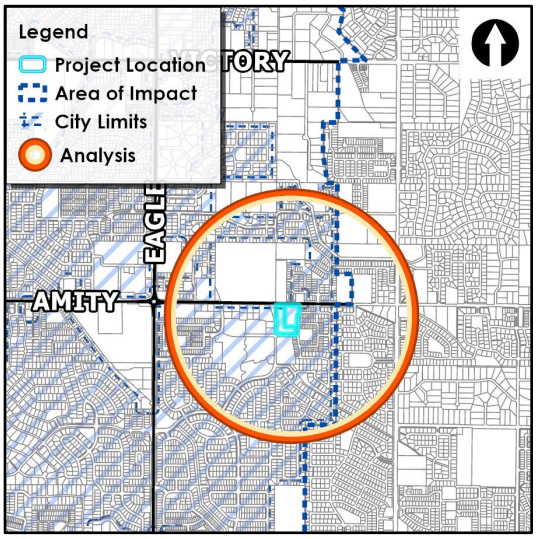
TO: Mayor & City Council

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

APPLICANT: Kent Brown, Kent Brown Planning Services

SUBJECT: Centerville Subdivision No. 4 - FP
FP-2026-0021

LOCATION: 5200 S. Hilldale Avenue at the southeast corner of Hillsdale and E. Amity Road in the NW ¼ of the NE ¼ of Section 33, Township 3N, Range 1E, Parcel No. S1133120708



I. PROJECT OVERVIEW

A. Summary

Final Plat consisting of 30 attached single-family residential lots, 4 multi-family building lots, 4 commercial lots, and 9 common lots, and 3 private streets on 6.8 acres of land in the R-15 and C-C zoning districts for Centerville Subdivision No. 4.

B. Issues/Waivers

None

C. Recommendation

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

D. Decision

City Council: Click or tap here to enter text.

E. Table of Contents

Community Metrics..... II
Staff Analysis..... III
City/Agency Comments and Conditions..... IV
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II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Residential	-
Proposed Land Use(s)	Residential/Commercial	-
Existing Zoning	R-15/C-C	VII.A.2
Proposed Zoning	R-15/C-C	
Adopted FLUM Designation	Medium Density Residential/Mixed Use - Neighborhood	VII.A.3

Note: See section IV. City/Agency Comments & Conditions for comments received or see the public record. Paste the following link into your browser to access the public record: Insert Link Here

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2021-0046) as required by UDC 11-6B-3C.2. The submitted final plat is for the fourth 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

1. Applicant shall comply with all previous conditions of approval associated with this development: H-2021-0046 (AZ, PP), DA Inst. #2022-084254, FP-2023-0009, FP-2023-0022, and FP-2025-0008.
2. No building permits shall be submitted until the final plat for the associated phase is recorded.
3. The final plat shown in Section V.B, prepared by Bailey Engineering, Inc, stamped by Clint W. Hansen, shall be revised prior to signature on the final plat by the City Engineer, as follows:
    a. Note #2: This note calls out a 5-foot-wide interior lot setback instead of the 3 feet allowed per UDC. Change to meet the current UDC setback of 3 feet unless you are providing 5 feet.
    b. Note # 12: Include the instrument number for the Meridian utility easement.
    c. Graphically depict a 15-foot pedestrian easement between lots 43, 44 and 27, 28, Block 2.
    d. Lot 35 was approved as an alley not a private road. Remove the street name from the alley as they are not named.
4. The landscape plan prepared by Jensenbelts Associates, dated April 28, 2026, will be approved with the CZC for the multi-family and commercial lots.
5. Future development shall be consistent with the minimum dimensional standards listed in UDC Table 11-2A-7 for the R-15 zoning district and 11-2B-3 for the C-C zoning district.
6. The elevations/facades of 2-story structures that face S. Hillsdale Avenue Street, a collector street and W. Amity Road, an arterial street, shall incorporate articulation through changes in two or more of the following: modulation (e. g. projections, recesses, step-backs, pop- outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from the subject public street. Single- story structures are exempt from this requirement.
7. All fencing shall be installed in accordance with UDC 11-3A-7.
8. 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 and the square footage of the commercial buildings.
9. The applicant shall comply with the outdoor service and equipment area standards set forth in UDC 11-3A-12.
10. 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.
11. The private streets are approved subject to completion of the tasks listed in UDC 11-3F-3 within one year. Documentation of such shall be submitted to the Planning Division in order to receive final approval.
12. Prior to applying for building permits, Administrative Design Review is required to be submitted and approved by the Planning Division for the proposed townhome units.

13. Prior to applying for building permits, Administrative Certificate of Zoning Compliance and Design Review is required to be submitted and approved by the Planning Division for the proposed multi-family and commercial lots.
14. Prior to applying for building permits, Administrative Design Review and Certificate of Zoning Compliance is required to be submitted and approved by the Planning Division for the proposed commercial buildings.
15. 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.
16. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of the date of approval of the final plat, in accord with UDC 11-6B-7, in order for the final plat to remain valid; or a time extension may be requested.
17. The Applicant shall comply with all ACHD conditions of approval.
18. Staff's failure to cite all relevant UDC requirements does not relieve the applicant from compliance.

B. Meridian Public Works

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.
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. 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=458173&dbid=0&repo=MeridianCity

D. Idaho Transportation Department (ITD)

https://weblink.meridiancity.org/WebLink/browse.aspx?id=458173&dbid=0&repo=MeridianCity

V. FINDINGS

A. Private Streets

In order to approve the application, the Director shall find the following:

1. The design of the private street meets the requirements of this Article;
   The Director finds that the proposed private street design meets the requirements.

2. Granting approval of the private street would not cause damage hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity; and
   The Director finds that the proposed private street would not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity if all conditions of approval are met.

3. The use and location of the private street shall not conflict with the comprehensive plan and/or the regional transportation plan.
   The Director finds the use and location of the private street does not conflict with the comprehensive plan or the regional transportation plan because the proposed design meets all requirements.

4. The proposed residential development (if applicable) is a mew or gated development.
   The Director finds the use and location of the private street does not conflict with the comprehensive plan or the regional transportation plan because the proposed design meets all requirements and is gated part of the development.

VI. ACTION

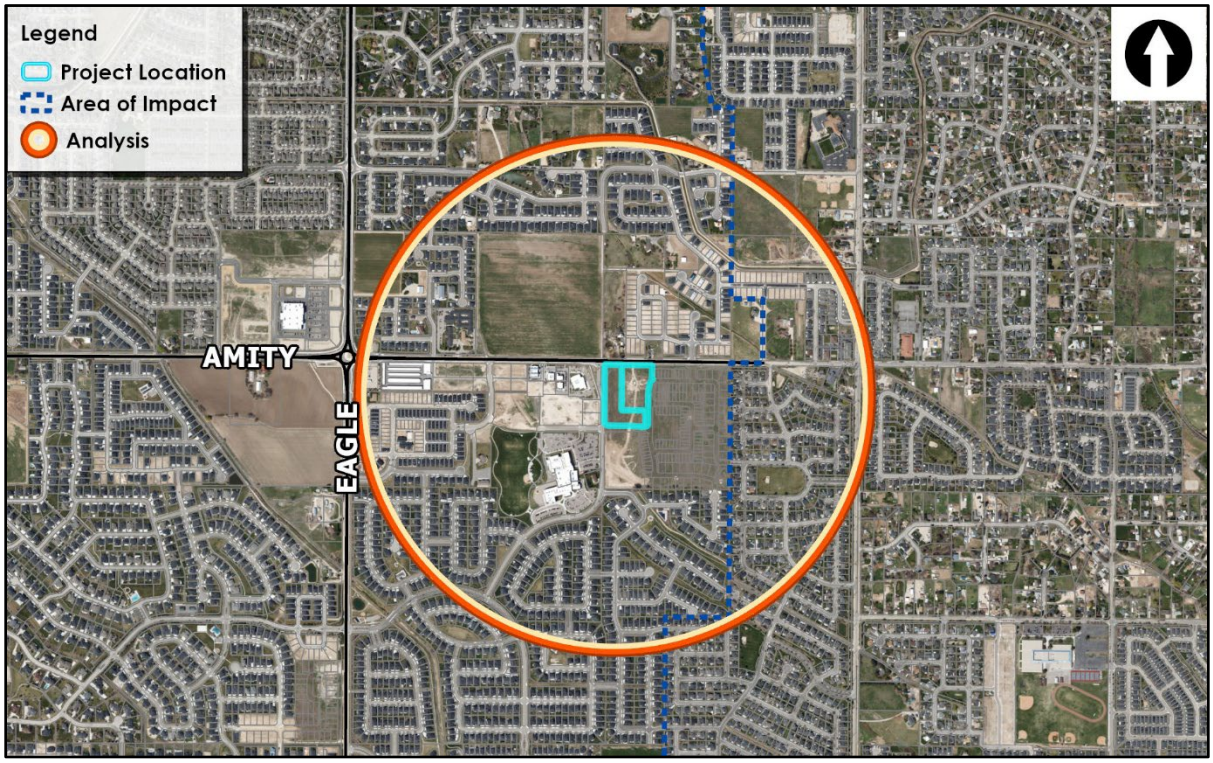
A. Staff:

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

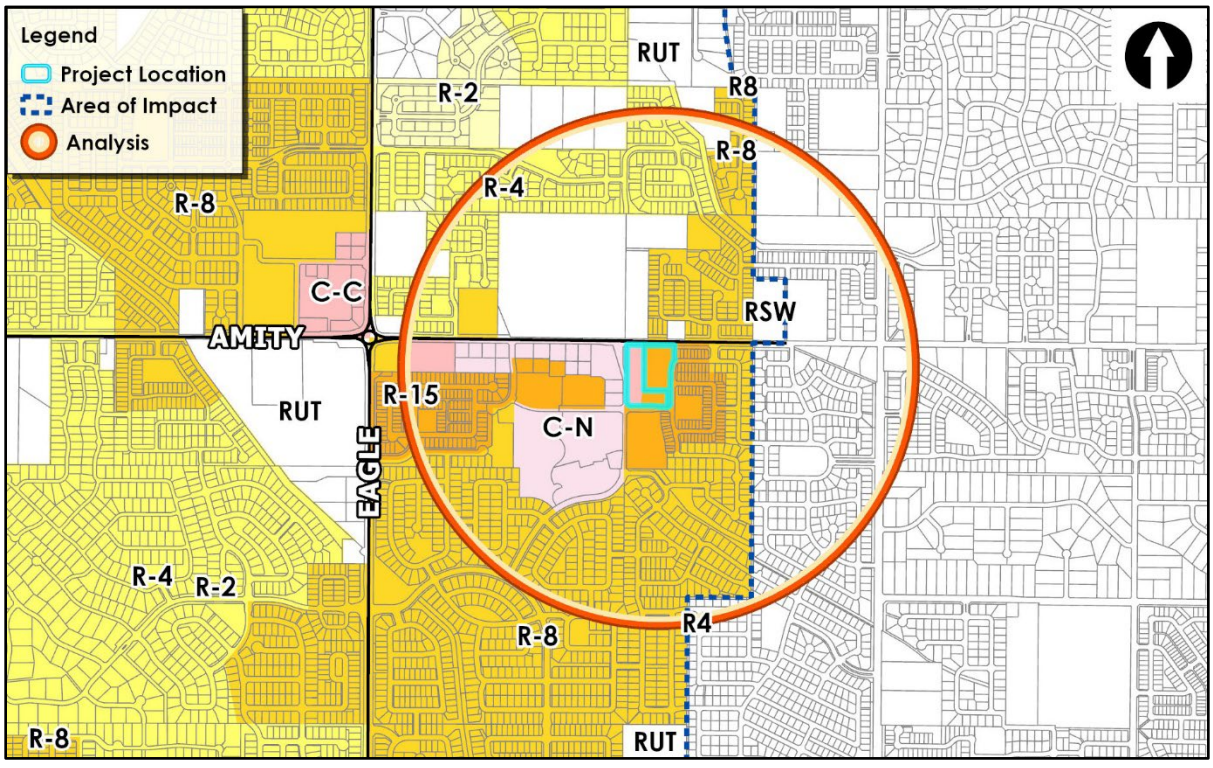
VII. EXHIBITS

A. Project Area Maps

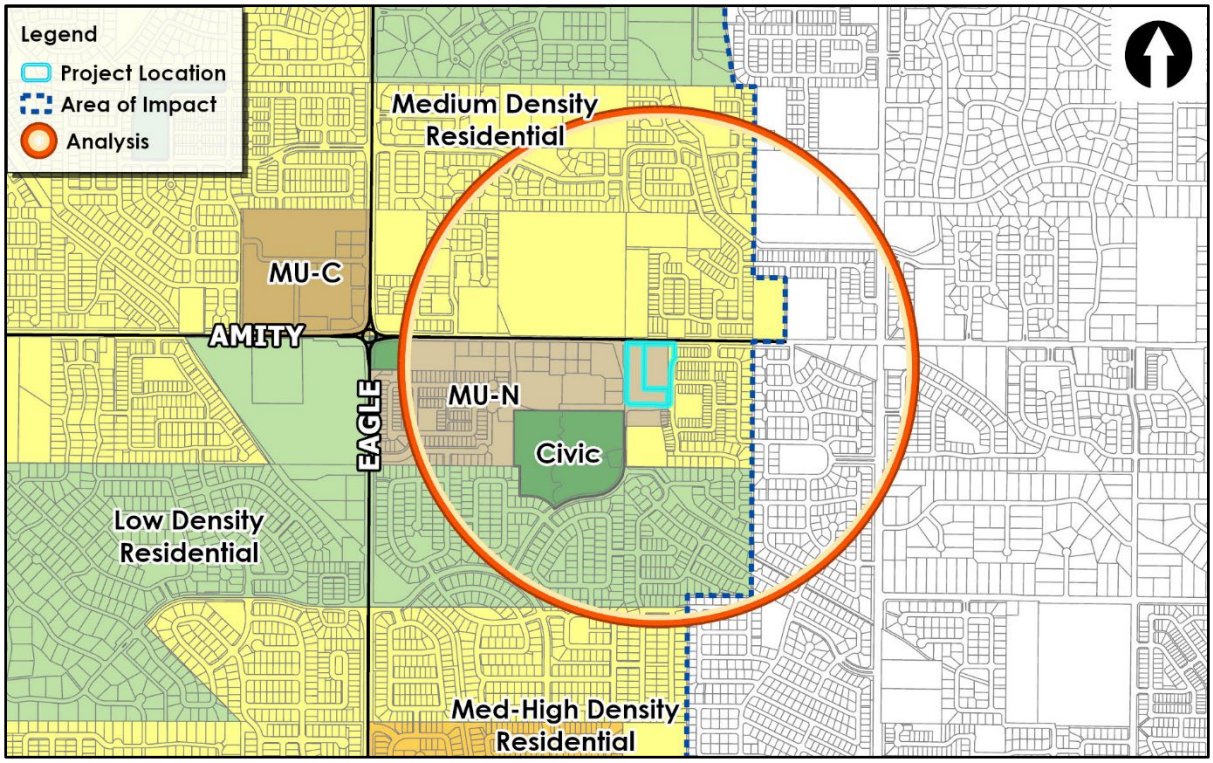
1. Aerial



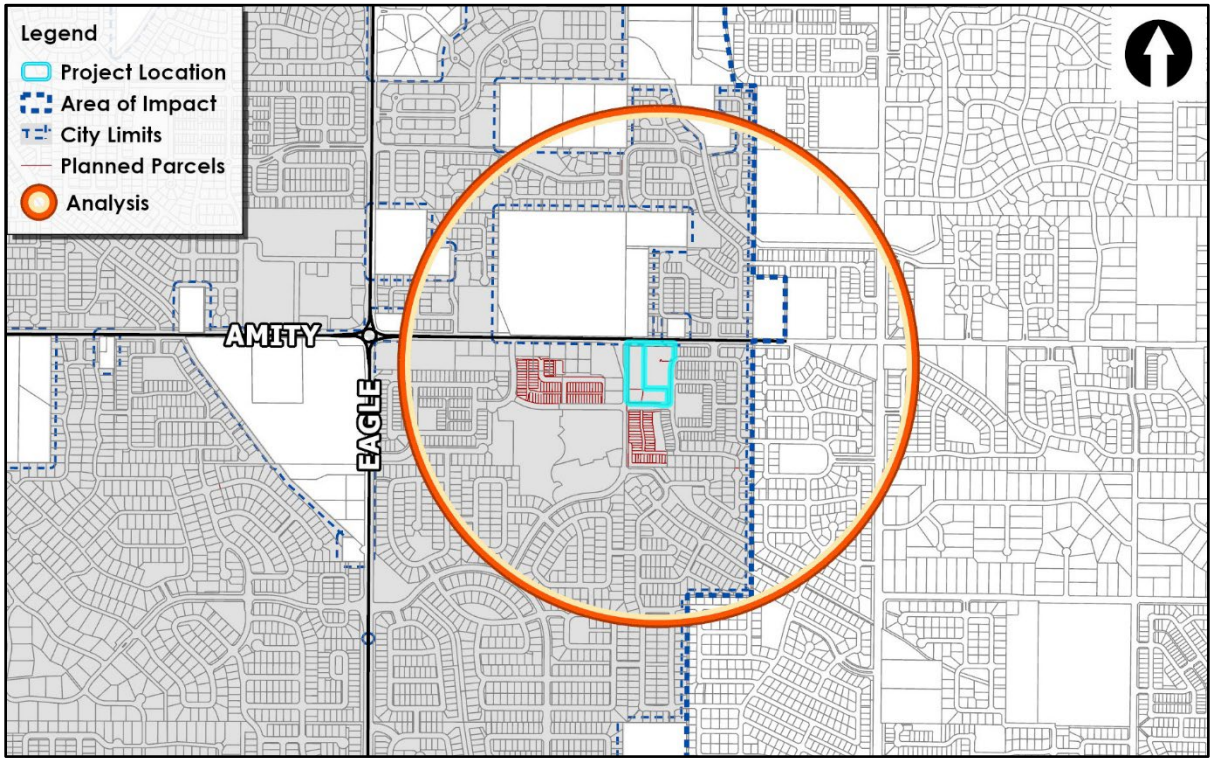
2. Zoning Map



3. Future Land Use

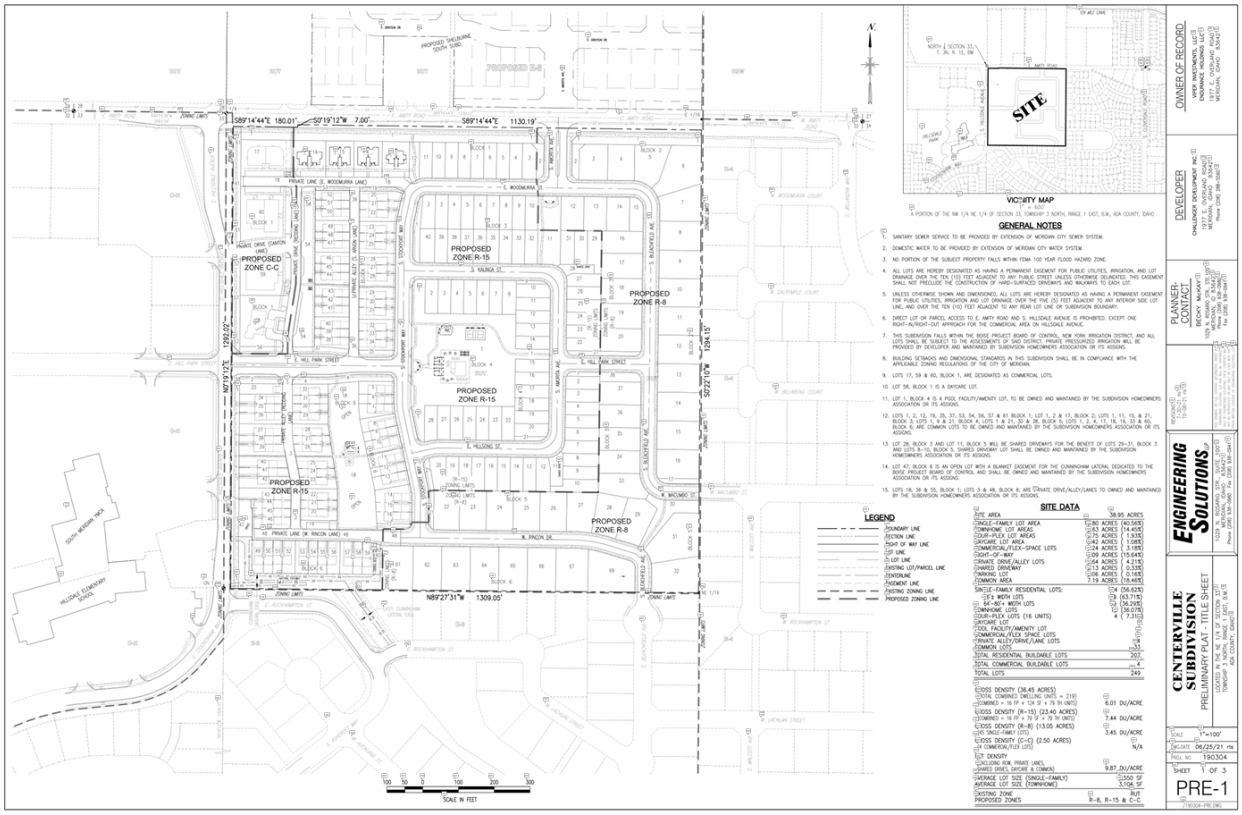


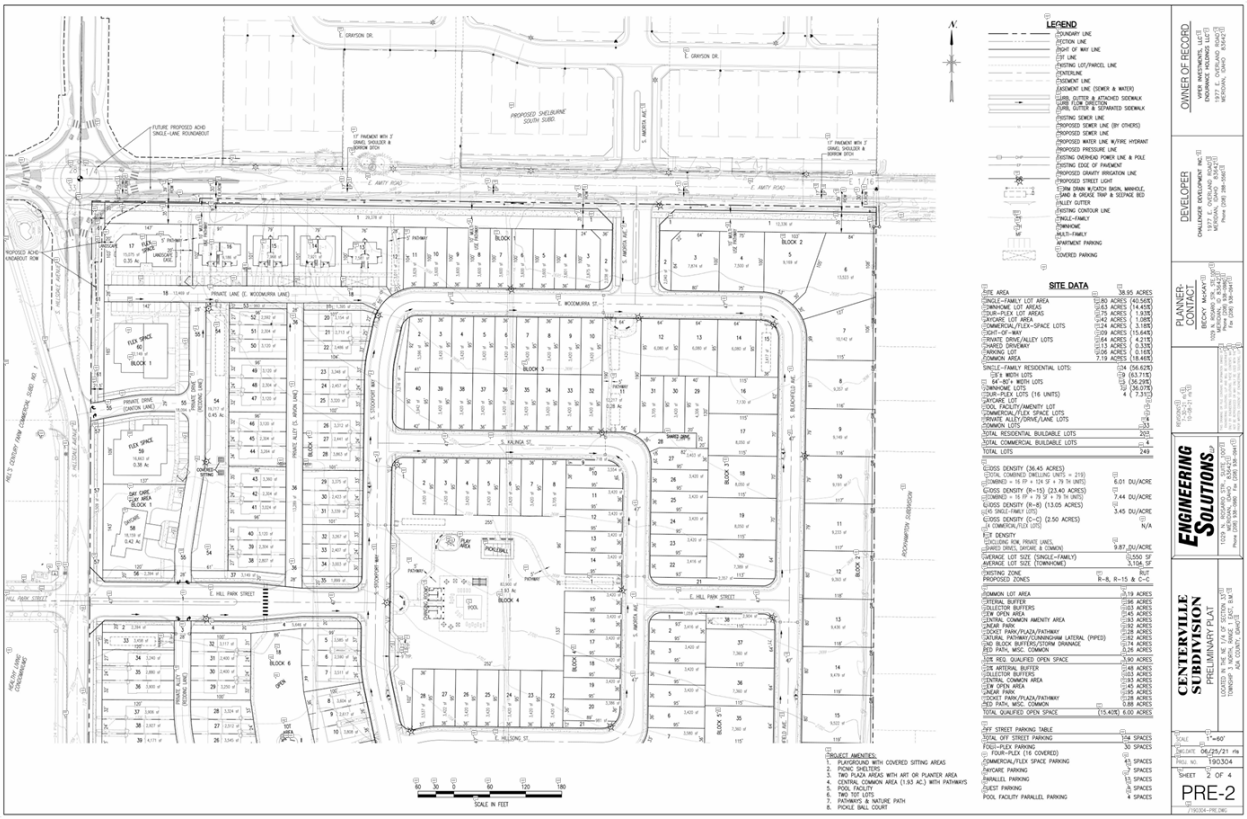
4. Planned Development Map

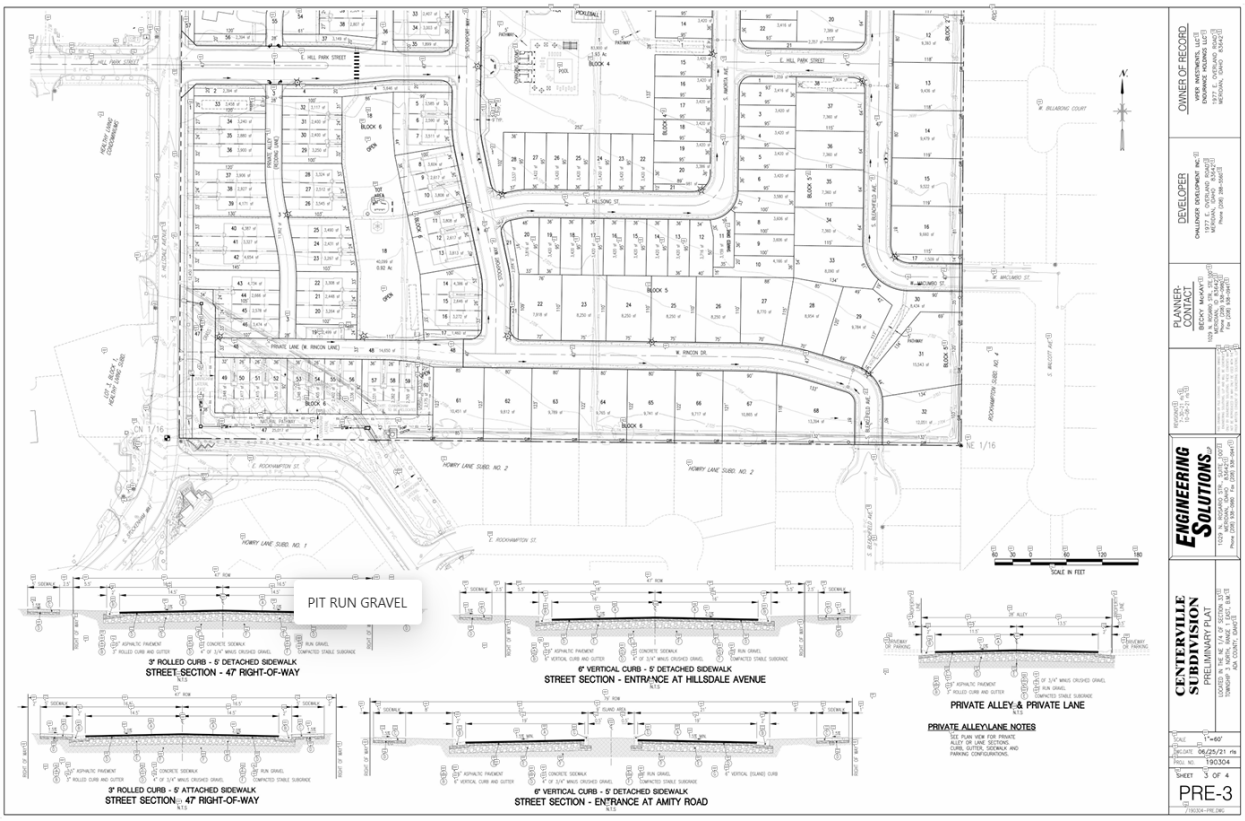


B. Subject Site Photos

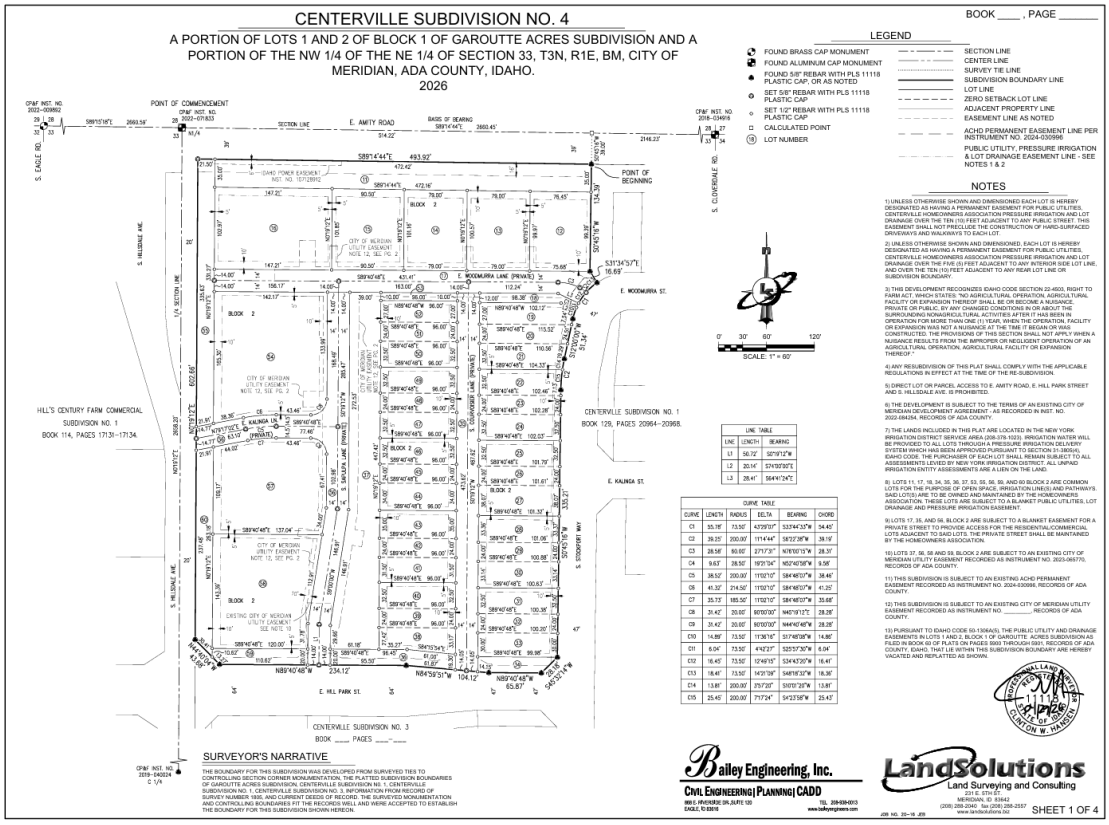
C. Preliminary Plat (date: 6/25/2021)

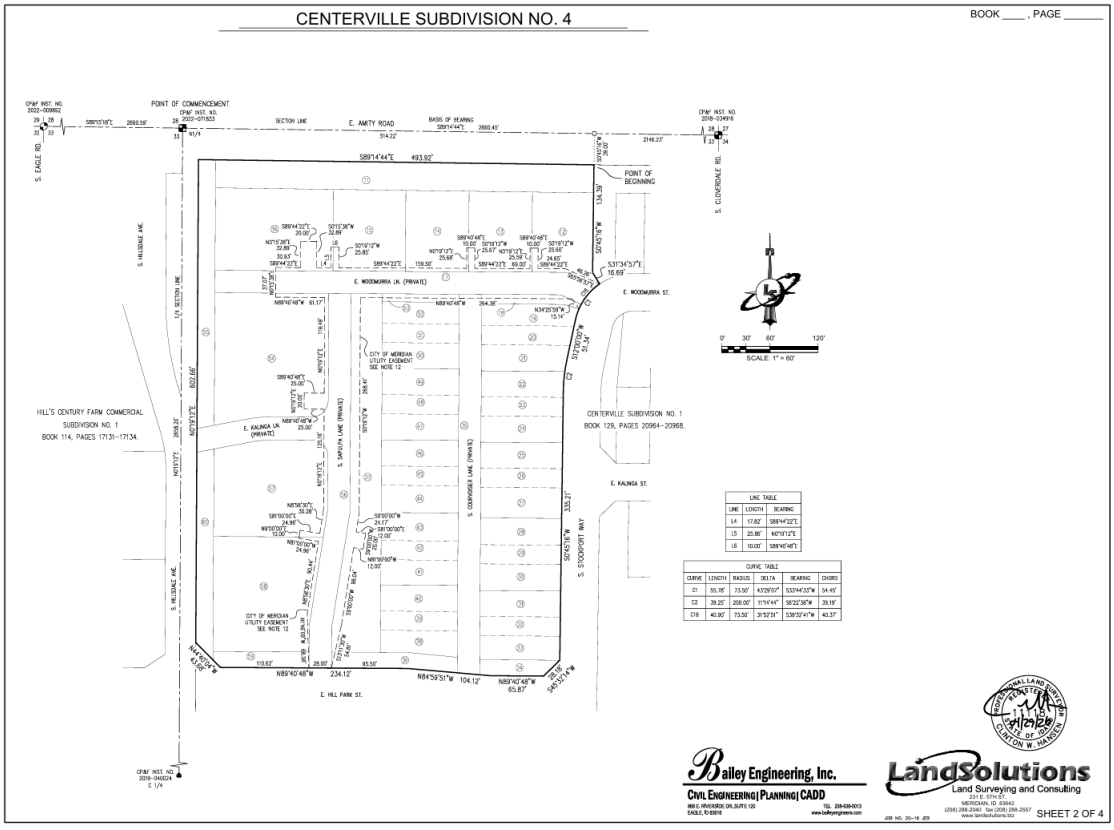





PIT RUN GRAVEL
3' ROLLED CURB - 5' DETACHED SIDEWALK
STREET SECTION - 47' RIGHT-OF-WAY
6' VERTICAL CURB - 5' DETACHED SIDEWALK
STREET SECTION - ENTRANCE AT HILLSDALE AVENUE
PRIVATE ALLEY & PRIVATE LANE
PRIVATE ALLEY/LANE NOTES
3' ROLLED CURB - 5' ATTACHED SIDEWALK
STREET SECTION - 47' RIGHT-OF-WAY
6" VERTICAL CURB - 5' DETACHED SIDEWALK
STREET SECTION - ENTRANCE AT AMITY ROAD
OWNER OF RECORD
DEVELOPER
PLANNER-CONTACT
ENGINEERING SOLUTIONS
CENTERVILLE SUBDIVISION
PRELIMINARY PLAT
SCALE 1"=60'
DATE 06/25/21 rla
PROJ. NO. 190304
SHEET 3 OF 4
PRE-3

D. Final Plat


CENTERVILLE SUBDIVISION NO. 4
A PORTION OF LOTS 1 AND 2 OF BLOCK 1 OF GAROUTTE ACRES SUBDIVISION AND A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 33, T3N, R1E, BM, CITY OF MERIDIAN, ADA COUNTY, IDAHO.
2026
BOOK ____ , PAGE _____
LEGEND
NOTES
SURVEYOR'S NARRATIVE
Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
LandSolutions
Land Surveying and Consulting
SHEET 1 OF 4


CENTERVILLE SUBDIVISION NO. 4
BOOK ____ , PAGE _____
Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
LandSolutions
Land Surveying and Consulting
SHEET 2 OF 4

CENTERVILLE SUBDIVISION NO. 4

BOOK ____ , PAGE _____

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS SUBDIVISION;

A PARCEL BEING A PORTION LOTS 1 AND 2 OF BLOCK 1 OF GAROUTTE ACRES SUBDIVISION AS SHOWN IN BOOK 60 OF PLATS ON PAGES 5900 THROUGH 5901, RECORDS OF ADA COUNTY, IDAHO, AND A PORTION OF THE NW ¼ OF THE NE ¼ OF SECTION 33, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID NW ¼ OF THE NE ¼, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE NORTHEAST CORNER OF THE NE ¼ OF SAID SECTION 33 BEARS S 89°14'44" E A DISTANCE OF 2660.45 FEET;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID NW ¼ OF THE NE ¼ S 89°14'44" E A DISTANCE OF 514.22 FEET TO A POINT;

THENCE LEAVING SAID NORTHERLY BOUNDARY S 0°45'16" W A DISTANCE OF 39.00 FEET TO A POINT MARKING THE NORTHWEST CORNER OF CENTERVILLE SUBDIVISION NO. 1 AS SHOWN IN BOOK 129 OF PLATS ON PAGES 20964 THROUGH 20969, RECORDS OF ADA COUNTY, IDAHO; BEING THE **POINT OF BEGINNING;**

THENCE ALONG THE WESTERLY BOUNDARY OF SAID CENTERVILLE SUBDIVISION NO. 1 THE FOLLOWING DESCRIBED COURSES:

THENCE S 0°45'16" W A DISTANCE OF 134.39 FEET TO A POINT;

THENCE S 31°34'57" E A DISTANCE OF 16.69 FEET TO A POINT OF CURVATURE;

THENCE A DISTANCE OF 55.76 FEET ALONG THE ARC OF A 73.50 FOOT RADIUS CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 43°29'07" AND A LONG CHORD BEARING S 33°44'33" W A DISTANCE OF 54.45 FEET TO A POINT OF TANGENCY;

THENCE S 12°00'00" W A DISTANCE OF 51.34 FEET TO A POINT OF CURVATURE;

THENCE A DISTANCE OF 39.25 FEET ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 11°14'44" AND A LONG CHORD BEARING S 6°22'38" W A DISTANCE OF 39.19 FEET TO A POINT OF TANGENCY;

THENCE S 0°45'16" W A DISTANCE OF 335.21 FEET TO A POINT;

THENCE S 45°32'14" W A DISTANCE OF 28.18 FEET TO A POINT;

THENCE N 89°40'48" W A DISTANCE OF 65.87 FEET TO A POINT;

THENCE N 84°59'51" W A DISTANCE OF 104.12 FEET TO A POINT;

THENCE N 89°40'48" W A DISTANCE OF 234.12 FEET TO A POINT;

THENCE N 44°40'04" W A DISTANCE OF 43.68 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF S. HILLSDALE AVENUE;

THENCE LEAVING SAID WESTERLY BOUNDARY AND ALONG SAID WESTERLY RIGHT-OF-WAY N 0°19'12" E A DISTANCE OF 602.66 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF E. AMITY ROAD;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY S 89°14'44" E A DISTANCE OF 493.92 FEET TO THE **POINT OF BEGINNING**.

THIS PARCEL CONTAINS 6.80 ACRES, MORE OR LESS.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM AN EXISTING WATER SYSTEM, AND THE CITY OF MERIDIAN HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS.

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 WE HAVE HEREUNTO SET OUR HAND THIS ____ DAY OF _____ , 20___.

_____
BY: COREY D. BARTON, MANAGER
OPEN DOOR RENTALS, LLC, AN IDAHO LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } S.S.

ON THIS ____ DAY OF _____ , 20___, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED COREY D. BARTON, KNOWN OR IDENTIFIED TO ME TO BE A MANAGER OF OPEN DOOR RENTALS, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THE PERSON WHO EXECUTED THE FOREGOING "CERTIFICATE OF OWNERS" AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES_____

RESIDING AT _____

_____
NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

_____ 3/21/25
CLINTON W. HANSEN
PLS 11118

Balley Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
888 E. RIVERSIDE DR, SUITE 120
EAGLE, ID 83616
TEL 208-939-0013
www.balleyengineers.com

LandSolutions
Land Surveying and Consulting
231 E. 6TH ST.
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz

JOB NO. 20-16 JES

CENTERVILLE SUBDIVISION NO. 4

BOOK ____ , PAGE _____

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

_____
CENTRAL DISTRICT HEALTH, EHS DATE

APPROVAL OF CITY COUNCIL

I, _____, CITY CLERK IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY ,IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE ____ DAY OF _____ , 20___, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

_____
MERIDIAN CITY CLERK

APPROVAL OF THE CITY ENGINEER

I, CITY ENGINEER IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

_____
CITY ENGINEER ~ MERIDIAN, IDAHO

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE ____ DAY OF _____ , 20___.

_____
PRESIDENT, ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF THE COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

_____
ADA COUNTY SURVEYOR

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE: _____ _____
COUNTY TREASURER

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
COUNTY OF ADA } S.S. INSTRUMENT NO. _____

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF
LAND SOLUTIONS, P.C., AT ____ MINUTES PAST ___ O'CLOCK __ M. ON
THIS ____ DAY OF _____ , 20___, IN BOOK ____ OF PLATS AT PAGES _____.

_____ _____
DEPUTY EX-OFFICIO RECORDER

FEE: _____

_____ 3/21/25
CLINTON W. HANSEN
PLS 11118

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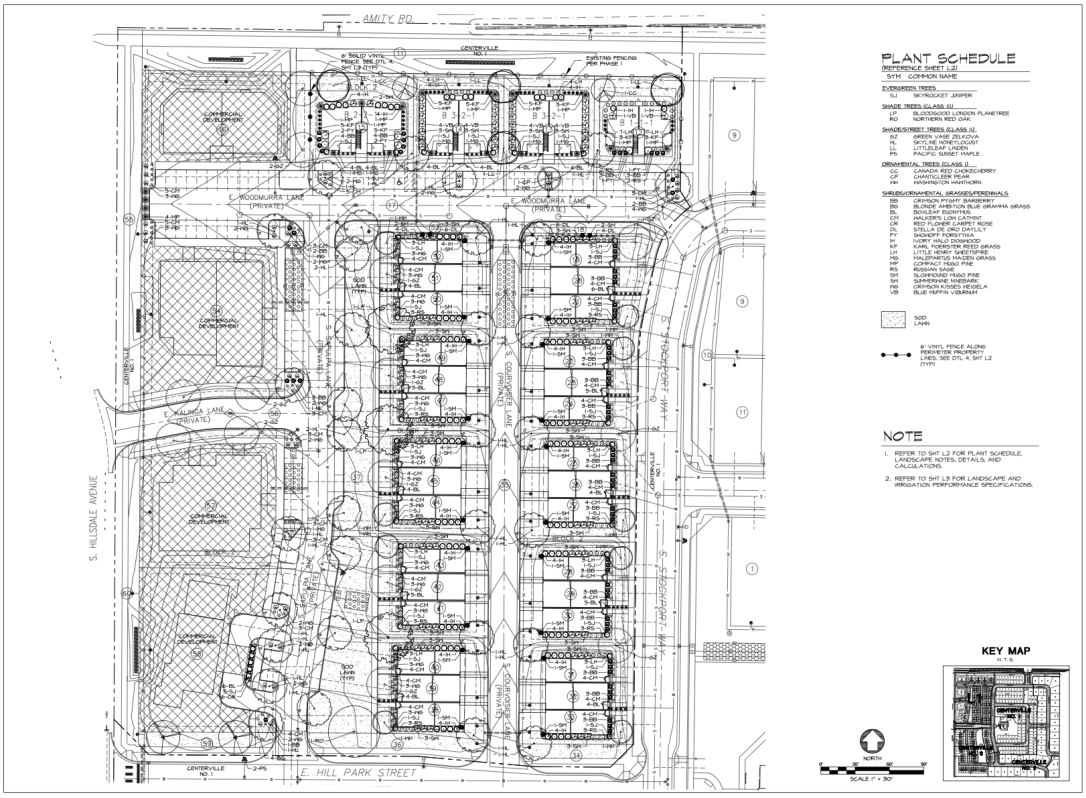
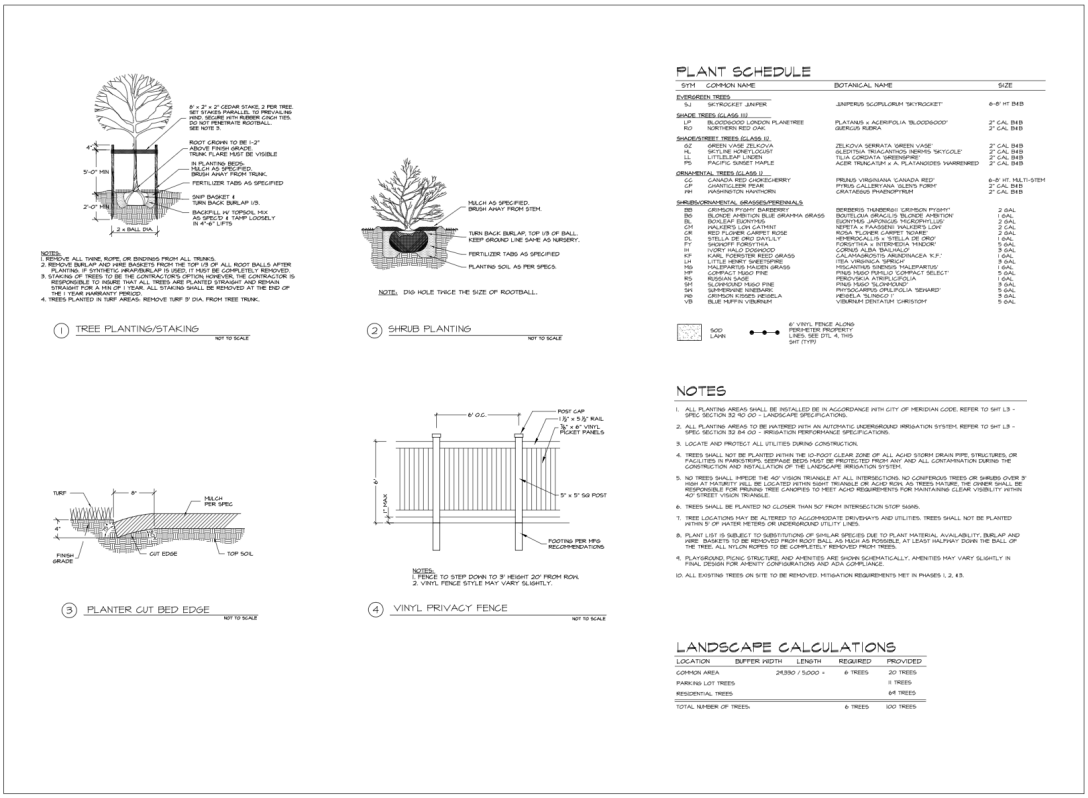
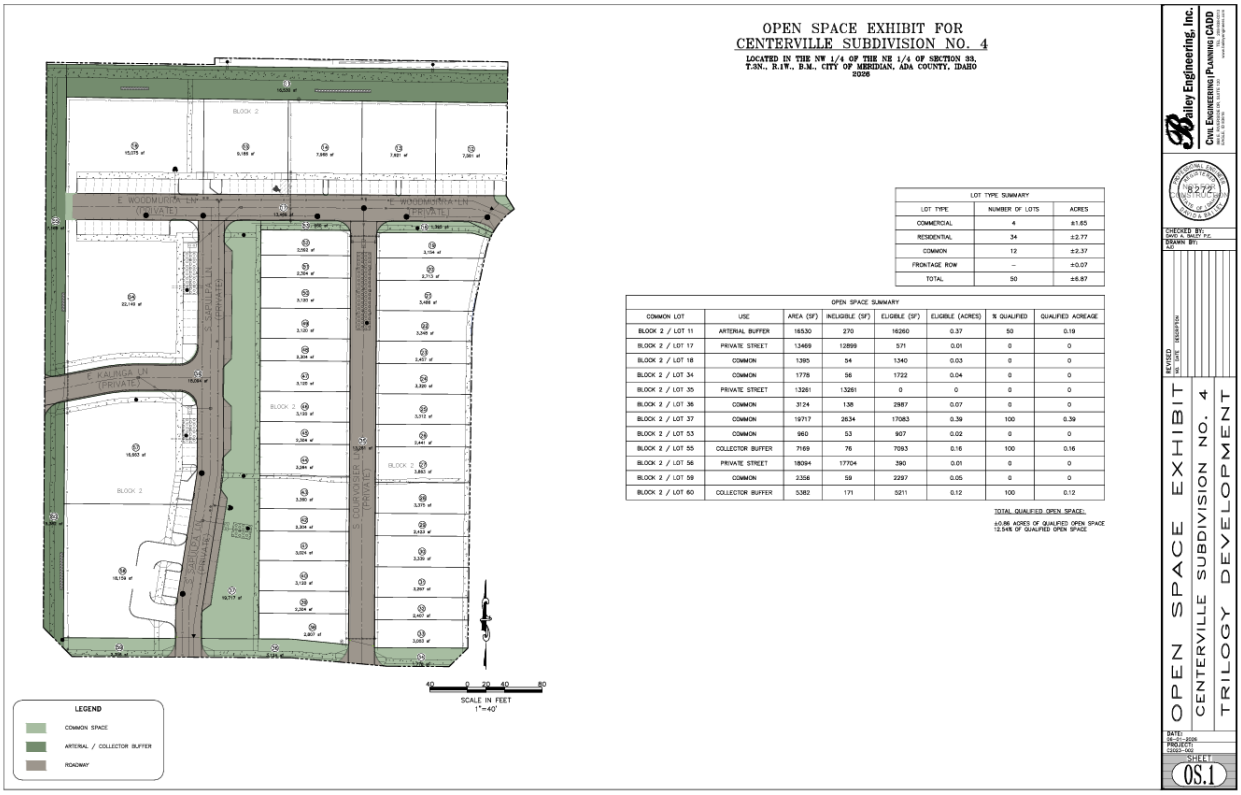
JOB NO. 20-16 JES

E. Landscape Plan





F. Qualified Open Space Exhibit



OPEN SPACE EXHIBIT FOR
CENTERVILLE SUBDIVISION NO. 4

LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 33, T.3N., R.1W., B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO
2026

LOT TYPE SUMMARY		
LOT TYPE	NUMBER OF LOTS	ACRES
COMMERCIAL	4	±1.65
RESIDENTIAL	34	±2.77
COMMON	12	±2.37
FRONTAGE ROW	–	±0.07
TOTAL	50	±6.87

OPEN SPACE SUMMARY							
COMMON LOT	USE	AREA (SF)	INELIGIBLE (SF)	ELIGIBLE (SF)	ELIGIBLE (ACRES)	% QUALIFIED	QUALIFIED ACREAGE
BLOCK 2 / LOT 11	ARTERIAL BUFFER	16530	270	16260	0.37	50	0.19
BLOCK 2 / LOT 17	PRIVATE STREET	13469	12899	571	0.01	0	0
BLOCK 2 / LOT 18	COMMON	1395	54	1340	0.03	0	0
BLOCK 2 / LOT 34	COMMON	1778	56	1722	0.04	0	0
BLOCK 2 / LOT 35	PRIVATE STREET	13261	13261	0	0	0	0
BLOCK 2 / LOT 36	COMMON	3124	138	2987	0.07	0	0
BLOCK 2 / LOT 37	COMMON	19717	2634	17083	0.39	100	0.39
BLOCK 2 / LOT 53	COMMON	960	53	907	0.02	0	0
BLOCK 2 / LOT 55	COLLECTOR BUFFER	7169	76	7093	0.16	100	0.16
BLOCK 2 / LOT 56	PRIVATE STREET	18094	17704	390	0.01	0	0
BLOCK 2 / LOT 59	COMMON	2356	59	2297	0.05	0	0
BLOCK 2 / LOT 60	COLLECTOR BUFFER	5382	171	5211	0.12	100	0.12

TOTAL QUALIFIED OPEN SPACE:
±0.86 ACRES OF QUALIFIED OPEN SPACE
12.54% OF QUALIFIED OPEN SPACE

LEGEND
COMMON SPACE
ARTERIAL / COLLECTOR BUFFER
ROADWAY

SCALE IN FEET
1"=40'

Valley Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

CHECKED BY: DAVID A. SMUTZ P.E.
DRAWN BY: AJT

REVISED
NO. DATE DESCRIPTION

OPEN SPACE EXHIBIT
CENTERVILLE SUBDIVISION NO. 4
TRILOGY DEVELOPMENT

DATE: 06-27-2026
PROJECT: 12333-04

SHEET
OS.1

G. Building Elevations

CBH HOMES

CENTERVILLE
SINGLE FAMILY ON 50' WIDE LOTS

CBH HOMES

CENTERVILLE
SINGLE FAMILY ON 36' WIDE LOTS

CBH HOMES

CENTERVILLE
3-UNIT TOWNHOME TYPE 1

CBH HOMES

CENTERVILLE
3-UNIT TOWNHOME TYPE 2

CBH HOMES

CENTERVILLE
3-UNIT TOWNHOME TYPE 3

CBH HOMES

CENTERVILLE
FRONT LOAD TOWNHOME