

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



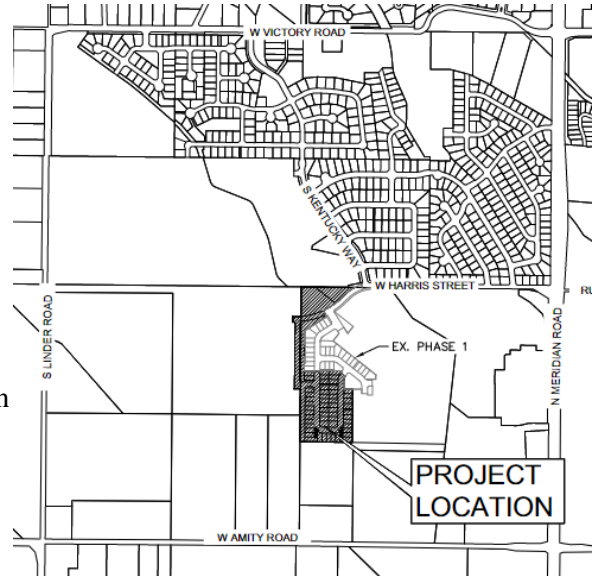
HEARING DATE: 4/5/2022

TO: Mayor & City Council

FROM: Sonya Allen, Associate Planner
208-884-5533

SUBJECT: FP-2022-0005
Graycliff Estates No. 2

LOCATION: 684 W. Harris St., in the SE ¼ of Section 25, Township 3N., Range 1W.



I. PROJECT DESCRIPTION

Final plat consisting of 54 buildable lots and 6 common lots on 13.26 acres of land in the R-8 zoning district for the second phase of Graycliff Estates Subdivision.

II. APPLICANT INFORMATION

- A. Applicant:
Sabrina Durtschi, KB Home – 1414 Bannock, Boise, ID 83702
- B. Owner:
Thomas Coleman, KB Home – 1414 Bannock, Boise, ID 83702
- C. Representative:
Same as Applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2019-0129) in accord with the requirements listed in UDC 11-6B-3C.2.

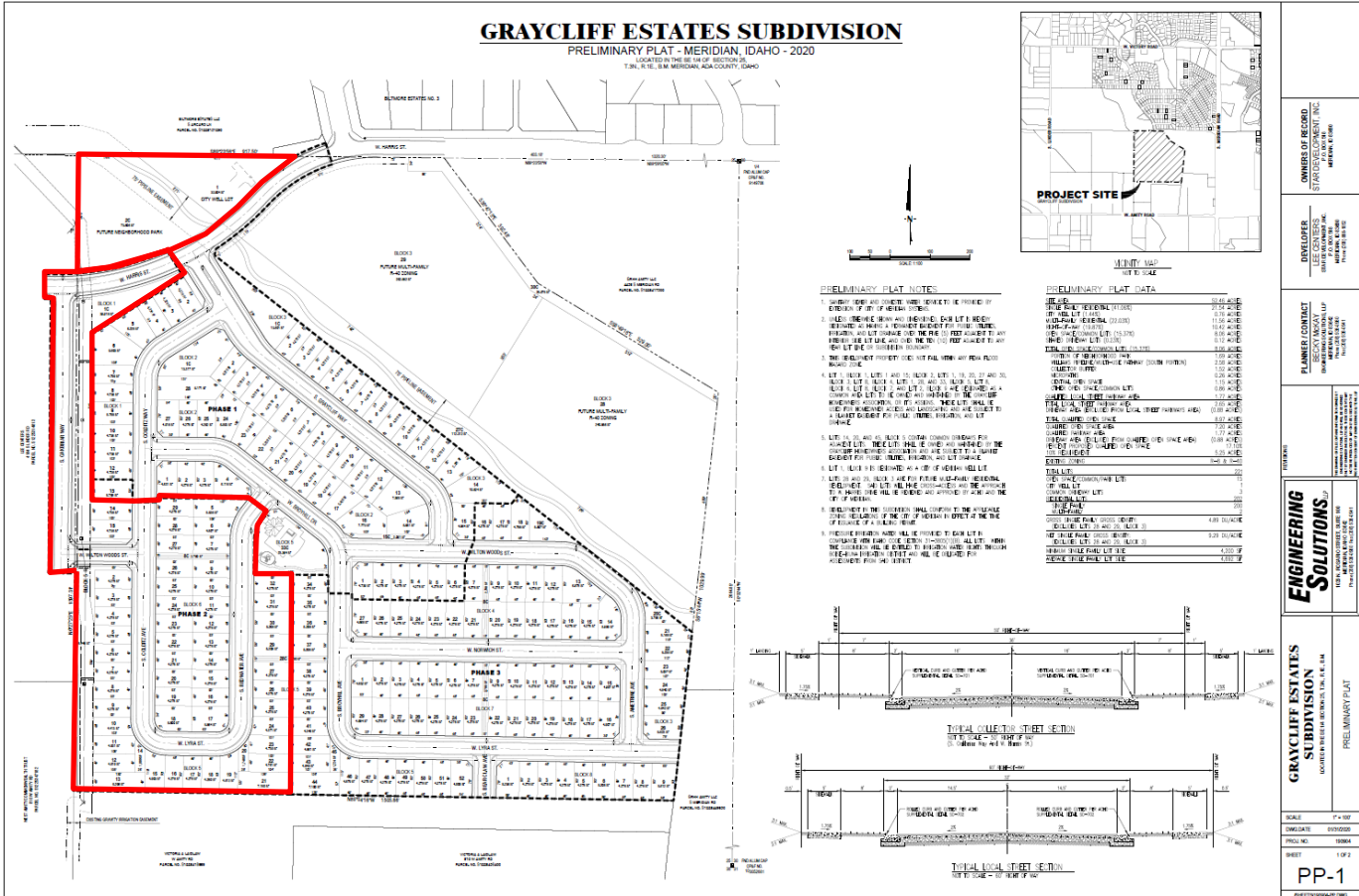
In order for the proposed final plat to be deemed in substantial compliance with the approved preliminary plat as set forth in UDC 11-6B-3C.2, the number of buildable lots cannot increase and the amount of common area cannot decrease. There is no change to the number of buildable lots or common open space, therefore, Staff deems the proposed final plat to be in substantial compliance with the approved preliminary plat as required.

IV. DECISION

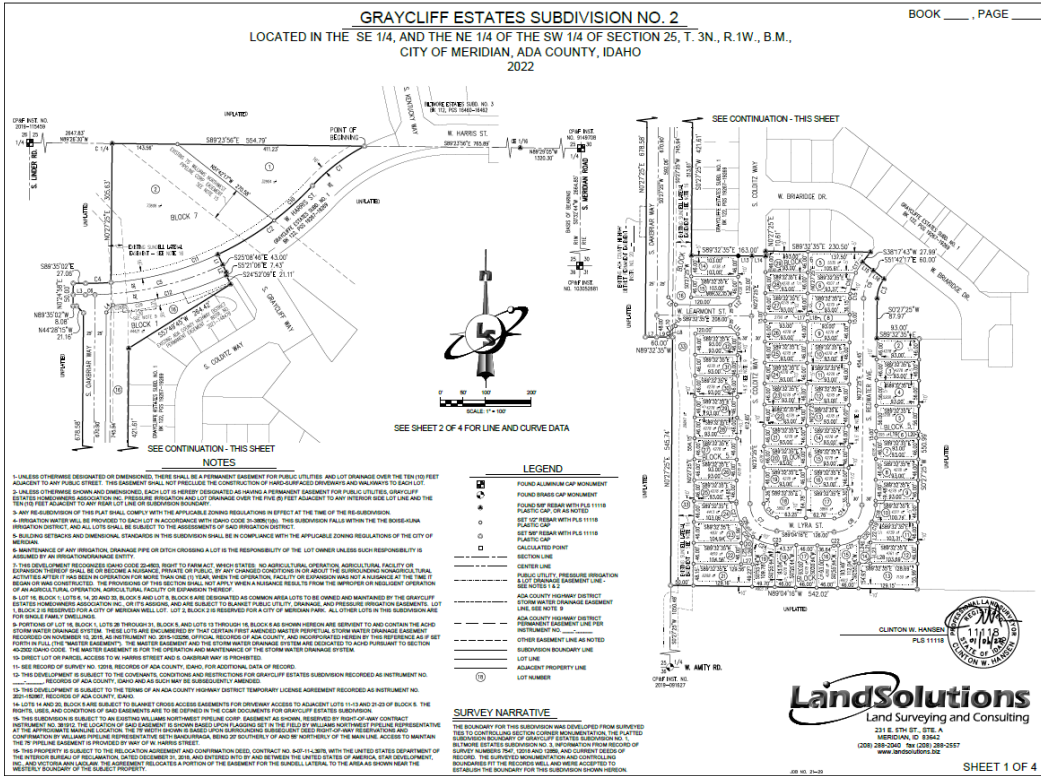
Staff recommends approval of the proposed final plat with the conditions noted in Section VI of this report.

V. EXHIBITS

A. Preliminary Plat (dated: 1/31/2020)



B. Final Plat (dated: 1/6/22)



GRAYCLIFF ESTATES SUBDIVISION NO. 2

BOOK ____, PAGE ____

USE TABLE

LOT #	LENGTH	WIDTH
L1	250.00	125.00
L2	180.00	125.00
L3	270.00	125.00
L4	270.00	125.00
L5	270.00	125.00
L6	270.00	125.00
L7	270.00	125.00
L8	270.00	125.00
L9	270.00	125.00
L10	270.00	125.00
L11	270.00	125.00
L12	270.00	125.00
L13	270.00	125.00
L14	270.00	125.00
L15	270.00	125.00
L16	270.00	125.00
L17	270.00	125.00
L18	270.00	125.00
L19	270.00	125.00
L20	270.00	125.00
L21	270.00	125.00
L22	270.00	125.00
L23	270.00	125.00
L24	270.00	125.00
L25	270.00	125.00
L26	270.00	125.00
L27	270.00	125.00
L28	270.00	125.00
L29	270.00	125.00
L30	270.00	125.00

CURVE TABLE

CURVE #	LENGTH	CHORD	BEARING	PC	PT	PI	AREA
C1	144.80	144.80	90.00°	144.80	144.80	144.80	144.80
C2	290.00	290.00	90.00°	290.00	290.00	290.00	290.00
C3	435.00	435.00	90.00°	435.00	435.00	435.00	435.00
C4	580.00	580.00	90.00°	580.00	580.00	580.00	580.00
C5	725.00	725.00	90.00°	725.00	725.00	725.00	725.00
C6	870.00	870.00	90.00°	870.00	870.00	870.00	870.00
C7	1015.00	1015.00	90.00°	1015.00	1015.00	1015.00	1015.00
C8	1160.00	1160.00	90.00°	1160.00	1160.00	1160.00	1160.00
C9	1305.00	1305.00	90.00°	1305.00	1305.00	1305.00	1305.00
C10	1450.00	1450.00	90.00°	1450.00	1450.00	1450.00	1450.00
C11	1595.00	1595.00	90.00°	1595.00	1595.00	1595.00	1595.00
C12	1740.00	1740.00	90.00°	1740.00	1740.00	1740.00	1740.00
C13	1885.00	1885.00	90.00°	1885.00	1885.00	1885.00	1885.00
C14	2030.00	2030.00	90.00°	2030.00	2030.00	2030.00	2030.00
C15	2175.00	2175.00	90.00°	2175.00	2175.00	2175.00	2175.00
C16	2320.00	2320.00	90.00°	2320.00	2320.00	2320.00	2320.00
C17	2465.00	2465.00	90.00°	2465.00	2465.00	2465.00	2465.00
C18	2610.00	2610.00	90.00°	2610.00	2610.00	2610.00	2610.00
C19	2755.00	2755.00	90.00°	2755.00	2755.00	2755.00	2755.00
C20	2900.00	2900.00	90.00°	2900.00	2900.00	2900.00	2900.00
C21	3045.00	3045.00	90.00°	3045.00	3045.00	3045.00	3045.00
C22	3190.00	3190.00	90.00°	3190.00	3190.00	3190.00	3190.00
C23	3335.00	3335.00	90.00°	3335.00	3335.00	3335.00	3335.00
C24	3480.00	3480.00	90.00°	3480.00	3480.00	3480.00	3480.00
C25	3625.00	3625.00	90.00°	3625.00	3625.00	3625.00	3625.00
C26	3770.00	3770.00	90.00°	3770.00	3770.00	3770.00	3770.00
C27	3915.00	3915.00	90.00°	3915.00	3915.00	3915.00	3915.00
C28	4060.00	4060.00	90.00°	4060.00	4060.00	4060.00	4060.00
C29	4205.00	4205.00	90.00°	4205.00	4205.00	4205.00	4205.00

CLINTON W. HANSEN
 PLS 11118
 1/6/22
 CLINTON W. HANSEN

LandSolutions
 Land Surveying and Consulting
 231 E. 5TH ST., STE. A
 MERIDIAN, ID 83642
 (208) 288-2040 Fax (208) 288-2857
 www.landsolutionsid.com

SHEET 2 OF 4

C. Landscape Plan (dated: 05/21/2020) & Site Amenity Details

LANDSCAPE IMPROVEMENT PLANS FOR GRAYCLIFF ESTATES PHASE 2

701 W HARRIS ST
MERIDIAN, IDAHO 83642
(SEC 25 3N 1W)

OWNER/DEVELOPER
BERRY PROPERTY GROUP LLC
10000 S WINDY HILLS BLVD
SALT LAKE CITY, UT 84114
TELEPHONE: 801-369-3120
CONTACT: VANCE WEAVER

CIVIL ENGINEER/
WATSON AND ASSOCIATES INC
3000 SOUTH JEFFERSON BLVD
SALT LAKE CITY, UT 84119
TELEPHONE: 801-486-8900
CONTACT: DAVID WATSON

LAND SURVEYOR
LAND SURVEYOR
3000 SOUTH JEFFERSON BLVD
SALT LAKE CITY, UT 84119
TELEPHONE: 801-486-8900
CONTACT: DAVID WATSON

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES INC
2001 SOUTH MOUNTAIN VIEW BLVD
SALT LAKE CITY, UT 84119
TELEPHONE: 801-486-8900
CONTACT: VANCE WEAVER

LANDSCAPE REQUIREMENTS

REQUIREMENT	QUANTITY	NOTES
STREET BUFFER		
• ONE (1) SHADE TREE PER 30 LF	120 TREES	8" DBH TREES
• ONE (1) W/ HARRIS STREET (CHOCOLATE) IN PARKWAY	120 TREES	8" DBH TREES
• ONE (1) W/ HARRIS STREET (SUNSHINE) IN PARKWAY	120 TREES	8" DBH TREES
• ONE (1) W/ HARRIS STREET (SUNSHINE) IN PARKWAY	120 TREES	8" DBH TREES
• ONE (1) W/ HARRIS STREET (SUNSHINE) IN PARKWAY	120 TREES	8" DBH TREES
RESIDENTIAL SUBDIVISION TREES		
• ONE (1) INDOOR/COURT YARD TREE 10" DBH	48 TREES	8" DBH TREES
• ONE (1) INDOOR/COURT YARD TREE 10" DBH	48 TREES	8" DBH TREES
PAVING		
• ONE (1) TREE PER EVERY 200 LF	18 TREES	8" DBH TREES
• ONE (1) TREE PER EVERY 200 LF	18 TREES	8" DBH TREES
TOTAL TREES	68 TREES	

SHEET LIST TABLE

Sheet Number	Sheet Title
L1.01	LANDSCAPE COVER
L1.02	LANDSCAPE PLAN
L1.03	LANDSCAPE IRRIGATION
L1.04	LANDSCAPE MAINTENANCE

LANDSCAPE NOTES

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MERIDIAN LANDSCAPE STANDARDS.
- ALL PLANTING AREAS SHALL BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN BUREAU OF PLANT INDUSTRY STANDARDS FOR TREE AND SIZE SHOWN. PLANTING SHALL BE SELECTED TO NOT BE A SOUND AND HEALTHY CONDITION. ALL PLANT MATERIAL SHALL BE GRADE #1 OR BETTER.
- ALL LAND AREAS SHALL BE HYDRO SEEDING WITH SOON-TURN-TALL GRASS SEED (FESTUCA AETHEOPS) AND MAINTAINED TO A PLANTING RATE OF 1000 LBS PER ACRE. A RATE OF 1000 LBS PER ACRE SHALL BE PROVIDED AT THE TIME OF BID AN ADJUSTMENT PRICE PER 1000 LBS FOR SOY IN PLACE OF SOY SEEDING.
- ALL SEEDS SHALL HAVE 8" OF TOPSOIL AND ALL PLANTING BEDS SHALL HAVE 12" OF TOPSOIL. TOPSOIL SHALL BE COARSE, FRANK, SANDY, CLEAN, CLEAR AND FREE OF TOXIC MATERIAL, WEEDS, WETTED SEEDS, ROCKS, GRAVEL OR OTHER FOREIGN MATERIAL LARGER THAN 3" IN ANY DIMENSION. ALL FROM IS TO I.L.S.
- TOPOIL FROM SITE SHALL BE USED IF MEETING THESE STANDARDS. PLACE IT IN CONTACT WITH ALL LANDSCAPE AREAS AND REVEALATION OF 4" OF TOPSOIL. BELOW SURFACE OF WALKS AND CURBS IN AREAS TO BE SEEDING AND 2" IN PLANTING AREAS. ALL TOPOIL SHALL BE RENEWED PER YEAR. ALL TOPOIL SHALL BE RENEWED PER YEAR.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTER'S APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT.
- PLANT MATERIAL SHALL NOT BE SUBSTITUTED WITHOUT THE WRITTEN PERMISSION OF OWNER. SUBMIT NAMES OF THREE SUPPLIERS FOR EACH PLANTING BED. QUANTITIES SHALL BE COMPLETELY REMOVED FROM TREES.
- NO TREES SHALL BE PLANTED UNDER 10' OF WATER TABLE OR UNDERGROUND UTILITY LINES.
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LANDSCAPE IRRIGATION SYSTEM

ALL PLANTING AREAS SHALL BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE IRRIGATION CONTROLLER WILL INCLUDE SENSORS TO MONITOR AND REGULATE WATERING. IRRIGATION TIMES SHALL BE ADJUSTED TO MATCH LOCAL WEATHER CONDITIONS. IRRIGATION TIMES SHALL BE ADJUSTED TO MATCH LOCAL WEATHER CONDITIONS. IRRIGATION TIMES SHALL BE ADJUSTED TO MATCH LOCAL WEATHER CONDITIONS.

RIGHT-OF-WAY LANDSCAPE MAINTENANCE

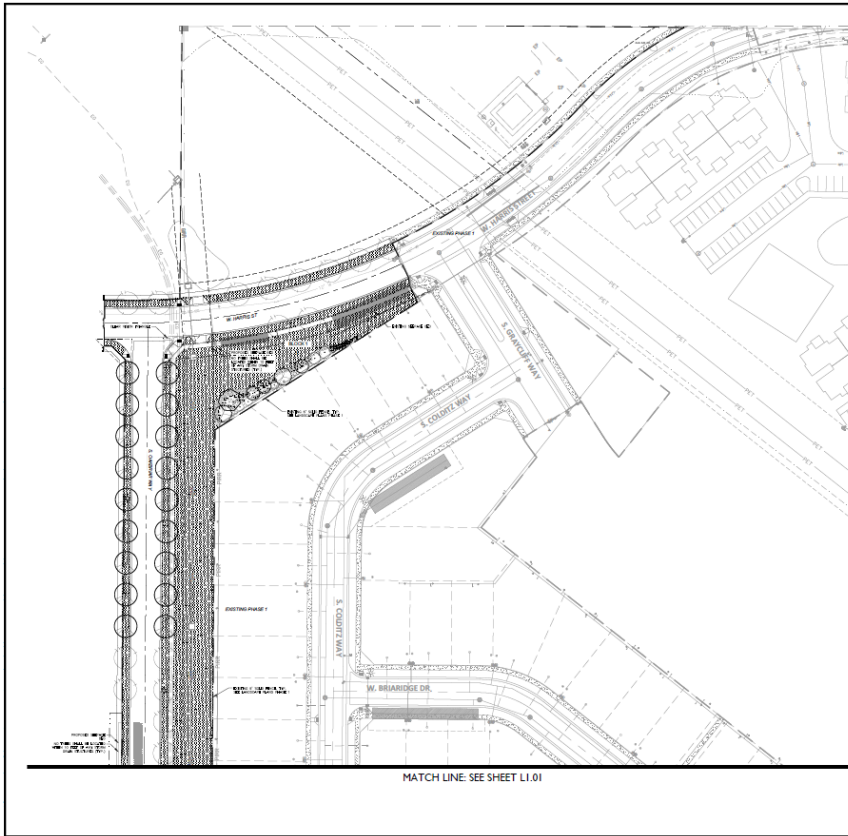
THE MAINTENANCE OF ALL LANDSCAPE AREAS WITHIN THE RIGHT-OF-WAY IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

PLANTING LEGEND

TREES	BOTANICAL NAME / COMMON NAME	SIZE	MATURE SIZE	QTY
+	Acer platanoides 'Colmanii' / Common Norway Maple	2" Cal. 8.68	25' x 15'	13
+	Acer platanoides 'Colmanii' / Common Norway Maple	2" Cal. 8.68	35' x 20'	12
+	Acer rubrum 'Franklinii' / Red Spotted Maple	2" Cal. 8.68	45' x 25'	23
+	Betula nigra / River Birch	2" Cal. 8.68	35' x 25'	11
+	Fraxinus pennsylvanica 'Climax' / Common Ash	2" Cal. 8.68	35' x 25'	6
+	Jumpers asplenifolia 'Spiraloc' / Spreader Juniper	2" Cal. 8.68	20' x 3'	3
+	Malva 'Spring Snow' / Spring Snow	2" Cal. 8.68	20' x 15'	3
+	Pinus strobus 'Pendula' / Black Hills Spruce	2" Cal. 8.68	25' x 15'	3
+	Pinus glauca 'Densata' / Dwarf Blue Spruce	2" Cal. 8.68	45' x 20'	2
+	Pinus strobus 'Pendula' / Black Hills Spruce	2" Cal. 8.68	35' x 25'	42
+	Tilia americana 'Beckhoffii' / Bloodwood Linden	2" Cal. 8.68	35' x 25'	42

SPRINKLERS & SPRINGHEADS	BOTANICAL NAME / COMMON NAME	SIZE	MATURE SIZE	QTY
⊙	Corvus alba 'Ballif' / Horned Lark	5 Gal.	6" x 6"	17
⊙	Juncus horizontalis 'Blue Chip' / Blue Chip Juniper	5 Gal.	2' x 4'	17
⊙	Juniperus horizontalis 'Seward' / Seward Juniper	5 Gal.	2' x 4'	17
⊙	Juniperus horizontalis 'Seward' / Seward Juniper	5 Gal.	2' x 4'	17
⊙	Juniperus horizontalis 'Seward' / Seward Juniper	5 Gal.	2' x 4'	17
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⊙	Juniperus horizontalis 'Seward' / Seward Juniper	5 Gal.	2' x 4'	17
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GRASSES	BOTANICAL NAME / COMMON NAME	SIZE	MATURE SIZE	QTY
+	Stenotaphrum secundatum 'Olivetum' / Dwarf Feather Grass	2 Gal.	17" x 17"	33
+	Festuca glauca 'Sight Blue' / Blue Fescue	2 Gal.	17" x 17"	33
+	Stenotaphrum secundatum 'Olivetum' / Dwarf Feather Grass	2 Gal.	17" x 17"	33
+	Festuca glauca 'Sight Blue' / Blue Fescue	2 Gal.	17" x 17"	33
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+	Festuca glauca 'Sight Blue' / Blue Fescue	2 Gal.	17" x 17"	33
+	Stenotaphrum secundatum 'Olivetum' / Dwarf Feather Grass	2 Gal.	17" x 17"	33
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+	Festuca glauca 'Sight Blue' / Blue Fescue	2 Gal.	17" x 17"	33
+	Stenotaphrum secundatum 'Olivetum' / Dwarf Feather Grass	2 Gal.	17" x 17"	33
+	Festuca glauca 'Sight Blue' / Blue Fescue	2 Gal.	17" x 17"	33
+	Stenotaphrum secundatum 'Olivetum' / Dwarf Feather Grass	2 Gal.	17" x 17"	33
+	Festuca glauca 'Sight Blue' / Blue Fescue	2 Gal.	17" x 17"	33
+	Stenotaphrum secundatum 'Olivetum' / Dwarf Feather Grass	2 Gal.	17" x 17"	33
+	Festuca glauca 'Sight Blue' / Blue Fescue	2 Gal.	17" x 17"	33
+	Stenotaphrum secundatum 'Olivetum' / Dwarf Feather Grass	2 Gal.	17" x 17"	33
+	Festuca glauca 'Sight Blue' / Blue Fescue	2 Gal.	17" x 17"	33
+	Stenotaphrum secundatum 'Olivetum' / Dwarf Feather Grass	2 Gal.	17" x 17"	33
+	Festuca glauca 'Sight Blue' / Blue Fescue	2 Gal.	17" x 17"	33
+	Stenotaphrum secundatum 'Olivetum' / Dwarf Feather Grass	2 Gal.	17" x 17"	33
+	Festuca glauca 'Sight Blue' / Blue Fescue	2 Gal.	17" x 17"	33
+	Stenotaphrum secundatum 'Olivetum' / Dwarf Feather Grass	2 Gal		



PLANTING LEGEND

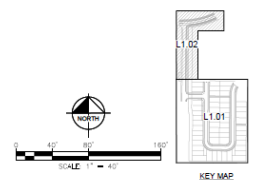
SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	MATURE SIZE
⊕	Acer glaberrimum 'Columbianum' / Columbus Norway Maple	2" Cal, 888	35' x 35'
⊕	Acer glaberrimum 'Columbianum' / Columbus Norway Maple	2" Cal, 888	35' x 20'
⊕	Acer rubrum 'Franksford' / Red-Summer Maple	2" Cal, 888	45' x 25'
⊕	Betula nigra / Sweet Birch	2" Cal, 888	35' x 25'
⊕	Fraxinus pennsylvanica 'Climax' / Common Ash	2" Cal, 888	35' x 25'
⊕	Juglans nigra 'Seymour' / Black Walnut	2" Cal, 888	35' x 25'
⊕	Malus 'Spring Snow' / Spring Snow Crabapple	2" Cal, 888	35' x 15'
⊕	Prunella americana / Black Hills Spruce	2" Cal, 888	25' x 15'
⊕	Pinus plumbosa 'Columbian Blue' / Colorado Blue Spruce	2" Cal, 888	45' x 20'
⊕	Tilia americana 'Tuckermant' / Blackwood Linden	2" Cal, 888	35' x 25'

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	MATURE SIZE
⊕	Cornus alba 'Spartea' / Harry's Male Dogwood	5 Gal.	6' x 6'
⊕	Amelanchier canadensis 'Blue Chip' / Blue Chip Juniper	5 Gal.	7' x 6'
⊕	Physocarpus opulifolius 'Seward' / Seward White Ribwort	5 Gal.	5' x 4'
⊕	Pinus pungens 'Golbin' / Dwarf Blue Pine	5 Gal.	4' x 4'
⊕	Pinus strobus 'Blue Slave' / Dwarf Blue Pine	5 Gal.	4' x 4'
⊕	Rosa 'Mendocino' P.P. #13,148 / Grand Old Climbing Rose	5 Gal.	7' x 2.5'
⊕	Spiraea japonica 'Waldbrunn' P.P. #9363 / Magic Carpet Spirea	5 Gal.	7' x 2'

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	MATURE SIZE
⊕	Comarostaphylis v. subsericea 'Chimney' / Dwarf Feather Grass	1 Gal.	7' x 2'
⊕	Festuca glauca 'Tipton Blue' / Blue Fescue	3 Gal.	12' x 12'
⊕	Elymus elymoides 'Blue Flax' / Blue Flax	1 Gal.	18" x 2'
⊕	Pennisetum americanum / Pennine Sage	1 Gal.	8" x 2'

MATERIALS

SYMBOL	DESCRIPTION
⊕	Dark Mulch
⊕	2" Depth, Shredded Organic Hardwood Bark Mulch
⊕	6" Polypropylene Mesh
⊕	6" Solid Vinyl Fence
⊕	6" Semi-Private Vinyl Fence

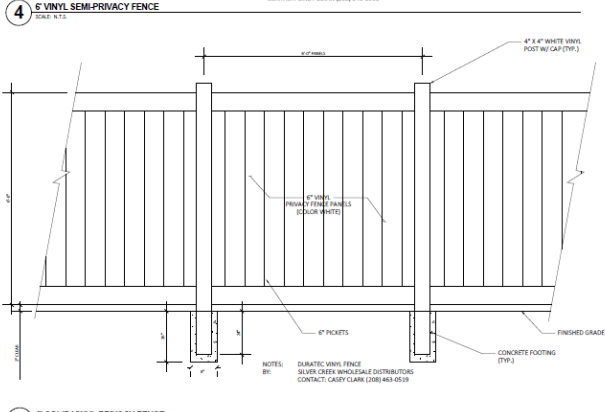
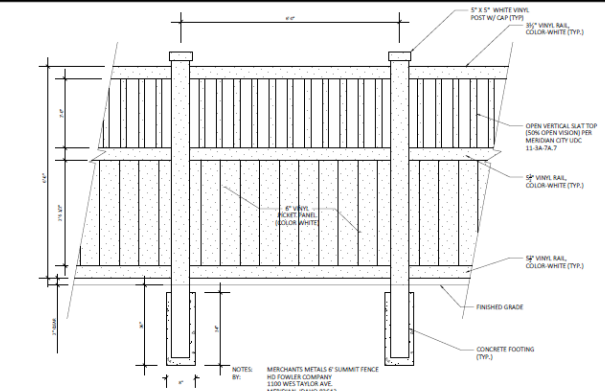
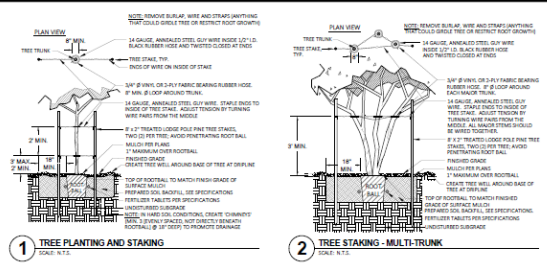


MATCH LINE: SEE SHEET LI.01

LANDSCAPE PLAN
 GRAYCLIFF ESTATES
 GRAYCLIFF SUBDIVISION - PHASE 2
 350 W. GUYARD HWY., WASHINGTON, MISSISSIPPI 39201

Kimley»Horn
 MISSISSIPPI REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 31479

LI.02



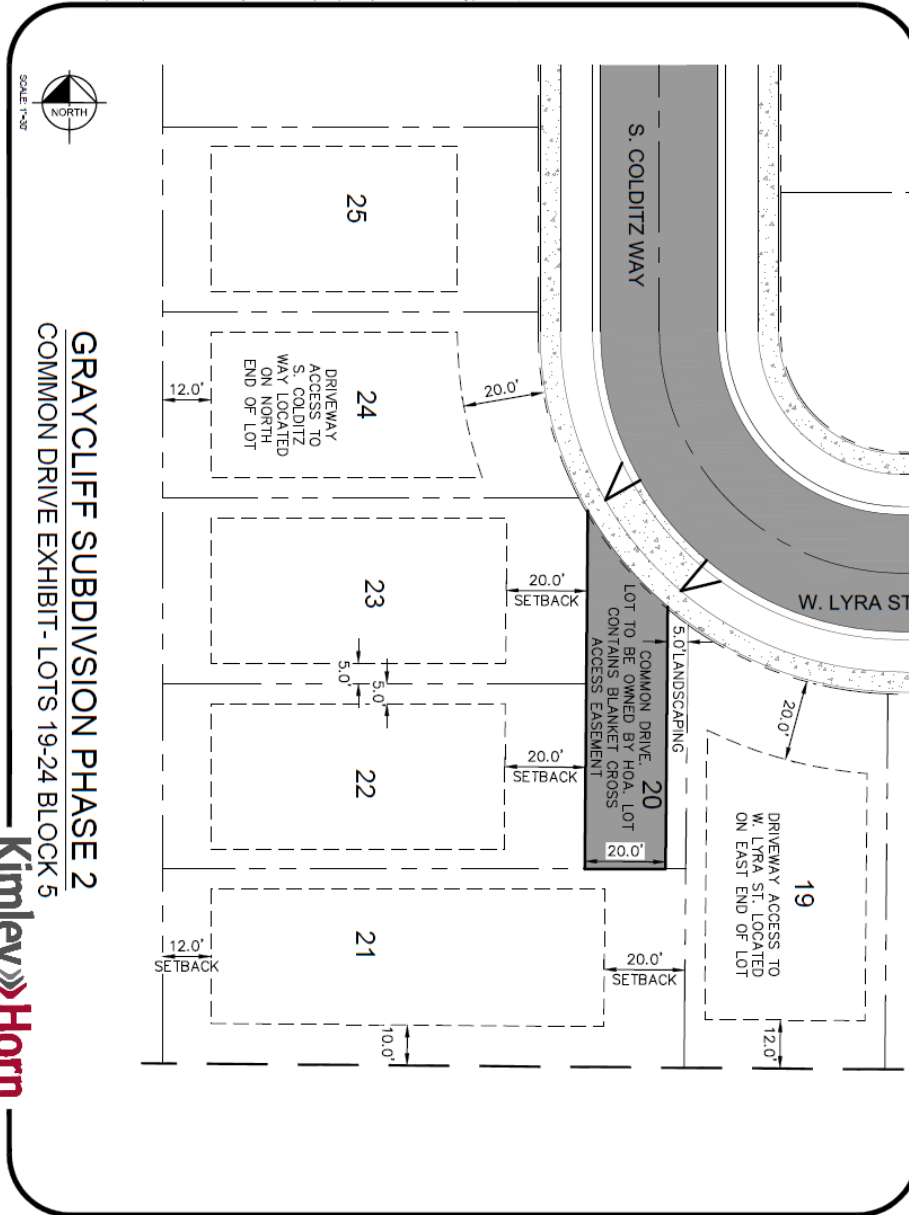
LANDSCAPE DETAILS
 GRAYCLIFF ESTATES
 GRAYCLIFF SUBDIVISION - PHASE 2
 350 W. GUYARD HWY., WASHINGTON, MISSISSIPPI 39201

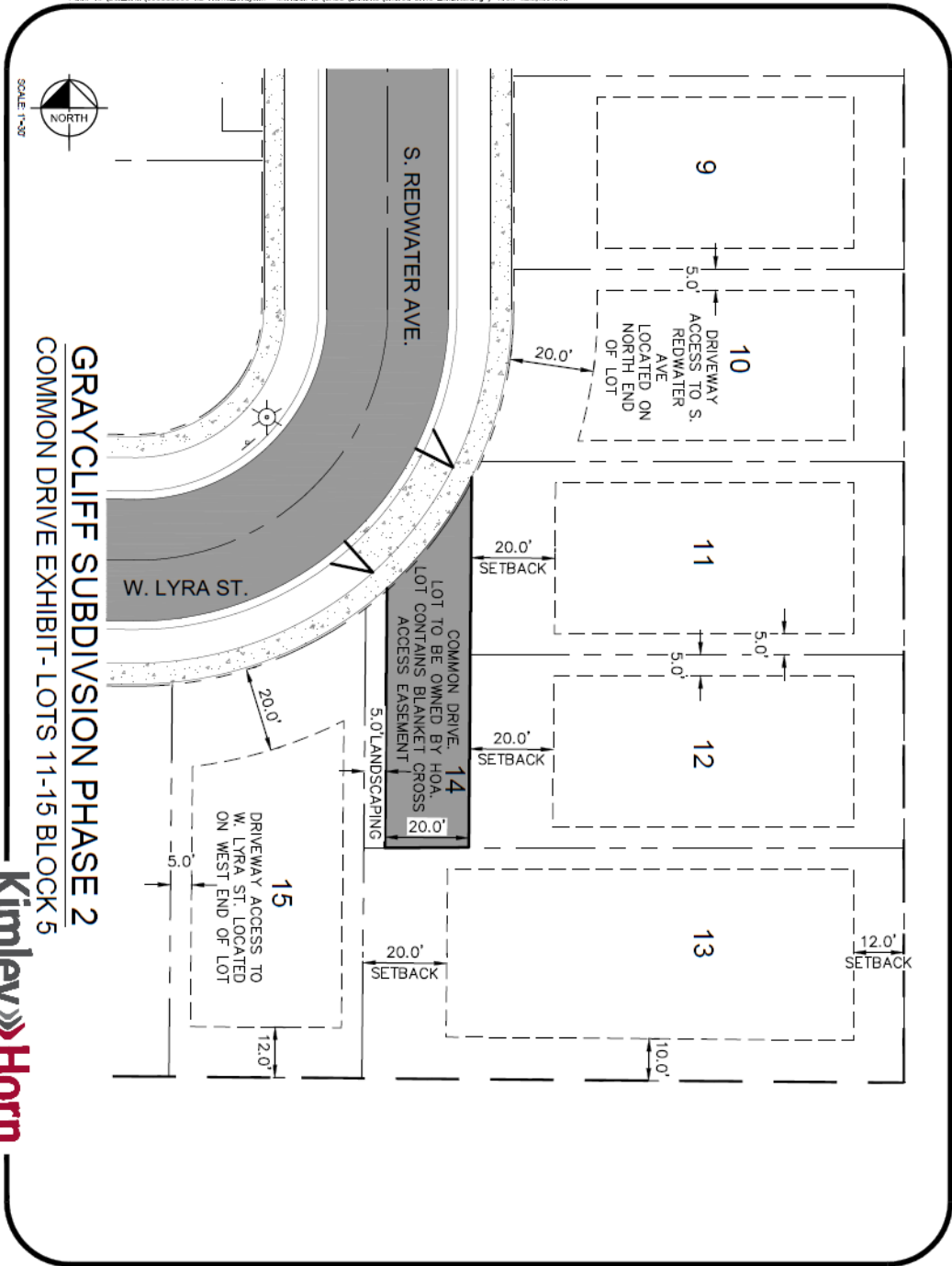
Kimley»Horn
 MISSISSIPPI REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 31479

LI.03

D. Common Driveway Exhibits

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GRAYCLIFF SUBDIVISION PHASE 2
COMMON DRIVE EXHIBIT - LOTS 11-15 BLOCK 5



VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

Site Specific Conditions:

1. Applicant shall meet all terms of the approved annexation (Development Agreement - Inst. #2015-112095, 1st Addendum Inst. #2019-086664, and 2nd Addendum Inst. #2020-066784) and preliminary plat (H-2019-0129) applications approved for this site.
2. The applicant shall obtain the City Engineer's signature on the subject final plat within two years of the City Engineer's signature on the previous phase final plat (on or before December 23, 2023); *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 Land Solutions, stamped by Clinton W. Hansen, dated: 1/6/2022, included in Section V.B shall be revised as follows:
 - a. Note #8: “. . . Lot 1, Block 27 is reserved for a City of Meridian well lot. Lot 2, Block 27 is reserved for a City of Meridian Park, unless the City Council determines a public park is not preferred in this development. . . .”
 - b. Graphically depict the ACHD storm water drainage easements referenced in Note # 9.
 - c. Note #12: Include the recorded instrument number for the CC&R's.
 - d. Add note: “The bottom of structural footing shall be set a minimum of 12-inches above the highest established normal ground water elevation.”
 - e. Include the recorded instrument number for the ACHD permanent easement line noted in the Legend.
 - f. Include the recorded instrument number for the existing ACHD permanent easement graphically depicted on the plat.
 - g. Depict the public pedestrian easement for the multi-use pathway across Lot 2, Block 7 and include the recorded instrument number for the easement.

A copy of the revised plat shall be submitted with the final plat for City Engineer signature.

5. The landscape plan prepared by Kimley Horn, dated 01/14/2022, included in Section V.C, shall be revised as follows:
 - a. The street buffer along S. Oakbriar Way shall include shrubs and other vegetative groundcover; and trees shall be depicted within the buffer south of W. Learmont St. outside of the Sundell lateral easement as set forth in UDC 11-3B-7C.3 and as depicted on the preliminary plat landscape plan. Revise the Landscape Requirements table accordingly.
 - b. Depict shrubs and other vegetative groundcover along all pathways as set forth in UDC 11-3B-12C.2.
 - c. Include the total linear footage of parkways (minus 26' for each driveway) and the required vs. provided number of trees in the Landscape Requirements table. *In areas where there is an ACHD storm water drainage easement that prohibits trees, the required trees shall be placed elsewhere on the site.*
 - d. Depict landscaping within Lot 2, Block 7 in accord with the standards listed in UDC [11-3G-3E](#); and a 10-foot wide multi-use pathway with landscaping along the pathway in accord with the standards listed in UDC [11-3B-12C](#). *Note: The improvements in this lot are not required*

to be installed until the larger park area develops. If the City Council determines a public park is not preferred in this development, the area shall be developed as private open space for the development.

A copy of the revised landscape plan shall be submitted with the final plat for City Engineer signature.

Note: Alternative Compliance to UDC 11-3B-12C for the landscaping (i.e. trees) required adjacent to the multi-use pathway and to UDC 11-3G-3E.2 for the landscaping (i.e. trees) required within common open space within the Williams pipeline easement on Lot 2, Block 7 was previously approved with H-2018-0054. A total of 35 additional trees were required to be provided within the development (or within another City park as determined appropriate by the Planning Division and Park's Department) based on the calculations provided.

6. All development within the Williams Northwest Pipeline easement must adhere to the most current standards in the Williams Gas Pipeline Developers' Handbook.
7. Future development shall be consistent with the minimum dimensional standards listed in [UDC Table 11-2A-6](#) for the R-8 zoning district.
8. Future homes within the development shall be generally consistent with the building elevations referenced in the Development Agreement (Inst. #[2020-066784](#)).
9. The rear and/or side elevations of 2-story homes abutting the collector streets (W. Harris St. and S. Oakbriar Way) on Lots 14-15, Block 1 and Lots 21-32, Block 5, 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 public street. *Single-story structures are exempt from this requirement.*
10. Common driveways shall be paved with a surface with the capability of supporting fire vehicles and equipment in accord with UDC 11-6C-3D.4.
11. A perpetual ingress/egress easement shall be filed with the Ada County Recorder for the common driveways, which shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment as set forth in UDC 11-6C-3D.8; **a copy of said easement shall be submitted to the Planning Division prior to signature on the final plat by the City Engineer.**
12. Homes on Lots 11-13 and 21-23, Block 5 shall comply with the setbacks depicted on the common driveway exhibits in Section V.D.
13. The well lot (i.e. Lot 1, Block 7) shall be conveyed to the City of Meridian by deed after the plat is recorded, prior to issuance of the first Certificate of Occupancy within the development.
14. The City park lot (i.e. Lot 2, Block 7) shall be conveyed to the City of Meridian by deed at such time as the larger park area is also conveyed to the City that lies in the adjacent Brundage Estates and Biltmore Estates subdivisions. If determined by the City Council that a public park is *not* preferred in this development, this lot shall be improved as private open space for the development. In the interim, this lot shall be maintained by the Homeowner's Association and kept free of weeds.
15. A surety valid for a period of three (3) years shall be submitted to the City for the 10' wide multi-use pathway, landscaping and irrigation improvements on Lot 2, Block 7, the future City park lot, prior to signature on the final plat by the City Engineer; the surety may be required to be extended if the remainder of the land designated for a City Park isn't ready to develop at that time. If the City Council determines a City park is not preferred in this development during the

aforementioned time period (or the extended time period, as applicable), the surety will be released and the lot shall be improved as private open space for the development; or, if ownership of the lot is transferred to the developer of the adjacent parcels for improvement as a City Park and that developer agrees to improve the lot as part of the future City Park, the surety will be released. Landscaping/irrigation shall not be installed on this lot until the larger 11+/- acre park area is ready to be developed that is also part of Biltmore Estates and Brundage Estates subdivisions.

16. Prior to signature of the final plat by the City Engineer, the applicant shall provide a letter from the United States Postal Service stating that the applicant has received approval for the location of mailboxes. Contact the Meridian Postmaster, Sue Prescott, at 208-887-1620 or Susan.L.Prescott@usps.gov for more information.
17. All fencing shall comply with the standards of UDC 11-3A-7C.
18. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat and/or development agreement does not relieve the Applicant of responsibility for compliance.

B. Public Works

Site Specific Conditions:

1. Water valve spacing shall not exceed 800 feet.
2. Water blowoffs should be installed per City standard drawing W13.
3. Manholes shall be placed in the roadway whenever possible. Manhole SSMH B3 and SSMH B2 are currently located in the sidewalk and common driveway and must be moved to the roadway.
4. Separation between infiltration trench and sewer main is 10 foot minimum.
5. The streetlight plan has not been approved. The streetlights will need to be installed and operational, with approved record drawing, before any form of occupancy.
6. No geotechnical report was provided with this application. A geotechnical report will be required to be submitted and reviewed prior to signature of the final plat.

General Conditions:

7. 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.
8. 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.
9. 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.
10. 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.
11. 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.

12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
18. Developer shall coordinate mailbox locations with the Meridian Post Office.
19. All grading of the site shall be performed in conformance with MCC 11-1-4B.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.

25. 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.
26. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
27. 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.
28. 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.
29. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 9-1-28.C.1). 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.
30. 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.