

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT

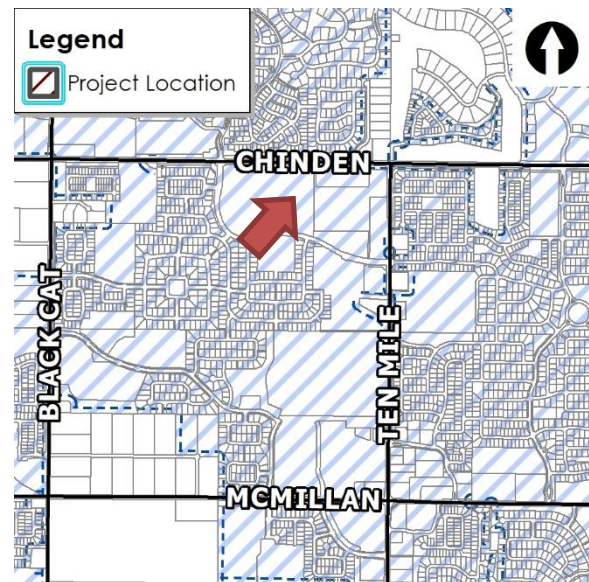


HEARING DATE: 1/26/2021

TO: Mayor & City Council
FROM: Sonya Allen, Associate Planner
208-884-5533

SUBJECT: FP-2020-0016
Bainbridge Subdivision No. 12

LOCATION: South side of W. Chinden Blvd./
SH 20-26, approximately 1/3 mile west
of N. Ten Mile Rd., in the NE ¼ of
Section 27, T.4., R.1W.



I. PROJECT DESCRIPTION

The Applicant proposes a Final Plat consisting of 59 building lots and 5 common lots on 11.71 acres of land in the R-15 zoning district.

This project was included in the Bainbridge North Subdivision preliminary plat but will be constructed as the 12th phase of Bainbridge Subdivision, the development to the south.

II. APPLICANT INFORMATION

A. Applicant:

Kody Daffer, Brighton Development – 2929 W. Navigator Dr., Ste. 400, Meridian, ID 83642

B. Owner:

Brighton Investments, Inc. – 2929 W. Navigator Dr., Ste. 400, Meridian, ID 83642

C. Representative:

Same as Applicant

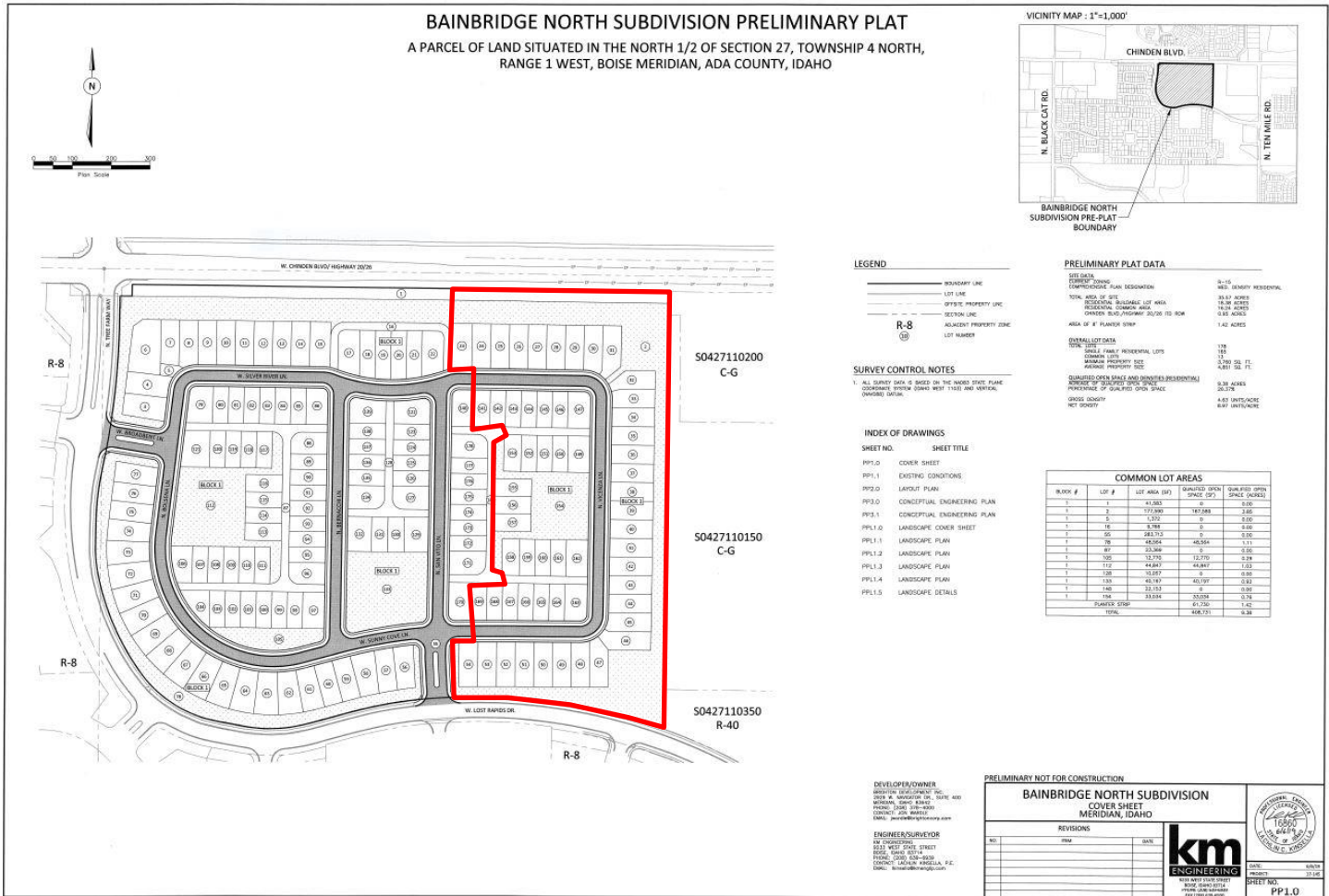
III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2019-0074 – Bainbridge North) in accord with the requirements listed in UDC 11-6B-3C.2. Because the number of buildable lots and common area is the same as shown on the approved preliminary plat, staff deems the final plat in substantial compliance with the approved preliminary plat as required.

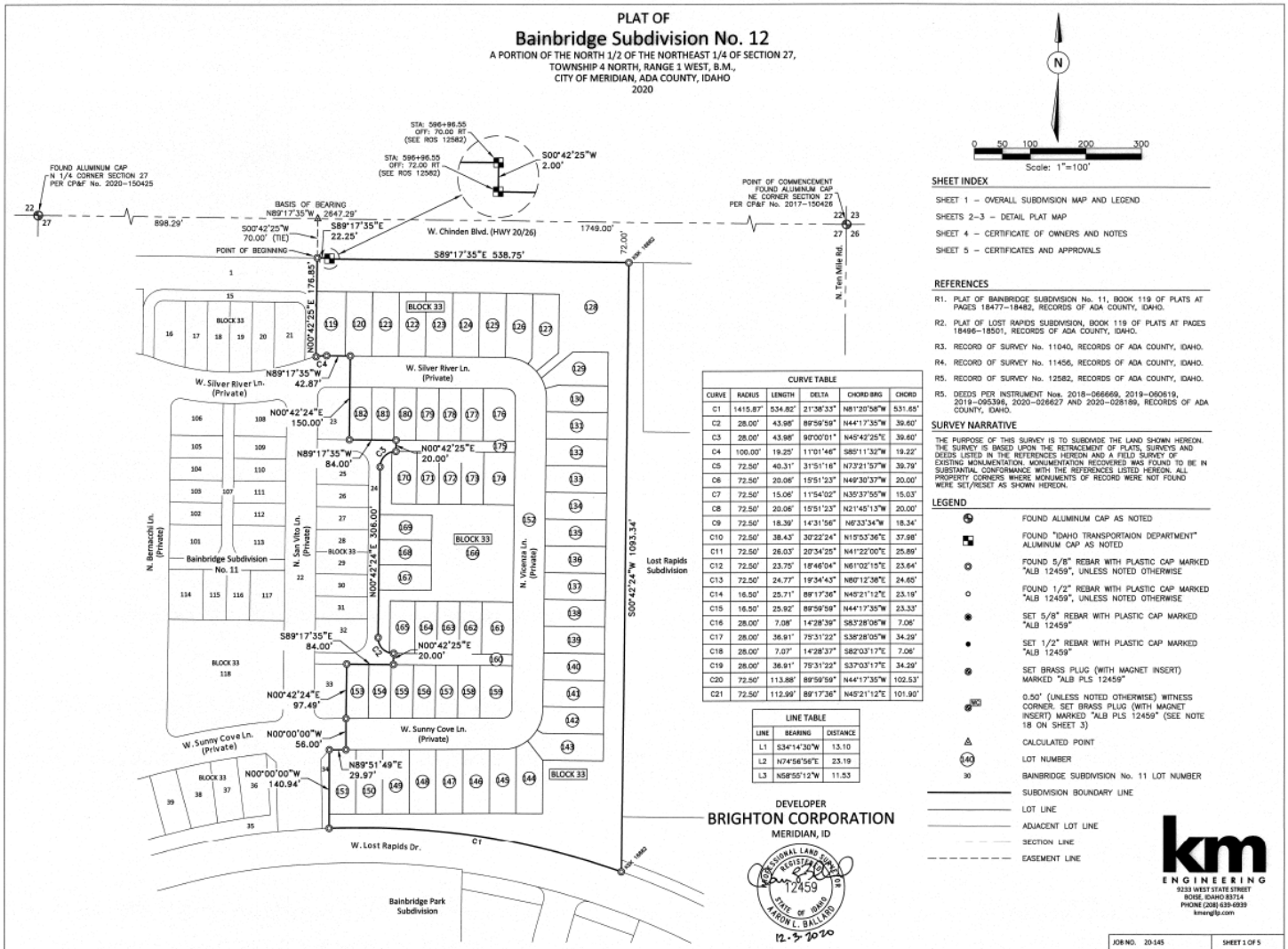
Staff recommends approval of the proposed final plat within the conditions noted in Section VIII of this report.

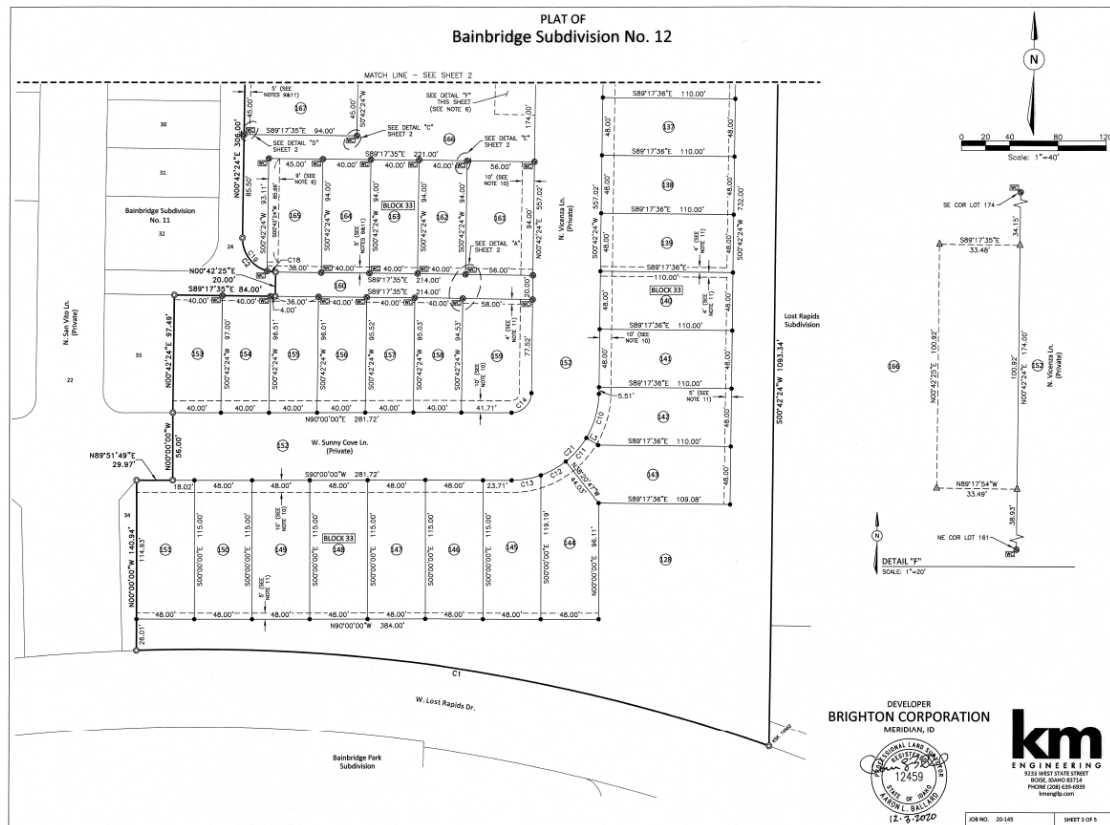
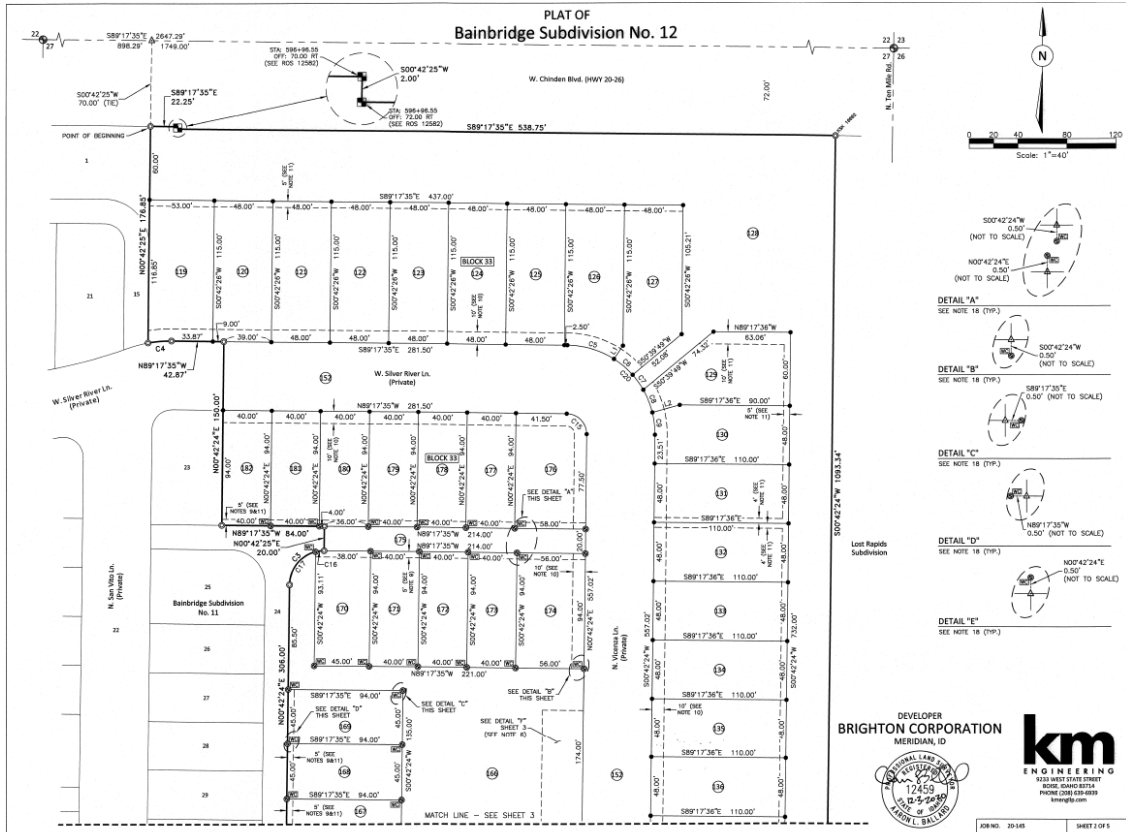
V. EXHIBITS

A. Preliminary Plat (date: 6/6/19)



B. Final Plat (date: 12/3/2020) & Privat Street Cross-Section





PLAT OF
Bainbridge Subdivision No. 12

CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED.

A PARCEL OF LAND SITUATED IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 1 WEST, S.W.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 27, WHICH BEARS S89°17'35"E A DISTANCE OF 2,647.29 FEET FROM AN ALUMINUM CAP MARKING THE NORTH 1/4 CORNER OF SAID SECTION 27, THENCE FOLLOWING THE NORTHERLY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, N89°17'35"W A DISTANCE OF 1,748.00 FEET; THENCE LEAVING SAID NORTHERLY LINE, S00°42'25"W A DISTANCE OF 70.00 FEET TO A FOUND 5/8-INCH REBAR ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST CHODEN BOULEVARD AND THE EASTERLY BOUNDARY OF BANBRIDGE SUBDIVISION NO. 11 (BOOK 119 OF PLATS AT PAGES 18,477 THROUGH 18,482, RECORDED OF ADA COUNTY, IDAHO) AND BEING THE POINT OF BEGINNING.

THENCE LEAVING SAID EASTERLY BOUNDARY AND FOLLOWING SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. S89°17'35"E A DISTANCE OF 22.25 FEET TO A FOUND ALUMINUM CAP;
2. S00°42'25"W A DISTANCE OF 2.00 FEET TO A FOUND ALUMINUM CAP;
3. S89°17'35"E A DISTANCE OF 538.75 FEET TO A FOUND 5/8-INCH REBAR ON THE WESTERLY BOUNDARY OF LOST RAPIDS SUBDIVISION (BOOK 119 OF PLATS AT PAGES 18,496 THROUGH 18,501, RECORDED OF ADA COUNTY, IDAHO).

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE AND FOLLOWING SAID WESTERLY BOUNDARY, S00°42'24"W A DISTANCE OF 1,093.34 FEET TO A FOUND 5/8-INCH REBAR ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST LOST RAPIDS DRIVE; THENCE LEAVING SAID WESTERLY BOUNDARY AND FOLLOWING SAID NORTHERLY RIGHT-OF-WAY LINE, S34.82°E FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,415.87 FEET, A DELTA ANGLE OF 21°30'33", A CHORD BEARING OF N81°20'58"W AND A CHORD DISTANCE OF 531.65 FEET TO A FOUND 5/8-INCH REBAR ON THE EASTERLY BOUNDARY OF SAID BANBRIDGE SUBDIVISION NO. 11;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE AND FOLLOWING SAID EASTERLY BOUNDARY THE FOLLOWING FIFTEEN (15) COURSES:

1. N00°01'00"W A DISTANCE OF 140.84 FEET TO A FOUND 5/8-INCH REBAR;
2. N89°51'48"E A DISTANCE OF 28.97 FEET TO A FOUND 5/8-INCH REBAR;
3. N00°01'00"W A DISTANCE OF 56.00 FEET TO A FOUND 5/8-INCH REBAR;
4. N00°42'24"E A DISTANCE OF 97.48 FEET TO A FOUND 5/8-INCH REBAR;
5. S89°17'35"E A DISTANCE OF 84.00 FEET TO A FOUND 5/8-INCH REBAR;
6. N00°42'22"E A DISTANCE OF 20.00 FEET TO A FOUND 5/8-INCH REBAR;
7. S43.98°E FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 28.00 FEET, A DELTA ANGLE OF 89°59'59", A CHORD BEARING OF N44°17'35"W AND A CHORD DISTANCE OF 39.80 FEET TO A FOUND 5/8-INCH REBAR;
8. N00°42'24"E A DISTANCE OF 306.00 FEET TO A FOUND 5/8-INCH REBAR;
9. S43.98°E FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 28.00 FEET, A DELTA ANGLE OF 90°07'01", A CHORD BEARING OF N45°42'25"E AND A CHORD DISTANCE OF 39.80 FEET TO A FOUND 5/8-INCH REBAR;
10. N00°42'25"E A DISTANCE OF 20.00 FEET TO A FOUND 5/8-INCH REBAR;
11. N89°17'35"W A DISTANCE OF 84.00 FEET TO A FOUND 5/8-INCH REBAR;
12. N00°42'24"E A DISTANCE OF 100.00 FEET TO A FOUND 5/8-INCH REBAR;
13. N89°17'35"W A DISTANCE OF 42.87 FEET TO A FOUND 5/8-INCH REBAR;
14. S43.98°E FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 11°01'46", A CHORD BEARING OF S89°11'32"W AND A CHORD DISTANCE OF 19.22 FEET TO A FOUND 5/8-INCH REBAR;
15. N00°42'25"E A DISTANCE OF 176.85 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 11.71 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE PRIVATE ROADS AND THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHTS TO USE SAID PRIVATE ROADS AND EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. ALL LOTS WITHIN THIS PLAT WILL RECEIVE WATER SERVICE FROM THE CITY OF MERIDIAN AND SAID CITY HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.

JONATHAN D. WARDLE, PRESIDENT
BRIGHTON DEVELOPMENT, INC.

ACKNOWLEDGMENT

STATE OF IDAHO)
ADA COUNTY) SS

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON _____, 20____, BY JONATHAN D. WARDLE, AS PRESIDENT OF BRIGHTON DEVELOPMENT, INC.

SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES _____

NOTES

- MINIMUM BUILDING SETBACK LINES SHALL CONFORM TO THOSE APPROVED WITH THE PLANNED UNIT DEVELOPMENT (PUD) 2014-0074 AND AS REQUIRED BY THE LOC. 11-7-AA-1 PER THE STANDARDS LISTED IN LOC. TABLE 11-2A-7. SIDE LOT LINES WITH A 5-FOOT SETBACK ARE LABELED ON SHEETS 2 AND 3. ALL OTHER LOT LINES SHALL COMPLY WITH THE REQUIREMENTS ABOVE.
- THE BOTTOM OF STRUCTURAL FOOTINGS SHALL BE SET A MINIMUM OF 12-INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUND WATER ELEVATION.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN IN EFFECT AT THE TIME OF RESUBDIVISION.
- IRRIGATION WATER HAS BEEN PROVIDED FROM SETTLERS IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3605(1)(a). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM SETTLERS IRRIGATION DISTRICT.
- THIS DEVELOPMENT RECOGNIZES SECTION 32-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- LOTS 128, 152, 160, 166, AND 175, BLOCK 33 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE BANBRIDGE NORTH HOMEOWNERS ASSOCIATION, INC. THESE COMMON LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES, STORM DRAINAGE AND HOMEOWNERS ASSOCIATION PRESSURIZED IRRIGATION. A PORTION OF LOT 165, BLOCK 33 IS SUBJECT TO A STORM DRAINAGE EASEMENT AS SHOWN HEREON.
- LOT 152, BLOCK 33 (COMMON LOT) IS A PRIVATE ROAD AND MAINTENANCE FOR SAID LOT IS AS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS SUBDIVISION. THE RESTRICTIVE COVENANT FOR MAINTENANCE OF THE PRIVATE ROAD CANNOT BE MODIFIED AND THE HOMEOWNER'S ASSOCIATION CANNOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF THE CITY OF MERIDIAN.
- LOTS 160 AND 175, BLOCK 33 (COMMON LOTS) ARE SUBJECT TO A BLANKET EASEMENT FOR COMMON DRIVES TO PROVIDE ACCESS FOR THE RESIDENTIAL LOTS ADJACENT TO THESE LOTS. THE COMMON DRIVES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- WHERE DIMENSIONED AND SHOWN HEREON, THE LOT LINES CONTAIN AN EASEMENT (AS DIMENSIONED) FOR PUBLIC UTILITIES AS SHOWN HEREON.
- UNLESS OTHERWISE DIMENSIONED, ALL LOT LINES COMMON TO THE PRIVATE ROAD RIGHTS-OF-WAY (LOT 152, BLOCK 33) CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, CITY OF MERIDIAN STREET LIGHTS, HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION AND LOT DRAINAGE.
- WHERE DIMENSIONED AND SHOWN HEREON, THE LOT LINES CONTAIN AN EASEMENT (AS DIMENSIONED) FOR HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION.
- ALL OF LOT 152, BLOCK 33 AND A PORTION OF LOTS 160, 166 AND 175, BLOCK 33 ARE SUBJECT TO A SEWER AND WATER EASEMENT IN FAVOR OF THE CITY OF MERIDIAN PER INSTRUMENT NO. _____ OF ADA COUNTY RECORDS.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY AND THE CITY OF MERIDIAN.
- NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
- REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
- THIS SUBDIVISION WILL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE TO BE FILED FOR RECORD AT THE ADA COUNTY RECORDER'S OFFICE, AND MAY BE AMENDED FROM TIME TO TIME.
- DIRECT LOT ACCESS TO W. CHODEN BLVD. (HIGHWAY 20/26) AND W. LOST RAPIDS DR. IS PROHIBITED.
- THE WITNESS CORNERS SHOWN HEREON ARE 0.50' WITNESS CORNERS AND ARE SET AS FOLLOWS:
A) WITNESS CORNERS ALONG THE SOUTH SIDE OF LOTS 24, BLOCK 33 OF BANBRIDGE SUBDIVISION NO. 11 AND LOT 160, BLOCK 33 (LOTS 163-165) ARE SET N02°42'24"W A DISTANCE OF 0.50 FEET FROM THE TRUE LOT CORNER POSITION.
B) WITNESS CORNERS ALONG THE NORTH SIDE OF LOT 24, BLOCK 33 OF BANBRIDGE SUBDIVISION NO. 11 AND LOT 160, BLOCK 33 (LOTS 161-165) ARE SET S00°42'24"W A DISTANCE OF 0.50 FEET FROM TRUE LOT CORNER POSITION.
C) WITNESS CORNERS ALONG THE SOUTH SIDE OF LOT 166, BLOCK 33 (LOTS 161-165) ARE SET N02°42'24"E A DISTANCE OF 0.50 FEET FROM THE TRUE LOT CORNER POSITION.
D) WITNESS CORNERS ALONG THE WEST SIDE OF LOT 166, BLOCK 33 (LOTS 167-169) ARE SET S89°17'35"E A DISTANCE OF 0.50 FEET FROM THE TRUE LOT CORNER POSITION.
E) WITNESS CORNERS ALONG THE EAST SIDE OF LOT 24, BLOCK 33 OF BANBRIDGE SUBDIVISION NO. 11 (LOTS 167-169) ARE SET N89°17'35"W A DISTANCE OF 0.50 FEET FROM THE TRUE LOT CORNER POSITION.
F) WITNESS CORNERS ALONG THE SOUTH SIDE OF LOT 24, BLOCK 33 OF BANBRIDGE SUBDIVISION NO. 11 AND LOT 175, BLOCK 33 (LOTS 170-174) ARE SET N02°42'24"E A DISTANCE OF 0.50 FEET FROM THE TRUE LOT CORNER POSITION.
G) WITNESS CORNERS ALONG THE SOUTH SIDE OF LOTS 170-174, BLOCK 33 ARE SET S00°42'24"W A DISTANCE OF 0.50 FEET FROM THE TRUE LOT CORNER POSITION.
H) WITNESS CORNERS ALONG THE NORTH SIDE OF LOT 24, BLOCK 33 OF BANBRIDGE SUBDIVISION NO. 11 AND LOT 175 (LOTS 176-182) ARE SET S00°42'24"W A DISTANCE OF 0.50 FEET FROM THE TRUE LOT CORNER POSITION.

CERTIFICATE OF SURVEYOR

I, AARON L. BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF BANBRIDGE SUBDIVISION NO. 12 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL 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.

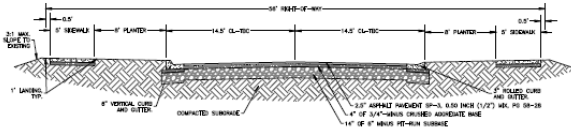
AARON L. BALLARD, P.L.S. 12459



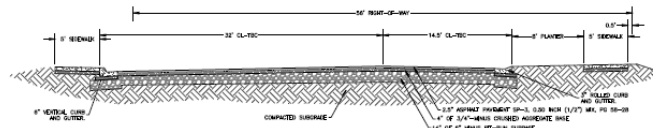
DEVELOPER
BRIGHTON CORPORATION
MERIDIAN, ID



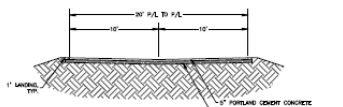
JOB NO. 20-145 SHEET 4 OF 5



A-A: TYPICAL LOCAL STREET SECTION (W. SUNNY COVE LN./N. VICENZA LN./W. SILVER RIVER LN.)
SCALE: NTS



B-B: TYPICAL LOCAL STREET SECTION (N. VICENZA LN. PARKING AREA)
SCALE: NTS



C-C: TYPICAL ALLEY (PRIVATE)
NTS



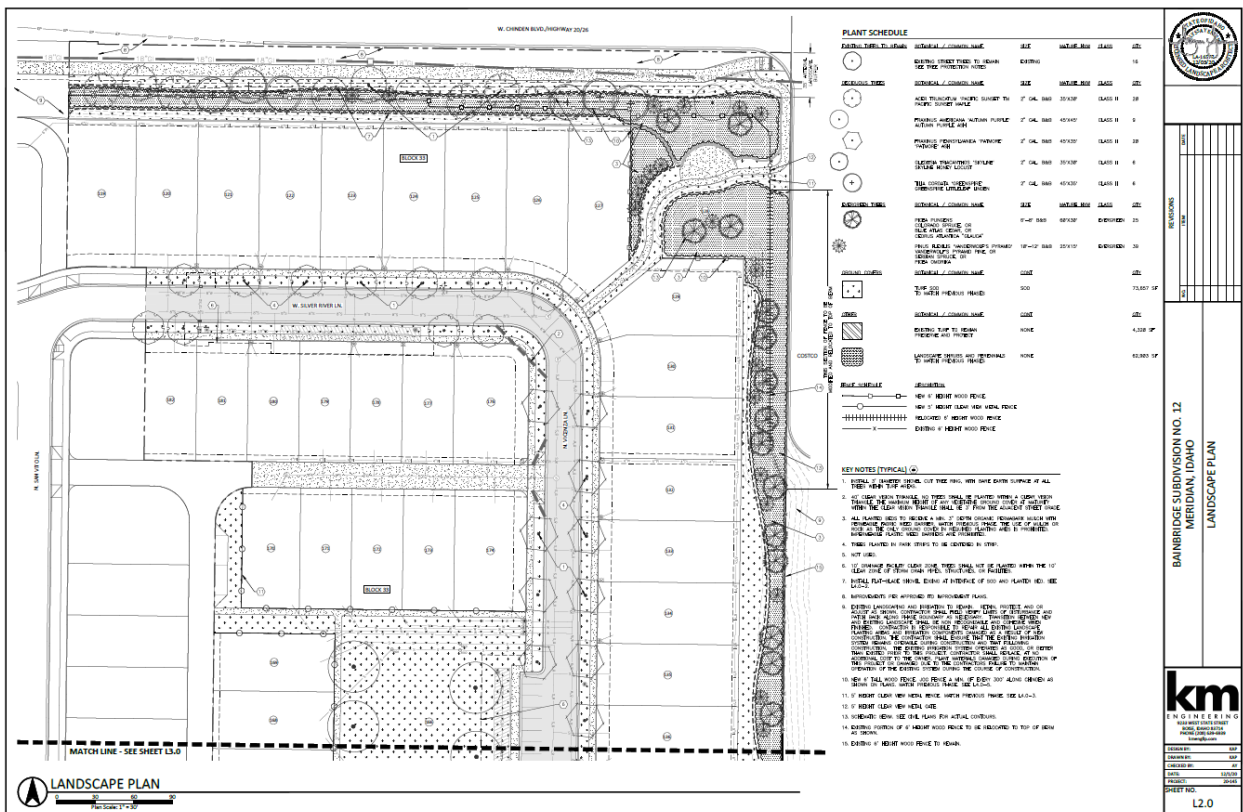
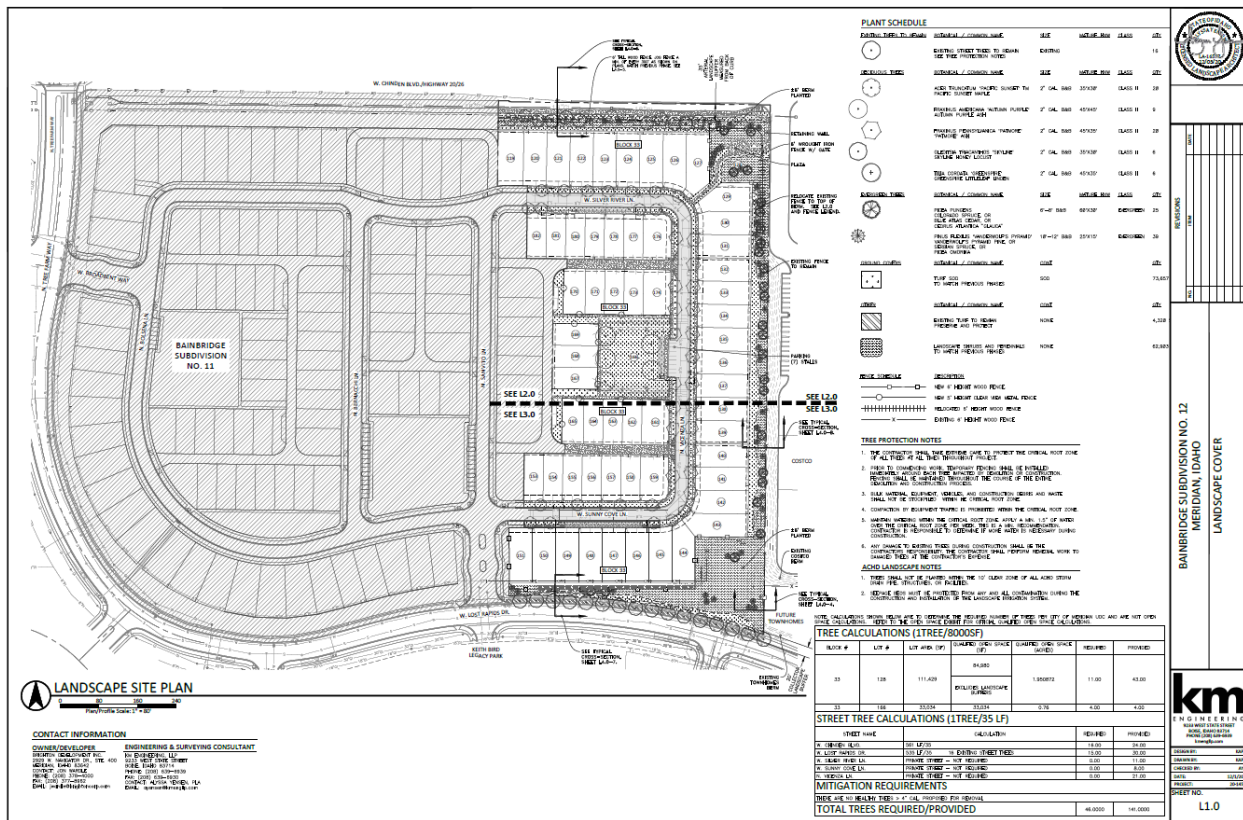
REVISIONS	DATE	BY	CHKD

BAINBRIDGE SUBDIVISION NO. 12
MERIDIAN, IDAHO
ROADWAY IMPROVEMENT PLANS
TYPICAL SECTIONS

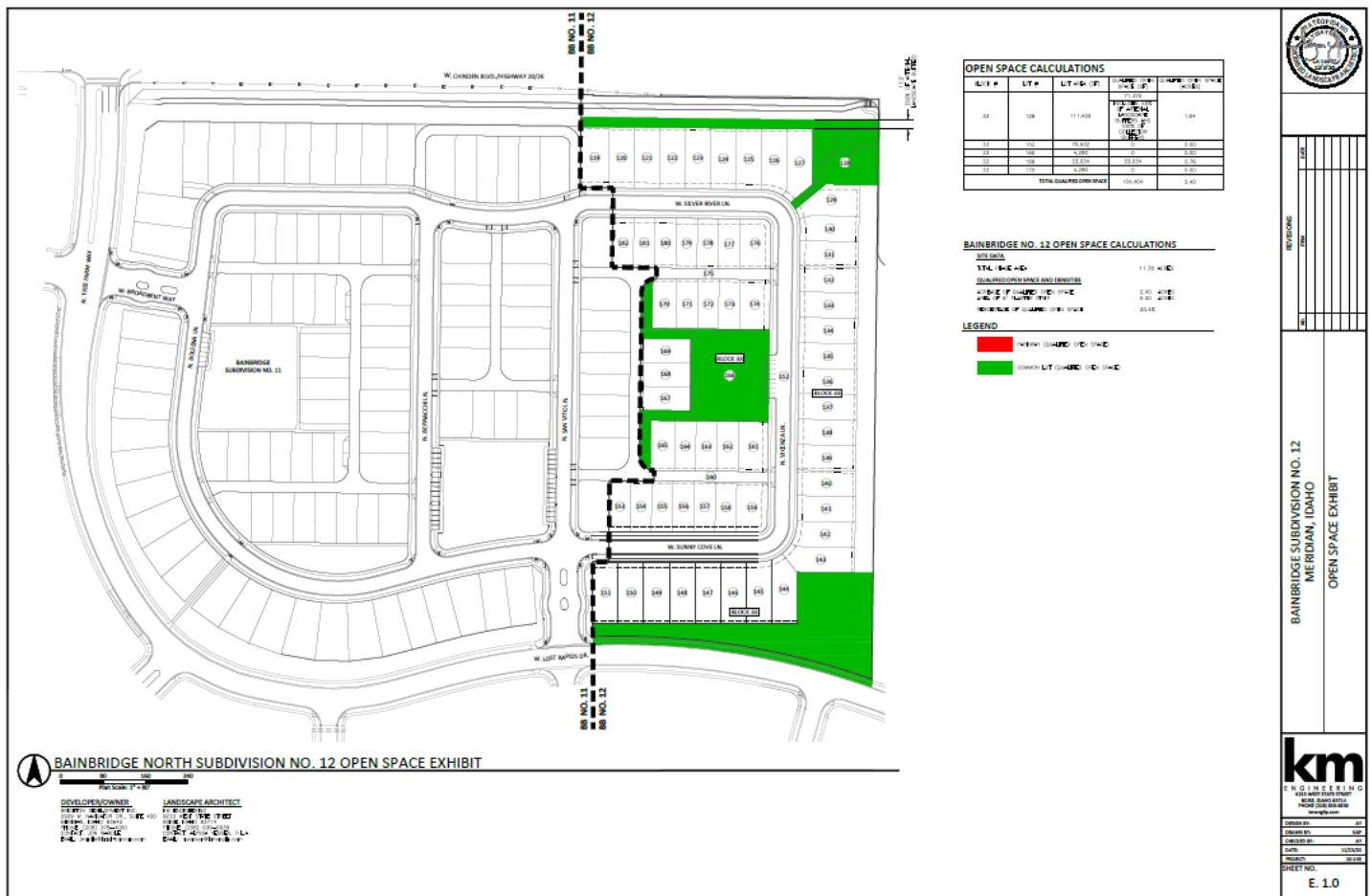
km
ENGINEERING
1000 S. 10TH AVE. SUITE 100
BOISE, IDAHO 83702
PHONE: 208.333.1000
FAX: 208.333.1001

DESIGNED BY	SEP
DRAWN BY	SEP
CHECKED BY	SEP
DATE	10/10/18
PROJECT NO.	20-101
SHEET NO.	C2.7

C. Landscape Plan (dated: 12/3/2020)



D. Open Space & Site Amenity Exhibits



[illegible]

#	NOTES
1.01	SEE MECHANICALS
1.02	CONDENSING UNITS, SEE MECH. PLANS
1.03	CONTROL ZONE
1.04	NEW SEWERS, SEE CIVIL PLANS

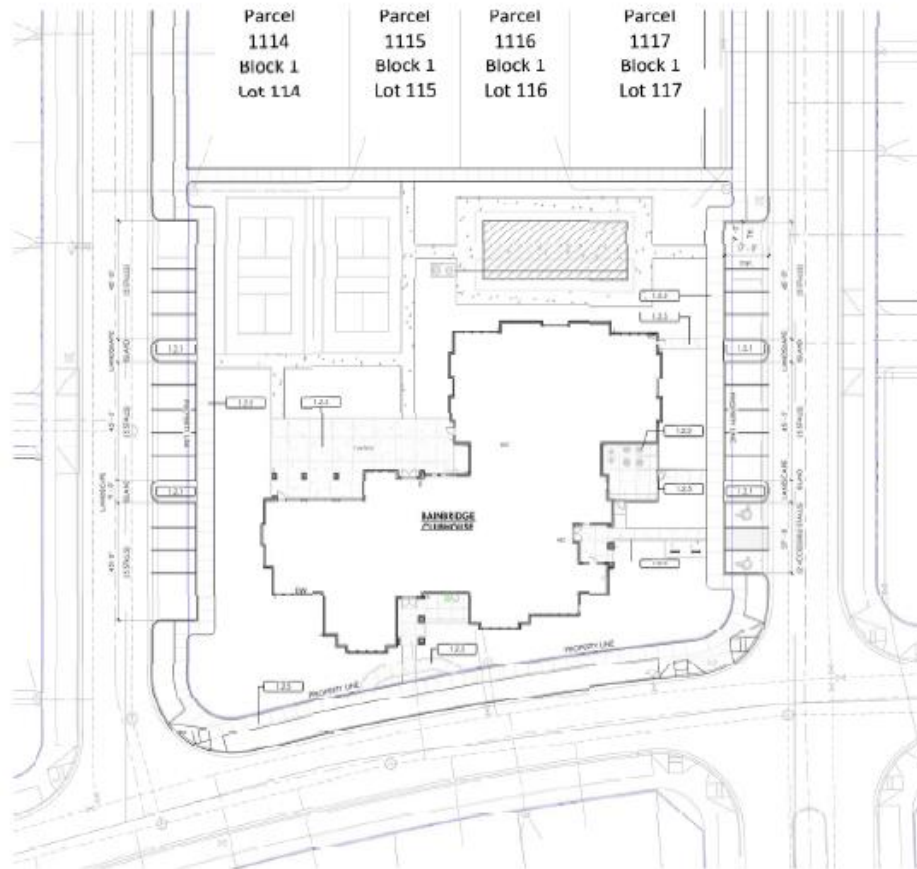


CONSULTANT

CLINIC:
BRIGHTON CORPORATION
BAINBRIDGE CLUBHOUSE
BAINBRIDGE SURVIVORS OF
MEDICINE, D 8244

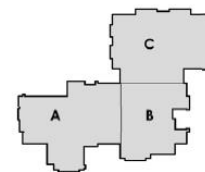
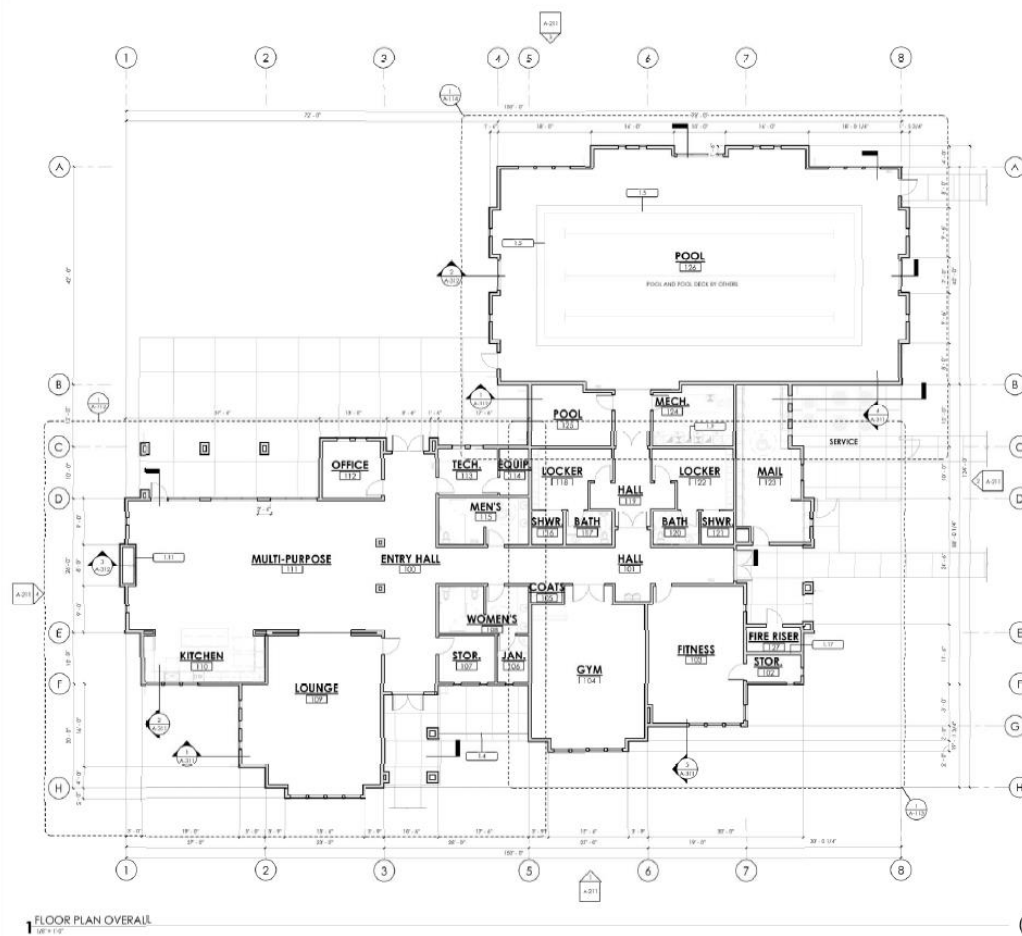
NAME	LABORATORY	DATE
1. FOR NAME		1/1/20

A-101

2018
A10

1 SITE PLAN





- ### KEY PLAN

- | BUILDING R-VALUE ANALYSIS | |
|---------------------------|-------------|
| OUTSIDE WALLS | EXT. INSUL. |
| ROOFS | FLUWHEN IN |
| FOUNDATION | EXT. INSUL. |
| FLOORS | |
| WALL TYPE | SEE LUMBER |
| DOORS | SEE COMPS |

- | # | NO. |
|------|--|
| 1.4 | DECORATIVE RAILING FROVIDE INSULATION |
| 1.5 | LINE REHANGES POOL SUPPLEMENT |
| 1.6 | ARMY HOBBS EQUIPMENT 400 |
| 1.11 | FIREPLACE |
| 1.12 | FIRE RISER ROOM TO 22 1-HR SA
TYPE "C" CWS & CEILING PROVI
LETTERS STAINLESS STEEL RISER ROO |



neUdesign
ARCHITECTURE
725 E 2nd St
Meridian, ID 83642
208.884.2824

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ERIGHTON CORPORATION
SAINBRIDGE CLUBHOUSE
SAINBRIDGE RESORT

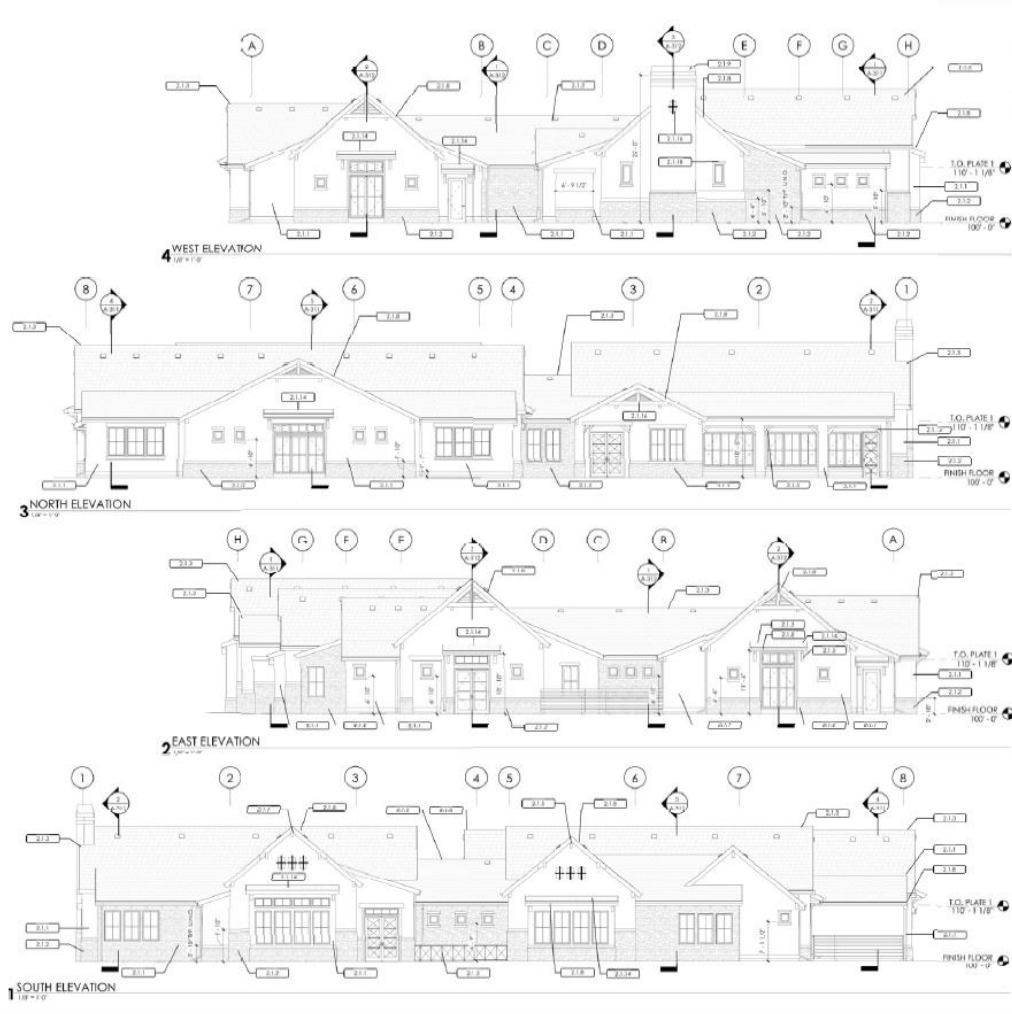
PROFESSIONAL SEAL

名称	【名称】	【名称】
1	2	3

FLOOR
PLAN

A-111

JOB NUMBER _____



- KEYNOTES**
- NOTES
- 1. SEE SYSTEM SET LEGEND ON THIS SHEET AND WALL ASSEMBLY.
 - 2. 1.5" BRICK VENEER
 - 3. 2.0" ASPHALT/FLYASH FOR SPICES & SOIL
 - 4. 1.5" DECORATIVE TRIM
 - 5. 1.5" DECORATIVE TRIM
 - 6. 1.5" DECORATIVE TRIM
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 - 16. 1.5" DECORATIVE TRIM
 - 17. 1.5" DECORATIVE TRIM
 - 18. 1.5" DECORATIVE TRIM
- EXTERIOR FINISH LEGEND**
- 1. STONE VENEER
 - 2. ASPHALT/FLYASH FOR SPICES & SOIL
 - 3. 1.5" DECORATIVE TRIM
 - 4. 1.5" DECORATIVE TRIM
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 - 15. 1.5" DECORATIVE TRIM
 - 16. 1.5" DECORATIVE TRIM
 - 17. 1.5" DECORATIVE TRIM
 - 18. 1.5" DECORATIVE TRIM
- *SEE SPECIFICATION SHEET G-100 FOR EXTERIOR MATERIALS INFORMATION



nel design
ARCHITECTS

725 E 2nd St
Meridian, ID 83642
208.884.2624

CONSULTANT

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BRIDGEWAY ARCHITECTS, LLC
MERIDIAN, ID 83642

CLIENT
BRIDGTON CORPORATION
BRIDGE CLUBHOUSE
MERIDIAN, ID 83642

PROFESSIONAL SEAL

REGISTERED ARCHITECT
JAN 2005
STATE OF IDAHO
BRIDGEWAY ARCHITECTS, LLC

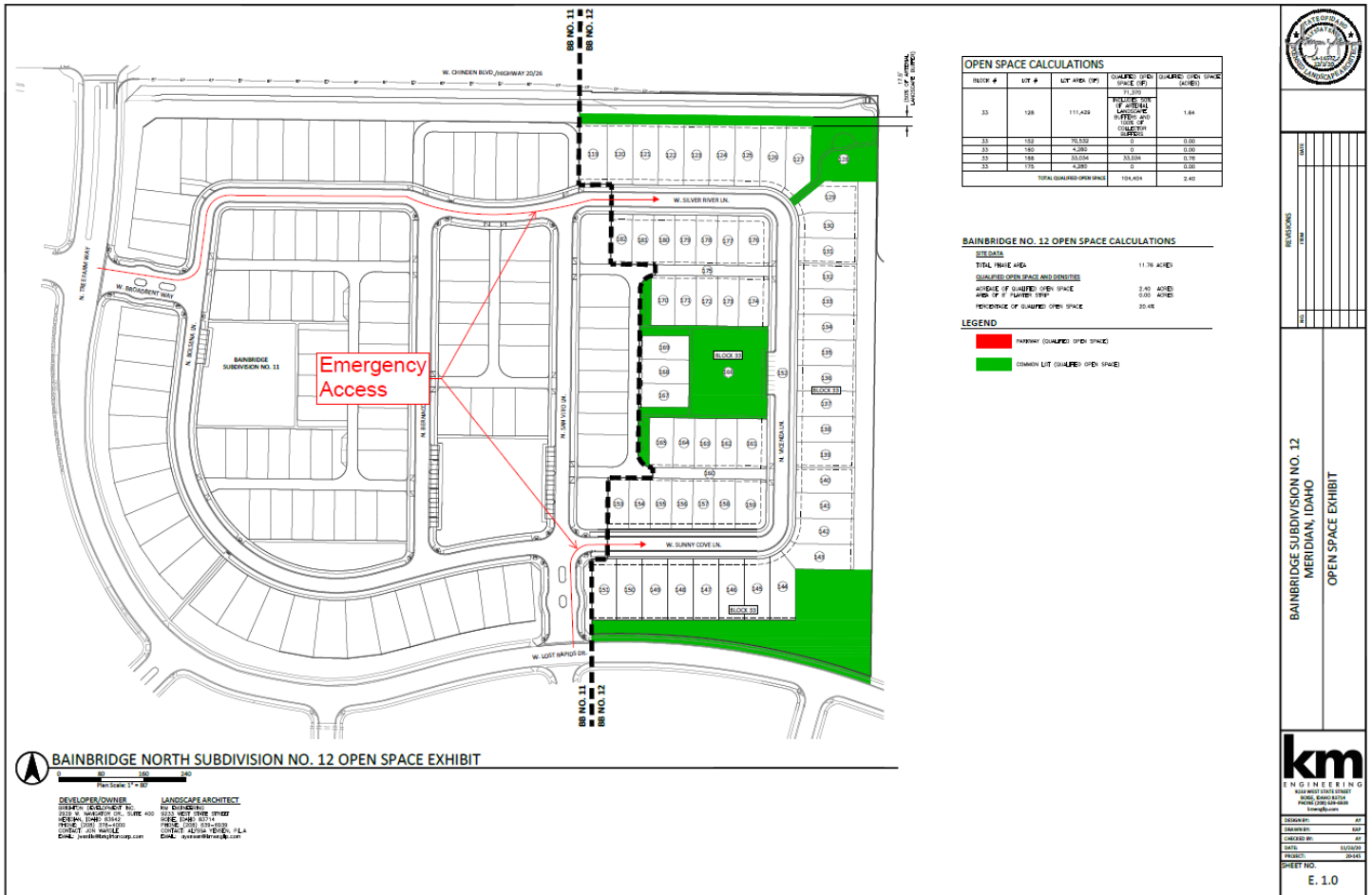
EXTERIOR ELEVATIONS

A-211

FOR REVIEW
DRAWN BY

2018
JMS

E. Emergency Access Exhibit



VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

Site Specific Conditions:

1. Applicant shall comply with all previous conditions of approval associated with this development [H-2019-0074 – Annexation (Development Agreement #2018-047368), Planned Unit Development, Preliminary Plat – Bainbridge North Subdivision).
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 October 26, 2022), 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 KM Engineering stamped on 12/3/2020 by Aaron L. Ballard, included in Section VII.B shall be revised as follows:

Notes (Sheet 4):

- a. Note #1: "Minimum building setbacks shall conform to those approved with the Planned Unit Development (H-2019-0074) ~~and as required~~ allowed by the UDC 11-7-4A.2 and with per the standards listed in UDC Table 11-2A-7. . ."
 - b. Note #12: Include the recorded instrument number of the sewer and water easement.
 - c. Note #19: Include recorded instrument number for ACHD license agreement.
 - d. Graphically depict zero (0) lot lines on the shared lot lines of those lots that have shared walls as shown on the site plan approved with the planned development (i.e. all perimeter lots along the north, east and south boundaries). All other side lot lines shall depict 4-foot wide Public Utility, Drainage and Irrigation Easements on each side of the common lot lines.
5. The landscape plan prepared by Alyssa Yensen, KM Engineering, dated 12/3/20, needs to be revised prior to signature on the final plat by the City Engineer, as follows:
 - a. Depict landscaping adjacent to pathways in accord with the standards listed in UDC 11-3B-12C. *A minimum 5-foot wide strip of landscaping is required on either side of all pathways landscaped with a minimum of (1) tree per 100 linear feet of pathway with a mix of trees, shrubs, lawn, and/or other vegetative ground cover.*

Note: The proposed wood fencing with 1" x 6" cedar overlapped pickets on top of a 4-foot tall berm was determined by a Sound Engineer with Phase 11 to comply with the noise abatement standards listed in UDC 11-3H-4D. Therefore, the same shall be allowed with this phase.
 6. Parking is only allowed on one side of the internal private streets; the opposite sides shall be signed "No Parking – Fire Lane." *Parking should be provided on the sides in front of the alley accessed units rather than in front of the patio homes with front accessed garages.*
 7. No parking is allowed in alleys or within street sections where medians are proposed; install "No Parking – Fire Lane" signage accordingly. *The parallel parking spaces off the alleys are allowed.*
 8. Private streets within the development are required to comply with the design and construction standards listed in UDC 11-3F-4. *Exception: Alternative Compliance was approved to UDC 11-3F-4A.6 to allow the common driveway off of the private street; to UDC 11-3F-4A.4b to allow the development to exceed 50 dwelling units in a gated development; and to UDC 11-3F-4B.2b, d to allow 29-foot wide private streets with parking one side of the street.*

9. Alleys are required to be constructed in accord with the standards listed in UDC 11-6C-3B.5. *Exception: Alternative Compliance was approved which allowed the alleys to be designed so that the entire length is not visible from a public street since private streets are proposed within the development.*
10. Off-street parking shall be provided for this site as set forth in UDC 11-3C-6 except that Alternative Compliance was approved to UDC Table 11-3C-6 *not* requiring outside parking pads to be provided for single-family residential units.
11. All attached structures are required to comply with the residential design standards listed in the Architectural Standards Manual. An administrative design review application shall be submitted to the Planning Division and approved prior to submittal of building permit applications; one design review application may be submitted for the overall development.
12. Provide a minimum of 80 square feet of private open space for each residential unit as required by UDC 11-7-4B in addition to the common open space & site amenity requirements in UDC 11-3G-3. This can be satisfied through porches, patios, decks and enclosed yards; landscaping, entryway and other accessways do not count toward this requirement.
13. Staff's failure to cite specific ordinance provisions or conditions from the conditional use permit/planned development, preliminary plat and/or development agreement does not relieve the Applicant of responsibility for compliance.

B. Public Works

Site Specific Conditions:

1. Streetlights are not required on private roads. The City will not own or maintain streetlights on private roads. A reimbursement agreement is required for the streetlights that were installed on Chinden Blvd unless otherwise determined by the City. Contact the City Transportation and Utility Coordinator for additional information.
2. Adjust the storm drainage infiltration trench in front of lot 146, 147, 148, 149 to the east to eliminate the sewer service crossing at lot 149.

General Conditions:

3. 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 then alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
4. 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.
5. 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.
6. 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.

7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
14. Developer shall coordinate mailbox locations with the Meridian Post Office.
15. All grading of the site shall be performed in conformance with MCC 11-1-4B.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.

21. 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.
22. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
23. Any existing domestic well system within this project shall be removed from domestic service per City Ordinance Section 9-1-4 and 9 4 8 contact the City of Meridian Water Department at (208)888-5242 for inspections of disconnection of services. Wells may be used for non-domestic purposes such as landscape irrigation if approved by Idaho Department of Water Resources.
24. 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.
25. 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.
26. 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.