

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: APRIL 14, 2026
ORDER APPROVAL DATE: APRIL 21, 2026

IN THE MATTER OF THE)
REQUEST FOR FINAL PLAT)
CONSISTING OF 7 BUILDING)
LOTS AND 0 COMMON LOTS ON)
11.065 ACRES OF LAND IN THE C-)
G ZONING DISTRICT FOR APEX)
ZENITH SUBDIVISION NO.1.)
)
BY: AMANDA MCNUTT)
APPLICANT)
_____)
)
)

CASE NO. FP-2026-0006

ORDER OF CONDITIONAL
APPROVAL OF FINAL PLAT

This matter coming before the City Council on April 14th, 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 APEX ZENITH SUBDIVISION NO.1,
LOCATED IN GOVERNMENT LOT 4 OF SECTION 6, TOWNSHIP 2
NORTH, RANGE 1 EAST, BOISE MERIDIAN, MERIDIAN, ADA COUNTY,
IDAHO, 2026, HANDWRITTEN DATE: MARCH 23rd, 2026, by AARON L>

ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT
FOR (APEX ZENITH SUBDIVISION NO.1 – FP-2026-0006)

BALLARD, 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 April 14th, 2026, a true and correct copy of which is attached hereto marked “Exhibit A” and by this reference incorporated herein.

2. The final plat upon which there is contained the certification and signature of the City Clerk and the City Engineer verifying that the plat meets the City’s requirements shall be signed only at such time as:
 - 2.1 The plat dimensions are approved by the City Engineer; and
 - 2.2 The City Engineer has verified that all off-site improvements are completed and/or the appropriate letter of credit or cash surety has been issued guaranteeing the completion of off-site and required on-site improvements.

NOTICE OF FINAL ACTION

AND RIGHT TO REGULATORY TAKINGS ANALYSIS

The Applicant is hereby notified that pursuant to Idaho Code § 67-8003, the Owner may request a regulatory taking analysis. Such request must be in writing, and must be filed with the City Clerk not more than twenty-eight (28) days after the final decision concerning the matter at issue. A request for a regulatory takings analysis will toll the time period within which a Petition for Judicial Review may be filed.

Please take notice that this is a final action of the governing body of the City of Meridian, pursuant to Idaho Code § 67-6521. An affected person being a person who has an

interest in real property which may be adversely affected by this decision may, within twenty-eight (28) days after the date of this decision and order, seek a judicial review pursuant to Idaho Code§ 67-52.

By action of the City Council at its regular meeting held on the _____ day of _____, 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

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 04/14/2026

TO:

Mayor & City Council

FROM:

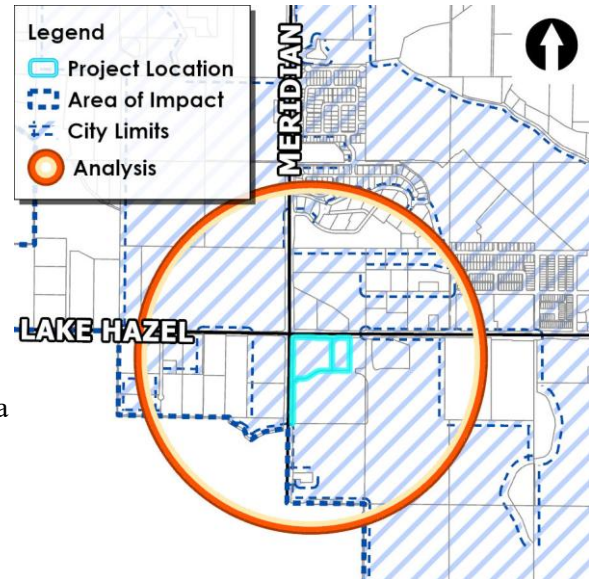
Nick Napoli, Associate Planner
nnapoli@meridiancity.org

SUBJECT:

Apex Zenith
FP-2026-0006

LOCATION:

Located at the southeast corner of Meridian Road and Lake Hazel Road in a portion of Lot 4 of Section 6, T.2N., R.1E.



I. PROJECT DESCRIPTION

Final plat consisting of seven (7) building lots on 11.065 acres of land in the C-G zoning district for the Apex Zenith.

II. APPLICANT INFORMATION

A. Applicant:

Amanda McNutt, Brighton Corporation – 2929 W. Navigator Drive, Suite 400, Meridian ID 83642

B. Owner:

Brighton Development Inc.– 2929 W. Navigator Drive, Suite 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 Apex Zenith (H-2025-0041) in accord with the requirements listed in UDC 11-6B-3C.2. This plat

incorporates seven (7) building lots. The final plat is consistent with the approved preliminary plat and recorded development agreement.

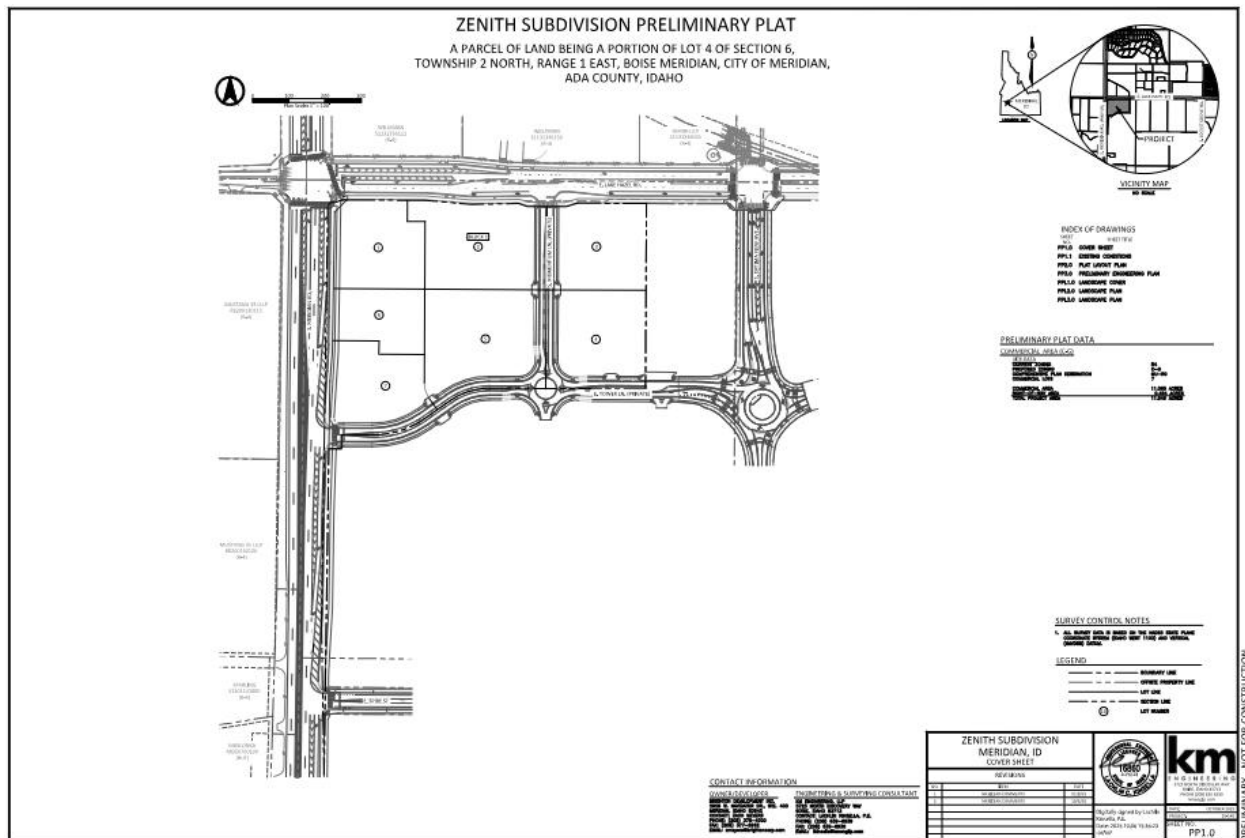
In order for the proposed final plat to be deemed in substantial compliance with the approved preliminary plat as set forth in UDC 11-6B-3C.2, the number of buildable lots cannot increase, and the amount of common area cannot decrease. Since the number of buildable lots stayed the same and there is no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

IV. DECISION

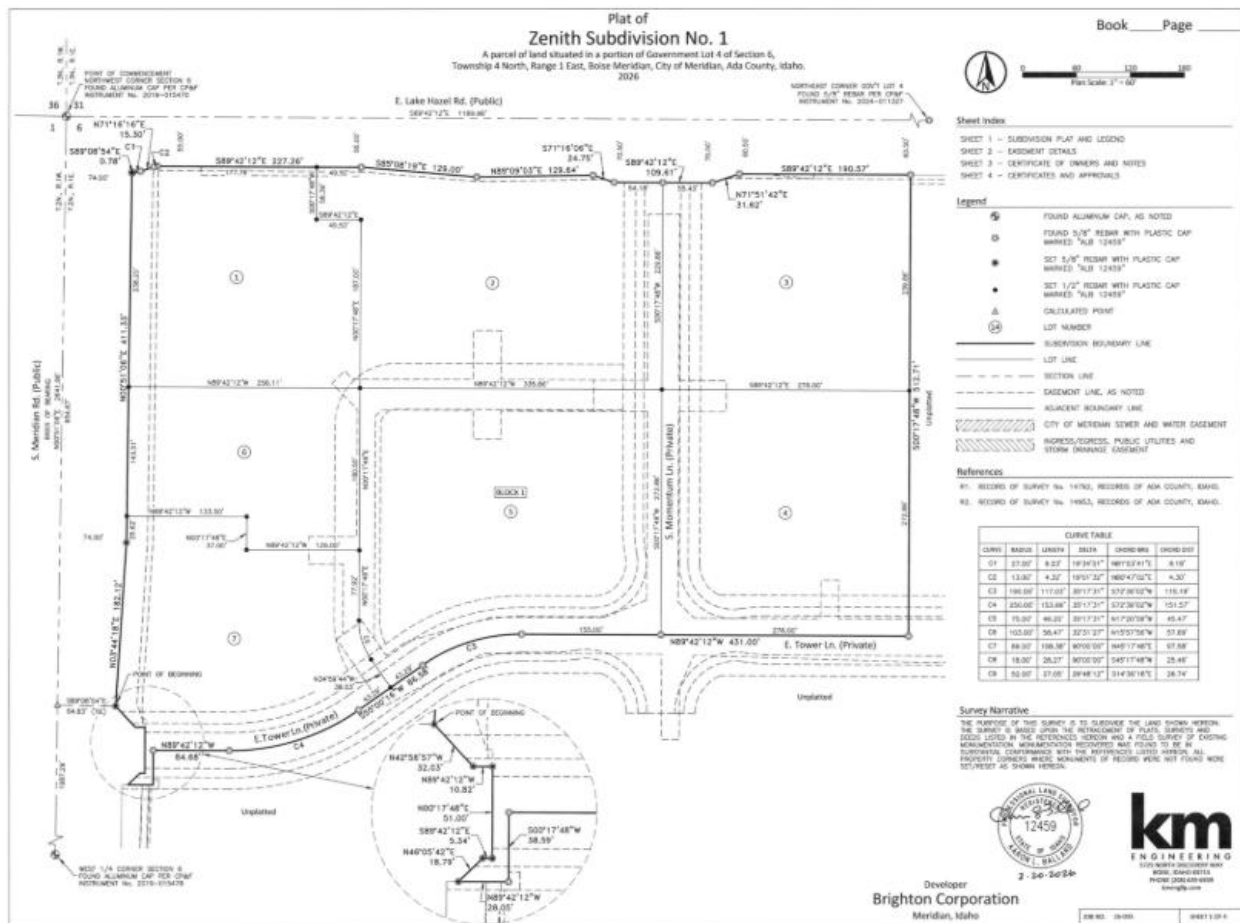
Staff recommends approval of the proposed final plat with the conditions noted in Section VI of this report.

V. EXHIBITS

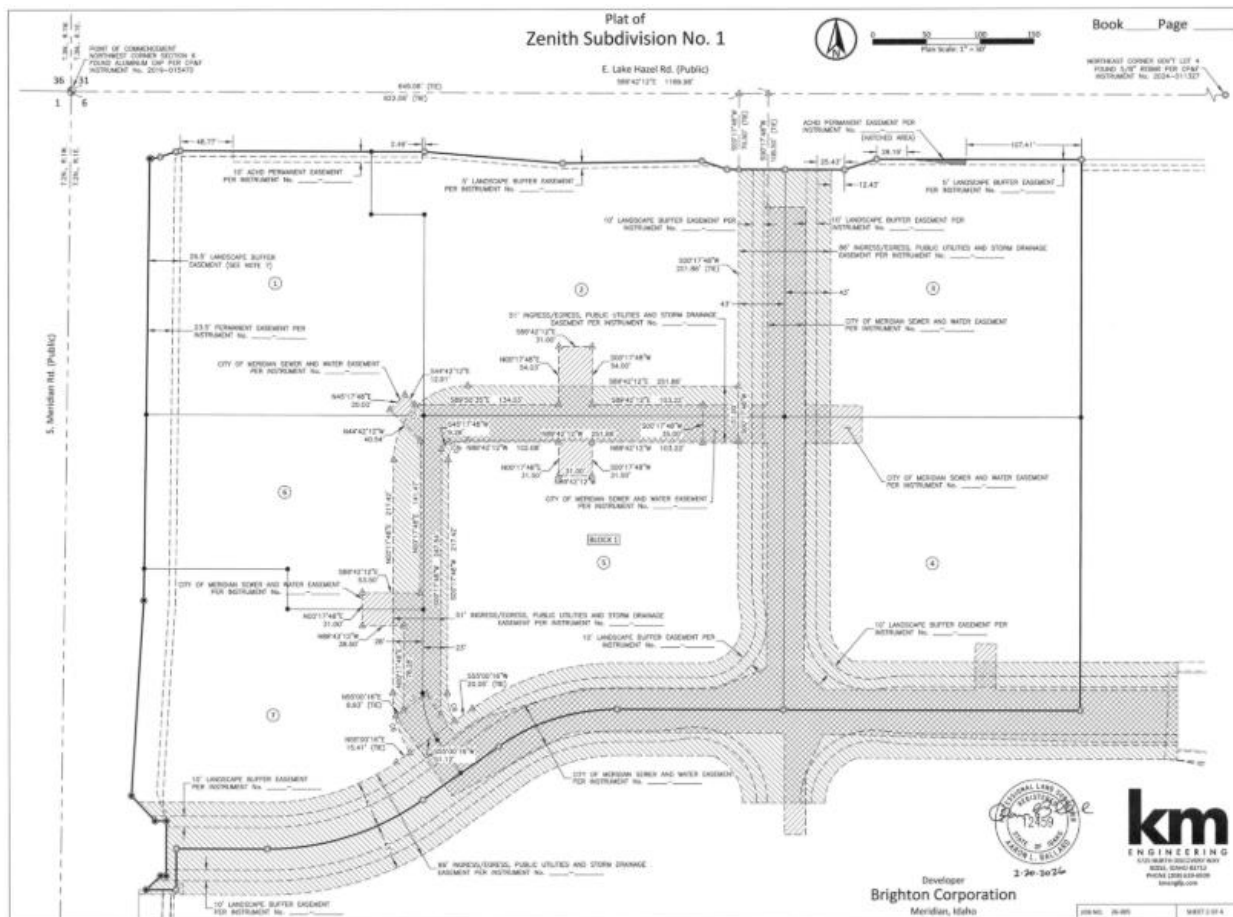
A. Preliminary Plat Apex Zenith (dated: 10/06/25)



B. Final Plat (dated: 02/20/26)



ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT
FOR (APEX ZENITH SUBDIVISION NO.1 – FP-2026-0006)



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

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 4 OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 EAST, BK. 1, CITY OF MINNEAPOLIS, HENNA COUNTY, (LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CRY MARKING THE NORTHWEST CORNER OF SAID SECTION 8, WHICH BEARS HEREUPON A DISTANCE OF 2,841.00 FEET FROM AN ALUMINUM CRY MARKING THE WEST 1/4 CORNER OF SAID SECTION 8, THENCE FOLLOWING THE MYSTERY LINE OF SAID CONVEYANCE (OF A, BEYOND) A DISTANCE OF 84.67 FEET, THENCE LEAVING SAID MYSTERY LINE, THEREAFTER A DISTANCE OF 64.88 FEET TO A 5/8-INCH NAIL IN THE EASTERLY BENT-UP-RAY OF S. WILCOX RAIL AND BEING THE POINT OF BEGINNING.

THENCE FOLLOWING SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- [illegible]

THENCE 564.27' ALONG SOUTHERLY 87°-04' 00" E-BEARING & DISTANCE OF 012.37' FEET TO A 5/8-INCH REBAR;
 THENCE 064.92' ALONG A DISTANCE OF 430.00' FEET TO A 5/8-INCH REBAR;
 THENCE 07.63' FEET ALONG THE ARC OF A CIRCLE TO THE 2ND 5/8" CROWN HAVING A RADIUS OF 10.00' FEET, A 33.58' ARCS
 07.6371' CHORD BEARING ON A COORDINATION OF 113.33' FEET TO A 5/8-INCH REBAR;
 THENCE 030.07' ALONG A DISTANCE OF 86.88' FEET TO A 5/8-INCH REBAR;
 THENCE 03.89' FEET ALONG THE ARC OF A CIRCLE TO THE 3RD 5/8" CROWN HAVING A RADIUS OF 23.00' FEET, A 36.51' ARCS
 3.8971' CHORD BEARING ON A COORDINATION OF 101.57' FEET TO A 5/8-INCH REBAR;
 THENCE 064.92' ALONG A DISTANCE OF 86.88' FEET TO A 5/8-INCH REBAR;
 THENCE 037.71' ALONG A DISTANCE OF 36.58' FEET TO A 5/8-INCH REBAR;
 THENCE 064.92' ALONG A DISTANCE OF 26.58' FEET TO A 5/8-INCH REBAR ON THE EASTLY RIGHT-OF-WAY LINE OF SAID S.
 REBAR.

THENCE FOLLOWING SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES:

- 1.54650742'E A DISTANCE OF 18.78 FEET TO A 5/8-INCH REBAR;
2.58594212'E A DISTANCE OF 5.34 FEET TO A 5/8-INCH REBAR;
3.58051749'E A DISTANCE OF 31.00 FEET TO A 5/8-INCH REBAR;
4.58264212'E A DISTANCE OF 10.62 FEET TO A 5/8-INCH REBAR;
5.54252557'E A DISTANCE OF 32.00 FEET TO THE POINT OF BEGINNING

S&W PARCEL CONTAINS A TOTAL OF 11,106 ACRES, MORE OR LESS.

F IS THE REVERSION OF THE UNDISBURSED TO HERESTY INCLUDE SAID LAND AND THIS PLAT. THE PRIVATE ROAD AND THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEEDS TO THE PUBLIC BUT THE RIGHTS TO USE SAID PRIVATE ROAD AND EASEMENTS ARE HERESTY FOREVER FULLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO EXTRACTS OTHER THAN FOR SUCH UTILITIES AND OTHER DESIGNATED PUBLIC USES ARE TO BE WITHIN UNDER THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. ALL USES WITHIN THIS PLAT WILL RECEIVE UNDER SERVICE FROM THE CITY OF MARIETTA AND THE CITY OF MARIETTA HAS AGREED IN WRITING TO STONE ALL OF THESE LOTS. THE OWNER HERESTY CERTIFIES THAT SAID PLAT WATER FOR DRINKING IS READILY AVAILABLE, PER SECTION 87-4332, OREGON CODE, AND THAT THIS SUBDIVISION IS IN COMPLIANCE WITH SECTION 81-0805, OREGON CODE.

[illegible]

LEARNER, L. DALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF CALIF. AND THAT THE PLAT OF INTEREST SUBMISSION NO. 1 IS SUBMITTED TO THE "CHIEFCLERK OF COURTS" AND RECORDED ON THE ATTACHED PLAT, NOT BEING DRAWN OR IN ANY MANNER, SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND NECESSARILY NECESSARY TO THE PLAT IS PLATED, DRAWN, AND IS IN CONFORMITY WITH THE STATE OF CALIF. CODE RELATED TO PLATS AND SURVEYS.

资料来源: 中国统计年鉴, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675,



Developer
ton Corporation
Meridian, Idaho

kmm
ENGINEERING
1721 NORTH DISCOVERY WAY
BOULDER, COLORADO 80504
PHONE (303) 440-6000
www.kmm.com

ROBERT L. PHILLIPS, PRESIDENT
DAVID BRONSTEIN, CEO

STATE OF KANSAS
KOA COUNTY

THIS RECORD WAS ADMONISHED BEFORE ME ON
BY ROBERT L. PHILLIPS, JR. PRESIDENT OF SARTH GUSTON, INC.

SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES.

Plat of
Zenith Subdivision No. 1

Book _____ Page _____

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

APPROVAL OF MERIDIAN CITY ENGINEER

THE PLAT IS ACCEPTED AND APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE CITY ENGINEER OF THE CITY OF MERIDIAN, ADA COUNTY, IDAHO.

CITY ENGINEER

APPROVAL OF MERIDIAN CITY

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

MERIDIAN CITY CLERK

CERTIFICATE OF COUNTY SURVEYOR

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

ADA COUNTY SURVEYOR

HEALTH CERTIFICATE

SUBSIDIARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 45, CHAPTER 12 HAVE BEEN OBTAINED ACCORDING TO THE ORDER TO BE PLACED ON FILE WITH THE COUNTY RECORDER OR HAS BEEN OBTAINED THE CONDITIONS OF APPROVAL. SUBSIDIARY RESTRICTIONS MAY BE DEEMED TO BE ACCOMPLISHED WHEN SECTION 50-1-103A, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DEED APPROVAL.

HEALTH OFFICER

DATE

CERTIFICATE OF ADA COUNTY TREASURER

I, THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, FOR THE REQUIREMENTS OF I.C. 50-1-103A, 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.

COUNTY TREASURER

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
ADA COUNTY } DO
I HEREBY CERTIFY THAT THIS PLAT OF ZENITH SUBDIVISION No. 1 WAS FILED AT THE RECORDER OF _____ AT _____ MERIDIAN, IDAHO, ON THE _____ DAY OF _____, A.D., IN MY OFFICE AND WAS DULY RECORDED AS BOOK _____ OF PLATS AT _____, THIS _____.

NOTARY PUBLIC

COUNTY RECORDER

FILE

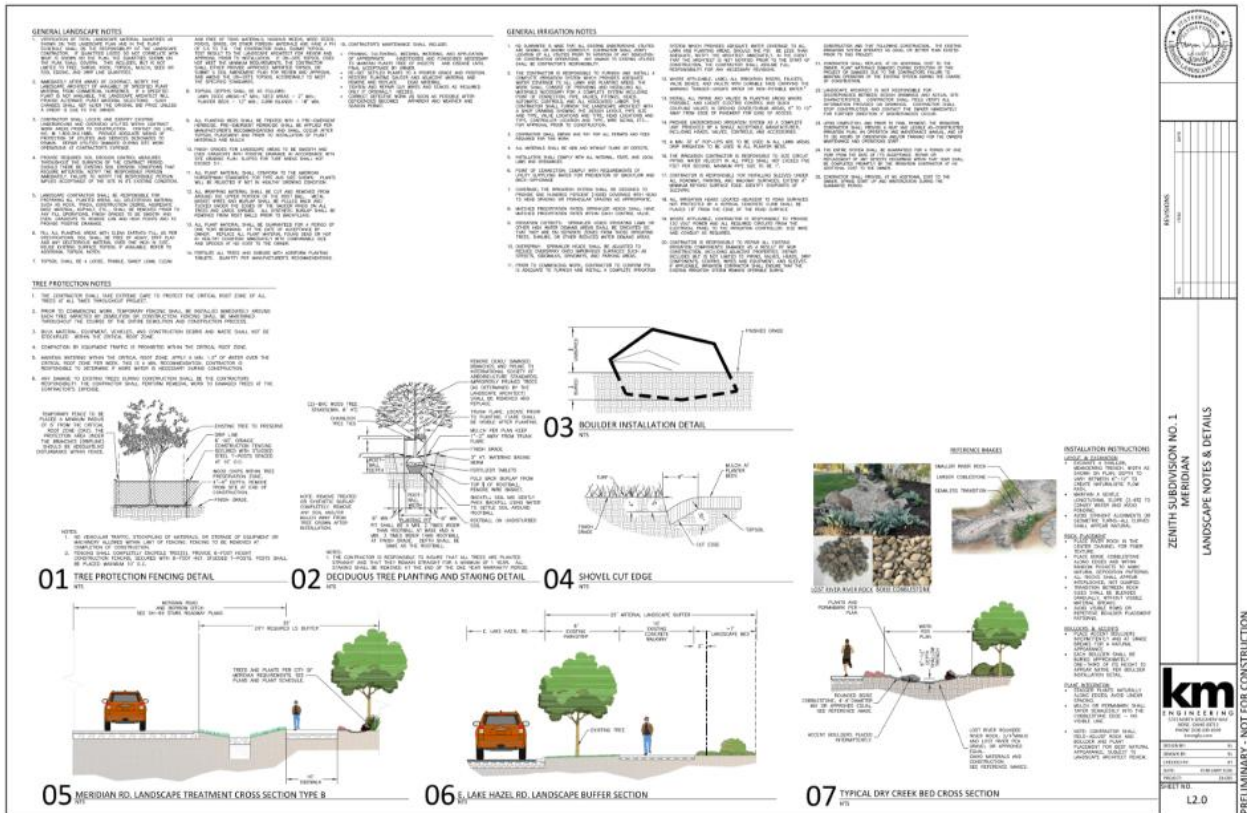


Developer
Brighton Corporation
Meridian, Idaho



ADA NO. 20-001 0007 100-0

[illegible]



VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

1. Applicant shall meet all terms of the approved annexation (H-2024-0052, H-2025-0041 (Apex Zenith); Development Agreement Inst. #2025-010344; applications approved for this site.
2. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of City Council's approval of Apex Zenith on January 6th, 2026 in accord with UDC 11-6B-7, in order for the preliminary plat to remain valid; or, a time extension may be requested.
3. Prior to submittal for the City Engineer's signature, have the Certificate of Owners and the accompanying acknowledgement signed and notarized.
4. The final plat prepared by KM Engineering, dated: 02/20/2026, included in Section V.B shall be revised as follows:
 - a. Provide the license agreement from ACHD and ITD for landscaping within the transportation authority's right of way.
 - b. Add a plat note or reference the CCR instrument number for cross-access and maintenance of the private streets.

- c. Revise the plat and landscape plans to include the dimensions of the pathways.
A copy of the revised plat shall be submitted with the final plat for City Engineer signature.
5. The landscape plan prepared by KM Engineering, dated 02/20/2026, included in Section V.C, shall be revised as follows:
 - a. Depict landscaping within required street buffers in accord with standards listed in UDC 11-3B-7C; all required landscape buffers along streets shall be designed and planted with a variety of trees, shrubs, lawn, or other vegetative ground cover. Plant materials in conjunction with site design shall elicit design principles including rhythm, repetition, balance, and focal elements.
 - b. Revise the plat and landscape plans to include the dimensions of the pathways.
 - c. A tree is required every 35 feet along all street landscape buffers. This includes along the 10 foot landscape buffer along private streets. This shall be depicted with the submittal of the FPS record.
6. Comply with all ACHD's staff report conditions of approval.
7. The subject properties shall be subdivided and phase two (2) of the Apex Zenith project shall be approved prior to the issuance of any building permits within the subdivision.
8. Provide a detailed maintenance agreement for the private streets and how the Costco property will work with the subdivision for maintenance of those roads with the Final Signature Plat application.
9. Each lot within the subdivision shall submit a certificate of zoning compliance and design review application prior to submittal of a building permit.
10. Depict bike racks and pedestrian connections on the plans submitted with the future CZC and Design Review application in accordance with UDC 11-3C-5C.
11. Comply with all of the private street standards listed in UDC 11-3F.
12. Upon completion of the landscape installation, a written Certificate of Completion shall be submitted to the Planning Division verifying all landscape improvements are in substantial compliance with the approved landscape plan as set forth in UDC 11-3B-14.
13. The preliminary plat approval shall become null and void if the applicant fails to either: 1) obtain the City Engineer's signature on a final plat within two years of the date of the approved findings; or 2) obtain approval of a time extension as set forth in UDC 11- 6 B- 7.
14. 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:

GENERAL CONDITIONS:

1. Sanitary sewer service to this development is available via extension of existing mains adjacent to the development. The applicant shall install mains to and through this subdivision; applicant shall coordinate main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet than alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
2. Water service to this site is available via extension of existing mains adjacent to the development. The applicant shall be responsible to install water mains to and through this development, coordinate main size and routing with Public Works.
3. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-3C-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 11-3C-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 ISPMC and the City of Meridian Supplemental Specifications to the ISPMC. Contact the City of Meridian Transportation and Utility Coordinator at 898-5500 for information on the locations of existing street lighting.
19. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to signature of the final plat by the City Engineer.
20. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
21. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources (IDWR). The Developer, Owner, or project 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. If wells are to be abandoned, the project owner or

their representative must contact the IDWR Groundwater Protection Section (Aaron Skinner, Hydrogeologist 208-287-4972) BEFORE any work is done to decommission an existing well (even if it is believed that the well is less than 18 ft deep). Proof of communication with IDWR must be submitted to the City prior to any work being done to decommission the well. Failure to communicate with IDWR may result in additional work and expense to decommission the well.

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 lying 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.

