

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



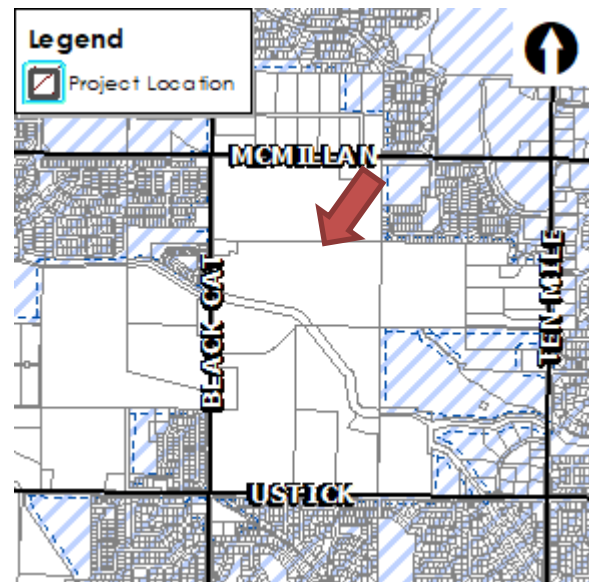
HEARING 10/19/2021
DATE:

TO: Mayor & City Council

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

SUBJECT: FP-2021-0050
Quartet Northeast No. 2

LOCATION: Approximately ¼ mile south of W.
McMillan Rd. and east of N. Black Cat
Rd., in the NW ¼ of Section 34,
Township 4N., Range 1W.



I. PROJECT DESCRIPTION

Final plat consisting of 61 buildable lots & 10 common lots on 20.4 acres of land in the R-8 zoning district.

II. APPLICANT INFORMATION

A. Applicant:

Josh Beach, Brighton Development, Inc. – 2929 W. Navigator Dr., Ste. 400, Meridian, ID 83642

B. Owner:

Brighton Development, 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-2020-0017) 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. Staff has reviewed the proposed plat and the number of buildable lots in Block 5 have decreased by two (2) and the common open space has increased

slightly. Therefore, Staff deems the proposed final plat to be in substantial compliance with the approved preliminary plat as required.

IV. DECISION

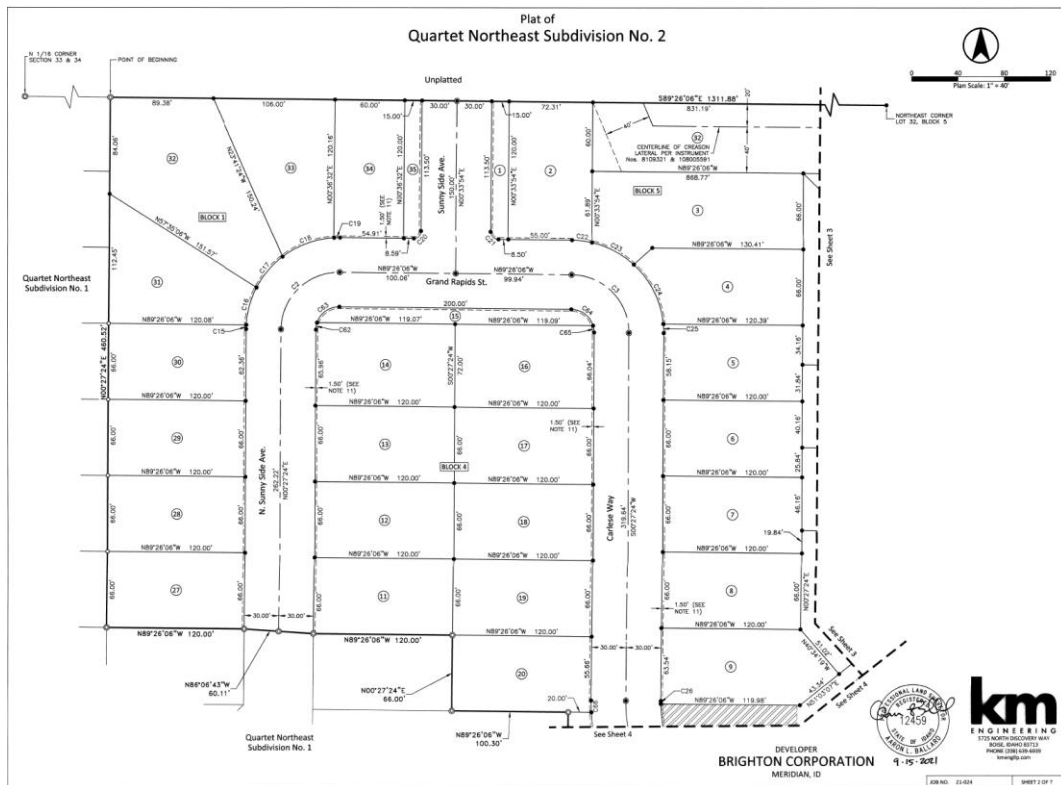
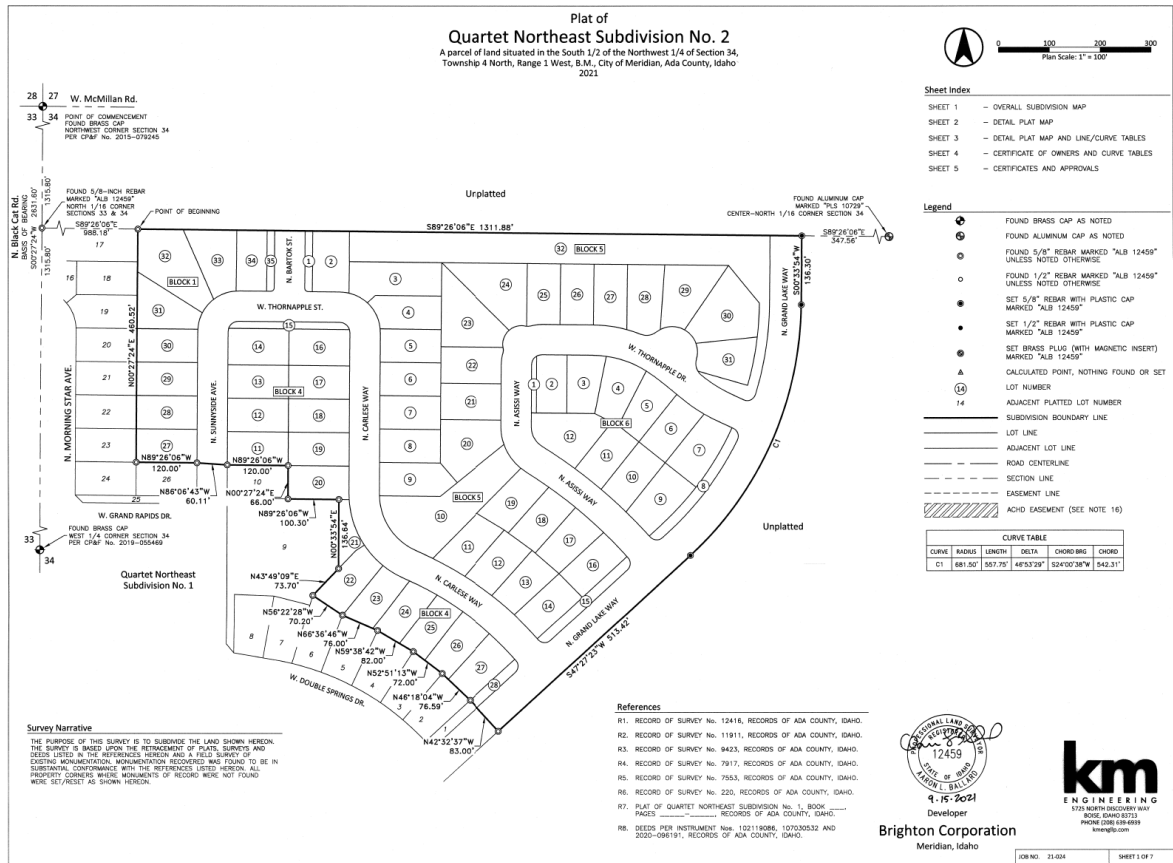
Staff recommends approval of the proposed final plat with the conditions noted in Section VI of this report.

V. EXHIBITS

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



B. Final Plat (dated: 9/15/21)



Plat of Quartet Northeast Subdivision No. 2

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG
C1	681.50'	557.75'	46°53'29"	S24°00'38"W
C2	50.04'	78.50'	89°53'30"	S45°30'39"W
C3	49.96'	78.57'	90°06'30"	N44°29'21"W
C4	150.00'	175.70'	67°06'42"	S33°05'57"E
C5	650.00'	273.53'	24°06'41"	N54°35'58"W
C6	650.00'	288.64'	29°28'35"	N34°44'05"E
C7	950.00'	256.36'	19°27'40"	N50°16'27"W
C8	75.00'	76.53'	58°27'41"	S28°46'27"E
C9	50.00'	39.32'	45°03'20"	S22°59'04"W
C10	50.00'	39.32'	45°03'10"	S68°02'19"W
C11	230.00'	147.66'	36°47'03"	N71°02'35"W
C12	1250.00'	71.24'	3°15'56"	N51°01'09"W
C13	270.00'	75.19'	15°57'22"	S57°31'48"E
C14	650.00'	243.32'	21°26'54"	N11°17'21"E
C15	80.00'	3.64'	2°36'17"	S14°53'32"W
C16	80.00'	33.80'	24°12'27"	S19°09'54"W
C17	80.00'	35.29'	29°16'17"	S39°54'16"W
C18	80.00'	48.00'	34°22'31"	S69°43'40"W
C19	80.00'	5.10'	3°36'58"	S88°44'25"W
C20	6.50'	10.21'	90°00'00"	N49°33'54"E
C21	6.50'	10.21'	90°00'00"	S44°26'06"E
C22	80.00'	17.45'	12°29'44"	N83°11'14"W
C23	80.00'	41.35'	28°36'52"	N62°07'56"W
C24	80.00'	58.85'	42°09'02"	N26°14'59"W
C25	80.00'	7.86'	5°37'51"	N2°21'32"W
C26	120.00'	2.46'	1°10'23"	S07°07'48"E
C27	120.00'	138.10'	65°58'19"	S33°41'09"E
C28	680.00'	35.75'	3°00'45"	N85°08'56"W
C29	680.00'	72.03'	6°04'10"	N60°36'29"W
C30	680.00'	66.45'	5°35'57"	N54°46'25"W
C31	680.00'	58.02'	4°53'18"	N49°31'47"W
C32	680.00'	53.90'	4°32'30"	N44°48'53"W
C33	16.50'	25.92'	90°00'00"	S87°32'37"E
C34	16.50'	25.92'	90°00'00"	N27°23'37"E
C35	920.00'	53.88'	3°21'19"	N44°13'17"W
C36	920.00'	74.02'	4°36'35"	N48°12'14"W
C37	920.00'	66.20'	4°07'22"	N52°34'13"W
C38	920.00'	54.16'	3°22'23"	N56°19'06"W
C39	105.00'	12.46'	6°48'01"	S54°16'17"E
C40	105.00'	58.36'	31°51'17"	S39°16'39"E
C41	105.00'	36.30'	19°48'24"	S92°6'48"E
C42	80.00'	23.54'	16°51'32"	S63°31'07"W
C43	16.50'	8.71'	30°15'45"	N21°10'37"E
C44	37.00'	2.22'	3°26'27"	S11°13'36"E
C45	37.00'	37.32'	57°47'41"	S19°23'28"W
C46	37.00'	35.96'	59°40'58"	S76°07'48"W
C47	16.50'	1.30'	4°40'25"	S78°21'55"E
C48	16.50'	7.37'	29°35'20"	N86°30'13"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG
C49	80.00'	23.54'	16°51'21"	S82°08'13"W
C50	260.00'	66.73'	14°42'19"	N82°04'57"W
C51	260.00'	29.75'	6°33'25"	N71°27'05"W
C52	30.00'	31.64'	60°25'37"	N81°36'48"E
C53	50.00'	9.50'	10°53'08"	S56°50'35"W
C54	50.00'	49.75'	57°00'37"	N89°12'33"W
C55	50.00'	35.76'	40°58'29"	N40°13'00"W
C56	50.00'	32.03'	36°42'15"	N1°22'38"W
C57	30.00'	24.42'	46°38'22"	S63°04'37"E
C58	30.00'	10.36'	19°49'22"	S36°34'34"E
C59	240.00'	66.41'	15°51'15"	S57°24'52"E
C60	16.50'	28.02'	97°18'02"	N66°00'29"E
C61	618.50'	181.28'	16°47'34"	N65°74'17"E
C62	20.00'	6.13'	17°33'57"	S91°42'22"W
C63	20.00'	25.32'	72°32'33"	S54°17'37"W
C64	20.00'	25.32'	72°32'33"	N53°09'50"W
C65	20.00'	6.06'	17°20'57"	N61°30'57"W
C66	180.00'	10.35'	3°17'40"	S11°12'6"E
C67	180.00'	95.79'	30°29'33"	S18°05'02"E
C68	180.00'	54.84'	17°27'28"	S42°03'32"E
C69	180.00'	49.85'	19°52'02"	S58°43'17"E
C70	620.00'	10.93'	1°00'35"	N68°09'01"W
C71	620.00'	61.03'	5°38'25"	N62°49'31"W
C72	620.00'	60.24'	5°34'00"	N57°13'18"W
C73	620.00'	69.29'	6°24'12"	N51°14'12"W
C74	620.00'	59.42'	5°29'29"	N45°17'22"W
C75	16.50'	25.92'	90°00'00"	N22°27'23"E
C76	16.50'	25.92'	90°00'00"	S87°32'37"E
C77	980.00'	53.86'	3°08'56"	N44°07'05"W
C78	980.00'	66.15'	3°52'04"	N47°37'35"W
C79	980.00'	66.01'	3°51'34"	N51°25'24"W
C80	980.00'	78.43'	4°35'07"	N55°46'24"W
C81	45.00'	45.92'	58°27'41"	S28°46'27"E
C82	20.00'	20.94'	60°00'00"	S30°27'24"W
C83	20.00'	10.51'	30°06'30"	S79°30'39"W
C84	200.00'	25.92'	7°25'34"	N85°43'19"W
C85	200.00'	84.87'	24°18'48"	N69°51'08"W
C86	200.00'	17.61'	5°02'41"	N55°10'24"W
C87	1220.00'	58.22'	2°44'03"	N51°17'02"W
C88	1220.00'	11.31'	0°31'53"	N49°39'04"W
C89	300.00'	54.86'	10°28'37"	S54°37'36"E
C90	300.00'	28.89'	5°28'45"	S62°36'07"E
C91	16.50'	26.37'	91°34'14"	N19°32'22"W
C92	618.50'	229.14'	21°13'58"	N36°50'34"E
C93	598.50'	100.38'	9°36'35"	N42°39'04"E
C94	598.50'	137.76'	13°11'16"	N31°15'09"E
C95	597.42'	97.74'	9°22'27"	N11°25'25"E
C96	597.42'	67.09'	6°28'05"	N33°10'09"E

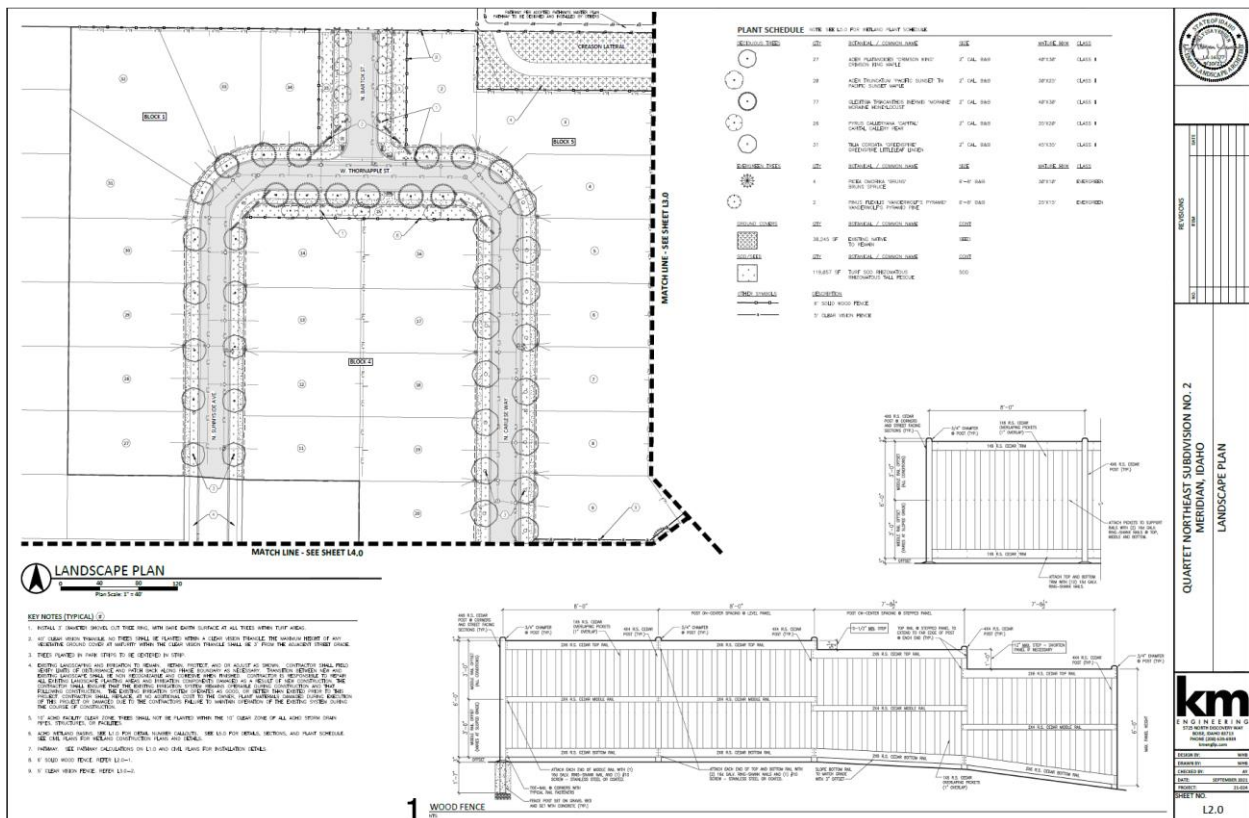
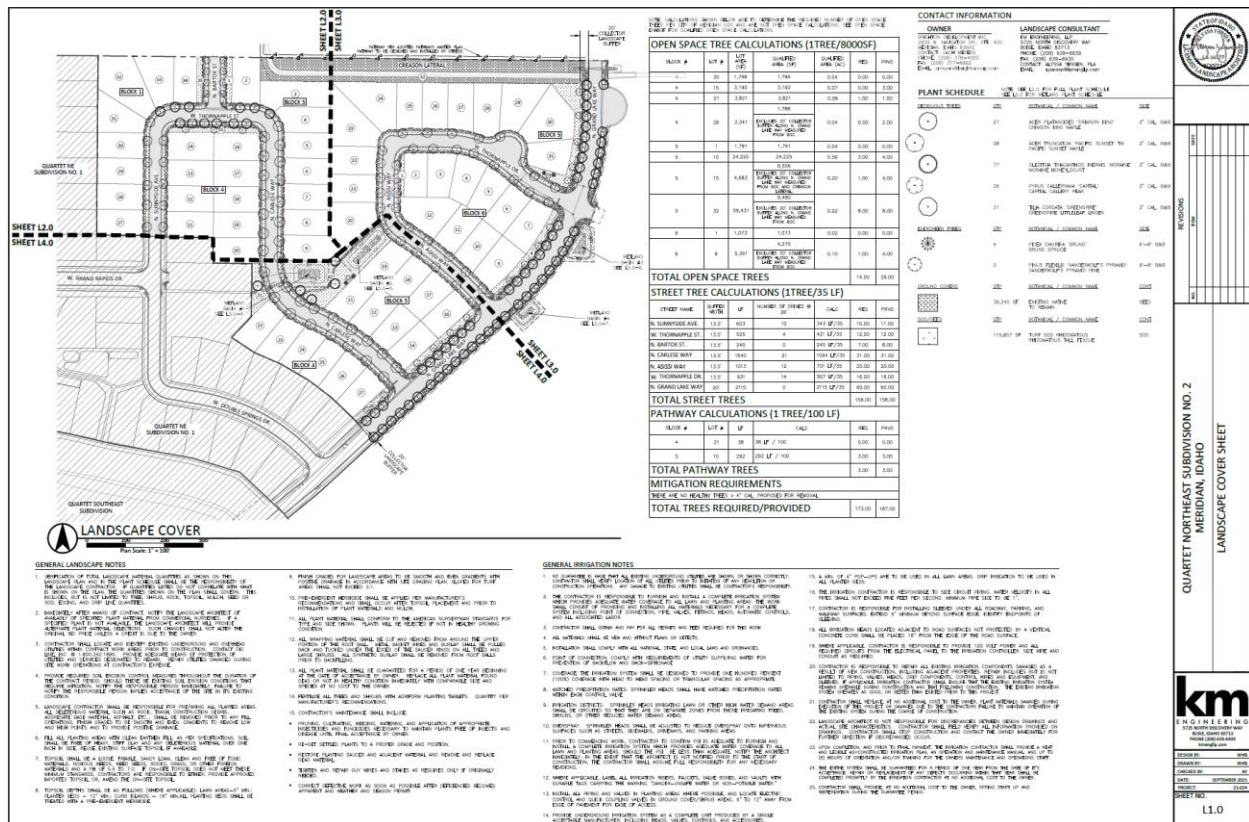
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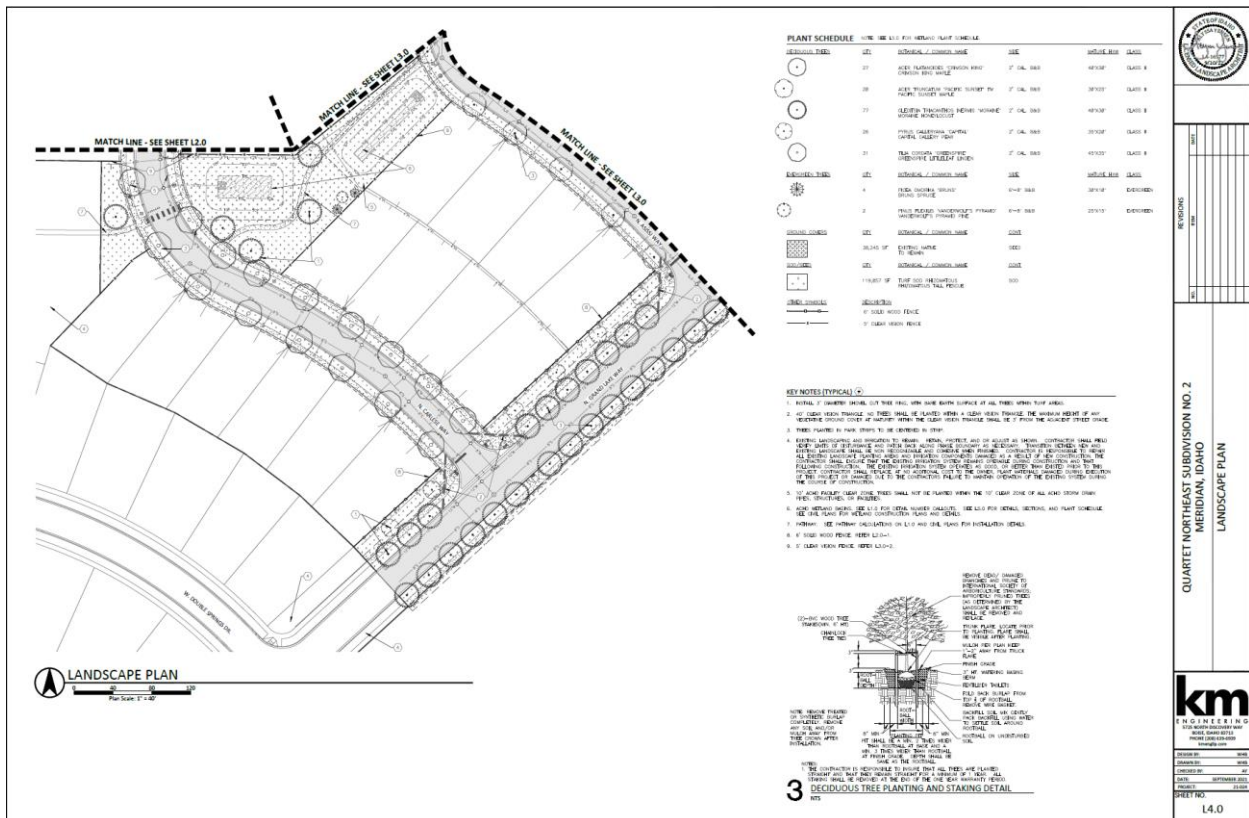
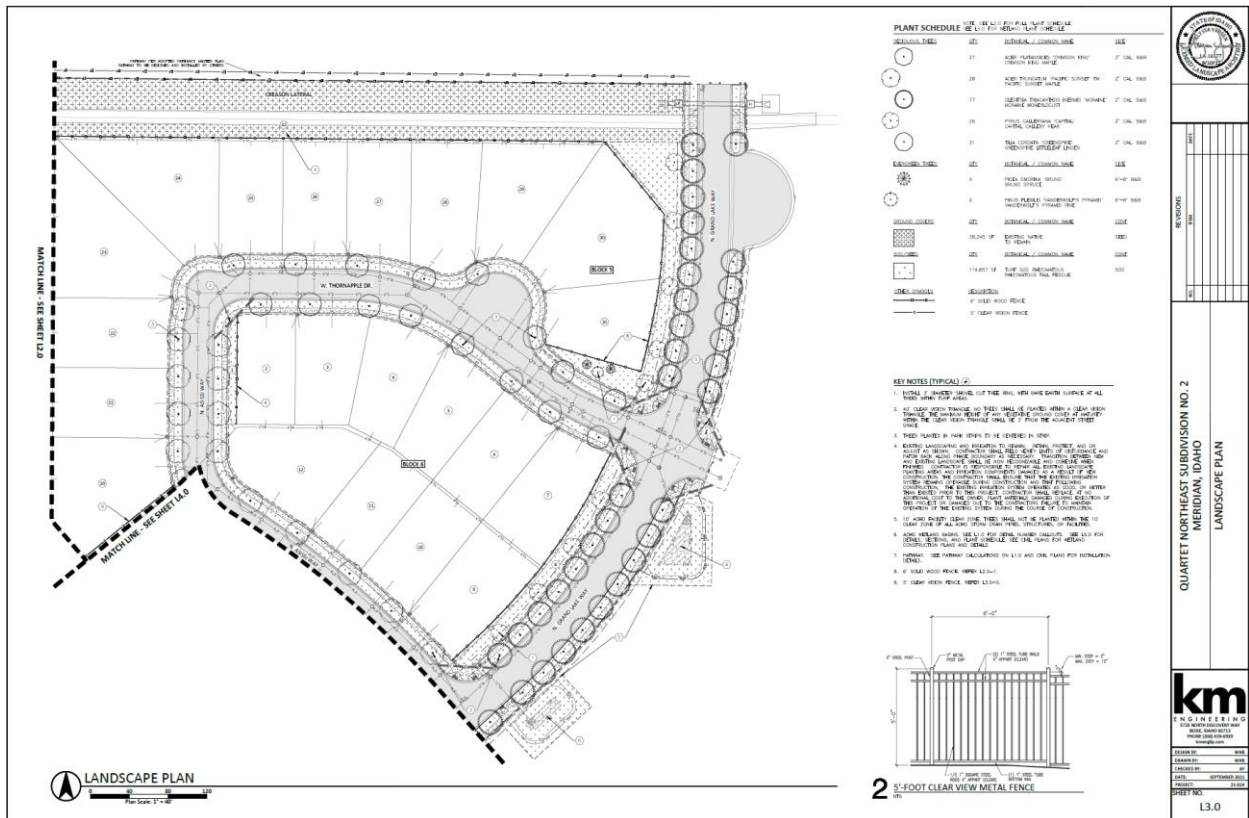
- MINIMUM BUILDING SETBACK LINES SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- IRRIGATION WATER HAS BEEN PROVIDED FROM SETTLERS IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3600(1)(c). 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 22-4503 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 35, BLOCK 1, LOTS 15, 21 AND 28, BLOCK 4, LOTS 1, 10, 15 AND 32, BLOCK 5, AND LOTS 1 AND 8, BLOCK 6 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE QUARTET OWNERS ASSOCIATION, INC. OR ASSIGNS. WITH THE EXCEPTION OF LOT 16, BLOCK 4, THESE COMMON LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES AND HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION.
- ALL LOT LINES COMMON TO THE PUBLIC RIGHTS-OF-WAY AND WHERE SHOWN HEREON CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, CITY OF MERIDIAN STREET LIGHTS, HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION AND LOT DRAINAGE.
- UNLESS OTHERWISE DIMENSIONED, ALL LOT LINES COMMON TO THE SUBDIVISION BOUNDARY AND ALL REAR LOT LINES CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION AND LOT DRAINAGE.
- ALL INTERIOR LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR PUBLIC UTILITIES, HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION AND LOT DRAINAGE.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY AND THE CITY OF MERIDIAN.
- THIS SUBDIVISION IS SUBJECT TO AN ACHD LANDSCAPE LICENSE AGREEMENT PER INSTRUMENT No. 2022-_____, RECORDS OF ADA COUNTY, IDAHO.
- ACHD PUBLIC RIGHT-OF-WAY EASEMENT (SIDEWALK) PER INSTRUMENT No. 2022-_____, RECORDS OF ADA COUNTY, IDAHO.
- THIS PLAT IS 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.
- THE BOTTOM OF STRUCTURAL FOOTINGS SHALL BE SET A MINIMUM OF 12-INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUND WATER ELEVATION.
- MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
- DIRECT LOT OR PARCEL ACCESS TO N. GRAND LAKE WAY IS PROHIBITED.
- A PORTION OF LOT 10, BLOCK 5 IS SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015, AS INSTRUMENT No. 2015-103250, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL. THE MASTER EASEMENT, THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 46-2002, IDAHO CODE. THE STORM WATER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.

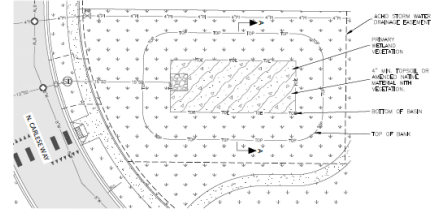
DEVELOPER
BRIGHTON CORPORATION
MERIDIAN, ID



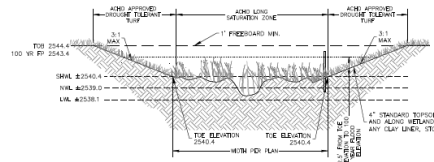
C. Landscape Plan (dated: 09/10/2021)



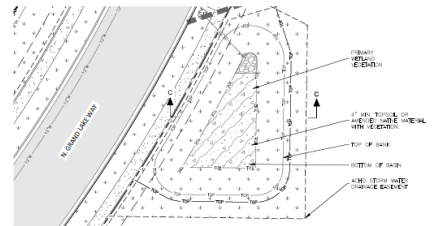




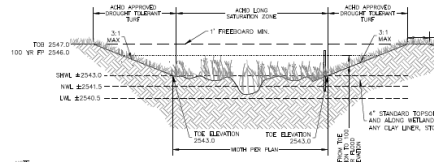
4. WETLAND BASIN #1 PLANTING DETAIL



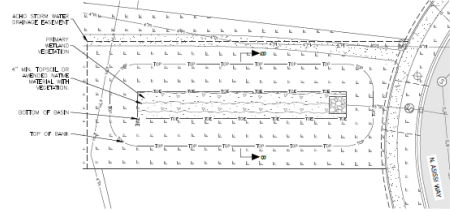
WETLAND BASIN #1 - SECTION A-A
SCALE: NTS



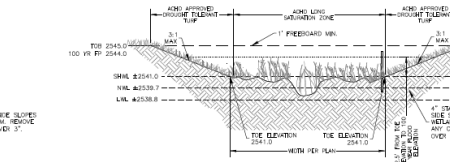
6. WETLAND BASIN #3 PLANTING DETAIL



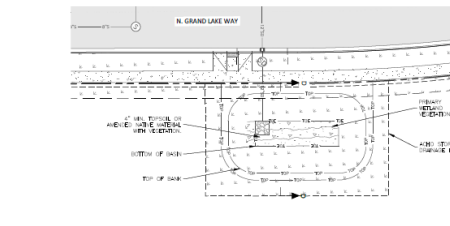
WETLAND BASIN #3 - SECTION C-C
SCALE: NTS



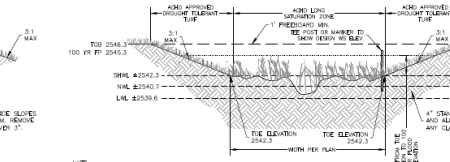
5. WETLAND BASIN #2 PLANTING DETAIL



WETLAND BASIN #2 - SECTION B-B
SCALE: NTS



7. WETLAND BASIN #4 PLANTING DETAIL



WETLAND BASIN #4 - SECTION D-D
SCALE: NTS

WETLAND PLANT SCHEDULE

PLANT SCHEDULE	QTY	REMARKS / COMMENTS	DATE	REVISION
300	100	WETLAND PLANT SCHEDULE	10/1/2011	1
300	100	WETLAND PLANT SCHEDULE	10/1/2011	1
300	100	WETLAND PLANT SCHEDULE	10/1/2011	1

GENERAL WETLAND BASIN NOTES

1. ALL PLANTS IN THE WETLAND BASIN SHALL BE PLANTED IN THE WETLAND BASIN. ALL PLANTS IN THE WETLAND BASIN SHALL BE PLANTED IN THE WETLAND BASIN. ALL PLANTS IN THE WETLAND BASIN SHALL BE PLANTED IN THE WETLAND BASIN.
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QUARTET NORTHEAST SUBDIVISION NO. 2
MERIDIAN, IDAHO
LANDSCAPE DETAILS

km
ENGINEERING
1000 S. 1000 E.
PO BOX 1000
TULSA, OK 74101
PHONE (918) 438-1000
WWW.KMENGINEERING.COM

DESIGN BY: JMB
CHECKED BY: JMB
DATE: 10/1/2011
PROJECT: QUARTET NORTHEAST SUBDIVISION NO. 2
SHEET NO.: 15.0

VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

Site Specific Conditions:

1. Applicant shall meet all terms of the approved annexation (Development Agreement - Inst. #2020-146961) and preliminary plat (H-2020-0017) 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 Council's approval of the previous phase final plat; 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 by Aaron Ballard, dated: 9/15/2021, included in Section V.B shall be revised as follows:

Notes:

- a. Note #5: Remove "Lot 9, Block 4" as it isn't included in this phase.
- b. Note #10: Include the recorded instrument number of the ACHD landscape license agreement.
- c. Note #11: Include the recorded instrument number of the ACHD public right-of-way (sidewalk) easement.

References:

- d. R7.: Include the Book and Page numbers of the Quartet Northeast Subdivision No. 1 final plat.

Graphic Depictions:

- e. Include the recorded instrument number of the ACHD permanent easements on Sheet 3.

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

5. The landscape plan prepared by KM Engineering, dated 09/10/2021, included in Section V.C, shall be revised as follows:
 - a. Depict shrubs along the pathway on Lot 21, Block 4 and Lot 10, Block 5 as set forth in UDC [11-3B-12C](#).
 - b. Depict fencing adjacent to the Creason Lateral as set forth in UDC [11-3A-6C.3](#) in order to preserve public safety.
 - c. Depict fencing on Lot 32, Block 5 where the Creason Lateral is located per the standards listed in UDC [11-3A-7A.7](#) to provide more visibility of the common area.
 - d. Lawn, either seed or sod, is required in Lot 32, Block 5 as set forth in UDC 11-3G-3E.2.
6. The rear and/or side of structures on lots that face N. Grand Lake Way (i.e. Lot 27, Block 4; Lots 14, 16, 30 and 31, Block 5; and Lots 7 and 9, Block 6), a collector street, shall incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from the subject public street. *Single-story structures are exempt from this requirement.*

7. A Type III barricade shall be placed at the intersection of W. Thornapple Dr. and N. Grand Lake Way to prevent access until the street is extended in the future; the construction drawings shall be revised to include this change. As an alternative to a barricade, a Fire Dept. approved turnaround could be provided at the end of the collector street instead.
8. 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 887-1620 for more information.
9. All fencing shall comply with the standards of UDC 11-3A-7C.
10. 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. Construction cannot begin on Quartet Northeast No 2 until the secondary water connection is completed in Quartet Southeast No 1.

General Conditions:

2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.

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

21. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
22. 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.
23. 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.
24. 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.
25. 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.