

EXHIBIT A

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



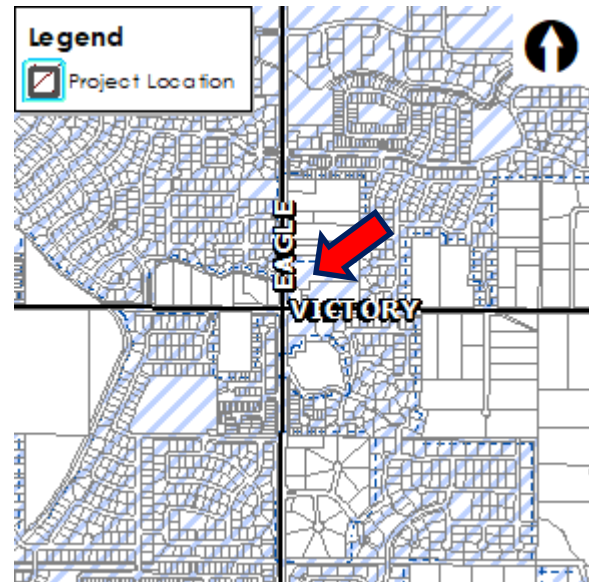
HEARING DATE: 10/5/2021

TO: Mayor & City Council

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

SUBJECT: FP-2021-0037
Inglewood No. 2 – FP

LOCATION: 3220 E. Victory Rd., in the SW ¼ of
Section 21, T.3N., R.1E.



I. PROJECT DESCRIPTION

Final plat consisting of three (3) buildable lots on 2.88 acres of land in the C-C zoning district. This is the second of two phases of development for this project.

II. APPLICANT INFORMATION

A. Applicant/Owner:

Cody Williams, McNeil Engineering – 8610 Sandy Parkway, Ste. 200, Sandy, UT 84070

B. Owner:

Jim Petersen, Gold Stream, LLC – 197 West 4860 South, Salt Lake City, UT 84107

C. Representative:

Same as Applicant

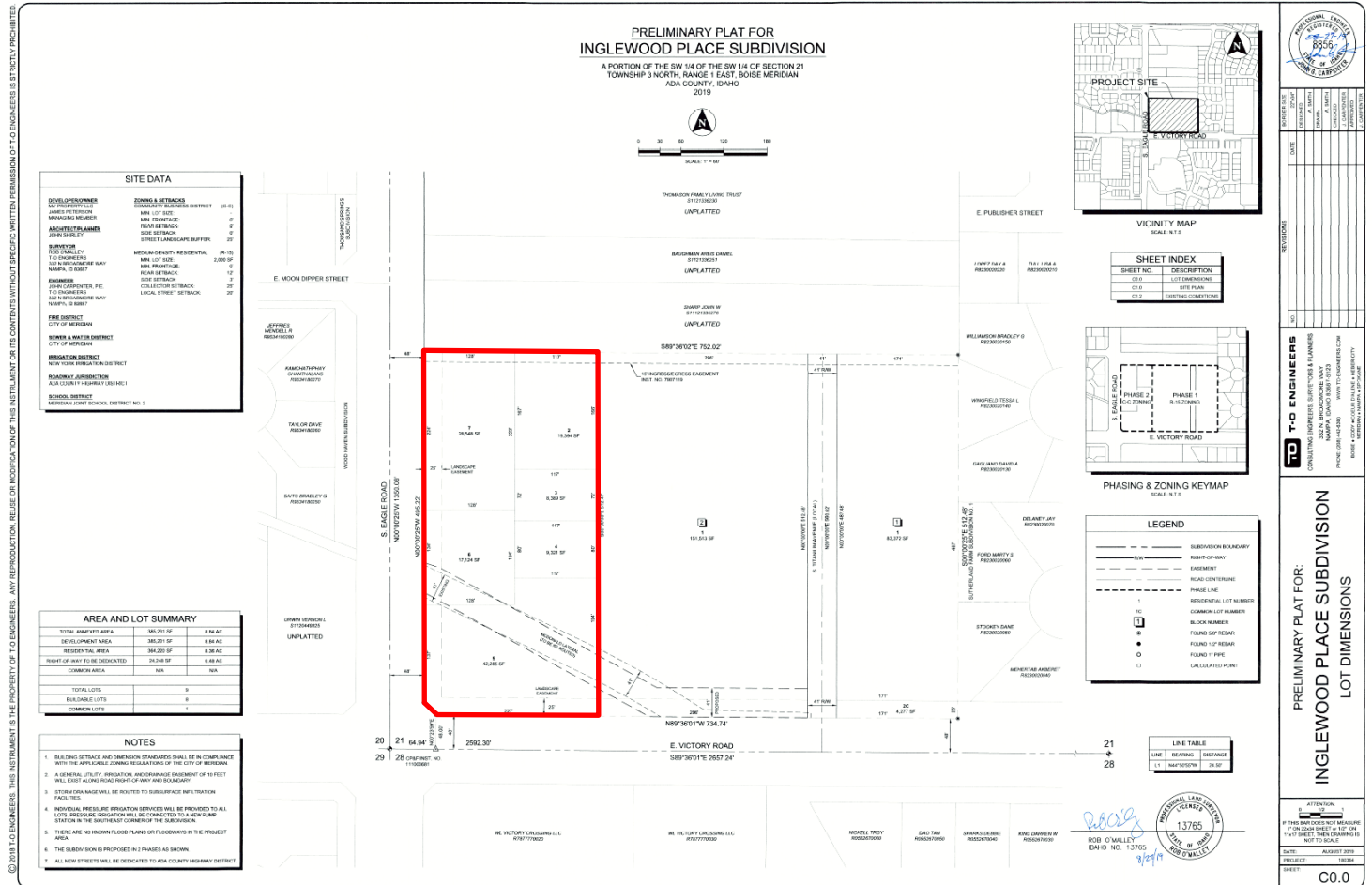
III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the preliminary plat and associated conditions of approval as required by UDC 11-6B-3C.2. There are six (6) buildable lots shown on the approved preliminary plat vs. three (3) buildable lots shown on the proposed final plat.

Because the number of buildable lots did not increase, Staff finds the proposed final plat is in substantial compliance with the approved preliminary plat as required.

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

A. Preliminary Plat (date: 8/27/2019)



[illegible]

INGLEWOOD SUBDIVISION NO. 2

A COMMERCIAL SUBDIVISION
LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 21
TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN,
CITY OF MERIDIAN, ADA COUNTY, IDAHO
APRIL 2021

SURVEYOR'S CERTIFICATE

I, MICHAEL D. HOFFMAN, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF IDAHO, DO HEREBY CERTIFY THAT A SURVEY WAS MADE UNDER MY DIRECTION OF THE LAND DESCRIBED IN THE BOUNDARY DESCRIPTION AND THAT THE PLAT UPON WHICH THIS CERTIFICATION APPEARS WAS MADE UNDER MY DIRECTION. I FURTHER CERTIFY THAT THE ACCOMPANYING MAP CORRECTLY DEPICTS THE DIVISION OF THE LAND AS MARKED UPON THE GROUND, THAT THE MONUMENTS SHOWN CONFORM WITH THAT SET OR FOUND UPON THE GROUND, AND THAT THE PERTINENT PROVISIONS OF THE STATE STATUTES OF THE STATE OF IDAHO TOGETHER WITH ALL LOCAL ORDINANCES PERTAINING THERETO HAVE BEEN COMPLIED WITH.



MICHAEL D. HOFFMAN, P.L.S.
IDAHO LICENSE NO. 13889

DATE

OWNERS CERTIFICATE

KNOWN ALL MEN BY THESE PRESENT, THAT WE THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND DESCRIBED IN THE BOUNDARY DESCRIPTION HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO BLOCKS AND LOTS AND TO BE HEREAFTER KNOWN AS:

INGLEWOOD SUBDIVISION NO. 2
A SUBDIVISION OF ADA COUNTY

IT IS THE INTENTION OF THE OWNERS TO INCLUDE ALL THE DESCRIBED PREMISES IN SAID PLAT AND THAT SAID PREMISES ARE TO BE DIVIDED INTO A BLOCK AND LOTS AS SHOWN AND THAT THE LOCATION AND DIMENSIONS OF SAID BLOCK AND LOTS ARE AS SHOWN ON SAID PLAT. THE STREET AND EASEMENTS DEPICTED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR PUBLIC USE UNLESS OTHERWISE INDICATED; AND RIGHT TO USE THE DEPICTED EASEMENT ALONG THE STREETS IS RESERVED FOR THE PUBLIC FOR SUCH FACILITIES FOR UTILITIES, AND FOR OTHER PUBLIC PURPOSES, INCLUDING BUT NOT LIMITED TO POSTAL DELIVERY BOXES, NO STRUCTURES, OTHER THAN THOSE REQUIRED FOR SUCH PUBLIC UTILITIES PURPOSES, ARE TO BE ERRECTED OR PLACED WITHIN SAID EASEMENT. ALL SUCH AREAS ARE HEREBY CONVEYED OR RESERVED TO THE PUBLIC IN PERPETUITY. THE PUBLIC MAY HAVE ACCESS TO SUCH AREAS, SUBJECT TO MUNICIPAL REGULATION. RESPONSIBILITY TO MAINTAIN THE SURFACE AREA OF PROPERTY OVER WHICH AN EASEMENT LIES SHALL REMAIN WITH THE OWNER AND OWNER'S SUCCESSORS IN INTEREST. RESPONSIBILITY TO MAINTAIN THE STREET SHALL PASS TO THE PUBLIC BODY HAVING JURISDICTION WHEN SUCH DEDICATION HAVE BEEN ACCEPTED.

THIS PLAT IS GOVERNED BY THE LAND DEVELOPMENT ORDINANCE OF THE CITY OF MERIDIAN, WHICH PROVIDES THAT A FINAL PLAT SHALL CONSTITUTE A DEDICATION. HOWEVER, APPROVAL OF THE FINAL PLAT SHALL NOT CONSTITUTE THE CITY'S ACCEPTANCE OF THE DEDICATION. SUCH ACCEPTANCE SHALL BECOME EFFECTIVE ONLY UPON THE EXECUTION BY THE MAYOR OR A SEPARATE INSTRUMENT FOR THAT PURPOSE. AFTER THE CITY COUNCIL HAD FOUND THAT ALL STRUCTURE AND IMPROVEMENTS RELATING TO THE DEDICATED PROPERTY HAVE BEEN COMPLETED AND HAVE BEEN APPROVED UPON INSPECTION BY THE CITY, DEDICATION IS NO BINDING UPON THE CITY UNTIL ACCEPTED.

IN WITNESS WHEREOF WE THE OWNERS DO HEREBY SET OUR HANDS.

GOLD STREAM PARTNERS, LLC.

BY: JAMES R. PETERSEN

ITS: MANAGER

SIGNATURE

SURVEY NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE SUBJECT PARCEL INTO ONE (1) BLOCK AND FOUR (4) COMMERCIAL LOTS.

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°25'11" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER, BETWEEN THE POUND SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, AS SHOWN HEREON.

THE BOUNDS OF THIS SURVEY ARE BASED, IN PART, FROM THE ORIGINAL DESCRIPTIONS PROVIDED IN THE TITLE REPORT, LESS THOSE PORTIONS CONTAINED WITHIN THE BOUNDS OF THE PROPOSED PLAT OF INGLEWOOD PLACE SUBDIVISION NO. 1, UNRECORDED AT THE TIME OF THIS SUBDIVISION PREPARED BY T. ENGINEERS, AND CERTIFIED BY ROB O'NEILL.

NOTES

1. THIS SURVEY PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MAY AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS OBTAINED FROM TITLE COMMITMENT NO. 162529 PREPARED BY ALLIANCE TITLE & ESCROW CORP. WITH AN EFFECTIVE DATE APRIL 12, 2018, AT 7:58 AM. CORNER MONUMENTS NOT FOUND WERE MONUMENTED WITH A 1/2" IRON AND YELLOW NYLON CAP STAMPED "L. 13889" UNLESS OTHERWISE NOTED HEREON.
2. THIS MAP HAD NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
3. COURSE AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESES, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM OTED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
4. ANY REVISIONS OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF REVISION.
5. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF MERIDIAN APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF AN INDIVIDUAL BUILDING PERMIT OR A SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
6. IRRIGATION WATER HAS BEEN PROVIDED BY THE EROSE PROJECT BOARD OF CONTROL, IN COMPLIANCE WITH IDAHO CODE 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENT FROM THE EROSE PROJECT BOARD OF CONTROL.
7. THIS SUBDIVISION IS SUBJECT TO A 150' PUBLIC UTILITY EASEMENT (P.U.E.) ALONG THE SUBDIVISION BOUNDARY, FOR PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT.
8. LOTS 1, 2, 3, & 4 ARE SUBJECT TO A 41.00' FOOT RIGHT OF WAY FOR THE RECONALL LATERAL, AS SHOWN HEREON.
9. LOTS 1, 2, 3, & 4 ARE SUBJECT TO A 30.00' FOOT WIDE EGRESS AND PUBLIC UTILITY EASEMENT, FOR PASSAGE OF PEDESTRIAN AND VEHICULAR TRAFFIC, SANITARY SEWER, WATER, IRRIGATION, STORMWATER, AND OTHER PUBLIC UTILITIES FACILITIES.
10. ACCESS TO HIGHWAY ROAD IS PROHIBITED UNLESS APPROVED BY ADA COUNTY HIGHWAY DISTRICT.
11. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
12. THIS PLAT IS SUBJECT TO THE FOLLOWING EASEMENTS OF RECORD:
 - ADA COUNTY EGRESS EASEMENT, INST. NO. 10002689
 - CITY OF MERIDIAN SEWER EASEMENT, INST. NO. 11133628
 - 150' WIDE EGRESS EASEMENT, INST. NO. 176018

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF MERIDIAN, COUNTY OF ADA, STATE OF IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF VICTORY ROAD, PER WARRANTY DEED RECORDED FEBRUARY 24, 2006 AS INSTRUMENT NO. 106028979, ADA COUNTY, IDAHO, SAID POINT OF BEGINNING BEING SOUTH 89°36'01" EAST, ALONG THE SECTION LINE, A DISTANCE OF 263.01 FEET, AND NORTH 0°00'25" WEST, A DISTANCE OF 48.50 FEET, FROM THE BRASS CAP MONUMENT MARKING THE SECTION CORNER COMMON TO SECTION 20, 21, 28, & 29, PER CPFR, INST.: 11100681; AND RUNNING THENCE NORTH 89°36'01" WEST, ALONG SAID NORTH LINE OF VICTORY ROAD, A DISTANCE OF 227.73 FEET, THENCE NORTH 44°50'51" WEST, A DISTANCE OF 34.50 FEET, TO THE EAST LINE OF EAGLE ROAD, PER WARRANTY DEED RECORDED FEBRUARY 24, 2006, AS INSTRUMENT NO. 106028979; THENCE NORTH 0°00'25" WEST, ALONG SAID EAST LINE OF EAGLE ROAD, A DISTANCE OF 495.21 FEET, TO THE NORTH LINE OF PARCEL, IN, DESCRIBED IN WARRANTY DEED RECORDED AS INSTRUMENT NO. 3018-10343; THENCE SOUTH 89°36'02" EAST, A DISTANCE OF 245.01 FEET, TO THE WEST LINE OF INGLEWOOD PLACE SUBDIVISION NO. 1; THENCE SOUTH 0°00'25" EAST, ALONG SAID WEST LINE, A DISTANCE OF 512.47 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 125,407 SQ. FT. OR 2.879 ACRES.

ACKNOWLEDGEMENT

ON THIS _____ DATE OF _____ IN THE YEAR 20____ BEFORE ME A NOTARY PUBLIC,

PERSONALLY APPEARED JAMES R. PETERSEN, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF GOLD STREAM PARTNERS, LLC, THE CORPORATION THAT EXECUTED THIS INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME ON BEHALF OF SAID CORPORATION.

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

NOTARY PUBLIC

RESIDING AT _____

MY COMMISSION EXPIRES _____ DAY OF _____ 20____

HEALTH CERTIFICATE

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

R.E.H.S. CENTRAL DISTRICT HEALTH _____ DATE _____

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY DISTRICT COMMISSIONERS ON THE _____ DATE OF _____ 20____

PRESIDENT - ADA COUNTY HIGHWAY DISTRICT _____

APPROVAL OF THE CITY ENGINEER

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

CITY ENGINEER - MERIDIAN IDAHO _____

DATE _____

APPROVAL OF THE CITY COUNCIL

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

CITY CLERK - MERIDIAN, IDAHO _____

DATE _____

CERTIFICATE OF COUNTY SURVEYOR

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

ADA COUNTY SURVEYOR _____

DATE _____

CERTIFICATE OF COUNTY TREASURER

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

COUNTY TREASURER _____

DATE _____

RECORDERS CERTIFICATE

INSTRUMENT NO. _____

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____ AT _____ MINUTES PAST _____ O'CLOCK THIS _____ DAY OF _____ YEAR OF _____ IN BOOK _____ OF PLATS AT PAGE _____

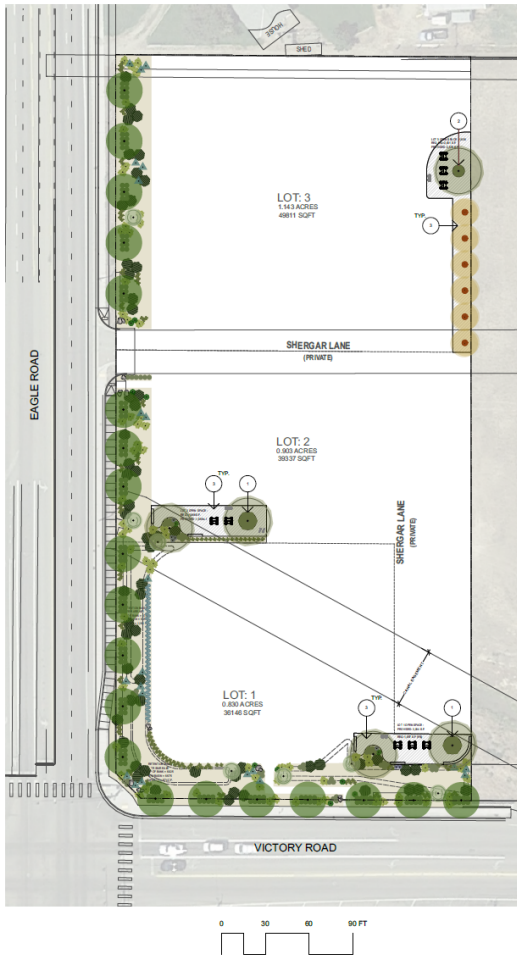
DEPUTY _____

EX-OFFICIO RECORDER _____

SHEET
2 OF 2

PREPARED BY:
McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
9419 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.251.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & MDS

C. Landscape Plan (date: 8/17/2021)



LANDSCAPE SCHEDULE

SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	SIZE	DETAIL
DECIDUOUS TREES					
	20	ROCKY MOUNTAIN GLOW MAPLE	ACER GRACILESTYLIUM 'SOMNIT'	2" CAL.	DL5.01
	6	CORAL SUN GOLDEN RUN TREE	KOENIGSETERIA PAVOLUEA 'CORAL SUN'	2" CAL.	DL5.01
	6	ALICE LACERNAK ELM	ULMUS PARVIFLORA 'ELMER F'	2" CAL.	DL5.01
EVERGREEN TREES					
	22	HORTSMANN BLUE ATLAS CEDAR	CEDRUS ATLANTICA 'HORTSMANN'	6" HT.	EL5.01
ORNAMENTAL GRASSES					
	240	BLONDE AMBITION BLUE GRAMA GRASS	BOULDOLOA GRACILIS 'BLONDE AMBITION'	5 GAL.	ALS.01
	145	FORSTER'S FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA KARL FORTS REED	5 GAL.	ALS.01
	63	SAPPHIRE BLUE GOLF GRASS	HELECTROCHOEN SERRIFOLIUS 'SAPPHIRE BLUE'	5 GAL.	ALS.01
SHRUBS					
	7	BLUE JEAN BAPTISTE RUSSIAN BAGE	PEROVSKIA ATROPURPUREA 'BLUE JEAN BAPTISTE'	5 GAL.	BLS.01
	73	DWARF JAPANESE GARDEN JASMINE	JAPANESE PRICKLYLEAF 'NANA'	5 GAL.	BLS.01
	60	GROLOW FRAGRANT SUMAC	RHUS AROMATICA 'GROLOW'	5 GAL.	BLS.01
	11	JACOBSEN MUGO PINE	PINUS MUGO 'JACOBSEN'	5 GAL.	BLS.01
	7	NEW MEXICO PRIVET	FORESTERIA NEOMEXICANA	5 GAL.	BLS.01
SYMBOL					
CRUSHED ROCK & Boulders					
	10,000 S.F.	CHIP ROCK	LAND MATERIALS & CONSTRUCTION (L&C) 400-4000 GRADE APPROX. EQUAL	2" DIA.	DL5.01
	15	"WINDY" Boulders	LAND MATERIALS & CONSTRUCTION (L&C) 400-4000 GRADE APPROX. EQUAL	2'-4"	HL5.01

REFERENCE NOTES

1. TREE CUTOFF: 12" DIAM.
2. TREE CUTOFF: 8" DIAM.
3. CONCRETE PAVING

SITE AMENITY SCHEDULE

SYMBOL	QTY	MANUFACTURER	DESCRIPTION	SIZE	COLOR
	8	LANDSCAPE FORMAL, INC.	SE COLLECTION, WINDOLE, 18" OUTDOOR SEAT, 18" H. BACK OF SEAT	18" DIA. X 30" HT.	SILVER
	6	LANDSCAPE FORMAL, INC.	CENTRAL BLK. CONTEMPORARY WHITE RECESSED SEAT, 18" H. BACK OF SEAT	30" DIA., 32" W X 30" H	1 GREY, 1 GREEN
	2	LANDSCAPE FORMAL, INC.	LOOP BICYCLE RACK	18" D X 30" W X 30" L	SILVER
	1		CURB-PLACEMENT CURVED CONCRETE BENCH	18" W X 18" H X 30" L	
	4		CURB-PLACEMENT CONCRETE BENCH	18" W X 18" H X 10" L	
	6	ROBINS	"SUNRISE" TREE GRABER	48" DIA.	CAT ROK

MERIDIAN CITY DATA	
CITY CODE: TITLE 11 CH 2 & 3	CITY CODE: TITLE 11 CH 2 & 3
TOTAL SITE AREA	100,000 S.F.
GENERAL	REQUIRED
PLANT COVERAGE	100%
OPEN SPACE	100%
STREET ALLEYS	100%
REQUIRED TREES: 1 TREE PER 1,000 S.F.	400' / 100' = 4
REQUIRED TREES: 1 TREE PER 1,000 S.F.	400' / 100' = 4
REQUIRED TREES: 1 TREE PER 1,000 S.F.	400' / 100' = 4



McNEIL ENGINEERING
Residential and Commercial Design, Professional Surveying, Planning, and Construction
 1811 North Idaho Falls, Suite 200, Idaho Falls, ID 83402-1000
 Phone: 208.343.1777
 Fax: 208.343.1778
 Email: info@mcneileng.com
 Website: www.mcneileng.com

INGLEWOOD SUBDIVISION NO. 2
 3250 EAST VICTORY ROAD
 MERIDIAN, ID

REVISIONS

NO.	DATE	DESCRIPTION
1	7/17/2021	ISSUED FOR PERMIT

PROJECT NO. 21874
DRAWN BY: TS
CHECKED BY: TS
DATE: JULY 2021
PROPERTY NO.

OVERALL LANDSCAPE PLANNING PLAN

L2.00

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-2019-0090 (DA #2019-124424)].
2. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of the City Engineer's signature on the previous phase final plat (by May 4, 2023) 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 shown in Section V.B prepared by Rob O'Malley, T-O Engineers, stamped on 2/18/2020 by, shall be revised as follows:
 - a. Note #6: ". . . at the time of issuance of an individual building permits ~~or as specifically approved and/or required, or as shown on this plat.~~"
 - b. Note #9: "Lots 1, 2, & 4 3 are subject to a 41.00' foot right of way . . ." *(there is no Lot 4 – replace 4 with 3)*
 - c. Note #10: "Lots 1, 2, & 3, ~~& 4~~ are subject to a 30.00 foot wide perpetual ingress/egress . . ."
 - d. Note #11: "Access to E. Victory Road and S. Eagle Rd. is prohibited unless approved by Ada County Highway District and the City of Meridian."
 - e. Note #12: "Lots shall not be reduced in size without prior approval from the health authority and the City of Meridian."
 - f. Depict 25-foot wide street buffers along S. Eagle Rd. & E. Victory Rd. on a common lot(s) or on a permanent dedicated buffer(s), maintained by the property owner or business owner's association in accord with UDC 11-3B-7C.
 - g. Remove the two (2) private streets (i.e. E. Alta Hills Ln., S. Falconers Ln. and E. Shergar Ln.) from the face of the plat. *Private streets are not allowed to connect to an arterial street per UDC 11-3F-4A.2; these can be drive aisles. The private streets shown were not previously approved.*
 - h. Remove the parcel numbers from the face of the plat and all other non-survey related depictions/notes. *See Final Plat checklist for items that need to be depicted on the plat.*
Please submit an electronic copy of the revised final plat with the application for City Engineer signature on the final plat.
5. The landscape plan shown in Section V.C, dated 8/17/21, prepared by McNeil Engineering, shall be revised as follows:
 - a. Remove all trees & bushes from the street buffer along S. Eagle Rd. that are depicted within the 15-foot wide ingress-egress easement along the northern boundary of the site.
 - b. Remove the private street names and the non-street buffer landscaping from the plan.*Please submit an electronic copy of the revised landscape plan with the application for City Engineer signature on the final plat.*

6. 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. A Street Light Plan will be required with the submittal of the civil construction plans and reviewed by the Transportation Coordinator prior to construction plan approval.
2. All water service lines require a meter setter.
3. Services should not cross lots other than those they serve, to avoid this from happening a water main may be required in Falconers Lane with services tapped for each lot off that main.
4. A water main stub should be provided to the north for a future service or fire line.

General Conditions:

5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.

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

24. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
25. 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.
26. 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.
27. 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.
28. 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.