

BEFORE THE MERIDIAN CITY COUNCIL

**HEARING DATE: OCTOBER 25, 2022
ORDER APPROVAL DATE: NOVEMBER 9, 2022**

**IN THE MATTER OF THE)
REQUEST FOR FINAL PLAT)
CONSISTING OF 71 BUILDING)
LOTS AND 8 COMMON LOTS ON)
14.44 ACRES OF LAND IN THE R-8)
ZONING DISTRICT FOR)
PRESCOTT RIDGE SUBDIVISION)
NO. 2.)
)
**BY: KM ENGINEERING, LLP)
APPLICANT)**
_____)
)
)**

**CASE NO. FP-2022-0029
ORDER OF CONDITIONAL
APPROVAL OF FINAL PLAT**

This matter coming before the City Council on October 25, 2022 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 PRESCOTT RIDGE SUBDIVISION NO. 2, A PARCEL OF LAND BEING A PORTION LOT 18, BLOCK 1 OF PEREGRINE HEIGHTS SUBDIVISION, AND UNPLATTED LAND SITUATED IN THE SOUTHEAST ¼ OF THE NORTHWEST ¼ AND THE

SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO, 2022, HANDWRITTEN DATE: 8/1/2022, by AARON L. BALLARD, PLS, SHEET 1 OF 5,” 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 October 25, 2022, 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 _____, 2022.

By:

Robert 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.

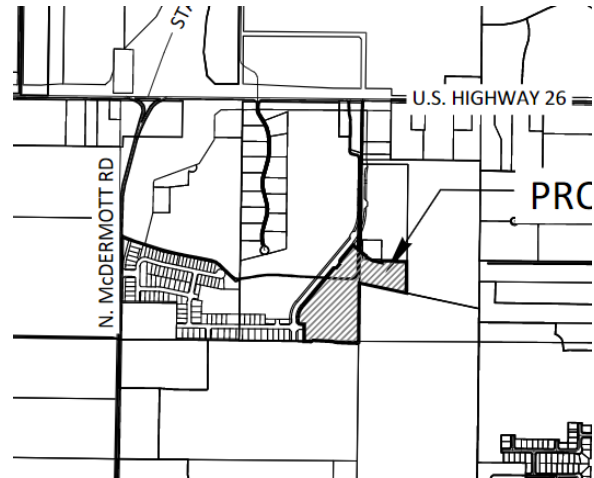
By: _____ Dated: _____

EXHIBIT A

STAFF REPORT COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 10/25/2022
TO: Mayor & City Council
FROM: Sonya Allen, Associate Planner
208-884-5533
SUBJECT: FP-2022-0029
Prescott Ridge No. 2
LOCATION: East side of N. McDermott Rd., south of SH 20-26 in the NE ¼, the SW ¼ and the NW ¼ of Section 28, Township 4 North., Range 1 West.



I. PROJECT DESCRIPTION

Final plat consisting of 71 building lots and 8 common lots on 14.44 acres of land in the R-8 zoning district for the second phase of Prescott Ridge Subdivision.

II. APPLICANT INFORMATION

A. Applicant:

Christen Haisty, KM Engineering, LLP – 9233 W. State Street, Boise, ID 83714

B. Owner:

Providence Properties, LLC – 701 S. Allen St., Ste. 104, Meridian, ID 83642

C. Representative:

Same as Applicant

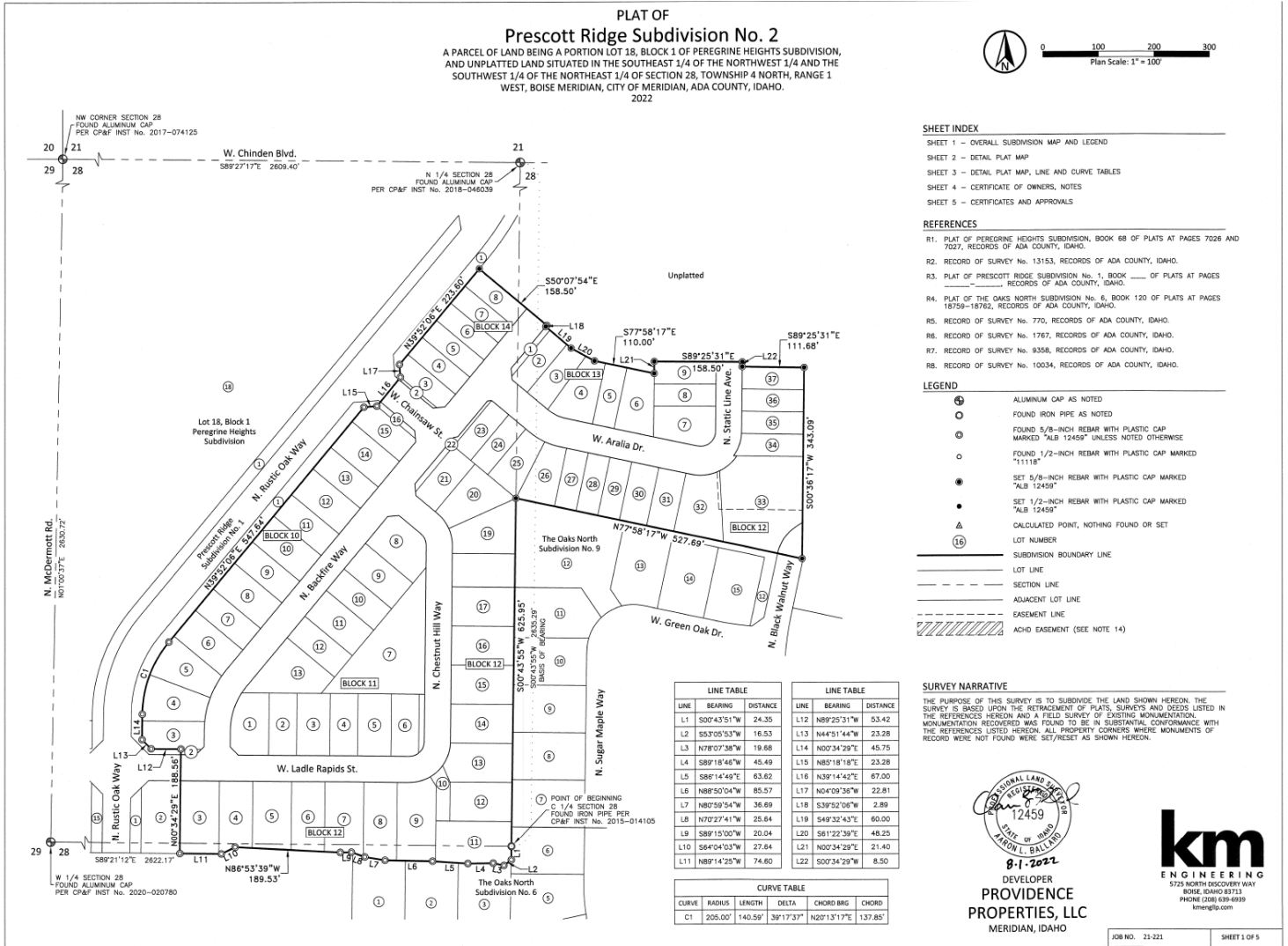
III. STAFF ANALYSIS

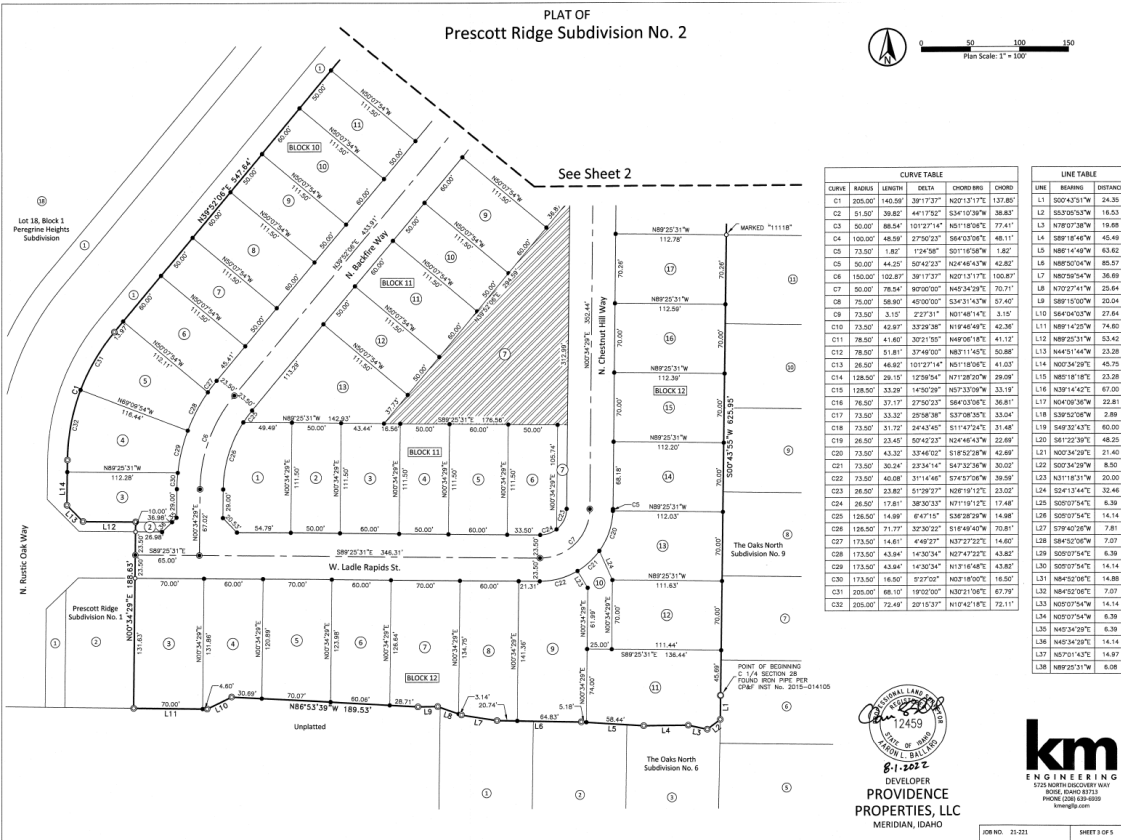
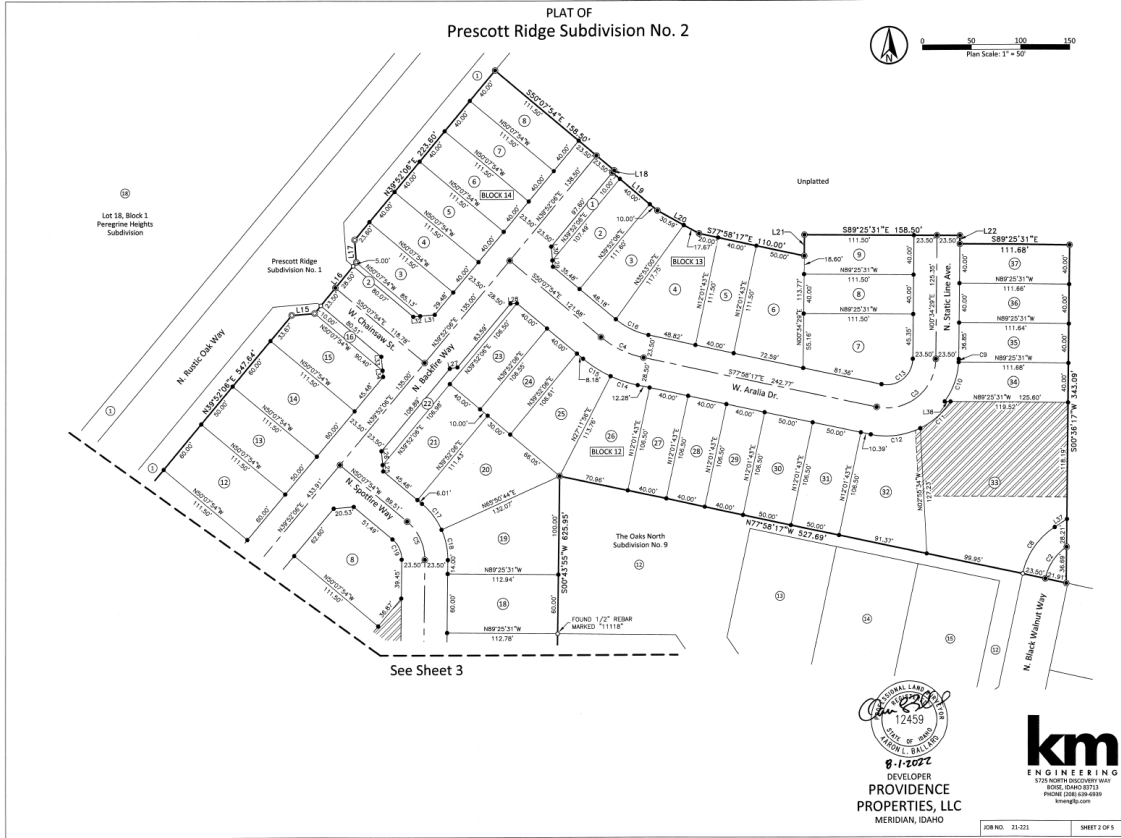
Staff has reviewed the proposed final plat for substantial compliance with the preliminary plat (H-2020-0047) and associated conditions of approval as required by UDC 11-6B-3C.2. There is the same number of buildable lots and common open space as shown on the approved preliminary plat for the subject area.

This phase consists of phase 1 and a portion of phase 5 as shown on the phasing plan approved with the preliminary plat.

Staff finds the proposed final plat is in substantial compliance with the approved preliminary plat as required.

B. Final Plat (date: 8/1/2022)





CURVE TABLE		LINE TABLE	
CURVE	MARKS	MARKS	MARKS
C1	205.00'	146.50'	387.173'
C2	51.00'	39.82'	441.752'
C3	50.00'	88.54'	101.2714'
C4	100.00'	48.59'	27.5023'
C5	73.50'	17.87'	17.9359'
C6	50.00'	44.25'	50.4233'
C7	150.00'	102.87'	39.1733'
C8	50.00'	78.54'	90.0000'
C9	75.00'	36.90'	40.0000'
C10	73.50'	42.87'	33.2938'
C11	78.50'	41.60'	30.2155'
C12	78.50'	51.81'	37.4800'
C13	26.50'	46.82'	107.2714'
C14	128.50'	28.15'	12.2929'
C15	128.50'	33.29'	14.5029'
C16	78.50'	37.17'	27.5023'
C17	73.50'	33.32'	29.5838'
C18	73.50'	31.72'	24.4740'
C19	26.50'	23.45'	50.4233'
C20	73.50'	43.32'	33.4632'
C21	73.50'	30.24'	23.2414'
C22	73.50'	40.08'	31.1448'
C23	38.00'	23.82'	51.2927'
C24	26.50'	17.81'	38.3033'
C25	128.50'	14.99'	67.4715'
C26	128.50'	71.77'	37.3022'
C27	173.50'	14.81'	4.4927'
C28	173.50'	43.84'	14.3034'
C29	173.50'	43.84'	14.3034'
C30	173.50'	18.50'	57.3022'
C31	205.00'	66.10'	19.0200'
C32	205.00'	72.49'	20.1937'

PLAT OF
Prescott Ridge Subdivision No. 2

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 BEING A PORTION OF LOT 18, BLOCK 1 OF PEREGRINE HEIGHTS SUBDIVISION (BOOK 68, PAGES 7028-7027, RECORDS OF ADA COUNTY, IDAHO) AND UNPLATTED LAND SITUATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE MARKING THE CENTER 1/4 CORNER OF SAID SECTION 28, WHICH BEARS S00°43'55"W A DISTANCE OF 2,852.29 FEET FROM AN ALUMINUM CAP MARKING THE NORTH 1/4 CORNER OF SAID SECTION 28, THENCE FOLLOWING THE SUBDIVISION BOUNDARY OF THE OAKS NORTH SUBDIVISION NO. 6 (BOOK 120, PAGES 18759-18762, RECORDS OF ADA COUNTY, IDAHO) THE FOLLOWING EIGHT (8) COURSES:

1. S02°43'51"W A DISTANCE OF 24.35 FEET TO A 5/8-INCH REBAR;
2. S53°05'53"W A DISTANCE OF 16.53 FEET TO A 5/8-INCH REBAR;
3. N78°07'38"W A DISTANCE OF 19.88 FEET TO A 5/8-INCH REBAR;
4. S8°18'46"W A DISTANCE OF 45.49 FEET TO A 5/8-INCH REBAR;
5. N8°14'49"W A DISTANCE OF 63.62 FEET TO A 5/8-INCH REBAR;
6. N8°52'04"W A DISTANCE OF 85.57 FEET TO A 5/8-INCH REBAR;
7. N8°59'54"W A DISTANCE OF 36.69 FEET TO A 5/8-INCH REBAR;
8. N70°27'41"W A DISTANCE OF 23.03 FEET TO A 5/8-INCH REBAR;

THENCE LEAVING SAID SUBDIVISION BOUNDARY OF THE OAKS NORTH SUBDIVISION NO. 5, N70°27'41"W A DISTANCE OF 2.61 FEET TO A 5/8-INCH REBAR;

THENCE S89°15'00"W A DISTANCE OF 20.04 FEET TO A 5/8-INCH REBAR;

THENCE N8°53'38"W A DISTANCE OF 189.53 FEET TO A 5/8-INCH REBAR;

THENCE S64°04'03"W A DISTANCE OF 27.84 FEET TO A 5/8-INCH REBAR;

THENCE N8°14'29"W A DISTANCE OF 74.50 FEET TO A 5/8-INCH REBAR ON THE SUBDIVISION BOUNDARY OF PRESCOTT RIDGE SUBDIVISION NO. 1;

THENCE FOLLOWING SAID SUBDIVISION BOUNDARY OF PRESCOTT RIDGE SUBDIVISION NO. 1 THE FOLLOWING TEN (10) COURSES:

1. N02°34'29"E A DISTANCE OF 188.63 FEET TO A 5/8-INCH REBAR;
2. N8°25'31"W A DISTANCE OF 53.42 FEET TO A 5/8-INCH REBAR;
3. N44°51'44"W A DISTANCE OF 23.28 FEET TO A 5/8-INCH REBAR;
4. N02°34'29"E A DISTANCE OF 45.75 FEET TO A 5/8-INCH REBAR;
5. 140.59 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 208.00 FEET, A DELTA ANGLE OF 39°17'37", A CHORD BEARING OF N02°13'17"E AND A CHORD DISTANCE OF 137.85 FEET TO A 5/8-INCH REBAR;
6. N3°52'06"E A DISTANCE OF 54.76 FEET TO A 5/8-INCH REBAR;
7. N8°18'18"E A DISTANCE OF 23.28 FEET TO A 5/8-INCH REBAR;
8. N3°14'42"E A DISTANCE OF 67.00 FEET TO A 5/8-INCH REBAR;
9. N04°08'38"W A DISTANCE OF 22.81 FEET TO A 5/8-INCH REBAR;
10. N3°52'06"E A DISTANCE OF 223.60 FEET TO A 5/8-INCH REBAR;

THENCE LEAVING SAID SUBDIVISION BOUNDARY OF PRESCOTT RIDGE SUBDIVISION NO. 1, S50°07'54"E A DISTANCE OF 158.50 FEET TO A 5/8-INCH REBAR;

THENCE S3°25'08"W A DISTANCE OF 2.89 FEET TO A 5/8-INCH REBAR;

THENCE S4°32'43"E A DISTANCE OF 60.00 FEET TO A 5/8-INCH REBAR;

THENCE S61°22'39"E A DISTANCE OF 48.25 FEET TO A 5/8-INCH REBAR;

THENCE S7°58'17"E A DISTANCE OF 110.00 FEET TO A 5/8-INCH REBAR;

THENCE N00°34'29"E A DISTANCE OF 21.40 FEET TO A 5/8-INCH REBAR;

THENCE S8°25'31"E A DISTANCE OF 158.60 FEET TO A 5/8-INCH REBAR;

THENCE S02°34'29"W A DISTANCE OF 8.50 FEET TO A 5/8-INCH REBAR;

THENCE S8°25'31"E A DISTANCE OF 111.68 FEET TO A 5/8-INCH REBAR;

THENCE S02°38'17"W A DISTANCE OF 343.09 FEET TO A 5/8-INCH REBAR ON THE SUBDIVISION BOUNDARY OF THE OAKS NORTH SUBDIVISION NO. 9 (BOOK 123, PAGES 19476-19478, RECORDS OF ADA COUNTY, IDAHO);

THENCE FOLLOWING SAID SUBDIVISION BOUNDARY THE FOLLOWING TWO (2) COURSES:

1. N77°58'17"W A DISTANCE OF 527.69 FEET TO THE EASTERLY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28 TO A 5/8-INCH REBAR;
2. THENCE FOLLOWING SAID EASTERLY LINE, S00°43'55"W A DISTANCE OF 625.95 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 14.438 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.

E. DON HUBBLE, AUTHORIZED AGENT
PROVIDENCE PROPERTIES, LLC.

ACKNOWLEDGMENT

STATE OF IDAHO)
ADA COUNTY) SS

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON _____, 20____, BY E. DON HUBBLE, AUTHORIZED AGENT, PROVIDENCE PROPERTIES, LLC.

SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES _____

NOTES

1. THE BOTTOM OF STRUCTURAL FOOTINGS SHALL BE SET A MINIMUM OF 12-INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUND WATER ELEVATION.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN IN EFFECT AT THE TIME OF RESUBDIVISION.
3. IRRIGATION WATER HAS BEEN PROVIDED FROM SETTLERS IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3802(1)(c). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM SETTLERS IRRIGATION DISTRICT.
4. 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."
5. LOTS 2 AND 16, BLOCK 10, LOT 7, BLOCK 11, LOTS 22 AND 33, BLOCK 12, LOT 1, BLOCK 13 AND LOT 2, BLOCK 14 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE PRESCOTT RIDGE HOMEOWNERS ASSOCIATION, INC. THESE COMMON LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES, STORM DRAINAGE AND HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION.
6. LOT 10, BLOCK 12 (COMMON LOT) IS SUBJECT TO A BLANKET EASEMENT FOR A COMMON DRIVE TO PROVIDE ACCESS TO LOTS 11, 12 AND 13, BLOCK 12 ONLY. SAID COMMON LOT SHALL BE PAVED AND CAPABLE OF SUPPORTING EMERGENCY VEHICLES AND EQUIPMENT AS REQUIRED BY MERIDIAN CITY CODE. THE COMMON DRIVES SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
7. WHERE DIMENSIONED AND SHOWN HEREON, THE LOT LINES CONTAIN AN EASEMENT (AS DIMENSIONED) FOR PUBLIC UTILITIES AS SHOWN HEREON.
8. WHERE DIMENSIONED AND SHOWN HEREON, THE LOT LINES CONTAIN AN EASEMENT (AS DIMENSIONED) FOR HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION.
9. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY AND THE CITY OF MERIDIAN.
10. ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
11. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
12. 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.
13. DIRECT LOT ACCESS FROM N. RUSTIC OAK WAY IS PROHIBITED.
14. A PORTION OF LOT 7, BLOCK 11 AND A PORTION OF LOTS 32 AND 33, BLOCK 12 ARE SERVED 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. 2015-103256, 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 40-2302, IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
15. ACHD PERMANENT EASEMENT PER INSTRUMENT No. 202_____, RECORDS OF ADA COUNTY, IDAHO.

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 PRESCOTT RIDGE SUBDIVISION No. 2 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

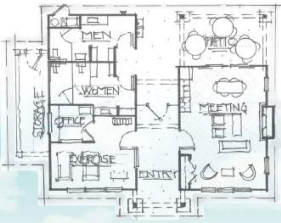


DEVELOPER
PROVIDENCE
PROPERTIES, LLC
MERIDIAN, IDAHO

km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 638-6939
kmeng@com

JOB NO. 21-221

SHEET 4 OF 5



A SCHEMATIC CLUBHOUSE

AMENITIES

- A** - POOL AND CLUBHOUSE
1360 SF BUILDING
54'X30' POOL
17 PARKING SPACES
- B** - LARGE TOT LOT
- C** - SMALL TOT LOT
- D** - DOG PARK/POCKET PARK
- E** - OPEN SPACE



B LARGE TOT LOT

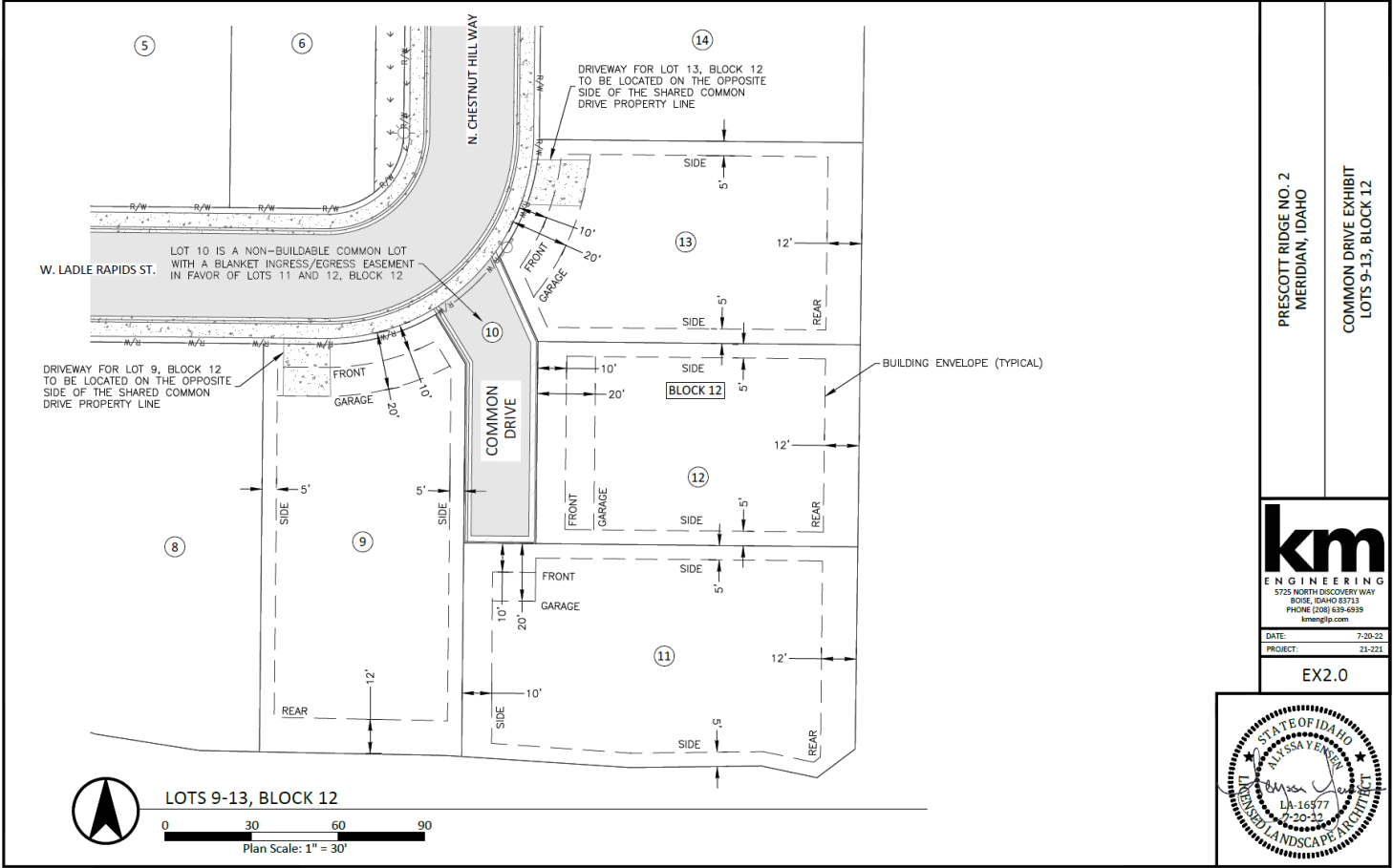


C SMALL TOT LOT



D DOG PARK/POCKET PARK

D. Common Driveway Exhibit



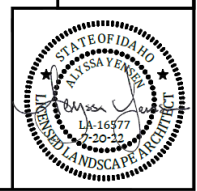
PRESCOTT RIDGE NO. 2
MERIDIAN, IDAHO

COMMON DRIVE EXHIBIT
LOTS 9-13, BLOCK 12



DATE: 7-30-22
PROJECT: 23-221

EX2.0



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-2020-0047, Development Agreement Inst. #[2021-132713](#)].
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 first phase final plat as set forth in 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 KM Engineering, stamped on 8/1/2022 by Aaron L. Ballard, shall be revised as follows:
 - a. Under References, R3 – include the Book and Page numbers of Prescott Ridge Subdivision No. 1.
 - b. Note #15: Include the recorded instrument number for the ACHD permanent easement.
 - c. Depict zero (0) internal lot lines on the lots in Block 12 where attached units are proposed that will span over the property line.

An electronic copy of the revised plat shall be submitted prior to signature on the final plat by the City Engineer.

5. The landscape plan shown in Section V.C, dated 9/23/21, shall be revised as follows:
 - a. The 6-foot tall solid vinyl fence with lattice top shall have a maximum of 4-feet of solid material with 2-feet of lattice; depict accordingly on the detail on the fencing exhibit (Sheet L3.0).
 - b. Landscaping shall be depicted along *all* pathways in accord with the standards listed in UDC [11-3B-12C](#); include a *mix* of trees and shrubs along with lawn and/or other vegetative groundcover.
 - c. If fencing is proposed along the east side of Lot 9, Block 12, depict a minimum 5' wide landscape buffer along the west side of Lot 10, Block 12 planted with shrubs, lawn or other vegetative groundcover as set forth in UDC [11-6C-3D.5](#). Depict fencing on the plan if proposed.

An electronic copy of the revised landscape plan shall be submitted prior to signature on the final plat by the City Engineer.

6. Prior to the issuance of any new building permit, the property shall be subdivided in accordance with the UDC.
7. All development shall comply with the dimensional standards for the R-8 zoning district listed in UDC Table 11-2A-6.
8. Provide amenities consistent with the plans in Section V.C as approved with H-2020-0047.
9. Address signage shall be provided at the public street for homes accessed via the common driveway for emergency wayfinding purposes.
10. Common driveways shall be constructed in accord with the standards listed in UDC 11-6C-3D.

11. The rear and/or side of structures on Lots 3-15, Block 10 and Lots 3-8, Block 14 along N. Rustic Oak Way 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.
12. Administrative design review shall be required for all single-family attached structures. Compliance with the design standards for such listed in the Architectural Standards Manual is required.
13. 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.
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:

1. The applicant shall be required to pay the Oaks Lift Station and Pressure Sewer Reimbursement Fees in the amount of \$265.25 per equivalent residential unit (ERU). The reimbursement fees for the entire residential portion of this subdivision shall be paid prior to city signatures on this final plat.
2. The applicant shall be required to pay the Oaks Lift Station Pump Upgrades Reimbursement Fees in the amount of \$185.43 per equivalent residential unit (ERU). The reimbursement fees for the entire residential portion of this subdivision shall be paid prior to city signatures on this final plat.
3. The geotechnical investigative report prepared by SITE Consulting, LLC indicates some very specific construction considerations. The applicant shall be responsible for the adherence of these recommendations to help ensure that groundwater does not become a problem within crawlspaces of homes.
4. Sewer 18 ft or deeper require a 60" manhole
5. Minimum slope for dead ends is 0.6%. Adjust SSMH T-3
6. Provide a callout to remove blow-off valves where new water main will connect to existing system.
7. Move water line away from curb and gutter at road bend on W Aralia Dr.
8. On sheet C6.1, services for lot 11 and 12 cross a private property other than the one being served. Have services run in the common lot not across private property. Meters should not be in the vehicle path. The common lot should have an unpaved area where meter can be located.

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 11-5C-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 11-5C-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 applicant's 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 certificate 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 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.
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. 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.
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 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.