

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



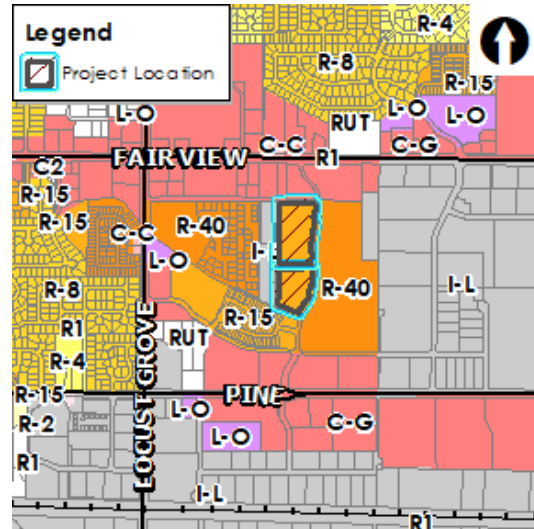
HEARING DATE: 3/2/2021

TO: Mayor & City Council

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

SUBJECT: H-2020-0015
Pine 43 No. 3

LOCATION: East of N. Locust Grove Rd. and south of E. Fairview Ave., on the north side of the Jackson Drain, in the NW ¼ of Section 8, Township 3N., Range 1E.



I. PROJECT DESCRIPTION

Final plat consisting of 112 buildable lots and 16 common lots on 12.45 acres of land in the R-15 zoning district for the third phase of Pine 43 Subdivision.

II. APPLICANT INFORMATION

- A. Applicant:
Wendy Shrief, J-U-B Engineers, Inc. – 250 S. Beechwood Ave., Ste. 201, Boise, ID 83709
- B. Owner:
C & O Development, Inc. – 250 S. Beechwood Ave., Ste. 120, Boise, ID 83709
- C. Representative:
Wendy Shrief, J-U-B Engineers, Inc. – 250 S. Beechwood Ave., Ste. 201, Boise, ID 83709

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2017-0058) 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.

Some changes have been made to the configuration of lots within this phase of development resulting in six (6) *more* buildable lots than shown on the preliminary plat for this area and an increased amount of common open space. The Phase 1 final plat contained the same number of buildable lots and common area as depicted on the preliminary plat. The Phase 2 final plat contained six (6) fewer

lots and the same amount of common area as depicted on the preliminary plat. Overall, there is the same number of buildable lots and the amount of common open space area has increased from that approved with the preliminary plat between the first three phases; therefore, the proposed final plat is in substantial compliance with the approved preliminary plat as required.

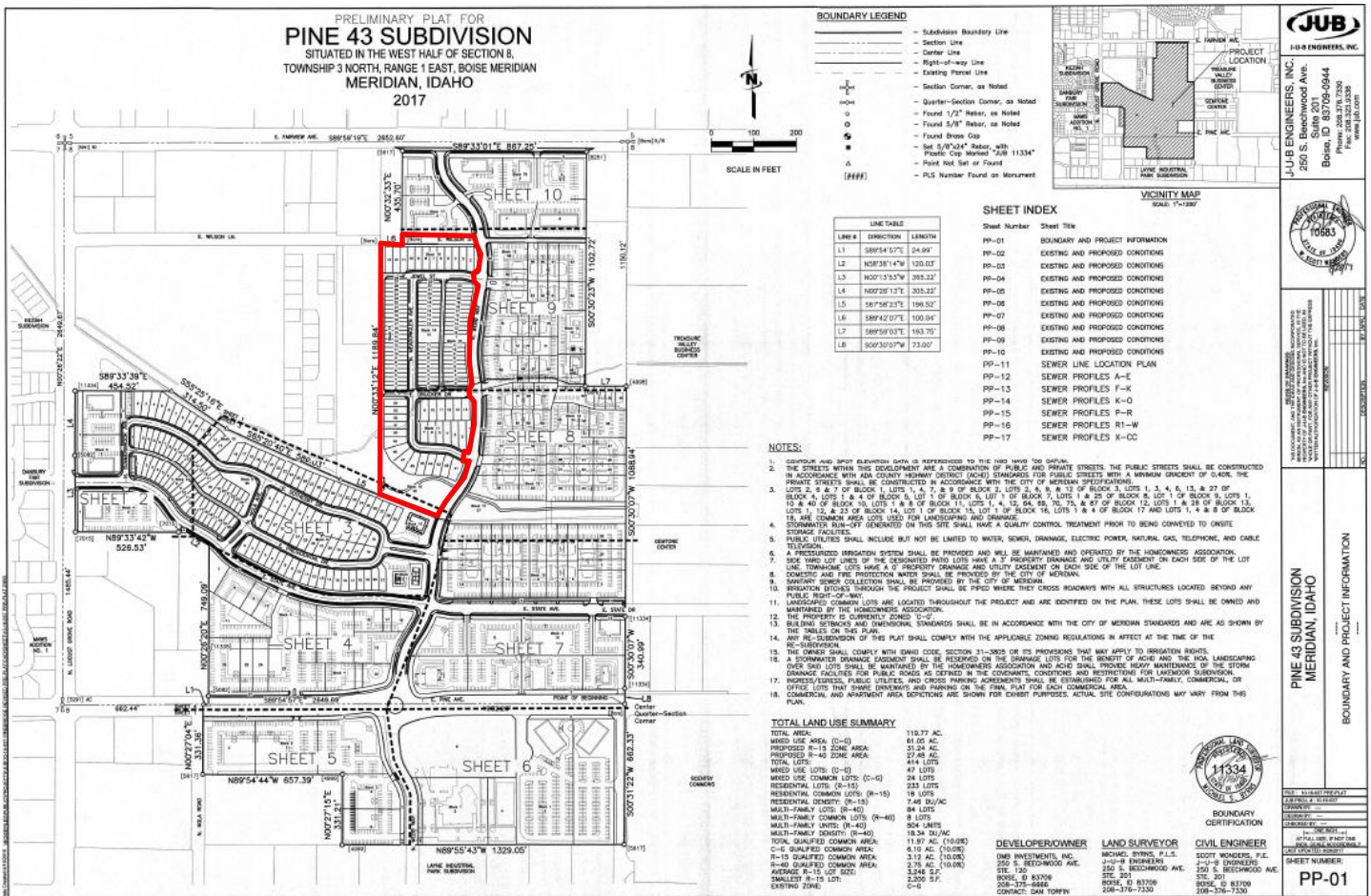
The number of lots for single-family detached homes decreased from 38 to 19 and the number of lots for townhomes increased from 68 to 93. Staff is amenable to this change.

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: 8/28/2017)

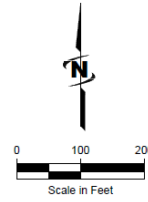


B. Final Plat (dated: 3/1/21)

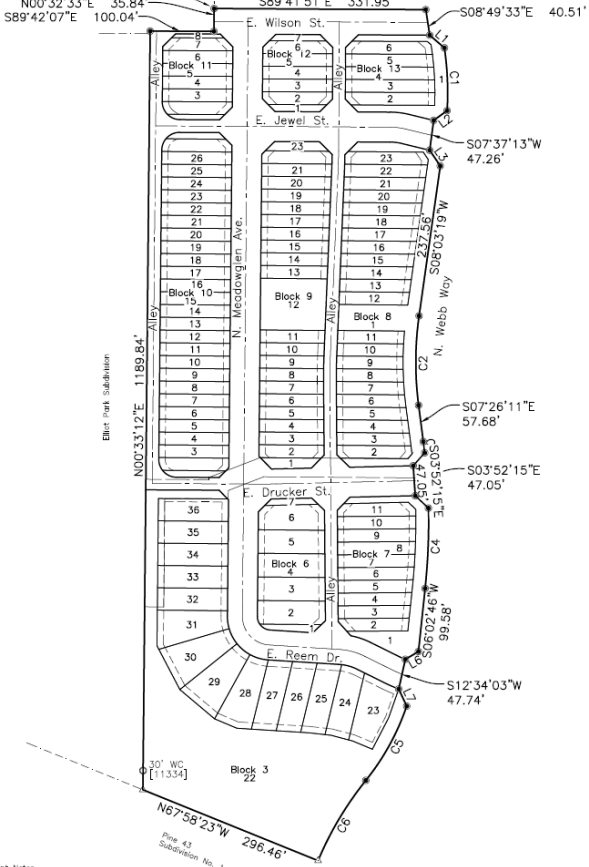
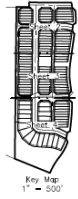
PLAT SHOWING
Pine 43 Subdivision No. 3

Situated in the Northwest Quarter of
Section 8, Township 3 North, Range 1 East, Boise Meridian,
City of Meridian, Ada County, Idaho.
2021

PLAT BOOK _____ PAGE _____



Brass Cap
CP&F No. 111055664
Basis of Bearings
1591.68' N89°59'19"W 2652.60'
E. Fairview Ave.
1060.82' S 0° N1/4
Aluminum Cap
Subdivision
CP&F No. 2019-055314



Line Table - This Sheet Only

Line #	Direction	Length
L1	S49°14'11"E	30.43'
L2	S54°06'42"W	26.00'
L3	S34°11'01"E	28.61'
L4	S41°25'35"W	27.15'
L5	S46°36'49"E	28.43'
L6	S59°21'53"W	23.89'
L7	S25°02'09"E	29.59'

Legend

- Subdivision Boundary Line
- - - Lot Line
- - - Right-of-way Line
- - - Section Line
- - - Center Line
- - - Adjacent Property Line
- - - Match Line
- - - Tie Line
- - - Utility Easement Line
- - - Gravity Irrigation Easement Line
- Section Corner, as noted
- Quarter-Section Corner, as noted
- Found 1/2" Rebar, as noted
- Found 5/8" Rebar, as noted
- Set 1/2"x24" Rebar, with Plastic Cap Marked "J-U-B 16642"
- Set 5/8"x24" Rebar, with Plastic Cap Marked "J-U-B 16642"
- Set 1-3/16" Serriflex, BP Cap with Magnet Marked "J-U-B 16642"
- Set 1/2"x24" Rebar, with Plastic Cap Marked "EASEMENT JUB 16642"
- △ Point Not Set or Found
- ⊕ Curve Number (Typical)
- ⊕ Course Number (Typical)
- # Lot Number (Typical)
- [###] PLS Number Found on Monument
- WC Indicates Witness Corner

Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	98.75'	480.00'	11°47'19"	S02°26'31"E	98.59'
C2	140.80'	520.00'	15°29'30"	S00°18'34"W	140.17'
C3	17.46'	980.00'	1°01'16"	S08°50'34"E	17.46'
C4	126.10'	980.00'	7°22'20"	S02°21'36"W	126.01'
C5	133.55'	380.00'	20°08'11"	S28°49'15"W	132.86'
C6	147.04'	520.00'	16°12'04"	S30°47'19"W	146.55'



THIS IS A DRAFT VERSION OF THE PLAT AND IT IS PRELIMINARY IN NATURE. IT HAS NOT YET RECEIVED AGENCY APPROVAL NOR HAVE MONUMENTS BEEN INSTALLED.
NOT FOR RECORDATION



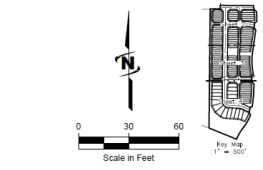
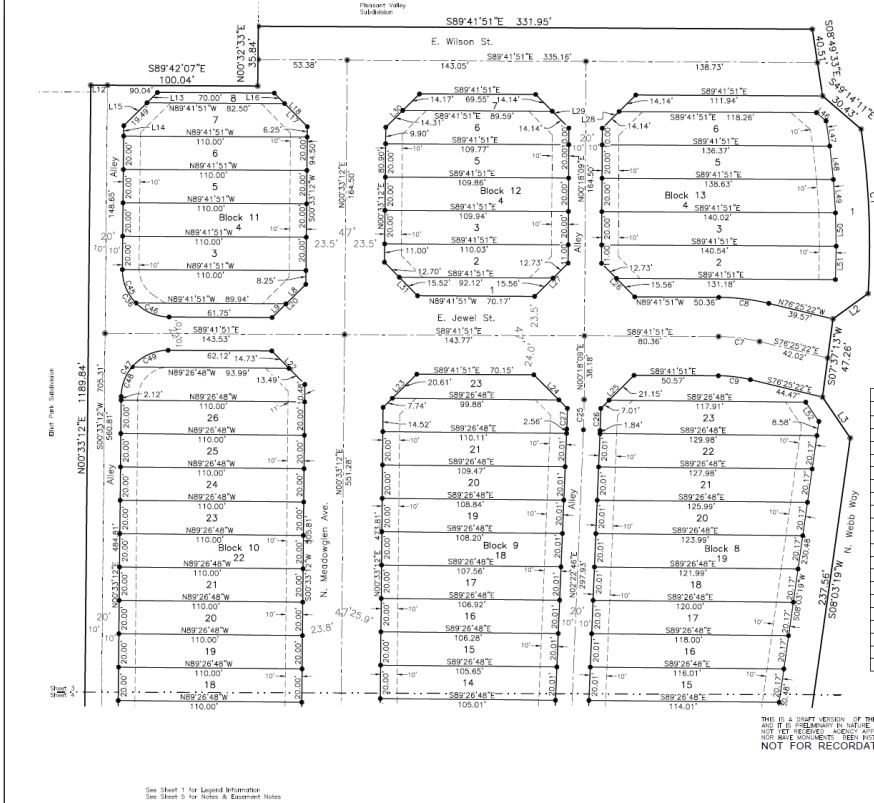
J-U-B ENGINEERS, INC.
250 South Beechwood Avenue, Suite 201, Boise, ID 83709-0944
p 208 376 7330 w www.jub.com
JUB Project No. ----

See Sheet 5 for Notes & Easement Notes

SHEET 1 OF 7

PLAT SHOWING
Pine 43 Subdivision No. 3

PLAT BOOK PAGE



Curve Table - This Sheet Only

Curve #	Length	Radius	Chord Bearing	Chord Length
C1	98.76'	480.00'	N17°41'18\"	98.59'
C7	24.79'	107.00'	S13°16'29\"	24.74'
C8	30.24'	130.00'	S17°06'29\"	30.17'
C9	19.35'	83.00'	S13°16'29\"	19.30'
C25	18.12'	500.00'	T04°33'11\"	18.12'
C26	13.17'	510.00'	S28°48'45\"	13.17'
C27	12.44'	490.00'	T27°15'01\"	12.44'
C28	14.80'	28.15'	S07°30'07\"	14.80'
C45	22.20'	28.13'	S07°30'07\"	21.83'
C46	22.11'	28.13'	S07°30'07\"	21.84'
C47	43.86'	28.00'	S07°30'07\"	43.51'
C48	19.39'	28.00'	S07°30'07\"	19.00'
C49	34.47'	28.00'	S07°30'07\"	33.70'

Line Table - This Sheet Only

Line #	Description	Length	Line #	Description	Length
L1	S89°41'51\"E	331.95'	L28	N44°41'51\"W	28.28'
L2	S89°42'07\"E	100.04'	L29	N44°24'54\"W	28.48'
L3	S89°42'07\"E	53.38'	L30	N44°24'54\"W	28.32'
L4	S89°41'51\"E	118.26'	L31	N44°24'54\"W	28.32'
L5	S89°41'51\"E	111.94'	L32	N44°24'54\"W	28.32'
L6	S89°41'51\"E	136.37'	L33	N44°24'54\"W	28.32'
L7	S89°41'51\"E	109.86'	L34	N44°24'54\"W	28.32'
L8	S89°41'51\"E	109.86'	L35	N44°24'54\"W	28.32'
L9	S89°41'51\"E	109.86'	L36	N44°24'54\"W	28.32'
L10	S89°41'51\"E	109.86'	L37	N44°24'54\"W	28.32'
L11	S89°41'51\"E	109.86'	L38	N44°24'54\"W	28.32'
L12	S89°41'51\"E	109.86'	L39	N44°24'54\"W	28.32'
L13	S89°41'51\"E	109.86'	L40	N44°24'54\"W	28.32'
L14	S89°41'51\"E	109.86'	L41	N44°24'54\"W	28.32'
L15	S89°41'51\"E	109.86'	L42	N44°24'54\"W	28.32'
L16	S89°41'51\"E	109.86'	L43	N44°24'54\"W	28.32'
L17	S89°41'51\"E	109.86'	L44	N44°24'54\"W	28.32'
L18	S89°41'51\"E	109.86'	L45	N44°24'54\"W	28.32'
L19	S89°41'51\"E	109.86'	L46	N44°24'54\"W	28.32'
L20	S89°41'51\"E	109.86'	L47	N44°24'54\"W	28.32'
L21	S89°41'51\"E	109.86'	L48	N44°24'54\"W	28.32'
L22	S89°41'51\"E	109.86'	L49	N44°24'54\"W	28.32'
L23	S89°41'51\"E	109.86'	L50	N44°24'54\"W	28.32'
L24	S89°41'51\"E	109.86'	L51	N44°24'54\"W	28.32'
L25	S89°41'51\"E	109.86'	L52	N44°24'54\"W	28.32'
L26	S89°41'51\"E	109.86'	L53	N44°24'54\"W	28.32'
L27	S89°41'51\"E	109.86'	L54	N44°24'54\"W	28.32'
L28	S89°41'51\"E	109.86'	L55	N44°24'54\"W	28.32'

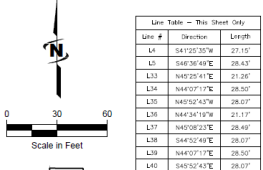
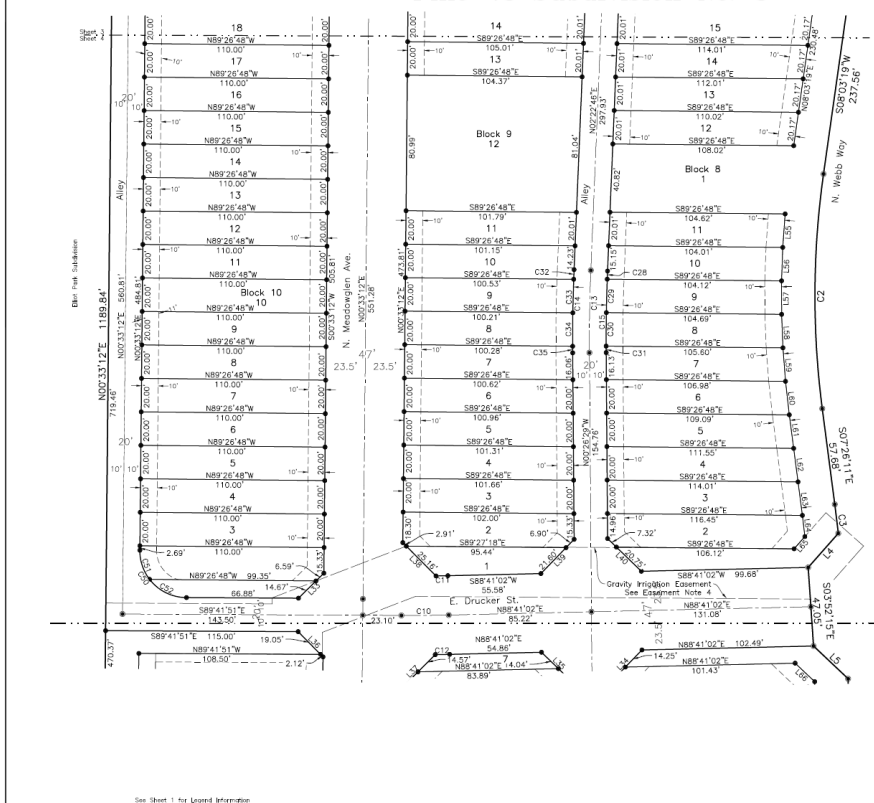
JUB
J-U-B ENGINEERS, INC.
250 South Beachwood Avenue, Suite 201, Boise, ID 83709-0844
p 208 378 7330 • www.jub.com

16642
01 MAR 2021

SHEET 2 OF 7

PLAT SHOWING
Pine 43 Subdivision No. 3

PLAT BOOK PAGE



Curve Table - This Sheet Only

Curve #	Length	Radius	Chord Bearing	Chord Length
C2	140.80'	920.00'	S07°30'07\"	140.17'
C3	11.46'	980.00'	N01°15'01\"	11.46'
C10	28.20'	1000.00'	T37°08'45\"	28.20'
C11	7.08'	876.50'	T24°56'56\"	7.08'
C12	8.82'	1020.00'	T26°06'56\"	8.82'
C13	49.23'	1000.00'	T49°15'15\"	49.23'
C14	49.72'	1010.00'	T49°15'15\"	49.72'
C15	48.74'	990.00'	T49°15'15\"	48.73'
C28	4.86'	990.00'	T16°53'57\"	4.86'
C29	30.00'	990.00'	T10°20'07\"	30.00'
C30	30.00'	990.00'	T10°20'07\"	30.00'
C31	3.87'	990.00'	T13°21'11\"	3.87'
C32	5.78'	1010.00'	T19°45'05\"	5.78'
C33	20.00'	1010.00'	T19°45'05\"	20.00'
C34	20.00'	1010.00'	T19°45'05\"	20.00'
C35	3.84'	1010.00'	T13°21'11\"	3.84'
C50	44.10'	28.00'	S07°30'07\"	43.88'
C51	18.66'	28.00'	S07°30'07\"	18.32'
C52	20.44'	28.00'	S07°30'07\"	20.10'

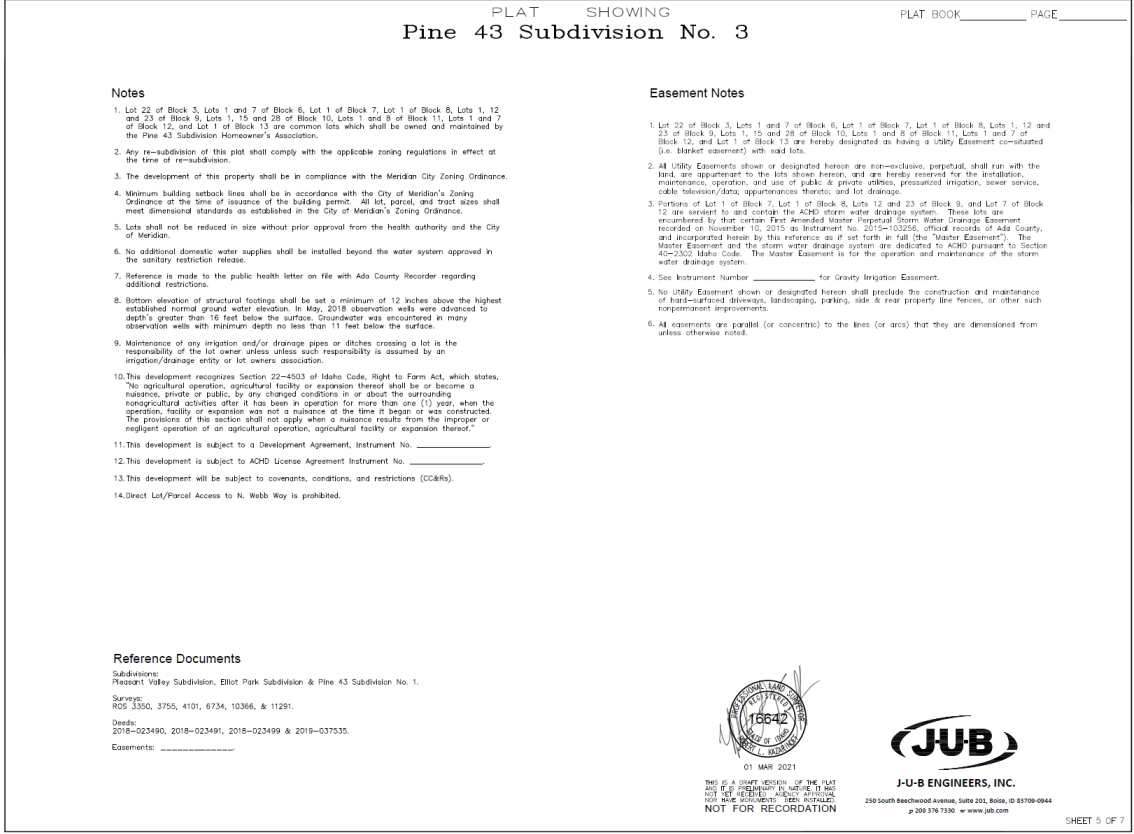
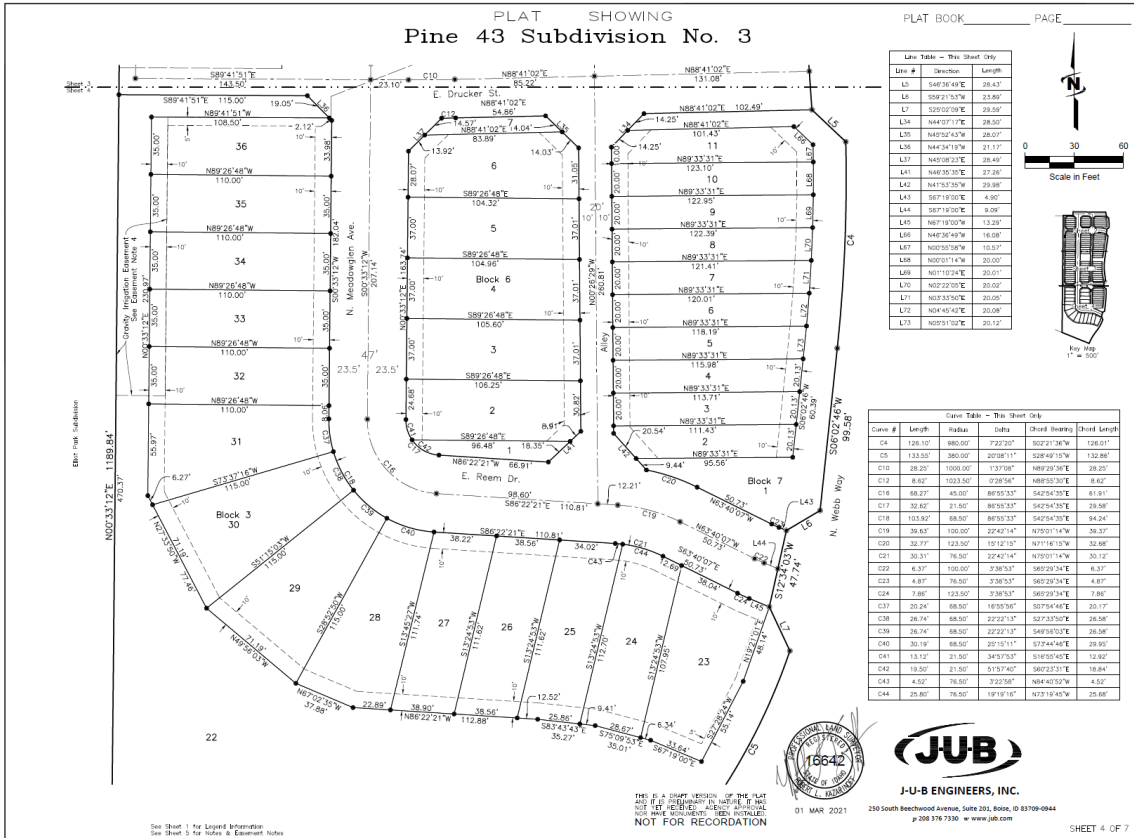
Line Table - This Sheet Only

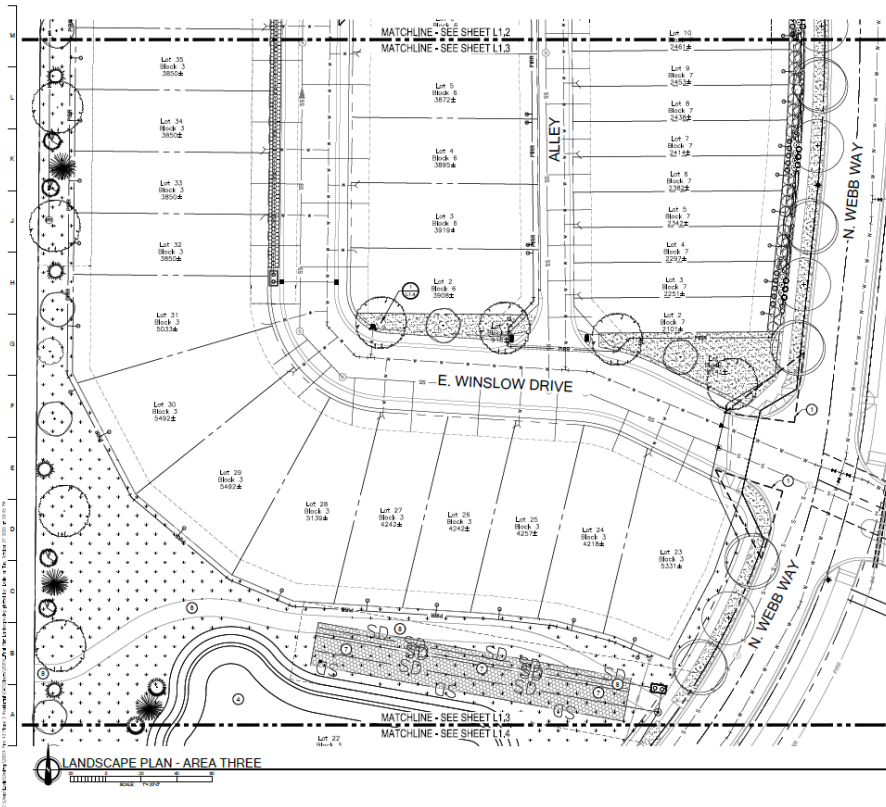
Line #	Description	Length	Line #	Description	Length
L4	S41°23'35\"W	27.15'	L36	N44°24'54\"W	28.32'
L5	S48°26'49\"E	28.43'	L37	N44°24'54\"W	28.32'
L6	S44°24'54\"W	28.32'	L38	N44°24'54\"W	28.32'
L7	S44°24'54\"W	28.32'	L39	N44°24'54\"W	28.32'
L8	S44°24'54\"W	28.32'	L40	N44°24'54\"W	28.32'
L9	S44°24'54\"W	28.32'	L41	N44°24'54\"W	28.32'
L10	S44°24'54\"W	28.32'	L42	N44°24'54\"W	28.32'
L11	S44°24'54\"W	28.32'	L43	N44°24'54\"W	28.32'
L12	S44°24'54\"W	28.32'	L44	N44°24'54\"W	28.32'
L13	S44°24'54\"W	28.32'	L45	N44°24'54\"W	28.32'
L14	S44°24'54\"W	28.32'	L46	N44°24'54\"W	28.32'
L15	S44°24'54\"W	28.32'	L47	N44°24'54\"W	28.32'
L16	S44°24'54\"W	28.32'	L48	N44°24'54\"W	28.32'
L17	S44°24'54\"W	28.32'	L49	N44°24'54\"W	28.32'
L18	S44°24'54\"W	28.32'	L50	N44°24'54\"W	28.32'
L19	S44°24'54\"W	28.32'	L51	N44°24'54\"W	28.32'
L20	S44°24'54\"W	28.32'	L52	N44°24'54\"W	28.32'
L21	S44°24'54\"W	28.32'	L53	N44°24'54\"W	28.32'
L22	S44°24'54\"W	28.32'	L54	N44°24'54\"W	28.32'
L23	S44°24'54\"W	28.32'	L55	N44°24'54\"W	28.32'

JUB
J-U-B ENGINEERS, INC.
250 South Beachwood Avenue, Suite 201, Boise, ID 83709-0844
p 208 378 7330 • www.jub.com

16642
01 MAR 2021

SHEET 3 OF 7





CITY / RESIDENTIAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS SHADE TREES			
1	Red Maple	12" DBH	Plant at 10' x 10' spacing
2	White Birch	12" DBH	Plant at 10' x 10' spacing
3	Black Walnut	12" DBH	Plant at 10' x 10' spacing
4	Red Maple	12" DBH	Plant at 10' x 10' spacing
CONIFEROUS TREES			
1	White Pine	12" DBH	Plant at 10' x 10' spacing
2	Blue Spruce	12" DBH	Plant at 10' x 10' spacing
3	Red Pine	12" DBH	Plant at 10' x 10' spacing
4	White Pine	12" DBH	Plant at 10' x 10' spacing
ORNAMENTAL TREES			
1	Red Maple	12" DBH	Plant at 10' x 10' spacing
2	White Birch	12" DBH	Plant at 10' x 10' spacing
3	Black Walnut	12" DBH	Plant at 10' x 10' spacing
4	Red Maple	12" DBH	Plant at 10' x 10' spacing
ORNAMENTAL/DECIDUOUS GRASSES			
1	Bluegrass	12" DBH	Plant at 10' x 10' spacing
2	Redgrass	12" DBH	Plant at 10' x 10' spacing
3	Whitegrass	12" DBH	Plant at 10' x 10' spacing
4	Blackgrass	12" DBH	Plant at 10' x 10' spacing

LANDSCAPE LEGEND

- Symbol for tree callout
- Symbol for grass callout
- Symbol for sidewalk
- Symbol for driveway
- Symbol for parking area
- Symbol for utility lines

CALLOUT NOTES

1. TREE TO BE INSTALLED
2. TREE TO BE MAINTAINED
3. TREE TO BE REMOVED
4. TREE TO BE MAINTAINED
5. TREE TO BE MAINTAINED
6. TREE TO BE MAINTAINED

Scale: 1" = 10'

NO. RESPONSIBLE DATE

REP
ROBERT EVANS - PRINCIPAL

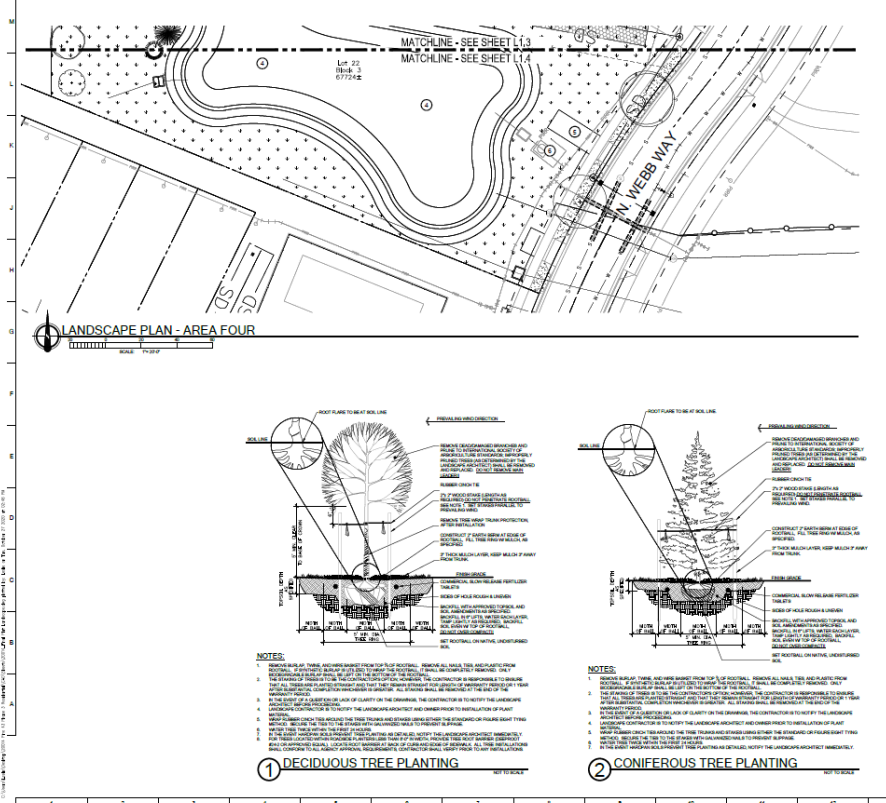
PINE 43 PH. 3
RESIDENTIAL
E WILSON STREET, MERIDIAN, ID 83642
FINAL PLANT LANDSCAPE

LANDSCAPE PLAN - AREA THREE

Scale: 1" = 10'

NO. RESPONSIBLE DATE

Agency Review



CITY / RESIDENTIAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS SHADE TREES			
1	Red Maple	12" DBH	Plant at 10' x 10' spacing
2	White Birch	12" DBH	Plant at 10' x 10' spacing
3	Black Walnut	12" DBH	Plant at 10' x 10' spacing
4	Red Maple	12" DBH	Plant at 10' x 10' spacing
CONIFEROUS TREES			
1	White Pine	12" DBH	Plant at 10' x 10' spacing
2	Blue Spruce	12" DBH	Plant at 10' x 10' spacing
3	Red Pine	12" DBH	Plant at 10' x 10' spacing
4	White Pine	12" DBH	Plant at 10' x 10' spacing
ORNAMENTAL TREES			
1	Red Maple	12" DBH	Plant at 10' x 10' spacing
2	White Birch	12" DBH	Plant at 10' x 10' spacing
3	Black Walnut	12" DBH	Plant at 10' x 10' spacing
4	Red Maple	12" DBH	Plant at 10' x 10' spacing
ORNAMENTAL/DECIDUOUS GRASSES			
1	Bluegrass	12" DBH	Plant at 10' x 10' spacing
2	Redgrass	12" DBH	Plant at 10' x 10' spacing
3	Whitegrass	12" DBH	Plant at 10' x 10' spacing
4	Blackgrass	12" DBH	Plant at 10' x 10' spacing

LANDSCAPE LEGEND

- Symbol for tree callout
- Symbol for grass callout
- Symbol for sidewalk
- Symbol for driveway
- Symbol for parking area
- Symbol for utility lines

CALLOUT NOTES

1. TREE TO BE INSTALLED
2. TREE TO BE MAINTAINED
3. TREE TO BE REMOVED
4. TREE TO BE MAINTAINED
5. TREE TO BE MAINTAINED
6. TREE TO BE MAINTAINED

Scale: 1" = 10'

NO. RESPONSIBLE DATE

REP
ROBERT EVANS - PRINCIPAL

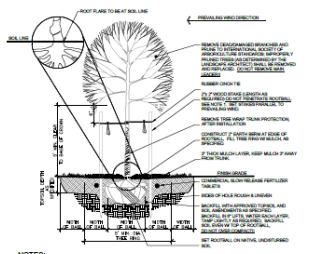
PINE 43 PH. 3
RESIDENTIAL
E WILSON STREET, MERIDIAN, ID 83642
FINAL PLANT LANDSCAPE

LANDSCAPE PLAN - AREA FOUR

Scale: 1" = 10'

NO. RESPONSIBLE DATE

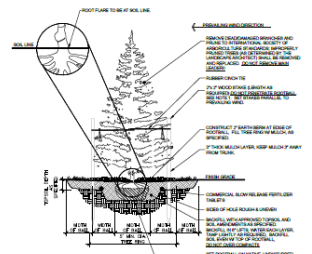
Agency Review



NOTES:

1. REMOVE ALL EXISTING MULCH AND SOIL FROM THE PLANTING AREA. PREPARE THE PLANTING AREA BY REMOVING ALL EXISTING MULCH AND SOIL FROM THE PLANTING AREA. PREPARE THE PLANTING AREA BY REMOVING ALL EXISTING MULCH AND SOIL FROM THE PLANTING AREA.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

1 DECIDUOUS TREE PLANTING

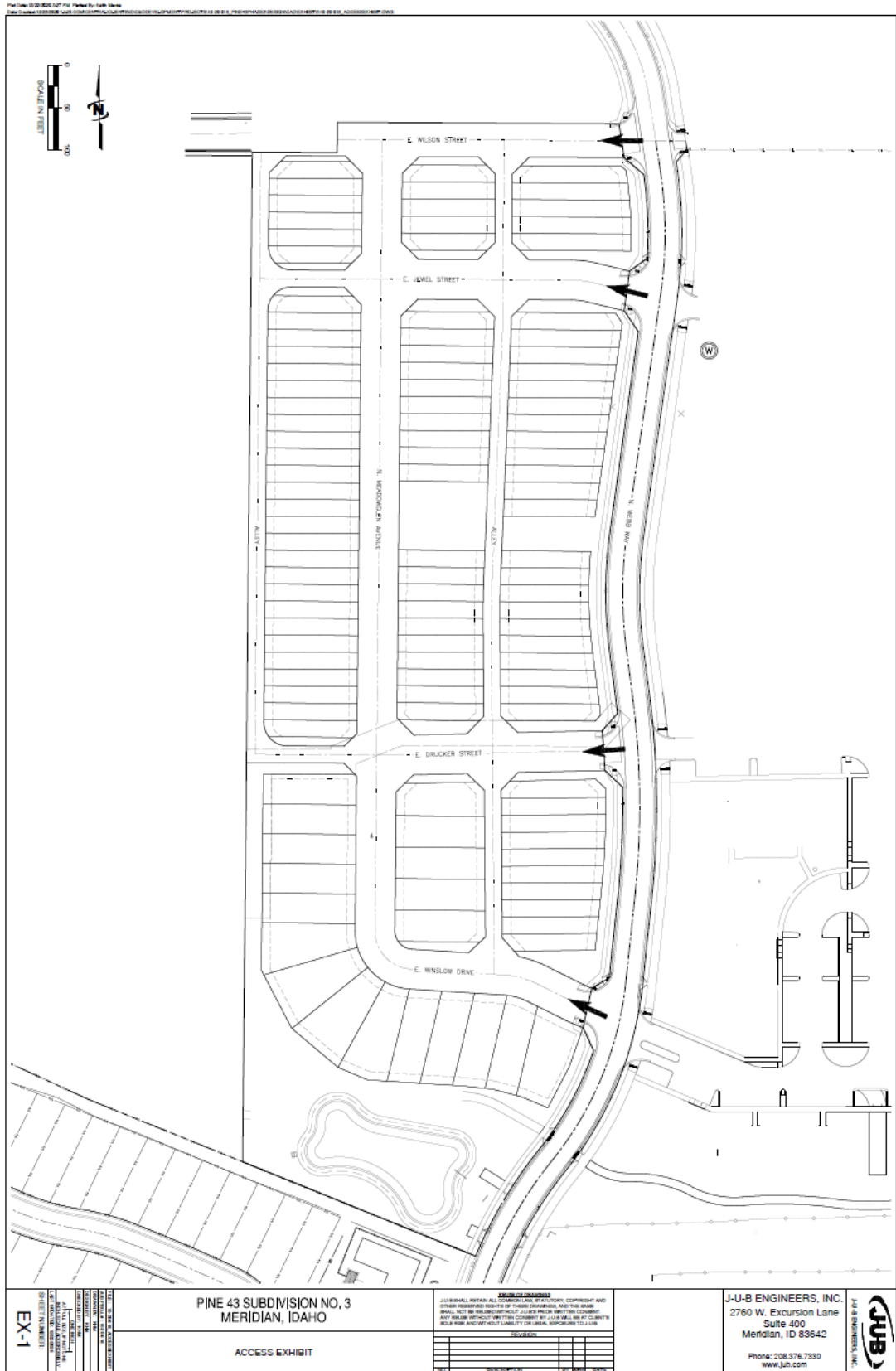


NOTES:

1. REMOVE ALL EXISTING MULCH AND SOIL FROM THE PLANTING AREA. PREPARE THE PLANTING AREA BY REMOVING ALL EXISTING MULCH AND SOIL FROM THE PLANTING AREA.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

2 CONIFEROUS TREE PLANTING

D. Emergency Access Exhibit (Approved by Fire Dept.)



VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

Site Specific Conditions:

1. Applicant shall meet all terms of the approved annexation (AZ-07-006), Development Agreement (Inst. #108022893, amended Inst. #2018-000751), rezone and preliminary plat (H-2017-0058) 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 Engineer's signature on 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 J-U-B Engineers, Inc., stamped by Robert L. Kazarinoff, dated: 11/16/2020, included in Section V.B shall be revised as follows:

Notes:

- a. Note #11: Include the recorded instrument number of the Development Agreement (#2018-000751).
- b. Note #12: Include the recorded instrument number of the ACHD License Agreement.

Easement Notes:

- c. Note #4: Include the recorded instrument number of the gravity irrigation easement.
- d. Note #5: Revise to read: "No Utility Easement shown or designated hereon shall preclude the construction and maintenance of hard-surfaced driveways or other similar hard surface flatwork, however permanent structures, trees, brush, or perennial shrubs or flowers within the area described for this easement shall be prohibited."

Reference Documents (Sheet 5):

- e. Include the recorded instrument number for the Easements.

Plat:

- f. Depict lot numbers on Lots 1 and 2, Block 11; Lots 1, 2, 27 and 28, Block 10; and Lot 22, Block 9.
- g. Extend E. Drucker Street and E. Jewel Street to the west property boundary so the alley that provides access to the lots in Block 16 complies with UDC 11-6C-3B.5e and is visible from a public street; or otherwise reconfigure this area to comply with UDC standards.
- h. An off-street parking area shall be provided for the alley accessed townhomes in Block 8 that front on W. Webb Way similar to that proposed in Blocks 6 and 10 on the preliminary plat.

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

5. The landscape plan prepared by Rodney Evans + Partners, dated 10/27/2020, included in Section V.C, shall be revised as follows:
 - a. Depict landscaping on Lot 15, Block 10 in accord with the standards listed in UDC 11-3G-3E.

- b. Extend E. Drucker Street and E. Jewel Street to the west property boundary so the alley that provides access to the lots in Block 10 complies with UDC 11-6C-3B.5e and is visible from a public street; or otherwise reconfigure this area to comply with UDC standards.
 - c. Depict attached sidewalks within Lot 1, Block 11 and Lot 28, Block 10 in accord with UDC 11-3A-17.
 - d. Depict an off-street parking area for the alley accessed townhomes in Block 8 that front on W. Webb Way similar to that proposed in Blocks 6 and 10 on the preliminary plat.
 - e. Depict wrought iron fencing along the Jackson Drain to protect public safety *unless* the applicant can demonstrate to City Council's satisfaction that public safety can be preserved without the addition of a fence.
 - f. Depict pedestrian lighting along the multi-use pathway within the common area adjacent to the Jackson Drain (i.e. Lot 22, Block 3); submit a detail for the lighting fixtures.
6. 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.
 7. A public pedestrian easement is required to be submitted to the Planning Division for the multi-use pathway on this site. The easement shall be submitted prior to City Engineer signature on the final plat for this phase.
 8. Because the rear and/or sides of 2-story homes constructed on lots that abut the N. Webb Way will be highly visible, these elevations 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 adjacent public street. *Single-story structures are exempt from this requirement.*
 9. All fencing shall comply with the standards of UDC 11-3A-7C.
 10. A Certificate of Zoning Compliance and Design Review application is required to be submitted to the Planning Division for approval prior to submittal of building permits applications for all structures on the site *except* for single-family detached homes. All structures except for single-family detached homes shall comply with the standards listed in the Architectural Standards Manual.
 11. 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. Streetlight plan is required to be on a stand-alone drawing pursuant to section 6 of the design standards. Signage and other items shall be on a different plan sheet. Spacing appears to meet requirements based on a preliminary review.
2. The City wants to eliminate or greatly reduce the number of services crossing infiltration trenches. Applicant needs to look for alternative locations of infiltration trenches to eliminate/reduce number of crossings.
3. SSMH D5 and SSMH D1 rim elevation is above finished grade.
4. Minimum angle of pipe going into/out of manhole is 90 degrees. SSMH C1 does not meet this and needs to be adjusted.

5. Stub water main in Wilson to the west for future connection
6. Provide a water easement to the west in Drucker for possible future water connection to the west parcel

General Conditions:

7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.

17. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
18. Developer shall coordinate mailbox locations with the Meridian Post Office.
19. All grading of the site shall be performed in conformance with MCC 11-1-4B.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.
25. 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-foot wide for a single utility, or 30-foot 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.
26. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
27. Any existing domestic well system within this project shall be removed from domestic service per City Ordinance Section 9-1-4 and 9 4 8 contact the City of Meridian Water Department at (208)888-5242 for inspections of disconnection of services. Wells may be used for non-domestic purposes such as landscape irrigation if approved by Idaho Department of Water Resources.
28. 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.

29. 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.
30. 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.