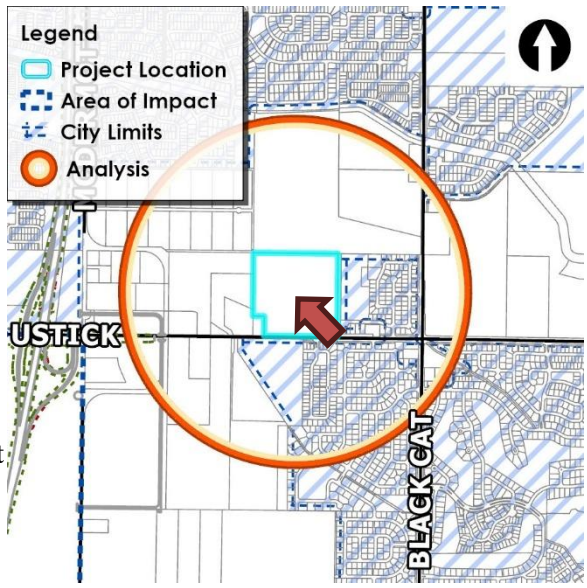
STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT

HEARING DATE:	07/28/2026
TO:	Mayor & City Council
FROM:	Sonya Allen, Associate Planner sallen@meridiancity.org
SUBJECT:	Springday Subdivision No. 1 FP-2026-0019
LOCATION:	5220 W. Ustick Rd. Generally located on the north side of W. Ustick Rd., 1/4 mile west of N. Black Cat Rd., in the SE 1/4 of Section 33., T.4N., R.1W.



I. PROJECT DESCRIPTION

Final plat consisting of 52 buildable lots and 13 common lots on 14.04 acres of land in the R-8 zoning district.

II. APPLICANT INFORMATION

A. Applicant:

Shari Stiles, Engineering Solutions – 1029 N. Rosario St., Ste. 100, Meridian ID, 83642

B. Owner:

Rusty Weathersby, HBS I Springday, LLC – 250 Vesey Street, 15th Floor, New York, NY 10281

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat for Springday Subdivision (H-2024-0069) 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. Because the number of buildable lots and common open space and site amenities remain the same, Staff deems the proposed final plat to be in substantial compliance with the approved preliminary plat as required.

The number of lots proposed in this phase exceed that shown on the approved phasing plan, however, Staff deems the proposed final plat to be in substantial compliance 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: 06/20/25)

PRELIMINARY PLAT
PRELIMINARY PLAT FOR
SPRINGDAY SUBDIVISION
SECTION 33, T.4N., R1W., B.M., ADA COUNTY, IDAHO
PP-3.1
3 OF 8
ENGINEERING SOLUTIONS
ESE CONSULTANTS
Toll Brothers
SPRINGDAY PRELIMINARY PLAT DATA
LEGEND
GRAPHIC SCALE
EXISTING NEWMAN FLUME
BLACK CAT ROAD (MAP)
N CHASTAIN AVE
N SPRINGDAY AVE
N VANDAL AVE
N ALESTAIR ST
N ALDERWOOD ST
N CHASTAIN ST
N SPRINGDAY ST
N VANDAL ST
N ALESTAIR AVE
N ALDERWOOD AVE
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ZONING MAP
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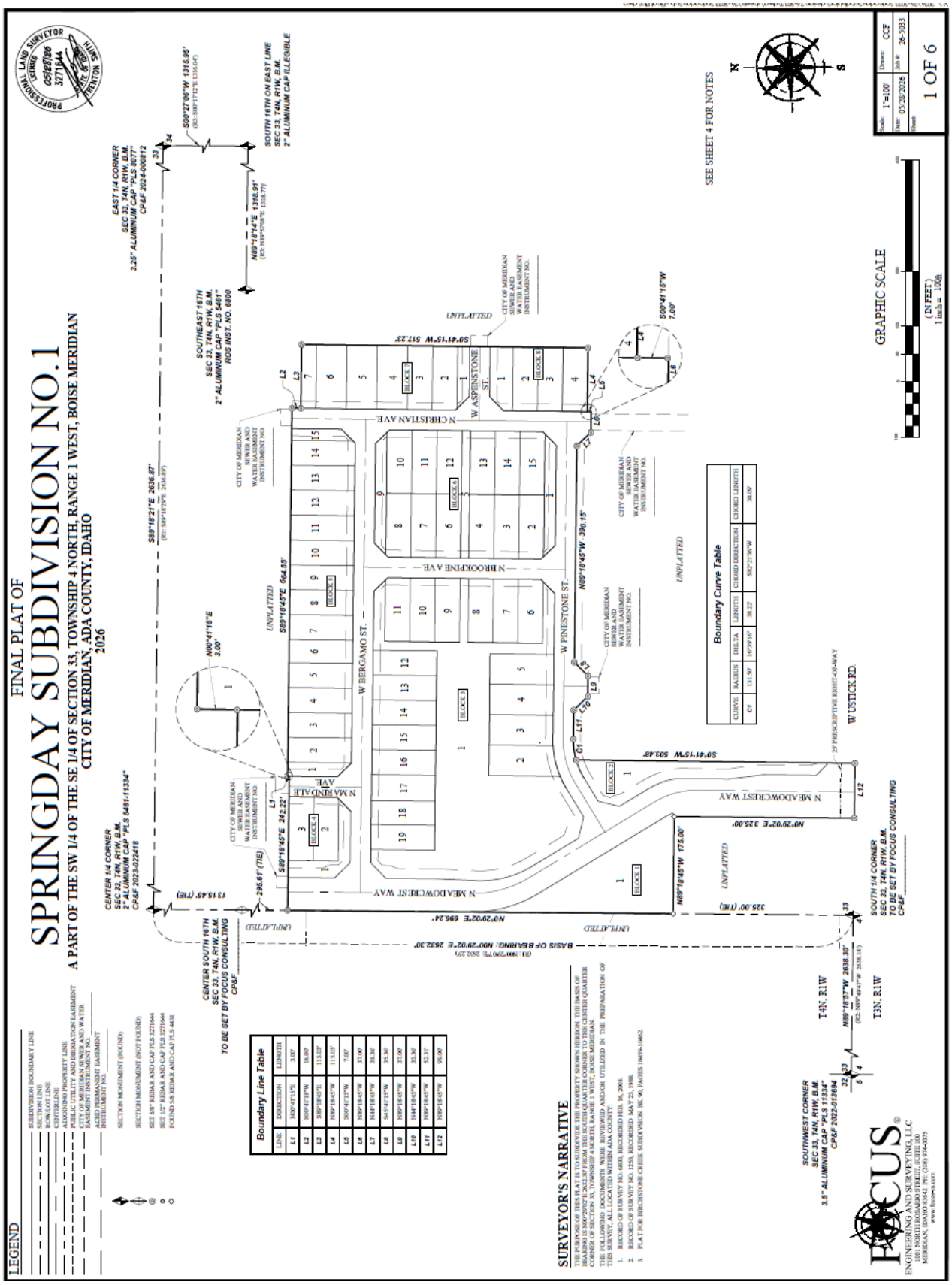
B. Final Plat (dated: 05/28/26)



FINAL PLAT OF

SPRINGDAY SUBDIVISION NO.1

GRAPHIC SCALE

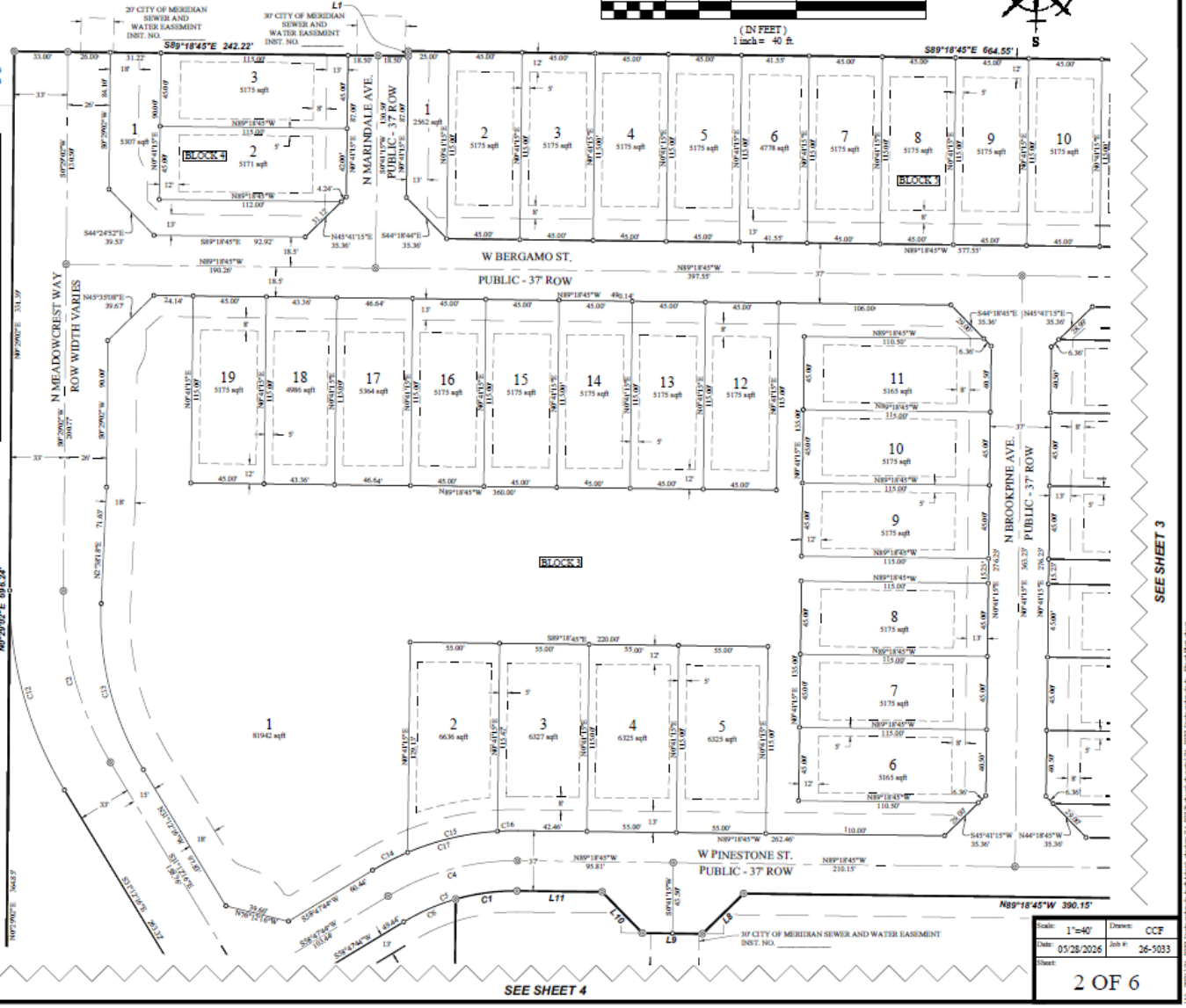
(IN FEET)
1 inch = 40 ft.

N

S

LEGEND

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- ROW/LOT LINE
- CENTERLINE
- ADJOINING PROPERTY LINE
- PUBLIC UTILITY AND IRRIGATION EASEMENT
- CITY OF MERIDIAN SEWER AND WATER EASEMENT INSTRUMENT NO. _____
- ACHD PERMANENT EASEMENT INSTRUMENT NO. _____
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (NOT FOUND)
- SET 5/8" REBAR AND CAP PLS 3271644
- SET 1/2" REBAR AND CAP PLS 3271644
- FOUND 5/8 REBAR AND CAP PLS 4431



Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
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PROFESSIONAL LAND SURVEYOR LICENSED 05/28/26 3271644 STATE OF IDAHO BRENTON SMITH

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Scale:	1"=40'	Drawn:	CCF
Date:	05/28/2026	Job #:	26-5033
Sheet:	2 OF 6		

FINAL PLAT OF

SPRINGDAY SUBDIVISION NO.1

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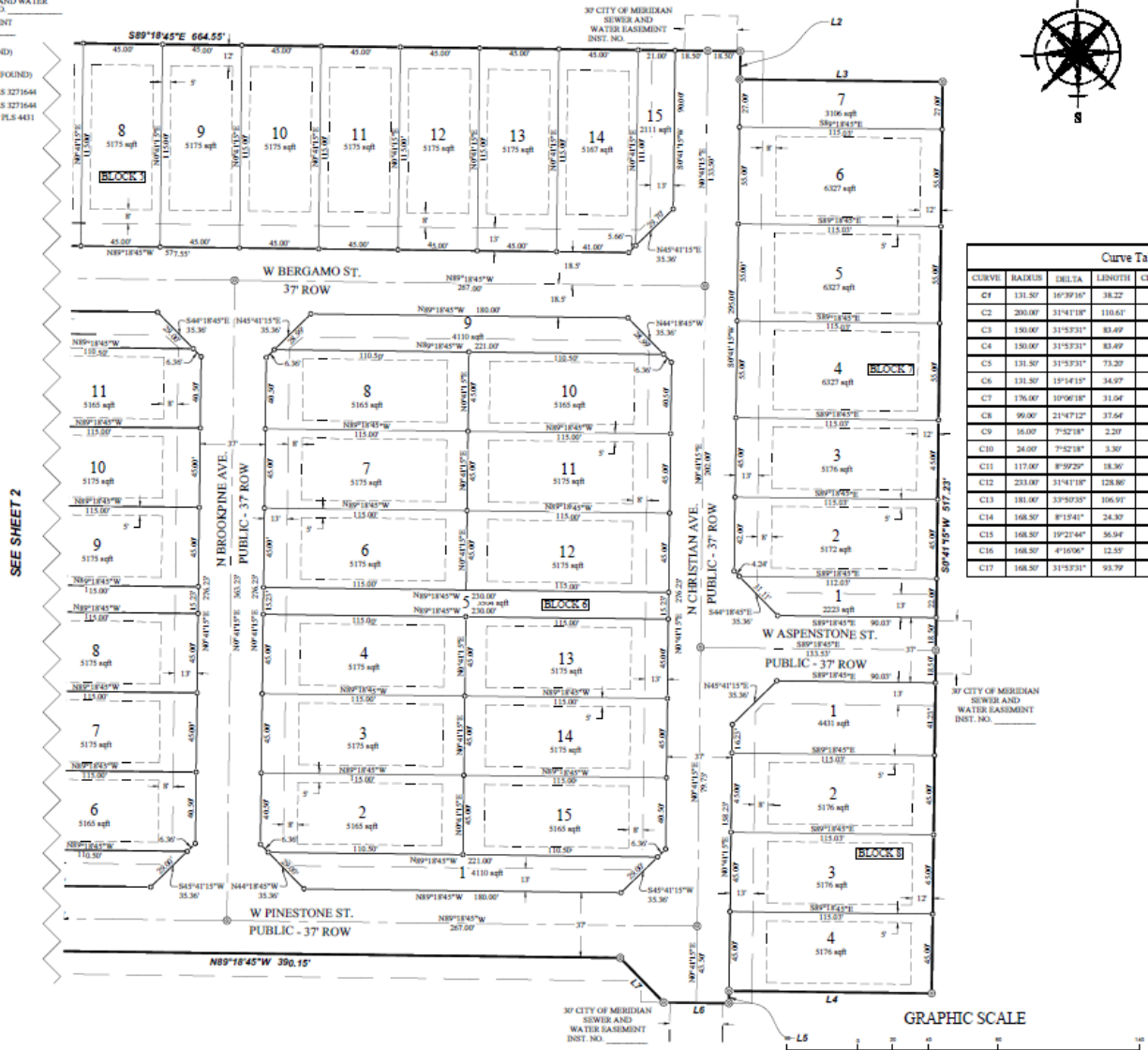

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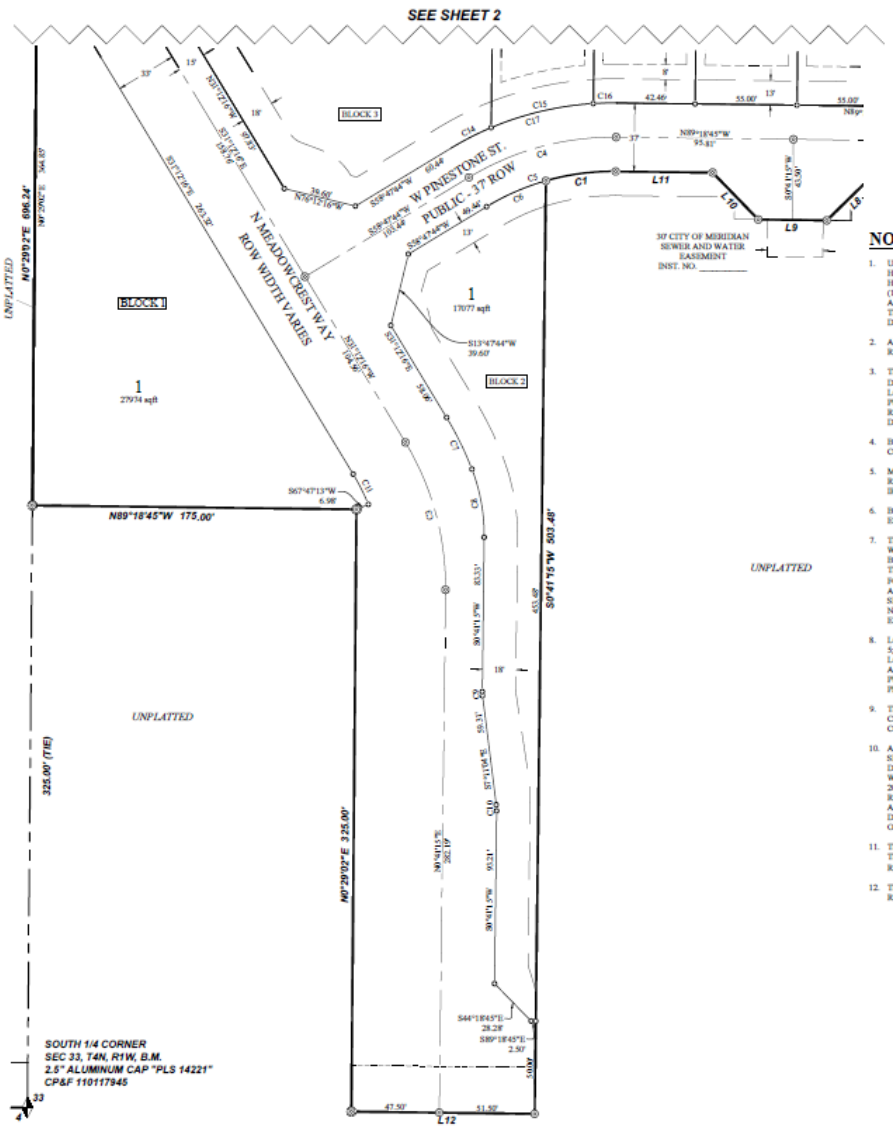

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NOTES

1. UNLESS OTHERWISE SHOWN AND DIMENSIONED, LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, THE SPRINGDAY SUBDIVISION HOMEOWNERS ASSOCIATION PRESSURE IRRIGATION, AND LOT DRAINAGE OVER THE TEN (10) FEET FROM BACK OF SIDEWALK, THE FIVE (5) FEET ADJACENT TO INTERIOR LOT LINES, AND THE TWELVE (12) FEET ADJACENT TO REAR LOT LINES OR SUBDIVISION BOUNDARY. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
3. THE LANDS LOCATED IN THIS PLAT ARE LOCATED IN THE NAMPA & MERIDIAN IRRIGATION DISTRICT SERVICE AREA (208) 466-7861. IRRIGATION WATER WILL BE PROVIDED TO ALL LOTS THROUGH A PRESSURE IRRIGATION DELIVERY SYSTEM WHICH HAS BEEN APPROVED PURSUANT TO SECTION 31-3805(4), IDAHO CODE. THE PURCHASER OF EACH LOT SHALL REMAIN SUBJECT TO ALL ASSESSMENTS LEVIED BY NAMPA MERIDIAN IRRIGATION DISTRICT. ALL UNPAID IRRIGATION ENTITY ASSESSMENTS ARE A LIEN ON THE LAND.
4. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN.
5. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
6. BOTTOM OF BUILDING FOOTINGS SHALL BE A MINIMUM OF 12 INCHES ABOVE THE ESTABLISHED NORMAL HIGH GROUNDWATER ELEVATION.
7. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO 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 THES SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
8. LOT 1, BLOCK 1; LOT 1, BLOCK 2; LOT 1, BLOCK 3; LOT 1, BLOCK 4; LOTS 1, 6, AND 15, BLOCK 5; LOTS 1, 5, AND 9, BLOCK 6; LOTS 1 AND 7, BLOCK 7; AND LOT 1, BLOCK 8 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE SPRINGDAY SUBDIVISION HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, DRAINAGE, AND SPRINGDAY SUBDIVISION HOMEOWNERS ASSOCIATION PRESSURE IRRIGATION.
9. THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF MERIDIAN RECORDED AS INSTRUMENT NUMBER 2026-007563, RECORDS OF ADA COUNTY, IDAHO.
10. A PORTION OF LOT 1, BLOCK 3; LOT 6, BLOCK 5; LOT 7, BLOCK 7; AND LOT 1, BLOCK 8 ARE SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NUMBER 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THES REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
11. THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENT RECORDED AS INSTRUMENT NUMBER _____, RECORDS OF ADA COUNTY, IDAHO.
12. THIS DEVELOPMENT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO BE RECORDED IN ADA COUNTY, IDAHO, AND AS MAY BE AMENDED.

PROFESSIONAL LAND SURVEYOR LICENSED 05/28/26 3271644 STATE OF IDAHO BRENTON SMITH

Scale:	1"=40'	Drawn:	CCF
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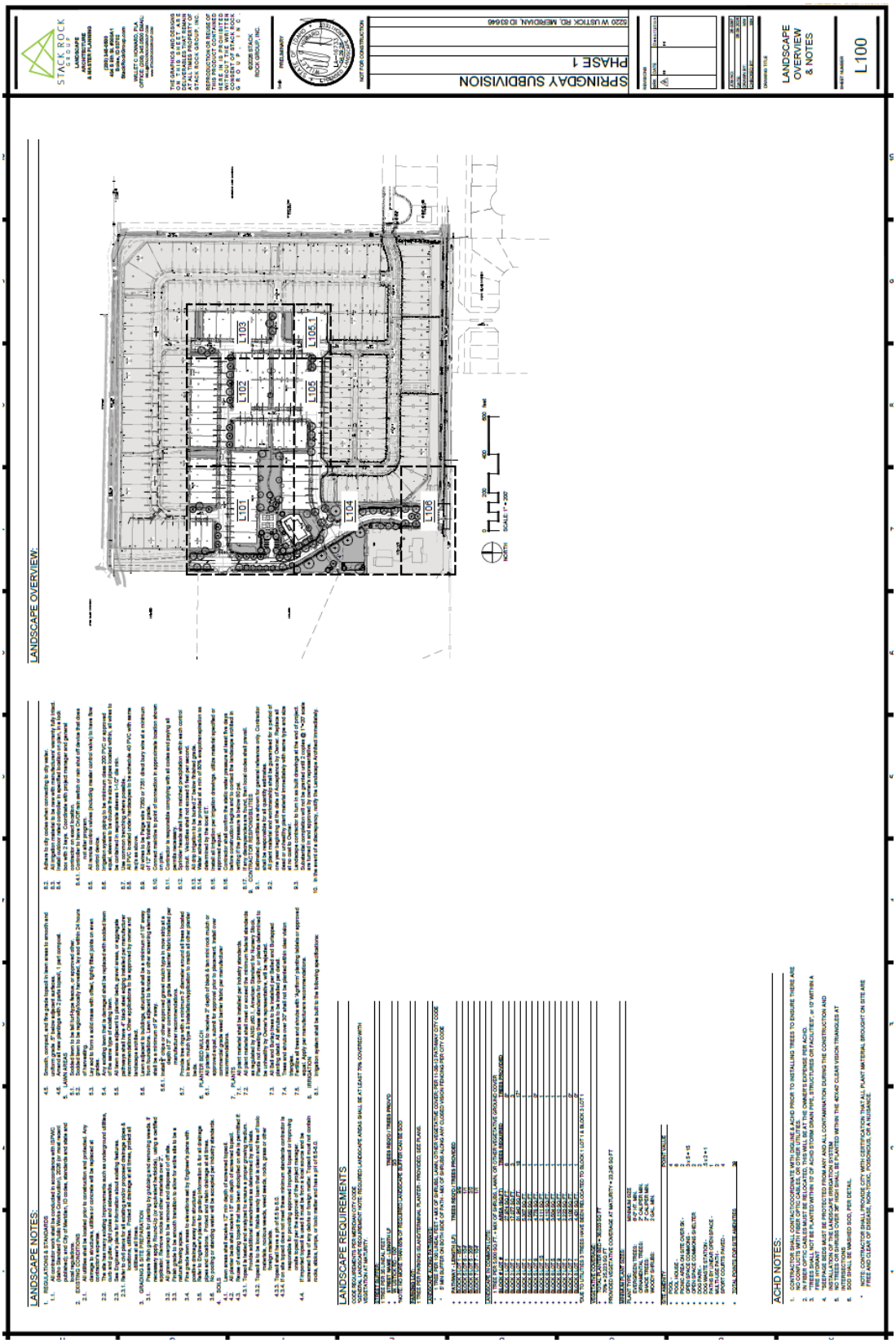
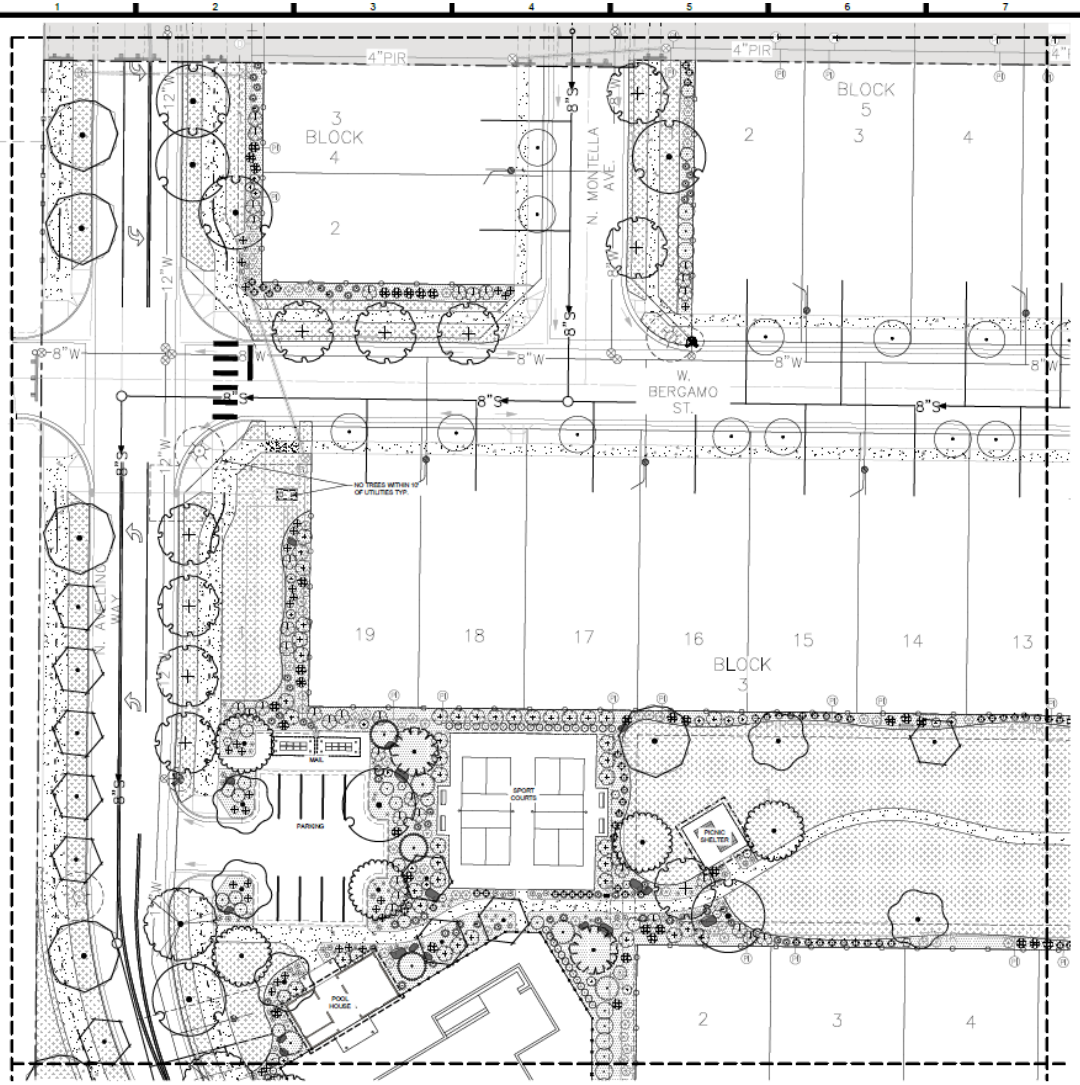
Sheet:	4 OF 6		

C. Landscape Plan (dated: 04/29/2026)





PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AP	Acer platanoides 'Deborah' / Deborah Maple 45'h x 40'w CLASS II	B&B	2"		15
	ATW	Acer truncatum x platanoides 'Warnerred' / Pacific Sunset® Maple 30'h X 20'w	B&B	2"		23
	GTS	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust 40'h X 30'w	B&B	2"		12
	PGD	Picea glauca 'Densata' / Black Hills Spruce 40'h & 20'w	B&B		6'-7' H	4
	PF	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine 30-35'H x 10-15'W	B&B		6'-7' H	7
	PS	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree 50-70' h X 35-50' w	B&B	2"		6
	PSK	Prunus serrulata 'Kwanzan' / Kwanzan Japanese Flowering Cherry 25'h x 25'w	B&B	2"		6
	PV	Prunus virginiana 'Canada Red' / Canada Red Cherry 25'h x 20'w, Class II	B&B	2"		16
	TA	Tilia americana 'Redmond' / Redmond American Linden 50'h x 30'w Class II	B&B	2"		17
	TC2	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden 50'h x 30'w, class II	B&B	1.5"		19
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	CH	Cornus alba 'Bailhalo' TM / Ivory Halo Dogwood 5'h x 5'w	5 gal			100
	EPW	Echinacea x 'Pow Wow Berry' / Pow Wow Berry Coneflower 30"h x 18"w	1 gal			51
	PA4	Perovskia atriplicifolia / Russian Sage 3-4'H x 3-4'W	3 gal			148
	POD	Physocarpus opulifolius 'Dart's Gold' / Yellow Ninebark 4-5'H x 4-5'W	3 gal			59
	RrAJ	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 2-3'H x 6-8'W	3 gal			117
	RE	Rosa x 'NOA100066P' / Flower Carpet® Pink Supreme Groundcover Rose 2-3'H x 3-4'W	3 gal			118
	SG	Sambucus nigra 'Gerda' TM / Black Beauty Elderberry 8-12' H x 8-12' W	5 gal			7
	VB	Viburnum x burkwoodii / Burkwood Viburnum 6-12'H x 4-6'W	3 gal			66
EVERGREEN SHRUB						
	JSM	Juniperus chinensis 'Blue Point' / Blue Point Juniper 12'H x 5'W	5 gal			33
	JHW	Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper 6"-1'H x 6-8'W	5 gal			60
	LA	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender 2-3'H x 2-3'W, Drought Tolerant	1 gal			60
	PS2	Pinus strobus 'Blue Shag' / Blue Shag White Pine 3-4'H x 3-4'W	5 gal			19
	PO	Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel 3-4'H x 6-8'W	3 gal			120
	YS	Yucca filamentosa 'Color Guard' / Adam's Needle 3-4'H x 3-4'W	3 gal			36
ORNAMENTAL GRASSES						
	CK2	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass 5'h x 2'w	1 gal			193
	ML2	Muhlenbergia capillaris 'Lenca' / Regal Mist® Pink Muhly Grass 3-4'H x 3-4'W	2 gal			157

LANDSCAPE MATERIALS LEGEND:

- LANDSCAPE MULCH - SEE NOTE 5/L100
- 3" DEPTH DECOMPOSED GRANITE WITH BINDER - SEE DETAIL 4/L150
- LOT TREE - PER BUILDER, SHOWN FOR REFERENCE ONLY, EXACT PLACEMENT TBD
  LOT TREE TO BE ANY LISTED BELOW:
  - PYRUS CALLERYANA 'REDSPIRE' - REDSPIRE CALLERY PEAR
  - QUERCUS ROBUR X ALBA - OAK HYBRIDS 'COLUMNAR'
  - LIRIODENDRON TULIPIFERA 'FASTIGIATUM' - COLUMNAR TULIP TREE
  - GINKGO BILOBA - MAIDENHAIR TREE
  - CARPINUS BETULUS 'FRANS FONTAINE' - FRANS FONTAINE EUROPEAN HORNBEAM
- SOD LAWN - SEE NOTE 5/L100
- 6' VINYL FENCE WITH LATTICE TOP SEE DETAIL 4/L150
- OPEN VISION WROUGHT IRON FENCE SEE DETAIL 5/L150
- EXISTING FENCE TO REMAIN - PRESERVE AND PROTECT
- LOCALLY SOURCED BOULDERS BY CONTRACTOR

NORTH

0 10 20 40 60 feet
SCALE: 1" = 20'

STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING
(208) 345-0500
404 S 8th St. #500A1
Boise, ID 83702
StackRockGroup.com
WILLET C HONARD, PLA
OFFICE: (208) 345-0500 EMAIL:
www.stackrockgroup.com

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PRELIMINARY

STATE OF IDAHO
WILLET C. HONARD
LA-16733
04.28.25
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

SPRINGDAY SUBDIVISION
PHASE 1
5520 W USTICK RD, MERIDIAN, ID 83646

REVISIONS

MRK	DATE	Description
1	"	"

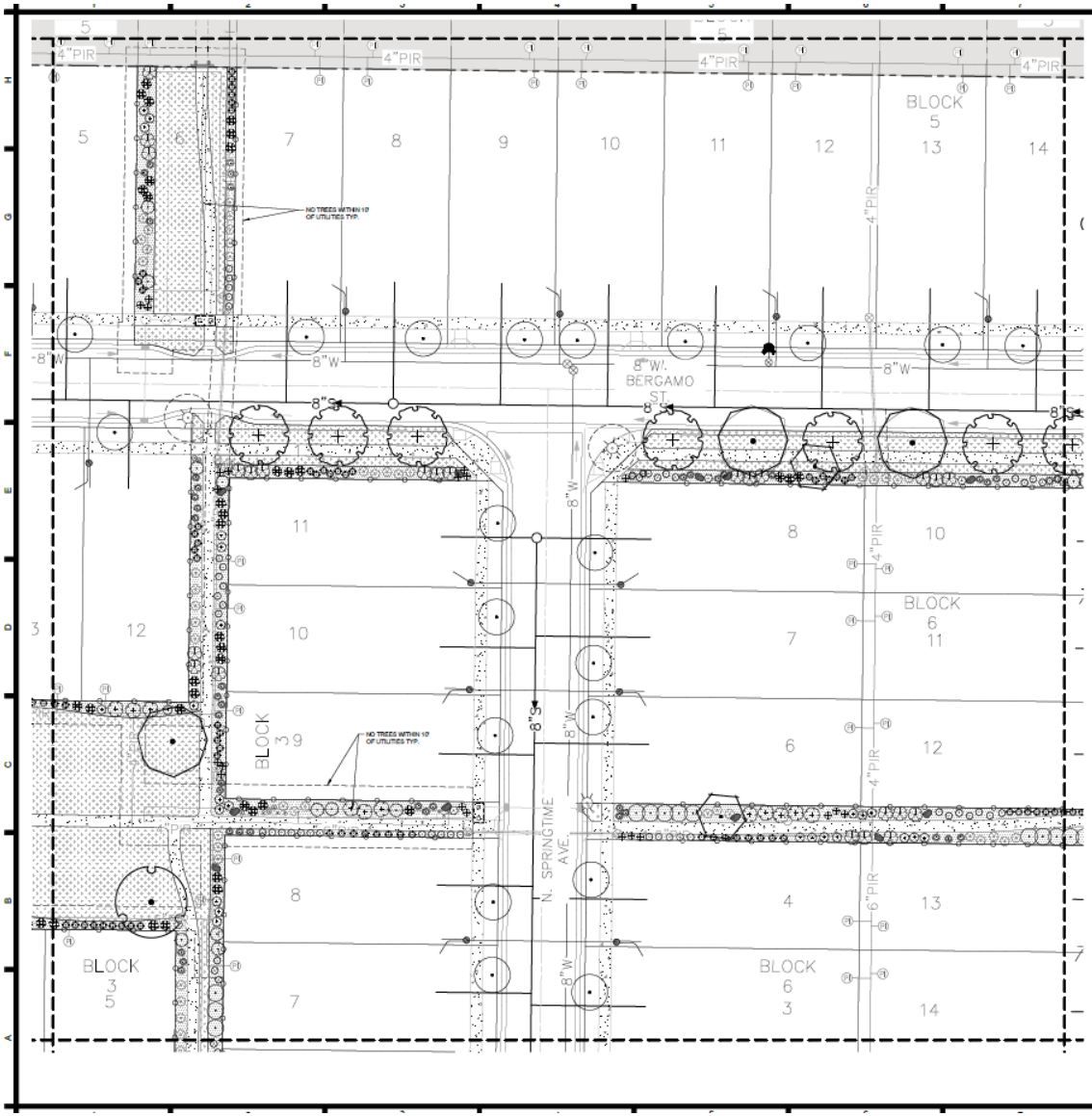
JOB NO.	24-0087
DATE	04.28.2025
DRAWN BY	MW
CHECKED BY	WH

DRAWING TITLE

LANDSCAPE PLAN - AREA 1

SHEET NUMBER

L101



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AP	Acer platanoides 'Deborah' / Deborah Maple 45'h x 40'w CLASS II	B&B	2"		15
	ATW	Acer truncatum x platanoides 'Warnerred' / Pacific Sunset® Maple 30'h X 20'w	B&B	2"		23
	GTS	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust 40'h X 30'w	B&B	2"		12
	PGD	Picea glauca 'Densata' / Black Hills Spruce 40'h & 20'w	B&B		6'-7' H	4
	PF	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine 20-30'H x 10-15'W	B&B		6'-7' H	7
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree 50-70' h X 35-50' w	B&B	2"		6
	PSK	Prunus serrulata 'Kwanzan' / Kwanzan Japanese Flowering Cherry 25'h x 25'w	B&B	2"		6
	PV	Prunus virginiana 'Canada Red' / Canada Red Cherry 25' h x 30' w, Class II	B&B	2"		16
	TA	Tilia americana 'Redmond' / Redmond American Linden 50'h x 30'w Class II	B&B	2"		17
	TC2	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden 50'h x 30'w, class II	B&B	1.5"		19
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	CH	Cornus alba 'Bailhalo' TM / Ivory Halo Dogwood 7'h x 7'w	5 gal			160
	EPW	Echinacea x 'Pow Wow Berry' / Pow Wow Berry Coneflower 30'h x 18"w	1 gal			51
	PA4	Perovskia atriplicifolia / Russian Sage 3-4'H x 3-4'W	2 gal			148
	POD	Physocarpus opulifolius 'Dart's Gold' / Yellow Ninebark 4-5'H x 4-5'W	3 gal			59
	RHU	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 3-3'H x 6-8'W	3 gal			117
	RE	Rosa x 'NCA150066P' / Flower Carpet® Pink Supreme Groundcover Rose 2-3'H x 3-4'W	2 gal			118
	SG	Sambucus nigra 'Gerda' TM / Black Beauty Elderberry 9-12' H x 8-12' W	5 gal			7
	VB	Viburnum x burkwoodii / Burkwood Viburnum 8-12'H x 4-5'W	3 gal			68
EVERGREEN SHRUB						
	JSM	Juniperus chinensis 'Blue Point' / Blue Point Juniper 12'H x 6'W	5 gal			33
	JHW	Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper (6"-1'H) x 5-6'W	5 gal			60
	LA	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender 2-3'H x 2-3'W, Drought Tolerant	1 gal			60
	PS2	Pinus strobus 'Blue Shag' / Blue Shag White Pine 3-4'H x 2-4'W	5 gal			19
	PO	Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel 3-4'H x 5-6'W	3 gal			120
	YB	Yucca filamentosa 'Color Guard' / Adam's Needle 3-4'H x 3-4'W	3 gal			36
ORNAMENTAL GRASSES						
	CX2	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass 5'h x 2'w	1 gal			140
	ML2	Muhlenbergia capillaris 'Lenca' / Regal Mist® Pink Muhly Grass 3-4'H x 3-4'W	2 gal			157

LANDSCAPE MATERIALS LEGEND:

- LANDSCAPE MULCH - SEE NOTE SL100
- 3" DEPTH DECOMPOSED GRANITE WITH BINDER - SEE DETAIL 6L150
- LOT TREE - PER BUILDER, SHOWN FOR REFERENCE ONLY, EXACT PLACEMENT TBD
  LOT TREE TO BE ANY LISTED BELOW:
  - PYRUS CALLERYANA 'REDSPIRE' - REDSPIRE CALLERY PEAR
  - QUERCUS ROBUR X ALBA - OAK HYBRIDS 'COLUMNAR'
  - LIRIODENDRON TULIPIFERA 'FASTIGIATUM' - COLUMNAR TULIP TREE
  - GINKGO BILOBA - MAIDENHAIR TREE
  - CARPINUS BETULUS 'FRANS FONTAINE' - FRANS FONTAINE EUROPEAN HORNBEAM
- SOD LAWN - SEE NOTE SL100
- 6' VINYL FENCE WITH LATTICE TOP SEE DETAIL 4L150
- OPEN VISION WROUGHT IRON FENCE SEE DETAIL SL150
- EXISTING FENCE TO REMAIN - PRESERVE AND PROTECT
- LOCALLY SOURCED BOULDERS BY CONTRACTOR

NORTH

0 20 40 60 feet

SCALE: 1" = 20'

STACK ROCK GROUP
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STATE OF IDAHO — Lic. 16733 — 06.29.26 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

SPRINGDAY SUBDIVISION
PHASE 1
5220 W USTICK RD, MERIDIAN, ID 83646

REVISIONS

MARK	DATE	Description
1	H	H

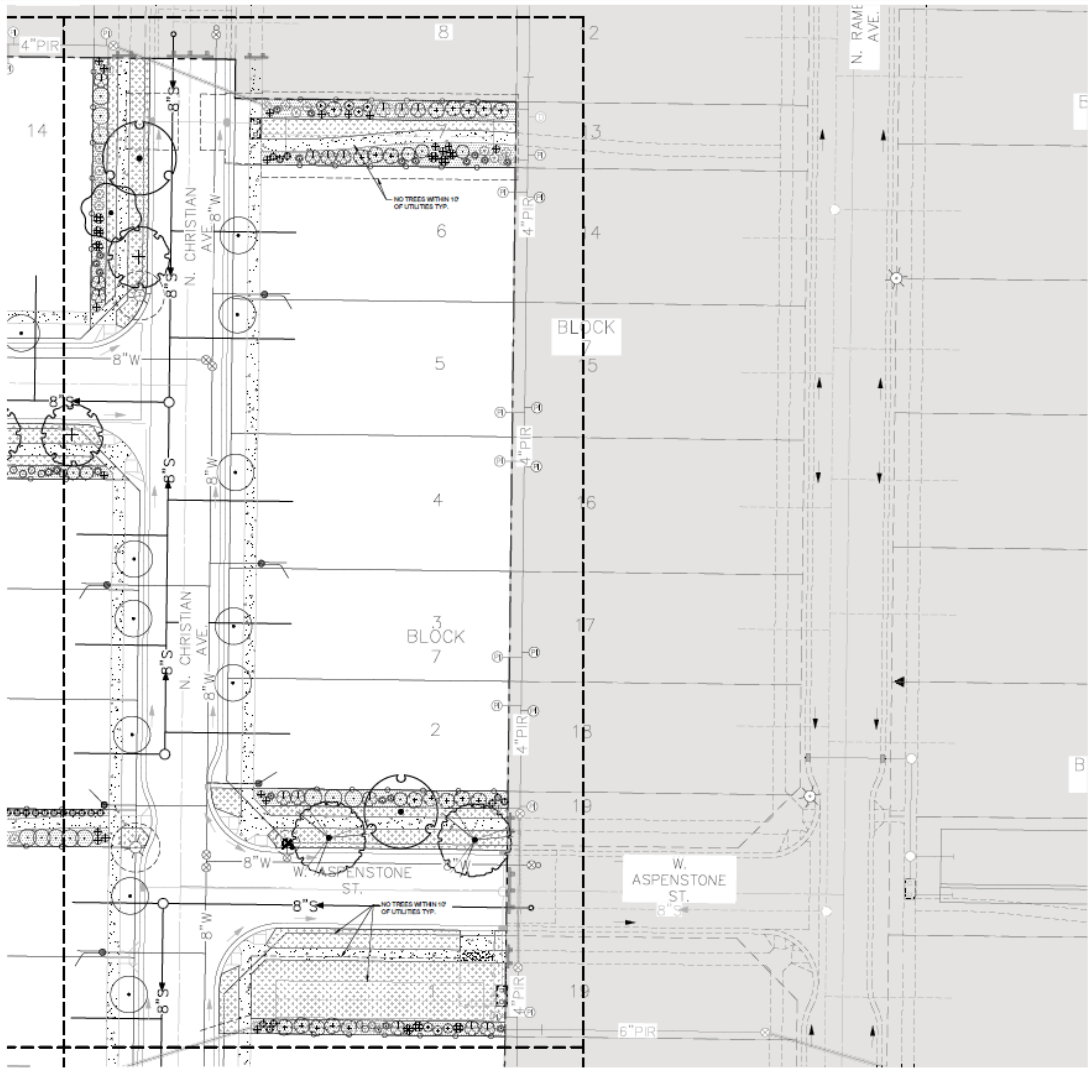
JOB NO.	24-0287
DATE	06.26.2026
DRAWN BY	MW
CHECKED BY	WH

DRAWING TITLE

LANDSCAPE PLAN - AREA 2

SHEET NUMBER

L102



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AP	Acer platanoides 'Deborah' / Deborah Maple 45'h x 40'w CLASS II	B&B	2"		15
	ATW	Acer truncatum x platanoides 'Warrenred' / Pacific Sunset® Maple 30'h X 25'w	B&B	2"		23
	GTS	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust 40'h X 30'w	B&B	2"		12
	PGD	Picea glauca 'Densata' / Black Hills Spruce 40'h & 20'w	B&B		6'-7' H	4
	PF	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine 30-35'H x 10-15' W	B&B		6'-7' H	7
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree 50-70' h X 35-50' w	B&B	2"		6
	PSK	Prunus serrulata 'Kwanzan' / Kwanzan Japanese Flowering Cherry 25'h x 25'w	B&B	2"		6
	PV	Prunus virginiana 'Canada Red' / Canada Red Cherry 25' h x 20' w, Class II	B&B	2"		16
	TA	Tilia americana 'Redmond' / Redmond American Linden 50' h x 30' w Class II	B&B	2"		17
	TC2	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden 50' h x 30' w, class II	B&B	1.5"		19
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	CH	Cornus alba 'Bailhalo' TM / Ivory Halo Dogwood 5'h x 5'w	5 gal			160
	EPW	Echinacea x 'Pow Wow Berry' / Pow Wow Berry Coneflower 30"h x 18"w	1 gal			51
	PA4	Perovskia atriplicifolia / Russian Sage 3-4'H x 3-4'W	2 gal			148
	POD	Physocarpus opulifolius 'Dart s Gold' / Yellow Ninebark 4-5'H x 4-5'W	3 gal			59
	RHU	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 2-3'H x 6-8'W	3 gal			117
	RE	Rosa x 'HOA150006P' / Flower Carpet® Pink Supreme Groundcover Rose 2-3'H x 3-4'W	2 gal			118
	SG	Sambucus nigra 'Gerdz' TM / Black Beauty Elderberry 6-12' H x 5-12' W	5 gal			7
	VB	Viburnum x burkwoodii / Burkwood Viburnum 6-12'H x 4-6'W	3 gal			55
EVERGREEN SHRUB						
	JSM	Juniperus chinensis 'Blue Point' / Blue Point Juniper 12'H x 8'W	5 gal			33
	JHW	Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper (6"-1'H) x 8-6'W	5 gal			80
	LA	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender 2-3'H x 2-3'W, Drought Tolerant	1 gal			80
	PS2	Pinus strobus 'Blue Shag' / Blue Shag White Pine 2-4'H x 2-4'W	5 gal			19
	PO	Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel 3-4'H x 6-8'W	3 gal			130
	YS	Yucca flaccidaflora 'Color Guard' / Adam's Needle 3-4' H x 3-4' W	3 gal			39
ORNAMENTAL GRASSES						
	CX3	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass 5'h x 3'w	1 gal			120
	ML2	Muhlenbergia capillaris 'Lenca' / Regal Mist® Pink Muhly Grass 3-4'H x 3-4'W	2 gal			157

LANDSCAPE MATERIALS LEGEND:

- LANDSCAPE MULCH - SEE NOTE 6/L100
- 3" DEPTH DECOMPOSED GRANITE WITH BINDER - SEE DETAIL 6/L100
- LOT TREE - PER BUILDER, SHOWN FOR REFERENCE ONLY, EXACT PLACEMENT TBD
  LOT TREE TO BE ANY LISTED BELOW:
  - PYRUS CALLERYANA 'REDSPIRE' - REDSPIRE CALLERY PEAR
  - QUERCUS ROBUR X ALBA - OAK HYBRIDS 'COLUMNAR'
  - LIRIODENDRON TULIPIFERA 'FASTIGIATUM' - COLUMNAR TULIP TREE
  - GINKGO BILBOA - MAIDENHAIR TREE
  - CARPINUS BETULUS 'FRANS FONTAINE' - FRANS FONTAINE EUROPEAN HORNBEAM
- SOD LAWN - SEE NOTE 5/L100
- 6' VINYL FENCE WITH LATTICE TOP SEE DETAIL 4/L100
- OPEN VISION WROUGHT IRON FENCE SEE DETAIL 5/L100
- EXISTING FENCE TO REMAIN - PRESERVE AND PROTECT
- LOCALLY SOURCED BOULDERS BY CONTRACTOR

NORTH
0 10 20 40 60 feet
SCALE: 1" = 20'

STACK ROCK GROUP
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WILLET C HOWARD, PLA
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PRELIMINARY

STATE OF IDAHO
LA-16733
04.25.25
LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

SPRINGDAY SUBDIVISION
PHASE 1
5220 W USTICK RD, MERIDIAN, ID 83646

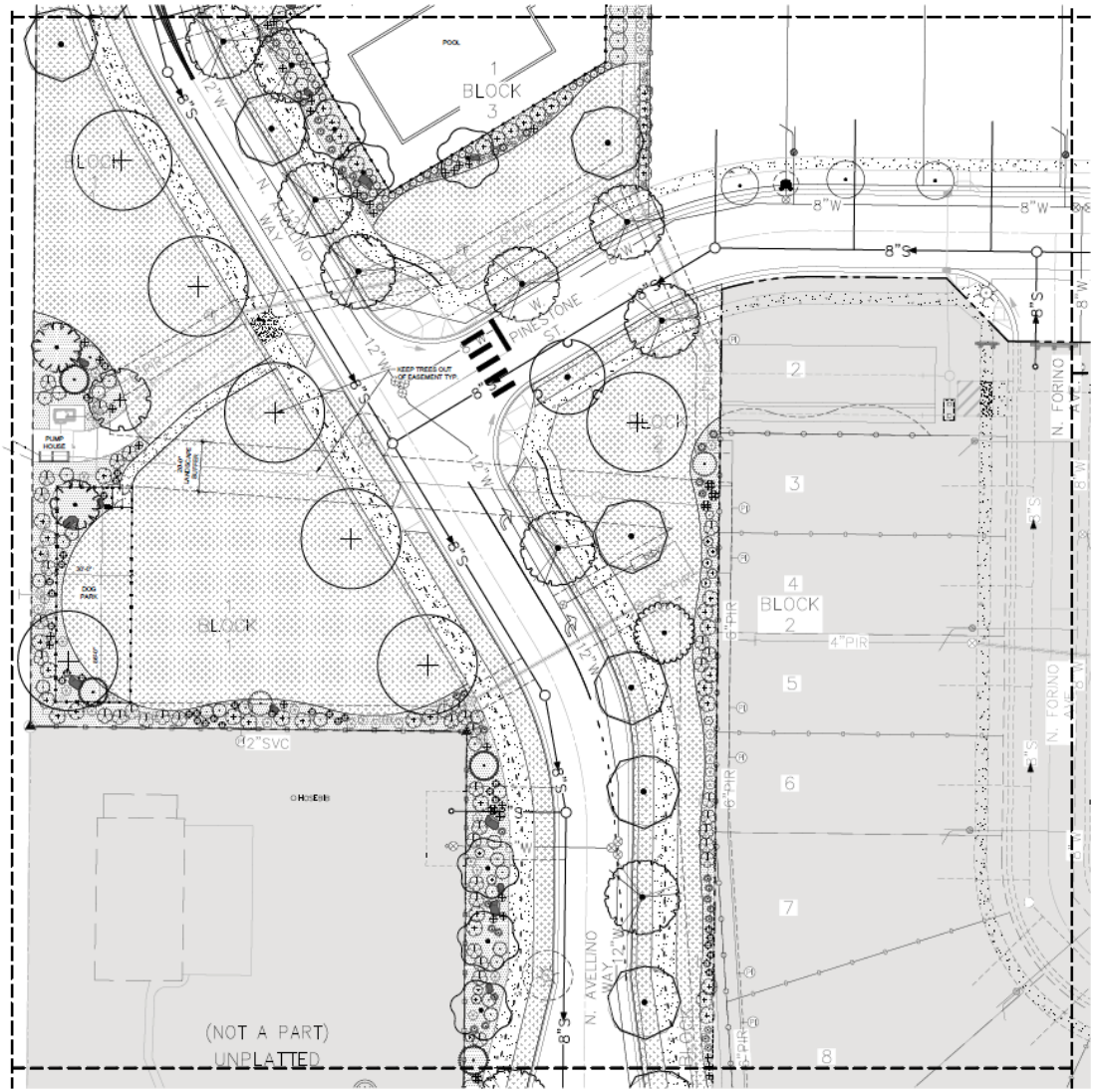
REVISIONS

MRK	DATE	Description
1	**	**

JOB NO.	25-0287
DATE	06.06.2025
DRAWN BY	MW
CHECKED BY	WH

DRAWING TITLE
LANDSCAPE PLAN - AREA 3

SHEET NUMBER
L103



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AP	Acer platanoides 'Deborah' / Deborah Maple 40'h x 40'w CLASS II	B&B	2"		15
	ATW	Acer truncatum x platanoides 'Warnered' / Pacific Sunset® Maple 30'h X 25'w	B&B	2"		23
	GTS	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust 40'h X 30'w	B&B	2"		12
	PGD	Picea glauca 'Densata' / Black Hills Spruce 40'h & 20'w	B&B		6'-7' H	4
	PF	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine 20-30'H x 10-15'W	B&B		6'-7' H	7
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree 50-70' h X 35-50' w	B&B	2"		6
	PSK	Prunus serrulata 'Kwanzan' / Kwanzan Japanese Flowering Cherry 25'h x 25'w	B&B	2"		6
	PV	Prunus virginiana 'Canada Red' / Canada Red Cherry 25' h x 20' w, Class II	B&B	2"		16
	TA	Tilia americana 'Redmond' / Redmond American Linden 50' h x 30' w Class II	B&B	2"		17
	TC2	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden 50' h x 30' w, class II	B&B	1.5"		19
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	CH	Cornus alba 'Bailhalo' TM / Ivory Halo Dogwood 5'h x 5'w	5 gal			160
	EPW	Echinacea x 'Pow Wow Berry' / Pow Wow Berry Coneflower 30"h x 18"w	1 gal			51
	PA4	Perovskia atriplicifolia / Russian Sage 3-4' H x 3-4' W	2 gal			146
	POD	Physocarpus opulifolius 'Dart's Gold' / Yellow Ninebark 4-5'H x 4-5'W	3 gal			59
	RHU	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 2-3'H x 5-6'W	3 gal			117
	RE	Rosa x 'HOA150090P' / Flower Carpet® Pink Supreme Groundcover Rose 2-3'H x 3-4'W	2 gal			110
	SG	Sambucus nigra 'Gerdz' TM / Black Beauty Elderberry 6-12' H x 5-12' W	5 gal			7
	VB	Viburnum x burkwoodii / Burkwood Viburnum 6-12'H x 4-5'W	3 gal			66
EVERGREEN SHRUB						
	JSM	Juniperus chinensis 'Blue Point' / Blue Point Juniper 12'H x 6'W	5 gal			33
	JHW	Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper 6"-1'H x 8-10'W	5 gal			60
	LA	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender 2-3'H x 2-3'W, Drought Tolerant	1 gal			60
	PS2	Pinus strobus 'Blue Shag' / Blue Shag White Pine 3-4'H x 3-4'W	5 gal			19
	PO	Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel 3-4'H x 6-8'W	3 gal			120
	YB	Yucca filamentosa 'Color Guard' / Adam's Needle 3-4' H x 3-4' W	3 gal			36
ORNAMENTAL GRASSES						
	CK2	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass 5'h x 2'w	1 gal			193
	ML2	Muhlenbergia capillaris 'Lenca' / Regal Mist® Pink Muhly Grass 3-4'H x 3-4'W	2 gal			157

LANDSCAPE MATERIALS LEGEND:

- LANDSCAPE MULCH - SEE NOTE 5/L100
- 3" DEPTH DECOMPOSED GRANITE WITH BINDER - SEE DETAIL 9/L150
- LOT TREE - PER BUILDER, SHOWN FOR REFERENCE ONLY, EXACT PLACEMENT TBD. LOT TREE TO BE ANY LISTED BELOW:
  - PYRUS CALLERYANA 'REDSPIRE' - REDSPIRE CALLERY PEAR
  - QUERCUS ROBUR X ALBA - OAK HYBRIDS 'COLUMNAR'
  - LIRIODENDRON TULIPIFERA 'FASTIGIATUM' - COLUMNAR TULIP TREE
  - GINKGO BILOBA - MAIDENHAIR TREE
  - CARPINUS BETULUS 'FRANS FONTAINE' - FRANS FONTAINE EUROPEAN HORNBEAM
- SOD LAWN - SEE NOTE 5/L100
- 6' VINYL FENCE WITH LATTICE TOP SEE DETAIL 4/L150
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- LOCALLY SOURCED BOULDERS BY CONTRACTOR

NORTH SCALE: 1" = 20'

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Seal: PRELIMINARY

STATE OF IDAHO — LA-10733 — 04.29.25 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

SPRINGDAY SUBDIVISION
PHASE 1
5220 W USTICK RD, MERIDIAN, ID 83646

REVISIONS

MARK	DATE	Description
1	H	H

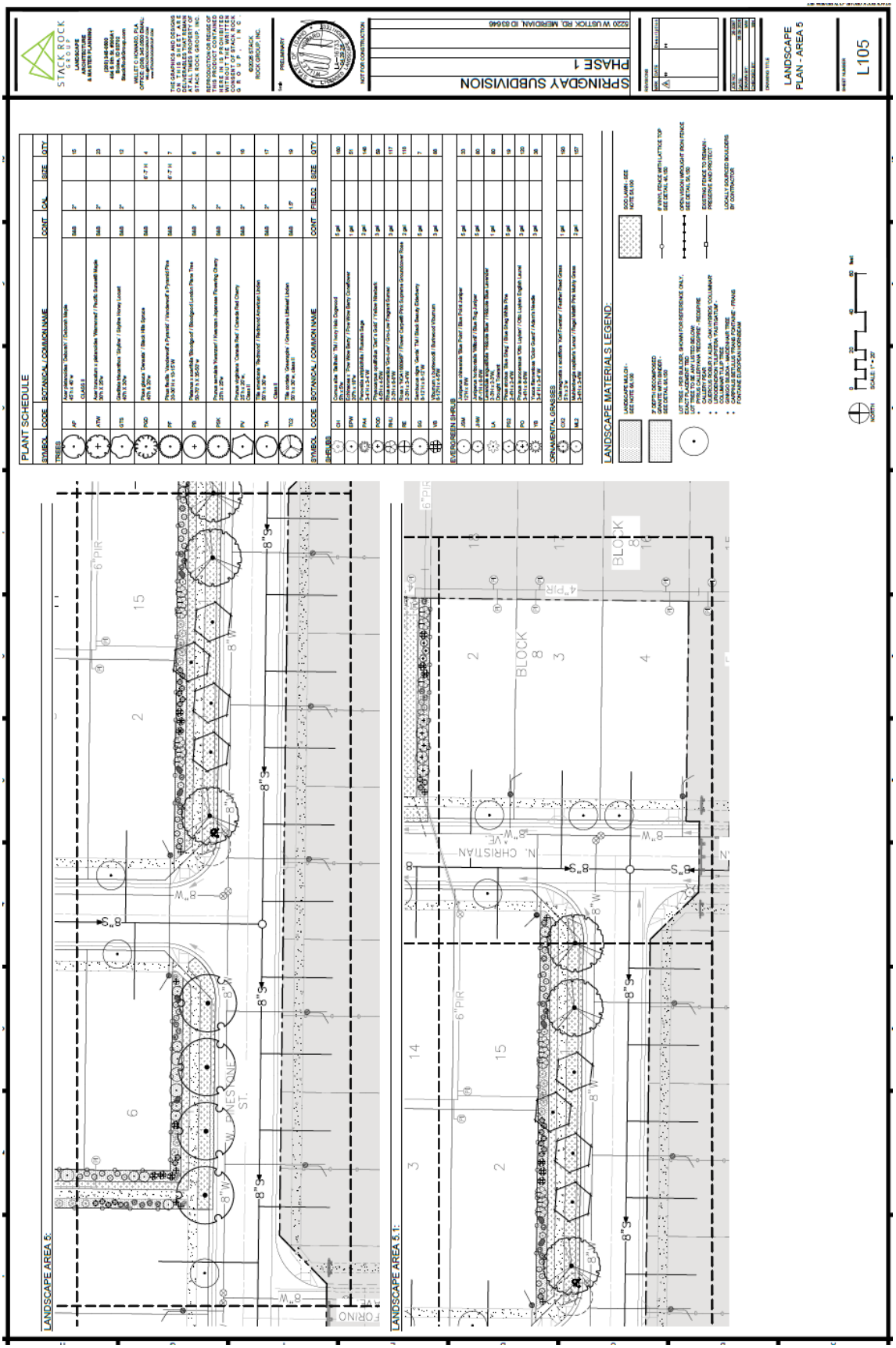
JOB NO.	24-0007
DATE	08.06.2025
DRAWN BY	MM
CHECKED BY	WH

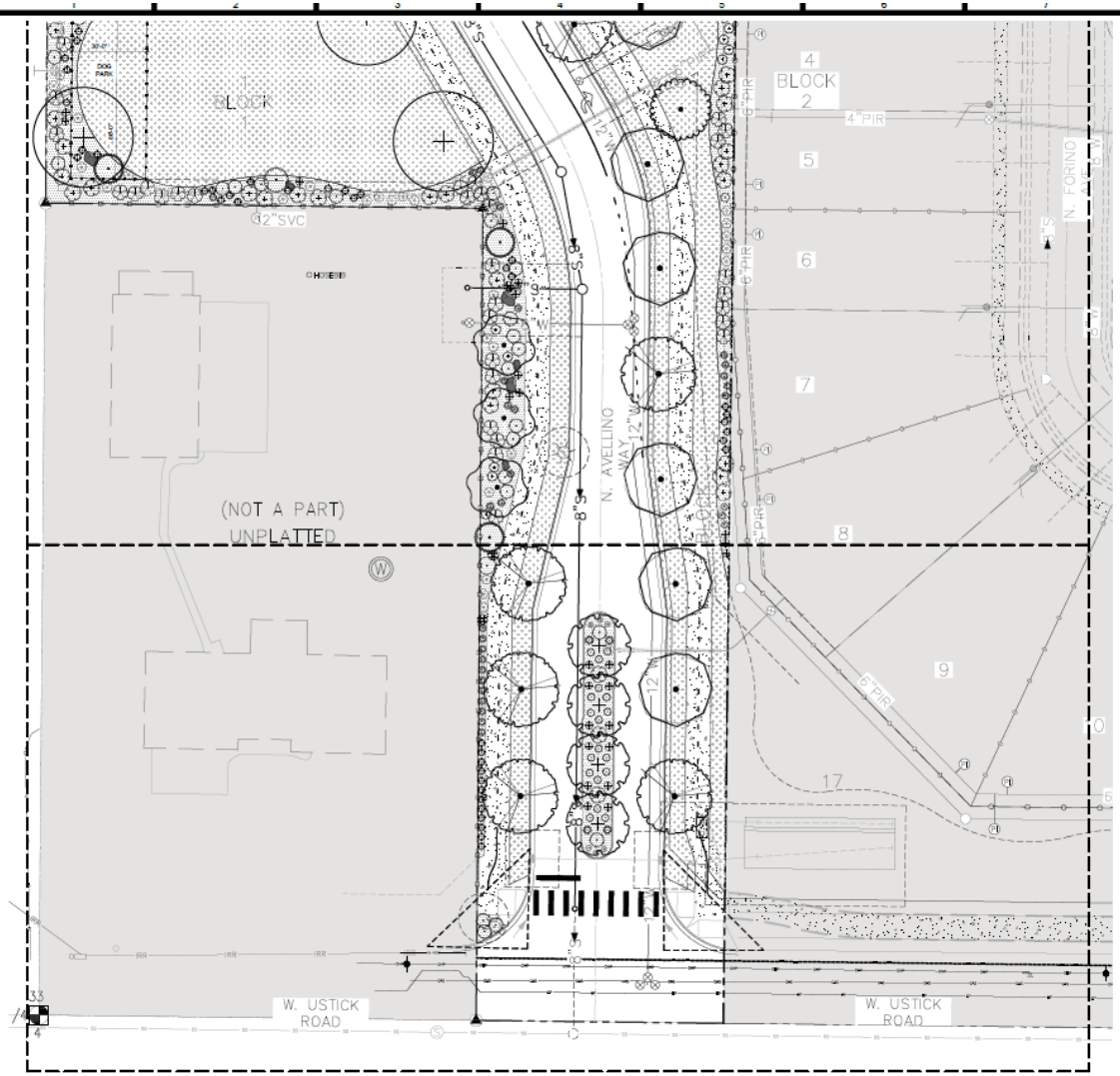
DRAWING TITLE

LANDSCAPE PLAN - AREA 4

SHEET NUMBER

L104


PLANT SCHEDULE
TREES
SHRUBS
EVERGREEN SHRUB
ORNAMENTAL GRASSES
LANDSCAPE MATERIALS LEGEND:
LANDSCAPE AREA 5:
LANDSCAPE AREA 5.1:
SPRINGDAY SUBDIVISION
PHASE 1
5220 W USTICK RD, MERIDIAN, ID 83646
LANDSCAPE PLAN - AREA 5
L105
NORTH
SCALE 1" = 20'



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AP	Acer platanoides 'Deborah' / Deborah Maple 45'h x 40'w CLASS II	B&B	2"		15
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	GTS	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust 40'h X 30'w	B&B	2"		12
	PGD	Picea glauca 'Densata' / Black Hills Spruce 40'h & 20'w	B&B		6'-7' H	4
	PF	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine 30-35'H x 10-15'W	B&B		6'-7' H	7
	PS	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree 50-70'h X 35-50' w	B&B	2"		6
	PSK	Prunus serrulata 'Kwanzan' / Kwanzan Japanese Flowering Cherry 25'h x 25'w	B&B	2"		6
	PV	Prunus virginiana 'Canada Red' / Canada Red Cherry 25' h x 20'w, Class II	B&B	2"		16
	TA	Tilia americana 'Redmond' / Redmond American Linden 50'h x 30'w Class II	B&B	2"		17
	TC2	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden 50'h x 30'w, class II	B&B	1.5"		19
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	CH	Cornus alba 'Bailhalo' TM / Ivory Halo Dogwood 6'h x 6'w	5 gal			160
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	PA4	Perovskia atriplicifolia / Russian Sage 3-4' H x 3-4' W	2 gal			148
	POD	Physocarpus opulifolius 'Dart's Gold' / Yellow Ninebark 4-5'H x 4-5'W	3 gal			59
	RHU	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 2-3'H x 8-9'W	3 gal			117
	RE	Rosa x 'NICA1500905' / Flower Carpet® Pink Supreme Groundcover Rose 2-3'H x 3-4'W	2 gal			118
	SG	Sambucus nigra 'Gerda' TM / Black Beauty Elderberry 8-12' H x 8-12' W	5 gal			7
	VB	Viburnum x burkwoodii / Burkwood Viburnum 6-12'H x 4-6'W	3 gal			50
EVERGREEN SHRUB						
	JSM	Juniperus chinensis 'Blue Point' / Blue Point Juniper 12'H x 8'W	5 gal			33
	JHW	Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper 6"-1'H x 6-8'W	5 gal			60
	LA	Lavandula angustifolia 'Hidcote Blue' / 'Hidcote Blue Lavender' 3-3'H x 3-3'W, Drought Tolerant	1 gal			50
	PS2	Pinus strobus 'Blue Shag' / Blue Shag White Pine 3-4'H x 2-4'W	5 gal			19
	PO	Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel 3-4'H x 6-8'W	3 gal			120
	YB	Yucca filamentosa 'Color Guard' / Adam's Needle 3-4' H x 3-4' W	3 gal			36
ORNAMENTAL GRASSES						
	CX2	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass 5'h x 3'w	1 gal			123
	ML2	Muhlenbergia capillaris 'Lenca' / Regal Mist® Pink Muhly Grass 3-4'H x 3-4'W	2 gal			157

LANDSCAPE MATERIALS LEGEND:

- LANDSCAPE MULCH - SEE NOTE 5/L100
- 3" DEPTH DECOMPOSED GRANITE WITH BINDER - SEE DETAIL 9/L150
- LOT TREE - PER BUILDER, SHOWN FOR REFERENCE ONLY, EXACT PLACEMENT TBD
  LOT TREE TO BE ANY LISTED BELOW:
  - PYRUS CALLERYANA 'REDSPIRE' - REDSPIRE CALLERY PEAR
  - QUERCUS ROBUR X ALBA - OAK HYBRIDS 'COLUMNAR'
  - LIRIODENDRON TULIPIFERA 'FASTIGIATUM' - COLUMNAR TULIP TREE
  - GINKGO BILOBA - MAIDENHAIR TREE
  - CARPINUS BETULUS 'FRANS FONTAINE' - FRANS FONTAINE EUROPEAN HORNBEAM
- SOD LAWN - SEE NOTE 5/L100
- 6' VINYL FENCE WITH LATTICE TOP SEE DETAIL 4/L150
- OPEN VISION WROUGHT IRON FENCE SEE DETAIL 5/L150
- EXISTING FENCE TO REMAIN - PRESERVE AND PROTECT
- LOCALLY SOURCED BOULDERS BY CONTRACTOR

NORTH

0 20 40 80 feet

SCALE: 1" = 20'

STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING
(208) 345-4800
404 S 8th St. #205A1
Boise, ID 83702
StackRockGroup.com
WILLET C. HOWARD, PLA
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PRELIMINARY

STATE OF IDAHO
Lic. No. 16733
04.29.26
LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

SPRINGDAY SUBDIVISION
PHASE 1
5220 W USTICK RD, MERIDIAN, ID 83646

REVISIONS

MARK	DATE	Description
1	H	H

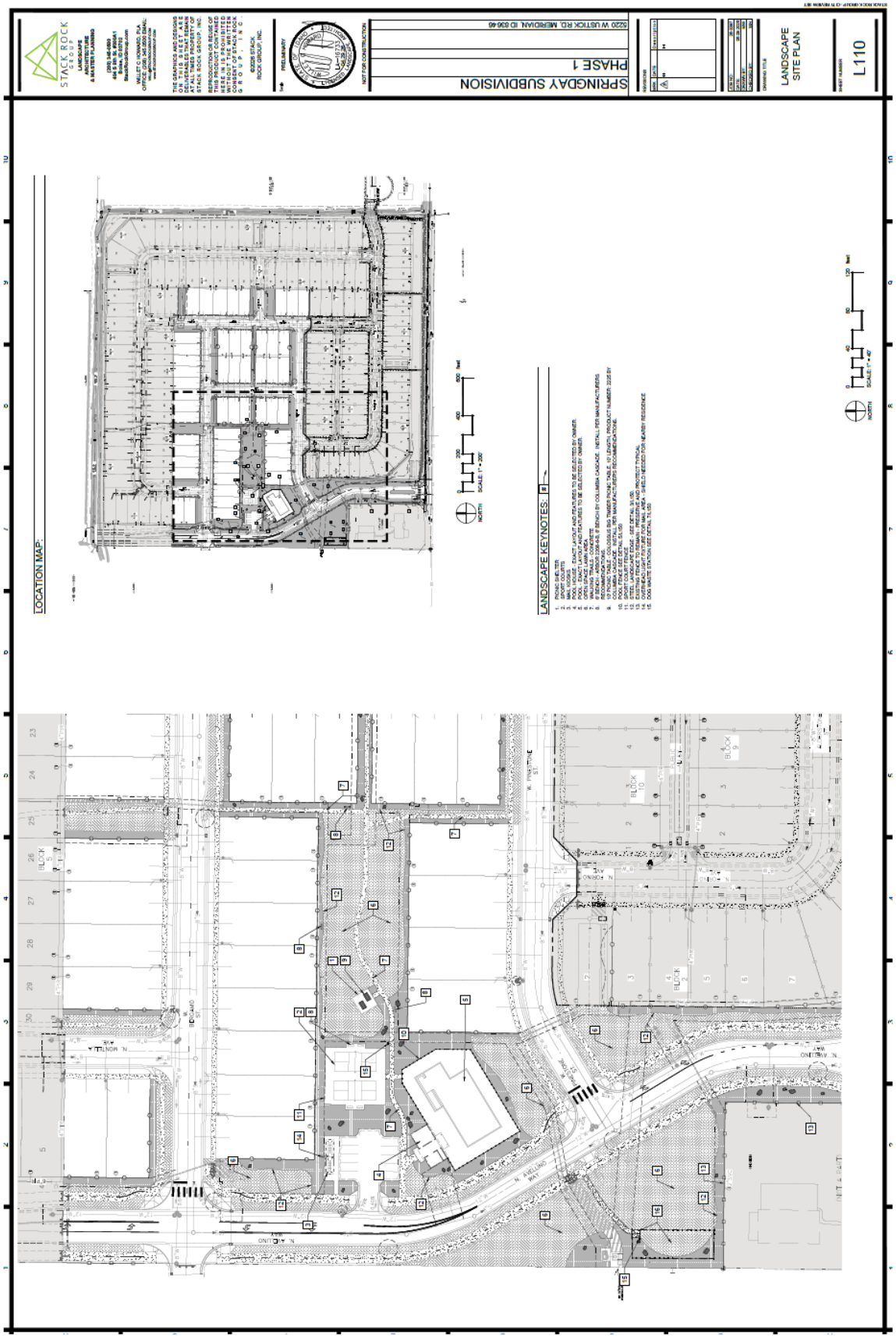
JOB NO.	25-0387
DATE	08.04.2025
DRAWN BY	MRV
CHECKED BY	MM

DRAWING TITLE

LANDSCAPE PLAN - AREA 6

SHEET NUMBER

L106


STACK ROCK GROUP
LANDSCAPE & ARCHITECTURE
WILLET C. HOWARD, PLA
OFFICE (208) 343-2000 (MAC)
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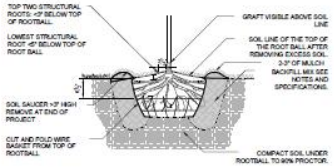
PRELIMINARY
NOT FOR CONSTRUCTION
SPRINGDAY SUBDIVISION
PHASE 1
6220 W USTICK RD, MERIDIAN, ID 83646
LANDSCAPE SITE PLAN
L110
LOCATION MAP:
LANDSCAPE KEYNOTES:
NORTH
SCALE 1" = 200'
SCALE 1" = 40'
N. MELLINO WAY
N. MONTANA WAY
N. MELLINO WAY
N. MELLINO WAY
W. FIREFLYNE ST.
BLOCK 5
BLOCK 10
BLOCK 9
BLOCK 2
BLOCK 4

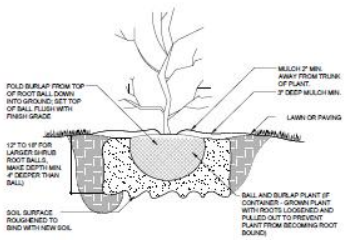
NOTES:
1. DO NOT DAMAGE OR CUT LEADER
2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTEE PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTILLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP 4/3 OF THE ROOTBALL.
6. 5' DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.



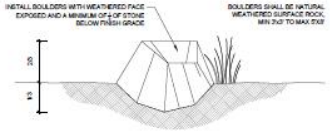
1 BALL & BURLAP TREE PLANTING
3/4" = 1'-0" 3240-01

NOTE:
REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS 4" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.

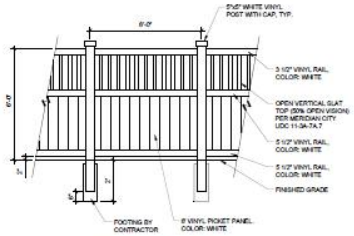


2 SHRUB PLANTING
1" = 1'-0" 326033-00



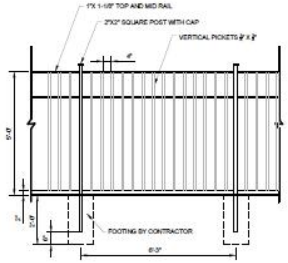
3 LANDSCAPE BOULDER PLACEMENT (TYP)
1" = 1'-0" DETAIL-FILE

NOTE:
POSTS, CONNECTIONS, FOOTINGS AND SLATS BY CONTRACTOR.

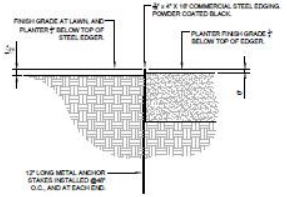


4 6' SEMI-PRIVATE VINYL FENCE
NTS 3231-06

NOTE:
*POSTS, CONNECTIONS, PANELS & FOOTINGS BY CONTRACTOR



5 5' WROUGHT IRON FENCE
1/2" = 1'-0" 3231-04-01



6 STEEL LANDSCAPE EDGING
3" = 1'-0" 329413.23-02

DOG WASTE STATION
- DOG WASTE DEPOT
- SKU Dwpd-0054S-GRN
- UPC 644625215291
- TYPE OF DISPENSER: *ROLL BAG SYSTEM
- TYPE OF CAN: *ROUND
- STATION COLOR: *MATTE GREEN

7 SITE FURNISHINGS EXAMPLE IMAGES
N/A

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NOT FOR CONSTRUCTION

SPRINGDAY SUBDIVISION
PHASE 1
3220 W USTICK RD, MERIDIAN, ID 83646

REVISIONS

NO.	DATE	DESCRIPTION
1		

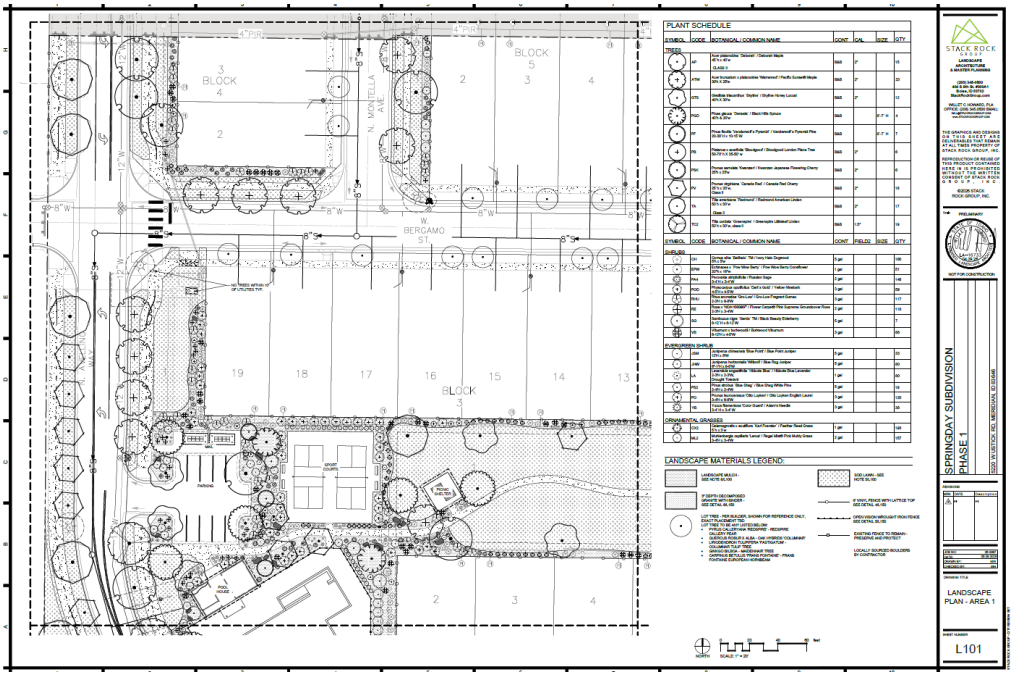
JOB NO.	20-3267
DATE	06.24.2020
DRAWN BY	SBB
CHECKED BY	WH

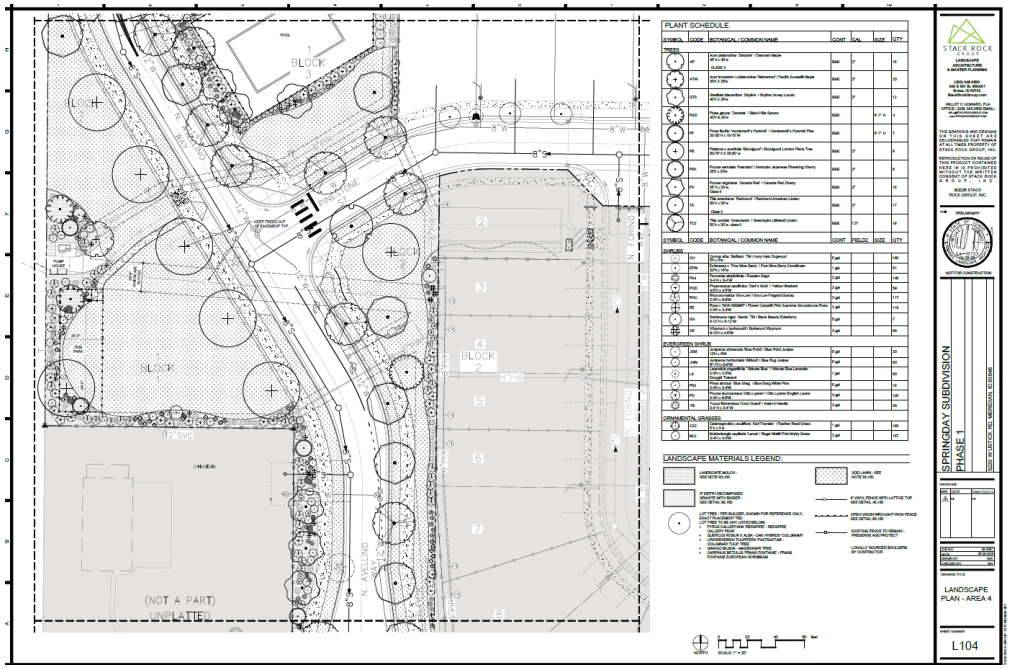
DRAWING TITLE
LANDSCAPE DETAILS

SHEET NUMBER
L150

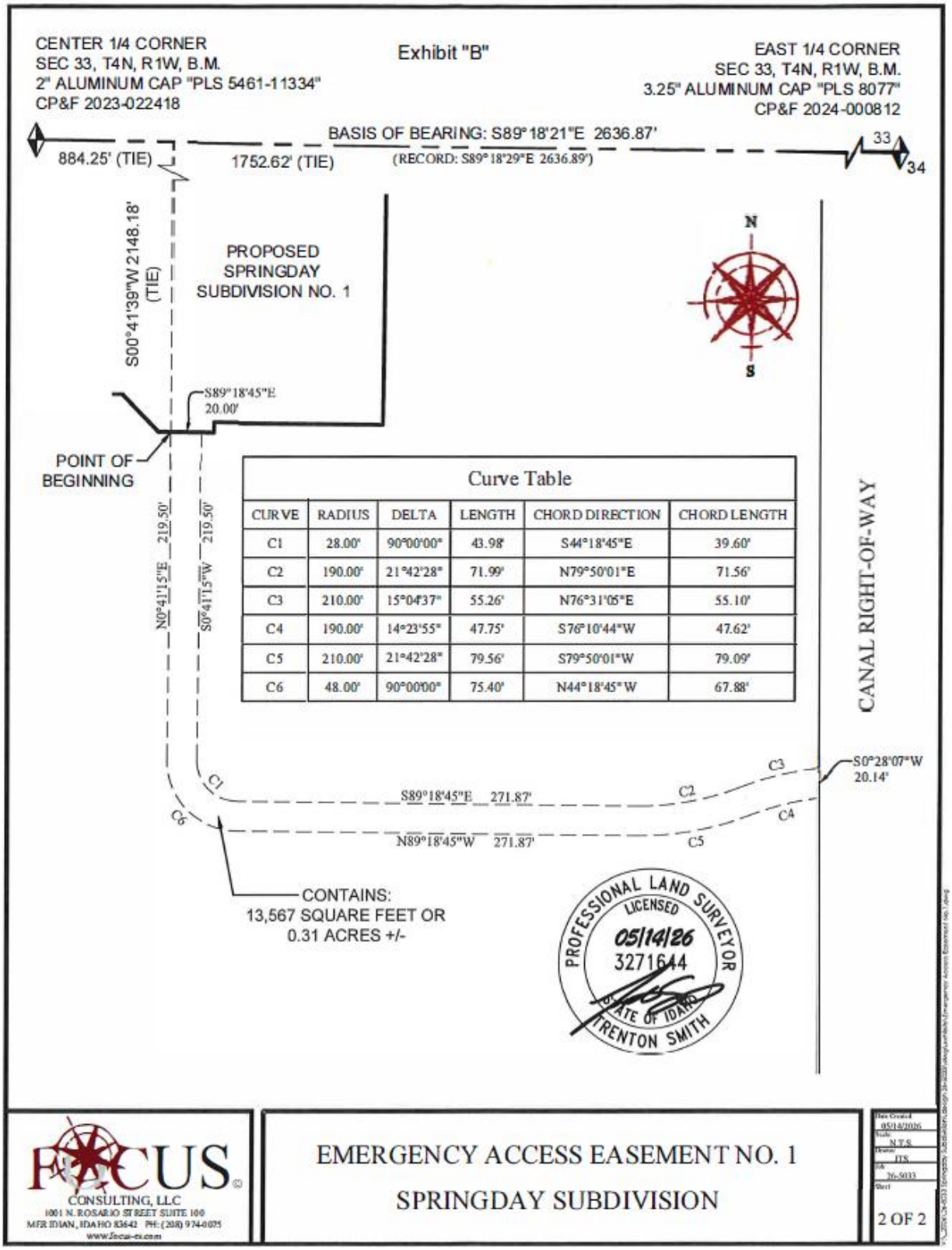
D. Amenity Details

SITE AMENITY	POINT VALUE
• POOL -	4
• POOL HOUSE -	6
• PICNIC AREA ON SITE OVER 5K -	2
• OPEN SPACE COMMONS -	3 x 5 = 15
• OPEN SPACE COMMONS SHELTER	2
• DOG PARK -	2
• DOG WASTE STATION -	.5 x 2 = 1
• PATHS BY LINEAR OPEN SPACE -	1
• MULTI-USE PATH -	2
• SPORT COURTS PAVED -	4
• TOTAL POINTS FOR SITE AMENITIES	39





E. Emergency Access Exhibit



Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	28.00'	90°00'00"	43.98'	S44°18'45"E	39.60'
C2	190.00'	21°42'28"	71.99'	N79°50'01"E	71.56'
C3	210.00'	15°04'37"	55.26'	N76°31'05"E	55.10'
C4	190.00'	14°23'55"	47.75'	S76°10'44"W	47.62'
C5	210.00'	21°42'28"	79.56'	S79°50'01"W	79.09'
C6	48.00'	90°00'00"	75.40'	N44°18'45"W	67.88'

VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

1. Applicant shall meet all terms of the approved annexation and preliminary plat H-2024-0069 (Springday Subdivision); Development Agreement Inst. #2026-007563; Toll Brothers, Inc. Sewer Trunk Line Cooperative Agreement applications approved for this site.
2. **The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of City Council's approval of the preliminary plat (i.e. by July 22, 2027) in accord with UDC 11-6B-7, in order for the preliminary plat to remain valid; or, a time extension may be requested.**
3. Prior to submittal for the City Engineer's signature, have the Certificate of Owners and the accompanying acknowledgement signed and notarized.
4. The final plat prepared by Focus Engineering and Surveying, LLC, dated: 05/28/2026, included in Section V.B shall be revised as follows:
   a. In the Legend, include the recorded instrument numbers of the City of Meridian and water easement & the ACHD permanent easement.
   b. Include the CP&F numbers on Sheet 1 at the northwest and southwest corners of the site.
   c. Include the City of Meridian sewer and water easement instrument numbers graphically depicted on the plat.
   d. Note #11: Include the recorded instrument number of the ACHD temporary license agreement.

   A copy of the revised plat shall be submitted with the Final Plat Mylar application for City Engineer signature.
5. The landscape plan prepared by Stack Rock Group, dated 04/29/2026, included in Section V.C, is approved as submitted.
6. Comply with all ACHD's staff report conditions of approval.
7. The sides of homes on lots that face N. Meadowcrest Way (i.e. Lots 2 and 19, Block 3; and Lots 2 and 3, Block 4) 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.
8. Submit a 14-foot wide public use easement for all multi-use pathways that are not within ACHD right-of-way prior to signature on the final plat by the City Engineer.
9. All irrigation ditches, laterals, sloughs or canals, intersecting, crossing or lying within the area being developed, shall be piped, or otherwise covered in accord with UDC 11-3A-6B.
10. An application for Certificate of Zoning Compliance and Administrative Design Review shall be submitted for the pool house, parking area and picnic shelter to ensure compliance with UDC standards and the design standards listed in the Architectural Standards Manual.
11. Prior to submittal of the Final Plat Mylar Signature application, the sewer shall be extended to the site.

12. Upon completion of the landscape installation, a written Certificate of Completion shall be submitted to the Planning Division verifying all landscape improvements are in substantial compliance with the approved landscape plan as set forth in UDC 11-3B-14.
13. The preliminary plat approval shall become null and void if the applicant fails to either: 1) obtain the City Engineer's signature on a final plat within two years of the date of the approved findings; or 2) obtain approval of a time extension as set forth in UDC 11- 6 B- 7.
14. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat and/or development agreement does not relieve the Applicant of responsibility for compliance.

B. Public Works

SITE SPECIFIC CONDITIONS:

1. Line type separating lots make it appear that there will be a fence within 5' of the meter. No fences should be within 5' of the meter.

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 applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.

17. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.

18. Street light plan requirements are listed in section 6-7 of the Improvement Standards for Street Lighting (http://www.meridiancity.org/public_works.aspx?id=272). All street lights shall be installed at developer's expense. Final design shall be submitted as part of the development plan set for approval, which must include the location of any existing street lights. The contractor's work and materials shall conform to the 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 81/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to signature of the final plat by the City Engineer.

20. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.

21. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources

(IDWR). The Developer, Owner, or project Engineer, shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment. If wells are to be abandoned, the project owner or their representative must contact the IDWR Groundwater Protection Section (Aaron Skinner, Hydrogeologist 208-287-4972) BEFORE any work is done to decommission an existing well (even if it is believed that the well is less than 18 ft deep). Proof of communication with IDWR must be submitted to the City prior to any work being done to decommission the well. Failure to communicate with IDWR may result in additional work and expense to decommission the well.

22. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact the Central District Health Department for abandonment procedures and inspections.

23. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (UDC 11-3B-6.). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to development plan approval.

24. All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or 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.