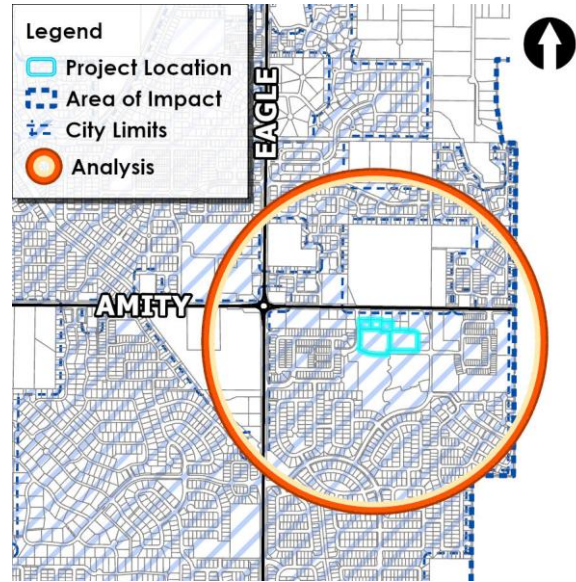


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 05/12/2026
TO: Mayor & City Council
FROM: Nick Napoli, Associate Planner
nnapoli@meridiancity.org
SUBJECT: Hill's Century Farm Townhomes
FP-2026-0009
LOCATION: Located south of E. Amity Rd. between
S. Tavistock Ave. and S. Hillsdale Ave.
in the NE ¼ of the NW ¼ of Section 33,
T.3N., R.1E.



I. PROJECT DESCRIPTION

Final Plat consisting of sixty-nine (69) building lots and eighteen (18) common lots on 9.1 acres of land in the R-15 zoning district.

II. APPLICANT INFORMATION

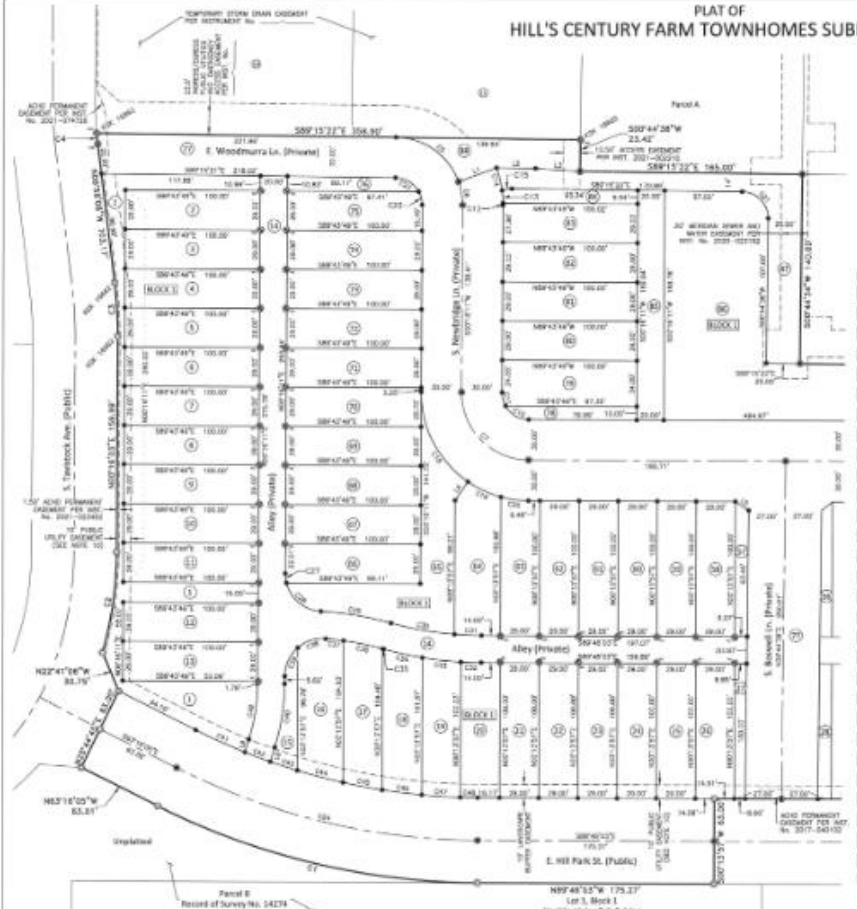
- A. Applicant:
Jeremy Wright, Brighton Corporation – 2929 W. Navigator Drive, Suite 400, Meridian ID 83642
- B. Owner:
Brighton Development Inc.– 2929 W. Navigator Drive, Suite 400, Meridian ID 83642
- C. Representative:
Same as Applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat Hill's Century Farm Townhomes (H-2024-0072) in accord with the requirements listed in UDC 11-6B-3C.2. This plat incorporates sixty-nine (69) building lots and eighteen (18) common lots. The final plat is consistent with the approved preliminary plat and recorded development agreement.

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. Since the number of buildable lots stayed the same and

PLAT OF HILL'S CENTURY FARM TOWNHOMES SUBDIVISION



LINE TABLE

LINE	BEARING	DISTANCE
L1	S70°12'00"W	26.00'
L2	S88°12'00"W	28.12'
L3	S88°12'00"W	35.00'
L4	S24°22'00"E	15.81'
L5	S88°12'00"W	11.80'
L6	S67°12'00"E	15.22'
L7	S17°12'00"W	13.02'
L8	S71°12'00"E	11.34'
L9	S27°42'00"E	11.92'

CURVE TABLE

CHORD	BEARING	CHORD	BEARING	CHORD	BEARING
C1	S21°22'	24.52'	S72°32'	6.22'	243.62'
C2	S81°32'	15.21'	S12°42'	16.22'	243.62'
C3	S31°32'	38.84'	S62°42'	10.21'	243.62'
C4	S88.20'	8.20'	S42°12'	8.20'	243.62'
C5	S02°00'	78.12'	S87°32'	24.22'	243.62'
C6	S42.02'	16.12'	S87°32'	24.22'	243.62'
C7	S02°00'	78.12'	S87°32'	24.22'	243.62'
C8	S42.02'	16.12'	S87°32'	24.22'	243.62'
C9	S02°00'	78.12'	S87°32'	24.22'	243.62'
C10	S42.02'	16.12'	S87°32'	24.22'	243.62'
C11	S02°00'	78.12'	S87°32'	24.22'	243.62'
C12	S42.02'	16.12'	S87°32'	24.22'	243.62'
C13	S02°00'	78.12'	S87°32'	24.22'	243.62'
C14	S42.02'	16.12'	S87°32'	24.22'	243.62'
C15	S02°00'	78.12'	S87°32'	24.22'	243.62'
C16	S42.02'	16.12'	S87°32'	24.22'	243.62'
C17	S02°00'	78.12'	S87°32'	24.22'	243.62'
C18	S42.02'	16.12'	S87°32'	24.22'	243.62'
C19	S02°00'	78.12'	S87°32'	24.22'	243.62'
C20	S42.02'	16.12'	S87°32'	24.22'	243.62'
C21	S02°00'	78.12'	S87°32'	24.22'	243.62'
C22	S42.02'	16.12'	S87°32'	24.22'	243.62'
C23	S02°00'	78.12'	S87°32'	24.22'	243.62'
C24	S42.02'	16.12'	S87°32'	24.22'	243.62'
C25	S02°00'	78.12'	S87°32'	24.22'	243.62'
C26	S42.02'	16.12'	S87°32'	24.22'	243.62'
C27	S02°00'	78.12'	S87°32'	24.22'	243.62'
C28	S42.02'	16.12'	S87°32'	24.22'	243.62'
C29	S02°00'	78.12'	S87°32'	24.22'	243.62'
C30	S42.02'	16.12'	S87°32'	24.22'	243.62'
C31	S02°00'	78.12'	S87°32'	24.22'	243.62'
C32	S42.02'	16.12'	S87°32'	24.22'	243.62'
C33	S02°00'	78.12'	S87°32'	24.22'	243.62'
C34	S42.02'	16.12'	S87°32'	24.22'	243.62'
C35	S02°00'	78.12'	S87°32'	24.22'	243.62'
C36	S42.02'	16.12'	S87°32'	24.22'	243.62'
C37	S02°00'	78.12'	S87°32'	24.22'	243.62'
C38	S42.02'	16.12'	S87°32'	24.22'	243.62'
C39	S02°00'	78.12'	S87°32'	24.22'	243.62'
C40	S42.02'	16.12'	S87°32'	24.22'	243.62'
C41	S02°00'	78.12'	S87°32'	24.22'	243.62'
C42	S42.02'	16.12'	S87°32'	24.22'	243.62'
C43	S02°00'	78.12'	S87°32'	24.22'	243.62'
C44	S42.02'	16.12'	S87°32'	24.22'	243.62'
C45	S02°00'	78.12'	S87°32'	24.22'	243.62'
C46	S42.02'	16.12'	S87°32'	24.22'	243.62'
C47	S02°00'	78.12'	S87°32'	24.22'	243.62'
C48	S42.02'	16.12'	S87°32'	24.22'	243.62'
C49	S02°00'	78.12'	S87°32'	24.22'	243.62'
C50	S42.02'	16.12'	S87°32'	24.22'	243.62'
C51	S02°00'	78.12'	S87°32'	24.22'	243.62'
C52	S42.02'	16.12'	S87°32'	24.22'	243.62'
C53	S02°00'	78.12'	S87°32'	24.22'	243.62'
C54	S42.02'	16.12'	S87°32'	24.22'	243.62'
C55	S02°00'	78.12'	S87°32'	24.22'	243.62'
C56	S42.02'	16.12'	S87°32'	24.22'	243.62'
C57	S02°00'	78.12'	S87°32'	24.22'	243.62'
C58	S42.02'	16.12'	S87°32'	24.22'	243.62'
C59	S02°00'	78.12'	S87°32'	24.22'	243.62'
C60	S42.02'	16.12'	S87°32'	24.22'	243.62'
C61	S02°00'	78.12'	S87°32'	24.22'	243.62'
C62	S42.02'	16.12'	S87°32'	24.22'	243.62'
C63	S02°00'	78.12'	S87°32'	24.22'	243.62'
C64	S42.02'	16.12'	S87°32'	24.22'	243.62'
C65	S02°00'	78.12'	S87°32'	24.22'	243.62'
C66	S42.02'	16.12'	S87°32'	24.22'	243.62'
C67	S02°00'	78.12'	S87°32'	24.22'	243.62'
C68	S42.02'	16.12'	S87°32'	24.22'	243.62'
C69	S02°00'	78.12'	S87°32'	24.22'	243.62'
C70	S42.02'	16.12'	S87°32'	24.22'	243.62'
C71	S02°00'	78.12'	S87°32'	24.22'	243.62'
C72	S42.02'	16.12'	S87°32'	24.22'	243.62'
C73	S02°00'	78.12'	S87°32'	24.22'	243.62'
C74	S42.02'	16.12'	S87°32'	24.22'	243.62'
C75	S02°00'	78.12'	S87°32'	24.22'	243.62'
C76	S42.02'	16.12'	S87°32'	24.22'	243.62'
C77	S02°00'	78.12'	S87°32'	24.22'	243.62'
C78	S42.02'	16.12'	S87°32'	24.22'	243.62'
C79	S02°00'	78.12'	S87°32'	24.22'	243.62'
C80	S42.02'	16.12'	S87°32'	24.22'	243.62'
C81	S02°00'	78.12'	S87°32'	24.22'	243.62'
C82	S42.02'	16.12'	S87°32'	24.22'	243.62'
C83	S02°00'	78.12'	S87°32'	24.22'	243.62'
C84	S42.02'	16.12'	S87°32'	24.22'	243.62'
C85	S02°00'	78.12'	S87°32'	24.22'	243.62'
C86	S42.02'	16.12'	S87°32'	24.22'	243.62'
C87	S02°00'	78.12'	S87°32'	24.22'	243.62'
C88	S42.02'	16.12'	S87°32'	24.22'	243.62'
C89	S02°00'	78.12'	S87°32'	24.22'	243.62'
C90	S42.02'	16.12'	S87°32'	24.22'	243.62'
C91	S02°00'	78.12'	S87°32'	24.22'	243.62'
C92	S42.02'	16.12'	S87°32'	24.22'	243.62'
C93	S02°00'	78.12'	S87°32'	24.22'	243.62'
C94	S42.02'	16.12'	S87°32'	24.22'	243.62'
C95	S02°00'	78.12'	S87°32'	24.22'	243.62'
C96	S42.02'	16.12'	S87°32'	24.22'	243.62'
C97	S02°00'	78.12'	S87°32'	24.22'	243.62'
C98	S42.02'	16.12'	S87°32'	24.22'	243.62'
C99	S02°00'	78.12'	S87°32'	24.22'	243.62'
C100	S42.02'	16.12'	S87°32'	24.22'	243.62'

See Sheet 3

Brighton
Development
Meridian, Idaho

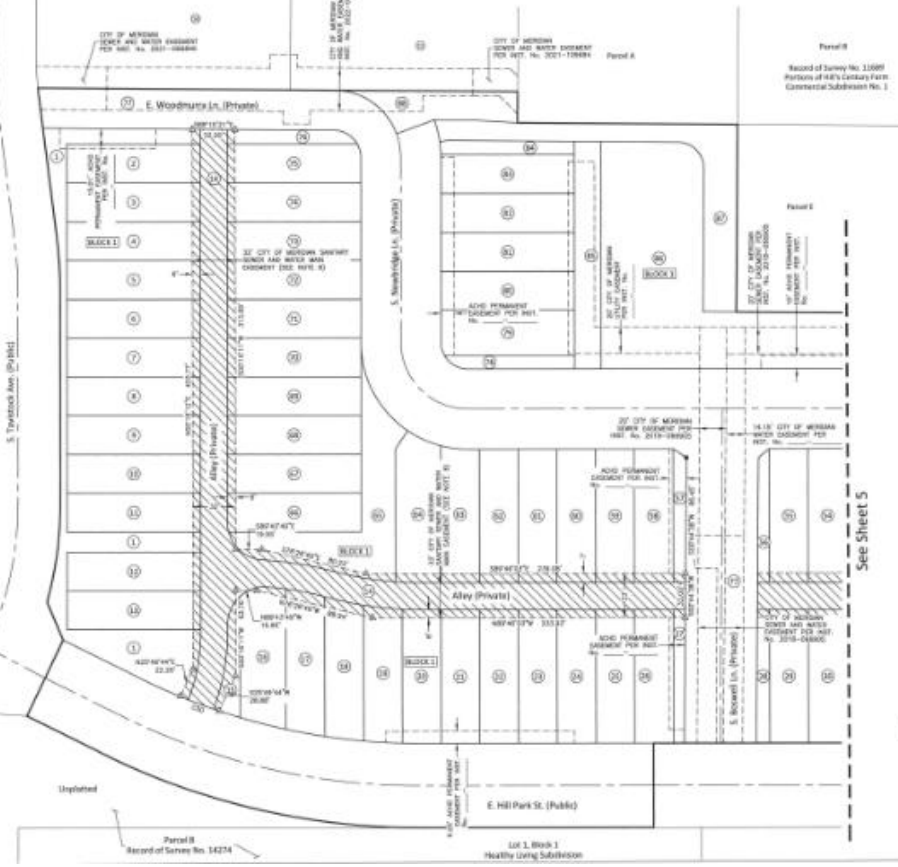
km
ENGINEERS
1100 SOUTH 1000 WEST
SUITE 200 MERIDIAN, IDAHO 83402

2008-2010 000720-7

NOTES

1. MINOR BUILDING SETBACK LINES SHALL CONFORM TO THE APPROVED WITH THE PLANNED UNIT DEVELOPMENT (PUD) FOR THE CITY OF MERIDIAN. THE CITY OF MERIDIAN IS THE CITY OF RECORD FOR THE PURPOSE OF A BUILDING PERMIT. AN APPLICABLE SIDE LOT LINE WITH A 5 FOOT SETBACK IS APPLICABLE TO THE CITY OF MERIDIAN. ALL OTHER LOT LINES SHALL COMPLY WITH THE REQUIREMENTS ABOVE.
2. ANY REVISIONS OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN IN EFFECT AT THE TIME OF REVISIONS.
3. THIS SUBDIVISION IS LOCATED IN THE 2000 PRECINCT BOARD OF CONTROL (2000-044-1114) AND NEW YORK SUBDIVISION ZONING (2000-044-1114) DISTRICT. THE CITY OF MERIDIAN IS THE CITY OF RECORD FOR THE PURPOSE OF A BUILDING PERMIT. AN APPLICABLE SIDE LOT LINE WITH A 5 FOOT SETBACK IS APPLICABLE TO THE CITY OF MERIDIAN. ALL OTHER LOT LINES SHALL COMPLY WITH THE REQUIREMENTS ABOVE.
4. THIS DEVELOPMENT RECOMMENDS SECTION 20-20-015 OF THE ZONING CODE, MEAT TO BE 400 KTS. ANCHOR BLDG. THE APPLICABLE ZONING, AGRICULTURAL FACILITY OR COMMERCE (2000-044-1114) AND NEW YORK SUBDIVISION ZONING (2000-044-1114) DISTRICT. THE CITY OF MERIDIAN IS THE CITY OF RECORD FOR THE PURPOSE OF A BUILDING PERMIT. AN APPLICABLE SIDE LOT LINE WITH A 5 FOOT SETBACK IS APPLICABLE TO THE CITY OF MERIDIAN. ALL OTHER LOT LINES SHALL COMPLY WITH THE REQUIREMENTS ABOVE.
5. LOTS 1, 10, 17, 24, 31, 38, 45, 52, 59, 66, 73, 80, 87, 94, 101, 108, 115, 122, 129, 136, 143, 150, 157, 164, 171, 178, 185, 192, 199, 206, 213, 220, 227, 234, 241, 248, 255, 262, 269, 276, 283, 290, 297, 304, 311, 318, 325, 332, 339, 346, 353, 360, 367, 374, 381, 388, 395, 402, 409, 416, 423, 430, 437, 444, 451, 458, 465, 472, 479, 486, 493, 500, 507, 514, 521, 528, 535, 542, 549, 556, 563, 570, 577, 584, 591, 598, 605, 612, 619, 626, 633, 640, 647, 654, 661, 668, 675, 682, 689, 696, 703, 710, 717, 724, 731, 738, 745, 752, 759, 766, 773, 780, 787, 794, 801, 808, 815, 822, 829, 836, 843, 850, 857, 864, 871, 878, 885, 892, 899, 906, 913, 920, 927, 934, 941, 948, 955, 962, 969, 976, 983, 990, 997, 1004, 1011, 1018, 1025, 1032, 1039, 1046, 1053, 1060, 1067, 1074, 1081, 1088, 1095, 1102, 1109, 1116, 1123, 1130, 1137, 1144, 1151, 1158, 1165, 1172, 1179, 1186, 1193, 1200, 1207, 1214, 1221, 1228, 1235, 1242, 1249, 1256, 1263, 1270, 1277, 1284, 1291, 1298, 1305, 1312, 1319, 1326, 1333, 1340, 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4833, 4840, 4847, 4854, 4861, 4868, 4875, 4882, 4889, 4896, 4903, 4910, 4917, 4924, 4931, 4938, 4945, 4952, 4959, 4966, 4973, 4980, 4987, 4994, 5001, 5008, 5015, 5022, 5029, 5036, 5043, 5050, 5057, 5064, 5071, 5078, 5085, 5092, 5099, 5106, 5113, 5120, 5127, 5134, 5141, 5148, 5155, 5162, 5169, 5176, 5183, 5190, 5197, 5204, 5211, 5218, 5225, 5232, 5239, 5246, 5253, 5260, 5267, 5274, 5281, 5288, 5295, 5302, 5309, 5316, 5323, 5330, 5337, 5344, 5351, 5358, 5365, 5372, 5379, 5386, 5393, 5400, 5407, 5414, 5421, 5428, 5435, 5442, 5449, 5456, 5463, 5470, 5477, 5484, 5491, 5498, 5505, 5512, 5519, 5526, 5533, 5540, 5547, 5554, 5561, 5568, 5575, 5582, 5589, 5596, 5603, 5610, 5617, 5624, 5631, 5638, 5645, 5652, 5659, 5666, 5673, 5680, 5687, 5694, 5701, 5708, 5715, 5722, 5729, 5736, 5743, 5750, 5757, 5764, 5771, 5778, 5785, 5792, 5799, 5806, 5813, 5820, 5827, 5834, 5841, 5848, 5855, 5862, 5869, 5876, 5883, 5890, 5897, 5904, 5911, 5918, 5925, 5932, 5939, 5946, 5953, 5960, 5967, 5974, 5981, 5988, 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PLAT OF
HILL'S CENTURY FARM TOWNHOMES SUBDIVISION



See Sheet 5

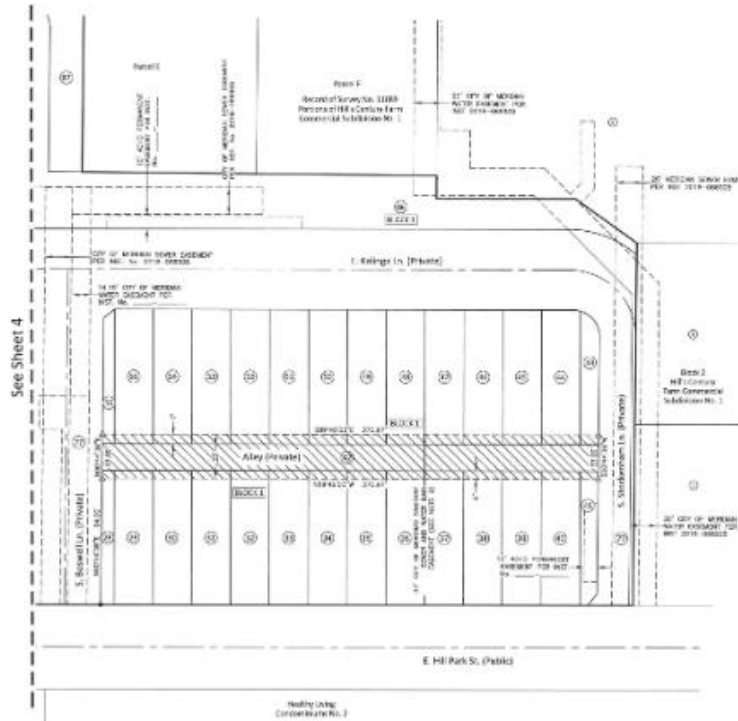
Professional Engineer Seal: State of Tennessee, No. 12459, L. H. McCA.

Developer:
Brighton
Development
Memphis, TN

km
ENGINEERING
1000 SOUTH MAIN STREET
MEMPHIS, TN 38103
PH: 901.525.0100
WWW.KMENGINEERING.COM

DATE: 04-2023 SHEET: 1 OF 1

PLAT OF
HILL'S CENTURY FARM TOWNHOMES SUBDIVISION



JOB NO. 01-001 08/27/07

PLAT OF
HILL'S CENTURY FARM TOWNHOMES SUBDIVISION

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT HAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE ____ DAY OF _____, 20____.

PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF MERIDIAN CITY ENGINEER

THE PLAT IS ACCEPTED AND APPROVED THIS ____ DAY OF _____, A.D. 20____ BY THE CITY ENGINEER OF THE CITY OF MERIDIAN, ADA COUNTY, IDAHO.

CITY ENGINEER

APPROVAL OF MERIDIAN CITY

I, _____, CITY CLERK IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT IS A REGULAR MEETING OF THE CITY BOARD, HELD ON THE DAY OF _____, A.D. 20____, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

MERIDIAN CITY CLERK

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT CONFORMS WITH THE STATE OF IDAHO CODES RELATING TO PLATS AND SURVEYS.

ADA COUNTY SURVEYOR

DATE

HEALTH CERTIFICATE

SUBDIVISION INSTRUMENTS AS REQUIRED BY IDAHO CODE, TITLE 55, CHAPTER 12 HAVE BEEN REVIEWED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OF THE STATE (UNDER THE CONDITIONS OF APPROVAL, SANCTION, RECORDING MAY BE DEFERRED) IN ACCORDANCE WITH SECTION 55-1204, SAID CODE, BY THE ISSUANCE OF A CERTIFICATE OF COMPLIANCE.

HEALTH OFFICER

DATE

CERTIFICATE OF ADA COUNTY TREASURER

I, THE UNDERSIGNED COUNTY TREASURER DO AND FOR THE COUNTY OF ADA, STATE OF IDAHO, FILE THE REQUIREMENTS OF I.C. 55-1204, 55-1205 AND HEREBY CERTIFY THAT SAID PLAT AND ALL CURRENT AND PENDING COUNTY PROPERTY TAXES FOR THE PROJECTS INCLUDED IN THE SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

COUNTY TREASURER

DATE

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO)
ADA COUNTY)

I HEREBY CERTIFY THAT THE PLAT OF HILL'S CENTURY FARM TOWNHOMES SUBDIVISION WAS FILED AT THE OFFICE OF _____ AT _____ MINUTES PAST _____ O'CLOCK _____ A.M. THIS ____ DAY OF _____, A.D. 20____, IN MY OFFICE AND WAS DULY RECORDED AS BOOK _____ OF PLATS AT PAGE _____.

NOTARY PUBLIC

DEPUTY

EX-OFFICIO RECORDER

FILE



Kevin M. Bright
Developer
Brighton
Development
Meridian, Idaho



JOB NO. 202001 SHEET 1 OF 7

- e. Modify Note #10: Include the width of the easement.
- f. Modify Notes #16 & 21: Include the ACHD instrument number.

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

- 5. The landscape plan prepared by KM Engineering, dated 02/20/2026, included in Section V.C, shall be revised as follows:
 - a. Provide a fencing exhibit showing the location and type of fencing.
- 6. Comply with all ACHD's staff report conditions of approval.
- 7. The proposed plat and subsequent development are required to comply with the dimensional standards listed in UDC Table 11-2A-7 for the R-15 zoning district.
- 8. Off-street parking is required to be provided in accord with the standards listed in UDC Table 11-3C-6 for single-family dwellings based on the number of bedrooms per unit.
- 9. Comply with all of the private street standards listed in UDC 11-3F.
- 10. 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.
- 11. 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.
- 12. 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:

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 then 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 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 (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.