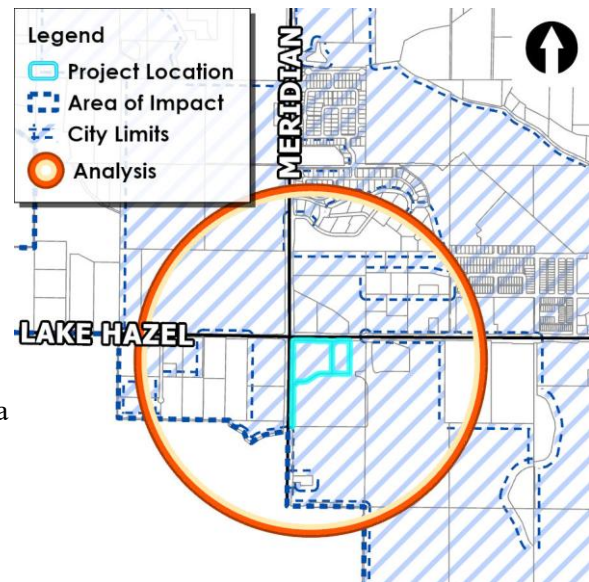


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 04/14/2026
TO: Mayor & City Council
FROM: Nick Napoli, Associate Planner
nnapoli@meridiancity.org
SUBJECT: Apex Zenith
FP-2026-0006
LOCATION: Located at the southeast corner of Meridian Road and Lake Hazel Road in a portion of Lot 4 of Section 6, T.2N., R.1E.



I. PROJECT DESCRIPTION

Final plat consisting of seven (7) building lots on 11.065 acres of land in the C-G zoning district for the Apex Zenith.

II. APPLICANT INFORMATION

A. Applicant:

Amanda McNutt, 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:

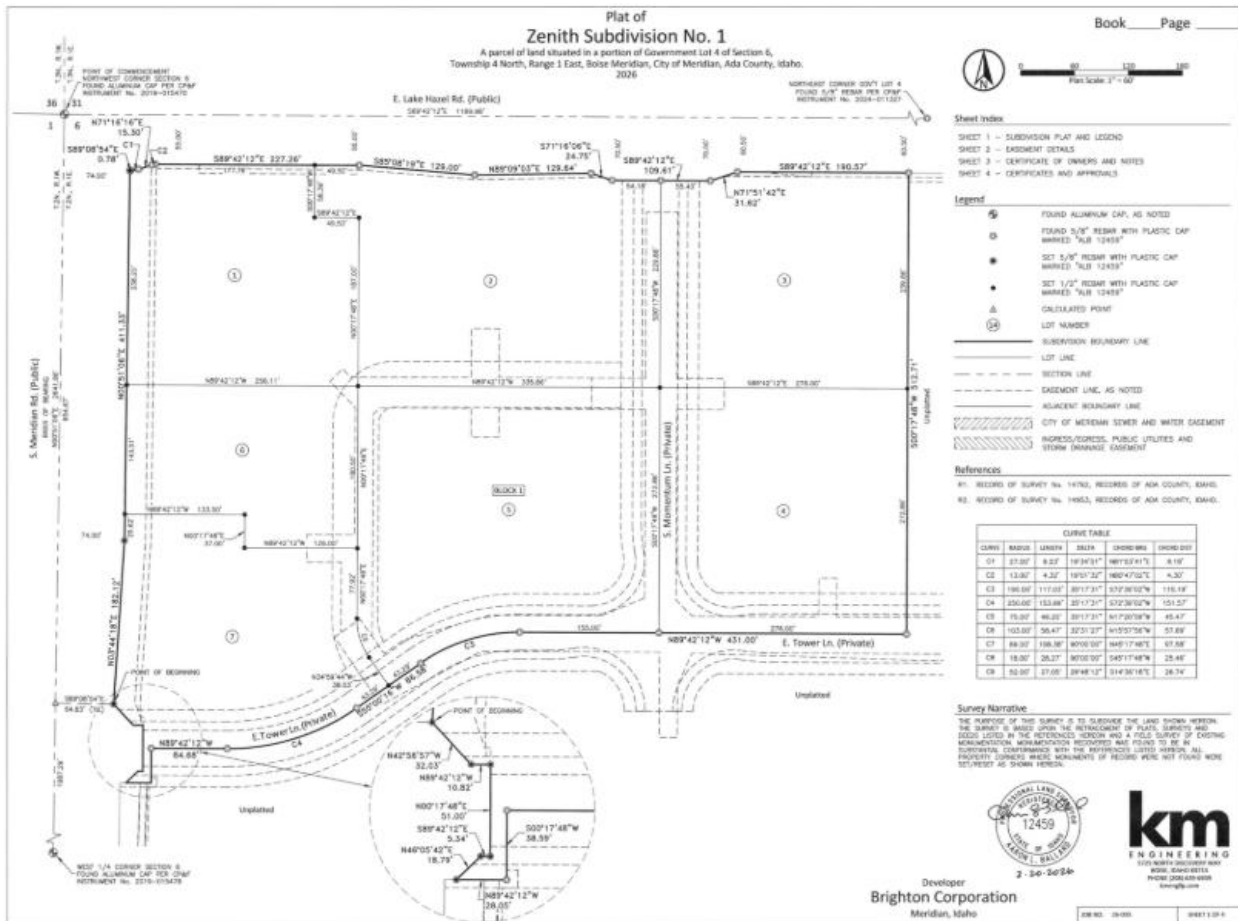
Same as Applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat Apex Zenith (H-2025-0041) in accord with the requirements listed in UDC 11-6B-3C.2. This plat incorporates seven (7) building 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

B. Final Plat (dated: 02/20/26)



Plat of
Zenith Subdivision No. 1

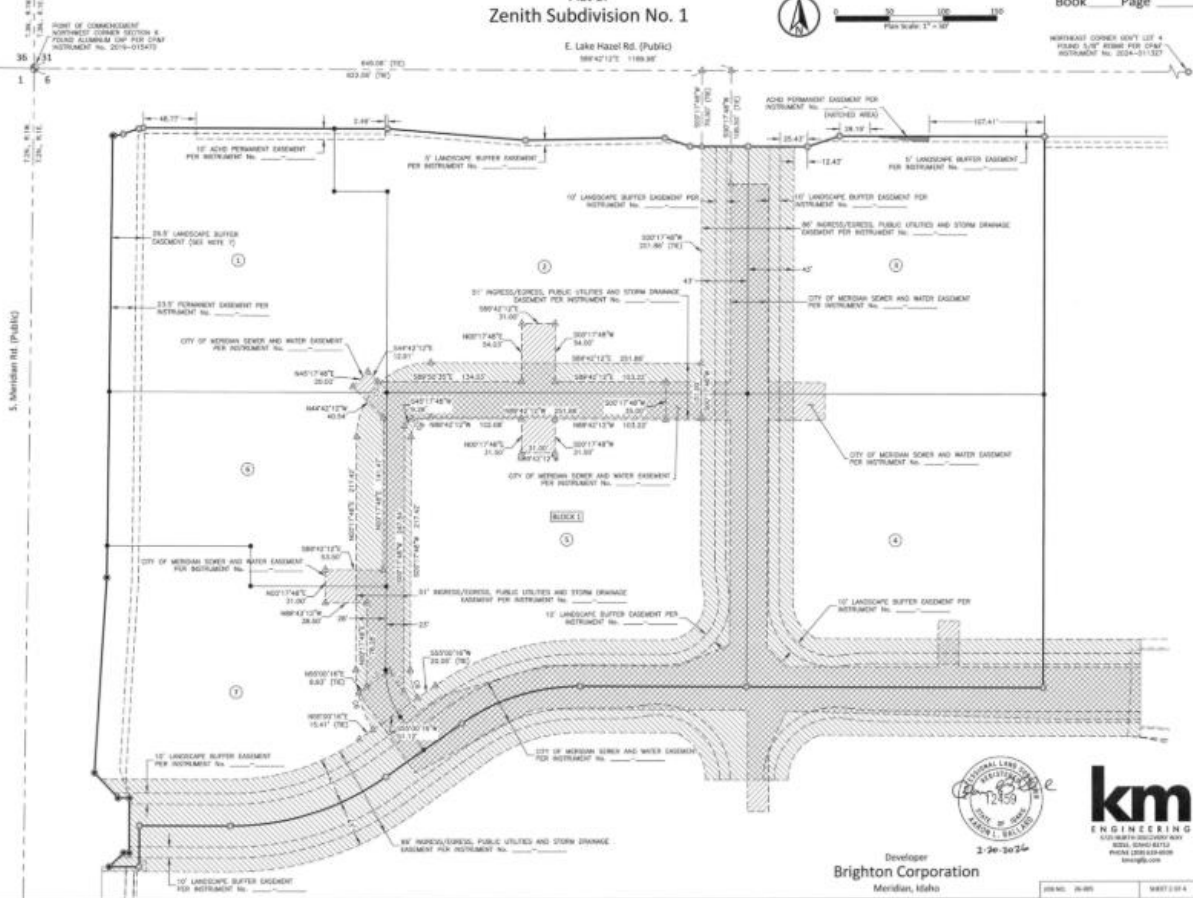
E. Lake Hazel Rd. (Public)



Book Page

1 6

S. Meridian Rd. (Public)



km
ENGINEERING
1001 NORTH 1000 WEST AVE.
MERCER, IDAHO 83436
PHONE 208-664-4400
kmlane@kmeng.com

Developer
Brighton Corporation
Meridian, Idaho

JOB NO. 24-005 SHEET 2 OF 4

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED:

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 4 OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 EAST, E1/4, CITY OF

COMMENCING AT AN ALUMINUM CHAIN MARKING THE NORTHWEST CORNER OF SAID SECTION 8, WHICH BEING NORTH/100°E A DISTANCE

LOCATED AT AN ALUMINUM MILL WAREHOUSE THE NORTHWEST CORNER OF SAID SECTION 8, WHICH LEANS NORTHWEST A DISTANCE OF 2,417.00 FEET FROM AN ALUMINUM CUP WAREHOUSE THE WEST 1/4 CORNER OF SAID SECTION 8, THENCE FOLLOWING THE WESTERLY LINE OF SAID SECTORMENT (OR A SURVEYOR A DISTANCE OF 85.92 FEET), THENCE LEAVING SAID WESTERLY LINE, SOUTHWEST A DISTANCE OF 64.85 FEET TO A 5/8-INCH NAIL IN THE GABLET, THENCE ON-A-WEY OF S. 35.000000 DEG. 00.000000 MIN. THE POINT OF BEGINNING.

THENCE FOLLOWING SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

2. APPROXIMATE A DISTANCE OF 411.33 FEET TO A 5/8-INCH REBAR ON THE SOUTHERLY SIDE-OF-WAY OF E. LAKE HAZD. RD.

TRAFFIC LEAVING THE SOUTHERLY RIGHT-OF-WAY AND FOLLOWING THE SOUTHERLY RIGHT-OF-WAY THE FOLLOWING CURVES (11) CURVES:

[illegible][illegible]

THENCE FOLLOWING SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES:

1.446F0342'E A DISTANCE OF 18.76 FEET TO A 5/8-INCH NEMA;
2.546F4212'E A DISTANCE OF 0.34 FEET TO A 5/8-INCH NEMA;
3.00711749'E A DISTANCE OF 31.00 FEET TO A 5/8-INCH NEMA;
4.486F4212'E A DISTANCE OF 10.60 FEET TO A 5/8-INCH NEMA;
5.442F3557'E A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING

S&W PARCEL CONTAINS A TOTAL OF 11,106 ACRES, MORE OR LESS.

F-15 IS THE REVISION OF THE UNDERSIGNED TO HERETOFORE SIGNED SAID LAWS IN THIS PLAT, THE PRIVATE ROAD AND THE EASEMENTS THEREON FOR SUCH PLAY AND ARE DESIGNATED TO THE PUBLIC, BUT TO THE RIGHT TO USE THIS PRIVATE ROAD AND EASEMENTS AND HERETOFORE INDIVIDUALLY DESIGNATED PUBLIC UTILITIES AND EASEMENTS. OTHER LAWS SHOWN ON THIS PLAT, AND STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE EXCLUDED WITHIN THE LIMITS OF THIS EASEMENT, UNLESS NOTED OTHERWISE ON THIS PLAT. ALL EASES ON THIS PLAT SHALL RECEIVE WATER SERVICE FROM THE CITY OF MEDFORD AND THE CITY OF MEDFORD HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS. THE OWNER HERETOBY CERTIFIES THAT EASEMENT WATER FOR FIREWORKS IS NECESSARILY AVAILABLE, PER SECTION 87-402.02, STATE CODE, AND THAT THIS EASEMENT IS IN COMPLIANCE WITH SECTION 81-308B, STATE CODE.

SCHEFFT, L. PHILIPPE, PRESIDENT
DAVID BROCHTERRE, SEC.

Acknowledgment

STATE OF OHIO:

ADA COUNTY 1

BY ROBERT L. PHILLIPS, JR. PRESIDENT OF SMITH BAR-TOL, INC.

SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES.

[illegible]Certificate of Surveyor

I, ANDREW L. SULLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF CALIF. AND THAT THE PLAT OF JENNIFER SULLARDSON No. 1 IS CORRECTED IN THE "COMMITTEES OF ERRORS" AND AS SHOWN ON THE ATTACHED PLAT, HAS BEEN MADE BY ME AFTER CAREFUL WORK ON THE GROUND UNDER MY DIRECT SUPERVISION AND SOLEMNLY REPRESENTS THE TRUTH IN PLAT. THEREIN, AND IS IN CONFORMITY WITH THE STATE OF CALIF. CODE RELATED TO PLATS AND SURVEYS.



资料来源:作者根据《中国统计年鉴》、《中国统计公报》、《中国统计摘要》整理。

Developer
Brighton Corporation
Meridian, Idaho

2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	2043-2044	2044-2045	2045-2046	2046-2047	2047-2048	2048-2049	2049-2050	2050-2051	2051-2052	2052-2053	2053-2054	2054-2055	2055-2056	2056-2057	2057-2058	2058-2059	2059-2060	2060-2061	2061-2062	2062-2063	2063-2064	2064-2065	2065-2066	2066-2067	2067-2068	2068-2069	2069-2070	2070-2071	2071-2072	2072-2073	2073-2074	2074-2075	2075-2076	2076-2077	2077-2078	2078-2079	2079-2080	2080-2081	2081-2082	2082-2083	2083-2084	2084-2085	2085-2086	2086-2087	2087-2088	2088-2089	2089-2090	2090-2091	2091-2092	2092-2093	2093-2094	2094-2095	2095-2096	2096-2097	2097-2098	2098-2099	2099-2100	2100-2101	2101-2102	2102-2103	2103-2104	2104-2105	2105-2106	2106-2107	2107-2108	2108-2109	2109-2110	2110-2111	2111-2112	2112-2113	2113-2114	2114-2115	2115-2116	2116-2117	2117-2118	2118-2119	2119-2120	2120-2121	2121-2122	2122-2123	2123-2124	2124-2125	2125-2126	2126-2127	2127-2128	2128-2129	2129-2130	2130-2131	2131-2132	2132-2133	2133-2134	2134-2135	2135-2136	2136-2137	2137-2138	2138-2139	2139-2140	2140-2141	2141-2142	2142-2143	2143-2144	2144-2145	2145-2146	2146-2147	2147-2148	2148-2149	2149-2150	2150-2151	2151-2152	2152-2153	2153-2154	2154-2155	2155-2156	2156-2157	2157-2158	2158-2159	2159-2160	2160-2161	2161-2162	2162-2163	2163-2164	2164-2165	2165-2166	2166-2167	2167-2168	2168-2169	2169-2170	2170-2171	2171-2172	2172-2173	2173-2174	2174-2175	2175-2176	2176-2177	2177-2178	2178-2179	2179-2180	2180-2181	2181-2182	2182-2183	2183-2184	2184-2185	2185-2186	2186-2187	2187-2188	2188-2189	2189-2190	2190-2191	2191-2192	2192-2193	2193-2194	2194-2195	2195-2196	2196-2197	2197-2198	2198-2199	2199-2200	2200-2201	2201-2202	2202-2203	2203-2204	2204-2205	2205-2206	2206-2207	2207-2208	2208-2209	2209-2210	2210-2211	2211-2212	2212-2213	2213-2214	2214-2215	2215-2216	2216-2217	2217-2218	2218-2219	2219-2220	2220-2221	2221-2222	2222-2223	2223-2224	2224-2225	2225-2226	2226-2227	2227-2228	2228-2229	2229-2230	2230-2231	2231-2232	2232-2233	2233-2234	2234-2235	2235-2236	2236-2237	2237-2238	2238-2239	2239-2240	2240-2241	2241-2242	2242-2243	2243-2244	2244-2245	2245-2246	2246-2247	2247-2248	2248-2249	2249-2250	2250-2251	2251-2252	2252-2253	2253-2254	2254-2255	2255-2256	2256-2257	2257-2258	2258-2259	2259-2260	2260-2261	2261-2262	2262-2263	2263-2264	2264-2265	2265-2266	2266-2267	2267-2268	2268-2269	2269-2270	2270-2271	2271-2272	2272-
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Plat of
Zenith Subdivision No. 1

Book _____ Page _____

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS 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, DO HEREBY CERTIFY THAT THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT IN A REGULAR MEETING OF THE CITY COUNCIL, 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, HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND AM NOT PROVIDING THAT IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

ADA COUNTY SURVEYOR

HEALTH CERTIFICATE

SANITARY PRECAUTIONS AS REQUIRED BY IDAHO CODE, TITLE 45, CHAPTER 12 HAVE BEEN OBTAINED ACCORDING TO THE ORDER TO BE MADE ON FILE WITH THE COUNTY RECORDER OR HAS BEEN OBTAINED THE COMPLIANCE OF APPROVAL. SANITARY PRECAUTIONS MAY BE DEMONSTRATED BY ATTACHMENT AND BEING ON-FILE. I HAVE BEEN ADVISED BY THE SURVEYOR OF A CERTIFICATE OF COMPLIANCE.

HEALTH OFFICER

CERTIFICATE OF ADA COUNTY TREASURER

I, THE UNDERSIGNED COUNTY TREASURER, DO AND FOR THE COUNTY OF ADA, STATE OF IDAHO, FOR THE REQUIREMENTS OF I.C. 55-1206, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

COUNTY TREASURER

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
ADA COUNTY } DO
I HEREBY CERTIFY THAT THIS PLAT OF ZENITH SUBDIVISION No. 1 WAS FILED AT THE RECORDER OF _____ AT _____ MERIDIAN, IDAHO, ON THE _____ DAY OF _____, A.D., IN MY OFFICE AND WAS DULY RECORDED AS BOOK _____ OF PLATS AT PAGES _____, THIS _____.

NOTARIAL NUMBER _____

DATE

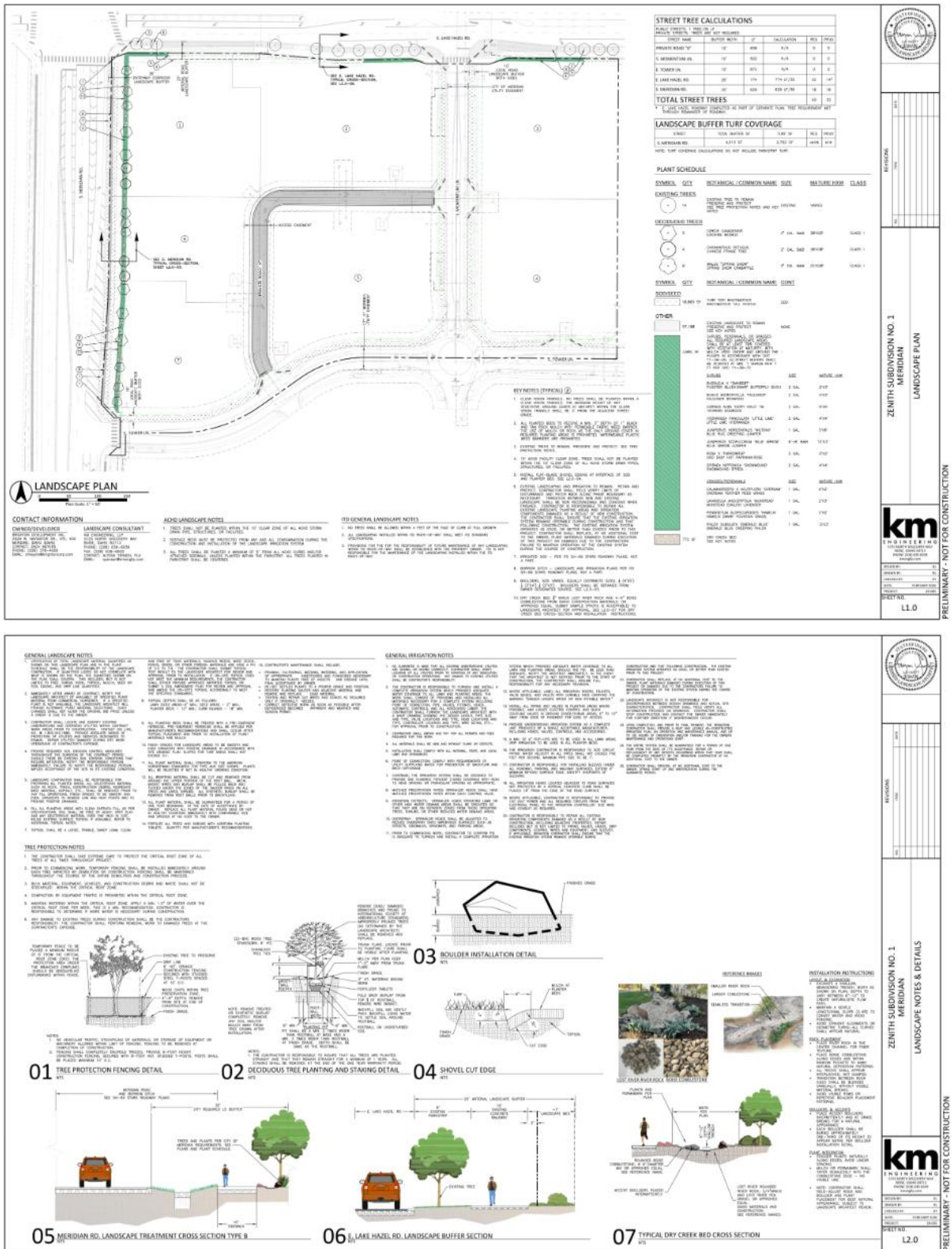


Developer
Brighton Corporation
Meridian, Idaho



JOB NO. 20-001 SHEET 1 OF 4

C. Landscape Plan (dated: 02/20/2026)



VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

1. Applicant shall meet all terms of the approved annexation (H-2024-0052, H-2025-0041 (Apex Zenith); Development Agreement Inst. #2025-010344; 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 Apex Zenith on January 6th, 2026 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 KM Engineering, dated: 02/20/2026, included in Section V.B shall be revised as follows:
 - a. Provide the license agreement from ACHD and ITD for landscaping within the transportation authority's right of way.
 - b. Add a plat note or reference the CCR instrument number for cross-access and maintenance of the private streets.
 - c. Revise the plat and landscape plans to include the dimensions of the pathways.
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. Depict landscaping within required street buffers in accord with standards listed in UDC 11-3B-7C; all required landscape buffers along streets shall be designed and planted with a variety of trees, shrubs, lawn, or other vegetative ground cover. Plant materials in conjunction with site design shall elicit design principles including rhythm, repetition, balance, and focal elements.
 - b. Revise the plat and landscape plans to include the dimensions of the pathways.
 - c. A tree is required every 35 feet along all street landscape buffers. This includes along the 10 foot landscape buffer along private streets. This shall be depicted with the submittal of the FPS record.
6. Comply with all ACHD's staff report conditions of approval.
7. The subject properties shall be subdivided and phase two (2) of the Apex Zenith project shall be approved prior to the issuance of any building permits within the subdivision.
8. Provide a detailed maintenance agreement for the private streets and how the Costco property will work with the subdivision for maintenance of those roads with the Final Signature Plat application.
9. Each lot within the subdivision shall submit a certificate of zoning compliance and design review application prior to submittal of a building permit.
10. Depict bike racks and pedestrian connections on the plans submitted with the future CZC and Design Review application in accordance with UDC 11-3C-5C.
11. Comply with all of the private street standards listed in UDC 11-3F.

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:

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.