## STAFF REPORT

## COMMUNITY DEVELOPMENT DEPARTMENT



HEARING 1/4/2022

DATE:

TO: Mayor & City Council

FROM: Sonya Allen, Associate Planner

208-884-5533

SUBJECT: FP-2021-0057

Winco Wells No. 1

LOCATION: 2700 E. Overland Rd., in the SE 1/4 of

Section 17, T.3N., R.1E.



#### I. PROJECT DESCRIPTION

Final plat consisting of one (1) buildable lot on 15.88 acres of land in the C-G zoning district for the first phase of Winco Wells Subdivision.

### II. APPLICANT INFORMATION

A. Applicant:

Tamara Thompson, The Land Group, Inc. – 462 E. Shore Dr., Ste. 100, Eagle, ID 83616

B. Owner:

Jonathan Fragoso, MB Overland Wells, LLC – 7301 Peak Dr., Ste. 200, Las Vegas, NV 89128

C. Representative:

Same as Applicant

### III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the preliminary plat and associated conditions of approval as required by UDC 11-6B-3C.2. There is the same number of buildable lots as shown on the approved preliminary plat. Therefore, Staff finds the proposed final plat is in substantial compliance with the approved preliminary plat as required.

Note: Alternative Compliance to the noise abatement standards listed in UDC 11-3H-4D was approved with H-2021-0007.

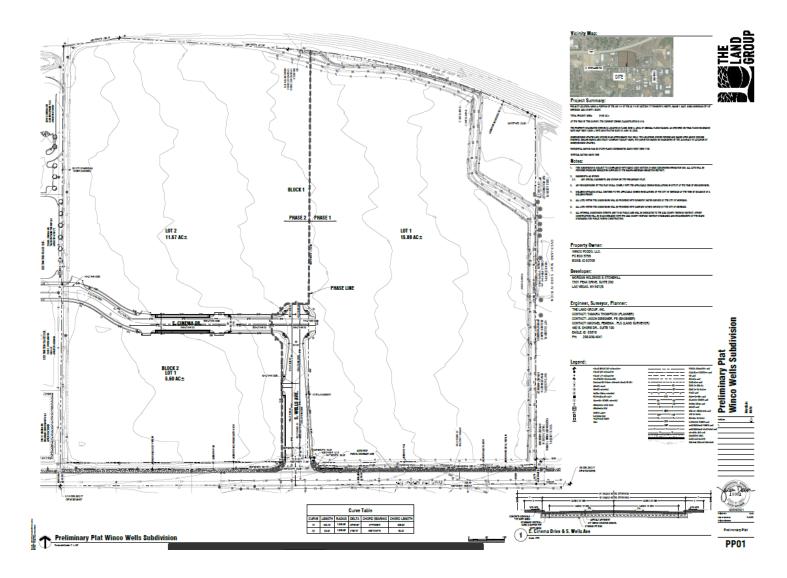
### IV. DECISION

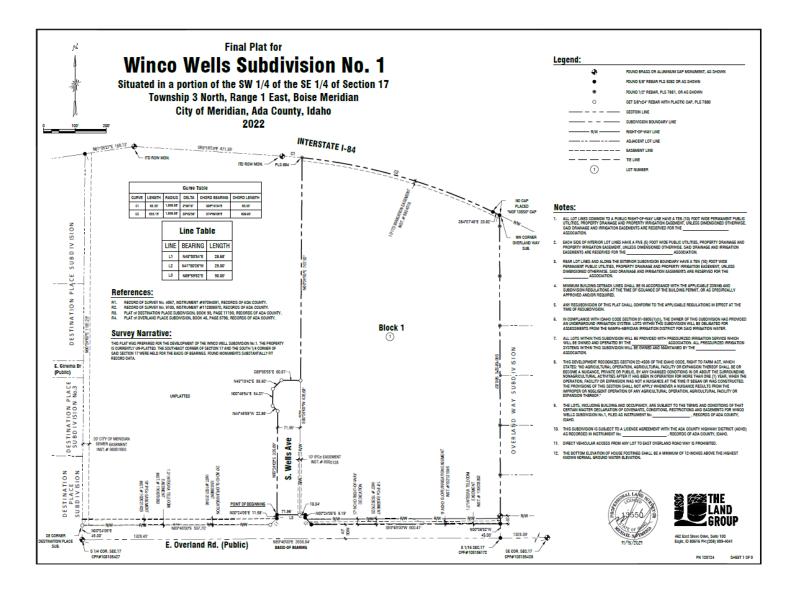
### A. Staff:

Staff recommends approval of the proposed final plat with the conditions of approval in Section VI of this report.

# V. EXHIBITS

A. Preliminary Plat (date: 2/4/2021)





# C. Landscape Plan (date: 11/17/2021)

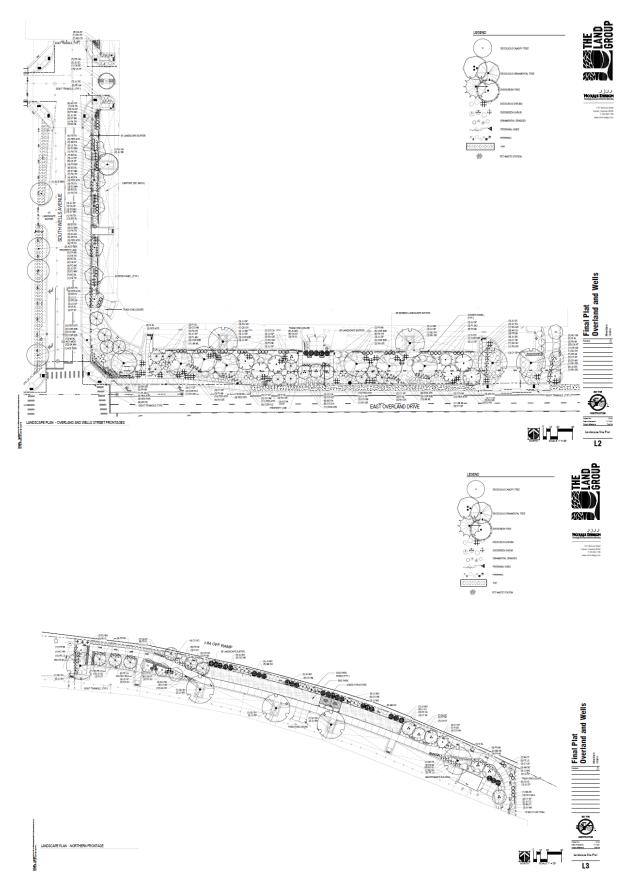
ï	THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY	11	TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY
	AS POSSIBLE, ANY SLESTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL. OF THE OWNERS REPRESENTATIVE CHARBAL PLANT OLIMITATY AND CHALITY SHALL BE		DASEMENTS, CONTACT OWNERS REPRESENTATIVE FOR RELOCATION OF PLANTS IN
	CONSISTENT WITH THE PLANS.	12	QUESTIONABLE AREAS PRIOR TO INSTALLATION. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED OLDSER THAN 8 AND THE CENTER.
2	THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES, GRAPHIC		OF ORNAMENTAL TREES CLOSER THAN 5 FROM A SIDEWALK, STREET OR DRIVE LANE.
	QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES		EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15 FROM PIRIGATION ROTOR
3	THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT.  NATURAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE.		HEADS, NOTIFY OWNERS REPRESENTATIVE IF THEE LOCATIONS CONFLICT WITH THESE STANDARDS FOR PLETHER DIRECTION.
	MAY REJECT PLANT MATERIAL AT THE SITE F MATERIAL IS DAMAGED DISEASED, OR DECLINING	13	ALL DIVERGREEN TREES SHALL BE FILLY BRANCHED TO THE GROUND AND SHALL NOT EXHBE
	INHEALTHAT THE TIME OF CINGITE INSPECTIONS OR IF THE PLANT WATERIAL DOES NOT MEET		SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNERS REPRESENTATIVE.
	THE MINIMUM SPECIFIED STANDARD DENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNERS REPRESENTATIVE FOR INSPECTION.	14	ALL TREES ARE TO BE STAKED AND GLYKED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSELE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM
	AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION. THE OWNERS REPRESENTATIVE MAY ELECT TO LIPSZE PLANT MATERIAL AT THEIR DISCRETION.		ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OSTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
	SASED ON SELECTION, AVAILABILITY, OR TO DIMANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERBY PLANT MATERIAL SZES WITH DIMARRS REPRESENTATIVE PROR. TO PLING MISING, DEPPING OR STOCKING OF PLANT MATERIALS, SUBMIT CHANGE ORDER.	15	ALL THEIS INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUE TO PROTECT GEO-GRID IF GEO-GRID MUST BE CUT TO INSTALL THEIS, APPROVAL MUST BE GARN BY OWNERS REPRESENTATIVE PRIOR TO DOING WORK.
	REQUEST TO OWNERS REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION, RE-STOCKING CHARGES WILL NOT BE	16	ALL TREES IN SEED OR TURE AREAS SHALL RECEIVE MULCH RINGS, OFFICIA APPROVAL FROM OWNERS REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE
	APPROVED IF THE CONTRACTOR FALLS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.		MOISTLIFE REASONS.
5	OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNERS	17	SHIRLE, GROUNDOONER AND PERSONAL BEDS ARE TO SE CONTAINED BY 4" ± 14 GALIGE GREEN, ROLL TOP, INTERLOOKING TYPE EDGER, RYERSON OR EQUAL, EDGER IS NOT REQUIRE.
	REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.		WHEN ADJACENT TO CURES, WALLS, WALLS OR SOLID FENCES WITHIN 3" OF PRE-MILLOHED FINAL GRADE. EDGER SHALL NOT SE REQUIRED TO SEPARATE MULCH TYPES UNLESS.
c	REFER TO IRRIGATION PLANS FOR LIMITS AND THRES OF IRRIGATION DESIGNED FOR THE LANGUAGE. IN NO CASE SHALL IRRIGATION OF DIMITTED WITHIN THE MINIMUM DISTANCE FROM		SPECIFED ON THE PLANS.
	BUILDING OR WALL FOLNOATIONS AS STIPLIATED IN THE GEOTED-INCAL REPORT. ALL	18	ALL SURLID BEDS ARE TO BE MULDIED WITH MIN. 2" DEPTH, 34"-1 5" RIVER ROOK OVER SPECIFIED GEDTEXTILE WEED CONTROL FABRIC.
	DESCRIPTION DESTRUCTION LINES, HORGE AND SWITTERS SHALL BE REPT OUTSIDE THE MINNING DESTRUCT MANY FROM A LINES DING AND WALL FOUNDATIONS AS STRUCK ATTO IN THE	19	DOSTING TUPE AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERSON SHALL BE RESTORED WITH NEW SCO. TO MAINTENANCE TO THE MAINTENANCE PERSON SHALL BE RESTORED WITH NEW SCO. TO MAINTENANCE
	GEOTED NICK, REPORT.		SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL SE OVER SECRED AND
T			PESTORED WITH SPECIFED SEED MIX.
	LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.	30	ALL SEEDED SLOPES EXCRETING 20N IN GRADE (HT) SHALL RECEIVE EROSION CONTROL. BLANKETS PRIOR TO HETALIATION, NOTIFY OWNERS REPRESENTATIVE FOR APPROVAL OF
1	THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENGLISHING POSITIVE DRAINAGE.  DOSTS IN ALL LANDSCAPE AREAS. SURFACE ORBINACE ON LANDSCAPE AREAS SHALL NOT.	- 74	LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.  WHEN COMPLETE, ALL GRADES SHALL BE WITHIN 4- VIP OF ENGINED CRACES AS SHOWN ON.
	FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS	*	TIEPLANS
	PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANGUARE AREAS SETWEIN WALKS AND CURES SHALL DRAIN FREILLY TO THE CURE UNLESS OTHERWISE IDENTIFIED ON THE	22	PROR TO THE PLACEMENT OF MALCH AND WITTO FASTIC, A GRANLLAR, PRE-DIMERGENT, WITT CONTROL AGENT SHALL BE ACCRED TO ALL PLANTING BIEDS IN ACCORDANCE WITH THE
	GRADING PLAN. IN NO CASE SHALL THE GRADE, TURE THATCH, OR OTHER LANDSCAPE.  NATURAL SIDAN MATER AGAINST WALKS, MINIMAN SLOPES ON LANDSCAPE AREAS SHALL BE	-	MANUFACTURERS INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.  THE CONTRACTOR IS CURRECTED TO VINOW AND LANGESTAND THE CITY AND COLLEGY.
	MATCHISALOURING WINDOWS MALKO, MINISTER SUCCESSION LANCISCAPE APEAG SHALL BE	- 22	THE CONTINUE OF THE CONTINUE O

ACE ROR	ACER RUBRUM	RED MAPLE	7 CAL	500	QTY 6
DECIDIOUS TREES	SOTANICAL NAME	COMMONINAME	POOT	27 CAL	OTY
CARE	CAPPINES DETLEUS TASTIGIATA	PYRAMIDAL DUROPEAN HORNEGAN	0.8.0		1
GIAG	GINGGO BLOBA 'AUTUMN GOLD' TM	AUTUMN GOLD GINKGO	DAD	2'CAL	3
GLIM .	GLEDITSIA TRIACANTHOS NETWIS HARVE TW	NORTHERN ACCLAIM THORNLESS HONEY LOCUST	040	25A	1
KD PA	NOELFELITERIA PANICULATA	GOLDENRAN TREE	545	25A	
PL MIL	PLATANUS X ACERIFOLIA	LONDON PLANE TREE MULTI-TRUNK	010	25" CAL	7
QU 511	QUERCUS SHUMARON	SHUMARD RED DAIC	DAD	2" CAL	9
UL 79.	CLINES PARNIFOLIA	LACEDARK ELM	0.60	2"CAL	3
DATE OFFICE A STREET	DOTANICAL NAME	COMMON NAME	BOOT	500	any
USP	JUNETITUS CHINENESS SPARTAN	SPARTAN JUNPER	0.60	E HT	52
DIMO:	JUNPERUS SCOPULORUM MOCINGLOW	MODINGLOW JUNETE	DED	E HT	30
PIG.	PICEAGLAUCA	WITE SPRICE	0.60	& HT.	
PLED	PINUS EDULIS	PINON PINE :	385	E HEIGHT	2
PIST	PINLS STROSUS	WHITE PINE	202	E HT	10
ORNAMENTAL TREES	BOTANICAL NAME	COMMONIMATE	ROOT	500	gry
ACHW	ACER TATARICUM THOT WINEST	HOT WINGS TATARIAN MAPLE	252	2" CAL	7
AM AC	AMELINCHER'S GRANDIFLORA 'ALTUMN DRELLANCE'	AUTUMN SPILLIANCE SERVICEMERRY	222	& CLUMP	3
CE CA	CERCIS CANADENSIS	EASTERN FEEDBLD	000	E CLUMP	7
TECONOLIS SIRLES	DOTANICAL NAME	COMMON NAME	POOT	500	QTY
AM SO	AMELANCHIER ALMEDIJA STANDING OVATION TM	STANDING CHATION SERVICEMENT	CONT	EGAL.	12
0000	CORNUS SERCEA (SANT)	SANTI REDOSHR DOGWOOD	CONT	194	11
008 825	CORNUS SERCEA TALEY	DAYLITY'S RED TWIG DOGWOOD	CONT	5 GAL	24
00RR2	CORNUS SERICEA TLAMBAMEN	YELLOW TWIS DOGWOOD	CONT	SCAL	
CYSP	CYTISUS PURGANG SPANSH GOLD	SPANISH GOLD ERDON	CONT	SGAL.	44
CYSP		DANK BURNING BUSH	CONT	SGAL.	12
	EUCNYMUS ALATUS COMPACTA!				
PO SU	FORSYTHAX SUNRISE	SUMPRIE FORSYTHA	CONT	3 GA.	
FRR.	FRANCILA ALMIG FINE LINE TM	TALL FERNLEAF BUCKTHORN	CONT	5 GAL	19
RPV	FRANCILIA AL NES SMINREST TW.	FINE LINE IMPROVED BUCKTHOPN	CONT	5 GAL	15
JOH .	LIGUISTRUM VALIGATE "CHEYENNE"	OFFINE PINET	CONT	5 GAL	
ULD	LIGUISTRUM VALIGATE LOCENISE	LODENSE PRIVET	CONT	S GAL	14
PERATE	PEROVSHIA ATTRIPLICIFOLIA	RUSSAN SAGE	CONT	2 GAL	76
PELS	PEROVSKIA ATRIPLICIPOLIA TUTTUS SPIRE TW	LITTLE STIFE BLOGAN SAGE	CONT	SGAL.	34
PHIME	PROSOCARPUS OPLUFOLUS MINDIA TN	COPPERTINA MINETIARY	CONT	t GAL	27
	POTENTILLA FELTICOSA MOIAYS MUITE				14
PO MC	PRINCIPLE PRINCIPLE BUTTER	MCKAYS WHITE BUSH CINQUEFOL PAWNEE BUTTES SAND DIETRY	CONT	SGAL.	56
RHGR	RIFLE ARCHATICA STROLOW	GRO-LOW FRAGRANT SUMAC	CONT	3 GAL	32
RI GR	RIBES ALPINUM GREEN MOUND!	GREEN MOUNE ALPINE CLIRRANT	CONT	1GAL	25
ROS 378	ROSA X TRADRAZZ TM	KNOCK DUT SHRUB ROSE	CONT	5 GAL	.26
SYPA	SYRINGA MEYER TRUING	DWARE KOREAN LILAC	CONT	SCAL.	5
SYMX	SHRINGA PATULA "MISS KIM"	MISS KIM LILAC	CONT	SGAL.	20
VIAL.	VELFAURX RIPTIOCPHYLLOCIES ALLEGRANY	ALLEGHWY VELENLIN	CONT	SGAL.	12
DYTROPETN SHRUES	SCTANICAL NAME	COMMONINAME	ROOT	500	QTY
ARCH	ARCTOSTATIONLOS X COLORADORNAIS CHIEFTAIN	O SEFTAN MANZANTA	CONT	5 GAL	15
ARPA.	ARCTOSTAPHYLOS X COLORADOENSIS TRANSHITO	PANCHITO MANZANITA	CONT	S GAL	23
DIM	CHAMATEATHRIAMILLEFOLUM	DESERT SWEET	CONT	SCAL	
0010	COTONIAGTIR HORIZONIALIS	BOOKSPRAY COTONIAGTER	CONT	5 GM	11
HES DAD	HESPERA DE PARVELORA	BID VICCA	CONT	5 GAL	4
UB4	A INPERIO HORIZONTALIS TIAR HARBOR	DAR HARBOR CRITEFING LINEER	CONT	S GAL	3
N. BE	A INPERIOR SARINA TROADMOSE	DROADMOOR AINPER	CONT	104	20
AU DE	JUNETRUS SARINA CALGARY CAPPET TM	GALGARY CARPET AINPER	CONT	5 GAL	2
JUSC .	AINPERIO SARINA SCANDA	SCANDA JUNESE	CONT	SGAL.	21
ORNAMENTAL GRASSES	DOTANICAL NAME	COMMON NAME	ROOT		gty
			CONT	1 GAL	E2
90 St.	BOUTELOUS GRACE IS TELENDE AMBITION	DLONGE AMBITION BLUE GRAMA			
CARE	CALAMAGROSTIS X ACUTIFLORA YARL FORESTER	KARL FORESTER FEATHER REED GRASS	CONT	1 GAL	124
COIN	CORTACIENA SELLOANA WHITE FEATHER	WHETE FEATHER PAMPAS GRASS	CONT	SGAL.	36
SE SE	MISCANTINES SNEWS S WORNING LIGHT	MORNING LIGHT MADEN GRASS	CONT	1 GAL	62
MUPI	MUNESMERGA CAPILLARS PINI CLOUP	PINK CLOUD PINK WEHLY GRASS	CONT	1 GAL	12
FASH	PANCIM VEGATIM SHENWIDOAY	SWITCH SPACE	CONT	1 GAL	54
PENA	PENNSETUM ALOPECURODES HAMELY	HAMELN FOUNTAIN GRASS	CONT	1 GAL	15
SOISIA	SCHZACHTRUM SCOPARIUM SLATE	BLAZE LITTLE BLUESTEN	CONT	1 GAL	36
PERENNAL VINES	BOTANICAL NAME	COMMON NAME	ROOT	5475	QTY
DK 30	PARTIENOCHELE TRICLEPIDATA	BOSTON IV	CONT	TOR	23
PERENNIALS ACHIMOD	SOTANICAL NAME 2018 103 V MODAGANE	COMMON NAME MOONS (NE VANDOW	ROOT	500	QTY 22
4G CR	AGASTACHE ALPANTACA CORONADO	CORDNACO GRANT INSIGOP	CONT	1 GAL	27









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#### VI. CITY/AGENCY COMMENTS & CONDITIONS

# A. Planning Division

## **Site Specific Conditions:**

- 1. Applicant shall comply with all previous conditions of approval associated with this development [H-2021-0007, Development Agreement Inst. #2021-119174 (Seasons at Meridian Winco-Wells)].
- 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 (by May 18, 2023) 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 shown in Section V.B prepared by The Land Group, stamped on 11/15/2021 by Michael S. Femenia, shall be revised as follows:
  - a. Complete Notes #1-3, 7: Include the name of the Association.
  - b. Note #9: Include the recorded instrument number of the CC&R's.
  - c. Note #10: Include recorded instrument number of the ACHD license agreement.
  - d. Note #11: Add "except for emergency access."
  - e. Graphically depict street buffers in common lots or on permanent dedicated buffers with a note stating they'll be maintained by the property owner or business owners' association in accord with UDC 11-3B-7C.2b. Depict the street buffer along E. Overland Rd. outside of the ultimate right-of-way for the widening of Overland to 7-lanes.

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

- 5. The landscape plan shown in Section V.C, dated 11/17/21, shall be revised as follows:
  - a. Depict 6-foot tall woodgrain vinyl fence along eastern boundary of site in accord with the development agreement.
  - b. Depict a gate across the emergency access driveway from Overland Rd. as required by the Fire Dept.

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

- 6. Prior to the submittal of any Certificate of Zoning Compliance and Design Review applications for this site, the property shall be subdivided as set forth in the development agreement.
- 7. All development shall comply with the dimensional standards for the C-G zoning district listed in UDC Table *11-2B-3*.
- 8. The traffic signal at the E. Overland Rd./S. Wells Ave. intersection shall be installed prior to issuance of the first Certificate of Occupancy for the multi-family development as deemed warranted by the Traffic Impact Study.
- 9. Prior to signature of the final plat by the City Engineer, the applicant shall provide a letter from the United States Postal Service stating that the applicant has received approval for the location of mailboxes. Contact the Meridian Postmaster, Sue Prescott, at 887-1620 for more information.

10. 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:**

- A streetlight plan must be submitted, reviewed, and approved prior to construction. Streetlights
  must be installed and functional prior to Certificate of Occupancy on any buildings within the
  subdivision.
- 2. The submitted construction plans do not have the water main size labelled in Wells Street, this must be labelled with the correct diameter. The existing water main is 10-inch diameter, a reducer will be needed to foster the connection to the main servicing the subdivision.
- 3. Sheet C6.00 on the submitted construction plans do not have the size of the "T" and gate valve listed in note 13. Sizes must be called out.
- 4. The dead-end water main that parallels the water main in Wells Street must be eliminated. Either connect the water service and fire line to a different water main or close the loop.
- 5. The water main stub to the east property line must be extended to the pathway and end in a fire hydrant with a "T" and blind flange for future connection.
- 6. Provide a water easement at the northeast corner of the development for future connection.
- 7. All water and sewer mains, including fire hydrants, must be maintained in City utility easements or within right-of-way.

### **General Conditions:**

- 8. 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.
- 9. 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.
- 10. 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.
- 11. 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.
- 12. 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.
- 13. 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.
- 14. 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.
- 15. 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.
- 16. 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.
- 17. 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.
- 18. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
- 19. Developer shall coordinate mailbox locations with the Meridian Post Office.
- 20. All grading of the site shall be performed in conformance with MCC 11-1-4B.
- 21. 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.
- 22. 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.
- 23. 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.
- 24. 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.
- 25. 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.

- 26. 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.
- 27. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
- 28. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources. The Developer's Engineer shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment.
- 29. 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.
- 30. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 9-1-28.C.1). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to development plan approval.
- 31. 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.