

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



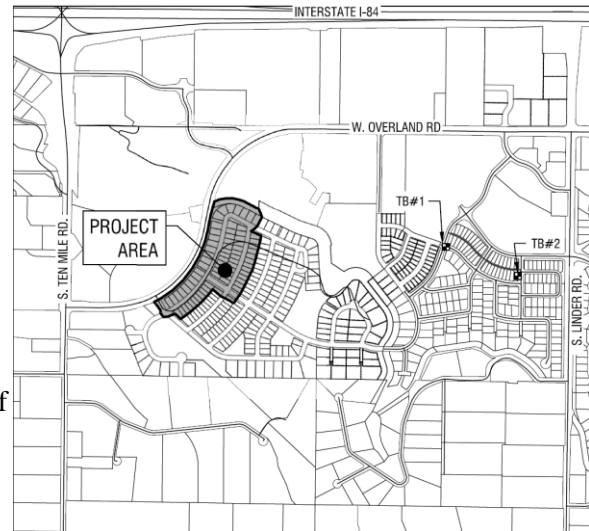
HEARING DATE: 1/4/2022

TO: Mayor & City Council

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

SUBJECT: FP-2021-0059
Southridge South No. 1

LOCATION: South side of W. Overland Rd., 1/4 mile east of S. Ten Mile Rd., in the NW 1/4 of Section 23, T.3N., R.1W.



I. PROJECT DESCRIPTION

Final plat consisting of 76 single-family residential building lots and 8 common lots on 16.99 acres of land in the R-8 zoning district for the first phase of Southridge South Subdivision.

II. APPLICANT INFORMATION

A. Applicant:

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

B. Owner:

Endurance Holdings, LLC – 1977 E. Overland Rd., Meridian, ID 83642

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 and common open space 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: The City Council approved a waiver to UDC 11-3A-6B to allow the Ridenbaugh Canal to remain open and not be piped with H-2020-0083.

[illegible]

Southridge South Subdivision Phase 1

Scale: 1" = 60'
See Sheet 1 for Notes & Legend and
Sheet 4 for Line & Curve Tables

THE LAND GROUP
4602 East Shore Drive, Suite 100
Eugene, OR 97405
PH: (503) 638-6041

PN 121027 SHEET 3 OF 4

Final Plat for Southridge South Subdivision Phase 1

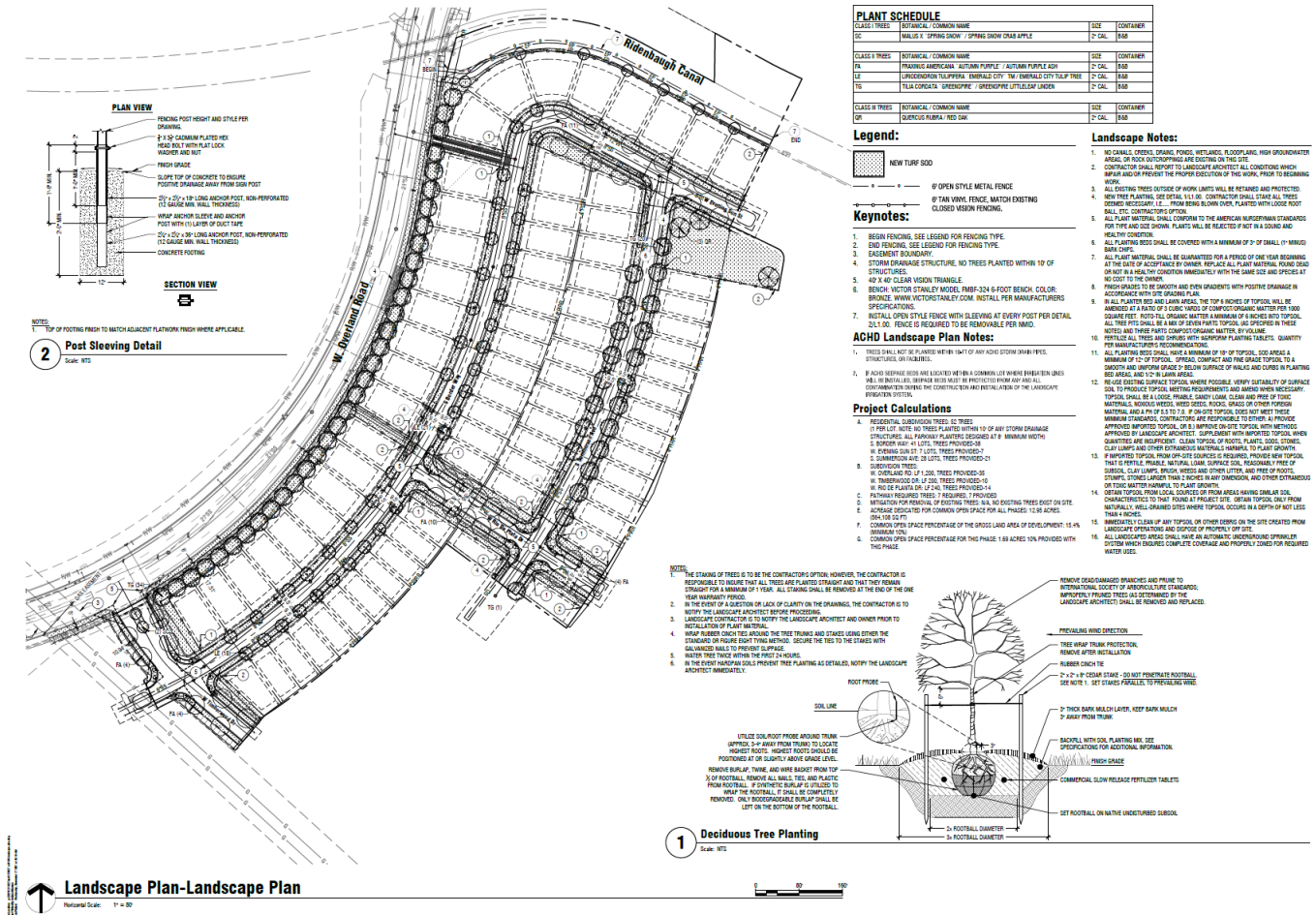
Curve Table				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	533.04	573.00	48°35'17"	S89°58'12"E
C2	14.24	523.00	2°52'39"	S87°42'15"E
C3	23.89	23.00	79°23'14"	S37°15'23"E
C4	35.79	1,748.00	1°14'48"	S17°15'30"W
C5	260.89	1,838.00	12°41'42"	S18°35'33"W
C6	175.19	1,368.00	8°38'38"	S33°38'48"W
C7	45.79	1,368.00	1°42'47"	S37°21'38"W
C8	6.06	1,485.00	0°14'09"	S39°24'43"W
C9	465.79	1,835.00	27°03'13"	S47°03'13"W
C10	33.64	23.00	67°43'39"	N67°30'31"W
C11	55.66	23.00	10°10'51"	N17°10'51"E
C12	66.14	662.41	9°42'23"	N30°12'57"W
C13	235.19	1,050.00	12°08'47"	N30°47'14"E
C14	288.12	1,047.00	17°48'02"	N38°25'45"E
C15	266.88	1,044.50	17°38'21"	N37°38'21"E
C16	264.89	1,068.00	21°19'12"	N37°47'18"E
C17	266.89	1,068.00	27°09'20"	N37°10'20"E
C18	36.78	1,068.00	9°12'23"	N17°45'32"E
C19	36.74	1,068.00	9°12'18"	N17°45'18"E
C20	36.71	1,068.00	9°12'11"	N17°45'05"E
C21	36.69	1,068.00	9°12'09"	N17°44'59"E
C22	36.49	1,068.00	9°11'21"	N16°58'17"E
C23	37.01	1,068.00	9°10'43"	N16°47'37"E
C24	36.74	1,070.77	9°10'38"	N16°37'38"E
C25	36.86	1,070.77	9°10'36"	N16°27'36"E
C26	36.57	1,070.77	9°10'31"	N16°17'31"E
C27	36.36	1,070.77	9°10'21"	N16°07'21"E
C28	36.09	1,070.77	9°10'09"	N15°57'09"E
C29	35.89	1,070.77	9°09'57"	N15°46'57"E
C30	282.59	1,070.77	10°09'22"	S35°46'59"W
C31	230.27	1,074.00	10°41'02"	S32°46'13"W
C32	58.54	1,074.00	2°02'44"	N48°30'05"E
C33	54.07	1,074.00	2°05'34"	N50°38'05"E
C34	33.66	1,074.00	2°02'42"	N50°30'35"E
C35	33.68	1,074.00	2°02'32"	N50°43'35"E
C36	235.19	1,050.00	12°08'47"	N37°47'14"E
C37	32.19	1,050.00	1°48'12"	N37°48'12"E
C38	58.09	1,050.00	2°04'22"	N37°48'37"E
C39	44.09	488.89	9°36'37"	N37°03'13"W
C40	42.49	471.79	9°36'37"	N37°03'13"W
C41	23.21	474.64	9°36'31"	N37°03'14"W
C42	77.24	200.00	22°36'10"	S29°34'15"E
C43	23.79	20.00	89°18'30"	N78°11'24"W
C44	21.11	1,185.00	1°02'18"	S38°27'42"W
C45	30.69	1,185.00	2°10'07"	S39°38'02"W
C46	30.69	1,185.00	2°09'37"	S39°41'04"W
C47	60.69	1,185.00	2°10'13"	S39°43'36"W
C48	60.19	1,185.00	2°07'01"	S47°48'36"W
C49	50.61	1,185.00	2°06'47"	S47°48'36"W
C50	30.39	1,185.00	2°03'48"	S47°50'12"W

Curve Table				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C51	36.23	1,185.00	2°04'31"	S49°57'34"W
C52	36.67	1,185.00	2°04'31"	S50°02'34"W
C53	36.79	1,185.00	2°03'17"	S50°02'40"W
C54	23.00	1,185.00	2°10'31"	N51°13'40"E
C55	66.00	1,185.00	2°19'31"	S39°08'34"W
C56	31.62	1,185.00	2°02'24"	S39°12'59"W
C57	167.22	1,160.00	8°05'54"	N38°58'16"E
C58	43.68	1,210.00	1°35'54"	N39°54'41"E
C59	43.48	1,210.00	2°00'02"	N39°54'10"E
C60	42.00	1,210.00	1°58'50"	N39°55'05"E
C61	40.00	1,210.00	1°58'50"	N39°54'35"E
C62	42.00	1,210.00	1°58'50"	N39°53'11"E
C63	42.00	1,210.00	1°58'50"	N40°01'11"E
C64	42.00	1,210.00	1°58'50"	N40°09'21"E
C65	42.00	1,210.00	1°58'50"	N40°17'31"E
C66	42.00	1,210.00	1°58'50"	N40°25'42"E
C67	42.00	1,210.00	1°58'50"	N40°33'52"E
C68	42.00	1,210.00	1°58'50"	N40°42'02"E
C69	42.00	1,210.00	1°58'50"	N40°50'12"E
C70	42.00	1,210.00	1°58'50"	N40°58'22"E
C71	52.62	1,210.00	2°07'11"	N40°58'22"E
C72	376.69	1,160.00	27°50'47"	N48°59'12"E
C73	46.72	1,160.00	2°14'37"	N49°10'54"E
C74	37.64	58.00	107°48'19"	N69°03'59"E
C75	36.07	1,033.00	1°41'02"	S39°44'58"W
C76	43.69	1,033.00	1°58'50"	S39°54'02"W
C77	43.69	1,033.00	1°58'50"	S41°03'12"W
C78	43.69	1,033.00	1°58'50"	S42°08'12"W
C79	43.69	1,033.00	1°58'50"	S43°08'12"W
C80	43.69	1,033.00	1°58'50"	S44°08'12"W
C81	43.69	1,033.00	1°58'50"	S45°08'12"W
C82	43.69	1,033.00	1°58'50"	S46°08'12"W
C83	43.69	1,033.00	1°58'50"	S47°08'12"W
C84	43.69	1,033.00	1°58'50"	S48°08'12"W
C85	12.40	1,033.00	0°02'20"	S50°47'48"W
C86	36.67	1,033.00	1°03'02"	S50°44'02"W
C87	42.77	1,485.00	1°42'07"	S39°40'33"W
C88	86.89	1,485.00	0°01'48"	N54°04'42"E
C89	41.00	1,485.00	1°04'50"	N50°05'04"E
C90	46.23	1,365.00	1°05'04"	S39°05'04"W
C91	44.58	1,365.00	1°05'04"	S39°03'12"W
C92	45.00	1,365.00	1°05'48"	S37°03'17"W
C93	44.69	1,365.00	1°05'48"	S37°05'44"W
C94	43.42	1,655.00	1°31'18"	S24°11'05"W
C95	43.42	1,655.00	1°31'18"	S22°56'47"W
C96	43.42	1,655.00	1°31'18"	S21°50'29"W
C97	43.42	1,655.00	1°31'18"	S20°43'11"W
C98	43.42	1,655.00	1°31'18"	S19°35'53"W
C99	43.42	1,655.00	1°31'18"	S18°28'35"W
C100	43.42	1,655.00	1°31'18"	S17°21'17"W

Curve Table				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C101	42.42	1,655.00	1°31'18"	S16°13'59"W
C102	42.42	1,655.00	1°31'18"	S15°06'41"W
C103	42.42	1,655.00	1°31'18"	S13°59'23"W
C104	42.42	1,655.00	1°31'18"	S12°52'05"W
C105	42.42	1,655.00	1°31'18"	S11°44'47"W
C106	42.42	1,655.00	1°31'18"	S10°37'29"W
C107	42.42	1,655.00	1°31'18"	S9°30'11"W
C108	42.42	1,655.00	1°31'18"	S8°22'53"W
C109	42.42	1,655.00	1°31'18"	S7°15'35"W
C110	42.42	1,655.00	1°31'18"	S6°08'17"W
C111	42.42	1,655.00	1°31'18"	S5°01'00"W
C112	42.42	1,655.00	1°31'18"	S3°53'42"W
C113	42.42	1,655.00	1°31'18"	S2°46'24"W
C114	42.42	1,655.00	1°31'18"	S1°39'06"W
C115	42.42	1,655.00	1°31'18"	S0°31'48"W
C116	42.42	1,655.00	1°31'18"	S0°24'30"W
C117	42.42	1,655.00	1°31'18"	S0°17'12"W
C118	42.42	1,655.00	1°31'18"	S0°10'54"W
C119	42.42	1,655.00	1°31'18"	S0°04'36"W
C120	42.42	1,655.00	1°31'18"	S0°00'00"W
C121	42.42	1,655.00	1°31'18"	S0°00'00"W
C122	42.42	1,655.00	1°31'18"	S0°00'00"W
C123	42.42	1,655.00	1°31'18"	S0°00'00"W
C124	42.42	1,655.00	1°31'18"	S0°00'00"W
C125	42.42	1,655.00	1°31'18"	S0°00'00"W
C126	42.42	1,655.00	1°31'18"	S0°00'00"W
C127	42.42	1,655.00	1°31'18"	S0°00'00"W
C128	42.42	1,655.00	1°31'18"	S0°00'00"W
C129	42.42	1,655.00	1°31'18"	S0°00'00"W
C130	42.42	1,655.00	1°31'18"	S0°00'00"W
C131	42.42	1,655.00	1°31'18"	S0°00'00"W
C132	42.42	1,655.00	1°31'18"	S0°00'00"W
C133	42.42	1,655.00	1°31'18"	S0°00'00"W
C134	42.42	1,655.00	1°31'18"	S0°00'00"W
C135	42.42	1,655.00	1°31'18"	S0°00'00"W
C136	42.42	1,655.00	1°31'18"	S0°00'00"W
C137	42.42	1,655.00	1°31'18"	S0°00'00"W
C138	42.42	1,655.00	1°31'18"	S0°00'00"W
C139	42.42	1,655.00	1°31'18"	S0°00'00"W
C140	42.42	1,655.00	1°31'18"	S0°00'00"W

Curve Table				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C141	38.23	1,365.00	1°15'32"	S17°29'27"W
C142	38.23	1,365.00	1°15'32"	S16°22'09"W
C143	38.23	1,365.00	1°15'32"	S15°14'51"W
C144	38.23	1,365.00	1°15'32"	S14°07'33"W
C145	38.23	1,365.00	1°15'32"	S13°00'15"W
C146	38.23	1,365.00	1°15'32"	S11°52'57"W
C147	38.23	1,365.00	1°15'32"	S10°45'39"W
C148	38.23	1,365.00	1°15'32"	S9°38'21"W
C149	38.23	1,365.00	1°15'32"	S8°31'03"W
C150	38.23	1,365.00	1°15'32"	S7°23'45"W
C151	38.23	1,365.00	1°15'32"	S6°16'27"W
C152	38.23	1,365.00	1°15'32"	S5°09'09"W
C153	38.23	1,365.00	1°15'32"	S4°01'51"W
C154	38.23	1,365.00	1°15'32"	S2°54'33"W
C155	38.23	1,365.00	1°15'32"	S1°47'15"W
C156	38.23	1,365.00	1°15'32"	S0°39'57"W
C157	38.23	1,365.00	1°15'32"	S0°32'39"W
C158	38.23	1,365.00	1°15'32"	S0°25'21"W
C159	38.23	1,365.00	1°15'32"	S0°18'03"W
C160	38.23	1,365.00	1°15'32"	S0°10'45"W
C161	38.23	1,365.00	1°15'32"	S0°03'27"W
C162	38.23	1,365.00	1°15'32"	S0°00'00"W
C163	38.23	1,365.00	1°15'32"	S0°00'00"W
C164	38.23	1,365.00	1°15'32"	S0°00'00"W
C165	38.23	1,365.00	1°15'32"	S0°00'00"W
C166	38.23	1,365.00	1°15'32"	S0°00'00"W
C167	38.23	1,365.00	1°15'32"	S0°00'00"W
C168	38.23	1,365.00	1°15'32"	S0°00'00"W
C169	38.23	1,365.00	1°15'32"	S0°00'00"W
C170	38.23	1,365.00	1°15'32"	S0°00'00"W
C171	38.23	1,365.00	1°15'32"	S0°00'00"W
C172	38.23	1,365.00	1°15'32"	S0°00'00"W
C173	38.23	1,365.00	1°15'32"	S0°00'00"W
C174	38.23	1,365.00	1°15'32"	S0°00'00"W
C175	38.23	1,365.00	1°15'32"	S0°00'00"W
C176	38.23	1,365.00	1°15'32"	S0°00'00"W
C177	38.23	1,365.00	1°15'32"	S0°00'00"W
C178	38.23	1,365.00	1°15'32"	S0°00'00"W
C179	38.23	1,365.00	1°15'32"	S0°00'00"W
C180	38.23	1,365.00	1°15'32"	S0°00'00"W
C181	38.23	1,365.00	1°15'32"	S0°00'00"W
C182	38.23	1,365.00	1°15'32"	S0°00'00"W
C183	38.23	1,365.00	1°15'32"	S0°00'00"W
C184	38.23	1,365.00	1°15'32"	S0°00'00"W
C185	38.23	1,365.00	1°15'32"	S0°00'00"W
C186	38.23	1,365.00	1°15'32"	S0°00'00"W
C187	38.23	1,365.00	1°15'32"	S0°00'00"W
C188	38.23	1,365.00	1°15'32"	S0°00'00"W
C189	38.23	1,365.00	1°15'32"	S0°00'00"W
C190	38.23	1,365.00	1°15'32"	S0°00'00"W

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



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 [MDA-12-009, Development Agreement Inst. #[113077158](#) (Linder 109) – replaced #111102269; H-2020-0083 (RZ & PP)].
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 January 26, 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 1/15/2021 by James R. Washburn, shall be revised as follows:
 - a. Note #6: “. . . Lots 1 and ~~43~~ 14, Block 3;
 - b. Note #10: Include recorded instrument number of the CC&R's.
 - c. Note #11: Include recorded instrument number for the ACHD license agreement.
 - d. Depict water and sewer easements on the portion of Lot 1, Block 1 that lies between Lots 18 and 19.

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 2/7/20, shall be revised as follows:
 - a. Depict shrubs (along with the proposed trees) within the street buffer along W. Overland Rd. as set forth in UDC [11-3B-7C.3a](#) per preliminary plat condition #4a.
 - b. Landscaping shall be depicted along *all* pathways in accord with the standards listed in UDC [11-3B-12C](#); include a *mix* of trees (minimum of 1 per 100 linear feet of pathway), shrubs, lawn, and/or other vegetative groundcover per preliminary plat condition #4b. *If landscaping (trees) is not allowed within NMID's easement for the Ridenbaugh Canal, an additional minimum 5-foot wide area shall be provided outside of the easement in a common lot(s) for the required trees.*
 - c. Correct Project Calculations table for residential subdivision (i.e. parkway) trees – a minimum of one tree is required per 35 linear feet of parkway as set forth in UDC [11-3B-7C](#), excluding 26 feet for curb cuts to each residential lot (the requirement is not one per lot as stated). Include linear feet of pathway; required number of residential subdivision trees; and common open space area and required vs. proposed number of trees that demonstrate compliance with code requirements per preliminary plat condition #4d.
 - d. The fencing type along the Ridenbaugh Canal shall be black wrought iron as required by City Council; depict accordingly.

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 issuance of any new building permit, the property shall be subdivided in accordance with the UDC.

7. All development shall comply with the dimensional standards for the R-8 zoning district listed in UDC Table 11-2A-6.
8. A 14-foot wide public pedestrian easement for the multi-use pathway shall be submitted to the Planning Division in accord with the Park's Department requirements per the Pathways Master Plan for the portion of the pathway that is outside the public right-of-way. A copy of said easement shall be submitted to the Planning Division prior to submittal of the final plat for City Engineer signature.
9. In accord with the Development Agreement (Inst. #113077158 – MDA-12-009), the Applicant shall submit and obtain Design Review approval prior to the City Engineer's signature on the final plat; or submit and obtain City Council approval (or a development agreement modification) of plans that propose specific and detailed architectural guidelines for this development and that address (at a minimum) variety in structures within a block, building mass, building materials, rooflines, colors and architectural styles (provision #6.3.13).
10. The Applicant shall grant an easement to Jim Jewett with this phase of development to extend sewer to Parcel #S1223233950 at the northwest corner of the site if needed prior to development of Phase 4. A recorded copy of said easement shall be submitted with the final plat for City Engineer signature.
11. 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.
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:

1. The farthest North water main connection in Overland Road is currently connecting to an existing pressure reducing vault (PRV). This connection needs to be moved south of the existing "T" that connects to the PRV. If the water main connection is moved south by one lot, it should provide enough distance to connect outside the PRV. Contact Public Works Water Engineering if specific direction on how to achieve this is needed.
2. A water main valve is required between the two water main connections in Overland Road for redundancy.
3. Manholes 18 feet or deeper must be 60 inch diameter.
4. Block 1, Lot 1 common lot has water and sewer running parallel in a portion of the lot out to Overland Road. This section of common lot must be a minimum of 40 feet wide to accommodate the utilities. Locate the sewer main so it is 19 feet from the northern boundary of the common lot. Locate the water main so it is 5 feet from the southern boundary of the common lot.
 - a. A utility easement will be required for all water and sewer mains outside of Right of Way. These easements must be a minimum of 20 feet wide per utility, centered over the main and be free of obstruction from permanent structures including but not limited to trees, shrubs, fences, light poles, trash enclosures, buildings, carports, infiltration trenches, etc.

5. The geotechnical investigative report prepared by SITE Consulting, LLC indicates some very specific construction considerations. The applicant shall be responsible for the adherence of these recommendations.

General Conditions:

6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.

16. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
17. Developer shall coordinate mailbox locations with the Meridian Post Office.
18. All grading of the site shall be performed in conformance with MCC 11-1-4B.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.
25. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
26. 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.
27. 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.

28. 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.
29. 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.