

COMMUNITY DEVELOPMENT DEPARTMENT

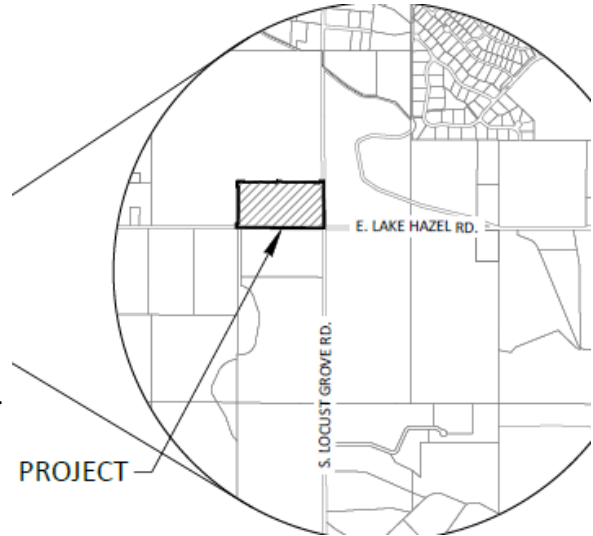
HEARING DATE: March 2, 2021

TO: Mayor & City Council

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

SUBJECT: FP-2021-0004
Apex Northwest No. 1 – FP

LOCATION: Northwest corner of S. Locust Grove Rd.
& E. Lake Hazel Rd., in the SE ¼ of
Section 31, Township 3N., Range 1E.



I. PROJECT DESCRIPTION

The Applicant requests approval of a final plat consisting of 56 single-family residential buildable lots, 10 commercial buildable lots and 9 common lots on 18.24 acres of land in the R-15 and C-C zoning districts.

II. APPLICANT INFORMATION

- A. Applicant:
Kody Daffer, Brighton Development – 2929 W. Navigator Dr., Ste. 400, Meridian, ID 83642
- B. Owner:
Brighton Investments, Inc. – 2929 W. Navigator Dr., Ste. 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 (H-2020-0056) in accord with the requirements listed in UDC 11-6B-3C.2.

In order for the proposed final plat to be deemed in substantial compliance with the approved preliminary plat as set forth in UDC 11-6B-3C.2, the number of buildable lots cannot increase and the amount of common area cannot decrease. Staff has reviewed the proposed final plat and the number of buildable lots and the amount of common open space area is the same. Therefore, Staff deems the proposed final plat to be in substantial compliance with the approved preliminary plat as required. *Note: The approved phasing plan for this subdivision*

depicts this phase as Phases 2 and 3 of the preliminary plat. Staff is amenable to moving these two phases up to Phase 1.

The north/south alley depicted on the preliminary plat in Block 2 wasn't approved because it's not visible from a public street as required by UDC 11-6C-3B.5e. As suggested by Staff, two common driveways were initially proposed with the final plat in lieu of the alley; however, because the number of units served by the common driveways exceed the maximum number allowed, it was not a viable option. As an alternative, the Applicant submitted a conceptual drawing that shows how the three lots at the northeast corner of Block 2 can be reconfigured and a north/south alley provided in place of the common driveways which is visible from a public street as required. Because this option meets UDC standards, Staff is supportive of this revision (see Section V.E).

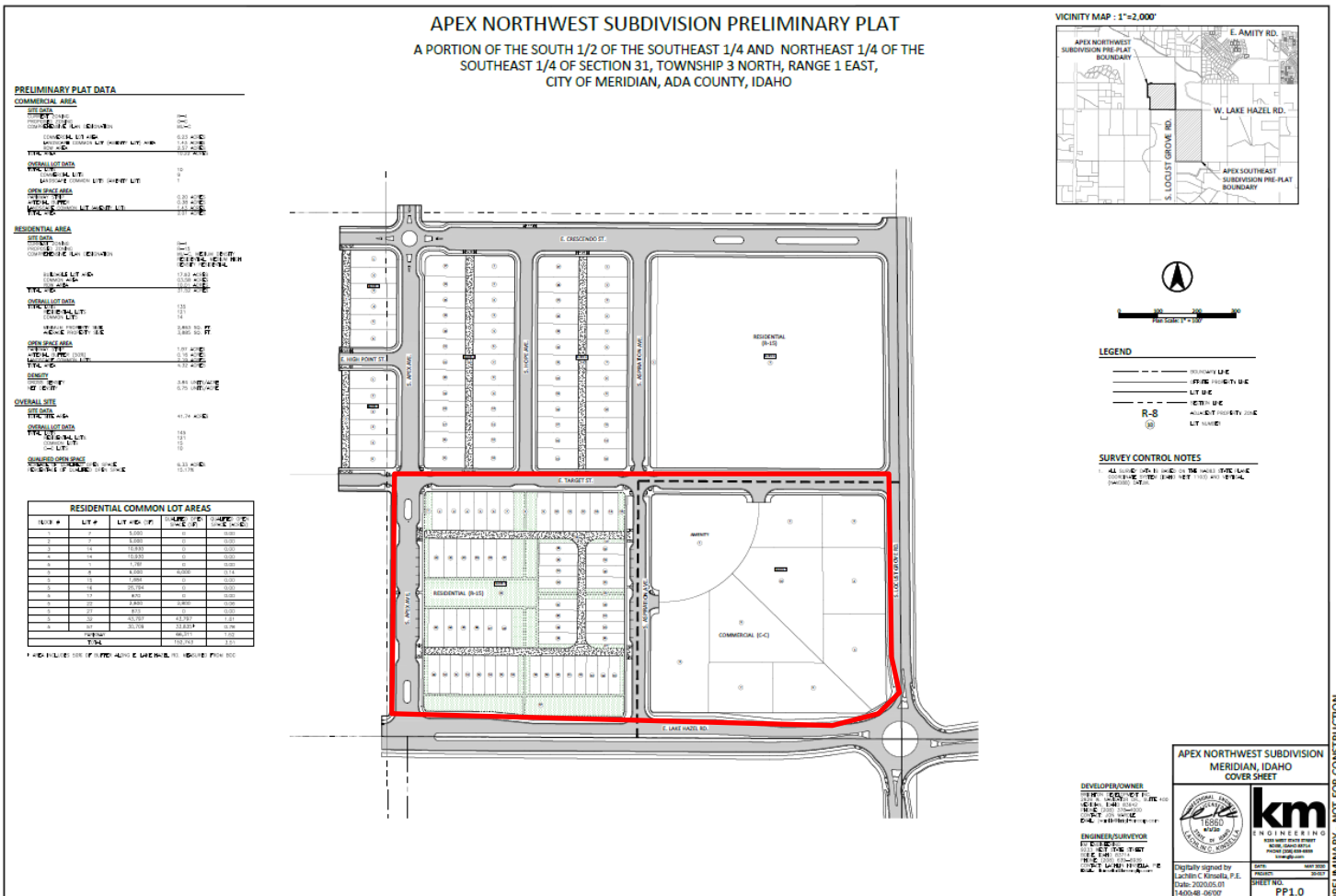
The proposed emergency access exhibit in Section VIII.D has been approved by the Fire Dept.

IV. DECISION

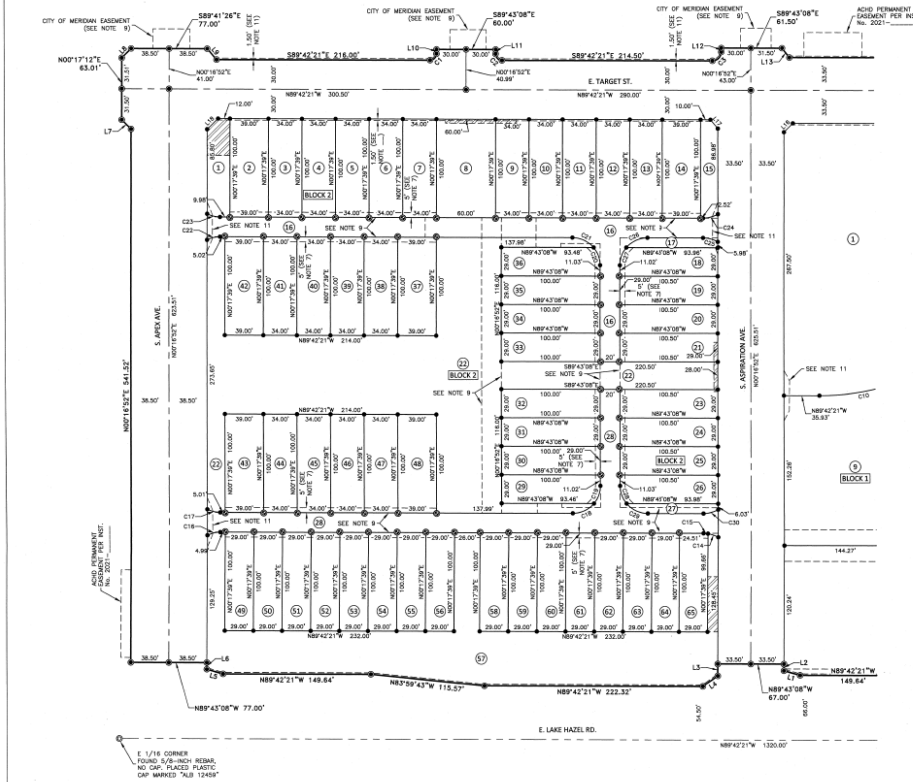
Staff recommends approval of the proposed final plat per the conditions noted in Section VI of this report.

V. EXHIBITS

A. Preliminary Plat (dated: 5/1/2020)



PLAT OF
APEX NORTHWEST SUBDIVISION No. 1



0 50 100 150
Plan Scale: 1" = 50'

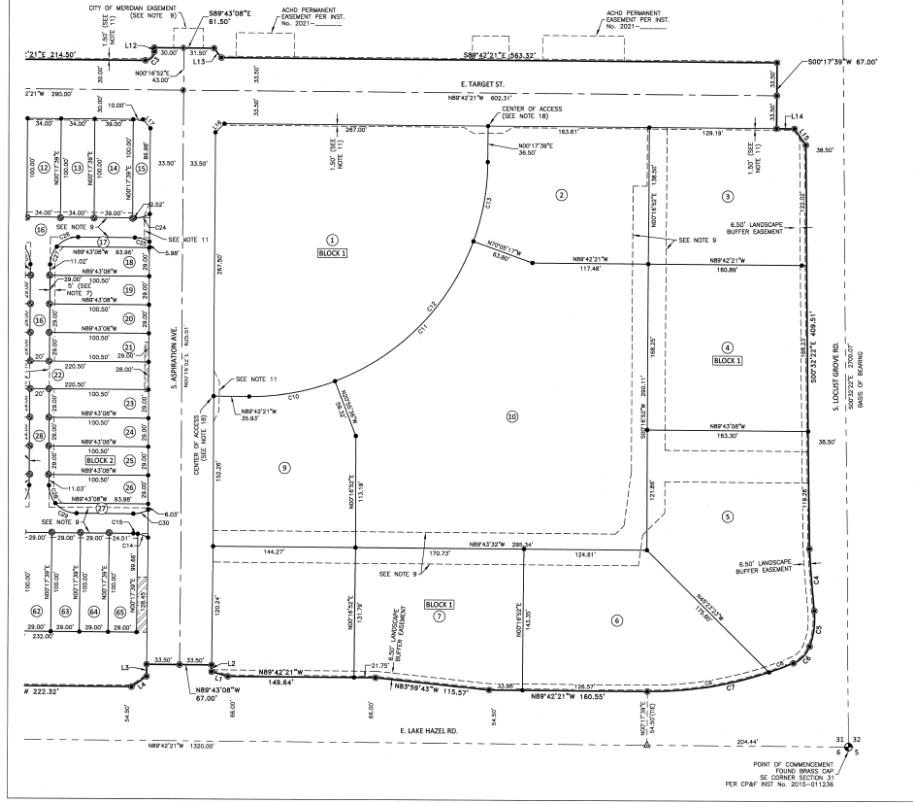
STATE OF IDAHO
COUNTY OF BLAINE
12459

2-23-2021
Developer
Brighton Corporation
Meridian, Idaho

km
ENGINEERING
8315 WEST CROSS STREET
BOISE, IDAHO 83714
PHONE: (208) 338-6998
www.kmga.com

JOB NO. 20-105 SHEET 2 OF 4

PLAT OF
APEX NORTHWEST SUBDIVISION No. 1



0 50 100 150
Plan Scale: 1" = 50'

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JOB NO. 20-105 SHEET 3 OF 4

PLAT OF
APEX NORTHWEST SUBDIVISION No. 1

LINE	BEARING	DISTANCE
L1	N72°41'32"W	17.04
L2	N0°16'52"E	6.80
L3	S0°16'52"W	12.28
L4	S89°42'07"W	18.56
L5	N72°41'32"W	17.04
L6	N0°16'52"E	6.80
L7	N44°42'54"W	13.43
L8	N40°15'53"E	13.43
L9	S40°32'55"E	14.53
L10	N0°16'52"E	4.48
L11	S0°16'52"W	4.50
L12	S0°16'52"W	3.99
L13	S27°58'30"E	12.11
L14	S89°42'17"E	18.21
L15	S00°11'00"E	20.26
L16	N40°17'16"E	12.73
L17	S29°13'00"E	11.71
L18	S49°17'17"W	15.56

CURVE	BEARS	LENGTH	DELTA	CHORD BEG	CHORD END
C1	8.50°	10.21	90°00'47"	N49°17'49"E	8.19'
C2	4.50°	10.21	89°59'37"	S44°44'14"E	8.19'
C3	8.00°	14.14	90°00'47"	N49°17'49"E	12.73'
C4	1735.50°	63.06°	2°04'50"	S45°59'30"E	63.06'
C5	78.50°	26.72	287°27'42"	S7°14'18"W	26.39'
C6	28.50°	24.11	46°02'08"	S43°53'17"E	23.40'
C7	278.50°	152.27	22°38'22"	S79°47'38"W	151.20'
C8	378.50°	28.31	7°58'22"	N69°17'39"E	28.31'
C9	378.50°	125.86	19°01'50"	N80°47'09"E	120.38'
C10	240.00°	88.89	21°13'15"	S78°41'02"W	88.39'
C11	240.00°	205.62	49°04'47"	S44°28'32"W	198.87'
C12	240.00°	378.98	90°00'00"	N49°17'39"E	358.41'
C13	240.00°	82.17	19°23'04"	S10°08'11"W	81.77'
C14	30.00°	11.19	21°22'24"	S70°24'18"E	11.13'
C15	30.00°	4.51	8°36'48"	S89°23'59"E	4.51'
C16	28.00°	13.52	27°40'27"	N76°27'30"E	13.30'
C17	28.00°	13.51	27°38'04"	S78°52'49"E	13.38'
C18	28.00°	24.48	50°03'04"	N69°18'07"E	23.89'
C19	28.00°	19.53	39°57'42"	N20°18'44"E	19.14'
C20	28.00°	19.51	39°54'27"	N19°48'36"E	19.11'
C21	28.00°	24.47	50°04'18"	N68°46'17"E	23.70'
C22	28.00°	13.53	27°40'31"	N76°27'30"E	13.30'
C23	28.00°	13.51	27°39'04"	S78°53'49"E	13.38'
C24	30.00°	15.71	30°00'48"	N78°17'19"E	15.54'
C25	30.00°	15.70	29°59'12"	S74°42'14"E	15.52'
C26	28.00°	24.48	50°03'04"	S69°18'07"W	23.89'
C27	28.00°	19.53	39°57'42"	S20°18'44"W	19.14'
C28	28.00°	19.51	39°54'27"	S19°48'36"E	19.11'
C29	28.00°	24.47	50°04'18"	S68°46'17"E	23.70'
C30	30.00°	15.71	30°00'48"	N78°17'19"E	15.54'

NOTES

- MINIMUM BUILDING SETBACK LINES SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN AT THE TIME OF SUBSTANCE OF A BUILDING PERMIT.
- ANY REVISIONS OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN IN EFFECT AT THE TIME OF REVISION.
- IRRIGATION WATER HAS BEEN PROVIDED FROM BOISE-YUNA IRRIGATION DISTRICT IN COMPLIANCE WITH DAVID CODE SECTION 21-1806(D)(1). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE QUALIFIED FOR ASSESSMENTS FROM BOISE-YUNA IRRIGATION DISTRICT.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4003 OF THE DAVID CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL, OPERATIONAL, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PESTILE OR PUBLICLY USE AND CHANGES IN OPERATIONS OR OF THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION HAS NOT A NUISANCE AT THE TIME IT BEGAN OR HAS COMPLETED THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL, OPERATIONAL, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- LOTS 1, 4, 15, 16, 17, 21, 22, 28, AND 37, BLOCK 2, ARE DESIGNATED AS A COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE APEX NORTHWEST HOMEOWNERS' ASSOCIATION. THESE COMMON LOTS ARE SUBJECT TO A EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE AND HOMEOWNERS' ASSOCIATION PRESSURIZED IRRIGATION.
- LOTS 18 AND 28, BLOCK 2 ARE SUBJECT TO A EASEMENT FOR COMMON DRIVES TO PROVIDE ACCESS FOR THE RESIDENTIAL LOTS ADJACENT TO THESE LOTS. THE COMMON DRIVES SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- ALL LOT LINES ADJACENT TO LOTS 16 AND 28, BLOCK 2 (COMMON DRIVES) ARE SUBJECT TO A 5.00 FEET WIDE EASEMENT FOR PUBLIC UTILITIES, CITY OF MERIDIAN STREET LIGHTS, HOMEOWNERS' ASSOCIATION PRESSURIZED IRRIGATION AND LOT DRAINAGE.
- UNLESS SHOWN OTHERWISE, ALL LOT LINES COMMON TO THE PUBLIC RIGHTS-OF-WAY CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, CITY OF MERIDIAN STREET LIGHTS, HOMEOWNERS' ASSOCIATION PRESSURIZED IRRIGATION AND LOT DRAINAGE.
- CITY OF MERIDIAN EASEMENT PER INSTRUMENT NO. 2021-_____ RECORDS OF ADA COUNTY, IDAHO.
- THIS PLAT IS SUBJECT TO AN ACHS LANDSCAPE LICENSE AGREEMENT PER INSTRUMENT NO. 2021-_____ RECORDS OF ADA COUNTY, IDAHO.
- ACHS PUBLIC RIGHT-OF-WAY EASEMENT (SIDEWALK) PER INSTRUMENT NO. 2021-_____ RECORDS OF ADA COUNTY, IDAHO.
- A PORTION OF LOTS 1, 8, 9, 21, 22, 23 AND 37, BLOCK 2, ARE SERVIENT TO AND CONTAIN THE ACHS STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THE CERTAIN FIRST AMENDED MASTER PROFFERED STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 12, 2021, AS INSTRUMENT NO. 2021-10209, OFFICIAL RECORDS OF ADA COUNTY AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL. THE MASTER EASEMENT, THE MASTER DECLARATION AND THE STORM WATER DRAINAGE PLAN ARE SUBMITTED TO ACHS PURSUANT TO SECTION 40-2203, DAVID CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- ALL LOTS IN BLOCK 2 OF THIS SUBDIVISION ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE TO BE FILED FOR RECORD AT THE ADA COUNTY RECORDER'S OFFICE, AND MAY BE AMENDED FROM TIME TO TIME.
- ALL LOTS IN BLOCK 1 OF THIS SUBDIVISION, INCLUDING BUILDING AND OCCUPANCY, ARE SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS THAT ARE TO BE FILED FOR RECORD AT THE ADA COUNTY RECORDER'S OFFICE, AND MAY BE AMENDED FROM TIME TO TIME.
- IN ACCORDANCE WITH THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, SEE NOTE 10, ALL LOTS IN BLOCK 1 OF THIS SUBDIVISION SHALL PROVIDE RECORDS FOR THE PUBLIC ACCESS FOR VEHICULAR AND PEDESTRIAN WALKS AND EGRESS TO AND FROM THE PUBLIC RIGHT-OF-WAYS AND TO THE UTILITY EASEMENTS AS DELINEATED OR NOTED ON THIS PLAT.
- THE BOTTOM OF STRUCTURAL FOOTINGS SHALL BE SET A MINIMUM OF 12-INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUND WATER ELEVATION.
- MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSIGNED BY AN IRRIGATION/DRAINAGE ENTITY OR HOMEOWNERS' ASSOCIATION.
- DIRECT LOT OR PARCEL ACCESS TO S. LOCUST GROVE RD., E. LAKE HAZEL RD., S. APEX AVE., E. TARGET ST. AND S. GORHAM AVE. IS PROHIBITED EXCEPT FOR THOSE ACCESS POINTS APPROVED BY THE CITY OF MERIDIAN AND ADA COUNTY HIGHWAY DISTRICT.



JOB NO. 20-155

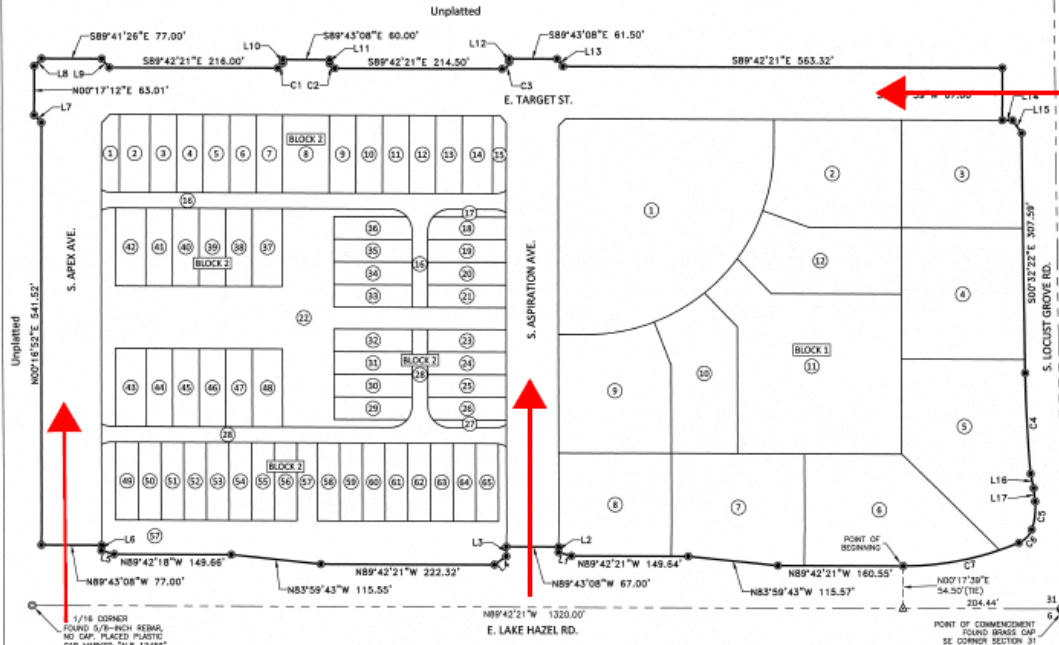
SHEET 4 OF 6

D. Emergency Access Exhibit

PLAT OF APEX NORTHWEST SUBDIVISION No. 1

A PARCEL OF LAND SITUATED IN A PORTION OF THE SOUTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, B.M.,
CITY OF MERIDIAN, ADA COUNTY, IDAHO,
2021

FOUND BRASS CAP
EAST 1/4 CORNER SECTION 31
PER CPA# INST No. -----



SHEET INDEX

- SHEET 1 - OVERALL SUBDIVISION MAP AND LEGEND
- SHEET 2 - DETAIL PLAT MAP
- SHEET 3 - DETAIL PLAT MAP
- SHEET 4 - CURVE AND LINE TABLES, DETAILS AND NOTES
- SHEET 5 - CERTIFICATE OF OWNERS
- SHEET 6 - CERTIFICATES AND APPROVALS

REFERENCES

- R1. RECORD OF SURVEY No. 7782, RECORDS OF ADA COUNTY, IDAHO.
- R2. RECORD OF SURVEY No. 7783, RECORDS OF ADA COUNTY, IDAHO.
- R3. RECORD OF SURVEY No. 5049, RECORDS OF ADA COUNTY, IDAHO.

LEGEND

- FOUND BRASS CAP AS NOTED
- FOUND 5/8-INCH REBAR AS NOTED
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12458"
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12458"
- SET BRASS PLUG (W/ MAGNETIC INSERT) MARKED "ALB PLS 12458"
- △ CALCULATED POINT, NOTHING FOUND OR SET
- ⑬ LOT NUMBER
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- - - SECTION LINE
- - - ADJACENT LOT LINE
- - - ROAD CENTERLINE
- - - EASEMENT LINE
- ▨ ADHO EASEMENT (SEE NOTE 12)

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, SURVEYS AND DEEDS LISTED IN THE REFERENCES HEREON AND A FIELD SURVEY OF EXISTING MONUMENTATION. MONUMENTATION RECORDED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED HEREON. ALL PROPERTY CORNER BENCH MONUMENTS OF RECORD WERE NOT FOUND WHERE SET/RESET AS SHOWN HEREON.



1-5-2021
Developer
Brighton Corporation
Meridian, Idaho



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-2020-0056 and H-2020-0066 (Development Agreement Instrument Number 2020-178120)].
2. The applicant shall obtain the City Engineer's signature on the subject final plat within two years of City Council's approval of the preliminary plat (by August 25, 2022); *or* apply for a time extension, in accord with UDC 11-6B-7.
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 stamped by Aaron L. Ballard, dated: 2/22/2021, included in Section V.B shall be revised as follows:
 - a. Rename E. Target St. to E. Phenomenal St. consistent with Ada County Street Name Review approval.
 - b. Include the CP&F recorded instrument number at the corner section on Sheet 1.
 - c. Include the recorded instrument number of the ACHD permanent easement graphically depicted on Sheets 2 and 3.
 - d. Depict zero (0) setback lot lines where attached dwellings span across property lines.
 - e. Depict PUDI easements along rear lot lines and/or the subdivision boundary of lots in Block 2, as applicable.
 - f. Reconfigure the eastern portion of Block 2 consistent with that shown in Section V.E.

Notes:

- g. Note #8: Include information for PUDI easements along rear lot lines and/or the subdivision boundary of lots in Block 2, as applicable.
- h. Note #9: Include the recorded instrument number of the City of Meridian easement.
- i. Note #10: Include the recorded instrument number of the ACHD landscape license agreement.
- j. Note #11: Include the recorded instrument number of the ACHD public right-of-way (sidewalk) easement.
- k. Note #18: Replace E. Target St. with E. Phenomenal St.

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 11/20/2020, included in Section V.C, shall be revised as follows:
 - a. Depict vegetative groundcover within the parkways along E. Lake Hazel Rd. and S. Locust Grove Rd. in accord with the standards listed in UDC 11-3B-5N.
 - b. Depict landscaping on either side of all pathways (micro-paths and multi-use pathways) in accord with the standards listed in UDC 11-3B-12C, which require a *mix* of trees, shrubs, lawn, and/or other vegetative groundcover.
 - c. Depict a gazebo with tables and benches as an amenity in Lot 22, Block 2; include a detail of the gazebo.

- d. Depict landscaping within the 25-foot wide street buffer along S. Locust Grove Rd. in accord with the standards listed in UDC 11-3B-7C.
 - e. Rename E. Target St. to E. Phenomenal St. consistent with Ada County Street Name Review approval.
 - f. Remove two (2) buildable lots in Block 1 consistent with that shown on the final plat.
 - g. Reconfigure the eastern portion of Block 2 consistent with that shown in Section V.E.
6. Fourteen-foot (14') wide public pedestrian easements shall be submitted to the Planning Division for the 10-foot wide multi-use pathways proposed within the site along E. Lake Hazel Rd. and S. Locust Grove Rd. that are *not* located within right-of-way, prior to signature on the final plat by the City Engineer.
 7. The rear and/or side of structures on lots that face E. Lake Hazel Rd. and S. Locust Grove Road, arterial streets, shall incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from the subject public street. *Single-story structures are exempt from this requirement.*
 8. All future development, except for single-family detached dwellings, is required to comply with the design standards listed in the Architectural Standards Manual.
 9. All alleys shall comply with the standards listed in UDC [11-6C-3B.5](#). The construction drawings shall reflect compliance with these standards.
 10. The commercial (C-C zoned) portion of this development is allowed to obtain building permits prior to subdivision of the property.
 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. All fencing shall comply with the standards of UDC 11-3A-7C.
 13. All alleys shall serve as fire lanes and be signed "No Parking".
 14. Future development shall be consistent with the minimum dimensional standards listed in UDC Tables 11-2A-7 and 11-2B-3 for the R-15 and C-C zoning districts respectively.
 15. Off-street parking is required to be provided for residential uses in accord with the standards listed in UDC Table 11-3C-6 based on the number of bedrooms per unit; and for non-residential uses in accord with the standards listed in UDC 11-3C-6B.1.
 16. A Certificate of Zoning Compliance and Design Review application shall be submitted and approved prior to submittal of any building permit applications for non-residential/commercial uses and structures.
 17. A Design Review application shall be submitted for all single-family attached structures; one application can be submitted for the overall development if desired.
 18. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat (H-2020-0056) and/or Development Agreement (Inst. #2020-178120) does not relieve the Applicant of responsibility for compliance.

B. Public Works

Site Specific Conditions:

1. Streetlights on internal roads appear to meet requirements. Streetlights are required on Locust Grove and Lake Hazel prior to occupancy within the subdivision. A streetlight plan for Lake Hazel and Locust Grove is required with the road improvement drawings.
2. No Permanent structures (buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) can be built within the utility easement.

General Conditions:

3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.

11. 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.
12. 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.
13. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
14. Developer shall coordinate mailbox locations with the Meridian Post Office.
15. All grading of the site shall be performed in conformance with MCC 11-1-4B.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
23. Any existing domestic well system within this project shall be removed from domestic service per City Ordinance Section 9-1-4 and 9 4 8 contact the City of Meridian Water Department at

(208)888-5242 for inspections of disconnection of services. Wells may be used for non-domestic purposes such as landscape irrigation if approved by Idaho Department of Water Resources.

24. 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.
25. 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.
26. 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.