

BEFORE THE MERIDIAN CITY COUNCIL

**HEARING DATE: JANUARY 4, 2022
ORDER APPROVAL DATE: JANUARY 18, 2022**

**IN THE MATTER OF THE)
REQUEST FOR FINAL PLAT)
CONSISTING OF 76 BUILDING)
LOTS AND 8 COMMON LOTS ON)
16.99 ACRES OF LAND IN THE R-8)
ZONING DISTRICT FOR)
SOUTHRIDGE SOUTH)
SUBDIVISION NO. 1.)
)
**BY: THE LAND GROUP)
APPLICANT)**
_____)
)**

**CASE NO. FP-2021-0059
ORDER OF CONDITIONAL
APPROVAL OF FINAL PLAT**

This matter coming before the City Council on January 4, 2022 for final plat approval pursuant to Unified Development Code (UDC) 11-6B-3 and the Council finding that the Administrative Review is complete by the Planning and Development Services Divisions of the Community Development Department, to the Mayor and Council, and the Council having considered the requirements of the preliminary plat, the Council takes the following action:

IT IS HEREBY ORDERED THAT:

1. The Final Plat of “PLAT SHOWING SOUTHRIDGE SOUTH SUBDIVISION PHASE 1, LOCATED IN THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO, 2022, HANDWRITTEN DATE: 12/6/2021, by JAMES R.

WASHBURN, PLS, SHEET 1 OF 6,” is conditionally approved subject to those conditions of Staff as set forth in the staff report to the Mayor and City Council from the Planning and Development Services divisions of the Community Development Department dated January 4, 2022, a true and correct copy of which is attached hereto marked “Exhibit A” and by this reference incorporated herein.

2. The final plat upon which there is contained the certification and signature of the City Clerk and the City Engineer verifying that the plat meets the City’s requirements shall be signed only at such time as:
 - 2.1 The plat dimensions are approved by the City Engineer; and
 - 2.2 The City Engineer has verified that all off-site improvements are completed and/or the appropriate letter of credit or cash surety has been issued guaranteeing the completion of off-site and required on-site improvements.

NOTICE OF FINAL ACTION

AND RIGHT TO REGULATORY TAKINGS ANALYSIS

The Applicant is hereby notified that pursuant to Idaho Code § 67-8003, the Owner may request a regulatory taking analysis. Such request must be in writing, and must be filed with the City Clerk not more than twenty-eight (28) days after the final decision concerning the matter at issue. A request for a regulatory takings analysis will toll the time period within which a Petition for Judicial Review may be filed.

Please take notice that this is a final action of the governing body of the City of Meridian, pursuant to Idaho Code § 67-6521. An affected person being a person who has an

interest in real property which may be adversely affected by this decision may, within twenty-eight (28) days after the date of this decision and order, seek a judicial review pursuant to Idaho Code § 67-52.

By action of the City Council at its regular meeting held on the _____ day of _____, 2022.

By:

Robert Simison
Mayor, City of Meridian

Attest:

Chris Johnson
City Clerk

Copy served upon the Applicant, Planning and Development Services Divisions of the Community Development Department and City Attorney.

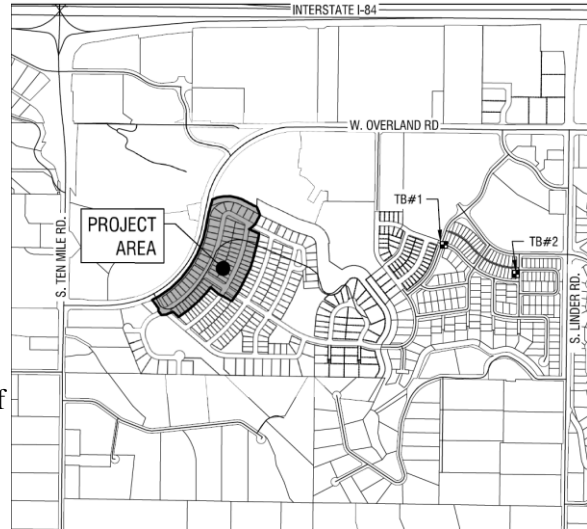
By: _____ Dated: _____

EXHIBIT A

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.

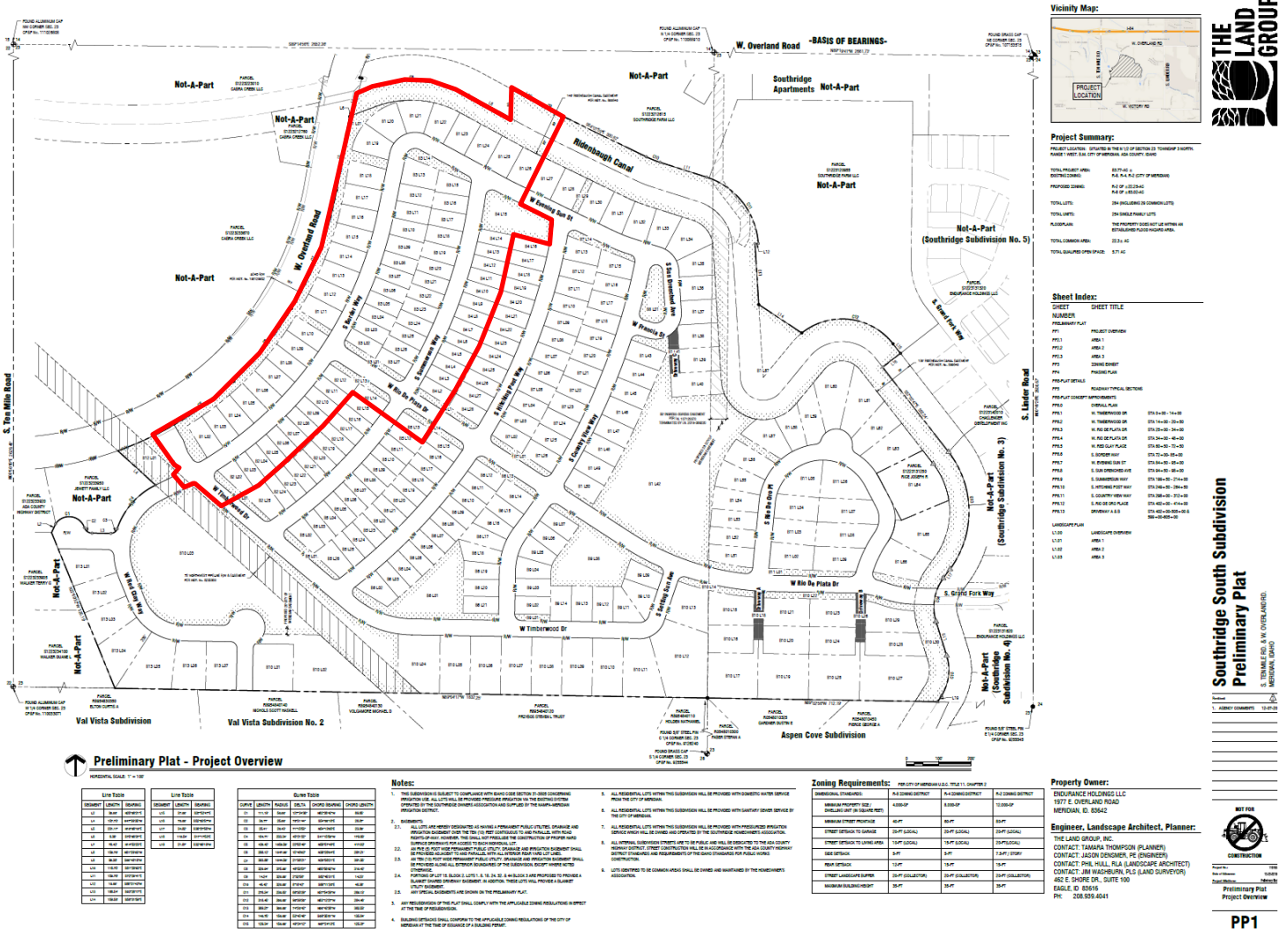
IV. DECISION

A. Staff:

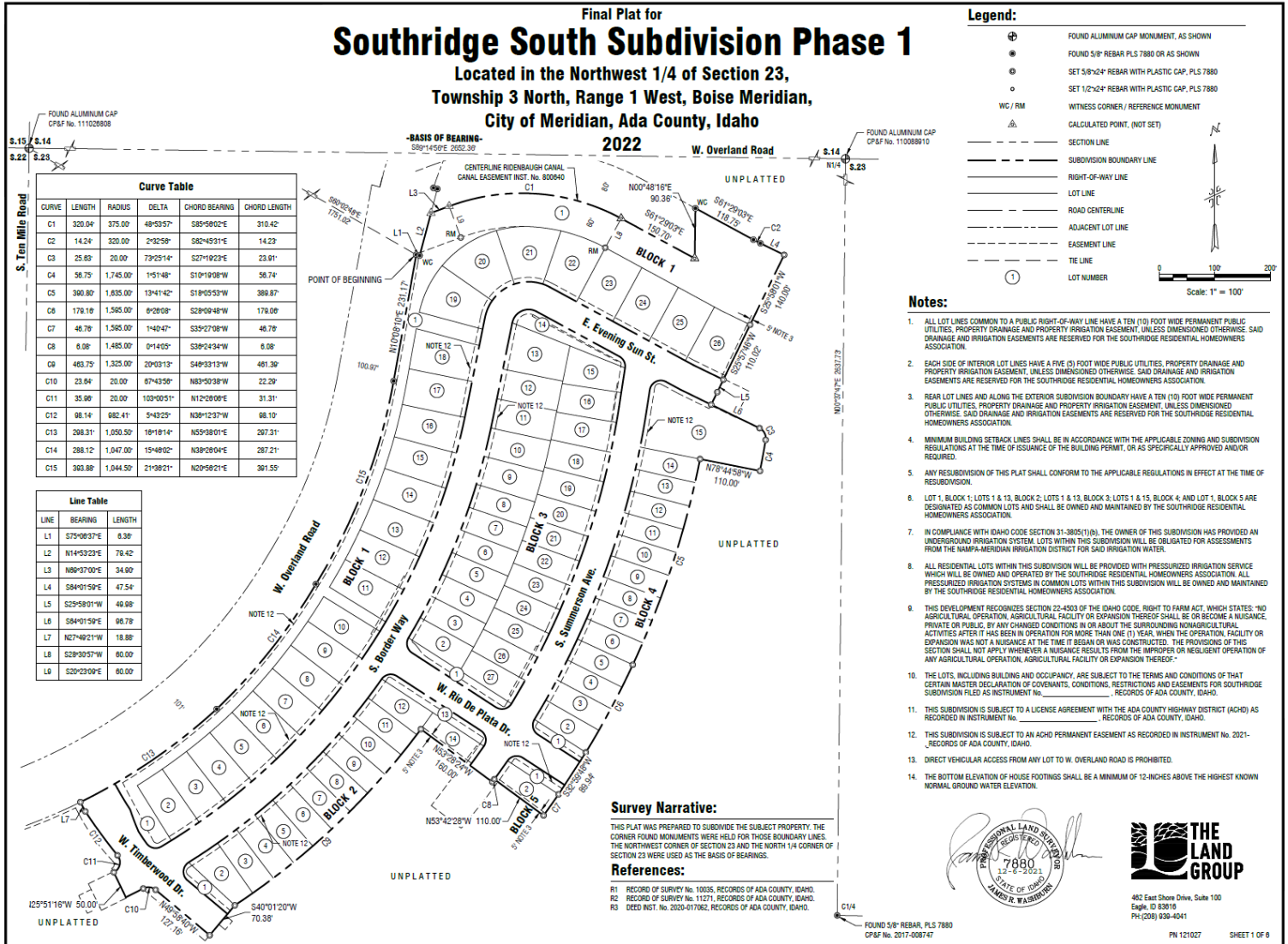
Staff recommends approval of the proposed final plat with the conditions of approval in Section VI of this report.

V. EXHIBITS

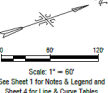
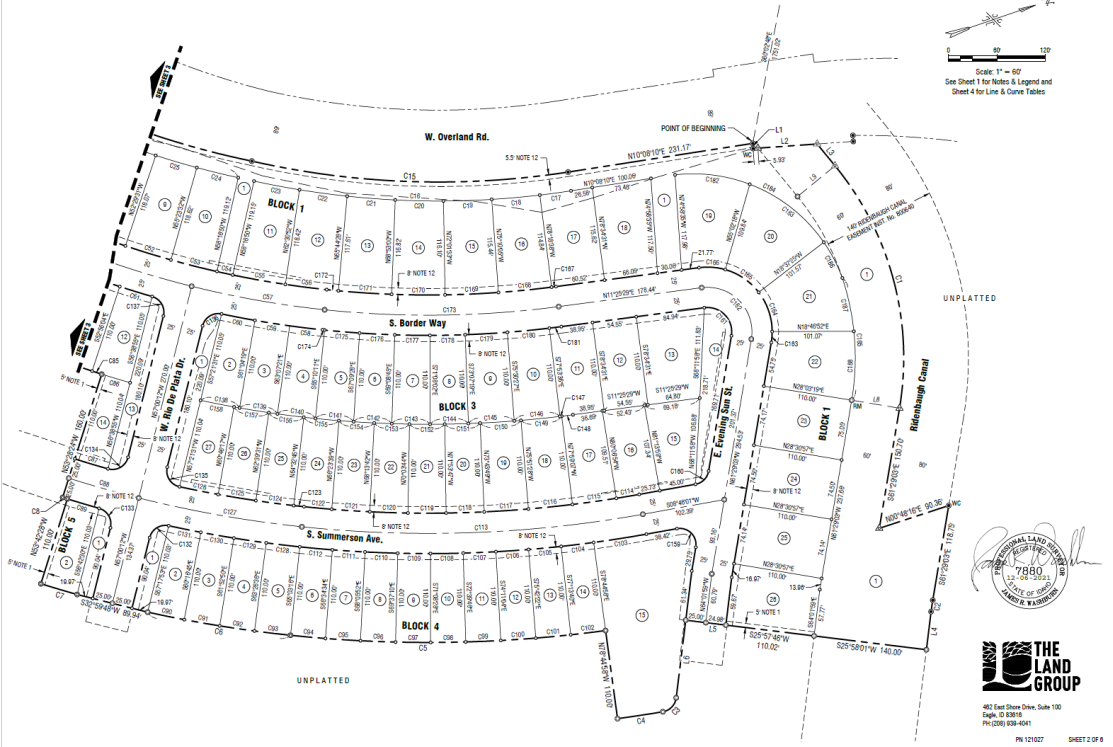
A. Preliminary Plat (date: 12/7/2020)



B. Final Plat (date: 12/6/2021)



Final Plat for
Southridge South Subdivision Phase 1



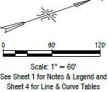
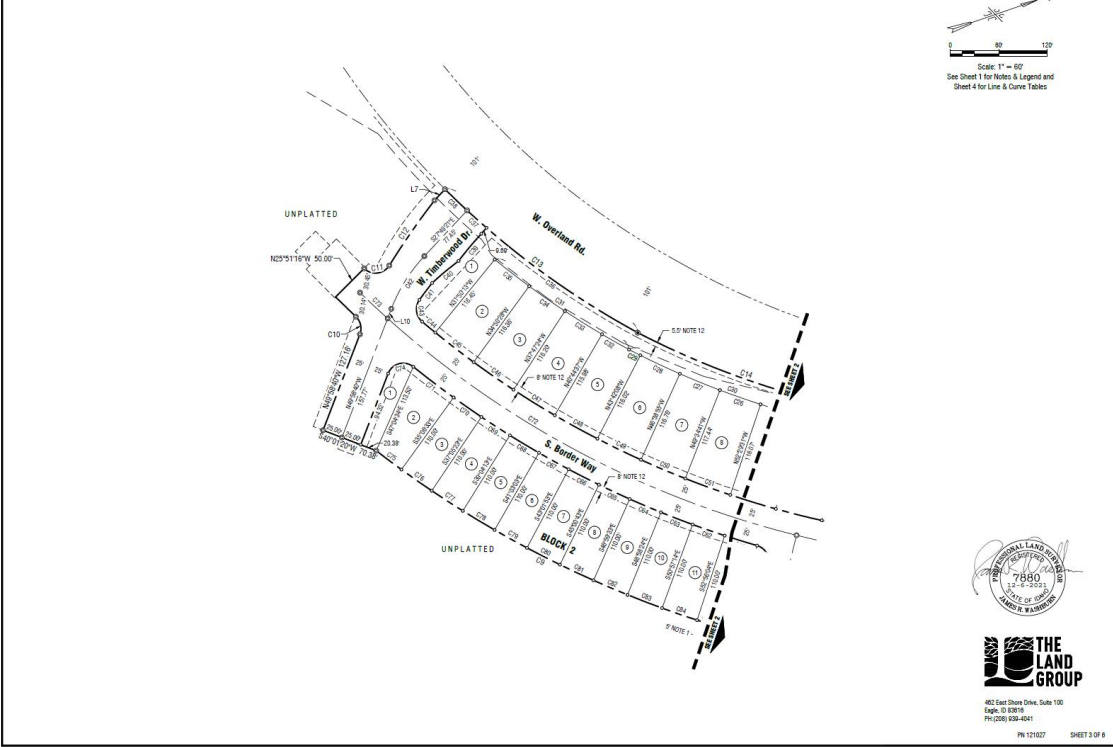
Scale: 1" = 60'
 See Sheet 1 for Notes & Legend and
 Sheet 4 for Line & Curve Tables



402 East Shore Drive, Suite 100
 Eagle, ID 83816
 PH: (208) 438-4641

PH 121027 SHEET 2 OF 6

Final Plat for
Southridge South Subdivision Phase 1



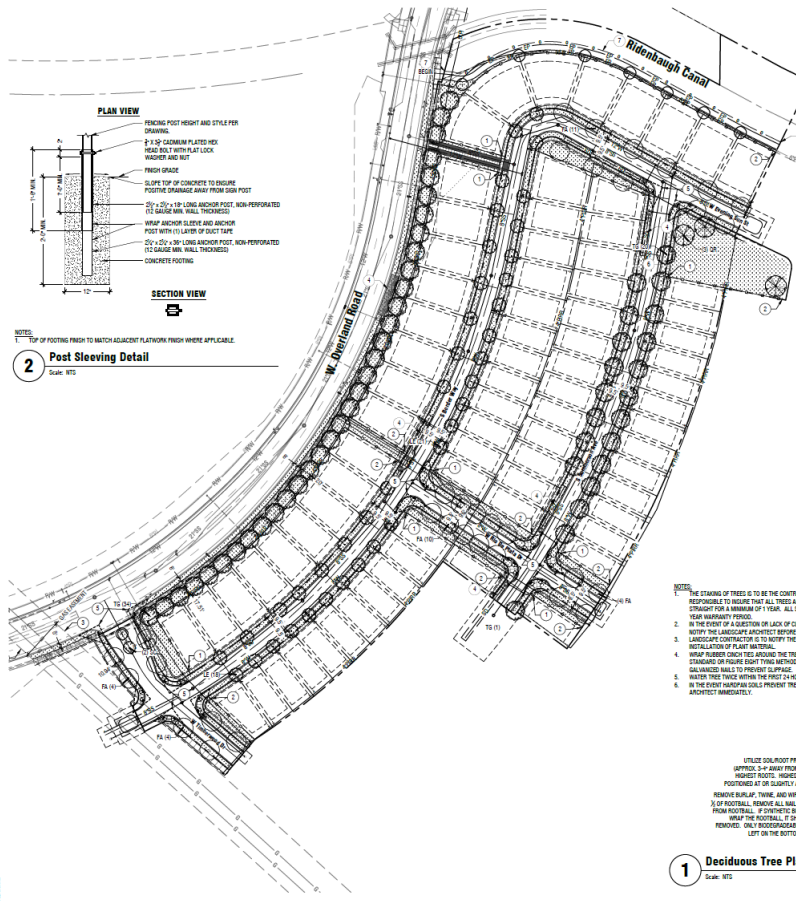
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PH 121027 SHEET 3 OF 6

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



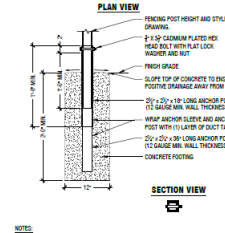
PLANT SCHEDULE

| CLASS | TREES | BOTANICAL / COMMON NAME | SIZE | CONTAINER |
|-------|-------|--|---------|-----------|
| 1C | 2 | MALVUS X SPRING CROW / SPRING SNOW CRAB APPLE | 2" CAL. | B&B |
| 1E | 2 | FRAXINO AMERICANA / ROYAL YEW / ACQUILA PINNATE ASP | 2" CAL. | B&B |
| 1F | 2 | SPERGANDEA TULIPIFERA / VIRGATA CYP / VIRGATA CYP TULIP TREE | 2" CAL. | B&B |
| 1G | 2 | TILIA CORCUTA / GREENPINE / GREENPINE LITTLE LEAF LINDEN | 2" CAL. | B&B |
| 1H | 2 | QUERCUS RUBRA / RED OAK | 2" CAL. | B&B |

Legend:

- NEW TURP SOIL
- OPEN STYLE METAL FENCE
- FAN VINYL FENCE, MATCH EXISTING
- CLOSED VISION FENCING

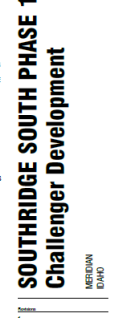
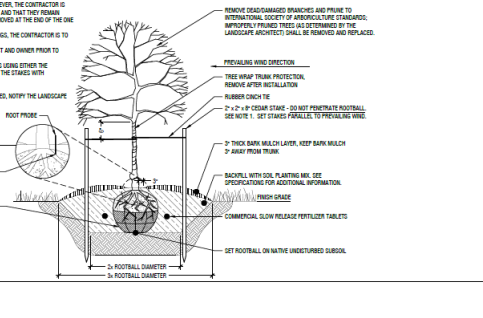
Keynotes:
 1. BEGIN FENCING. SEE LEGEND FOR FENCING TYPE AND FINISHING. SEE LEGEND FOR FENCING TYPE.
 2. EASEMENT BOUNDARY.
 3. STORM DRAINAGE STRUCTURE. NO TREES PLANTED WITHIN 10' OF STRUCTURE.
 4. 40' X 40' CLEAR VISION TRIANGLE.
 5. BENCH: VICTOR STANLEY MODEL PWB-324 6-FOOT BENCH. COLOR: BROWN. WITH VICTOR STANLEY COM. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 6. BENCH: VICTOR STANLEY MODEL PWB-324 6-FOOT BENCH. COLOR: BROWN. WITH VICTOR STANLEY COM. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 7. INSTALL OPEN STYLE FENCE WITH SLEEVING AT EVERY POST PER DETAIL 2.1.1.1. FENCE IS REQUIRED TO BE REMOVABLE PER I.M.O.
A/C/D Landscape Plan Notes:
 1. TREES SHALL NOT BE PLANTED WITHIN 10' OF ANY ADJACENT STORM DRAIN PILES, STRUCTURES OR UTILITIES.
 2. IF A TREE IS PLANTED WITHIN A CONCRETE LOT WHERE EXISTING UTILITIES ARE NOT IDENTIFIED, DEPTH BILLS MUST BE PROVIDED FROM ANY AND ALL CONDUITS TO THE CONTRACTOR AND UTILITIES OF THE LANDSCAPE IRRIGATION SYSTEM.
Project Calculations:
 1. EXISTING PLANTING TREES: 82 TREES / PER LOT. NOTE: NO TREES PLANTED WITHIN 10' OF ANY STORM DRAINAGE STRUCTURE. ALL PLANTING LOCATIONS TO BE 10' MINIMUM WIDTH.
 2. BROWN OAK - 44 LOTS. TREES PROVIDED: 352
 3. BURNING BUSH - 11 LOTS. TREES PROVIDED: 11
 4. SUMAC - 23 LOTS. TREES PROVIDED: 23
 5. CROOKED NECK - 7 LOTS. TREES PROVIDED: 7
 6. OVERLAND RD. L.P. 256. TREES PROVIDED: 256
 7. OVERLAND RD. L.P. 256. TREES PROVIDED: 256
 8. RED PALM DR. L.P. 340. TREES PROVIDED: 340
 9. 20' MINIMUM CLEARANCE TREES. 7 REQUIRED. PROVIDED: 7
 10. MITIGATION FOR REMOVAL OF EXISTING TREES. 6/4. NO EXISTING TREES EXIST ON SITE.
 11. ADJUSTED SPECIES FOR COMMON OPEN SPACE FOR ALL PHASES: 12.56 ACRES / 256 TREES / 50%
 12. COMMON OPEN SPACE PERCENTAGE FOR THE PHASE: 1.58 ACRES / 10% PROVIDED WITH THIS PHASE.



2 Post Sleeving Detail
 Scale: NTS

1 Deciduous Tree Planting
 Scale: NTS

Landscape Notes:
 1. NO CANALS, DRENCH, DRAG, POND, WETLAND, FLOODPLAIN, HIGH GROUNDWATER TABLE, OR ROCK OUTCROPPING ARE EXISTING ON THIS SITE.
 2. CONTRACTOR SHALL VERIFY TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPACT AND/OR PRESENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
 3. ALL EXISTING TREES EXCEPT OF WORK LAMPS WILL BE REMOVED AND PROTECTED.
 4. NEW TREE PLANTING, SEE DETAIL 1.1.1.1. CONTRACTOR SHALL STAKE ALL TREES TO BE PLANTED IMMEDIATELY. FROM BENCH DOWN. ALL TREES PLANTED WITH GROUND STAKE SHALL BE PLANTED IMMEDIATELY WITHIN THE AMERICAN LANDSCAPE STANDARDS FOR TREE AND SIZE SHOWN. PLANTS WILL BE SELECTED FOR NOT A SOUND AND HEALTHY CONDITION.
 5. ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" OF SMALL (1" MINIMUM) SAND.
 6. ALL PLANTING MATERIAL SHALL BE QUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE OF WORK. REVERSE ALL PLANT MATERIAL FROM GROUND ON NOT IN A HEALTHY CONDITION IMMEDIATELY WITHIN THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
 7. FRESH GRADES TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE DRAINAGE PLAN.
 8. IN ALL PLANTING BEDS AND LAWN AREAS, THE TOP 8 INCHES OF TOPSOIL SHALL BE AMENDED BY A MIXTURE OF COMPOST AND ORGANIC MATTER PER 1000 SQUARE FEET. TOPSOIL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL. ALL TOPSOIL SHALL BE AMENDED WITH AN ORGANIC MATTER PLANTING TABLETS. QUANTITY PER BENCH SHALL BE 150 POUNDS PER BENCH.
 9. ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 18" OF TOPSOIL. GDB AREAS A MINIMUM OF 12" OF TOPSOIL. TOPSOIL COMPOST AND FINE GRASS TOPSOIL TO A SMOOTH AND UNIFORM GRADE. A BENCH SURFACE OF 1/4" INCHES AND CURVED IN PLANTING BED AREAS AND 3/8" INCHES IN LAWN AREAS.
 10. REUSE EXISTING SURFACE TOPSOIL WHERE POSSIBLE. VERIFY SUITABILITY OF SURFACE SOIL TO PRODUCE PROPER SOIL PROFILES. TOPSOIL COMPOST AND FINE GRASS TOPSOIL TO A SMOOTH AND UNIFORM GRADE. A BENCH SURFACE OF 1/4" INCHES AND CURVED IN PLANTING BED AREAS AND 3/8" INCHES IN LAWN AREAS. CLEAN AND FREE OF TOXIC MATERIALS. REMOVE WEEDS, STICKY MUD, GRASS OR OTHER PLANTING MATERIAL AND A PH OF 6.5 TO 7.5. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO OBTAIN AND PROVIDE APPROVED IMPORTED TOPSOIL, OR A BENCH SURFACE OF 1/4" OF TOPSOIL, WITH METRICS APPROVED BY LANDSCAPE ARCHITECT. SUPPLEMENT WITH IMPORTED TOPSOIL WHERE QUANTITIES ARE INSUFFICIENT. CLEAN TOPSOIL OF ROOTS, PLANTS, DEGS, STONES, CLAY LAMPS AND OTHER CONTAMINANTS. TOPSOIL SHALL BE PLANT DENSITY.
 11. APPROVED TOPSOIL, FROM ON-SITE SOURCES IS REQUIRED. PROVIDE NEW TOPSOIL. THIS TOPSOIL, MAKE SURE METRIC COMPOST AND FINE GRASS TOPSOIL TO A SMOOTH AND UNIFORM GRADE. A BENCH SURFACE OF 1/4" INCHES AND CURVED IN PLANTING BED AREAS AND 3/8" INCHES IN LAWN AREAS. CLEAN AND FREE OF TOXIC MATERIALS. REMOVE WEEDS AND OTHER PLANTS, AND FREE OF ROOTS, STONES, CLAY LAMPS, MORE THAN 1/4" INCHES IN ANY AREAS. AND OTHER CONTAMINANTS. TOPSOIL MATTER NEEDED TO PLANT SHOWN.
 12. ON-SITE TOPSOIL FROM QUALIFIED SOURCE FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THE PHASE IS PREFERRED. OTHER TOPSOIL, FROM NATURALLY WELL-DRAINING SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 6 INCHES.
 13. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY. OFF SITE.
 14. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC BACKFLOWPREVENTING DEVICES WHICH ENDS COMPLETE CHANGES AND PROPERLY SIZED FOR REQUIRED WATER USES.



1.00

Landscape Plan-Landscape Plan
 National Scale: 1" = 80'

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 ~~13~~ 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.