

EXHIBIT A

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



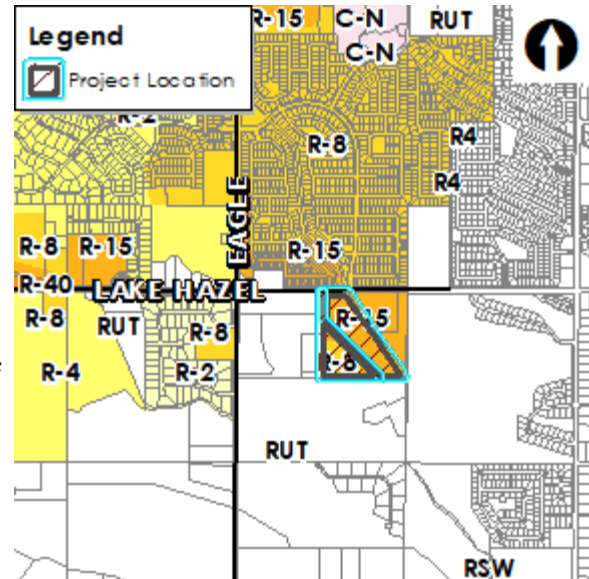
HEARING DATE: 10/12/2021

TO: Mayor & City Council

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

SUBJECT: FP-2021-0043
Pura Vida Ridge Ranch No. 1

LOCATION: 3727 E. Lake Hazel Rd., in the NW ¼ of
Section 4, T.2N., R.1E. (Parcel
#S1404212550)



I. PROJECT DESCRIPTION

Final plat consisting of 58 buildable lots and 13 common lots on 7.63-acres of land in the R-15 zoning district for the first phase of Pura Vida Ridge Ranch Subdivision.

II. APPLICANT INFORMATION

A. Applicant/Representative:

Kaili Worth, B & A Engineers, Inc. – 5505 W. Franklin Rd., Boise, ID 83705

B. Owner:

Justin Griffin, Sunrise Rim, LLC – 2988 S. Slate Creek Way, Meridian, ID 83642

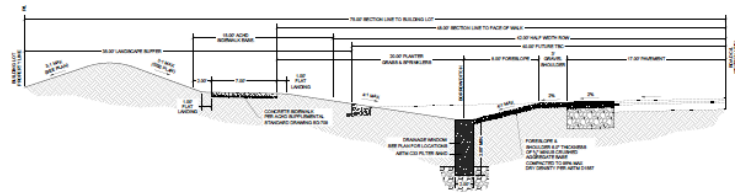
C. Representative:

Joe Canning, B & A Engineers, Inc. – 5505 W. Franklin Rd., Boise, ID 83705

III. STAFF ANALYSIS

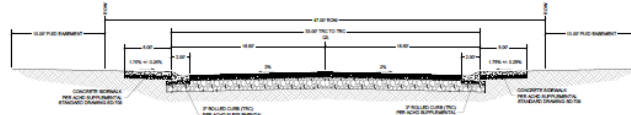
Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat and associated conditions of approval as required by UDC 11-6B-3C.2. There are the same number of building lots and common open space as shown on the approved preliminary plat. Therefore, Staff finds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

[illegible]



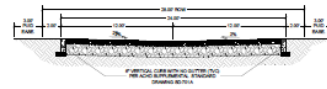
17/48 E. LAKE HAZEL ROAD WIDENING

1
PP.2



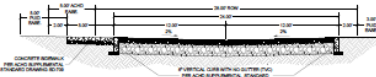
33/47 STANDARD LOCAL STREET

2
PP.2



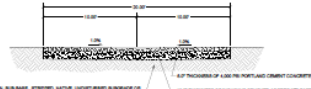
24/28 MINOR URBAN LOCAL STREET (NO SIDEWALK)

3
PP.2



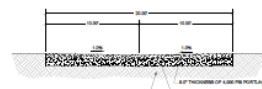
24/28 MINOR URBAN LOCAL STREET (SIDEWALK ONE SIDE)

4
PP.2



ALLEY

5
PP.2



SHARED DRIVEWAY

6
PP.2

811
CALL BEFORE YOU DIG
1-800-485-8888

BARBERIS, LLC
1000 N. W. 10th Ave.
Miami, FL 33136
305.575.1111

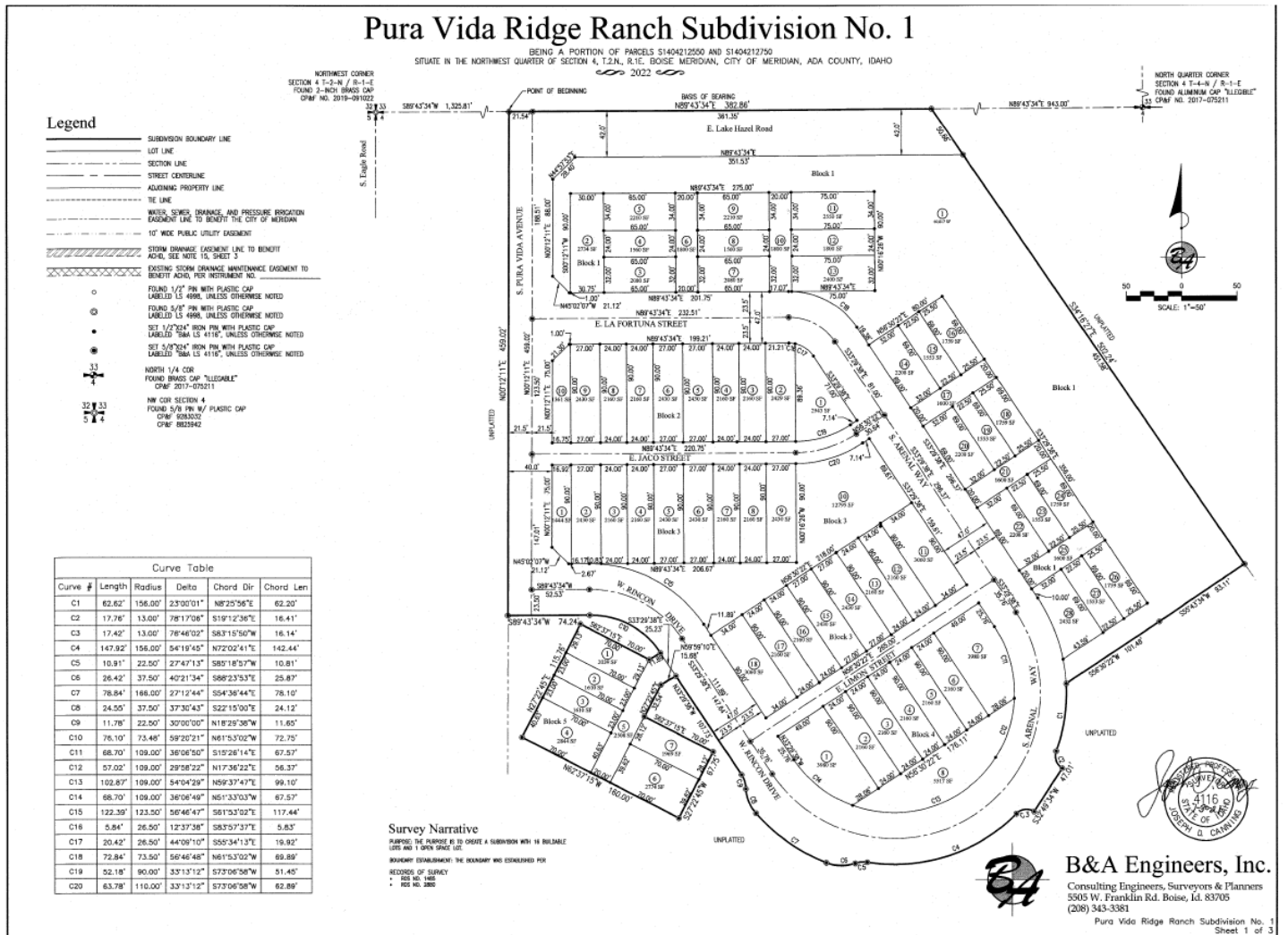
CITY OF MIAMI
DEPARTMENT OF PUBLIC WORKS
300 N.W. 1st St.
Miami, FL 33128
305.361.3131

PRELIMINARY PLAT - TYPICAL ROADWAY SECTIONS

PROJECT: 17/48 E. LAKE HAZEL ROAD WIDENING
DATE: 10/10/2018
DRAWN BY: J. B. BARNES
CHECKED BY: J. B. BARNES
APPROVED BY: J. B. BARNES

PP.2

B. Final Plat (date: 7/30/2021)



Pura Vida Ridge Ranch Subdivision No. 1

Notes

1. UNLESS DIMENSIONED OTHERWISE, A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE, AND IRRIGATION EASEMENT IS HEREBY DESIGNATED ALONG ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY AND A FIVE (5) FOOT WIDE IRRIGATION, PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG EACH SIDE OF INTERIOR LOT LINES.
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL BE IN COMPLIANCE WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF MORGAN.
3. THIS DEVELOPMENT RECOGNIZES OHIO CODE SECTION 23-4503, RIGHT TO KNOW ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY DIMENSIONED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
4. THE BOTTOM ELEVATION OF ALL STRUCTURAL FOOTINGS SHALL BE SET A MINIMUM OF 12-INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUND WATER ELEVATION.
5. IRRIGATION WATER HAS BEEN PROVIDED BY THE NEW YORK IRRIGATION DISTRICT IN COMPLIANCE WITH OHIO CODE 31-3802(1)(b). ALL LOTS WITHIN THIS SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER RIGHTS AND THE LOT OWNERS WILL BE OBLIGATED FOR ASSESSMENTS FROM THE IRRIGATION DISTRICT.
6. THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH H-2019-0058.
7. ALL REFERENCES TO HOMEOWNERS ASSOCIATION HEREON ARE TO THE PURA VIDA RIDGE RANCH SUBDIVISION HOMEOWNERS' ASSOCIATION AND THE OWNERS OF THE LOTS WITHIN SAID SUBDIVISION, JOINTLY.
8. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
9. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
10. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
11. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MORGAN OR AS AMENDED BY APPLICATION AND APPROVED BY THE CITY OF MORGAN.
12. NO EASEMENT SHALL PRECLUDE THE CONSTRUCTION AND MAINTENANCE OF HARD-SURFACED DRIVEWAYS, LANDSCAPING, PARKING, COVERED PARKING, OR OTHER SUCH IMPROVEMENTS.
13. LOTS 1, 6, AND 21, BLOCK 1; LOTS 1 AND 10, BLOCK 2; LOTS 1 AND 10, BLOCK 3; AND LOT 8, BLOCK 4 ARE COMMON LOTS TO BE USED FOR OPEN SPACE WHICH SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION AND CANNOT BE DEVELOPED FOR RESIDENTIAL PURPOSE IN THE FUTURE. ADDITIONALLY, SAID LOT 1, BLOCK 1; LOT 1, BLOCK 2; LOT 10, BLOCK 3; AND LOT 8, BLOCK 4 ARE SUBJECT TO A BLANKET, NON-EXCLUSIVE AND PUBLIC UTILITIES EASEMENT.
14. LOTS 2, 10, 17 AND 20, BLOCK 1; LOT 5, BLOCK 2; ARE SHARED DRIVEWAY COMMON LOTS WHICH SHALL BE USED FOR WALKWAYS AND LORRIES TO ADJOINING LOTS AND SHALL BE USED FOR INGRESS AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION AND CANNOT BE DEVELOPED FOR RESIDENTIAL PURPOSE IN THE FUTURE.
15. A 10-FOOT WIDE PERMANENT NON-EXCLUSIVE PUBLIC UTILITIES EASEMENT IS HEREBY RESERVED ADJACENT TO THE EAST LINE HAZEL ROAD RIGHT-OF-WAY.
16. A PORTION OF LOT 1, BLOCK 1, A PORTION OF LOT 1, BLOCK 2, A PORTION OF LOT 10, BLOCK 3, AND A PORTION OF LOT 8, BLOCK 4 ARE SERVIENT TO AND CONTAINS THE ACHD STORM WATER DRAINAGE SYSTEM. THIS LOT IS ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER FUTURE/STORM WATER DRAINAGE EASEMENT, RECORDED ON _____ AS INSTRUMENT NO. _____ OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL. THE MASTER EASEMENT'S THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 640-2302 OHIO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.

Certificate of Owner

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED DO HEREBY CERTIFY THAT IT IS THE OWNER OF A CERTAIN TRACT OF LAND TO BE KNOWN AS PURA VIDA RIDGE RANCH SUBDIVISION NO. 1, AND THAT IT INTENDS TO INCLUDE THE FOLLOWING DESCRIBED LAND IN THIS PLAT:

A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 1 EAST, ROSSE MERIDIAN, CITY OF MORGAN, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4, WHICH BEARS 089°45'47"N, 2,051.67 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 4, THENCE 089°45'47"N, 1,325.81 FEET ALONG THE NORTHERLY BOUNDARY OF THE NORTHWEST QUARTER OF SAID SECTION 4 TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 4, WHICH IS THE POINT OF BEGINNING.

THENCE CONTINUING 089°45'47"N, 362.86 FEET ALONG THE NORTHERLY BOUNDARY OF SAID SECTION 4,

THENCE 53°47'27"E, 302.24 FEET,

THENCE 53°43'34"W, 83.11 FEET,

THENCE 50°57'57"W, 50.00 FEET,

THENCE 50°57'57"W, 50.48 FEET,

THENCE A CURVE WITH A CHORD LENGTH 63.50 FEET, A COURSE 50°25'58"W, A LENGTH OF 62.85 FEET,

A RADIUS OF 126.24 FEET, CENTRAL ANGLE 36°30'11",

THENCE A CURVE WITH A CHORD LENGTH 16.41 FEET, A COURSE 50°12'38"E, A LENGTH OF 17.87 FEET,

RADIUS OF 12.28 FEET, CENTRAL ANGLE 82°47'59",

THENCE 53°46'54"W, 47.01 FEET,

THENCE A CURVE WITH A CHORD LENGTH 16.14 FEET, A COURSE 50°15'50"W, A LENGTH OF 17.70 FEET,

RADIUS OF 12.01 FEET, CENTRAL ANGLE 84°25'12",

THENCE A CURVE WITH A CHORD LENGTH 142.44 FEET, A COURSE 57°02'47"W, A LENGTH OF 144.63 FEET,

RADIUS OF 138.32 FEET, CENTRAL ANGLE 85°05'50",

THENCE A CURVE WITH A CHORD LENGTH 10.81 FEET, A COURSE 58°07'57"W, A LENGTH OF 10.88 FEET,

RADIUS OF 17.75 FEET, CENTRAL ANGLE 47°28'24",

THENCE A CURVE WITH A CHORD LENGTH 25.87 FEET, A COURSE 58°25'53"W, A LENGTH OF 26.85 FEET,

RADIUS OF 30.48 FEET, CENTRAL ANGLE 48°58'44",

THENCE A CURVE WITH A CHORD LENGTH 78.10 FEET, A COURSE 54°36'44"W, A LENGTH OF 78.48 FEET,

RADIUS OF 128.80 FEET, CENTRAL ANGLE 19°32'52",

THENCE A CURVE WITH A CHORD LENGTH 24.12 FEET, A COURSE 52°10'30"W, A LENGTH OF 24.75 FEET,

RADIUS OF 31.40 FEET, CENTRAL ANGLE 45°08'04",

THENCE A CURVE WITH A CHORD LENGTH 13.31 FEET, A COURSE 50°24'50"W, A LENGTH OF 13.51 FEET,

RADIUS OF 22.88 FEET, CENTRAL ANGLE 53°06'33",

THENCE 83°27'38"W, 107.73 FEET,

THENCE 128°50'07"W, 15.89 FEET,

THENCE 52°22'46"W, 32.54 FEET,

THENCE 58°23'57"E, 70.00 FEET,

THENCE 52°22'46"W, 67.75 FEET,

THENCE 102°37'18"W, 100.00 FEET,

THENCE 102°37'18"E, 115.78 FEET,

THENCE 58°23'57"E, 70.00 FEET,

THENCE 109°50'10"E, 11.89 FEET,

THENCE A CURVE WITH A CHORD LENGTH 73.75 FEET, A COURSE 58°15'50"W, A LENGTH OF 76.10 FEET,

RADIUS OF 73.48 FEET, CENTRAL ANGLE 95°28'21",

THENCE 58°14'54"W, 74.24 FEET,

THENCE 103°17'17"E, 488.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.83 ACRES, MORE OR LESS.

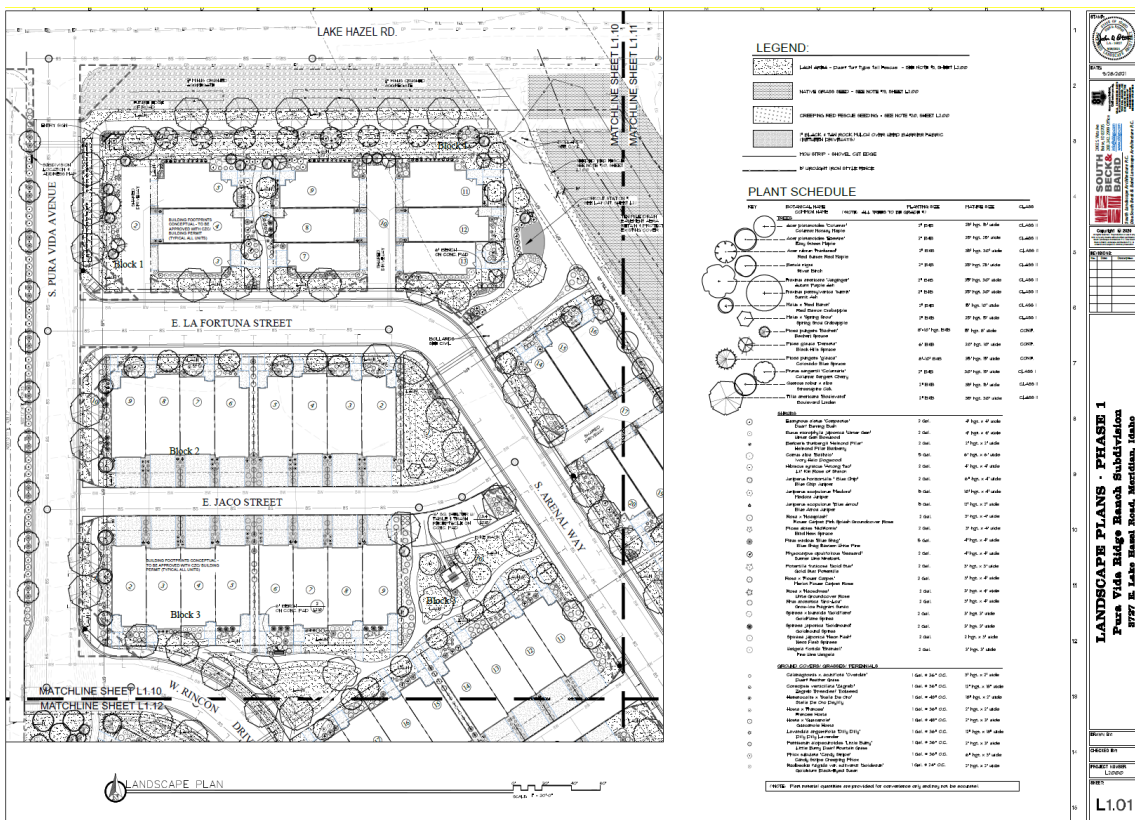
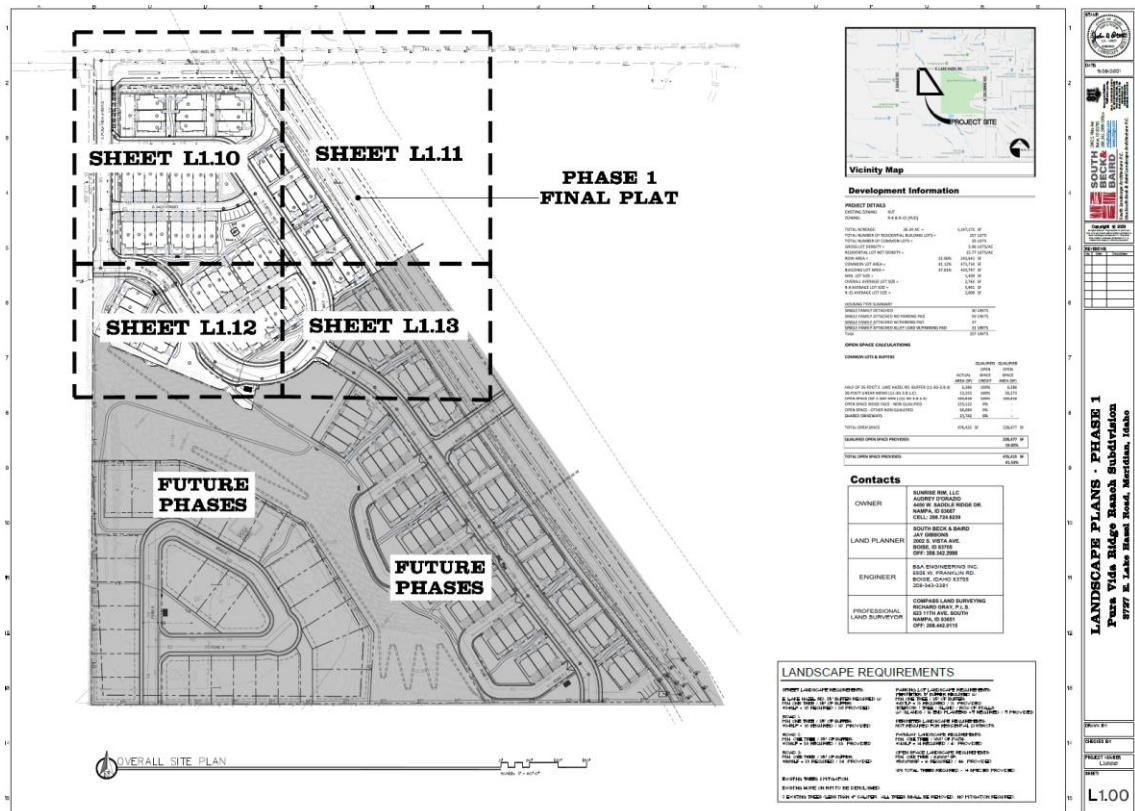
See Sheet 3 for Owner's Signature

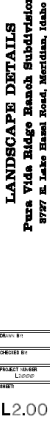

JOSEPH D. CAIRNS
STATE OF IDAHO

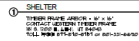
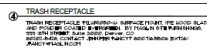
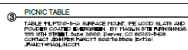
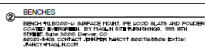


B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381
Pura Vida Ridge Ranch Subdivision No. 1
Sheet 2 of 3

C. Landscape Plan (date: 9/28/2021)

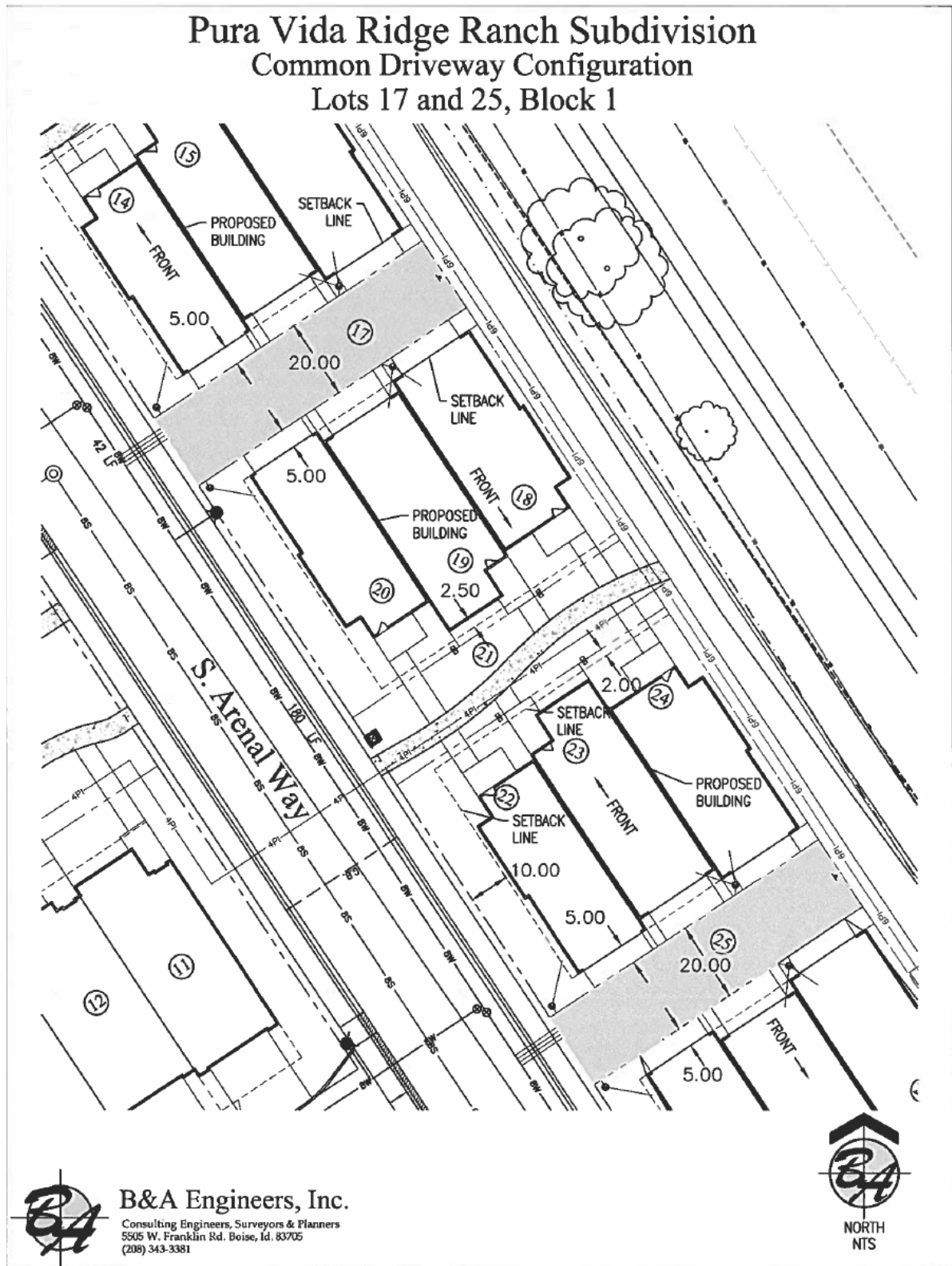




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LANDSCAPE DETAILS
Pura Vida Ridge Ranch Subdivision
3727 E. Lake Hazel Road, Meridian, Idaho

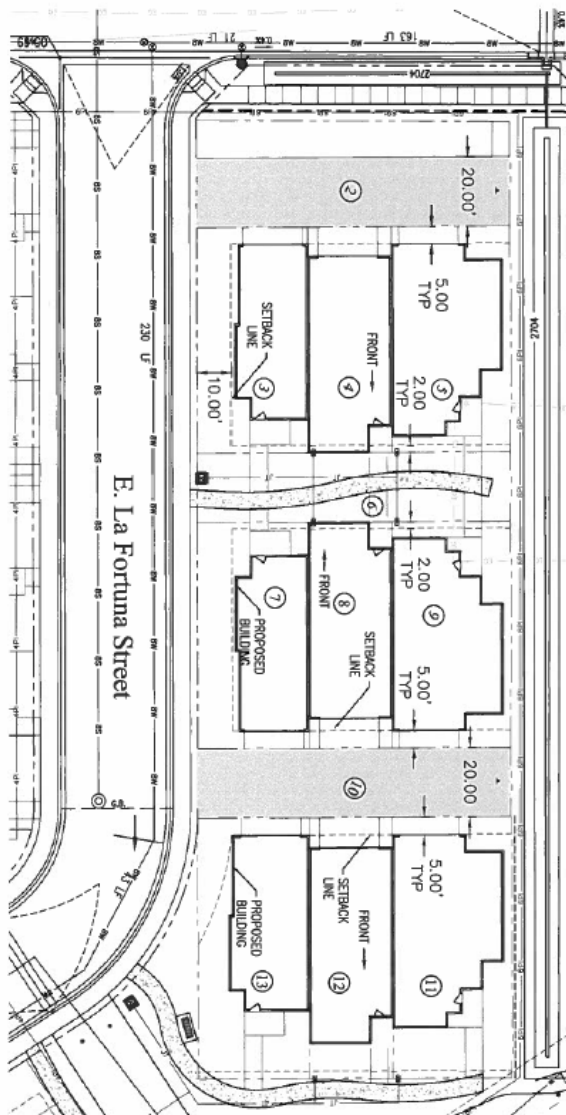
D. Common Driveway Exhibits



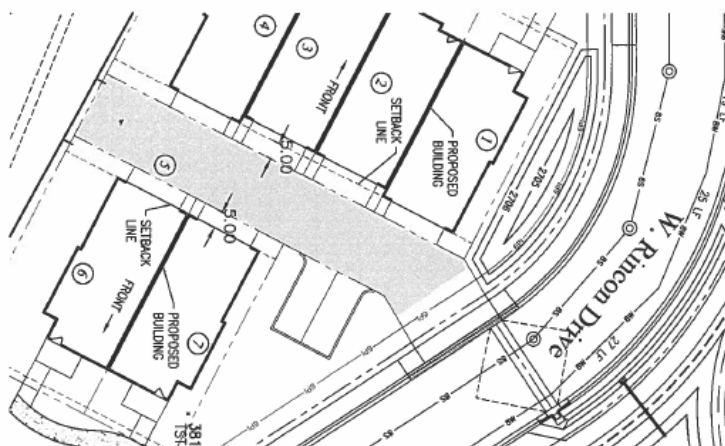


Pura Vida Ridge Ranch Subdivision Common Driveway Configuration

Lots 2 and 10, Block 1

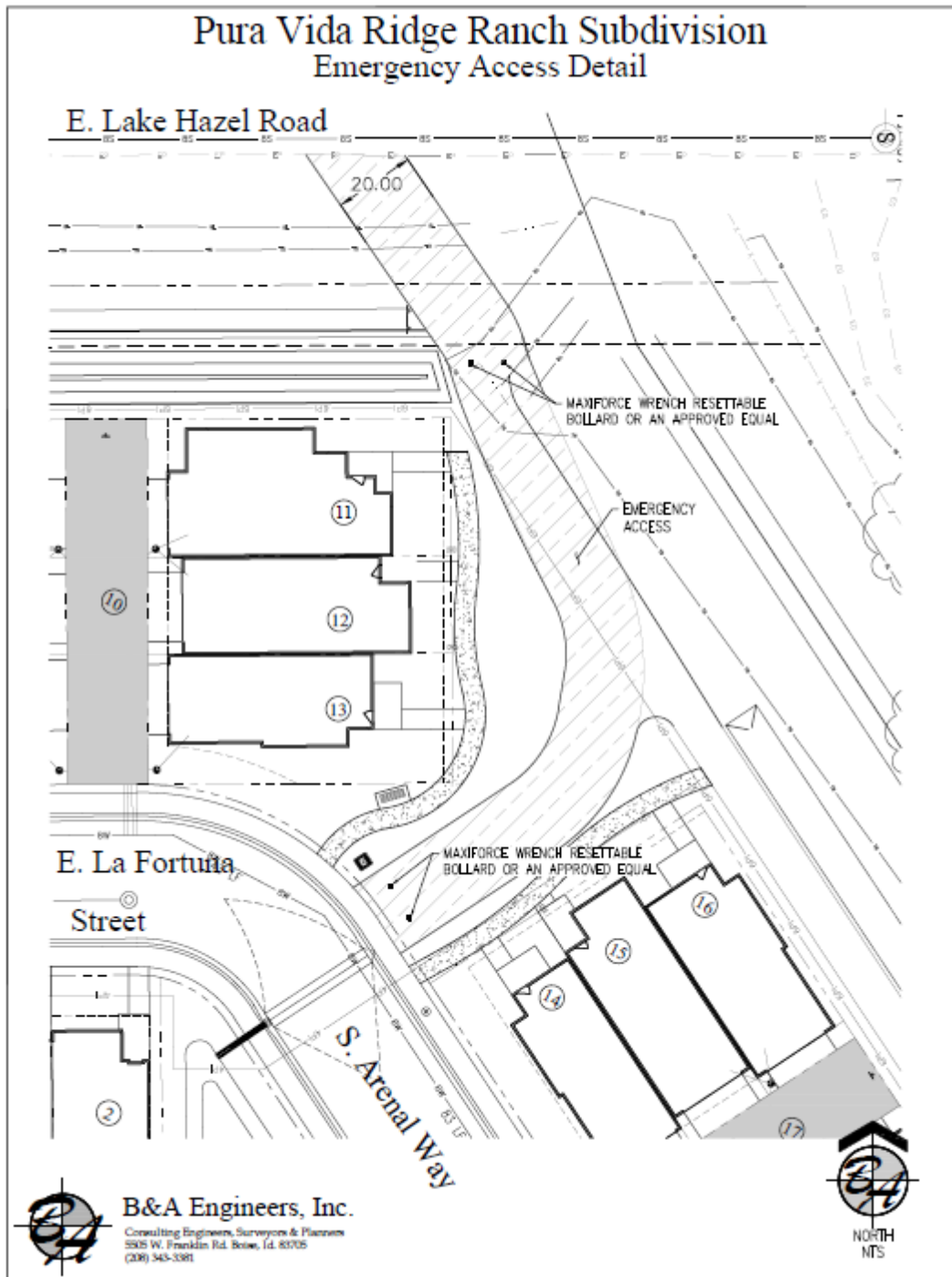


Lot 5, Block 5



B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, ID 83705
(208) 343-3381

E. Emergency Access Exhibit (Approved by Fire Dept.)



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-2020-0064, Development Agreement Inst. #2021-042520).
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 19, 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 B & A Engineers, Inc., stamped on 7/30/2021 by Joseph D. Canning, shall be revised as follows:

Legend:

- a. Include recorded instrument number of existing storm drainage maintenance easement.

Notes:

- b. Note #6: ". . . in compliance with ~~H-2019-0058~~ H-2020-0064."
- c. Note #9: ". . . prior approval from the health authority and the City of Meridian."
- d. Note #16: Include date and recorded instrument numbers for the ACHD storm water drainage system.

Plat:

- e. The minimum property size in the R-15 zoning district is 2,000 square feet per UDC Table 11-2A-7; revise Lots 4, 8, 12, 15, 16, 18, 19, 23, 24, 26, and 27, Block 1 and Lots 2, 3 and 7, Block 5 to comply.
- f. Correct the number of buildable/open space lots in the Purpose of the Survey Narrative.
- g. Include a curve reference # for the south end of Lot 10, Block 1.

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

5. The landscape plan shown in Section V.C, prepared by South Beck & Baird, dated 9/28/21, shall be revised as follows:
 - a. The pathway encroaches on the corner of Lot 13, Block 1; relocate the pathway outside of the buildable lot.
 - b. Depict fencing abutting pathways and common open space lots to distinguish common from private areas per the standards listed in UDC 11-3A-7A.7; include a detail(s) of the proposed fence. *Note: This section of Code is eligible for alternative compliance.*

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

6. A 14-foot wide public pedestrian easement shall be submitted to the Planning Division for the multi-use pathway along the Ten Mile Creek prior to signature on the final plat by the City Engineer.

7. Development of Lots 3-5, 7-9, 11-13, 14-16, 18-20, 22-24 and 26-28, Block 1 and Lots 1-4 and 7-8, Block 5 shall comply with the setbacks depicts on the common driveway exhibits in Section V.D and as approved with the Planned Unit Development (H-2020-0064).
8. All common driveways shall comply with the standards listed in UDC 11-6C-3D or as otherwise approved with the Planned Unit Development (H-2020-0064).
9. All alleys shall comply with the standards listed in UDC 11-6C-3B.5.
10. The Ten Mile Creek shall remain open as a natural amenity and shall be improved and protected with development of the subdivision in accord with UDC 11-3A-6.
11. A floodplain development permits shall be obtained prior to construction for any development within the floodplain.
12. "No Parking" signs shall be erected at the alley/street intersections of E. Jaco St. & E. Limon St.
13. Submit a 14-foot wide public pedestrian easement for the multi-use pathway along the east boundary of the site adjacent to the Ten Mile Creek to the Planning Division prior to submittal of the final plat for City Engineer signature.
14. A perpetual ingress/egress easement shall be filed with the Ada County Recorder, which shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment in accord with UDC 11-6C-3D.8. A copy of the easement shall be submitted to the Planning Division prior to signature on the final plat. *This easement may be depicted on the final plat with a note that includes the required information rather than as a separate recorded easement.*
15. 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.
16. All future development shall comply with the minimum dimensional standards listed in UDC Table 11-2A-7 for the R-15 zoning district, unless otherwise approved through the Planned Unit Development ([H-2020-0064](#), see Exhibit VIII.I).
17. 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 sewer stub to the West in Lake Hazel Road at the intersection of Rincon Drive Sewer shall end in a clean out.
2. The sewer stub to the West in Rincon Drive at the intersection of Pura Vida Avenue shall end in a clean out.
3. Public sewer mains shall not be placed in common driveways.
 - a. For three or less lots on a common drive services shall be run from the main in the roadway to individual lots.
 - b. For four or more lots on a common drive, private sewer main shall be run into the common drive. Private sewer will be the responsibility of the HOA to maintain. On the common

drive boundary line, a manhole will be required, this and any additional manholes in common drives must be marked with "Private" on the lid.

4. The geotechnical investigative report prepared by Materials Testing & Inspection indicates some very specific construction considerations. The applicant shall be responsible for the adherence of these recommendations to help ensure that groundwater does not become a problem within crawlspaces of homes or for the control of storm water.
5. A floodplain permit is required for this development. Lots will remain in the floodplain and houses will need to meet floodplain permit requirements until such time that Lake Hazel Bridge is replaced and LOMR is approved by FEMA.
6. A streetlight plan must be submitted that meets the City's Design Standards.

General Conditions:

7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
 16. 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.
 17. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
 18. Developer shall coordinate mailbox locations with the Meridian Post Office.
 19. All grading of the site shall be performed in conformance with MCC 11-1-4B.
 20. 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.
 21. 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.
 22. 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.
 23. 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.
 24. 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.
 25. 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.
 26. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.

27. 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.
28. 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.
29. 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.
30. 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.