

EXHIBIT A

STAFF REPORT COMMUNITY DEVELOPMENT DEPARTMENT



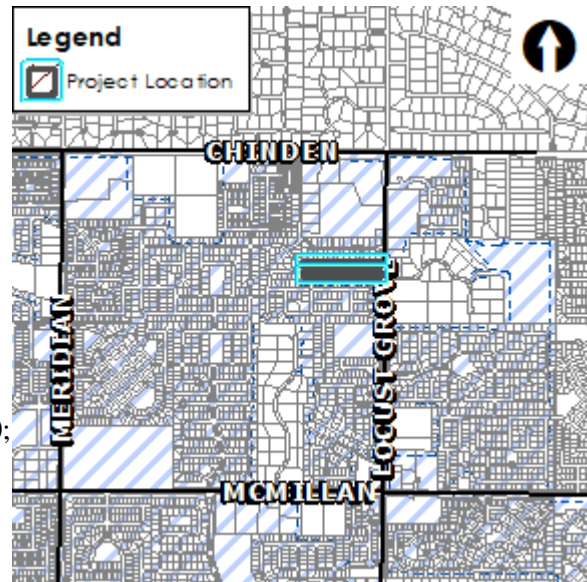
HEARING DATE: 7/28/2020

TO: Mayor & City Council

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

SUBJECT: H-2020-0071
Allmon Subdivision

LOCATION: 5885 & 5875 N. Locust Grove Rd.
(Parcel #S0530142200 & #S0530142050;
NE ¼ of Section 30, T.4N., R.1E.)



I. PROJECT DESCRIPTION

Final plat consisting of 33 buildable lots and 4 common lots on 9.91 acres of land in the R-8 zoning district.

II. APPLICANT INFORMATION

A. Applicant:

Dean Waite, Todd Campbell Construction, Inc. – PO Box 140298, Boise, ID 83714

B. Owner:

TBC Land Holding – PO Box 140298, Boise, ID 83714

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2019-0135) 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 plat and the number of

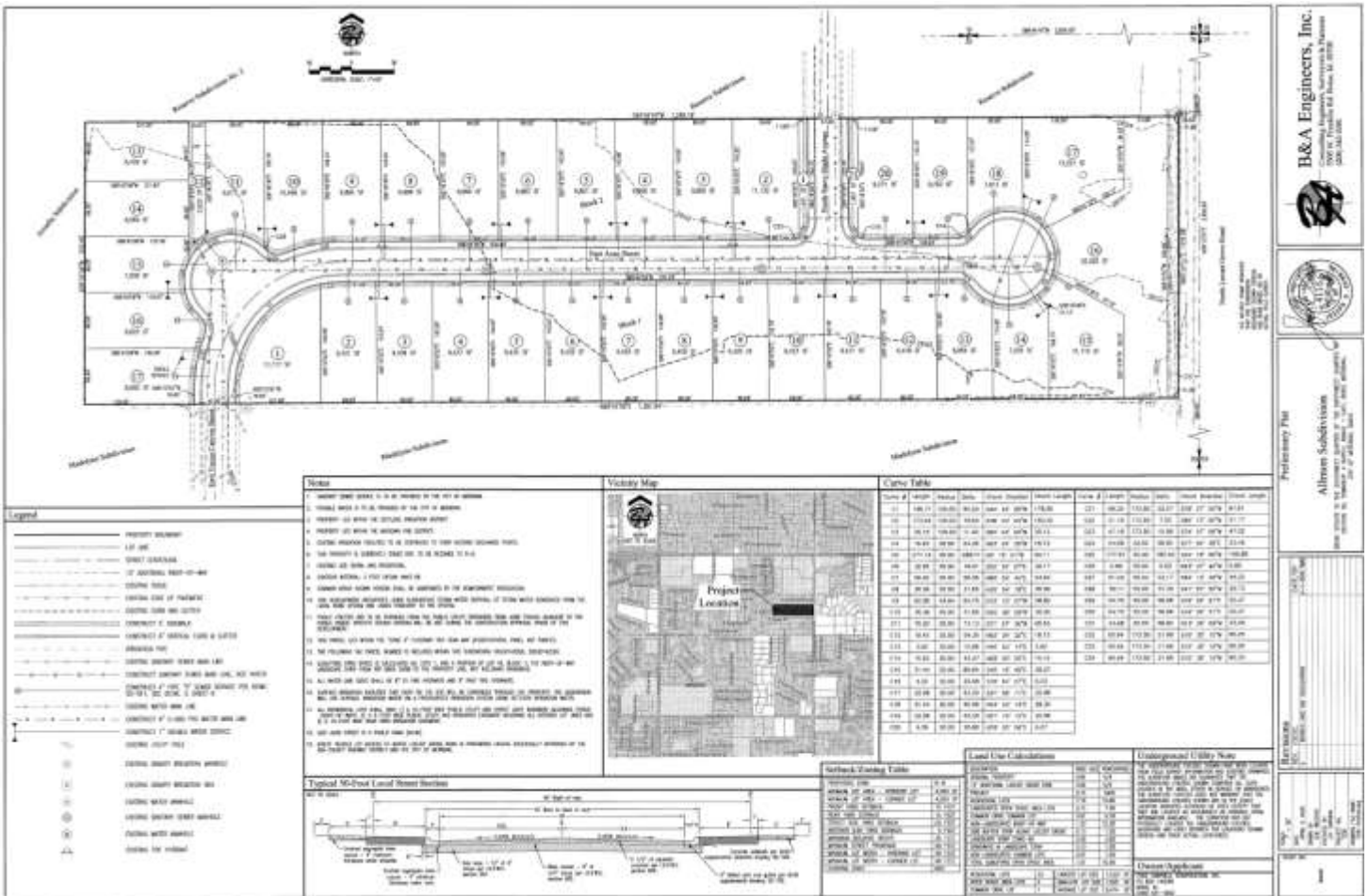
buildable lots and common open space is the same; therefore, Staff deems the proposed final plat to be in substantial compliance with the approved preliminary plat as required.

IV. DECISION

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

V. EXHIBITS

A. Preliminary Plat (dated: 4/30/2020)



B&A Engineers, Inc.
 Consulting Engineers, Surveyors & Planners
 1000 W. Franklin Rd., Suite 100
 Fort Worth, TX 76104
 (817) 336-1111
 www.bae.com

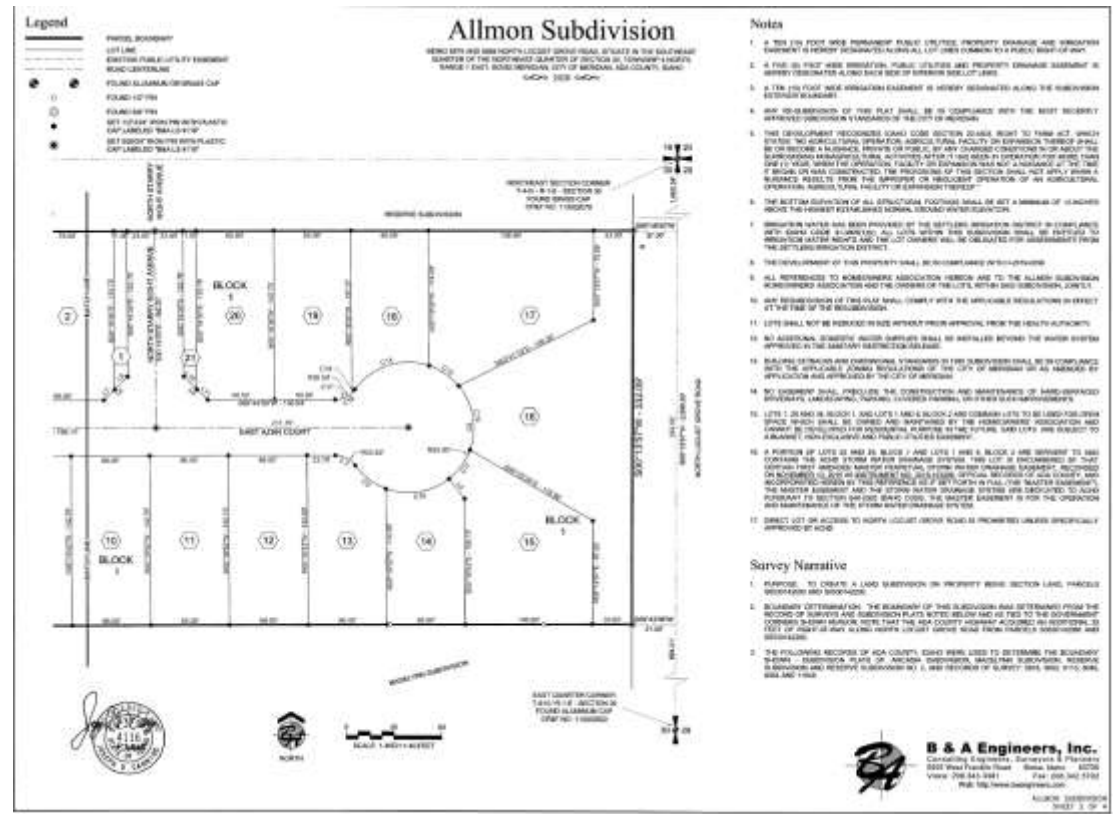
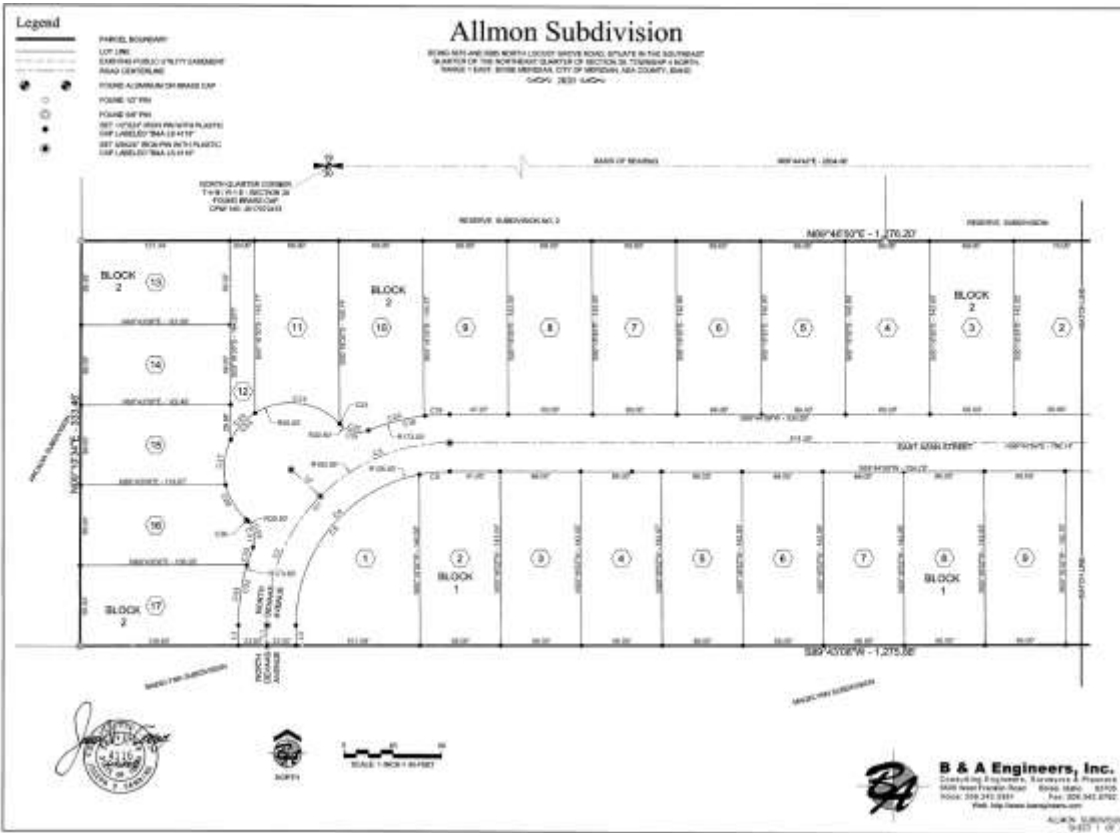
Allman Subdivision
 1000 W. Franklin Rd., Suite 100
 Fort Worth, TX 76104
 (817) 336-1111
 www.allman.com

Professional Seal
 State of Texas
 No. 12345
 Exp. 12/31/2021

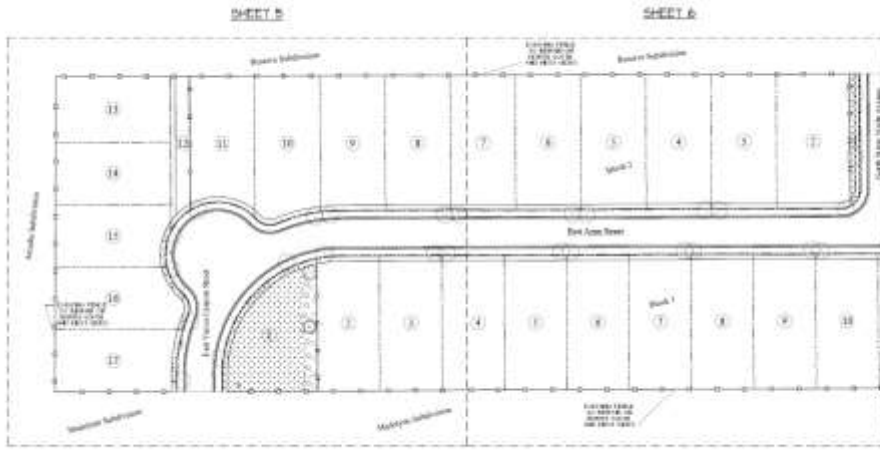
Date: 4/30/2020
 Scale: As Shown
 Project: Allman Subdivision

Sheet No. 1 of 1

B. Final Plat (dated: 6/30/20)



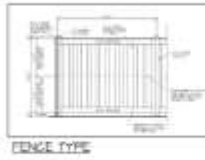
C. Landscape Plan (dated: 07/20/2020) & Site Amenity Details



ALLMON
SUBDIVISION

TODD CAMPBELL
CONSTRUCTION
P.O. BOX 18028 MOBE, OHIO 43040-0274 604-941-0467

1



HOOD FENCE
HOODSCAPES FLAT
FLAGSTONE GRAY #RB-154
(596025)

PLANT SCHEDULE	Plant Name	Quantity	Notes
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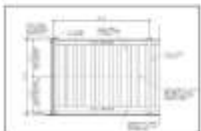
LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"



ALLMON
SUBDIVISION

TODD CAMPBELL
CONSTRUCTION
P.O. BOX 18028 MOBE, OHIO 43040-0274 604-941-0467

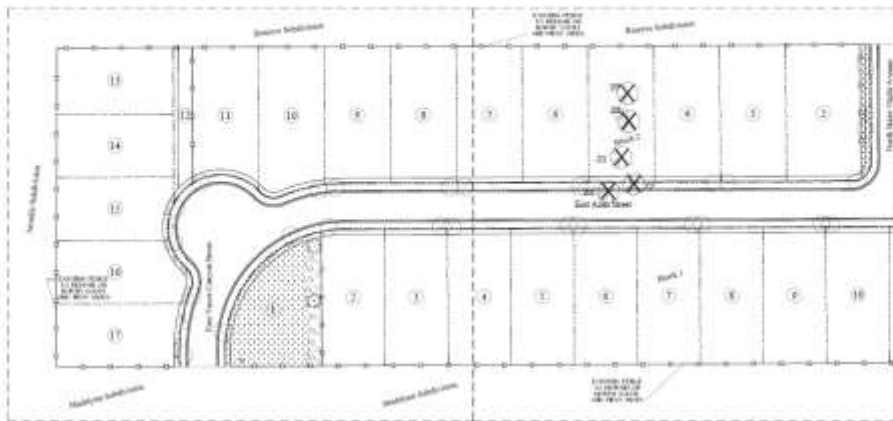
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HOOD FENCE
HOODSCAPES FLAT
FLAGSTONE GRAY #RB-154
(596025)

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LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"



RUMF SCHEDULE

Item	Description	Quantity	Unit	Material	Volume	Weight	Notes
1	Gravel	20,000	cuyd	4000	200,000	20,000	
2	Crushed Limestone	10,000	cuyd	4000	100,000	10,000	
3	Topsoil	500	cuyd	4000	5,000	500	
4	Manure	500	cuyd	4000	5,000	500	
5	Compost	500	cuyd	4000	5,000	500	
6	Grass Seed	500	lb	4000	500	500	
7	Planting	1	hour	4000	1	1	
8	Water	100,000	gals	4000	100,000	100,000	
9	Electricity	100,000	kwh	4000	100,000	100,000	
10	Fertilizer	500	lb	4000	500	500	
11	Stump Removal	1	hour	4000	1	1	
12	Site Prep	1	hour	4000	1	1	
13	Planting	1	hour	4000	1	1	
14	Water	100,000	gals	4000	100,000	100,000	
15	Electricity	100,000	kwh	4000	100,000	100,000	
16	Fertilizer	500	lb	4000	500	500	

LANDSCAPE CALCULATIONS TABLE

ITEM	REQUIREMENT	REQUIRED	PROPOSED	SHALL BE PROVIDED
Manure	500	500	500	500
Compost	500	500	500	500
Grass Seed	500	500	500	500
Planting	1	1	1	1
Water	100,000	100,000	100,000	100,000
Electricity	100,000	100,000	100,000	100,000
Fertilizer	500	500	500	500

TREE MITIGATION NOTES
 1. THE EXISTING TREES TO BE REMOVED THAT REQUIRE MITIGATION ARE AS FOLLOWS FROM THE SITE AND NOTED ON PLAN AND EXISTING TREE LEGEND.
 2. THE METHOD OF MITIGATION WILL BE TO USE THE PROPOSED NEW TREES THAT ARE OVER THE CITY REQUIREMENTS AND THE PROPOSED FUTURE SUBDIVISION TREE LEGEND TO COVER THE RESULTS IN AN ADDITIONAL 10 CALIPER INCHES NOT INCLUDING THE CALIPER INCHES OF THE REQUIRED PROPOSED TREES AND REQUIRED EXISTING TREES.



EXISTING TREE AND REMEDIATION PLAN
 SCALE: 1/8" = 1'-0"

TODD CAMPBELL
CONSTRUCTION
 P.O. BOX 146259 - MOBILE, ALABAMA 36614 - 205-941-8827

ALLMON SUBDIVISION

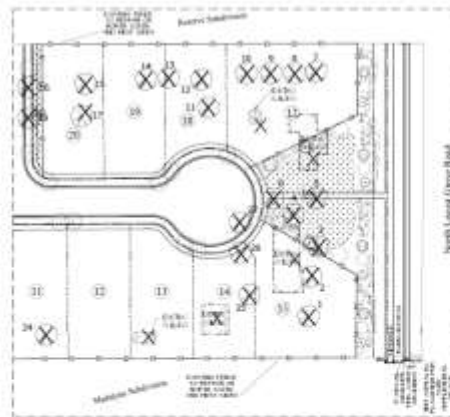
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LANDSCAPE CALCULATIONS TABLE

ITEM	REQUIREMENT	REQUIRED	PROPOSED	SHALL BE PROVIDED
Manure	500	500	500	500
Compost	500	500	500	500
Grass Seed	500	500	500	500
Planting	1	1	1	1
Water	100,000	100,000	100,000	100,000
Electricity	100,000	100,000	100,000	100,000
Fertilizer	500	500	500	500



TREE MITIGATION NOTES
 1. THE EXISTING TREES TO BE REMOVED THAT REQUIRE MITIGATION ARE AS FOLLOWS FROM THE SITE AND NOTED ON PLAN AND EXISTING TREE LEGEND.
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RUMF SCHEDULE

Item	Description	Quantity	Unit	Material	Volume	Weight	Notes
1	Gravel	20,000	cuyd	4000	200,000	20,000	
2	Crushed Limestone	10,000	cuyd	4000	100,000	10,000	
3	Topsoil	500	cuyd	4000	5,000	500	
4	Manure	500	cuyd	4000	5,000	500	
5	Compost	500	cuyd	4000	5,000	500	
6	Grass Seed	500	lb	4000	500	500	
7	Planting	1	hour	4000	1	1	
8	Water	100,000	gals	4000	100,000	100,000	
9	Electricity	100,000	kwh	4000	100,000	100,000	
10	Fertilizer	500	lb	4000	500	500	
11	Stump Removal	1	hour	4000	1	1	
12	Site Prep	1	hour	4000	1	1	
13	Planting	1	hour	4000	1	1	
14	Water	100,000	gals	4000	100,000	100,000	
15	Electricity	100,000	kwh	4000	100,000	100,000	
16	Fertilizer	500	lb	4000	500	500	

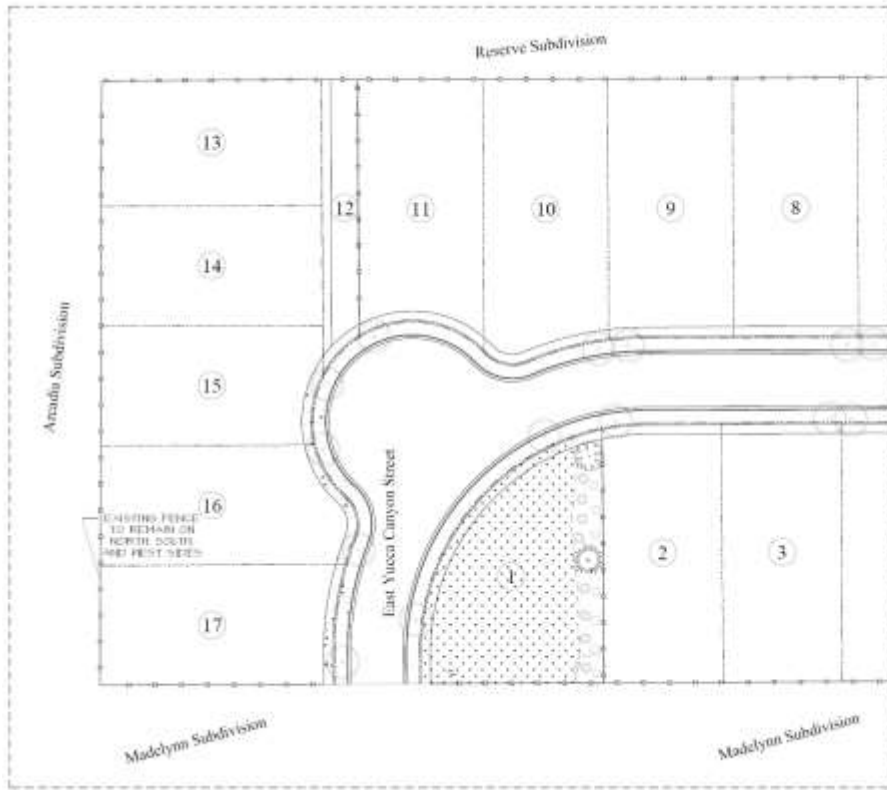
PROPOSED CODE	R.U.	DESCRIPTION	AREA (ACRES)	PERCENTAGE
RESIDENTIAL LOT AREA - OTHER LOT	R-8	RESIDENTIAL	2.84	100%
RESIDENTIAL LOT AREA - OTHER LOT	R-8	RESIDENTIAL	1.28	17.7%
PROFIT LAND SETBACK	12 FEET	OPEN SPACE AREA-LOTS	1.75	17.9%
REAR YARD SETBACK	10 FEET	LANDSCAPE TERRACE	1.72	17.1%
STREET SIDE YARD SETBACK	10 FEET	LANDSCAPE TERRACE	0.42	4.8%
STREET SIDE YARD SETBACK	5 FEET			
MANICURE & PLANTING HEIGHT	20 FEET			
MANICURE STREET PROFILES	40 FEET	RESIDENTIAL LOTS	33	
MANICURE LOT WIDTH - OTHER LOT	40 FEET	OPEN SPACE AREA-LOTS	5	
MANICURE LOT WIDTH - OTHER LOT	40 FEET			
EXISTING ZONE	PLP			

EXISTING TREE AND REMEDIATION PLAN
 SCALE: 1/8" = 1'-0"

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CONSTRUCTION
 P.O. BOX 146259 - MOBILE, ALABAMA 36614 - 205-941-8827

ALLMON SUBDIVISION

4



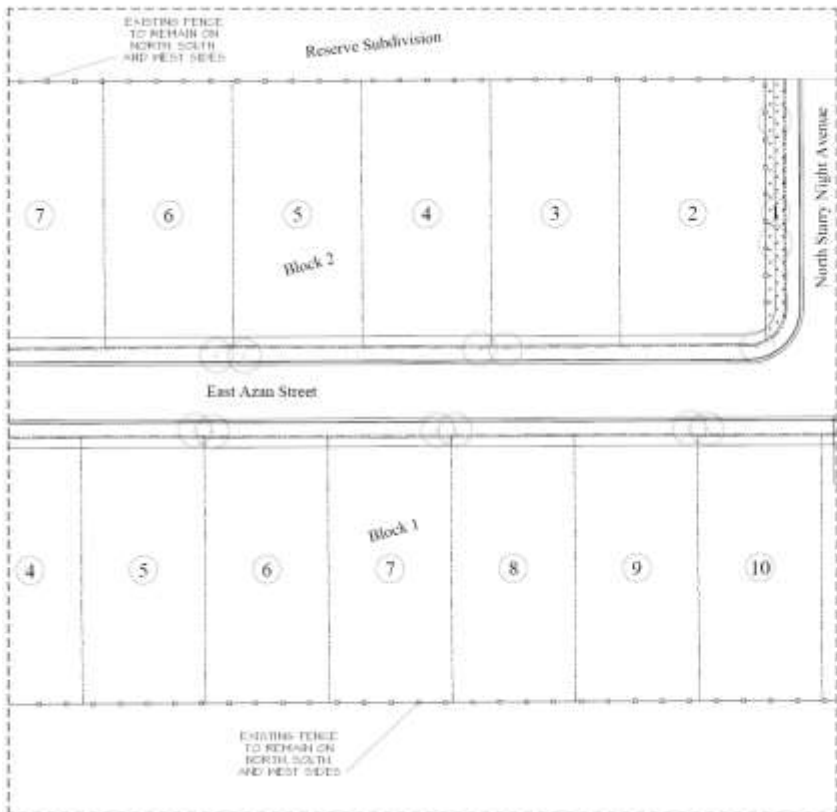
LANDSCAPE PLAN SHEET 1
SCALE: 1/8" = 1'-0"

ALLMON SUBDIVISION

TODD CAMPBELL
CONSTRUCTION

P.O. BOX 14228 IRVINE, CALIFORNIA 92614-0228

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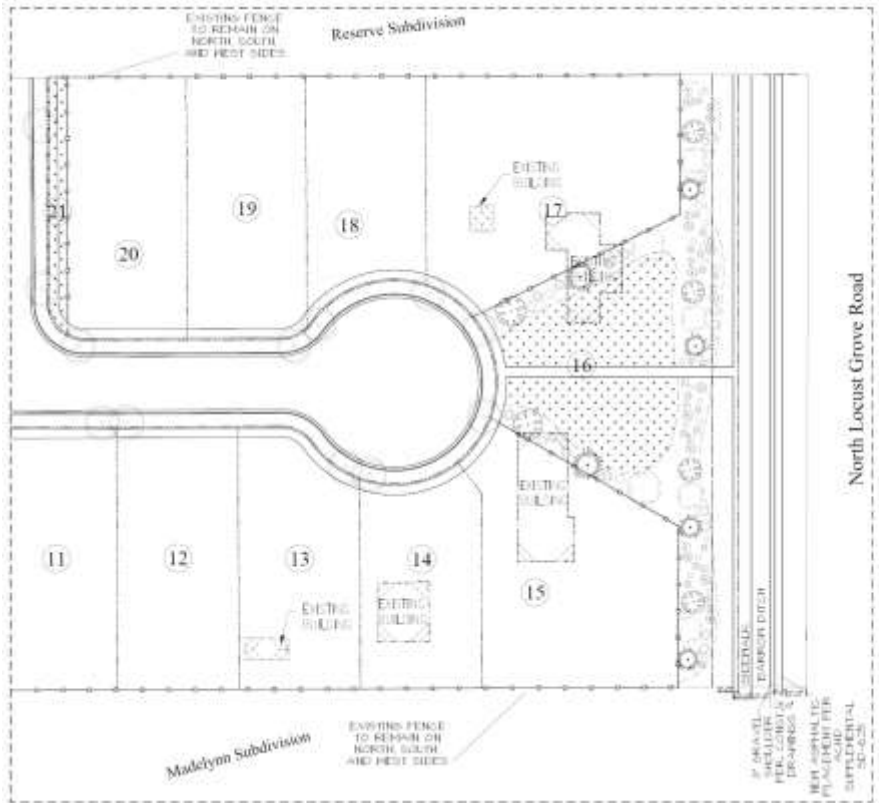
LANDSCAPE PLAN SHEET 2
SCALE: 1/8" = 1'-0"

ALLMON SUBDIVISION

TODD CAMPBELL
CONSTRUCTION

P.O. BOX 14228 IRVINE, CALIFORNIA 92614-0228

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PLANT SCHEDULE			
NO.	PLANT	QUANTITY	REMARKS
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ALLMON SUBDIVISION

TODD CAMPBELL
CONSTRUCTION

P.O. BOX 14028 BOSSA, IDAHO 83714 208-993-6607

7

GENERAL LANDSCAPE NOTES - DESIGN REVIEW AGENCY SUBMITTAL

1. THIS PLAN SHALL BE REVIEWED AND APPROVED BY THE DESIGN REVIEW AGENCY (DRA) PRIOR TO CONSTRUCTION. THE DRA SHALL REVIEW THIS PLAN FOR COMPLIANCE WITH THE CITY OF BOSSA LANDSCAPE DESIGN STANDARDS AND REGULATIONS. THE DRA SHALL REVIEW THIS PLAN FOR COMPLIANCE WITH THE CITY OF BOSSA LANDSCAPE DESIGN STANDARDS AND REGULATIONS. THE DRA SHALL REVIEW THIS PLAN FOR COMPLIANCE WITH THE CITY OF BOSSA LANDSCAPE DESIGN STANDARDS AND REGULATIONS. THE DRA SHALL REVIEW THIS PLAN FOR COMPLIANCE WITH THE CITY OF BOSSA LANDSCAPE DESIGN STANDARDS AND REGULATIONS.
2. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BOSSA AND ANY OTHER AGENCIES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BOSSA AND ANY OTHER AGENCIES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BOSSA AND ANY OTHER AGENCIES.
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AGENCY/LANDSCAPE NOTES

GENERAL IRIGATION NOTES - AGENCY SUBMITTAL

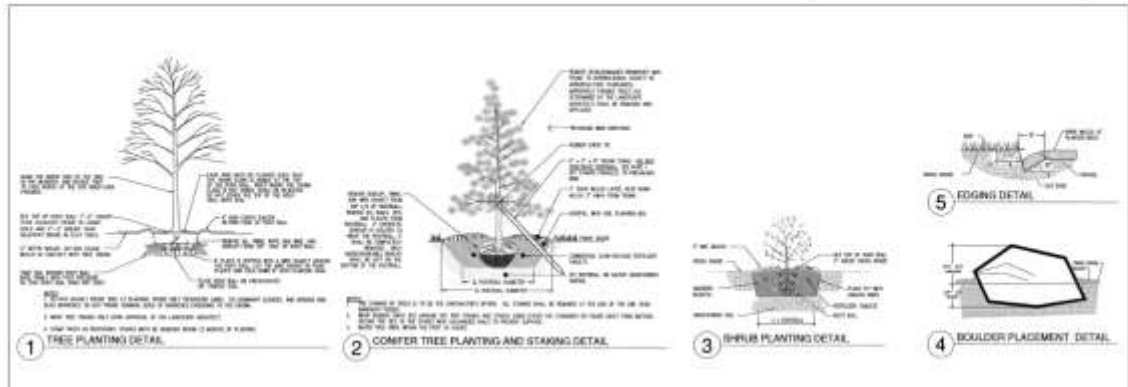
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ALLMON SUBDIVISION

TODD CAMPBELL
CONSTRUCTION

P.O. BOX 14028 BOSSA, IDAHO 83714 208-993-6607

8





 **Meets National Standards for:** ✓ ASTM F1487-17 ✓ CPSC Guidelines #325

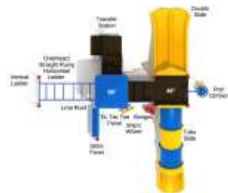
Product Description

Look what the tide swept in... an afternoon of fun! With our Tidewater Club structure, children will wade into a world adventure. Composed of two different elevated platforms connected by a set of stairs, this activity-packed play structure features climbers, ladders, two slides, and creative accessories. Children will have a blast zipping down our unique, enclosed Tube Slide or racing one another down the Double Slide. Kids can access the 36-inch platform via Vertical and Overhead Ladders or take the stairs for more immediate access. Once they've climbed up the stairs, children will find the slide deck, which is also accessible via Pod Climber. Then, on the ground level, a Store Panel, Bongos, and a Ship's Wheel all facilitate dramatic and creative play, bringing children together, and making the Tidewater Club play structure ADA compliant. A classic Pyramid Roof covers one of the platforms, providing relief from the weather on sunny days. Compact and full of physical development challenges and educational accessories, the Tidewater Club proves again and again that it is no o...

Product Specifications

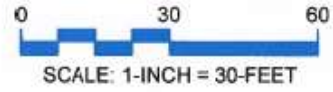
- Price:** \$12,512.⁰⁰
- Model Number:** PKP007P
- Age Range:** 5-12 years
- Child Capacity:** 28-32
- Fall Height:** 84"
- Post Diameter:** 3.5-inch
- Product Type:** Quick Ship
- Safety Zone:** 32' 0" x 30' 5"

✓ **ADA Compliant** 
 Elevated 5 components
 Ground Level 4 components

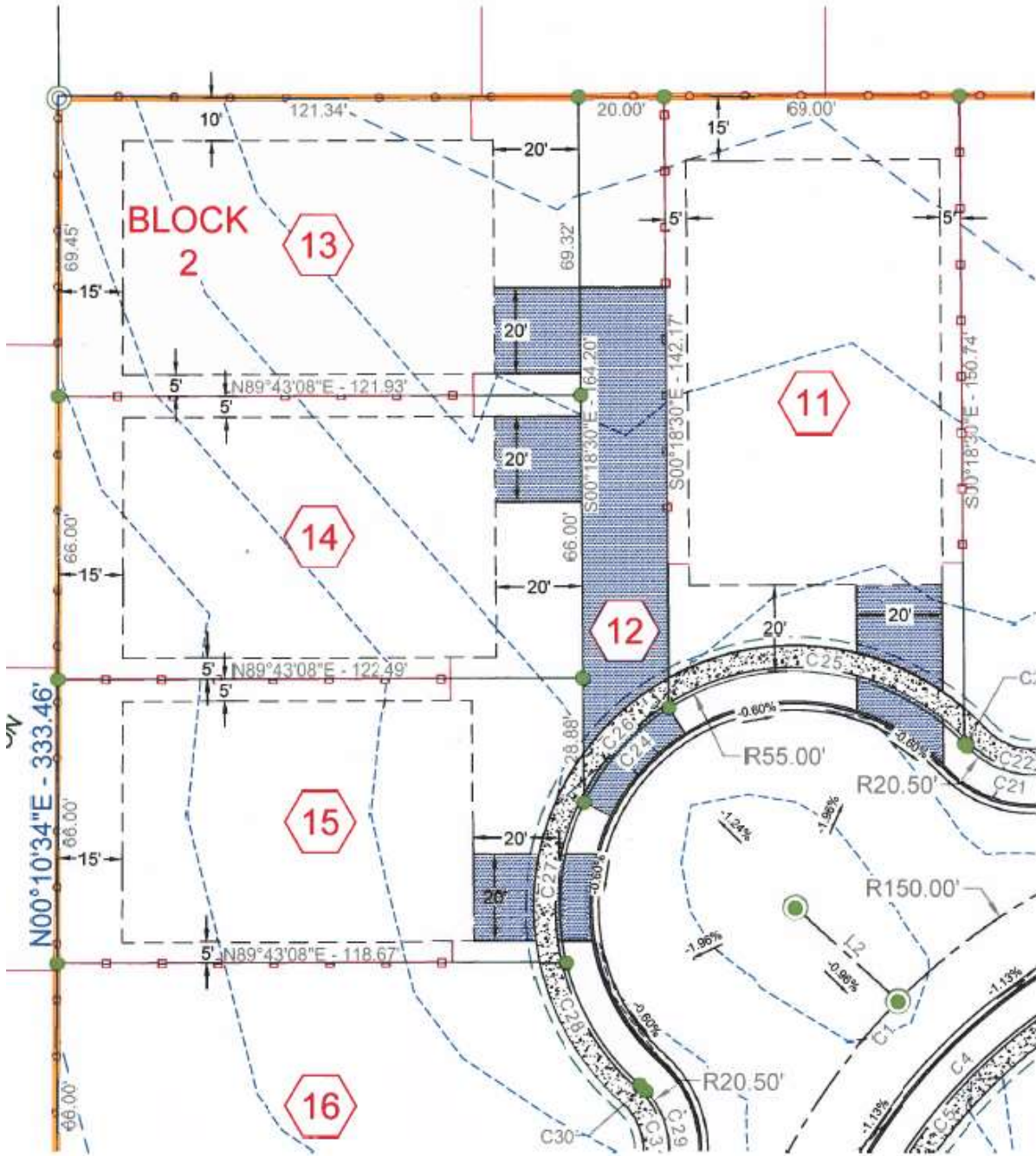


D. Common Driveway Exhibit

ALLMON SUBDIVISION LOTS 12-14, BLOCK 1 COMMON DRIVEWAY CONFIGURATION



SCALE: 1-INCH = 30-FEET



VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

Site Specific Conditions:

1. Applicant shall meet all terms of the approved annexation (Development Agreement - Inst. #2020-070271) and preliminary plat (H-2019-0135) applications approved for this site.
2. The applicant shall obtain the City Engineer's signature on the subject final plat within two years of the City Council's approval of the preliminary plat (by May 12, 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 B & A Engineers, Inc., stamped by Joseph D. Canning, dated: 6/30/2020, included in Section V.B shall be revised as follows:
 - a. Note #11: "Lots shall not be reduced in size without prior approval from the health authority and the City of Meridian."
 - b. Note #15: "Lots 1, ~~29~~16 and ~~34~~21, Block 1, and Lots 1 and ~~6~~12, Block 2 are common lots . . ."
 - c. Note #16: The lot numbers noted as servient to and containing the ACHD storm water drainage system are incorrect; revise accordingly and graphically depict easements on the face of the plat.
 - d. Note #17: "Direct lot ~~or~~ access to North Locust Grove Road is prohibited unless specifically approved by ACHD and the City of Meridian."
 - e. Widen Lot 12, Block 2 to a minimum of 25 feet to allow for a 5-foot wide landscaped buffer on the east side of the lot between the common driveway and the fence in accord with UDC 11-6C-3D.5.

A copy of the revised plat shall be submitted for City Engineer signature.

5. The landscape plan prepared by Idaho Precision Landscape., dated 07/20/2020, included in Section V.C, shall be revised as follows:
 - a. Depict a 5-foot wide landscaped buffer on the east side of the common driveway to separate the paved surface of the driveway from the fence in accord with UDC 11-6C-3D.5.
 - b. Include the grass symbol in all landscape areas or vegetative groundcover as set forth in UDC 11-3B-5N (i.e. parkways along internal local streets, along Locust Grove Rd., etc.).
 - c. If the unimproved street right of way is ten feet (10') or greater from the edge of pavement (along Locust Grove Rd.) to edge of sidewalk or property line, the developer shall maintain a ten foot (10') compacted shoulder meeting the construction standards of the transportation authority and landscape the remainder with lawn or other vegetative ground cover as set forth in UDC 11-3B-7C.5.a. *Landscape improvements within the right-of-way require a license agreement between the property owner and the transportation authority.*
 - d. Depict trees along the pathways (micro-path and multi-use pathway) in Lot 16, Block 1 per the standards listed in UDC 11-3B-12C; and include the linear feet of the pathways and the required and proposed number of trees in the Landscape Calculations Table.

- e. Depict the eastern property boundary of the subdivision, the future curb location along N. Locust Grove Rd., and a landscape strip between the curb and detached 10-foot wide pathway/sidewalk.
6. A perpetual ingress/egress easement is required to be filed with the Ada County Recorder for the common driveway, which shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment. A copy of the recorded easement should be submitted to the Planning Division prior to signature on the final plat by the City Engineer; or shall be depicted on the face of the plat.
7. Construction of the common driveway shall comply with the standards listed in UDC 11-6C-3D and with the exhibit in Section V.D.
8. Provide address signage at the entrance to the common driveway at the public street for homes accessed by the common driveway for emergency wayfinding purposes; and sign the common driveway with a “No Parking – Fire Lane” sign as set forth in IFC D103.6 Signs.
9. Prior to signature of the final plat by the City Engineer, the applicant shall provide a letter from the United States Postal Service stating that the applicant has received approval for the location of mailboxes. Contact the Meridian Postmaster, Sue Prescott, at 887-1620 for more information.
10. All fencing shall comply with the standards in UDC 11-3A-7.
11. Future development shall be consistent with the minimum dimensional standards listed in UDC Table 11-2A-6 for the R-8 zoning district.
12. Off-street parking shall be provided in accord with the standards listed in UDC Table 11-3C-6 for single-family detached dwellings based on the number of bedrooms per unit.
13. Future development of Lots 11 and 13-15, Block 2 shall be consistent with the common driveway exhibit in Section V.D.
14. Single-family homes on Lots 14 and 15, Block 2 shall be restricted to 25 feet in height.
15. 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 street light plan submitted with the construction plans appear to meet city requirements based on a preliminary review.
2. Separation between storm drainage infiltration trench and sewer mainline needs to be 10', per the scale on the drawings this requirement isn't met.
3. It is the City's desire to eliminate/minimize the number of sewer services going through storm drainage infiltration trenches. Where possible, locate services outside of trenches.

General Conditions:

1. 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.

2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
12. Developer shall coordinate mailbox locations with the Meridian Post Office.
13. All grading of the site shall be performed in conformance with MCC 11-1-4B.
14. 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.
15. 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.
16. 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.

17. 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.
18. 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.
19. 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.
20. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
21. 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.
22. 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.
23. 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.
4. 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.