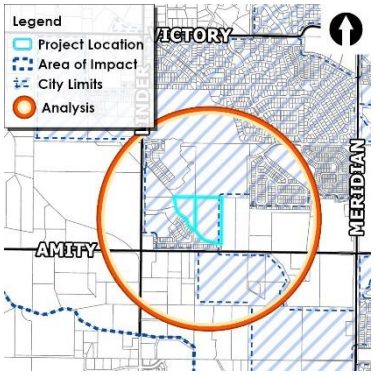
STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT

HEARING DATE:	10/20/2026
TO:	Mayor & City Council
FROM:	Nick Napoli, Associate Planner 208-884-5533
SUBJECT:	Windrow No. 4 FP-2026-0028
LOCATION:	Generally located at the NEC of S. Linder Road and W. Amity Road in the SW 1/4 of Section 25, T.3N., R.1W.



I. PROJECT DESCRIPTION

Final Plat consisting of sixty-six (66) building lots and thirteen (13) common lots on 13.34 acres of land in the R-8 zoning district for the fourth phase of Windrow Subdivision.

II. APPLICANT INFORMATION

A. Applicant:

Laren Bailey, Conger Group – 810 E. Central Lane Suite 120, Meridian, ID 83642

B. Owner:

C4 Land LLC – 810 E. Central Lane Suite 120, 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-2023-0031) 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.

With the preliminary plat, the applicant proposed retaining an existing home as a lot within the subdivision. The existing structure has since been removed, and the applicant is now proposing additional lots in the area where the home was previously proposed to remain. Staff confirmed with the applicant that the overall proposal remains at 251 lots. The applicant confirmed that additional lots have been added to Phase 4; however, corresponding lots were removed from later phases to maintain the overall lot count. The applicant has also proposed minor modifications to the road

alignment and open space configuration. These changes do not affect overall compliance with the approved preliminary plat.

Although the proposed changes represent a deviation from the approved phasing plan and preliminary plat layout, staff has discussed the modifications with the applicant and determined that they are primarily driven by market demand and the removal of the existing home, which had been damaged.

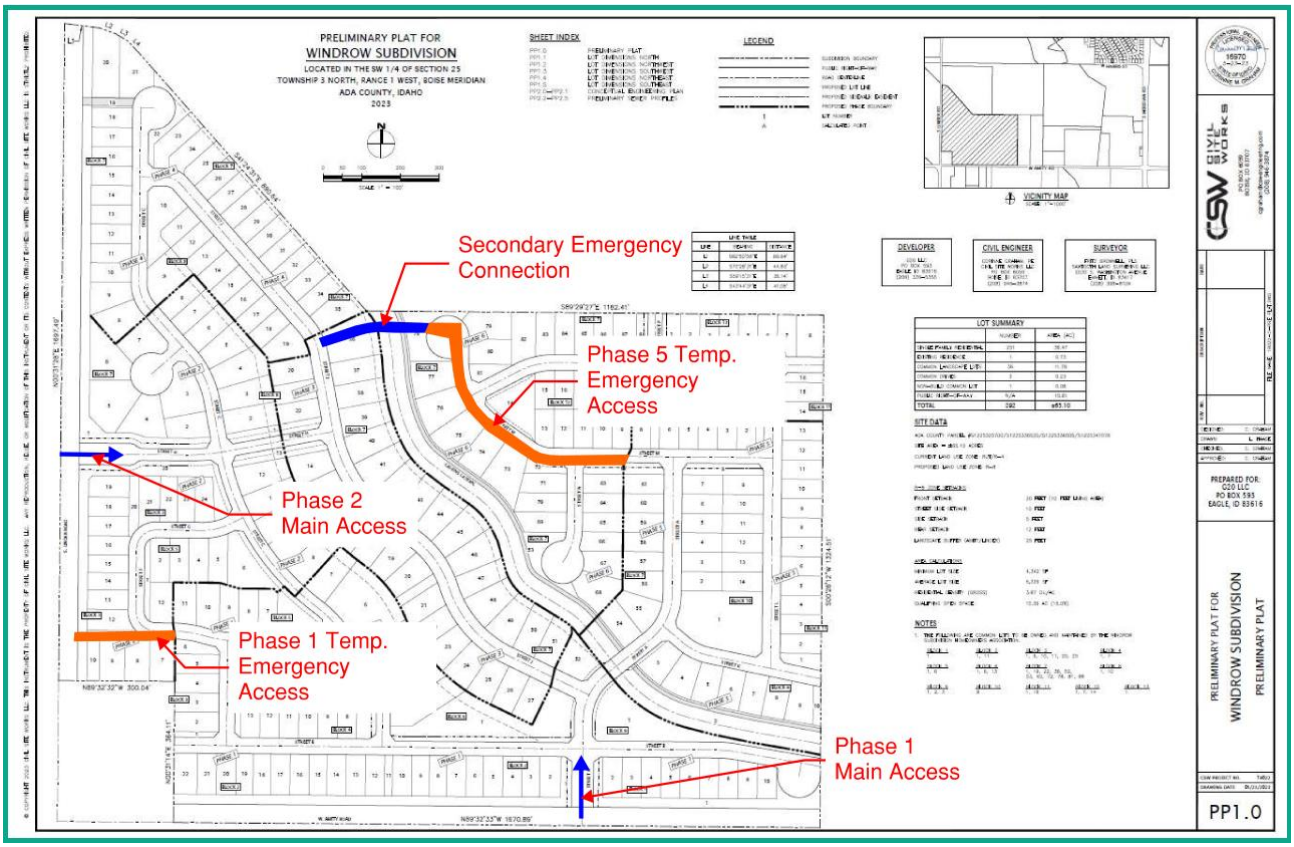
Because the number of buildable lots for the subdivision has remained the same and the amount of common open space has stayed the same, staff finds that the proposed final plat remains in substantial compliance with the approved preliminary plat, as required.

IV. DECISION

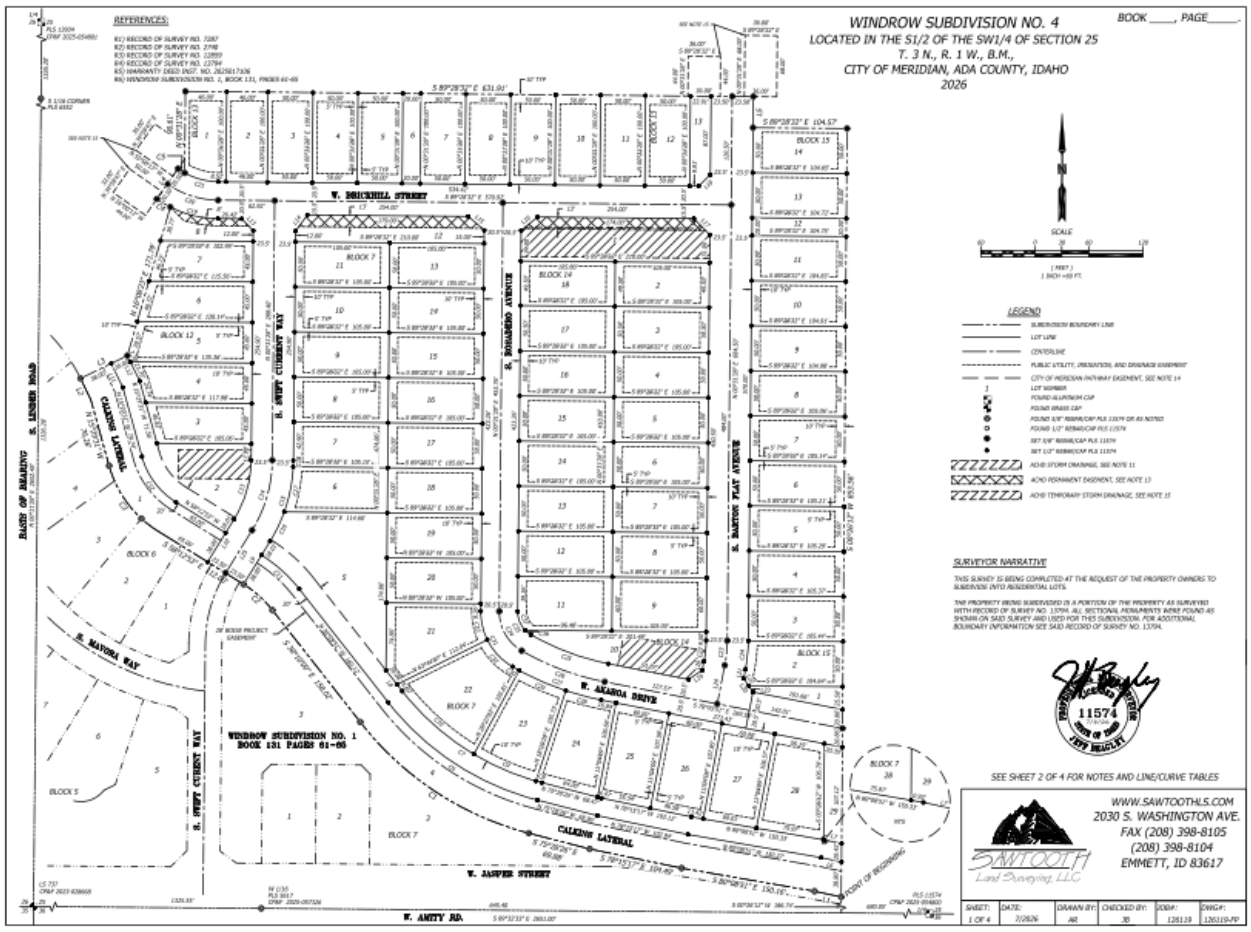
Staff recommends approval of the proposed final plat with the conditions noted in Section VI of this report.

V. EXHIBITS

A. Preliminary Plat (dated: 9/13/23)



B. Final Plat (dated: 8/26/26)



BOOK ____, PAGE_____.

WINDROW SUBDIVISION NO. 4

PLAT NOTES

1. EASEMENTS: A PERMANENT EASEMENT FOR PUBLIC UTILITIES AND PROPERTY DRAINAGE IS HEREBY RESERVED ALONG THE FOLLOWING:
-TEN (10') FOOT WIDE ADJACENT TO SUBDIVISION BOUNDARY AND REAR LOT LINES OR AS DEPICTED
-TEN (10') FOOT WIDE ADJACENT TO THE PUBLIC RIGHT OF WAYS OR AS DEPICTED
-FIVE (5') FOOT WIDE ADJACENT TO EITHER SIDE OF INTERIOR SIDE LOT LINES OR AS DEPICTED

A PERMANENT EASEMENT FOR PRESSURE IRRIGATION IS HEREBY RESERVED ALONG THE FOLLOWING:
-TEN (10') FOOT WIDE ALONG SUBDIVISION BOUNDARY AND REAR LOT LINES OR AS DEPICTED
-FIVE (5') FOOT WIDE SIDE LOT LINES OR AS DEPICTED

2. THIS DEVELOPMENT RECOGNIZES SECTION 22-4501 OF IDAHO CODE RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITION IN OR ABOUT THE SURROUNDING NONAGRICULTURAL 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."

3. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF MERIDIAN AT THE TIME OF RESUBDIVISION.

4. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH TITLE 11 OF MERIDIAN CITY CODE.

5. LOTS 4, 5, 12, 29, BLOCK 7, LOTS 1, 2, 8, BLOCK 12, LOTS 6, 11, BLOCK 13, LOTS 1, 18, BLOCK 14, AND LOTS 1, 12, BLOCK 15 ARE RESERVED AS COMMON AREA, ARE SUBJECT TO ELMWAY CITY OF MERIDIAN IRRIGATION AND PROPERTY DRAINAGE EASEMENT, ARE NON-BUILDABLE LOTS, AND ARE OWNED AND MAINTAINED BY WINDROW HOMEOWNERS ASSOCIATION, INC.

6. THIS SUBDIVISION IS SUBJECT TO ACHD LICENSE AGREEMENT NO. 2026-XXXX.

7. THE LANDS INCLUDED IN THIS PLAT ARE LOCATED IN THE NEW YORK IRRIGATION DISTRICT SERVICE AREA 208-027-0606 IRRIGATION WATER WILL BE PROVIDED TO ALL LOTS THROUGH A GRAVITY/PRESSURE IRRIGATION DELIVERY SYSTEM WHICH HAS BEEN APPROVED PURSUANT TO SECTION 31-3805(1), IDAHO CODE. THE PURCHASER OF EACH LOT SHALL BE/HAVE SUBJECT TO ALL ASSESSMENTS LEVIED BY NEW YORK IRRIGATION DISTRICT. ALL UNPAID IRRIGATION ENTITY ASSESSMENTS ARE A LIEN ON THE LAND.

8. MAINTENANCE OF ANY IRRIGATION DITCH OR PIPE CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER, UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AND IRRIGATION/DRAINAGE ENTITY.

9. THIS SUBDIVISION IS SUBJECT TO DEVELOPMENT AGREEMENT INSTRUMENT NO. 2024-019824.

10. THIS SUBDIVISION SHALL BE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS TO BE RECORDED AT A LATER TIME AND MAY BE AMENDED FROM TIME TO TIME.

11. A PORTION OF LOT 2, BLOCK 12 AND A PORTION OF LOTS 1, 14, BLOCK 14 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THIS LOT IS ENCUMBERED BY THE FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 30, 2023 AS INSTRUMENT NO. 2023-102356, ADA COUNTY RECORDS, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.

12. THE BOTTOM OF STRUCTURAL FOOTING SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUND WATER ELEVATION.

13. THIS DEVELOPMENT IS SUBJECT TO 4th ACHD SIDEWALK EASEMENT INST. NO. 2026-XXXX.

14. THIS DEVELOPMENT IS SUBJECT TO A CITY OF MERIDIAN PATHWAY EASEMENT INSTRUMENT NO. 2025-XXX.

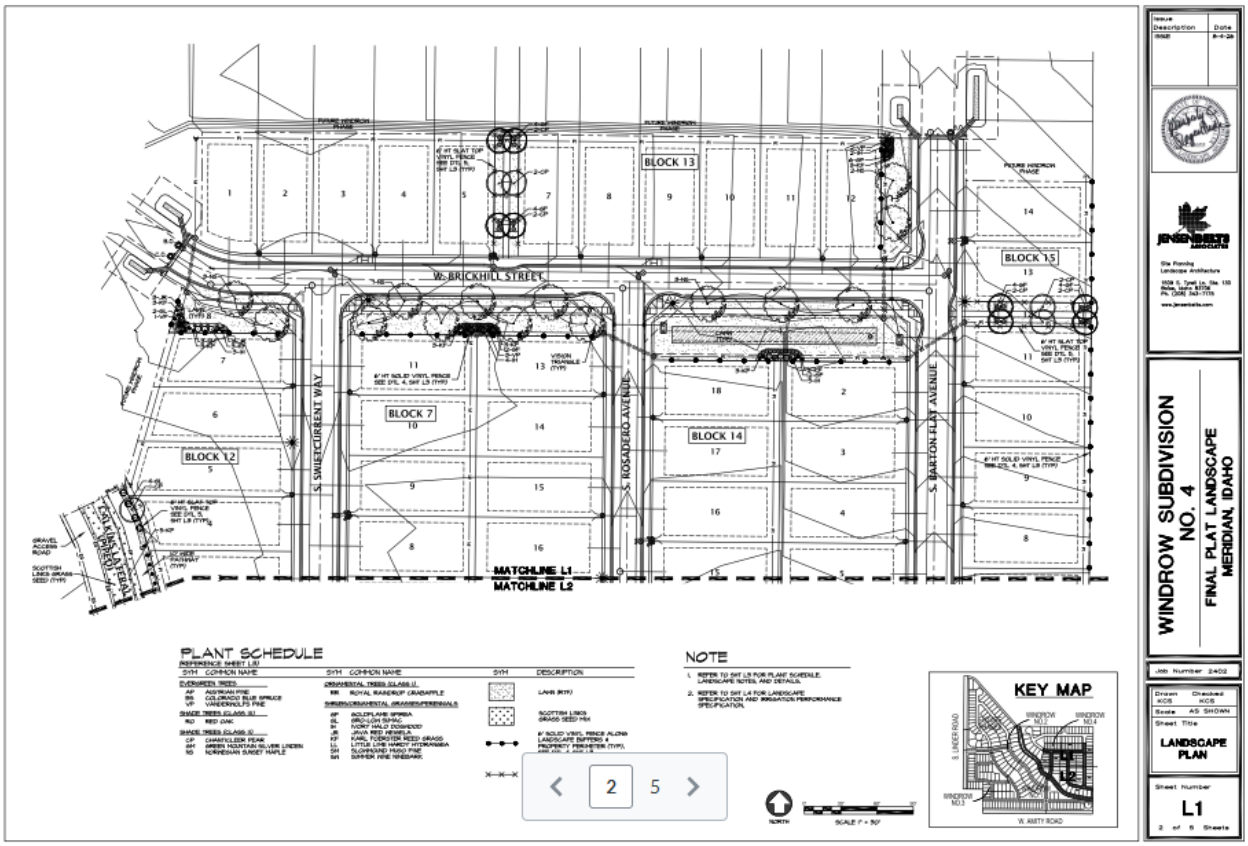
LINE TABLE

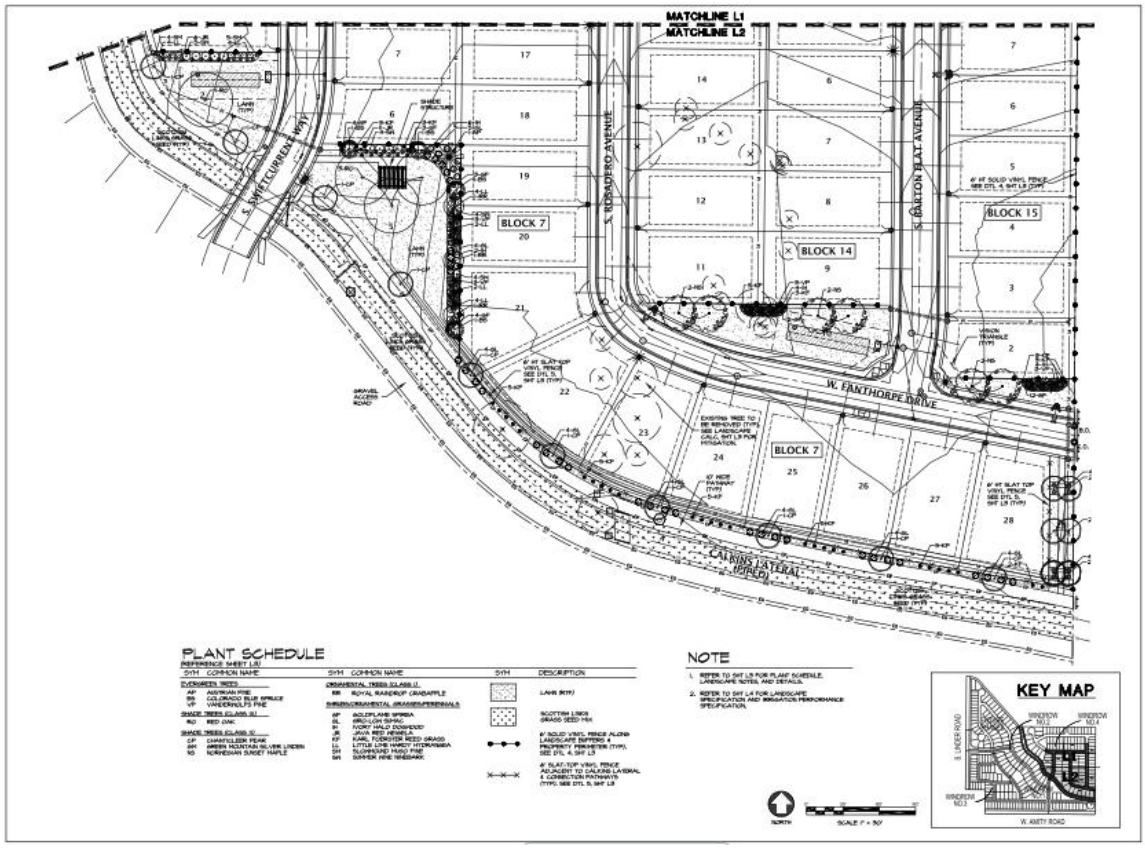
LINE	BEARING	DISTANCE
L1	S75°00'00"E	8.51'
L2	S75°00'00"E	29.67'
L3	S14°00'00"E	33.00'
L4	S75°00'00"E	33.00'
L5	S75°00'00"E	11.00'
L6	S75°00'00"E	22.00'
L7	S75°00'00"E	22.00'
L8	S14°00'00"E	33.00'
L9	S75°00'00"E	33.00'
L10	S14°00'00"E	33.00'
L11	S75°00'00"E	33.00'
L12	S14°00'00"E	33.00'
L13	S75°00'00"E	33.00'
L14	S14°00'00"E	33.00'
L15	S75°00'00"E	33.00'
L16	S14°00'00"E	33.00'
L17	S75°00'00"E	33.00'
L18	S14°00'00"E	33.00'
L19	S75°00'00"E	33.00'
L20	S14°00'00"E	33.00'
L21	S75°00'00"E	33.00'
L22	S14°00'00"E	33.00'
L23	S75°00'00"E	33.00'
L24	S14°00'00"E	33.00'
L25	S75°00'00"E	33.00'
L26	S14°00'00"E	33.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TANGENT ANGLE
C1	168.00'	263.89'	237.59'	S 30°00'00" W	75°00'00"
C2	142.00'	22.30'	22.30'	S 80°27'00" W	9°00'00"
C3	142.00'	22.30'	22.30'	S 89°27'00" W	9°00'00"
C4	142.00'	17.48'	17.48'	S 82°49'24" W	7°03'00"
C5	142.00'	4.82'	4.82'	S 78°17'24" W	1°57'00"
C6	142.00'	22.30'	22.30'	S 69°27'00" W	9°00'00"
C7	142.00'	22.30'	22.30'	S 60°27'00" W	9°00'00"
C8	142.00'	17.48'	17.48'	S 53°49'24" W	7°03'00"
C9	142.00'	4.82'	4.82'	S 51°17'24" W	1°57'00"
C10	142.00'	22.30'	22.30'	S 42°27'00" W	9°00'00"
C11	142.00'	22.30'	22.30'	S 33°27'00" W	9°00'00"
C12	142.00'	17.48'	17.48'	S 26°49'24" W	7°03'00"
C13	142.00'	4.82'	4.82'	S 24°17'24" W	1°57'00"
C14	142.00'	22.30'	22.30'	S 15°27'00" W	9°00'00"
C15	142.00'	22.30'	22.30'	S 6°27'00" W	9°00'00"
C16	142.00'	17.48'	17.48'	S 0°49'24" E	7°03'00"
C17	142.00'	4.82'	4.82'	S 2°17'24" E	1°57'00"
C18	142.00'	22.30'	22.30'	S 11°27'00" E	9°00'00"
C19	142.00'	22.30'	22.30'	S 20°27'00" E	9°00'00"
C20	142.00'	17.48'	17.48'	S 27°49'24" E	7°03'00"
C21	142.00'	4.82'	4.82'	S 29°17'24" E	1°57'00"
C22	142.00'	22.30'	22.30'	S 38°27'00" E	9°00'00"
C23	142.00'	22.30'	22.30'	S 47°27'00" E	9°00'00"
C24	142.00'	17.48'	17.48'	S 54°49'24" E	7°03'00"
C25	142.00'	4.82'	4.82'	S 56°17'24" E	1°57'00"
C26	142.00'	22.30'	22.30'	S 65°27'00" E	9°00'00"
C27	142.00'	22.30'	22.30'	S 74°27'00" E	9°00'00"
C28	142.00'	17.48'	17.48'	S 81°49'24" E	7°03'00"
C29	142.00'	4.82'	4.82'	S 83°17'24" E	1°57'00"
C30	142.00'	22.30'	22.30'	S 83°27'00" E	9°00'00"
C31	142.00'	22.30'	22.30'	S 74°27'00" E	9°00'00"
C32	142.00'	17.48'	17.48'	S 67°49'24" E	7°03'00"
C33	142.00'	4.82'	4.82'	S 66°17'24" E	1°57'00"
C34	142.00'	22.30'	22.30'	S 57°27'00" E	9°00'00"
C35	142.00'	22.30'	22.30'	S 48°27'00" E	9°00'00"
C36	142.00'	17.48'	17.48'	S 41°49'24" E	7°03'00"
C37	142.00'	4.82'	4.82'	S 40°17'24" E	1°57'00"
C38	142.00'	22.30'	22.30'	S 31°27'00" E	9°00'00"
C39	142.00'	22.30'	22.30'	S 22°27'00" E	9°00'00"
C40	142.00'	17.48'	17.48'	S 15°49'24" E	7°03'00"
C41	142.00'	4.82'	4.82'	S 14°17'24" E	1°57'00"
C42	142.00'	22.30'	22.30'	S 5°27'00" E	9°00'00"
C43	142.00'	22.30'	22.30'	S 3°27'00" W	9°00'00"
C44	142.00'	17.48'	17.48'	S 10°49'24" W	7°03'00"
C45	142.00'	4.82'	4.82'	S 12°17'24" W	1°57'00"
C46	142.00'	22.30'	22.30'	S 21°27'00" W	9°00'00"
C47	142.00'	22.30'	22.30'	S 30°27'00" W	9°00'00"
C48	142.00'	17.48'	17.48'	S 37°49'24" W	7°03'00"
C49	142.00'	4.82'	4.82'	S 39°17'24" W	1°57'00"
C50	142.00'	22.30'	22.30'	S 48°27'00" W	9°00'00"
C51	142.00'	22.30'	22.30'	S 57°27'00" W	9°00'00"
C52	142.00'	17.48'	17.48'	S 64°49'24" W	7°03'00"
C53	142.00'	4.82'	4.82'	S 66°17'24" W	1°57'00"
C54	142.00'	22.30'	22.30'	S 75°27'00" W	9°00'00"
C55	142.00'	22.30'	22.30'	S 84°27'00" W	9°00'00"
C56	142.00'	17.48'	17.48'	S 87°49'24" W	7°03'00"
C57	142.00'	4.82'	4.82'	S 89°17'24" W	1°57'00"
C58	142.00'	22.30'	22.30'	S 87°27'00" W	9°00'00"
C59	142.00'	22.30'	22.30'	S 78°27'00" W	9°00'00"
C60	142.00'	17.48'	17.48'	S 71°49'24" W	7°03'00"
C61	142.00'	4.82'	4.82'	S 70°17'24" W	1°57'00"
C62	142.00'	22.30'	22.30'	S 61°27'00" W	9°00'00"
C63	142.00'	22.30'	22.30'	S 52°27'00" W	9°00'00"
C64	142.00'	17.48'	17.48'	S 45°49'24" W	7°03'00"
C65	142.00'	4.82'	4.82'	S 44°17'24" W	1°57'00"
C66	142.00'	22.30'	22.30'	S 35°27'00" W	9°00'00"
C67	142.00'	22.30'	22.30'	S 26°27'00" W	9°00'00"
C68	142.00'	17.48'	17.48'	S 19°49'24" W	7°03'00"
C69	142.00'	4.82'	4.82'	S 18°17'24" W	1°57'00"
C70	142.00'	22.30'	22.30'	S 9°27'00" W	9°00'00"
C71	142.00'	22.30'	22.30'	S 0°27'00" E	9°00'00"
C72	142.00'	17.48'	17.48'	S 6°49'24" E	7°03'00"
C73	142.00'	4.82'	4.82'	S 8°17'24" E	1°57'00"
C74	142.00'	22.30'	22.30'	S 17°27'00" E	9°00'00"
C75	142.00'	22.30'	22.30'	S 26°27'00" E	9°00'00"
C76	142.00'	17.48'	17.48'	S 33°49'24" E	7°03'00"
C77	142.00'	4.82'	4.82'	S 35°17'24" E	1°57'00"
C78	142.00'	22.30'	22.30'	S 44°27'00" E	9°00'00"
C79	142.00'	22.30'	22.30'	S 53°27'00" E	9°00'00"
C80	142.00'	17.48'	17.48'	S 60°49'24" E	7°03'00"
C81	142.00'	4.82'	4.82'	S 62°17'24" E	1°57'00"
C82	142.00'	22.30'	22.30'	S 71°27'00" E	9°00'00"
C83	142.00'	22.30'	22.30'	S 80°27'00" E	9°00'00"
C84	142.00'	17.48'	17.48'	S 87°49'24" E	7°03'00"
C85	142.00'	4.82'	4.82'	S 89°17'24" E	1°57'00"
C86	142.00'	22.30'	22.30'	S 87°27'00" E	9°00'00"
C87	142.00'	22.30'	22.30'	S 78°27'00" E	9°00'00"
C88	142.00'	17.48'	17.48'	S 71°49'24" E	7°03'00"
C89	142.00'	4.82'	4.82'	S 70°17'24" E	1°57'00"
C90	142.00'	22.30'	22.30'	S 61°27'00" E	9°00'00"
C91	142.00'	22.30'	22.30'	S 52°27'00" E	9°00'00"
C92	142.00'	17.48'	17.48'	S 45°49'24" E	7°03'00"
C93	142.00'	4.82'	4.82'	S 44°17'24" E	1°57'00"
C94	142.00'	22.30'	22.30'	S 35°27'00" E	9°00'00"
C95	142.00'	22.30'	22.30'	S 26°27'00" E	9°00'00"
C96	142.00'	17.48'	17.48'	S 19°49'24" E	7°03'00"
C97	142.00'	4.82'	4.82'	S 18°17'24" E	1°57'00"
C98	142.00'	22.30'	22.30'	S 9°27'00" E	9°00'00"
C99	142.00'	22.30'	22.30'	S 0°27'00" W	9°00'00"
C100	142.00'	17.48'	17.48'	S 6°49'24" W	7°03'00"
C101	142.00'	4.82'	4.82'	S 8°17'24" W	1°57'00"
C102	142.00'	22.30'	22.30'	S 17°27'00" W	9°00'00"
C103	142.00'	22.30'	22.30'	S 26°27'00" W	9°00'00"
C104	142.00'	17.48'	17.48'	S 33°49'24" W	7°03'00"
C105	142.00'	4.82'	4.82'	S 35°17'24" W	1°57'00"
C106	142.00'	22.30'	22.30'	S 44°27'00" W	9°00'00"
C107	142.00'	22.30'	22.30'	S 53°27'00" W	9°00'00"
C108	142.00'	17.48'	17.48'	S 60°49'24" W	7°03'00"
C109	142.00'	4.82'	4.82'	S 62°17'24" W	1°57'00"
C110	142.00'	22.30'	22.30'	S 71°27'00" W	9°00'00"
C111	142.00'	22.30'	22.30'	S 80°27'00" W	9°00'00"
C112	142.00'	17.48'	17.48'	S 87°49'24" W	7°03'00"
C113	142.00'	4.82'	4.82'	S 89°17'24" W	1°57'00"
C114	142.00'	22.30'	22.30'	S 87°27'00" W	9°00'00"
C115	142.00'	22.30'	22.30'	S 78°27'00" W	9°00'00"
C116	142.00'	17.48'	17.48'	S 71°49'24" W	7°03'00"
C117	142.00'	4.82'	4.82'	S 70°17'24" W	1°57'00"
C118	142.00'	22.30'	22.30'	S 61°27'00" W	9°00'00"
C119	142.00'	22.30'	22.30'	S 52°27'00" W	9°00'00"
C120	142.00'	17.48'	17.48'	S 45°49'24" W	7°03'00"
C121	142.00'	4.82'	4.82'	S 44°17'24" W	1°57'00"
C122	142.00'	22.30'	22.30'	S 35°27'00" W	9°00'00"
C123	142.00'	22.30'	22.30'	S 26°27'00" W	9°00'00"
C124	142.00'	17.48'	17.48'	S 19°49'24" W	7°03'00"
C125	142.00'	4.82'	4.82'	S 18°17'24" W	1°57'00"
C126	142.00'	22.30'	22.30'	S 9°27'00" W	9°00'00"
C127	142.00'	22.30'	22.30'	S 0°27'00" E	9°00'00"
C128	142.00'	17.48'	17.48'	S 6°49'24" E	7°03'00"
C129	142.00'	4.82'	4.82'	S 8°17'24" E	1°57'00"
C130	142.00'	22.30'	22.30'	S 17°27'00" E	9°00'00"
C131	142.00'	22.30'	22.30'	S 26°27'00" E	9°00'00"
C132	142.00'	17.48'	17.48'	S 33°49'24" E	7°03'00"
C133	142.00'	4.82'	4.82'	S 35°17'24" E	1°57'00"
C134	142.00'	22.30'	22.30'	S 44°27'00" E	9°00'00"
C135	142.00'	22.30'	22.30'	S 53°27'00" E	9°00'00"
C136	142.00'	17.48'	17.48'	S 60°49'24" E	7°03'00"
C137	142.00'	4.82'	4.82'	S 62°17'24" E	1°57'00"
C138	142.00'	22.30'	22.30'	S 71°27'00" E	9°00'00"
C139	142.00'	22.30'	22.30'	S 80°27'00" E	9°00'00"
C140	142.00'	17.48'	17.48'	S 87°49'24" E	7°03'00"
C141	142.00'	4.82'	4.82'	S 89°17'24" E	1°57'00"
C142	142.00'	22.30'	22.30'	S 87°27'00" E	9°00'00"
C143	142.00'	22.30'	22.30'	S 78°27'00" E	9°00'00"
C144	142.00'	17.48'	17.48'	S 71°49'24" E	7°03'00"
C145	142.00'	4.82'	4.82'	S 70°17'24" E	1°57'00"
C146	142.00'	22.30'	22.30'	S 61°27'00" E	9°00'00"
C147	142.00'	22.30'	22.30'	S 52°27'00" E	9°00'00"
C148	142.00'	17.48'	17.48'	S 45°49'24" E	7°03'00"
C149	142.00'	4.82'	4.82'	S 44°17'24" E	1°57'00"
C150	142.00'	22.30'	22.30'	S 35°27'00" E	9°00'00"
C151	142.00'	22.30'	22.30'	S 26°27'00" E	9°00'00"
C152	142.00'	17.48'	17.48'	S 19°49'24" E	7°03'00"
C153	142.00'	4.82'	4.82'	S 18°17'24" E	1°57'00"
C154	142.00'	22.30'	22.30'	S 9°27'00" E	9°00'00"
C155	142.00'	22.30'	22.30'	S 0°27'00" W	9°00'00"
C156	142.00'	17.48'	17.48'	S 6°49'24" W	7°03'00"
C157	142.00'	4.82'	4.82'	S 8°17'24" W	1°57'00"
C158	142.00'	22.30'	22.30'	S 17°27'00" W	9°00'00"
C159	142.00'	22.30'	22.30'	S 26°27'00" W	9°00'00"
C160	142.00'	17.48'	17.48'	S 33°49'24" W	7°03'00"
C161	142.00'	4.82'	4.82'	S 35°17'24" W	1°57'00"
C162	142.00'	22.30'	22.30'	S 44°27'00" W	9°00'00"
C163	142.00'	22.30'	22.30'	S 53°27'00" W	9°00'00"
C164	142.00'	17.48'	17.48'	S 60°49'24" W	7°03'00"
C165	142.00'	4.82'	4.82'	S 62°17'24" W	1°57'00"
C166	142.00'	22.30'	22.30'	S 71°27'00" W	9°00'00"
C167	142.00'	22.30'	22.30'	S 80°27'00" W	9°00'00"
C168	142.00'	17.48'	17.48'	S 87°49'24" W	7°03'00"
C169	142.00'	4.82'	4.82'	S 89°17'24" W	1°57'00"
C170	142.00'	22.30'	22.30'	S 87°27'00" W	9°00'00"
C171	142.00'	22.30'	22.30'	S 78°27'00" W	9°00'00"
C172	142.00'	17.48'	17.48'	S 71°49'24" W	7°03'00"
C173	142.00'	4.82'	4.82'	S 70°17'24" W	1°57'00"
C174	142.00'	22.30'	22.30'	S 61°27'00" W	9°00'00"
C175	142.00'	22.30'	22.30'	S 52°27'00" W	9°00'00"
C176	142.00'	17.48'	17.48'	S 45°49'24" W	7°03'00"
C177	142.00'	4.82'	4.82'	S 44°17'24" W	1°57'00"
C178	142.00'	22.30'	22.30'	S 35°27'00" W	9°00'00"
C179	142.00'	22.30'	22.30'	S 26°27'00" W	9°00'00"
C180	142.00'	17.48'	17.48'	S 19°49'24" W	7°03'00"
C181	142.00'	4.82'	4.82'	S 18°17'24" W	1°57'00"
C182	142.00'	22.30'	22.30'	S 9°27'00" W	9°00'00"
C183	142.00'	22.30'	22.30'	S 0°27'00" E	9°00'00"
C184	142.00'	17.48'	17.48'	S 6°49'24" E	7°03'00"
C185	142.00'	4.82'	4.82'	S 8°17'24" E	1°57'00"
C186	142.00'	22.30'	22.30'	S 17°27'00" E	9°00'00"
C187	142.00'	22.30'	22.30'	S 26°27'00" E	9°00'00"
C188	142.00'	17.48'	17.48'	S 33°49'24" E	7°03'00"
C189	142.00'	4.82'	4.82'	S 35°17'24" E	1°57'00"
C190	142.00'	22.30'	22.30'	S 44°27'00" E	9°00'00"
C191	142.00'	22.30'	22.30'	S 53°27'00" E	9°00'00"
C192	142.00'	17.48'	17.48'	S 60°49'24" E	7°03'00"
C193	142.00'	4.82'	4.82'	S 62°17'24" E	1°57'00"
C194	142.00'	22.30'	22.30'	S 71°27'00" E	9°00'00"
C195	142.00'	22.30'	22.30'	S 80°27'00" E	9°00'00"
C196	142.00'	17.48'	17.48'	S 87°49'24" E	7°03'00"
C197	142.00'	4.82'	4.82'	S 89°17'24" E	1°57'00"
C198	142.00'	22.30'	22.30'	S 87°27'00" E	9°00'00"
C199	142.00'	22.30'	22.30'	S 78°27'00" E	9°00'00"
C200	142.00'	17.48'	17.48'	S 71°49'24" E	7°03'00"
C201	142.00'	4.82'	4.82'	S 70°17'24" E	1°57'00"
C202	142.00'	22.30'	22.30'	S 61°27'00" E	9°00'00"
C203	142.00'	22.30'	22.30'	S 52°27'00" E	9°00'00"
C204	142.00'	17.48'	17.48'	S 45°49'24" E	7°03'00"
C205	142.00'	4.82'	4.82'	S 44°17'24" E	1°57'00"
C206	142.00'	22.30'	22.30'	S 35°27'00" E	9°00'00"
C207	142.00'	22.30'	22.30'	S 26°27'00" E	9°00'00"
C208	142.00'	17.48'	17.48'	S 19°49'24" E	7°03'00"
C209	142.00'	4.82'	4.82'	S 18°17'24" E	1°57'00"
C210	142.00'	22.30'	22.30'	S 9°27'00" E	9°00'00"
C211	142.00'	22.30'	22.30'	S 0°27'00" W	9°00'00"
C212	142.00'	17.48'	17.48'	S 6°49'24" W	7°03'00"
C213	142.00'	4.82'	4.82'	S 8°17'24" W	1°57'00"
C214	142.00'	22.30'	22.30'	S 17°27'00" W	9°00'00"
C215	142.00'	22.30'	22.30'	S 26°27'00" W	9°00'00"
C216	142.00'	17.48'	17.48'	S 33°49'24" W	7°03'00"
C217	142.00'	4.82'	4.82'	S 35°17'24" W	1°57'00"
C218	142.00'	22.30'	22.30'	S 44°27'00" W	9°00'00"
C219	142.00'	22.30'	22.30'	S 53°27'00" W	9°00'00"
C220	142.00'	17.48'	17.48'	S 60°49'24" W	7°03'00"
C221	142.00'	4.82'	4.82'	S 62°17'24" W	1°57'00"
C222	142.00'	22.30'	22.30'	S 71°27'00" W	9°00'00"
C223	142.00'	22.30'	22.30'	S 80°27'00" W	9°00'00"
C224	142.00'	17.48'	17.48'	S 87°49'24" W	7°03'00"
C225	142.00'	4.82'	4.82'	S 89°17'24" W	1°57'00"
C226	142.00'	22.30'	22.30'	S 87°27'00" W	9°00'00"
C227	142.00'	22.30'	22.30'	S 78°27'00" W	9°00'00"
C228	142.00'	17.48'	17.48'	S 71°49'24" W	7°03'00"
C229	142.00'	4.82'	4.82'	S 70°17'24" W	1°57'00"
C230	142.00'	22.30'	22.30'	S 61°27'00" W	9°00'00"
C231	142.00'	22.30'	22.30'	S 52°27'00" W	9°00'00"
C232	142.00'	17.48'	17.48'	S 45°49'24" W	7°03'00"
C233	142.00'	4.82'	4.82'	S 44°17'24" W	1°57'00"
C234	142.00'	22.30'	22.30'	S 35°27'00" W	9°00'00"
C235	142.00'	22.30'	22.30'	S 26°27'00" W	9°00'00"
C236	142.00'	17.48'	17.48'	S 19°49'24" W	7°03'00"
C237	142.00'	4.82'	4.82'	S 18°17'24" W	1°57'00"
C238	142.00'	22.30'	22.30'	S 9°27'00" W	9°00'00"
C239	142.00'	22.30'	22.30'	S 0°27'00" E	9°00'00"
C240	142.00'	17.48'	17.48'	S 6°49'24" E	7°03'00"
C241	142.00'	4.82'	4.82'	S 8°17'24" E	1°57'00"
C242	142.00'	22.30'	22.30'	S 17°27'00" E	9°00'00"
C243	142.00'	22.30'	22.30'	S 26°27'00" E	9°00'00"
C244	142.00'	17.48'	17.48'	S 33°49'24" E	7°03'00"
C245	142.00'	4.82'	4.82'	S 35°17'24" E	1°57'00"
C246	142.00'	22.30'	22.30'	S 44°27'00" E	9°00'00"
C247	142.00'	22.30'	22.30'	S 53°27'00" E	9°00'00"
C248	142.00'	17.48'	17.48'	S 60°49'24" E	7°03'00"
C249	142.00'	4.82'	4.82'	S 62°17'24" E	1°57'00"
C250	142.00'	22.30'	22.30'	S 71°27'00" E	9°00'00"
C251	142.00'	22.30'	22.30'	S 80°27'00" E	9°00'00"
C252	142.00'	17.48'	17.48'	S 87°49'24" E	7°03'00"
C253	142.00'	4.82'	4.82'	S 89°17'24" E	1°57'00"
C254	142.00'	22.30'	22.30'	S 87°27'00" E	9°00'00"
C255	142.00'	22.30'	22.30'	S 78°27'00" E	9°00'00"
C256	142.00'	17.48'	17.48'	S 71°49'24" E	7°03'00"
C257	142.00'	4.82'	4.82'	S 70°17'24" E	1°57'00"
C258	142.00'	22.30'	22.30'	S 61°27'00" E	9°00'00"
C259	142.00'	22.30'	22.30'	S 52°27'00" E	9°00'00"
C260	142.00'	17.48'	17.48'	S 45°49'24" E	7°03'00"
C261	142.00'	4.82'	4.82'	S 44°17'24" E	1°57'00"
C262	142.00'	22.30'	22.30'	S 35°27'00" E	9°00'00"
C263	142.00'	22.30'	22.30'	S 26°27'00" E	9°00'00"
C264	142.00'	17.48'	17.48'	S 19°49'24" E	7°03'00"
C265	142.00'	4.82'	4.82'	S 18°17'24" E	1°57'00"
C266	142.00'	22.30'	22.30'	S 9°27'00" E	9°00'00"
C267	142.00'	22.30'	22.30'	S 0°27'00" W	9°00'00"
C268	142.00'	17.48'	17.48'	S 6°49'24" W	7°03'00"
C269	142.00'	4.82'	4.82'	S 8°17'24" W	1°57'00"
C270	142.00'	22.30'	22.30'	S 17°27'00" W	9°00'00"
C271	142.00'	22.30'	22.30'	S 26°27'00" W	9°00'00"
C272	142.00'	17.48'	17.48'	S 33°49'24" W	7°03'00"
C273	142.00'	4.82'	4.82'	S 35°17'24" W	1°57'00"
C274	142.00'	22.30'	22.30'	S 44°27'00" W	9°00'00"
C275	142.00'	22.30'	22.30'	S 53°27'00" W	9°00'00"
C276	142.00'	17.48'	17.48'	S 60°49'24" W	7°03'00"
C277	142.00'	4.82'	4.82'	S 62°17'24" W	1°57'00"
C278	142.00'	22.30'	22.30'	S 71°27'00" W	9°00'00"
C279	142.00'	22.30'	22.30'	S 80°27'00" W	9°00'00"
C280	142.00'	17.48'	17.48'	S 87°49'24" W	7°03'00"
C281	142.00'	4.82'	4.82'	S 89°17'24" W	1°57'00"
C282	142.00'	22.30'	22.30'	S 87°27'00" W	9°00'00"
C283	142.00'	22.30'	22.30'	S 78°27'00" W	9°00'00"
C284	142.00'	17.48'	17.48'	S 71°49'24" W	7°03'00"
C285	142.00'	4.82'	4.82'	S 70°17'24" W	1°57'00"
C286	142.00'	22.30'	22.30'	S 61°27'00" W	9°00'00"
C287	142.00'	22.30'	22.30'	S 52°27'00" W	9°00'00"
C288	142.00'	17.48'	17.48'	S 45°49'24" W	7°03'00"
C289	142.00'	4.82'	4.82'	S 44°17'24" W	1°57'00"
C290	142.00'	22.30'	22.30'	S 35°27'00" W	9°00'00"
C291	142.00'	22.30'	22.30'	S 26°27'00" W	9°00'00"
C292	142.00'	17.48'	17.48'	S 19°49'24" W	7°03'00"
C293	142.00'	4.82'	4.82'	S 18°17'24" W	1°57'00"
C294	142.00'	22.30'	22.30'	S 9°27'00" W	9°00'00"
C295	142.00'	22.30'	22.30'	S 0°27'00" E	9°00'00"
C296	142.00'	17.48'	17.48'	S 6°49'24" E	7°03'00"
C297	142.00'	4.82'	4.82'	S 8°17'24" E	1°57'00"
C298	142.00'	22.30'	22.30'	S 17°27'00" E	9°00'00"
C299	142.00'	22.30'	22.30'	S 26°27'00" E	9°00'00"
C300	142.00'	17.48'	17.48'	S 33°49'24" E	7°03'00"
C301	142.00'	4.82'	4.82'	S 35°17'24" E	1°57'00"
C302	142.00'	22.30'	22.30'	S 44°27'00" E	9°00'00"
C303	142.00'	22.30'	22.30'	S 53°27'00" E	9°00'00"
C304	142.00'	17.48'	17.48'	S 60°49'24" E	7°03'00"
C305	142.00'	4.82'

C. Landscape Plan (dated: 08/26/2026)





PLANT SCHEDULE

REFERENCE SHEET L8/

SYM	COMMON NAME	SYM	DESCRIPTION
EVERGREEN TREES		ORNAMENTAL TREES (CLASS I)	
AP	AMERICAN PINE	RR	ROYAL RAINDROP CRABAPPLE
PB	COLORADO BLUE SPRUCE	SHRUB/ORNAMENTAL GRASSES/PERENNIALS	
VP	VANDERWOLFS PINE	GP	GOLDFLAME SPIREA
SHADE TREES (CLASS III)		GL	GRO-LOW SUMAC
RO	RED OAK	JH	JAPANESE HOLLY
SHADE TREES (CLASS II)		JR	JAVA RED VESSELA
CP	CHANTICLEER PEAR	KF	KARL FOERSTER REED GRASS
GH	GREEN MOUNTAIN SILVER LINDEN	LL	LITTLE LIME HARDY HYDRANGEA
NS	NORWEGIAN SUNSET MAPLE	SH	SLOWGROWD MUGO PINE
		SH	SUMMER WINE NINEBARK

SYM	DESCRIPTION
	LAWN (RTF)
	SCOTTISH LINKS GRASS SEED MIX
	6' SOLID VINYL FENCE ALONG LANDSCAPE BUFFERS & PROPERTY PERIMETERS (TYP), SEE DTL 4, SHT L5
	6' SLAT-TOP VINYL FENCE ADJACENT TO CALWIN LATERAL & CONNECTION PATHWAYS (TYP), SEE DTL 5, SHT L8

NOTE

1. REFER TO SHT L8 FOR PLANT SCHEDULE, LANDSCAPE NOTES, AND DETAILS.
2. REFER TO SHT L4 FOR LANDSCAPE SPECIFICATION AND IRRIGATION PERFORMANCE SPECIFICATION.

KEY MAP

Issue Description Date
ISSUE 8-4-25

JENSEN BELTS ASSOCIATES
Site Planning
Landscape Architecture
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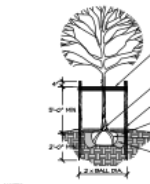
Boise, Idaho 83706
Ph. (208) 343-7776
www.jensenbelts.com

WINDROW SUBDIVISION NO. 4
FINAL PLAT LANDSCAPE
MERIDIAN, IDAHO

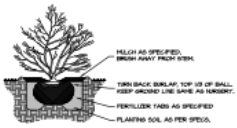
Job Number 2402

Drawn KDB Checked KDB
Scale AS SHOWN
Sheet Title
LANDSCAPE PLAN
Sheet Number
L2
3 of 5 Sheets



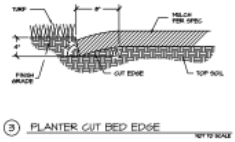
NOTES:
1. REMOVE ALL TWINE, ROPE, OR WIRINGS FROM ALL TREES.
2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC (NON-BIODEGRADABLE) BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
3. STAKING AND GUYING IS RECOMMENDED FOR ALL TREES OVER 10' IN HEIGHT. CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLUMB AND STRAIGHT AND REMAIN STRAIGHT FOR A MIN OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE 1 YEAR WARRANTY PERIOD.
4. TREES PLANTED IN SOD AREAS, REMOVE SOD 3' DIA. FROM TREE TRUNK.

① TREE PLANTING/STAKING
NOT TO SCALE

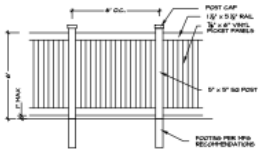


NOTE: DIG HOLE TRICE THE SIZE OF ROOTBALL.

② SHRUB PLANTING
NOT TO SCALE

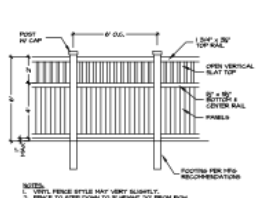


③ PLANTER CUT BED EDGE
NOT TO SCALE



NOTES:
1. VINYL FENCE STYLE MAY VARY SLIGHTLY.
2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
3. 6" WIDE ROCK MULCH IRON STRIP TO BE INSTALL AT BASE OF FENCE ON COMMON LOT/LANDSCAPE BUFFER SIDE.

④ VINYL PRIVACY FENCE
NOT TO SCALE



NOTES:
1. VINYL FENCE STYLE MAY VERY SLIGHTLY.
2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.

⑤ SLAT TOP VINYL FENCE
NOT TO SCALE

PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
AP	AMERICAN PINE	PINUS NIGRA	10'-12' HT B&B
PB	COLORADO BLUE SPRUCE	PICEA PUNGENS 'KOSTER'	10'-12' HT B&B
VP	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	8'-10' HT B&B
SHADE TREES (CLASS III)			
RO	RED OAK	QUERCUS RUBRA	3" CAL B&B
SHADE TREES (CLASS II)			
CP	CHANTICLEER PEAR	PYRUS CALLERYANA 'VERSAILLES'	2" CAL B&B
GH	GREEN MOUNTAIN SILVER LINDEN	TILIA TOMENTOSA 'GREEN MOUNTAIN'	2" CAL B&B
NS	NORWEGIAN SUNSET MAPLE	ACER TRUNCATUM x A. PLATANOIDES 'KEITHSFORM'	2" CAL B&B
ORNAMENTAL TREES (CLASS I)			
RR	ROYAL RAINDROP CRABAPPLE	MALUS 'JFS-KW5'	2" CAL B&B
SHRUB/ORNAMENTAL GRASSES/PERENNIALS			
GP	GOLDFLAME SPIREA	SPIRAEA x BUMALDA 'GOLDFLAME'	5 GAL
GL	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL
JH	JAPANESE HOLLY	ILEX CRENATA 'SHAMROCK'	5 GAL
JR	JAVA RED VESSELA	WEIGELA x 'JAVA RED'	5 GAL
KF	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARGENTAEA 'K.F.'	1 GAL
LL	LITTLE LIME HARDY HYDRANGEA	HYDRANGEA PANICULATA 'LIME'	5 GAL
SH	SLOWGROWD MUGO PINE	PINUS MUGO 'SLOWMOUND'	5 GAL
SH	SUMMER WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	5 GAL

	LAWN (RTF)
	SCOTTISH LINKS GRASS SEED MIX
	6' SOLID VINYL FENCE ALONG LANDSCAPE BUFFERS & PROPERTY PERIMETERS (TYP), SEE DTL 4, THIS SHT
	6' SLAT TOP VINYL FENCE ADJACENT TO CALWIN LATERAL & CONNECTION PATHWAYS (TYP), SEE DTL 5, THIS SHT

LANDSCAPE CALCULATIONS

LOCATION	LENGTH	REQUIRED	PROVIDED
PATHWAYS	470 LF / 100' =	10 TREES	0 TREES
COMMON AREA/ OPEN SPACE	59,466 SF / 5000 =	11 TREES	19 TREES
TOTAL NUMBER OF TREES:		21 TREES	69 TREES

MITIGATION NOTE:
ALL EXISTING TREES TO BE REMOVED, 250 CALIPER INCHES OF TREES REMOVED ARE TO BE MITIGATED FOR. ALL MITIGATION HAS BEEN SATISFIED IN WINDROW NO.1.

NOTES

1. ALL PLANTING AREAS SHALL BE INSTALLED BE IN ACCORDANCE WITH CITY OF MERIDIAN CODE, REFER TO SHEET L4 - SPEC SECTION 32 90 00 - LANDSCAPE SPECIFICATIONS.
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM, REFER TO SHEET L4 - SPEC SECTION 32 84 00 - IRRIGATION PERFORMANCE SPECIFICATIONS.
3. LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION.
4. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL ADJACENT STORM DRAIN PIPE, STRUCTURES, OR FACILITIES IN PARKSCAPES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SWALE SAND WEEPS. ACHD STORMWATER BASINS AND SWALES SHALL BE LANDSCAPED ACCORDING TO THE ADA COUNTY HIGHWAY DISTRICT STORMWATER MANAGEMENT BASIN REVEGETATION GUIDANCE MANUAL DECEMBER 2013 IN APPENDIX D.
5. NO TREES SHALL IMPEDE THE 40' VISION TRIANGLE AT ALL INTERSECTIONS, NO CONFERENCE TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN EIGHT TRIANGLE OR ACHD ROW, AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET VISION TRIANGLE.
6. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
7. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE UTILITIES, TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR DESIGNATED UTILITY LINES.
8. PLANT LIST IS SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES DUE TO PLANT MATERIAL AVAILABILITY. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
9. ALL EXISTING TREES REMOVED HAVE BEEN MITIGATED FOR IN PHASE I.

ENGINEER	DEVELOPER
CIVIL SITE WORKS, LLC CORBIN GRAHAM PO BOX 6089 BOISE, ID 83707 Phone (208) 940-3874	026 LLC PO BOX 583 DAISY, ID 83618 Phone (208) 336-5300

Issue Description Date
ISSUE 8-4-25

JENSEN BELTS ASSOCIATES
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WINDROW SUBDIVISION NO. 4
FINAL PLAT LANDSCAPE
MERIDIAN, IDAHO

Job Number 2402

Drawn KDB Checked KDB
Scale AS SHOWN
Sheet Title
LANDSCAPE DETAILS
Sheet Number
L3
4 of 5 Sheets

VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

1. Applicant shall meet all terms of the approved annexation (*H-2023-0031* AZ, PP, Development Agreement - Inst. #*2024-019824; FP-2024-0004; FP-2026-0010, FP-2026-0015*) applications approved for this site.
2. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of the date of approval of the third phase plat recording (i.e. by July 7th, 2028), 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 prepared by Civil Site Works, dated: 11/2/2023, included in Section V.B shall be revised as follows:
    a. Note #6: Include the recorded instrument number for the ACHD license agreement.
    b. Note #13: Include the recorded instrument number of the ACHD sidewalk easement.
    c. Note #14: Include the recorded instrument number of the City of Meridian Pathway Easement.
    d. The plat references Note #15; however, there is not a note 15 listed on page 2. Include note 15 or revise the plat with the correct note reference.

    A copy of the revised plat shall be submitted with the final plat for City Engineer signature.
5. The landscape plan prepared by Jensen Belts, dated 4/22/2026, included in Section V.C, is approved as submitted.
6. Provide details of the shade structure and sitting area. These need to comply with the amenity requirements for picnic areas in UDC 11-3G.
7. Provide an engineer's letter certifying all Fire and Emergency Access roadways are constructed and paved to support 82,000lbs and meet the requirements of the 2018 IFC, Chapter 5 and Appendix D.
8. Off-street parking is required to be provided for all residential units in accord with the standards listed in UDC Table 11-3C-6 based on the number of bedrooms per unit.
9. Homes within the development shall be generally consistent with the building elevations referenced in the Development Agreement (Inst. #*2024-019824*).
10. 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, Matthew Peterson, at 208-887-1620 or *Matthew.W.Peterson@usps.gov* for more information.
11. 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. A Second Water Connection is required before phase 2 can be constructed.

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 81/2" 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 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 (IDWR). The Developer, Owner, or project 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. If wells are to be abandoned, the project owner or their representative must contact the IDWR Groundwater Protection Section (Aaron Skinner, Hydrogeologist 208-287-4972) BEFORE any work is done to decommission an existing well (even if it is believed that the well is less than 18 ft deep). Proof of communication with IDWR must be submitted to the City prior to any work being done to decommission the well. Failure to communicate with IDWR may result in additional work and expense to decommission the well.
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 (UDC 11-3B-6.). 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.
24. 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.