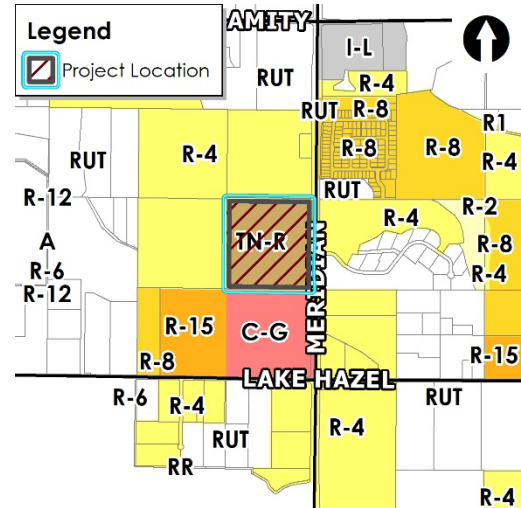


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 7/19/2022
TO: Mayor & City Council
FROM: Joseph Dodson, Associate Planner
208-884-5533
SUBJECT: FP-2022-0011
Briar Ridge No. 1 Subdivision
LOCATION: The site is located on the west side of Meridian Road between W. Lake Hazel Road and W. Amity Road, directly south of the mid-mile point, in the NE ¼ of the SE ¼ of Section 36, Township 3N., Range 1W.



I. PROJECT DESCRIPTION

Final Plat request for 59 single-family residential building lots (24 townhome lots and 35 detached single-family lots) and 15 common lots on 14.14 acres of land in the TN-R zoning district, by Kent Brown Planning.

II. APPLICANT INFORMATION

A. Applicant/Owner:

Corey Barton, Endurance Holdings LLC – 1977 E. Overland Road, Meridian, ID 83642

B. Representative:

Kent Brown, Kent Brown Planning Services – 3161 E. Springwood Drive, Meridian, ID 83642

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the preliminary plat as required by UDC 11-6B-3C.2. The submitted plat includes the same number of buildable lots and open space as approved with the preliminary plat and conforms to the approved phasing plan. Furthermore, the submitted final plat application contains the necessary documents to satisfy preliminary plat conditions of approval.

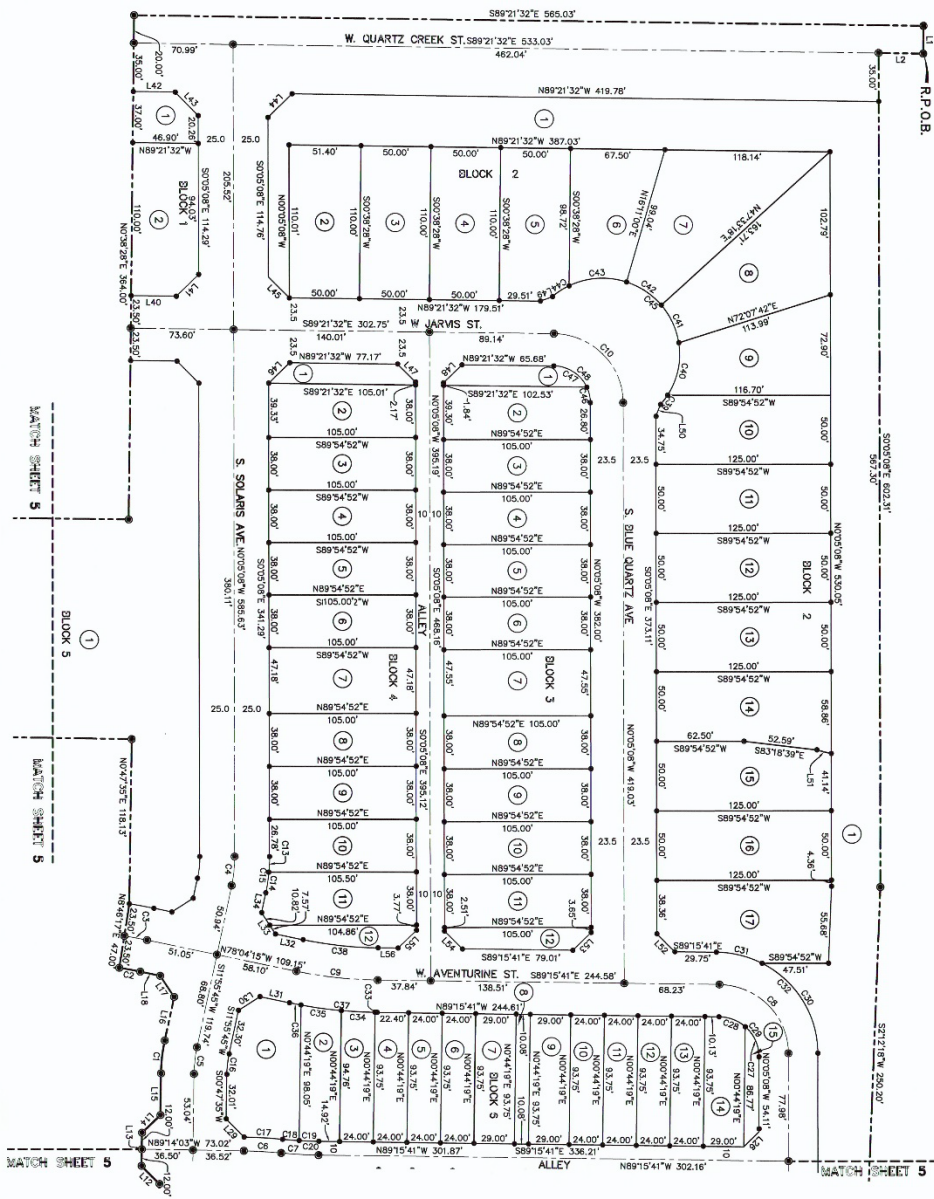
Staff finds the proposed final plat is in substantial compliance with the approved preliminary plat as required.

IV. DECISION

A. Staff:

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

PRIAR RIDGE SUBDIVISION NO. 1

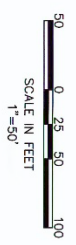


SEE SHEET 1 FOR NOTES
SEE SHEET 3 FOR LINE AND
CURVE TABLE

PAGE



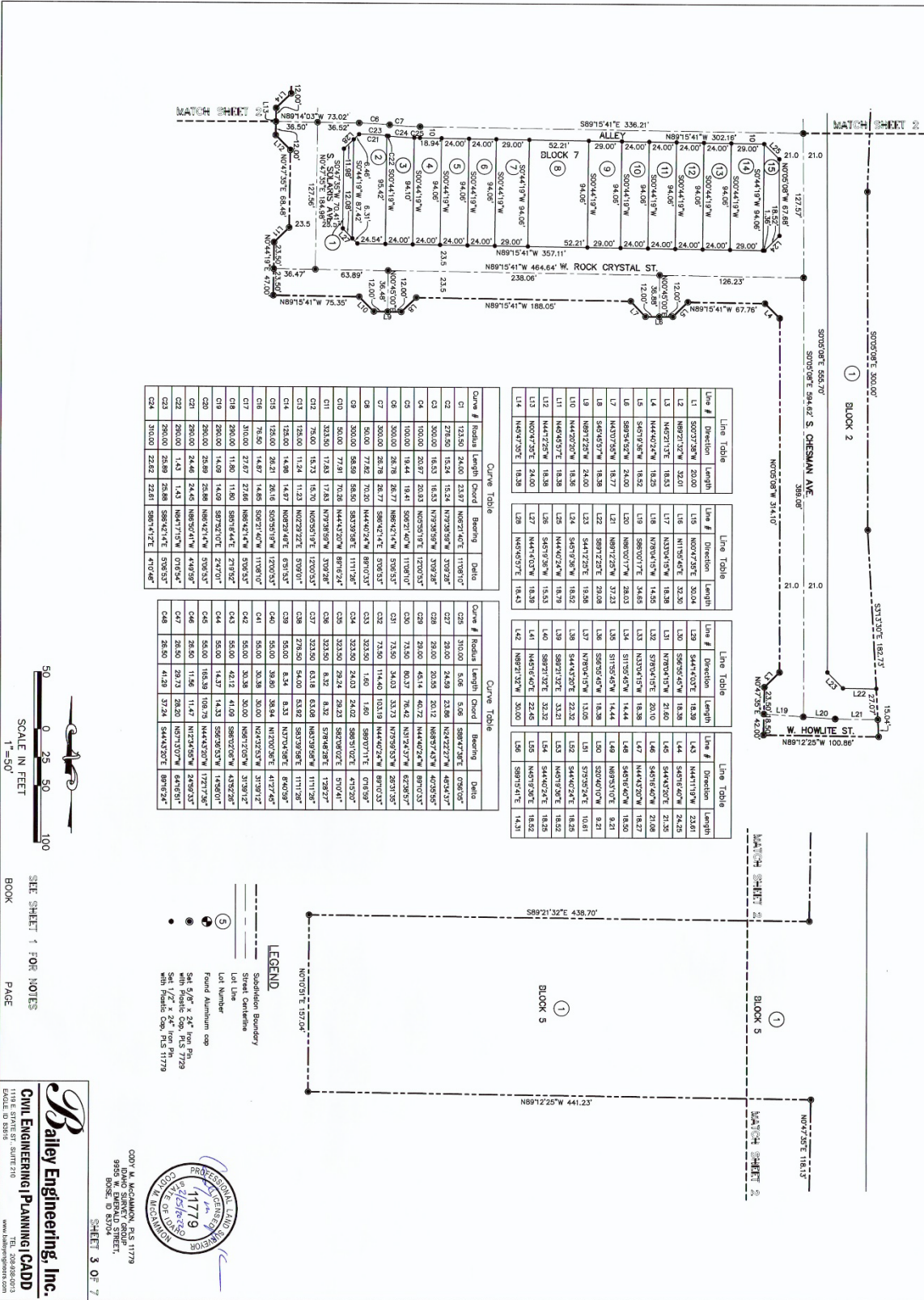
Lot Number
5/8" x 24" Iron Pin
with Plastic Cap, PLS 7729
with Plastic Cap, PLS 7179



Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CAD
1118 E. GAVES ST. SUITE 110
DALLAS, TX 75242
TEL: 214-636-0013
WWW.BAILEYENGINEERING.COM

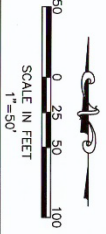
COPY M. MCGANNON, PLS 11779
DANIEL SHERMAN GROUP
9900 W. GULF Fwy. SUITE 100
DALLAS, TX 75247
BOEID, ID 83704
SHEET 2 OF 5

PRIAR RIDGE SUBDIVISION NO. 1



Line Table				Line Table				Line Table				Line Table			
Line #	Direction	Length	Bearing	Line #	Direction	Length	Bearing	Line #	Direction	Length	Bearing	Line #	Direction	Length	Bearing
L1	S00°41'19"W	20.00'	119°10'	L15	N00°47'28"E	30.04'	119°10'	L29	S44°43'02"E	18.38'	144°11'19"	L43	N44°11'19"W	23.81'	144°11'19"
L2	N89°51'41"W	20.00'	119°10'	L16	N115°46'42"E	32.30'	119°10'	L30	S89°56'42"W	18.38'	144°11'19"	L44	S48°56'42"W	23.26'	144°11'19"
L3	N45°21'32"E	18.43'	119°10'	L17	N43°54'19"W	18.38'	144°11'19"	L31	N78°54'19"W	21.69'	144°11'19"	L45	S44°43'02"E	21.26'	144°11'19"
L4	N44°02'24"E	18.32'	119°10'	L18	N78°54'19"W	14.55'	144°11'19"	L32	S78°54'19"W	23.01'	144°11'19"	L46	S48°56'42"W	21.26'	144°11'19"
L5	S45°19'28"W	18.32'	119°10'	L19	S88°01'27"E	34.65'	144°11'19"	L33	N43°54'19"W	18.38'	144°11'19"	L47	N44°03'00"E	18.27'	144°11'19"
L6	S89°56'42"W	24.00'	119°10'	L20	N88°01'27"E	28.03'	144°11'19"	L34	S78°54'19"W	14.44'	144°11'19"	L48	S48°56'42"W	18.30'	144°11'19"
L7	N43°54'19"W	18.38'	144°11'19"	L21	N89°12'28"E	21.23'	144°11'19"	L35	S78°54'19"W	14.44'	144°11'19"	L49	S48°56'42"W	18.30'	144°11'19"
L8	S45°19'28"W	18.38'	144°11'19"	L22	S89°12'28"E	28.08'	144°11'19"	L36	S89°56'42"W	18.38'	144°11'19"	L50	S28°40'17"W	8.21'	144°11'19"
L9	N89°12'28"E	24.00'	144°11'19"	L23	S41°22'21"E	18.38'	144°11'19"	L37	N78°54'19"W	15.03'	144°11'19"	L51	S28°40'17"W	8.21'	144°11'19"
L10	N45°21'32"E	18.38'	144°11'19"	L24	S45°19'28"W	18.38'	144°11'19"	L38	S44°43'02"E	22.32'	144°11'19"	L52	S44°43'02"E	18.25'	144°11'19"
L11	N45°21'32"E	18.38'	144°11'19"	L25	N44°02'24"E	18.38'	144°11'19"	L39	S89°12'28"E	33.21'	144°11'19"	L53	N45°19'28"W	18.25'	144°11'19"
L12	N44°02'24"E	18.38'	144°11'19"	L26	S45°19'28"W	18.38'	144°11'19"	L40	S89°12'28"E	33.21'	144°11'19"	L54	S44°43'02"E	18.25'	144°11'19"
L13	N45°21'32"E	18.38'	144°11'19"	L27	N44°03'00"E	18.38'	144°11'19"	L41	N45°19'28"W	22.45'	144°11'19"	L55	N45°19'28"W	18.25'	144°11'19"
L14	N45°21'32"E	18.38'	144°11'19"	L28	N45°21'32"E	18.43'	144°11'19"	L42	N89°12'28"E	30.00'	144°11'19"	L56	S89°12'28"E	14.31'	144°11'19"

Curve Table				Curve Table			
Curve #	Radius	Length	Chord	Bearing	Delta	Curve #	Radius
C1	123.50	24.00	23.97	N05°21'42"E	119°10'	C25	310.00
C2	278.50	15.24	15.24	N73°59'58"W	370°24'	C26	5.06
C3	300.00	18.43	18.43	N73°59'58"W	370°24'	C27	20.00
C4	100.00	20.87	20.83	N05°21'42"E	120°53'	C28	20.00
C5	100.00	18.44	18.41	S02°14'07"E	119°10'	C29	20.00
C6	300.00	28.78	28.77	N89°56'42"W	570°53'	C30	73.50
C7	300.00	28.78	28.77	S89°56'42"W	570°53'	C31	73.50
C8	50.00	77.82	70.30	N45°21'32"E	870°32'	C32	73.50
C9	300.00	58.50	58.50	S45°19'28"W	870°32'	C33	323.50
C10	30.00	77.81	70.28	N44°32'08"E	871°24'	C34	323.50
C11	323.50	17.28	17.28	N73°59'58"W	370°24'	C35	323.50
C12	73.50	15.24	15.20	N05°21'42"E	120°53'	C36	323.50
C13	123.50	11.24	11.23	N05°21'42"E	120°53'	C37	323.50
C14	123.50	14.89	14.87	N05°21'42"E	120°53'	C38	276.50
C15	123.50	20.21	20.16	S05°21'42"W	120°53'	C39	56.00
C16	76.50	14.87	14.85	S05°21'42"W	119°10'	C40	56.00
C17	310.00	27.67	27.66	N89°56'42"W	570°53'	C41	56.00
C18	280.00	11.80	11.80	S89°14'42"E	271°52'	C42	56.00
C19	280.00	14.09	14.09	S89°14'42"E	271°52'	C43	56.00
C20	280.00	25.89	25.88	N89°56'42"W	570°53'	C44	56.00
C21	280.00	24.46	24.45	N89°56'42"W	570°53'	C45	56.00
C22	280.00	1.43	1.43	N81°17'15"W	078°54'	C46	28.50
C23	280.00	25.89	25.88	S89°14'42"E	570°53'	C47	28.50
C24	310.00	22.82	22.81	S81°17'12"E	570°53'	C48	28.50



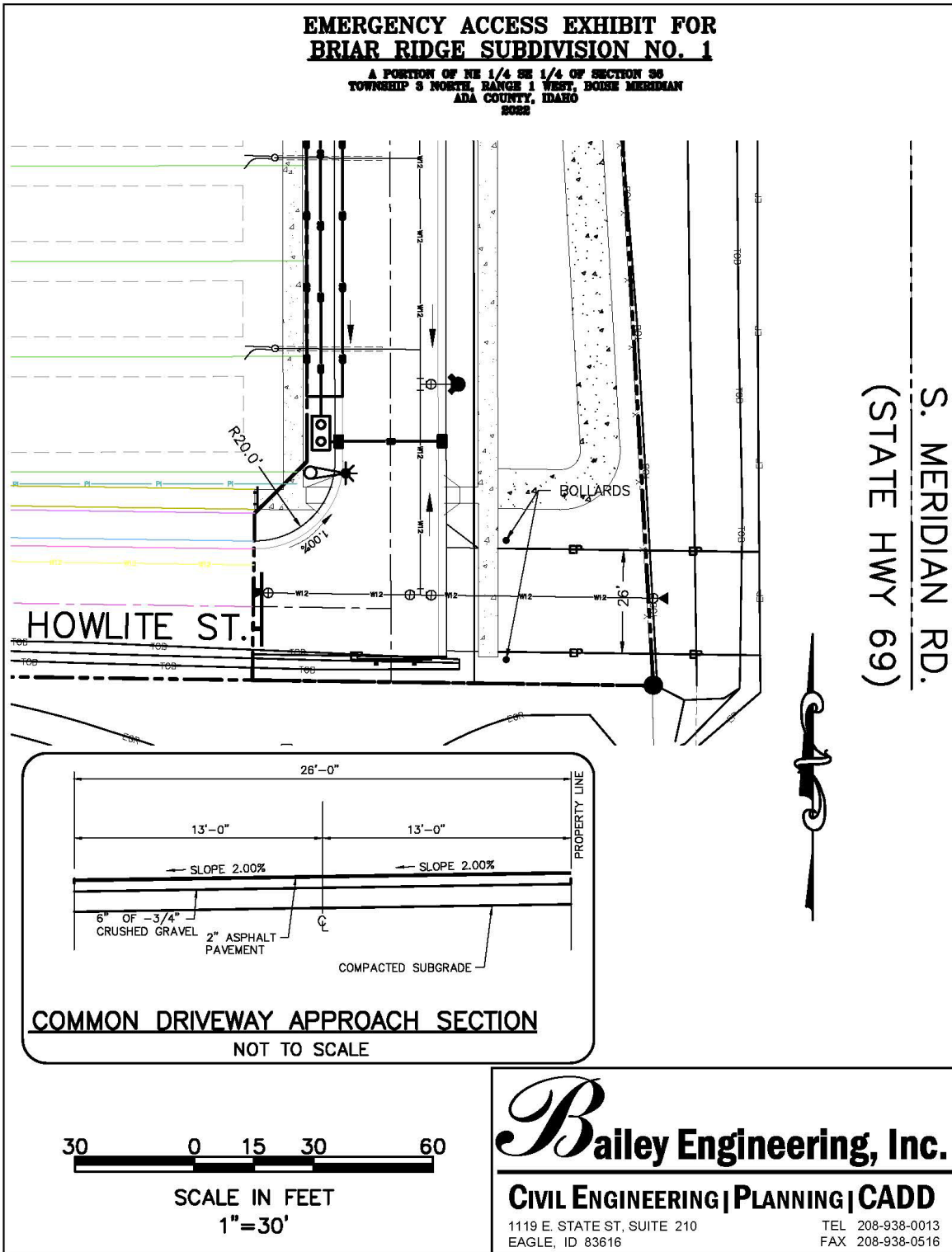
SEE SHEET 1 FOR NOTES
BOOK PAGE



DAVID S. McQUINN, P.E. 11779
DINO SIMONE GROUP
9955 W. BIRKFIELD STREET
ST. LOUIS, MO 63123
SHEET 3 OF 7

Baley Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1116 STATE ST. SUITE 210
ST. LOUIS, MO 63103
TEL: 314.888.8073
WWW.BALEYENGINEERING.COM

D. Emergency Access Exhibit



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-2021-0056 (AZ, RZ, & PP); H-2021-0091 (DA Modification); A-2022-0068 (DES).
2. The applicant shall obtain the City Engineer's signature on the final plat by September 28, 2023, within two (2) years of the date of approval of the preliminary plat findings (September 28, 2021), 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 Bailey Engineering, Inc., stamped on 02/25/22 by Cody M. McCammon, is approved with the following conditions to be completed at the time of Final Plat Signature submittal:
 - a. Note #10: Include recorded instrument number.
 - b. Note #11: Include recorded instrument number.
 - c. Note #12: Include recorded instrument number.
 - d. Add a plat note stating "Development is subject to all provisions contained within the recorded Development Agreement (DA Inst. #2021-161803).
 - e. Add a plat note regarding the recorded Meridian Pathway Easement and note the encumbered common lot(s).
5. The Landscape Plan shown in Section V.C prepared by Bailey Engineering, Inc., dated 12/20/2021, is approved as submitted.
6. Prior to City Engineer signature on this final plat, revise the Emergency Access Exhibit (Exhibit V.D) to include enough bollards to keep the public from utilizing this access (exhibit appears to show two (2) bollards alongside the access drive but none preventing the public from utilizing access).
7. Future single-family attached and townhome units constructed in this phase shall comply with the elevations approved in the Administrative Design Review (A-2022-0068) with materials and architectural features to be the same or higher quality as shown in the elevations.
8. 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.
9. Prior to submittal for City Engineer signature on this final plat, the applicant shall submit a public access easement for the multi-use pathway along Meridian Road/SH 69. Submit easements to the Planning Division for Council approval and subsequent recordation. The easements shall be a minimum of 14' wide (10' pathway + 2' shoulder each side). Use standard City template for public access easement. Easement checklist must accompany all easement submittals. Coordinate with Kim Warren from the City of Meridian Parks Department.

10. 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. Water will be brought to the intersection of Meridian Rd and E Quartz Creek St as part of the Shafer View Terrace subdivision. Currently water is not available at the intersection.
2. Slope for 12 inch main must be 0.28%. No more, no less.
3. A streetlight plan must be provided conforming to the City of Meridian's standards and specifications. Type I streetlights along Meridian Road and Type II streetlights within the subdivision. Coordinate with the City of Meridian's Transportation and Utilities Coordinator for streetlight location assistance.

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 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.
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.
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.