

EXHIBIT A

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



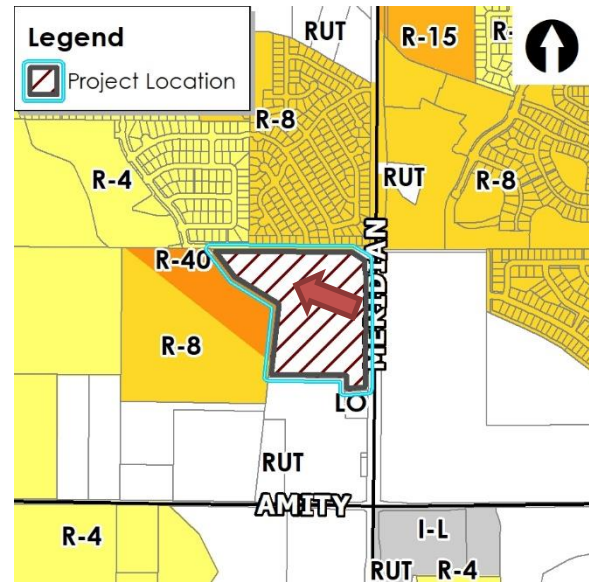
HEARING DATE: 1/26/2021

TO: Mayor & City Council

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

SUBJECT: FP-2020-0014
Stapleton No. 2

LOCATION: Southwest corner of W. Harris St. and S. Meridian Rd./SH-69., in the SE ¼ of Section 25, Township 3N., Range 1W.



I. PROJECT DESCRIPTION

Final Plat consisting of 63 buildable lots and 8 common lots on 10.6 acres of land in the R-15 zoning district.

II. APPLICANT INFORMATION

A. Applicant:

C4 Land, LLC – 4824 W. Fairview Ave., Boise, ID 83706

B. Owner:

Same as Applicant

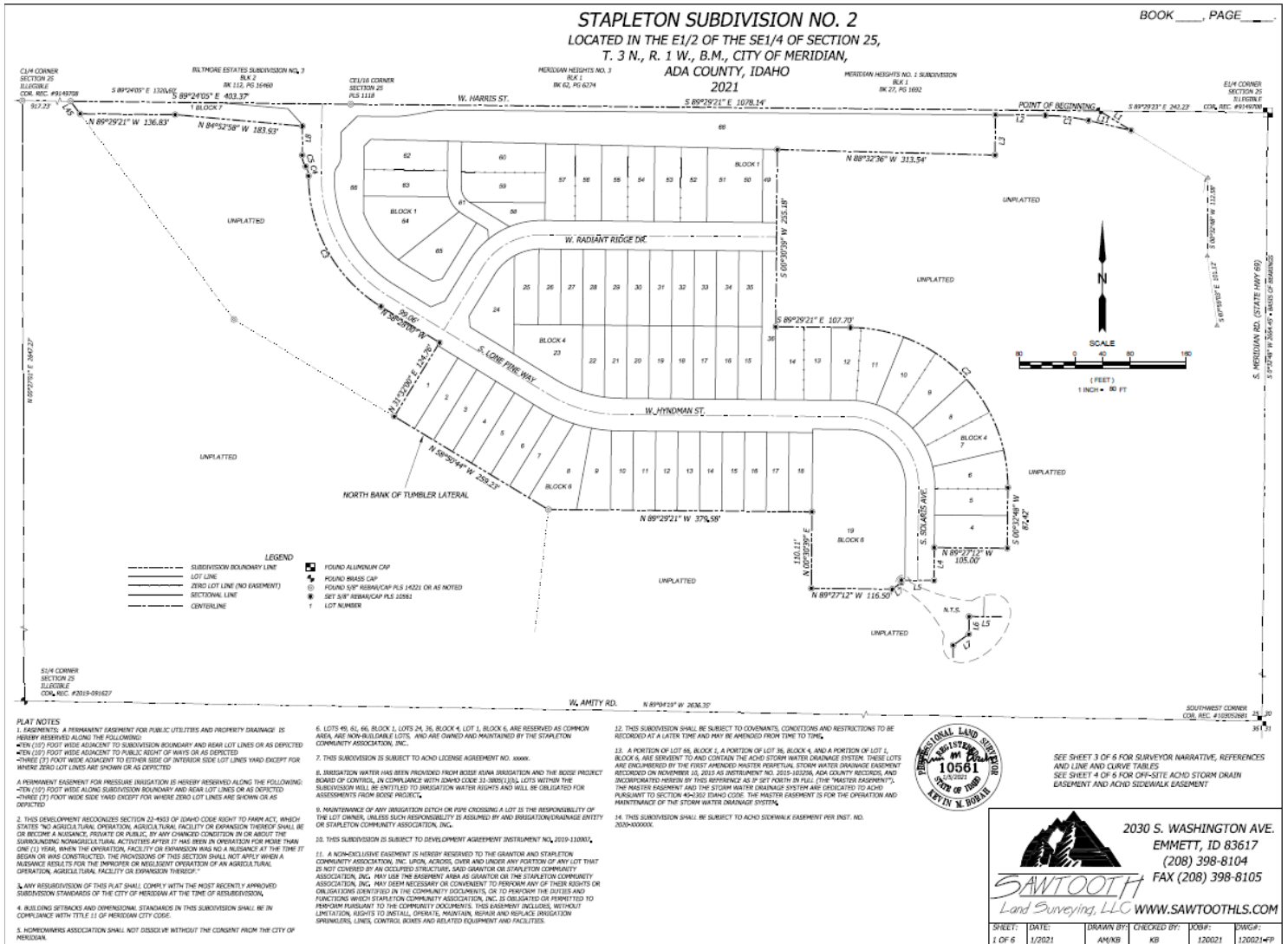
C. Representative:

Laren Bailey, DevCo – 4824 W. Fairview Ave., Boise, ID 83706

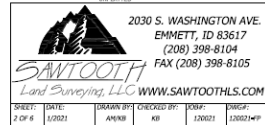
III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat in accord with the requirements listed in UDC 11-6B-3C.2. Because the same number of buildable lots and amount of common area is proposed as shown on the approved preliminary plat, Staff deems the final plat in substantial compliance with the approved preliminary plat as required.

B. Final Plat (date: 1/5/2021)



BOOK _____, PAGE _____

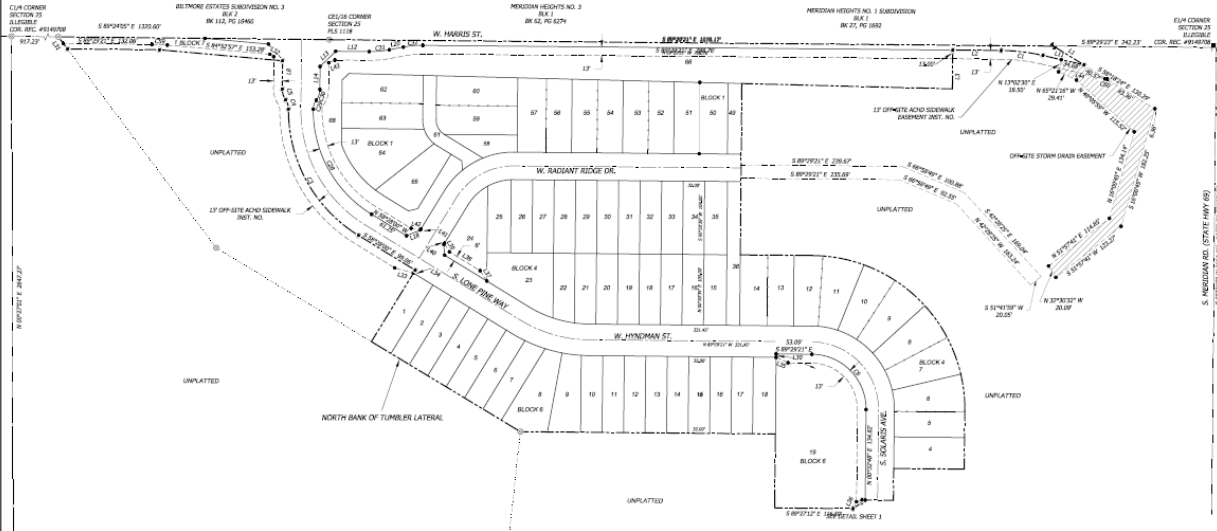


BOOK _____, PAGE _____



STAPLETON SUBDIVISION NO. 2

BOOK ____ PAGE ____



- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - LOT LINE
 - ZERO LOT LINE (NO EASEMENT)
 - SECTIONAL LINE
 - CENTERLINE
 - ACHD SIDEWALK EASEMENT INST. NO. 2020 --- SEE NOTE 14
 - ACHD STORM DRAIN EASEMENTS INST. NO. 2020 --- SEE NOTE 13
 - FOUND ALUMINUM CAP
 - FOUND BRASS CAP
 - FOUND 5/8" REBAR/CAP PLS 14221 OR AS NOTED
 - SET 5/8" REBAR/CAP PLS 10561
 - SET 1/2" REBAR/CAP PLS 10561
 - 1 LOT NUMBER

SEE SHEET 3 OF 6 FOR SURVEYORS NARRATIVE, REFERENCES AND LINE AND CURVE TABLES.

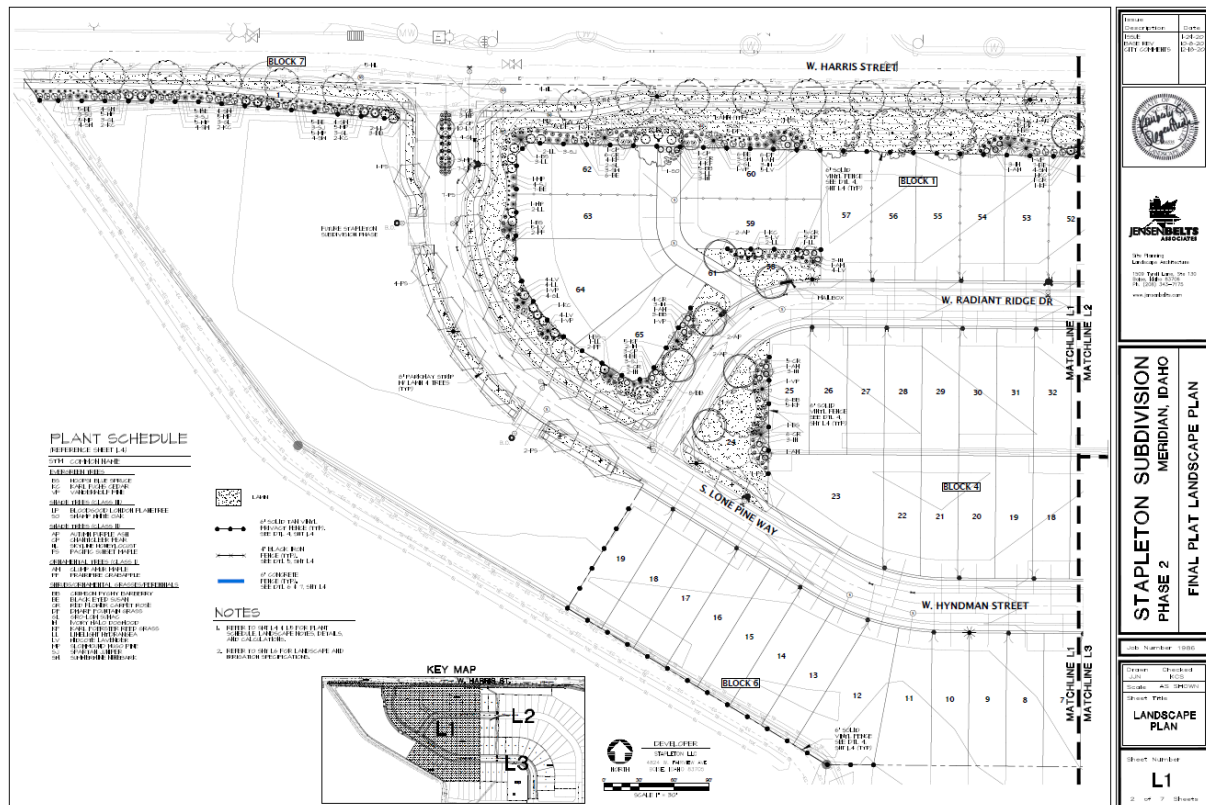
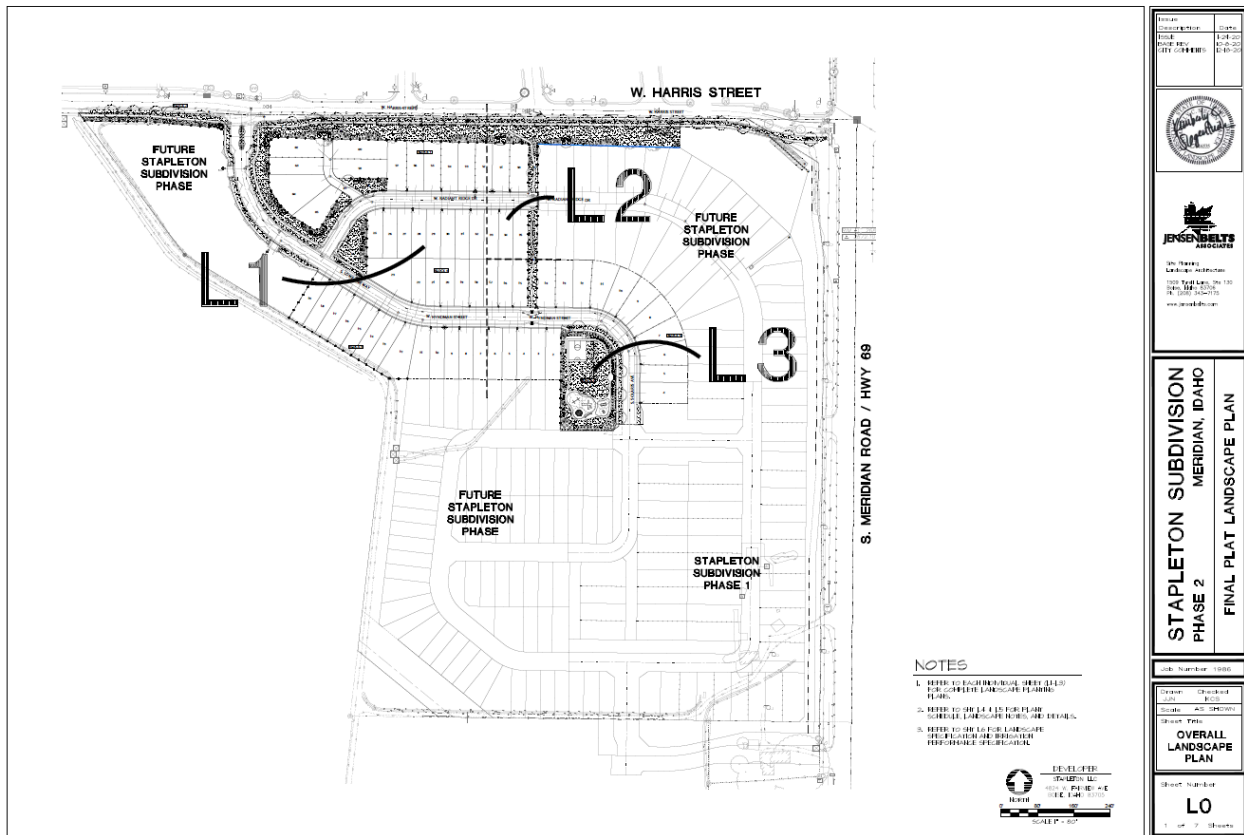


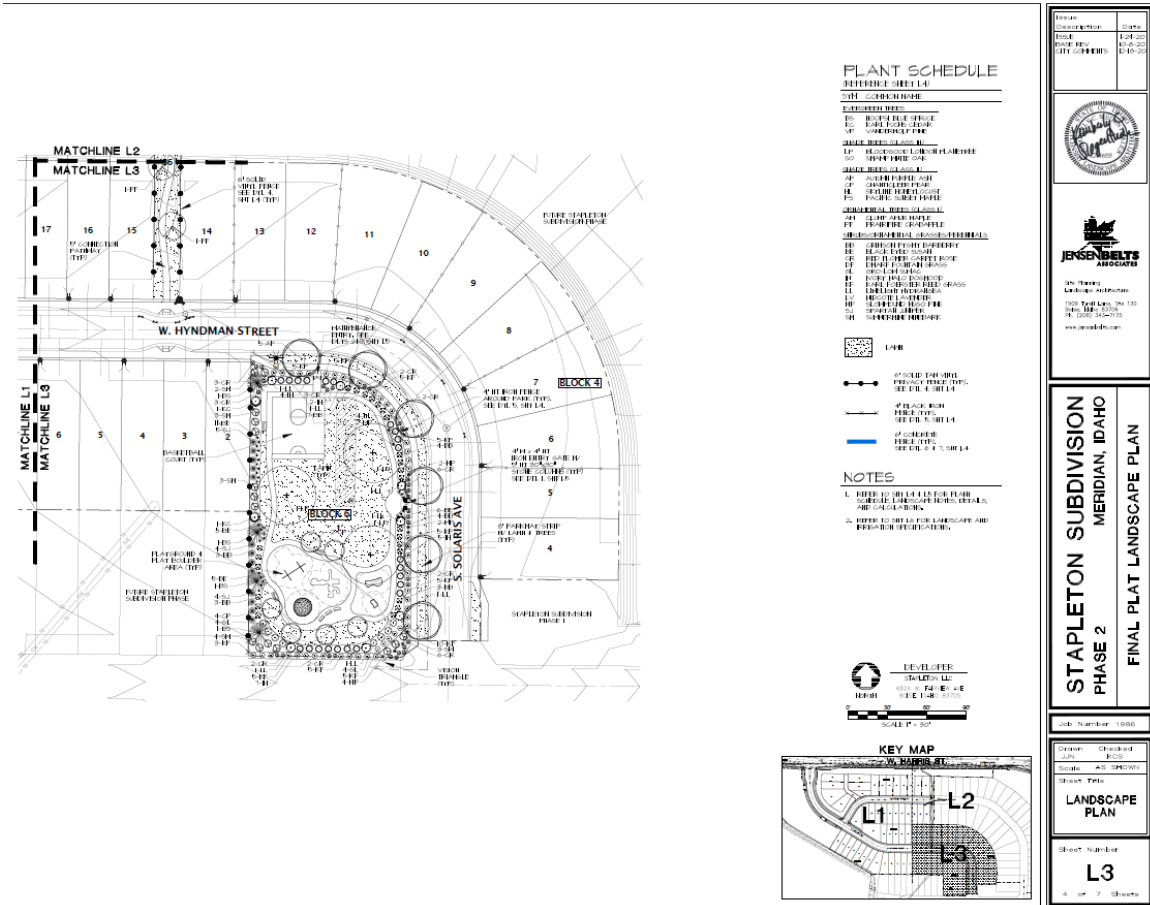
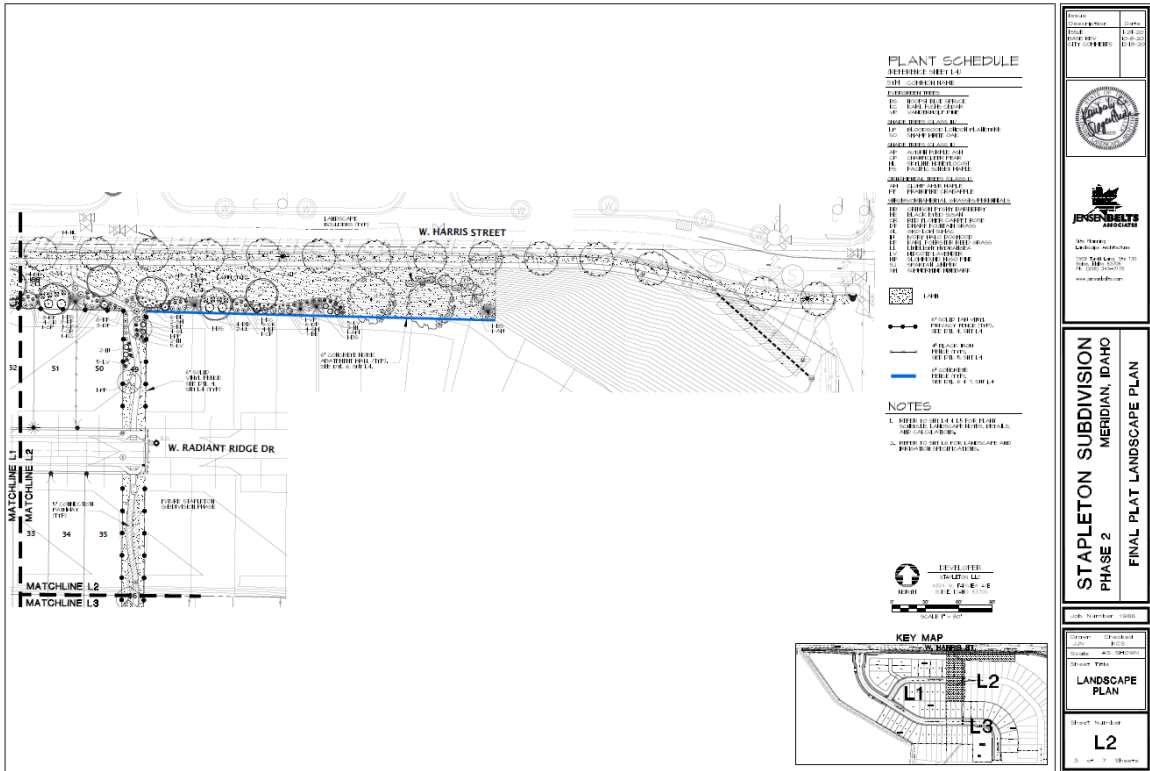
2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105
WWW.SAWTOOTHLS.COM

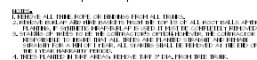
SAWTOOTH
Land Surveying, LLC

SHEET: 4 OF 6	DATE: 11/20/21	DRAWN BY: AMN	CHECKED BY: KB	DATE: 12/02/21	DATE: 12/02/21
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C. Landscape Plan (dated: 12/18/20)







1 TREE PLANTING/STAKING



② SHRUB PLANTING



⑤ IRON FENCE



(6) CONCRETE NOISE ABATEMENT WALL.

STY	CONNECTION NAME	NOTIFYING NAME	DATA
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50	HA/HP/HH/HI/HAJ	00000000 00000000	22	CAJ	0000
HA/HP/HH/HI/HAJ 00000000 00000000					

表 1 中国各省市自治区的 GDP 与人口 (1995 年)		
地区	GDP (亿元)	人口 (万人)
北京	1000	1100
天津	1500	1000
河北	2500	7000
山西	1800	3300
内蒙古	1200	2400
辽宁	2200	4200
吉林	1500	2800
黑龙江	1800	3800
上海	3000	1300
江苏	2800	6500
浙江	2200	4500
安徽	1500	5800
江西	1200	4200
山东	2500	8500
河南	2000	9500
湖北	1800	5800
湖南	1500	6500
广东	3500	7800
广西	1200	4800
四川	2800	10000
重庆	1500	3000
贵州	800	3800
云南	1000	4200
陕西	1200	3500
甘肃	800	2800
青海	500	2200
宁夏	400	2000
新疆	1000	1800

FF	TELEPHONE FIDO FID	FIDUS FIDO TELEPHONE	5.04
SS	SERIAL JUDGE	JUDITH JUDGE SERIAL	6.710
SH	SUBSTRATE INTRINSIC	INTRINSIC SUBSTRATE	5.04

2. ALL PLANTING AREAS TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. INVESTIGATION SYSTEMS, INC. SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PLANTING AREAS THROUGHOUT THE CONSTRUCTION PERIOD.

[illegible]

A. PLANT LIST IS SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES DUE TO PLANT MATERIAL AVAILABILITY. BURLAP AND HURD BASKETS TO BE REMOVED FROM ROOT WALL, AS MUCH AS POSSIBLE, AT LEAST 24 HOURS DOWN THE DAY, OF THE TRIP. ALL NYLON NETS TO BE COMPLETELY REMOVED FROM TRIPS.

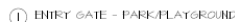
LANDSCAPE CALCULATIONS

TOTAL NUMBER OF BIRDS	52 BIRDS	145 BIRDS
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— $\frac{1}{2} \sqrt{2}$ inch (12.7 mm)

Q. Did you know that the FBI was going to investigate the killing of Dr. King? A. Yes, I know that.	Q. Did you know that the FBI was going to investigate the killing of Dr. King? A. Yes, I know that.
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DEVELOPER



② MAINTENANCE ENTRANCE



③ MAINTENANCE ENTRY GATE

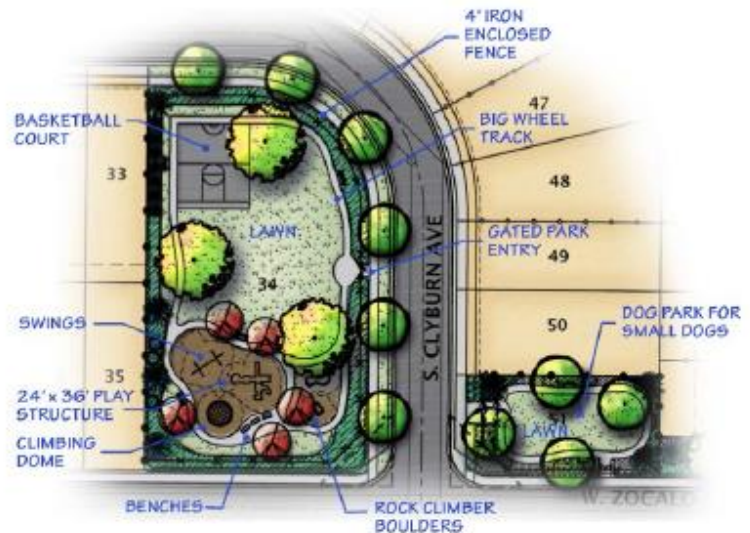
D. Site Amenity Details

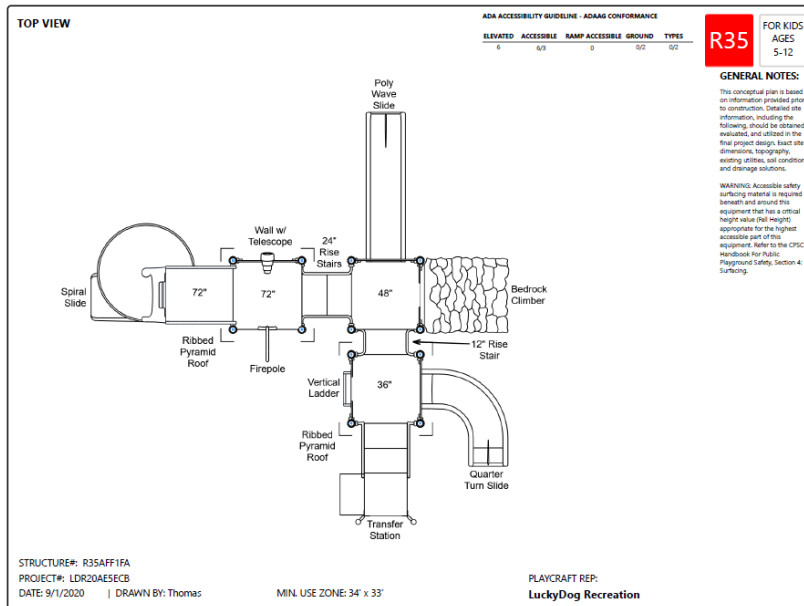
PROJECT AMENITIES

As the *developer* have researched and interviewed homeowners and followed the city ordinance to plan the most productive amenities for this area and this development. The amenity package exceeds the requirement of Meridian City Development Code, which requires that the application have two amenities, one of 10% required open space and a second that meets the requirements of city code. We are proposing three additional amenities for a total of five, including a regional pathway extension and a neighborhood park including a play structure, climbing dome, swing set, climbing rock boulders, half basketball court, and seating areas.

Proposed Amenities:

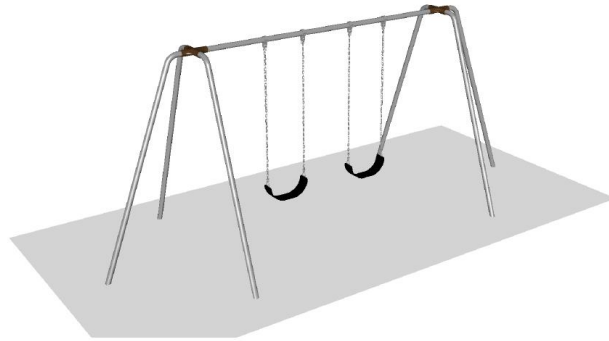
- **Large Half-Acre Park** - The half-acre park will contain the following recreation facilities:
 - Enclosed Fencing for Child Safety
 - Basketball court
 - Play structures
 - Swings
 - Climbing Rocks and a Dome Structure
 - Big Wheel Track
 - Scenic viewing area w/ bench seating
 - Attractive landscaping and pedestrian pathways
- **Dog Park**
 - Fully Fenced
 - Double Protection Gate
 - Seating Areas
- **Pathway** - A 10' regional pathway will be provided at the southwest corner of the project area. This pathway will connect to proposed pathways in other previously approved developments to the west. And will provide a regional connection to the retail and commercial components of the Mixed-use Development. Along Meridian Road nearly 1,200 linear feet of 10' Regional Pathway will also be provided the full length of the project from Harris Street to the southern boundary of the project.





SW VIEW

FOR KIDS
AGES
5-12



STRUCTURE#: PREPC2130828
PROJECT#: LDR20A5ECB
DATE: 9/1/2020 | DRAWN BY: Thomas

SW VIEW

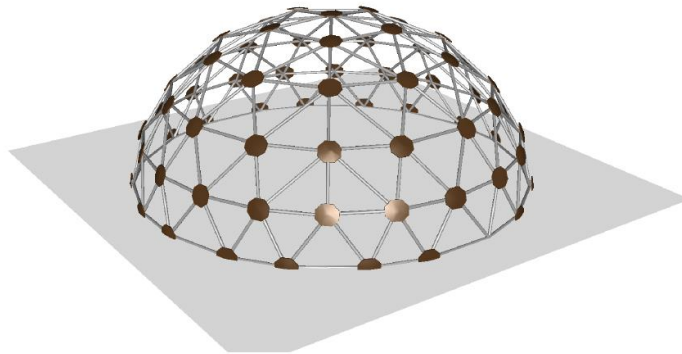
FOR KIDS
AGES
5-12



STRUCTURE#: STAPC426665
PROJECT#: LDR20A5ECB
DATE: 9/1/2020 | DRAWN BY: Thomas

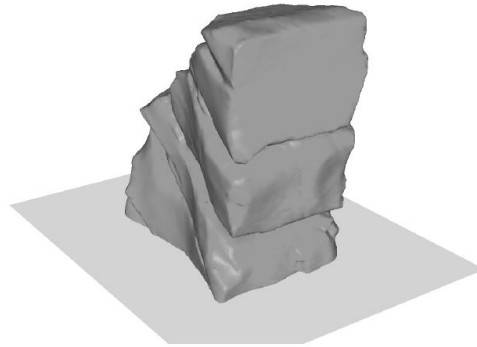
SW VIEW

FOR KIDS
AGES
5-12

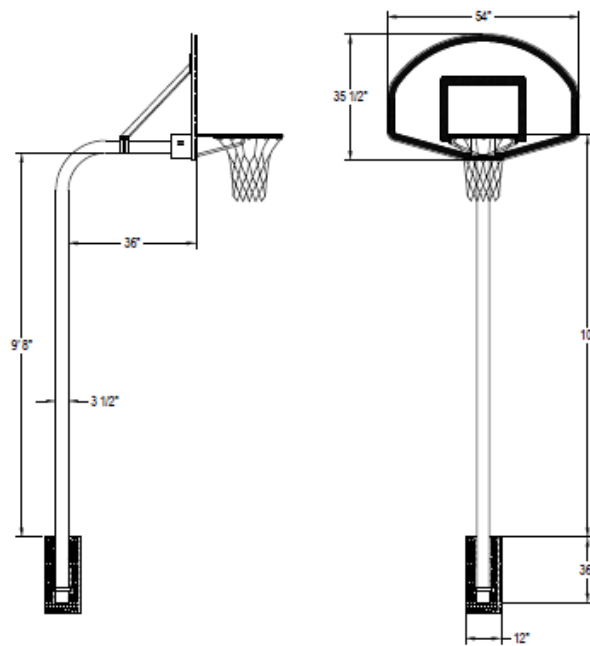


STRUCTURE#: PREPC1910
PROJECT#: LDR20A5ECB
DATE: 9/1/2020 | DRAWN BY: Thomas

SW VIEW

FOR KIDS
AGES
5-12

STRUCTURE# CB008
PROJECT# LDR20A5ECB
DATE: 9/1/2020 | DRAWN BY: Thomas



Pole shall be constructed of 3 1/2" outside diameter RS40 flow coated galvanized steel tubing with an 8 ga. wall thickness. Design shall be a bent gooseneck style and allow for a 36" bury into the ground and a 36" extension from the front of the pole to the face of the backboard. Two 1 5/8" diameter 13 ga. flow coated galvanized tubular braces shall support the top of the backboard and connect directly to the pole. Pole shall be designed so that the rim mounts directly to the horizontal pole section through the backboard to eliminate stress on the backboard during play. Pole systems without backboard support braces shall not be considered equal. Pole shall carry a minimum 10-year limited warranty.

Backboard shall be constructed of cast aluminum with a 35 1/2" x 54" fan-shaped playing surface. The minimum playing surface thickness shall be 3/16". A minimum of 35" of support ribs shall be cast into the rear of the backboard. Total thickness of the backboard shall be 1 1/2". The backboard shall be coated with a white textured polyester powder coated finish and have an official-sized orange shooter's square and border. Backboard shall carry a limited lifetime warranty. Rim shall be constructed of an official size 5/8" diameter AISI 1018 cold drawn carbon steel ring with continuous wire formed netlocks to accept nylon net (included). Backplate shall be a minimum 3/16" thick. Rim shall be supported by a 1/2" diameter steel brace. Mounting hardware shall be included. Rim shall carry a 1-year limited warranty, have an orange powder coated finish and be made in the USA. Installation to be completed in accordance with manufacturer's instructions. Do not scale drawings. Entire system shall weigh approximately 175#.



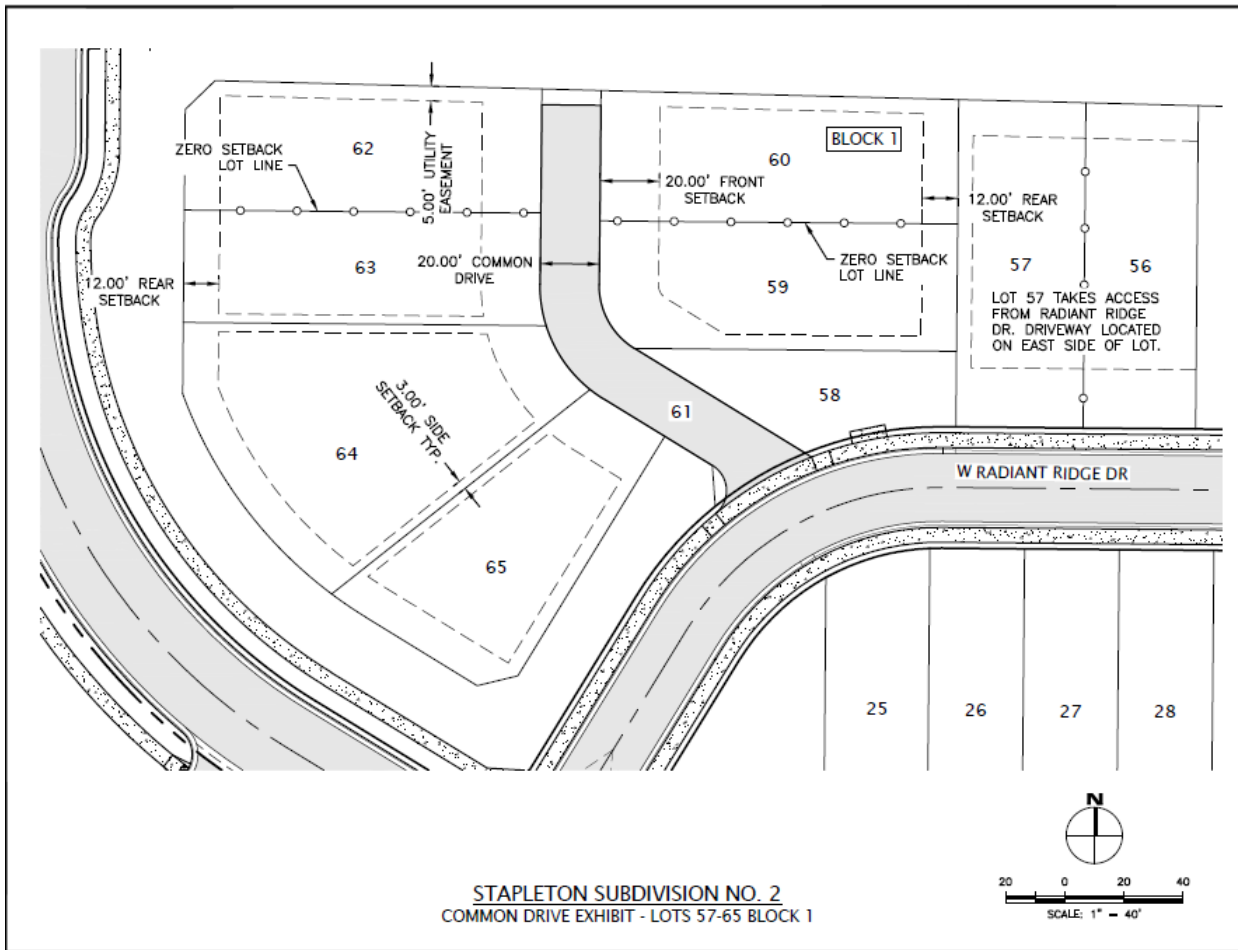
PRODUCT SPECIFICATION

PR29 TOUGH-DUTY FINISHED ALUMINUM FAN GOOSENECK PLAYGROUND SYSTEM

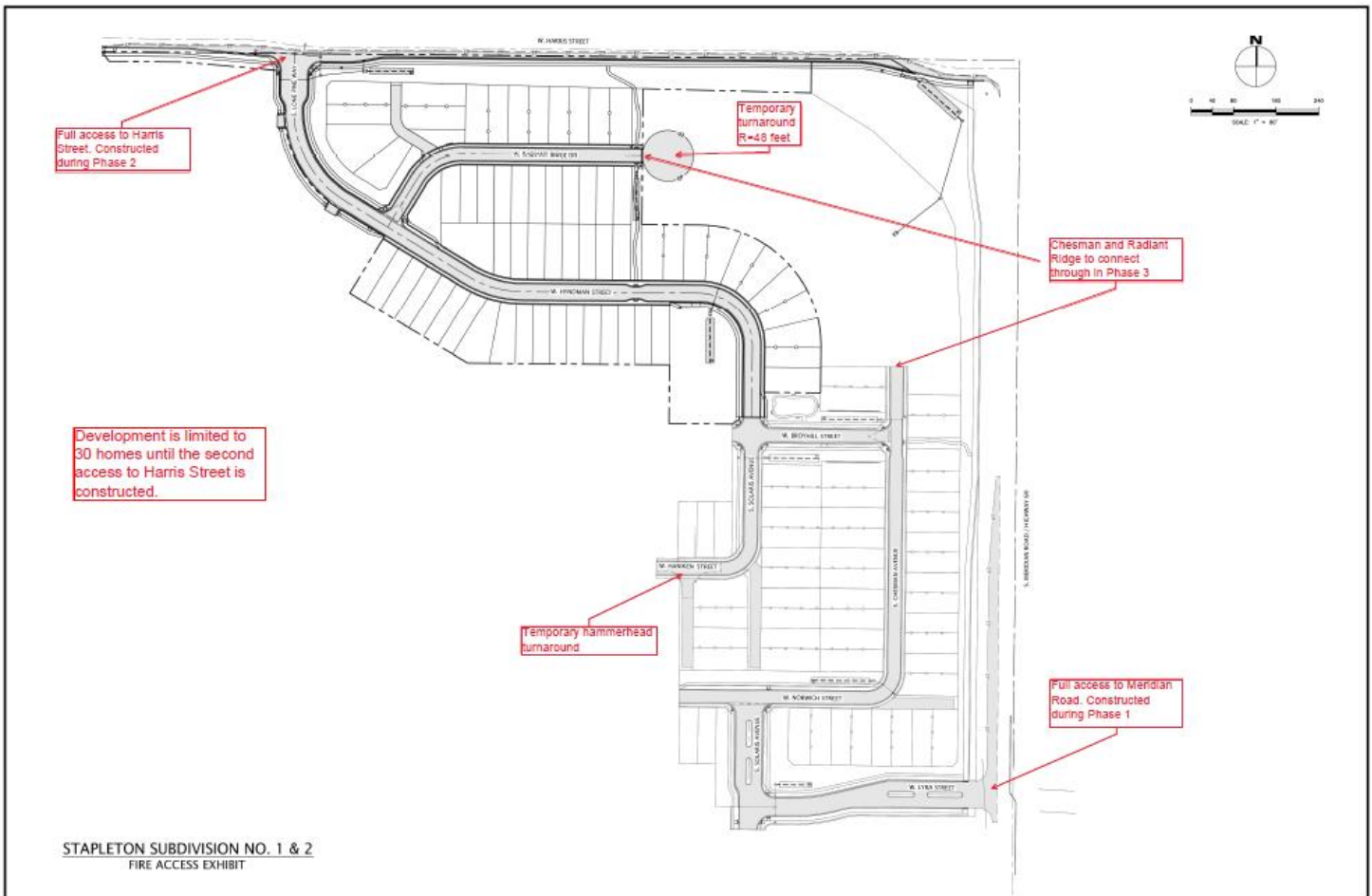
REVISED 7/1/17

603 L Street, Lincoln, NE 68508 - Phone: (800) 247-7668 - Fax: (800) 638-0698 - www.bisoninc.com - info@bisoninc.com

E. Common Driveway Exhibit



F. 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-2018-0129, Development Agreement #2019-110907).
2. **The applicant shall obtain the City Engineer's signature on the subject final plat within two years of the City Engineer's signature on the previous phase final plat; 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 Kevin M. Borah, Sawtooth Land Surveying, LLC, dated 1/5/2021, included in Section VII.B shall be revised as follows:

Legend:

- a. Include the recorded instrument number for the ACHD sidewalk easement.
- b. Include the recorded instrument number for the ACHD storm drain easement.

Notes:

- c. Note #5: Delete note; Homeowner's Associations are not governed by the City of Meridian.
- d. Note #6: ". . . Lot 19, Block 6, and Lot 1, Block 7 are reserved as common area. . ."
- e. Note #7: Include recorded instrument number for ACHD license agreement.
- f. Note #13: ". . . Lot 19, Block 6, are servient to and contain the ACHD storm water drainage system. . ."
- g. Note #14: Include recorded instrument number of ACHD sidewalk easement.
- h. Note #15: "The bottom of structural footing shall be set a minimum of 12-inches above the highest established normal ground water elevation."

Face of the plat:

- i. Depict the north/south shared lot line between Lots 50 and 51, Block 1 (Sheet 1).
 - j. Include the Surveyor's Narrative (Sheet 3).
 - k. Include the recorded instrument number for the ACHD sidewalk easement (Sheet 4).
5. The landscape plan prepared by Jensen Belts Associates, dated 12/18/20, shall be revised as follows:
 - a. Re-number the lots consistent with the final plat.
 - b. Include the total linear feet of parkways and the required number of trees in the Landscape Calculations table per the standards listed in UDC 11-3B-7C.3.
 6. Future homes constructed in this development shall substantially comply with the conceptual elevations approved with H-2018-0129 included in the Development Agreement.
 7. The building lots along the perimeter of the development adjacent to W. Harris St., except for Lots 60 and 62, Block 1, shall be restricted to a single-story in height as proposed by the Developer in accord with the Development Agreement.

8. **Prior to issuance of any Certificates of Occupancy within this phase of development, the W. Harris St. roadway improvements, including curb, gutter and detached sidewalk and street buffer landscaping along the full length of the project boundary along W. Harris St. shall be constructed.**
9. All single-family attached and multi-family structures shall comply with the design standards listed in the Architectural Standards Manual. An application for Design Review shall be submitted and approved for all attached dwelling units *prior* to submittal of building permit applications.
10. All development within the Northwest gas pipeline easement shall comply with the Williams Gas Pipeline Developer's Handbook.
11. Address signage for emergency wayfinding purposes shall be provided at the public street for homes accessed by the common driveway on Lot 61, Block 1.
12. A perpetual ingress/egress easement is required to be filed with the Ada County Recorder for all common driveways, which shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment. **A copy of the recorded easements shall be submitted to the Planning Division prior to signature on the final plat by the City Engineer; or, a note including this information may be included on the plat.**
13. 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 water main in W Harris Street that this development is connecting to is actually a 12-inch, not a 10-inch.
2. Common Driveways with four or more lots need to have a private sewer line that will be the responsibility of the HOA. A manhole in the common driveway located at the property boundary is required with a lid that states "Private".
3. Provide at least 5' of separation between storm drain line and SSMH G-2.
4. Changes to Phase 1 of the development construction plans impact this phase. Drawings need to be updated to show changes to Phase 2. The City has discussed this with the applicant. The applicant is to continue to work with public works and provide the updated drawings.
5. There is no need to show the future lights on Meridian Road. Lights on Meridian Road will require a future installation agreement and deposit pursuant to Section 6-4 B of the Meridian Design Standards.

General Conditions:

6. Sanitary sewer service to this development is available via extension of existing mains adjacent to the development. The applicant shall install mains to and through this subdivision; applicant shall coordinate main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet than alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
7. Water service to this site is available via extension of existing mains adjacent to the development. The applicant shall be responsible to install water mains to and through this

development, coordinate main size and routing with Public Works.

8. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.
9. Upon installation of the landscaping and prior to inspection by Planning Department staff, the applicant shall provide a written certificate of completion as set forth in UDC 11-3B-14A.
10. A letter of credit or cash surety in the amount of 110% will be required for all incomplete fencing, landscaping, amenities, pressurized irrigation, prior to signature on the final plat.
11. The City of Meridian requires that the owner post with the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The applicant shall be required to enter into a Development Surety Agreement with the City of Meridian. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
12. The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, and water infrastructure for a duration of two years. This surety amount will be verified by a line item final cost invoicing provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
13. In the event that an applicant and/or owner cannot complete non-life, non-safety and non-health improvements, prior to City Engineer signature on the final plat and/or prior to occupancy, a surety agreement may be approved as set forth in UDC 11-5C-3C.
14. Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
15. It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
16. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
17. Developer shall coordinate mailbox locations with the Meridian Post Office.
18. All grading of the site shall be performed in conformance with MCC 11-1-4B.
19. Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
20. The engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
21. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed

in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.

22. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
23. Street light plan requirements are listed in section 6-7 of the Improvement Standards for Street Lighting (http://www.meridiancity.org/public_works.aspx?id=272). All street lights shall be installed at developer's expense. Final design shall be submitted as part of the development plan set for approval, which must include the location of any existing street lights. The contractor's work and materials shall conform to the ISPWC and the City of Meridian Supplemental Specifications to the ISPWC. Contact the City of Meridian Transportation and Utility Coordinator at 898-5500 for information on the locations of existing street lighting.
24. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to signature of the final plat by the City Engineer.
25. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
26. Any 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.
27. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact the Central District Health Department for abandonment procedures and inspections.
28. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 9-1-28.C.1). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to development plan approval.
29. All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.