

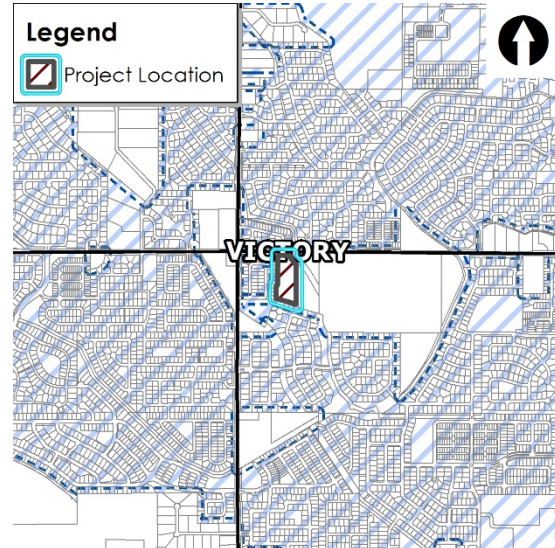
STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



DATE: 4/13/2021
 TO: Mayor & City Council
 FROM: Joseph Dodson, Associate Planner
 208-884-5533
 SUBJECT: FP-2021-0009
 Teakwood Place Final Plat

PROPERTY LOCATION:

The site is located at 1835 E. Victory Road, approximately ¼ mile east of S. Locust Grove Road, in the NW ¼ of the NW ¼ of Section 29, Township 3N., Range 1E.



I. PROJECT DESCRIPTION

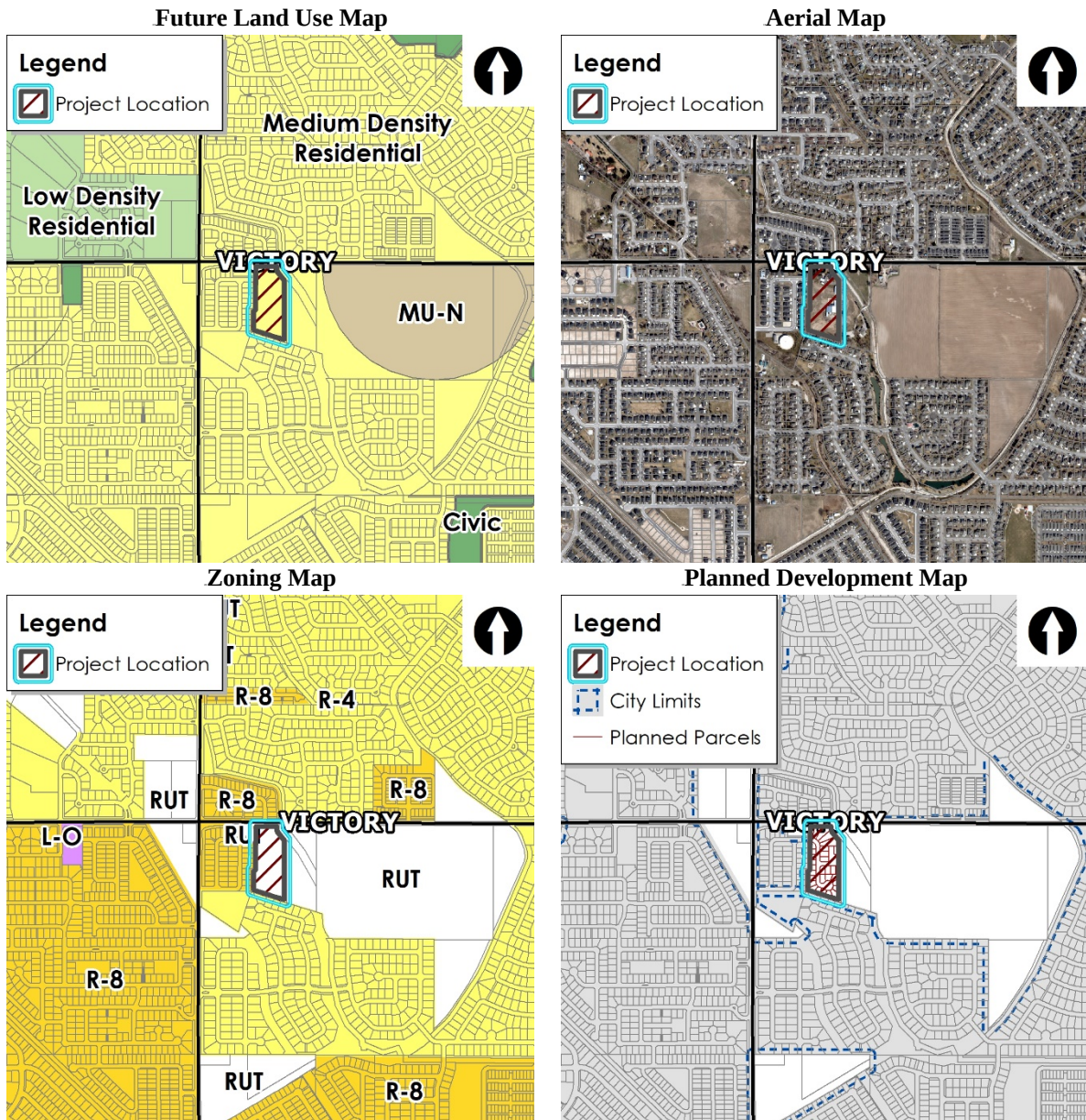
A Final Plat consisting of 22 building lots and 4 common lots on 7.35 acres of land in the R-8 zoning district. *Entire Teakwood Place Subdivision is proposed in this final plat; there should not be any future final plats for this subdivision.*

II. SUMMARY OF REPORT

A. Project Summary

Description	Details	Page
Acreage	7.35	
Future Land Use Designation	MDR (Medium-Density Residential)	
Existing Land Use	County Residential	
Proposed Land Use(s)	Single-family residential (SFR)	
Current Zoning	R-8	
Lots (# and type; bldg/common)	22 SFR, 4 Common	
Density (gross & net)	2.99 Gross, 4.22 Net	
Open Space (acres, total [%] / buffer / qualified)	0.87 acres qualified open space (approximately 11.82%) – open grassy areas and required buffer.	
Amenities	Pondless water feature and micro-paths.	
Physical Features (waterways, hazards, flood plain, hillside)	N/A	
History (previous approvals)	H-2020-0006 (AZ & PP); DA Inst. # 2021-002167	

B. Project Area Maps



III. APPLICANT INFORMATION

A. Applicant

Same as Representative

B. Owner:

Bryan Shepperd, JBI Elemental LLC – 404 S. 8th Street, Ste. 150, Boise, ID 83702

C. Representative:

Dan Lardie, Leavitt & Associates Engineers – 1324 1st St. South, Nampa, ID 83651

IV. STAFF ANALYSIS

The proposed final plat consists of 22 building lots and four (4) common lots in the R-8 zoning district. The minimum lot size proposed is 4,940 square feet with an average lot size of approximately 10,318 square feet. With the preliminary plat application, the Applicant was required to work with Staff on how the required sidewalk along Victory Road is to be constructed. Following Council approval of the preliminary plat, ACHD has required the Applicant enter into a road trust for the sidewalk improvements along Victory as the sidewalk will be constructed with the Locust Grove and Victory roundabout improvements.

The proposed final plat matches the approved preliminary plat in lot count, site design, and open space. Therefore, Staff finds the proposed final plat to be in substantial compliance with the approved preliminary plat as required by UDC11-6B-3C.2.

V. DECISION

A. Staff:

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

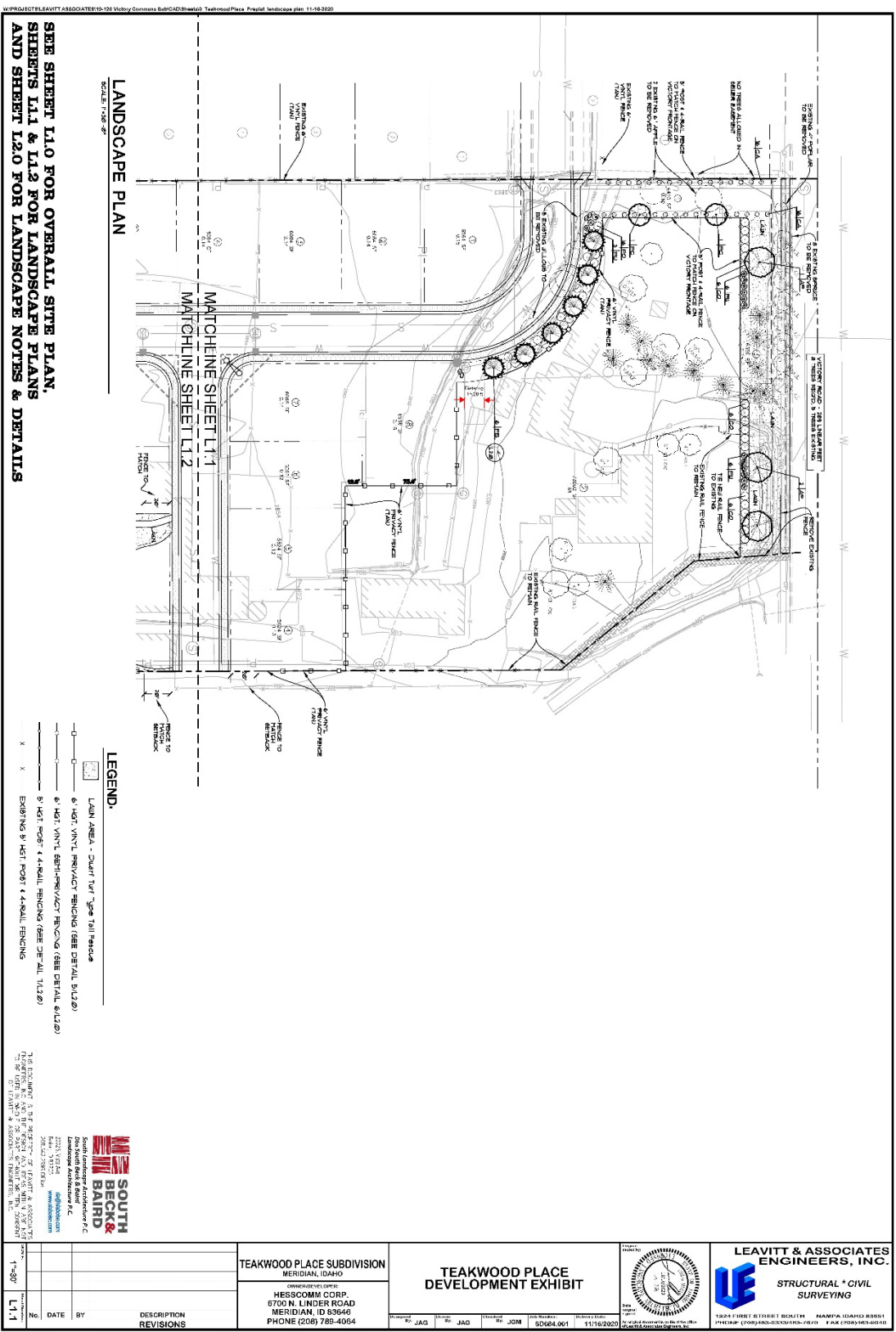
A. Approved Preliminary Plat

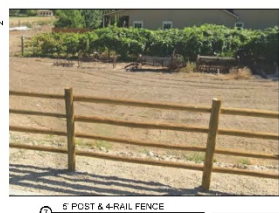
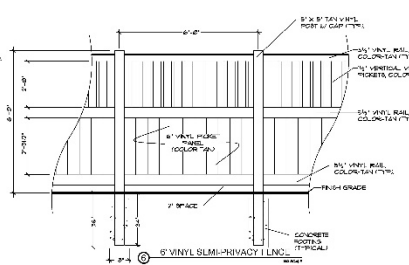
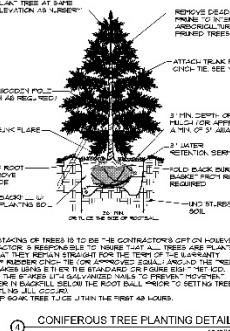
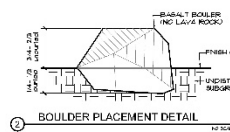


PLAT SHOWING
TEAKWOOD PLACE SUBDIVISION
LOCATED IN THE NW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 29,
T.3N., R.1E., B.M., ADA COUNTY, IDAHO
2021



C. Landscape Plan (dated: November 16, 2020)



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**SOUTH
BECK &
BAIRD**
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VII. PLANNING AND PUBLIC WORKS COMMENTS & CONDITIONS

1. The applicant is to meet all terms of the approved preliminary plat (H-2020-0006) and Development Agreement (DA Inst. #2021-002167) for this development.
2. The applicant has until December 1, 2022 to obtain the City Engineer's signature on this 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. Prior to signature on the final plat by the City Engineer, the final plat prepared by Idaho Survey Group, LLC (Exhibit B), dated January 23, 2021, shall be revised as follows:
 - a. Add a note stating: "This development is subject to the City of Meridian Development Agreement, Inst #2021-002167."
 - b. Add a note that Lot 3, Block 2 contains a pedestrian access easement along its northeast property line and include the recorded instrument number.
 - c. Revise the street names on the plat per the Ada County Street Name Review response letter.
 - d. Add a note stating: The bottom of structural footing shall be set a minimum of 12-inches above the highest established normal ground water elevation.
 - e. Add a note stating: Maintenance of any irrigation and/or drainage pipes or ditches crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an irrigation/drainage entity or lot owner's association.
 - f. Revise Note #2 to name the appropriate irrigation district instead of "The City of Meridian."
5. Prior to signature on the final plat by the City Engineer, the landscape plan prepared by Leavitt & Associates Engineers, Inc. (Exhibit C), dated November 16, 2020, is approved as submitted.
6. Any structures that remain on the property (Lot 3, Block 2) must comply with the dimensional standards of the R-8 zone or they must be removed.
7. Existing residence shall obtain a new address since their access will be from E. Fathom Street. Provide Planning Staff proof of new address with Final Plat Signature submittal.
8. Stormwater integration facilities shall comply with the standards listed in UDC 11-3B-11C; stormwater detention facilities shall be designed to drain within a 12-hour period.
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 for more information.
10. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat does not relieve the applicant of responsibility for compliance.
11. Prior to the issuance of any building permit for the single-family homes, the final plat shall be recorded.
12. All cul-de-sacs shall be signed with the appropriate signage as determined by the Deputy Fire Marshall and Fire Code D103.6.
13. All homes constructed in this subdivision shall be constructed with slab-on-grade foundations instead of with crawl spaces.
14. The geotechnical investigative report prepared by SITE Consulting, LLC indicates some very specific construction considerations. The applicant shall be responsible for the adherence of these

recommendations to help ensure that groundwater does not become a problem within crawlspaces of homes.

15. Locate sanitary sewer manhole SSMH-B1 at the property boundary so sewer ends at a manhole.
16. Provide sewer mainline slope of 0.40% between sanitary sewer manhole SSMH-A3 and SSMH-B1 due to low topography on adjacent property.
17. **Please address the below street lighting comments and resubmit your drawing for approval by Public Works.**
 - a. Three street lights are needed: one at the corner of E. Fathom Street and S. Hessing Avenue, one at the corner of E. Hessing Court and S Hessing Avenue, and one on the E Victory Rd. frontage.
 - b. Show all junction boxes and conduit runs.
 - c. Show public utility easements.
 - d. Show names of adjacent subdivisions.
 - e. Provide a symbols legend that matches the design standards, page 36.
 - f. Street numbers will need be assigned by Development Analyst. Please show those numbers on your street light drawings.

VII. GENERAL REQUIREMENTS

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 then 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 6-5 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.
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 tiled 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.