

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



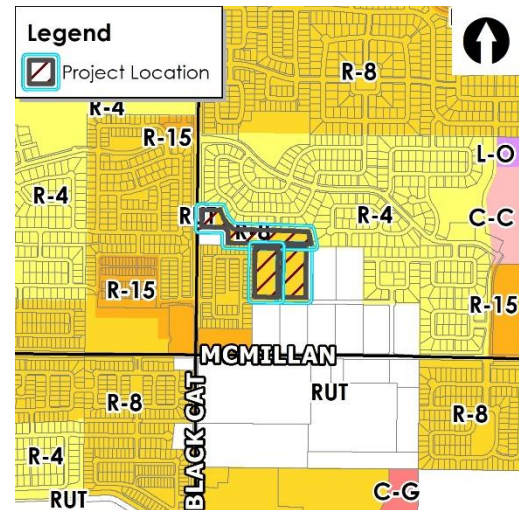
HEARING DATE: 5/3/2022

TO: Mayor & City Council

FROM: Joseph Dodson, Associate Planner
208-884-5533

SUBJECT: FP-2021-0061
Pera Place Subdivision

LOCATION: The site is located at 4600 W. Daphne Street, 4546 W. Daphne Street, and Parcel S0427325702, near the northeast corner of N. Black Cat Road and W. McMillan Road, in the NW ¼ & the SW ¼ of the SW ¼ of Section 27, Township 4N., Range 1W.



I. PROJECT DESCRIPTION

Final Plat consisting of 64 residential building lots, 7 common lots, and 1 other lot on approximately 16.63 acres of land in the R-8 zoning district, by Leavitt Engineers.

II. APPLICANT INFORMATION

A. Applicant/Owner:

Tony Tseng, Applied Media, Inc. – 6518 N. Fairborn Avenue, Meridian, ID 83646

B. Representative:

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

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. 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

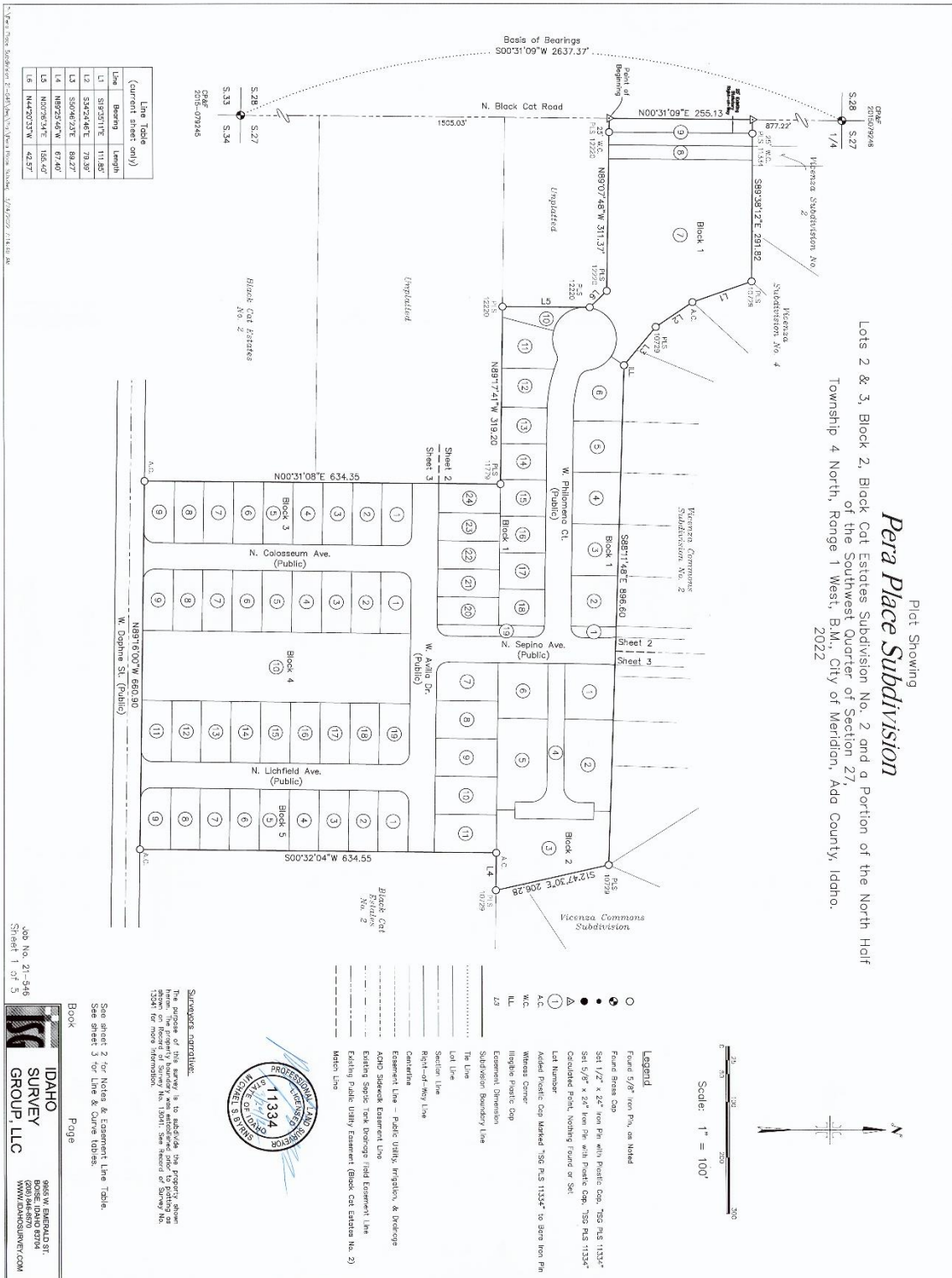
A. Staff:

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

A. Preliminary Plat (date: 11/13/2020)



B. Final Plat (date: 3/24/2022)





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- Figure 1 is a circular diagram representing the distribution of 1000 points. The circle is divided into sectors by lines from the center to the circumference. The sectors are labeled with angles: 146.60°, 8.83°, 5.5°, and 146.60°. The points are labeled L5, C7, S5, and C10. A scale bar indicates 1 inch = 10 degrees.

Eosement Line Table		
Line	Bearing	Length
L18	S85°07'40" N	80.02'
L19	N00°00'04" W	30.95'
L20	N82°33'56" E	60.00'
L21	S00°00'04" E	40.86'
L22	S88°07'46" E	60.07'
L23	S85°07'40" N	171.36'

Reference:

Rose: RD-ASR-7789, g-48, 10271, 10286, and 12801
Dodge: D10756, 10135, 05B0462, 01033561, 25207, 150854, and 2020-10286
GPR: 2015-078245, 2015-079246
Cementation: 2021-002078
Baker: Baker Cat Entries No. 2, Ventura Common Subdivision, Ventura Common Subdivision No. 2, Ventura Subdivision No. 2, Ventura Subdivision No. 4, Summerwood Subdivision, and Preliminary Plats Perro Place & Tracy Square North

Job No. 21-546
Sheet 2 of 5

IDaho
SURLEY
GROUP, LLC

DESIGN BY: RAYMOND T.
BOESL, IDAHO STATE
LICENSED PROFESSIONAL ENGINEER
WWW.IDAHOSURLEY.COM

PROFESSIONAL LAND SURVEYOR
11334
STATE OF IDAHO
EXPIRATION DATE 8/31/2024

Book _____
Page _____

See sheet 1 for Legend.
See sheet 3 for Line & Curve tables.

Plan View - from Station 0+00 to Station 1+00.00. Station 0+00.00 is at the top left corner of the sheet.

Job No. 21-546
Sheet 3 of 5

IDAHO
SURVEY
GROUP, LLC
6955 W. BUREAU ST.
BOISE, IDAHO 83726
WWW.IDASURVEY.COM

Book Page

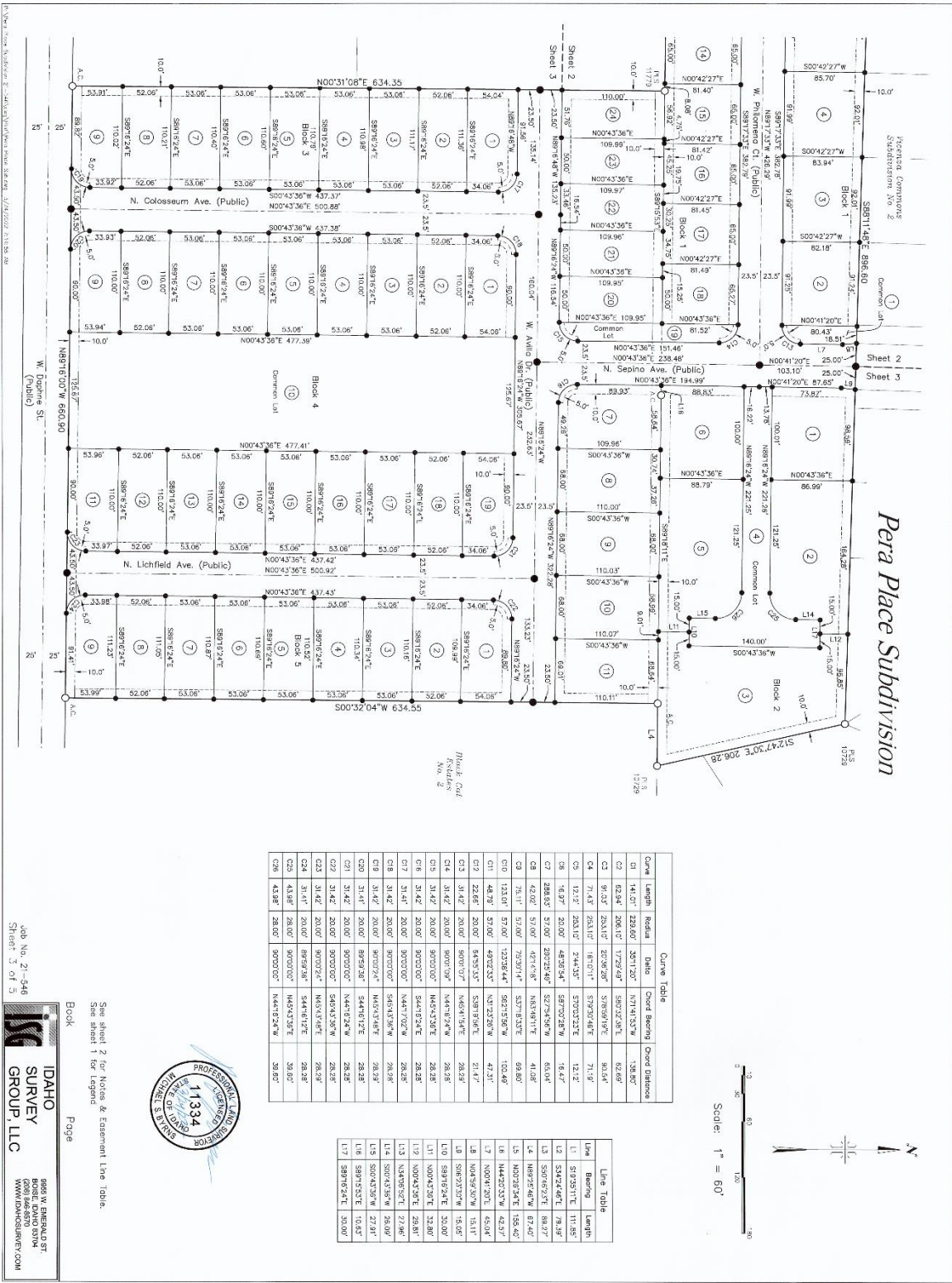
See sheet 2 for Notes & Easement Line Table.
See sheet 1 for Legend

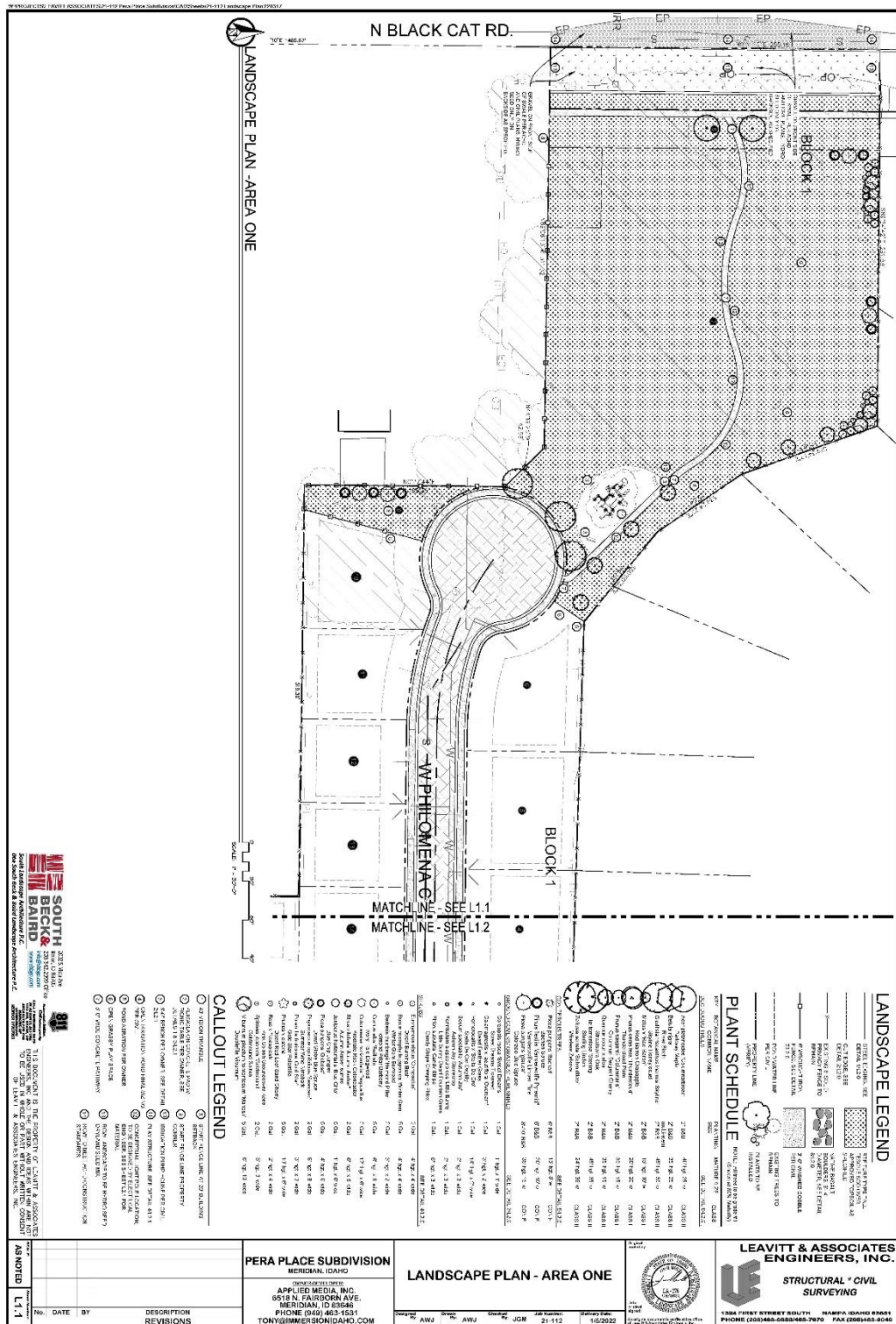


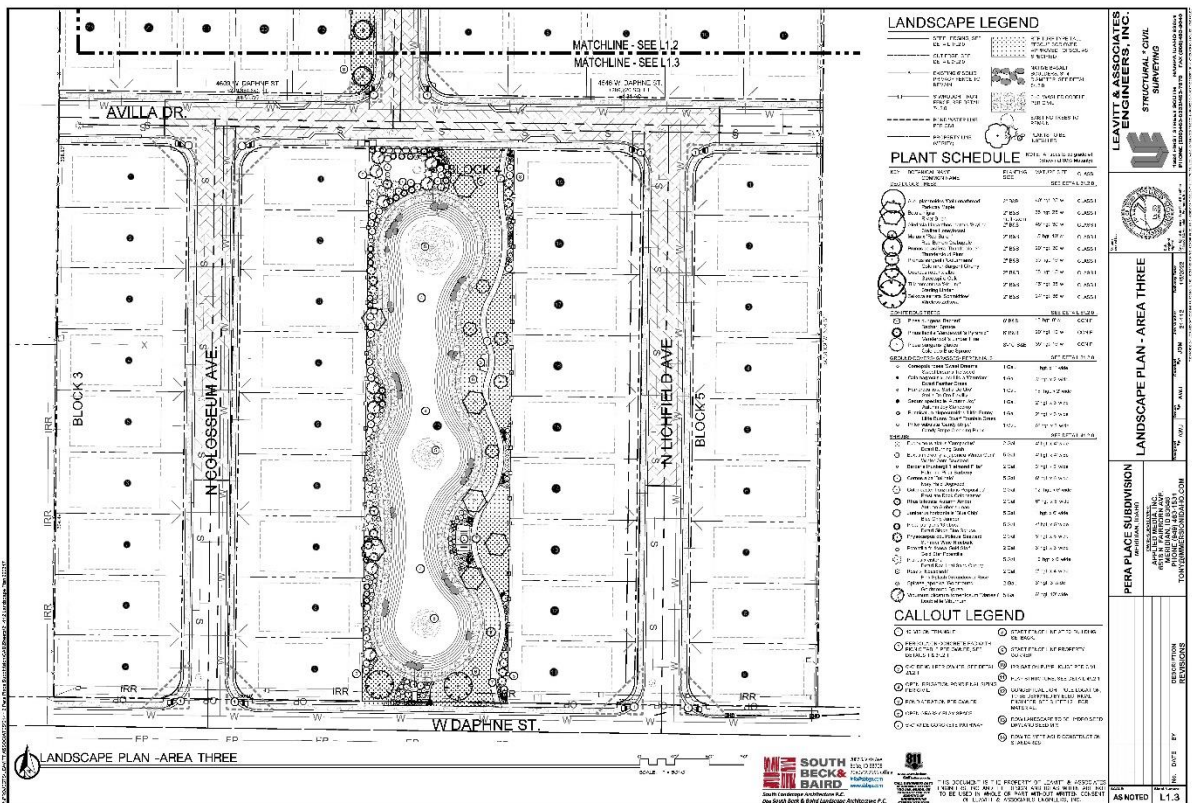
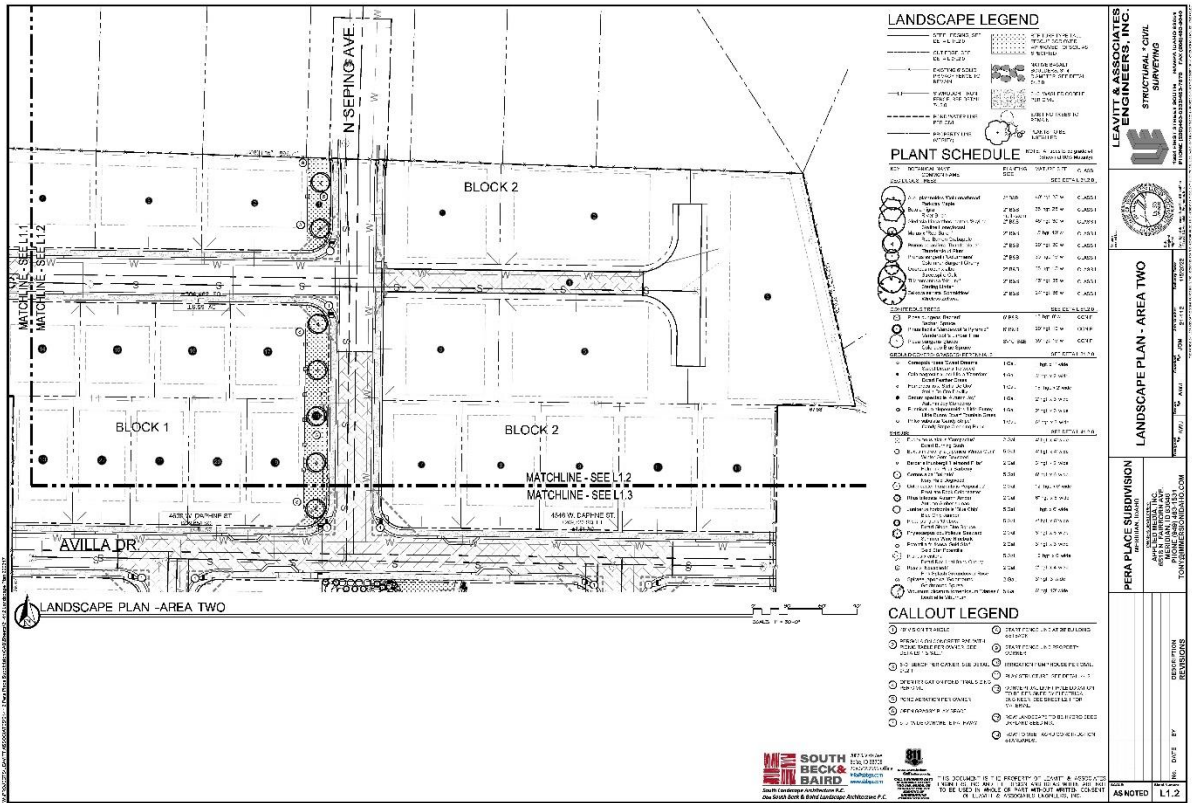
Curve	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	144.07'	223.60'	35°11'20"	N71°14'35"W	138.80'
C2	82.84'	206.10'	17°29'49"	S80°32'28"E	82.80'
C3	97.02'	203.10'	20°30'28"	S78°59'14"E	93.16'
C4	71.43'	203.10'	18°10'11"	S79°30'46"E	71.19'
C5	16.37'	20.00'	2°44'35"	S70°53'32"E	12.12'
C6	16.37'	20.00'	48°38'54"	S87°02'28"W	16.44'
C7	288.63'	57.00'	30°32'46"	S72°34'04"W	65.04'
C8	42.00'	57.00'	42°14'18"	N63°40'17"E	41.08'
C9	75.10'	57.00'	75°30'14"	S37°8'33"E	69.80'
C10	123.01'	57.00'	123°08'44"	S62°15'36"W	102.48'
C11	48.79'	57.00'	48°02'35"	N50°22'56"W	47.20'
C12	22.65'	20.00'	54°55'35"	S58°19'47"E	21.47'
C13	31.42'	20.00'	90°01'09"	N41°19'24"W	28.25'
C14	31.42'	20.00'	90°01'09"	N41°19'24"W	28.25'
C15	31.42'	20.00'	90°01'09"	N41°19'24"W	28.25'
C16	31.42'	20.00'	90°01'09"	N41°19'24"W	28.25'
C17	31.42'	20.00'	90°01'09"	N41°19'24"W	28.25'
C18	31.42'	20.00'	90°01'09"	N41°19'24"W	28.25'
C19	31.42'	20.00'	90°01'09"	N41°19'24"W	28.25'
C20	31.42'	20.00'	90°01'09"	N41°19'24"W	28.25'
C21	31.42'	20.00'	90°01'09"	N41°19'24"W	28.25'
C22	31.42'	20.00'	90°01'09"	N41°19'24"W	28.25'
C23	31.42'	20.00'	90°01'09"	N41°19'24"W	28.25'
C24	31.42'	20.00'	90°01'09"	N41°19'24"W	28.25'
C25	43.88'	28.00'	90°01'09"	N41°19'24"W	39.80'
C26	43.88'	28.00'	90°01'09"	N41°19'24"W	39.80'

Line	Bearing	Length
L1	S72°31'17"E	111.85'
L2	S74°44'17"E	79.38'
L3	S50°45'27"E	88.17'
L4	N89°25'46"W	87.40'
L5	N60°25'24"E	155.42'
L6	N60°25'24"E	42.57'
L7	N00°42'27"E	45.04'
L8	N04°52'30"W	15.11'
L9	N04°52'30"W	15.05'
L10	S89°19'24"E	32.80'
L11	N00°43'36"E	122.80'
L12	N00°43'36"E	22.81'
L13	N43°05'57"E	27.86'
L14	S89°19'24"E	28.00'
L15	S00°43'36"W	27.31'
L16	S89°19'24"E	10.85'
L17	S89°19'24"E	50.00'

Scale: 1" = 60'







DSXWPM Area Light
DSXWPM Area Light

PICNIC TABLE

6 FOOT BENCH

MAGLIN 8000

PLAYCRAFT PLAY STRUCTURE

D-Series LED Area Luminaire

TREX (or approved equal)

LEAVITT & ASSOCIATES ARCHITECTURAL, INC.
STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, AND HVAC ENGINEERING

LANDSCAPE AMENITIES

PERA PLACE SUBDIVISION

AS NOTED L2

D. Common Drive 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).
2. The applicant shall obtain the City Engineer's signature on the final plat by January 4, 2024, within two (2) years of the date of approval of the preliminary plat findings (January 4, 2022), 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 Idaho Survey Group, stamped on 03/24/22 by Michael S. Byrns, is approved with the following conditions to be completed at the time of Final Plat Signature:
 - a. Note #10: Include recorded instrument number.
 - b. Revise Note #12 to depict new DA instrument number (Inst. #2022-011570).
5. Prior to City Engineer signature on this final plat, revise the landscape plans shown in Section V.C, prepared by South, Beck & Baird, dated 1/05/22, as follows:
 - a. Provide an exhibit/cross-section of the micro-path through the large open space lot (Lot 7, Block 1) to show compliance with DA Provision A.1b.
6. At the time of application for City Engineer signature on the final plat, the applicant shall provide an update on the interim sidewalk design and placement along N. Black Cat Road and the Poorman outparcel, per DA Provision A.1d.
7. Applicant shall maintain and comply with the parameters outlined in the construction, maintenance, use, and repair of the Poorman Drain Field Agreement attached to the project folder.
8. 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 geotechnical report was not provided for this project. A geotechnical report is required to be submitted and reviewed prior to signature of the final plat.
2. Water and sewer mains outside of right-of-way must have a City of Meridian utility easement in place prior to plan approval.
3. Water main should not be installed in common driveways to provide water service to homes. Remove water main from driveways and "bank" meters within right-of-way near the entrance of the shared drive, then run service lines through the driveway to serve each lot. Meter pits should be labelled with the lot and block that they serve.
4. Water and sewer service lines shall be installed perpendicular to the main.
5. Valves at the junctions of Daphne and Lichfield, and Avilla and Lichfield, should be switched to

the west legs so they will not be redundant with the blow-off valves to the east.

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.