

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



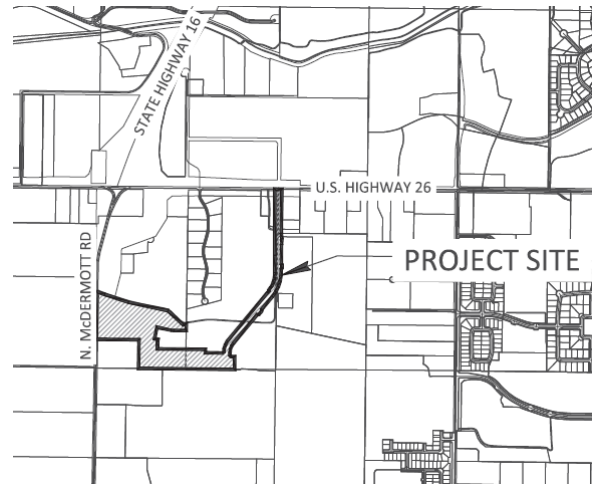
HEARING DATE: 2/15/2022

TO: Mayor & City Council

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

SUBJECT: FP-2021-0053
Prescott Ridge No. 1

LOCATION: East side of N. McDermott Rd., south of
SH 20-26 in the NE ¼, the SW ¼ and
the NW ¼ of Section 28, Township 4
North., Range 1 West.



I. PROJECT DESCRIPTION

Final plat consisting of 108 buildable lots and 27 common lots on 27.42 acres of land in the R-8 zoning district for the first phase of Prescott Ridge Subdivision.

II. APPLICANT INFORMATION

A. Applicant:

Stephanie Hopkins, KM Engineering, LLP – 5725 N. Discovery Way, Boise, ID 83713

B. Owner:

Providence Properties, LLC – 701 S. Allen St., Ste. 104, Meridian, ID 83642

C. Representative:

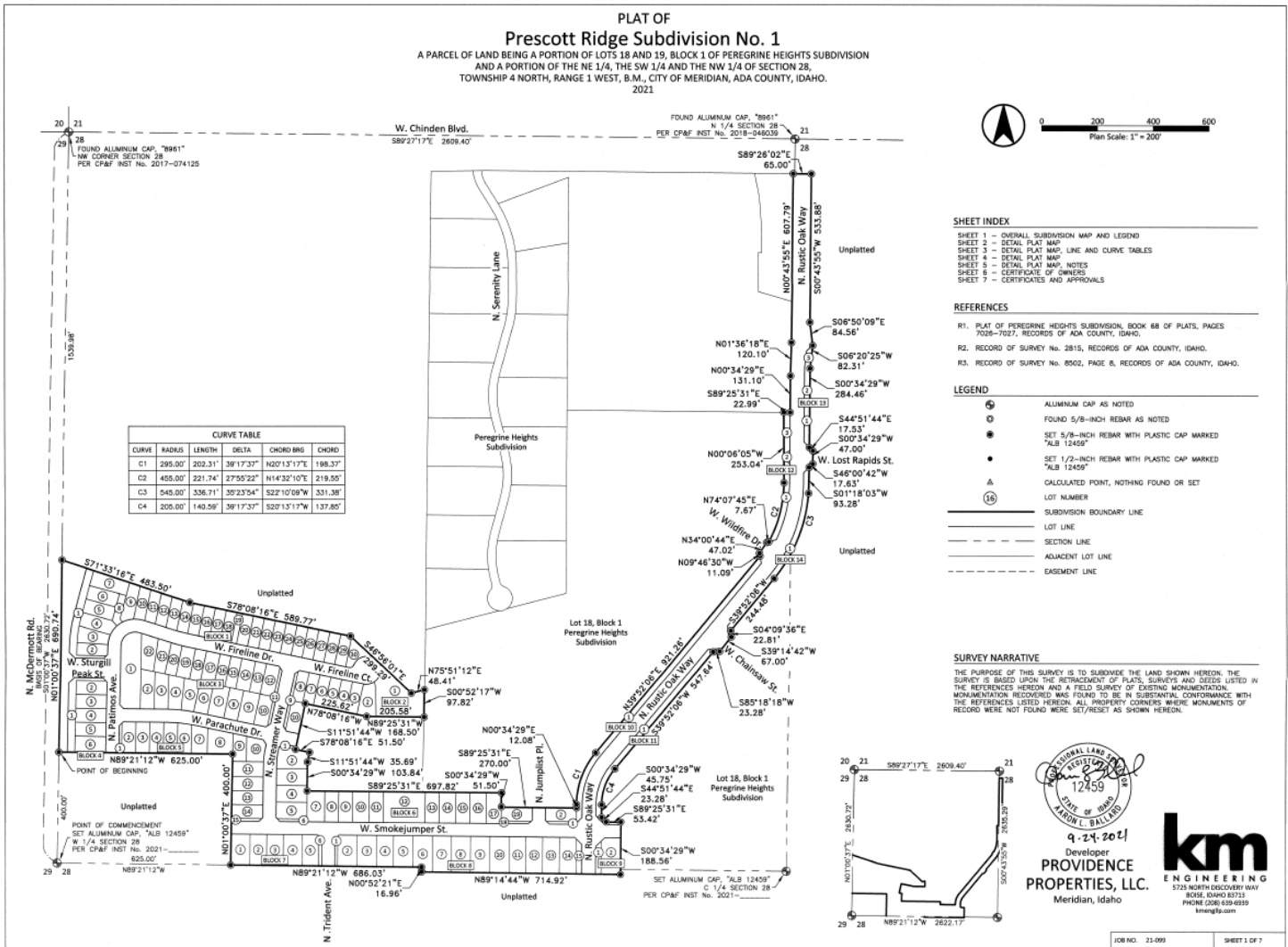
Same as Applicant

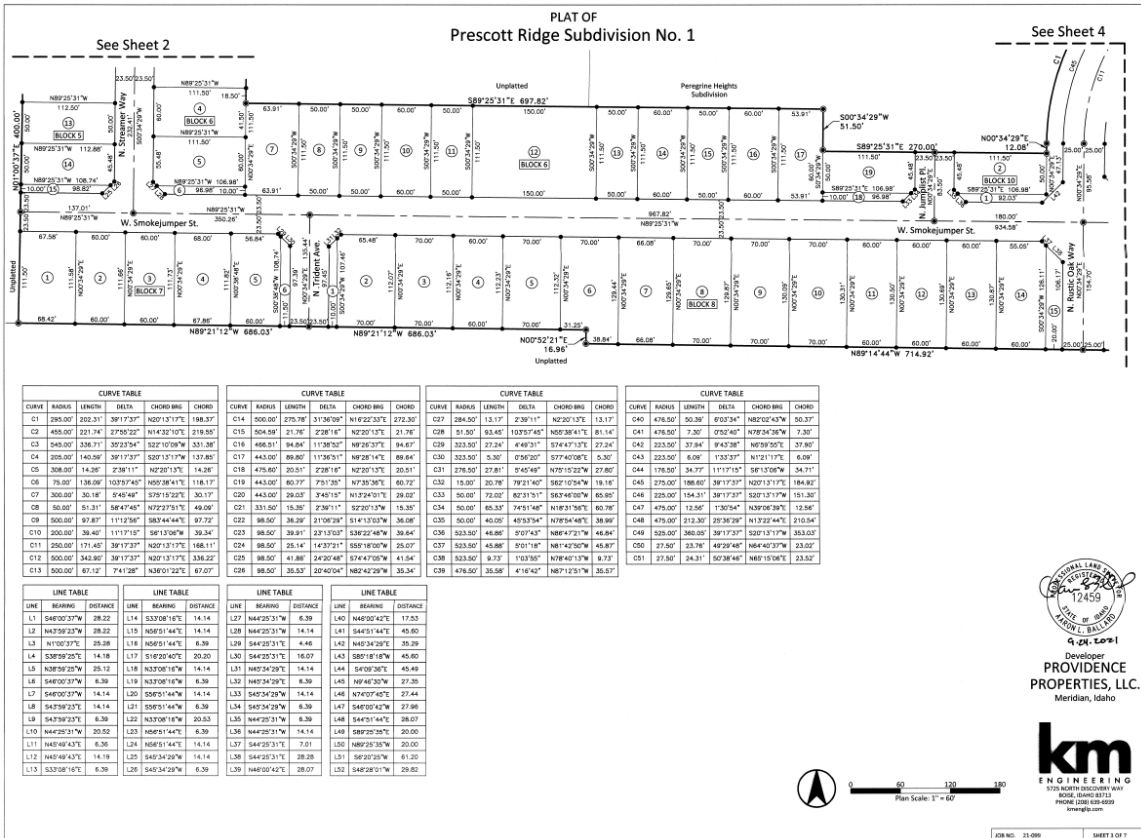
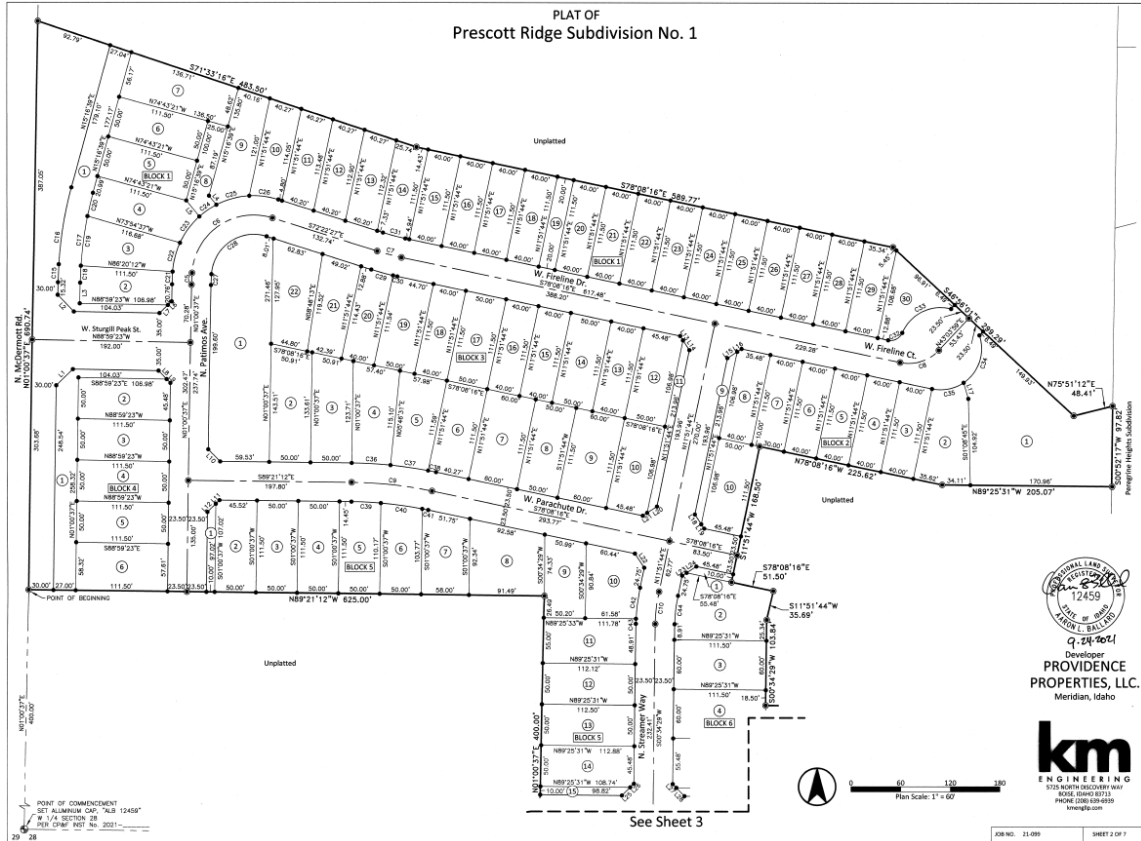
III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the preliminary plat (H-2020-0047) and associated conditions of approval as required by UDC 11-6B-3C.2. There is the same number of buildable lots and common open space as shown on the approved preliminary plat for the subject area.

This phase combines phases 1 and 4 as shown on the phasing plan and excludes the hospital/medical center lot (i.e. Lot 80, Block 8). The hospital/medical center lot should be included in the subject final plat for consistency with the approved phasing plan as required by the Development Agreement; or, an amendment to the Development Agreement for that property should be requested and approved to remove that lot from the phasing plan prior to signature on the final plat for the subject final plat.

B. Final Plat (date: 9/24/2021)

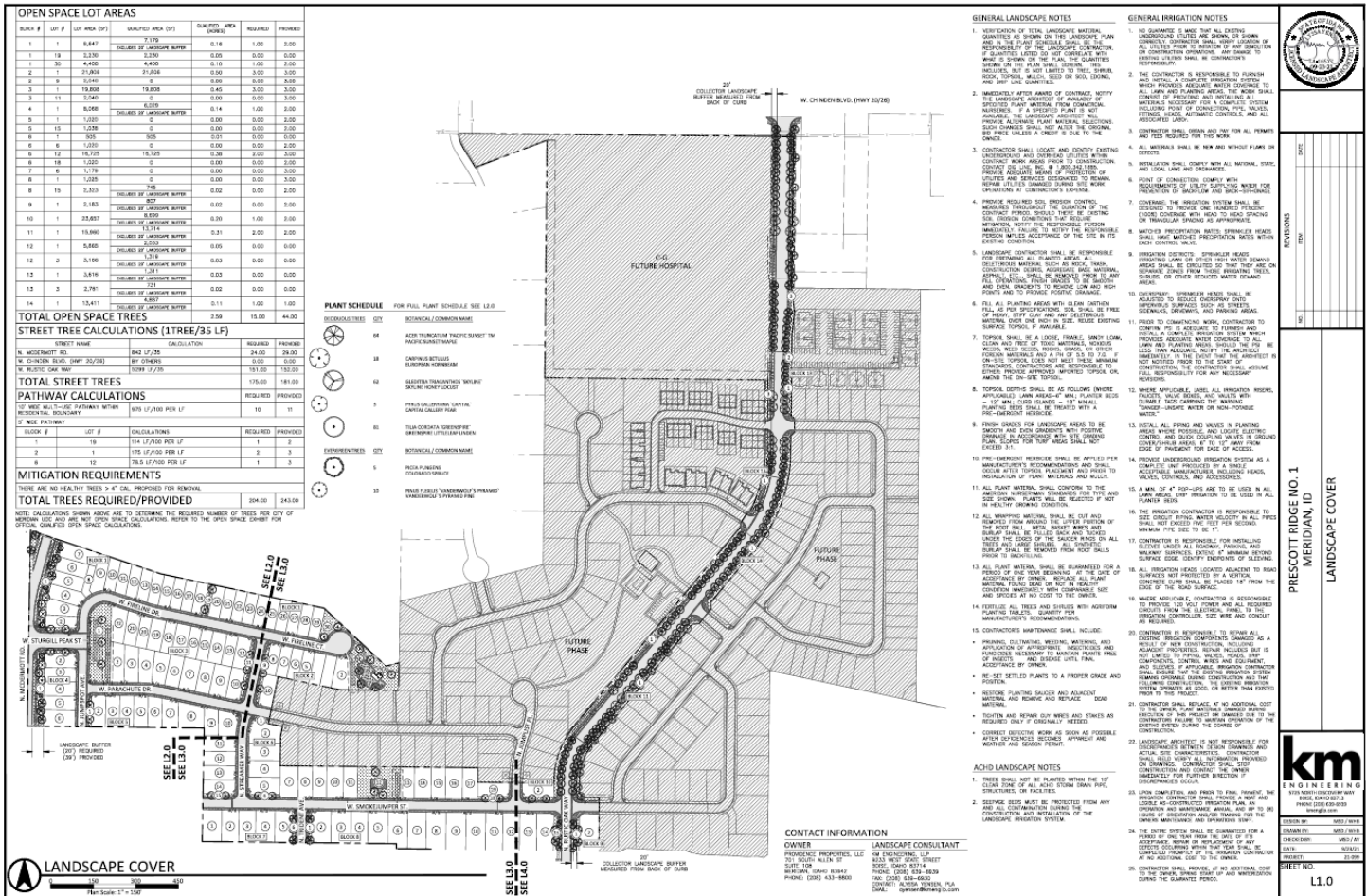


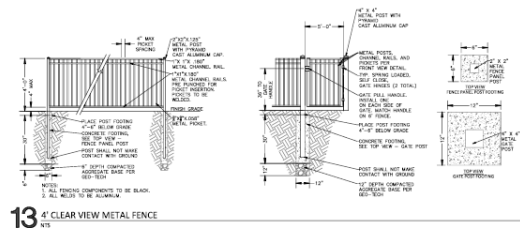
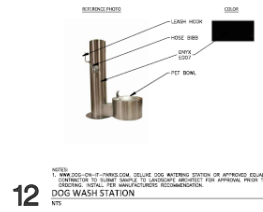
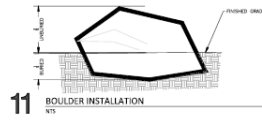
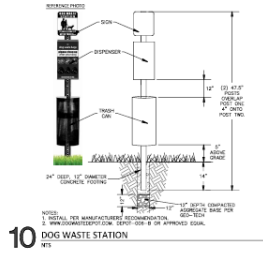


CURVE TABLE						CURVE TABLE						CURVE TABLE						CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRS	CHORD	CURVE	RADIUS	LENGTH	DELTA	CHORD BRS	CHORD	CURVE	RADIUS	LENGTH	DELTA	CHORD BRS	CHORD	CURVE	RADIUS	LENGTH	DELTA	CHORD BRS	CHORD
C1	293.00'	202.31'	39°17'37"	N20°13'17"E	188.37'	C14	500.00'	275.78'	21°36'09"	N16°22'33"E	272.30'	C27	284.50'	13.17'	2°38'11"	N2°20'13"E	13.17'	C40	478.50'	50.38'	6°02'34"	N82°02'43"E	50.37'
C2	480.00'	221.34'	27°50'22"	N43°42'10"E	218.93'	C15	504.58'	271.98'	22°08'18"	N20°20'13"E	271.98'	C28	31.50'	35.40'	103°57'45"	N69°34'11"E	81.14'	C41	478.50'	7.90'	0°52'40"	N79°34'38"E	7.90'
C3	540.00'	338.11'	30°22'54"	S57°10'59"W	331.38'	C16	468.51'	34.86'	1°18'02"	N8°20'13"E	34.86'	C29	333.50'	27.34'	4°40'21"	S74°47'17"E	27.34'	C42	533.50'	37.89'	9°42'58"	N69°30'07"E	37.89'
C4	200.00'	140.58'	39°17'37"	S20°13'17"W	137.85'	C17	443.00'	89.80'	1°18'02"	N8°20'13"E	89.84'	C30	323.50'	5.30'	0°50'20"	S74°47'17"E	5.30'	C43	223.50'	6.08'	1°32'31"	N71°17'17"E	6.08'
C5	308.00'	14.26'	2°38'11"	N20°13'17"E	14.26'	C18	475.60'	20.51'	2°38'11"	N20°13'17"E	20.51'	C31	276.50'	27.81'	5°45'48"	N20°13'17"E	27.80'	C44	176.50'	34.77'	1°17'15"	S61°13'06"W	34.71'
C6	79.00'	138.08'	103°57'45"	N69°34'11"E	118.17'	C19	443.00'	80.77'	7°31'30"	N7°30'38"E	80.72'	C32	13.00'	30.78'	79°31'40"	S67°10'54"W	18.16'	C45	275.00'	188.60'	28°17'37"	N20°13'17"E	184.80'
C7	340.00'	36.18'	0°40'44"	S70°19'23"E	30.17'	C20	443.00'	29.02'	2°40'13"	N7°34'01"E	29.02'	C33	36.00'	70.00'	80°20'13"	N63°48'06"W	80.80'	C46	225.00'	154.37'	28°17'37"	S20°13'17"E	151.30'
C8	50.00'	51.31'	58°47'48"	N72°27'51"E	49.00'	C21	331.50'	15.30'	2°38'11"	S20°13'17"E	15.38'	C34	30.00'	60.00'	74°51'48"	N18°31'40"E	60.78'	C47	478.00'	13.96'	1°35'54"	N39°56'38"E	13.94'
C9	500.00'	97.87'	1°17'15"	S84°44'44"E	97.72'	C22	86.50'	38.29'	21°08'29"	S14°13'03"W	38.08'	C35	30.00'	40.00'	49°53'54"	N79°54'48"E	38.99'	C48	475.00'	212.30'	25°38'29"	N13°22'44"E	210.54'
C10	200.00'	38.40'	1°17'15"	S61°13'06"W	39.34'	C23	86.50'	39.81'	27°13'02"	S38°22'48"W	39.64'	C36	523.50'	48.86'	5°01'43"	N84°47'21"E	48.84'	C49	525.00'	260.00'	28°17'37"	S20°13'17"E	253.03'
C11	250.00'	171.45'	39°17'37"	N20°13'17"E	168.11'	C24	86.50'	25.14'	1°43'21"	S59°18'00"E	25.07'	C37	523.50'	45.88'	5°01'18"	N81°42'50"E	45.87'	C50	270.00'	23.76'	48°29'48"	N64°40'37"E	23.02'
C12	500.00'	342.80'	39°17'37"	N20°13'17"E	338.20'	C25	86.50'	41.86'	24°20'46"	S74°47'17"E	41.84'	C38	523.50'	8.27'	1°20'07"	S69°46'18"E	9.23'	C51	270.00'	24.31'	50°38'48"	N69°18'06"E	23.52'
C13	500.00'	67.12'	7°41'28"	N38°01'32"E	67.07'	C26	86.50'	35.53'	20°40'04"	N62°42'29"E	35.34'	C39	478.50'	35.98'	4°16'42"	N87°12'51"E	35.97'						

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S48°00'37"W	28.22	L14	S33°08'16"E	14.14	L27	N44°20'31"W	6.39	L40	N48°00'42"E	17.53
L2	N43°00'37"W	28.22	L15	N08°51'44"E	14.14	L28	N44°20'31"W	14.14	L41	S45°14'44"E	45.80
L3	N1°00'37"E	25.08	L16	N08°51'44"E	6.39	L29	S44°20'31"E	4.48	L42	N45°34'28"E	35.29
L4	S39°50'27"E	14.18	L17	S19°20'27"E	20.00	L30	S44°20'31"E	16.01	L43	S88°18'18"W	45.80
L5	N38°00'27"W	25.13	L18	N33°00'16"W	14.14	L31	N45°20'27"E	14.14	L44	S47°00'27"E	45.48
L6	S48°00'37"W	6.39	L19	N33°08'16"W	6.39	L32	N45°34'28"E	6.39	L45	N8°48'20"E	27.35
L7	S48°00'37"W	14.14	L20	S50°51'44"W	14.14	L33	S45°34'28"W	14.14	L46	N7°00'40"E	27.44
L8	S47°50'27"E	14.14	L21	S50°51'44"W	6.39	L34	S45°34'28"W	6.39	L47	S45°00'42"W	27.96
L9	S47°50'27"E	6.39	L22	N33°08'16"W	20.00	L35	N44°20'31"W	6.39	L48	S45°00'42"E	28.20
L10	N44°20'31"W	30.52	L23	N08°51'44"E	6.39	L36	N44°20'31"W	14.14	L49	S88°25'50"E	20.00
L11	N08°40'42"E	6.39	L24	N08°51'44"E	14.14	L37	S44°20'31"E	7.01	L50	N88°25'50"W	20.00
L12	N45°40'42"E	14.18	L25	S45°34'28"W	14.14	L38	S45°34'28"W	28.28	L51	S6°20'25"W	61.20
L13	S33°08'16"E	6.39	L26	S45°34'28"W	6.39	L39	N48°00'42"E	28.07	L52	S48°28'51"E	28.82

C. Landscape Plan (date: 9/23/2021), Fencing Plan & Amenity Details

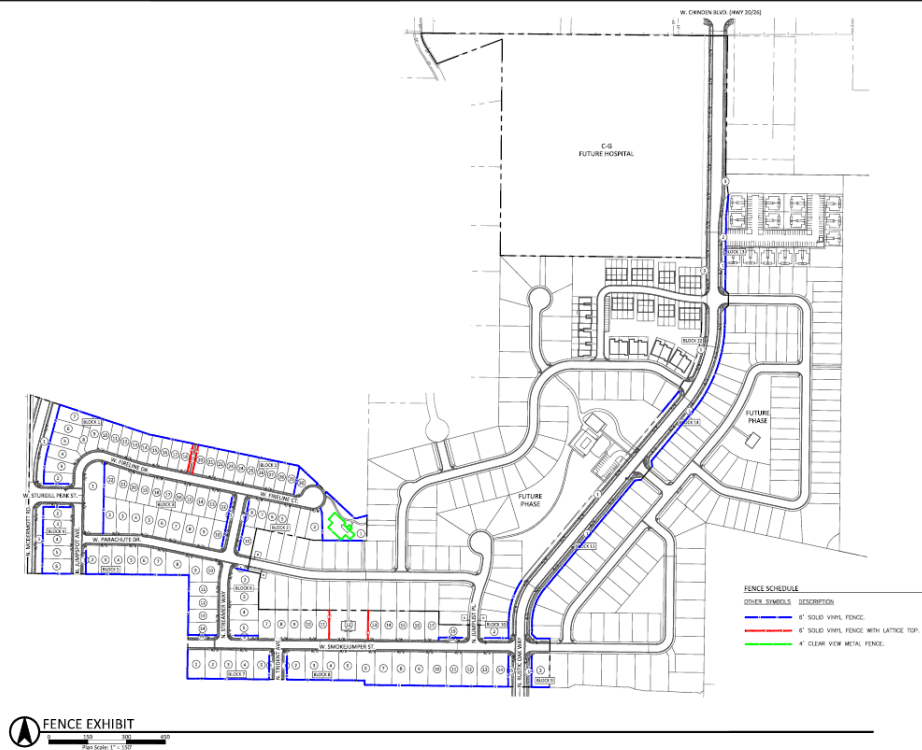




REVISIONS	DATE	BY	CHKD

PRESCOTT RIDGE NO. 1
MERIDIAN, ID
LANDSCAPE PLAN

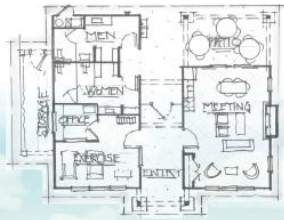
L6.0



REVISIONS	DATE	BY	CHKD

PRESCOTT RIDGE NO. 1
MERIDIAN, ID
LANDSCAPE PLAN FENCE EXHIBIT

L7.0



A SCHEMATIC CLUBHOUSE



B LARGE TOT LOT



C SMALL TOT LOT

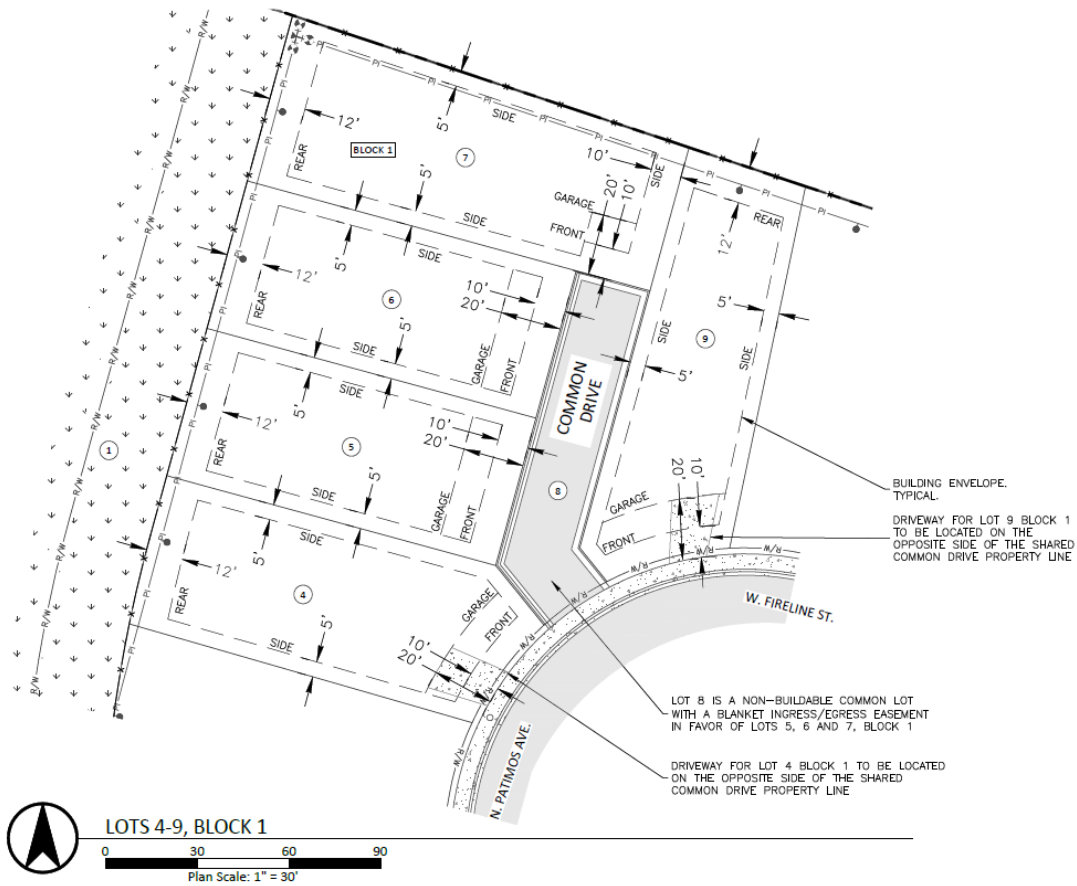
AMENITIES

- A** - POOL AND CLUBHOUSE
1360 SF BUILDING
54'X30' POOL
17 PARKING SPACES
- B** - LARGE TOT LOT
- C** - SMALL TOT LOT
- D** - DOG PARK/POCKET PARK
- E** - OPEN SPACE



D DOG PARK/POCKET PARK

D. Common Driveway Exhibit



**PRESCOTT RIDGE NO. 1
MERIDIAN, ID**

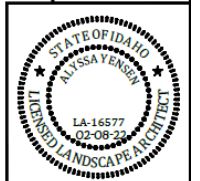
COMMON DRIVE EXHIBIT
LOTS 4-9, BLOCK 1



kme
ENGINEERING
3725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmeengr.com

DATE:	9/23/21
PROJECT:	21-099

EX2.0



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-2020-0047, Development Agreement Inst. #[2021-132713](#).
2. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of City Council's approval of the preliminary plat (by June 1, 2023) 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 KM Engineering, stamped on 9/24/2021 by Aaron L. Ballard, shall be revised as follows:
 - a. **Include Lot 80, Block 8 (i.e. hospital/medical center lot as shown on the preliminary plat) in the boundary of the final plat in accord with the phasing plan as required by the Development Agreement; or, amend the Development Agreement for the hospital portion of the development to exclude that parcel from the phasing plan, prior to signature on subject final plat by the City Engineer.**
 - b. Include the recorded instrument number of the point of commencement graphically depicted on Sheets 1 and 2.
 - c. Depict the correct parcel configuration of the property at the southwest corner of SH-20/26 and N. Rustic Oak Way as shown on ROS #13153, property boundary adjustment for Providence Properties, LLC, Raymond Roark and Lonnie Kuenzli.
 - d. Note #14: "Direct lot access from N. McDermott Rd., N. Rustic Oak Way and W. Chinden Blvd. is prohibited, unless otherwise approved."

An electronic copy of the revised plat shall be submitted prior to signature on the final plat by the City Engineer.

5. The landscape plan shown in Section V.C, dated 9/23/21, shall be revised as follows:
 - a. Depict shrubs (along with the proposed trees) within the street buffers along W. Chinden Blvd., N. McDermott Rd. and N. Rustic Oak Way as set forth in UDC [11-3B-7C.3a](#).
 - b. Landscaping shall be depicted along *all* pathways in accord with the standards listed in UDC [11-3B-12C](#); include a *mix* of trees and shrubs along with lawn and/or other vegetative groundcover.
 - c. Depict noise abatement for the future SH-16 extension in the form of a berm or a berm and wall combination parallel to N. McDermott Rd. constructed in accord with the standards listed in UDC 11-3H-4D. A cross-section of the berm or berm/wall combination should also be included.
 - d. If fencing is proposed along the west side of Lot 9, Block 1, depict a minimum 5' wide landscape buffer along the east side of Lot 8, Block 1 planted with shrubs, lawn or other vegetative groundcover as set forth in UDC [11-6C-3D.5](#). Depict fencing on the plan if proposed.

An electronic copy of the revised landscape plan shall be submitted prior to signature on the final plat by the City Engineer.

6. Prior to the issuance of any new building permit, the property shall be subdivided in accordance with the UDC.
7. All development shall comply with the dimensional standards for the R-8 zoning district listed in UDC Table 11-2A-6.
8. A perpetual ingress/egress easement shall be filed with the Ada County Recorder for the common driveway on Lot 8, Block 1; a copy of the recorded easement shall be submitted prior to submittal of the final plat for the City Engineer's signature.
9. A 14-foot wide public pedestrian easement for the planned and future multi-use pathways along N. McDermott Rd. and N. Rustic Oak Way shall be submitted to the Planning Division in accord with the Park's Department requirements per the Pathways Master Plan for the portions of the pathway that are outside the public right-of-way. A copy of said easements shall be submitted to the Planning Division prior to submittal of the final plat for City Engineer signature.
10. Provide amenities consistent with the plans in Section V.C as approved with H-2020-0047.
11. The rear and/or side of structures on Lots 2-6, Block 4 and Lots 2-7, Block 1 along N. McDermott Rd. and on Lot 2, Block 10 and Lot 14, Block 8 and Lot 2, Block 9 along N. Rustic Oak Way shall incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from the subject public street. Single-story structures are exempt from this requirement.
12. 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.
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 applicant shall be required to pay the Oaks Lift Station and Pressure Sewer Reimbursement Fees in the amount of \$265.25 per equivalent residential unit (ERU). The reimbursement fees for the entire residential portion of this subdivision shall be paid prior to city signatures on this final plat.
2. The applicant shall be required to pay the Oaks Lift Station Pump Upgrades Reimbursement Fees in the amount of \$185.43 per equivalent residential unit (ERU). The reimbursement fees for the entire residential portion of this subdivision shall be paid prior to city signatures on this final plat.
3. 12-inch water main shall be installed throughout the subdivision (see water markup sheets below)
4. Construct water main in North Streamer Way between Parachute Drive and Fireline Court.
5. Provide a 20-foot-wide water main easement over the walking path for potential future connection.
6. Manholes must be 60-inch diameter for any sewer main depth 18 feet or greater.

7. All manholes outside of right-of-way must be maintained within an easement and be accessible via a gravel access road that meets City standards. Specifically, the sewer main running parallel to Rustic Oak Way does not meet these requirements.
8. Sewer pipes need a minimum 3-feet of cover over the top of pipe. Manhole F-2 does not meet this requirement.
9. Angles through a manhole cannot exceed 90 degrees for the in/out pipe in the direction of flow. Manhole D-2 does not meet this requirement.
10. Sewer mains shall not be allowed in common driveways that serve three or fewer lots, services should be extended from the main in right-of-way. For common driveways that serve four or more lots a private sewer main can be extended into the driveway. A manhole must be provided at the property boundary (from the right-of-way) that is marked "Private" on the lid. The private sewer main must end in a manhole that is also marked "Private" on the lid.
11. The geotechnical investigative report prepared by SITE Consulting, LLC indicates some very specific construction considerations. The applicant shall be responsible for the strict adherence of these recommendations to help ensure that groundwater does not become a problem within crawlspaces of homes.

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.

Public Works Water Markup

