

From: [Kristen McNeill](#)
To: [Joe Bongiorno](#); [Bill Parsons](#)
Cc: [Alan Tiefenbach](#); [Matthew Adams](#); [Jason Densmer](#)
Subject: RE: Questions for Chukar Ridge Final Plat
Date: Tuesday, November 24, 2020 1:52:57 PM
Attachments: [fhwa-perm-paver-tech-brief.pdf](#)
[ACHD BMP 34 - Permeable Paver Roadway.pdf](#)

External Sender - Please use caution with links or attachments.

Good afternoon Joe,

Thanks for the email. See below and let me know if this answers all of your questions or if you need any additional information.

Happy Thanksgiving.

Best regards,
Kristen

To tag on to Bill's response to the questions below, this was outlined in Council approval of the preliminary plat. Specifically, per Section V1. C.4a of the Staff Report dated 7/21/2020:

"No more than 30 homes shall be constructed unless one of the following is completed:

Option A: Construct roadway crossing of the McFadden Drain to connect to Gander Creek South.

Option B: Construct connection south to Ustick Road

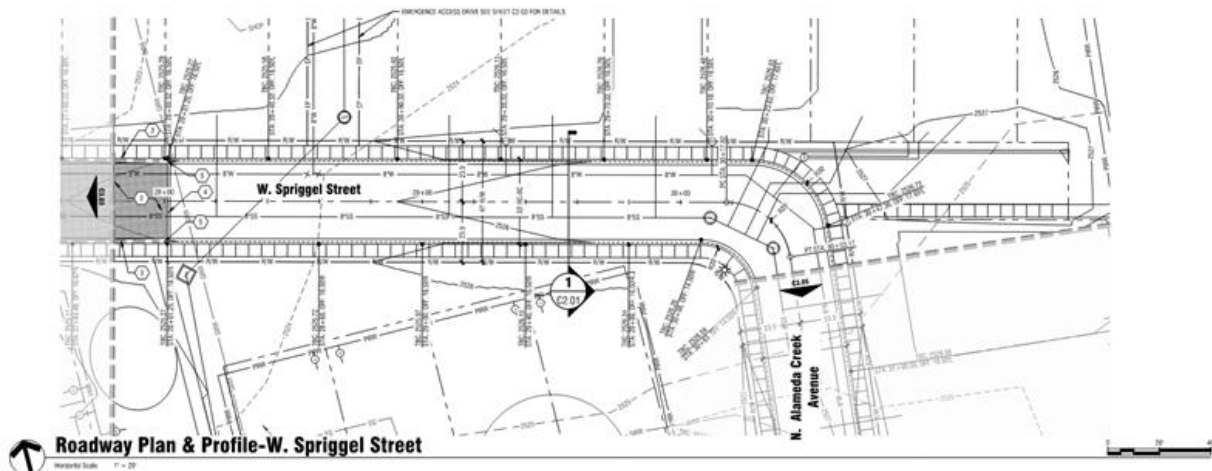
Option C: Fire Sprinkle all structures in excess of 30 units (unit 31 through unit 63)"

Pavers:

A copy of the Basalite Tech Brief is attached for reference. Considering the coefficients in the tech data for the product, the engineers designed base and subbase sections to meet necessary loading and ultimately, used the ACHD BMP requirement in this design. The proposed street section is a standard ACHD detail and construction method approved for public streets (and therefore can handle fire trucks). Attached is a copy of the BMP #34 detail that this section comes from.

Radius Corner:

Regarding the 8.5' radius corner: That was changed to 20' radius and should be updated in the drawing sets submitted. Did you find that on a previously submitted set or is there a discrepancy in the drawings we submitted? I looked but didn't find the detail you showed in your email. Here is a snapshot of the current detail:



kristen mcneill

THE LAND GROUP | thelandgroupinc.com | o. 208.939.4041

From: Joe Bongiorno <jbongiorno@meridiancity.org>
Sent: Tuesday, November 24, 2020 11:05 AM
To: Bill Parsons <bparsons@meridiancity.org>
Cc: Kristen McNeill <kmcneill@thelandgroupinc.com>; Alan Tiefenbach <atiefenbach@meridiancity.org>
Subject: Re: Questions for Chukar Ridge Final Plat

Thank you Bill!

Joe Bongiorno, CFEI
Deputy Chief - Fire Marshal
Meridian Fire
[33 E. Broadway Ave., Ste. 210, Meridian, ID 83642](#)
(Direct) [208-489-0458](tel:208-489-0458) (Cell) [208-936-9554](tel:208-936-9554)



On Nov 24, 2020, at 9:39 AM, Bill Parsons <bparsons@meridiancity.org> wrote:

Good Morning Joe,

See my response below.

Happy Thanksgiving,

Bill Parsons, AICP | Planning Supervisor
City of Meridian | Community Development Dept.
33 E. Broadway Ave., Ste. 102, Meridian, Idaho 83642
Phone: 208-884-5533 | Fax: 208-489-0571
<[image001.gif](#)>

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From: Joe Bongiorno
Sent: Monday, November 23, 2020 9:36 PM
To: kmcneill@thelandgroupinc.com
Cc: Alan Tiefenbach <atiefenbach@meridiancity.org>; Bill Parsons <bparsons@meridiancity.org>
Subject: Re: Questions for Chukar Ridge Final Plat

Also few other thoughts.

Bill when will the connection to Gander Creek get built? I don't see it on the plans. When the property to the south develops? When this property hits 30 homes? When highway 16 gets built? **The Gander Creek South connection was approved to built with the next phase which has been reviewed and approved by the City. If this access isn't constructed, the City will have to monitor the number of building permits and required anything over 30 homes to be sprinklered per the conditions of approval. We did give the applicant flexibility in how they were to meet MFD concerns:**

Option A: Construct roadway crossing over the McFadden Drain to connect to Gander South.

Option B: Construct connection south to Ustick Road.

Option C: Fire Sprinkle all structures in excess of 30 units (unit 31 through unit 63).

I know we talked about it as this project will lose its secondary access when highway 16 goes in.

How do we ensure proper access and/or verify all houses will be sprinkled if they cannot provide adequate access? I know we already told the developer to the south everything gets sprinkled unless they provide another access.

Just making sure all the bases are covered.

Joe Bongiorno, CFEI

Deputy Chief - Fire Marshal

Meridian Fire

[33 E. Broadway Ave., Ste. 210, Meridian, ID 83642](https://www.meridianid.gov/33-E-Broadway-Ave-Ste-210-Meridian-ID-83642)

(Direct) [208-489-0458](tel:208-489-0458) (Cell) [208-936-9554](tel:208-936-9554)



On Nov 23, 2020, at 7:48 PM, Joe Bongiorno <jbongiorno@meridiacity.org> wrote:

1. Can you send me the specifications for the Basalite pavers with the load capacity? It needs to be able to hold 80,000 pounds.
2. Can you overlay a 28'/48' turning radius on this corner? Just want to make sure we can make it with an 8.5' radius corner:

<image006.jpg>

Joe Bongiorno CFI, CFEI

Deputy Chief – Fire Marshal

Meridian Fire

33 E. Broadway Ave., Ste. 210, Meridian, ID 83642

(Direct) 208-489-0458 (Cell) 208-936-9554

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