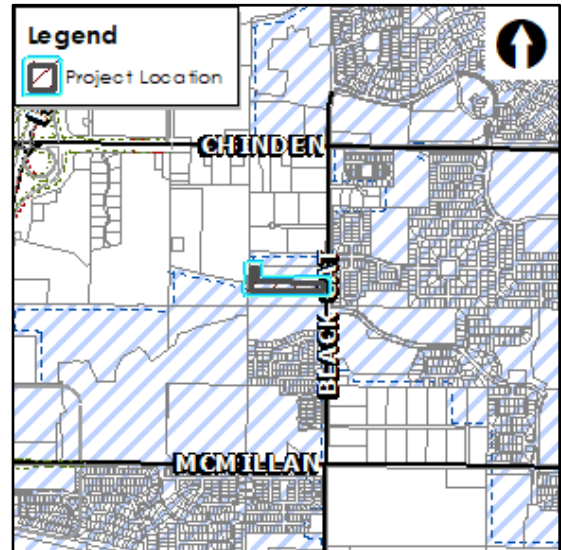


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 11/14/2023
TO: Mayor & City Council
FROM: Linda Ritter, Associate Planner
208-884-5533
SUBJECT: FP-2023-0015
The Oaks North Subdivision No. 13
LOCATION: Near the intersection of W. Gondola Drive and N. Black Cat Road, in the NE ¼ of Section 28, Township 4N., Range 1W.



I. PROJECT DESCRIPTION

Final Plat consisting of eighteen (18) single family residential lots and seven (7) common lots on 7.39 acres in the R-4 zoning district

II. APPLICANT INFORMATION

A. Applicant:

Kyle Prewett
Toll Brothers LLC
3103 W. Sheryl Drive, Suite 100
Meridian, ID 83642

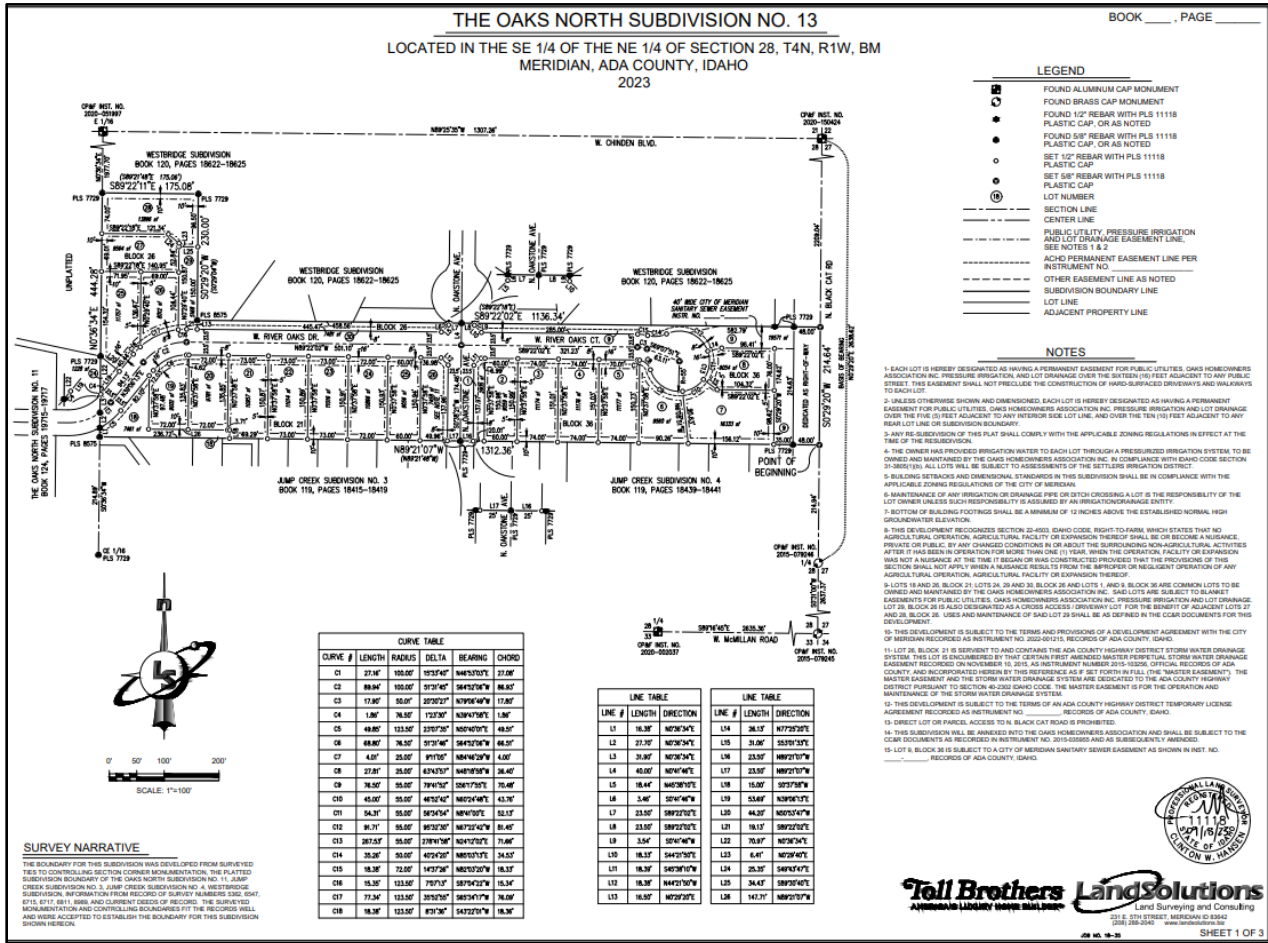
B. Owner:

Ryan Hammons
Toll Southwest LLC
3103 W. Sheryl Drive, Suite 100
Meridian, ID 83642

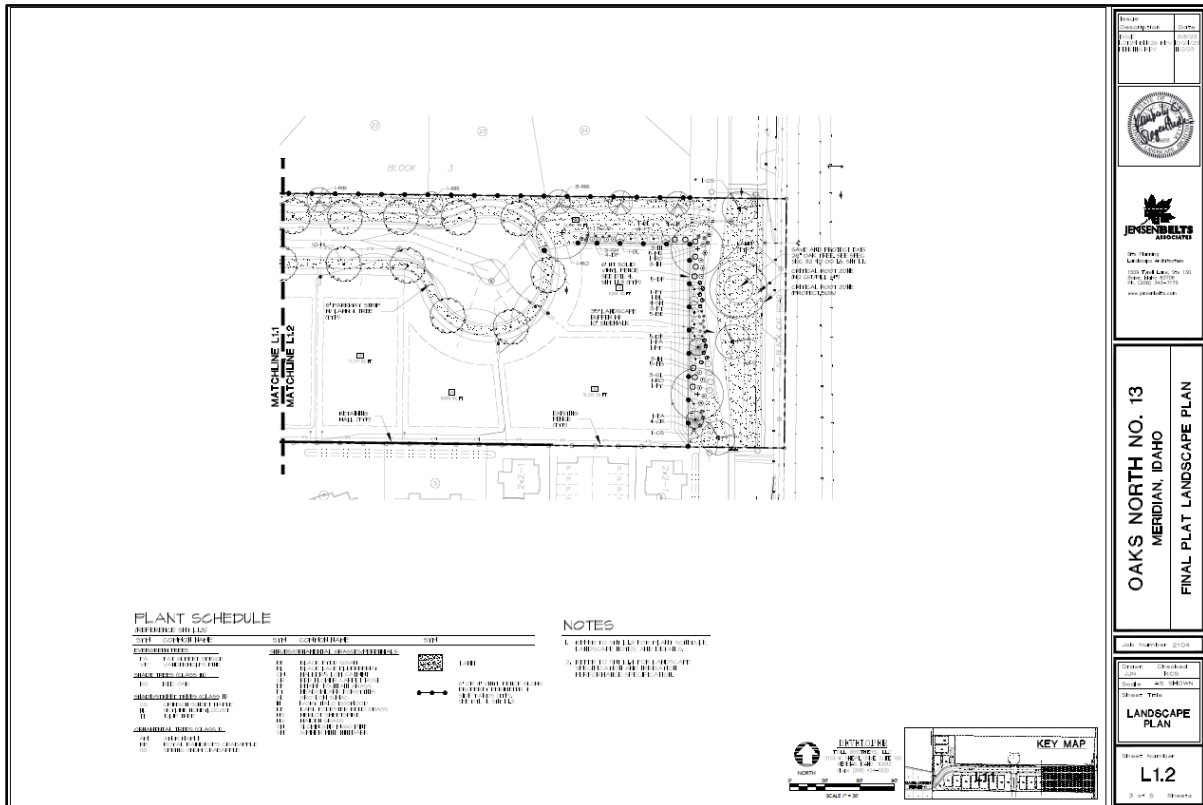
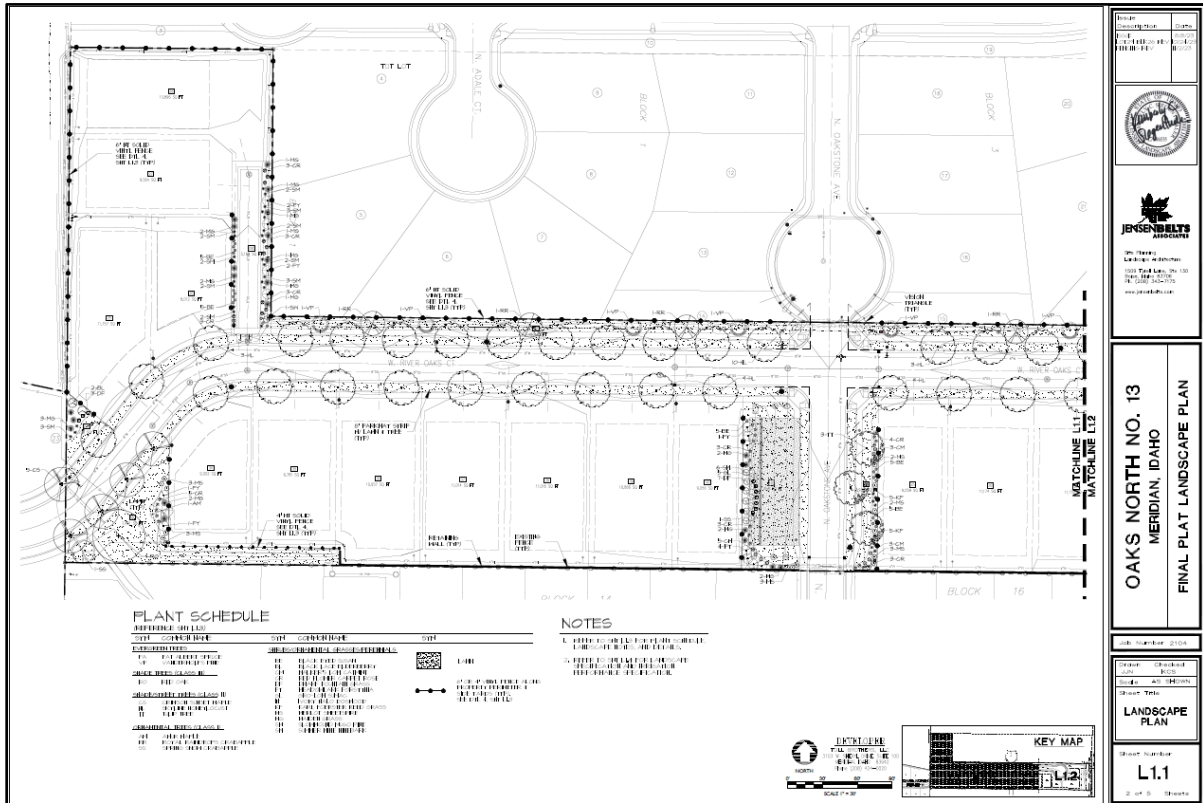
C. Representative:

Same as applicant

B. Final Plat (date: 10/12/2023)



C. Landscape Plan Final Plat (dated 11/2/23)



1 TREE PLANTING/STAKING

2 SHRUB PLANTING

3 PLANTER CUT BED EDGE

4 VINYL PRIVACY FENCE

PLANT SCHEDULE

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE
1	2" WIDE CONCRETE DRIVEWAY	ASPHALTIC DRIVEWAY	2" WIDE
2	2" WIDE CONCRETE DRIVEWAY	ASPHALTIC DRIVEWAY	2" WIDE
3	2" WIDE CONCRETE DRIVEWAY	ASPHALTIC DRIVEWAY	2" WIDE
4	2" WIDE CONCRETE DRIVEWAY	ASPHALTIC DRIVEWAY	2" WIDE
5	2" WIDE CONCRETE DRIVEWAY	ASPHALTIC DRIVEWAY	2" WIDE
6	2" WIDE CONCRETE DRIVEWAY	ASPHALTIC DRIVEWAY	2" WIDE
7	2" WIDE CONCRETE DRIVEWAY	ASPHALTIC DRIVEWAY	2" WIDE
8	2" WIDE CONCRETE DRIVEWAY	ASPHALTIC DRIVEWAY	2" WIDE
9	2" WIDE CONCRETE DRIVEWAY	ASPHALTIC DRIVEWAY	2" WIDE
10	2" WIDE CONCRETE DRIVEWAY	ASPHALTIC DRIVEWAY	2" WIDE
11	2" WIDE CONCRETE DRIVEWAY	ASPHALTIC DRIVEWAY	2" WIDE
12	2" WIDE CONCRETE DRIVEWAY	ASPHALTIC DRIVEWAY	2" WIDE
13	2" WIDE CONCRETE DRIVEWAY	ASPHALTIC DRIVEWAY	2" WIDE
14	2" WIDE CONCRETE DRIVEWAY	ASPHALTIC DRIVEWAY	2" WIDE
15	2" WIDE CONCRETE DRIVEWAY	ASPHALTIC DRIVEWAY	2" WIDE
16	2" WIDE CONCRETE DRIVEWAY	ASPHALTIC DRIVEWAY	2" WIDE
17	2" WIDE CONCRETE DRIVEWAY	ASPHALTIC DRIVEWAY	2" WIDE
18	2" WIDE CONCRETE DRIVEWAY	ASPHALTIC DRIVEWAY	2" WIDE
19	2" WIDE CONCRETE DRIVEWAY	ASPHALTIC DRIVEWAY	2" WIDE
20	2" WIDE CONCRETE DRIVEWAY	ASPHALTIC DRIVEWAY	2" WIDE
21	2" WIDE CONCRETE DRIVEWAY	ASPHALTIC DRIVEWAY	2" WIDE
22	2" WIDE CONCRETE DRIVEWAY	ASPHALTIC DRIVEWAY	2" WIDE
23	2" WIDE CONCRETE DRIVEWAY	ASPHALTIC DRIVEWAY	2" WIDE
24	2" WIDE CONCRETE DRIVEWAY	ASPHALTIC DRIVEWAY	2" WIDE
25	2" WIDE CONCRETE DRIVEWAY	ASPHALTIC DRIVEWAY	2" WIDE
26	2" WIDE CONCRETE DRIVEWAY	ASPHALTIC DRIVEWAY	2" WIDE
27	2" WIDE CONCRETE DRIVEWAY	ASPHALTIC DRIVEWAY	2" WIDE
28	2" WIDE CONCRETE DRIVEWAY	ASPHALTIC DRIVEWAY	2" WIDE
29	2" WIDE CONCRETE DRIVEWAY	ASPHALTIC DRIVEWAY	2" WIDE
30	2" WIDE CONCRETE DRIVEWAY	ASPHALTIC DRIVEWAY	2" WIDE

LANDSCAPE CALCULATIONS

ITEM	QUANTITY	UNIT	TOTAL
1	10	SQ FT	10
2	20	SQ FT	20
3	30	SQ FT	30
4	40	SQ FT	40
5	50	SQ FT	50
6	60	SQ FT	60
7	70	SQ FT	70
8	80	SQ FT	80
9	90	SQ FT	90
10	100	SQ FT	100

NOTES

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS PLANTING GUIDE.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS PLANTING GUIDE.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS PLANTING GUIDE.
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10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS PLANTING GUIDE.

IBSEN BILT ASSOCIATES

1000 Park Lane, Ste 100
Meridian, ID 83436
208.333.1111
www.ibsenbilt.com

OAKS NORTH NO. 13

MERIDIAN, IDAHO

FINAL FLAT LANDSCAPE PLAN

DATE: November 2023

Project: Checked
Date: 11/23/23
Sheet Title: LANDSCAPE DETAILS

Sheet Number: **L1.3**

4 of 8 Sheets

D. Common Driveway Exhibit (dated 10/24/23)

NOT A PART

NOT A PART

NOT A PART

W RIVER OAKS DR

THE OAKS NORTH SUBDIVISION NO. 13

COMMON DRIVEWAY LOT EXHIBIT

NOVEMBER 1, 2023 - Meridian, Idaho

COMMON DRIVEWAY TYPICAL DETAIL

KEYNOTES

1. 20' WIDE CONCRETE DRIVEWAY APPROACH PER ISPC 50-701C (A/C) SUPPLEMENT. CONCRETE SIDEWALK ADJACENT TO DRIVEWAY APPROACH SHALL BE 6" THICK.
2. 2' WIDE CONCRETE RIBBON CURB PER ISPC 50-703; MATCH CROSS SLOPE OF DRIVEWAY.
3. 16' WIDE ASPHALT COMMON DRIVE (SEE DETAIL).

LEGEND

SETBACK: - - - - -

RIGHT OF WAY: - - - - -

PROPERTY LINE: - - - - -

FENCE: - - - - -

ESE CONSULTANTS

ENGINEERING • PLANNING • SURVEYING • ARCHITECTURAL

ESE CONSULTANTS, INC.
1100 W. 10th Street, Meridian, ID 83436
208-333-0000

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

VI. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING DIVISION

1. The applicant shall comply with all conditions of previous approvals (H-2018-0118 and MDA H-2021-0058, DA Inst. No. 2022-001215) associated with this property.
2. Prior to submittal for the City Engineer's signature, have the Certificate of Owners and the accompanying acknowledgement signed and notarized.
3. The final plat shown in Section V.B, prepared by Toll Brothers LandSolutions, stamped on 09/18/23 by Clint W. Hansen, shall be revised prior to signature on the final plat by the City Engineer, as follows:

Plat Notes:

- a. Note #12 and 15: Include the recorded instrument numbers of the license agreement with ACHD and sewer easement with the City.
4. Prior to the City Engineer signature on the final plat, the applicant shall submit a license agreement from the Settler's Irrigation District (SID) and provide a copy of a separate easement for the piped ditch.

B. PUBLIC WORKS DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=309427&dbid=0&repo=MeridianCity>

C. PARKS DEPARTMENT

1. Prior to **City Engineer signature**, the applicant shall submit a public access easement for a detached multi-use pathway running the length of the development on the west side of Black Cat Road to the Planning Division for Council Approval and subsequent recordation. The easement shall be a minimum of 14 feet wide (10-foot pathway plus 2-feet shoulder each side) and may fall within the required landscape buffer. *Use standard city template for public access easement. Easement checklist must accompany all easement submittals.*

D. IDAHO TRANSPORTATION DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=309565&dbid=0&repo=MeridianCity&cr=1>

E. IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=309949&dbid=0&repo=MeridianCity>