



Mayor Tammy de Weerd

City Council Members:

Luke Cavener
Ty Palmer
Treg Bernt

Joe Borton
Genesis Milam
Anne Little Roberts

**TRANSMITTALS TO AGENCIES FOR COMMENTS ON
DEVELOPMENT PROJECTS WITH THE CITY OF MERIDIAN**

To ensure that your comments and recommendations will be considered by the Meridian Planning and Zoning Commission please submit your comments and recommendations to Meridian City Hall

To: Attention C.Jay Coles, City Clerk

By: February 9, 2018

Transmittal Date: January 19, 2018

File No: H-2017-0170

Hearing Date: February 15, 2018

Request: An Amendment to the Comprehensive Plan Future Land Use Map to Change the Land Use Designation on 7.25+/- Acres of Land from Office to Medium Density Residential (MDR); A Development Agreement Modification to Amend the Conceptual Development Plan Consistent with the Proposed Development; A Rezone of 5.57 Acres of Land from the L-O to the R-8 Zoning District and A Preliminary Plat Consisting Of a 100 Single-Family Residential Building Lots, 20 Common Lots and 2 Other Lots for a Well and Lift Station on 30.91 Acres of Land in the R-8 Zoning District for Oaks West Subdivision

By: Hayden Homes Idaho, LLC

Location of Property or Project: Southeast Corner of North McDermott Road and West McMillan Road

Ryan Fitzgerald (No FP)	Meridian School District
Gregory Wilson (No FP)	Meridian Post Office
Steven Yearsley (No FP)	Ada County Highway District
Treg Bernt (No FP)	Ada County Development Services
Rhonda McCarvel (No FP)	Central District Health
Bill Cassinelli (No FP)	COMPASS
Jessica Perreault (No FP)	Nampa Meridian Irrigation District
Tammy de Weerd, Mayor	Settlers Irrigation District
City Council	Idaho Power Company
Sanitary Services	Century Link
Building Department	Intermountain Gas Co.
Fire Department	Idaho Transportation Department
Police Department	Ada County Associate Land Records
City Attorney	Downtown Projects
City Public Works	Meridian Development Corporation
City Planner	Historical Preservation Comm.
Parks Department	South of RR/SW Meridian
Economic Development	NW Pipeline
New York Irrigation District	Boise-Kuna Irrigation District
Boise Project Board of Control – Tim Paige	

Hearing Date: February 15, 2018

File No.: H-2017-0170

Project Name: Oaks West Subdivision

Request: Request for:

Amendment to the Comprehensive Plan Future Land Use Map to change the land use designation on 7.25+/- acres of land from Office to Medium Density Residential (MDR);

Development agreement modification to amend the conceptual development plan consistent with the proposed development;

Rezone of 5.57 acres of land from the L-O to the R-8 zoning district; and 17.91 acres of land from the R-15 to the R-8 zoning district;

Preliminary plat consisting of 100 single-family residential building lots, 20 common lots and 2 other lots for a well & lift station on 30.91 acres of land in the R-8 zoning district

by Hayden Homes Idaho, LLC.

Location: The site is located at the southeast corner of N. McDermott Rd. and W. McMillan Rd., in the NW $\frac{1}{4}$ of Section 33, Township 4N., Range 1W.



Planning Division

DEVELOPMENT REVIEW APPLICATION

STAFF USE ONLY:

Project name: Oaks West Subdivision
File number(s): H-297-0170
Assigned Planner: SA Related files:

Type of Review Requested (check all that apply)

- Accessory Use
Administrative Design Review
Alternative Compliance
Annexation and Zoning
Certificate of Zoning Compliance
Comprehensive Plan Map Amendment
Comprehensive Plan Text Amendment
Conditional Use Permit
Conditional Use Modification
Development Agreement Modification
Final Plat
Final Plat Modification
Planned Unit Development
Preliminary Plat
Private Street
Property Boundary Adjustment
Rezone
Short Plat
Time Extension: Director/ Commission/Council (circle one)
UDC Text Amendment
Vacation: Director/ Council (circle one)
Variance
Other

Applicant Information

Applicant name: Hayden Homes Idaho, LLC Phone: (208) 869-9785
Applicant address: 1406 N. Main Street, Suite 109 Email: tmokwa@hayden-homes.com
City: Meridian State: ID Zip: 83642

Applicant's interest in property: Own Rent Optioned Other

Owner name: New Oaks LLC Phone: (805) 252-3922
Owner address: 5662 Calle Real #254 Email:
City: Goleta State: CA Zip: 93117

Agent/Contact name (e.g., architect, engineer, developer, representative): Becky McKay (Planner)
Firm name: Engineering Solutions, LLP Phone: (208) 938-0980
Owner address: 1029 N. Rosario Street, Suite 100 Email: es-beckym@qwestoffice.net
City: Meridian State: ID Zip: 83642

Primary contact is: Applicant Owner Agent/Contact

Subject Property Information

Location/street address: SE Corner of N. McDermott Road and W. McMillan Road Township, range, section: T.4N., R.1W., Sec. 33
Assessor's parcel number(s): S0433223010 Total acreage: 30.91 Zoning district: R-8, L-O and R-15

Project/subdivision name: Oaks West Subdivision

General description of proposed project/request: Rezoning of 5.57 acres from L-O to R-8 and 17.91 acres from R-15 to R-8 with a preliminary plat for 100 single-family residential lots, 20 common lots and 2 non-residential building lots on 30.91 acres.

Proposed zoning district(s): R-8

Acres of each zone proposed: 30.91 acres R-8

Type of use proposed (check all that apply):

Residential Office Commercial Employment Industrial Other _____

Who will own & maintain the pressurized irrigation system in this development? Oaks South HOA

Which irrigation district does this property lie within? Settlers Irrigation District

Primary irrigation source: Settlers Canal Secondary: Irrigation Well

Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): N/A

Residential Project Summary (if applicable)

Number of residential units: 100 Number of building lots: 102 (includes well and lift station parcels)

Number of common lots: 20 Number of other lots: 2 - well and lift station lots

Proposed number of dwelling units (for multi-family developments only):

1 bedroom: _____ 2-3 bedrooms: _____ 4 or more bedrooms: _____

Minimum square footage of structure (excl. garage): N/A Maximum building height: 35'

Minimum property size (s.f.): 5,000 Average property size (s.f.): 7,410

Gross density (Per UDC 11-1A-1): 3.3 Net density (Per UDC 11-1A-1): 5.88

Acreage of qualified open space: 5.28 Percentage of qualified open space: 17.08

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): 1.24 acres arterial buffer; 1.60 acres local street buffer; and 2.44 acres common lots, pedestrian paths, fitness station and multi-use pathway along Five Mile Creek.

Amenities provided with this development (if applicable): Landscape buffers, multi-use pathway, pedestrian pathways and fitness station

Type of dwelling(s) proposed: Single-family Detached Single-family Attached Townhouse

Duplex Multi-family Vertically Integrated Other _____

Non-residential Project Summary (if applicable)

Number of building lots: _____ Common lots: _____ Other lots: _____

Gross floor area proposed: _____ Existing (if applicable): _____

Hours of operation (days and hours): _____ Building height: _____

Total number of parking spaces provided: _____ Number of compact spaces provided: _____

Authorization

Print applicant name: Becky McKay, Engineering Solutions, LLP

Applicant signature: *Becky McKay* Date: December 21, 2017

OAKS WEST SUBDIVISION

Comprehensive Plan Map Amendment

Written Narrative

Introduction

Hayden Homes Idaho, LLC, seeks the City of Meridian's approval of a Comprehensive Plan Map Amendment within the Oaks West Subdivision, located at the southeast corner of N. McDermott Road and W. McMillan Road. The subject site of 30.91 acres was previously approved as part of the Oaks South development in 2013. The applicant is requesting removal of the office designation on the map within the Oaks South development.

Project Overview and Request

A portion of the subject property was formerly proposed as a future Western Ada Recreation District park area (5.69 acres), a fire station site (1.49 acres), five office lots (2.57 acres) and a multi-family residential component (13.43 acres). It was determined by the Western Ada Recreation District that their budget would not allow for development of the park site as originally planned. The City of Meridian Parks Department reviewed the site and determined they did not have a need for a neighborhood park within this section. The Meridian Fire Department initially requested a fire station within the Oaks South project, but, since 2013, they found a better location and indicated they did not want the site as initially planned.

The office designation on the Comprehensive Plan map was floated west by the City and the L-O zoning designation was located within the 30.91 acres parcel that is now called Oaks West. The Oaks West project has eliminated the office lots and is requesting a rezone of the L-O (Limited Office) zone to R-8 (Medium Density Residential). Therefore, it has been requested by the Planning staff that a Comprehensive Plan Map Amendment accompany the applications for rezone and development.

OAKS WEST SUBDIVISION

Rezone, Development Agreement Modification and Preliminary Plat Applications

Written Narrative

Introduction

Hayden Homes Idaho, LLC, seeks the City of Meridian's approval of Oaks West Subdivision, located at the southeast corner of N. McDermott Road and W. McMillan Road. The subject site of 30.91 acres was previously approved as part of the Oaks South development in 2013. The applicant is requesting rezone of 5.57 acres currently zoned L-O (Limited Office District) and 17.91 acres currently zoned R-15 (Medium-High Density Residential) to R-8 (Medium Density Residential). The preliminary plat consists of 100 single-family residential lots, 20 common lots, one well lot and one sewer lift station lot. The property is currently occupied by a City of Meridian lift station and municipal well; the developable portion of the parcel is vacant.

Project Overview

A portion of the subject property was formerly proposed as a future Western Ada Recreation District park area (5.69 acres), a fire station site (1.49 acres), five office lots (2.57 acres) and a multi-family residential component (13.43 acres). It was determined by the Western Ada Recreation District that their budget would not allow for development of the park site as originally planned. The City of Meridian Parks Department reviewed the site and determined they did not have a need for a neighborhood park within this section. The Meridian Fire Department initially requested a fire station within the Oaks South project, but, since 2013, they found a better location and indicated they did not want the site as initially planned.

The original Oaks South Subdivision consists of a mixed-density residential community, providing an assortment of housing types and lot sizes within individual neighborhoods and significant amenities for all residents. Amenities at The Oaks include swimming pool facility, a central park area with playground equipment and a picnic shelter, local street landscape buffers, a 14-foot-wide multi-use pathway along Five Mile Creek and other smaller pocket parks comprising 20.59 acres or 15.15 percent of eligible open space. The Oaks West Subdivision will be annexed into the existing homeowners' association and will utilize the amenities installed by the Oaks South developer.

The Oaks West project will continue the high-quality design and mixed-density synergy of the overall development. A variety of housing types and sizes will be offered at a series of price points. Regardless of size, all homes will exhibit thoughtful design and distinct architectural features. All homes constructed in the community must be approved by an architectural committee through an internal design review process to ensure consistent quality.

The rezone request of R-8 is consistent with the Meridian Comprehensive Plan Land Use Map designation of Medium Density Residential. The proposed gross density of the Oaks West development is 3.30 dwelling units per acre, which complies with the City's designation of Medium Density Residential and is less than the allowable 8 dwelling units per acre. The requested zone and density is consistent with existing zoning designations of R-8 and R-4 within the Oaks South project located east of the subject property and the Aegean Estates Subdivision located to the south.

Community Amenities

Recreational and open space amenities within Oaks West Subdivision include the extension of the 14-foot-wide multi-use pathway along Five Mile Creek, the installation of a fitness station along the path, linear open space and micro-path connections which will allow residents to enjoy a walk throughout the community. The pathways include distinctive road crossings to facilitate a pedestrian-friendly and interconnected system. The pathway system will connect amenities within the community including a central park and community center, several smaller neighborhood parks providing an abundance of open space, and the Five Mile Creek greenbelt.

Residential Product Types

Oaks West Subdivision includes a variety of proposed elevations. Photographs of housing examples have been included with this application. The homes in the community include a blend of front-loaded and shared driveways, which will appeal to a variety of homebuyers.

Transportation and Traffic Impact Study

Oaks West Subdivision is designed with one access to W. McDermott Road and one access to N. McMillan Road consistent with the original approval by Ada County Highway District. Quintale Drive and Trident Avenue are local streets, but will function as a loop collector road, allowing for a bypass for McDermott Road in the future when the second phase of the State Highway 16 extension is constructed. The applicant and his representative met with Idaho Transportation Department on multiple occasions on the design of the project. ITD is supportive of the area delineated on the preliminary plat for the W. McMillan Road corridor.

An extensive detailed Traffic Impact Study (TIS) for The Oaks South and North was reviewed and approved by Ada County Highway District in 2013. ACHD indicates that further traffic study is not necessary for the Oaks West Subdivision (see attached email). The transportation system improvements will be installed when ACHD and/or ITD deem it necessary, based upon build-out of the community, background traffic and as traffic warrants are met.

Infrastructure and Phasing

Central sewer and water service is available from the City of Meridian. A 12-inch water main and 18-inch sewer main line are located in Quintale Drive and will provide service to the proposed development. Two of the lots within the subdivision include the well and lift station site which will be platted and deeded to the City of Meridian. With construction of The Oaks South, the sewer lift station and pressure sewer line were installed, extending east along Five

Mile Creek to Black Cat Road and flowing into the North Black Cat Lift Station. The City installed the new municipal well in 2016, and it is currently operational.

Development Agreement Modification

As Oaks West Subdivision was formerly approved as part of the overall The Oaks South preliminary plat and was included in the development agreement, we respectfully request that this property be released from the previous development agreement and that a new development agreement with the current owner and developer be prepared for this project.

Oaks West Preliminary Plat

In addition to the rezone to R-8 and modification of the existing development agreement, Hayden Homes Idaho, LLC, requests preliminary plat approval of 100 single family lots, 20 common lots, and two lots for the lift station and well on 30.91 acres, for a gross density of 3.30 dwelling units per acre (includes the two City lots which are buildable).

Oaks West Subdivision will consist of detached single-family homes on lots ranging from 5,250 to 10,940 square feet. The proposed average lot size is 7,410 square feet. Home elevations representative of those proposed in the neighborhood are provided with this application. No variances are requested with this application.

The total common area proposed in Oaks West Subdivision is 5.28 acres, equivalent to 17.08% of the neighborhood. Oaks West also includes a 35-foot buffer along N. McDermott Road and a landscape buffer adjoining W. McMillan Road which varies in width from 26 feet to 120 feet. The primary open space consists of linear open space and the multi-use pathway along Five Mile Creek. This area is visible to and easily accessed by all residents, providing for active recreational opportunities. The neighborhood will be constructed with detached sidewalks, street trees and eight-foot landscaped parkways throughout, which is consistent with the Oaks South development.



McMILLAN ROAD

SITE

OFFICE DESIGNATION
OAKS SOUTH SUBDIVISIONS

McDERMOTT ROAD

BECKY DR.

THE OAKS SOUTH HAYDEN HOMES SITE

VICINITY MAP - 1"=600'

LOCATED IN SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M. MERIDIAN, ADA COUNTY, IDAHO



McMILLAN ROAD

SITE

OAKS SOUTH
SUBDIVISIONS

McDERMOTT ROAD

BECKY DR.

THE OAKS SOUTH HAYDEN HOMES SITE

VICINITY MAP - 1"=600'

LOCATED IN SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M.
MERIDIAN, ADA COUNTY, IDAHO

ACCOMMODATION



Pioneer Title Co.

GOING BEYOND

ADA COUNTY RECORDER Christopher D. Rich 2016-084923
BOISE IDAHO Pgs=2 LISA BATT 09/09/2016 10:45 AM
PIONEER TITLE COMPANY OF ADA COUNTY \$13.00

5680 East Franklin Road, Suite 150 / Nampa, Idaho
83687 / (208) 465-6655

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.

WARRANTY DEED

For Value Received New Oaks, LLC, an Idaho limited liability company

hereinafter referred to as "Grantor", does hereby grant, bargain, sell, warrant and convey unto

New Oaks, LLC, an Idaho limited liability company

, hereinafter referred to as "Grantee", whose current address is 3103 W Sheryl Dr, Ste 100, Meridian, ID 83642

the following described premises, to-wit:

See attached Exhibit A attached hereto and made a part hereof, which consists of one (1) page (Parcel A)

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever; provided however, Grantor expressly reserves unto Grantor, and Grantor's heirs, successors and assigns, any and all appurtenant water and water rights, minerals and mineral rights. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that Grantor has a good right to convey the fee simple; that said premises are free from all liens claims, encumbrances or other defects of title, except those specifically granted by Grantor, except current years taxes, levies, and assessments, and except reservations, restrictions, dedications, easements, rights of way and agreements (if any) of record and disclosed to Grantor in the title insurance policy which Grantor obtained upon the acquisition of the premises; that Grantor will warrant and defend the quiet and peaceful possession of said premises from all claims whatsoever; and that Grantor, its successors and assigns, will on demand of Grantee, or its heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required.

Dated: September 9, 2016

New Oaks, LLC
By: Coleman Homes, LLC, Its Manager
By: Coleman Communities, Inc., Its Manager

By: Thomas M Coleman, Jr., Pres

State of IDAHO

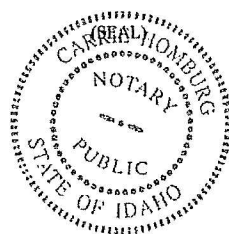
ss.

County of ADA

On this 9 day of September, 2016, before me, the undersigned, a Notary Public, in and for said State, personally appeared Thomas M Coleman, Jr., President/Treasurer of Coleman Communities, Inc., Manager of Coleman Homes, LLC known to me, to be the Manager of the Limited Liability Company that executed the foregoing instrument, and acknowledged to me that such Limited Liability Company executed the same.

WITNESS MY HAND AND OFFICIAL SEAL

Notary Public
Residing at:
Commission Expires: Residing at: Melba, ID
Commission Expires: 3/10/2021





J-U-B ENGINEERS, INC.

EXHIBIT "A"

J-U-B COMPANIES



New Oaks LLC-Parcel "A"

Boundary Description

Project Number 10-16-092 August 01, 2016

A parcel of land situated in the Northwest 1/4 of the Northwest 1/4 of Section 33, Township 4 North, Range 1 West of the Boise Meridian, City of Meridian, Ada County, Idaho and more particularly described as follows:

BEGINNING at a Brass Cap marking the northwest corner of said Section 33;

Thence along the north boundary of said Section 33, South 89°16'50" East, 1,118.69 feet to a 5/8" Rebar;

Thence South 00°43'10" West, 488.98 feet to a 5/8" Rebar;

Thence South 08°27'38" West, 73.56 feet to a 5/8" Rebar;

Thence South 21°04'20" East, 288.30 feet to a 5/8" Rebar;

Thence South 07°43'36" West, 474.06 feet to a 5/8" Rebar on the north right-of-way line of Five Mile Creek per a deed recorded in Book 126 at Page 66, records of Ada County, Idaho;

Thence along said north right-of-way line, North 76°42'20" West, 1,183.15 feet to a 5/8" Rebar on the west boundary of said Section 33;

Thence along said west boundary line, North 00°32'37" East, 1,042.49 feet to the **POINT OF BEGINNING**.

The above-described parcel contains 1,346,565 square feet or 30.91 acres, more or less.

End of Description.



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AMENDMENT TO CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY

Title 30, Chapters 21 and 25, Idaho Code

Base Filing fee: \$30.00.

Complete and submit the application in duplicate.

FILED EFFECTIVE

2017 MAR 27 AM 11:22

SECRETARY OF STATE
STATE OF IDAHO

1. The name of the limited liability company is:

NEW OAKS LLC

2. The date the certificate of organization was originally filed : November 4, 2011

3. The name of the limited liability company is amended to:

4. The complete street and mailing addresses of the principal office is amended to:

1116 S. Vista Ave., #471, Boise, ID 83705

(Street Address)

(Mailing Address, if different)

5. The mailing address for future correspondence (annual reports) is amended to:

1116 S. Vista Ave., #471, Boise, ID 83705

(Address)

6. The name and address of the managers/members shall be amended as follows:

Add: Delete: Coleman Homes LLC 3103 W. Sheryl Drive, Suite 100, Meridian, ID 83642
(Name) (Address)

Coleman Real Estate
Add: Delete: Management LLC 1116 S. Vista Ave., #471, Boise, ID 83705
(Name) (Address)

Add: Delete: _____
(Name) (Address)

7. Signature of a manager, member, or authorized person.

Coleman Real Estate Management LLC, Manager,

Printed Name: by Noelle Gambill, Manager

Signature: *Noelle M.*

Printed Name: _____

Signature: _____

Rev. 09/2016

Secretary of State use only

IDAHO SECRETARY OF STATE

03/27/2017 05:00

CK:13107004 CT:172099 BH:1575623

1@ 30.00 = 30.00 ORGAN AMEN #2

1@ 20.00 = 20.00 EXPEDITE C #3

W108092

Legal Description
Oaks West – Rezone L-O to R-8

A parcel located in the NW ¼ of the NW ¼ of Section 33, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the northwest corner of said NW ¼ of the NW ¼, from which an Aluminum Cap marking the southwest corner of the NW ¼ of said Section 33 bears S 0°32'37" W a distance of 2633.74 feet;

Thence S 89°16'50" E along the northerly boundary of said NW ¼ of the NW ¼ a distance of 643.519 feet to a the **POINT OF BEGINNING**;

Thence continuing S 89°16'50" E along said northerly boundary a distance of 475.18 feet to a point;

Thence leaving said northerly boundary S 0°43'10" W a distance of 488.98 feet to a point;

Thence S 8°27'38" W a distance of 48.48 feet to a point;

Thence a distance of 35.21 feet along the arc of a 400.00 foot radius non-tangent curve right, said curve having a central angle of 5°02'37" and a long chord bearing N 81°57'21" W a distance of 35.20 feet to a point;

Thence N 79°26'02" W a distance of 134.82 feet to a point;

Thence a distance of 87.44 feet along the arc of a 500.00 foot radius curve left, said curve having a central angle of 10°01'12" and a long chord bearing N 84°26'38" W a distance of 87.33 feet to a point;

Thence N 89°27'14" W a distance of 213.89 feet to a point;

Thence N 0°43'10" E a distance of 502.76 feet to the **POINT OF BEGINNING**.

This parcel contains 5.57 acres and is subject to any easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
Revised: January 5, 2018



Legal Description
Oaks West – Rezone R-15 to R-8

A parcel located in the NW ¼ of the NW ¼ of Section 33, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the northwest corner of said NW ¼ of the NW ¼, from which an Aluminum Cap marking the southwest corner of the NW ¼ of said Section 33 bears S 0°32'37" W a distance of 2633.74 feet;

Thence S 0°32'37" W along the westerly boundary of said NW ¼ of the NW ¼ a distance of 504.70 feet to the **POINT OF BEGINNING**;

Thence leaving said westerly boundary S 89°27'14" E a distance of 855.85 feet to a point;

Thence a distance of 87.44 feet along the arc of a 500.00 foot radius curve right, said curve having a central angle of 10°01'12" and a long chord bearing S 84°26'38" E a distance of 87.33 feet to a point;

Thence S 79°26'02" E a distance of 134.82 feet to a point;

Thence a distance of 35.21 feet along the arc of a 400.00 foot radius curve left, said curve having a central angle of 5°02'37" and a long chord bearing S 81°57'21" E a distance of 35.20 feet to a point;

Thence S 8°27'37" W a distance of 25.08 feet to a point;

Thence S 21°04'20" E a distance of 288.30 feet to a point;

Thence S 7°43'36" W a distance of 474.06 feet to a point on the northerly right-of-way of Five Mile Creek;

Thence N 76°42'20" W along said northerly right-of-way a distance of 1183.16 feet to a point on the westerly boundary of said NW ¼ of the NW ¼;

Thence N 0°32'37" E along said westerly boundary a distance of 537.79 feet to the **POINT OF BEGINNING**.

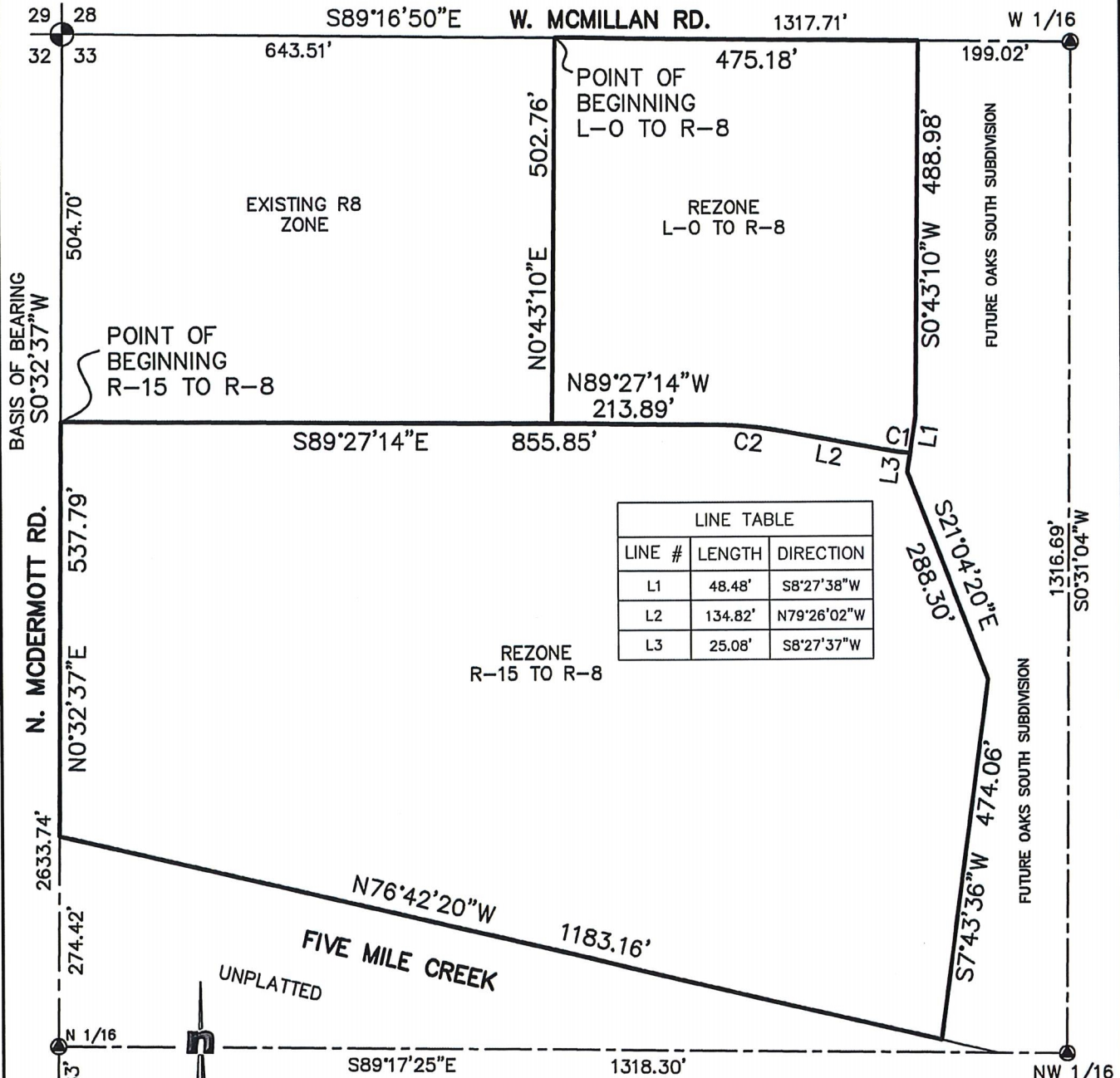
This parcel contains 17.91 acres and is subject to any easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
Revised: January 5, 2017



OAKS WEST SUBDIVISION

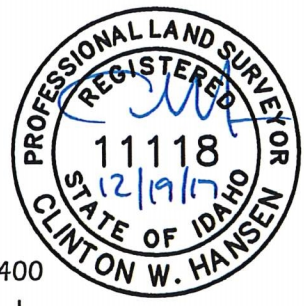
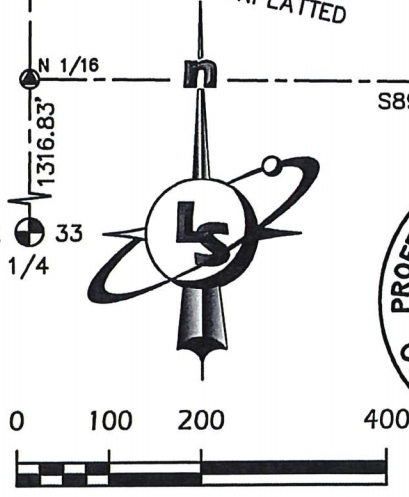
REZONE DESCRIPTIONS - EXHIBIT



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	48.48'	S8°27'38"W
L2	134.82'	N79°26'02"W
L3	25.08'	S8°27'37"W

REZONE
R-15 TO R-8

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	35.21'	400.00'	5°02'37"	N81°57'21"W	35.20'
C2	87.44'	500.00'	10°01'12"	N84°26'38"W	87.33'



LandSolutions
 Land Surveying and Consulting
 231 E. 5TH ST., STE. A
 MERIDIAN, ID 83642
 (208) 288-2040 (208) 288-2557 fax
 www.landsolutions.biz

Legal Description
4730 N. McDermott Road, Meridian ID

A parcel located in the NW ¼ of the NW ¼ of Section 33, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

BEGINNING at a Brass Cap monument marking the northwest corner of said NW ¼ of the NW ¼, from which an Aluminum Cap marking the southwest corner of the NW ¼ of said Section 33 bears S 0°32'37" W a distance of 2633.74 feet;

Thence S 89°16'50" E along the northerly boundary of said NW ¼ of the NW ¼ a distance of 1118.69 feet to a 5/8 inch rebar;

Thence leaving said northerly boundary S 0°43'10" W a distance of 488.98 feet to a 5/8 inch rebar;

Thence S 8°27'38" W a distance of 73.56 feet to a 5/8 inch rebar;

Thence S 21°04'20" E a distance of 288.30 feet to a 5/8 inch rebar;

Thence S 7°43'36" W a distance of 474.06 feet to a 5/8 inch rebar on the northerly right-of-way of Five Mile Creek;

Thence N 76°42'20" W along said northerly right-of-way a distance of 1183.16 feet to a 5/8 inch rebar on the westerly boundary of said NW ¼ of the NW ¼;

Thence N 0°32'37" E along said westerly boundary a distance of 1042.49 feet to the **POINT OF BEGINNING**.

This parcel contains 30.91 acres and is subject to any easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
December 11, 2017



CITY OF MERIDIAN PRE-APPLICATION MEETING NOTES

Project/Subdivision Name: Oaks South Date: 9/28/17
 Applicant(s)/Contact(s): Tim Mokwa, Mike Gregory, Ross Erickson
 City Staff: Sonya, Bill, Kenny, Bruce, Kim
 Location: SEC of W. McMillan Rd. & N. McDermott Rd Size of Property: 30.9
 Comprehensive Plan FLUM Designation: MDR
 Existing Use: vacant/undeveloped Existing Zoning: R-15, L-O, R-8
 Proposed Use: SFR (100 units) Proposed Zoning: R-8
 Surrounding Uses: SFR
 Street Buffer(s) and/or Land Use Buffer(s): 35' buffer required along McDermott; 25' along McMillan
 Open Space/Amenities/Pathways: Comply with standards listed in UDC 11-3G-3 for qualified open space & site amenities; provide a multi-use pathway as required by the Park's Dept. per the Pathways Master Plan (coordinate with Kim Warren)
 Access/Stub Streets: Access is limited per UDC 11-3A-3; coordinate with ACHD on access locations
 Waterways/ Floodplain/Topography/Hazards: Fivemile Creek runs along south boundary & is required to be left open & be protected; a portion of this site along the southern boundary lies within the floodplain & will require development permits for such.
 History: AZ-13-008; PP-13-013 (DA #114030972)

Additional Meeting Notes:

- Modify the DA to accommodate proposed development plan
- Rezone the L-O & R-15 property to R-8; comply with the dimensional standards in UDC Table 11-2A-6 for the R-8 district
- Preliminary plat to subdivide property
- Provide lot for dedication of future ROW for the SH16 overpass

Note: A Traffic Impact Study (TIS) will be required by ACHD for large commercial projects and any residential development with over 100 units. To avoid unnecessary delays & expedite the hearing process, applicants are encouraged to submit the TIS to ACHD prior to submitting their application to the City. Not having ACHD comments and/or conditions on large projects may delay hearing(s) at the City. Please contact Mindy Wallace at 387-6178 or Christy Little at 387-6144 at ACHD for information in regard to a TIS, conditions, impact fees and process.

Other Agencies/Departments to Contact:

- | | | |
|---|---|--|
| <input type="checkbox"/> Ada County Highway Dist. (ACHD) | <input type="checkbox"/> Nampa Meridian Irrigation Dist. (NMID) | <input type="checkbox"/> Public Works Department |
| <input type="checkbox"/> Idaho Transportation Dept. (ITD) | <input type="checkbox"/> Settler's Irrigation District | <input type="checkbox"/> Building Department |
| <input type="checkbox"/> Republic Services | <input type="checkbox"/> Police Department | <input type="checkbox"/> Parks Department, Jay |
| <input type="checkbox"/> Central District Health Department | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Other: _____ |

Application(s) Required:

- | | | |
|--|--|---|
| <input type="checkbox"/> Administrative Design Review | <input type="checkbox"/> Conditional Use Permit Modification/Transfer | <input checked="" type="checkbox"/> Rezone |
| <input type="checkbox"/> Alternative Compliance | <input checked="" type="checkbox"/> Development Agreement Modification | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Time Extension – Council |
| <input type="checkbox"/> City Council Review | <input type="checkbox"/> Final Plat Modification | <input type="checkbox"/> UDC Text Amendment |
| <input type="checkbox"/> Comprehensive Plan Amendment – Map | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Vacation |
| <input type="checkbox"/> Comprehensive Plan Amendment – Text | <input checked="" type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Private Street | <input type="checkbox"/> Other |

Notes: 1) Applicants are required to hold a neighborhood meeting in accord with UDC 11-5A-5C prior to submittal of an application requiring a public hearing (except for a vacation or short plat); and 2) All applicants for permits requiring a public hearing shall post the site with a public hearing notice in accord with UDC 11-5A-5D.3 (except for UDC text amendments, Comp Plan text amendments, and vacations). The information provided during this meeting is based on current UDC requirements and the Comprehensive Plan. Any subsequent changes to the UDC and/or Comp Plan may affect your submittal and/or application. This pre-application meeting shall be valid for four (4) months.

HAYDEN HOMES
REZONE FROM L-O AND R-15 TO R-8
WITH A PRELIMINARY PLAT
NEIGHBORHOOD MEETING 12/7/17, 6:00 P.M.
ENGINEERING SOLUTIONS BUILDING
1029 N. Rosario Street, Meridian, Idaho

meeting adjourned
@ 6:25

SIGN-IN SHEET

<u>Name</u>	<u>Address</u>	<u>E-Mail</u>
Tim Mokwa, Hayden - Homes	1406 N. Main St. Ste 109 Meridian	tmokwa@
ROSS BRIDGES BRIDGES CIVIL	6213 N. CLAYTON RD PD 512	ES BRIDGES ES BRIDGES hayden-homes.com
Shari Stiles Engineering Solutions, LLP	1029 N. Rosario St, Suite 100 83642	es-sharis@gwstoffice.net

COMMITMENT OF PROPERTY POSTING

Per Unified Development Code (UDC) 11-5A-5D, the applicant for all applications requiring a public hearing (except for a UDC text amendment, a Comprehensive Plan text amendment and/or vacations) shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice of the application(s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign(s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign(s) shall be removed no later than three (3) days after the end of the public hearing for which the sign(s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in UDC 11-5A-5.



Applicant/agent signature



Date



Community Development
Department

Meridian City Hall, Suite 102
33 E. Broadway Avenue
Meridian, Idaho 83642
208.887.2211

Parcel Verification

Date: **12/19/17**

The parcel information below has been researched and verified as correct by the City of Meridian Community Development Department.

Project Name: **Oaks West Subdivision**

Parcel Number: **S0433223010**

Acres: **30.913**

T/R/S **4N 1W 33**

Property Owner: **New Oaks LLC
5662 Calle Real #254
Goleta, CA 93117**

Ross Erickson

From: Sub Name Mail <subnamemail@adaweb.net>
Sent: Thursday, December 14, 2017 4:42 PM
To: Ross Erickson; Clint Hansen
Subject: RE: Oaks West Subdivision Name Reservation

December 14, 2017

Clint Hansen, Land Solutions
Ross Erickson, Erickson Civil

RE: Subdivision Name Reservation: **OAKS WEST SUBDIVISION**

At your request, I will reserve the name **Oaks West Subdivision** for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client, the jurisdiction or the conditions of approval have not been met, in which case the name can be re-used by someone else.

Sincerely,



Jerry L. Hastings, PLS 5359
County Surveyor
Deputy Clerk Recorder
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7912 *office*
(208) 287-7909 *fax*

From: Ross Erickson [<mailto:ross@ericksoncivil.com>]
Sent: Thursday, December 14, 2017 3:06 PM
To: Sub Name Mail; Glen Smallwood
Cc: Jerry Hastings
Subject: Oaks West Subdivision Name Reservation - (Section 33)

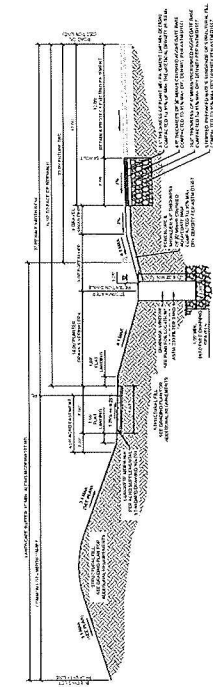
Hi Glen - We are working on a new subdivision in Meridian would like to reserve the name "**OAKS WEST SUBDIVISION**". We're planning to submit a preliminary plat for the development this upcoming week – please let me know if there's anything else you need in order to finalize the name reservation.

Project Information:

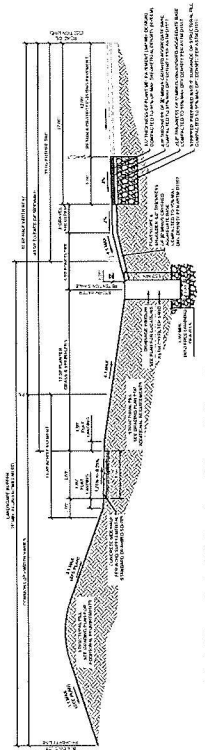
Parcel #: S0433223010 – NW ¼ Section 33, T.4N, R.1W, BM
Address: 4730 N. McDermott Rd. Meridian, ID
Developer: Hayden Homes Idaho, LLC
Surveyor in Responsible Charge: Clint Hansen, PLS
Project Map: See Attached Preliminary Plat

Thanks! RE

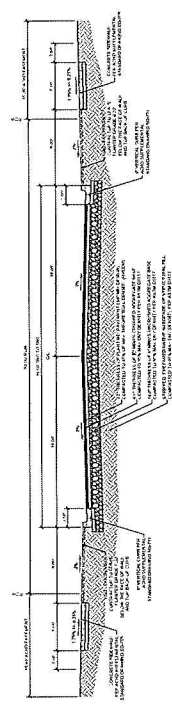
Ross Erickson, PE



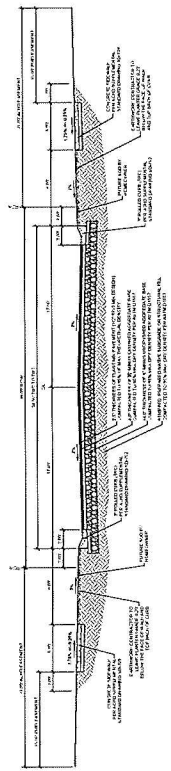
McDermott Rd. Widening Street Section



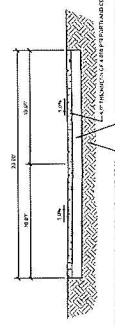
McMillan Rd. Widening Street Section



Typical 36/50 Local Street Section



Typical 34/38 Local Street Section



Shared Driveway

CONCRETE CURB SHALL BE 6" THICK AND 6' HIGH. CURB SHALL BE REINFORCED WITH #4 BARS AT 18" ON CENTER. CURB SHALL BE FINISHED WITH A BEVELLED TOP EDGE.

<p>CONTACT DIALING BEFORE ANY DIGITALLY CONTROLLED OPERATION</p>	<p>NEW OAKS, LLC 8505 DALLAS ROAD GREEN CHURCH TEL: 855-252-2822</p> <p>OAKS WEST SUBDIVISION MERCER, IDAHO</p>		<p>enrkon CIVIL</p>	<p>PRELIMINARY PLAT - TYPICAL ROADWAY SECTIONS</p>	
				<p>PROJECT NO. 19-0374</p> <p>DATE</p>	<p>PROJECT NUMBER IDB17052</p> <p>DATE: 10/24/21</p> <p>SHEET NUMBER</p>

PP.2

PRELIMINARY PLAT - TYPICAL ROADWAY SECTIONS

PLANT PALETTE

SYM	CORON NAME	BOTANICAL NAME	SIZE
	EVERGREEN TREES	PRUNUS NANSERA PIZZA PANDOS 'SALMA' COLORADO BLUE SPRUCE PICEA MARIANA NORWAY SPRUCE VIBURNUM PINE VIBURNUM PRINCE PINE	6-8' HT B&B 6-8' HT B&B 6-8' HT B&B 6-8' HT B&B 6-8' HT B&B 6-8' HT B&B
	DECIDUOUS TREES (CLASS. I)	FRAXINUS AMERICANA QUERCUS ROBUR QUERCUS SERRATA LIRIODENDRON TULIPIFERA NYCTAGINUS	27' CAL B&B 27' CAL B&B 27' CAL B&B 27' CAL B&B 27' CAL B&B
	ORNAMENTAL TREES (CLASS. II)	AGER ONYXIA PLANE MORUS ALBA MALUS X 'SUNSHINE' MALUS SPENSBERGII	27' CAL B&B 27' CAL B&B 27' CAL B&B 27' CAL B&B
	PERENNIALS	AGER ONYXIA PLANE MORUS ALBA MALUS X 'SUNSHINE' MALUS SPENSBERGII	27' CAL B&B 27' CAL B&B 27' CAL B&B 27' CAL B&B
	PERENNIALS	AGER ONYXIA PLANE MORUS ALBA MALUS X 'SUNSHINE' MALUS SPENSBERGII	27' CAL B&B 27' CAL B&B 27' CAL B&B 27' CAL B&B
	GROUNDCOVERS	AGER ONYXIA PLANE MORUS ALBA MALUS X 'SUNSHINE' MALUS SPENSBERGII	27' CAL B&B 27' CAL B&B 27' CAL B&B 27' CAL B&B
	VINES	AGER ONYXIA PLANE MORUS ALBA MALUS X 'SUNSHINE' MALUS SPENSBERGII	27' CAL B&B 27' CAL B&B 27' CAL B&B 27' CAL B&B
	LAWN	AGER ONYXIA PLANE MORUS ALBA MALUS X 'SUNSHINE' MALUS SPENSBERGII	27' CAL B&B 27' CAL B&B 27' CAL B&B 27' CAL B&B

NOTES

1. ALL PLANTING AREAS SHALL BE INSTALLED WITH AN AUTOMATIC IRRIGATION SYSTEM. REFER TO IRRIGATION PERFORMANCE SPEC SECTION 0250, B17.6.
2. LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION.
3. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL STORM DRAIN PIPE STRUCTURES OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
4. NO TREES SHALL INTERFERE WITH THE 40-FOOT VISION TRIANGLE AT ALL INTERSECTIONS. NO CONTIGUOUS TREES OR SHRUBS OVER 5' HIGH AT MATURITY WILL BE PLANTED WITHIN THE 40-FOOT VISION TRIANGLE. RESPONSIBILITY FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET VISION TRIANGLE.
5. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
6. LANDSCAPE AND TREES IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
7. PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS ON THE BASIS OF AVAILABILITY AND COST. ANY SUBSTITUTIONS MUST BE APPROVED BY THE ARCHITECT. TREES SHALL BE REMOVED FROM ROOT BALL AS HIGH AS POSSIBLE, AT LEAST HALF WAY DOWN THE BALL OF THE TREE. ALL ROOT BALLS TO BE COMPLETELY REMOVED FROM TREES.

LANDSCAPE CALCULATIONS

LOCATION	BUYER WIDTH	LENGTH	REQUIRED	PROVIDED
N. HEDERHOTT RD.	35'	4607' 35"	25 TREES	50 TREES
N. MCILLAN RD.	20'	6297' 35"	30 TREES	62 TREES
K. GUNTALE DR. (NORTH)	21'	4407' 35"	21 TREES	35 TREES
K. GUNTALE DR. (SOUTH)	21'	6007' 35"	24 TREES	44 TREES
TOTAL NUMBER OF BUYER TREES			104 TREES	197 TREES
PARK/COMMON OPEN SPACE				41 TREES
RESIDENTIAL STREETS				391 TREES
TOTAL NUMBER OF TREES				528 TREES

THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION REQUIRED.



DEVELOPER:
HAYDEN HOMES IDAHO, INC.
C/O TIM MORROW
1406 N. MAIN STREET, STE 114
MERIDIAN, IDAHO 83642



OAKS WEST SUBDIVISION

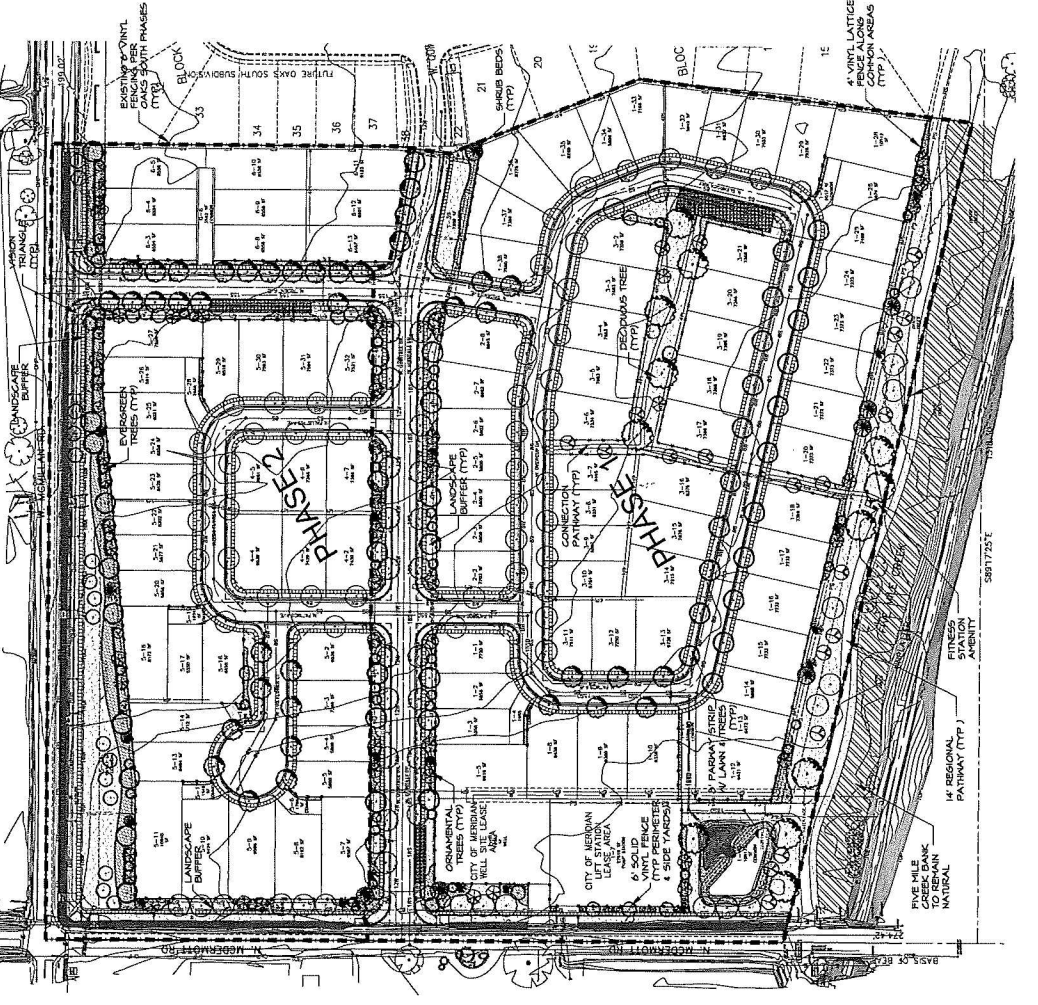
PRELIMINARY PLAT LANDSCAPE PLAN

MERIDIAN, IDAHO

PLANT PALETTE

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
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<p>EVERGREEN TREES AUSTRALIAN PINE MONSIEUR LAURE NURSERY SPURGE MEXICAN WHITE PINE PEPPER PINE</p>	<p>SHED TREES (CLAS 10/11) LITTLE FORELCAUST RED OAK TULIP TREE</p>	<p>DECIDUOUS TREES (CLAS 11) MAHONIA CALIFORNIA FERN PRAIRIE PINE SPANISH OAK NURSERY SPURGE MEXICAN WHITE PINE PEPPER PINE</p>	<p>6-8" Ht B1B 6-8" Ht B1B 6-8" Ht B1B 6-8" Ht B1B 6-8" Ht B1B 6-8" Ht B1B</p> <p>2" CAL B1B 2" CAL B1B 2" CAL B1B 2" CAL B1B 2" CAL B1B 2" CAL B1B</p> <p>2" CAL B1B 2" CAL B1B 2" CAL B1B 2" CAL B1B 2" CAL B1B 2" CAL B1B</p> <p>1.6AL 24" O.C. 2.6AL 3.6AL 4.6AL 5.6AL 6.6AL 7.6AL 8.6AL 9.6AL 10.6AL 11.6AL 12.6AL 13.6AL 14.6AL 15.6AL 16.6AL 17.6AL 18.6AL 19.6AL 20.6AL</p>
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NOTES

- ALL PLANTING AREAS SHALL BE INSTALLED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM REFER TO IRRIGATION PERFORMANCE
- ALL PLANTING AREAS TO BE MATTERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM REFER TO IRRIGATION PERFORMANCE
- LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION
- TREES SHALL NOT BE PLANTED WITHIN THE PROPOSED 40' VISION TRIANGLE OR FLIGHT PATTERNS FOR FLIGHT PATTERNS. TREE PLANTING SHALL BE LOCATED WITHIN SHORT TRIANGLE OR ROAD. AS TREES PLANTED, THE OTHER SHALL BE RESPONSIBLE FOR TRIMMING TREE CANOPIES TO MEET REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET VISION TRIANGLE.
- TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
- LANDSCAPE AND TREES IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE PLANTING SHALL NOT BE ALTERED TO ACCOMMODATE DRIVEWAYS. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER TABLES OR UNDERGROUND UTILITY LINES.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLANT LANDSCAPE PLAN. LANDSCAPE PLAN, DESIGN BURJAP AND MRE BARGAINS TO BE REMOVED FROM THESE.

LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
N. HERRINGT RD.	35'	4607' 35"	20 TREES	50 TREES
N. HERRING RD.	25'	10907' 35"	30 TREES	63 TREES
N. GRINDALE DR. (NORTH)	27'	9407' 35"	21 TREES	33 TREES
N. GRINDALE DR. (SOUTH)	27'	10007' 35"	24 TREES	44 TREES
TOTAL NUMBER OF BUFFER TREES:			14 TREES	94 TREES
PARK/COMMON OPEN SPACE			107 TREES	
RESIDENTIAL STREETS			41 TREES	
TOTAL NUMBER OF TREES:			154 TREES	397 TREES

THESE ARE NO EXISTING TREES ON SITE. NO MITIGATION REQUIRED.

DEVELOPMENT DATA

TOTAL AREA	30.91 ACRES
RESIDENTIAL LOTS	100
COMMON LOTS	20
NON-RESIDENTIAL BUILDING LOTS	2
TOTAL OPEN SPACE	5.20 ACRES (17.02%)
EXISTING ZONING	R-8, R-15, 4 L-O
PROPOSED ZONING	R-8

OAKS WEST SUBDIVISION

PRELIMINARY PLAT LANDSCAPE PLAN

DEVELOPER
 HAYDEN HOMES (IDAHO), INC.
 1408 S. MERIDIAN
 MERIDIAN, IDAHO 83642

DECEMBER 18, 2017

SCALE 1" = 60'



JENSEN BELTS & ASSOCIATES
 1408 S. MERIDIAN, MERIDIAN, IDAHO 83642

Issue	Date
1/24/21	1/24/21
Description	Size



JENSEN REBELTS ARCHITECTS
Site Planning
Landscape Architecture
1208 S. Yale Ln., Ste. 100
P.O. Box 13053
Phoenix, AZ 85062
PH: (602) 343-7175
FAX: (602) 343-7175
email: jrebelts@jrsa.com

OAKS WEST SUBDIVISION, ID PRELIMINARY PLAT

Job Number: 17774

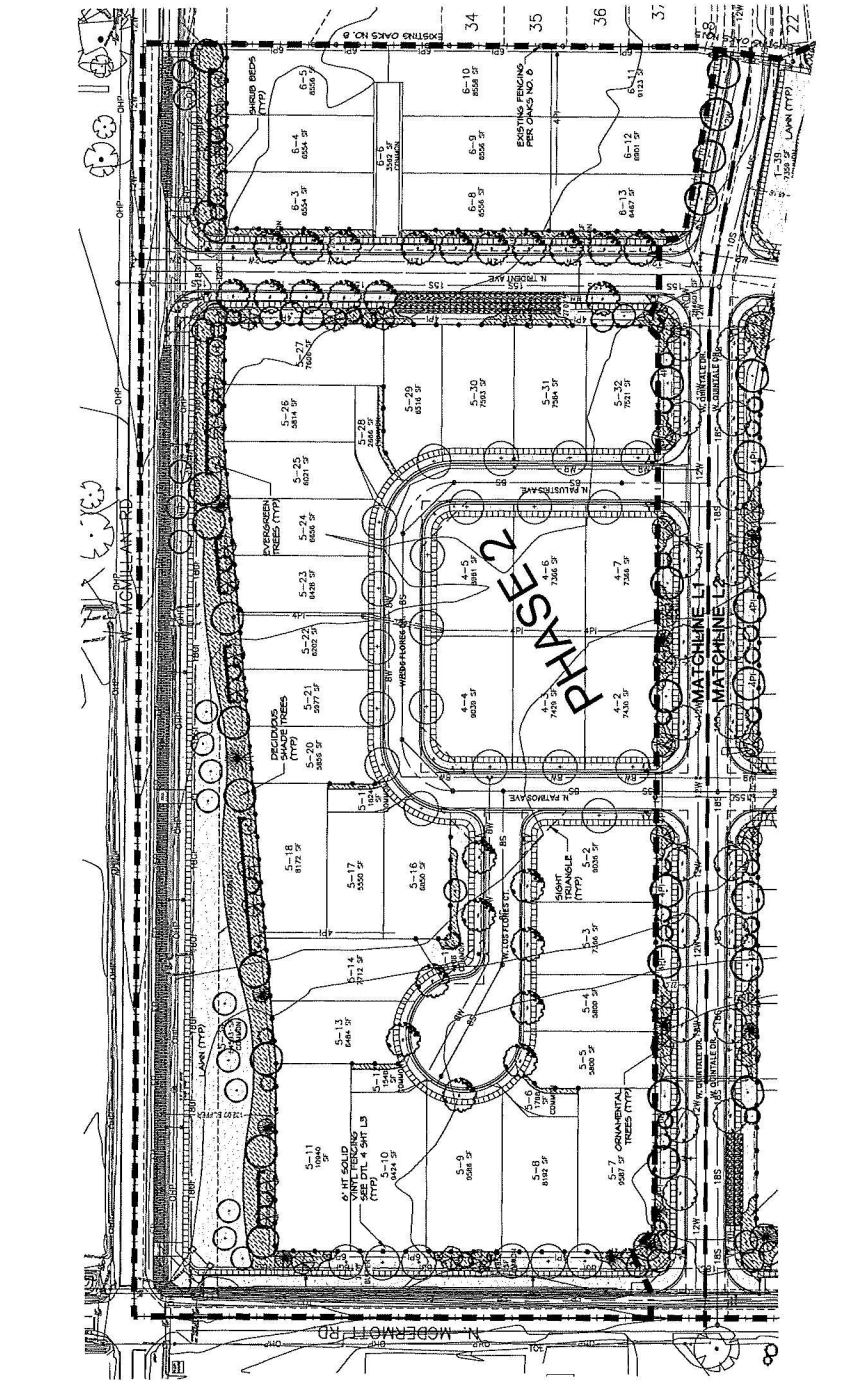
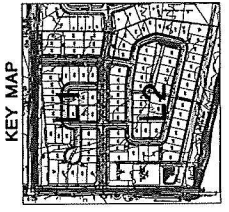
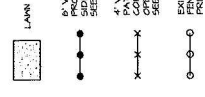
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LANDSCAPE PLAN	

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Of
Sheets

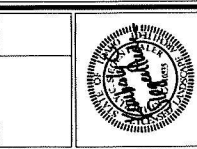
PLANT PALETTE (REFERENCE SHIT L3)

- COMMON NAME
- BARBEREY TREES
 - ARGENTAN PINE
 - COLORADO BLUE SPRUCE
 - PORTLAND CEDAR
 - NORWAY SPRUCE
 - VANDERHOUT PINE
 - LEOPOLD WHITE PINE
 - ALBURN PORTUL ACASH
 - WINTER WAX
 - LITTLE LEAF LINDEN
 - RED OAK
 - FLORIDA SHREVEFORM
 - TULIP TREE

- ORNAMENTAL TREES (CLASS. II)
- AMR HAZEL PEAS
 - GOLDEN PANSY'S CAMELIPLE
 - GOLDEN GLOVE
 - SPRINGSON GLOVEAPPLE
 - SPRINGSON GLOVEAPPLE
- SEMIORNAMENTAL GRASSES/PERENNIALS
- BLAKE BLUE LIPSON
 - CELESTINE MAIORNA
 - DRY GRASS
 - SWAMP FOXTAIL GRASS
 - STELLA DORIS
 - BESKALD N GOLD EDENTUS
 - STELLA DORIS DUTCH
 - PINE LINE BRUETROSA
 - GRASS-LIPON
 - WANT PAHO RED GRASS
 - LITTLE DEAL NIBELANK
 - OTTO LUTHER LAUREL
 - HAKEN GRASS
 - SUNSHINE NIBELANK



Issue Description	Date
ISSUE	12-22-21



JENSEN BELTS ASSOCIATE

Site Planning
Landscape Architecture

1529 S. Type III, Ste. 130
Fort Lauderdale, FL 33304
Tel: (305) 345-7775
Fax: (305) 345-7775
e-mail: jba@jensenbelts.com

PRELIMINARY PLAT

OAKS WEST SUBDIVISION

MERIDIAN, ID

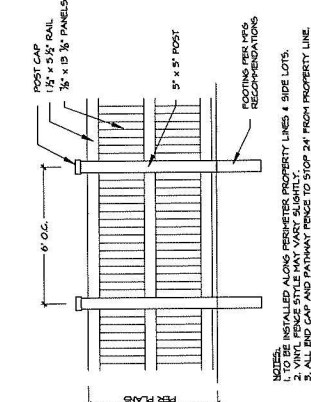
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Sheet Number	L3
Sheets	

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
○	EVERGREEN TREES		
○	AVICARIA PINE	PRINUS NUNGA	6'-0" HT 8" DB
○	MONOCULM JUNIPER	PRINUS SCOPULORUM 'MONOCULM'	6'-0" HT 8" DB
○	WANDERING PINE	PRINUS AUSTRIACA 'WANDERING'	6'-0" HT 8" DB
○	KEEPIER WHITE PINE	PRINUS ALBAICA 'KEEPIER'	6'-0" HT 8" DB
○	STREET TREES (GLASS, ILL.)		
○	ACTINUM PEARL ASH	FRAXINUS AMERICANA 'ACTINUM PEARL'	2" CAL 8' H
○	SKYLINE MONET COAST	GLEDITSIA TRIACANTHOS 'INERMIS SKYCOAST'	2" CAL 8' H
○	LONDON PLANETISE	PLATANUS X ACHERIFOLIA	2" CAL 8' H
○	RED OAK SWEETGUM	LIGUSTRUM SYRIACUM	2" CAL 8' H
○	TULIP TREE	LIRIODENDRON TULIPIFERA	2" CAL 8' H
○	ORNAMENTAL TREES (GLASS, IL.)		
○	CHANTRELLE PEAR	ACER CANADA 'FLAME'	2" CAL 8' H
○	COBALT SPRUCE	PIEDS CALLISTRYA 'SILVER FORM'	2" CAL 8' H
○	SOCIAL DANDELIONS COBALT PEAR	MAHONIA X 'SUNSHINE'	2" CAL 8' H
○	SPRINGSON COBALT PEAR	MAHONIA X 'SPRINGSON'	2" CAL 8' H
○	SHRUBS/ORNAMENTAL GRASSES/PERENNIALS		
○	BLACK EYED SUSAN	RUDEBECKIA FILIFIDA 'GOLDSTRAIN'	1 GAL, 24" O.C.
○	BLUE BIRD JUNIPER	JUNIPERUS HORIZONTALIS 'MILITARY'	3 GAL
○	RED FLOWER CARPET NOISE	AGASTACHE 'RED CARPET NOISE'	3 GAL
○	DAINTY GOLD NEEDLES	PHYSCALOPUS GLOBULOSUS 'DARTS GOLD'	3 GAL
○	STELLA D'ORO DAY LILY	HEMEROCALLIS 'STELLA D'ORO'	3 GAL
○	ENGLISH SARKER HYDRANGEA	HYDRANGEA 'ENGLISH SARKER'	3 GAL
○	ENGLISH SARKER HYDRANGEA	HYDRANGEA 'ENGLISH SARKER'	3 GAL
○	GOLD FLAME SPIREA	SPIREA X 'EMERALDA GOLD FLAME'	3 GAL
○	GRASS ON SMOKE	GRASS ON SMOKE	3 GAL
○	LAUREL SPRUCE	CALAMAGASTIS ARBORESCENS 'LAUREL'	3 GAL
○	LAUREL SPRUCE	CALAMAGASTIS ARBORESCENS 'LAUREL'	3 GAL
○	HEZZIE BLUE ENGLISH LAVENDER	HEZZIE BLUE ENGLISH LAVENDER	3 GAL
○	OTTO LUTREN LAVENDER	OTTO LUTREN LAVENDER	3 GAL
○	MAIDEN GROUNDS	PHYSOCANTHUS SINENSIS 'BRACCELLUMS'	3 GAL
○	SPRINGSON NINEBARK	PHYSOCANTHUS SINENSIS 'SPRINGSON'	3 GAL

- ### NOTES
- ALL PLANTING AREAS SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF MERIDIAN CODE.
 - ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO IRRIGATION PERFORMANCE SPEC SECTION 0210, SHT 16.
 - LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION.
 - NO TREES SHALL BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL STREET DRAIN PIPE STRUCTURES OR STRUCTURES OVER 3' HIGH AT INTERSECTIONS. NO CONTIGUOUS TREES OR SHRUBS OVER 3' HIGH AT INTERSECTIONS SHALL BE PLANTED WITHIN SHORT TRIANGLE OR SOA. AS TREES ARE PLANTED, THE CONTRACTOR SHALL MAINTAIN CLEAR VISIBILITY WITHIN 40' STREET VISION TRIANGLE.
 - TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
 - CONSTRUCTION ON THESE LOTS SHALL BE LIMITED TO THE 10' CLEAR ZONE OF ALL INTERSECTIONS. TO BE COVERED CLOSING.
 - PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER. ALL TREES SHALL BE PLANTED WITHIN 3' OF WATER METERS OR UNDERGROUND UTILITY LINES.
 - CONSTRUCTION ON THESE LOTS SHALL BE LIMITED TO THE 10' CLEAR ZONE OF ALL INTERSECTIONS. TO BE COVERED CLOSING.
 - PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER. ALL TREES SHALL BE PLANTED WITHIN 3' OF WATER METERS OR UNDERGROUND UTILITY LINES.
 - ROOT BALL AS MUCH AS POSSIBLE AT DESIGN. BURLAP AND WIRE BASKETS TO BE REMOVED FROM TREES TO BE COMPLETELY RELOCATED FROM TREES.



- ### 4 VINYL PRIVACY FENCE
- NOT TO SCALE
- NOTES:
- INSTALL FENCE ALONG PERMITS PROPERTY LINES. 4' SIDE LOTS.
 - VINYL FENCE STYLE MAY VARY SLIGHTLY.
 - ALL END CAP AND PATHWAY FENCE TO STOP 24" FROM PROPERTY LINE.

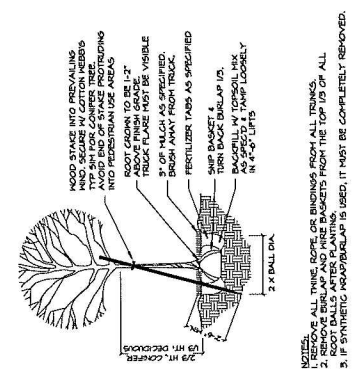
LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
N. MCBENNETT RD.	35'	4607' 35"	20 TREES	50 TREES
N. HEMLOCK RD.	25'	10207' 35"	30 TREES	62 TREES
N. GENTALE DR. (SOUTH)	27'	4407' 35"	21 TREES	33 TREES
N. GENTALE DR. (NORTH)	27'	10207' 35"	21 TREES	44 TREES
TOTAL NUMBER OF BUFFER TREES:			114 TREES	194 TREES
PARK/Common OPEN SPACE				101 TREES
RESIDENTIAL STREETS				91 TREES
TOTAL NUMBER OF TREES:				387 TREES

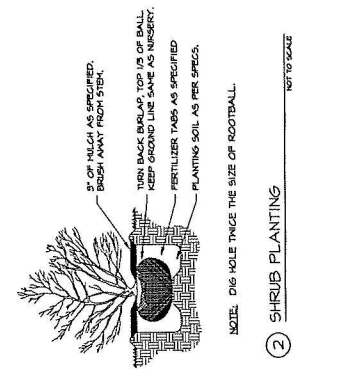
THESE ARE NO EXISTING TREES ON SITE. NO MITIGATION REQUIRED.

DEVELOPMENT DATA

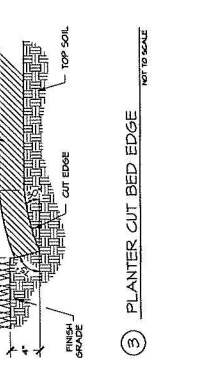
TOTAL AREA	30.81 ACRES
RESIDENTIAL LOTS	100
NON-RESIDENTIAL BUILDINGS LOTS	2
TOTAL OPEN SPACE	5.28 ACRES (17.04%)
EXISTING ZONING	R-8, R-15, I-1-0
PROPOSED ZONING	R-8



- ### 1 TREE PLANTING/STAKING
- NOT TO SCALE
- NOTES:
- ALL TREE, BURLAP OR BINDINGS FROM ALL TREES.
 - REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL.
 - IF SYNTHETIC MATERIAL IS USED, IT MUST BE COMPLETELY REMOVED.



- ### 2 SHRUB PLANTING
- NOT TO SCALE
- NOTES:
- 5" OF MULCH AS SPECIFIED, BRUSH AWAY FROM STEK.
 - TURN BACK BURLAP, TOP 1/3 OF BALL. KEEP GROUND LINE SAME AS INSERT.
 - FERTILIZER TABS AS SPECIFIED.
 - PLANTING SOIL AS PER SPEC.



- ### 3 PLANTER CUT BED EDGE
- NOT TO SCALE
- NOTES:
- 5" OF MULCH AS SPECIFIED.
 - TURN BACK BURLAP, TOP 1/3 OF BALL. KEEP GROUND LINE SAME AS INSERT.
 - FERTILIZER TABS AS SPECIFIED.
 - PLANTING SOIL AS PER SPEC.

Ross Erickson

From: Mindy Wallace <Mwallace@achdidaho.org>
Sent: Friday, December 01, 2017 10:36 AM
To: 'Ross Erickson'
Subject: RE: Oaks South New Preliminary Plat - TIS Requirement

Ross,

A traffic impact study is not required for this application.

Please let me know if you have any questions.

Mindy

Mindy Wallace, AICP
Planner III
Ada County Highway District
208-387-6178

From: Ross Erickson [mailto:ross@ericksoncivil.com]
Sent: Friday, December 01, 2017 10:17 AM
To: Mindy Wallace
Cc: 'Tim Mokwa'
Subject: Oaks South New Preliminary Plat - TIS Requirement

Hi Mindy – We are advancing the Oaks South new preliminary plat for the 31 acres at the southeast corner of McMillan and McDermott in Meridian that Tim and I met with on a month or so ago. We want to confirm with you that a Traffic Study will not be required for this project since a TIS has already been completed and approved by ACHD. The new project includes 103 single family residential building lots resulting in a trip generation decrease of 1226 total trips per day when compared to the original Oaks South trip generation that was comprised of Single Family + Low Rise Apartment + Outdoor Recreational Facility + Day Care Center + General Office Building + Fire Station uses.

Please let me know if you have any questions or need anything else to make a determination.

Thanks! RE

Ross Erickson, PE
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