

Hearing date: December 5, 2024

Updated to Include MDA for City Council

Request: Modification to the existing Development Agreement (Inst. #2019-060655) for a new agreement for the residential portion of the development with an updated conceptual development plan; rezone of 21.95-acres of land from the R-8 to the TN-R zoning district; and preliminary plat for 177 building lots and 26 common lots on 19.76-acres of land in the TN-R zoning district for Pollard North Subdivision, by Brighton Corporation.

Location: Generally located approximately 1/4 mile north of W. Chinden Blvd. at the north end of N. Levi Ave. on the north side of W. Waverton Dr., in the south 1/2 of Section 21, T.4N., R.1W. (Parcel #S0421438475).

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Type of Review Requested

Hearing

File number: H-2024-0037
Assigned Planner: Sonya Allen
Related Files: _____

Applicant Information

Applicant name: ELI BENSKI, BRIGHTON CORP Phone: _____
Applicant address: 2929 W NAVIGATOR DRIVE, STE. 400, MERIDIAN, ID 83642 Email: ebenski@brighton.co

Owner name: ELIZABETH BENSKI, SCS INVESTMENTS LLC Phone: _____ Fax: _____
Owner address: 2929 W NAVIGATOR DRIVE, STE. 400, MERIDIAN, ID 83642 Email: ebenski@brighton.co

Agent name (e.g. architect, engineer, developer, representative): ELI BENSKI
Firm name: BRIGHTON CORP Phone: _____ Fax: _____
Address: 2929 W NAVIGATOR DRIVE, STE. 400 Email: ebenski@brighton.co

Contact name: _____ Phone: _____ Fax: _____
Contact address: _____ Email: _____

Subject Property Information

Location/street address: _____
Assessor's parcel number(s): S0421438475
Township, range, section: 4N1W21

Project Description

Project/Application Name: Pollard North - PP, RZ
Description of Work: Residential pre-plat application for 177 new homes and re-zone. Narrative included in documents.

Application Information

APPLICATION TYPES	
Alternative Compliance - ALT:	UNCHECKED
Annexation and Zoning - AZ:	UNCHECKED
Comprehensive Plan Map Amendment - CPAM:	UNCHECKED
Comprehensive Plan Text Amendment - CPAT:	UNCHECKED
Conditional Use Permit - CUP:	UNCHECKED
Design Review - DR:	UNCHECKED
Development Agreement Modification - MDA:	UNCHECKED
Planned Unit Development - PUD:	UNCHECKED
Preliminary Plat - PP:	CHECKED
Preliminary Final Plat - PFP:	UNCHECKED
Private Street - PS:	UNCHECKED
Rezone - RZ:	CHECKED
Vacation - VAC:	UNCHECKED
ADDRESS VERIFICATION	
Address Verification Permit Number:	LDAV-2024-0508
TYPE OF USE PROPOSED	
Residential:	CHECKED
Office:	UNCHECKED
Commercial:	UNCHECKED
Employment:	UNCHECKED
Industrial:	UNCHECKED
Single-Family Detached:	CHECKED
Single-Family Attached:	CHECKED
Townhouse:	UNCHECKED
Duplex:	UNCHECKED
Multi-Family:	UNCHECKED
Vertically Integrated:	UNCHECKED
PROPERTY INFORMATION	
General Location:	NE Corner of N Hwy 16 and US-20/26
Current Land Use:	Medium Density Residential
Total Acreage:	19.756
Prior Approvals (File Numbers):	H-2019-0021
Traffic Study Required per ACHD:	No
ZONING DISTRICT(S)	
R-2:	UNCHECKED
R-4:	UNCHECKED
R-8:	CHECKED

R-15:	UNCHECKED
R-40:	UNCHECKED
C-N:	UNCHECKED
C-C:	UNCHECKED
C-G:	UNCHECKED
L-O:	UNCHECKED
M-E:	UNCHECKED
H-E:	UNCHECKED
I-L:	UNCHECKED
I-H:	UNCHECKED
O-T:	UNCHECKED
TN-C:	UNCHECKED
TN-R:	UNCHECKED
County:	UNCHECKED
FLUM DESIGNATION(S)	
Low Density Residential:	UNCHECKED
Medium Density Residential:	CHECKED
Acreage - Medium Density Res:	19.756
Medium-High Density Residential:	UNCHECKED
High Density Residential:	UNCHECKED
Commercial:	UNCHECKED
Office:	UNCHECKED
Industrial:	UNCHECKED
Civic:	UNCHECKED
Green Space Parks, Pathways, and Open Space:	UNCHECKED
Old Town:	UNCHECKED
Mixed Use Neighborhood:	UNCHECKED
Mixed Use Neighborhood with N.C.:	UNCHECKED
Mixed Use Community:	UNCHECKED
Mixed Use Community with N.C.:	UNCHECKED
Mixed Use Regional:	UNCHECKED
Mixed Use Non-Residential:	UNCHECKED
Mixed Use Interchange:	UNCHECKED
Low Density Employment:	UNCHECKED
High Density Employment:	UNCHECKED
Mixed Employment:	UNCHECKED
Mixed Use Residential:	UNCHECKED
Mixed Use Commercial:	UNCHECKED
Lifestyle Center:	UNCHECKED

PROJECT INFORMATION	
Number of Single Family Residential Units:	177
Minimum Square Footage of Living Area (Excluding Garage):	1800
Gross Density:	8.959
Net Density:	14.228
What was the date of your pre-application meeting?:	07/15/2024
Pre-Application Permit Number (ex PREAPP-2021-0001):	PREAPP-2024-0061
What was the date of your neighborhood meeting?:	07/22/2024
In Reclaimed Water Buffer:	No
PROPERTY POSTING	
I agree to comply with the Commitment of Property Posting regulations per UDC 11-5A-6D:	CHECKED
AZ / RZ ONLY	
R-2:	UNCHECKED
R-4:	UNCHECKED
R-8:	UNCHECKED
R-15:	UNCHECKED
R-40:	UNCHECKED
C-N:	UNCHECKED
C-C:	UNCHECKED
C-G:	UNCHECKED
L-O:	UNCHECKED
M-E:	UNCHECKED
H-E:	UNCHECKED
I-L:	UNCHECKED
I-H:	UNCHECKED
O-T:	UNCHECKED
TN-C:	UNCHECKED
TN-R:	CHECKED
Acreage - TN-R:	21.945
PROPOSED FLUM DESIGNATION(S)	
Low Density Residential:	UNCHECKED
Medium Density Residential:	UNCHECKED
Medium-High Density Residential:	UNCHECKED
High Density Residential:	UNCHECKED
Commercial:	UNCHECKED
Office:	UNCHECKED
Industrial:	UNCHECKED
Civic:	UNCHECKED
Green Space Parks, Pathways, and Open Space:	UNCHECKED

Old Town:	UNCHECKED
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Low Density Employment:	UNCHECKED
High Density Employment:	UNCHECKED
Mixed Employment:	UNCHECKED
Mixed Use Residential:	UNCHECKED
Mixed Use Commercial:	UNCHECKED
Lifestyle Center:	UNCHECKED
PLATS ONLY	
Number of Building Lots:	177
Number of Common Lots:	26
Total Number of Lots:	203
Minimum Lot Size:	2238
Average Lot Size:	3062
Area of Plat:	19.756
Plat Date (MM/DD/YYYY):	07/25/2024
QUALIFYING OPEN SPACE	
Open Grassy Area (min. 50' x 100'):	UNCHECKED
Community Garden:	UNCHECKED
Ponds or Water Features:	UNCHECKED
Plaza(s):	UNCHECKED
Additions to Public Park:	UNCHECKED
Collector Street Buffer(s):	CHECKED
Arterial Street Buffer(s):	UNCHECKED
Parkways:	CHECKED
10' Parkway Along Arterials:	UNCHECKED
Stormwater Detention Facilities:	UNCHECKED
Open Water Ponds:	UNCHECKED
Acres of Qualified Open Space:	3.53
Percentage of Qualified Open Space:	17.86
QUALIFYING SITE AMENITIES	
Clubhouse:	UNCHECKED
Fitness Facilities:	UNCHECKED
Enclosed Bike Storage:	UNCHECKED

Public Art:	UNCHECKED
Picnic Area:	CHECKED
Additional 5% Open Space:	UNCHECKED
Communication Infrastructure:	UNCHECKED
Dog Owner Facilities:	CHECKED
Neighborhood Business Center:	UNCHECKED
Swimming Pool:	UNCHECKED
Children's Play Structure:	CHECKED
Sports Courts:	UNCHECKED
Pedestrian or Bicycle Circulation System:	UNCHECKED
Transit Stop:	UNCHECKED
Park and Ride Lot:	UNCHECKED
Walking Trails:	UNCHECKED
Open Grassy Area (min. 50' x 100') - Multi-Family:	UNCHECKED
PLAN REVIEW	
Verified submittal standards and checklist items:	CHECKED
Verify that all drawings/documents will be uploaded in Project Dox as Individual PDF's:	CHECKED
APPLICATION DISCLAIMER	
I have read and accept the above terms:	CHECKED
Your signature:	Eli Benski
MISC	
Is new record:	No

August 5, 2024

C. Caleb Hood, Deputy Director
Community Development Services
Meridian City Hall

RE: Pollard North – Rezone, Preliminary Plat & Development Agreement

Dear Mr. Hood:

Brighton is pleased to submit the enclosed applications for **Pollard North**, a new residential community with a variety of housing choices near commercial, retail, medical services and significant transportation improvements.

PROPERTY OVERVIEW

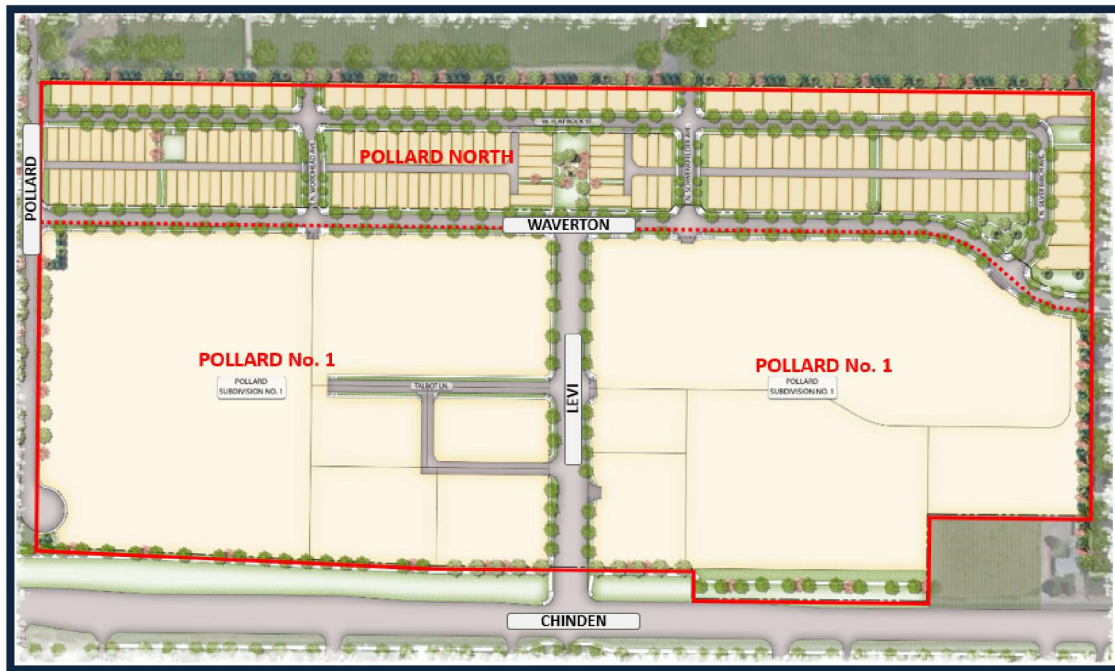
Pollard North is located north of Chinden Boulevard (SH 20/26) and east of SH 16 on parcel S0421438475. The community has direct access to SH 20/26 by way of the newly constructed Levi Avenue, which will give the community immediate access to the future SH 16 corridor that is under construction. Pollard Subdivision No. 1 has already been constructed (directly adjacent to and south of Pollard North) and will offer many commercial, retail and medical services to the community, as well as employment for residents to be able to live close to where they work.



THE APPLICATION IN DETAIL

Pollard North was previously annexed and zoned with the application “Pollard Subdivision” in the spring of 2019. The zoning was set as R-8 with a combination of single family residential and an assisted living facility north of Waverton.

The first final plat application for the commercially zoned area was submitted in the summer of 2022, and site development began in spring of 2023. On October 20, 2023, the final plat for Pollard No. 1 was recorded, and included improvements of Waverton Drive, Levi Lane, and other internal utilities.



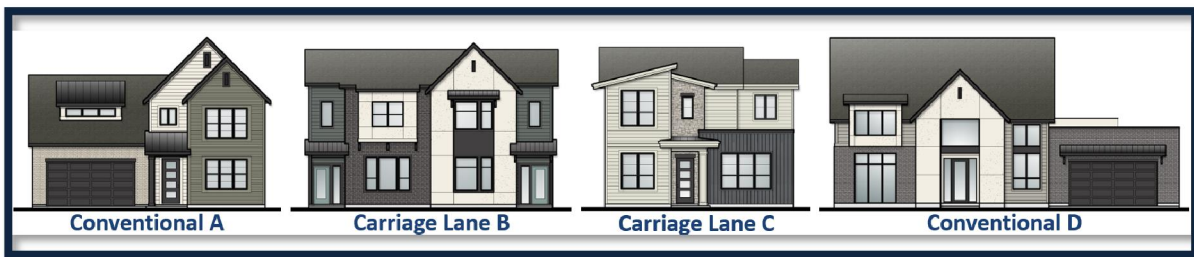
Pollard Projects

DESIGN OVERVIEW

Pollard North offers a variety of living choices for residents with a mix of homes, including both Carriage Lane and Conventional styles across 177 home sites. Pollard North designed lots along the north and east boundaries to match the lot widths in adjacent developments.



Home Type Locations



Home Styles

- Style A – Conventional: 29 homes
 - Style B – Carriage Lane Paired: 92 homes
 - Style C – Carriage Lane: 38 homes
 - Style D – Conventional: 18 homes
- TOTAL: 177 Homes**

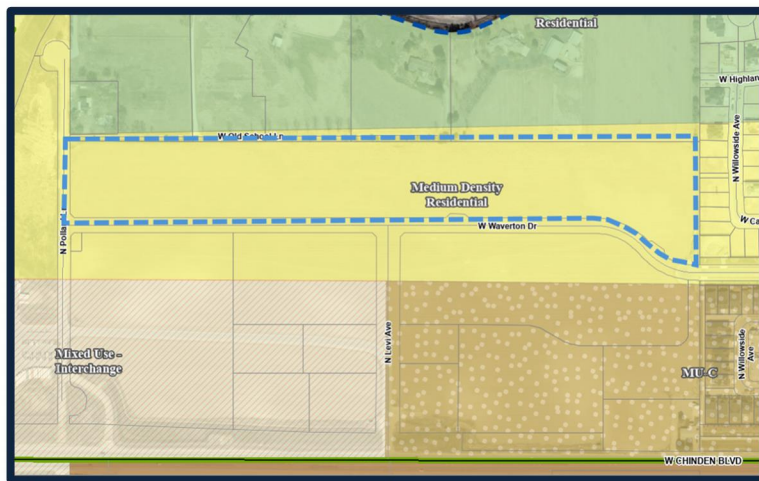
Carriage Lane homes have front doors that face onto a public street or mew, with an alley at the rear of the home for vehicular access. These homes allow for enhanced human interaction along the tree-lined streets of Waverton and Flat Rock. The Conventional homes are consistent with existing (Fairbourne) and conceptually approved (Alden Ridge) homes, and prior preliminary plat approvals (Pollard Subdivision).

The community is designed with north/south pathway connections approximately every 300-400 feet, providing walkability to the future medical providers and other commercial uses planned to the south. The community is near Highway 16 and US Highway 20/26 (Chinden Blvd), offering residents quick access to major east/west and north/south transportation corridors.

Pollard North will be served by Pleasant View Elementary, Star Middle School, and Owyhee High School.

FUTURE LAND USE

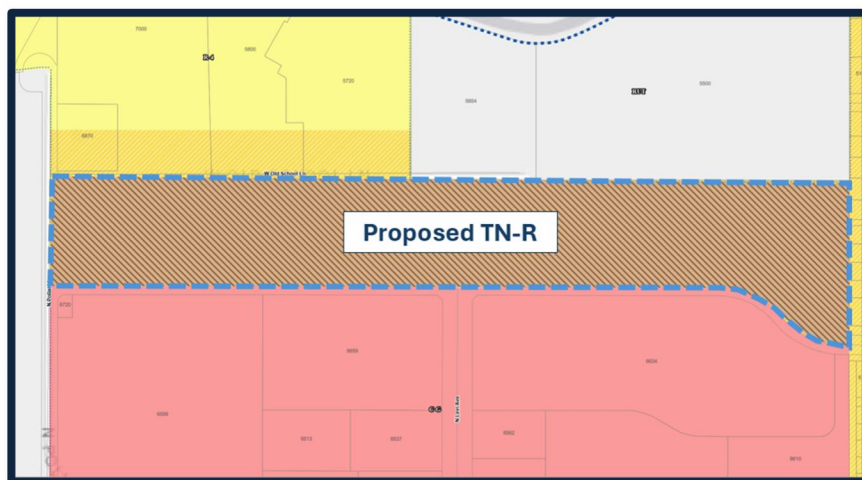
Pollard North is situated within the Medium Density Residential future land use designation, which permits a range of three to eight dwelling units per acre. With the total dwelling count of 177 homes and considering the rezone boundary of 21.945 acres, the gross density is 8.066 units per acre, consistent with the Medium Density Residential designation applied to the property by the Meridian Comprehensive Plan.



Comp Plan

REZONING

Pollard North is currently zoned Medium Density Residential (R-8) and is proposed to be rezoned to Traditional Neighborhood – Residential (TN-R). Both zones are appropriate for Future Land Use Map designation of “Medium Density Residential.” However, given the mix of attached and detached single-family homes, many of which are Carriage Lane homes, Pollard North proposes to use a TN-R zoning. The design of the neighborhood emphasizes open spaces and pedestrian-friendly streetscapes, also aligning with the proposed TN-R zoning.



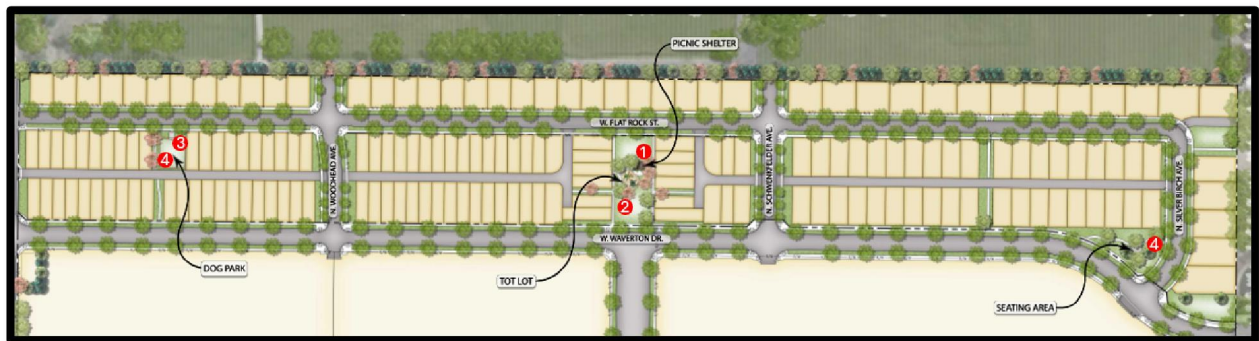
Rezone Plan

PRELIMINARY PLAT

The proposed Pollard North Subdivision includes 177 single-family residential lots, 21 common lots, 1 shared driveway, and 4 alleys on an approximately 21.945 acre parcel which is proposed to be zoned TN-R. The following Site Data Table provides specific information for the Pollard North preliminary plat.

SITE DATA	Pollard North Details
Single-Family Residential Lots	177
Total Common Lots	26
Gross Density, Rezone Area	8.066 du/acre
Gross Density, Plat Area	8.959 du/acre
Net Density	14.228 du/acre
Qualified Open Space Area	3.53 acres
Percent Qualified Open Space	17.86 %
Percent Required Open Space	15 %

Open Space & Amenities. The UDC's open space requirement for TN-R is 15%. As noted in the Site Data Table (above) and depicted in the Qualified Open Space composite on page 7 of the Landscape Plan, the "qualified open space" for this project is **17.86%**. In accordance with UDC 11-3G-4.A.1 which states: *“For each five (5) acres of gross land area, one (1) point of site amenity is required. If the calculation of the number of required site amenities results in a fraction, such number shall be rounded up or down to the next whole number: fractions less than one-half (0.5) shall be rounded down to the whole number and fractions which are one-half (0.5) and greater shall be rounded up to the next higher whole number.”* Based on UDC, 4 amenity points are required, and Pollard North proposes **4.5 amenity points**, as follows:



Amenities (See details next page)

1. Covered Picnic Area (2) – 2 points
2. Tot lot – 1 point
3. Small Dog Park – 1 point*
**This dog park is approximately 3,900 square feet, which is less than the required 5,000 square feet, therefore does not qualify for a full 2 points.*
4. Dog Waste Station (2) – 1 points

Amenity Points Required by UDC: 4.0

Amenity Points Provided: 4.5



Amenity Locations

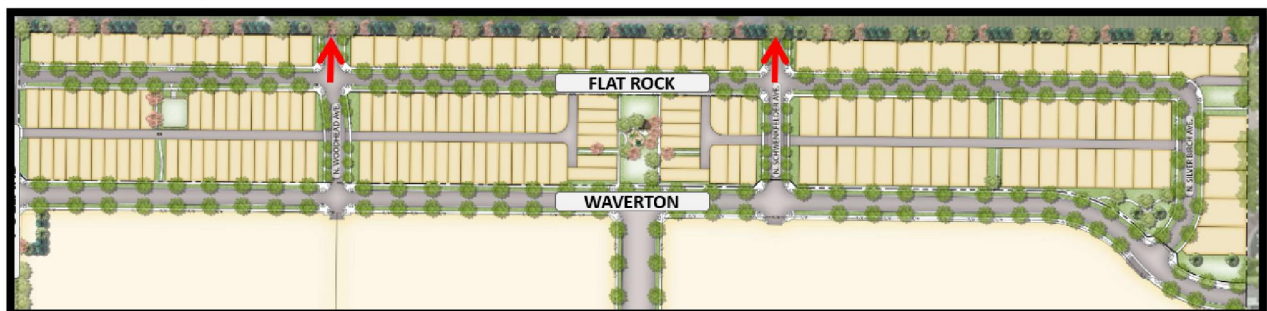
In addition to the detached sidewalks adjacent to the public roadways, several thoughtfully planned pedestrian walkways below are designed within Pollard North to ensure better connectivity for residents, and to the adjacent neighborhoods.



Pedestrian Connections

Development Agreement. A modification to the existing DA (Instrument #2019-060655 “Pollard Subdivision”) is proposed to update the conceptual Pollard North Site development plan. The previously approved plan proposed a mix of residential uses and an assisted living facility north of Waverton. The updated plan includes a mix of residential homes north of Waverton.

Waiver Request: Block Length more than UDC. With the original Pollard Subdivision entitlement, two public roadway access locations were established and approved by both ACHD and Meridian. These access points have been retained and are noted as N. Woodhead and N. Schwenkfelder on the Pollard North Preliminary Plat.



Vehicular Access to Northern Properties

Due to the shape of the parcel and existing roadway connections in the area, the project is designed with a block that exceeds the maximum allowed length as described in 11-6C-3F.2 of the UDC which states “no block face shall be more than five hundred (500) feet in length without an intersecting street or alley, except as allowed in subsection (F)(3) of this section” and notes (a) “Where a pedestrian connection is provided, the maximum block face may be extended up to seven hundred fifty (750) feet...” and (b) “The City Council may approve a block face up to one thousand two hundred (1,200) feet in length where block design is constrained by site conditions...”

The street length and location are restricted by the agreed upon position of N. Schwenkfelder Avenue which will serve both parcels S0421314900 and S0421428100 for any future development. We presume that N. Schwenkfelder will be used for development and will interconnect with W. Highland Fall Drive in Fairbourne Estates.

Although the local street block lengths are longer than prescribed by UDC, W. Flat Rock Street is designed with pedestrian friendly elements, including bulb outs (noted in yellow), chokers (noted in red) and designated pedestrian accesses (with distances noted in black). At each choker location, a receiving pedestrian ramp will be placed on the north side of W. Flat Rock Street that will both provide safe passage and slow down vehicles.



Pedestrian Access

Phasing. The project is proposed to be completed in a single phase.

CONCLUSION

Based on the foregoing, as supported by the accompanying applications and documentation, we request approvals of rezone to TN-R, preliminary plat and development agreement for Pollard North Subdivision. If you or your staff have questions, or require additional information, please let me know for expedited response.

Sincerely,

Brighton Development, Inc.

Elizabeth Benski

Digitally signed by Elizabeth Benski
DN: C=US, E=ebenski@brighton.co,
O=Brighton Corporation, OU=Development,
CN=Elizabeth Benski
Date: 2024.08.05 10:24:09-06'00'

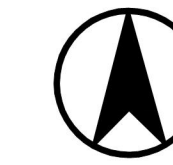
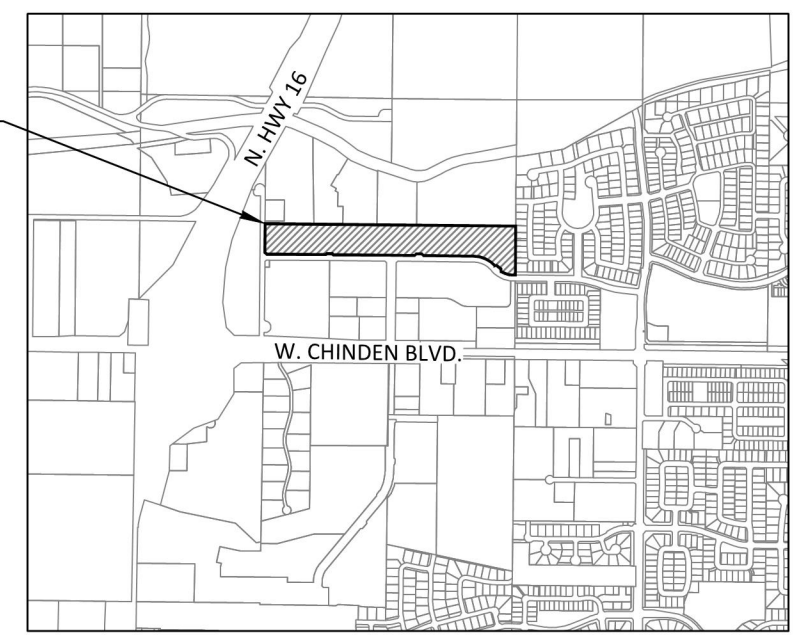
Eli Benski
Project Manager

PRELIMINARY PLAT SHOWING POLLARD NORTH SUBDIVISION

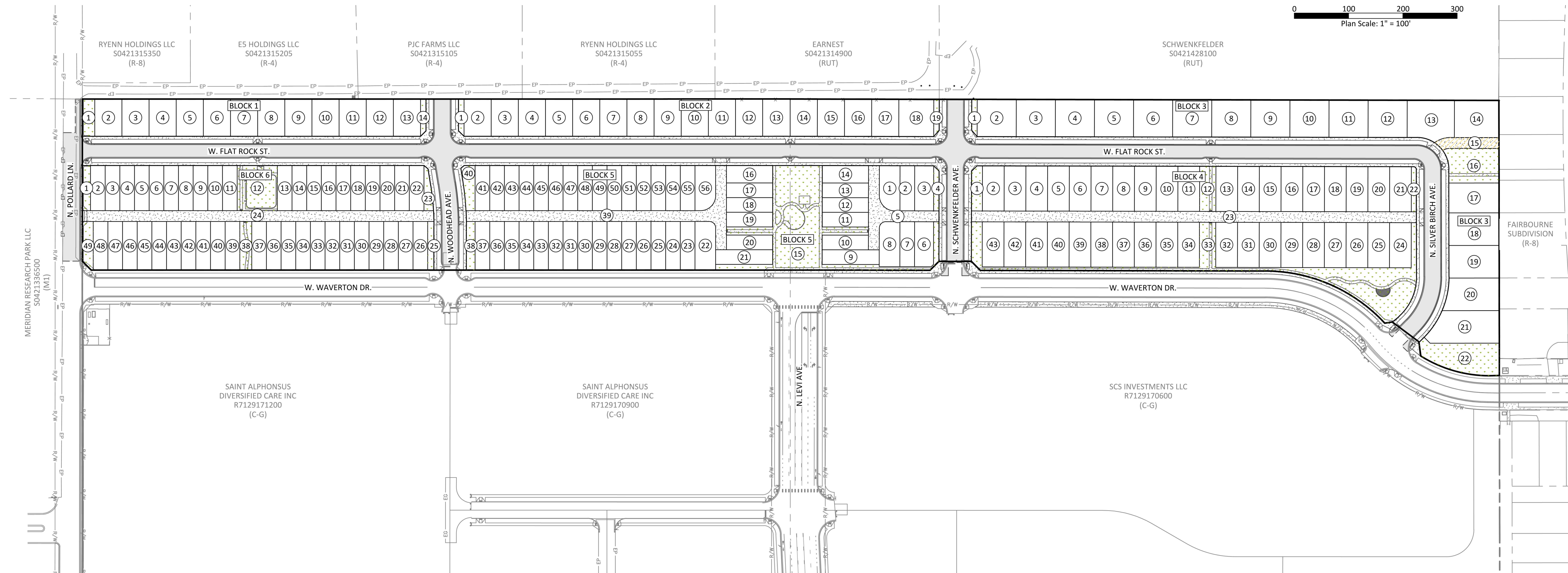
A PARCEL OF LAND SITUATED IN A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO

VICINITY MAP : 1"=2,000'

POLLARD NORTH SUBDIVISION
PRE-PLAT BOUNDARY



0 100 200 300
Plan Scale: 1" = 100'



PRELIMINARY PLAT DATA

RESIDENTIAL AREA (TN-R)

SITE DATA		R-8
CURRENT ZONING		TN-R
PROPOSED ZONING		MEDIUM DENSITY RESIDENTIAL
COMPREHENSIVE PLAN DESIGNATION		
BUILDABLE LOT AREA	12,440 ACRES	
COMMON AREA	3,067 ACRES	
ROW AREA	4,249 ACRES	
TOTAL AREA	19,756 ACRES	
OVERALL LOT DATA		
RESIDENTIAL LOTS	177	
COMMON LOTS - LANDSCAPE	21	
COMMON LOTS - SHARED DRIVEWAY	1	
COMMON LOTS - ALLEYS	4	
TOTAL LOTS	203	
MINIMUM PROPERTY SIZE	2,238 SQ. FT.	
AVERAGE PROPERTY SIZE	3,062 SQ. FT.	
DENSITY		
GROSS DENSITY	8.959 UNITS/ACRE	
NET DENSITY	14.228 UNITS/ACRE	

REFER TO THE QUALIFIED OPEN SPACE EXHIBIT FOR ADDITIONAL INFORMATION.

LEGEND

	BOUNDARY LINE
	OFFSITE PROPERTY LINE
	LOT LINE
	SECTION LINE
	PROPERTY ZONE
	LOT NUMBER
	COMMON LOT (LANDSCAPE)

SURVEY CONTROL NOTES

- ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND VERTICAL (NAVD88) DATUM.

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
PP1.0	COVER SHEET
PP1.1	EXISTING CONDITIONS
PP2.0	PLAT LAYOUT PLAN
PP3.0	PRELIMINARY ENGINEERING PLAN
PP3.1	PRELIMINARY SEWER PROFILES
PP3.2	PRELIMINARY SEWER PROFILES
PP3.3	PRELIMINARY SEWER PROFILES
PP3.4	PRELIMINARY STREET SECTIONS
PPL1.0	PRELIMINARY PLAT LANDSCAPE COVER
PPL2.0	PRELIMINARY PLAT LANDSCAPE PLAN
PPL3.0	PRELIMINARY PLAT LANDSCAPE PLAN
PPL4.0	PRELIMINARY PLAT LANDSCAPE PLAN
PPL5.0	PRELIMINARY PLAT FENCE PLAN AND DETAILS
PPL6.0	PRELIMINARY PLAT LANDSCAPE DETAILS

DEVELOPER/OWNER
BRIGHTON DEVELOPMENT INC.
2929 W. NAVIGATOR DR., SUITE 400
MERIDIAN, IDAHO 83642
PHONE: (208) 378-4000
CONTACT: JON WARDLE
EMAIL: jwardle@brightoncorp.com

ENGINEER/SURVEYOR
KM ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
CONTACT: LACHLIN KINSELLA, P.E.
EMAIL: lkinsella@kmengllp.com

POLLARD NORTH SUBDIVISION MERIDIAN, ID COVER SHEET		
REVISIONS		
NO.	ITEM	DATE
1	ADDED PEDESTRIAN CROSSINGS AND REVISED UTILITIES	7/25/24
2	REVISED SEWER DESIGN	9/6/24



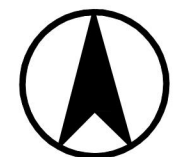
Digitally signed by Lachlin Kinsella, P.E.
Date: 2024.09.06 10:38:15 -0600



DATE: SEPTEMBER 2024
PROJECT: 24-031
SHEET NO.
PP1.0

PRELIMINARY - NOT FOR CONSTRUCTION

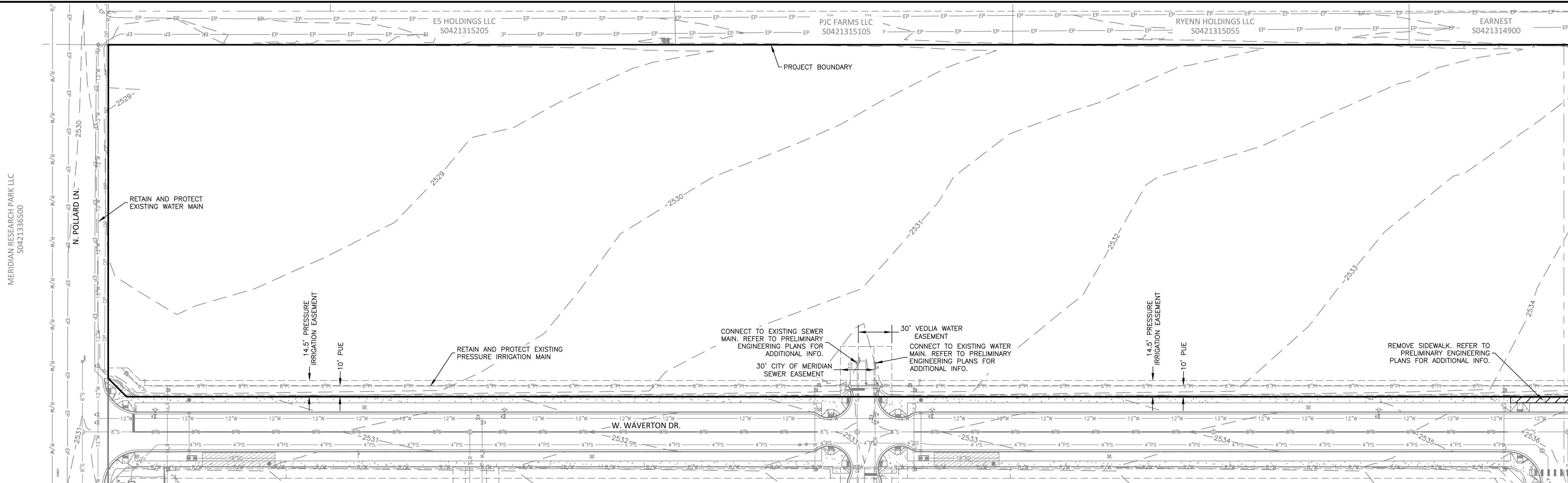
P:\04\03\CONTRACT\ITEM\ITEM\PLANS\24-031 PP COVER.DWG, LACHLIN KINSELLA, 9/10/2024, CANNON PLOT55 (BW), PLOT1, 24X36, 1 (PDF)



0 50 100 150
Plan Scale: 1" = 50'

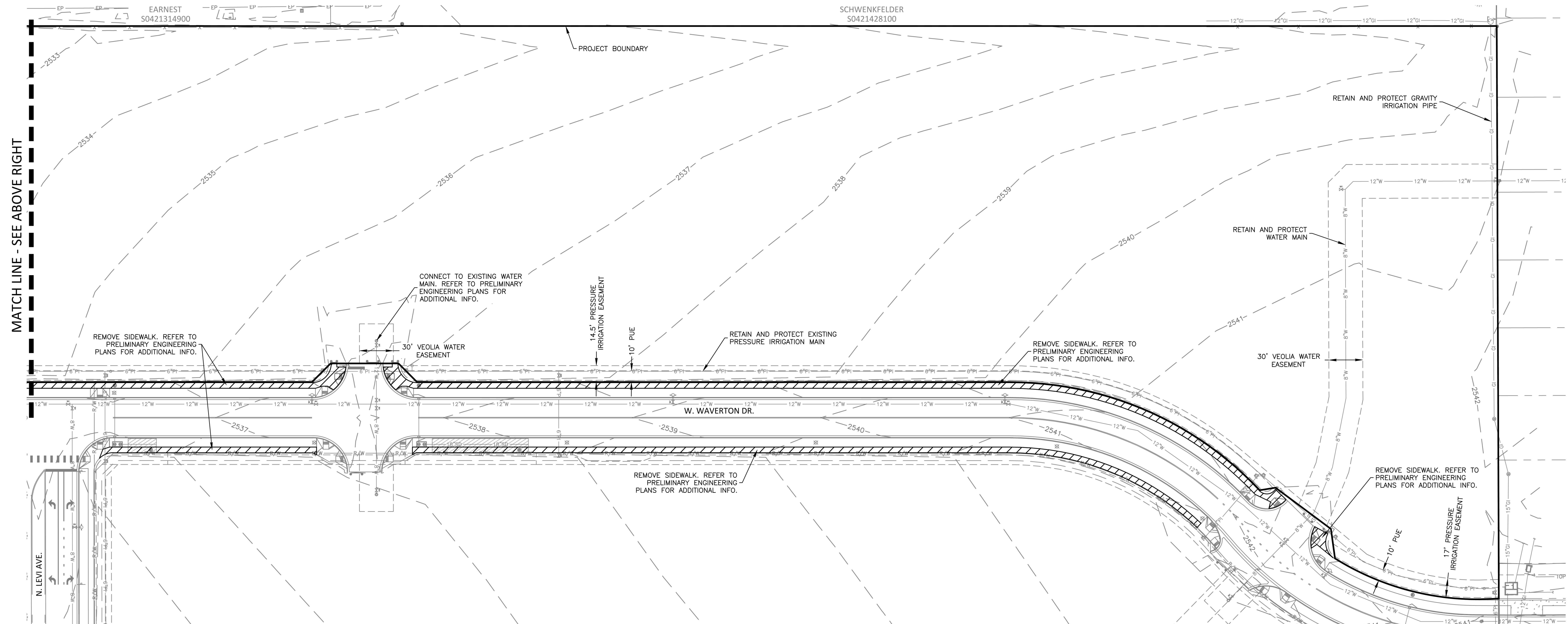
LEGEND

- EXISTING IMPROVEMENTS**
- S — S — SANITARY SEWER LINE
 - W — W — WATER LINE
 - G — G — GAS LINE
 - OP — OP — OVERHEAD POWER LINE
 - GI — GI — GRAVITY IRRIGATION LINE
 - ⊙ — SEWER MANHOLE
 - ⊕ — WATER VALVE
 - ⊕ — WATER METER
 - ⊕ — FIRE HYDRANT
 - ⊕ — POWER POLE
 - ⊕ — POWER BOX
 - EP — EP — EDGE OF PAVEMENT
 - EG — EG — EDGE OF GRAVEL
 - ⊙ — TREE DECIDUOUS
 - 2645 — — EXISTING GRADE CONTOUR



MATCH LINE - SEE ABOVE RIGHT

MATCH LINE - SEE BELOW LEFT



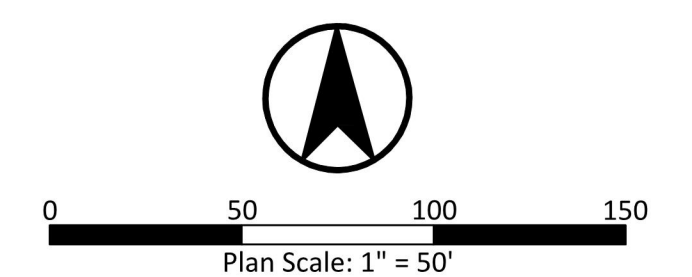
POLLARD NORTH SUBDIVISION MERIDIAN, ID EXISTING CONDITIONS		
REVISIONS		
NO.	ITEM	DATE
1	ADDED PEDESTRIAN CROSSINGS AND REVISED UTILITIES	7/25/24
2	REVISED SEWER DESIGN	9/6/24



DATE: SEPTEMBER 2024
PROJECT: 24-031
SHEET NO.
PP1.1

P:\04\03\CON\LAND\TITLEMENT\PLANS\24-031 PP EXISTING CONDITIONS.DWG, LACHLIN KINSELLA, 9/6/2024, CANON HP755 (BW) PLO, ZABER (DP)

PRELIMINARY - NOT FOR CONSTRUCTION



PRELIMINARY PLAT NOTES

1. FUTURE DEVELOPMENT SHALL BE CONSISTENT WITH THE MINIMUM DIMENSIONAL STANDARDS LISTED IN UDC TABLES 11-2D-6 FOR THE TN-R ZONING DISTRICT.
2. FRONT, REAR, AND SIDE YARD EASEMENT LOCATIONS AND WIDTHS TO BE DETERMINED WITH THE FINAL PLAT.
3. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF MERIDIAN.
4. IRRIGATION WATER IS PROVIDED FROM SETTLERS IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). A SECONDARY IRRIGATION SOURCE SHALL BE PROVIDED AND MEET THE CITY OF MERIDIAN REQUIREMENTS.
5. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES 'NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE PRIVATE OF PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.'
6. DIRECT LOT ACCESS TO N. POLLARD LN. AND W. WAVERTON DR. IS PROHIBITED.
7. LOT 23, BLOCK 4, LOTS 5 AND 39, BLOCK 5, AND LOT 24, BLOCK 6 ARE PRIVATE ALLEYS AND SUBJECT TO A BLANKET UTILITY EASEMENT FOR PRESSURE IRRIGATION, STORM DRAINAGE, AND PUBLIC UTILITIES. LOT OWNER'S WITHIN THIS SUBDIVISION HAVE THE PERPETUAL RIGHT OF INGRESS AND EGRESS OVER SAID LOTS AND SAID PERPETUAL EASEMENT SHALL RUN WITH THE LAND. MAINTENANCE FOR SAID LOTS WILL BE PROVIDED FOR IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS SUBDIVISION. THE RESTRICTIVE COVENANT FOR MAINTENANCE OF THE PRIVATE ALLEYS CANNOT BE MODIFIED AND THE HOMEOWNER'S ASSOCIATION CANNOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF THE CITY OF MERIDIAN. THE PRIVATE ALLEYS SHALL MEET THE MERIDIAN CITY CODE 11-3F.
8. LOT 15, BLOCK 3 IS SUBJECT TO A BLANKET EASEMENT FOR THE COMMON DRIVE. SAID COMMON LOT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, OR ASSIGNS. SAID COMMON LOT IS ALSO SUBJECT TO BLANKET ACCESS AND UTILITY EASEMENTS FOR PRESSURE IRRIGATION, STORM DRAINAGE, AND PUBLIC UTILITIES.
9. SEE SHEET PP1.0 FOR RESIDENTIAL ZONING BOUNDARIES.

**POLLARD NORTH SUBDIVISION
MERIDIAN, ID
PLAT LAYOUT PLAN**

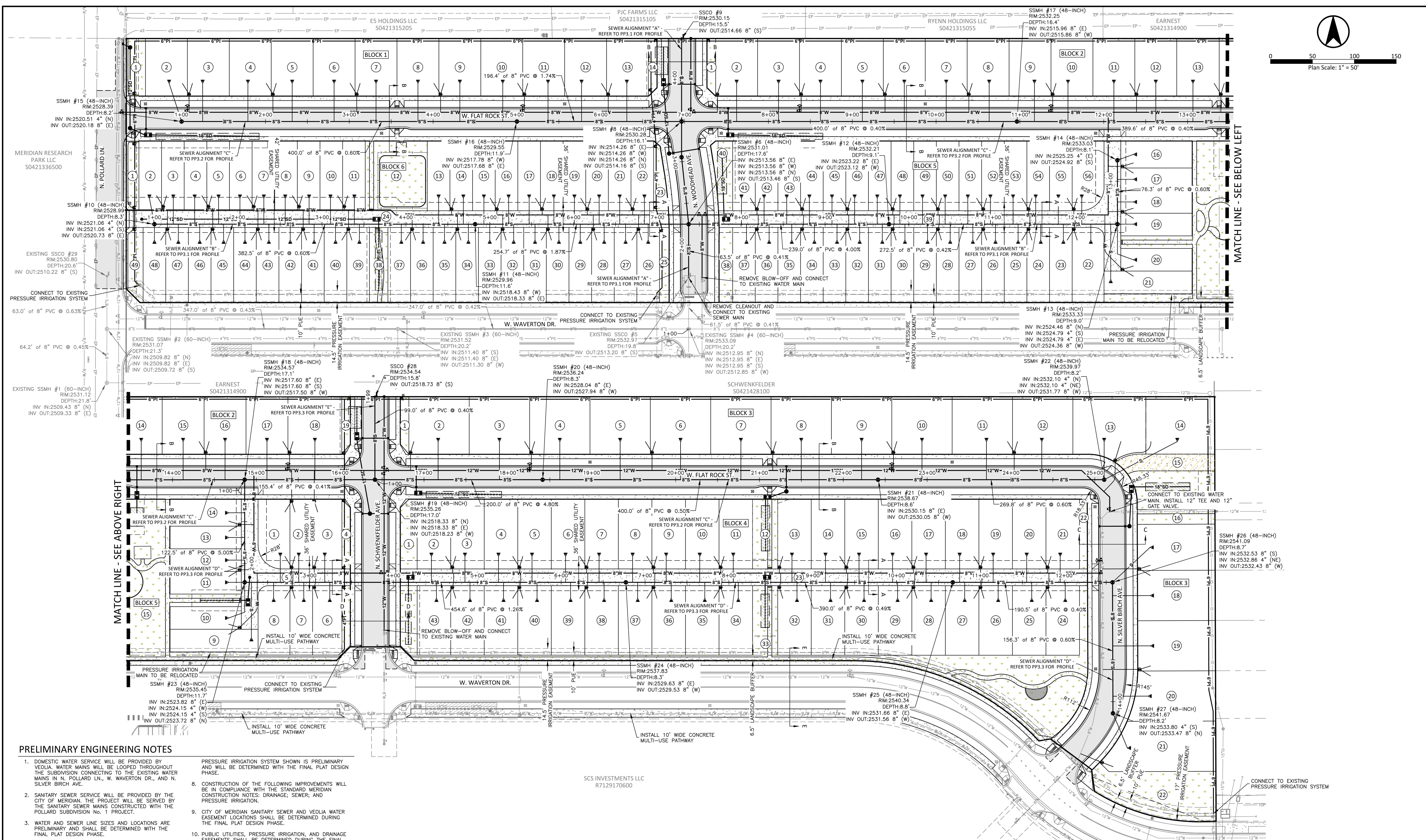
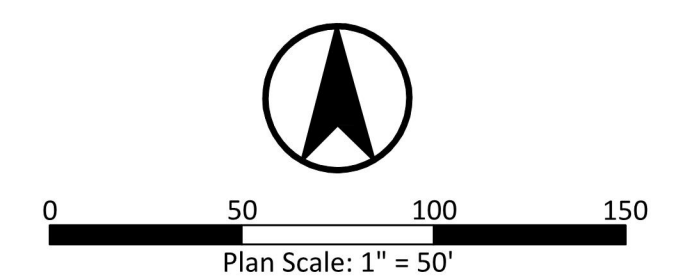
REVISIONS		
NO.	ITEM	DATE
1	ADDED PEDESTRIAN CROSSINGS AND REVISED UTILITIES	7/25/24
2	REVISED SEWER DESIGN	9/6/24

PROFESSIONAL ENGINEER
LICENSE NO. 16860
9/6/24
LACHLIN C. KINSELLA
STATE OF IDAHO

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5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmeng@p.com

DATE: SEPTEMBER 2024
PROJECT: 24-031
SHEET NO.
PP2.0

PRELIMINARY - NOT FOR CONSTRUCTION



PRELIMINARY ENGINEERING NOTES

- DOMESTIC WATER SERVICE WILL BE PROVIDED BY VEOLIA. WATER MAINS WILL BE LOOPED THROUGHOUT THE SUBDIVISION CONNECTING TO THE EXISTING WATER MAINS IN N. POLLARD LN., W. WAVERTON DR., AND N. SILVER BIRCH AVE.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF MERIDIAN. THE PROJECT WILL BE SERVED BY THE SANITARY SEWER MAINS CONSTRUCTED WITH THE POLLARD SUBDIVISION No. 1 PROJECT.
- WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND SHALL BE DETERMINED WITH THE FINAL PLAT DESIGN PHASE.
- ALL DOMESTIC WATER MAINS AND SANITARY SEWER WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND CITY OF MERIDIAN REQUIREMENTS.
- ALL ALLEYS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND DESIGNED TO ACHD'S STANDARDS. ALL STREETS NOT LOCATED WITHIN A COMMON LOT SHALL BE DEDICATED TO ACHD. SEE THE PRELIMINARY STREET SECTIONS, SHEET PP.3.2.
- STORM DRAINAGE FROM THE PRIVATE ALLEYS SHALL BE COLLECTED AND ROUTED TO STORM FACILITIES THAT MEET ACHD'S AND THE CITY OF MERIDIAN'S REQUIREMENTS. THE PRIVATE AND PUBLIC STORM FACILITY TYPES, SIZES, AND LOCATIONS WILL BE DETERMINED WITH THE FINAL PLAT DESIGN PHASE.
- THE PRESSURE IRRIGATION SYSTEM FOR THE PROJECT SHALL CONNECT TO THE POLLARD SUBDIVISION No. 1 PRESSURE IRRIGATION IMPROVEMENTS. THE PROPOSED PRESSURE IRRIGATION SYSTEM SHOWN IS PRELIMINARY AND WILL BE DETERMINED WITH THE FINAL PLAT DESIGN PHASE.
- CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS WILL BE IN COMPLIANCE WITH THE STANDARD MERIDIAN CONSTRUCTION NOTES: DRAINAGE; SEWER; AND PRESSURE IRRIGATION.
- CITY OF MERIDIAN SANITARY SEWER AND VEOLIA WATER EASEMENT LOCATIONS SHALL BE DETERMINED DURING THE FINAL PLAT DESIGN PHASE.
- PUBLIC UTILITIES, PRESSURE IRRIGATION, AND DRAINAGE EASEMENTS SHALL BE DETERMINED DURING THE FINAL PLAT DESIGN PHASE.
- REFER TO SHEET PP.3.4 FOR STREET SECTIONS.
- PEDESTRIAN CROSSING LOCATIONS ALONG STREETS SHALL BE DETERMINED DURING THE FINAL PLAT DESIGN PHASE.
- FIRE HYDRANTS AND STREET LIGHT LOCATIONS SHALL BE DETERMINED DURING THE FINAL PLAT DESIGN PHASE.

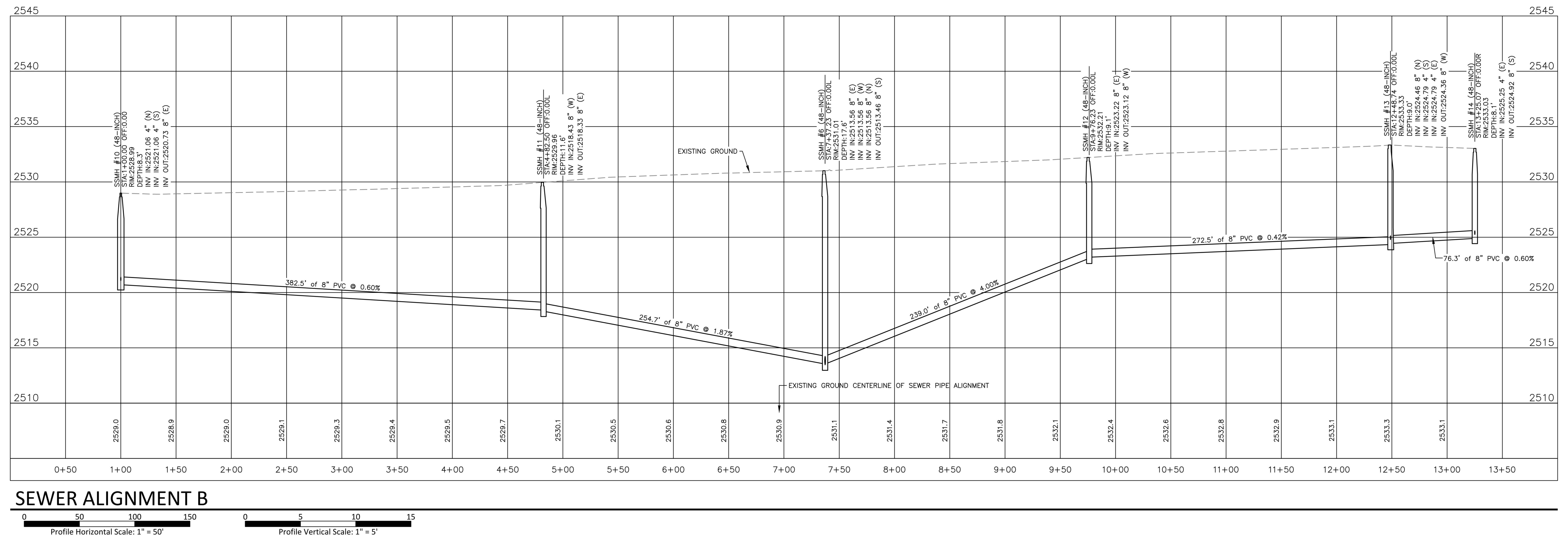
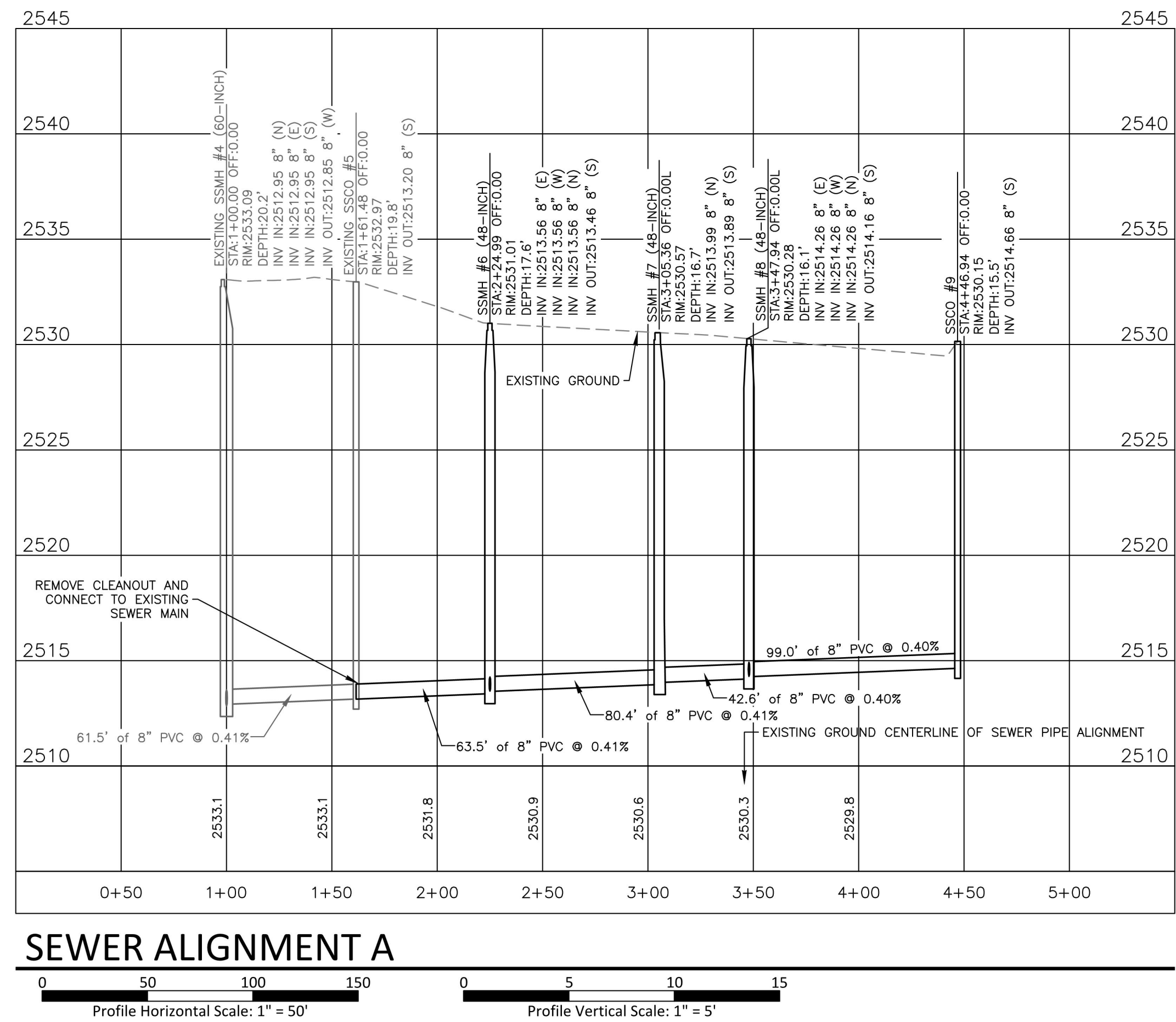
POLLARD NORTH SUBDIVISION MERIDIAN, ID PRELIMINARY ENGINEERING PLAN		
REVISIONS		
NO.	ITEM	DATE
1	ADDED PEDESTRIAN CROSSINGS AND REVISED UTILITIES	7/25/24
2	REVISED SEWER DESIGN	9/6/24

LACHLIN C. KINSELLA
PROFESSIONAL ENGINEER
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STATE OF IDAHO
9/6/24

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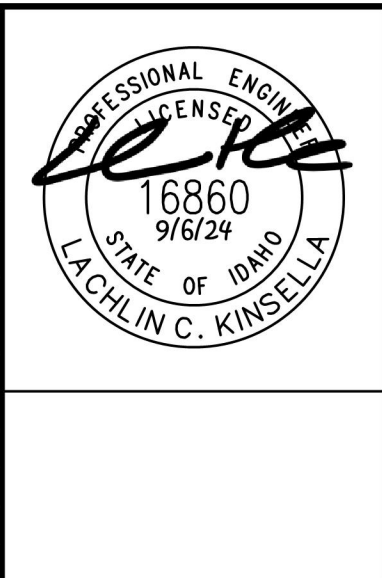
DATE:	SEPTEMBER 2024
PROJECT:	24-031
SHEET NO.	PP.3.0

PRELIMINARY - NOT FOR CONSTRUCTION



NOTE:
SANITARY SEWER PROFILES ARE PRELIMINARY. THE LOCATION AND ELEVATIONS OF THE STRUCTURES AND PIPES SHALL BE DETERMINED WITH FINAL DESIGN.

POLLARD NORTH SUBDIVISION MERIDIAN, ID PRELIMINARY SEWER PROFILES		
REVISIONS		
NO.	ITEM	DATE
1	ADDED PEDESTRIAN CROSSINGS AND REVISED UTILITIES	7/25/24
2	REVISED SEWER DESIGN	9/6/24

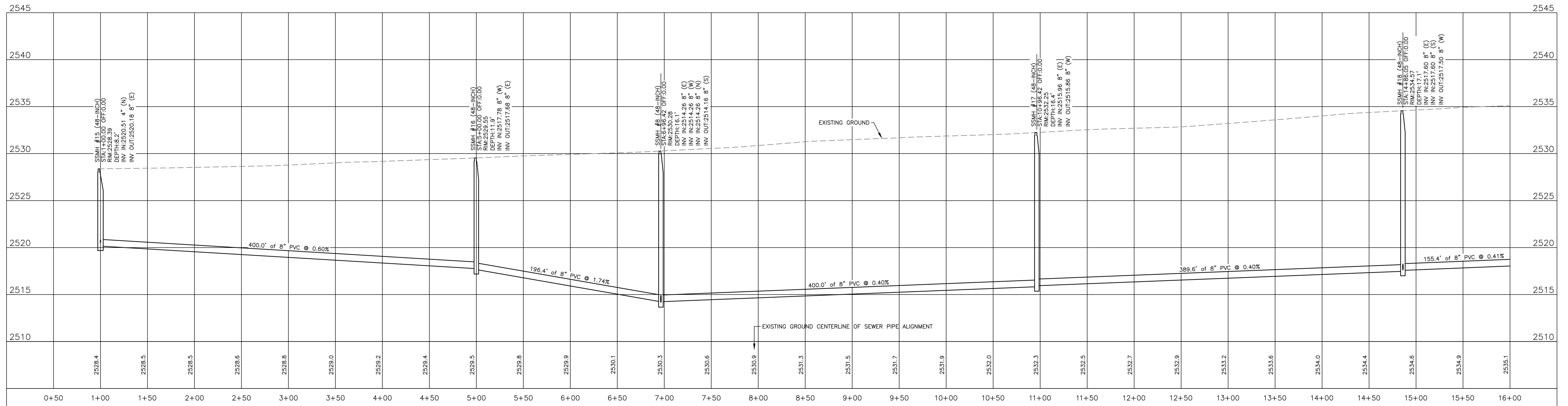


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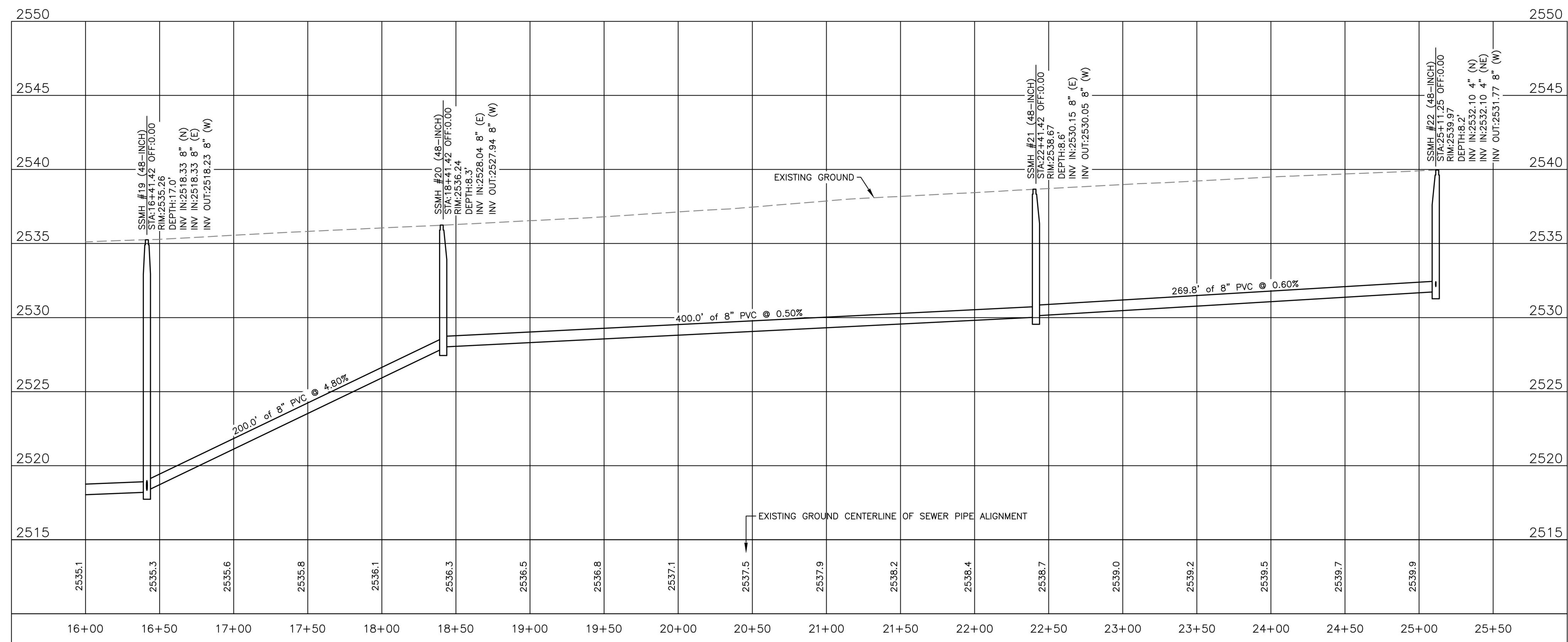
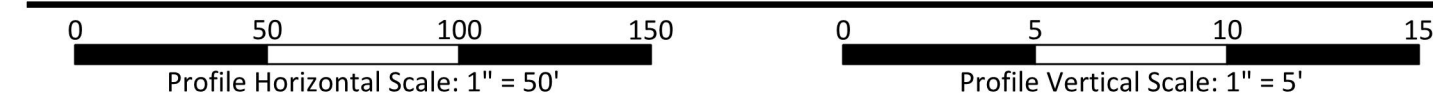
DATE: SEPTEMBER 2024
PROJECT: 24-031
SHEET NO.
PP.3.1

PRELIMINARY - NOT FOR CONSTRUCTION

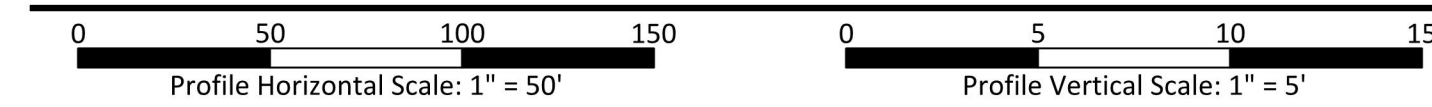
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SEWER ALIGNMENT C

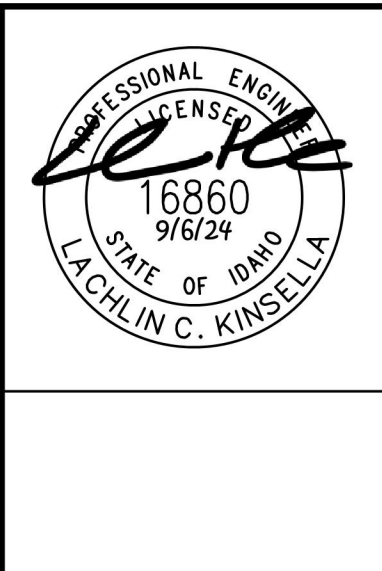


SEWER ALIGNMENT C



NOTE: SANITARY SEWER PROFILES ARE PRELIMINARY. THE LOCATION AND ELEVATIONS OF THE STRUCTURES AND PIPES SHALL BE DETERMINED WITH FINAL DESIGN.

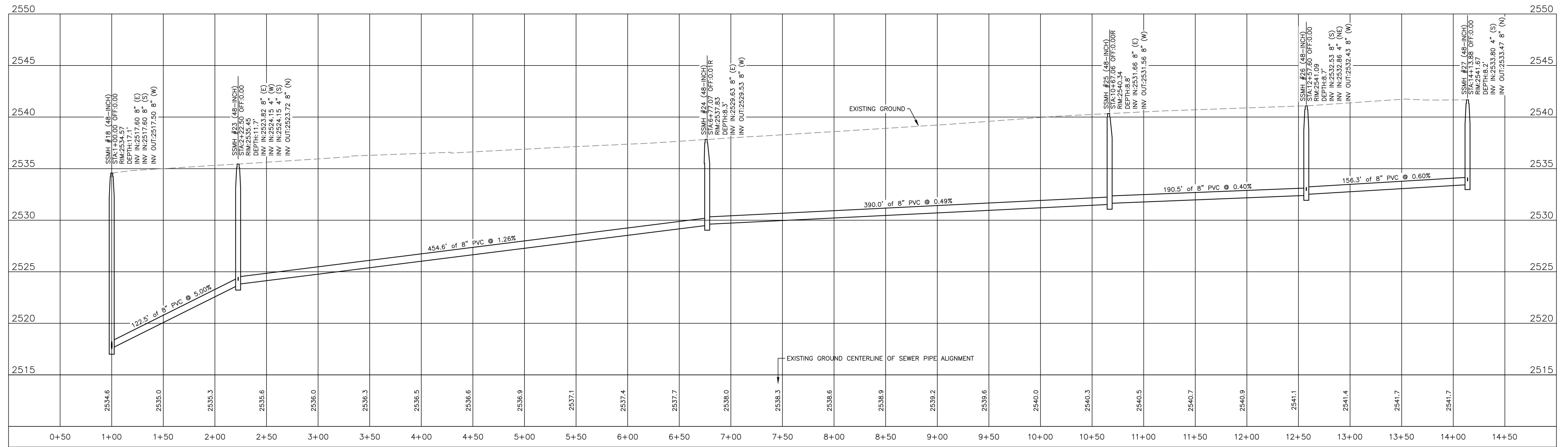
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NO.	ITEM	DATE
1	ADDED PEDESTRIAN CROSSINGS AND REVISED UTILITIES	7/25/24
2	REVISED SEWER DESIGN	9/6/24



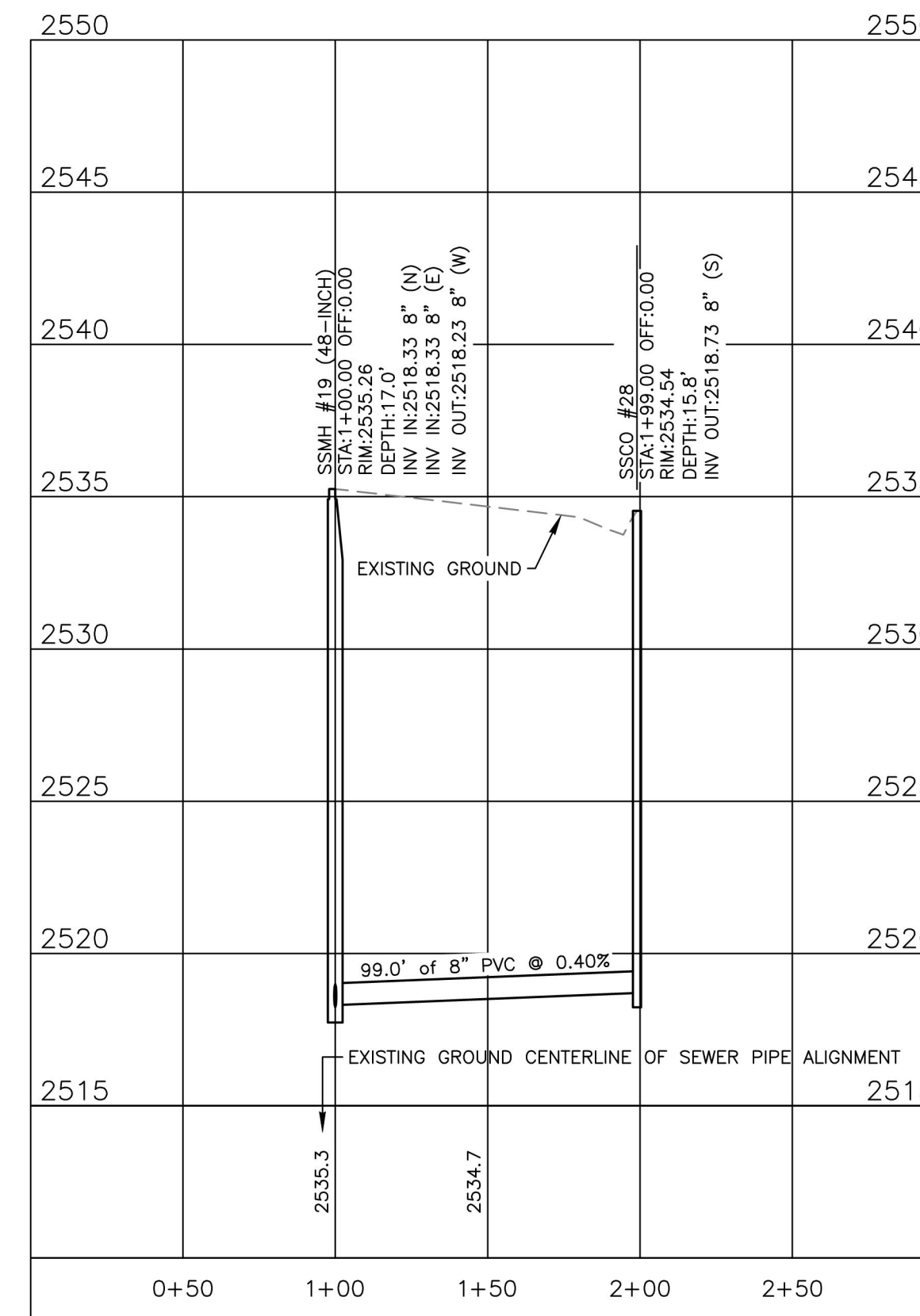
POLLARD NORTH SUBDIVISION
MERIDIAN, ID
PRELIMINARY SEWER PROFILES

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DATE: SEPTEMBER 2024
PROJECT: 24-031
SHEET NO. PP3.2



SEWER ALIGNMENT D



SEWER ALIGNMENT E



NOTE:
SANITARY SEWER PROFILES ARE PRELIMINARY. THE LOCATION AND ELEVATIONS OF THE STRUCTURES AND PIPES SHALL BE DETERMINED WITH FINAL DESIGN.

<p>POLLARD NORTH SUBDIVISION MERIDIAN, ID PRELIMINARY SEWER PROFILES</p>		
<p>REVISIONS</p>		
NO.	ITEM	DATE
1	ADDED PEDESTRIAN CROSSINGS AND REVISED UTILITIES	7/25/24
2	REVISED SEWER DESIGN	9/6/24

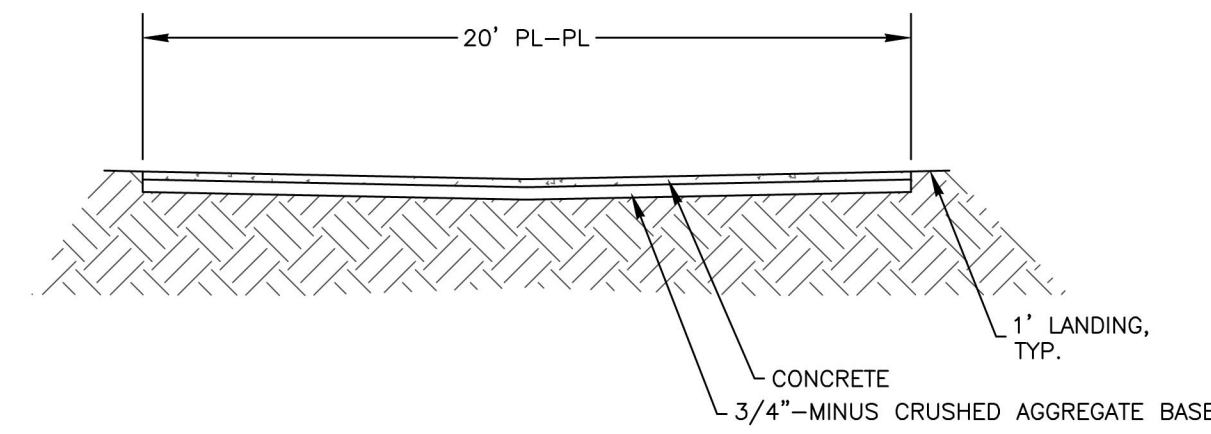
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kmengllp.com

DATE:	SEPTEMBER 2024
PROJECT:	24-031
SHEET NO.	PP3.3

PRELIMINARY - NOT FOR CONSTRUCTION

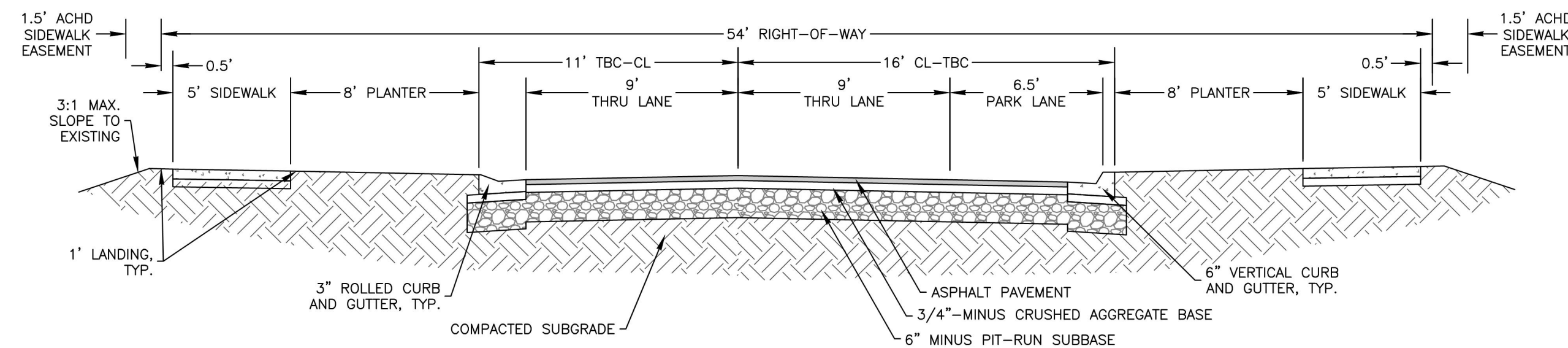
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NOTE:
STREET SECTIONS ARE PRELIMINARY AND SHALL BE DETERMINED
AT FINAL DESIGN BASED ON THE GEOTECHNICAL ENGINEERING
REPORT AND ACHD'S REQUIREMENTS.



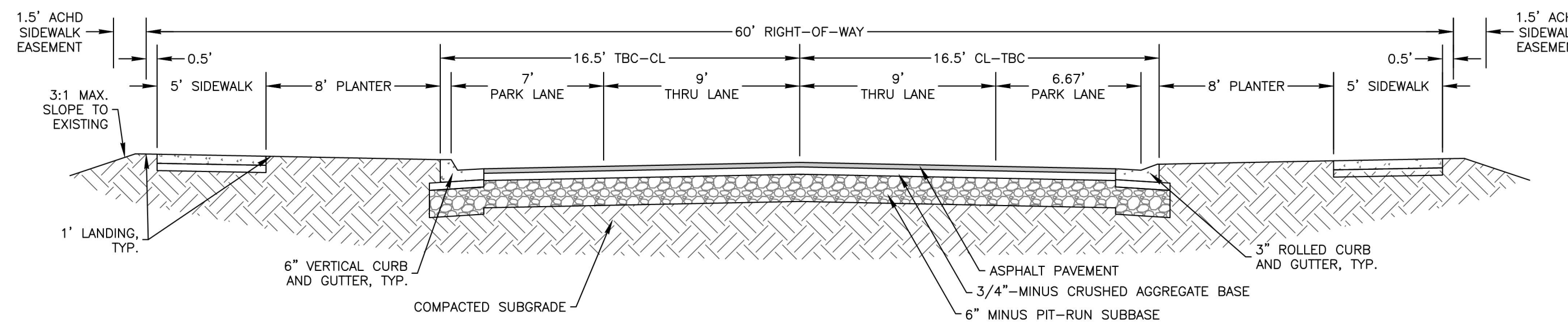
STREET SECTION A (PRIVATE ALLEY)

SCALE: NTS



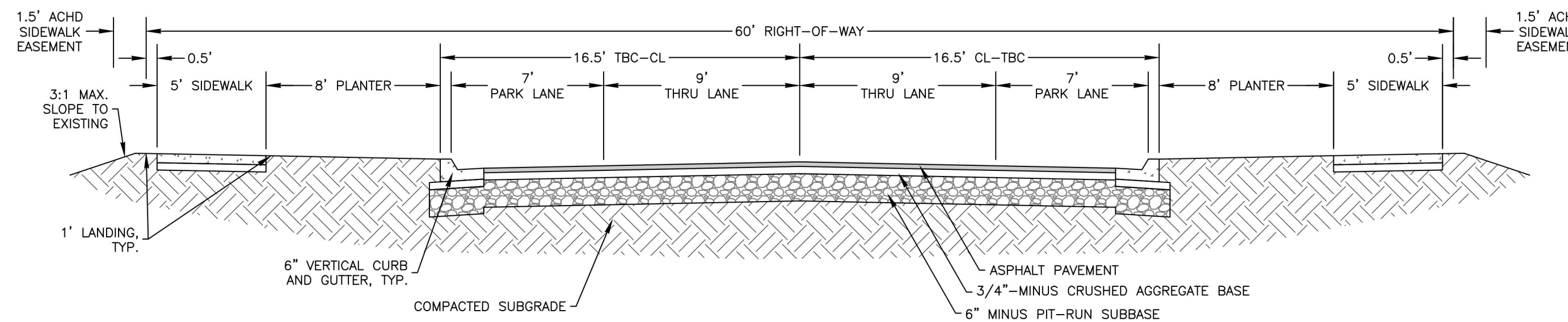
STREET SECTION B (LOCAL)

SCALE: NTS



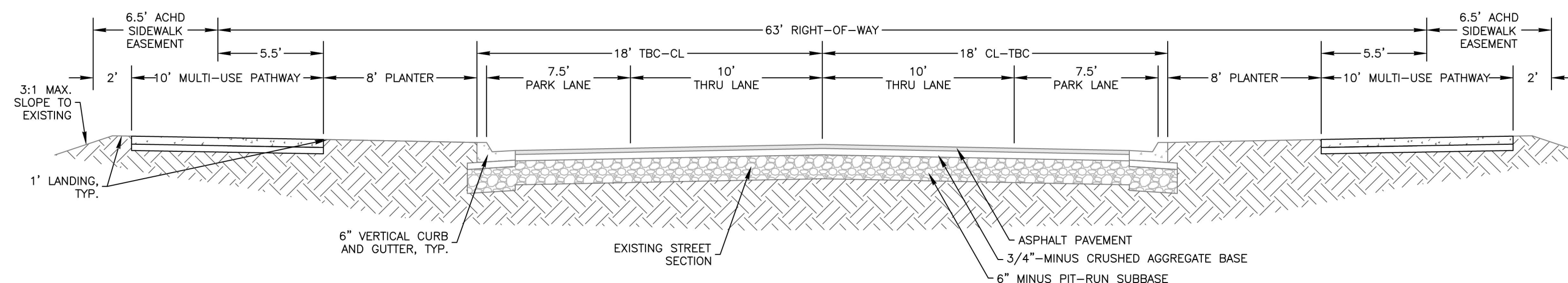
STREET SECTION C (LOCAL)

SCALE: NTS



STREET SECTION D (LOCAL)

SCALE: NTS



STREET SECTION E (COLLECTOR)

SCALE: NTS

POLLARD NORTH SUBDIVISION MERIDIAN, ID PRELIMINARY STREET SECTIONS		
REVISIONS		
NO.	ITEM	DATE
1	ADDED PEDESTRIAN CROSSINGS AND REVISED UTILITIES	7/25/24
2	REVISED SEWER DESIGN	9/6/24

PROFESSIONAL ENGINEER
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16860
9/6/24
STATE OF IDAHO
LACHLIN C. KINSELLA

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DATE: SEPTEMBER 2024
PROJECT: 24-031
SHEET NO.
PP3.4

PRELIMINARY - NOT FOR CONSTRUCTION

P:\04\03\CONV\CONV\TITLE\TITLE.PLAN\34-031.PP ENGINEERING DWG LACHLIN KINSELLA 9/6/2024 CANON (P755) (RWD) (P2) (RWD) (P1) (P1)