

MEADOWBROOK

Preliminary Subdivision Project Narrative

City of Ponderay, Bonner County, Idaho

July 2021

APPLICANT:

*Big Creek Land Company, LLC
1950 Bellerive Lane #107
Coeur d'Alene, Idaho 83814
(208) 930-4697*

PREPARED BY:

*Lake City Engineering, Inc.
126 E. Poplar Avenue
Coeur d'Alene, Idaho 83814
(208) 676-0230*



PROJECT SUMMARY

Meadowbrook is a proposed development consisting of 63 residential lots and two Tracts to serve stormwater drainage and mitigation. The property is located northeast of the corner of the Starr Lane / Piehl Road intersection and West of McNearney Road all within the City of Ponderay, Idaho. The goals for this subject property are to provide more homes for the working citizens and existing residents and to meet the rising demand for housing in general within the City.

LAND USE

The subject property, which is currently farmland and undeveloped, has recently been re-zoned to Residential by the City of Ponderay from Rural and Industrial classifications. The properties to the North and West are zoned Residential. The properties to the East and Southeast are zoned Industrial. The property to the Southwest is zoned Residential (Dustarr Estates 1st Addition).

The proposed use for Meadowbrook is consistent with the existing zoning classifications and is in conformance with the Ponderay City Code as well as the Comprehensive Plan. As evidenced with the re-zoning of this these properties, it is the intent and desire of the City to develop this area as residential and as such, is directly permitted. A summary of the proposed project is provided below:

<i>Parcel Numbers:</i>	RPP38620000010A RPP0441010000DA RPP0441010000CA (southern portion)
<i>Existing Zoning:</i>	Residential
<i>Project Area:</i>	21.13 acres
<i>Project Area (less R/W):</i>	15.72 acres
<i>Residential Lots:</i>	63 lots
<i>Residential Density:</i>	4.0 lots/ac (excludes R/W & Tracts)

<u>Setback or Provision</u>	<u>Proposed</u>
<i>Maximum Proposed Lot Size</i>	17,019 sf
<i>Minimum Proposed Lot Size</i>	7,981 sf
<i>Average Proposed Lot Size</i>	10,869 sf
<i>Min. Allowed Lot Size</i>	7,100 sf
<i>Min. Allowed Lot Frontage</i>	50 feet (at property line)
<i>Front Setback</i>	15' (20' to Front facing garage)
<i>Side Setback</i>	5'
<i>Side, Flanking</i>	10'
<i>Rear Setback</i>	5'
<i>Max Building Height</i>	Two stories

PRE-DEVELOPMENT CHARACTERISTICS

The project site is bounded McNearney Road along the East, Starr Lane along the West, Dustarr Estates 1st Addition, FedEx, and Garage Village, LLC to the South, Independent Highway District

property and residential usage to the North. Most of the site is flat, unused farmland covered by leftover crop remnants or dirt. An existing drainage ditch crosses the site near the center of the project that conveys runoff to the south. There are no topographical limitations to the development of this property.

POST-DEVELOPMENT CHARACTERISTICS

The proposed 63-lot development will be built in accordance with City of Ponderay standards and common accepted construction practices. The residential lots will be accessed from public internal streets dedicated to the City of Ponderay.

Transportation and Roads

The proposed access to and from the subdivision will primarily be via Starr Lane and McNearney Road. The internal streets will be typical residential streets with a 60' right-of-way, the typical public street section of 32' wide (back of curb to back of curb) with standard curb and gutter, 5' sidewalks and 9' planting strips on each side. The Comprehensive Plan indicates the intent for McNearney Road to be extended north approximately 4,200 feet to Bronx Road, improvements to the intersection of McNearney Road and Kootenai Cutoff Road, as well as extending Piehl Road east to McGhee Road in the future.

Stormwater

Stormwater will be collected with catch basins along the curb and directed to proposed stormwater facilities located within dedicated Tracts via an underground pipe network. A stormwater management plan shall be designed to use best management practices (BMP) during and after construction in accordance with accepted standard construction practices and City of Ponderay Standards. The soils on the project site consist of silty loams which do not typically support infiltration as a disposal method for stormwater. Peak flows will be treated, detained, and released to historic outfall locations at or below predeveloped rates.

Water

Domestic water is currently located in both McNearney Road and Starr Lane. The existing water mains will be cross connected between these two water mains and looped as required through the project site to service the interior of the new residential subdivision development. New 8" C900 PVC water mains constructed per Northside Water User's Association and IDEQ requirements. All services are proposed to be tapped to these new mains and extended into each lot of the project as required. The water system is owned and operated by the Northside Water Association, Inc., and all construction shall meet their standards and requirements. There is currently adequate capacity within the existing water system to serve this project.

All proposed fire hydrants will be installed at spacing per City of Ponderay and Northside Fire District Standards. There is adequate capacity in the existing water system to meet the fire flow requirements.

Sewer

A 3" pressure sewer main is located within the McNearney Road right-of-way along with an existing 6" pressure sewer main located at the intersection of Piehl Road and Starr Lane. New 3" pressure sewer lines will be constructed and connected to these existing pressure mains that will serve the new residential lots within the interior of the project. The eastern half of the project will have the new 3" pressure lines connect at the existing main in the McNearney Road right-of-way, and the western half will be directed west and south to a connection point at the southwest corner of the intersection of Starr Lane and Piehl Road. All sewer mains within the proposed project will be 3" pressure lines installed at or above Kootenai-Ponderay Sewer District requirements, the ISPWC and/or 10 State Standards and requirements. Sanitary sewer services are to be extended to each lot as required. The gravity sewer collection system is owned and operated by the Kootenai-Ponderay Sewer District. There is currently adequate capacity within the existing gravity system to serve this project.

Other Utilities

All dry utilities and gas are currently available to serve the proposed project. Like other developments, power, natural gas, communications, and internet service will be provided to each lot. All dry utility companies will be notified of the proposed project at the appropriate time where agreements will be finalized between the developer and the respective utility company.

Development Schedule

It is anticipated that construction of the project will begin in the Summer of 2021.