



Mayor Tammy de Weerd

City Council Members:

Keith Bird, Luke Cavener, Ty Palmer, 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

Attn: C.Jay Coles, City Clerk, by: September 14, 2017

Transmittal Date: August 24, 2017 File No.: H-2017-0114

Hearing Date: September 21, 2017

Request: Public Hearing - Annexation and Zoning of 65.3 Acres Land with the R-4 (25.79 Acres) and R-8 (3.76 Acres) Zoning District and a Preliminary Plat Consisting of 215 Single-Family Residential Building Lots and 22 Common Lots on 62.7 Acres of Land in the R-4 and R-8 Zoning Districts for Aegean Subdivision

By: Premier Investments, LLC

Location of Property or Project: E of N McDermott Rd and S of W McMillian Rd

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

## **Hearing Date: September 21, 2017**

File No.: H-2017-0114

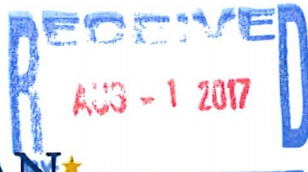
Project Name: Aegean Subdivision

Request: Request for annexation and zoning of 65.3 acres of land with the R-4 (25.79 acres) and R-8 (3.76 acres) zoning districts; and

Preliminary plat consisting of 215 single-family residential building lots and 22 common lots on 62.7 acres of land in the R-4 and R-8 zoning districts, by Premier Investments, LLC.

Location: The site is located east of N. McDermott Road and south of W. McMillan Road, in the NW ¼ of Section 33, Township 4N., Range 1W.

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Planning Division

DEVELOPMENT REVIEW APPLICATION

Hearing Date: 9-21-17

STAFF USE ONLY:

Project name: Aegean Subdivision
File number(s): H-2017-0114
Assigned Planner: Sonya Allen 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, UDC Text Amendment, Variance, Other

Applicant Information

Applicant name: Premier Investments, L.L.C. Phone: 208-890-1614
Applicant address: 4235 W. White Ash Drive Email: mearnsforever@gmail.com
City: Meridian State: ID Zip: 83646

Applicant's interest in property: [X] Own [ ] Rent [ ] Optioned [ ] Other

Owner name: Premier Investments, L.L.C. Phone: 208-890-1614
Owner address: 4235 W. White Ash Drive Email: mearnsforever@gmail.com
City: Meridian State: ID Zip: 83646

Agent/Contact name (e.g., architect, engineer, developer, representative): Becky McKay
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 [X] Agent/Contact

Subject Property Information

Location/street address: E. of N. McDermott Road and S. of W. McMillan Road Township, range, section: T.4N., R.1W., Sec. 33
Assessor's parcel number(s): S0433233700 Total acreage: 62.7 Zoning district: RUT

Project/subdivision name: Aegean Subdivision

General description of proposed project/request: Annexation and zoning of 28.81 acres to R-4 and 36.50 acres to R-8 (65.3 total acres) with a development agreement and preliminary plat approval for 215 single-family residential lots and 22 common lots on 62.7 acres.

Proposed zoning district(s): R-4 and R-8

Acres of each zone proposed: 28.81 acres R-4, 36.50 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? Nampa-Meridian Irrigation District

Which irrigation district does this property lie within? Nampa-Meridian Irrigation District

Primary irrigation source: Five Mile Creek Secondary: N/A

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: 215 Number of building lots: 215

Number of common lots: 22 Number of other lots: 0

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): 1200 Maximum building height: 35'

Minimum property size (s.f.): 5,603 Average property size (s.f.): 8,355

Gross density (Per UDC 11-1A-1): 3.43 Net density (Per UDC 11-1A-1): 5.21

Acreage of qualified open space: 7.06 Percentage of qualified open space: 11.26

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): 1.36 acres central common area; 1.9 acres collector buffer; 0.29 acre arterial buffer; and 1.70 acres common lots and pedestrian paths.

Amenities provided with this development (if applicable): Landscape buffers, pedestrian pathways, play equipment

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:  Date: August 1, 2017

# **AEGEAN ESTATES SUBDIVISION ANNEXATION AND ZONING AND PRELIMINARY PLAT**

## **Written Narrative**

### **Introduction**

Premier Investments, L.L.C., seeks the City of Meridian's approval of Aegean Estates Subdivision. The Aegean Estates applications include requests for annexation and zoning of 28.81 acres to R-4 and 36.50 acres to R-8 with a preliminary plat and development agreement. Located southeast of Five Mile Creek and N. McDermott Road in Meridian, the Aegean Estates Subdivision proposes 215 single-family residential lots and 22 common lots on 62.7 acres.

### **Project Overview**

Aegean Estates Subdivision has been designed to provide a diversified residential community that appeals to a variety of homebuyers. The development achieves this by providing an assortment of housing styles and lot sizes. By diversifying lot sizes and thereby home styles, the existing neighborhood will be enhanced by appealing to different types of homebuyers. The neighborhood design will provide options for young and growing families, as well as those looking to simplify and downsize.

Bordered on the northern boundary by Five Mile Creek, the creek will provide a passive amenity. Access to the multi-use pathway located on the north side will be from the future bridge into Oaks South Subdivision. The identity of the neighborhood is focused around centralized open space with playground equipment, picnic gazebo and interconnecting pedestrian pathways.

Aegean Estates will be characterized by its high-quality design and unique community character. A variety of housing types and sizes will be offered, but regardless of size, all homes will exhibit thoughtful design and distinct architectural features. All homes constructed in the community will be approved by an architectural control committee through an internal design review process. This will ensure consistent quality throughout the project.

The project lies within the Comprehensive Plan Land Use Map designations of Medium Density Residential (3-8 du/ac). The overall gross density of the community is 3.43 dwelling units per acre, with a net density of 5.21 dwelling units per acre. The requested zoning is consistent with existing zoning designations within the general area of Aegean Estates. The average lot size is 8,355 square feet.

### **Community Amenities**

The open space amenities within Aegean Estates include a central common area with a playground, picnic gazebo and interconnecting pedestrian pathways. These amenities will allow residents to enjoy a walk through the community and interact with their neighbors. The overall

common area consists of 7.86 acres. The eligible open space is 7.06 acres, or 11.26 percent of the site. Five Mile Creek and the McFadden Drain areas have been omitted from the calculation since no pathways or manicured improvements are planned along the waterways. The calculation does include the 8-foot-wide residential parkway for those lots with detached sidewalks. The driveways have been eliminated from the acreage as directed in the UDC.

A 25-foot wide arterial buffer along McDermott Road has been provided, with 50 percent of the buffer included in the eligible open space calculation. A second, 25-foot-wide landscape buffer has been provided to allow for a taller berm and additional landscaping since the future State Highway 16 extension will be located west of McDermott Road.

### **Traffic Impact Study**

A Traffic Impact Study (TIS) has been completed for this development and submitted to Ada County Highway District on July 6. Based on the original TIS, upon completion, the community was projected to generate an average daily traffic volume of approximately 2,046 vehicles, of which the a.m. peak hour traffic is 161 vehicles per hour and the p.m. peak is 215. The recommended mitigation is to construct a right-turn lane at the entrance on McDermott Road.

The project is designed with two collector roadways. Aegean Drive is a residential collector to the intersection of Crete Drive. Fawnridge is an extension of the residential collector within the Oaks South into the Aegean development, terminating at the east boundary for future extension east to Black Cat Road and South to Ustick Road. The cost of the bridge will be shared by Aegean Estates and Oaks South No. 6. ACHD conditioned the construction plans for Oaks South No. 6 to provide a trust fund for 50 percent of the cost of a bridge across Five Mile Creek.

A partial right-of-way is located along the south boundary within Apple Valley Subdivision. The applicant's representative met with Ada County Highway District and they determined they do want a public street along the south boundary. They proposed two stub streets to Apple Valley, one in the middle of the Apple Valley Subdivision and the other at the southeast corner in alignment with a portion of right-of-way that could potentially provide linkage to Ustick Road in the future as vacant property develops.

There are two street sections proposed within the development. Most of the project will have a 52-foot-wide right-of-way with a 33-foot-wide street section, an 8-foot-wide landscape buffer and 5-foot-wide detached sidewalk. Two areas within the northwest and northeast portion of the project will have a 42-foot-wide right-of-way with a 29-foot-wide street section and a 5-foot-wide attached sidewalk. No parking will be allowed on one side of the street based on the ACHD Policy Manual and International Fire Code. A stub street has been provided to the parcel identified as not a part. The location of the stub street was coordinated with the property owner, Mike Weaver. A site plan was generated and provided to Mr. Weaver demonstrating the stub street location would meet his plans for possible redevelopment.

### **Infrastructure**

The subject property will be served by extension of a 36-inch sewer main in McDermott Road south from the Oaks lift station across Five Mile Creek and to subject property. Water will need

to be extended south in McDermott Road from the existing Meridian Well located in Oaks South. The project will be required to construct a 12-inch water main to the site and connect to the 12-inch main in Fawnridge with extension south across Five Mile Creek into the site stubbing to the east. The two connections should provide adequate fire flow for the project.

All proposed roadways will be constructed to Ada County Highway District standards and will be dedicated to the public.

Five Mile Creek borders the northern portion of the project and will remain open in its historical location. A City of Meridian multi-use pathway is planned on the north side of Five Mile Creek. The applicant will coordinate all improvements south of Five Mile Creek with the Nampa & Meridian Irrigation District. The existing maintenance road is located on the south side of the creek and will be retained. Any existing irrigation or drainage facilities that provide service to adjacent properties will be protected and piped accordingly. The applicant requests a waiver for the piping of Five Mile Creek and the McFadden Drain which provide carry drainage and ground water.

The applicant will construct a pressure irrigation pump station at the northwest corner of the property sourcing from Five Mile Creek. NMID currently has a check structure on the west side of McDermott Road and recommended a station at this location. The pump station will be owned and maintained by NMID and will provide pressure irrigation to all lots within the development. A secondary source will not be necessary, since Five Mile Creek is a year-round source of water.

Storm drainage will be retained on site with discharge of the pre-development flows into the McFadden Drain and Five Mile Creek with the permission of NMID and the appropriate license agreement. Local streets will utilize a combination of above-ground retention and detention facilities in common areas and subsurface storage facilities. All storm drainage facilities will be designed in accordance with Ada County Highway District and Department of Environmental Quality standards.

### **Agean Estates Preliminary Plat**

The preliminary plat application consists of 237 total lots with 215 buildable and 22 common lots. Agean Estates will consist of detached single-family homes on lots ranging from 5,603 square feet to 15,514 square feet, with an average lot size of 8,355 square feet. The present land uses in the area are rural and urban residential and agricultural. The proposed use of low-and medium-density residential is consistent with the existing and proposed development within the Oaks. With the extension of public services into this area, the character is transitioning from agricultural to urban.

The applicant proposes two distinct lot sizes of 55 feet wide and 70 to 75 feet in width. Lot depths for the 55-foot-wide lots vary from 100 to 135 feet. Lot depths for the 70- and 75-foot-wide lots range from 120 to 164 feet. The distribution of lot widths is (117) 55-foot-wide lots, or 54.42 percent, and (98) 70- to 75-foot-wide lots, or 45.58 percent.

Based on the input at the neighborhood meeting, the applicant reduced the number of lots along the south boundary adjacent to Apple Valley Subdivision and along the east boundary of the parcel identified as not a part and owned by Mike Weaver.

The preliminary plat identifies five phases; however, the applicant requests some flexibility in phasing since market conditions may change requiring a reduction in the size of the phases.

The Aegean Estates development complies with the Comprehensive Plan by promoting various types of housing to meet the needs and preferences of citizens regardless of age, race, income or family size. The Comprehensive Plan encourages an emphasis on high-quality residential development and variety of housing. This philosophy has been embraced by the Aegean Estates development and is evident in the careful planning and exceptional quality of the landscaping and amenities within the project. The use of a development agreement will ensure conditions of approval are applicable to any successors and will protect the existing neighborhood and the long-term interests of the City of Meridian.



July 26, 2017

### DESCRIPTION FOR AEGEAN SUBDIVISION

A portion of the NW ¼ of Section 33, T. 4N., R. 1W., B.M., Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the West ¼ corner of the said Section 33, from which the NW corner of said section bears North 00°32'42" East, 2633.74 feet; thence along the west boundary of the NW ¼ of said section North 00°32'42" East, 334.35 feet; thence leaving said west boundary North 85°03'27" East, 25.12 feet to a point on the easterly right-of-way of N. McDermott Road, the **POINT OF BEGINNING**;

thence continuing North 85°03'27" East, 726.53 feet;

thence South 19°45'03" East, 435.77 feet to a point on the south boundary of the NW ¼ of said Section 33;

thence along said south boundary South 89°17'46" East, 1738.44 feet to the southeast corner of said NW ¼;

thence along the east boundary of said NW ¼ North 00°29'28" East, 868.61 feet to a point on the southerly right-of-way of Five Mile Creek;

thence along said southerly right-of-way North 76°42'18" West, 2678.00 feet to a point on the easterly right-of-way of N. McDermott Road;

thence along said easterly right-of-way South 00°32'42" West, 1115.58 feet to the **POINT OF BEGINNING**. Containing 62.70 acres, more or less.



July 27, 2017

**DESCRIPTION FOR ANNEXATION  
PROPOSED AEGEAN SUBDIVISION**

A portion of the NW ¼ of Section 33, T. 4N., R. 1W., B.M., Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the West ¼ corner of the said Section 33, from which the NW corner of said section bears North 00°32'42" East, 2633.74 feet; thence along the west boundary of the NW ¼ of said section North 00°32'42" East, 334.35 feet to the **POINT OF BEGINNING**;

thence leaving said west boundary North 85°03'27" East, 751.65 feet;

thence South 19°45'03" East, 435.77 feet to a point on the south boundary of the NW ¼ of said Section 33;

thence along said south boundary South 89°17'46" East, 1738.44 feet to the southeast corner of said NW ¼;

thence along the east boundary of said NW ¼ North 00°29'28" East, 901.79 feet to a point on the existing Meridian city limits boundary;

thence along said existing city limits boundary:

thence North 88°19'19" West (formerly North 88°19'22" West), 28.12 feet;

thence North 74°47'11" West (formerly North 74°47'14" West), 175.88 feet;

thence North 76°44'34" West (formerly North 76°44'37" West), 2499.95 feet to a point on the west boundary of the NW ¼ of said Section 33;

thence leaving said existing city limits boundary, and along said west boundary South 00°32'42" West, 1155.35 feet to the **POINT OF BEGINNING**. Containing 65.30 acres, more or less.



July 27, 2017

**DESCRIPTION FOR PROPOSED R-4 ZONE  
PROPOSED AEGEAN SUBDIVISION**

**PARCEL A**

A portion of the NW ¼ of Section 33, T. 4N., R. 1W., B.M., Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the West ¼ corner of the said Section 33, from which the NW corner of said section bears North 00°32'42" East, 2633.74 feet; thence along the south boundary of the NW ¼ of said section South 89°17'46" East, 899.36 feet to the **POINT OF BEGINNING**;

thence leaving said south boundary North 19°45'03" West, 435.77 feet;

thence North 04°56'34" West, 35.89 feet;

thence North 85°03'26" East, 76.93 feet;

thence North 40°03'26" East, 14.14 feet;

thence North 04°56'34" West, 111.68 feet to a point on a curve;

thence 4.32 feet along the arc of a non-tangent curve to the right, said curve having a radius of 326.00 feet, a delta angle of 00°45'34", and a long chord bearing North 74°57'30" East, 4.32 feet to a point of compound curvature;

thence 27.27 feet along the arc of a curve to the right, said curve having a radius of 20.00 feet, a delta angle of 78°08'04", and a long chord bearing South 66°21'15" East, 25.21 feet to a point of reverse curvature;

thence 160.54 feet along the arc of a curve to the left, said curve having a radius of 326.00 feet, a delta angle of 28°12'58", and a long chord bearing South 41°23'42" East, 158.93 feet to a point of reverse curvature;

thence 26.48 feet along the arc of a curve to the right, said curve having a radius of 20.00 feet, a delta angle of 75°52'06", and a long chord bearing South 17°34'08" East, 24.59 feet to a point of reverse curvature;

thence 49.14 feet along the arc of a curve to the left, said curve having a radius of 326.00 feet, a delta angle of 08°38'10", and a long chord bearing South 16°02'50" West, 49.09 feet to a point of compound curvature;

thence 96.70 feet along the arc of a curve to the left, said curve having a radius of 176.00 feet, a delta angle of 31°28'47", and a long chord bearing South 04°00'39" East, 95.49 feet to a point of tangency;

thence South 19°45'03" East, 112.36 feet to a point of curvature;

thence 104.39 feet along the arc of a curve to the left, said curve having a radius of 86.00 feet, a delta angle of 69°32'44", and along chord bearing South 54°31'25" East, 98.10 feet to a point of tangency;

thence South 89°17'46" East, 307.46 feet to a point of curvature;

thence 26.43 feet along the arc of a curve to the left, said curve having a radius of 326.00 feet, a delta angle of 04°38'43", and a long chord bearing North 88°22'52" East, 26.42 feet to a point of reverse curvature;

thence 32.61 feet along the arc of a curve to the right, said curve having a radius of 20.00 feet, a delta angle of 93°24'28", and a long chord bearing South 47°14'16" East, 29.11 feet to a point of compound curvature;

thence 8.08 feet along the arc of a curve to the right, said curve having a radius of 374.00 feet, a delta angle of 01°14'15", and a long chord bearing South 00°05'06" West, 8.08 feet to a point of tangency;

thence South 00°42'14" West, 93.49 feet to a point on the south boundary of the NW ¼ of said Section 33;

thence along said south boundary North 89°17'46" West, 530.62 feet to the **POINT OF BEGINNING**. Containing 3.02 acres, more or less.

## **PARCEL B**

A portion of the NW ¼ of Section 33, T. 4N., R. 1W., B.M., Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the West ¼ corner of the said Section 33, from which the NW corner of said section bears North 00°32'42" East, 2633.74 feet; thence along the south boundary of the NW ¼ of said section South 89°17'46" East, 1591.98 feet to the **POINT OF BEGINNING**;

thence leaving said south boundary North 00°41'26" East, 704.41 feet;

thence North 28°54'23" West, 45.16 feet;

thence North 54°41'28" West, 69.95 feet;

thence North 66°59'09" West, 72.00 feet;

thence North 76°42'52" West, 220.00 feet;

thence South 79°49'21" West, 73.82 feet;

thence North 10°10'39" West, 106.05 feet to a point of curvature;

thence 209.14 feet along the arc of a curve to the left, said curve having a radius of 176.00 feet, a delta angle of 68°04'58", and a long chord bearing North 44°13'07" West, 197.05 feet to a point of compound curvature;

thence 85.95 feet along the arc of a curve to the left, said curve having a radius of 826.00 feet, a delta angle of 05°57'44", and a long chord bearing North 81°14'28" West, 85.91 feet to a point of reverse curvature;

thence 105.57 feet along the arc of a curve to the right, said curve having a radius of 274.00 feet, a delta angle of 22°04'34", and a long chord bearing North 73°11'03" West, 104.92 feet;

thence North 13°17'08" East, 173.92 feet to a point on the existing Meridian city limits boundary;

thence along the existing Meridian city limits boundary South 76°44'34" East, 1444.96 feet;

thence leaving said the existing Meridian city limits boundary South 13°15'26" West, 136.57 feet to a point of curvature;

thence 103.34 feet along the arc of a curve to the left, said curve having a radius of 276.00 feet, a delta angle of 21°27'13", and a long chord bearing South 02°31'50" West, 102.74 feet to a point of tangency;

thence South 08°11'46" East, 85.88 feet to a point of curvature;

thence 249.78 feet along the arc of a curve to the left, said curve having a radius of 176.00 feet, a delta angle of 81°18'47", and a long chord bearing South 48°51'10" East, 229.34 feet to a point of tangency;

thence South 89°30'33" East, 219.64 feet to a point on the east boundary of the NW ¼ of said Section 33;

thence along said east boundary South 00°29'28" West, 516.43 feet to the southeast corner of said NW ¼;

thence along the south boundary of said NW ¼ North 89°17'46" West, 1045.82 feet to the **POINT OF BEGINNING**. Containing 25.79 acres, more or less.



July 27, 2017

**DESCRIPTION FOR PROPOSED R-8 ZONE  
PROPOSED AEGEAN SUBDIVISION**

**PARCEL A**

A portion of the NW ¼ of Section 33, T. 4N., R.1W., B.M., Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the West ¼ corner of the said Section 33, from which the NW corner of said section bears North 00°32'42" East, 2633.74 feet; thence along the west boundary of the NW ¼ of said section North 00°32'42" East, 334.35 feet to the **POINT OF BEGINNING**;

thence continuing along said west boundary North 00°32'42" East, 1155.35 feet to a point on the existing Meridian city limits boundary;

thence along said existing Meridian city limits boundary South 76°44'34" East, 876.03 feet;

thence leaving said existing Meridian city limits boundary South 13°17'08" West, 173.92 feet to a point on a curve;

thence 105.57 feet along the arc of a non-tangent curve to the left, said curve having a radius of 274.00 feet, a delta angle of 22°04'34", and a long chord bearing South 73°11'03" East, 104.92 feet to a point of reverse curvature;

thence 85.95 feet along the arc of a curve to the right, said curve having a radius of 826.00 feet, a delta angle of 05°57'44", and a long chord bearing South 81°14'28" East, 85.91 feet to a point of compound curvature;

thence 209.14 feet along the arc of a curve to the right, said curve having a radius of 176.00 feet, a delta angle of 68°04'58", and a long chord bearing South 44°13'07" East, 197.05 feet to a point of tangency;

thence South 10°10'39" East, 106.05 feet;

thence North 79°49'21" East, 73.82 feet;

thence South 76°42'52" East, 220.00 feet;

thence South 66°59'09" East, 72.00 feet;

thence South 54°41'28" East, 69.95 feet;

thence South 28°54'23" East, 45.16 feet;

thence South  $00^{\circ}41'26''$  West, 704.41 feet to a point on the south boundary of the NW  $\frac{1}{4}$  of said Section 33;

thence along said south boundary North  $89^{\circ}17'46''$  West, 162.00 feet;

thence leaving said south boundary North  $00^{\circ}42'14''$  East, 93.49 feet to a point of curvature;

thence 8.08 feet along the arc of a curve to the right, said curve having a radius of 374.00 feet, a delta angle of  $01^{\circ}14'15''$ , and a long chord bearing North  $00^{\circ}05'06''$  East, 8.08 feet to a point of reverse curvature;

thence 32.61 feet along the arc of a curve to the left, said curve having a radius of 20.00 feet, a delta angle of  $93^{\circ}24'28''$ , and a long chord bearing North  $47^{\circ}14'16''$  West, 29.11 feet to a point of reverse curvature;

thence 26.43 feet along the arc of a curve to the right, said curve having a radius of 326.00 feet, a delta angle of  $04^{\circ}38'43''$ , and a long chord bearing South  $88^{\circ}22'52''$  West, 26.42 feet to a point of tangency;

thence North  $89^{\circ}17'46''$  West, 307.46 feet to a point of curvature;

thence 104.39 feet along the arc of a curve to the right, said curve having a radius of 86.00 feet, a delta angle of  $69^{\circ}32'44''$ , and a long chord bearing North  $54^{\circ}31'25''$  West, 98.10 feet to a point of tangency;

thence North  $19^{\circ}45'03''$  West, 112.36 feet to a point of curvature;

thence 96.70 feet along the arc of a curve to the right, said curve having a radius of 176.00 feet, a delta angle of  $31^{\circ}28'47''$ , and a long chord bearing North  $04^{\circ}00'39''$  West, 95.49 feet to a point of compound curvature;

thence 49.14 feet along the arc of a curve to the right, said curve having a radius of 326.00 feet, a delta angle of  $08^{\circ}38'10''$ , and a long chord bearing North  $16^{\circ}02'50''$  East, 49.09 feet to a point of reverse curvature;

thence 26.48 feet along the arc of a curve to the left, said curve having a radius of 20.00 feet, a delta angle of  $75^{\circ}52'06''$ , and a long chord bearing North  $17^{\circ}34'08''$  West, 24.59 feet to a point of reverse curvature;

thence 160.54 feet along the arc of a curve to the right, said curve having a radius of 326.00 feet, a delta angle of  $28^{\circ}12'58''$ , and a long chord bearing North  $41^{\circ}23'42''$  West, 158.93 feet to a point of reverse curvature;

thence 27.27 feet along the arc of a curve to the left, said curve having a radius of 20.00 feet, a delta angle of  $78^{\circ}08'04''$ , and a long chord bearing North  $66^{\circ}21'15''$  West, 25.21 feet to a point of compound curvature;

thence 4.32 feet along the arc of a curve to the left, said curve having a radius of 326.00 feet, a delta angle of 00°45'34", and a long chord bearing South 74°57'30" West, 4.32 feet;

thence South 04°56'34" East, 111.68 feet;

thence South 40°03'26" West, 14.14 feet;

thence South 85°03'26" West, 76.93 feet;

thence South 04°56'34" East, 35.89 feet;

thence South 85°03'27" West, 751.65 feet to the **POINT OF BEGINNING**. Containing 32.74 acres, more or less.

## **PARCEL B**

A portion of the NW ¼ of Section 33, T. 4N., R. 1W., B.M., Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the West ¼ corner of the said Section 33, from which the NW corner of said section bears North 00°32'42" East, 2633.74 feet; thence along the south boundary of the NW ¼ of said section South 89°17'46" East, 2637.80 feet to the southeast corner of said NW ¼; thence along the east boundary of said NW ¼ North 00°29'28" East, 516.43 feet to the **POINT OF BEGINNING**;

thence leaving said east boundary North 89°30'33" West, 219.64 feet to a point of curvature;

thence 249.78 feet along the arc of a curve to the right, said curve having a radius of 176.00 feet, a delta angle of 81°18'47", and a long chord bearing North 48°51'10" West, 229.34 feet to a point of tangency;

thence North 08°11'46" West, 85.88 feet to a point of curvature;

thence 103.34 feet along the arc of a curve to the right, said curve having a radius of 276.00 feet, a delta angle of 21°27'13", and a long chord bearing North 02°31'50" East, 102.74 feet to a point of tangency;

thence North 13°15'26" East, 136.57 feet to a point on the existing Meridian city limits boundary;

thence along said existing Meridian city limits boundary:

thence South 76°44'34" East, 178.96 feet;

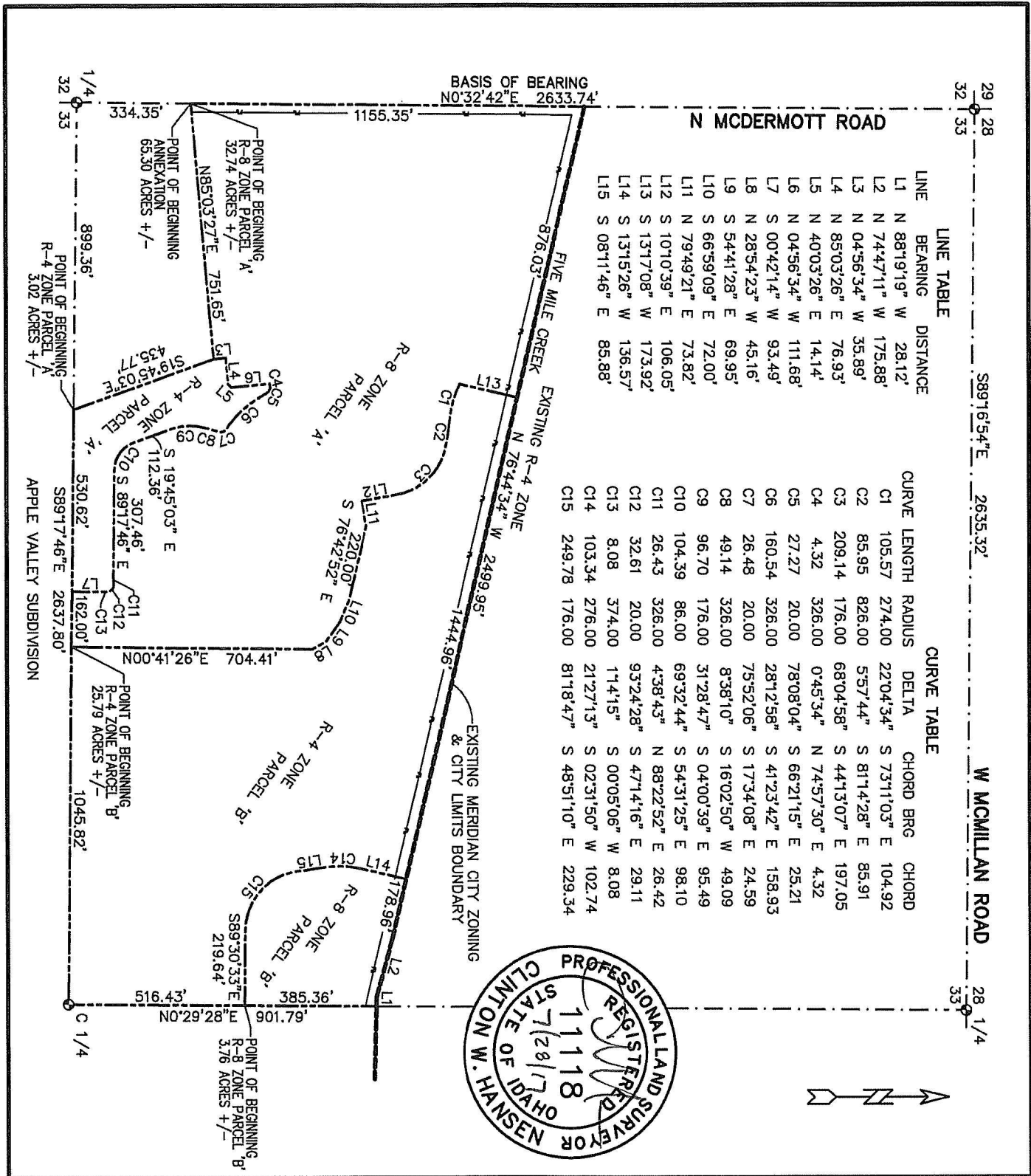
thence South 74°47'11" East 175.88 feet;



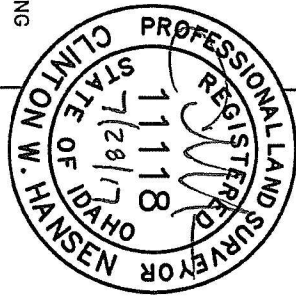
thence South 88°19'19" East, 28.12 feet to a point on the east boundary of the NW ¼ of said Section 33;

thence leaving said existing Meridian city limits boundary, and along said east boundary South 00°29'28" West, 385.36 feet to the **POINT OF BEGINNING**. Containing 3.76 acres, more or less.





LINE TABLE		CURVE TABLE				
LINE	BEARING DISTANCE	CURVE LENGTH	RADIUS	DELTA	CHORD BRG	CHORD
L1	N 88°19'19" W 28.12'	C1	105.57'	274.00'	22°04'34"	S 73°11'03" E 104.92'
L2	N 74°47'11" W 175.88'	C2	85.95'	826.00'	5°57'44"	S 81°14'28" E 85.91'
L3	N 04°56'34" W 35.89'	C3	209.14'	176.00'	68°04'58"	S 44°13'07" E 197.05'
L4	N 85°03'26" E 76.93'	C4	4.32'	326.00'	0°45'34"	N 74°57'50" E 4.32'
L5	N 40°03'26" E 14.14'	C5	27.27'	20.00'	78°08'04"	S 66°21'15" E 25.21'
L6	N 04°56'34" W 111.68'	C6	160.54'	326.00'	28°12'58"	S 41°23'42" E 158.93'
L7	S 00°42'14" W 93.49'	C7	26.48'	20.00'	75°52'06"	S 17°34'08" E 24.59'
L8	N 28°54'23" W 45.16'	C8	49.14'	326.00'	8°38'10"	S 16°02'50" W 49.09'
L9	S 54°41'28" E 69.95'	C9	96.70'	176.00'	31°28'47"	S 04°00'39" E 95.49'
L10	S 66°58'09" E 72.00'	C10	104.39'	86.00'	69°32'44"	S 54°31'25" E 98.10'
L11	N 79°49'21" E 73.82'	C11	26.43'	326.00'	4°38'43"	N 88°22'52" E 26.42'
L12	S 10°10'39" E 106.05'	C12	32.61'	20.00'	93°24'28"	S 47°14'16" E 29.11'
L13	S 13°17'08" W 173.92'	C13	8.08'	374.00'	1°14'15"	S 00°05'06" W 8.08'
L14	S 13°15'26" W 136.57'	C14	103.34'	276.00'	21°27'13"	S 02°31'50" W 102.74'
L15	S 08°11'46" E 85.88'	C15	249.78'	176.00'	81°18'47"	S 48°51'10" E 229.34'



SCALE	1"=400'
DWG. DATE	07/27/17
PROJ. NO.	170320
SHEET	1 OF 1
170320-RZN.DWG bkb	

**PROPOSED ANNEXATION & REZONE**  
**CITY OF MERIDIAN**  
**PROPOSED AEGEAN SUBDIVISION**  
 LOCATED IN THE NW 1/4 OF SECTION 33  
 T.4N., R.1W., B.M.  
 MERIDIAN, ADA COUNTY, IDAHO

**ENGINEERING SOLUTIONS**  
 1029 N. ROSARIO ST., STE. 100  
 MERIDIAN, IDAHO 83642  
 Phone (208) 938-0980 Fax (208) 938-0941

ADA COUNTY RECORDER  
J. DAVID NAVARRO  
BOISE, IDAHO

RECORDED - REQUEST OF

*Ringer*

FEE 9- DEPUTY

*Quabling*

2001 MY 31 PM 4:20 QUITCLAIM DEED

101052908 101052908

GRANTORS, MARIO PANOUTSOPOULOS and KATHERINE STUART PANOUTSOPOULOS, of Boise, County of Ada, State of Idaho, for a good and valuable consideration, the receipt whereof is hereby acknowledged, do REMISE, RELEASE and forever QUITCLAIM, unto PREMIER INVESTMENTS L.L.C., which current address is 1765 West Hendricks, Meridian, Idaho 83642, as GRANTEE, and to Grantee's heirs and assigns, forever, all the following described real estate, situate in Boise, County of Ada, State of Idaho, to-wit:

The Northwest Quarter of the Northwest Quarter and the South Half of the Northwest Quarter of Section 33, Township 4 North, Range 1 West of the Boise Meridian.

EXCEPTING therefrom that portion deeded to the United States described in deed recorded in Book 126 of Deeds, Page 66, records of Ada County, Idaho.

ALSO EXCEPTING that part of the Northwest Quarter of the Northwest Quarter and the South Half of the Northwest Quarter lying North of said portion deeded to United States, all in Ada County, Idaho.

ALSO EXCEPTING a parcel of land in the Southwest 1/4 Northwest 1/4, Section 33, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described by metes and bounds as follows:

Commencing at the Southwest corner of the Northwest 1/4, Section 33, Township 4 North, Range 1 West, said point being THE TRUE POINT OF BEGINNING; thence

North 0 degrees 00'00" East 334.35 feet along the Westerly boundary of said Section 33 to a point on the centerline of Teeter Drain; thence

North 84 degrees 30'34" East 751.65 feet along the said centerline of the Teeter Drain to a point; thence

South 20 degrees 17'45" East 435.76 feet along the said centerline of the Teeter Drain to a point on the Southerly boundary of the Northwest 1/4, said Section 33; thence

North 89 degrees 50'33" West 899.35 feet along the Southerly boundary of the said Northwest 1/4, Section 33 to THE POINT OF BEGINNING.

EXCEPT THEREFROM road right of way along the Westerly side of the above described property for North McDermott Road.

QUITCLAIM DEED - 1

C:\WORKFILE\Hammer\DIVORCE\Panoutsopoulos\Quitclaim Deed.wpd

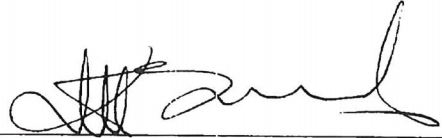
Initialed: *[Signature]* : *KP*

The more common known address is McDermott Road and 5 Mile Creek,  
Ada County, Idaho.

TOGETHER with all tenements, hereditaments and appurtenances thereunto  
belonging.

In construing this deed, and where the context so requires, the singular  
includes the plural and the masculine, the feminine and the neuter.

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their hands this  
24<sup>th</sup> day of April, 2001.

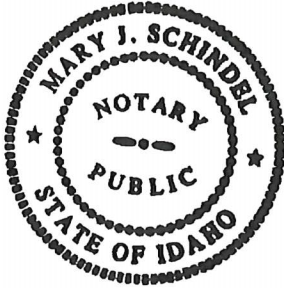
  
\_\_\_\_\_  
Mario Panoutsopoulos

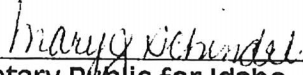
  
\_\_\_\_\_  
Katherine Stuart Panoutsopoulos

STATE OF IDAHO    )  
                                  ) ss.  
COUNTY OF ADA    )

On this 24<sup>th</sup> day of April, 2001, before me, the undersigned, a notary public,  
in and for said State, personally appeared Mario Panoutsopoulos, known to me to  
be the person whose name is subscribed to the within instrument, and  
acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal,  
the day and year in this certificate first above written.



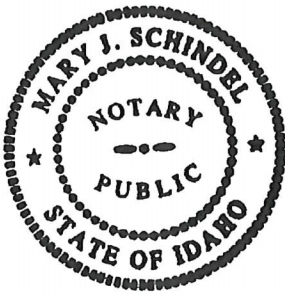
  
\_\_\_\_\_  
Notary Public for Idaho  
Residing at Boise, Idaho  
My Commission expires on: 5-15-02

Initialed: MP ; KSP

STATE OF IDAHO )  
 ) ss.  
COUNTY OF ADA )

On this 24<sup>th</sup> day of April, 2001, before me, the undersigned, a notary public, in and for said State, personally appeared Katherine Stuart Panoutsopoulos, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.



Mary J. Schindel  
Notary Public for Idaho  
Residing at Boise, Idaho  
My Commission expires on: 5-15-02

Initialed: JS; KSP



**FILED/EFFECTIVE**



# ARTICLES OF ORGANIZATION LIMITED LIABILITY COMPANY

Apr 13 1 55 PM '01

(Instructions on back of application)

1. The name of the limited liability company is: PREMIER INVESTMENTS, L.L.C.

2. The address of the initial registered office is: 355 W. MYRTLE #102  
BOISE, IDAHO 83702 and the name of the initial registered agent at that address is: ROBERT C. MONTGOMERY, CHTD.

3. The mailing address for future correspondence: 1765 W. HENDRICKS  
MERIDIAN, IDAHO 83642

4. Management of the limited liability company will be vested in:

Manager(s)  or Member(s)  . (please check the appropriate box)

5. If management is to be vested in one or more manager(s), list the name(s) and address(es) of at least one initial manager. If management is to be vested in the members, list the name(s) and address(es) of at least one initial member.

<u>Name</u>	<u>Address</u>
<u>MARIO PANOUTSOPOULOS</u>	<u>1765 W. HENDRICKS</u>
	<u>MERIDIAN, IDAHO 83642</u>

6. Signature of at least one person responsible for forming the limited liability company:

Robert C. Montgomery 4/13/01  
Robert C. Montgomery

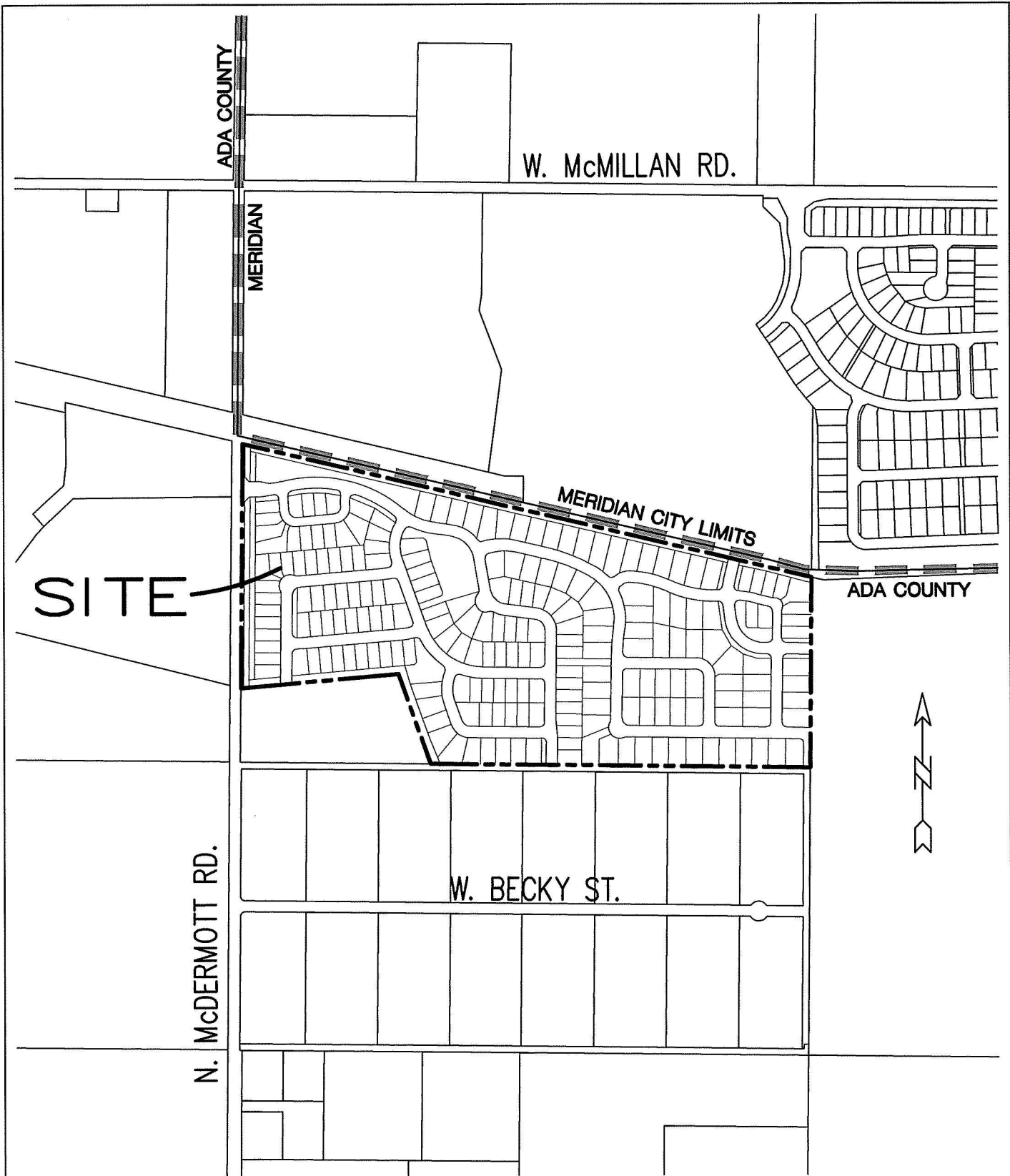
g:\corpforms\LLC 1,665 Revised 8/99

Secretary of State use only  
IDAHO SECRETARY OF STATE

04/16/2001 09:00  
CK: 2613 CT: 63744 BH: 391157

1 @ 100.00 = 100.00 ORGAN LLC # 2

W 15050



SITE

# PREMIER INVESTMENTS McDERMOTT ROAD SITE

VICINITY MAP - 1"=600'

LOCATED IN THE NW 1/4 OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M.  
ADA COUNTY, IDAHO



# 170320

### CITY OF MERIDIAN PRE-APPLICATION MEETING NOTES

Project/Subdivision Name: Mario Sub Date: 04/19/17  
 Applicant(s)/Contact(s): Becky McKay  
 City Staff: Sonya, Bill, Bruce,  
 Location: E. side of N. Black Cat Rd., 1/4 mile south of W. McMillan Road Size of Property: 64.5  
 Comprehensive Plan FLUM Designation: MDR (3-8 units/acre)  
 Existing Use: undeveloped farm ground Existing Zoning: RUT  
 Proposed Use: SFR development (210 units) Proposed Zoning: R-4 & R-8  
 Surrounding Uses: Residential  
 Street Buffer(s) and/or Land Use Buffer(s): 35' buffer along Black Cat Rd., an entryway corridor  
 Open Space/Amenities/Pathways: Provide min. 10% qualified open space and 3 site amenities per UDC 11-3G-3  
 Access/Stub Streets: Access via McDermott Rd.  
 Waterways/ Floodplain/Topography/Hazards: Update existing flood plain analysis.  
 History: None  
 Additional Meeting Notes: Oaks lift station & pressure sewer reimbursement agreement for infrastructure enhancement

- Verify parcel is an "original parcel of record" as defined in UDC 11-1A-1
- Preliminary plat application to subdivide property; comply with dimensional standards of the R-4 & R-8 zoning districts (UDC Tables 11-2A-5 & 11-2A-6); block length req. in 11-6C-3F.
- Provide additional stub street on the south boundary or demonstrate how adjacent property along McDermott can provide an additional stub street to Apple Valley Subdivision.
- Get written confirmation from ACHD that they will not require the the dedication of ROW ~~at~~ along the the perimeter of Apple Valley Subdivision.
- Update infrastructure in accord w/ the recorded agreement and the City's Master plan. Make argument for not providing the 36" sewer main.

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: Future Collector Street alignment

- |   |   |  |
|---|---|--|
| <input checked="" 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 type="checkbox"/> Rezone                   |
| <input type="checkbox"/> Alternative Compliance              | <input type="checkbox"/> Development Agreement Modification           | <input type="checkbox"/> Short Plat               |
| X 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 | X 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.



Community Development Department

Development Services Division

Meridian City Hall, Suite 102
33 E. Broadway Avenue
Meridian, Idaho 83642
(208)887-2211

PRE-APPLICATION MEETING NOTES

Date: 4-19-17

Project/Subdivision Name: Mario's Property

Applicant(s)/Contact(s): Becky McKay, Mario Panoutsopolus

Community Development Staff: Bruce F.

Sanitary Sewer Service: Applicant shall be responsible for the extension of the 36" trunk sewer on McDermott Rd. This property is subject to paying the Oaks LS reimbursement of \$265.25 per lot. In addition, if this property is the first to develop, they will have to pay for LS upgrade (\$313K) Mapping Provided: X Y N

Domestic Water Service: Applicant shall be required to provide two sources of domestic water to the subject parcel.

Mapping Provided: X Y N

Reuse Water Service: NA

Mapping Provided: Y N

Waterways/Floodplain/Topography/Hazards: Five mile Creek along the north boundary.

Mapping Provided: X Y N

Gravity/Pressurized Irrigation: Unknown

District NMID

Street Lighting: Questions on street lighting should be directed to Public Works - 898-5500 Reqs. Provided: Y N

The City of Meridian's Improvement Standards for Street Lighting can be found online at: http://www.meridiancity.org/public\_works.aspx?id=272

Additional Meeting Notes:

AEGEAN ESTATES SUBDIVISION  
ANNEXATION, REZONE  
AND PRELIMINARY PLAT  
NEIGHBORHOOD MEETING 5/4/17  
ENGINEERING SOLUTIONS, LLP  
1029 N. ROSARIO STREET  
SIGN-IN SHEET

Name

Address

E-Mail

themettleman@gmail.com

Janice Christensen 2079 W. Tumble Creek Dr. 83646

Burnell & Connie Lee 5660 W. Becky Dr. Meridian 83646@gmail.com

\* Carma McFadden 6150 W. Lazy Diana Ln 83646 cmclzy5@gmail.com

Judi Spryngel 3005 N. McDermott Meridian

R. Spryngel

Mike Wean 4000 N. McDermott Rd Meridian

## 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

## Parcel Verification

Date: 4/26/17

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

Project Name: **Agean Subdivision**

Parcel Number: **S0433233700**

Acres: **64.500**

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

Property Owner: **Premier Investments, LLC**  
**4235 W. White Ash Dr.**  
**Meridian, ID 83646**

## Shari Stiles

---

**From:** Sub Name Mail <subnamemail@adaweb.net>  
**Sent:** Thursday, April 27, 2017 10:51 AM  
**To:** Clint Hansen; Shari Stiles  
**Subject:** Aegean Estates Subdivision Name Reservation

April 27, 2017

Clinton Hansen, Land Solutions  
Shari Stiles, Engineering Solutions

RE: Subdivision Name Reservation: **AEGEAN ESTATES SUBDIVISION**

At your request, I will reserve the name Aegean Estates 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:** Shari Stiles [<mailto:es-sharis@qwestoffice.net>]  
**Sent:** Wednesday, April 26, 2017 10:42 AM  
**To:** Sub Name Mail  
**Subject:** [EXTERNAL] Subdivision Name Reservation

We would like to reserve the name of Aegean Estates Subdivision for a single-family residential development in Meridian, Idaho. The parcel information is included in the attached file.

Engineering Solutions, LLP, is the engineer and Clint Hansen will be the surveyor.

Thank you!

Shari Stiles  
Engineering Solutions, LLP  
1029 N. Rosario Street, Suite 100  
Meridian, ID 83642  
Phone: (208) 938-0980  
Fax: (208) 938-0941



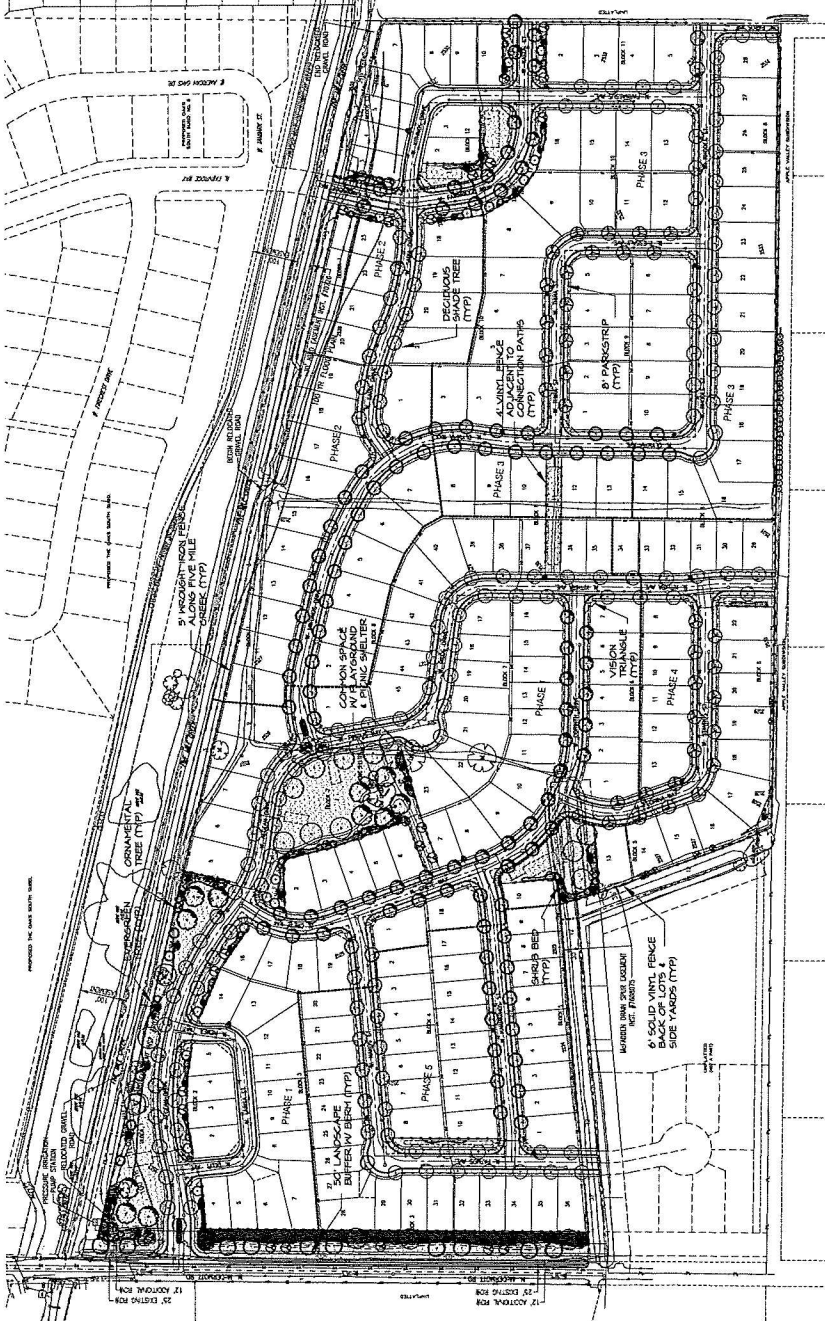






# PLANT PALETTE

SYM	CORPOR NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES	AMERICAN PINE	PINUS RESINOSA	6'-0" HT BAB
	BLU-LEAFED SPRUCE	PICEA ABIES 'NANA'	6'-0" HT BAB
	NORWAY SPRUCE	PICEA ABIES 'NANA'	6'-0" HT BAB
	WATERBURY PINE	PICEA MARYLANDICA	6'-0" HT BAB
	VANERHOLZ PINE	PICEA MARYLANDICA	6'-0" HT BAB
ORNAMENTAL TREES (CLASS III/III)	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	25' CAL BAB
	SMOKE TREE	NEOLIGNONUM ALBA	25' CAL BAB
	LITTLE LEAF LINDEN	TILIA CORDATA	25' CAL BAB
	AMERICAN SWEETGUM	LIQUIDAMBAR STYRACIFLORA	25' CAL BAB
	TULIP TREE	LIRIODENDRON TULIPIFERA	25' CAL BAB
	ACER GINNALA FLAME	ACER GINNALA FLAME	6'-0" HT BAB CLUMP
	MAUI CAMELLIA	MAUI CAMELLIA	25' CAL BAB
	MAUI SANDORIFT	MAUI SANDORIFT	25' CAL BAB
	MAUI SANDORIFT	MAUI SANDORIFT	25' CAL BAB
	MAUI SANDORIFT	MAUI SANDORIFT	25' CAL BAB
SUBORNAMENTAL GRASSES/PERENNIALS	BLACK EYED SUSAN	RUDBECKIA HELIOPSIS	1 GAL
	BLUE RIG JANTHUS	JANTHUS SPERANDELLII	3 GAL
	ROSA FLOWER CARPET - NOISE	ROSA 'FLORIBUNDA'	3 GAL
	DAVIDS GOLD LINERARS	PHYSOCARPUS OPULIFOLIUS 'DAVIDS GOLD'	3 GAL
	SHRUB CLOVER	TRIFOLIUM PRATENSE	3 GAL
	ENDLESS SUMMER HYDRANGEA	HYDRANGEA ARBORESCENS 'ENDLESS SUMMER'	5 GAL
	OSLO-LON SPANAX	OSLO-LON SPANAX	5 GAL
	KOOL PANSY	HELMINTHISCUS	5 GAL
	LITTLE DEVIL NINEBARK	PHYTOCARPUS CALIFORNICUS 'LITTLE DEVIL'	5 GAL
	OTTO LITREIN LABEL	OTTO LITREIN LABEL	5 GAL
	MAUI SANDORIFT	MAUI SANDORIFT	5 GAL
	MAUI SANDORIFT	MAUI SANDORIFT	5 GAL
	MAUI SANDORIFT	MAUI SANDORIFT	5 GAL
	MAUI SANDORIFT	MAUI SANDORIFT	5 GAL
	MAUI SANDORIFT	MAUI SANDORIFT	5 GAL
LAWN	6" VINYL FENCE ALONG LINES AND SIDE LOTS (TTP)		
	4" VINYL FENCE ALONG CONNECTION PATHWAYS (TTP)		
	3" IRONPIPE IRON FENCE ALONG FIVE MILE GREEN (TTP)		
	4" VINYL FENCE ALONG LINES AND SIDE LOTS (TTP)		
	4" VINYL FENCE ALONG CONNECTION PATHWAYS (TTP)		



## NOTES

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH MERIDIAN CITY ORDINANCE REQUIREMENTS. ALL LOTS WILL COMPLY WITH MERIDIAN CITY ORDINANCE REQUIREMENTS FOR TREE PLOT PROVIDED BY BUILDER AND/OR DEVELOPER.
- ALL PLANTING AREAS TO BE MAINTAINED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL COMMON SPACE LANDSCAPING SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.
- REES SHALL NOT BE PLANTED WITHIN THE 10'-CLEAR ZONE OF ALL ACID STOPPED DRAIN PIPE, STRUCTURES, OR FACILITIES. SEE PAGE IRRIGATION SYSTEM.
- NO TREES SHALL INTERFERE WITH THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONFEROUS TREES OR SHRUBS OVER 3' HIGH AT INTERSECTION SHALL BE LOCATED WITHIN VISION TRIANGLE OR ACID STOPPING ZONE. TREES SHALL BE PLANTED WITHIN 5' OF STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS, VISIBILITY TRIANGLE TO STREET, AND DEPARTURE VISION TRIANGLE.
- LANDSCAPE AND TREES IN FRONT OF BUILDINGS SHALL BE COMPLETED DURING CONSTRUCTION OF THESE LOTS. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF EXISTING UTILITIES.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER SUBJECT TO CITY FORESTERS PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLANT LANDSCAPE PLAN DESIGN. BULKY PLANT MATERIALS SHALL BE REMOVED FROM SITE AS SOON AS POSSIBLE. AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL OTHER NOTES TO BE COMPLETELY REMOVED FROM NOTES.

## DEVELOPMENT DATA

TOTAL AREA	62.70 ACRES
RESIDENTIAL LOTS	210
TOTAL LOTS	237
RESIDENTIAL LOTS	4128 ACRES (65.77%)
BEAR-GRANARY	1840 ACRES (29.48%)
COMMON AREA	126 ACRES (2.02%)
EXISTING ZONING	RUF
PROPOSED ZONING	R-36

## LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
N. MCDERMOTT RD.	4' ADDITIONAL 25'	1030' / 33' x	30 TREES	56 TREES
NUMBER OF TREES PROVIDED ON COMMON LOTS				190 TREES
NUMBER OF RESIDENTIAL STREET TREES				222 TREES
TOTAL NUMBER OF TREES				460 TREES

ALL EXISTING TREES ON-SITE ARE VOLUNTEER IN NATURE ALONG CANALOTICH BANKS AND ADJACENT TO PLAYGROUND EQUIPMENT.

- PLAYGROUND EQUIPMENT
- PLAYGROUND EQUIPMENT
- PLAYGROUND EQUIPMENT
- 100' ASH, LARGER THAN 50' x 150'

# AEGEAN ESTATES SUBDIVISION

## PRELIMINARY PLAT LANDSCAPE PLAN

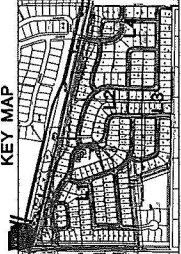


JULY 28, 2017

SCALE 1" = 100'



- PLANT PALETTE**
- REFERENCE: SHIT L-1
- SYM COMMON NAME
- EVERGREEN TREES
    - AUSTRIAN PINE
    - PAT ALBERTS COLORADO BLUE SPRUCE
    - SECT HOOP JUNIPER
    - VANDERPOPLIN PINE
  - SHADE TOLERANT TREES (GLASS, ILL.)
    - AUTUMN PINKLE ASH
    - PAVILION PINE
    - LITTLE LEAF LINDEN
    - AMERICAN HEMLOCK
    - TULIP TREE
  - GRANDPAUL TREES (GLASS, ILL.)
    - AMHS MAPLE
    - GIANT LEAF PEAR
    - RED BUD
    - SNOWCRIST CADAFLE
  - SHADE TOLERANT GRASSES/PERENNIALS
    - BLACK ETTED SASAN
    - BLUE RIG JUNIPER
    - RED FLOWER CARPET ROSE
    - DIANTS BOLD MIBAZAS
    - STELLA DORO DAYLILY
    - ENGLISH SPARER HYDRANGEA
    - GRAND LOR JUNIPER
    - OTTO JUNIPER LABEL
    - PAVILION PINE
    - PAY RHODODENDRON
    - SHADE TOLERANT NINEBARK
  - LAWN
    - 6" VINYL FENCE ALONG LINES AND SIDE LOTS (TYP) SEE DTL 4, SHIT L3
    - 4" VINYL FENCE ALONG CONNECTION PATHWAYS (TYP) SEE DTL 4, SHIT L3
    - 5" HORIZONTAL IRON FENCE ALONG FIVE MILE CREEK (TYP) SEE DTL 3, SHIT L3
- NOTES**
- REFER TO SHIT L3 FOR LANDSCAPE 4 FENCING DETAILS.
  - REFER TO SHIT L4 FOR PLANT PALETTE, MATERIALS, FINISHES, AND DEVELOPMENT DATA.

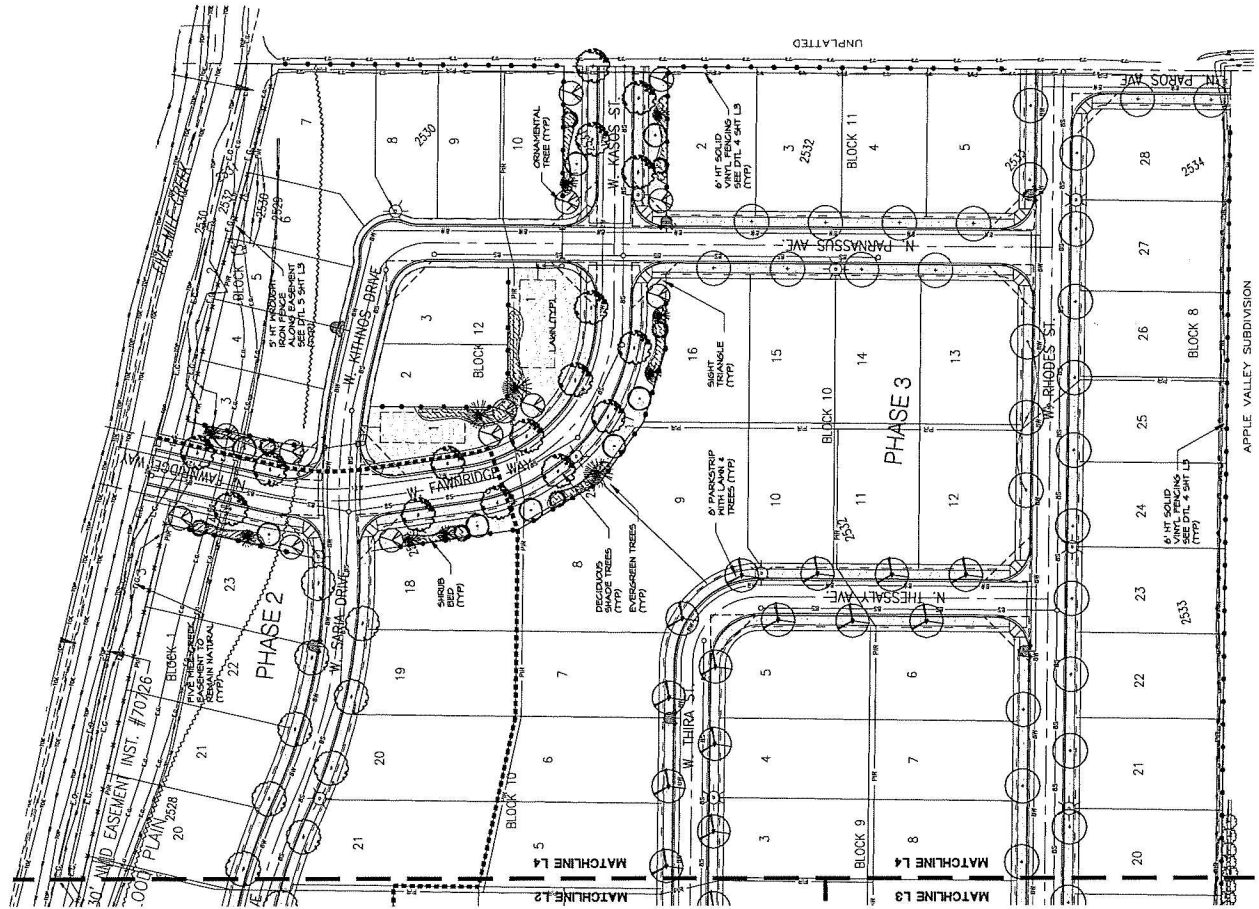


**JENSENBELTS ASSOCIATES**  
 1000 N. WILSON AVENUE, SUITE 200  
 MESA, AZ 85205  
 PH: (480) 838-0950 FAX: (480) 838-0941  
 WWW.JENSENBELTS.COM

SCALE: 1" = 30'  
 NORTH







### PLANT PALETTE

SYTH	COMMON NAME	BOTANICAL NAME	SIZE
1	PIZZA NOGRA	PIZZA NOGRA	6-8" HT B&B
2	BLACK BELLY SPRUCE	PIZZA NOGRA	6-8" HT B&B
3	NOBANY SPRUCE	PIZZA NOGRA	6-8" HT B&B
4	PIZZA NOGRA	PIZZA NOGRA	6-8" HT B&B
5	PIZZA NOGRA	PIZZA NOGRA	6-8" HT B&B
6	PIZZA NOGRA	PIZZA NOGRA	6-8" HT B&B
7	PIZZA NOGRA	PIZZA NOGRA	6-8" HT B&B
8	PIZZA NOGRA	PIZZA NOGRA	6-8" HT B&B
9	PIZZA NOGRA	PIZZA NOGRA	6-8" HT B&B
10	PIZZA NOGRA	PIZZA NOGRA	6-8" HT B&B
11	PIZZA NOGRA	PIZZA NOGRA	6-8" HT B&B
12	PIZZA NOGRA	PIZZA NOGRA	6-8" HT B&B
13	PIZZA NOGRA	PIZZA NOGRA	6-8" HT B&B
14	PIZZA NOGRA	PIZZA NOGRA	6-8" HT B&B
15	PIZZA NOGRA	PIZZA NOGRA	6-8" HT B&B
16	PIZZA NOGRA	PIZZA NOGRA	6-8" HT B&B
17	PIZZA NOGRA	PIZZA NOGRA	6-8" HT B&B
18	PIZZA NOGRA	PIZZA NOGRA	6-8" HT B&B
19	PIZZA NOGRA	PIZZA NOGRA	6-8" HT B&B
20	PIZZA NOGRA	PIZZA NOGRA	6-8" HT B&B
21	PIZZA NOGRA	PIZZA NOGRA	6-8" HT B&B
22	PIZZA NOGRA	PIZZA NOGRA	6-8" HT B&B
23	PIZZA NOGRA	PIZZA NOGRA	6-8" HT B&B
24	PIZZA NOGRA	PIZZA NOGRA	6-8" HT B&B
25	PIZZA NOGRA	PIZZA NOGRA	6-8" HT B&B
26	PIZZA NOGRA	PIZZA NOGRA	6-8" HT B&B
27	PIZZA NOGRA	PIZZA NOGRA	6-8" HT B&B
28	PIZZA NOGRA	PIZZA NOGRA	6-8" HT B&B

### LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
N. KUDRHOFF RD. 1' ADDITIONAL 25'	25'	1030' / 25'	90 TREES	56 TREES
NUMBER OF TREES PROVIDED ON COMMON LOTS:				160 TREES
TOTAL NUMBER OF RESIDENTIAL STREET TREES:			222 TREES	222 TREES
TOTAL NUMBER OF TREES:			466 TREES	466 TREES

ALL EXISTING TREES ON SITE ARE VOLUNTARILY IN NATURE ALONG CANAL/LOTCH BANKS AND ARE NOT TO BE MITIGATED FOR.

### DEVELOPMENT DATA

TOTAL AREA	62.10 ACRES
RESIDENTIAL LOTS	28
COMMON AREAS	257
TOTAL LOTS	285
RESIDENTIAL LOTS	41.25 ACRES (66.17%)
RIGHT-OF-WAY	19.60 ACRES (31.56%)
COMMON AREA	1.25 ACRES (2.04%)
EXISTING ZONING	RUT
PROPOSED ZONING	R-8

### NOTES

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH MERRIMAN CITY ORDINANCE REQUIRING ONE (1) TREE PER LOT (PROVIDED BY BUILDER, AND/OR DEVELOPER).
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND SYSTEM.
- TREES SHALL BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ADJACENT PROTECTED DRAINAGE STRUCTURES OR FACILITIES. SHRUBS SHOULD NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ADJACENT PROTECTED DRAINAGE STRUCTURES OR FACILITIES.
- NO TREES SHALL BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
- LANDSCAPE AND TREES IN FRONT OF BUILDING LOTS ON INTERIOR STREETS SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OTHERS, SUBJECT TO CITY FORESTRY PRE-APPROVAL.
- PLANT LANDSCAPE PLAN DESIGN, BULKHEAD AND TREE BARRETS TO BE REMOVED FROM THE DALL OF THE TREE. ALL UNLAWFUL TREES TO BE COMPLETELY REMOVED FROM TREES.
- REFER TO SHEET THIS SHEET FOR PLANT PALETTE LANDSCAPE NOTES, LANDSCAPE AND FINISH DETAILS.

### KEY MAP



**OWNERS OF RECORD**  
 PEPPER INVESTMENTS, LLC  
 4325 W. WHITE AVE DR  
 MERRIMAN, MA 01842  
 TEL: (978) 326-1614

**DEVELOPER**  
 PEPPER INVESTMENTS, LLC  
 4325 W. WHITE AVE DR  
 MERRIMAN, MA 01842  
 TEL: (978) 326-1614

**PLANNER/CONTACT**  
 BECKY HAKAY  
 1022 N. ROSARIO ST. SUITE 100  
 MERRIMAN, MA 01842  
 TEL: (978) 326-0200 FAX: (978) 326-0541

**ENGINEERING SOLUTIONS**  
 1022 N. ROSARIO ST. SUITE 100  
 MERRIMAN, MA 01842  
 TEL: (978) 326-0200 FAX: (978) 326-0541





# MATERIALS TESTING & INSPECTION

August 16, 2004  
Page # 1 of 6

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Environmental Services

Geotechnical Engineering

Construction Materials Testing **RECEIVED** Inspections

**Mr. Mario Panoutsopoulos**  
Premier Investments  
1765 West Hedrick  
Meridian, Idaho 83642  
(208) 890-1614

AUG 17 2004

PINNACLE  
ENGINEERS, INC.

**Re: Limited Soils and Groundwater Investigation  
McDermott & McMillan Road Property  
Meridian, Idaho**

Mr. Panoutsopoulos:

In compliance with your instructions, we have conducted a limited subsurface soils and groundwater investigation for the above-mentioned development. The purpose of this investigation is to provide groundwater gradient and hydraulic conductivity values to be used in calculations of a Level 1 Nutrient-Pathogen Evaluation Mass Balance Spreadsheet. It is our understanding that Pinnacle Engineers will be conducting the Nutrient Pathogen report.

### Soil and Sediment Profile:

On 11 August 2004, Materials Testing and Inspection, Inc. (MTI) advanced two test pits within the eastern portion of the proposed development. The encountered soil components with relative depths are noted below.

**Sandy Silt (ML):** Sandy silt was encountered to depths of approximately 2.2 to 3.2 feet. This horizon consisted of dark brown, slightly moist, medium stiff sandy silt with excessive organics in the upper 0.5 foot and plow zone to approximately 1.2 feet.

**Cemented Silty Sand (SM):** Very weakly cemented soils were noted in test pit 2, located in the southeast portion of the site. These light brown, slightly moist to moist, medium dense soils were present to approximately 5.0 feet.

**Poorly Graded Gravel (GP):** Poorly graded gravel was present to beyond termination depths of the test pits. This medium brown, slightly moist to saturated, medium dense sediment consists of 6-inch minus cobbles and gravels, and medium to coarse-grained sand.

### Hydraulic Conductivity:

Soil permeability is a measure of the ability of a liquid to move through a soil and was not tested in the field. In this report, soil permeability is approximated by soil type and gradation. Poorly graded gravel below 2 to 3 feet are the soils of concern for this study. Based on previous aquifer testing in similar soil types, conducted by this office, and reasonable hydraulic conductivity values previously provided by the Department of Environmental Quality (DEQ), poorly graded gravel sediments typically exhibit hydraulic conductivity values of approximately 100 to 200 feet per day. MTI recommends a conservative value of 100 feet per day since site specific testing was not performed. This value must be used in calculation of the Mass Balance Spreadsheet.



## Bill Parsons

---

**From:** Mindy Wallace <Mwallace@achdidaho.org>  
**Sent:** Wednesday, August 09, 2017 3:18 PM  
**To:** Bill Parsons  
**Subject:** RE: Aegean Sub.

Bill,

We have one comment that needs to be addressed in the TIS and it's pretty minor. I am comfortable with you accepting the application.

Thanks,  
Mindy

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

---

**From:** Bill Parsons [<mailto:bparsons@meridianscity.org>]  
**Sent:** Monday, August 07, 2017 8:22 AM  
**To:** Mindy Wallace  
**Subject:** Aegean Sub.

Good Morning Mindy,

Engineering Solutions has submitted an application to the City for the Aegean Subdivision (Mario's property south of Oaks South Sub.; east side of McDermott). I was checking to see if ACHD has accepted the traffic study for this project.

Thanks in Advance,

**Bill Parsons, AICP | Planning Supervisor**  
City of Meridian | Community Development Dept.  
33 E. Broadway Ave., Ste. 102, Meridian, Idaho 83642  
Phone: 208-884-5533 | Fax: 208-489-0571



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