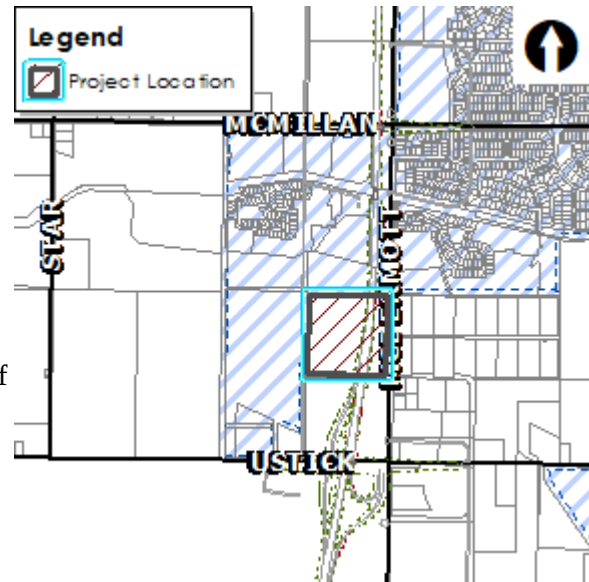


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 5/18/2022
TO: Mayor & City Council
FROM: Sonya Allen, Associate Planner
208-884-5533
SUBJECT: FP-2022-0013
Aviator Springs No. 1
LOCATION: 3235 N. McDermott Rd., in the SE 1/4 of
Section 32, T.4N., R.1W.



I. PROJECT DESCRIPTION

Final plat consisting of 95 buildable lots (93 single-family residential & 2 commercial) and 13 common lots on 25.35 acres of land in the R-8 and L-O zoning districts for the first phase of Aviator Springs Subdivision.

II. APPLICANT INFORMATION

A. Applicant:

Matthew Adams, The Land Group, Inc. – 462 E. Short Drive, Ste. 100, Eagle, ID 83616

B. Owner:

Steven Benson, AG EHC II (LEN) Multi State 2, LLC – 8585 E. Hartford Dr., Ste. 118, Scottsdale, AZ 85255

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2021-0065) in accord with the requirements listed in UDC 11-6B-3C.2.

In order for the proposed final plat to be deemed in substantial compliance with the approved preliminary plat as set forth in UDC 11-6B-3C.2, the number of buildable lots cannot increase and the amount of common area cannot decrease. There is no change to the number of buildable lots or

**Final Plat for
Aviator Springs Subdivision
2022**

CE 1/16 CORNER
FORDA ALAMANDA CAP
CIPM PACT. No. 2021-116529

CHUKAR RIDGE SUBDIVISION

CHUKAR RIDGE SUBDIVISION

POINT OF BEGINNING
SOUTHEAST CORNER OF
LOT 31, BLOCK 2 OF
CHUKAR RIDGE SUBDIVISION

CITY OF MARIAN
REGIONAL EASEMENT
DIST. No. 2022-

PROPOSED TO RIGHT-OF-WAY
FOR STATE HIGHWAY 18

UNPLATTED

20' WIDE CITY OF MARIAN
WATER EASEMENT
PERM. DIST. No. 2022-

30' ACHD DRAINAGE EASEMENT

30' ACHD DRAINAGE EASEMENT

SEE SHEET 3 OF 5

SEE SHEET 2 OF 5

Curve Table (This Sheet Only)

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	66.67	87.00	89°00'	E10°00'N	66.67
C2	57.29	47.00	49°00'	E10°00'N	55.90
C3	1.07	87.00	180°00'	N0°00'W	1.07
C4	64.14	46.50	89°00'	E49°00'N	57.77
C5	59.20	50.00	90°00'	N45°00'W	55.40
C7	67.42	20.00	90°00'	N45°00'W	58.89
C8	61.42	20.00	90°00'	N45°00'W	58.89
C9	61.42	20.00	90°00'	N45°00'W	58.89
C10	61.42	20.00	90°00'	N45°00'W	58.89
C11	61.42	20.00	90°00'	N45°00'W	58.89
C12	61.42	20.00	90°00'	N45°00'W	58.89
C13	61.42	20.00	90°00'	N45°00'W	58.89
C14	61.42	20.00	90°00'	N45°00'W	58.89
C15	61.42	20.00	90°00'	N45°00'W	58.89
C16	61.42	20.00	90°00'	N45°00'W	58.89
C17	61.42	20.00	90°00'	N45°00'W	58.89
C18	61.42	20.00	90°00'	N45°00'W	58.89
C19	61.42	20.00	90°00'	N45°00'W	58.89
C20	61.42	20.00	90°00'	N45°00'W	58.89
C21	61.42	20.00	90°00'	N45°00'W	58.89
C22	61.42	20.00	90°00'	N45°00'W	58.89
C23	61.42	20.00	90°00'	N45°00'W	58.89
C24	61.42	20.00	90°00'	N45°00'W	58.89
C25	61.42	20.00	90°00'	N45°00'W	58.89
C26	61.42	20.00	90°00'	N45°00'W	58.89
C27	61.42	20.00	90°00'	N45°00'W	58.89
C28	61.42	20.00	90°00'	N45°00'W	58.89
C29	61.42	20.00	90°00'	N45°00'W	58.89
C30	61.42	20.00	90°00'	N45°00'W	58.89
C31	61.42	20.00	90°00'	N45°00'W	58.89
C32	61.42	20.00	90°00'	N45°00'W	58.89
C33	61.42	20.00	90°00'	N45°00'W	58.89
C34	61.42	20.00	90°00'	N45°00'W	58.89
C35	61.42	20.00	90°00'	N45°00'W	58.89
C36	61.42	20.00	90°00'	N45°00'W	58.89
C37	61.42	20.00	90°00'	N45°00'W	58.89
C38	61.42	20.00	90°00'	N45°00'W	58.89
C39	61.42	20.00	90°00'	N45°00'W	58.89
C40	61.42	20.00	90°00'	N45°00'W	58.89
C41	61.42	20.00	90°00'	N45°00'W	58.89
C42	61.42	20.00	90°00'	N45°00'W	58.89
C43	61.42	20.00	90°00'	N45°00'W	58.89
C44	61.42	20.00	90°00'	N45°00'W	58.89
C45	61.42	20.00	90°00'	N45°00'W	58.89
C46	61.42	20.00	90°00'	N45°00'W	58.89
C47	61.42	20.00	90°00'	N45°00'W	58.89
C48	61.42	20.00	90°00'	N45°00'W	58.89
C49	61.42	20.00	90°00'	N45°00'W	58.89
C50	61.42	20.00	90°00'	N45°00'W	58.89
C51	61.42	20.00	90°00'	N45°00'W	58.89
C52	61.42	20.00	90°00'	N45°00'W	58.89
C53	61.42	20.00	90°00'	N45°00'W	58.89
C54	61.42	20.00	90°00'	N45°00'W	58.89
C55	61.42	20.00	90°00'	N45°00'W	58.89
C56	61.42	20.00	90°00'	N45°00'W	58.89
C57	61.42	20.00	90°00'	N45°00'W	58.89
C58	61.42	20.00	90°00'	N45°00'W	58.89
C59	61.42	20.00	90°		

Final Plat for
Aviator Springs Subdivision
2022

N
 0 60 120
 Scale: 1" = 60'
 See Sheet 1 for Notes & Legend

Curve Table (This Sheet Only)

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C14	21.42	25.00	90°00'00"	S45°00'00"W	29.39
C15	25.00	47.50	120°00'00"	S70°00'00"W	25.49
C16	51.24	42.40	42°40'00"	S45°00'00"W	50.00
C17	38.87	47.50	120°00'00"	S70°00'00"W	29.14
C18	44.81	45.00	90°00'00"	S45°00'00"W	45.30
C19	51.42	25.00	90°00'00"	N45°00'00"W	50.00
C20	51.42	25.00	90°00'00"	N45°00'00"W	50.00
C21	60.00	45.00	90°00'00"	S45°00'00"W	61.00
C22	103.04	67.50	90°00'00"	S45°00'00"W	94.73
C23	51.42	25.00	90°00'00"	S45°00'00"W	50.00
C24	51.42	25.00	90°00'00"	S45°00'00"W	50.00
C25	60.00	36.00	90°00'00"	N45°00'00"W	60.00
C26	24.74	36.00	270°01'0"	N45°00'00"W	24.54
C27	123.88	88.00	90°00'00"	N45°00'00"W	119.14
C28	60.00	105.00	90°00'00"	N45°00'00"W	63.70
C29	40.23	105.00	27°12'00"	N45°00'00"W	40.00
C30	51.17	105.00	24°54'00"	N70°00'00"W	51.00
C31	4.78	105.00	90°00'00"	N45°00'00"W	4.70
C32	5.19	35.00	174°00'00"	N45°00'00"W	5.10
C33	27.98	35.00	174°00'00"	N45°00'00"W	15.92

Line Table (This Sheet Only)

LINE	BEARING	LENGTH
1A	N45°00'00"W	10.00
1B	N70°00'00"W	9.00

UNPLATTED

SHEET 2 OF 5

SHEET 3 OF 5

SHEET 4 OF 5

SHEET 5 OF 5

SHEET 6 OF 5

SHEET 7 OF 5

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SHEET 102 OF 5

C. Landscape Plan (dated: 04/7/2022)

[illegible]

Landscape Notes:

- [illegible]

ACHD Landscape Plan Notes:

1. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHO STORM DRAIN PIPES, STRUCTURES, OR FACILITIES.
2. IF ACHO SEEPAGE BEDS ARE LOCATED WITHIN A COMMON LOT WHERE IRRIGATION LINES WILL BE INSTALLED, SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.

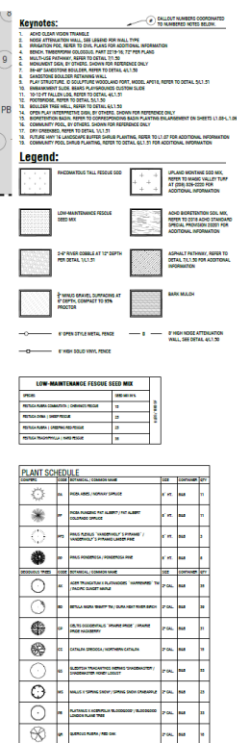
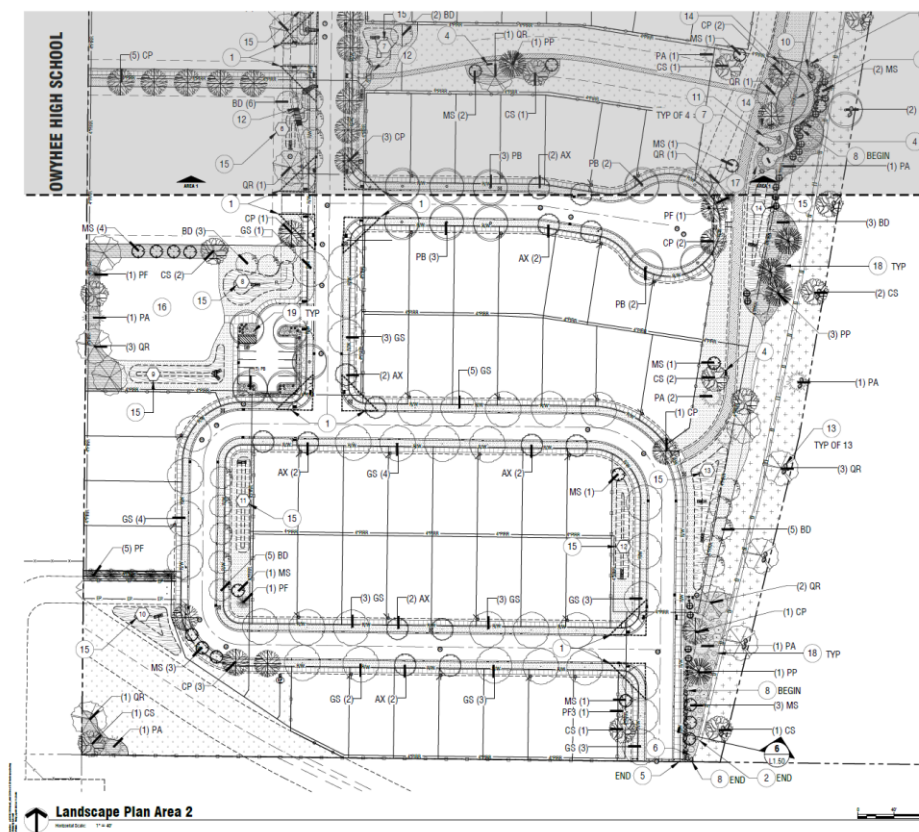
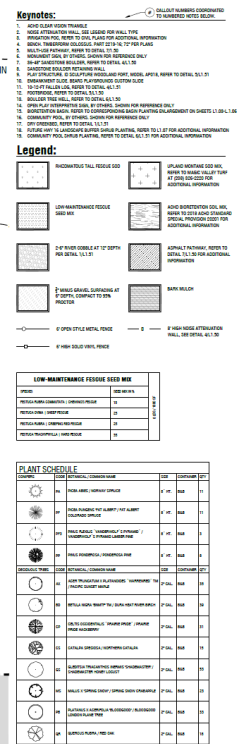
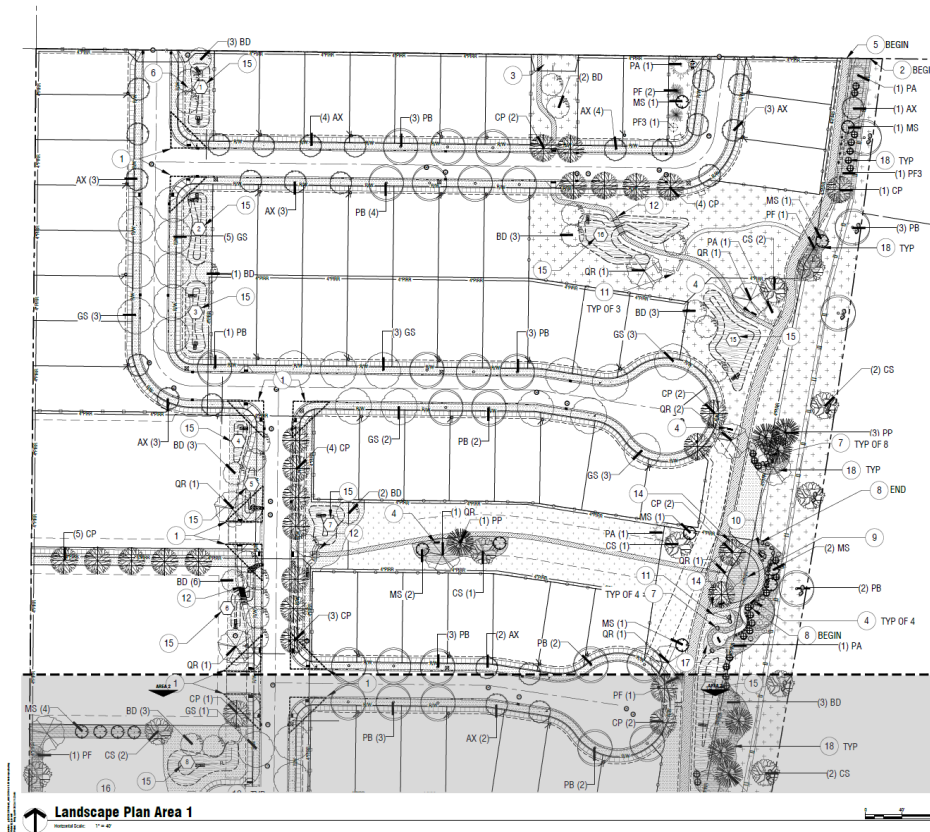


**Aviator Springs Subdivision
IAG Capital, LLC**



04/07/2022
 Project No.: 15094
 Date of Issuance: 04/07/2022
 Project Address: Napa St
Construction Documents
Landscape Plan
Overview

L1.00



VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

Site Specific Conditions:

1. Applicant shall meet all terms of the approved annexation (Development Agreement - Inst. #[2022-026378](#)) and preliminary plat (H-2021-0065) applications approved for this site.
2. The applicant shall obtain the City Engineer's signature on the subject final plat within two years of City Council's approval of the preliminary plat (by February 8, 2024); *or* apply for a time extension, in accord with UDC 11-6B-7.
3. Prior to submittal for the City Engineer's signature, have the Certificate of Owners and the accompanying acknowledgement signed and notarized.
4. The final plat prepared by The Land Group, stamped by James R. Washburn, dated: 4/7/2022, included in Section V.B shall be revised as follows:
 - a. Note #6: Include Lot 9, Block 2 as a common lot.
 - b. Note #10: Include the recorded instrument number for the CC&R's.
 - c. Note #11: Include the recorded instrument number for the existing ACHD easement.
 - d. Note #12: Include the recorded instrument number of the ACHD license agreement.
 - e. Include the recorded instrument number of the City of Meridian regional pathway easement graphically depicted on the plat.
 - f. Include the recorded instrument number of the City of Meridian water easement graphically depicted on the plat.
 - g. Include "Phase 1" in the subdivision name.
 - h. Graphically depict a minimum 35-foot wide street buffer along future SH-16 in a common lot or on a permanent dedicated easement in accord with UDC 11-3B-7C.2.

A copy of the revised plat shall be submitted with the final plat for City Engineer signature.

5. The landscape plan prepared by The Land Group, Inc., dated 4/7/2022, included in Section V.C, shall be revised as follows:
 - a. In Project Calculations table, include the required number of residential subdivision trees as set forth in UDC 11-3B-7C (1 per 35', may deduct 26' for each driveway); include the required number of trees along micro-paths as set forth in UDC 11-3B-12C.2 (one tree per 100').
 - b. Include the tree classification (i.e. I, II or III) in the Plant Schedule. All parkway trees should be Class II in accord with UDC 11-3A-17E.
 - c. Include a detail of the proposed wall along the east boundary along future SH-16 that demonstrates compliance with the standards in UDC [11-3H-4D.3](#).
 - d. All stormwater swales incorporated into required landscape areas shall comply with the standards listed in UDC [11-3B-11C](#).
 - e. The pathway on Lot 10, Block 1 shall be redesigned/relocated so that landscape strips are provided on each side of the pathway in accord with the standards listed in UDC [11-3B-12C.1](#).

- f. Depict landscaping along all pathways in accord with the standards listed in UDC [11-3B-12C.2](#); include a mix of trees, shrubs, lawn and/or other vegetative groundcover.

A copy of the revised landscape plan shall be submitted with the final plat for City Engineer signature.

6. Future development shall be consistent with the minimum dimensional standards listed in UDC Tables [11-2A-6](#) for the R-8 zoning district and [11-2B-3](#) for the L-O zoning district.
7. The rear and/or sides of structures on lots that are visible from future SH-16 shall incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from the subject public street. *Single-story structures are exempt from this requirement.*
8. A 14-foot wide public use easement shall be submitted to the Planning Division for the multi-use pathway within the common open space area along future SH-16 prior to submittal of the Phase 1 final plat for City Engineer signature.
9. Prior to signature of the final plat by the City Engineer, the applicant shall provide a letter from the United States Postal Service stating that the applicant has received approval for the location of mailboxes. Contact the Meridian Postmaster, Sue Prescott, at 208-887-1620 or Susan.L.Prescott@usps.gov for more information.
10. All fencing shall comply with the standards of UDC 11-3A-7C.
11. All waterways on this site shall be piped as set forth in UDC [11-3A-6B](#) unless otherwise waived by City Council (i.e. the Eight Mile Lateral).
12. Landscaping on the non-residential lots (i.e. 9, 11 and 12, Block 1) shall be reviewed for compliance with UDC standards with the future Certificate of Zoning Compliance application(s).
13. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat and/or development agreement does not relieve the Applicant of responsibility for compliance.

B. Public Works

Site Specific Conditions:

1. Move streetlight currently numbered 52025 to the North side of Yoke Street.
2. Add a streetlight to the South side of West Altitude Street between streetlights currently numbered 52034 and 52039.
3. Add a note on streetlight plan that reads "All streetlights and streetlight amenities (conduit, meters, junction boxes, etc.) shall be located within the right of way/utility easement"
4. The streetlight numbers on the plans need to be changed to the following: 55813C, 55814C, 55815C, 55816C, 55817C, 55818C, 55819C, 55820C, 55821C, 55822C, 55823C, 55824C, 55825C, 55826C, 55827C, 55828C, 55829C, 55830C.
5. Provide a 20-foot water utility easement between Pilot Court cul-de-sac and North Alameda Creek Ave. This easement will be used to provide a location for future water looping.
6. Sewer service must be installed perpendicularly to the main, or connect at a manhole. A supplementary document was provided in the online record for detail.
7. Do not extend sewer to the southern boundary. If manhole SSMH-23 is not needed for this development, it can be removed.
8. Dead-end sewer mains must end in a 0.60% or greater slope.

9. The applicant shall be required to pay the Oaks Lift Station and Pressure Sewer Reimbursement Fees in the amount of \$265.25 per building lot. The aggregate amount of the reimbursement fees for the entire preliminary plat area must be paid prior to city signatures on the first final plat.
10. The applicant shall be required to pay required to pay the Oaks Lift Station Pump Upgrades Reimbursement fees in the amount of \$185.43 per building lot. The aggregate amount of the reimbursement fees for the entire preliminary plat area must be paid prior to city signatures on the first final plat.

General Conditions:

11. Sanitary sewer service to this development is available via extension of existing mains adjacent to the development. The applicant shall install mains to and through this subdivision; applicant shall coordinate main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet than alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
12. Water service to this site is available via extension of existing mains adjacent to the development. The applicant shall be responsible to install water mains to and through this development, coordinate main size and routing with Public Works.
13. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.
14. Upon installation of the landscaping and prior to inspection by Planning Department staff, the applicant shall provide a written certificate of completion as set forth in UDC 11-3B-14A.
15. A letter of credit or cash surety in the amount of 110% will be required for all incomplete fencing, landscaping, amenities, pressurized irrigation, prior to signature on the final plat.
16. The City of Meridian requires that the owner post with the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The applicant shall be required to enter into a Development Surety Agreement with the City of Meridian. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
17. The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, and water infrastructure for a duration of two years. This surety amount will be verified by a line item final cost invoicing provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
18. In the event that an applicant and/or owner cannot complete non-life, non-safety and non-health improvements, prior to City Engineer signature on the final plat and/or prior to occupancy, a surety agreement may be approved as set forth in UDC 11-5C-3C.
19. Applicant shall be required to pay Public Works development plan review, and construction

inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.

20. It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
21. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
22. Developer shall coordinate mailbox locations with the Meridian Post Office.
23. All grading of the site shall be performed in conformance with MCC 11-1-4B.
24. Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
25. The engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
26. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
27. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
28. Street light plan requirements are listed in section 6-7 of the Improvement Standards for Street Lighting (http://www.meridiancity.org/public_works.aspx?id=272). All street lights shall be installed at developer's expense. Final design shall be submitted as part of the development plan set for approval, which must include the location of any existing street lights. The contractor's work and materials shall conform to the ISPWC and the City of Meridian Supplemental Specifications to the ISPWC. Contact the City of Meridian Transportation and Utility Coordinator at 898-5500 for information on the locations of existing street lighting.
29. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to signature of the final plat by the City Engineer.
30. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
31. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources. The Developer's Engineer shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment.

32. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact the Central District Health Department for abandonment procedures and inspections.
33. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 9-1-28.C.1). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to development plan approval.
34. All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.