



TRANSMITTAL DATE: February 19, 2021
PLANNING AND ZONING COMMISSION MEETING DATE: April 19, 2021
APPLICATION NUMBER: CU-02-21/PPUD-02-01/PP-04-21
PROJECT DESCRIPTION: Arvory Crest Subdivision

APPLICANT:
FS One LLC
2667 E. Gala Ct., Suite 120
Meridian, ID 83642

REPRESENTATIVE:
David Sterling (T-O Engineers)
2471 S. Titanium Place
Meridian, ID 83642
Phone: (208) 323-2288
Email: dsterling@to-engineers.com

SUBJECT: CU-02-21/PPUD-02-21/PP-04-21– Arvory Crest Subdivision – FS One LLC: FS One LLC, represented by David Sterling, P.E., with T-O Engineers, is requesting conditional use permit, preliminary development plan, and preliminary plat approvals for Arvory Crest Subdivision, a 247-lot (231-single family residential, 16-common) residential subdivision. The 80.20-acre site is located on the southeast corner of West Floating Feather Road and State Highway 16 at 1252 North Highway 16.

STAFF CONTACT: Michael Williams, CFM Planner III mwilliams@cityofeagle.org

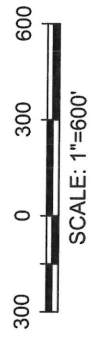
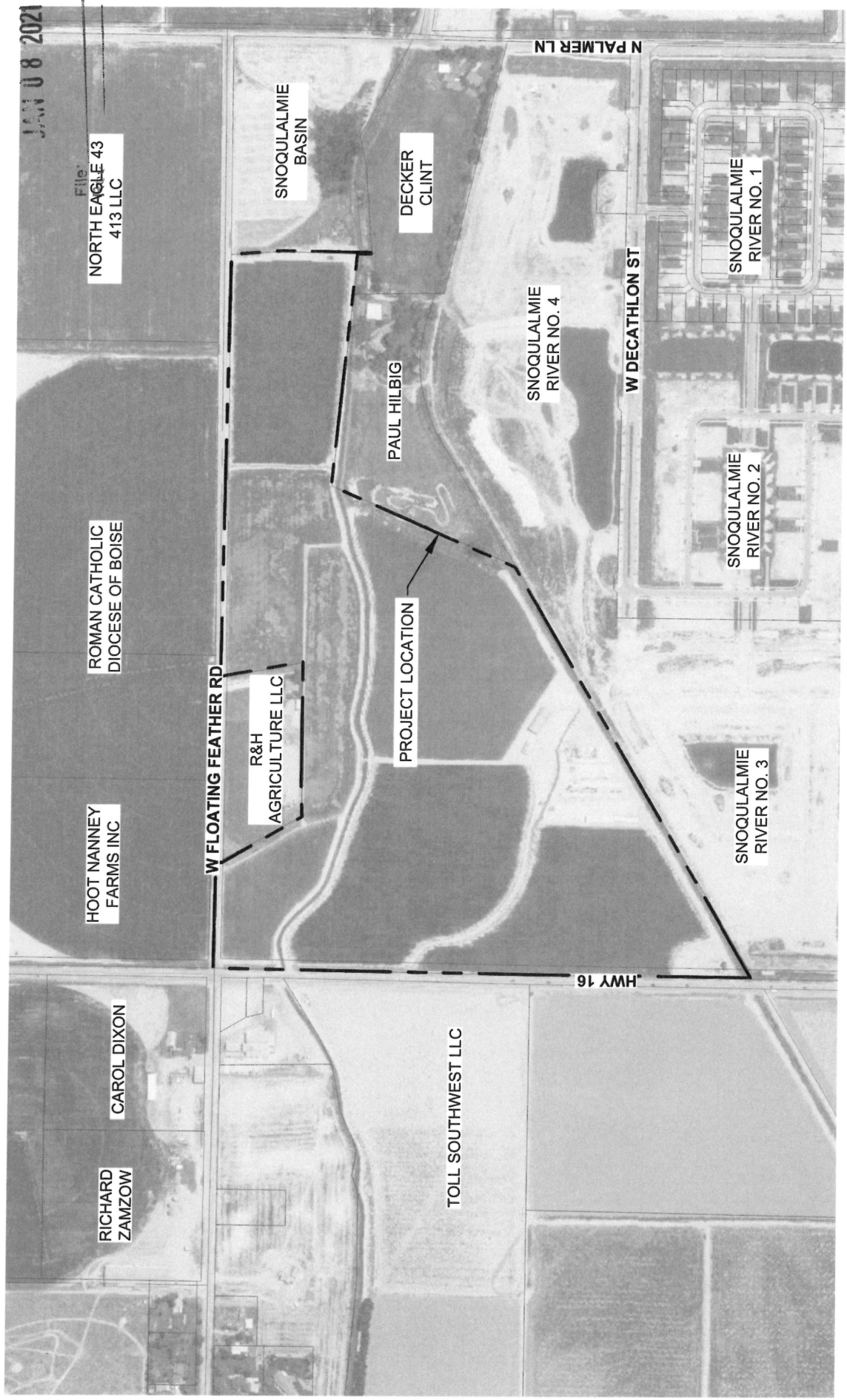
The City of Eagle is reviewing the above mentioned application. If you have any comments on the proposed development please notify the City of Eagle in writing within 15 days of the transmittal date noted above. If no response is received, you will be considered as having no specific concerns regarding this item.

TRANSMITTED TO:

Ada County Assessor
Ada County Development Services - Attn: **Jason Boal**
Ada County Highway District - Attn: **Planning Review**
Ballentyne Ditch Company - Attn: **S. Bryce Farris**
Ballentyne West Lateral User’s Assoc. - **Tim Fease**
Boise River Flood Control District No. 10
Boise School District - Attn: **Lanette Daw**
Cable One
Central District Health Department
CenturyLink – Attn: **Eddy Franklin**
City of Eagle Park, Pathway & Recreation
City of Eagle Trails Coordinator - Attn: **Steve Noyes**
City of Eagle Police (ACSO) - Attn: **Chief Matt Clifford**
City of Eagle Water Dept. - Attn: **Ken Acuff**
City of Eagle Economic Development Director – Attn: **Robin Collins**
COMPASS
DEQ - Attn: **Alicia Martin**
Drainage District #2 - Attn: **S. Bryce Farris**
Eagle Historic Preservation Commission
Eagle Fire Department - Attn: **Scott Buck/John Francesconi**
Eagle Water Co.

Eagle Sewer District - Attn: **Lynn Moser**
Farmers Union Ditch Co. Inc. - Attn: **Jerry A. Kiser**
Idaho Dept. of Fish & Game - Southwest Region
Idaho Department of Lands
Idaho Power - Attn: **Paris Dickerson**
ITD - Attn: **Ken Couch**
Land Trust of the Treasure Valley - Attn: **Eric Grace**
Marathon Pipe Line – Attn: **Midge Kline**
Meridian Fire Department - Attn: **Joe Bongiorno**
Middleton Irrigation Ditch Company - Attn: **S. Bryce Farris**
Middleton Mill Ditch Company - Attn: **S. Bryce Farris**
New Dry Creek Ditch Co. - Attn: **Ron Sedlacek**
New Union Ditch Co. - Attn: **Gary Heikes**
Republic Services - Attn: **Richard Scott and Gary Packwood**
Settler’s Irrigation - Attn: **S. Bryce Farris**
Star Fire District - Attn: **Greg Timinsky**
United States Army Corps of Engineers
Suez - Attn: **Cathy Cooper**
United States Postal Service - Attn: **Ronald Saenz**
Valley Regional Transit
West Ada School District - Attn: **Joe Yochum & Marci Horner**

JAN 08 2021



T-O ENGINEERS
 2471 S. TITANIUM PLACE
 MERIDIAN, IDAHO 83642
 PHONE: (208) 323-2288 WWW.TO-ENGINEERS.COM
 E-FILE: 200389-Vicinity Map.dwg DATE: 12/29/2020 JOB: 200389

JAN 08 2021



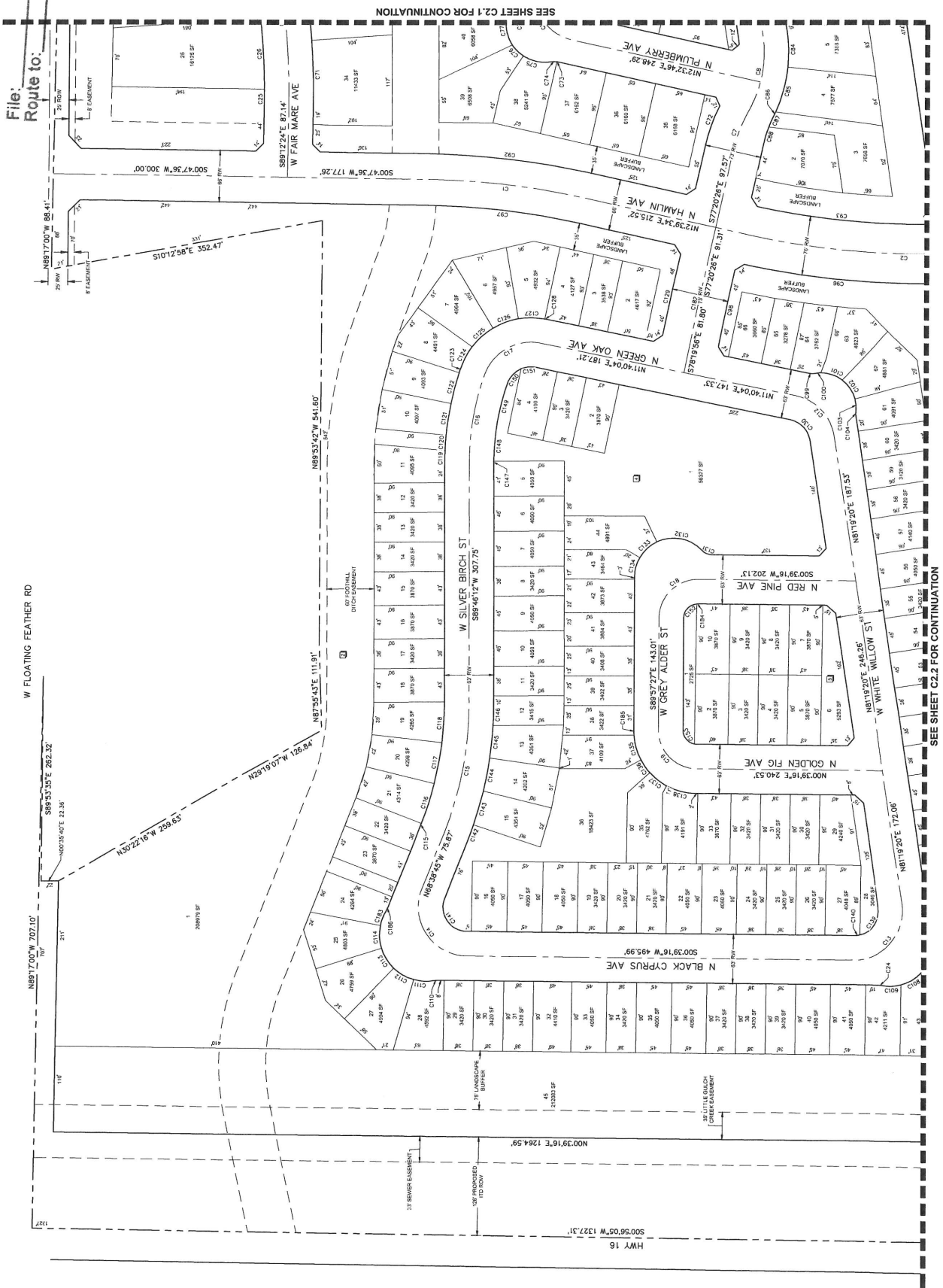
NO.	REVISIONS	DATE	DESIGNED	DRAWN	CHECKED	APPROVED	D. STELLINGS

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
247 S. TITANUM PLACE
MERRITT IDAHO 83642
PHONE: (801) 323-2228 WWW.T-O-ENGINEERS.COM
BOISE • COOK • COLUMBIANA • DENVER
MERRITT • NORTON • PARK • SPOKANE

PRELIMINARY PLAT AND DEVELOPMENT PLAN FOR:
ARROYO CREST SUBDIVISION
PRELIMINARY PLAT WEST

ATTENTION:
IF THESE NOTES DO NOT MAKE SENSE TO YOU, PLEASE CONTACT THE ENGINEER.
THIS SHEET IS ONE OF 11 SHEETS IN THIS PLAT.
SCALE: 1" = 40' TO SCALE

PROJECT:	20080
DATE:	DECEMBER 2020
SHEET:	C2.0



SEE SHEET C2.1 FOR CONTINUATION

SEE SHEET C2.2 FOR CONTINUATION

JAN 08 2021



File: Route to:

1714.46' N89°30'00"E N89°30'00"E 1862.47' 1351.17' 1441.22'

5897°24'E 83.22'

5847°29'E 82.40'

500°46'03" W 378.21'

500°47'01" W 56.10'

N85°47'04"E 6.68'

T.O. ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 S TITANIUM PLACE
MERRIDAN, IDAHO 83642
PHONE: (208) 323-2288 WWW.TO-ENGINEERS.COM
BOISE • COYO • COMBUDEN • HERRICK CITY
MORONA • NIPPO • SPOKANE

**ARVORY CREST SUBDIVISION
PRELIMINARY PLAT EAST**
ARVORY PLAT AND DEVELOPMENT PLAN FOR:

PROJECT:	202008
DATE:	DECEMBER 2020
SHEET	
1	ATTENTION
IF THIS DRAWING IS REPRODUCED FOR ANY PURPOSES, IT SHALL BE AT THE USER'S RISK AND WITHOUT LIABILITY TO THE ENGINEER.	



NO.	DATE	DESCRIPTION	REVISIONS

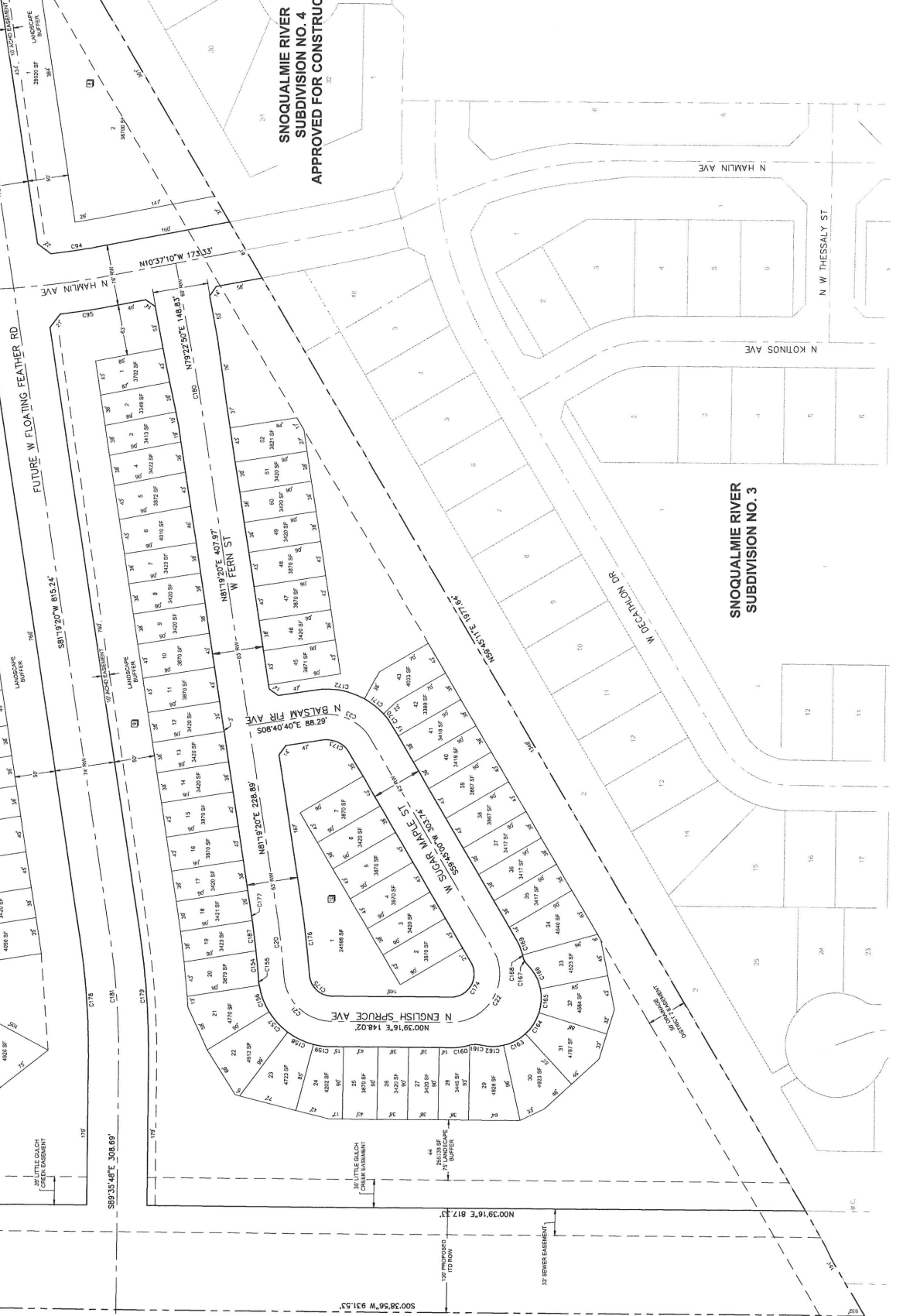
DESIGNED: ZYK
DRAWN: ZYK
CHECKED: J. ZACARIAS
APPROVED: J. ZACARIAS
DATE: 7/1/21
BOISER SITE

JAN 08 2021

File:
Route to:



SEE SHEET C2.0 FOR CONTINUATION



SNOQUALMIE RIVER
SUBDIVISION NO. 4
APPROVED FOR CONSTRUCTION

SNOQUALMIE RIVER
SUBDIVISION NO. 3

NO.	DESCRIPTION	DATE	BY

DESIGNED	JZAKARIAS
DRAWN	JZAKARIAS
CHECKED	JZAKARIAS
APPROVED	D. STEVENS

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 S. TITANIUM PLACE
MERRIDAN, IDAHO 83422
PHONE: (208) 223-2268 WWW.T-O-ENGINEERS.COM
ROSE, CODY • COCHRAN, DALE • HERRIK, CATHY
MERRIDAN • MERRIDAN • SPOKANE

PRELIMINARY PLAT AND DEVELOPMENT PLAN FOR:
ARVORY CREST SUBDIVISION
PRELIMINARY PLAT SOUTH

DATE: DECEMBER 2020
SCALE: AS SHOWN
SHEET: 2 OF 2
C2.2

JAN 08 2021

File:
Route to:

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2475 S. TITANUM PLACE
MEDIANA DOWNS 80642
WWW.TOENGINEERS.COM
PHONE: (303) 393-2828
ROSE & COOK • CORTI • D'AMICO • HERRERA CITY
MEMPHIS • KANSAS • SPRINGFIELD

PRELIMINARY PLAN FOR:
ARROYO CREST SUBDIVISION
PRELIMINARY PLAT TABLES

ATTENTION: 0
DATE: DECEMBER 2020
SHEET: 20039

CURVE TABLE					CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD	CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	996.00	208.69	117.94	187.93	C101	45.00	30.00	361.50	187.93
C2	1000.00	406.29	137.63	243.32	C102	45.00	30.00	361.50	187.93
C3	1000.00	223.93	129.48	147.01	C103	45.00	30.00	361.50	187.93
C4	1000.00	298.48	179.01	188.20	C104	45.00	30.00	361.50	187.93
C5	1031.50	108.41	57.51	88.89	C105	45.00	30.00	361.50	187.93
C6	200.00	94.88	54.98	88.89	C106	45.00	30.00	361.50	187.93
C7	1000.00	406.29	137.63	243.32	C107	45.00	30.00	361.50	187.93
C8	1000.00	223.93	129.48	147.01	C108	45.00	30.00	361.50	187.93
C9	1000.00	298.48	179.01	188.20	C109	45.00	30.00	361.50	187.93
C10	1031.50	108.41	57.51	88.89	C110	45.00	30.00	361.50	187.93
C11	200.00	94.88	54.98	88.89	C111	45.00	30.00	361.50	187.93
C12	1000.00	406.29	137.63	243.32	C112	45.00	30.00	361.50	187.93
C13	1000.00	223.93	129.48	147.01	C113	45.00	30.00	361.50	187.93
C14	1000.00	298.48	179.01	188.20	C114	45.00	30.00	361.50	187.93
C15	1031.50	108.41	57.51	88.89	C115	45.00	30.00	361.50	187.93
C16	200.00	94.88	54.98	88.89	C116	45.00	30.00	361.50	187.93
C17	1000.00	406.29	137.63	243.32	C117	45.00	30.00	361.50	187.93
C18	1000.00	223.93	129.48	147.01	C118	45.00	30.00	361.50	187.93
C19	1000.00	298.48	179.01	188.20	C119	45.00	30.00	361.50	187.93
C20	1031.50	108.41	57.51	88.89	C120	45.00	30.00	361.50	187.93
C21	200.00	94.88	54.98	88.89	C121	45.00	30.00	361.50	187.93
C22	1000.00	406.29	137.63	243.32	C122	45.00	30.00	361.50	187.93
C23	1000.00	223.93	129.48	147.01	C123	45.00	30.00	361.50	187.93
C24	1000.00	298.48	179.01	188.20	C124	45.00	30.00	361.50	187.93
C25	1031.50	108.41	57.51	88.89	C125	45.00	30.00	361.50	187.93
C26	200.00	94.88	54.98	88.89	C126	45.00	30.00	361.50	187.93
C27	1000.00	406.29	137.63	243.32	C127	45.00	30.00	361.50	187.93
C28	1000.00	223.93	129.48	147.01	C128	45.00	30.00	361.50	187.93
C29	1000.00	298.48	179.01	188.20	C129	45.00	30.00	361.50	187.93
C30	1031.50	108.41	57.51	88.89	C130	45.00	30.00	361.50	187.93
C31	200.00	94.88	54.98	88.89	C131	45.00	30.00	361.50	187.93
C32	1000.00	406.29	137.63	243.32	C132	45.00	30.00	361.50	187.93
C33	1000.00	223.93	129.48	147.01	C133	45.00	30.00	361.50	187.93
C34	1000.00	298.48	179.01	188.20	C134	45.00	30.00	361.50	187.93
C35	1031.50	108.41	57.51	88.89	C135	45.00	30.00	361.50	187.93
C36	200.00	94.88	54.98	88.89	C136	45.00	30.00	361.50	187.93
C37	1000.00	406.29	137.63	243.32	C137	45.00	30.00	361.50	187.93
C38	1000.00	223.93	129.48	147.01	C138	45.00	30.00	361.50	187.93
C39	1000.00	298.48	179.01	188.20	C139	45.00	30.00	361.50	187.93
C40	1031.50	108.41	57.51	88.89	C140	45.00	30.00	361.50	187.93
C41	200.00	94.88	54.98	88.89	C141	45.00	30.00	361.50	187.93
C42	1000.00	406.29	137.63	243.32	C142	45.00	30.00	361.50	187.93
C43	1000.00	223.93	129.48	147.01	C143	45.00	30.00	361.50	187.93
C44	1000.00	298.48	179.01	188.20	C144	45.00	30.00	361.50	187.93
C45	1031.50	108.41	57.51	88.89	C145	45.00	30.00	361.50	187.93
C46	200.00	94.88	54.98	88.89	C146	45.00	30.00	361.50	187.93
C47	1000.00	406.29	137.63	243.32	C147	45.00	30.00	361.50	187.93
C48	1000.00	223.93	129.48	147.01	C148	45.00	30.00	361.50	187.93
C49	1000.00	298.48	179.01	188.20	C149	45.00	30.00	361.50	187.93
C50	1031.50	108.41	57.51	88.89	C150	45.00	30.00	361.50	187.93

JAN 08 2021



NO.	REVISIONS	DATE

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 S. TITANIUM PLACE
MERRIDIAN, IDAHO 83421
PHONE: (208) 333-2268 WWW.T-OENGINEERS.COM
BOB C. COOK • COREY D. LARSEN • HENRIK CITY
MICHAEL J. MORSE • KIMBERLY A. ROYKNE

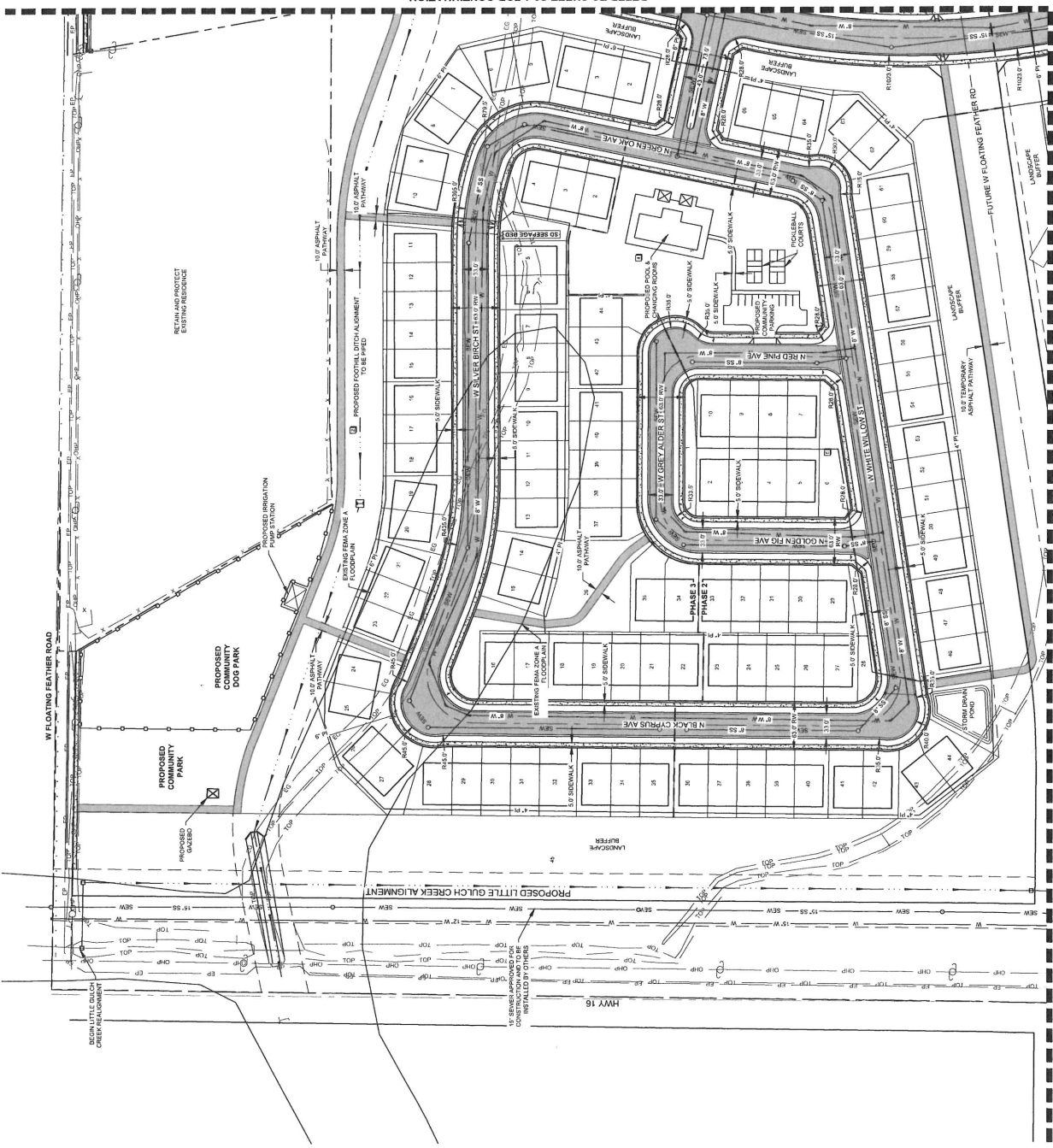
**PRELIMINARY PLAT AND DEVELOPMENT PLAN FOR:
ARVORY CREST SUBDIVISION
PRELIMINARY DEVELOPMENT PLAN WEST**

DATE:	01/08/2021
PROJECT:	ARVORY CREST
PRODUCT:	PRELIMINARY PLAT AND DEVELOPMENT PLAN WEST
SHEET:	30330

C3.0

- GENERAL NOTES**
- SEWER SERVICE TO BE PROVIDED BY EAGLE SEWER DISTRICT.
 - THIS PLAN IS A PRELIMINARY DEVELOPMENT PLAN FOR THE PRESSURE PIPING SYSTEM TO BE OWNED AND MAINTAINED BY THE PROPOSED HOA. ALL CONDUITS SHALL BE INSTALLED ON SITE IN THE FACILITIES SHOWN ON THIS PLAN OR IN PREVIOUS EDITIONS.
 - ALL CONDUITS SHALL BE INSTALLED AT THE CITY OF EAGLE STANDARD CONSTRUCTION.
 - ALL CONDUITS SHALL BE INSTALLED AT THE CITY OF EAGLE STANDARD CONSTRUCTION.
 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL SUBJECT TO CHANGE BASED ON FINAL DESIGN AND PUBLIC AGENCY COMMENTS.

RETURN AND PROTECT
CITY RECORDS



REFER TO SHEET C3.1 FOR CONTINUATION

REFER TO SHEET C3.2 FOR CONTINUATION

City of Eagle logo with seal. Below it, a table with columns: NO., REVISIONS, DATE, BORNER SIZE, DESIGNED, DRAWN, CHECKED, APPROVED, D. STRIKENS.

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2241 S. TRIMBLE PLACE
MERRIDIAN, IDAHO 83402
PHONE: (208) 323-2268 WWW.T-O-ENGINEERS.COM
BOISE • COYO • COUNCIL BLUFFS • HELENA CITY
MELBOURNE • MANA • SPOKANE

PRELIMINARY PLAT AND DEVELOPMENT PLAN FOR:
ARVORY CREST SUBDIVISION
PRELIMINARY DEVELOPMENT PLAN EAST

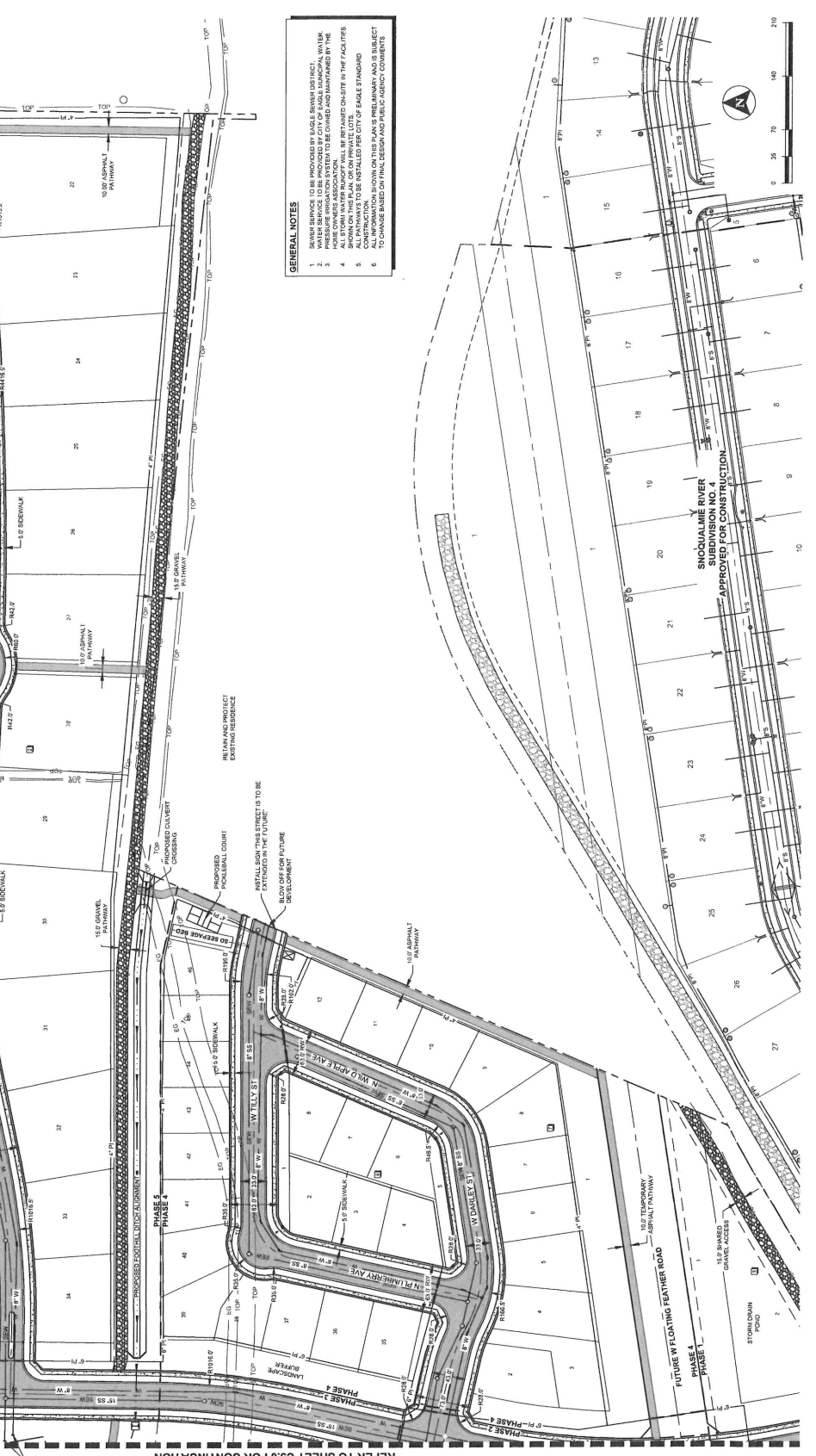
SHEET NO. 03
DATE: DECEMBER 2020
PROJECT: ARVORY CREST
SCALE: NAD 83 SCALE
C3.1

File Route to:

REFER TO SHEET C3.0 FOR CONTINUATION

STW 8' SEWER AND 8" WATER MAIN TO BE INSTALLED FOR FUTURE DEVELOPMENT.

STW 8' SEWER AND 8" WATER MAIN CONNECTION



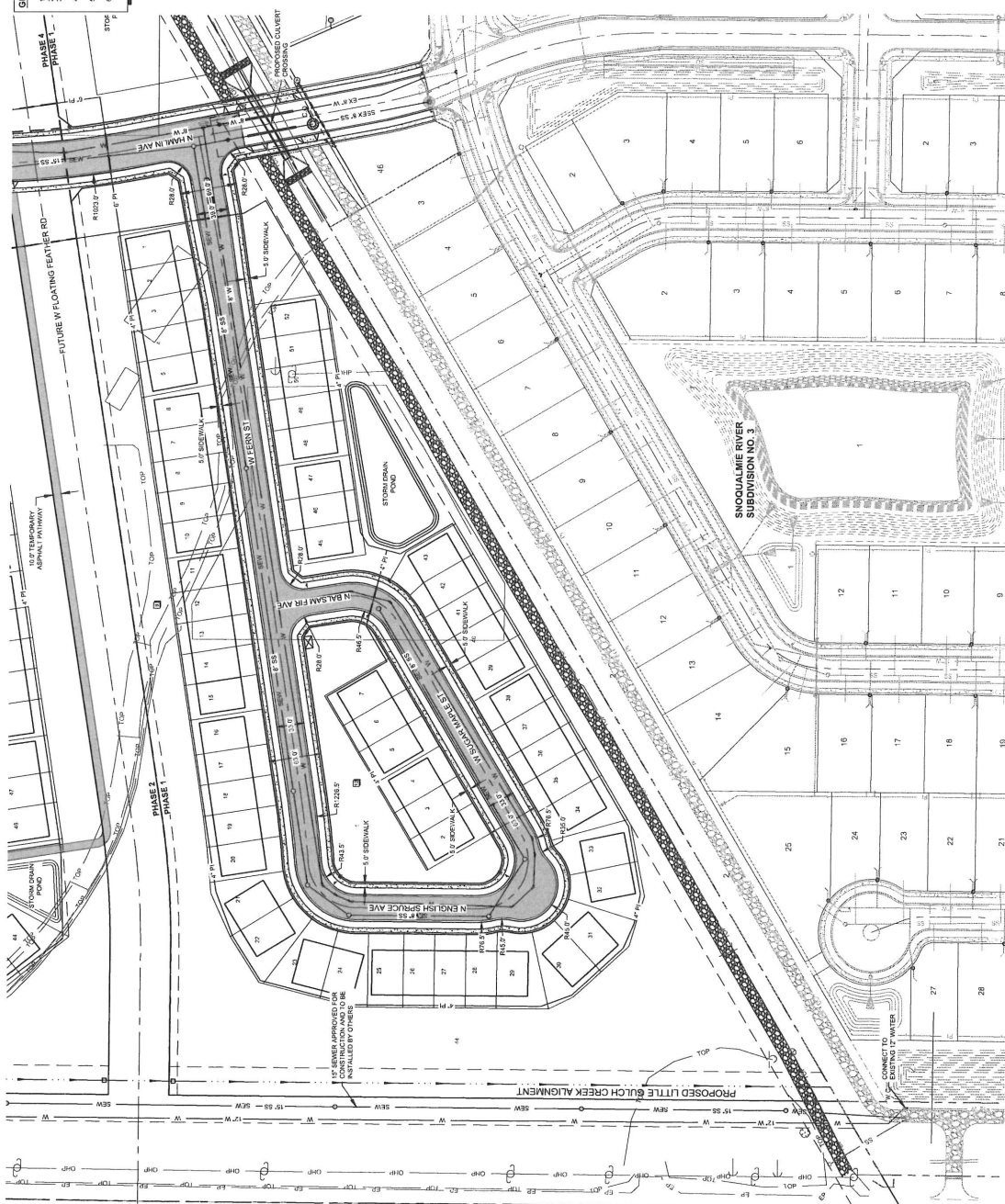
- GENERAL NOTES**
1. THIS PROJECT IS SUBJECT TO THE CITY OF EAGLE, IDAHO, ZONING REGULATIONS.
 2. WATER SERVICE TO BE PROVIDED BY CITY OF EAGLE UTILITIES. WATER MAIN TO BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE CITY OF EAGLE.
 3. PRESSURE IRRIGATION SYSTEM TO BE OWNED AND MAINTAINED BY THE DEVELOPER.
 4. ALL STORM WATER RUNOFF SHALL BE RETAINED ON-SITE IN THE FACILITIES.
 5. ALL UTILITIES TO BE INSTALLED PER CITY OF EAGLE STANDARD SPECIFICATIONS.
 6. ALL INFORMATION SHOWN ON THIS PLAN IS PRELIMINARY AND IS SUBJECT TO CHANGE BASED ON FINAL DESIGN AND PUBLIC AGENCY COMMENTS.

JAN 08 2021

File:
Route to:



- GENERAL NOTES**
1. ALL UTILITIES SHOWN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY.
 2. ALL UTILITIES TO BE PROVIDED BY THE CITY OF EAGLE.
 3. PRESSURE IRRIGATION SYSTEM TO BE OWNED AND MAINTAINED BY THE DEVELOPER.
 4. ALL STORM WATER RUNOFF SHALL BE RETAINED ON SITE IN THE FACILITIES.
 5. ALL STORM WATER RUNOFF SHALL BE INSTALLED PER CITY OF EAGLE STANDARD.
 6. ALL INFORMATION SHOWN ON THIS PLAN IS PRELIMINARY AND IS SUBJECT TO CHANGE BASED ON FINAL DESIGN AND PUBLIC AGENCY COMMENTS.



NO.	DESCRIPTION	DATE	BY	CHKD.	APP'D.

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2417 S. TITANUM PLACE
MERRIMAN, IDAHO 83422
WWW.T-OENGINEERS.COM
PHONE: (208) 323-2288 FAX: (208) 323-2288
BOBE + HARRIS + COOPER ENGINEERS + ARCHITECTS
BOBE + HARRIS + COOPER ENGINEERS + ARCHITECTS

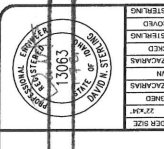
PRELIMINARY PLAT AND DEVELOPMENT PLAN FOR:
ARVORY CREST SUBDIVISION
PRELIMINARY DEVELOPMENT PLAN SOUTH

ATTENTION TO:
IF THESE MAPS ARE NOT PLACED
IN THE PUBLIC RECORDS, THE
PLAT SHALL BE VOID AND OF NO
EFFECT.
NOT TO SCALE

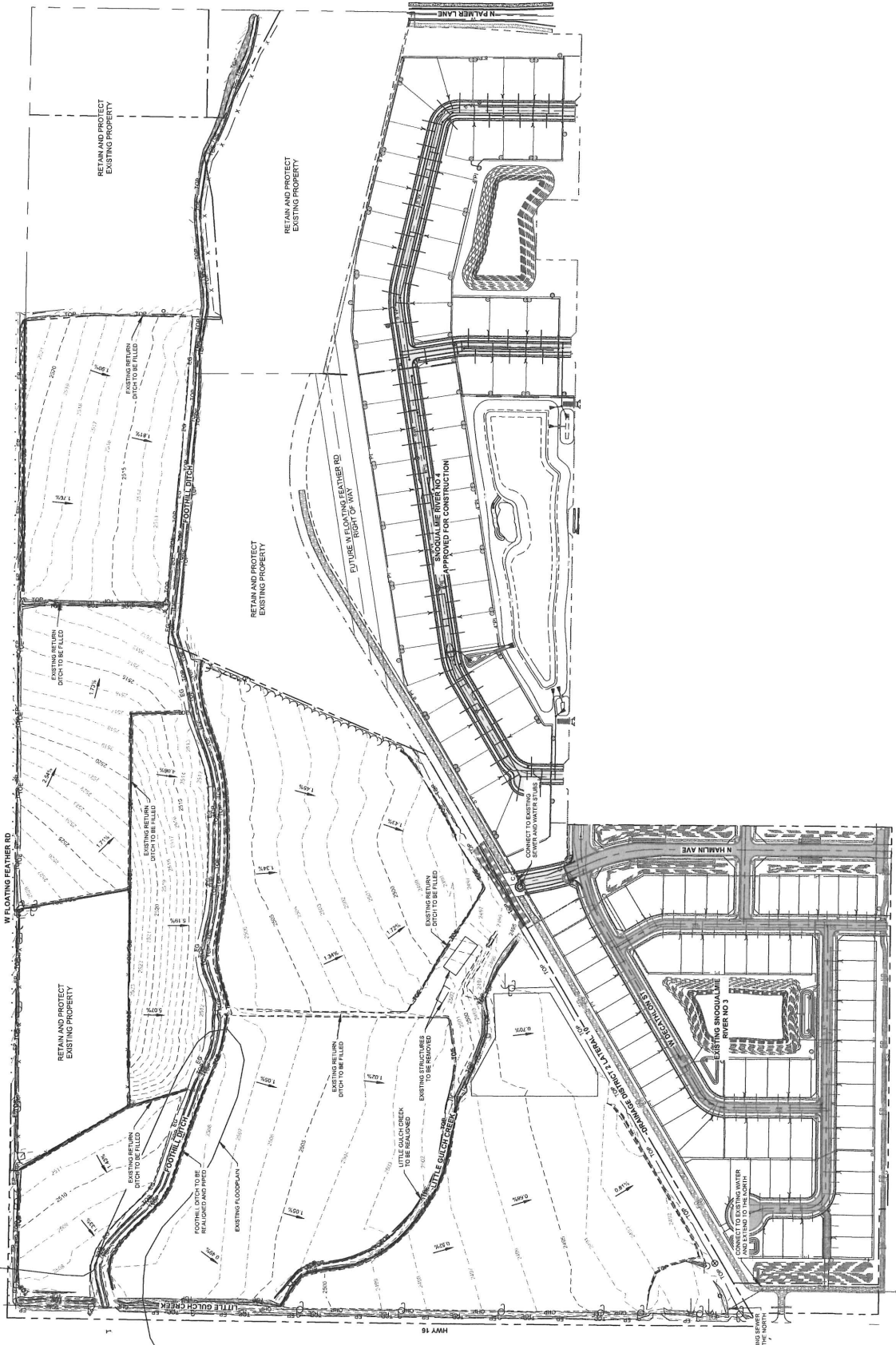
DATE:	DECEMBER 2020
PROJECT:	20000
SHEET:	C3.2

RECEIVED & FILED
CITY OF EAGLE

JAN 08 2021



File:
Route A



NO.	DESCRIPTION	DATE	BY
	REVISIONS		

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 S. TITANUM PLACE
MERRIDIAN, IDAHO 83642
PHONE: (208) 233-2288 WWW.T-O-ENGINEERS.COM
BOISE • COEUR D'ALENE • MERIDIAN CITY
MERRIDIAN • NAPER • SPokane

PRELIMINARY PLAN AND DEVELOPMENT PLAN FOR:
ARVORY CREST SUBDIVISION
EXISTING CONDITIONS

DATE:	DECEMBER 2020
PROJECT:	200105
SHEET:	C4.0