



TRANSMITTAL DATE: November 7, 2017

PLANNING AND ZONING COMMISSION MEETING DATE: December 18, 2017

APPLICATION NUMBER: A-02-17/RZ-05-17/CU-12-17/PPUD-06-17/PP-06-17

PROJECT DESCRIPTION: Brookway Subdivision

APPLICANT:

Trilogy Idaho
9839 Cable Car Street, Suite 101
Boise, Idaho 83709
208-895-8858
Email: shawn@trilogyidaho.com

REPRESENTATIVE:

Kent Brown
3161 East Springwood Drive
Meridian, Idaho
208-871-6842
Email: kentlkb@jub.com

SUBJECT: A-02-17/RZ-05-17/CU-12-17/PPUD-06-17/PP-06-17 – Brookway Subdivision – Trilogy Idaho:

Trilogy Idaho, represented by Kent Brown, is requesting an annexation, rezone from RUT (Residential-Urban Transition – Ada County designation) to R-2-DA-P (Residential with a development agreement – PUD), conditional use permit, preliminary development plan and preliminary plat approvals for Brookway Subdivision, a 123-lot (106 residential, 17 common) residential planned unit development. The 61.34-acre site is generally located on the west side of North Lanewood Road, approximately 1/2-mile north of the intersection of North Lanewood Road and West Floating Feather Road.

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**
Andeavor
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: **Cindi Davis**
City of Eagle Parks & Recreation - Attn: **Tim Williams**
City of Eagle Police (ACSO) - Attn: **Chief Patrick Calley**
City of Eagle Water Dept. - Attn: **Ken Acuff**
COMPASS
DEQ - Attn: **Alicia Martin**
Drainage District #2 - Attn: **S. Bryce Farris**
Eagle Historic Preservation Commission
Eagle Fire Department - Attn: **Kurt McClenny**
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: **Blake Watson**
ITD - Attn.: **Ken Couch**
Land Trust of the Treasure Valley - Attn: **Tim M. Breuer**
Meridian Fire Department - Attn: **Perry Palmer**
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: **Bob Olson**
Settler's Irrigation - Attn: **S. Bryce Farris**
Star Fire District - Attn: **Greg Timinsky**
United States Army Corps of Engineers
Suez - Attn: **Dan Brown**
Valley Regional Transit
West Ada School District – Attn: **Joe Yochum**

W. BEACON LIGHT RD

DRY CREEK CANAL

PROJECT
LOCATION

N. LANEWOOD RD

LILAC
SPRINGS
SUBDIVISION

TANNENBAUM
SUBDIVISION

BROOKWAY SUBDIVISION
EAGLE, IDAHO
AERIAL VICINITY MAP

SHEET

1

REVISION OF DRAWINGS
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN
AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF
J-U-B ENGINEERS, Inc. AND IS NOT TO BE USED, IN WHOLE OR PART,
FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN
AUTHORIZATION OF J-U-B ENGINEERS, Inc.

FILE: 10-17-010-VICINITY
JOB PROJ # 10-17-010
DRAWN BY: 6888
DESIGN BY: 6888
CHECKED BY: 6888



J-U-B ENGINEERS, INC.

LAST UPDATED: 10/24/2017

NO. REVISION DESCRIPTION BY DATE

Plot Date: 10/24/2017 10:26 AM Plotted By: Everett Earnest
C:\Users\everett.earnest\Documents\10-17-010-N. LANEWOOD, BROOKWAY, LILAC SPRINGS, TANNENBAUM, DRY CREEK CANAL, W. BEACON LIGHT RD.dwg

RECEIVED & FILED
CITY OF EAGLE

OCT 30 2017

W. BEACON LIGHT RD

File:
Route to:



SCALE IN FEET

DRY CREEK CANAL

PROJECT
LOCATION

N. LANEWOOD RD

TANNENBAUM
SUBDIVISION

LILAC
SPRINGS
SUBDIVISION

BROOKWAY SUBDIVISION
EAGLE, IDAHO

VICINITY MAP

SHEET

1

Per Date: 10/24/2017 10:26 AM Plotted By: Everett Eismert
C:\:\Projects\1017-010\LANEWOOD\ROAD\PRE-PLAT\CAD\SHSHEET10-17-010-VICINITY.DWG

REUSE OF DRAWINGS
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF J-U-B ENGINEERS, Inc. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF J-U-B ENGINEERS, Inc.

FILE: 10-17-010-VICINITY
JOB PROJ #: 10-17-010
DRAWN BY: ###
DESIGN BY: ###
CHECKED BY: ###



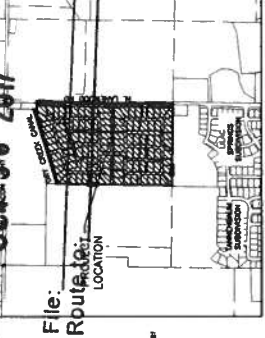
J-U-B ENGINEERS, INC.

NO	REVISION DESCRIPTION	BY	APR	DATE	LAST UPDATED
					10/24/2017

RECEIVED & FILED
CITY OF EAGLE

OCT 30 2017

JUB
JUB ENGINEERS, INC.
250 S. Bechtwood Ave.
Suite 201
Boise, ID 83709-0944
Phone 208.376.7330
Fax 208.333.9358
www.jub.com



- BOUNDARY LEGEND**
- Subdivision Boundary Line
 - Section Line
 - Match Line
 - Center Line
 - Right-of-way Line
 - Existing Parcel Line
 - Existing Sewer Easement Line
 - Existing Flood Easement Line
 - Proposed Silters Infiltration Easement
 - Section Corner
 - Quarter-Section Corner
 - Found 5/8" Rebar
 - Found Aluminum Cap
 - Property Corner
 - PLS Number Found on Monument

Line	From	To	Length
1	8007'20.00" N	31.48'	
2	5887'13.93" N	123.00'	

NOTES:

1. CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO THE UNITED STATES COAST AND GEODETIC SURVEY NAD 83 DATUM.
2. THE STREETS WITHIN THIS DEVELOPMENT ARE A COMBINATION OF PUBLIC AND PRIVATE STREETS. THE PUBLIC STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY-HIGHWAY DISTRICT (ACHD) STANDARDS FOR PUBLIC STREETS WITH A MINIMUM CURBWIDTH OF 0.40C. THE PRIVATE STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH EAGLE CITY SPECIFICATIONS.
3. LOTS 1 AND 10, OF BLOCK 1, LOT 1 OF BLOCK 3, LOT 1 OF BLOCK 4, LOTS 1, 6, AND 24, OF BLOCK 5, LOT 1 OF BLOCK 6, LOTS 1 AND 2 OF BLOCK 7, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

LAND USE SUMMARY

TOTAL AREA:	62.60 AC.
TOTAL LOTS:	123 LOTS
COMMON AREA LOTS:	17 LOTS
RESIDENTIAL DENSITY:	1.89 DU/AC (20.00)
AVERAGE LOT SIZE:	17,830 S.F.
SMALLEST LOT:	17,000 S.F.
PROPOSED ZONE:	R-2



DEVELOPER/OWNER
TRILOGY DEVELOPMENT
SHAWN BRONKLE
1211 S. BECHTWOOD AVE.
STE. 201
BOISE, ID 83709
208-895-8858

LAND SURVEYOR
MICHAEL BRYNS, P.E.
J-U-B ENGINEERS
250 S. BECHTWOOD AVE.
STE. 201
BOISE, ID 83709
208-376-7330

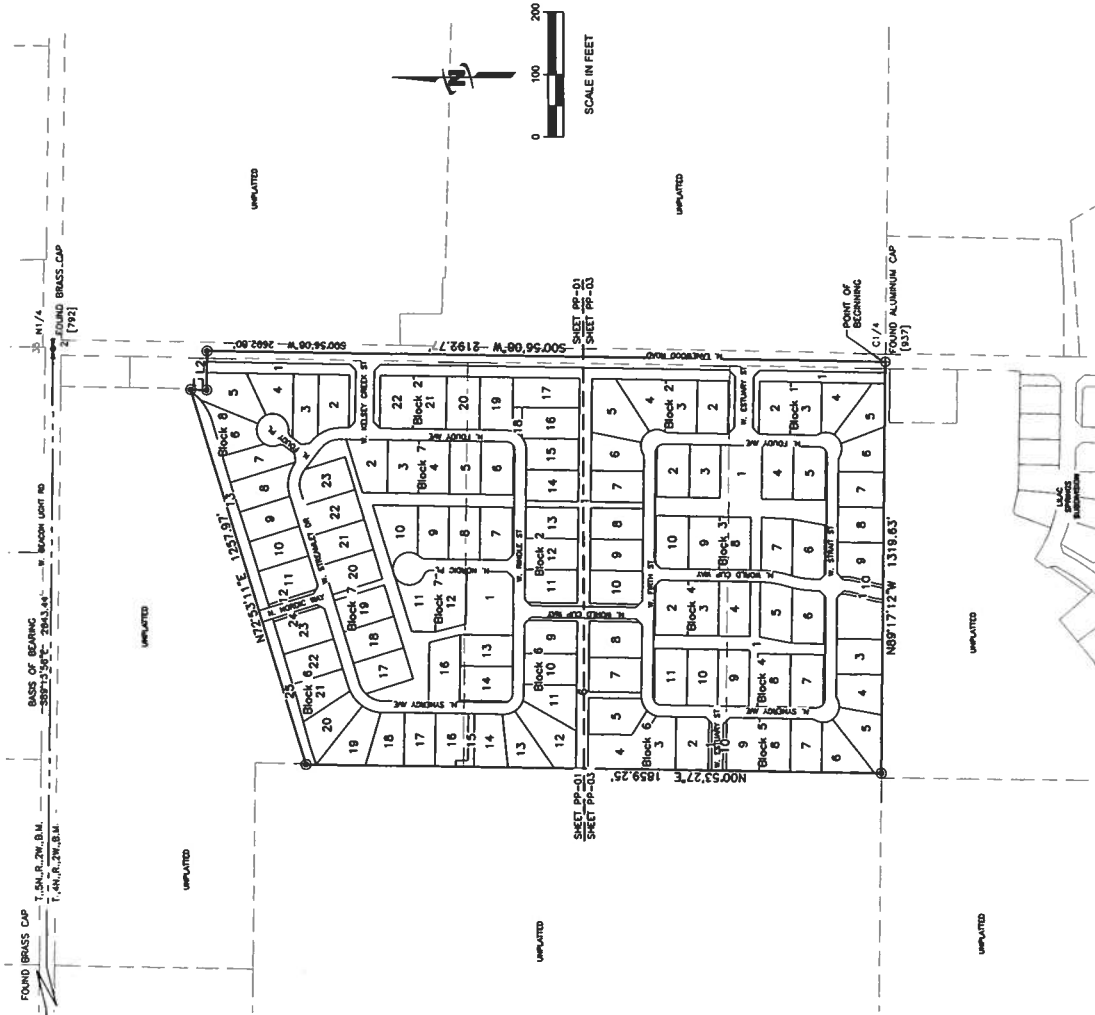
CIVIL ENGINEER
SCOTT WONDERS, P.E.
J-U-B ENGINEERS
250 S. BECHTWOOD AVE.
STE. 201
BOISE, ID 83709
208-376-7330

BOUNDARY AND PROJECT INFORMATION

EAGLE, IDAHO

BROOKWAY SUBDIVISION

PP-01



PRELIMINARY PLAT FOR
BROOKWAY SUBDIVISION
SITUATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN
EAGLE, IDAHO
2017



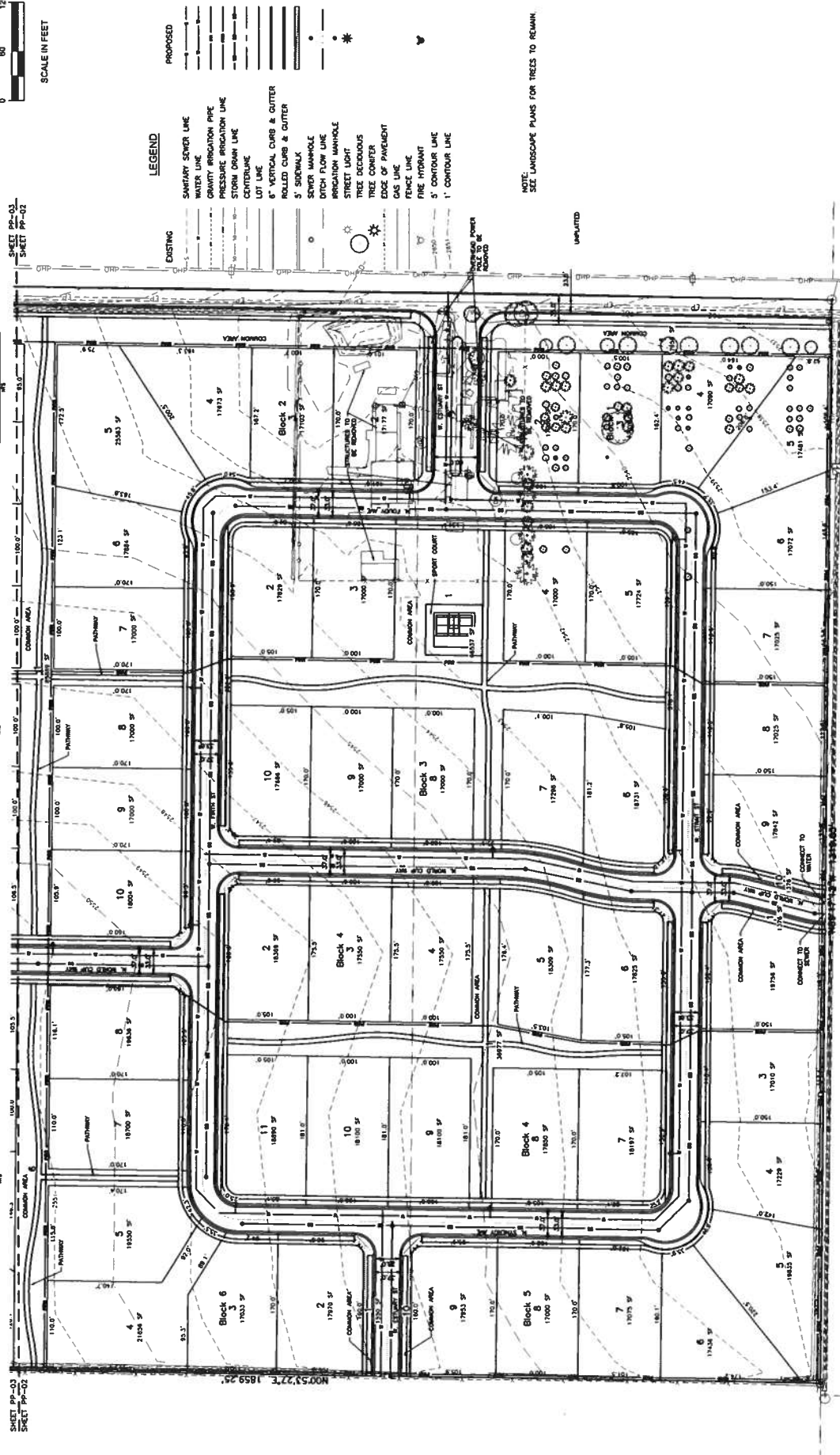
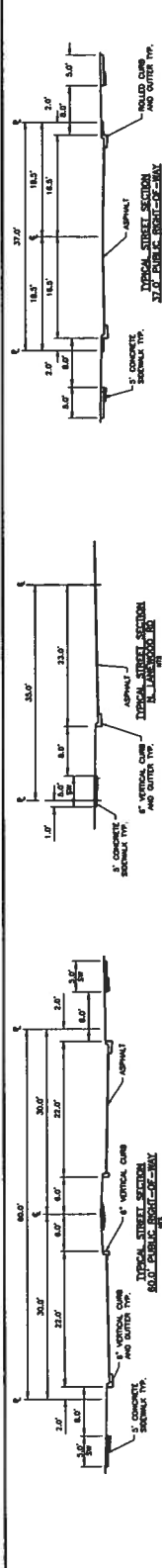
LIST OF MATERIALS

THIS DOCUMENT AND THE WORK HEREON SHALL BE CONSIDERED CONTRACT DOCUMENTS ONLY AND SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS OF THE STATE OF IDAHO, LATEST EDITION, WHICH ARE INCORPORATED BY REFERENCE INTO THIS CONTRACT.

NO. 1	ASPHALT
NO. 2	CONCRETE
NO. 3	GRAVEL
NO. 4	SAND
NO. 5	GRAVEL
NO. 6	GRAVEL
NO. 7	GRAVEL
NO. 8	GRAVEL
NO. 9	GRAVEL
NO. 10	GRAVEL
NO. 11	GRAVEL
NO. 12	GRAVEL
NO. 13	GRAVEL
NO. 14	GRAVEL
NO. 15	GRAVEL
NO. 16	GRAVEL
NO. 17	GRAVEL
NO. 18	GRAVEL
NO. 19	GRAVEL
NO. 20	GRAVEL
NO. 21	GRAVEL
NO. 22	GRAVEL
NO. 23	GRAVEL
NO. 24	GRAVEL
NO. 25	GRAVEL
NO. 26	GRAVEL
NO. 27	GRAVEL
NO. 28	GRAVEL
NO. 29	GRAVEL
NO. 30	GRAVEL
NO. 31	GRAVEL
NO. 32	GRAVEL
NO. 33	GRAVEL
NO. 34	GRAVEL
NO. 35	GRAVEL
NO. 36	GRAVEL
NO. 37	GRAVEL
NO. 38	GRAVEL
NO. 39	GRAVEL
NO. 40	GRAVEL
NO. 41	GRAVEL
NO. 42	GRAVEL
NO. 43	GRAVEL
NO. 44	GRAVEL
NO. 45	GRAVEL
NO. 46	GRAVEL
NO. 47	GRAVEL
NO. 48	GRAVEL
NO. 49	GRAVEL
NO. 50	GRAVEL

BROOKWAY SUBDIVISION
EAGLE, IDAHO
 EXISTING AND PROPOSED CONDITIONS

SHEET NO. PP-02
 DATE: 11/15/2017
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 AT A FULL SCALE OF 1"=40' OR LARGER
 UNLESS OTHERWISE NOTED
 SHEET NUMBER: PP-02



SHEET PP-03
 SHEET PP-04
 SHEET PP-05
 SHEET PP-06
 SHEET PP-07
 SHEET PP-08
 SHEET PP-09
 SHEET PP-10
 SHEET PP-11
 SHEET PP-12
 SHEET PP-13
 SHEET PP-14
 SHEET PP-15
 SHEET PP-16
 SHEET PP-17
 SHEET PP-18
 SHEET PP-19
 SHEET PP-20
 SHEET PP-21
 SHEET PP-22
 SHEET PP-23
 SHEET PP-24
 SHEET PP-25
 SHEET PP-26
 SHEET PP-27
 SHEET PP-28
 SHEET PP-29
 SHEET PP-30
 SHEET PP-31
 SHEET PP-32
 SHEET PP-33
 SHEET PP-34
 SHEET PP-35
 SHEET PP-36
 SHEET PP-37
 SHEET PP-38
 SHEET PP-39
 SHEET PP-40
 SHEET PP-41
 SHEET PP-42
 SHEET PP-43
 SHEET PP-44
 SHEET PP-45
 SHEET PP-46
 SHEET PP-47
 SHEET PP-48
 SHEET PP-49
 SHEET PP-50

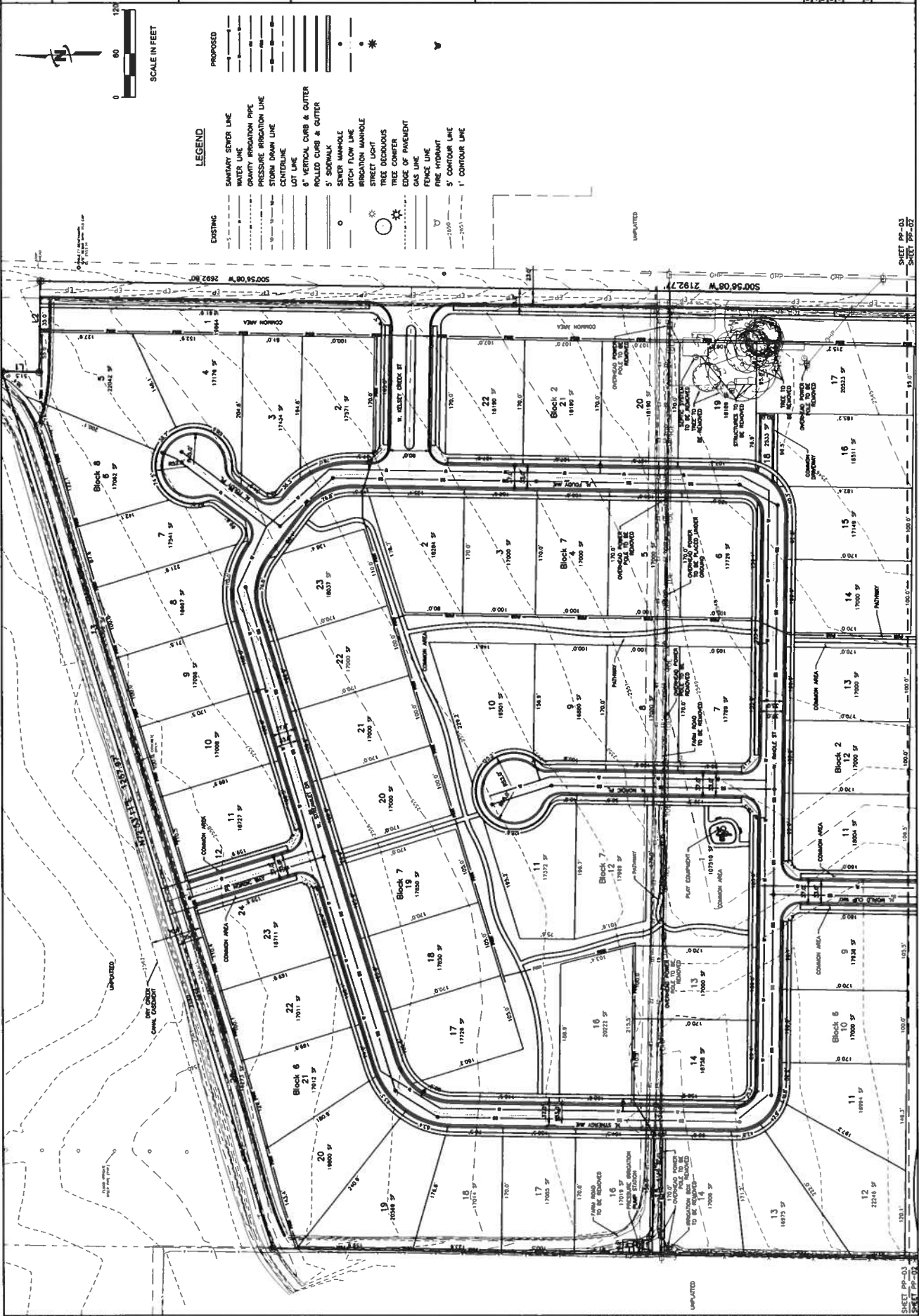


THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF JUB ENGINEERS, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS PROJECT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF JUB ENGINEERS, INC.

BROOKWAY SUBDIVISION
EAGLE, IDAHO
 EXISTING AND PROPOSED CONDITIONS

DATE: 12/15/2011
 DRAWN BY: J. B. ...
 CHECKED BY: ...
 PROJECT NO: ...
 SHEET NO: ...

PP-03
 SHEET NUMBER





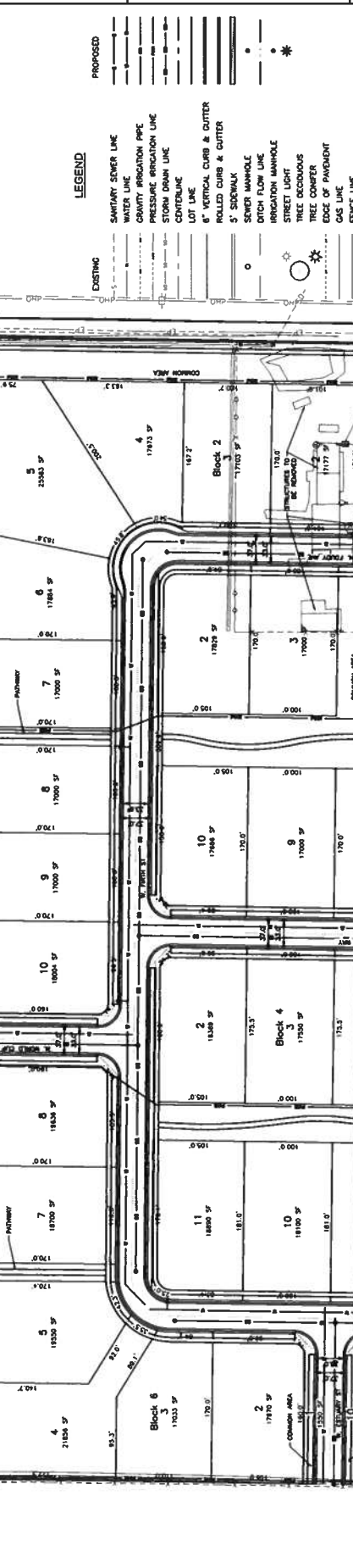
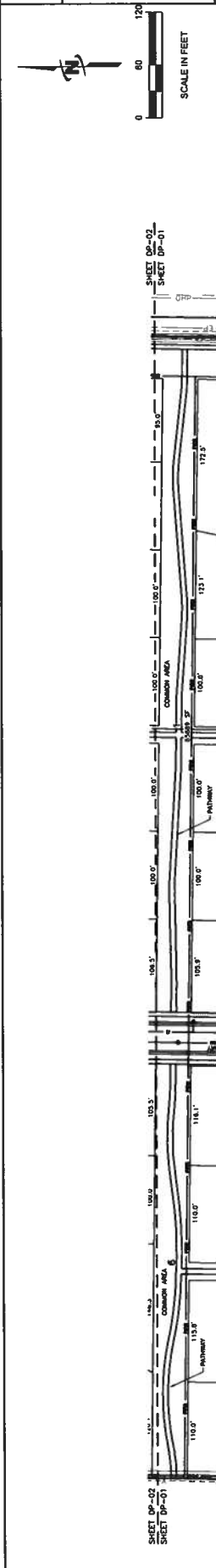
JUB ENGINEERS, INC.
 250 S. Beachwood Ave.
 Boise, ID 83709-0944
 Phone: 208.328.2330
 Fax: 208.328.2336
 www.jub.com

PRELIMINARY
 PLANS
 NOT FOR
 CONSTRUCTION

NO.	DESCRIPTION	DATE

BROOKWAY SUBDIVISION
 EAGLE, IDAHO
 DEVELOPMENT PLAN

PREPARED BY: JUB ENGINEERS, INC.
 DATE: 11/20/2012
 DRAWN BY: JUB
 CHECKED BY: JUB
 SCALE: AS SHOWN
 SHEET NUMBER: DP-01



- LEGEND**
- EXISTING**
- Sanitary Sewer Line
 - Water Line
 - Gravity Irrigation Pipe
 - Pressure Irrigation Line
 - Storm Drain Line
 - Centerline
 - Lot Line
 - 8" Vertical Curb & Gutter
 - 5' Sidewalk
 - Sewer Manhole
 - Irrigation Manhole
 - Street Light
 - Tree Deciduous
 - Tree Conifer
 - Edge of Pavement
 - Gas Line
 - Fence Line
 - Fire Hydrant
 - 5' Contour Line
 - 1' Contour Line
- PROPOSED**
- Structure to be removed
 - Structure to be retained
 - Structure to be replaced

NOTE:
 SEE LANDSCAPE PLANS FOR TREES TO REMAIN.

LAND USE SUMMARY

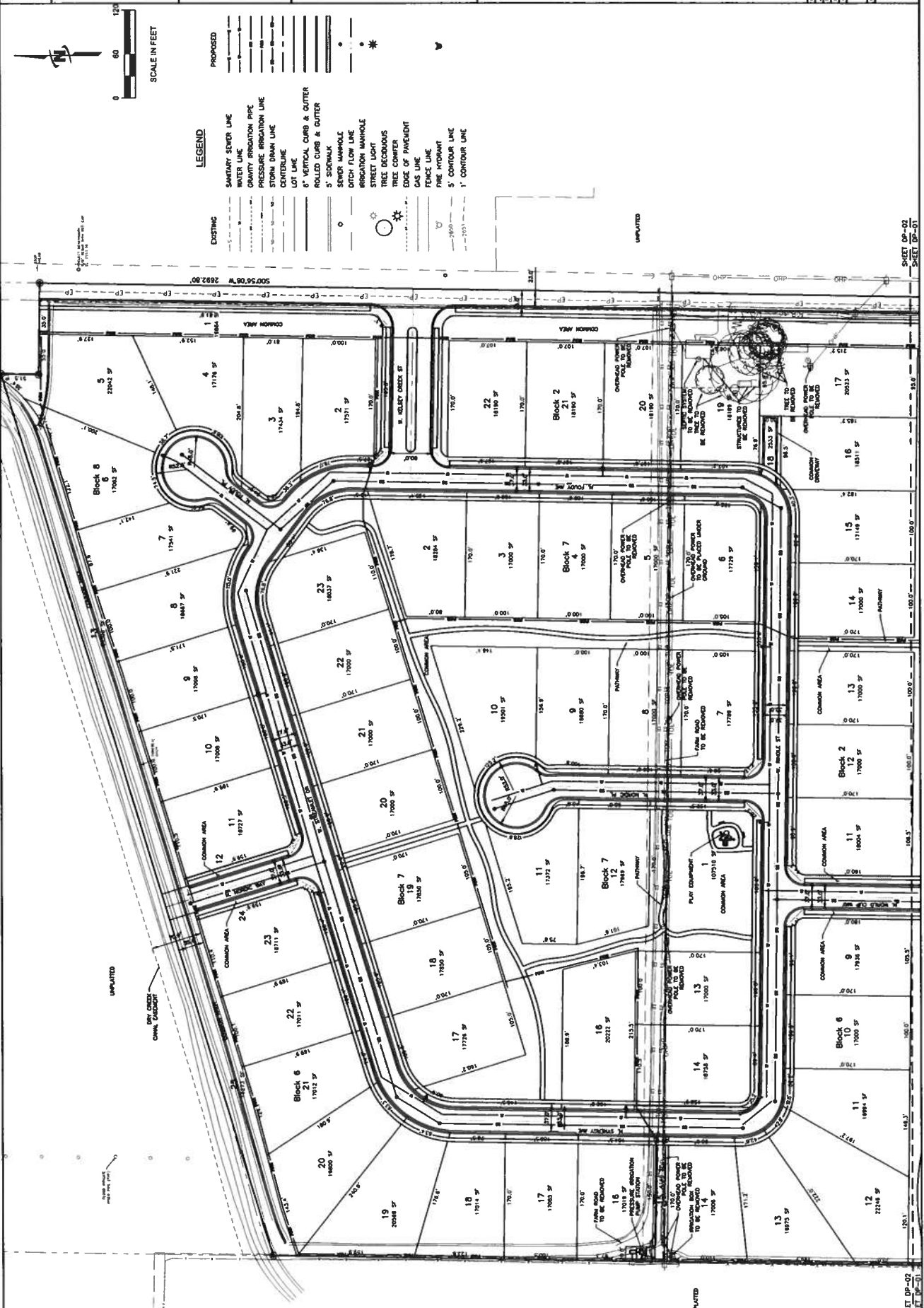
68,640 AS
 TOTAL LOTS
 123 LOTS
 RESIDENTIAL LOTS
 104 LOTS
 RESIDENTIAL DENSITY
 1.89 DU/AC
 COMMON AREA
 12.52 AC (20.0%)
 COMMON AREA
 17,200 S.F.
 SMALLEST LOT
 17,200 S.F.
 EXISTING ZONE
 R-2
 PROPOSED ZONE
 R-2



THIS DOCUMENT AND THE CONTENTS HEREIN ARE THE PROPERTY OF JUB ENGINEERS, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT OR THE CONTENTS HEREIN MAY BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN AUTHORIZATION OF JUB ENGINEERS, INC.

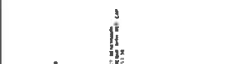
BROOKWAY SUBDIVISION
 EAGLE, IDAHO
 DEVELOPMENT PLAN

DATE: 10/12/2011
 DRAWN BY: JUB
 CHECKED BY: JUB
 CALCULATED: JUB
 SHEET NUMBER: DP-02



LEGEND

- EXISTING**
- 1" SANITARY SEWER LINE
 - 1" WATER LINE
 - 1" DRAINAGE LINE
 - 1" PRESSURE IRRIGATION LINE
 - 1" STORM DRAIN LINE
 - 1" CENTERLINE
 - 1" LOT LINE
 - 1" 6" VERTICAL CURB & GUTTER
 - 1" ROLLED CURB & GUTTER
 - 1" SEWER MANHOLE
 - 1" STREET LIGHT
 - 1" TREE DECIDUOUS
 - 1" TREE CONIFER
 - 1" FENCE LINE
 - 1" FENCE POST
 - 1" FIRE HYDRANT
 - 1" 5' CONTOUR LINE
 - 1" 1' CONTOUR LINE
- PROPOSED**
- 1" 12" SANITARY SEWER LINE
 - 1" 12" WATER LINE
 - 1" 12" DRAINAGE LINE
 - 1" 12" PRESSURE IRRIGATION LINE
 - 1" 12" STORM DRAIN LINE
 - 1" 12" CENTERLINE
 - 1" 12" LOT LINE
 - 1" 12" 6" VERTICAL CURB & GUTTER
 - 1" 12" ROLLED CURB & GUTTER
 - 1" 12" SEWER MANHOLE
 - 1" 12" STREET LIGHT
 - 1" 12" TREE DECIDUOUS
 - 1" 12" TREE CONIFER
 - 1" 12" FENCE LINE
 - 1" 12" FENCE POST
 - 1" 12" FIRE HYDRANT
 - 1" 12" 5' CONTOUR LINE
 - 1" 12" 1' CONTOUR LINE



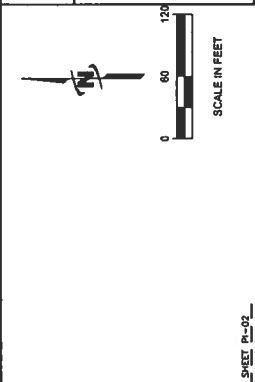
SHEET DP-02
 SHEET DP-01

SHEET DP-02
 SHEET DP-01

DATE	DESCRIPTION	BY	CHKD

THIS DOCUMENT AND THE DATA HEREON CONSTITUTE THE PROPERTY OF JUB ENGINEERS, INC. AND SHALL REMAIN THE PROPERTY OF JUB ENGINEERS, INC. IF ANY PART OF THIS PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF JUB ENGINEERS, INC.

DATE: 05/20/11
PROJECT: BROOKWAY SUBDIVISION
SHEET: PI-01



SHEET PI-02
SHEET PI-01

SHEET PI-02
SHEET PI-01

JUB ENGINEERS, INC.
 250 S. Beechwood Ave.
 Suite 201
 Boise, ID 83709-0944
 Phone: 208.328.3330
 Fax: 208.328.3336
 www.jub.com

PRELIMINARY PLANS
 NOT FOR CONSTRUCTION

THIS DOCUMENT AND THE CONTENTS HEREIN ARE THE PROPERTY OF JUB ENGINEERS, INC. AND SHALL REMAIN THE PROPERTY OF JUB ENGINEERS, INC. IF ANY PART OF THIS DOCUMENT IS USED IN ANY PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF JUB ENGINEERS, INC.

BROOKWAY SUBDIVISION
EAGLE, IDAHO
PRESSURE IRRIGATION PLAN

DATE: 10/20/2012
 DRAWN BY: JUB
 CHECKED BY: JUB
 DATE UPDATED: 10/20/2012

PI-02



SHEET DP-01
 SHEET DP-02

SHEET DP-02
 SHEET DP-01

Print Date: 10/20/2012 11:27 AM. Printed By: JUB
 Plot Scale: 100% (1:1) (1 inch = 1 foot)

Issue	Date
ISSUE	10/24/11



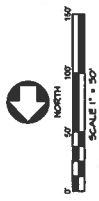
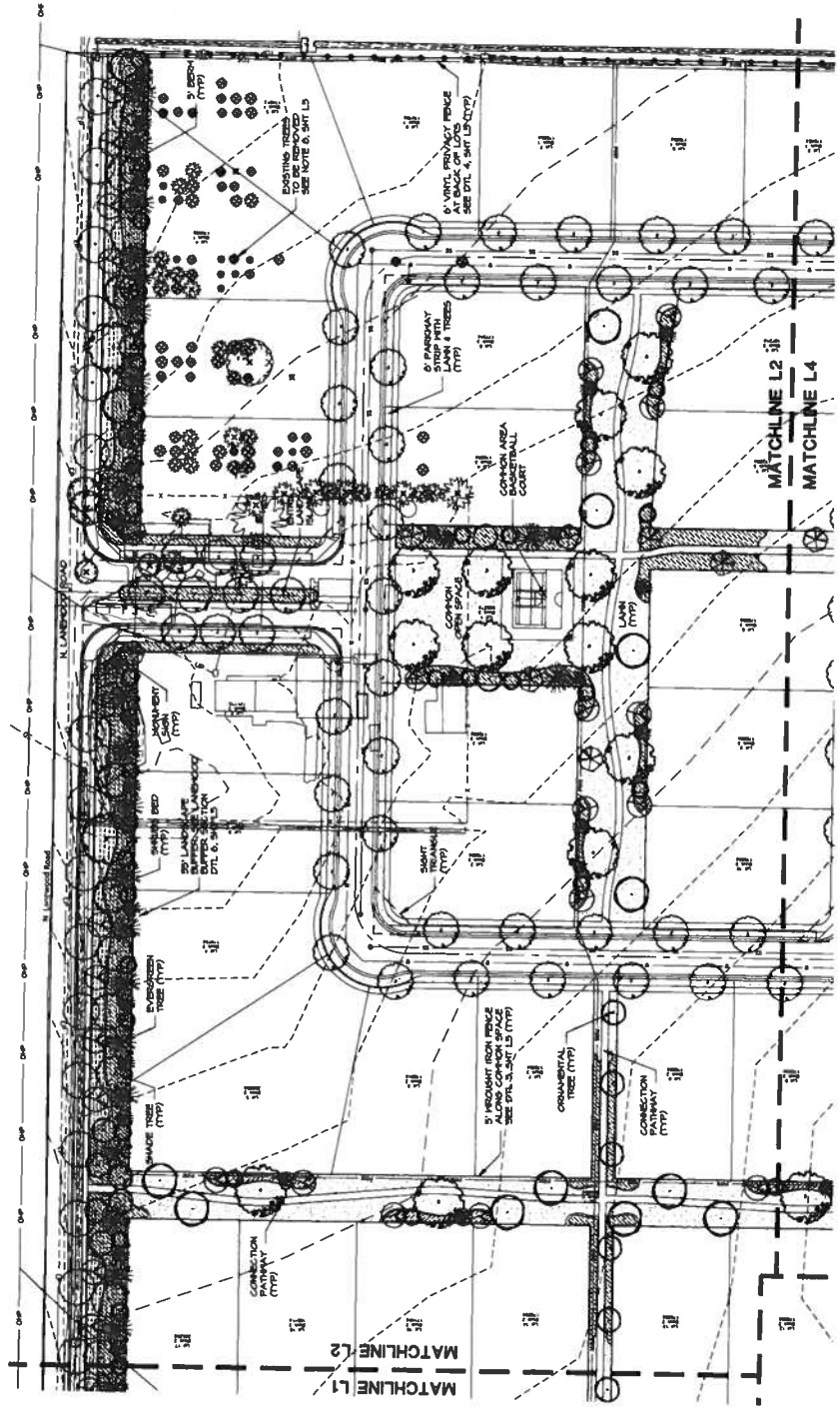
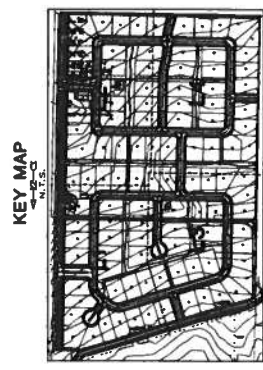
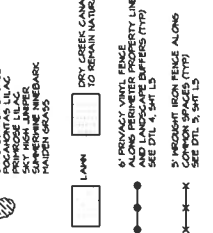
JENSEN BELTS ASSOCIATES
 Site Planning
 Landscape Architecture
 1300 17th Ave, Ste. 130
 Broom, CO 80020
 Phone: (303) 443-7178
 Fax: (303) 443-7178
 e-mail: jensenbelts.com

BROOKWAY SUBDIVISION
PRELIMINARY PLAT LANDSCAPE PLAN

Job Number: 1704	
Drawn: JUN	Checked: ACS
Scale: AS SHOWN	Sheet Title: LANDSCAPE PLAN
Sheet Number: L2	Sheet Number: 2 of 5 Sheets

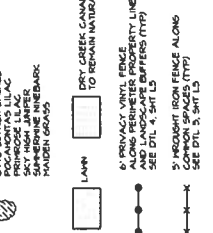
PLANT PALETTE
 (REFERENCE SHEET L3)

- SYMBOL COMMON NAME**
- BLACK HILLS SPRUCE
 - NORWAY SPRUCE
 - VANDERBILT'S PINE
 - MADE TREE
 - ALDER
 - ASH
 - CYPRESS
 - GREENSPRING LINDEN
 - HERITAGE BIRCH
 - LONDON PLANE TREE
 - WALNUT
 - ORNAMENTAL TREES (GLASS)
 - CANADA RED CHOCERRY
 - CHAMELIS
 - IVORY SALK LILAC
 - SPRING SMOKE CROCODIA
 - ORNAMENTAL GRASSES
 - BLACK EYED SUSAN
 - BLUE RAY JAMBER
 - DWARF FOUNTAIN GRASS
 - STELLIS CORDON ROSETTE
 - EMERALD YF GOLD BLOOMING
 - RED FLOWER CARPET ROSE
 - FRANCE NOT DROWN
 - GRASS
 - GRASS
 - LITTLE DEVIL NINEBARK
 - HARDY PINE
 - PRINCE OF WALES LILAC
 - SPRINGBURN NINEBARK
 - HAIRY GRASS



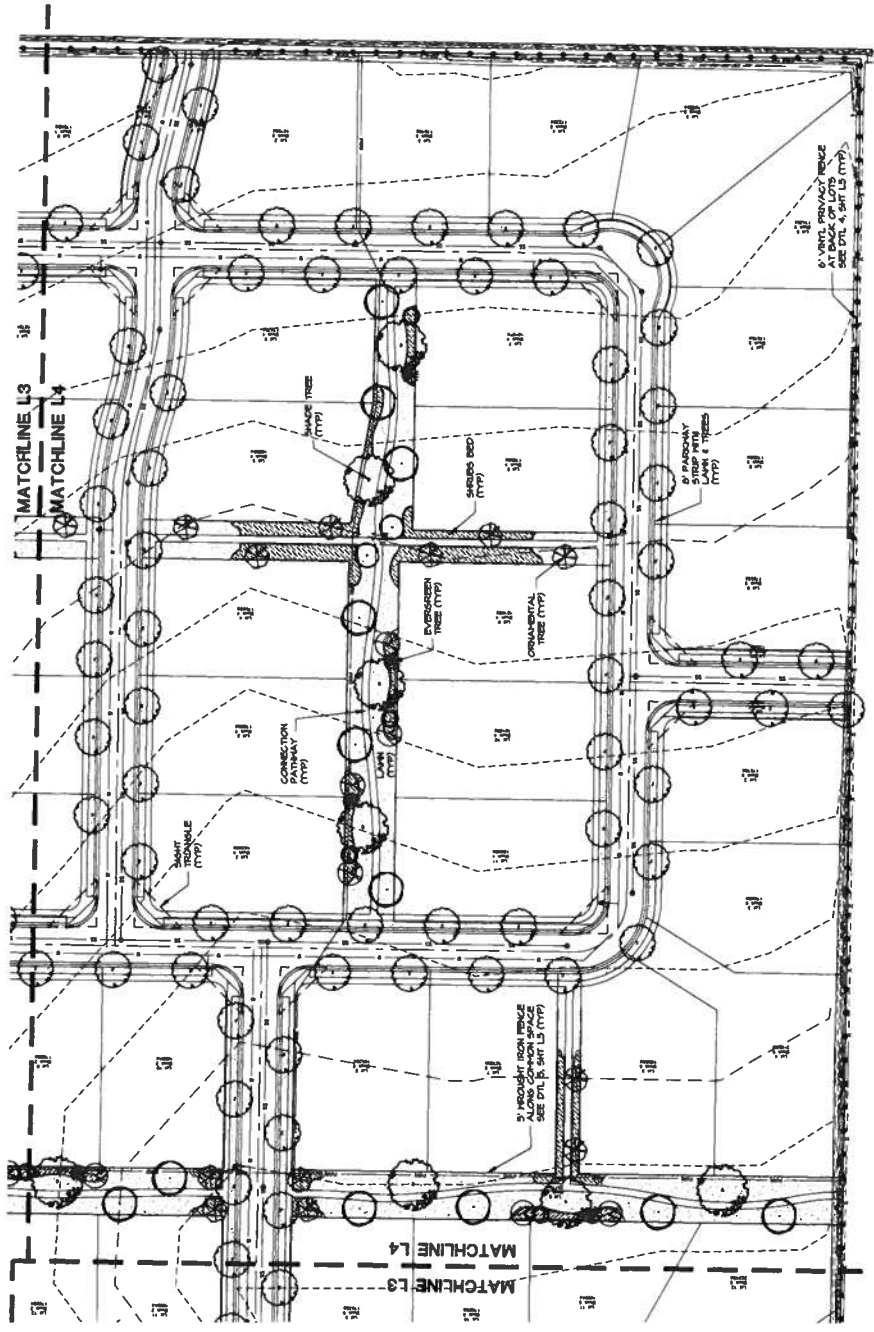
PLANT PALETTE
 (REFERENCE SHEET L3)

- SYM COMMON NAME**
- BLACK HILLS SPRUCE
 - NORWAY SPRUCE
 - VANDERBILT PINE
 - MADEIRA LOG
 - AMERICAN DOGWOOD
 - CHAMPAGNE ASPEN
 - HERITAGE BIRCH
 - LONDON PLANE TREE
 - WATERBURY DOGWOOD
 - OSAGE
 - CANADA RED CHOCHECHERRY
 - CHATELAIN PEAR
 - INVERT SILK LILAC
 - SPRING BURNING BUSH
 - SPRING SMOKE CORYMBOSA
 - PERENNIALS
 - BLACK EYED SUSAN
 - BLUE BIRD JAMPER
 - DRIFT
 - DRIFTY FOUNTAIN GRASS
 - STRELLA GOLD WAXFLY
 - EMERALD W GOLD BURNING
 - RED FLOVER GARDEN ROSE
 - FRANCE POST FLOON
 - GRASS
 - GRASS
 - KARL FORESITER REED GRASS
 - LITTLE DEVIL INNEBARK
 - PRUSSIAN BLUE
 - PRUSSIAN BLUE
 - POCAHONTAS LILAC
 - PREMIERE LILAC
 - SHARONNE INNEBARK
 - MADON GRASS



NOTE

1. REFER TO SHEET L3 FOR PLANT PALETTE, LANDSCAPE NOTES, DETAILS, AND CALCULATIONS.



KEY MAP

