



CITY OF EAGLE

660 E. Civic Lane, Eagle, ID 83616
Phone #: (208) 939-0227

RECEIVED & FILED
CITY OF EAGLE

FEB 12 2021

File: _____
Route to: _____

Preliminary Development Plan, Conditional Use Permit, and Preliminary Plat Application for Planned Unit Developments

Please call (208) 939-0227 to schedule a submittal meeting and to determine applicable fees

| | | | |
|-------------------|-------------------------------------|------|-------------------------|
| FILE NO.: | <u>PPUD-03-21 CU-03-21 PP-05-21</u> | FEE: | <u>App: \$12,072.00</u> |
| CROSS REF. FILES: | <u>A-03-21 & RZ-03-21</u> | | <u>Eng: \$5,696.00</u> |

APPLICANT: CC Chase LLC PHONE: 208-867-3751
 Owner Purchaser

APPLICANT ADDRESS: 950 W. Bannock Street, Suite 420
Boise, ID 83702

APPLICANT EMAIL: ryan@icbre.com

OWNER: Michael J. and William D. Chase PHONE: 208-939-6226

OWNER ADDRESS: 524 W. Floating Feather Road
Eagle, ID 83616

OWNER EMAIL: cjmchase@aol.com

ENGINEER: Kathy Stroschein, P.E., Engineering Solutions, LLP PHONE: 208-938-0980

ENGINEER ADDRESS: 1029 N. Rosario Street, Suite 100
Meridian, ID 83642

ENGINEER EMAIL: kathys@engsol.org

REPRESENTED BY (if different from above): Becky McKay, Engineering Solutions, LLP PHONE: 208-938-0980

REPRESENTATIVE ADDRESS: 1029 N. Rosario Street, Suite 100
Meridian, ID 83642

REPRESENTATIVE EMAIL: beckym@engsol.org

ADDRESS & LOCATION OF SITE: West from intersection of W. Floating Feather/N. Eagle Road approx. 2,120 feet

FEB 12 2021

Please complete chart:

| | COMP PLAN DESIGNATION | ZONING DESIGNATION | LAND USE |
|---------------|--------------------------|--------------------|----------------------------------|
| Existing | Transitional Residential | RUT | Agricultural |
| Proposed | Transitional Residential | R-3-DA-P | Single-family residential |
| North of site | Estate Residential | R-E | Single-family residential |
| South of site | Large Lot Residential | R-1 | Single-family residential |
| East of site | Transitional/Estate Res. | RUT | Single-family residential/Ag |
| West of site | Public/Transitional Res. | PS and R-3-DA-P | Middle School/single-family res. |

DESIGN REVIEW OVERLAY DISTRICT: DDA TDA CEDA DSDA No Overlay

SITE DATA:

| | |
|-----------------------|------|
| Total Acreage of Site | 66.0 |
| Total Number of Lots | 103 |
| Residential | 85 |
| Commercial | N/A |
| Industrial | N/A |
| Common | 18 |

| | |
|----------------------------------|-----|
| Total Number of Units | |
| Single-family | 85 |
| Duplex | N/A |
| Multi-family | N/A |
| Total Acreage of Any Out-Parcels | N/A |

ADDITIONAL SITE DATA:

| | |
|-------------------------------|-------------|
| Dwelling Units per Gross Acre | 1.29 |
| Minimum Lot Size | 13,330 s.f. |
| Minimum Lot Width | 90 |
| Minimum Street Frontage | 65 |
| Total Acreage of Common Lots | 10.3 |

| | |
|---|-----|
| Total Gross Square Footage of Commercial Buildings | N/A |
| Total Gross Square Footage of Industrial Buildings | N/A |
| Total Gross Square Footage of Other Non-Residential Buildings | N/A |

EXISTING SITE CHARACTERISTICS:

Vacant agricultural land with a user's lateral running from the northeast corner to Floating Feather Road.

Describe On and Off-Site Circulation:

Primary entrance aligns with N. Downing Drive at W. Floating Feather Road, and secondary access is from W. Glen Bello Street.

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Describe any Greenbelts:

Linear open space, central open space and micro-paths have been provided with 8-foot-wide pathways.

File: _____
Route to: _____

Describe Open Space Areas (what amenities are being provided?):

Pool facility with parking, playground equipment, picnic shelter and extensive walking paths throughout the development and pathway connection to Eagle Middle School

Street Classification: Public Private

Justification for Private Streets (if applicable):

Number of Blocks Less Than 500-Feet: None

Cul-de-sac Design (if proposed): Radius: 59.5 feet Length: 560', 370' and 235'

Type of Sidewalks Proposed (Detached, Meandering, Location, etc.):

5-foot-wide detached sidewalks with 8-foot-wide landscaped parkway

Type of Curbs and Gutters Proposed:

Vertical curb at the entrance and rolled curb on all local streets

Describe Street Lighting (location, type):

Shoobox design - Location of lights delineated on the preliminary plat/PUD

Describe Pedestrian Walkways (location, width, material):

8-foot-wide concrete pathways within central open space, linear open space and pedestrian pathways

Describe Bike Paths:

N/A

PUBLIC SERVICES:

Potable Water: Available Unavailable Agency providing service: City of Eagle (Eagle Water Co/Suez)

Irrigation Water: Available Unavailable Agency providing service: Farmers Union Canal

Sanitary Sewer: Available Unavailable Agency providing service: Eagle Sewer District

Fire Protection: Available Unavailable Agency providing service: Eagle Fire District

Street(s) providing access: W. Floating Feather Road and W. Glen Bello Street

Schools serving this location: Elementary School(s): Eagle Elementary School

Middle School(s): Eagle Middle School

High School(s): Eagle High School

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SPECIAL ON-SITE FEATURES (Yes or No - If yes, explain):

- Areas of Critical Environmental Concern – No File: _____
 Evidence of Erosion – No Route to: _____
 Fish Habitat – No _____
 Floodplain – No _____
 Mature Trees – Yes - Scrub trees along west boundary adjacent to abandoned ditch _____
 Riparian Vegetation – No _____
 Steep Slopes – No _____
 Stream/Creek – No _____
 Unique Animal Life – No _____
 Unique Plant Life – No _____
 Unstable Soils – No _____
 Wildlife Habitat – No _____

Application Submittal Requirements

- | | | |
|------------------|--|--------------|
| Applicant Use | | Staff Use |
|------------------|--|--------------|
1. Date of pre-application meeting: December 12, 2020 **Note:** Pre-applications are valid for a period of three (3) months. A submittal meeting is required prior to the cut-off date and receipt of this application. (Application timelines are available in the Planning and Zoning Department or on-line at cityofeagle.org).
 2. A complete Preliminary Development Plan, Conditional Use Permit Application, and Preliminary Plat for Planned Unit Developments Application form (it is the applicant's responsibility to use a current application).
 3. Verification of a neighborhood meeting being held prior to the submittal of this application. The verification shall include the time, date, and location of the meeting, a copy of the letter mailed by the applicant, a copy of the mailing list, and a sign-up sheet from the meeting.
Refer to Eagle City Code Section 8-7-8(B)(1) found on application page 8 for noticing requirements and neighborhood meeting requirements.
 4. Names and addresses of all adjoining property all property owners and purchasers of record owning property located within the respective radius of the exterior boundary of the application property as set forth in table D-1 below. The addresses shall be submitted to the City on **two (2)** sets of address labels, and a map showing the addresses in relation to the land being considered shall be submitted.

Table D-1 – Eagle City Code Section 8-7-8(D)

| Application properties zoned: | The notice distance shall be: |
|-------------------------------|-------------------------------|
| RR and RUT | 1,500-feet |
| A and A-R | 1,500-feet |
| R-E | 1,000-feet |
| R-1 | 800-feet |
| All other zones | 500-feet |

5. Legal description of the property.

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Applicant
Use

File: _____
Route to: _____

Staff
Use

- 6. Copy of Deed.
- 7. If the signator on this application is not the owner of the property, an **original** notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application is required.
- 8. One (1) 8 ½" x 11" vicinity map, drawn to a scale of 1" equals 600', showing the surrounding area within one half mile of the boundaries of the PUD.
- 9. One (1) 8 ½" x 11" colored aerial photo depicting the proposed site and surrounding area within five-hundred feet (500').
- 10. One (1) 8 ½" x 11" site plan/fencing plan showing the type and location of fencing (open style type) between all common lots and residential lots, and on all corner lots.
- 11. One (1) 8 ½" x 11" site plan showing proposed location of subdivision Cluster Mail Box Units (CBUs).
- 12. Proposed subdivision name approved by County Engineer.
- 13. In case of developments with slopes of 10% or greater, three (3) 24" x 36" **folded** copies of the engineering and grading plans in accordance with Eagle City Code Section 9-5-3 shall be provided.
- 14. In case of developments with water bodies, canals, drainage ditches, or similar, provide a wetlands review letter prepared by the Army Corps of Engineers or other certified contractor.
- 15. Seventeen (17) 24" x 36" folded copies of the preliminary plat and development plan drawn to a scale of no less than 1" equals 100'. At a minimum, the plan shall show the following:
 - a.) Topography at two foot (2') intervals.
 - b.) Location and type of residential, commercial, and industrial land uses proposed.
 - c.) Acreage of each proposed use.
 - d.) Densities of residential uses.
 - e.) Maximum square footage of proposed non-residential uses.
 - f.) Layout and dimensions of lots and building setback lines
 - g.) Conceptual location of all parking and loading areas, traffic access points and traffic circulation patterns, non-single family residential buildings, landscaping, refuse and service areas, and signs.
 - h.) Layout, dimensions, and names of existing and proposed streets and rights-of-way
 - i.) Location of currently dedicated streets at the point where they adjoin and/or are immediately adjacent to the development
 - j.) Utilities (water, sewer, street lights, sidewalks, other public improvements) and easements
 - k.) Parks, and other open space areas
 - l.) Existing buildings, water bodies or courses (drain ditches, irrigation ditches) and wooded areas
 - m.) Site drainage
 - n.) Mature trees (including a notation of respective tree species)
 - o.) Any additional information to aid in understanding the project

The preliminary plat shall include the entire area scheduled for development if the proposed subdivision is a portion of a larger holding intended for subsequent development.
- 16. One (1) 8 ½" x 11" reduction of the preliminary plat.
- 17. One (1) 8 ½" x 11" reduction of the preliminary development plan.
- 18. One (1) 8 ½" x 11" reduction of the preliminary construction drawings.

Handwritten initials and checkmarks in the Staff Use column, including a large signature at the bottom right.

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Applicant
Use

Staff
Use

File:

Route to:

19.



Provide a written justification for the proposed PUD addressing the following:

- (1) That the proposed PUD is in the public interest, advances the general welfare of the community and neighborhood, and will not be detrimental to the economic welfare of the community.
- (2) That the development be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and how such use will not change the essential character of the same area.
- (3) That the development will not be hazardous or disturbing to existing or future neighborhood uses.
- (4) That the development does not involve uses, activities, processes, materials, equipment, and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- (5) That the development will be served adequately by essential public facilities such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools.
- (6) That the development will not create excessive additional requirements at public cost for public facilities and services.
- (7) That the development is provided with parks, ponds, open areas, areas of special interest, floodplain preservation, and/or other special features which would not typically be provided in a non-PUD proposal.
- (8) That the vehicular approaches to the property are designed to not create an interference with traffic on surrounding public thoroughfares.
- (9) That the development will not result in the destruction, loss, or damage of a natural, scenic or historic feature of major importance.
- (10) That the proposed development will be harmonious with and in accordance with any specific objective of the Comprehensive Plan.
- (11) That the proposed development will be harmonious with and in accordance with the general objectives or with any specific objective of Eagle City Code Title 8.
- (12) That the benefits, combination of various land uses, and interrelationship with the surrounding area for this proposed development justifies any proposed deviation from any standard district regulations.
- (13) That public services shall be provided to the development including, but not limited to, fire protection, police protection, central water, central sewer, road construction, parks and open space, recreation, maintenance, schools and solid waste collection.
- (14) That an estimate of the public service costs to provide adequate service to the development has been provided by the developer.
- (15) That an estimate of the tax revenue that will be generated from the development has been provided by the developer.
- (16) That suggested public (or private) means of financing the services for the development if the cost for the public services would not be offset by the tax revenue received from the development has been provided by the developer.

For a request of up to 10% of the gross land area to be directed to uses other than residential (i.e.; commercial, industrial, public and quasi public uses that are not allowed in the land use district):

- (17) That the uses are appropriate with the residential uses.
- (18) That the uses will serve principally the residents of the PUD.
- (19) That the uses are planned to be an integral part of the PUD.

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(20) That the uses located and designed to provide direct access to a collector or arterial street.

File:
Route to: _____

(21) That the proposed street connections will not create congestion or traffic hazards.

LANDSCAPING:

(22) That the quality of the designs for landscaping, streetscape, open spaces and plazas, use of existing landscape, pedestrian way treatment, and recreational areas, incorporated into this development, exceed that of a non PUD development.

In cases where an increase in residential density of up to 15% of the allowable number of dwelling units is requested:

SITING:

(23) That the quality of the designs for visual focal points, use of existing features such as topography, view, sun orientation, prevalent wind direction, pedestrian/vehicular circulation pattern, physical environment, variation in building setbacks, and building grouping (such as clustering), incorporated into this development, exceed that of a non PUD development.

DESIGN FEATURES:

(24) That the quality of the designs for street sections, architectural styles, harmonious use of materials, parking areas broken by landscaping features, and varied use of housing types, incorporated into the development, exceed that of a non PUD development.

(25) The continuity of the proposed development with the capital improvement program; and

(26) The other health, safety and environmental problems that may be brought to the City's attention.

20. One (1) copy of a pressurized irrigation plan and associated documents (prepared in accordance with the "Pressurized Irrigation Standards" supplemental document available at cityofeagle.org) for any new residential subdivision and/or PUD.

A waiver may be requested for the requirement of the installation of a pressurized irrigation system if any of the situations exist as outlined in Eagle City Code Section 9-4-1-9(C)(2) and documentation is submitted with this application. Any requested waiver must be approved by the City Council.

21. Three (3) colored renderings on 24" x 36," to conceptually show the proposed completed development. The colored renderings shall include at least the following:

- a. ____ Architectural style and building design
- b. ____ Building materials and colors
- c. ____ Landscaping
- d. ____ Screening
- e. ____ Trash enclosures
- f. ____ Parking areas
- g. ____ Open spaces
- h. ____ Any other items for review as may be deemed necessary by the Zoning Administrator

22. Digital file (PDF or JPG) of the above colored renderings provided on a CD or USB drive.

23. One (1) georeferenced ArcMap-compatible file, such as a zipped shapefile, of the Plat and/or Site Plan on a CD or USB drive.

24. A PowerPoint presentation of the overall proposal shall be submitted on a CD or USB drive.

25. Payment of application fees.
Please call (208) 939-0227 prior to submittal meeting to determine application fee calculations.

26. Application submittal meeting date and time: February 10, 2021
Submittal meetings are required for all application submittals; meetings must be scheduled a minimum of two (2) business days in advance of the requested meeting date, and are subject to availability on the requested date. Please call (208) 939-0227 to schedule a submittal meeting.

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**NEIGHBORHOOD MEETING REQUIREMENTS
EAGLE CITY CODE SECTION 8-7-8(B)**

File: _____
Route to: _____

B. Neighborhood Meetings: Applicants shall conduct a neighborhood meeting for comprehensive plan amendments, variances, conditional uses, Zoning Ordinance map amendments, and subdivisions. A neighborhood meeting shall not be required for City initiated applications. (Ord. 809, 4-9-2019)

1. Meeting Requirements:

- a. It shall be the sole duty of the applicant to provide mailed written notice, in a form deemed appropriate by the zoning administrator, to all property owners or purchasers of record owning property within the respective radius of the exterior boundary of the application property as set forth in Table B-1 below. Notice by mail shall also be provided to homeowners' associations that are contiguous to the exterior boundary of the application property. Mailed notice to neighborhood associations and any additional area that may be impacted by the proposed change shall be provided as determined by the zoning administrator. The neighborhood meeting written notice shall be provided by mail a minimum of fifteen (15) calendar days prior to the scheduled neighborhood meeting. For application properties which are 500-acres in size or larger, notice of the neighborhood meeting shall be provided to all property owners within the entire city limits.

Table B-1

| Application properties zoned: | The notice distance shall be: |
|-------------------------------|-------------------------------|
| RR and RUT | 1,500-feet |
| A and A-R | 1,500-feet |
| R-E | 1,000-feet |
| R-1 | 800-feet |
| All other zones | 500-feet |

(Ord. 820, 1-9-2020)

- b. The purpose of the neighborhood meeting is for the applicant to provide project information to the property owners or purchasers of record mentioned in subsection B1a of this section.
 - (1) Meetings shall be on a Saturday between ten o'clock (10:00) A.M. and seven o'clock (7:00) P.M., or on a weekday between six o'clock (6:00) P.M. and eight o'clock (8:00) P.M. The meeting shall not be on a holiday, a holiday weekend or the day before or after a holiday or holiday weekend.
 - (2) The meeting shall be held either on the application property, at the nearest public meeting place, or at an office space with suitable meeting facilities if such facilities are within the city of Eagle area of impact boundary.
- c. The neighborhood meeting shall be conducted prior to the submittal of the application.
- d. Application materials shall include a written verification of the neighborhood meeting and a dated copy of notice provided to affected property owners. (Ord. 699, 5-28-2013)

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**POSTING REQUIREMENTS OF THE CITY OF EAGLE
EAGLE CITY CODE SECTION 8-7-8(E)**

File: _____
Route to: _____

Posted Notice: Except as noted within this subsection, any time notice is required under subsection D of this section, the land being considered shall be posted not less than ten (10) days prior to the planning and zoning commission hearing and again not less than ten (10) days prior to the city council hearing. For comprehensive plan land use map amendments and/or zoning ordinance map amendments consisting of changes to more than ten (10) parcels of land posted notice shall not be required unless all parcels under request for amendment are contiguous and if the parcels abut a public right of way. In such cases a minimum of one four foot by eight foot (4' x 8') plywood sign shall be placed adjacent to the right of way. Otherwise, three (3) notices in the official newspaper or paper of general circulation, with the third notice appearing a minimum of ten (10) days prior to the public hearing, shall be published. The notice shall include a six inch by six inch (6" x 6") minimum size graphic representation showing the proposed comprehensive plan land use map or Zoning Ordinance map amendments. Except as noted herein, posting of the property must be in substantial compliance with the following requirements: (Ord. 503, 1-11-2005)

1. Signage Requirements:

- a. The sign(s) shall consist of 4' x 4' plywood or other hard surface mounted on two (2) 4" x 4" posts in such a manner that it is perpendicular to the roadway along which the sign is posted and the bottom of the sign is at least three-feet (3') above the ground.
- b. Centered at the top of the 4' x 4' sign board(s) in six-inch letters shall be the words "Public Notice". In addition, each sign will inform the public of the name of the applicant, and if applicable, the proposed development, the date, time, place, and nature of the public hearing and a summary of the proposal to be considered. Each sign shall be painted white and the letters shall be painted black and shall appear on both sides. An example of this sign is set forth in the following illustration.

Size = 6 inches-----

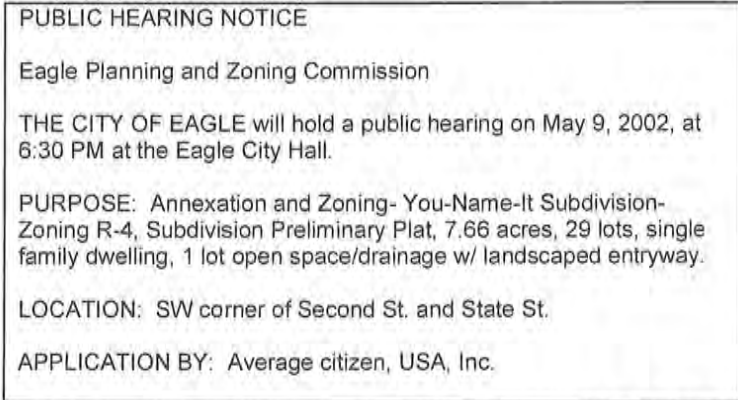
Size = 2 inches-----

Size = 1.5 inches-----

Size = 1.5 inches-----

Size = 1.5 inches-----

Size = 1.5 inches-----



- c. In lieu of the above conditions, for conditional use permit applications made pursuant to Eagle City Code Section 8-3-2(E) (Mobile Home - temporary living quarters) of this Title only, the sign shall consist of one (1) 11" x 17" sign on paper or other material and lettering sufficient to inform the public of the name of the applicant, and, if applicable, the proposed development, the date, time, place, and nature of the public hearing and a summary of the proposal to be considered.
2. The sign(s) shall be posted on the land being considered along each roadway that is adjacent to it. The signs shall be located on the property outside of the public right-of-way, if they can be so located and remain clearly visible from the roadway; otherwise, the consent of the owner of the right-of-way must be obtained and the sign(s) located therein. Except as noted herein, if the land being considered consists of more than one parcel of record, a sign must be located upon each parcel. The Zoning Administrator, upon finding that adequate notice will be provided, may not require all signs to comply with the size requirements of Subsection 1 above. In the event that the land being considered includes properties with 500-feet or more of road frontage, a sign shall be placed on each end of the property roadway frontage. If this property includes a corner lot, three signs shall be posted, one on the corner and one on each end of the property roadway frontages.
 3. The applicant shall submit a certification to the City Clerk no later than seven (7) days prior to the hearing as to what, where, and when sign(s) were posted. Unless the certification is received by such date, the hearing will be canceled.
 4. No later than three (3) days after the noticed hearing and any continuation thereof, sign(s) must be removed. A penalty of \$25.00 per day shall be imposed against each applicant for late removal of the signs. (Ord. 312A, 2-10-1998)

FEB 12 2021

NOTE:

File: _____

IF THE CITY COUNCIL OR THE ZONING ADMINISTRATOR DETERMINE THAT ~~ADDITIONAL AND/OR~~
REVISED INFORMATION IS NEEDED, AND /OR IF OTHER UNFORSEEN CIRCUMSTANCES ARISE, ANY
DATES OUTLINED FOR PROCESSING MAY BE RESCHEDULED BY THE CITY.

APPLICANT/REPRESENTATIVE MUST ATTEND THE CITY COUNCIL MEETING.

.....
The Conditional Use Permit cannot be granted until Council approval of the final development plan per Eagle City Code Section 8-6-6.

Eagle City Code Section 1-7-4 (A) states, "Fee Schedule Established: The city clerk or their designee, at the time of the filing of a land use application, petition, or receipt of an area of impact referral, shall collect the fee and/or deposit established by resolution of the city council together with a deposit for any direct costs incurred by the city to review such requests by architects, engineers, attorneys, or other professionals necessary to enable the city to process said application, petition, or referral in an informed manner." Direct costs, as underlined in 1-7-4 (A) above, shall be required to be paid by the applicant in a time frame to be determined by the City Policy for Collection and Enforcement of Deposits and Fees for Land Use Action as approved and adopted by the Eagle City Council.

NOTE: The processing of an application shall be delayed or stopped if deposit balances and direct costs are not reimbursed as required in accordance with the adopted policy.

The City does not guarantee acquisition of public services provided by any agency. The developer, property owner and/or applicant of this Preliminary Development Plan and Conditional Use Permit Application for Planned Unit Developments does hereby release and indemnify and hold harmless the City of Eagle from any and all claims, cost, damages, etc., from any individual or organization regarding the acquisition of services which are not affiliated with the City, including but not limited to, central water service, sanitary sewer service, access to public roads and fire protection. "Regulatory Taking Notice: Applicant has the right, pursuant to section 67-8003, Idaho Code, to request a regulatory taking analysis."

Signature of Applicant Becky McKay Date 2/9/21

Printed name of Applicant Becky McKay Date 2/9/21

City staff comments: _____

Signature of receipt by City Staff [Signature] Date 2/16/2021

FEB 12 2021



CITY OF EAGLE

660 E. Civic Lane, Eagle, ID 83616

Phone #: (208) 939-0227

File: _____
Route to: _____

ANNEXATION & REZONE APPLICATION

Please call (208) 939-0227 to schedule a submittal meeting and to determine applicable fees

| | | | |
|-------------------|---------------------------------------|------|-------------------------|
| FILE NO.: | <u>A-03-21 & RZ-03-21</u> | FEE: | <u>App: \$12,072.00</u> |
| CROSS REF. FILES: | <u>PPUD-03-21, CU-03-21, PP-05-21</u> | | <u>Eng: \$5,696.00</u> |

APPLICANT: CC Chase LLC PHONE: 208-867-3751
 Owner Purchaser

APPLICANT ADDRESS: 950 W. Bannock Street, Suite 420
Boise, ID 83702

APPLICANT EMAIL: ryan@icbre.com

OWNER: Michael J. and William D. Chase PHONE: 208-939-6226

OWNER ADDRESS: 524 W. Floating Feather Road
Eagle, ID 83616

OWNER EMAIL: cjmchase@aol.com

REPRESENTED BY: Becky McKay, Engineering Solutions, LLP PHONE: 208-938-0980
(If different from above)

REPRESENTATIVE ADDRESS: 1029 N. Rosario Street, Suite 100
Meridian, ID 83642

REPRESENTATIVE EMAIL: beckym@engsol.org

DISTANCE FROM MAJOR CROSS STREET: Approx. 2,120 feet west of the W. Floating Feather/N. Eagle Road intersection

PARCEL NO.: S050544800
(APPLICANT TO VERIFY WITH ADA COUNTY ASSESSOR'S OFFICE)

ADDRESS OF SITE: NW of W. Floating Feather/Eagle Road

FEB 12 2021

Please complete chart:

File: _____
Route to: _____

| | COMP PLAN DESIGNATION | ZONING DESIGNATION | LAND USE |
|---------------|--------------------------|--------------------|------------------------------|
| Existing | Transitional Residential | RUT | Agricultural |
| Proposed | Transitional Residential | R-3-DA-P | Single-family residential |
| North of site | Estate Residential | R-E | Single-family residential |
| South of site | Large Lot Residential | R-1 | Single-family residential |
| East of site | Transitional/Estate Res. | RUT | Single-family residential/Ag |
| West of site | Public/Transitional Res. | PS and R-3-DA-P | Middle School/single-family |

DESIGN REVIEW OVERLAY DISTRICT: DDA TDA CEDA DSDA No Overlay

TOTAL ACREAGE OF SITE: 66.74 (to centerline of roadway)

EXISTING SITE CHARACTERISTICS: The parcel is currently in agricultural production with a user's lateral that runs through the property and exits at Floating Feather Road. The parcel adjoins Eagle Middle School, Corrente Bello Subdivision, Ranch Estates and estate parcels

PUBLIC SERVICES:

Potable Water: Available Unavailable Agency providing service: City of Eagle (Eagle Water Co/Suez

Irrigation Water: Available Unavailable Agency providing service: Farmers Union Canal

Sanitary Sewer: Available Unavailable Agency providing service: Eagle Sewer District

Fire Protection: Available Unavailable Agency providing service: Eagle Fire District

Street(s) providing access: W. Floating Feather Road and W. Glen Bello Street

Schools serving this location: Elementary School(s): Eagle Elementary School

Middle School(s): Eagle Middle School

High School(s): Eagle High School

SPECIAL ON-SITE FEATURES: (Yes or No - If yes, explain):

Areas of Critical Environmental Concern - No

Evidence of Erosion - No

Fish Habitat - No

Floodplain - No

Mature Trees - Yes - Scrub trees on west boundary along abandoned ditch

Riparian Vegetation - No

Steep Slopes - No

FEB 12 2021

Stream/Creek - No File: _____
 Unique Animal Life - No Route to: _____
 Unique Plant Life - No _____
 Unstable Soils - No _____
 Wildlife Habitat - No _____

Application Submittal Requirements

- | | | | | |
|----|-------------------------------------|---|--|-------------------------------------|
| | Applicant Use | | | Staff Use |
| 1. | <input checked="" type="checkbox"/> | Date of pre-application meeting: <u>12/15/20</u> Note: Pre-applications are valid for a period of three (3) months. A submittal meeting is required prior to the cut-off date and receipt of this application. (Application timelines are available in the Planning and Zoning Department or on-line at cityofeagle.org). | | <input checked="" type="checkbox"/> |
| 2. | <input checked="" type="checkbox"/> | A complete Annexation & Rezone Application form (it is the applicant's responsibility to use a current application). | | <input checked="" type="checkbox"/> |
| 3. | <input checked="" type="checkbox"/> | Verification of a neighborhood meeting being held prior to the submittal of this application. The verification shall include the time, date, and location of the meeting, a copy of the letter mailed by the applicant, a copy of the mailing list, and a sign-up sheet from the meeting. Refer to Eagle City Code Section 8-7-8(B)(1) found on application page 4 for noticing requirements and neighborhood meeting requirements. | | <input checked="" type="checkbox"/> |
| 4. | <input checked="" type="checkbox"/> | Names and addresses of all adjoining property all property owners and purchasers of record owning property located within the respective radius of the exterior boundary of the application property as set forth in table D-1 below. The addresses shall be submitted to the City on two (2) sets of address labels, and a map showing the addresses in relation to the land being considered shall be submitted. | | <input checked="" type="checkbox"/> |

Table D-1 – Eagle City Code Section 8-7-8(D)

| Application properties zoned: | The notice distance shall be: |
|-------------------------------|-------------------------------|
| RR and RUT | 1,500-feet |
| A and A-R | 1,500-feet |
| R-E | 1,000-feet |
| R-1 | 800-feet |
| All other zones | 500-feet |

- | | | | | |
|-----|-------------------------------------|---|--|-------------------------------------|
| | Applicant Use | | | Staff Use |
| 5. | <input checked="" type="checkbox"/> | Legal description of the property including meets and bounds to the center line of all adjacent right of ways with appropriate closure to meet the standards of the Ada County Engineer. | | <input checked="" type="checkbox"/> |
| 6. | <input checked="" type="checkbox"/> | Copy of Deed. | | <input checked="" type="checkbox"/> |
| 7. | <input checked="" type="checkbox"/> | If the signator on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application is required. | | <input checked="" type="checkbox"/> |
| 8. | <input checked="" type="checkbox"/> | Three (3) 24" x 36" site plans (showing location of sewer and water) (folded). | | <input checked="" type="checkbox"/> |
| 9. | <input checked="" type="checkbox"/> | Seventeen (17) 11" x 17" reductions of the site plan (folded). | | <input checked="" type="checkbox"/> |
| 10. | <input checked="" type="checkbox"/> | One (1) 8½" x 11" reduction of the site plan. | | <input checked="" type="checkbox"/> |
| 11. | <input checked="" type="checkbox"/> | One (1) 8 ½" x 11" vicinity map. | | <input checked="" type="checkbox"/> |
| 12. | <input checked="" type="checkbox"/> | One (1) 8 ½" x 11" colored aerial photo depicting proposed site and surrounding area within five-hundred feet (500'). | | <input checked="" type="checkbox"/> |

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Route to: _____ Staff Use

Applicant Use

- 13. A written statement addressing each issue below in the order outlined "A" through "E":
 - A. Justification for the annexation and the rezone;
 - B. Justification of a development agreement (if applicable);
 - C. How does the proposed rezone relate to the Comprehensive Plan?;
 - D. What is the availability and adequacy of public facilities (ie: sewer, water, fire, streets) needed to serve any and all uses allowed on this property under the proposed zone?;
 - E. How is the proposed zone change compatible with the surrounding area?
- 14. Payment of application fees.
Please call (208) 939-0227 prior to submittal meeting to determine application fee calculations.
- 15. Application submittal meeting date and time: February 10, 2021
Submittal meetings are required for all application submittals; meetings must be scheduled a minimum of two (2) business days in advance of the requested meeting date, and are subject to availability on the requested date. Please call (208) 939-0227 to schedule a submittal meeting.

**NEIGHBORHOOD MEETING REQUIREMENTS
EAGLE CITY CODE SECTION 8-7-8(B)**

B. Neighborhood Meetings: Applicants shall conduct a neighborhood meeting for comprehensive plan amendments, variances, conditional uses, Zoning Ordinance map amendments, and subdivisions. A neighborhood meeting shall not be required for City initiated applications. (Ord. 809, 4-9-2019)

1. Meeting Requirements:

- a. It shall be the sole duty of the applicant to provide mailed written notice, in a form deemed appropriate by the zoning administrator, to all property owners or purchasers of record owning property within the respective radius of the exterior boundary of the application property as set forth in Table B-1 below. Notice by mail shall also be provided to homeowners' associations that are contiguous to the exterior boundary of the application property. Mailed notice to neighborhood associations and any additional area that may be impacted by the proposed change shall be provided as determined by the zoning administrator. The neighborhood meeting written notice shall be provided by mail a minimum of fifteen (15) calendar days prior to the scheduled neighborhood meeting. For application properties which are 500-acres in size or larger, notice of the neighborhood meeting shall be provided to all property owners within the entire city limits.

Table B-1

| Application properties zoned: | The notice distance shall be: |
|-------------------------------|-------------------------------|
| RR and RUT | 1,500-feet |
| A and A-R | 1,500-feet |
| R-E | 1,000-feet |
| R-1 | 800-feet |
| All other zones | 500-feet |

(Ord. 820, 1-9-2020)

- b. The purpose of the neighborhood meeting is for the applicant to provide project information to the property owners or purchasers of record mentioned in subsection B1a of this section.
 - (1) Meetings shall be on a Saturday between ten o'clock (10:00) A.M. and seven o'clock (7:00) P.M., or on a weekday between six o'clock (6:00) P.M. and eight o'clock (8:00) P.M. The meeting shall not be on a holiday, a holiday weekend or the day before or after a holiday or holiday weekend.
 - (2) The meeting shall be held either on the application property, at the nearest public meeting place, or at an office space with suitable meeting facilities if such facilities are within the city of Eagle area of impact boundary.
- c. The neighborhood meeting shall be conducted prior to the submittal of the application.
- d. Application materials shall include a written verification of the neighborhood meeting and a dated copy of notice provided to affected property owners. (Ord. 699, 5-28-2013)

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**POSTING REQUIREMENTS OF THE CITY OF EAGLE
EAGLE CITY CODE SECTION 8-7-8(E)**

File: _____
Route to: _____

Posted Notice: Except as noted within this subsection, any time notice is required under subsection D of this section, the land being considered shall be posted not less than ten (10) days prior to the planning and zoning commission hearing and again not less than ten (10) days prior to the city council hearing. For comprehensive plan land use map amendments and/or zoning ordinance map amendments consisting of changes to more than ten (10) parcels of land posted notice shall not be required unless all parcels under request for amendment are contiguous and if the parcels abut a public right of way. In such cases a minimum of one four foot by eight foot (4' x 8') plywood sign shall be placed adjacent to the right of way. Otherwise, three (3) notices in the official newspaper or paper of general circulation, with the third notice appearing a minimum of ten (10) days prior to the public hearing, shall be published. The notice shall include a six inch by six inch (6" x 6") minimum size graphic representation showing the proposed comprehensive plan land use map or Zoning Ordinance map amendments. Except as noted herein, posting of the property must be in substantial compliance with the following requirements: (Ord. 503, 1-11-2005)

1. Signage Requirements:

- a. The sign(s) shall consist of 4' x 4' plywood or other hard surface mounted on two (2) 4" x 4" posts in such a manner that it is perpendicular to the roadway along which the sign is posted and the bottom of the sign is at least three-feet (3') above the ground.
- b. Centered at the top of the 4' x 4' sign board(s) in six-inch letters shall be the words "Public Notice". In addition, each sign will inform the public of the name of the applicant, and if applicable, the proposed development, the date, time, place, and nature of the public hearing and a summary of the proposal to be considered. Each sign shall be painted white and the letters shall be painted black and shall appear on both sides. An example of this sign is set forth in the following illustration.

| | |
|------------------------|---|
| Size = 6 inches----- | PUBLIC HEARING NOTICE |
| Size = 2 inches----- | Eagle Planning and Zoning Commission |
| Size = 1.5 inches----- | THE CITY OF EAGLE will hold a public hearing on May 9, 2002, at 6:30 PM at the Eagle City Hall. |
| Size = 1.5 inches----- | PURPOSE: Annexation and Zoning- You-Name-It Subdivision- Zoning R-4, Subdivision Preliminary Plat, 7.66 acres, 29 lots, single family dwelling, 1 lot open space/drainage w/ landscaped entryway. |
| Size = 1.5 inches----- | LOCATION: SW corner of Second St. and State St. |
| Size = 1.5 inches----- | APPLICATION BY: Average citizen, USA, Inc. |

- c. In lieu of the above conditions, for conditional use permit applications made pursuant to Eagle City Code Section 8-3-2(E) (Mobile Home - temporary living quarters) of this Title only, the sign shall consist of one (1) 11" x 17" sign on paper or other material and lettering sufficient to inform the public of the name of the applicant, and, if applicable, the proposed development, the date, time, place, and nature of the public hearing and a summary of the proposal to be considered.
2. The sign(s) shall be posted on the land being considered along each roadway that is adjacent to it. The signs shall be located on the property outside of the public right-of-way, if they can be so located and remain clearly visible from the roadway; otherwise, the consent of the owner of the right-of-way must be obtained and the sign(s) located therein. Except as noted herein, if the land being considered consists of more than one parcel of record, a sign must be located upon each parcel. The Zoning Administrator, upon finding that adequate notice will be provided, may not require all signs to comply with the size requirements of Subsection 1 above. In the event that the land being considered includes properties with 500-feet or more of road frontage, a sign shall be placed on each end of the property roadway frontage. If this property includes a corner lot, three signs shall be posted, one on the corner and one on each end of the property roadway frontages.
 3. The applicant shall submit a certification to the City Clerk no later than seven (7) days prior to the hearing as to what, where, and when sign(s) were posted. Unless the certification is received by such date, the hearing will be canceled.
 4. No later than three (3) days after the noticed hearing and any continuation thereof, sign(s) must be removed. A penalty of \$25.00 per day shall be imposed against each applicant for late removal of the signs. (Ord. 312A, 2-10-1998)

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NOTE:

File: _____
Route to: _____

IF THE CITY COUNCIL OR THE ZONING ADMINISTRATOR DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND /OR IF OTHER UNFORSEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RESCHEDULED BY THE CITY.

APPLICANT/REPRESENTATIVE MUST ATTEND THE CITY COUNCIL MEETING.

Eagle City Code Section 1-7-4 (A) states, "Fee Schedule Established: The city clerk or their designee, at the time of the filing of a land use application, petition, or receipt of an area of impact referral, shall collect the fee and/or deposit established by resolution of the city council together with a deposit for any direct costs incurred by the city to review such requests by architects, engineers, attorneys, or other professionals necessary to enable the city to process said application, petition, or referral in an informed manner." Direct costs, as underlined in 1-7-4 (A) above, shall be required to be paid by the applicant in a time frame to be determined by the City Policy for Collection and Enforcement of Deposits and Fees for Land Use Action as approved and adopted by the Eagle City Council.

NOTE: The processing of an application shall be delayed or stopped if deposit balances and direct costs are not reimbursed as required in accordance with the adopted policy.

The City does not guarantee acquisition of public services provided by any agency. The developer, property owner and/or applicant of this Rezone application does hereby release and indemnify and hold harmless the City of Eagle from any and all claims, cost, damages, etc., from any individual or organization regarding the acquisition of services which are not affiliated with the City, including but not limited to, central water service, sanitary sewer service, access to public roads and fire protection.

"Regulatory Taking Notice: Applicant has the right, pursuant to section 67-8003, Idaho Code, to request a regulatory taking analysis."

Signature of Applicant/Representative Becky McKay Date 2/9/21

Printed name of Applicant/Representative Becky McKay Date 2/9/21

Signature of receipt by City staff [Signature] Date 2/16/21

FEB 12 2021

1029 N. Rosario Street, Suite 100

Meridian, ID 83642

Phone: (208) 938-0980

Fax: (208) 938-0941

E-mail: beckym@engsol.org



INVITATION

December 19, 2020

Dear Property Owner:

Engineering Solutions, LLP, has been retained by CC Chase LLC to annex and zone approximately 66 acres with zoning designations of R-1-DA-P (17.40 acres) and R-3-DA-P (48.60 acres) for property located west of N. Eagle Road and north of W. Floating Feather Road. The applicant is proposing an annexation/rezone, planned unit development and preliminary plat with approximately 85 single-family residential homes and 19 common lots for the subject site, as Chase Estates Subdivision. The proposed density is 1.29 dwelling units per acre with an average lot size of 23,917 square feet and a minimum lot size of 13,330 square feet. This is not a public hearing and public officials will not be present.

Prior to submitting development applications, the City of Eagle requires that a neighborhood meeting be held to inform the surrounding property owners. Due to COVID-19 concerns, the meeting will be held via Zoom. The link to the meeting is <https://us02web.zoom.us/j/86164259539>. A preliminary plat is enclosed showing the proposed development and a vicinity map of the property. This is an invitation to a neighborhood meeting to present a site plan regarding the property. You can download the Zoom application on your mobile device or join the meeting on a desktop computer. We recommend you email your comments or concerns to Beckym@engsol.org since it may be difficult for everyone to express their opinions on a Zoom meeting.

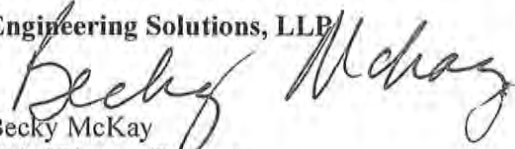
The neighborhood meeting will be held:

WHEN: Wednesday, January 6, 2021, at 6:00 p.m.
WHERE: ON-LINE VIRTUAL ZOOM MEETING
PURPOSE: Review the Site Plan for Chase Estates Subdivision

If you cannot attend the Zoom meeting and have questions concerning the applications, please feel free to email or call me at 208-938-0980.

Sincerely,

Engineering Solutions, LLP


Becky McKay
Chief Planner/Partner

Enclosure

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BARTON MIKE J
2525 N EQUESTRIAN PL
EAGLE, ID 83616

File: _____

Route to: _____

1043 DOWNING DR TRUST
2976 E STATE ST #120 PMB 155
EAGLE, ID 83616

ANGELL LIVING TRUST 10/15/13
1049 W OCEANO BELLO DR
EAGLE, ID 83616

2005 SANCHEZ REVOCABLE TRUST
1905 N VALLE BELLO WAY
EAGLE, ID 83616

ARMSTRONG LARRY
1177 W CANOLE BELLO CT
EAGLE, ID 83616

BECKSTROM JUSTIN B
1023 N PIMLICO DR
EAGLE, ID 83616

AALAND CRAIG L
1044 N COVENANT VIEW WAY
EAGLE, ID 83616

ASHBY DANIEL J
106 W RUSH CT
EAGLE, ID 83616

BELDEN PAULA G REVOCABLE TRUST
1926 WAVERLY ST
NAPA, CA 94558

ADAMS TERRY G & NANCY S TRUST 1-26-
1990
1010 N COBBLESTONE WAY
EAGLE, ID 83616

AZZATO FAMILY TRUST 5/15/17
1061 W BAJA BELLO CT
EAGLE, ID 83616

BELK ROBERT J
1131 W CHERRY BELLO DR
EAGLE, ID 83616

ALDER LARRY D JR
651 W RUSH CT
EAGLE, ID 83616

BAIRD SHANNON L
939 N GREY PEBBLE WAY
EAGLE, ID 83616

BENGOCHEA JOE L
380 W CRYSTAL BROOK CT
EAGLE, ID 83616

ALDRICH BRIAN A
1210 N GREY PEBBLE WAY
EAGLE, ID 83616

BAKER CARL
1657 N IRON BELLO PL
EAGLE, ID 83616

BENSON LIVING TRUST 12/13/2018
1343 N COLLINE BELLO WAY
EAGLE, ID 83616

ALLEN HENRY
687 W RUSH CT
EAGLE, ID 83616

BAKER JOSHUA
316 W COLDWATER CT
EAGLE, ID 83616

BERGGREN JOHN F & CAROLYN M REV
TRUST 12/11/2000
1138 W CHERRY BELLO DR
EAGLE, ID 83616

ALLRED ROBERT J
984 N GREY PEBBLE WAY
EAGLE, ID 83616

BAKER KENNETH & WANDA FAMILY TRUST
2102 N CANTER PL
EAGLE, ID 83616

BERRY CRAIG MITCHELL 1999
REVOCABLE TRUST
1142 W OCEANO BELLO DR
EAGLE, ID 83616

ANCHORED INVESTMENTS LLC
1773 WINDMILL SPRINGS CT
MIDDLETON, ID 83644

BARBEY STEPHEN
1114 W RUSH RD
EAGLE, ID 83616

BIGELOW MARK
1716 N STAGNO BELLO PL
EAGLE, ID 83616

ANDERSON MICAH
669 W RUSH CT
EAGLE, ID 83616

BARNES RANDAL L
2360 N EQUESTRIAN PL
EAGLE, ID 83616-3600

BLAZE RANCH LLC
252 W MEADOW RIDGE LN
EAGLE, ID 83616

BOSPFLUG LANCE
121 W FLOATING FEATHER RD
EAGLE, ID 83616

BURRIS FAMILY TRUST 07/11/2003
1004 W OCEANO BELLO DR
EAGLE, ID 83616

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CITY OF EAGLE
CHANDLER CURTIS
2109 N CANTER PL
EAGLE, ID 83616
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File: _____
Route to: _____

BOUDREAU KRIS K
1074 N GREY PEBBLE WAY
EAGLE, ID 83616

BURTON JAMES L
1896 N EAGLE RD
EAGLE, ID 83616-3846

CHARLESTON TRUST 04/18/2011
927 W CHERRY BELLO DR
EAGLE, ID 83616

BRADSHAW FAMILY TRUST
264 W RUSH CT
EAGLE, ID 83616

BUSACKER WILLIAM
1137 N COBBLESTONE WAY
EAGLE, ID 83616

CHASE ELEANOR
3482 HWY 30 W
NEW PLYMOUTH, ID 83655

BRADY DAVID L
909 N ARLINGTON DR
EAGLE, ID 83616-4753

BUSCHERT RUSSELL W
235 W FLOATING FEATHER RD
EAGLE, ID 83616

CHASE MICHAEL J
524 W FLOATING FEATHER RD
EAGLE, ID 83616

BRAUNWALDER KEITH
2134 N CANTER PL
EAGLE, ID 83616-3663

BUTLER FAMILY TRUST 12/17/97
1978 N VALLE BELLO WAY
EAGLE, ID 83616

CHEUVRONT JUSTIN
780 W HIALEAH DR
EAGLE, ID 83616

BROOKS CHRIS A
1821 N EAGLE RD
EAGLE, ID 83616

CAMENISCH DOUGLAS JAMES
2233 N CHANDRA PL
MERIDIAN, ID 83646

CHURCH OF JESUS CHRIST OF LATTER-
DAY SAINTS
50 E NORTH TEMPLE ST FL 22
SALT LAKE CITY, UT 84150

BROOKWOOD HOMEOWNERS
ASSOCIATION INC
105 E OLD BARN DR
EAGLE, ID 83616

CARAGIO MARK
973 N GREY PEBBLE WAY
EAGLE, ID 83616

CLAASSEN ERIC & JENNIFER FAMILY
TRUST 03/26/2019
1825 N VALLE BELLO WAY
EAGLE, ID 83616

BROWER RICHARD E
485 W FLOATING FEATHER RD
EAGLE, ID 83616

CARSON GREG N
511 W RUSH CT
EAGLE, ID 83616-3662

CLARK BRUCE V
1014 W RUSH RD
EAGLE, ID 83616

BROWN CAROL ANN
1663 N IRON BELLO PL
EAGLE, ID 83616

CARSON HARLEY L
1528 N COLLINE BELLO WAY
EAGLE, ID 83616

CLEAR CREEK CROSSING HOMEOWNERS
ASSOCIATION INC
PO BOX 57
EAGLE, ID 83616

BSM & DBM LIVING TRUST
2560 N ANACORTES LN
EAGLE, ID 83616

CAVAGNOL ROBERT MARK
1768 N VALLE BELLO WAY
EAGLE, ID 83616

CLEMENTS-NEELY LIVING TRUST
9/28/2015
1856 N BELLO SARA WAY
EAGLE, ID 83616

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FEB 12 2021

EVOLUTION HOMES INC
1532 W CAYUSE CREEK DR
MERIDIAN, ID 83646

Route to: _____

COLOSSEUM LLC
PO BOX 191021
BOISE, ID 83719

DAVIS KATHY SUE
723 W RUSH CT
EAGLE, ID 83616

CONNER-BIGGS LISA
1757 N BELLO SARA WAY
EAGLE, ID 83616

DECRUZ DAVID A
1080 N COVENANT VIEW WAY
EAGLE, ID 83616

EXON GUY ROGER
2380 N EQUESTRIAN PL
EAGLE, ID 83616

CONRAD-CALLAHAN REVOCABLE TRUST
2022 N EAGLE RD
EAGLE, ID 83616

DEIM JEREMY MICHAEL
2490 N EQUESTRIAN PL
EAGLE, ID 83616

FARNSWORTH RACHELLE
936 N ARLINGTON DR
EAGLE, ID 83616

COOK BRIAN W
2201 N CANTER PL
EAGLE, ID 83616-3664

DICKENS BRIAN W
1067 N ARLINGTON DR
EAGLE, ID 83616

FERCH THOMAS W
577 W RUSH CT
EAGLE, ID 83616

CORRENTE BELLO SUB HOA INC
PO BOX 1891
EAGLE, ID 83616

DONNELLY RICHARD & SUSAN FAMILY
TRUST
1023 W BAJA BELLO CT
EAGLE, ID 83616

FERNANDO JOYCE L
1161 W HIALEAH CIR
EAGLE, ID 83616

COVENANT HILL NEIGHBORHOOD ASSOC
INC
PO BOX 1461
EAGLE, ID 83616

DUNN DAVID S
2523 N CONSTANCE PL
EAGLE, ID 83616-3613

FREDA HELENE
674 W RUSH CT
EAGLE, ID 83616

COX DAVID WESLEY
2289 N EAGLE RD
EAGLE, ID 83616

EAGLE ROAD RENTAL LLC
1264 E PRAIRE VIEW DR
EAGLE, ID 83616

FULLER STANLEY A
1063 N EAGLE RD
EAGLE, ID 83616-5015

CRANDLEMIRE ROGER C
PO BOX 407
GARDEN VALLEY, ID 83622

ELLIS JAMES B
1133 W HIALEAH CIR
EAGLE, ID 83616

GALLANT ALFRED BLAIR
888 N PREAKNESS DR
EAGLE, ID 83616

CROSBY JAMES FRANCIS
P O BOX 551
MCCALL, ID 83638

ELLIS KYLE JAMAL
2583 N TANGLEROSE PL
EAGLE, ID 83616

GAMMON MAURICE KEITH & ELIZABETH
ANNE REV FAMILY TRUST
1046 N COBBLESTONE WAY
EAGLE, ID 83616

CRUZAT ALFREDO
350 VALLI HI RD
EAGLE, ID 83616

EREKSON ZACHARY D
1360 N COLLINE BELLO WAY
EAGLE, ID 83616

GARBER BRENDA
1938 N MOON BELLO WAY
EAGLE, ID 83616

HARRISON ELISE D
882 W STEEPLE VIEW DR
EAGLE, ID 83616

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File: _____
Route to: _____

GARCIA GEORGE
1562 N COLLINE BELLO WAY
EAGLE, ID 83616

GOTSCH MARY C
987 N ARLINGTON DR
EAGLE, ID 83616

GARDNER DAVID P JR
925 W CALLEGHEN LN
EAGLE, ID 83616

GRAV FAMILY TRUST 6/29/11
2489 N ANACORTES LN
EAGLE, ID 83616

HARRIS-SARTIN DANIELLE
705 W RUSH CT
EAGLE, ID 83616

GERSTEN GARY C
1151 N CALEDONIA PL
EAGLE, ID 83616

GREENWAY JOHN DOUGLAS
234 W COBBLESTONE CT
EAGLE, ID 83616

HARRYMAN ROBERT R
2176 N CANTER PL
EAGLE, ID 83616

GIANVITO MARIO J
700 W STEEPLE VIEW DR
EAGLE, ID 83616

GRIFFITHS ROBERT A & ROBIN J
REVOCABLE TRUST 05/1993
1037 W CHERRY BELLO DR
EAGLE, ID 83616

HARVEY JENNIFER
1248 N PIMLICO DR
EAGLE, ID 83616

GILBERT HENRY D JR
105 W RUSH CT
EAGLE, ID 83616

GRIK KEN
1041 N GREY PEBBLE WAY
EAGLE, ID 83616

HASSLER LORRAINE D
1245 W PEAK BELLO ST
EAGLE, ID 83616

GILLETE LEONOR CARRASCO TRUST
PO BOX 223812
CHRISTIANSTED, VI 00822-3812

GUSTAFSON STEVEN MARK
1022 W BAJA BELLO CT
EAGLE, ID 83616

HAUGHT JAMES W
1125 N CALEDONIA PL
EAGLE, ID 83616

GILLILAND MICHAEL
163 W FLOATING FEATHER RD
EAGLE, ID 83616

GUZMAN GERARD M
346 W CRYSTAL BROOK CT
EAGLE, ID 83616

HERRMANN WILLIAM IVES
285 W RUSH CT
EAGLE, ID 83616

GILMAN KRYSTAL A
973 W OCEANO BELLO DR
EAGLE, ID 83616-6984

HANSEN CHRIS H
1044 N GREY PEBBLE WAY
EAGLE, ID 83616

HOFSTRA JENNIFER A
1873 N VALLE BELLO WAY
EAGLE, ID 83616

GORDON BRAD D
1082 N ARLINGTON DR
EAGLE, ID 83616

HANSEN TIMOTHY
885 N COBBLESTONE WAY
EAGLE, ID 83616

HOLMQUIST GABRIEL
524 W HIALEAH DR
EAGLE, ID 83616-4760

GORDON CATHERINE REVOCABLE TRUST
11/16/2015
1795 N MOON BELLO WAY
EAGLE, ID 83616-6996

HARDY MARK A
724 W RUSH CT
EAGLE, ID 83616

HORTON JOEL D
1810 N VALLE BELLO WAY
EAGLE, ID 83616

HOSTETTER JON C FAMILY TRUST
12/13/2018
1232 W TERRAMOR ST
EAGLE, ID 83616

JENSEN STEWART
184 W MEADOW RIDGE LN
EAGLE, ID 83616

KERR BRIAN C RECEIVED & FILED
252 W MEADOW RIDGE LN
EAGLE, ID 83616

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File: _____
Route to: _____

HOU MING
1255 E SANDERS RD
SANDY, UT 84094-5600

JOHNSON CALVIN
8626 ALPINE VALLEY DR
COLORADO SPRINGS, CO 80920

KILFOYLE FAMILY LIVING TRUST
05/26/2016
201 W MEADOW RIDGE LN
EAGLE, ID 83616

HOWIE TRAVIS JERRAME
2105 N CANTER PL
EAGLE, ID 83616

JOHNSON CHRISTOPHER ERIC
205 W COBBLESTONE CT
EAGLE, ID 83616

KING WILLIAM F
PO BOX 2681
EAGLE, ID 83616-9122

HUBINGER PETER B
1935 N EAGLE RD
EAGLE, ID 83616

JOHNSON JUDITH LEE
583 W FLOATING FEATHER RD
EAGLE, ID 83616

KISHPAUGH TARA A
566 W HIALEAH DR
EAGLE, ID 83616

HYMAS TANIA LIVING TRUST
2071 N EAGLE RD
EAGLE, ID 83616

JONES DOUGLAS NORMAN &
934 W STEEPLE VIEW DR
EAGLE, ID 83616-4718

KLUKSDAL GARY E
1766 N BELLO SARA WAY
EAGLE, ID 83616

IVANCIC KENNETH F
1279 W LAGO BELLO DR
EAGLE, ID 83616

JONES STEPHEN B
PO BOX 1623
EAGLE, ID 83616

KOEHLER JEFF
976 N DOWNING DR
EAGLE, ID 83616

IVANOV IVAN R
1784 N BELLO SARA WAY
EAGLE, ID 83616

JORGENSEN FAMILY TRUST
907 N DOWNING DR
EAGLE, ID 83616

KOOPMANN JAMES D JR
1036 N PREAKNESS DR
EAGLE, ID 83616

JAYO DEVELOPMENT INC
10564 W BUSINESS PARK LN
BOISE, ID 83709

KASHENBERG RICHARD TRUST
914 W CHERRY BELLO DR
EAGLE, ID 83616

KRUSE TRISHA LIVING TRUST
1050 W HIALEAH DR
EAGLE, ID 83616

JELSOVSKY CRAIG A
2118 N CANTER PL
EAGLE, ID 83616

KEEP JENNIFER
1160 W HIALEAH CIR
EAGLE, ID 83616

KUHNS RYAN & SHANNON FAMILY TRUST
725 W FLOATING FEATHER RD
EAGLE, ID 83616

JENSEN LEONARD
2575 N TANGLEROSE PL
EAGLE, ID 83616

KELLEY WILLIAM A JR
903 W FLOATING FEATHER RD
EAGLE, ID 83616

LABRADOR RAUL
905 N GREY PEBBLE WAY
EAGLE, ID 83616

LAMM MATTHEW R.
85 E RUSH DR
EAGLE, ID 83616

MADARIETA JAMES
81 E STONEWATER CT
EAGLE, ID 83616

MARSTON SCOTT
954 N GREY PEBBLE WAY
EAGLE, ID 83616

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CITY OF EAGLE

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LEBEAU DANIEL K &
615 W RUSH CT
EAGLE, ID 83616-3662

MADDEN MARK
803 N ARLINGTON DR
EAGLE, ID 83616

File: _____
MARTIN DENA C SEPARATE PROPERTY
TRUST
1887 N MOON BELLO WAY
EAGLE, ID 83616

LEE GRANT N
5664 N LARKWOOD AVE
MERIDIAN, ID 83646

MADIGAN STEPHEN ANDREW
642 W STEEPLE VIEW DR
EAGLE, ID 83616

MASON JEFFREY A
910 N DOWNING DR
EAGLE, ID 83616

LIKES SHERRYL
125 E RUSH DR
EAGLE, ID 83616

MAESTAS CARL
1020 W CHERRY BELLO DR
EAGLE, ID 83616

MAYLIN LELAND F LIFE ESTATE
1262 N DOWNING DR
EAGLE, ID 83616

LISBONY FAMILY TRUST 2/4/16
149 W FLOATING FEATHER RD
EAGLE, ID 83616

MAGGIES WORLD LLC
2794 GATEWAY RD
CARLSBAD, CA 92009

MCALLISTER ERIC A REVOCABLE TRUST
466 PUGH RD
WAYNE, PA 19087

LITTLE JAY H
1877 N BELLO SARA WAY
EAGLE, ID 83616

MAILE THOMAS G IV
885 W RUSH RD
EAGLE, ID 83616-3659

MCBRIDE ANGELA
848 N DOWNING DR
EAGLE, ID 83616

LITTLE THEODORE D JR
PO BOX 2105
EAGLE, ID 83616

MAILE THOMAS G IV
885 W RUSH RD
EAGLE, ID 83616

MCCARTHY KEVIN P
2379 N EQUESTRIAN PL
EAGLE, ID 83616

LLOYD CONNELL & ELLEN FAMILY TRUST
9/16/19
931 W OCEANO BELLO DR
EAGLE, ID 83616

MANGER FAMILY TRUST 3/21/1979
5509 SALOMA AVE
SHERMAN OAKS, CA 91411

MCCAULEY INVESTMENTS LLC
2611 W STATE ST
EAGLE, ID 83616

LOWE LUKE
663 W HIALEAH DR
EAGLE, ID 83616

MARING JOHN S
1537 N COLLINE BELLO WAY
EAGLE, ID 83616

MCCLELLAND DAVID
1318 N COLLINE BELLO WAY
EAGLE, ID 83616

MACDONALD ALEX ADAM
921 W RUSH RD
EAGLE, ID 83616

MARKUSON REVOCABLE TRUST 6/26/1998
1853 N BELLO SARA WAY
EAGLE, ID 83616

MCDONALD SCOTT UDELL
PO BOX 572
MANSON, WA 98831

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NAKAYA JAMISON
1638 N EAGLE RD
EAGLE, ID 83616

FEB 12 2021

File: _____
Route to: _____

MCFADYEN DAVID M
1185 W CANOLE BELLO CT
EAGLE, ID 83616

MILANI FARIBA ABDOLLAHZADEH
13415 W ANNABROOK DR
BOISE, ID 83713

MCGRANE MICHAEL & LYNDA FAMILY
LIVING TRUST
1014 N GREY PEBBLE WAY
EAGLE, ID 83616

MILLER CHRISTOPHER W &
848 N ARLINGTON DR
EAGLE, ID 83616-4750

NELSON BRIAN L
1162 W CANOLE BELLO CT
EAGLE, ID 83616

MCINTOSH JAMES A JR &
1061 N DOWNING DR
EAGLE, ID 83616

MILLER DUSTIN
1067 N PIMLICO DR
EAGLE, ID 83616

NELSON RODNEY A
1015 W OCEANO BELLO DR
EAGLE, ID 83616

MCNULTY LINSAY
1124 W HIALEAH CIR
EAGLE, ID 83616

MINOW GEORGE P
1786 N MOON BELLO WAY
EAGLE, ID 83616

NELSON TREVOR E
1035 N PREAKNESS DR
EAGLE, ID 83616-4765

MEGEE AARON T
636 N SENORA WAY
EAGLE, ID 83616

MITCHELL LEE ROY
1400 S NOVA LN
MERIDIAN, ID 83642

NEWMAN DONALD R
986 W CHERRY BELLO DR
EAGLE, ID 83616

MEIER JOHN STUART TRUST 09/19/2019
948 N PIMLICO DR
EAGLE, ID 83616

MLV LIVING TRUST
1101 N COBBLESTONE WAY
EAGLE, ID 83616

NICCOLLS CYNTHIA R LIVING TRUST
10/10/2018
1755 N EAGLE RD
EAGLE, ID 83616

MENDIOLA DONALD J JR &
920 W HIALEAH DR
EAGLE, ID 83616-4708

MOODY BRADLEY E
1261 W RUSH RD
EAGLE, ID 83616

NICHOLAS GREGG
971 N PREAKNESS DR
EAGLE, ID 83616-4731

MERKLE JAMES C
2150 N CANTER PL
EAGLE, ID 83616-3663

MOTT ERIC
1493 N COLLINE BELLO WAY
EAGLE, ID 83616

ODDO NOELLE
1594 N COLLINE BELLO WAY
EAGLE, ID 83616

MERRILL ALEI M
1117 N EAGLE RD
EAGLE, ID 83616

MUNGER JAMES
633 W RUSH CT
EAGLE, ID 83616

OLIVER JAMES D
1923 N EAGLE RD
EAGLE, ID 83616

MEYER BRENTON L
2490 N EMILY MEADOWS PL
EAGLE, ID 83616

MYERS GEORGE W JR
1157 N DOWNING DR
EAGLE, ID 83616

OLLIE THIBAUT TRUST 3/30/2020
1200 W CANOLE BELLO CT
EAGLE, ID 83616

OSREDKAR FAMILY REVOCABLE LIVING TRUST
1174 W CANOLE BELLO CT
EAGLE, ID 83616

PHILLIPS BRENT
103 E STONEWATER CT
EAGLE, ID 83616

RASMUSSEN FAMILY TRUST 6/06/2019
1125 W OCEANO BELLO DR
EAGLE, ID 83616

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CITY OF EAGLE
FEB 12 2021

File: _____

Route to: _____

RAUSCH JOSEPH & JOLENE FAMILY
LIVING TRUST
849 N COBBLESTONE WAY
EAGLE, ID 83616

PARAMOUNT PARKS HEALTH CARE AT EAGLE LLC
815 N EAGLE RD
EAGLE, ID 83616

PHILLIPS RICHARD A
1348 W WASHAM RD
EAGLE, ID 83616

PARIS ANTHONY J
12921 ADMIRALTY PL
ANCHORAGE, AK 99515

POLLWORTH ANNA I
1025 W RUSH RD
EAGLE, ID 83616-3621

RAYMOND TRUST DATED 22 OCT 2010
1065 N COBBLESTONE WAY
EAGLE, ID 83616

PARKS FAMILY LIVING TRUST 5/20/2019
1010 W HIALEAH DR
EAGLE, ID 83616

POTTER KENNETH A
1032 N PIMLICO DR
EAGLE, ID 83616

RECHE TAVIS E
850 W RUSH RD
EAGLE, ID 83616-3658

PARKS RONALD H
166 W RUSH CT
EAGLE, ID 83616-3601

POTTS BENJAMIN
921 N COBBLESTONE WAY
EAGLE, ID 83616

RED LEAF NEIGHBORHOOD ASSOCIATION
INC
9601 W STATE ST # 203
BOISE, ID 83714

PAUL LELAND L & KAREN L TRUST
11/14/2018
1682 N STAGNO BELLO PL
EAGLE, ID 83616

POWELL DANIEL R
595 W FLOATING FEATHER RD
EAGLE, ID 83616

RHODENBAUGH BRIAN B
796 W STEEPLE VIEW DR
EAGLE, ID 83616

PEDERSEN RACHAEL
1674 N IRON BELLO PL
EAGLE, ID 83616

PRIN JOSEPH
942 N PREAKNESS DR
EAGLE, ID 83616

RICHARDSON JAMES S
952 W CHERRY BELLO DR
EAGLE, ID 83616

PELTIER KERRY
924 N GREY PEBBLE WAY
EAGLE, ID 83616

PRINCE DANNIE R
1757 N VALLE BELLO WAY
EAGLE, ID 83616

RICKS THOMAS A
955 W CHERRY BELLO DR
EAGLE, ID 83616

PERKINS TIMOTHY R
1852 N VALLE BELLO WAY
EAGLE, ID 83616

PURKISS WESLEY J & CHRISTINE M
FAMILY TRUST 12/17/14
1184 N DOWNING DR
EAGLE, ID 83616

ROACH STACY
1065 W FLOATING FEATHER RD
EAGLE, ID 83616

PHARAOH BARRY L &
622 W HIALEAH DR
EAGLE, ID 83616-4702

QUINNEY KENT & REBECCA FAMILY
TRUST
1289 W RUSH RD
EAGLE, ID 83616

ROBINSON FAMILY REVOCABLE TRUST
981 W CHERRY BELLO DR
EAGLE, ID 83616

ROCCATAGLIATA ERNESTO
1030 W BAJA BELLO CT
EAGLE, ID 83616

SCHWINN DEBORA
945 N PIMLICO DR
EAGLE, ID 83616

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CITY OF EAGLE
SIMONSON TODD M
1691 N EAGLE RD
EAGLE, ID 83616
FEB 12 2017

File _____
Route to: _____

ROSE FAMILY TRUST 8-19-2002
1387 N COLLINE BELLO WAY
EAGLE, ID 83616

SCOLARI KIRK D
1029 N COBBLESTONE WAY
EAGLE, ID 83616

SIMONSON TODD M
1691 N EAGLE RD
EAGLE, ID 83616

ROTH SARAH J
1056 N ARLINGTON DR
EAGLE, ID 83616

SCOTT PATRICK LEE
912 N PIMLICO DR
EAGLE, ID 83616

SIMPSON GILBERT &
837 W HIALEAH DR
EAGLE, ID 83616

RUSSELL SCOTT
847 N ARLINGTON DR
EAGLE, ID 83616

SEAMONS DANNY KEITH
50 E ROOSTER DR
EAGLE, ID 83616-3850

SMITH FRANK TODD
1024 N ARLINGTON DR
EAGLE, ID 83616

S3 PROPERTIES LP
PO BOX 309
EAGLE, ID 83616

SEDLACEK LUKAS
846 N PIMLICO DR
EAGLE, ID 83616

SMITH MICHAEL L
1173 N COBBLESTONE WAY
EAGLE, ID 83616

SADLEK PAUL C
171 W LANCE LN
EAGLE, ID 83616

SELF EVELYN
1781 N BELLO SARA WAY
EAGLE, ID 83616

SMITH RAYMOND R
748 W STEEPLE VIEW DR
EAGLE, ID 83616

SATHER MATTHEW T
28125 PALMETTO CT
LAGUNA NIGUEL, CA 92677

SELFAROZA-BEAUCLAIR SELLA TRUST
1480 N COLLINE BELLO WAY
EAGLE, ID 83616

SOUTHWORTH ROBERT G
51 E ROOSTER DR
EAGLE, ID 83616-3851

SCHLEKEWAY CHUCK
1173 W RUSH RD
EAGLE, ID 83616

SHARP JERRY D
976 N COBBLESTONE WAY
EAGLE, ID 83616

SPRING CREEK HOMEOWNERS
ASSOCIATION
PO BOX 1246
MERIDIAN, ID 83680

SCHLEKEWAY DIANA FMLY REV TRST
1173 W RUSH RD
EAGLE, ID 83616

SHIPLEY FAMILY TRUST 2-9-2016
1236 W LAGO BELLO DR
EAGLE, ID 83616

STEEL SEAN
2339 N EQUESTRIAN PL
EAGLE, ID 83616

SCHOLZ SCOTT W
1027 W FLOATING FEATHER RD
EAGLE, ID 83616

SHOUSHTARIAN ALI
2351 ASHTON WOODS CT
MARIETTA, GA 30068-3403

STEVENS JANET
1901 N EAGLE RD
EAGLE, ID 83616

STEVENS JANET M
1901 N EAGLE RD
EAGLE, ID 83616

THOMAS JOHN FRANCIS
1253 N PIMLICO DR
EAGLE, ID 83616

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CITY OF EAGLE
FEB 12 2021

File _____
Route to: _____

STINAR JASON D
1765 N EAGLE RD
EAGLE, ID 83616

THOMPSON DANIEL R
2502 N CONSTANCE PL
EAGLE, ID 83616-3613

VARGAS FAMILY TRUST 05/10/2000
1110 VIENNA ST
LIVERMORE, CA 94550-5619

SYLTIE STEVEN
892 N ARLINGTON DR
EAGLE, ID 83616

THOMPSON FAMILY IRREVOCABLE TRUST
10/12/2017
273 W COBBLESTONE CT
EAGLE, ID 83616

VERNER REESE A
1874 N MOON BELLO WAY
EAGLE, ID 83616

TABB FAMILY TRUST
239 W COBBLESTONE CT
EAGLE, ID 83616

TIERRA AGUILA LLC
PO BOX 473
MERIDIAN, ID 83680

VIOLA ERICA
1177 N CALEDONIA PL
EAGLE, ID 83616

TAPIA LUIS
1894 N VALLE BELLO WAY
EAGLE, ID 83616

TIN CUP PROPERTIES LLC
235 W FLOATING FEATHER RD
EAGLE, ID 83616

WALKER FAMILY REVOCABLE TRUST
301 W MEADOW RIDGE LN
EAGLE, ID 83616

TAYLOR GEORGE R
832 W HIALEAH DR
EAGLE, ID 83616-4706

TOUHY JASON
80 W RUSH CT
EAGLE, ID 83616

WALKER KELLY
1426 N COLLINE BELLO WAY
EAGLE, ID 83616

TAYLOR JEFFREY A
773 W FLOATING FEATHER RD
EAGLE, ID 83616

TRASK ALEX
82 E STONEWATER CT
EAGLE, ID 83616

WALKER MICHAEL L JR
1190 W RUSH RD
EAGLE, ID 83616

TAYLOR STANLEY W & KATHERINE N
LIVING TRUST
957 N COBBLESTONE WAY
EAGLE, ID 83616

TRIMBLE CAROL
1384 N COLLINE BELLO WAY
EAGLE, ID 83616

WANG DONG MING
1070 W CHERRY BELLO DR
EAGLE, ID 83616

THAYER REVOCABLE TRUST 6/2/2000
1781 N VALLE BELLO WAY
EAGLE, ID 83616

VALENTINE ROBERT C
345 W COLDWATER CT
EAGLE, ID 83616

WARNKE SUZANNE MARIE
202 W COBBLESTONE CT
EAGLE, ID 83616

THOMAS GEORGE F &
1051 N PREAKNESS DR
EAGLE, ID 83616-4765

VAN DYKEN NATHAN
1075 W CHERRY BELLO DR
EAGLE, ID 83616

WATKINS DAVID ALLAN
560 W RUSH CT
EAGLE, ID 83616

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CITY OF EAGLE

FEB 12 2021

File: _____
Route to: _____

WEAK DAVID A
1007 N GREY PEBBLE WAY
EAGLE, ID 83616

WOZNIAK JAMES E
924 N COBBLESTONE WAY
EAGLE, ID 83616-0664

WEBSTER SCOTT
930 W RUSH RD
EAGLE, ID 83616-3658

WRIGHT RONALD
372 S EAGLE RD # 382
EAGLE, ID 83616

WELLS ELAINE C
854 W HIALEAH DR
EAGLE, ID 83616

YOUNG TONYA A
1046 W BAJA BELLO CT
EAGLE, ID 83616

WESOLOWSKI FAMILY TRUST 03/31/1997
1832 N BELLO SARA WAY
EAGLE, ID 83616

ZURFLUH ANTON J
947 N DOWNING DR
EAGLE, ID 83616

WEST ADA SCHOOL DISTRICT
1303 E CENTRAL DR
MERIDIAN, ID 83642

WILDE MELISSA K
1235 N DOWNING DR
EAGLE, ID 83616

WILLIAMS ALAN JOEL
830 W STEEPLE VIEW DR
EAGLE, ID 83616

WILSON KRISTIE
1040 W RUSH RD
EAGLE, ID 83616

WISSEL MARIE GUADALUPE
1252 W LAGO BELLO DR
EAGLE, ID 83616

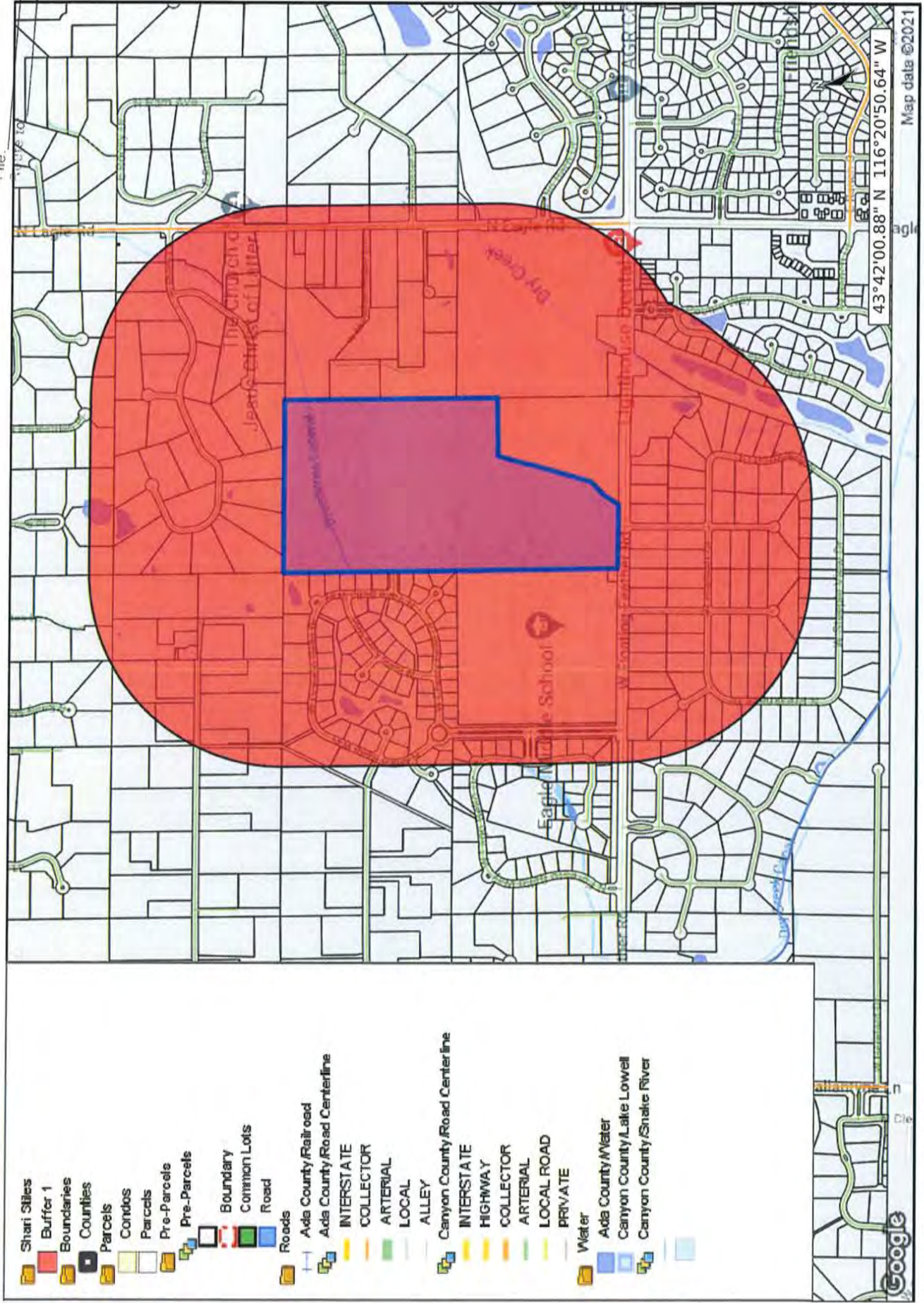
WOODS TODD C
1101 W FLOATING FEATHER RD
EAGLE, ID 83616

Carrara Estates 1500' Radius

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CITY OF EAGLE

FEB 12 2021

File:



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CITY OF EAGLE

FEB 12 2021

Legal Description
Carrara Estates – Annexation

File: _____
Route to: _____

A parcel being located in the W ½ of the SE ¼ of Section 5, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

BEGINNING at a Brass Cap monument marking the southwest corner of the SE ¼ of said Section 5, from which a Brass Cap monument marking the southeast corner of said SE ¼ S 89°17'43" E a distance of 2668.93 feet;

Thence along the westerly boundary of said SE ¼ N 0°24'53" W a distance of 2637.17 feet to a point marking the northwest corner of said SE ¼ (Center ¼);

Thence along the northerly boundary of said SE ¼ S 89°26'06" E a distance of 1334.96 feet to a point marking the northeast corner of said W ½ of the SE ¼;

Thence along the easterly boundary of said W ½ of the SE ¼ S 0°24'10" E a distance of 1638.17 feet to a point;

Thence leaving said easterly boundary S 89°35'36" W a distance of 451.70 feet to a point;

Thence S 15°56'56" W a distance of 190.46 feet to a point;

Thence S 13°10'53" W a distance of 101.78 feet to a point;

Thence S 16°22'50" W a distance of 447.42 feet to a point;

Thence S 45°59'59" W a distance of 144.10 feet to a point;

Thence S 34°24'47" W a distance of 135.86 feet to a point on the northerly right-of-way of W. Floating Feather Road;

Thence leaving said northerly right-of-way S 0°24'53" E a distance of 65.01 feet to a point on the southerly boundary of said SE ¼ of Section 5;

Thence along said southerly boundary N 89°17'43" W a distance of 493.98 feet to the **POINT OF BEGINNING.**

This parcel contains 66.74 acres, more or less.

Clinton W. Hansen, PLS
Land Solutions, PC
February 11, 2021



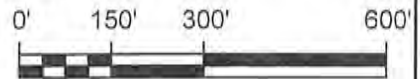
CARRARA ESTATES - ANNEXATION EXHIBIT

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CITY OF EAGLE

FEB 12 2021

RANCH ESTATES

File:
Route to:



C 1/4

S89°26'06"E 1334.96'

S89°26'06"E 1334.96' 1/4 5 4

CORRENTE BELLO SUBDIVISION NO. 2

N. GLEN BELLO ST.

2637.17'

ANNEXATION AREA = 66.74 ACRES

1638.17' S0°24'10"E

N0°24'53"W

S89°35'36"W 451.70'

UNPLATTED

UNPLATTED

UNPLATTED
NOT A PART



N. EAGLE ROAD

LandSolutions
Land Surveying and Consulting

231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 268-2040 (208) 298-2557 fax
www.landsolutions.biz

POINT OF BEGINNING ANNEXATION

S34°24'47"W 135.86'

S0°24'53"E 2174.95'

N89°17'43"W 493.98'

S89°17'43"E 2668.93'

W. FLOATING FEATHER ROAD

BASIS OF BEARING

5 1/4 8

5 1/4 8 9

Data and Deed Call Listing of File: Carrara Estates Annexation Legal Description.des

Tract 1: 66.735 Acres: 2906970 Sq Feet: Closure = n12.3305w 0.00 Feet: Precision >1/9999999; Perimeter = 7641 Feet

001=n0.2453w 2637.17
002=s89.2606e 1334.96
003=s0.2410e 1638.17
004=s89.3536w 451.70
005=s15.5656w 190.46
006=s13.1053w 101.78
007=s16.2250w 447.42
008=s45.5959w 144.10
009=s34.2447w 135.86
010=s0.2453e 65.01
011=n89.1743w 493.98

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FEB 12 2021

File: _____

Route to: _____

FEB 12 2021

Legal Description
Carrara Estates – R-1 and R-3 Rezone

File: _____
Route to: _____

Parcels being located in the W ½ of the SE ¼ of Section 5, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

R1 Zone

Commencing at a Brass Cap monument marking the southwest corner of the SE ¼ of said Section 5, from which a Brass Cap monument marking the southeast corner of said SE ¼ S 89°17'43" E a distance of 2668.93 feet;

Thence along the westerly boundary of said SE ¼ N 0°24'53" W a distance of 2389.31 feet to the **POINT OF BEGINNING**;

Thence continuing along said westerly boundary N 0°24'53" W a distance of 247.86 feet to a point marking the northwest corner of said SE ¼ (Center ¼);

Thence along the northerly boundary of said SE ¼ S 89°26'06" E a distance of 1334.96 feet to a point marking the northeast corner of said W ½ of the SE ¼;

Thence along the easterly boundary of said W ½ of the SE ¼ S 0°24'10" E a distance of 1413.10 feet to a point;

Thence leaving said easterly boundary S 89°39'29" W a distance of 8.31 feet to a point;

Thence a distance of 19.89 feet along the arc of a 20.00 foot radius curve right, said curve having a central angle of 56°58'13" and a long chord bearing N 61°51'25" W a distance of 19.08 feet to a point of reverse curvature;

Thence a distance of 118.32 feet along the arc of a 59.50 foot radius curve left, said curve having a central angle of 113°56'25" and a long chord bearing S 89°39'29" W a distance of 99.77 feet to a point of reverse curvature;

Thence a distance of 19.89 feet along the arc of a 20.00 foot radius curve right, said curve having a central angle of 56°58'13" and a long chord bearing S 61°10'22" W a distance of 19.08 feet to a point;

Thence S 89°39'29" W a distance of 66.54 feet to a point;

Thence N 0°00'00" W a distance of 177.21 feet to a point;

Thence S 89°42'22" W a distance of 212.71 feet to a point;

Thence N 0°24'15" W a distance of 536.01 feet to a point;

Thence N 0°43'19" W a distance of 135.87 feet to a point;

Thence N 3°00'00" W a distance of 233.77 feet to a point;

Thence N 0°00'00" W a distance of 57.35 feet to a point;

Thence N 83°51'27" W a distance of 125.06 feet to a point;

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Thence S 85°47'38" W a distance of 254.55 feet to a point;

File: _____
Route to: _____

Thence a distance of 75.62 feet along the arc of a 73.50 foot radius non-tangent curve left, said curve having a central angle of 58°56'55" and a long chord bearing N 59°09'52" W a distance of 72.33 feet to a point;

Thence N 88°38'19" W a distance of 232.02 feet to a point;

Thence a distance of 72.96 feet along the arc of a 73.50 foot radius curve left, said curve having a central angle of 56°52'26" and a long chord bearing S 62°55'28" W a distance of 70.00 feet to a point;

Thence N 37°00'00" W a distance of 44.34 feet to a point;

Thence S 90°00'00" W a distance of 143.17 feet to the **POINT OF BEGINNING**.

This parcel contains 18.29 acres, more or less.

R3 Zone

BEGINNING at a Brass Cap monument marking the southwest corner of the SE ¼ of said Section 5, from which a Brass Cap monument marking the southeast corner of said SE ¼ S 89°17'43" E a distance of 2668.93 feet;

Thence along the westerly boundary of said SE ¼ N 0°24'53" W a distance of 2389.31 feet to a point;

Thence leaving said westerly boundary N 90°00'00" E a distance of 143.17 feet to a point;

Thence S 37°00'00" E a distance of 44.34 feet to a point;

Thence a distance of 72.96 feet along the arc of a 73.50 foot radius non-tangent curve right, said curve having a central angle of 56°52'26" and a long chord bearing N 62°55'28" E a distance of 70.00 feet to a point;

Thence S 88°38'19" E a distance of 232.02 feet to a point;

Thence a distance of 75.62 feet along the arc of a 73.50 foot radius curve right, said curve having a central angle of 58°56'55" and a long chord bearing S 59°09'52" E a distance of 72.33 feet to a point;

Thence N 85°47'38" E a distance of 254.55 feet to a point;

Thence S 83°51'27" E a distance of 125.06 feet to a point;

Thence S 0°00'00" E a distance of 57.35 feet to a point;

Thence S 3°00'00" E a distance of 233.77 feet to a point;

Thence S 0°43'19" E a distance of 135.87 feet to a point;

Thence S 0°24'15" E a distance of 536.01 feet to a point;

Thence N 89°42'22" E a distance of 212.71 feet to a point;

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File: _____
Route to: _____

Thence S 0°00'00" E a distance of 177.21 feet to a point;

Thence N 89°39'29" E a distance of 66.54 feet to a point;

Thence a distance of 19.89 feet along the arc of a 20.00 foot radius curve left, said curve having a central angle of 56°58'13" and a long chord bearing N 61°10'22" E a distance of 19.08 feet to a point of reverse curvature;

Thence a distance of 118.32 feet along the arc of a 59.50 foot radius curve right, said curve having a central angle of 113°56'25" and a long chord bearing N 89°39'29" E a distance of 99.77 feet to a point of reverse curvature;

Thence a distance of 19.89 feet along the arc of a 20.00 foot radius curve left, said curve having a central angle of 56°58'13" and a long chord bearing S 61°51'25" E a distance of 19.08 feet to a point of reverse curvature;

Thence N 89°39'29" E a distance of 8.31 feet to a point on the easterly boundary of said W ½ of the SE ¼;

Thence along the easterly boundary of said W ½ of the SE ¼ S 0°24'10" E a distance of 225.07 feet to a point;

Thence leaving said easterly boundary S 89°35'36" W a distance of 451.70 feet to a point;

Thence S 15°56'56" W a distance of 190.46 feet to a point;

Thence S 13°10'53" W a distance of 101.78 feet to a point;

Thence S 16°22'50" W a distance of 447.42 feet to a point;

Thence S 45°59'59" W a distance of 144.10 feet to a point;

Thence S 34°24'47" W a distance of 135.86 feet to a point on the northerly right-of-way of W. Floating Feather Road;

Thence leaving said northerly right-of-way S 0°24'53" E a distance of 65.01 feet to a point on the southerly boundary of said SE ¼ of Section 5;

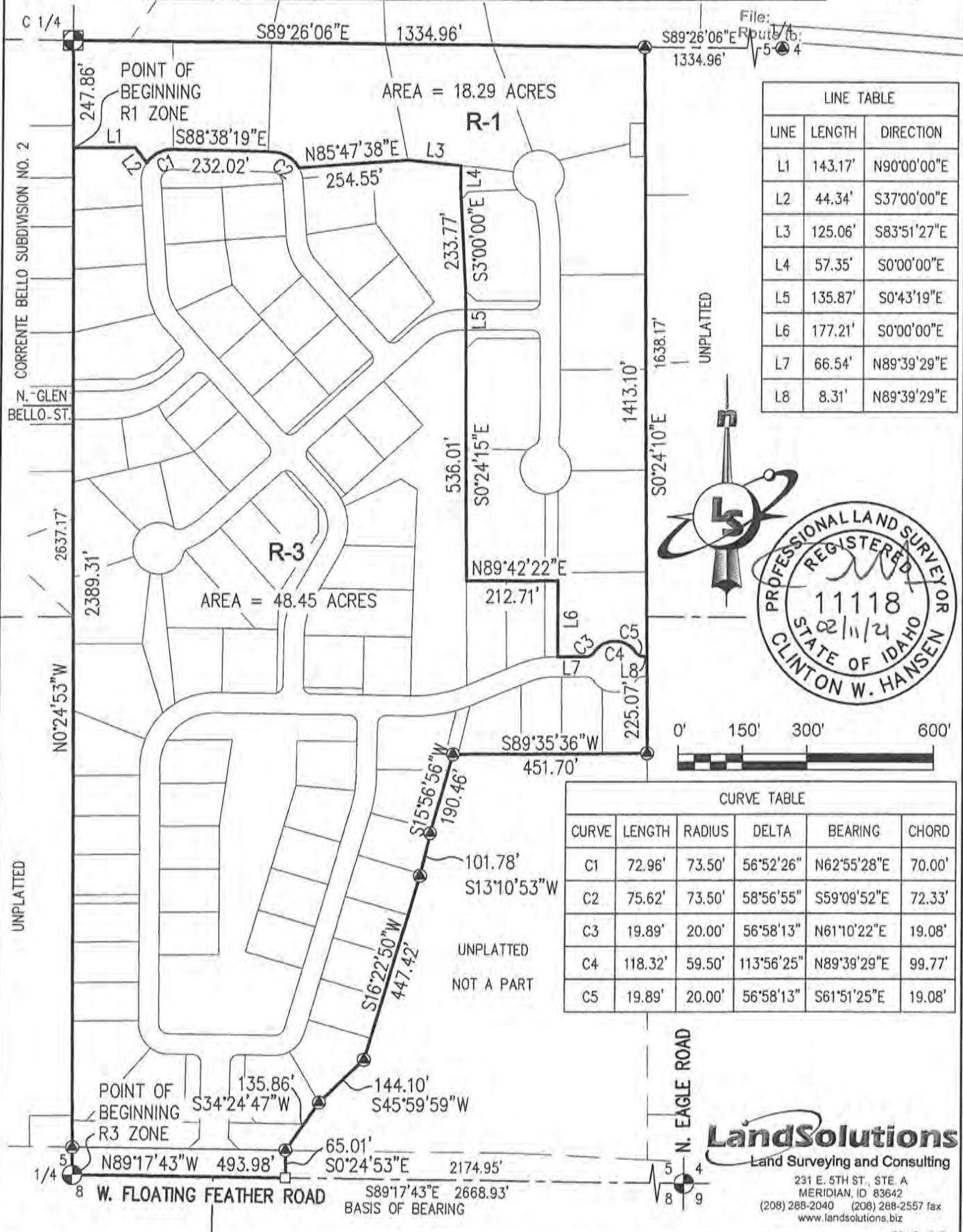
Thence along said southerly boundary N 89°17'43" W a distance of 493.98 feet to the **POINT OF BEGINNING.**

This parcel contains 48.45 acres, more or less.

Clinton W. Hansen, PLS
Land Solutions, PC
February 11, 2021



CARRARA ESTATES - REZONE EXHIBIT B 12 2021



| LINE | LENGTH | DIRECTION |
|------|---------|-------------|
| L1 | 143.17' | N90°00'00"E |
| L2 | 44.34' | S37°00'00"E |
| L3 | 125.06' | S83°51'27"E |
| L4 | 57.35' | S0°00'00"E |
| L5 | 135.87' | S0°43'19"E |
| L6 | 177.21' | S0°00'00"E |
| L7 | 66.54' | N89°39'29"E |
| L8 | 8.31' | N89°39'29"E |



| CURVE | LENGTH | RADIUS | DELTA | BEARING | CHORD |
|-------|---------|--------|------------|-------------|--------|
| C1 | 72.96' | 73.50' | 56°52'26" | N62°55'28"E | 70.00' |
| C2 | 75.62' | 73.50' | 58°56'55" | S59°09'52"E | 72.33' |
| C3 | 19.89' | 20.00' | 56°58'13" | N61°10'22"E | 19.08' |
| C4 | 118.32' | 59.50' | 113°56'25" | N89°39'29"E | 99.77' |
| C5 | 19.89' | 20.00' | 56°58'13" | S61°51'25"E | 19.08' |

LandSolutions
Land Surveying and Consulting
231 E. 5TH ST., STE A
MERIDIAN, ID 83642
(208) 288-2040 (208) 288-2557 fax
www.landsolutions.biz

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Data and Deed Call Listing of File: Carrara Estates Annexation Legal Description.des

Tract 1: 66.735 Acres: 2906970 Sq Feet: Closure = n12.3305w 0.00 Feet; Precision >1/999999: Perimeter = 7641 Feet

FEB 12 2021

001=n0.2453w 2637.17
002=s89.2606e 1334.96
003=s0.2410e 1638.17
004=s89.3536w 451.70
005=s15.5656w 190.46
006=s13.1053w 101.78
007=s16.2250w 447.42
008=s45.5959w 144.10
009=s34.2447w 135.86
010=s0.2453e 65.01
011=n89.1743w 493.98

File: _____
Route to: _____

Data and Deed Call Listing of File: Carrara Estates R1 Rezone Legal Description.des

Tract 1: 18.289 Acres: 796670 Sq Feet: Closure = s18.3836w 0.00 Feet: Precision >1/999999: Perimeter = 5530 Feet

001=n0.2453w 247.86
002=s89.2606e 1334.96
003=s0.2410e 1413.10
004=s89.3929w 8.31
005: Rt, R=20.00, Delta=56.5813
Bng=n61.5125w, Chd=19.08
006: Lt, R=59.50, Delta=113.5625
Bng=s89.3929w, Chd=99.77
007: Rt, R=20.00, Delta=56.5813
Bng=s61.1022w, Chd=19.08
008=s89.3929w 66.54
009=n0.0000w 177.21
010=s89.4222w 212.71
011=n0.2415w 536.01
012=n0.4319w 135.87
013=n3.0000w 233.77
014=n0.0000w 57.35
015=n83.5127w 125.06
016=s85.4738w 254.55
017: Lt, R=73.50, Delta=58.5655
Bng=n59.0952w, Chd=72.33
018=n88.3819w 232.02
019: Lt, R=73.50, Delta=56.5226
Bng=s62.5528w, Chd=70.00
020=n37.0000w 44.34
021=s90.0000w 143.17

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File: _____
Route to: _____

Data and Deed Call Listing of File: Carrara Estates R3 Rezone Legal Descriptions.des

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Tract 1: 48.446 Acres: 2110301 Sq Feet: Closure = n15.2535e 0.01 Feet: Precision >1/999999: Perimeter = 7178 Feet

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- 001=n0.2453w 2389.31
- 002=n90.0000e 143.17
- 003=s37.0000e 44.34
- 004: Rt, R=73.50, Delta=56.5226
Bng=m62.5528e, Chd=70.00
- 005=s88.3819e 232.02
- 006: Rt, R=73.50, Delta=58.5655
Bng=s59.0952e, Chd=72.33
- 007=n85.4738e 254.55
- 008=s83.5127e 125.06
- 009=s0.0000e 57.35
- 010=s3.0000e 233.77
- 011=s0.4319e 135.87
- 012=s0.2415e 536.01
- 013=n89.4222e 212.71
- 014=s0.0000e 177.21
- 015=n89.3929e 66.54
- 016: Lt, R=20.00, Delta=56.5813
Bng=m61.1022e, Chd=19.08
- 017: Rt, R=59.50, Delta=113.5625
Bng=n89.3929e, Chd=99.77
- 018: Lt, R=20.00, Delta=56.5813
Bng=s61.5125e, Chd=19.08
- 019=n89.3929e 8.31
- 020=s0.2410e 225.07
- 021=s89.3536w 451.70
- 022=s15.5656w 190.46
- 023=s13.1053w 101.78
- 024=s16.2250w 447.42
- 025=s45.5959w 144.10
- 026=s34.2447w 135.86
- 027=s0.2453e 65.01
- 028=n89.1743w 493.98

File: _____
Route to: _____

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5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=3 KRISTINA LOWRY
PIONEER TITLE COMPANY OF ADA COUNTY
File: 2020-177513
Rcvd 2/22/2020 02:06 PM
\$15.00

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 740063 CH/MA

QUITCLAIM DEED

For Value Received

Michael J. Chase & Donna F. Chase, husband & wife AND
William D. Chase & Debra S. Chase, husband & wife
do hereby convey, release, remise and forever quit claim unto
Michael J. Chase & Donna F. Chase, husband & wife AND
William D. Chase & Debra S. Chase, husband & wife
whose address is 3482 Hwy 30 W., New Plymouth, ID 83655

the following described premises, to-wit:

See attached Exhibit "A"

together with their appurtenances.

Dated: December 21, 2020

Michael J. Chase
Michael J. Chase

Donna F. Chase
Donna F. Chase

State of Idaho, County of Payette

This record was acknowledged before me on December 21, 2020 by Michael J. Chase & Donna F. Chase

[Signature]
Signature of notary public



Commission Expires:
Residing in: Notus, ID
Commission Expires: 02/06/2026

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FEB 12 2021

William D. Chase
William D. Chase

Debra S. Chase
Debra S. Chase

File: _____
Route to: _____

State of Idaho, County of Ada

This record was acknowledged before me on Dec. 22, 2020 by William D. Chase & Debra S. Chase

Sara H. Stringham
Signature of notary public
Commission Expires: 9/22/2026



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File: _____
Route to: _____

EXHIBIT "A"

LEGAL DESCRIPTION FOR
MICHAEL CHASE
PARCEL 1

A parcel of land located in the West 1/2 of the Southeast 1/4 of Section 5, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho. Being further described as follows:

BASIS OF BEARING:

The South line of the Southeast 1/4 of Section 5, Township 4 North, Range 1 East, Boise Meridian, derived from found monuments and taken as North 89°13'52" West with the distance between monuments found to be 2668.83 feet.

BEGINNING at a point on the North Right-of-Way line of W. Floating Feather Road from which a found Brass Cap marking the South 1/4 Corner of said Section 5, Township 4 North, Range 1 East, Boise Meridian from bears South 83°14'56" West a distance of 496.69 feet;

Thence along said North Right-of-Way, North 89°13'52" West, to a point on the West line of the Southeast 1/4, a distance of 493.98 feet;

Thence along said West line, North 00°21'01" West, to an Aluminum Cap Marking the Center 1/4 Corner of said Section 5, a distance of 2,572.06 feet;

Thence leaving said Aluminum Cap and along the North line of the Southeast 1/4, South 89°22'23" East, to the Center East 1/16 Corner of said Section 5, a distance of 1,335.02 feet;

Thence leaving said Center East 1/16 Corner and along the East line of the West 1/2 of the Southeast 1/4 of said Section 5, South 00°20'31" East, a distance of 1,638.17 feet;

Thence leaving said East line, South 89°39'29" West, a distance of 451.70 feet;

Thence South 16°04'09" West, a distance of 190.46 feet;

Thence South 13°14'42" West, a distance of 101.78 feet;

Thence South 16°26'39" West, a distance of 447.42 feet;

Thence South 46°03'48" West, a distance of 144.10 feet;

Thence South 34°28'36" West, a distance of 135.86 feet to the **POINT OF BEGINNING**.

Said Parcel containing 2,874,980 square feet or 66.00 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83651
(208) 465-5687

AFFIDAVIT OF LEGAL INTEREST

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STATE OF IDAHO)
) ss.
COUNTY OF ADA)

File: _____
Route to: _____

We, Michael J. and William D. Chase, 524 W. Floating Feather Road, Eagle, Idaho 83616, being first duly sworn, upon oath, depose and say:

- 1. That we are the record owners of the property described on the attached, and permission is granted to:

Engineering Solutions, LLP
1029 N. Rosario Street, Suite 100
Meridian, ID 83642

to submit the accompanying application pertaining to that property.

Address or location of property: Parcel No. S0505448000 - W. Floating Feather Road, Eagle, Idaho

- 2. I agree to indemnify, defend and hold the City of Eagle and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of this application.

Type of Application: Annexation and Preliminary Plat/PUD Applications for Carrara Chase Estates Subdivision

Dated this 21st day of January, 2021.

Michael J. Chase
William D. Chase

William D. Chase

SUBSCRIBED AND SWORN to before me the day and year first above written.

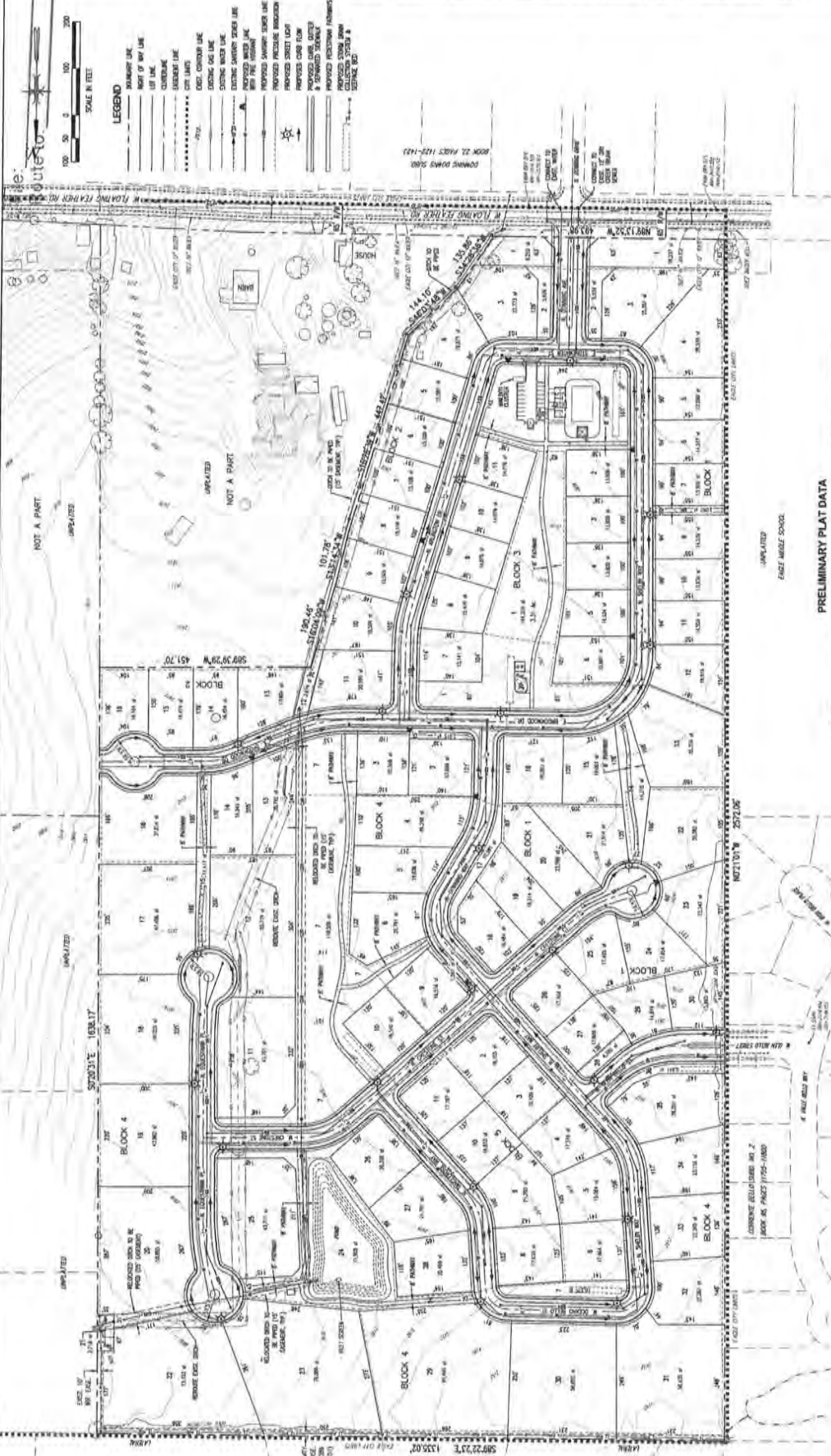


Rebecca L McKay

Notary Public for Idaho
Residing at Eagle ID
My Commission Expires: 8-16-2024

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FEB 12 2021

| | | | |
|---|--|--|--|
| ENGINEERS ENGINEERING SOLUTIONS INC. 1028 N. HOISING ST. SUITE 100 EAGLE, CO 80621 Phone: (303) 688-0860 Fax: (303) 688-0941 | PLANNER/CONTACT REGINA HRYKAT 1028 N. HOISING ST. SUITE 100 EAGLE, CO 80621 Phone: (303) 688-0860 Fax: (303) 688-0941 | DEVELOPER CC CARBARI LLC 300 N. PARKWAY DRIVE SUITE 400 EAGLE, CO 80621 Phone: (303) 688-0751 | OWNERS OF RECORD MICHAEL J & WILLIAM D CHASE 524 N. HOISING STREET SUITE 400 EAGLE, CO 80621 |
| SUBDIVISION CARBARI ESTATES PRELIMINARY PLAT/PUD | | LOCATED IN THE 2E 1/4 OF SECTION 3, TOWNSHIP 68N, RANGE 1 EAST, R. 1M EAGLE, CO, 80621 | |
| PREP/PUD | | SHEET 2 OF 2 | |

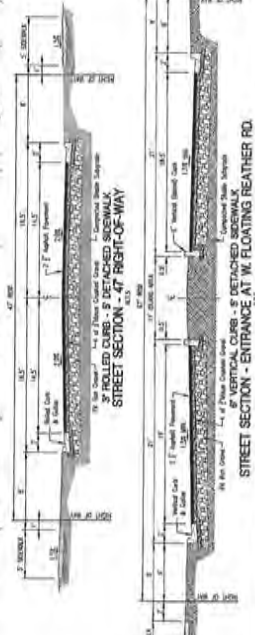


BUILDING SETBACK DATA

- A-1 (ZONING): 30'
- B-1 (ZONING): 30'
- B-2 (ZONING): 30'
- B-3 (ZONING): 30'
- C (ZONING): 30'
- D (ZONING): 30'
- E (ZONING): 30'
- F (ZONING): 30'

PRELIMINARY PLAT DATA

| SECT. AREA | TOTAL SPACED COMMON LOTS (TOTAL) | 100.00 ACRES |
|---------------------------------------|----------------------------------|--------------|
| SPACED FAMILY RESIDENTIAL (R-2) | 46.79 ACRES | 100.00 ACRES |
| SPACED COMMUNITY DEVELOPMENT (C) | 3.57 ACRES | 100.00 ACRES |
| SPACED OPEN SPACE (OS) | 10.34 ACRES | 100.00 ACRES |
| SPACED OPEN SPACE/COMMON LOTS (OS/CL) | 15.80 ACRES | 100.00 ACRES |
| SPACED OPEN SPACE/COMMON LOTS (OS/CL) | 15.80 ACRES | 100.00 ACRES |
| SPACED OPEN SPACE/COMMON LOTS (OS/CL) | 15.80 ACRES | 100.00 ACRES |
| SPACED OPEN SPACE/COMMON LOTS (OS/CL) | 15.80 ACRES | 100.00 ACRES |
| SPACED OPEN SPACE/COMMON LOTS (OS/CL) | 15.80 ACRES | 100.00 ACRES |
| SPACED OPEN SPACE/COMMON LOTS (OS/CL) | 15.80 ACRES | 100.00 ACRES |



FEB 12 2021

File:
Route to:



CARRARA ESTATES SUBDIVISION

1" = 600'

LOCATED IN THE SE 1/4 OF SECTION 5, T. 4N., R. 1E., B.M.
ADA COUNTY, IDAHO



CARRARA ESTATES SUBDIVISION

1" = 500'

LOCATED IN THE SE 1/4 OF SECTION 5, T. 4N., R. 1E., B.M.
ADA COUNTY, IDAHO

FEB 12 2021

CARRARA ESTATES SUBDIVISION
(Annexation/Rezone, Preliminary Plat & Planned Unit Development)
Written Narrative

File: _____
Date: _____

Introduction

CC Chase LLC requests the City of Eagle's approval of development applications for Carrara Estates Subdivision. The parcel is surrounded on the north, west and south by single-family residential subdivisions and adjoins the Eagle Middle School along a portion of the west boundary. The property is currently zoned RUT (Rural Urban Transition) in Ada County. The property was a portion of a larger parcel consisting of approximately 78.89 acres. The owners, Michael and Bill Chase, applied to Ada County Development Services for approval of a one-time division under Application No. 202002644-OTD. The application was approved by Ada County, and all Ada County Conditions of Approval were satisfied to legally divide 66 acres from the existing home parcel located at 524 N. Floating Feather Road. The property is currently in agricultural production, and no structures are present on the parcel.

Included in our submittal are applications for approval of annexation and zoning of 66.74 acres from RUT to R-1-DA-P (18.29 acres) and R-3-DA-P (48.45 acres-includes right-of-way to centerline of Floating Feather Road); and a preliminary plat with a planned unit development for 85 single-family homes and 18 common lots on 66.0 acres. The project includes 10.30 acres of open space, with a 3.31-acre central common area, 4.39 acres of linear open space and 8-foot-wide local street buffers and landscape parkways.

Property History

The Chase family purchased the original homestead parcel in 1925 and bought additional land in 1960. The property was a dairy farm, and members of the Chase family reside on the property to the present day. Bill Chase lives on the adjoining parcel, and the subject property continues to be farmed.

Project Overview

The property has significant elevation change from north to south of approximately 17 feet. A private lateral supplies Farmers Union Ditch Company water to the property. The point of delivery is within the northeast corner of the property. The delivery ditch runs south through the parcel and supplies irrigation water to Downing Downs and Covenant Hills Subdivisions.

The community will be focused on the 3.31-acre central common area, which will serve as a gathering place with an extensive pathway network to the playground, picnic shelter, and pool facility. A significant amount of linear open space has been provided to promote walkability and add an open-air feeling within the neighborhood. Pathways within the linear open space lots make connections from north to south within the development. A lined irrigation pond will be installed within a portion of the linear open space for pressure irrigation purposes and as an amenity. Pathways will be constructed along the pond to connect the east side of the development with the west side.

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The project lies within the Middle School Planning Area identified within the Eagle City Home Comprehensive Plan. The Middle School Planning Area designates the property as Neighborhood Residential with a Residential Transition Overlay. The plan sets a minimum lot size of 13,330 square feet adjacent to the school site, along with requiring transitional densities with feathering to the north and west to ensure compatibility. It encourages 1- to 1.5-acre lots be utilized next to existing estate lots. The plan allows for a density of 1.29 dwelling units per acre within the planning area. The proposed gross density of the community is consistent with the Plan at 1.29 dwelling units per acre. The average lot size of Carrara Estates Subdivision is 23,942 square feet, with lots ranging in size from 13,800 square feet to 81,445 square feet, or 1.87 acres.

The R-1-DA-P area is not required to provide open space under the Eagle City Code. Therefore, the 20-percent common area calculation is derived from the R-3-DA-P area, which is 47.71 acres. The required common area is 9.54 acres of qualified open space. The qualified open space within the development is 10.53 acres, or 22.54 percent.

Infrastructure

Water:

Domestic water for this development will be provided by the City of Eagle. An existing 12-inch water main line lies within W. Floating Feather Road. There is also a 16-inch Suez water main line and a 10-inch Eagle Water Company main line. Adequate capacity and water rights are available to service the Carrara Estates development. An extension of an 8-inch water main north from Floating Feather Road into the project will be required. The existing water main in W. Glen Bello Street is a Suez facility.

Sewer:

Sewer service to the proposed development will be provided by Eagle Sewer District. The applicant will request annexation of the property into Eagle Sewer District. The property lies within the Dry Creek sewer shed served by an existing 10-inch sewer main located in W. Floating Feather Road. In discussions with Lynn Moser, there is adequate capacity within the system for service of the subject property.

Transportation:

W. Floating Feather Road is designated as a minor arterial and is improved with three lanes, vertical curb and a 5-foot-wide attached sidewalk. The project entrance will align with N. Downing Drive at Floating Feather Road. The entrance collector is approximately 250 linear feet and will be constructed with a center island and a 35-foot-wide landscape buffer along both sides. Secondary access will be provided from the existing public street, W. Glen Bello Street, connecting Carrara Estates to Corrente Bello. A future stub street will be installed along the east boundary for future interconnectivity to the undeveloped portion of the Chase farm. The proposed roadways will be public and constructed to Ada County Highway District Standards with a 47-foot-wide right-of-way, a 33-foot-wide street section, 8-foot-wide landscaped parkway, and 5-foot-wide detached sidewalks.

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The applicant's representative had a pre-application meeting with Ada County Highway District, and the District requested a turn-lane analysis for the proposed entrance to the development from W. Floating Feather Road. The analysis determined that a westbound right-turn lane is not warranted. The proposed intersection with W. Floating Feather Road will operate at a Level of Service C or better. The sight distance for the proposed public street entrance was evaluated and meets all ACHD requirements. A copy of the analysis is included with the application.

Gravity Irrigation Facilities:

The water rights for the subject property are with Farmers Union Ditch Company. A private lateral enters the subject site at the northeast corner and runs south to Floating Feather Road providing service to Downing Downs and Coventry Hill Subdivisions. The applicant intends to pipe the delivery through the linear open space and will coordinate with the downstream users. A lined pressure irrigation storage pond will be constructed on Lot 24, Block 4, to store the 24-hour water right. The pressure irrigation pump station will be located adjacent to the pond with an overflow into the gravity irrigation pipe. A delivery ditch is located north of the subject property within the boundaries of Ranch Estates and is unrelated to the subject parcel. An existing 12-inch gravity irrigation pipe was installed along the north boundary to provide water to the Corrente Bello Subdivision's irrigation pond. A 10-foot-wide easement was granted by the Chase family for the installation and maintenance of the pipe. A small drain on the west boundary was abandoned when Corrente Bello was developed. The developer of Corrente Bello piped the drain within their boundary.

Pressure Irrigation Facilities:

The property has 3.67 shares of water rights with the Farmers Union Ditch Company. The water is delivered to the northeast area of the property by open ditch. The applicant will pipe the water to Lot 24, Block 4, and install a lined pond and pressure irrigation pump station. The lined pond will provide storage of the 24-hour water rights and be an amenity to the development, with landscaping and paths around the aerated pond. All lots and common areas will be provided pressure irrigation from the proposed system.

Storm Drainage Facilities:

Materials Testing and Inspection has installed a series of test holes and piezometers on the site. MTI prepared a soils analysis and monitored the test holes through the 2017 irrigation season. The monitoring determined that shallow groundwater is not present on the site. As a result, traditional methods of storm drainage design will be acceptable at the subject site. Storm drainage will be retained on site, and the discharge will not exceed the pre-development flows. Local streets will utilize subsurface storage facilities within the common areas. All storm drainage facilities will be designed in accordance with Ada County Highway District and Idaho Department of Environmental Quality standards.

Preliminary Plat, Planned Unit Development, and Development Agreement

The preliminary plat application consists of 103 total lots, with 85 single-family lots and 18 common lots. Carrara Estates Subdivision will consist of detached single-family homes on lots ranging from 13,800 to 81,445 square feet, with an average lot size of 23,942 square feet. The gross density of the overall project is 1.29 dwelling units per acre, with a net density of 1.49 dwelling units per acre.

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Route to: _____

The predominant land use in the area is single-family residential development. Ranch Estates Subdivision is located north of the subject parcel. South of the proposed development is Downing Downs Subdivision, and west of the project is Corrente Bello Subdivision and Eagle Middle School. East of the proposed subdivision are estate residential lots and undeveloped farmland. The proposed use of low-density single-family residential development is consistent with the existing and proposed uses within the area. The development provides for a transition from the estate lots with the R-1-DA-P zoning and utilizes large lots ranging from 37,854 to 81,445 square feet. Transitioning from the larger lots within the R-1 area is accomplished by incorporating 21,000 to 16,000 square foot lots. Adjoining Corrente Bello Subdivision, the lot sizes range from 15,863 to 28,261 square feet. The lots which adjoin W. Floating Feather Road across from Downing Downs are 22,773 to 25,357 square feet to provide additional transitioning next to the arterial roadway.

Open Space Calculations and Amenities:

R-1 Zone (18.29 acres) – No Open Space Requirement

R-3 Zone (47.71 acres- 20% Open Space Requirement equates to 9.54 acres

Qualified Open Space – 10.53 acres or 22.54% of R-3 area

Collector Buffer – 0.27 acres

Central Common Area – 3.31 acres

Pedestrian Pathways – 0.66 acres

Two Linear Parks – 4.39 acres

8-foot-wide Local Street Parkways – 1.90 acres

Non-Qualified Open Space – 1.67 acres

Arterial Landscape Buffer – 0.63 acres

Ditch Lot (piping facility) – 0.15 acres

End Block Buffers and Drainage – 0.89 acres

Amenities:

Pool Facility with Parking Lot

Playground Equipment

Picnic Shelter

Pond

8-foot-wide Pathways and Micro-Paths

Neighborhood Meeting:

The applicant's representative notified all property owners within 1,500 feet of all parcels owned by the Chase family. The invitation to the Zoom meeting included an 11x17 copy of the concept plan and a vicinity map and encouraged residents to call or email comments to the applicant's representative. A Zoom neighborhood meeting was held to discuss the project with the adjoining property owners. There were approximately 54 attendees on the Zoom meeting. Based on the comments from the meeting, the applicant made the following changes:

FEB 12 2021

- File: _____
Plot to: _____
1. The applicant included more area within the R-1-DA-P zone and enlarged the lot adjoining Mr. Walker's property.
 2. The applicant agreed to coordinate the piping of the delivery ditch and analysis of the existing weir at Floating Feather Road with the Downing Downs and Coventry Hill irrigation representatives.
 3. The applicant contacted West Ada School District and obtained approval of the micro-path location as shown on the preliminary plat.
 4. The applicant agreed to install a composite metal fence along the north, east and south boundaries. The neighbors were concerned about their large animals and wanted fencing that would not be damaged by the animals.
 5. Corrente Bello residents requested a median be added to the street connection at W. Glen Bello Street to slow traffic speeds.

The neighbors also wanted to be assured that the quality of development and its amenities would be of high standards. It is anticipated that most of the homes will be custom built.

The Carrara Estates development complies with the Comprehensive Plan, utilizing transitional densities, lot sizing and feathering from existing single-family neighborhoods. The Comprehensive Plan encourages an emphasis on high-quality residential development with significant open space and connectivity to the Eagle Middle School site. The Plan requires a development utilize the Planned Unit Development process.

Justification for the Proposed Planned Unit Development is as follows:

1. The proposed PUD request is in the public interest and advances the general welfare of the community and neighborhood. The Carrara Estates parcel is one of the last developable properties in this area and has all necessary utilities available for support of a subdivision. Being located adjacent to Eagle Middle School, surrounded by subdivisions and close to downtown Eagle provides a unique opportunity for future residents to have their kids walk and bike to school and to the city center.
2. The proposed development will be harmonious with the existing urban, rural residential, school and agricultural uses in the vicinity. The parcel is surrounded by residential development, which makes the continuation of agricultural pursuits difficult. Development of the property is a logical progression for development. The proposed low-density residential development will complement the area.
3. The single-family residential development will not involve any hazardous or disturbing uses that would not be compatible with the existing residential subdivisions in the area.
4. The project will not involve any uses or activities that would be detrimental to the general welfare of the adjoining properties or the Eagle community.
5. Essential public services are available to the site providing sewer, water, irrigation, drainage, fire/police protection and transportation. The parcel adjoins an existing Middle School and is within one mile of Eagle Elementary. The development will be required to

FEB 12 2021

File: _____
Route to: _____

extend services, make transportation improvements, provide open space and recreational facilities as required by the City and Ada County Highway District.

6. The vacant parcel is surrounded by subdivisions and estate residential development. All necessary utilities are available to the site, and W. Floating Feather Road is constructed to a three-lane street section with vertical curb and sidewalk. Considering the project is within 1.2 miles of the city center, it is reasonable that development of the property will not create excessive costs to the public for services.
7. The development will provide a superior neighborhood that exceeds the normal requirements for open space, pathways, and recreation. The site plan provides a 63-foot-wide landscape buffer adjoining W. Floating Feather Road with a tree-lined entrance into the development. A 3.31-acre central common area is designed to create a statement and focal point near the entrance. Significant linear open space connects to the pool facility, with pathways linking to the playground and picnic shelter. The proposed playground will provide a gathering place with seating and a shelter. Additional linear open space consisting of 4.39 acres is spread throughout the project, providing pedestrian and bicycle connectivity through the development. The applicant will install a pond, landscaping and pathways within the northerly linear open space. Micro-paths have been incorporated into the design to connect residents from north to south and east to west. Design of the pathways has taken into consideration connectivity to Eagle Middle School by creating convenient linkages to promote walking and biking to the school.
8. The primary approach to the development is in alignment with N. Downing Drive and meets all the requirements of Ada County Highway District. The secondary public street connection will be at W. Glenn Bello Street. The applicant will install a median at the connection as a traffic-calming measure. When designing the development, great care was taken to create a more circuitous route within the development to slow traffic and promote the use of the primary entrance at W. Floating Feather Road. The 250-foot-long collector entrance allows for stacking and unimpeded egress and ingress.
9. The proposed Carrara Estates development will not impact any natural or historical features. The parcel is vacant farmland, and there are no wetlands on the subject property.
10. The site design of the subdivision follows the guidelines for the Middle School Planning Area. The smallest lots, consisting of 13,800 square feet, adjoin the Middle School boundary with a transitioning of larger lots to the north and east. The largest lots, consisting of 37,854 to 81,445 square feet, were placed adjacent to the existing large-lot residences. Lots greater than one-half acre are located adjacent to W. Floating Feather as a transition to Downing Downs Subdivision. The Comprehensive Plan refers to feathering of the lots as a method to properly transition from large estate lots. The development embraces this type of site planning, and it is demonstrated in the project design. The proposed lots adjoining Corrente Bello Subdivision exceed the lot sizes of those in the adjacent development. No deviations of lots sizes, setbacks or density are requested with this development, which is consistent with the provisions of the applicable

FEB 12 2021

planning area. The overall density of the proposed project is 1.29 dwelling units per acres as stipulated in the Middle School Planning Area.

File: _____

11. The proposed project is harmonious with general provisions and specific objectives in Eagle City Code Title 8. The development meets the provisions of the Eagle City Code utilizing the planned development process. The project is utilizing two zoning designations, R-1-DA-P and R-3-DA-P, to provide for a reasonable transition from larger estates lots. The proposed development will meet all the dimensional standards for the R-1 and R-3 zones, including all setbacks. The project will provide a variety of lot sizes for the future homeowners who may want a 13,800- to 15,000-square-foot lot, a larger lot of 16,000 to 25,000 square feet, or a very large lot more than 1 acre.
12. The development will be beneficial to the Eagle community and Eagle Middle School Planning Area. The development is consistent and compatible with the adjacent single-family residential uses. The applicant is not requesting any deviations from the standard district regulations.
13. Public services will be provided to the development including public streets, Eagle Sewer District facilities, City of Eagle water service, solid waste collection, other utilities, quality open spaces and amenities.
14. The cost to provide services to the development is information only the City of Eagle can provide. It is anticipated that the taxes and fees generated by this development will exceed the cost to provide services. A calculation sheet on the taxes generated by the Carrara Estates development is included with the application.
15. Analyzing the fiscal contribution of property taxes generated by the Carrara Estates development, the project will generate approximately \$511,637 annually at buildout. The anticipated average value of the homes will be \$850,000. This calculation takes into consideration an average value of \$750,000 (considering the homeowner's exemption).

Calculations of impact fees, connection fees and other miscellaneous fees are provided below.

The City of Eagle Development Impact Fees will be as follows:

Park Impact Fees: \$94,836.20
Pathway Impact Fees: \$28,092.50
Police Impact Fees: \$9,350.00
Fire Impact Fees: \$76,245.00

City of Eagle Water Department are as follows:

Storage and Trunk line Fees (STL): \$178,500.00
Hook-up Fees: \$85,850.00
Water Construction Equivalency Fees (WCE): \$34,000.00

Ada County Highway District Impact Fees (\$3,433/SFD): \$291,805.00

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File: _____
Route to: _____

Eagle Sewer District Fees are as follows:

Hook-up Fees: \$467,500.00

16. The developer will utilize private financing to extend utilities into the development and provide all essential services including sewer, water, storm drainage, pressure irrigation, power, telephone, gas, cable and public streets.

Annexation and Rezone Application

- A. The Chase property is contiguous to the Eagle City limits along the north, south and west boundary. The subject site is one of the only undeveloped properties along the Floating Feather Road corridor from State Highway 55 and west of Eagle Road. The property is considered a large infill property considering the surrounding development in the area. The request of a mixed zoning designation of R-1 and R-3 is reasonable and consistent with the Middle School Planning Area. The surrounding zones are R-3-DA-P, R-1, P-S, R-E, and RUT which is consistent with proposed zoning request.
- B. The applicant is willing to enter into a development agreement. Elevations of the proposed homes is attached to the application and a detailed development plan is also included.
- C. The rezone of the parcel to R-1 and R-3 is consistent with provisions in the Comprehensive Plan which are supportive of providing a range of appropriate lots taking into consideration the existing densities and lot sizes. Using lot transitioning as mechanism to create compatibility. The request is supported by Comprehensive Plan and the Middle School Planning Area standards.
- D. All public facilities are adjacent to the subject property and need to be extended into the site. No off-site improvements will be required for the development.
- E. The proposed zoning request of R-1 and R-3 is consistent with the existing R-3 zoning within Corrente Bello Subdivision and the R-1 zoning within Downing Downs Subdivision. Designing the proposed larger lots along the north, east and west boundaries demonstrate the developer's willingness to be compatible with and sensitive to the adjoining lot sizes.

FEB 12 2021



1029 N. Rosario Street, Suite 100

Meridian, ID 83642

Phone: (208) 938-0980

Fax: (208) 938-0941

E-mail: beckym@engsol.org

INVITATION

December 19, 2020

Dear Property Owner:

Engineering Solutions, LLP, has been retained by CC Chase LLC to annex and zone approximately 66 acres with zoning designations of R-1-DA-P (17.40 acres) and R-3-DA-P (48.60 acres) for property located west of N. Eagle Road and north of W. Floating Feather Road. The applicant is proposing an annexation/rezone, planned unit development and preliminary plat with approximately 85 single-family residential homes and 19 common lots for the subject site, as Chase Estates Subdivision. The proposed density is 1.29 dwelling units per acre with an average lot size of 23,917 square feet and a minimum lot size of 13,330 square feet. This is not a public hearing and public officials will not be present.

Prior to submitting development applications, the City of Eagle requires that a neighborhood meeting be held to inform the surrounding property owners. Due to COVID-19 concerns, the meeting will be held via Zoom. The link to the meeting is <https://us02web.zoom.us/j/86164259539>. A preliminary plat is enclosed showing the proposed development and a vicinity map of the property. This is an invitation to a neighborhood meeting to present a site plan regarding the property. You can download the Zoom application on your mobile device or join the meeting on a desktop computer. We recommend you email your comments or concerns to Beckym@engsol.org since it may be difficult for everyone to express their opinions on a Zoom meeting.

The neighborhood meeting will be held:

WHEN: Wednesday, January 6, 2021, at 6:00 p.m.
WHERE: ON-LINE VIRTUAL ZOOM MEETING
PURPOSE: Review the Site Plan for Chase Estates Subdivision

If you cannot attend the Zoom meeting and have questions concerning the applications, please feel free to email or call me at 208-938-0980.

Sincerely,

Engineering Solutions, LLP


Becky McKay
Chief Planner/Partner

Enclosure

FEB 12 2021

LEGAL DESCRIPTION FOR
MICHAEL CHASE
PARCEL 1

File: _____
Route to: _____

A parcel of land located in the West 1/2 of the Southeast 1/4 of Section 5, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho. Being further described as follows:

BASIS OF BEARING:

The South line of the Southeast 1/4 of Section 5, Township 4 North, Range 1 East, Boise Meridian, derived from found monuments and taken as North 89°13'52" West with the distance between monuments found to be 2668.83 feet.

BEGINNING at a point on the North Right-of-Way line of W. Floating Feather Road from which a found Brass Cap marking the South 1/4 Corner of said Section 5, Township 4 North, Range 1 East, Boise Meridian from bears South 83°14'56" West a distance of 496.69 feet;

Thence along said North Right-of-Way, North 89°13'52" West, to a point on the West line of the Southeast 1/4, a distance of 493.98 feet;

Thence along said West line, North 00°21'01" West, to an Aluminum Cap Marking the Center 1/4 Corner of said Section 5, a distance of 2,572.06 feet;

Thence said Aluminum Cap and along the North line of the Southeast 1/4, South 89°22'23" East, to the Center East 1/16 Corner of said Section 5, a distance of 1,335.02 feet;

Thence leaving said Center East 1/16 Corner and along the East line of the West 1/2 of the Southeast 1/4 of said Section 5, South 00°20'31" East, a distance of 1,638.17 feet;

Thence leaving said East line, South 89°39'29" West, a distance of 451.70 feet;

Thence South 16°04'09" West, a distance of 190.46 feet;

Thence South 13°14'42" West, a distance of 101.78 feet;

Thence South 16°26'39" West, a distance of 447.42 feet;

Thence South 46°03'48" West, a distance of 144.10 feet;

Thence South 34°28'36" West, a distance of 135.86 feet to the **POINT OF BEGINNING**.

Said Parcel containing 2,874,980 square feet or 66.00 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83651
(208) 465-5687



RECEIVED & FILED
CITY OF EAGLE

FEB 12 2021

File: _____
Route to: _____

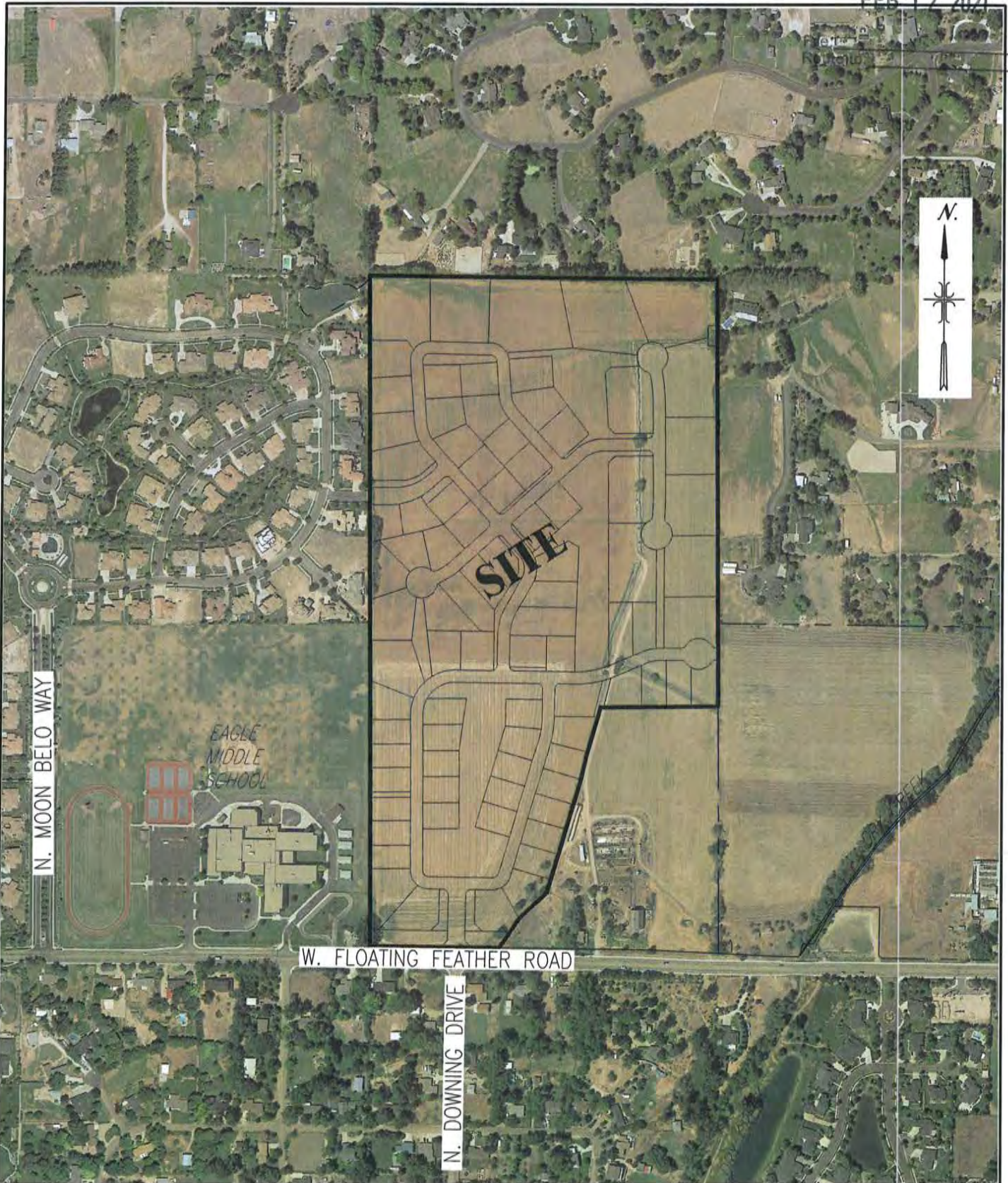


CARRARA ESTATES SUBDIVISION

1" = 600'

LOCATED IN THE SE 1/4 OF SECTION 5, T. 4N., R. 1E., B.M.
ADA COUNTY, IDAHO

FEB 12 2021



CARRARA ESTATES SUBDIVISION

1" = 500'

LOCATED IN THE SE 1/4 OF SECTION 5, T. 4N., R. 1E., B.M.
ADA COUNTY, IDAHO

FEB 12 2021

File: _____
Route to: _____

PLANT PALETTE

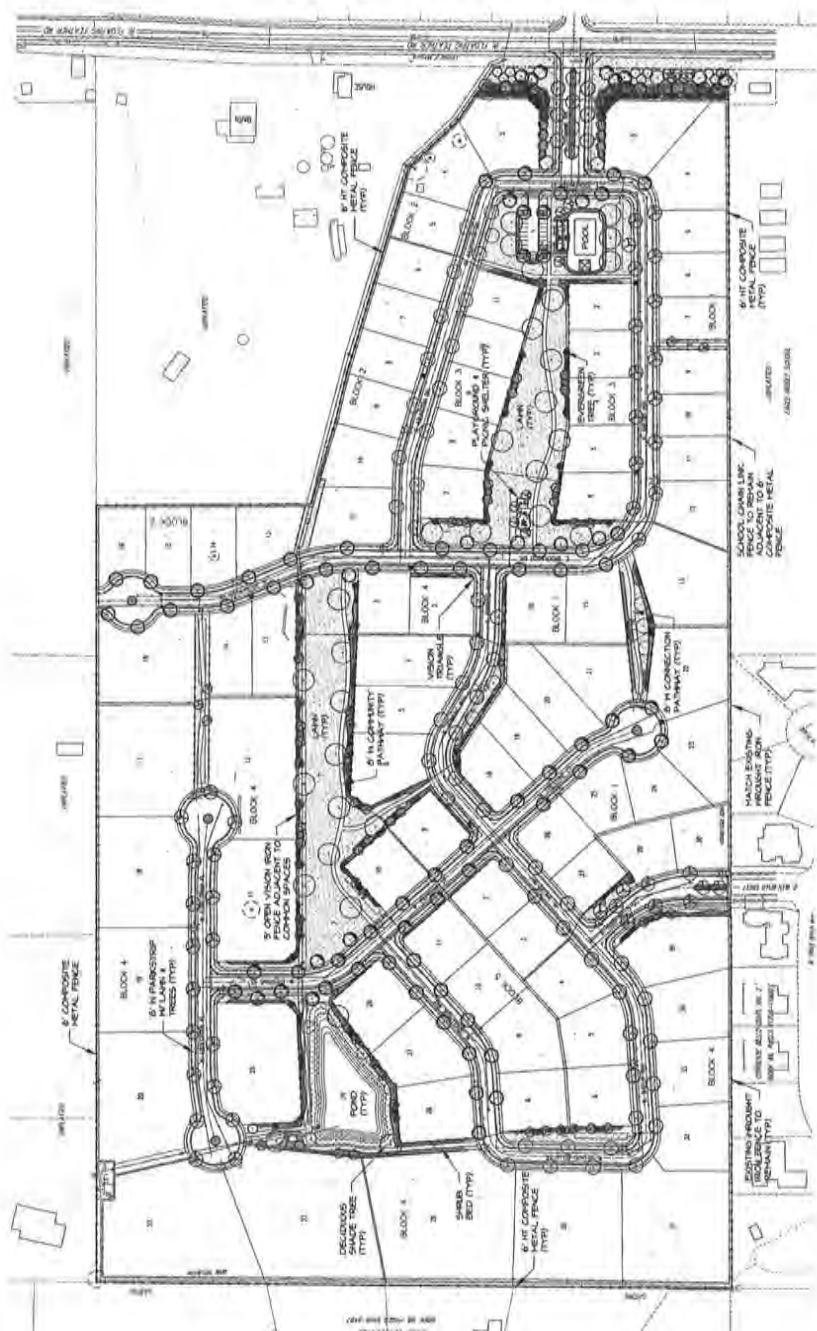
| SYN | COMMON NAME | BOTANICAL NAME | SIZE |
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| EXPOSURE TREES | | | |
| 1 | PIKE PINE | PIKE PINE | 12-18 FT DBH |
| 2 | BLACK HILLS SPRUCE | BLACK HILLS SPRUCE | 8-9 FT DBH |
| 3 | NOVYAN LARIX | NOVYAN LARIX | 8-9 FT DBH |
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| SHADE TREES (CLASSES III) | | | |
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| 2 | SHAWY OAK | SHAWY OAK | 2" CAL DBH |
| SHADE TREES (CLASSES II) | | | |
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| 100 | SHAWY OAK | SHAWY OAK | 2" CAL DBH |

DEVELOPMENT DATA

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| TOTAL AREA | 60.00 ACRES |
| RESIDENTIAL LOTS | 25 |
| COMMERCIAL LOTS | 1 |
| TOTAL LOTS | 26 |
| QUALIFIED OPEN SPACE/COMMERCIAL LOTS | 0.53 ACRES (2.5%) |
| EXISTING ZONING | R-2 |
| PROPOSED ZONING | R-2000 |

LANDSCAPE CALCULATIONS

| | |
|--------------------------------------|-------------------|
| LANDSCAPE AREA | 10.00 ACRES |
| RESIDENTIAL LOTS | 25 |
| COMMERCIAL LOTS | 1 |
| TOTAL LOTS | 26 |
| QUALIFIED OPEN SPACE/COMMERCIAL LOTS | 0.53 ACRES (2.5%) |
| EXISTING ZONING | R-2 |
| PROPOSED ZONING | R-2000 |



OWNERS OF RECORD
MICHEL J & WILLIAM D CHIZE
524 N CLAYTON TERRACE RD
DULLE, IOWA 50531

DEVELOPER
CC CHIZE LLC
450 N CLAYTON TERRACE RD
DULLE, IOWA 50531

PLANNER
BOB BROWN
1025 N. BOOTH BLVD
EAGLE, IDAHO 83625

PRELIMINARY PLAT LANDSCAPE PLAN

CARRARA ESTATES SUBDIVISION
EAGLE, IDAHO

JANUARY 29, 2021

SCALE 1" = 100'

Phone (208) 867-1751

Phone (208) 838-0880

Phone (208) 838-0880

Phone (208) 838-0880

FEB 12 2021

File:
Route to:

OWNERS OF RECORD
MICHAEL J & WILLIAM G CHASE
14822 W. OAKWOOD AVENUE
DENVER, CO 80231
781 442 2929

DEVELOPER
CC CHASE, LLC
100 S WADSWORTH STREET
DENVER, CO 80202
781 442 2929

**PLANNER/
CONTACT**
BECKY MANN
1029 N. BROADWAY, # 1100
DENVER, CO 80202
781 442 2929

ENGINEERING
PLANNING
15200 163rd AVE
EAGLE, CO 80022
781 442 2929

CARRARA ESTATES SUBDIVISION
PRELIMINARY PLAT LANDSCAPE PLAN

15200 163rd AVE, SECTION 5
EAGLE, CO 80022

TITLE AS SHOWN: 1/20/21
SCALE: 1/2"=1'-0"
PLAT NO.: JB#-2022
SHEET: 5 OF 7

L4

PLANT PALETTE
DESIGN SHEET L3

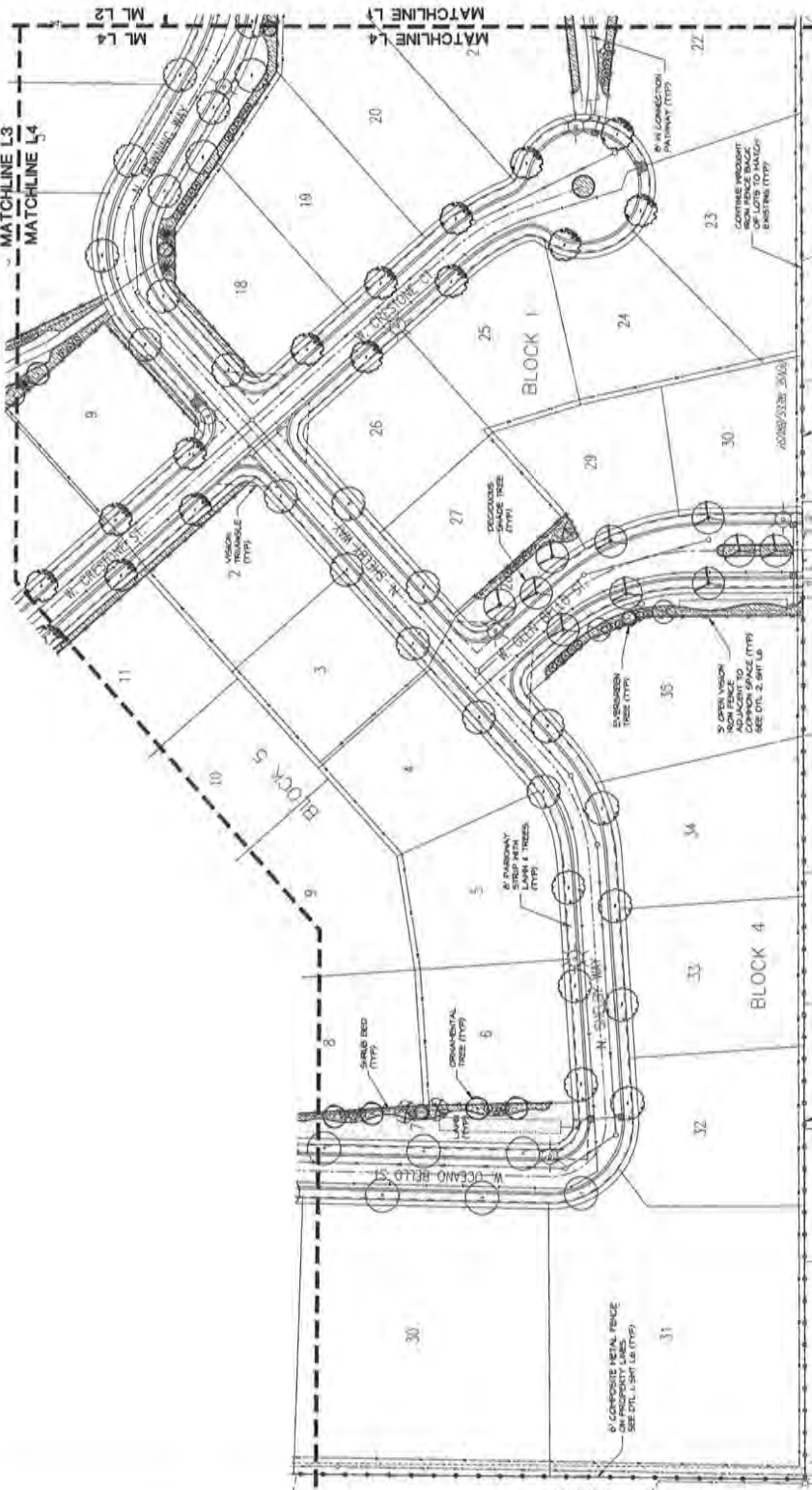
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| | 1. SPOON NERVE |
| | 2. BLOODGOOD LONDON PLANTNETES |
| | 3. SPOON NERVE |
| | 4. LAMN |
| | 5. OPEN VISION IRON FENCE |
| | 6. COMPOSITE METAL FENCE |
| | 7. OPEN VISION IRON FENCE |
| | 8. OPEN VISION IRON FENCE |
| | 9. OPEN VISION IRON FENCE |

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| | 1. ASTORIAN PINE |
| | 2. BLUE BELLS SPRUCE |
| | 3. GRANITALEN PEAR |
| | 4. HORNWOOD JUNE |
| | 5. MANCINI FERN |
| | 6. SPANISH TULIP TREE |
| | 7. SHAG BEECH |
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| | 33. SPANISH TULIP TREE |
| | 34. SPANISH TULIP TREE |
| | 35. SPANISH TULIP TREE |

NOTE

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

2. REFER TO SHEET L4 FOR FENCING PLAN AND DETAILS.



JENSEN BELTS ASSOCIATES
15200 163rd Avenue
Eagle, CO 80022
781 442 2929

PLANT PALETTE
DESIGN SHEET L3

FEB 12 2021

File:
Route to:

OWNERS OF RECORD
MICHAEL J. & WILLIAM D. CHASE
3400 W. 15TH ST.
EAGLE, CO. 81624
760.840.8318

DEVELOPER
CC CHASE, LLC
950 N. BROADWAY STREET, STE 400
DENVER, CO 80202
Phone: (303) 687-1351

PLANNER/
CONTACT
REORY MEXIA
1029 N. ROSARIO ST. #10100
DENVER, CO 80242
Phone: (303) 438-0941

ENGINEERS
10274 N. ROSARIO ST., SUITE 100
MURKIN, CO 80130
Phone: (303) 938-0960 Fax: (303) 938-0941
www.enr.com
We warrant our professional services only. We do not warrant the construction or the materials used in construction. We are not responsible for the construction of any structure or the materials used in construction.

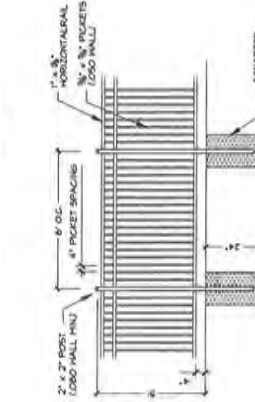
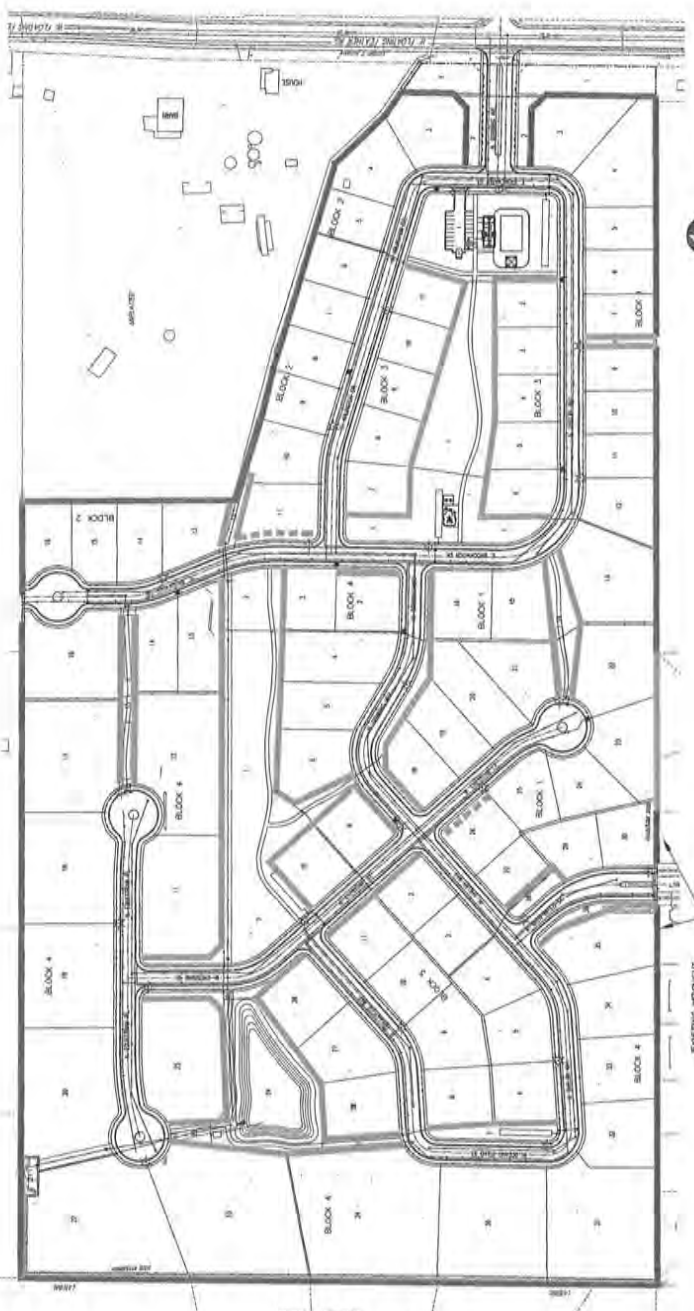
ENGINEERING SOLUTIONS LLC

CARRARA ESTATES SUBDIVISION
PRELIMINARY PLAT LANDSCAPE PLAN
LOCATED IN THE SE 1/4 OF SECTION 5,
TOWNSHIP 4 NORTH, RANGE 1 EAST, RM.
LOUISIANA COUNTY, DAKOTA

SCALE: AS SHOWN
SHEET NO. 17/24/21
DATE: JAN-2021
SHEET 7 OF 7
16



JENSENBELTS ASSOCIATES
1000 North Lincoln Avenue
Denver, CO 80202
Phone: 303.733.1111
www.jensensbelts.com



NOTES:
1. ALL PICKETS MANUFACTURED ACCORDING TO REQUIREMENTS.
2. FENCE TO SHIP DOWN TO 2' HEIGHT 20' FROM BORN.
3. IRON TO BE POLYCOATED BLACK.



FENCE PANEL SAMPLE PHOTO

NOTES:
1. ALL PICKETS MANUFACTURED ACCORDING TO REQUIREMENTS.
2. FENCE TO SHIP DOWN TO 2' HEIGHT 20' FROM BORN.
3. IRON TO BE POLYCOATED BLACK.



FENCE PANEL SAMPLE PHOTO

NOTES:
1. ALL PICKETS MANUFACTURED ACCORDING TO REQUIREMENTS.
2. FENCE TO SHIP DOWN TO 2' HEIGHT 20' FROM BORN.
3. IRON TO BE POLYCOATED BLACK.

REPRESENTED IN PLAN AS COLOR: RED

② 5' OPEN VISION IRON FENCE
NOT TO SCALE

① 6' COMPOSITE METAL FENCE
NOT TO SCALE

FEB 12 2021

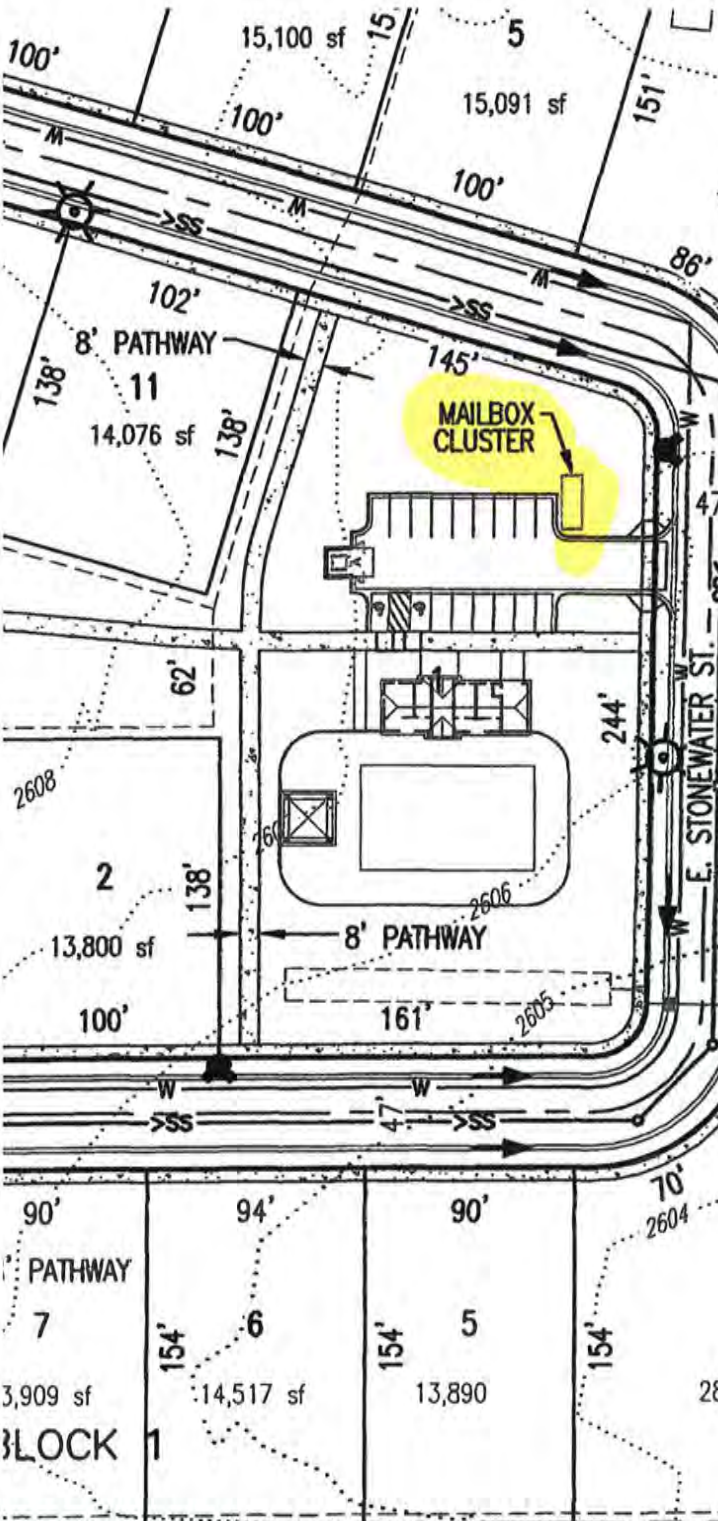
File:
Route to:

DITCH TO
BE PIPED

EXISTING 2' SIDEWALK
W. FLOATING FEATHER

135.86'
S34°28'36"W

203°48'W



N. DOWNING AVE.

493.98'
N89°13'52"W

165' R/W

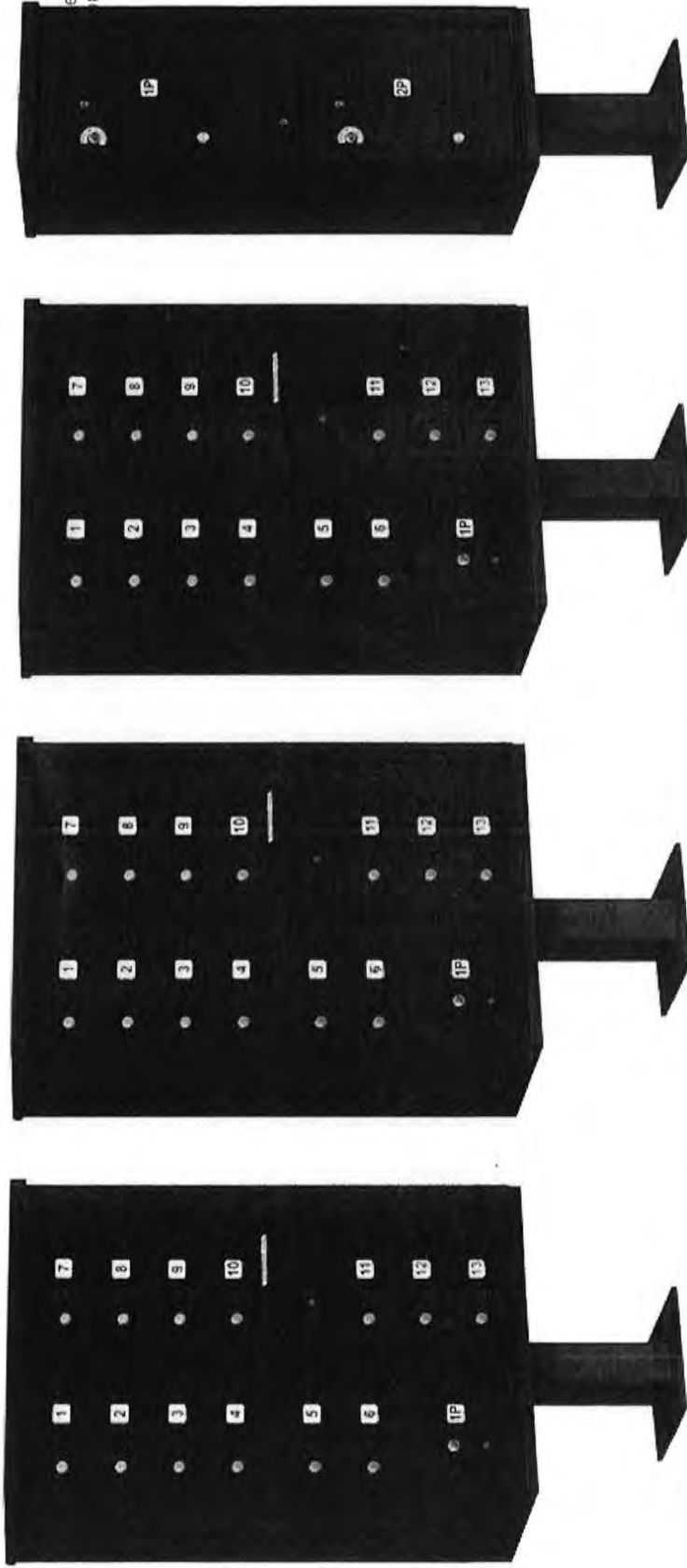
EAGLE CITY LIMITS

EX RIM INV
C
E
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D
C
F
S
E

EX RIM INV

FEB 12 2021

ite to:



13 Units with 1 Parcel Unit x 3 and 1 Parcel Locker at each mailbox location

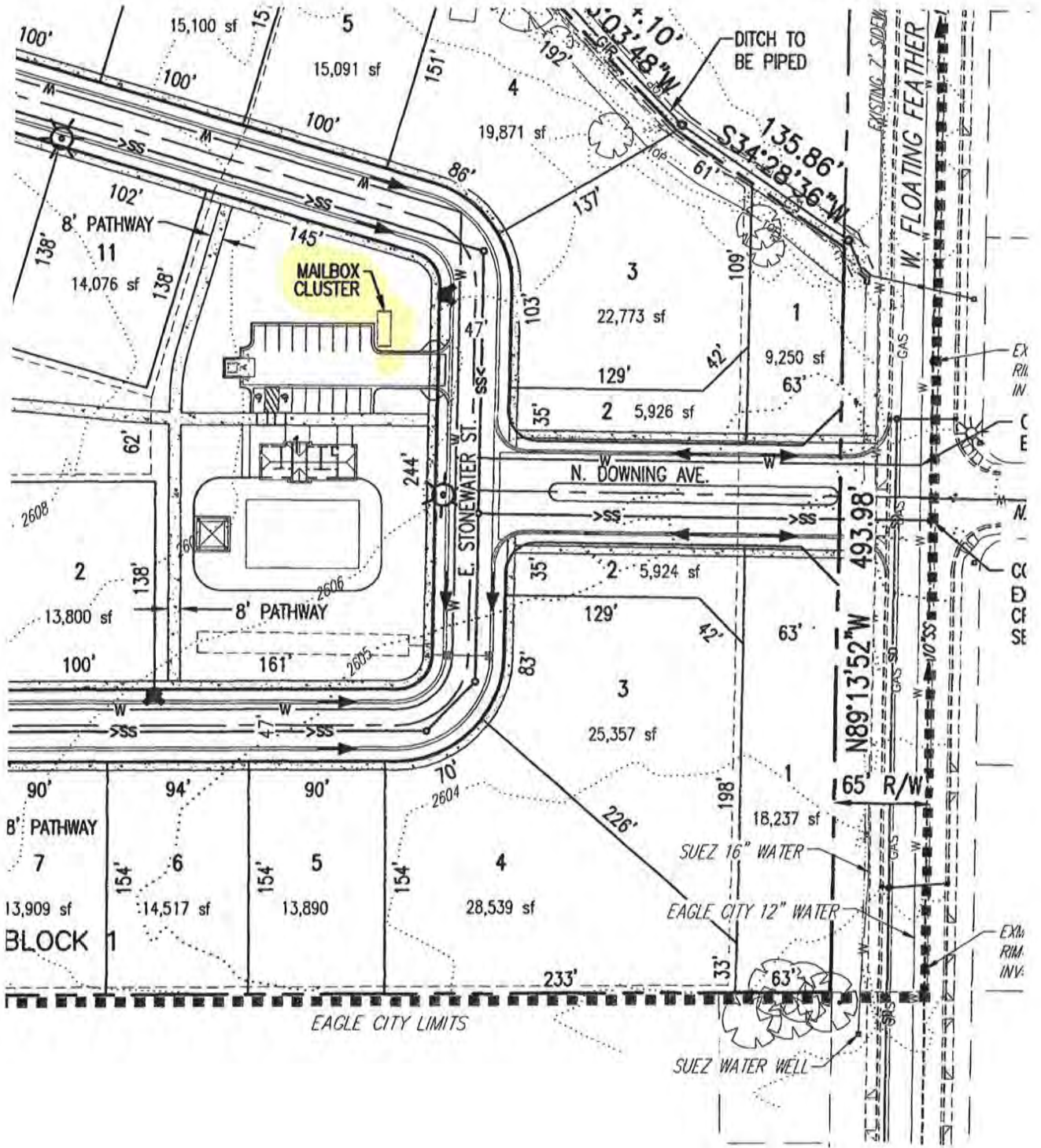
Each locker size: 30.5" W x 62" H x 18" D / Parcel Locker size: 16" W x 62" H x 18" D

13 Unit Model #: 3313BRZ-U in Bronze

Parcel Locker Model #: 3302BRZ-U in Bronze

FEB 12 2021

File: _____
Route to: _____



FEB 12 2021

From: [Sub Name Mail](#)
To: [Shari Stiles](#)
Cc: "Clint Hansen"
Subject: RE: Carrara Estates Subdivision Name Reservation
Date: Friday, January 29, 2021 6:03:18 AM
Attachments: [image002.png](#)
[image003.png](#)

File: _____
Route to: _____

January 29, 2021

Clint Hansen, Land Solutions
Shari Stiles, Engineering Solutions

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

At your request, I will reserve the name **Carrara 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,



Glen Smallwood
Surveying Technician
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7926 office
(208) 287-7909 fax

From: Jerry Hastings <jhastings@adacounty.id.gov>
Sent: Thursday, January 28, 2021 4:08 PM
To: Glen Smallwood <gsmallwood@adacounty.id.gov>; Sub Name Mail <subnamemail@adacounty.id.gov>; Dale Meyers <dmeyers@adacounty.id.gov>
Subject: Reservation of Subdivision Name - Carrara Estates

Hi Glen and Dale, they came up with a new name. It looks like it might work. Have a good weekend.
Thanks, Jerry.

Jerry L. Hastings, PLS 5359
County Surveyor
Deputy Clerk Recorder

FEB 12 2021

CARRARA ESTATES SUBDIVISION
(Annexation/Rezone, Preliminary Plat & Planned Unit Development)
Written Narrative

File: _____
Route to: _____

Introduction

CC Chase LLC requests the City of Eagle's approval of development applications for Carrara Estates Subdivision. The parcel is surrounded on the north, west and south by single-family residential subdivisions and adjoins the Eagle Middle School along a portion of the west boundary. The property is currently zoned RUT (Rural Urban Transition) in Ada County. The property was a portion of a larger parcel consisting of approximately 78.89 acres. The owners, Michael and Bill Chase, applied to Ada County Development Services for approval of a one-time division under Application No. 202002644-OTD. The application was approved by Ada County, and all Ada County Conditions of Approval were satisfied to legally divide 66 acres from the existing home parcel located at 524 N. Floating Feather Road. The property is currently in agricultural production, and no structures are present on the parcel.

Included in our submittal are applications for approval of annexation and zoning of 66.74 acres from RUT to R-1-DA-P (18.29 acres) and R-3-DA-P (48.45 acres-includes right-of-way to centerline of Floating Feather Road); and a preliminary plat with a planned unit development for 85 single-family homes and 18 common lots on 66.0 acres. The project includes 10.30 acres of open space, with a 3.31-acre central common area, 4.39 acres of linear open space and 8-foot-wide local street buffers and landscape parkways.

Property History

The Chase family purchased the original homestead parcel in 1925 and bought additional land in 1960. The property was a dairy farm, and members of the Chase family reside on the property to the present day. Bill Chase lives on the adjoining parcel, and the subject property continues to be farmed.

Project Overview

The property has significant elevation change from north to south of approximately 17 feet. A private lateral supplies Farmers Union Ditch Company water to the property. The point of delivery is within the northeast corner of the property. The delivery ditch runs south through the parcel and supplies irrigation water to Downing Downs and Covenant Hills Subdivisions.

The community will be focused on the 3.31-acre central common area, which will serve as a gathering place with an extensive pathway network to the playground, picnic shelter, and pool facility. A significant amount of linear open space has been provided to promote walkability and add an open-air feeling within the neighborhood. Pathways within the linear open space lots make connections from north to south within the development. A lined irrigation pond will be installed within a portion of the linear open space for pressure irrigation purposes and as an amenity. Pathways will be constructed along the pond to connect the east side of the development with the west side.

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File: _____
Route to: _____

The project lies within the Middle School Planning Area identified within the Eagle is Home Comprehensive Plan. The Middle School Planning Area designates the property as Neighborhood Residential with a Residential Transition Overlay. The plan sets a minimum lot size of 13,330 square feet adjacent to the school site, along with requiring transitional densities with feathering to the north and west to ensure compatibility. It encourages 1- to 1.5-acre lots be utilized next to existing estate lots. The plan allows for a density of 1.29 dwelling units per acre within the planning area. The proposed gross density of the community is consistent with the Plan at 1.29 dwelling units per acre. The average lot size of Carrara Estates Subdivision is 23,942 square feet, with lots ranging in size from 13,800 square feet to 81,445 square feet, or 1.87 acres.

The R-1-DA-P area is not required to provide open space under the Eagle City Code. Therefore, the 20-percent common area calculation is derived from the R-3-DA-P area, which is 47.71 acres. The required common area is 9.54 acres of qualified open space. The qualified open space within the development is 10.53 acres, or 22.54 percent.

Infrastructure

Water:

Domestic water for this development will be provided by the City of Eagle. An existing 12-inch water main line lies within W. Floating Feather Road. There is also a 16-inch Suez water main line and a 10-inch Eagle Water Company main line. Adequate capacity and water rights are available to service the Carrara Estates development. An extension of an 8-inch water main north from Floating Feather Road into the project will be required. The existing water main in W. Glen Bello Street is a Suez facility.

Sewer:

Sewer service to the proposed development will be provided by Eagle Sewer District. The applicant will request annexation of the property into Eagle Sewer District. The property lies within the Dry Creek sewer shed served by an existing 10-inch sewer main located in W. Floating Feather Road. In discussions with Lynn Moser, there is adequate capacity within the system for service of the subject property.

Transportation:

W. Floating Feather Road is designated as a minor arterial and is improved with three lanes, vertical curb and a 5-foot-wide attached sidewalk. The project entrance will align with N. Downing Drive at Floating Feather Road. The entrance collector is approximately 250 linear feet and will be constructed with a center island and a 35-foot-wide landscape buffer along both sides. Secondary access will be provided from the existing public street, W. Glen Bello Street, connecting Carrara Estates to Corrente Bello. A future stub street will be installed along the east boundary for future interconnectivity to the undeveloped portion of the Chase farm. The proposed roadways will be public and constructed to Ada County Highway District Standards with a 47-foot-wide right-of-way, a 33-foot-wide street section, 8-foot-wide landscaped parkway, and 5-foot-wide detached sidewalks.

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File: _____

The applicant's representative had a pre-application meeting with Ada County Highway District, and the District requested a turn-lane analysis for the proposed entrance to the development from W. Floating Feather Road. The analysis determined that a westbound right-turn lane is not warranted. The proposed intersection with W. Floating Feather Road will operate at a Level of Service C or better. The sight distance for the proposed public street entrance was evaluated and meets all ACHD requirements. A copy of the analysis is included with the application.

Gravity Irrigation Facilities:

The water rights for the subject property are with Farmers Union Ditch Company. A private lateral enters the subject site at the northeast corner and runs south to Floating Feather Road providing service to Downing Downs and Coventry Hill Subdivisions. The applicant intends to pipe the delivery through the linear open space and will coordinate with the downstream users. A lined pressure irrigation storage pond will be constructed on Lot 24, Block 4, to store the 24-hour water right. The pressure irrigation pump station will be located adjacent to the pond with an overflow into the gravity irrigation pipe. A delivery ditch is located north of the subject property within the boundaries of Ranch Estates and is unrelated to the subject parcel. An existing 12-inch gravity irrigation pipe was installed along the north boundary to provide water to the Corrente Bello Subdivision's irrigation pond. A 10-foot-wide easement was granted by the Chase family for the installation and maintenance of the pipe. A small drain on the west boundary was abandoned when Corrente Bello was developed. The developer of Corrente Bello piped the drain within their boundary.

Pressure Irrigation Facilities:

The property has 3.67 shares of water rights with the Farmers Union Ditch Company. The water is delivered to the northeast area of the property by open ditch. The applicant will pipe the water to Lot 24, Block 4, and install a lined pond and pressure irrigation pump station. The lined pond will provide storage of the 24-hour water rights and be an amenity to the development, with landscaping and paths around the aerated pond. All lots and common areas will be provided pressure irrigation from the proposed system.

Storm Drainage Facilities:

Materials Testing and Inspection has installed a series of test holes and piezometers on the site. MTI prepared a soils analysis and monitored the test holes through the 2017 irrigation season. The monitoring determined that shallow groundwater is not present on the site. As a result, traditional methods of storm drainage design will be acceptable at the subject site. Storm drainage will be retained on site, and the discharge will not exceed the pre-development flows. Local streets will utilize subsurface storage facilities within the common areas. All storm drainage facilities will be designed in accordance with Ada County Highway District and Idaho Department of Environmental Quality standards.

Preliminary Plat, Planned Unit Development, and Development Agreement

The preliminary plat application consists of 103 total lots, with 85 single-family lots and 18 common lots. Carrara Estates Subdivision will consist of detached single-family homes on lots ranging from 13,800 to 81,445 square feet, with an average lot size of 23,942 square feet. The gross density of the overall project is 1.29 dwelling units per acre, with a net density of 1.49 dwelling units per acre.

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File: _____
Route to: _____

The predominant land use in the area is single-family residential development. Ranch Estates Subdivision is located north of the subject parcel. South of the proposed development is Downing Downs Subdivision, and west of the project is Corrente Bello Subdivision and Eagle Middle School. East of the proposed subdivision are estate residential lots and undeveloped farmland. The proposed use of low-density single-family residential development is consistent with the existing and proposed uses within the area. The development provides for a transition from the estate lots with the R-1-DA-P zoning and utilizes large lots ranging from 37,854 to 81,445 square feet. Transitioning from the larger lots within the R-1 area is accomplished by incorporating 21,000 to 16,000 square foot lots. Adjoining Corrente Bello Subdivision, the lot sizes range from 15,863 to 28,261 square feet. The lots which adjoin W. Floating Feather Road across from Downing Downs are 22,773 to 25,357 square feet to provide additional transitioning next to the arterial roadway.

Open Space Calculations and Amenities:

R-1 Zone (18.29 acres) – No Open Space Requirement

R-3 Zone (47.71 acres- 20% Open Space Requirement equates to 9.54 acres

Qualified Open Space – 10.53 acres or 22.54% of R-3 area

Collector Buffer – 0.27 acres

Central Common Area – 3.31 acres

Pedestrian Pathways – 0.66 acres

Two Linear Parks – 4.39 acres

8-foot-wide Local Street Parkways – 1.90 acres

Non-Qualified Open Space – 1.67 acres

Arterial Landscape Buffer – 0.63 acres

Ditch Lot (piping facility) – 0.15 acres

End Block Buffers and Drainage – 0.89 acres

Amenities:

Pool Facility with Parking Lot

Playground Equipment

Picnic Shelter

Pond

8-foot-wide Pathways and Micro-Paths

Neighborhood Meeting:

The applicant's representative notified all property owners within 1,500 feet of all parcels owned by the Chase family. The invitation to the Zoom meeting included an 11x17 copy of the concept plan and a vicinity map and encouraged residents to call or email comments to the applicant's representative. A Zoom neighborhood meeting was held to discuss the project with the adjoining property owners. There were approximately 54 attendees on the Zoom meeting. Based on the comments from the meeting, the applicant made the following changes:

FEB 12 2021

1. The applicant included more area within the R-1-DA-P zone and enlarged the lot adjoining Mr. Walker's property. Route to: _____
2. The applicant agreed to coordinate the piping of the delivery ditch and analysis of the existing weir at Floating Feather Road with the Downing Downs and Coventry Hill irrigation representatives.
3. The applicant contacted West Ada School District and obtained approval of the micro-path location as shown on the preliminary plat.
4. The applicant agreed to install a composite metal fence along the north, east and south boundaries. The neighbors were concerned about their large animals and wanted fencing that would not be damaged by the animals.
5. Corrente Bello residents requested a median be added to the street connection at W. Glen Bello Street to slow traffic speeds.

The neighbors also wanted to be assured that the quality of development and its amenities would be of high standards. It is anticipated that most of the homes will be custom built.

The Carrara Estates development complies with the Comprehensive Plan, utilizing transitional densities, lot sizing and feathering from existing single-family neighborhoods. The Comprehensive Plan encourages an emphasis on high-quality residential development with significant open space and connectivity to the Eagle Middle School site. The Plan requires a development utilize the Planned Unit Development process.

Justification for the Proposed Planned Unit Development is as follows:

1. The proposed PUD request is in the public interest and advances the general welfare of the community and neighborhood. The Carrara Estates parcel is one of the last developable properties in this area and has all necessary utilities available for support of a subdivision. Being located adjacent to Eagle Middle School, surrounded by subdivisions and close to downtown Eagle provides a unique opportunity for future residents to have their kids walk and bike to school and to the city center.
2. The proposed development will be harmonious with the existing urban, rural residential, school and agricultural uses in the vicinity. The parcel is surrounded by residential development, which makes the continuation of agricultural pursuits difficult. Development of the property is a logical progression for development. The proposed low-density residential development will complement the area.
3. The single-family residential development will not involve any hazardous or disturbing uses that would not be compatible with the existing residential subdivisions in the area.
4. The project will not involve any uses or activities that would be detrimental to the general welfare of the adjoining properties or the Eagle community.
5. Essential public services are available to the site providing sewer, water, irrigation, drainage, fire/police protection and transportation. The parcel adjoins an existing Middle School and is within one mile of Eagle Elementary. The development will be required to

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Route to: _____

extend services, make transportation improvements, provide open space and recreational facilities as required by the City and Ada County Highway District.

6. The vacant parcel is surrounded by subdivisions and estate residential development. All necessary utilities are available to the site, and W. Floating Feather Road is constructed to a three-lane street section with vertical curb and sidewalk. Considering the project is within 1.2 miles of the city center, it is reasonable that development of the property will not create excessive costs to the public for services.
7. The development will provide a superior neighborhood that exceeds the normal requirements for open space, pathways, and recreation. The site plan provides a 63-foot-wide landscape buffer adjoining W. Floating Feather Road with a tree-lined entrance into the development. A 3.31-acre central common area is designed to create a statement and focal point near the entrance. Significant linear open space connects to the pool facility, with pathways linking to the playground and picnic shelter. The proposed playground will provide a gathering place with seating and a shelter. Additional linear open space consisting of 4.39 acres is spread throughout the project, providing pedestrian and bicycle connectivity through the development. The applicant will install a pond, landscaping and pathways within the northerly linear open space. Micro-paths have been incorporated into the design to connect residents from north to south and east to west. Design of the pathways has taken into consideration connectivity to Eagle Middle School by creating convenient linkages to promote walking and biking to the school.
8. The primary approach to the development is in alignment with N. Downing Drive and meets all the requirements of Ada County Highway District. The secondary public street connection will be at W. Glenn Bello Street. The applicant will install a median at the connection as a traffic-calming measure. When designing the development, great care was taken to create a more circuitous route within the development to slow traffic and promote the use of the primary entrance at W. Floating Feather Road. The 250-foot-long collector entrance allows for stacking and unimpeded egress and ingress.
9. The proposed Carrara Estates development will not impact any natural or historical features. The parcel is vacant farmland, and there are no wetlands on the subject property.
10. The site design of the subdivision follows the guidelines for the Middle School Planning Area. The smallest lots, consisting of 13,800 square feet, adjoin the Middle School boundary with a transitioning of larger lots to the north and east. The largest lots, consisting of 37,854 to 81,445 square feet, were placed adjacent to the existing large-lot residences. Lots greater than one-half acre are located adjacent to W. Floating Feather as a transition to Downing Downs Subdivision. The Comprehensive Plan refers to feathering of the lots as a method to properly transition from large estate lots. The development embraces this type of site planning, and it is demonstrated in the project design. The proposed lots adjoining Corrente Bello Subdivision exceed the lot sizes of those in the adjacent development. No deviations of lots sizes, setbacks or density are requested with this development, which is consistent with the provisions of the applicable

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planning area. The overall density of the proposed project is 1.29 dwelling units per acres as stipulated in the Middle School Planning Area.

11. The proposed project is harmonious with general provisions and specific objectives in Eagle City Code Title 8. The development meets the provisions of the Eagle City Code utilizing the planned development process. The project is utilizing two zoning designations, R-1-DA-P and R-3-DA-P, to provide for a reasonable transition from larger estates lots. The proposed development will meet all the dimensional standards for the R-1 and R-3 zones, including all setbacks. The project will provide a variety of lot sizes for the future homeowners who may want a 13,800- to 15,000-square-foot lot, a larger lot of 16,000 to 25,000 square feet, or a very large lot more than 1 acre.
12. The development will be beneficial to the Eagle community and Eagle Middle School Planning Area. The development is consistent and compatible with the adjacent single-family residential uses. The applicant is not requesting any deviations from the standard district regulations.
13. Public services will be provided to the development including public streets, Eagle Sewer District facilities, City of Eagle water service, solid waste collection, other utilities, quality open spaces and amenities.
14. The cost to provide services to the development is information only the City of Eagle can provide. It is anticipated that the taxes and fees generated by this development will exceed the cost to provide services. A calculation sheet on the taxes generated by the Carrara Estates development is included with the application.
15. Analyzing the fiscal contribution of property taxes generated by the Carrara Estates development, the project will generate approximately \$511,637 annually at buildout. The anticipated average value of the homes will be \$850,000. This calculation takes into consideration an average value of \$750,000 (considering the homeowner's exemption).

Calculations of impact fees, connection fees and other miscellaneous fees are provided below.

The City of Eagle Development Impact Fees will be as follows:

Park Impact Fees: \$94,836.20
Pathway Impact Fees: \$28,092.50
Police Impact Fees: \$9,350.00
Fire Impact Fees: \$76,245.00

City of Eagle Water Department are as follows:

Storage and Trunk line Fees (STL): \$178,500.00
Hook-up Fees: \$85,850.00
Water Construction Equivalency Fees (WCE): \$34,000.00

Ada County Highway District Impact Fees (\$3,433/SFD): \$291,805.00

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File: _____
Route to: _____

Eagle Sewer District Fees are as follows:
Hook-up Fees: \$467,500.00

16. The developer will utilize private financing to extend utilities into the development and provide all essential services including sewer, water, storm drainage, pressure irrigation, power, telephone, gas, cable and public streets.

Annexation and Rezone Application

- A. The Chase property is contiguous to the Eagle City limits along the north, south and west boundary. The subject site is one of the only undeveloped properties along the Floating Feather Road corridor from State Highway 55 and west of Eagle Road. The property is considered a large infill property considering the surrounding development in the area. The request of a mixed zoning designation of R-1 and R-3 is reasonable and consistent with the Middle School Planning Area. The surrounding zones are R-3-DA-P, R-1, P-S, R-E, and RUT which is consistent with proposed zoning request.
- B. The applicant is willing to enter into a development agreement. Elevations of the proposed homes is attached to the application and a detailed development plan is also included.
- C. The rezone of the parcel to R-1 and R-3 is consistent with provisions in the Comprehensive Plan which are supportive of providing a range of appropriate lots taking into consideration the existing densities and lot sizes. Using lot transitioning as mechanism to create compatibility. The request is supported by Comprehensive Plan and the Middle School Planning Area standards.
- D. All public facilities are adjacent to the subject property and need to be extended into the site. No off-site improvements will be required for the development.
- E. The proposed zoning request of R-1 and R-3 is consistent with the existing R-3 zoning within Corrente Bello Subdivision and the R-1 zoning within Downing Downs Subdivision. Designing the proposed larger lots along the north, east and west boundaries demonstrate the developer's willingness to be compatible with and sensitive to the adjoining lot sizes.

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CARRARA ESTATES SUBDIVISION

CARRARA ESTATES PLANNED UNIT DEVELOPMENT - SINGLE-FAMILY RESIDENTIAL
 PROJECTED YEARLY TAX GENERATION AT BUILDOUT (USING 2020 TAX RATES)
 85 SINGLE-FAMILY HOMES @ AVERAGE VALUATION OF \$850,000.00
 (WITHOUT HOMEOWNERS' EXEMPTION)

| Taxing District Levy Rate | Jurisdiction | Annual Tax Rate at Buildout |
|---------------------------|--------------------------|-----------------------------|
| 0.002405262 | ADA COUNTY | \$173,780.18 |
| 0.000118422 | EMERGENCY MEDICAL | \$8,555.99 |
| 0.000701539 | ADA COUNTY HIGHWAY DIST | \$50,686.19 |
| 0.002377895 | SCHOOL DISTRICT NO. 2 | \$171,802.91 |
| 0.000714849 | EAGLE CITY | \$51,647.84 |
| 0.000030529 | DRY CREEK CEMETERY | \$2,205.72 |
| 0.001508443 | EAGLE FIRE | \$108,985.01 |
| 0.000023341 | EAGLE SEWER | \$1,686.39 |
| 0.000021106 | MOSQUITO ABATEMENT | \$1,524.91 |
| 0.000124293 | COLLEGE OF WESTERN IDAHO | \$8,980.17 |
| | | |
| 0.008025679 | | \$579,855.31 |

CARRARA ESTATES PLANNED UNIT DEVELOPMENT - SINGLE-FAMILY RESIDENTIAL
 PROJECTED YEARLY TAX GENERATION AT BUILDOUT (USING 2020 TAX RATES)
 85 SINGLE-FAMILY HOMES @ AVERAGE VALUATION OF \$750,000.00
 (WITH HOMEOWNERS' EXEMPTION)

| Taxing District Levy Rate | Jurisdiction | Annual Tax Rate at Buildout |
|---------------------------|--------------------------|-----------------------------|
| 0.002405262 | ADA COUNTY | \$153,335.45 |
| 0.000118422 | EMERGENCY MEDICAL | \$7,549.40 |
| 0.000701539 | ADA COUNTY HIGHWAY DIST | \$44,723.11 |
| 0.002377895 | SCHOOL DISTRICT NO. 2 | \$151,590.81 |
| 0.000714849 | EAGLE CITY | \$45,571.62 |
| 0.000030529 | DRY CREEK CEMETERY | \$1,946.22 |
| 0.001508443 | EAGLE FIRE | \$96,163.24 |
| 0.000023341 | EAGLE SEWER | \$1,487.99 |
| 0.000021106 | MOSQUITO ABATEMENT | \$1,345.51 |
| 0.000124293 | COLLEGE OF WESTERN IDAHO | \$7,923.68 |
| | | |
| 0.008025679 | | \$511,637.04 |

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File:
Route to:

Developer Data Table

Residential Units:
All unit numbers are accumulative, residential units by year should include previously built and new/additional for the year

| Fiscal Year-> | Base | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 15 | 20 | 25 | 30 |
|---|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2035 | 2040 | 2045 | 2050 |
| Single Family Detached (5+ acres) | | | | | | | | | | | | | | | |
| Single Family Detached (Conservation/Clustered) | | | | | | | | | | | | | | | |
| Single Family Detached (1 & 2 acres) | | | | 12 | | | | | | | | | | | |
| Single Family Detached (0.5-0.99 acres) | | 4 | 6 | 4 | | | | | | | | | | | |
| Single Family Detached (0.1-0.49 acres) | | 36 | 14 | 9 | | | | | | | | | | | |
| Single Family Attached | | | | | | | | | | | | | | | |
| Multifamily - Suburban | | | | | | | | | | | | | | | |
| Multifamily - Downtown | | | | | | | | | | | | | | | |
| TOTAL UNITS | | 40 | 20 | 25 | | | | | | | | | | | |

Assumptions:

| | | | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

FEB 12 2021

CR ENGINEERING, INC.

Route to:

181 East 50th Street
Garden City, ID 83714
(208) 841-4996
chream@gmail.com

December 11, 2020

Becky McKay, P.E.
Engineering Solutions, LLP
1029 N Rosario Street, #100
Meridian, ID 83642

RE: Chase's Corner Subdivision – Site Access Analysis
Eagle, Idaho

Dear Ms. McKay:

As requested, CR Engineering, Inc. conducted traffic analysis for the proposed site access intersection on Floating Feather Road for the above referenced project to reflect the revised preliminary plat. We understand the original development plan with 190 single-family dwelling units and two driveways on Floating Feather Road is being reduced to 85 dwelling units with only one driveway (Downing Avenue) on Floating Feather Road.

Based on the revised site plan, the key findings from the site access analysis are:

- The proposed site access on Floating Feather Road aligns with Downing Drive to the south and meet ACHD minimum spacing requirements
- A westbound right-turn is not warranted under 2025 total traffic conditions based on ACHD turn-lane guidelines
- Anticipated to operate at LOS C or better under 2025 total traffic conditions, meeting ACHD minimum operational thresholds
- Anticipated to have adequate intersection sight distance

If you have any questions, please call (208) 841-4996.

Sincerely,
CR Engineering, Inc.



Chhang Ream, P.E., PTOE



Attachments

FEB 12 2021

GR ENGINEERING, INC.

File: _____
Route to: _____

ATTACHMENTS

Site Plan

Trip Generation Summary

Turn Lane Warrant Worksheet

Synchro Output Worksheets

FEB 12 2021

File:

Route 10
W. BEACON LIGHT ROAD



VACUITY MAP
1" = 1000'
LOCATED IN SECTION 34,
TOWNSHIP 14 N,
RANGE 60 E,
PARISH 05

OWNERS OF RECORD
MICHAEL J. WILLIAMS & COMPANY
534 N. ROBINSON FLANDRIN RD.
MOULDER, LOUISIANA 70554
PHONE: (504) 634-3414

DEVELOPER
CC CHASE, LLC
1028 N. BROADWAY STREET, SUITE 110
HOUSTON, TEXAS 77002
PHONE: (281) 887-3153

PLANNER/CONTACT
BERRY BRYAN
1028 N. BROADWAY STREET, SUITE 110
HOUSTON, TEXAS 77002
PHONE: (281) 887-0941

ENGINEERING SOLUTIONS, LLC
1028 N. BROADWAY STREET, SUITE 110
HOUSTON, TEXAS 77002
PHONE: (281) 887-0941

CARRARA ESTATES SUBDIVISION PRELIMINARY PLAT/PUD
LOCATED IN THE SE 1/4 OF SECTION 34,
TOWNSHIP 14 N. RANGE 60 E, PARISH 05,
LOUISIANA COUNTY, LOUISIANA

SCALE: 1" = 200'

SHEET 1 OF 2

TITLE

PRELIMINARY PLAT NOTES

1. ALL LOT CORNERS SHOWN ON THIS PLAT ARE TO BE CONSIDERED CORNERS OF PUBLIC UTILITIES UNLESS OTHERWISE SHOWN.
2. ALL LOT CORNERS SHOWN ON THIS PLAT ARE TO BE CONSIDERED CORNERS OF PUBLIC UTILITIES UNLESS OTHERWISE SHOWN.
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20. ALL LOT CORNERS SHOWN ON THIS PLAT ARE TO BE CONSIDERED CORNERS OF PUBLIC UTILITIES UNLESS OTHERWISE SHOWN.

LEGEND

- BOUNDARY LINE
- SECTION LINE
- RIGHT OF WAY LINE
- LOT LINE
- TOWNSHIP BOUNDARY (EXISTING)
- JUNIOR BOUNDARY (PROPOSED)
- UNAPPORTIONED PROPERTY (PROPOSED)

PRELIMINARY PLAT DATA

| | |
|-------------|--------------|
| SECTION 34 | 160.00 ACRES |
| SECTION 35 | 160.00 ACRES |
| SECTION 36 | 160.00 ACRES |
| SECTION 37 | 160.00 ACRES |
| SECTION 38 | 160.00 ACRES |
| SECTION 39 | 160.00 ACRES |
| SECTION 40 | 160.00 ACRES |
| SECTION 41 | 160.00 ACRES |
| SECTION 42 | 160.00 ACRES |
| SECTION 43 | 160.00 ACRES |
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| SECTION 91 | 160.00 ACRES |
| SECTION 92 | 160.00 ACRES |
| SECTION 93 | 160.00 ACRES |
| SECTION 94 | 160.00 ACRES |
| SECTION 95 | 160.00 ACRES |
| SECTION 96 | 160.00 ACRES |
| SECTION 97 | 160.00 ACRES |
| SECTION 98 | 160.00 ACRES |
| SECTION 99 | 160.00 ACRES |
| SECTION 100 | 160.00 ACRES |



PS
SCALE BAR

FEB 12 2021

Chase's Corner Subdivision
 Eagle, Idaho

BUILD-OUT TRIP GENERATION SUMMARY

File: _____
 Route to: _____

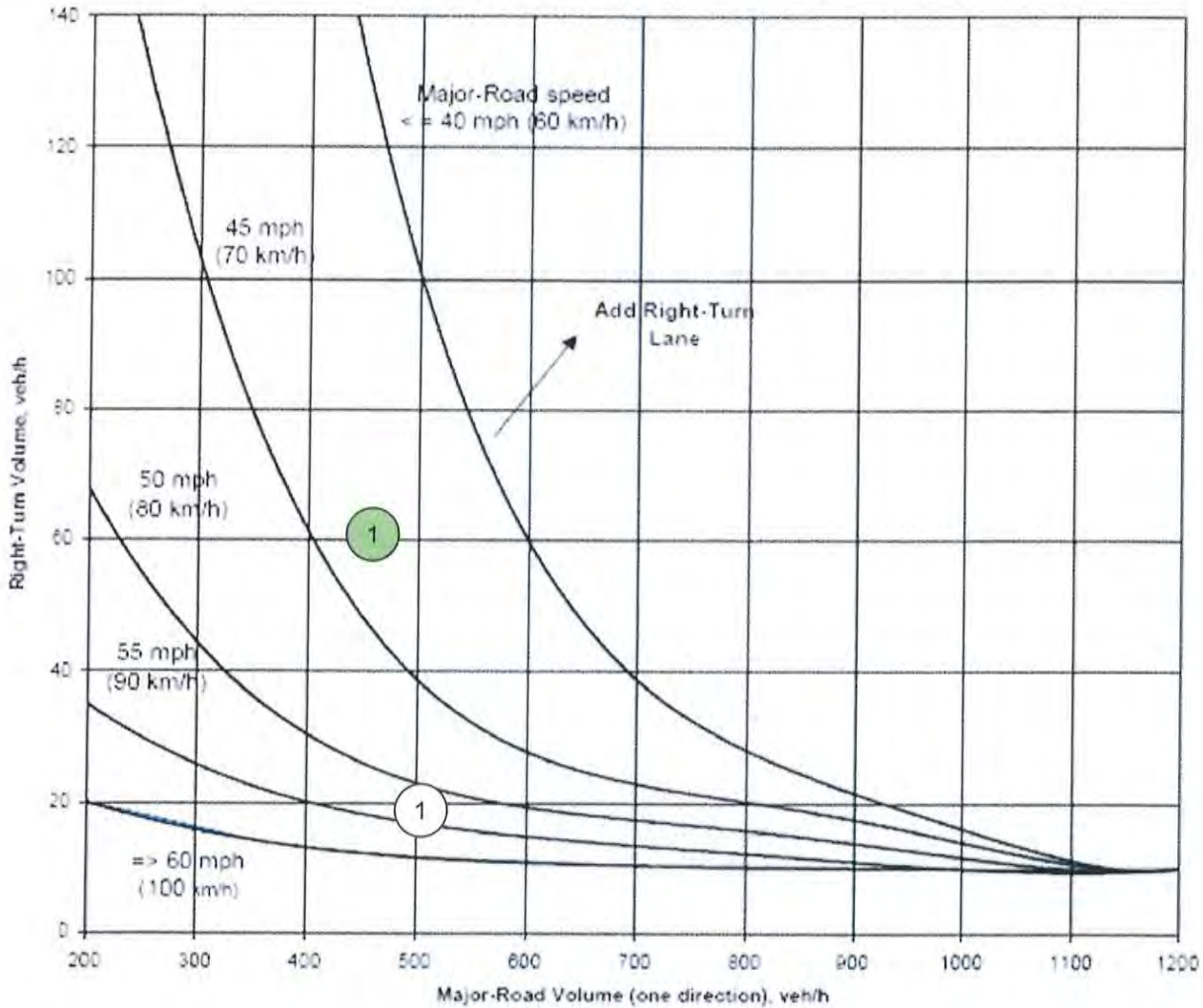
| Land Use | ITE Code | Size | Unit | Period | Trip Rate per Unit | Total Trips | Entering | Exiting |
|--------------------------------|----------|------|------|---------------------|--------------------|-------------|----------|---------|
| Single-Family Detached Housing | 210 | 85 | DU | Weekday Daily (vpd) | 9.44 | 802 | 50% | 401 |
| | | | | AM Peak Hour (vph) | 0.74 | 63 | 25% | 16 |
| | | | | PM Peak Hour (vph) | 0.99 | 84 | 63% | 53 |
| | | | | | | | 50% | 401 |
| | | | | | | | 75% | 47 |
| | | | | | | | 37% | 31 |

**Chase's Corner Subdivision
Eagle, Idaho**

File: _____
Route to: _____

**ACHD Right-Turn Lane Guidelines for Two-Lane Roadways
2025 Total Traffic**

| | Intersection | Approach | Speed Limit (mph) | Peak Hour | Right-Turn Volume (vph) | Major Road Volume (vph) | Meet Warrant? |
|---|--|----------|-------------------|-----------|-------------------------|-------------------------|---------------|
| 1 | Downing Avenue & Floating Feather Road | WB | 35 | AM | 19 | 505 | No |
| | | | | PM | 61 | 467 | No |



AM Peak 1

PM Peak 1

FEB 12 2021
2025 Total

HCM 6th TWSC
4: Downing Ave & Floating Feather Rd

File: _____ PM Peak
Route to _____

Intersection

Int Delay, s/veh 1.3

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|--------------------------|------|------|------|------|------|------|------|------|------|------|------|------|
| Lane Configurations | ↔ | ↔ | | ↔ | ↔ | | | ↔ | | | ↔ | ↔ |
| Traffic Vol, veh/h | 11 | 231 | 10 | 15 | 390 | 61 | 5 | 0 | 10 | 36 | 0 | 6 |
| Future Vol, veh/h | 11 | 231 | 10 | 15 | 390 | 61 | 5 | 0 | 10 | 36 | 0 | 6 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Free | Free | Stop | Stop | Stop | Stop | Stop | Stop |
| RT Channelized | - | - | None | - | - | None | - | - | None | - | - | None |
| Storage Length | 25 | - | - | 25 | - | - | - | - | - | - | - | - |
| Veh in Median Storage, # | - | 0 | - | - | 0 | - | - | 1 | - | - | 1 | - |
| Grade, % | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Peak Hour Factor | 90 | 90 | 90 | 90 | 90 | 90 | 90 | 90 | 90 | 90 | 90 | 90 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 12 | 257 | 11 | 17 | 433 | 68 | 6 | 0 | 11 | 40 | 0 | 7 |

| Major/Minor | Major1 | Major2 | Minor1 | Minor2 |
|----------------------|--------|--------|--------|--------|
| Conflicting Flow All | 501 | 0 | 0 | 268 |
| Stage 1 | - | - | - | - |
| Stage 2 | - | - | - | - |
| Critical Hdwy | 4.12 | - | - | 4.12 |
| Critical Hdwy Stg 1 | - | - | - | - |
| Critical Hdwy Stg 2 | - | - | - | - |
| Follow-up Hdwy | 2.218 | - | - | 2.218 |
| Pot Cap-1 Maneuver | 1063 | - | - | 1296 |
| Stage 1 | - | - | - | - |
| Stage 2 | - | - | - | - |
| Platoon blocked, % | - | - | - | - |
| Mov Cap-1 Maneuver | 1063 | - | - | 1296 |
| Mov Cap-2 Maneuver | - | - | - | - |
| Stage 1 | - | - | - | - |
| Stage 2 | - | - | - | - |

| Approach | EB | WB | NB | SB |
|----------------------|-----|-----|------|------|
| HCM Control Delay, s | 0.4 | 0.3 | 11.2 | 14.4 |
| HCM LOS | | | B | B |

| Minor Lane/Major Mvmt | NBLn1 | EBL | EBT | EBR | WBL | WBT | WBR | SBLn1 |
|-----------------------|-------|-------|-----|-----|-------|-----|-----|-------|
| Capacity (veh/h) | 594 | 1063 | - | - | 1296 | - | - | 428 |
| HCM Lane V/C Ratio | 0.028 | 0.011 | - | - | 0.013 | - | - | 0.109 |
| HCM Control Delay (s) | 11.2 | 8.4 | - | - | 7.8 | - | - | 14.4 |
| HCM Lane LOS | B | A | - | - | A | - | - | B |
| HCM 95th %tile Q(veh) | 0.1 | 0 | - | - | 0 | - | - | 0.4 |

FEB 12 2021

2025 Total

File: _____
Route to: PM Peak

HCM 6th TWSC
4: Downing Ave & Floating Feather Rd

| Intersection | | | | | | | | | | | | |
|--------------------------|------|------|------|------|------|------|------|------|------|------|------|------|
| Int Delay, s/veh | 1.3 | | | | | | | | | | | |
| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
| Lane Configurations | ↔ | ↔ | | ↔ | ↔ | | | ↔ | | | ↔ | |
| Traffic Vol, veh/h | 11 | 231 | 10 | 15 | 390 | 61 | 5 | 0 | 10 | 36 | 0 | 6 |
| Future Vol, veh/h | 11 | 231 | 10 | 15 | 390 | 61 | 5 | 0 | 10 | 36 | 0 | 6 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Free | Free | Stop | Stop | Stop | Stop | Stop | Stop |
| RT Channelized | - | - | None | - | - | None | - | - | None | - | - | None |
| Storage Length | 25 | - | - | 25 | - | - | - | - | - | - | - | - |
| Veh in Median Storage, # | - | 0 | - | - | 0 | - | - | 1 | - | - | 1 | - |
| Grade, % | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Peak Hour Factor | 90 | 90 | 90 | 90 | 90 | 90 | 90 | 90 | 90 | 90 | 90 | 90 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 12 | 257 | 11 | 17 | 433 | 68 | 6 | 0 | 11 | 40 | 0 | 7 |

| Major/Minor | Major1 | | Major2 | | Minor1 | | Minor2 | | | | | |
|----------------------|--------|---|--------|-------|--------|---|--------|-------|-------|-------|-------|-------|
| Conflicting Flow All | 501 | 0 | 0 | 268 | 0 | 0 | 792 | 822 | 263 | 793 | 793 | 467 |
| Stage 1 | - | - | - | - | - | - | 287 | 287 | - | 501 | 501 | - |
| Stage 2 | - | - | - | - | - | - | 505 | 535 | - | 292 | 292 | - |
| Critical Hdwy | 4.12 | - | - | 4.12 | - | - | 7.12 | 6.52 | 6.22 | 7.12 | 6.52 | 6.22 |
| Critical Hdwy Stg 1 | - | - | - | - | - | - | 6.12 | 5.52 | - | 6.12 | 5.52 | - |
| Critical Hdwy Stg 2 | - | - | - | - | - | - | 6.12 | 5.52 | - | 6.12 | 5.52 | - |
| Follow-up Hdwy | 2.218 | - | - | 2.218 | - | - | 3.518 | 4.018 | 3.318 | 3.518 | 4.018 | 3.318 |
| Pot Cap-1 Maneuver | 1063 | - | - | 1296 | - | - | 307 | 309 | 776 | 306 | 321 | 596 |
| Stage 1 | - | - | - | - | - | - | 720 | 674 | - | 552 | 543 | - |
| Stage 2 | - | - | - | - | - | - | 549 | 524 | - | 716 | 671 | - |
| Platoon blocked, % | - | - | - | - | - | - | - | - | - | - | - | - |
| Mov Cap-1 Maneuver | 1063 | - | - | 1296 | - | - | 298 | 302 | 776 | 296 | 313 | 596 |
| Mov Cap-2 Maneuver | - | - | - | - | - | - | 405 | 395 | - | 409 | 408 | - |
| Stage 1 | - | - | - | - | - | - | 712 | 667 | - | 546 | 536 | - |
| Stage 2 | - | - | - | - | - | - | 536 | 517 | - | 698 | 664 | - |

| Approach | EB | WB | NB | SB |
|----------------------|-----|-----|------|------|
| HCM Control Delay, s | 0.4 | 0.3 | 11.2 | 14.4 |
| HCM LOS | | | B | B |

| Minor Lane/Major Mvmt | NBLn1 | EBL | EBT | EBR | WBL | WBT | WBR | SBLn1 |
|-----------------------|-------|-------|-----|-----|-------|-----|-----|-------|
| Capacity (veh/h) | 594 | 1063 | - | - | 1296 | - | - | 428 |
| HCM Lane V/C Ratio | 0.028 | 0.011 | - | - | 0.013 | - | - | 0.109 |
| HCM Control Delay (s) | 11.2 | 8.4 | - | - | 7.8 | - | - | 14.4 |
| HCM Lane LOS | B | A | - | - | A | - | - | B |
| HCM 95th %tile Q(veh) | 0.1 | 0 | - | - | 0 | - | - | 0.4 |

FEB 12 2021

File: _____
Route to: _____

PRESSURE IRRIGATION REPORT FOR

Carrara Estates Subdivision

City of Eagle
Ada County, Idaho

February 9, 2021

Engineering Solutions, LLP

1029 N. Rosario Street, Suite 100
Meridian, Idaho 83642
(208) 938-0980

ES Project No. 200928


Kathleen M. Stroschein
Kathleen M. Stroschein
STATE OF IDAHO
KATHLEEN M. STROSCHIEIN

FEB 12 2021

PRESSURE IRRIGATION REPORT
Carrara Estates Subdivision

File: _____
Route to _____

I. Existing Ground and Surface Use

- A. The available surface water rights for this parcel of 66 acres is 3.67 shares of 11 Miner's Inches per share. The delivery to the property is on demand without rotation. The 66 acres will be subdivided into 85 single-family lots and 19 open space/common lots.
- B. See analysis below.
- C. The typical season for irrigation water for the irrigation districts is from April 15 through October 15 annually. Shoulder watering (watering beyond the districts' season) may be obtained from Eagle Water as a secondary source. Watering demands in the non-irrigation season are greatly reduced.
- D. This parcel has historically been in agricultural production utilizing the 8.1 shares of gravity water rights from the Farmers Union Canal Company. The developer will receive 3.67 shares from the Chase family.
- E. The anticipated amenities and consumptive use would only be for surface landscaping.
- F. The Carrara development will require approximately a lined pond to store the 24-hour water right and meet peak hour demands.
- G. An existing gravity irrigation ditch is located along the north and east boundaries of the subject property. The parcel irrigates northeast to southwest.

A. Minimum Flow Rate Requirements:

Water Rights:

Available surface water rights = 3.67 share = 40.37 miner's inches

Rotation is every day.

Total gal/day = (40.37 miners' in x 9 gal/min/miners in. x 1440 min/day) = 523,195 gal/day

Water schedule for Residential lots is from 9:00 pm to 9:00 am.

Site Info:

| | |
|----------------------------------|---|
| Average lot size (Residential) = | 23,942 s.f. (not included in the total acreage) |
| Average lot size (Common) = | 24,926 s.f. (not included in the total acreage) |
| Residential = | 46.72 ac. |
| Public Right-of-Way = | 8.98 ac. |
| Open Space/Common = | 10.30 ac. |

Total = 66.00 ac.

FEB 12 2021

PRESSURE IRRIGATION REPORT
Carrara Estates Subdivision

File: _____
Route to _____**Irrigated Acreage:**

| | | |
|-------------------------------------|------------------|--------------------------|
| Residential = $46.72 \times 0.60 =$ | 28.03 ac. | (Assuming 60% Landscape) |
| Public Right-of-Way = | 0 ac. | |
| Open Space/Common = | <u>10.30 ac.</u> | |
| Total Irrigated Acreage = | 38.33 ac. | |

Determining Minimum Flow Rate: Q_{Ind} = Flow at Individual Lot Q_{Max} = Required Capacity Flow Rate

KCo = Coincidence Coefficient

 Q_{Ave} = Mean irrigation flow based on a lawn requirement of 0.4 in/day C_{Avail} = Coefficient of Availability (Ratio of hours in full week to number of hours per week irrigation water is available.) = $168/168 = 1$

n = Number of Lots (85 Residential)

p = Probability of all lots irrigating at the same time.

27,154 = Gallons of water required to cover one acre of land one inch deep.

H = Hours of time in the watering window

A = Total Irrigated Acreage (ac.)

Formulas:

$$Q_{Ave} = \frac{(27154) \times A \times 0.4 \text{ in/day}}{H \times 60 \text{ min/hr}} = \frac{(27154) (38.33 \text{ ac.}) (0.4)}{24 \text{ hr} \times 60 \text{ min/hr}} \approx 289 \text{ GPM}$$

$$Q_{Ind} (\text{Residential}) = \frac{(0.623) \times A \times 0.4}{H \times 60} = \frac{(0.623) (14365 \text{ s.f.}) (0.4)}{12 \text{ hr} \times 60 \text{ min/hr}} \approx 5.0 \text{ GPM}$$

$$p (\text{Residential}) = Q_{Ave} / (n \times C_{Avail} \times Q_{Ind}) = 289 / (85 \times 1 \times 5) = 0.68$$

$$KCo (\text{Residential}) = 3 \text{ sq. root } (n \times p \times (1-p)) = 3 \text{ sq. root } (85 \times 0.68 \times (1-0.68)) = 12.90$$

$$Q_{Max} (\text{Residential}) = Q_{Ave} / C_{Avail} + KCo \times Q_{Ind} = (289/1) + 12.9 \times 5 = 353.5 \text{ GPM}$$

Inflow potential into the pond/wet well is 523,195 gal/day.

Outflow potential for landscaped areas is $353.5 \text{ gal/min} \times 720 \text{ min/day} = 254,240 \text{ gal/day}$.Net flow into pond = $523,195 - 254,240 = 268,955 \text{ gal/day}$ Net flow into pond at 70% delivery = $366,238 - 254,240 = 111,717 \text{ gal/day}$

RECEIVED & FILED
CITY OF EAGLE

FEB 12 2021

File: _____

Route to: _____



RECEIVED & FILED
CITY OF EAGLE

FEB 12 2021

File:

Route to:



RECEIVED & FILED
CITY OF EAGLE

FEB 12 2021

File: _____

Route to: _____



RECEIVED & FILED
CITY OF EAGLE

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Route to: _____



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CITY OF EAGLE

FEB 12 2021

File: _____
Route to: _____



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CITY OF EAGLE

FEB 12 2021

File: _____

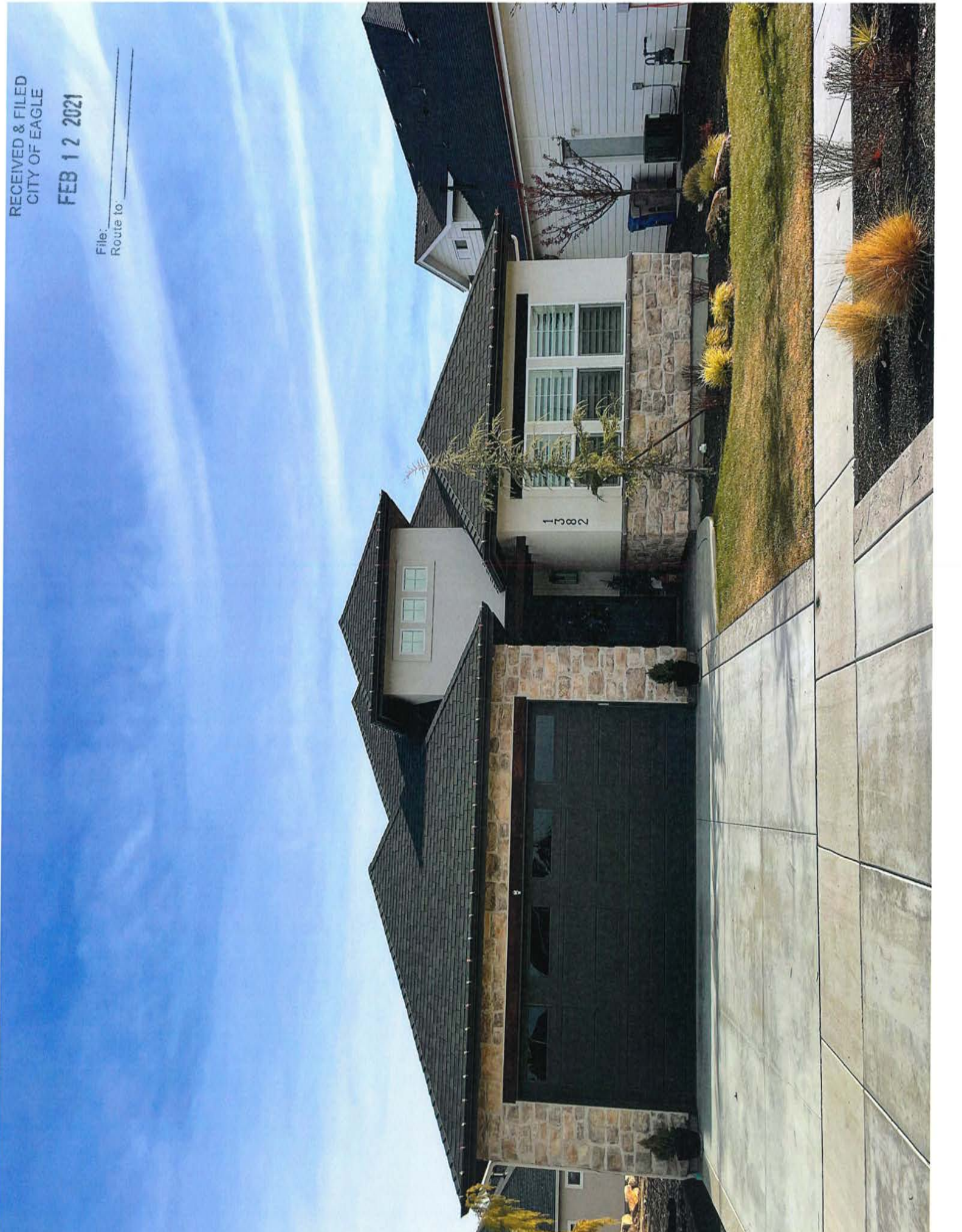
Route to: _____



RECEIVED & FILED
CITY OF EAGLE

FEB 12 2021

File: _____
Route to: _____



RECEIVED & FILED
CITY OF EAGLE

FEB 12 2021

File: _____
Route to: _____

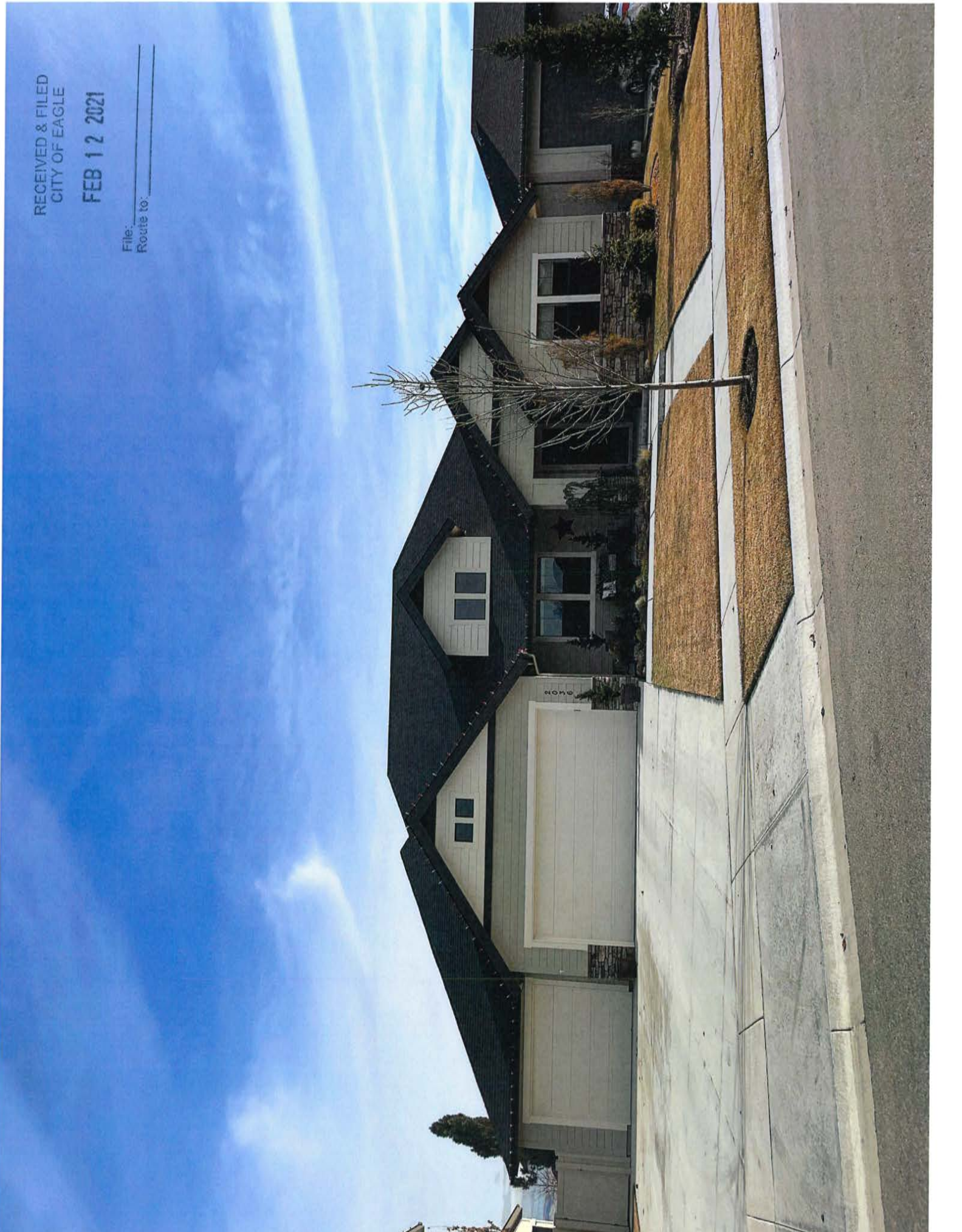


RECEIVED & FILED
CITY OF EAGLE

FEB 12 2021

File: _____

Route to: _____



RECEIVED & FILED
CITY OF EAGLE

FEB 12 2021

File: _____

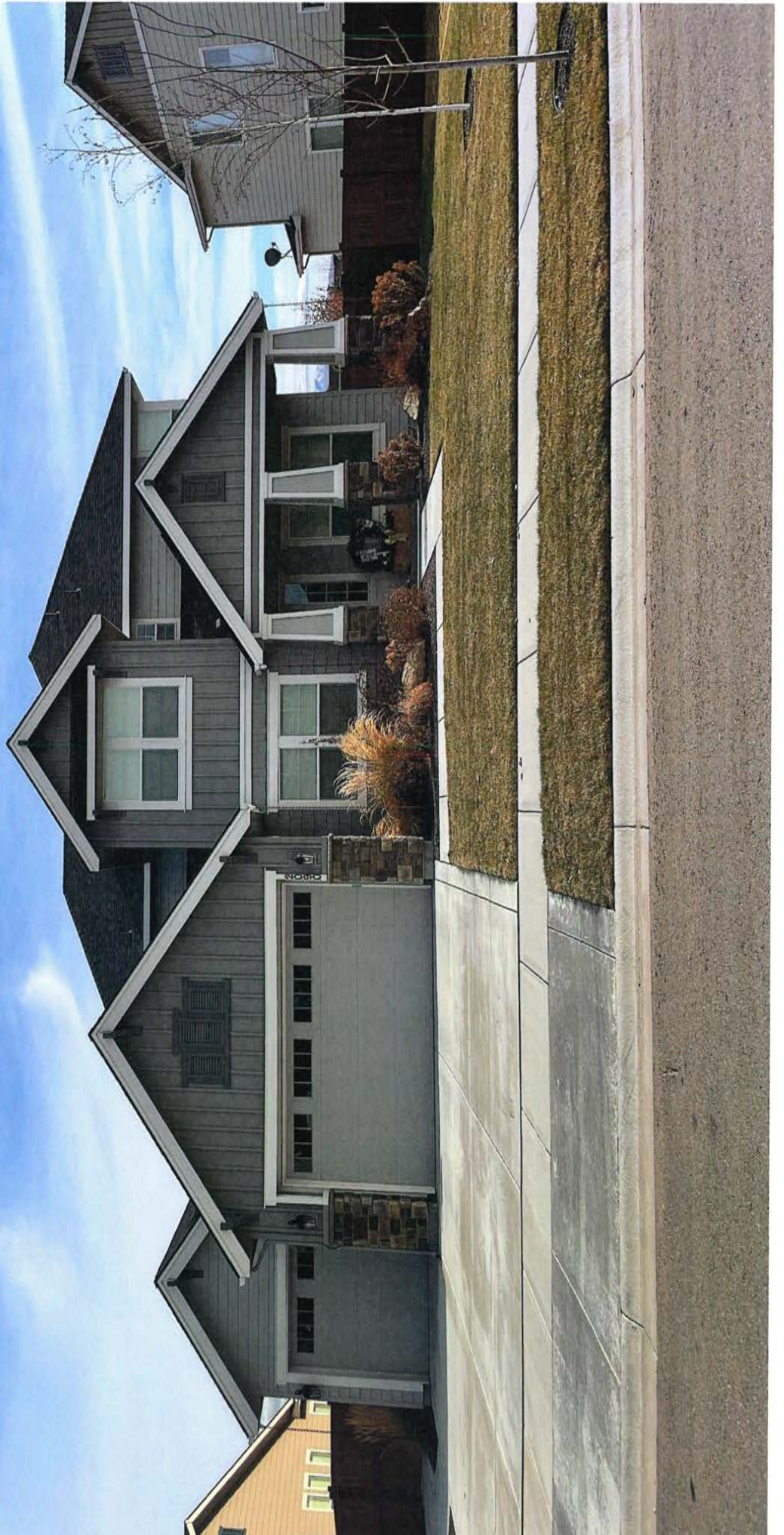
Route to: _____



RECEIVED & FILED
CITY OF EAGLE

FEB 12 2021

File: _____
Route to: _____



RECEIVED & FILED
CITY OF EAGLE

FEB 12 2021

File:
File Route:
Route 10



FEB 12 2021

File: _____
Route to: _____



ADA COUNTY
Development Services Department

Richard Beck
Director

Ada County Courthouse
200 West Front Street
Boise ID 83702
208.287.7900
Fax 208.287.7909
www.adacounty.id.gov

Department Divisions
Building
Community & Regional Planning
Engineering & Surveying
Permitting
Planning & Zoning

Ada County Commissioners
Ryan Davidson, First District
Rod Beck, Second District
Kendra Kenyon, Third District

January 13, 2021, 2020

Michael & Bill Chase
524 N. Floating Feather Rd.
Eagle, ID 83616

Ryan Cantlon
950W. Bannock St., Ste 420
Boise, ID 83702

RE: PROJECT NUMBER 202002644 OTD

Dear Applicant/Owner;

On December 3, 2020 the Director granted tentative approval of Project No. 202002644 OTD, subject to the Conditions of Approval listed in Exhibit #A. The applicant has requested a letter from the Director requesting that the One Time Division is final. The final conditions have been met as listed:

1. The applicant and/or owner filed Record of Survey #12649 with the County Recorder's office on December 17, 2020.
2. The applicant and/or owner executed and recorded the necessary deeds on December 22, 2020.
3. The applicant and/or owner received tax parcel numbers from the Ada County Assessor and submitted them to Ada County Development Services. [S0505448000 & S0505448900].
4. One 8.5x11 inch copy of the recorded Record of Survey and one copy of the recorded deeds has been included in file #202002644 OTD. Project No. 202002644 OTD has met the required conditions and has received final approval.

If you have any questions, please call 208-287-7905 or via dsanders@adaweb.net.

Sincerely,

A handwritten signature in cursive script that reads "Diana Sanders".

Diana Sanders
Associate Planner
Ada County Development Services

Ada County Assessor's Office - Land Records Parcel Activity Form



190 E. FRONT ST.
STE 107
BOISE ID 83702
LR Phone: 208-287-7262
LR Fax: 208-287-7219

GIS CONTROL

New Control
Control Problem

File to: _____
Route to: _____

FEB 12 2021

ReRec _____ Dtd _____
Inst # 2020174459 Dtd 12/17/20
Type ROS

Appraiser _____ GTM _____
Source Year 2021
Target Year 2021

Aliquot W2SE4

Land Group 4N 1E 05
Target Parcel # S0505448000
Tax Code Area 270
TCA UR Incr _____
Zoning _____
Appraiser _____
Owner Information
CP1 CHASE MICHAEL J - 25%
CP1 CHASE DONNA F - 25%
CP2 CHASE WILLIAM D - 25%
CP2 CHASE DEBRA S - 25%
PO BOX 1356
CALDWELL ID 83606
C/O _____

Transaction Type

- Split X
- Combine
- Par Ln Adj
- Misc-Remove
- Misc-Creat

Current Year _____
Ownership _____

Land Group 4N 1E 05
Target Parcel # S0505448900
Tax Code Area 270
TCA UR Incr _____
Zoning _____
Appraiser _____
Owner Information
CHASE MICHAEL J - 25%
CHASE DONNA F - 25%
CHASE WILLIAM D - 25%
CHASE DEBRA S - 25%
PO BOX 1356
CALDWELL ID 83606
C/O _____

Source Parcels HOE
Parcel Has 3482 HWY 30 W
NEW PLYMOUTH ID 83655

S0505427802

Assessor's Description
PAR #8000 NW'LY POR W2SE4
SEC 5 4N 1E
PARCEL 1 ROS 12649
#427802S
Parcel Actions & Comments
2020177513 - STR
Property Address
W FLOATING FEATHER RD
City EAGLE Zip 83616

Mailing Address
3482 HWY 30 W
NEW PLYMOUTH ID 83655

Assessor's Description
PAR #8900 SE'LY POR W2SE4
SEC 5 4N 1E
PARCEL 2 ROS 12649
#427802S
Parcel Actions & Comments
2020177525 - STR
HOE EMAIL TO ADMIN

Mailing Address
C/O _____

Assessor's Description

Worked DEW dtd 1/7/21
1st Chk DEW dtd 1/7/21
Keyed _____
GIS _____
Final Chk _____

Deed Processing Check
Taxes _____ TCA _____
Lnd Grp _____ Bf/Aft _____
GIS Map _____ Waste _____
Add Ver _____ AC Ver _____

GIS Check
R/W Hist _____ Excl _____
TCA _____ UR Incr _____
Cntrl Pts _____ Bf/Aft _____
Scale _____ QA Fab _____
QC Topo _____

Comments:

FEB 12 2021

Authentisign ID: 9FB21E78-89E9-4CB5-91D6-5EBA5D749BD3



ADA COUNTY ASSESSOR'S OFFICE

LAND RECORDS ACTION REQUEST FORM

190 E FRONT ST. STE. 107 BOISE, ID 83702
WWW.ADACOUNTY.ID.GOV/ASSESSOR
LANDRECORDSMAIL@ADACOUNTY.ID.GOV
(208) 287-7262

RECEIVED
By aspavesm at 11:54 am, Dec 28, 2020

CONTACT INFORMATION

Date 12/28/2020 Parcel(s) Current Ada County Parcel #S0505427802

Name Michael J Chase & William D Chase - CC Chase LLC as applicant on behalf of owner

Email* ryan@icbre.com Phone (208) 867-3751

Address 950 W Bannock Street, Suite 420

City Boise State ID _____ Zip 83702

*If an email is not provided, new parcel numbers will be mailed.

REQUEST DETAILS

Combination Split Parcel Line Adjustment

Other Requesting new parcel numbers

DOCUMENTS DRIVING THIS ACTION ****Required****

List all instrument numbers for documents related to this action. (deeds, survey, etc.)

Survey - Instrument #2020-174459

Quitclaim Parcel #1 - Instrument #2020-177513

Quitclaim Parcel #2 - Instrument #2020-2020-177525

LAND RECORDS STAFF REMARKS

By my signature below, I acknowledge that the adjustment of a parcel's boundary in Ada County must comply with the zoning and subdivision regulations of the jurisdiction for which it sits to be eligible for building permits and that the Assessor's Office assignment of a parcel number is not an indication that said parcel is in conformance with said regulations.

Signature Michael J Chase William D. Chase Date 12/28/2020

12/28/2020 11:09:30 AM MST

Parcel actions are worked in the order they are received and are usually completed within 10 business days. The new tax parcel(s) will usually appear in the online GIS map within a week of being assigned.

TY PLACE TE ACADEMY PLACE

R7332920172

R7332920180

RECEIVED & FILED
CITY OF EAGLE

FEB 12 2021

RANCH ESTATES

File:
Route to:

R1573730160

Oceano Bello Dr

N Valle Bello Way

S0505417300

S0505417660

W Meadow Ridge Ln

CORRENTE BELLO NO 02

W Glen Bello St

S0505417655

Cherry Bello Dr

N Iron Bello Pl

S0505448000

~~S0505427802~~

4N1E5

S0505346606

ROS #12559

S0505449007

ROS #12649

S0505438900



1 in = 300 ft

S0505449905

N Pimlico Dr

Downing Dr

W Floating Feather Rd

DOWNING DOWNS

4N1E8

CLEAR CREEK

FEB 12 2021

Becky McKay

From: Ryan Cantlon <ryan@icbre.com>
Sent: Thursday, January 7, 2021 12:10 PM
To: Becky McKay; cjmchase@aol.com; williamchase914@msn.com
Cc: thomas coleman; Robert Burns (RBurns@parsonsbehle.com);
rcummings@cummingslawidaho.com
Subject: FW: Parcel numbers request
Attachments: 2020174459 PAF.pdf; 2020174459 Map.pdf; Michael J Chase 12-28-2020.pdf

File: _____
Route to: _____

Attached are the new parcel numbers. I'm waiting on the final confirmation from Ada County this is all complete and will send that out once in receipt.

Ryan Cantlon
Idaho Commercial Brokerage

Mobile: (208) 867-3751
Office: (208) 343-9300
ryan@icbre.com
www.icbre.com
950 West Bannock Street, Suite 420
Boise, Idaho 83702

From: Don Watts <dwatts@adacounty.id.gov>
Sent: Thursday, January 7, 2021 11:55 AM
To: Ryan Cantlon <ryan@icbre.com>
Subject: Parcel numbers request

Attached is a copy of our parcel activity form with the new parcel numbers you requested. These parcels will be active for tax year 2021 and should appear on our online GIS map in a week or two.



Don Watts
Land Records Supervisor
Ada County Assessor's Office
Land Records Department
190 E. Front St., Boise, ID 83702
(208) 287-7267
dwatts@adacounty.id.gov

FEB 12 2021

File: _____
Route to: _____



5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 740063 CH/MA

QUITCLAIM DEED

For Value Received

Michael J. Chase & Donna F. Chase, husband & wife AND
William D. Chase & Debra S. Chase, husband & wife

do hereby convey, release, remise and forever quit claim unto

Michael J. Chase & Donna F. Chase, husband & wife AND
William D. Chase & Debra S. Chase, husband & wife

whose address is 3482 Hwy 30 W., New Plymouth, ID 83655

the following described premises, to-wit:

See attached Exhibit "A"

together with their appurtenances.

Dated: December 21, 2020

Michael J. Chase

Donna F. Chase

State of _____, County of _____

This record was acknowledged before me on _____ by Michael J. Chase
& Donna F. Chase

Signature of notary public
Commission Expires:

RECEIVED & FILED
CITY OF EAGLE

FEB 12 2021

William D. Chase

File: _____
Route to: _____

Debra S. Chase

State of _____, County of _____

This record was acknowledged before me on _____ by William D.
Chase & Debra S. Chase

Signature of notary public
Commission Expires:

EXHIBIT "A"

RECEIVED & FILED
CITY OF EAGLE

FEB 12 2021

LEGAL DESCRIPTION FOR
MICHAEL CHASE
PARCEL 1

File: _____
Route to: _____

A parcel of land located in the West 1/2 of the Southeast 1/4 of Section 5, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho. Being further described as follows:

BASIS OF BEARING:

The South line of the Southeast 1/4 of Section 5, Township 4 North, Range 1 East, Boise Meridian, derived from found monuments and taken as North 89°13'52" West with the distance between monuments found to be 2668.83 feet.

BEGINNING at a point on the North Right-of-Way line of W. Floating Feather Road from which a found Brass Cap marking the South 1/4 Corner of said Section 5, Township 4 North, Range 1 East, Boise Meridian from bears South 83°14'56" West a distance of 496.69 feet;

Thence along said North Right-of-Way, North 89°13'52" West, to a point on the West line of the Southeast 1/4, a distance of 493.98 feet;

Thence along said West line, North 00°21'01" West, to an Aluminum Cap Marking the Center 1/4 Corner of said Section 5, a distance of 2,572.06 feet;

Thence leaving said Aluminum Cap and along the North line of the Southeast 1/4, South 89°22'23" East, to the Center East 1/16 Corner of said Section 5, a distance of 1,335.02 feet;

Thence leaving said Center East 1/16 Corner and along the East line of the West 1/2 of the Southeast 1/4 of said Section 5, South 00°20'31" East, a distance of 1,638.17 feet;

Thence leaving said East line, South 89°39'29" West, a distance of 451.70 feet;

Thence South 16°04'09" West, a distance of 190.46 feet;

Thence South 13°14'42" West, a distance of 101.78 feet;

Thence South 16°26'39" West, a distance of 447.42 feet;

Thence South 46°03'48" West, a distance of 144.10 feet;

Thence South 34°28'36" West, a distance of 135.86 feet to the **POINT OF BEGINNING**.

Said Parcel containing 2,874,980 square feet or 66.00 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83651
(208) 465-5687



5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

RECEIVED & FILED
CITY OF EAGLE

FEB 12 2021

File: _____
Route to: _____

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 740063 CH/MA

QUITCLAIM DEED

For Value Received

Michael J. Chase & Donna F. Chase, husband & wife AND
William D. Chase & Debra S. Chase, husband & wife

do hereby convey, release, remise and forever quit claim unto

Michael J. Chase & Donna F. Chase, husband & wife AND
William D. Chase & Debra S. Chase, husband & wife

whose address is 3482 Hwy 30 W., New Plymouth, ID 83655

the following described premises, to-wit:

See attached Exhibit "A"

together with their appurtenances.

Dated: December 21, 2020

Michael J. Chase

Donna F. Chase

State of _____, County of _____

This record was acknowledged before me on _____ by Michael J. Chase
& Donna F. Chase

Signature of notary public
Commission Expires:

RECEIVED & FILED
CITY OF EAGLE

FEB 12 2021

William D. Chase

File: _____
Route to: _____

Debra S. Chase

State of _____, County of _____

This record was acknowledged before me on _____ by William D.
Chase & Debra S. Chase

Signature of notary public
Commission Expires:

EXHIBIT "A"

RECEIVED & FILED
CITY OF EAGLE

FEB 12 2021

File: _____
Route to: _____

LEGAL DESCRIPTION FOR
MICHAEL CHASE
PARCEL 2

A parcel of land located in the Southwest 1/4 of the Southeast 1/4 of Section 5, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho. Being further described as follows:

BASIS OF BEARING:

The South line of the Southeast 1/4 of Section 5, Township 4 North, Range 1 East, Boise Meridian, derived from found monuments and taken as North 89°13'52" West with the distance between monuments found to be 2668.83 feet.

BEGINNING at a point on the North Right-of-Way line of W. Floating Feather Road from which a found Brass Cap marking the South 1/4 Corner of said Section 5, Township 4 North, Range 1 East, Boise Meridian from bears South 83°14'56" West a distance of 496.69 feet;

Thence leaving said North Right-of-Way line, North 34°28'36" East, a distance of 135.86 feet;

Thence North 46°03'48" East, a distance of 144.10 feet;

Thence North 16°26'39" East, a distance of 447.42 feet;

Thence North 13°14'42" East, a distance of 101.78 feet;

Thence North 16°04'09" East, a distance of 190.46 feet;

Thence North 89°39'29" East, to a point on the East line of the Southwest 1/4 of the Southeast 1/4 of said Section 5, a distance of 451.70 feet;

Thence along said East line, South 00°20'31" East, to a point in the North Right-of-Way line of West Floating Feather Road, a distance of 948.27 feet;

Thence along said North Right-of-Way the following two (2) courses;

North 87°06'36" West, a distance of 299.11 feet;

North 89°13'52" West, a distance of 542.04 feet to the **POINT OF BEGINNING**.

Said Parcel containing 561,659 square feet or 12.89 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83651
(208) 465-5687

FEB 12 2021

AMENDED - RECORD OF SURVEY FOR MICHAEL CHASE

A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4,
OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 EAST, B.M.,
ADA COUNTY, IDAHO -2020-

RANCH ESTATES
BOOK 25, PAGE 5465

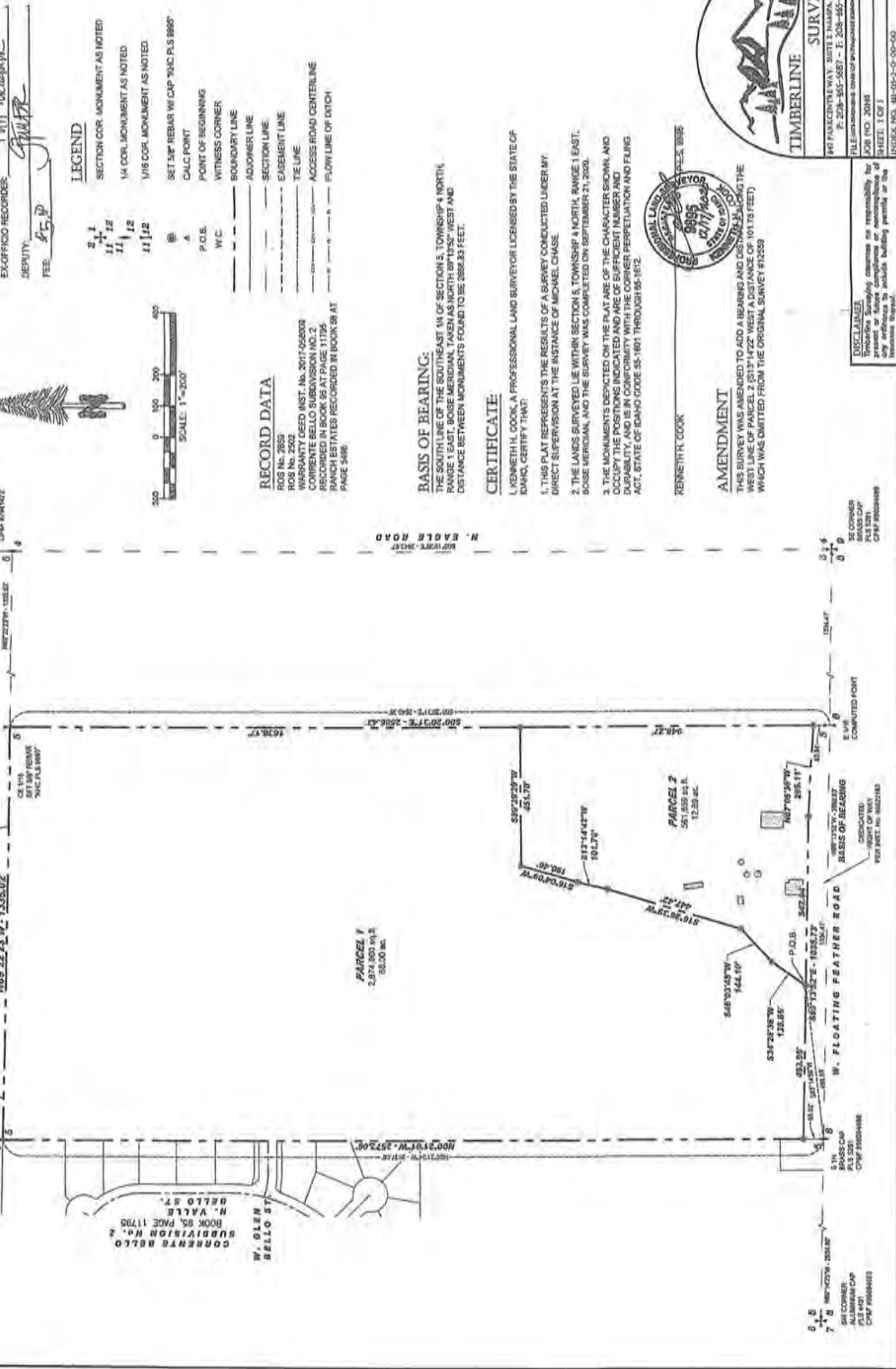
W. GLEN BELLO ST.
CORRENTE BELLO
SUBDIVISION NO. 2
BOOK 85, PAGE 11785

W. GLEN BELLO ST.
CORRENTE BELLO
SUBDIVISION NO. 2
BOOK 85, PAGE 11785

W. GLEN BELLO ST.
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CORRENTE BELLO
SUBDIVISION NO. 2
BOOK 85, PAGE 11785

W. GLEN BELLO ST.
CORRENTE BELLO
SUBDIVISION NO. 2
BOOK 85, PAGE 11785



RECORD OF SURVEY NO. 2020-1744-154
COUNTY BEAVERHEAD SURVEYORS CERTIFICATE
STATE OF IDAHO }
COUNTY OF ADA }
INSTRUMENT NO. 2020-1744-154
FILED FOR RECORD AT THE REQUEST OF MICHAEL CHASE, AS
AT MINUTES PAST 10 O'CLOCK A.M.,
THIS 17 DAY OF DEC IN 2020.
EX OFFICIO RECORDER: Phil McGowan
DEPUTY: [Signature]
FEE: 55.00

LEGEND
SECTION CORNER MONUMENT AS NOTED
1/4 COR. MONUMENT AS NOTED
1/8 COR. MONUMENT AS NOTED
SET 5/8" REBAR W/ CAP "W.C. PLUS 8867"
CALC. POINT
POINT OF BEGINNING
WITNESS CORNER
BOUNDARY LINE
ADJOINER LINE
SECTION LINE
EASEMENT LINE
TIE LINE
ACCESS ROAD CENTERLINE
FLOW LINE OF DITCH

RECORD DATA
R/S No. 2859
WARRANTY DEED INST. No. 2017-050003
CORRENTE BELLO SUBDIVISION NO. 2
RECORDED IN BOOK 85 AT PAGE 11785
THIS PLAT WAS PREPARED AND RECORDED IN BOOK 85 AT PAGE 5465.

BASIS OF BEARING:
THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN, AND THE NORTH 89° 29' 27" WEST AND SURFACE BETWEEN MONUMENTS FOUND TO BE 8862.83 FEET.

CERTIFICATE:
I, KENNETH H. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, CERTIFY THAT:
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCES OF MICHAEL CHASE.
2. THE LANDS SURVEYED LIE WITHIN SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN, AND THE SURVEY WAS COMPLETED ON SEPTEMBER 21, 2020.
3. THE MONUMENTS DESCRIBED ON THE PLAT ARE OF THE CHARACTER ECONOMIC AND DURABLE, AND IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FLING ACT, STATE OF IDAHO CODE SS-1801 THROUGH SS-1812.

AMENDMENT
THIS SURVEY WAS AMENDED TO ADD A BEARING AND DISTANCE TO A POINT WHICH WAS OMITTED FROM THE ORIGINAL SURVEY #13359



RENEERITH COOK
TIMBERLINE SURVEYING
897 PARKCIRCLE WAY, SUITE 1, MANAMA, IDAHO 83401
P: 208-957-5857 - F: 208-957-5950
E: kcook@timberlinesurveying.com
WWW.TIMBERLINESURVEYING.COM

DISCLAIMER:
THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF RECORDING THE PLAT AND DOES NOT CONSTITUTE A WARRANTY OF ACCURACY OR A GUARANTEE OF ANY KIND. THE SURVEYOR ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAT. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEES RECEIVED FOR THIS SURVEY.

RECORD OF SURVEY NO. 12649

RECEIVED
CITY OF EAGLE

FEB 12 2021

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO }
COUNTY OF ADA }^{SS}

INSTRUMENT NO. 2020-174459 File:

FILED FOR RECORD AT THE REQUEST OF MICHAEL CHASE, 438 to:















AT MINUTES PAST 10 O'CLOCK A.M.,
THIS 17th DAY OF Dec, IN 2020,

EX-OFFICIO RECORDER: Phil McCarone

DEPUTY: J. Miller

FEE: \$5.00

LEGEND

-  SECTION COR. MONUMENT AS NOTED
-  1/4 COR. MONUMENT AS NOTED
-  1/16 COR. MONUMENT AS NOTED
-  SET 5/8" REBAR W/ CAP "KHC PLS 9895"
-  CALC POINT
-  P.O.B. POINT OF BEGINNING
-  W.C. WITNESS CORNER
-  BOUNDARY LINE
-  ADJOINER LINE
-  SECTION LINE
-  EASEMENT LINE
-  TIE LINE
-  ACCESS ROAD CENTERLINE
-  FLOW LINE OF DITCH

SECTION 5, TOWNSHIP 4 NORTH,
RTH 89°13'52" WEST AND
RTH 2668.83 FEET.

SURVEYOR LICENSED BY THE STATE OF


SURVEY CONDUCTED UNDER MY
MICHAEL CHASE.

TOWNSHIP 4 NORTH, RANGE 1 EAST,
COMPLETED ON SEPTEMBER 21, 2020.

OF THE CHARACTER SHOWN, AND
IF SUFFICIENT NUMBER AND
CORNER PERPETUATION AND FILING
55-1612.



BEARING AND DISTANCE ALONG THE
STAKE OF 101.78 FEET)
SURVEY #12559

 N89°14'25"W - 265

SW CORNER
ALUMINUM CAP
PLS 4431
CP&F #96094085

ing assumes no responsibility for
compliance or noncompliance of
include building permits or the



TIMBERLINE
SURVEYING

847 PARKCENTRE WAY, SUITE 3, NAMPA, IDAHO 83651
P: 208-465-5687 ~ F: 208-465-5690

FILE:U:\175-260A\2018 - CHASE LDT SPLITS\CHASE BOUNDARY.dwg

JOB NO: 20146

SHEET: 1 OF 1

INDEX NO. 411-05-2-0-00-00



ADA COUNTY
Development Services Department

RECEIVED & FILED
CITY OF EAGLE

FEB 12 2021

File: _____
Route to: _____

Richard Beck
Director

Ada County Courthouse
200 West Front Street
Boise ID 83702
208.287.7900
Fax 208.287.7909
www.adacounty.id.gov

Department Divisions
Building
Engineering & Surveying
Permitting
Planning & Zoning

Ada County Commissioners
Diana Lachiondo, First District
Patrick Malloy, Second District
Kendra Kenyon, Third District

December 3, 2020

Michael & Bill Chase
524 N. Floating Feather Rd.
Eagle, ID 83616

Ryan Cantlon
950W. Bannock St., Ste 420
Boise, ID 83702

RE: PROJECT NUMBER #202002644 OTD

Dear Owner,

Submission of the application referenced above, Project No. 202002644 OTD, for a one time division occurred on November 10, 2020.

Based on staff's review of the Ada County Code, this application has been given tentative approval, subject to the Conditions of Approval attached to the Findings of Fact, Conclusions of Law and Order listed as Exhibit "A". Please note, this approval shall become null and void if the Conditions of Approval have not been met, and if you have not obtained a valid Zoning Certificate within 1 year of the date of this approval letter. This determination was made based upon current information contained in the public record and interpretation of the Ada County Zoning Ordinance. You may appeal this decision to the Board of Ada County Commissioners. To do so, you must file the appeal within fifteen days of the date of this letter. The fee for filing an appeal is \$350.

This letter is to further inform you that to the extent a final decision has been made on a site-specific land use request, an applicant has the right to request a regulatory taking analysis under Idaho Code.

If you have any questions, please call 208-287-7905 or via dsanders@adaweb.net.

Sincerely,

Handwritten signature of Diana Sanders in cursive.

Diana Sanders
Associate Planner
Ada County Development Services

FEB 12 2021

File: _____
Route: _____



BEFORE THE DIRECTOR OF ADA COUNTY DEVELOPMENT SERVICES

In re:
Application of Michael Chase
Project No. 202002644 OTD

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

FINDINGS OF FACT

If any of these Findings of Fact are deemed Conclusions of Law, they are incorporated into the Conclusions of Law section.

- A. The Director finds that the record is comprised of:
1. Exhibit A to the Findings of Fact, Conclusions of Law and Order.
 2. All other information contained in Ada County Development Services File for Project No. 202002644 OTD.
- B. As to procedural items, the Director finds the following:
1. On November 10, 2020, submission to Development Services occurred for Project 202002644 OTD.
 2. On November 12, 2020, staff notified other agencies of this application and solicited their comments.
- C. As to the project description, the Director finds based on the application materials found in the file for Project No. 202002644 OTD the following:
1. PROPOSED USES: Residential
 2. PROPOSED STRUCTURES: None
 3. PROPOSED SITE IMPROVEMENTS: None
- D. Based on the materials found in the file for Project No. 202002644 OTD, the Director finds the following concerning the project description:
1. PARCEL NUMBER AND LOCATION: The parcel is S0505427802. The parcel is located at 524 W. Floating Feather Road.
 2. OWNERSHIP: Parcels S0505427802 is owned by Michael & Bill Chase.
 3. SITE CHARACTERISTICS
Property size: Parcel S0505427802 contains 78.43 acres.
Existing structures: There is a 2,204 sq. ft. residence, a 3,570, 442, 936, 122, 340, 256, 256 sq. ft. ag structures.

FEB 12 2021

Existing vegetation: The property currently is ag land with some residential landscaping. File: _____

Slope: The site is relatively flat.

Irrigation: The property is within Farmers Union Ditch Co. LTD Irrigation District.

Drainage: Drainage will be retained on site.

Views: The property has open views on all sides.

Other Opportunities and/or Constraints: None.

- E. Based on the officially adopted Ada County land use maps, the Director finds the following concerning the current land use and zoning:

The property is single-family dwelling and is located in the Rural Urban Transition (RUT) District.

- F. Based on the officially adopted Ada County land use maps, the Director finds the following concerning the surrounding land use and zoning:

North: The property to the north is vacant land and single-family residence and is located within the R-E District within Eagle City Limits.

South: The property to the south is single-family residence and is located within the R-1 District within Eagle City Limits.

East: The property to the east is single-family residence and is located within the Rural Urban Transition (RUT) District.

West: The property to the west is single-family residence and is located within Eagle City Limits within the R-3-DA-P and PS District.

- G. Based on the officially adopted Ada County land use maps and materials found in the file for Project No. 202002644 OTD, the Director finds the following concerning services:

Access Street and Designation: The property takes access from W. Floating Feather Rd. which are designated as a residential collector road.

Fire Protection: Eagle Fire

Sewage Disposal: Individual Septic System

Water Service: Individual Well

Irrigation District: The property is within Farmers Union Ditch Co. LTD Irrigation District.

Drainage District: Drainage District #2.

- H. As to the applicable law, the Director finds the following:

This section details the comp plan goals, objectives and policies; the zoning ordinance regulations; and other applicable standards regarding development of the subject property.

FEB 12 2021

File: _____
Route to: _____

1. The Director finds that the Eagle Comprehensive Plan is applicable because the subject property is located within an Eagle's Area of Impact. The Director finds the application complies with the Eagle Comprehensive Plan. Regarding the Eagle Comprehensive Plan as, the Director finds the following:

The Land Use Map of the Eagle Comprehensive Plan, as adopted by Ada County, designates the site as Transitional Residential which allows for residential densities of up to one unit per acre, and is intended to provide for transitional lot sizes to ensure compatibility of new residential uses to existing residential uses. As the parcels which are proposed will be much larger than the majority of the residential properties which surround the site, they will be compatible with existing residential development. As such, the proposed One Time Division is in compliance with the adopted Comprehensive Plan.

2. The Director finds **Section 8-4B-5 of the Ada County Code** is applicable because the applicant has applied for a one-time division. The Director the application, as conditioned, complies with **Section 8-4B-5 of the Ada County Code**. Regarding **Section 8-4B-5 of the Ada County Code** the Director finds the following:

- A. In order to approve the application, the decision-making body shall find that the proposed one-time division complies with the standards in section 8-4B-4 of this article;

The Director finds that the one-time division meets the standards in the following ways:

- 1) *The two (2) resulting parcels will contain 12.89 and 66.00 acres in size and the parcels will have a minimum of 250 feet of frontage in compliance with the Rural Urban Transition (RUT) District.*

- 2) *The proposed division is not a subdivision because it meets the exception standards of a subdivision because the property has been of record in this configuration prior to January 1, 1985 and the applicant is proposing to split the property into no more than two (2) parcels.*

CONCLUSIONS OF LAW

If any of these Conclusions of Law are deemed to be Findings of Fact they are incorporated into the Findings of Fact section.

1. The Director concludes that Project No. 202002644 OTD complies with Section 8-4B of the Ada County Code.
2. The Director concludes that Project No. 202002644 OTD complies with Section 8-4C of the Ada County Code.

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ORDER

File: _____
Route to: _____

Based upon the Findings of Fact and Conclusions of Law contained herein, the Director approves Project #202002644 OTD, subject to the Conditions of Approval attached as Exhibit A.

DATED this 3rd day of December, 2020.

Diana Sanders

Diana Sanders, Associate Planner
Ada County Development Services

FEB 12 2021

EXHIBIT A

File: _____
Route to: _____

CONDITIONS OF APPROVAL

REQUIRED ACTIONS. THE FOLLOWING LIST DETAILS THE TASKS THAT MUST BE COMPLETED BEFORE THE APPROVAL OF 202002143 PBA & 202002644 OTD WILL BE CONSIDERED FINAL. THE APPLICANT AND/OR OWNER HAVE ONE YEAR FROM THE WRITTEN DECISION FOR THE PROPERTY BOUNDARY ADJUSTMENT TO COMPLETE THE REQUIRED ACTIONS AND TO OBTAIN A FINAL APPROVAL LETTER UNLESS A TIME EXTENSION IS GRANTED. SEE SECTION 8-7-6 OF THE ADA COUNTY CODE FOR INFORMATION ON TIME EXTENSIONS.

Required Actions for the One-Time Division

1. The applicant and/or owner shall address the associate county surveyor comments concerning the record of survey:
 - a. The recorded Record of Survey #12559 appears to be missing a bearing and distance label along one parcel line segment common between Parcel 1 & Parcel 2. The associated call in the Parcel 1 description is "Thence South 13°14'42" West a distance of 101.78 feet;" Please provide a copy of the Amended ROS once recorded.
 - b. Parcel 1 description – Clarify the "Thence said Aluminum Cap and along ..." wording in the 3RD call from the Point of Beginning.
2. The applicant and/or owner shall submit a draft Record of survey and resultant parcel descriptions for review prior to recording.
3. The applicant and/or owner shall have a Record of Survey completed by a professionally licensed surveyor and record the Record of Survey with the County Recorder's office.
4. The applicant and/or owner shall obtain new tax parcel numbers for the Ada County Assessor.
5. The applicant and/or owner shall provide the following documentation to the Director:
 - a) One 8 ½ "x 11" copy of the recorded Record of Survey.
 - b) Provide copies of recorded record of survey, recorded warranty deeds with legal descriptions and the
 - c) new tax parcel numbers to the Director. Proof of assignment of tax parcel numbers.
6. Upon completing the above tasks, the applicant shall request a letter from the Director stating the One Time Division is final.

Terms of Approval

7. A zoning certificate and/or a building permit may not be issued until 15 days after the Director issued the written decision on the proposed development. In the event the decision of the Director is appealed, the building permit may not be issued until the appeal is resolved in favor of the proposed development. See Section 8-7-7 of the Ada County Code for more information on appeals.

9. The applicant shall maintain adequate housekeeping and sanitation practices to prevent the creation of a public nuisance and to reduce noise and odor.

10. All drainage shall be retained on site.

FEB 12 2021

EXHIBIT A

File: _____
Route to: _____

11. The property must be managed and maintained consistent with the standard regulations in Title 8.
12. Chapter 4, Article A of the Ada County Code. Please note that this Article contains specific regulations regarding the accumulation of junk, atmospheric emissions, construction sites, hazardous material storage, outdoor public address systems, outdoor storage of chemicals and fertilizers, transmission line corridors, and utilities.
13. The applicant shall maintain adequate housekeeping and sanitation practices to prevent the creation of a public nuisance and to reduce noise and odor.
14. All drainage shall be retained on site.
15. The property must be managed and maintained consistent with the standard regulations in Title 8.
16. Central District Health does not guarantee a septic permit can be issued on the split lot.
17. Chapter 4, Article A of the Ada County Code. Please note that this Article contains specific regulations regarding the accumulation of junk, atmospheric emissions, construction sites, hazardous material storage, outdoor public address systems, outdoor storage of chemicals and fertilizers, transmission line corridors, and utilities.
18. Appeals. The appeal period shall begin on the date of the written decision of the Director and shall last for 15 calendar days. In the event the decision of the Director is appealed, the zoning certificate will not be issued until the appeal is resolved in favor of the proposed development. See Section 8-7-7 of the Ada County Code for more information on appeals.

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FEB 12 2021

Project number 202002644 OTD, Michael Chase

File: _____
~~Exhibit A~~ Page 2



ADA COUNTY
Development Services Department

Richard Beck, Director

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CITY OF EAGLE

FEB 12 2021

File: _____
Route to: _____

DATE: November 25, 2020
TO: Diana Sanders, Associate Planner
CC: Zach Kirk, P.E. County Engineer
FROM: Dale P Meyers, P.L.S., Associate County Surveyor
REGARDING: One Time Division, 524 W. Floating Feather Rd
FILE NO: 202002644-OTD
OVERLAY:
RECOMMENDATION: Approval with conditions

The following documents have been reviewed and approved in accordance with ACC 8-4B (One Time Division) for the referenced project:

1. Detailed Letter
2. Recorded ROS #12599
3. Draft Legal Descriptions

The following are comments regarding this project:

The descriptions close and match the areas listed.

1. The recorded Record of Survey #12559 appears to be missing a bearing and distance label along one parcel line segment common between Parcel 1 & Parcel 2. The associated call in the Parcel 1 description is "Thence South 13°14'42" West a distance of 101.78 feet;" Please provide a copy of the Amended ROS once recorded.
2. Parcel 1 description – Clarify the "Thence said Aluminum Cap and along ..." wording in the 3RD call from the Point of Beginning.



ADA COUNTY
Development Services Department

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CITY OF EAGLE

FEB 12 2021

File: _____
Route to: _____

Richard Beck
Director

November 12, 2020

Diana Sanders
Ada County Development Services
200 W Front Street
Boise, ID 83702

RE: 2020002644-OTD / 524 W Floating Feather Rd / One Time Division

Feedback has been requested regarding a proposed One Time Division which would divide Parcel S0505427802 into two new parcels of 66.0 and 12.89 acres. The property is located at 524 W. Floating Feather Road, within the Eagle Area of City Impact.

The Land Use Map of the Eagle Comprehensive Plan, as adopted by Ada County, designates the site as *Transitional Residential* which allows for residential densities of up to one unit per acre, and is intended to provide for transitional lot sizes to ensure compatibility of new residential uses to existing residential uses. As the parcels which are proposed will be much larger than the majority of the residential properties which surround the site, they will be compatible with existing residential development. As such, the proposed One Time Division is in compliance with the adopted Comprehensive Plan.

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in cursive script that reads "Brent Moore".

Brent Moore, MCMP, AICP
Community & Regional Planner
Ada County Development Services

Ada County Courthouse
200 West Front Street
Boise ID 83702
208.287.7900
Fax 208.287.7909
www.adacounty.id.gov

Department Divisions
Building
Community Planning
Engineering & Surveying
Permitting

Ada County Commissioners
Diana Lachiondo, First District
Patrick Malloy, Second District
Kendra Kenyon, Third District



5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 740063 CH/MA

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=3 KRISTINA LOWRY
PIONEER TITLE COMPANY OF ADA COUNTY

2020-177525
12/22/2020 02:16 PM
\$15.00

RECEIVED & FILED
CITY OF EAGLE

FEB 12 2021

File: _____
Route to: _____

QUITCLAIM DEED

For Value Received

Michael J. Chase & Donna F. Chase, husband & wife AND

William D. Chase & Debra S. Chase, husband & wife

do hereby convey, release, remise and forever quit claim unto

Michael J. Chase & Donna F. Chase, husband & wife AND

William D. Chase & Debra S. Chase, husband & wife

whose address is 3482 Hwy 30 W., New Plymouth, ID 83655

the following described premises, to-wit:

See attached Exhibit "A"

together with their appurtenances.

Dated: December 21, 2020

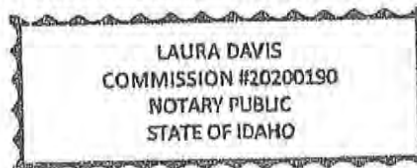
Michael J. Chase
Michael J. Chase

Donna F. Chase
Donna F. Chase

State of Idaho, County of Payette

This record was acknowledged before me on December 21, 2020 by Michael J. Chase
& Donna F. Chase

[Signature]
Signature of notary public
Commission Expires:



Residing in: Notus, ID
Commission Expires: 02/06/2026

RECEIVED & FILED
CITY OF EAGLE

FEB 12 2021

File: _____
Route to: _____

William D. Chase
William D. Chase

Debra S. Chase
Debra S. Chase

State of Idaho, County of Ada

This record was acknowledged before me on 12-22-2020 by William D. Chase & Debra S. Chase

Sara H. Stringham
Signature of notary public
Commission Expires: 9/22/2025

SARA H. STRINGHAM
COMMISSION #27106
NOTARY PUBLIC
STATE OF IDAHO

FEB 12 2021

EXHIBIT "A"

LEGAL DESCRIPTION FOR
MICHAEL CHASE
PARCEL 2

File _____
Route to: _____

A parcel of land located in the Southwest 1/4 of the Southeast 1/4 of Section 5, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho. Being further described as follows:

BASIS OF BEARING:

The South line of the Southeast 1/4 of Section 5, Township 4 North, Range 1 East, Boise Meridian, derived from found monuments and taken as North 89°13'52" West with the distance between monuments found to be 2668.83 feet.

BEGINNING at a point on the North Right-of-Way line of W. Floating Feather Road from which a found Brass Cap marking the South 1/4 Corner of said Section 5, Township 4 North, Range 1 East, Boise Meridian from bears South 83°14'56" West a distance of 496.69 feet;

Thence leaving said North Right-of-Way line, North 34°28'36" East, a distance of 135.86 feet;

Thence North 46°03'48" East, a distance of 144.10 feet;

Thence North 16°26'39" East, a distance of 447.42 feet;

Thence North 13°14'42" East, a distance of 101.78 feet;

Thence North 16°04'09" East, a distance of 190.46 feet;

Thence North 89°39'29" East, to a point on the East line of the Southwest 1/4 of the Southeast 1/4 of said Section 5, a distance of 451.70 feet;

Thence along said East line, South 00°20'31" East, to a point in the North Right-of-Way line of West Floating Feather Road, a distance of 948.27 feet;

Thence along said North Right-of-Way the following two (2) courses;

North 87°06'36" West, a distance of 299.11 feet;

North 89°13'52" West, a distance of 542.04 feet to the **POINT OF BEGINNING**.

Said Parcel containing 561,659 square feet or 12.89 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83651
(208) 465-5687



5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=3 KRISTINA LOWRY
PIONEER TITLE COMPANY OF ADA COUNTY

2020-177513
12/22/2020 02:06 PM
\$15.00

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PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File: _____
Route to: _____

File No. 740063 CH/MA

QUITCLAIM DEED

For Value Received

Michael J. Chase & Donna F. Chase, husband & wife AND
William D. Chase & Debra S. Chase, husband & wife
do hereby convey, release, remise and forever quit claim unto

Michael J. Chase & Donna F. Chase, husband & wife AND
William D. Chase & Debra S. Chase, husband & wife
whose address is 3482 Hwy 30 W., New Plymouth, ID 83655

the following described premises, to-wit:

See attached Exhibit "A"

together with their appurtenances.

Dated: December 21, 2020

Michael J. Chase
Michael J. Chase

Donna F. Chase
Donna F. Chase

State of Idaho, County of Blaine

This record was acknowledged before me on December 21, 2020 by Michael J. Chase
& Donna F. Chase

[Signature]
Signature of notary public



Commission Expires:
Residing in: Notus, ID
Commission Expires: 02/06/2026

FEB 12 2021

File: _____
Route to: _____

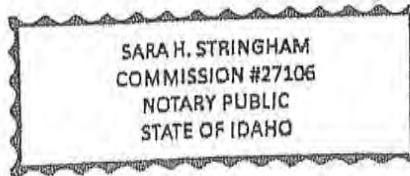
William D. Chase
William D. Chase

Debra S. Chase
Debra S. Chase

State of Idaho, County of Ada

This record was acknowledged before me on Dec. 22, 2020 by William D. Chase & Debra S. Chase

Sara H. Stringham
Signature of notary public
Commission Expires: 9/22/2026



FEB 12 2021

EXHIBIT "A"

LEGAL DESCRIPTION FOR
MICHAEL CHASE
PARCEL 1

File: _____
Route to: _____

A parcel of land located in the West 1/2 of the Southeast 1/4 of Section 5, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho. Being further described as follows:

BASIS OF BEARING:

The South line of the Southeast 1/4 of Section 5, Township 4 North, Range 1 East, Boise Meridian, derived from found monuments and taken as North 89°13'52" West with the distance between monuments found to be 2668.83 feet.

BEGINNING at a point on the North Right-of-Way line of W. Floating Feather Road from which a found Brass Cap marking the South 1/4 Corner of said Section 5, Township 4 North, Range 1 East, Boise Meridian from bears South 83°14'56" West a distance of 496.69 feet;

Thence along said North Right-of-Way, North 89°13'52" West, to a point on the West line of the Southeast 1/4, a distance of 493.98 feet;

Thence along said West line, North 00°21'01" West, to an Aluminum Cap Marking the Center 1/4 Corner of said Section 5, a distance of 2,572.06 feet;

Thence leaving said Aluminum Cap and along the North line of the Southeast 1/4, South 89°22'23" East, to the Center East 1/16 Corner of said Section 5, a distance of 1,335.02 feet;

Thence leaving said Center East 1/16 Corner and along the East line of the West 1/2 of the Southeast 1/4 of said Section 5, South 00°20'31" East, a distance of 1,638.17 feet;

Thence leaving said East line, South 89°39'29" West, a distance of 451.70 feet;

Thence South 16°04'09" West, a distance of 190.46 feet;

Thence South 13°14'42" West, a distance of 101.78 feet;

Thence South 16°26'39" West, a distance of 447.42 feet;

Thence South 46°03'48" West, a distance of 144.10 feet;

Thence South 34°28'36" West, a distance of 135.86 feet to the **POINT OF BEGINNING**.

Said Parcel containing 2,874,980 square feet or 66.00 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83651
(208) 465-5687



Ada County Transmittal
Division of Community and Environmental Health

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CITY OF EAGLE Return to:

FEB 12 2021

- Return to:
[checked] ACZ
[] Boise
[] Eagle
[] Garden City
[] Meridian
[] Kuna
[] Star

Rezone # _____
Conditional Use # 2020021644-OTH
Preliminary / Final / Short Plat _____
Sect 5

File: _____
Route to: _____

- 1. We have No Objections to this Proposal.
2. We recommend Denial of this Proposal.
3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
4. We will require more data concerning soil conditions on this Proposal before we can comment.
5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
[] high seasonal ground water [] waste flow characteristics
[] bedrock from original grade [] other _____
6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
[] central sewage [] community sewage system [] community water well
[] interim sewage [] central water
[] individual sewage [] individual water
9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
[] central sewage [] community sewage system [] community water
[] sewage dry lines [] central water
10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
12. We will require plans be submitted for a plan review for any:
[] food establishment [] swimming pools or spas [] child care center
[] beverage establishment [] grocery store
13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDH.

[checked] 14. CDH makes no guarantee a septic permit can be issued on the split off lot.

Reviewed By: [Signature]
Date: 11/12/2020

FEB 12 2021

| | |
|---|--|
| Description: One time division of parcel S0505427802 located at 524 W Floating Feather Rd. One parcel will be 12.89 acres and the other will be 66 acres. | |
| Reviewing Body: DIRECTOR | Hearing Date: File: _____ Route to: _____ |
| Applicant: cc chase llc | P&Z Recommendation: |
| Property: The property contains 78.735 acres and is located at 524 W FLOATING FEATHER RD, Section 4N/1E/5. | |

Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please either click on the file number identified above, or visit the Ada County Development Services Application Tracking System (ATS) web site at

https://gis.adacounty.id.gov/apps/application_tracker [linkprotect.cudasvc.com] and search by file number. Hover over the pushpin that appears on the map with your mouse and select "Additional Info" from the pop-up box. You will then be able to review individual documents, drawings and other information detailing the request.

We request that you submit your comments or recommendations by 11/27/2020. When responding, please reference the file number identified above. If responding by email, please send comments to dsanders@adacounty.id.gov.

To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.

Sincerely yours,

DIANA J SANDERS, ASSOCIATE PLANNER

200 W Front Street

FEB 12 2021

File: _____
Route to: _____

Boise ID 83702

dsanders@adacounty.id.gov

(208) 287-7905



Diana Sanders
Associate Planner
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7905 *office*
(208) 287-7909 *fax*

Diana Sanders

RECEIVED & FILED
CITY OF EAGLE

From: PlanningReview <PlanningReview@achdidaho.org>
Sent: Wednesday, November 18, 2020 3:25 PM
To: Diana Sanders
Subject: [EXTERNAL] RE: Ada County Application Transmittal Notice.

FEB 12 2021

File: _____
Route to: _____

CAUTION: This email originated from outside Ada County email servers. Do not click on links or open attachments unless you recognize the sender and know the content is safe. Verify the sender by mouse-hovering over their display name in order to see the sender's full email address and confirm it is not suspicious. If you are unsure an email is safe, please report the email by using the 'Phish Alert' button in Outlook.

Hi Diana,

ACHD has no comments on this application. An ACHD impact fee is not due and an inspection is not required.

Mindy

Mindy Wallace, AICP
Planning Review Supervisor
Ada County Highway District
208-387-6178

ACHD Development Services is open for business at our new location at 1301 N. Orchard Street, Suite 200 in the CSC building. Parking and building entrance are located on west side of building.

From: Diana Sanders <dsanders@adacounty.id.gov>
Sent: Thursday, November 12, 2020 8:02 AM
To: Jean Schaffer <jschaffer@adacounty.id.gov>; Street NameMail <streetnamemail@adacounty.id.gov>; Mark Ferm <MARKF@adacounty.id.gov>; PlanningReview <PlanningReview@achdidaho.org>; Jerry Hastings <jhastings@adacounty.id.gov>; Dale Meyers <dmeyers@adacounty.id.gov>; David Corcoran <dcorcoran@adacounty.id.gov>; 'lbadigian@cdhd.idaho.gov' <lbadigian@cdhd.idaho.gov>; Brent Moore <bmoore@adacounty.id.gov>; 'farmers.union.ditch@gmail.com' <farmers.union.ditch@gmail.com>; Diana Sanders <dsanders@adacounty.id.gov>
Subject: Ada County Application Transmittal Notice.

[THIS EMAIL ORIGINATED EXTERNALLY. PLEASE USE CAUTION WHEN OPENING ATTACHMENTS OR LINKS INSIDE THIS EMAIL.]

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File Number: [202002644-OTD](#)
[\[linkprotect.cudasvc.com\]](#)

X-Reference: NONE

FEB 12 2021

File: _____
Route to: _____

MEMORANDUM



DATE: 11/12/2020

RE: 202002644 – OTD Floating Feather

TO: Diana Sanders, Associate Planner

FROM: Mark Ferm, Ada County Building Official

Summary of Project:

One time division of parcel S0505427802 located at 524 W. Floating Feather Rd. One parcel will be 12.89 acres and the other will be 66 acres.

Findings and Conditions:

The building division has no objection to the one time division the applicant should be aware building permits will be required for each structure to be built.

Conclusion:

Approved with comment above.

If you have any questions or concerns feel free to call,

Mark Ferm
Ada County Building Official
200 W Front Suite 2125
Boise Idaho 83702
Phone 287-7910
markf@adaweb.net

FEB 12 2021

Diana Sanders

From: PlanningReview <PlanningReview@achdidaho.org>
Sent: Wednesday, November 18, 2020 3:25 PM
To: Diana Sanders
Subject: [EXTERNAL] RE: Ada County Application Transmittal Notice.

File: _____
Route to: _____

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Hi Diana,

ACHD has no comments on this application. An ACHD impact fee is not due and an inspection is not required.

Mindy

Mindy Wallace, AICP
Planning Review Supervisor
Ada County Highway District
208-387-6178

ACHD Development Services is open for business at our new location at 1301 N. Orchard Street, Suite 200 in the CSC building. Parking and building entrance are located on west side of building.

From: Diana Sanders <dsanders@adacounty.id.gov>
Sent: Thursday, November 12, 2020 8:02 AM
To: Jean Schaffer <jschaffer@adacounty.id.gov>; Street NameMail <streetnamemail@adacounty.id.gov>; Mark Ferm <MARKF@adacounty.id.gov>; PlanningReview <PlanningReview@achdidaho.org>; Jerry Hastings <jhastings@adacounty.id.gov>; Dale Meyers <dmeyers@adacounty.id.gov>; David Corcoran <dcorcoran@adacounty.id.gov>; 'lbadigian@cdhd.idaho.gov' <lbadigian@cdhd.idaho.gov>; Brent Moore <bmoore@adacounty.id.gov>; 'farmers.union.ditch@gmail.com' <farmers.union.ditch@gmail.com>; Diana Sanders <dsanders@adacounty.id.gov>
Subject: Ada County Application Transmittal Notice.

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File Number: [202002644-OTD](#)
[\[linkprotect.cudasvc.com\]](#)

X-Reference: NONE

RECEIVED & FILED
CITY OF EAGLE
FEB 12 2021

| | |
|---|---|
| Description: One time division of parcel S0505427802 located at 524 W Floating Feather Rd. One parcel will be 12.89 acres and the other will be 66 acres. | |
| Reviewing Body: DIRECTOR | Hearing Date: |
| Applicant: cc chase llc | P&Z Recommendation: <small>File:</small> _____ <small>to:</small> _____ |
| Property: The property contains 78.735 acres and is located at 524 W FLOATING FEATHER RD, Section 4N/1E/5. | |

Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please either click on the file number identified above, or visit the Ada County Development Services Application Tracking System (ATS) web site at

https://gis.adacounty.id.gov/apps/application_tracker [\[linkprotect.cudasvc.com\]](https://linkprotect.cudasvc.com) and search by file number. Hover over the pushpin that appears on the map with your mouse and select "Additional Info" from the pop-up box. You will then be able to review individual documents, drawings and other information detailing the request.

We request that you submit your comments or recommendations by 11/27/2020. When responding, please reference the file number identified above. If responding by email, please send comments to dsanders@adacounty.id.gov.

To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.

Sincerely yours,

DIANA J SANDERS, ASSOCIATE PLANNER

200 W Front Street

Boise ID 83702

dsanders@adacounty.id.gov

(208) 287-7905

RECEIVED & FILED
CITY OF EAGLE

FEB 12 2021

File: _____
Route to: _____



Diana Sanders
Associate Planner
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7905 *office*
(208) 287-7909 *fax*

FEB 12 2021

**LEGAL DESCRIPTION FOR
MICHAEL CHASE
PARCEL 1**

File: _____
Route to: _____

A parcel of land located in the West 1/2 of the Southeast 1/4 of Section 5, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho. Being further described as follows:

BASIS OF BEARING:

The South line of the Southeast 1/4 of Section 5, Township 4 North, Range 1 East, Boise Meridian, derived from found monuments and taken as North 89°13'52" West with the distance between monuments found to be 2668.83 feet.

BEGINNING at a point on the North Right-of-Way line of W. Floating Feather Road from which a found Brass Cap marking the South 1/4 Corner of said Section 5, Township 4 North, Range 1 East, Boise Meridian from bears South 83°14'56" West a distance of 496.69 feet;

Thence along said North Right-of-Way, North 89°13'52" West, to a point on the West line of the Southeast 1/4, a distance of 493.98 feet;

Thence along said West line, North 00°21'01" West, to an Aluminum Cap Marking the Center 1/4 Corner of said Section 5, a distance of 2,572.06 feet;

Thence leaving said Aluminum Cap and along the North line of the Southeast 1/4, South 89°22'23" East, to the Center East 1/16 Corner of said Section 5, a distance of 1,335.02 feet;

Thence leaving said Center East 1/16 Corner and along the East line of the West 1/2 of the Southeast 1/4 of said Section 5, South 00°20'31" East, a distance of 1,638.17 feet;

Thence leaving said East line, South 89°39'29" West, a distance of 451.70 feet;

Thence South 16°04'09" West, a distance of 190.46 feet;

Thence South 13°14'42" West, a distance of 101.78 feet;

Thence South 16°26'39" West, a distance of 447.42 feet;

Thence South 46°03'48" West, a distance of 144.10 feet;

Thence South 34°28'36" West, a distance of 135.86 feet to the **POINT OF BEGINNING**.

Said Parcel containing 2,874,980 square feet or 66.00 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83651
(208) 465-5687



RECEIVED & FILED
CITY OF EAGLE

FEB 12 2021

**LEGAL DESCRIPTION FOR
MICHAEL CHASE
PARCEL 2**

File: _____
Route to: _____

A parcel of land located in the Southwest 1/4 of the Southeast 1/4 of Section 5, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho. Being further described as follows:

BASIS OF BEARING:

The South line of the Southeast 1/4 of Section 5, Township 4 North, Range 1 East, Boise Meridian, derived from found monuments and taken as North 89°13'52" West with the distance between monuments found to be 2668.83 feet.

BEGINNING at a point on the North Right-of-Way line of W. Floating Feather Road from which a found Brass Cap marking the South 1/4 Corner of said Section 5, Township 4 North, Range 1 East, Boise Meridian from bears South 83°14'56" West a distance of 496.69 feet;

Thence leaving said North Right-of-Way line, North 34°28'36" East, a distance of 135.86 feet;

Thence North 46°03'48" East, a distance of 144.10 feet;

Thence North 16°26'39" East, a distance of 447.42 feet;

Thence North 13°14'42" East, a distance of 101.78 feet;

Thence North 16°04'09" East, a distance of 190.46 feet;

Thence North 89°39'29" East, to a point on the East line of the Southwest 1/4 of the Southeast 1/4 of said Section 5, a distance of 451.70 feet;

Thence along said East line, South 00°20'31" East, to a point in the North Right-of-Way line of West Floating Feather Road, a distance of 948.27 feet;

Thence along said North Right-of-Way the following two (2) courses;

North 87°06'36" West, a distance of 299.11 feet;

North 89°13'52" West, a distance of 542.04 feet to the **POINT OF BEGINNING**.

Said Parcel containing 561,659 square feet or 12.89 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83651
(208) 465-5687



Becky McKay

RECEIVED & FILED
CITY OF EAGLE

FEB 12 2021

From: Ryan Cantlon <ryan@icbre.com>
Sent: Thursday, December 17, 2020 9:21 AM
To: 'Carrie Homburg (chomburg@pioneertitleco.com)'
Cc: thomas coleman; Ryan Cantlon; Becky McKay; Ken Cook
Subject: Chase Warranty Deeds
Attachments: AMENDED CHASE BOUNDARY-ROS(FOR REVIEW).pdf; CHASE REV PAR 1 LEGAL.pdf; Parcel 2 Description.pdf

File: _____
Route to: _____

Carrie,

As mentioned we are creating a one time property division through Ada County on the Chase property. I have attached the survey and corresponding legal descriptions. The survey and description for parcel 1 needed to be corrected and they since have (Ada County has approved them) and Timberline should be recording the amended survey soon.

I called the owners (Chase's) and they confirmed they will be keeping the to be created parcels in the current entity for the time being. If you could please prepare and send me the necessary warranty deeds for this I would appreciate it. Thanks,

Ryan Cantlon
Idaho Commercial Brokerage

Mobile: (208) 867-3751
Office: (208) 343-9300
ryan@icbre.com
www.icbre.com
950 West Bannock Street, Suite 420
Boise, Idaho 83702

From: Ken Cook <kcook@timberlinesurvey.com>
Sent: Thursday, December 3, 2020 12:37 PM
To: Ryan Cantlon <ryan@icbre.com>
Subject: RE: 202002644 OTD

Ryan

Attached are the survey changes



Kenneth H. Cook PLS
Timberline Surveying PLLC
847 Parkcentre Way Suite 3
Nampa Idaho 83651
Office (208) 465-5687
Fax (208) 465-5690
Cell (208) 899-7162

FEB 12 2021

From: Ryan Cantlon <ryan@icbre.com>

Sent: Thursday, December 03, 2020 10:53 AM

To: Ken Cook <kcook@timberlinesurvey.com>

Cc: Ryan Cantlon <ryan@icbre.com>; thomas coleman <tincolemanjr@gmail.com>; cjmchase@aol.com;
williamchase914@msn.com

Subject: FW: 202002644 OTD

File: _____
Route to: _____

Hi Ken,

See attached findings and conditions of approval for the Chase property split in Eagle.

It appears that some items in the survey need to be cleaned up and corrected. Can you help wrap this up? Thank you,

Ryan Cantlon
Idaho Commercial Brokerage

Mobile: (208) 867-3751

Office: (208) 343-9300

ryan@icbre.com

www.icbre.com

950 West Bannock Street, Suite 420

Boise, Idaho 83702

From: Diana Sanders <dsanders@adacounty.id.gov>

Sent: Thursday, December 3, 2020 5:57 AM

To: Ryan Cantlon <ryan@icbre.com>; 'williamchase914@msn.com' <williamchase914@msn.com>; 'cjmchase@aol.com' <cjmchase@aol.com>

Subject: 202002644 OTD

Attached are the staff report, findings and conditions of approval for your project, also agency comments. Please let me know if you have any questions.



Diana Sanders
Associate Planner
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7905 office
(208) 287-7909 fax

FEB 12 2021

**LEGAL DESCRIPTION FOR
MICHAEL CHASE
PARCEL 1**

File: _____
Route to: _____

A parcel of land located in the West 1/2 of the Southeast 1/4 of Section 5, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho. Being further described as follows:

BASIS OF BEARING:

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BEGINNING at a point on the North Right-of-Way line of W. Floating Feather Road from which a found Brass Cap marking the South 1/4 Corner of said Section 5, Township 4 North, Range 1 East, Boise Meridian from bears South 83°14'56" West a distance of 496.69 feet;

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Thence along said West line, North 00°21'01" West, to an Aluminum Cap Marking the Center 1/4 Corner of said Section 5, a distance of 2,572.06 feet;

Thence leaving said Aluminum Cap and along the North line of the Southeast 1/4, South 89°22'23" East, to the Center East 1/16 Corner of said Section 5, a distance of 1,335.02 feet;

Thence leaving said Center East 1/16 Corner and along the East line of the West 1/2 of the Southeast 1/4 of said Section 5, South 00°20'31" East, a distance of 1,638.17 feet;

Thence leaving said East line, South 89°39'29" West, a distance of 451.70 feet;

Thence South 16°04'09" West, a distance of 190.46 feet;

Thence South 13°14'42" West, a distance of 101.78 feet;

Thence South 16°26'39" West, a distance of 447.42 feet;

Thence South 46°03'48" West, a distance of 144.10 feet;

Thence South 34°28'36" West, a distance of 135.86 feet to the **POINT OF BEGINNING**.

Said Parcel containing 2,874,980 square feet or 66.00 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83651
(208) 465-5687

FEB 12 2021

**LEGAL DESCRIPTION FOR
MICHAEL CHASE
PARCEL 2**

File: _____
Route to: _____

A parcel of land located in the Southwest 1/4 of the Southeast 1/4 of Section 5, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho. Being further described as follows:

BASIS OF BEARING:

The South line of the Southeast 1/4 of Section 5, Township 4 North, Range 1 East, Boise Meridian, derived from found monuments and taken as North 89°13'52" West with the distance between monuments found to be 2668.83 feet.

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Thence North 89°39'29" East, to a point on the East line of the Southwest 1/4 of the Southeast 1/4 of said Section 5, a distance of 451.70 feet;

Thence along said East line, South 00°20'31" East, to a point in the North Right-of-Way line of West Floating Feather Road, a distance of 948.27 feet;

Thence along said North Right-of-Way the following two (2) courses;

North 87°06'36" West, a distance of 299.11 feet;

North 89°13'52" West, a distance of 542.04 feet to the **POINT OF BEGINNING**.

Said Parcel containing 561,659 square feet or 12.89 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83651
(208) 465-5687

FEB 12 2021

RECORD OF SURVEY NO. _____
COUNTY RECORDERS CERTIFICATE

STATE OF IDAHO (PLS TO): _____
COUNTY OF ADA _____
INSTRUMENT NO. _____
FILED FOR RECORD AT THE REQUEST OF MICHAEL CHASE,
AT MINUTES PAST _____ O'CLOCK _____ M. IN 2020,
THIS _____ DAY OF _____ IN 2020,
EX-OFFICIO RECORDER _____
DEPUTY _____
FEE _____

LEGEND

SECTION COR. MONUMENT AS NOTED
1/4 COR. MONUMENT AS NOTED
1/16 COR. MONUMENT AS NOTED

SET 5/8" REBAR W/ CAP "MC PLS 9869"
CALC POINT
P.O.B.
W.C.
WITNESS CORNER
BOUNDARY LINE
ADJOURNER LINE
SECTION LINE
EASEMENT LINE
TEL LINE
ACCESS ROAD CENTERLINE
FLOW LINE OF DITCH

RECORD DATA

RO2 No. 2699
RO3 No. 2902
RO4 No. 2903
CORRECTED BELLO SUBDIVISION NO. 2
CORRECTED IN BOOK 95 AT PAGE 11795
RANCH ESTATES RECORDED IN BOOK 94 AT
PAGE 6499

BASIS OF BEARING:

THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 4 NORTH,
RANGE 1 EAST, BOISE MERIDIAN, T89N 87°35'52" W 1/4 AND
DISTANCE BETWEEN MONUMENTS FOUND TO BE 268.63 FEET.

CERTIFICATE:

- I, KENNETH H. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF
IDAHO, CERTIFY THAT:
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY
DIRECT SUPERVISION AT THE INSTANCES OF MICHAEL CHASE.
 2. THE LANDS SURVEYED LIE WITHIN SECTIONS 5, TOWNSHIP 4 NORTH, RANGE 1 EAST,
BOISE MERIDIAN, AND THE SURVEY WAS COMPLETED ON SEPTEMBER 21, 2020.
 3. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN AND
OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND
DURABILITY, AND IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING
ACT, STATE OF IDAHO CODE 55-1601 THROUGH 55-1612.

KENNETH H. COOK P.L.S. 9858

AMENDMENT

THIS SURVEY WAS AMENDED TO ADD A BEARING AND DISTANCE ALONG THE
WEST LINE OF PARCEL 2 (S17°14'22" WEST A DISTANCE OF 101.78 FEET)
WHICH WAS OMITTED FROM THE ORIGINAL SURVEY #12559

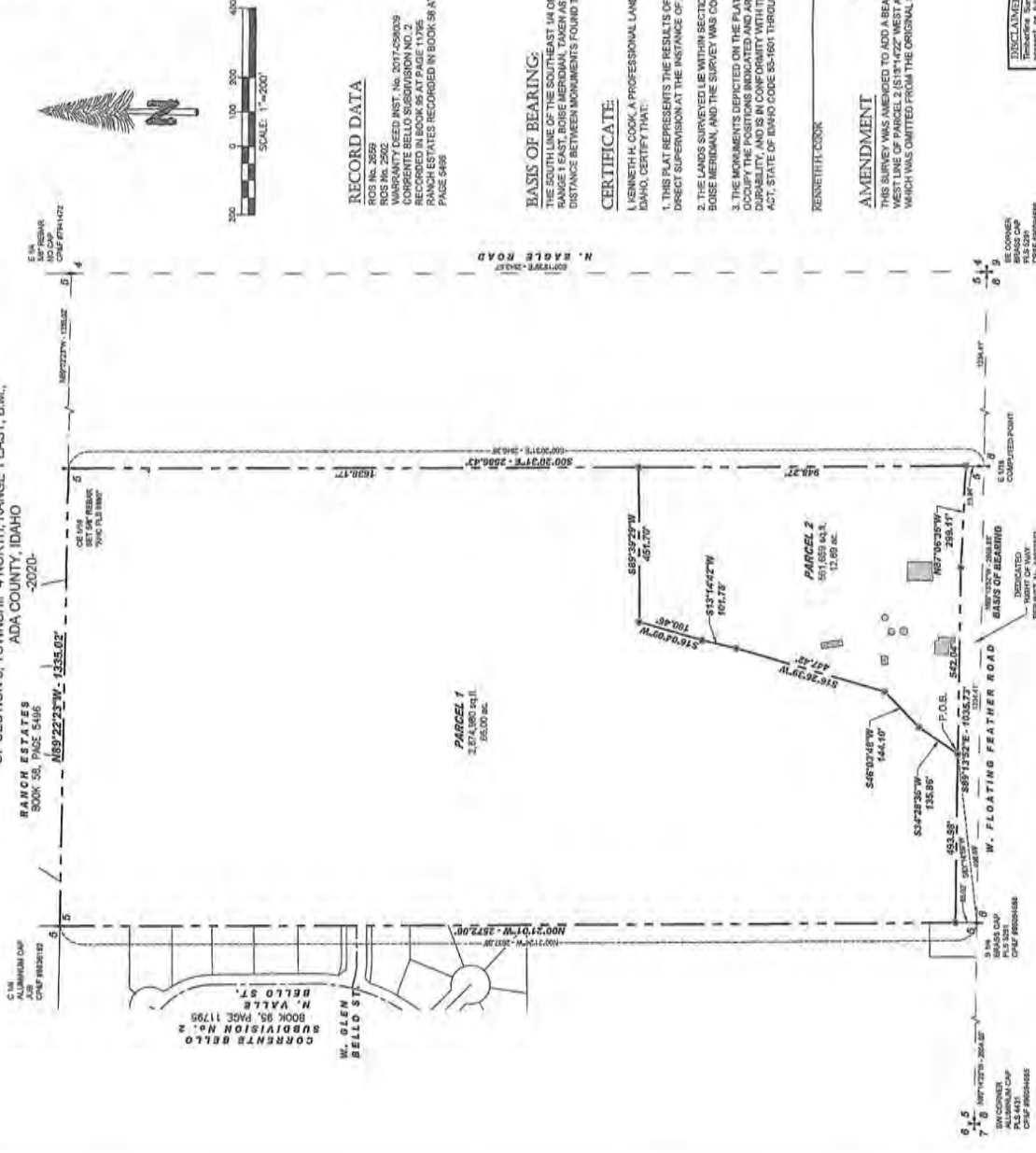


TIMBERLINE SURVEYING
807 PARLACEY WAY, SUITE 3, MANA, IDAHO 83401
P: 208-465-5587 F: 208-465-5590
FILED@timberline-surveying.com
FOR NO. 2018
SHEET: 1 OF 1
INDEX NO. 40-09-2-0-00-00

DISCLAIMER
Timberline Surveying assumes no responsibility for
any conditions or facts not shown on this plat
Insurance: Timberline

**AMENDED - RECORD OF SURVEY FOR
MICHAEL CHASE**

A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4,
OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 EAST, B.M.,
ADA COUNTY, IDAHO
-2020-



3/4" IN
CORNER
PLS 4131
CAP
CHP BRONHAR

3/4" IN
CORNER
PLS 5201
CAP
CHP BRONHAR

3/4" IN
CORNER
PLS 5201
CAP
CHP BRONHAR

3/4" IN
CORNER
PLS 5201
CAP
CHP BRONHAR

3/4" IN
CORNER
PLS 5201
CAP
CHP BRONHAR

RECORD OF SURVEY NO.

RECEIVED & FILED

COUNTY RECORDER'S CERTIFICATE CITY OF EAGLE

FEB 12 2021

STATE OF IDAHO }
COUNTY OF ADA } ss

INSTRUMENT NO. _____

FILED FOR RECORD AT THE REQUEST OF MICHAEL CHASE

AT _____ MINUTES PAST _____ O'CLOCK __M., Route to: _____

THIS _____ DAY OF _____, IN 2020,

EX-OFFICIO RECORDER: _____

DEPUTY: _____

FEE: _____

C 14
ALUMINUM
JUB
CP&F #88



LEGEND

- SECTION COR. MONUMENT AS NOTED
- 1/4 COR. MONUMENT AS NOTED
- 1/16 COR. MONUMENT AS NOTED
- SET 5/8" REBAR W/ CAP "KHC PLS 9895"
- CALC POINT
- P.O.B. POINT OF BEGINNING
- WITNESS CORNER
- BOUNDARY LINE
- ADJOINER LINE
- SECTION LINE
- EASEMENT LINE
- TIE LINE
- ACCESS ROAD CENTERLINE
- FLOW LINE OF DITCH

SECTION 5, TOWNSHIP 4 NORTH,
RANGE 1 EAST, DISTRICT 1, COUNTY OF ADA,
IDAHO. BEARING N 89°13'52" WEST AND
DISTANCE 2668.83 FEET.

SURVEYOR LICENSED BY THE STATE OF

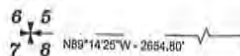
SURVEY CONDUCTED UNDER MY
AUTHORITY MICHAEL CHASE.

TOWNSHIP 4 NORTH, RANGE 1 EAST,
FILED ON SEPTEMBER 21, 2020.

OF THE CHARACTER SHOWN, AND
OF SUFFICIENT NUMBER AND
FOR CORNER PERPETUATION AND FILING
AS REQUIRED BY IDAHO CODES 15-1612.

P.L.S. 9895

BEARING AND DISTANCE ALONG THE
BOUNDARY LINE (DISTANCE OF 101.78 FEET)
SURVEY #12559



SW CORNER
ALUMINUM CAP
PLS 4431
CP&F #96084685

Surveyor assumes no responsibility for
non-compliance or non-compliance of
include building permits or the



TIMBERLINE SURVEYING
847 PARK CENTRE WAY, SUITE 3, NAMPA, IDAHO 83651
P: 208-465-5687 ~ F: 208-465-5690
FILE: U:\13-20ADA\20146 - CHASE LOT SPLIT\DWG\CHASE BOUNDARY.dwg
JOB NO. 20146
SHEET: 1 OF 1
INDEX NO. 411-05-2-0-00-00



File: _____
Route to: _____

Lumec RoadFocus LED cobra head luminaires feature a sleek design that provides seamless replacement of existing HID luminaires. RoadFocus is available in three sizes, offers multiple lumen packages, and a complete array of optical distributions, making it an outstanding solution for all types of roadway applications. Includes Service Tag, innovative way to provide assistance throughout the life of the product.

Project: _____
Location: _____
Cat.No: _____
Type: _____
Lumens: _____ Qty: _____
Notes: _____

Ordering guide

example: RFS-35W16LED4K-G2-R2M-UNV-DMG-HS-PH8-RCD7-GY3

| Series | LED module | CCT | Generation | Distribution | Voltage | Options | | Finish |
|---------------------------|--|-------------------------------------|--------------------|--|------------------------------|--|--|---|
| | | | | | | Controls ⁴ | Options | |
| RFS | 54W16LED | | G2 | R3M | UNV | DMG | PHXL, RCD7 | BR |
| RFS RoadFocus small | 15W12LED 20W12LED 25W12LED 25W16LED 30W16LED 35W16LED 45W16LED 50W16LED 54W16LED 60W16LED ⁷ 20W20LED ¹³ 40W20LED ¹³ 65W20LED ¹³ 35W32LED 55W32LED 60W32LED 72W32LED 108W32LED ⁷ 35W40LED ¹³ 50W40LED ¹³ 55W40LED ¹³ 65W40LED ¹³ 80W40LED ¹³ 100W40LED ¹³ | 4K 4000K 3K 3000K 2.7K" 2700K | G2 Generation 2 | Type 2 R2S Type II short (ASYM) R2M Type II Medium (ASYM) Type 3 R3S Type III short (ASYM) R3M Type III Medium (ASYM) Type 4 4 Type IV (ASYM) Type 5 5 ² Type V (SYMM) | UNV 120-277V HVU 347-480V | DALI ¹ Digitally addressable lighting interface DMG ⁵ 0-10V SRD ¹ Sensor ready driver, standard configuration SRD1 ¹ Sensor ready driver, alternate configuration | API Factory installed NEMA label, ANSI C136.15-2015 compliant FAWS ⁷ Field adjustable wattage selector HS House Side Shield, 1 per 16 LED light engine NRC ⁹ No receptacle NYBC 4-position terminal block PH8 ^{1,10} Twist-lock photoelectric cell, UNV (120-277VAC) PH8/347 ^{10,12} Twist-lock photoelectric cell (347VAC) PH8/480 ^{10,12} Twist-lock photoelectric cell (480VAC) PHXL ^{1,10} Twist-lock photoelectric cell, extended life, UNV (120-277VAC) PH9 ¹⁰ Shorting cap RCD3 ⁹ Tool less receptacle for twist-lock photocell or shorting cap, 5-pin (optional) RCD7 ^{9,8} Tool less receptacle for twist-lock photocell or shorting cap, 7-pin (standard) SP2 20kV / 10kA Surge protector TLRSR ⁸ SR receptacle | BK Black BR Bronze GY3 Gray WH White |

¹ Not available with HVU.

² Not available with HS option.

³ Use of photoelectric cell or shorting cap is required to ensure proper illumination.

⁴ Select either DALI or DMG or SRD or SRD1 mandatory option.

⁵ Please note this integrated feature come standard with RoadFocus.

⁶ Only available with SRD or SRD1 Driver Options.

⁷ Only available with DMG Driver Options.

⁸ Not available with PH8, PH8/347, PH8/480, PHXL, PH9, DALI, SRD or SRD1 Driver Options.

⁹ Not available with SRD Driver Options.

¹⁰ Either RCD or RCD7 must be selected for this option.

¹¹ Extended lead-time may apply. Consult factory.

¹² Not available with UNV.

¹³ Only available with R2M or R3M distributions.

Accessories (must be ordered as separate line item - quickly and easily installed in the field)

Interact City connector node*

*Contact the factory for additional support when connected lighting or additional services are desired.



FEB 12 2021

RFS RoadFocus

LED Cobra head (small)

File: _____
Route to: _____

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L70 is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11 Addendum B. Published L70 hours limited to 8 times actual LED test hours.

| Ambient Temperature °C | L70 per TM-21 | Lumen Maintenance % at 60,000 hrs |
|------------------------|---------------|-----------------------------------|
| 25°C | >60,000 hours | >97.6% |

LED Wattage values

| Ordering Code | Total LEDs | Average System Watts ¹⁴ | Wattage label ¹⁵ |
|---------------|------------|------------------------------------|-----------------------------|
| RFS-15W12LED | 12 | 14 | 10 |
| RFS-20W12LED | 12 | 19 | 20 |
| RFS-25W12LED | 12 | 25 | 20 |
| RFS-25W16LED | 16 | 24 | 20 |
| RFS-30W16LED | 16 | 29 | 30 |
| RFS-35W16LED | 16 | 38 | 40 |
| RFS-45W16LED | 16 | 45 | 50 |
| RFS-50W16LED | 16 | 50 | 50 |
| RFS-54W16LED | 16 | 53 | 50 |
| RFS-60W16LED | 16 | 61 | 60 |
| RFS-20W20LED | 20 | 20 | 20 |
| RFS-40W20LED | 20 | 40 | 40 |
| RFS-65W20LED | 20 | 64 | 60 |

| Ordering Code | Total LEDs | Average System Watts ¹⁴ | Wattage label ¹⁵ |
|---------------|------------|------------------------------------|-----------------------------|
| RFS-35W32LED | 32 | 37 | 40 |
| RFS-55W32LED | 32 | 53 | 50 |
| RFS-60W32LED | 32 | 59 | 60 |
| RFS-72W32LED | 32 | 73 | 70 |
| RFS-108W32LED | 32 | 108 | 110 |
| RFS-35W40LED | 40 | 35 | 40 |
| RFS-50W40LED | 40 | 49 | 50 |
| RFS-55W40LED | 40 | 54 | 50 |
| RFS-65W40LED | 40 | 66 | 70 |
| RFS-80W40LED | 40 | 79 | 80 |
| RFS-100W40LED | 40 | 101 | 100 |

14. Typical values, rounded.
15. As per ANSI C136.15-2015. Consult factory for other labeling needs.

4000K LED Lumen values

| Ordering Code | Color Temp. | Type R2M | | | Type R2S | | | Type R3M | | | Type R3S | | | Type 4 | | | Type 5 | | |
|---------------|-------------|--------------|----------------|------------|--------------|----------------|------------|--------------|----------------|------------|--------------|----------------|------------|--------------|----------------|------------|--------------|----------------|------------|
| | | Lumen Output | Efficacy (LPW) | BUG Rating | Lumen Output | Efficacy (LPW) | BUG Rating | Lumen Output | Efficacy (LPW) | BUG Rating | Lumen Output | Efficacy (LPW) | BUG Rating | Lumen Output | Efficacy (LPW) | BUG Rating | Lumen Output | Efficacy (LPW) | BUG Rating |
| RFS-15W12LED | 4000 | 1,863 | 132 | B1-U0-G1 | 1,940 | 138 | B1-U0-G1 | 1,958 | 132 | B1-U0-G1 | 1,882 | 134 | B1-U0-G1 | 1,849 | 131 | B1-U0-G1 | 1,924 | 137 | B1-U0-G1 |
| RFS-20W12LED | 4000 | 2,525 | 130 | B1-U0-G1 | 2,629 | 136 | B1-U0-G1 | 2,518 | 130 | B1-U0-G1 | 2,552 | 132 | B1-U0-G1 | 2,506 | 129 | B1-U0-G1 | 2,606 | 134 | B1-U0-G1 |
| RFS-25W12LED | 4000 | 2,887 | 116 | B1-U0-G1 | 3,005 | 121 | B1-U0-G1 | 2,878 | 116 | B1-U0-G1 | 2,916 | 117 | B1-U0-G1 | 2,864 | 115 | B1-U0-G1 | 2,979 | 120 | B1-U0-G1 |
| RFS-25W16LED | 4000 | 3,323 | 137 | B1-U0-G1 | 3,458 | 143 | B1-U0-G1 | 3,312 | 137 | B1-U0-G1 | 3,357 | 139 | B1-U0-G1 | 3,296 | 136 | B1-U0-G1 | 3,429 | 142 | B1-U0-G1 |
| RFS-30W16LED | 4000 | 3,764 | 130 | B1-U0-G1 | 3,918 | 136 | B1-U0-G1 | 3,752 | 130 | B1-U0-G1 | 3,802 | 132 | B1-U0-G1 | 3,735 | 129 | B1-U0-G1 | 3,884 | 135 | B1-U0-G1 |
| RFS-35W16LED | 4000 | 4,810 | 127 | B1-U0-G1 | 5,007 | 132 | B1-U0-G1 | 4,795 | 126 | B1-U0-G1 | 4,859 | 128 | B1-U0-G1 | 4,772 | 126 | B1-U0-G1 | 4,964 | 131 | B1-U0-G1 |
| RFS-45W16LED | 4000 | 5,497 | 121 | B1-U0-G1 | 5,722 | 126 | B1-U0-G1 | 5,480 | 121 | B1-U0-G1 | 5,554 | 123 | B1-U0-G1 | 5,454 | 121 | B1-U0-G1 | 5,673 | 125 | B1-U0-G1 |
| RFS-50W16LED | 4000 | 5,825 | 116 | B2-U0-G1 | 6,064 | 121 | B2-U0-G1 | 5,807 | 116 | B2-U0-G1 | 5,885 | 117 | B2-U0-G1 | 5,780 | 115 | B2-U0-G1 | 6,012 | 120 | B2-U0-G1 |
| RFS-54W16LED | 4000 | 6,356 | 120 | B2-U0-G1 | 6,616 | 125 | B2-U0-G1 | 6,336 | 120 | B2-U0-G1 | 6,421 | 121 | B2-U0-G1 | 6,306 | 119 | B2-U0-G1 | 6,560 | 124 | B2-U0-G1 |
| RFS-60W16LED | 4000 | 6,929 | 113 | B2-U0-G1 | 7,213 | 118 | B2-U0-G1 | 6,907 | 113 | B2-U0-G1 | 7,000 | 115 | B2-U0-G1 | 6,875 | 113 | B2-U0-G1 | 7,151 | 117 | B2-U0-G1 |
| RFS-20W20LED | 4000 | 2,553 | 130 | B1-U0-G1 | N/A | N/A | N/A | 2,567 | 131 | B1-U0-G1 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| RFS-40W20LED | 4000 | 5,083 | 128 | B1-U0-G1 | N/A | N/A | N/A | 5,110 | 129 | B1-U0-G1 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| RFS-65W20LED | 4000 | 7,827 | 122 | B2-U0-G2 | N/A | N/A | N/A | 7,869 | 123 | B2-U0-G2 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| RFS-35W32LED | 4000 | 5,197 | 141 | B1-U0-G1 | 5,410 | 146 | B1-U0-G1 | 5,181 | 140 | B1-U0-G1 | 5,250 | 142 | B1-U0-G1 | 5,156 | 139 | B1-U0-G1 | 5,364 | 145 | B1-U0-G1 |
| RFS-55W32LED | 4000 | 7,528 | 141 | B2-U0-G1 | 7,836 | 147 | B2-U0-G1 | 7,504 | 140 | B2-U0-G1 | 7,605 | 142 | B2-U0-G1 | 7,469 | 140 | B2-U0-G1 | 7,770 | 145 | B2-U0-G1 |
| RFS-60W32LED | 4000 | 7,630 | 130 | B2-U0-G1 | 7,943 | 136 | B2-U0-G1 | 7,607 | 130 | B2-U0-G1 | 7,709 | 132 | B2-U0-G1 | 7,571 | 129 | B2-U0-G1 | 7,875 | 134 | B2-U0-G1 |
| RFS-72W32LED | 4000 | 9,408 | 129 | B2-U0-G2 | 9,794 | 134 | B2-U0-G2 | 9,379 | 128 | B2-U0-G2 | 9,505 | 130 | B2-U0-G2 | 9,336 | 128 | B2-U0-G2 | 9,711 | 133 | B2-U0-G2 |
| RFS-108W32LED | 4000 | 13,025 | 121 | B3-U0-G2 | 13,559 | 126 | B3-U0-G2 | 12,984 | 120 | B3-U0-G2 | 13,158 | 122 | B3-U0-G2 | 12,924 | 120 | B3-U0-G2 | 13,443 | 124 | B3-U0-G2 |
| RFS-35W40LED | 4000 | 5,472 | 155 | B1-U0-G1 | N/A | N/A | N/A | 5,502 | 156 | B1-U0-G1 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| RFS-50W40LED | 4000 | 7,319 | 150 | B2-U0-G2 | N/A | N/A | N/A | 7,359 | 151 | B2-U0-G2 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| RFS-55W40LED | 4000 | 7,675 | 141 | B2-U0-G2 | N/A | N/A | N/A | 7,716 | 142 | B2-U0-G2 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| RFS-65W40LED | 4000 | 9,024 | 137 | B2-U0-G2 | N/A | N/A | N/A | 9,073 | 137 | B2-U0-G2 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| RFS-80W40LED | 4000 | 10,546 | 133 | B2-U0-G2 | N/A | N/A | N/A | 10,603 | 134 | B2-U0-G2 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| RFS-100W40LED | 4000 | 12,861 | 127 | B3-U0-G3 | N/A | N/A | N/A | 12,930 | 128 | B3-U0-G2 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |

Actual performance may vary due to installation variables including optics, mounting/ceiling height, dirt depreciation, light loss factor, etc.; highly recommended to confirm performance with a layout - contact Applications at signify.com/outdoorluminaire. Consult DLC OPL to confirm your specific fixture selection is DLC approved.

Note: Some data may be scaled based on tests of similar but not identical luminaires.

FEB 12 2021

RFS RoadFocus

LED Cobra head (small)

File: _____
Route to: _____

3000K LED Lumen values

| Ordering Code | Color Temp. | Type R2M | | | Type R2S | | | Type R3M | | | Type R3S | | | Type 4 | | | Type 5 | | |
|---------------|-------------|--------------|----------------|------------|--------------|----------------|------------|--------------|----------------|------------|--------------|----------------|------------|--------------|----------------|------------|--------------|----------------|------------|
| | | Lumen Output | Efficacy (LPW) | BUG Rating | Lumen Output | Efficacy (LPW) | BUG Rating | Lumen Output | Efficacy (LPW) | BUG Rating | Lumen Output | Efficacy (LPW) | BUG Rating | Lumen Output | Efficacy (LPW) | BUG Rating | Lumen Output | Efficacy (LPW) | BUG Rating |
| RFS-15W12LED | 3000 | 1,748 | 124 | B1-U0-G1 | 1,820 | 129 | B1-U0-G0 | 1,743 | 124 | B1-U0-G1 | 1,766 | 125 | B0-U0-G0 | 1,735 | 123 | B0-U0-G1 | 1,805 | 128 | B1-U0-G0 |
| RFS-20W12LED | 3000 | 2,369 | 122 | B1-U0-G1 | 2,466 | 127 | B1-U0-G0 | 2,362 | 122 | B1-U0-G1 | 2,394 | 123 | B1-U0-G1 | 2,351 | 121 | B1-U0-G1 | 2,445 | 126 | B2-U0-G1 |
| RFS-25W12LED | 3000 | 2,708 | 109 | B1-U0-G1 | 2,819 | 113 | B1-U0-G0 | 2,700 | 108 | B1-U0-G1 | 2,736 | 110 | B1-U0-G1 | 2,687 | 108 | B1-U0-G1 | 2,795 | 112 | B2-U0-G1 |
| RFS-25W16LED | 3000 | 3,117 | 129 | B1-U0-G1 | 3,244 | 134 | B1-U0-G0 | 3,107 | 128 | B1-U0-G1 | 3,149 | 130 | B1-U0-G1 | 3,092 | 128 | B1-U0-G1 | 3,217 | 133 | B2-U0-G1 |
| RFS-30W16LED | 3000 | 3,531 | 122 | B1-U0-G1 | 3,676 | 127 | B1-U0-G0 | 3,520 | 122 | B1-U0-G1 | 3,567 | 124 | B1-U0-G1 | 3,504 | 121 | B1-U0-G1 | 3,644 | 126 | B2-U0-G1 |
| RFS-35W16LED | 3000 | 4,512 | 119 | B1-U0-G1 | 4,697 | 124 | B1-U0-G1 | 4,498 | 118 | B1-U0-G1 | 4,558 | 120 | B1-U0-G1 | 4,477 | 118 | B1-U0-G1 | 4,657 | 123 | B3-U0-G1 |
| RFS-45W16LED | 3000 | 5,157 | 114 | B1-U0-G1 | 5,368 | 119 | B1-U0-G1 | 5,141 | 114 | B1-U0-G1 | 5,210 | 115 | B1-U0-G1 | 5,117 | 113 | B1-U0-G2 | 5,322 | 118 | B3-U0-G1 |
| RFS-50W16LED | 3000 | 5,465 | 109 | B1-U0-G1 | 5,689 | 113 | B1-U0-G1 | 5,448 | 109 | B1-U0-G1 | 5,521 | 110 | B1-U0-G1 | 5,422 | 108 | B1-U0-G2 | 5,640 | 112 | B3-U0-G1 |
| RFS-54W16LED | 3000 | 5,953 | 113 | B2-U0-G1 | 6,207 | 117 | B2-U0-G1 | 5,944 | 112 | B1-U0-G1 | 6,024 | 114 | B1-U0-G1 | 5,916 | 112 | B1-U0-G2 | 6,154 | 116 | B3-U0-G1 |
| RFS-60W16LED | 3000 | 6,500 | 106 | B2-U0-G1 | 6,767 | 111 | B2-U0-G1 | 6,480 | 106 | B2-U0-G1 | 6,567 | 107 | B1-U0-G2 | 6,450 | 106 | B1-U0-G2 | 6,709 | 110 | B3-U0-G1 |
| RFS-20W20LED | 3000 | 2,427 | 124 | B1-U0-G1 | N/A | N/A | N/A | 2,440 | 124 | B1-U0-G1 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| RFS-40W20LED | 3000 | 4,833 | 122 | B1-U0-G1 | N/A | N/A | N/A | 4,859 | 122 | B1-U0-G1 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| RFS-65W20LED | 3000 | 7,442 | 116 | B2-U0-G2 | N/A | N/A | N/A | 7,482 | 117 | B2-U0-G2 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| RFS-35W32LED | 3000 | 4,875 | 132 | B1-U0-G1 | 5,075 | 137 | B1-U0-G1 | 4,860 | 131 | B1-U0-G1 | 4,925 | 133 | B1-U0-G1 | 4,837 | 131 | B1-U0-G1 | 5,032 | 136 | B3-U0-G1 |
| RFS-55W32LED | 3000 | 7,062 | 132 | B2-U0-G1 | 7,351 | 137 | B2-U0-G1 | 7,040 | 132 | B2-U0-G1 | 7,134 | 133 | B1-U0-G2 | 7,007 | 131 | B1-U0-G2 | 7,289 | 135 | B3-U0-G1 |
| RFS-60W32LED | 3000 | 7,158 | 122 | B2-U0-G1 | 7,452 | 127 | B2-U0-G1 | 7,136 | 122 | B2-U0-G1 | 7,232 | 123 | B1-U0-G2 | 7,103 | 121 | B1-U0-G2 | 7,388 | 126 | B3-U0-G1 |
| RFS-72W32LED | 3000 | 8,826 | 121 | B2-U0-G2 | 9,188 | 126 | B2-U0-G1 | 8,799 | 121 | B2-U0-G2 | 8,917 | 122 | B1-U0-G2 | 8,758 | 120 | B2-U0-G2 | 9,110 | 125 | B3-U0-G2 |
| RFS-108W32LED | 3000 | 12,219 | 113 | B3-U0-G2 | 12,720 | 118 | B3-U0-G2 | 12,181 | 113 | B2-U0-G2 | 12,344 | 114 | B2-U0-G2 | 12,124 | 112 | B2-U0-G2 | 12,611 | 117 | B4-U0-G2 |
| RFS-35W40LED | 3000 | 5,203 | 147 | B1-U0-G1 | N/A | N/A | N/A | 5,231 | 148 | B1-U0-G1 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| RFS-50W40LED | 3000 | 6,959 | 143 | B2-U0-G2 | N/A | N/A | N/A | 6,996 | 144 | B2-U0-G1 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| RFS-55W40LED | 3000 | 7,297 | 134 | B2-U0-G2 | N/A | N/A | N/A | 7,336 | 135 | B2-U0-G2 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| RFS-65W40LED | 3000 | 8,580 | 130 | B2-U0-G2 | N/A | N/A | N/A | 8,626 | 131 | B2-U0-G2 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| RFS-80W40LED | 3000 | 10,027 | 127 | B2-U0-G2 | N/A | N/A | N/A | 10,081 | 128 | B2-U0-G2 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| RFS-100W40LED | 3000 | 12,228 | 121 | B3-U0-G3 | N/A | N/A | N/A | 12,294 | 122 | B3-U0-G2 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |

2700K LED Lumen values

| Ordering Code | Color Temp. | Type R2M | | | Type R2S | | | Type R3M | | | Type R3S | | | Type 4 | | | Type 5 | | |
|---------------|-------------|--------------|----------------|------------|--------------|----------------|------------|--------------|----------------|------------|--------------|----------------|------------|--------------|----------------|------------|--------------|----------------|------------|
| | | Lumen Output | Efficacy (LPW) | BUG Rating | Lumen Output | Efficacy (LPW) | BUG Rating | Lumen Output | Efficacy (LPW) | BUG Rating | Lumen Output | Efficacy (LPW) | BUG Rating | Lumen Output | Efficacy (LPW) | BUG Rating | Lumen Output | Efficacy (LPW) | BUG Rating |
| RFS-15W12LED | 2700 | 1,603 | 114 | B1-U0-G1 | 1,669 | 119 | B1-U0-G0 | 1,598 | 113 | B1-U0-G1 | 1,619 | 115 | B0-U0-G0 | 1,591 | 113 | B0-U0-G1 | 1,655 | 118 | B1-U0-G0 |
| RFS-20W12LED | 2700 | 2,172 | 112 | B1-U0-G1 | 2,261 | 117 | B1-U0-G0 | 2,165 | 112 | B1-U0-G1 | 2,195 | 113 | B1-U0-G1 | 2,156 | 111 | B1-U0-G1 | 2,242 | 116 | B2-U0-G1 |
| RFS-25W12LED | 2700 | 2,483 | 100 | B1-U0-G1 | 2,585 | 104 | B1-U0-G0 | 2,476 | 99 | B1-U0-G1 | 2,509 | 101 | B1-U0-G1 | 2,464 | 99 | B1-U0-G1 | 2,563 | 103 | B2-U0-G1 |
| RFS-25W16LED | 2700 | 2,858 | 118 | B1-U0-G1 | 2,975 | 123 | B1-U0-G0 | 2,849 | 118 | B1-U0-G1 | 2,888 | 119 | B1-U0-G1 | 2,835 | 117 | B1-U0-G1 | 2,950 | 122 | B2-U0-G1 |
| RFS-30W16LED | 2700 | 3,236 | 112 | B1-U0-G1 | 3,371 | 117 | B1-U0-G0 | 3,228 | 112 | B1-U0-G1 | 3,271 | 113 | B1-U0-G1 | 3,218 | 111 | B1-U0-G1 | 3,342 | 116 | B2-U0-G1 |
| RFS-35W16LED | 2700 | 4,138 | 109 | B1-U0-G1 | 4,307 | 113 | B1-U0-G1 | 4,125 | 109 | B1-U0-G1 | 4,180 | 110 | B1-U0-G1 | 4,105 | 108 | B1-U0-G1 | 4,271 | 112 | B3-U0-G1 |
| RFS-45W16LED | 2700 | 4,729 | 104 | B1-U0-G1 | 4,923 | 109 | B1-U0-G1 | 4,714 | 104 | B1-U0-G1 | 4,778 | 106 | B1-U0-G1 | 4,692 | 104 | B1-U0-G2 | 4,880 | 108 | B3-U0-G1 |
| RFS-50W16LED | 2700 | 5,012 | 100 | B1-U0-G1 | 5,217 | 104 | B1-U0-G1 | 4,996 | 100 | B1-U0-G1 | 5,063 | 101 | B1-U0-G1 | 4,972 | 99 | B1-U0-G2 | 5,172 | 103 | B3-U0-G1 |
| RFS-54W16LED | 2700 | 5,468 | 103 | B2-U0-G1 | 5,692 | 107 | B2-U0-G1 | 5,451 | 103 | B1-U0-G1 | 5,524 | 104 | B1-U0-G1 | 5,425 | 102 | B1-U0-G2 | 5,643 | 106 | B3-U0-G1 |
| RFS-60W16LED | 2700 | 5,961 | 98 | B2-U0-G1 | 6,205 | 102 | B2-U0-G1 | 5,942 | 97 | B2-U0-G1 | 6,022 | 99 | B1-U0-G2 | 5,915 | 97 | B1-U0-G2 | 6,152 | 101 | B3-U0-G1 |
| RFS-20W20LED | 2700 | 2,218 | 113 | B1-U0-G1 | N/A | N/A | N/A | 2,230 | 114 | B1-U0-G1 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| RFS-40W20LED | 2700 | 4,416 | 111 | B1-U0-G1 | N/A | N/A | N/A | 4,440 | 112 | B1-U0-G1 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| RFS-65W20LED | 2700 | 6,800 | 106 | B2-U0-G2 | N/A | N/A | N/A | 6,837 | 107 | B2-U0-G1 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| RFS-35W32LED | 2700 | 4,470 | 121 | B1-U0-G1 | 4,654 | 126 | B1-U0-G1 | 4,457 | 121 | B1-U0-G1 | 4,516 | 122 | B1-U0-G1 | 4,436 | 120 | B1-U0-G1 | 4,614 | 125 | B3-U0-G1 |
| RFS-55W32LED | 2700 | 6,476 | 121 | B2-U0-G1 | 6,741 | 126 | B2-U0-G1 | 6,456 | 121 | B2-U0-G1 | 6,542 | 122 | B1-U0-G2 | 6,426 | 120 | B1-U0-G2 | 6,694 | 125 | B3-U0-G1 |
| RFS-60W32LED | 2700 | 6,564 | 112 | B2-U0-G1 | 6,834 | 117 | B2-U0-G1 | 6,544 | 112 | B2-U0-G1 | 6,632 | 113 | B1-U0-G2 | 6,514 | 111 | B1-U0-G2 | 6,775 | 116 | B3-U0-G1 |
| RFS-72W32LED | 2700 | 8,094 | 111 | B2-U0-G2 | 8,426 | 115 | B2-U0-G1 | 8,069 | 111 | B2-U0-G2 | 8,177 | 112 | B1-U0-G2 | 8,031 | 110 | B2-U0-G2 | 8,354 | 114 | B3-U0-G2 |
| RFS-108W32LED | 2700 | 11,205 | 104 | B3-U0-G2 | 11,664 | 108 | B3-U0-G2 | 11,170 | 103 | B2-U0-G2 | 11,320 | 105 | B2-U0-G2 | 11,118 | 103 | B2-U0-G2 | 11,565 | 107 | B4-U0-G2 |
| RFS-35W40LED | 2700 | 4,754 | 135 | B1-U0-G1 | N/A | N/A | N/A | 4,780 | 135 | B1-U0-G1 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| RFS-50W40LED | 2700 | 6,359 | 131 | B2-U0-G2 | N/A | N/A | N/A | 6,393 | 131 | B2-U0-G1 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| RFS-55W40LED | 2700 | 6,667 | 123 | B2-U0-G2 | N/A | N/A | N/A | 6,703 | 123 | B2-U0-G1 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| RFS-65W40LED | 2700 | 7,840 | 119 | B2-U0-G2 | N/A | N/A | N/A | 7,882 | 119 | B2-U0-G2 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| RFS-80W40LED | 2700 | 9,162 | 116 | B2-U0-G2 | N/A | N/A | N/A | 9,211 | 117 | B2-U0-G2 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| RFS-100W40LED | 2700 | 11,173 | 111 | B2-U0-G2 | N/A | N/A | N/A | 11,233 | 111 | B2-U0-G2 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |

Actual performance may vary due to installation variables including optics, mounting/ceiling height, dirt depreciation, light loss factor, etc.; highly recommended to confirm performance with a layout - contact Applications at signify.com/outdoorluminaire. Consult DLC OPL to confirm your specific fixture selection is DLC approved.

Note: Some data may be scaled based on tests of similar but not identical luminaires.

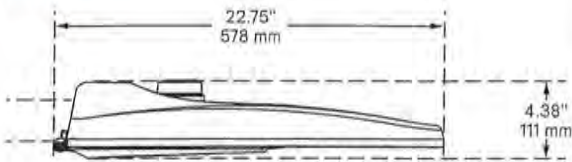
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RFS RoadFocus

LED Cobra head (small)

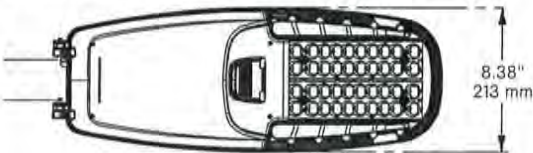
Dimensions

Side View



Weight: 9.4 lbs
EPA: 0.52 sq. feet

Bottom View



Field Adjustable Wattage (FAWS) Multiplier Chart

| FAWS Position | Typical Delivered Lumens Multiplier | Typical System wattage |
|---------------|-------------------------------------|------------------------|
| 1 | 0.31 | 0.28 |
| 2 | 0.53 | 0.50 |
| 3 | 0.62 | 0.58 |
| 4 | 0.70 | 0.67 |
| 5 | 0.78 | 0.75 |
| 6 | 0.83 | 0.81 |
| 7 | 0.89 | 0.87 |
| 8 | 0.92 | 0.91 |
| 9 | 0.96 | 0.95 |
| 10 | 1.00 | 1.00 |

Note: Typical value accuracy +/- 5%

Specifications

Housing

Made of a low copper die cast Aluminum alloy (A360), 0.100" (2.5mm) minimum thickness. Fits on a 1.66" (42mm) O.D. (1.25" NPS), 1.9" (48mm) O.D. (1.5" NPS) or 2 3/8" (60mm) O.D. (2" NPS) by 5 1/2" (140mm) minimum long tenon. Comes with a zinc plated clamp fixed by 2 zinc plated hexagonal bolts 3/8 16 UNC for ease of installation. Provides an easy step adjustment of +/- 5° tilt in 2.5° increments. Includes integral bubble level standard (always included). A quick release, tool less entry, single latch, hinged, removable door opens downward to provide access to electronic components and to a terminal block. Door is secured to prevent accidental dropping or disengagement. A clearance of 13" (330mm) at the rear is required in order to remove the door. Complete with a bird guard protecting against birds and similar intruders and an ANSI label as per C136.15-2015 to identify wattage and source (both included in box). Housing (including electrical compartment) rated IP54 per ANSI C136.37.

Light Engine

Composed of 4 main components: LED Module / Optical System / Heat Sink / Driver.

Electrical components are RoHS compliant, IP66 sealed light engine equipped LEDs tested by ISO 17025-2005 accredited lab in accordance with IESNA LM-80 guidelines in compliance with EPA ENERGY STAR, extrapolations in accordance with IESNA TM-21. Metal core board ensures greater heat transfer and longer lifespan.

LED Module: Composed of high-performance white LEDs. Color temperature as per ANSI/ NEMA bin 2700 Kelvin nominal (2725 ±145K), 3000 Kelvin nominal (3045K +/- 175K) or 4000 Kelvin nominal (3985K +/- 275K), CRI 70 Min. 75 Typical. Other CCT/CRI also available, consult factory.

Optical System: Composed of high performance UV stabilized optical grade polymer refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. System is rated IP66. Performance shall be tested per LM-63, LM-79 and TM-15 (IESNA) certifying its photometric performance. 0% uplight and U0 per IESNA TM-15.

Heat Sink: Built in the housing, designed to ensure high efficacy and superior cooling by natural vertical convection air flow pattern always close to LEDs and driver optimising their efficiency and life. Product does not use any cooling device with moving parts (only passive cooling). Wide openings enable natural cleaning and removal of dirt and debris. Entire luminaire is rated for operation in ambient temperature of -40°C / -40°F up to +50°C / +122°F.

Driver: High power factor of 90% min. Electronic driver, operating range 50/60 Hz. Auto adjusting universal voltage input from 120 to 277 VAC rated for both application line to line or line to neutral, Class I or 2, THD of 20% max.

DMG: Dimming compatible 0-10 volts.

The current supplying the LEDs will be reduced by the driver if the driver experiences internal overheating as a protection to the LEDs and the electrical components. Output is protected from short circuits, voltage overload and current overload. Automatic recovery after correction. Standard built in driver surge protection of 2.5kV (min).

DMG: Dimmable driver 0-10V.

RCD7*: Tool less orientable receptacle with 7 pins enabling dimming and additional functionality (to be determined), can be used with a twist lock Interact City node or photoelectric cell or a shorting cap.

Please note: Additional hardware will be required to utilize the additional 2 pins on this receptacle, SP1: Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/ IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High test level 10kV/10kA.

Please note that these integrated features always come with RoadFocus luminaire.

* Use of photoelectric cell or shorting cap is required to ensure proper illumination.

Integrated Features

RFS RoadFocus

LED Cobra head (small)

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FEB 12 2021

File: _____
Route to: _____

Specifications (continued)

Driver and Luminaire Options

DALI: Pre-set driver compatible with the DALI control system.

SRD: Sensor Ready Driver including SR communication (used for dimming and other functionalities), 24V auxiliary supply and a logical signal input (LSI) connected to the top NEMA twist lock receptacle and bottom TLRSR receptacle, if this option included/ chosen. This configuration is compatible with Interact City controllers.

SRD1: Sensor Ready Driver including SR communication (used for dimming and other functionalities) but with 24V auxiliary supply and a logical signal input (LSI) not connected to the top NEMA twist lock. If TLRSR receptacle option included, standard SR communication. 24V auxiliary supply and LSI are connected to the TLRSR receptacle.

FAWS: Field Adjustable Wattage Selector, pre-set to the highest position, can be easily switched in the field to the required position. This reduces total luminaire wattage consumption and reduces the light level – see the FAWS multiplier chart for more details.

Note: It is not recommended to use FAWS with other dimming or controls; if you do, set the switch to position 10 (maximum output) to enable the other dimming or controls. Switching FAWS to any position other than 10 will disable the other dimming or controls.

NRC: No Receptacle. Fixture is shipped with a cap instead of a receptacle.

NYBC: 4-position terminal block

SP2: 20kV / 10kA surge protection device that provides extra protection beyond the SP1 10kV/10kA level.

RCD*: Tool Less orientable receptacle with 5 pins enabling dimming, can be used with a twist lock Interact City or photoelectric cell or a shorting cap.

TLRSR: SR Sensor connector, installed in fixture door. Shipped with protective cover.

HS: House side shield, 1 per 16 LED light engine.

PH8: Twist-lock photoelectric cell, UNV (120-277VAC).

PH8/347: Twist-lock photoelectric cell, UNV (120-277VAC).

PH8/480: Twist-lock photoelectric cell, UNV (120-277VAC).

PHXL: Twist-lock Photoelectric Cell, extended life, UNV (120-277VAC).

PH9*: Shorting cap.

API: Factory Installed NEMA label, ANSI C136.15-2015 compliant. Consult factory for other labeling needs.

* Use of photoelectric cell or shorting cap is required to ensure proper illumination.

Luminaire Useful Life

Refer to IES files for energy consumption and delivered lumens for each option. Based on ISTMT in situ thermal testing in accordance with UL1598 and UL8750, System Reliability Tool, Advance data and LED manufacturer LM-80/TM-21 data, expected to reach 100,000 + hours with >L70 lumen maintenance @ 25°C. Luminaire Useful Life accounts for LED lumen maintenance AND all of these additional factors including: LED life, driver life, PCB substrate, solder joints, on/off cycles, burning hours and corrosion.

Wiring

The connection of the luminaire is done using a terminal block connector 600V, 85A for use with #2 14 AWG. wires from the primary circuit, located inside the housing. Due to the inrush current that occurs with electronic drivers, recommend using a 10Amp time-delay fuse to avoid unwanted fuse blowing (false tripping) that can occur with normal or fast acting fuses.

Hardware

All exposed screws shall be complete with Ceramic primer seal to reduce seizing of the parts, also offers a high resistance to corrosion. All seals and sealing devices are made and/or lined with EPDM and/or silicone and/or rubber.

Finish

Color in accordance with the AAMA 2603 standard. Application of polyester powder coat paint (4 mils/100 microns) with ± 1 mils/24 microns of tolerance. The Thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard.

The surface treatment achieves a minimum of 5000 hours for salt spray resistant finish in accordance with testing performed and per ASTM B117 standard.

LED products manufacturing standard

The electronic components sensitive to electrostatic discharge (ESD) such as light emitting diodes (LEDs) are assembled in compliance with IEC61340-5-1 and ANSI/ESD S20.20 standards so as to eliminate ESD events that could decrease the useful life of the product.

Vibration Resistance

The RFS meets the ANSI C136.31-2018, American National Standard for Roadway Luminaire Vibration specifications for Bridge/overpass applications. (Tested for 3G over 100,000 cycles by independent lab)

Certifications and Compliance

cULus Listed for Canada and USA. Luminaire meets DOE and MSSLC Model Specification for LED Roadway Luminaires. Most versions of RoadFocus LED Cobrahead luminaires are DesignLights Consortium qualified, consult DLC QPL to confirm your specific fixture selection is approved. CCTs 3000K and warmer are Dark Sky Approved. Luminaire complies with or exceeds the following ANSI C136 standards: .2, .3, .10, .14, .15, .22, .25, .31, .37, .41.

Service Tag

Each individual luminaire is uniquely identifiable, thanks to the Service tag application. With a simple scan of a QR code, placed on the inside of the mast door, you gain instant access to the luminaire configuration, making installation and maintenance operations faster and easier, no matter what stage of the luminaire's lifetime. Just download the APP and register your product right away.

For more details visit: signify.com/servicetag

Limited Warranty

10-year limited warranty. See signify.com/warranties for details and restrictions.

Brackets/Arms

For brackets / arms available with this luminaire, see Lumec 3D for details.



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Meridian, ID 83642

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E-mail: beckym@engsol.org

February 10, 2021

Mr. Ken Acuff, Superintendent
City of Eagle Water Department
660 East Civic Lane
Eagle, ID 83616

Re: Carrara Estates Subdivision – Annexation and Preliminary Plat
Request for Deferral of Storage Trunk Line (STL) Fees

Dear Mr. Acuff:

We have submitted annexation and preliminary plat/preliminary planned development applications for Carrara Estates, a 66-acre residential development near the intersection of Floating Feather and Eagle Road. The project is proposed to have 85 single-family residential lots (see attached vicinity map and preliminary plat).

We respectfully request deferral of payment for the Storage Trunk Line (STL) fees until submittal of the final plat application. Please let me know if you need additional information. Thank you for your consideration.

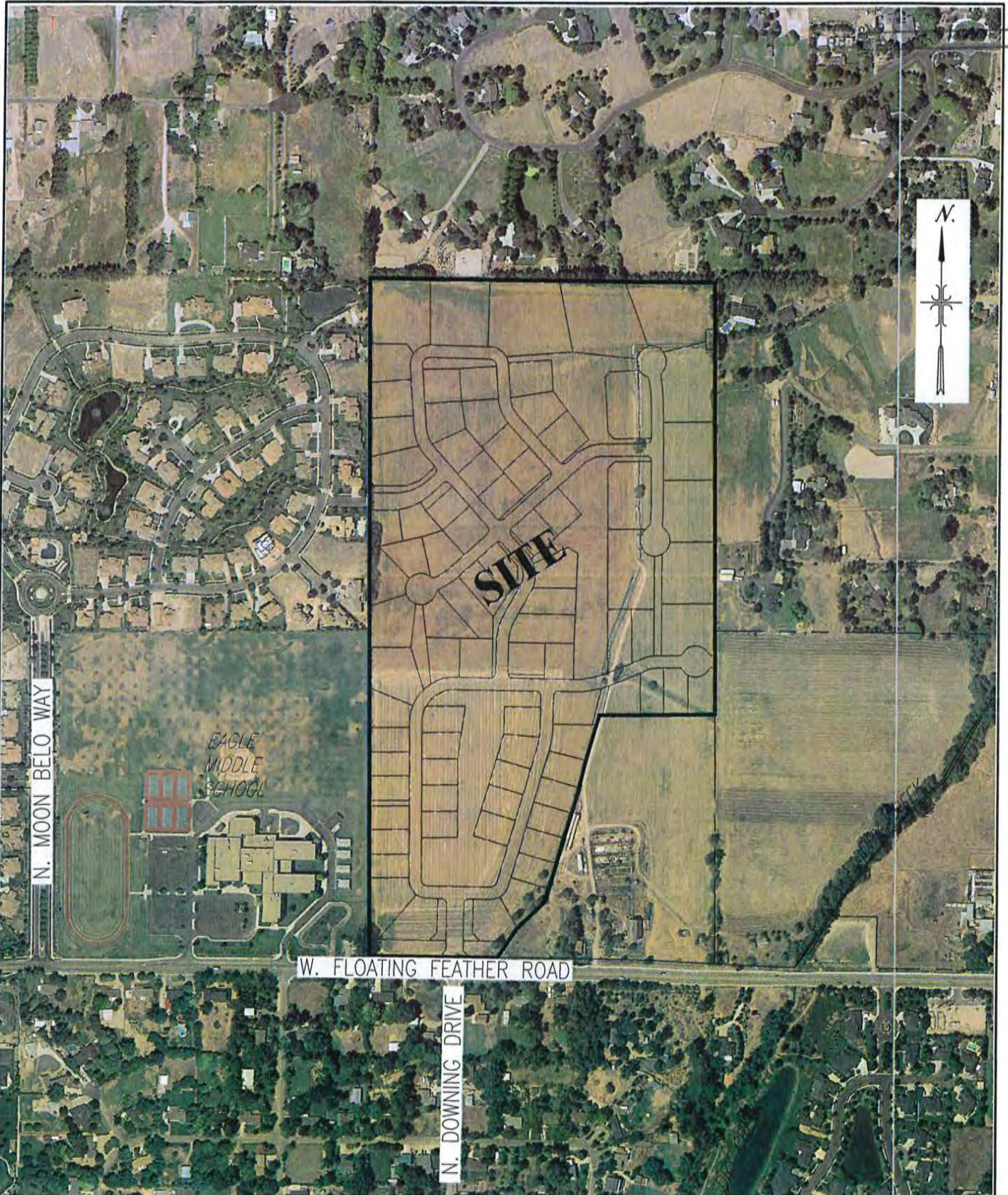
Sincerely,

ENGINEERING SOLUTIONS, LLP


Becky McKay
Partner/Chief Planner

BM:ss
Attachments

FEB 12 2021



CARRARA ESTATES SUBDIVISION

1" = 500'

LOCATED IN THE SE 1/4 OF SECTION 5, T. 4N., R. 1E., B.M.
ADA COUNTY, IDAHO

