



TRANSMITTAL DATE: September 27, 2022

PLANNING AND ZONING COMMISSION MEETING DATE: December 5, 2022

APPLICATION NUMBER: A-12-22/RZ-14-22/PP-21-22

PROJECT DESCRIPTION: Cascade Springs Subdivision

APPLICANT:

Challenger Development, Inc.
1977 East Overland Road
Meridian, ID 83642
Email: cbartone@cbhhomes.com
Phone: 208-288-5560

REPRESENTATIVE:

Engineering Solutions, LLP – Becky McKay
1029 North Rosario Street
Meridian, ID 83642
Email: beckym@engsol.org
Phone: 208-938-0980

SUBJECT: A-12-22/RZ-14-22/PP-21-22 – Cascade Springs Subdivision – Challenger Development, Inc.: Challenger Development, Inc., represented by Becky McKay with Engineering Solutions, LLP, is requesting an annexation, rezone from RUT (Rural-Urban Transition – Ada County designation) to MU-DA (Mixed Use with a development agreement [in lieu of a PUD]) and R-6-DA (Residential with a development agreement [in lieu of a PUD]), and preliminary plat approvals for Cascade Springs Subdivision, a 470-lot (400-buildable, 70-common) residential subdivision. The 138.99-acre site is located on the west side of North Palmer Lane approximately 80-feet south of the intersection of West Nordic Drive and North Palmer Lane at 755 and 833 North Palmer Lane

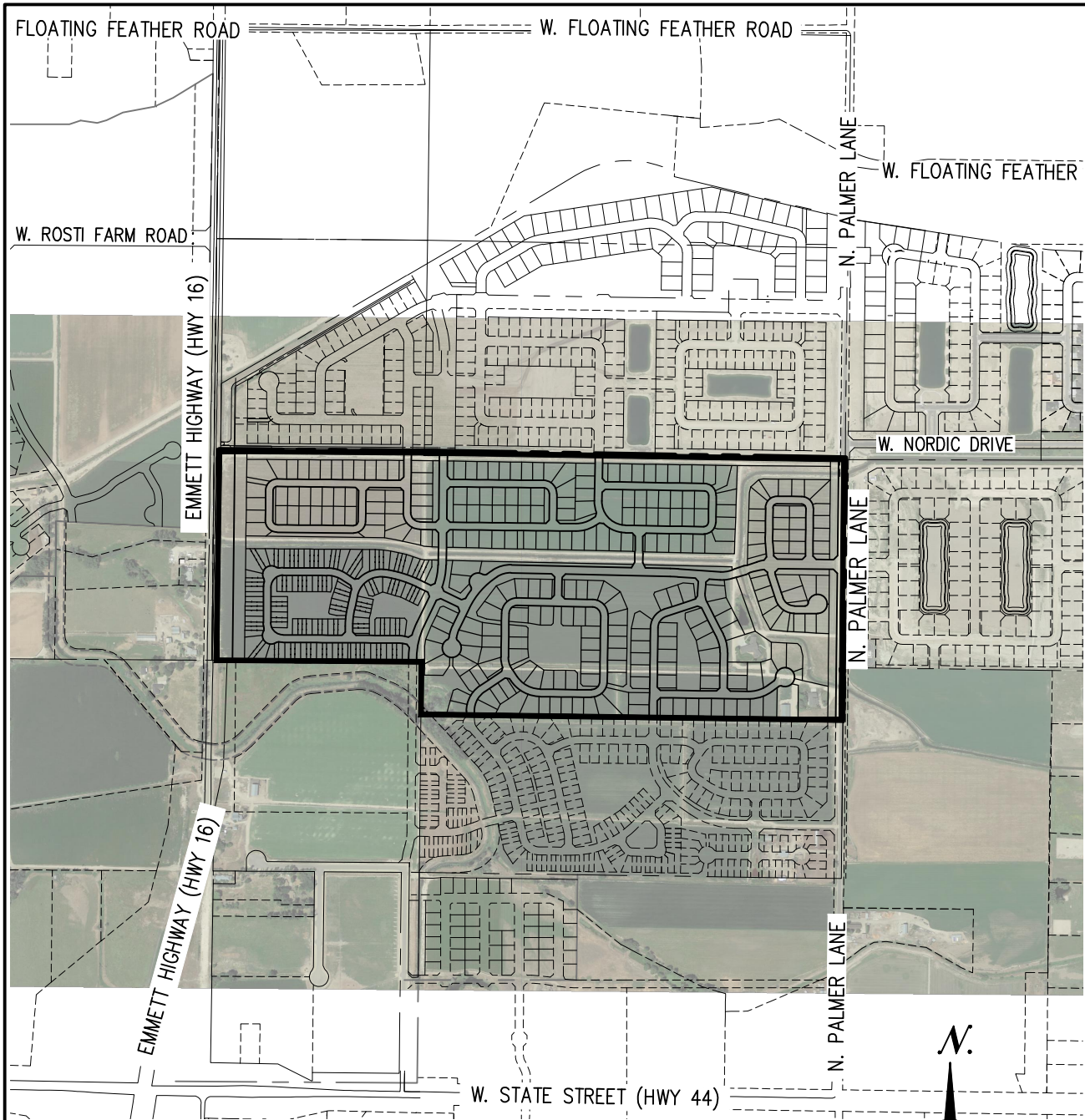
STAFF CONTACT: Michael Williams, CFM Planner III mwilliams@cityofeagle.org

The City of Eagle is reviewing the above-mentioned applications. If you have any comments on the proposed development, please notify the City of Eagle **STAFF** in writing within 15 days of the transmittal date noted above. If no response is received, you will be considered as having no specific concerns regarding this item. *Do not contact City of Eagle appointed or elected officials regarding this application.

TRANSMITTED TO:

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

Eagle Sewer District - Attn: **Neil Jenkins**
Farmers Union Ditch Co. Inc. - Attn: **Andy Waldera**
Idaho Dept. of Fish & Game - Southwest Region
Idaho Department of Lands
Idaho Power - Attn: **Paris Dickerson**
ITD
Land Trust of the Treasure Valley - Attn: **Eric Grace**
Marathon Pipe Line – Attn: **Midge Kline**
Meridian Fire Department - Attn: **Joe Bongiorno**
Middleton Irrigation Ditch Company - Attn: **S. Bryce Farris**
Middleton Mill Ditch Company - Attn: **S. Bryce Farris**
New Dry Creek Ditch Co. - Attn: **Ron Sedlacek**
New Union Ditch Co. - Attn: **Gary Heikes**
Republic Services - Attn: **Gary Packwood and Joel Farmer**
Settler's Irrigation - Attn: **S. Bryce Farris**
Star Fire District - Attn: **Greg Timinsky**
United States Army Corps of Engineers
Veolia - Attn: **Cathy Cooper**
United States Postal Service - Attn: **Jeff Robertson**
Valley Regional Transit
West Ada School District - Attn: **Marci Horner & Jonathan Gillen**

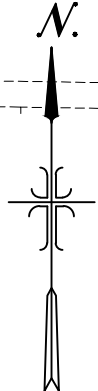


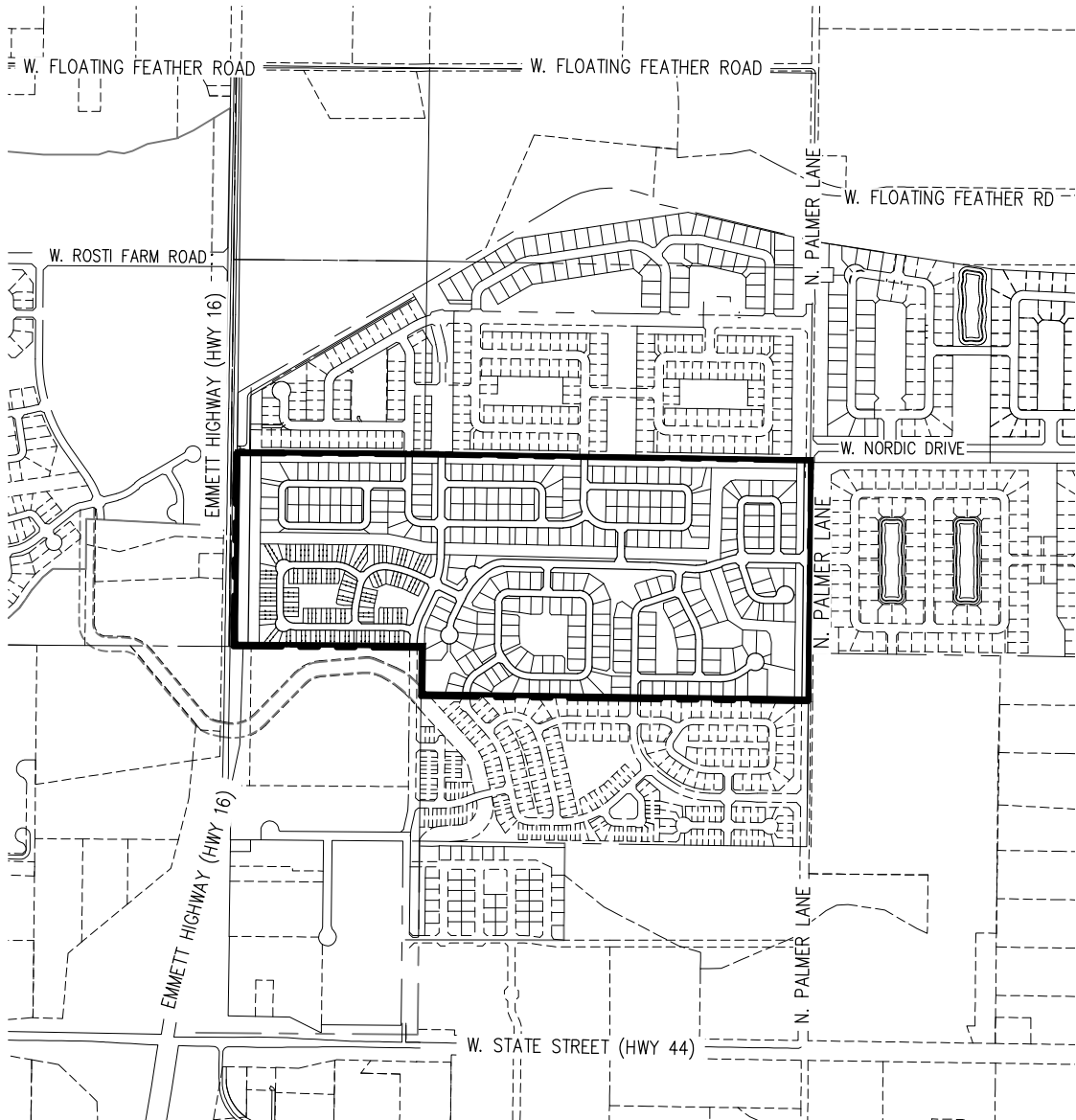
VICINITY MAP

1" = 800'

LOCATED IN PORTIONS OF THE NE 1/4 OF SECTION 9
 AND THE W 1/2 OF SECTION 10, T. 4N., R. 1W., B.M.
 CITY OF EAGLE, ADA COUNTY, IDAHO

**CASCADE SPRINGS
 SUBDIVISION**



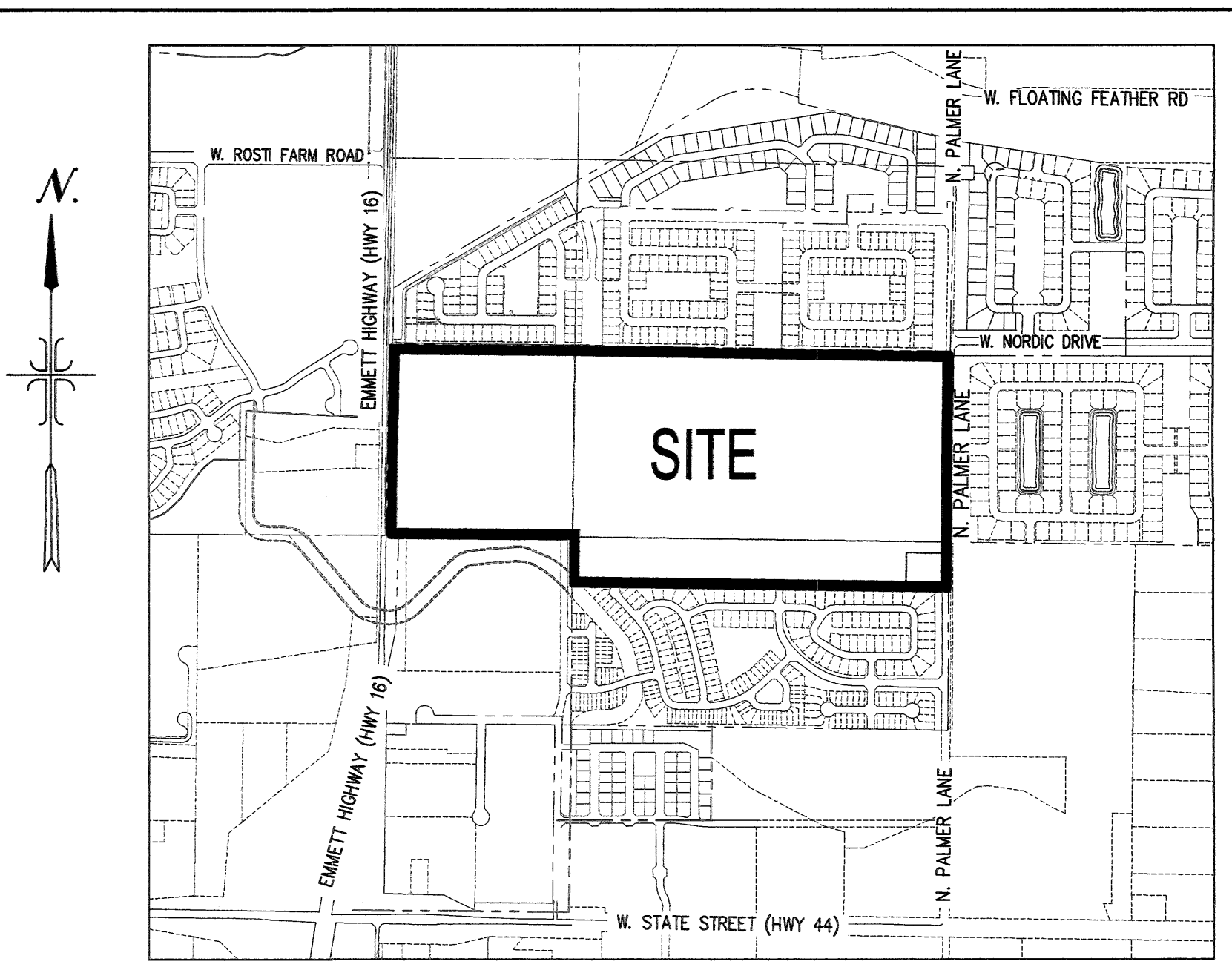


VICINITY MAP

1" = 1000'

LOCATED IN PORTIONS OF THE NE 1/4 OF SECTION 9
 AND THE W 1/2 OF SECTION 10, T. 4N., R. 1W., B.M.
 CITY OF EAGLE, ADA COUNTY, IDAHO

**CASCADE SPRINGS
 SUBDIVISION**



VICINITY MAP
1" = 500'

- NOTES:**
STANDARD NOTES:
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
 - MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
 - ALL DEVELOPMENT WITHIN THIS SUBDIVISION SHALL BE CONSISTENT WITH THE CONDITIONS OF DEVELOPMENT WITHIN THE DEVELOPMENT AGREEMENT (INSTRUMENT NO. _____) AND ANY SUBSEQUENT MODIFICATIONS TO THE DEVELOPMENT AGREEMENT.
 - LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
 - THIS DEVELOPMENT IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (INSTRUMENT NO. _____). THE RESTRICTIVE COVENANTS AND THE HOMEOWNER'S ASSOCIATION CANNOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF THE CITY OF EAGLE.
 - IRRIGATION WATER SHALL BE PROVIDED BY MIDDLETON MILL DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND/OR SHARES AND INDIVIDUAL LOTS WILL REMAIN SUBJECT TO ASSESSMENTS FROM THE APPLICABLE IRRIGATION ENTITIES, TO BE PAID THROUGH FEES ASSESSED BY THE HOMEOWNER'S ASSOCIATION. THE PRESSURIZED IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE CASCADE SPRINGS SUBDIVISION HOMEOWNER'S ASSOCIATION, OR ITS ASSIGNS.
 - DIRECT LOT ACCESS FROM N. PALMER LANE AND HIGHWAY 16 IS PROHIBITED UNLESS APPROVED BY THE IDAHO TRANSPORTATION DEPARTMENT, ADA COUNTY HIGHWAY DISTRICT AND THE CITY OF EAGLE.
 - THIS DEVELOPMENT RECOGNIZES 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
 - THIS SUBDIVISION IS SUBJECT TO THE TERMS OF ACHD LICENSE AGREEMENT INSTRUMENT NO. _____.
 - A PORTION OF LOT 12, BLOCK 1; LOT 1, BLOCK 5; LOTS 11 AND 19, BLOCK 4; LOT 1, BLOCK 5; LOT 1, BLOCK 6; LOT 5, BLOCK 7; LOT 1 AND 13, BLOCK 8; LOT 9, BLOCK 10; LOT 16, BLOCK 11; LOT 1, BLOCK 12; LOT 8, BLOCK 13; LOTS 93 AND 111, BLOCK 14 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THE LOTS ARE ENUMBERED BY THE CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 15, 2015, AS INSTRUMENT NO. 2015-013256 OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
 - SANITARY SEWER SERVICE TO BE PROVIDED BY EXTENSION OF THE EAGLE SEWER DISTRICT SEWER SYSTEM.
 - DOMESTIC WATER TO BE PROVIDED BY EXTENSION OF CITY OF EAGLE WATER SYSTEM.
 - NO PORTIONS OF THE SUBJECT PROPERTY FALL WITHIN THE FEMA FLOODWAY AND 100-YEAR FLOOD HAZARD ZONES.
 - LOT 19, BLOCK 1; LOT 18, BLOCK 4; LOT 2, BLOCK 8 AND LOT 80, BLOCK 14 ARE SUBJECT TO A BLANKET EASEMENT FOR PEDESTRIAN ACCESS AND MAINTENANCE BY MIDDLETON MILL DITCH COMPANY.
 - LOT 44, BLOCK 1; LOT 1, BLOCK 9; LOT 112, BLOCK 14 AND LOT 8, BLOCK 15 ARE SUBJECT TO A BLANKET EASEMENT FOR PEDESTRIAN ACCESS AND MAINTENANCE BY DRAINAGE DISTRICT NO. 2.
 - IRRIGATION WATER IS PROVIDED FROM MIDDLETON MILL DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE 31-3805(B). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND INDIVIDUAL LOTS WILL PAY ASSESSMENTS TO THE HOMEOWNERS ASSOCIATION. THE PUMP STATION WILL BE LOCATED ON LOT 33, BLOCK 4, THE PRESSURE IRRIGATION SYSTEM AND PUMP STATION SHALL BE OWNED AND MAINTAINED BY THE CASCADE SPRINGS SUBDIVISION HOMEOWNER'S ASSOCIATION OR ITS ASSIGNS.
- EASEMENT NOTES:**
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE 15-FOOT ADJACENT TO ANY PUBLIC STREET. THE EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACE DRIVEWAYS, WALKWAYS, LANDSCAPE, PARKING, FENCING OR OTHER SUCH NON-PERMANENT STRUCTURES, UNLESS OTHERWISE SHOWN AND DIMENSIONED. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE 5-FOOT ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE 12-FOOT ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
 - LOTS 1, 2, 12, 18, 19, 20, 21, 32, 43 AND 44, BLOCK 1; LOTS 1 AND 6, BLOCK 2; LOT 1, BLOCK 3; LOTS 1, 2, 5, 11, 17, 18, 19, 20, 28, 33 AND 45, BLOCK 4; LOTS 1, 8 AND 9, BLOCK 5; LOTS 1, 13 AND 34, BLOCK 6; LOTS 1 AND 5, BLOCK 7; LOTS 1, 2, 3, 13, 19 AND 20, BLOCK 8; LOTS 1, 6 AND 20, BLOCK 9; LOTS 1 AND 9, BLOCK 10; LOTS 1, 2, 13, 16, AND 29, BLOCK 11; LOTS 1 AND 20, BLOCK 12; LOTS 1 AND 8, BLOCK 13; LOTS 1, 12, 39, 40, 66, 79, 80, 81, 86, 93, 98, 111 AND 112, BLOCK 14; LOTS 1, 2 AND 8, BLOCK 15; LOTS 1 AND 9, BLOCK 16; ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE CASCADE SPRINGS SUBDIVISION HOMEOWNER'S ASSOCIATION. THE COMMON LOTS ARE SUBJECT TO A BLANKET PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENT. DRIVEWAYS ARE PROHIBITED ACROSS ALL COMMON LOTS.
- BUILDING SETBACK DATA**
- | MU (ZONE) | R-6 (ZONE) |
|---|---|
| FRONT: 25' | FRONT: 25' |
| (GARAGE-MEASURED FROM BACK OF SIDEWALK) | (GARAGE-MEASURED FROM BACK OF SIDEWALK) |
| FRONT (LIVING SPACE): 20' | FRONT (LIVING SPACE): 20' |
| REAR: 20' | REAR: 20' |
| INTERIOR SIDE (MIN.): 7.5' | INTERIOR SIDE (MIN.): 5' & 0' |
| (ADDITIONAL 5' PER STORY) | (AND 0' LOT LINE) |
| STREET SIDE: 20' | STREET SIDE: 20' |
| REAR: 15' | |
| LOTS 3-11 & 13-17, BLOCK 1 | |
| LOTS 2-5 & 7-10, BLOCK 2 | |
| LOTS 14-16, BLOCK 4 | |

SCALE IN FEET

LEGEND

- BOUNDARY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING LOT LINE
- ZONING BOUNDARY (PROPOSED)

PRELIMINARY PLAT DATA

DESCRIPTION	AMOUNT
SITE AREA	138.99 ACRES
SINGLE-FAMILY RESIDENTIAL (52.74%)	73.30 ACRES
DETACHED SINGLE-FAMILY (D.S.F.) (62.01 ACRES)	
ATTACHED SINGLE-FAMILY (A.S.F.) (11.29 ACRES)	
R-6 ZONE: (20.54 ACRES)	
MU ZONE: (118.45 ACRES)	
RIGHT-OF-WAY (20.14%)	28.00 ACRES
OPEN SPACE/Common Lots (27.12%)	37.69 ACRES
RESIDENTIAL LOTS	400
MU ZONE (D.S.F.): (270 LOTS)	
R-6 ZONE (A.S.F.): (130 LOTS)	
OPEN SPACE/Common/Park Lots	70
TOTAL LOTS	470
EXISTING ZONING:	RUT
PROPOSED ZONING:	MU-DA R-6-DA
GROSS DENSITY:	2.88 DU/ACRE
NET DENSITY (EXCLUDES R.O.W. & COMMON AREAS):	5.45 DU/ACRE
AVERAGE LOT SIZE (D.S.F.):	10,004 S.F.
MINIMUM LOT SIZE (D.S.F.):	7,419 S.F.
AVERAGE LOT SIZE (A.S.F.):	3,804 S.F.
MINIMUM LOT SIZE (A.S.F.):	2,586 S.F.
AVERAGE LOT SIZE-OVERALL DEVELOPMENT	7,990 S.F.

AMENITIES:

- PLAYGROUND AREAS WITH COVERED SITTING
- POOL FACILITY WITH CHANGING ROOMS & PARKING
- EXISTING POND
- PICNIC SHELTER
- POCKET PARK WITH PICKLEBALL & SHUFFLEBOARD
- 8' PAVED WALKING PATHS
- 10' NATURE WALKING PATHS
- WORKOUT STATIONS
- 8' LANDSCAPE PARKWAYS

OWNERS OF RECORD
ENDURANCE HOLDINGS LLC
VIPER INVESTMENTS LLC
1977 E. OVERLAND ROAD
MERIDIAN, IDAHO 83642

DEVELOPER
CHALLENGER DEVELOPMENT INC.
1977 E. OVERLAND ROAD
MERIDIAN, IDAHO 83642
Phone (208) 288-5560

PLANNER/CONTACT
BECKY MCKAY
1029 N. ROSARIO STR., STE. 100
MERIDIAN, IDAHO 83642
Phone (208) 938-0980
Fax (208) 938-0941

PROFESSIONAL ENGINEER
JOSHUA H. HANN
20305
STATE OF IDAHO

ENGINEERING SOLUTIONS LP
1029 N. ROSARIO STR., SUITE 100
MERIDIAN, IDAHO 83642
Phone (208) 938-0980 Fax (208) 938-0941

CASCADE SPRINGS SUBDIVISION
PRELIMINARY PLAT - TITLE SHEET
LOCATED IN PORTIONS OF THE NE 1/4 OF SECTION 9 AND THE W 1/2 OF SECTION 10, T. 4N., R. 1W., B.M. ADA COUNTY, IDAHO

SCALE: 1"=200'

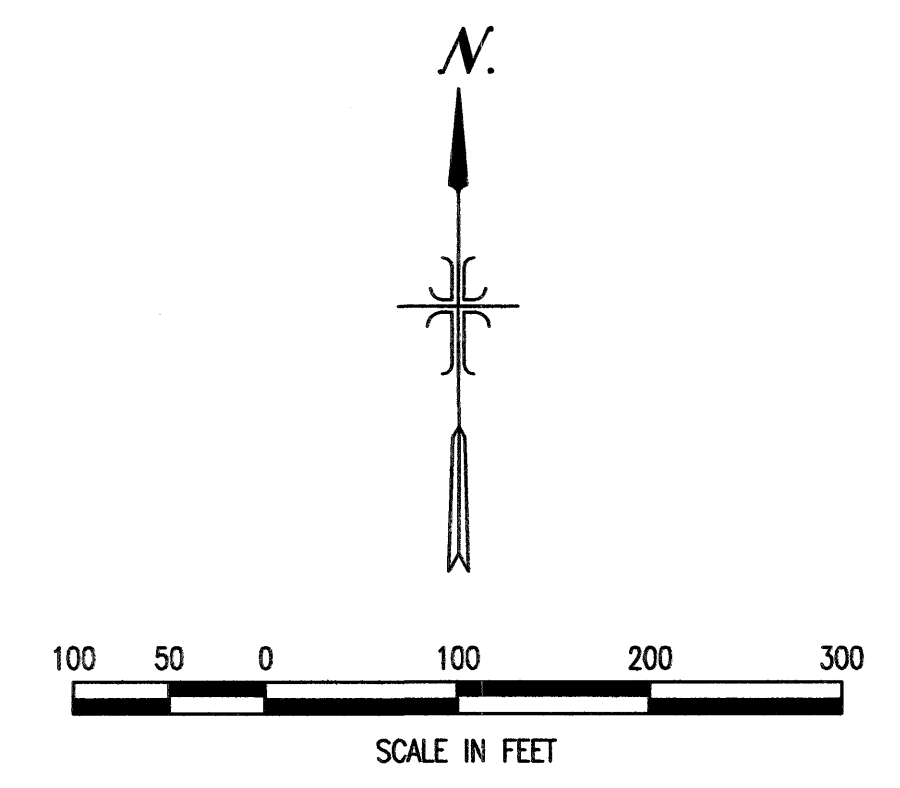
DWG. DATE: 09/19/22 rls

PROJ. NO. 200427

SHEET 1 OF 4

TITLE

/200427-PRE.DWG



LEGEND

	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	CENTERLINE
	EASEMENT LINE
	EXIST. CONTOUR LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED WATER LINE WITH FIRE HYDRANT
	PROPOSED SANITARY SEWER LINE
	PROPOSED PRESSURE IRRIGATION
	PROPOSED STREET LIGHT
	PROPOSED STORM DRAIN
	PROPOSED CURB, GUTTER & SEPARATED SIDEWALK
	PROPOSED PEDESTRIAN PATHWAYS
	PROPOSED STORM DRAIN COLLECTION SYSTEM & SEEPAGE BED

PRELIMINARY PLAT DATA

SITE AREA	138.99 ACRES
SINGLE-FAMILY RESIDENTIAL (52.74%)	73.30 ACRES
DETACHED SINGLE-FAMILY (D.S.F.) (62.01 ACRES)	
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R-6 ZONE: (20.54 ACRES)	
MU ZONE: (118.54 ACRES)	
RIGHT-OF-WAY (20.14%)	28.00 ACRES
OPEN SPACE/COMMON LOTS (27.12%)	37.69 ACRES
RESIDENTIAL LOTS	400
MU ZONE (D.S.F.): (270 LOTS)	
R-6 ZONE (A.S.F.): (130 LOTS)	
OPEN SPACE/COMMON/PARK LOTS	70
TOTAL LOTS	470
TOTAL OPEN SPACE/COMMON LOTS	37.69 ACRES
REQUIRED QUALIFIED OPEN SPACE (24.48%)	34.02 ACRES
20% REQUIREMENT: (27.80 ACRES)	
QUALIFIED OPEN SPACE/COMMON LOTS	4.46 ACRES
RESIDENTIAL COLLECTOR BUFFERS	1.81 ACRES
PALMER RD. COLLECTOR BUFFERS	9.93 ACRES
MIDDLETON MILL LOTS/PATHWAYS	4.78 ACRES
DRAINAGE DISTRICT #2 LOTS/PATHWAYS	9.12 ACRES
CENTRAL COMMON AREAS	3.37 ACRES
PEDESTRIAN PATHWAYS-LINEAR OPEN SPACE	0.55 ACRES
POCKET PARK WITH PLAY EQUIPMENT	
TOTAL NON-QUALIFIED OPEN SPACE:	3.82 ACRES
END BLOCKS/STORM DRAIN	1.33 ACRES
PRESSURE IRRIGATION PUMP STATION LOT	0.07 ACRES
ARTERIAL BUFFER (STATE HWY-16)	2.27 ACRES

- AMENITIES:**
1. PLAYGROUND AREAS WITH COVERED SITTING
 2. POOL FACILITY WITH CHANGING ROOMS & PARKING
 3. EXISTING POND
 4. PICNIC SHELTER
 5. POCKET PARK WITH PICKLEBALL & SHUFFLEBOARD
 6. 8' PAVED WALKING PATHS
 7. 10' NATURE WALKING PATHS
 8. WORKOUT STATIONS
 9. 8' LANDSCAPE PARKWAYS

BUILDING SETBACK DATA

MU (ZONE)		R-6 (ZONE)	
FRONT:	25'	FRONT:	25'
(GARAGE-MEASURED FROM BACK OF SIDEWALK)		(GARAGE-MEASURED FROM BACK OF SIDEWALK)	
FRONT (LIVING SPACE):	20'	FRONT (LIVING SPACE):	20'
REAR:	20'	REAR:	20'
INTERIOR SIDE (MIN.):	7.5'	INTERIOR SIDE (MIN.):	5' & 0'
(ADDITIONAL 5' PER STORY)		(AND '0' LOT LINE)	
STREET SIDE:	20'	STREET SIDE:	20'
REAR:	15'		
LOTS, 3-11 & 13-17, BLOCK 1			
LOTS, 2-5 & 7-10, BLOCK 2			
LOTS, 14-16, BLOCK 4			

OWNERS OF RECORD
 ENDURANCE HOLDINGS LLC
 VIPER INVESTMENTS LLC
 1977 E. OVERLAND ROAD
 MERIDIAN, IDAHO 83642

DEVELOPER
 CHALLENGER DEVELOPMENT INC.
 1977 E. OVERLAND ROAD
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PLANNER/CONTACT
 BECKY MCKAY
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 Phone (208) 938-0980
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PROFESSIONAL ENGINEER
 LICENSE NO. 20305
 9/19/2019
 JOSHUA H. MANN

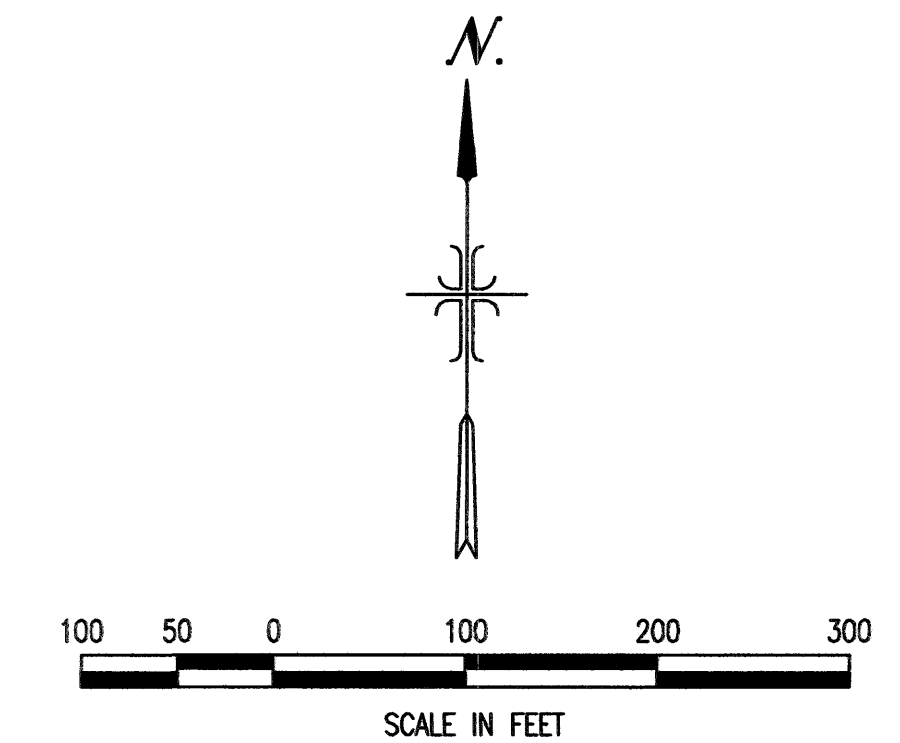
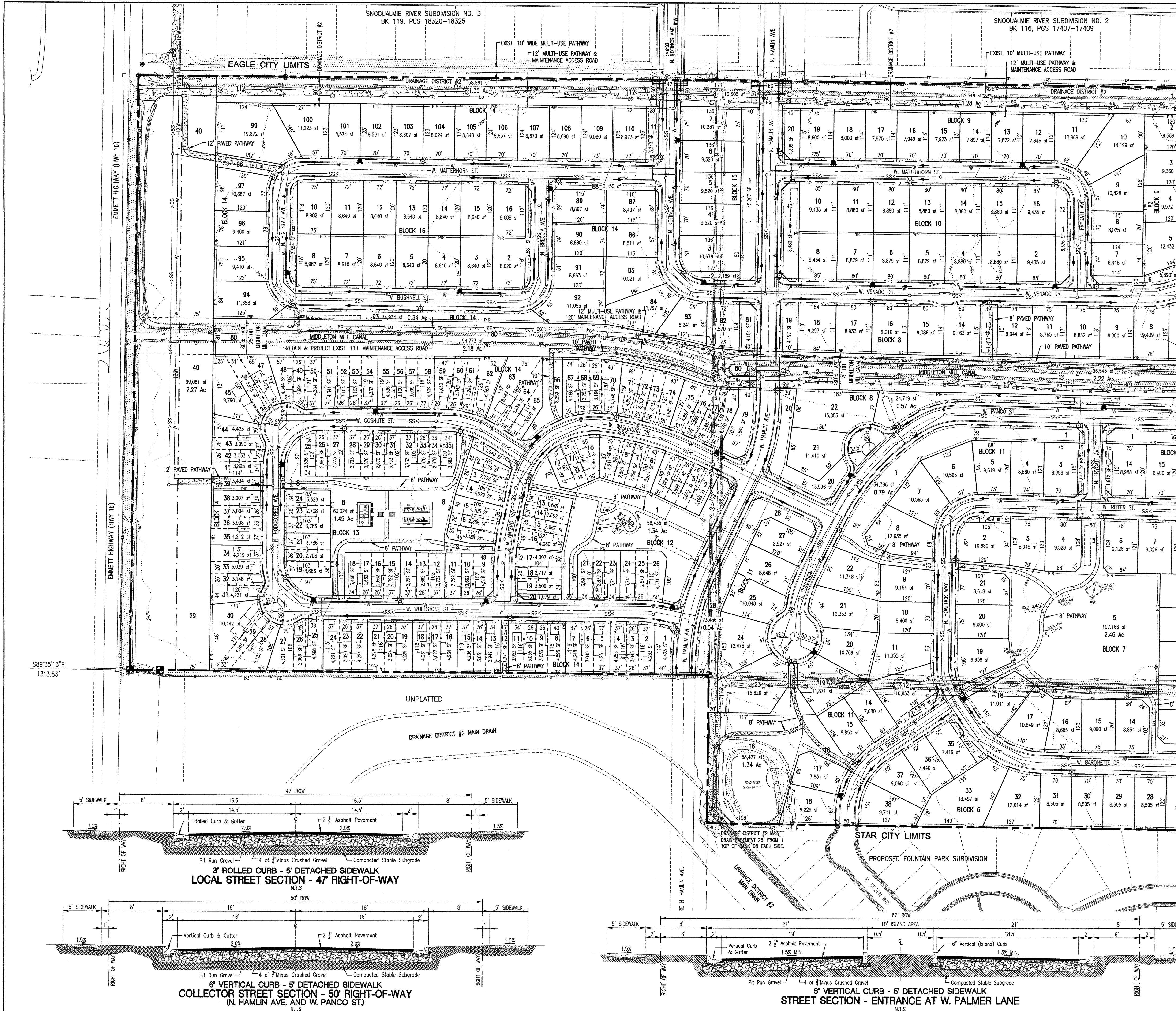
REVISIONS

ENGINEERING SOLUTIONS LP
 1029 N. ROSARIO STR., SUITE 100
 MERIDIAN, IDAHO 83642
 Phone (208) 938-0980 Fax (208) 938-0941

CASCADE SPRINGS SUBDIVISION PRELIMINARY PLAT

LOCATED IN PORTIONS OF THE NE 1/4 OF SECTION 9 AND THE W 1/2 OF SECTION 10, T. 4N., R. 17W., B.M. ADA COUNTY, IDAHO

SCALE 1"=100'
 DWG. DATE 09/19/22
 PROJ. NO. 200427
 SHEET 2 OF 4
PRE-1
 /200427-PRE.DWG



LEGEND

- BOUNDARY LINE
- - - RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- - - EASEMENT LINE
- EXIST. CONTOUR LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED WATER LINE WITH FIRE HYDRANT
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- PROPOSED CURB FLOW
- PROPOSED CURB, GUTTER & SEPARATED SIDEWALK
- PROPOSED PEDESTRIAN PATHWAYS
- PROPOSED STORM DRAIN COLLECTION SYSTEM & SEEPAGE BED

PRELIMINARY PLAT DATA

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R-6 ZONE: (20.54 ACRES)	
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MU ZONE (D.S.F.): (270 LOTS)	
R-6 ZONE (A.S.F.): (130 LOTS)	
OPEN SPACE/Common/Park Lots	70
TOTAL LOTS	470
TOTAL OPEN SPACE/Common Lots	37.69 ACRES
REQUIRED QUALIFIED OPEN SPACE (24.48%)	34.02 ACRES
20% REQUIREMENT: (27.80 ACRES)	
QUALIFIED OPEN SPACE/Common Lots	
RESIDENTIAL COLLECTOR BUFFERS	4.46 ACRES
PALMER RD. COLLECTOR BUFFERS	1.81 ACRES
MIDDLETON MILL LOTS/PATHWAYS	9.93 ACRES
DRAINAGE DISTRICT #2 LOTS/PATHWAYS	4.78 ACRES
CENTRAL COMMON AREAS	9.12 ACRES
PEDESTRIAN PATHWAYS-LINEAR OPEN SPACE	3.37 ACRES
POCKET PARK WITH PLAY EQUIPMENT	0.55 ACRES
TOTAL NON-QUALIFIED OPEN SPACE:	3.82 ACRES
END BLOCKS/STORM DRAIN	1.33 ACRES
PRESSURE IRRIGATION PUMP STATION LOT	0.07 ACRES
ARTERIAL BUFFER (STATE HWY-16)	2.27 ACRES

- AMENITIES:**
1. PLAYGROUND AREAS WITH COVERED SITTING
 2. POOL FACILITY WITH CHANGING ROOMS & PARKING
 3. EXISTING POND
 4. PICNIC SHELTER
 5. POCKET PARK WITH PICKLEBALL & SHUFFLEBOARD
 6. 8' PAVED WALKING PATHS
 7. 10' NATURE WALKING PATHS
 8. WORKOUT STATIONS
 9. 8' LANDSCAPE PARKWAYS

BUILDING SETBACK DATA

MU (ZONE)

FRONT: (GARAGE-MEASURED FROM BACK OF SIDEWALK) 25'

FRONT (LIVING SPACE): 20'

REAR: 20'

INTERIOR SIDE (MIN.): 7.5'

(ADDITIONAL 5' PER STORY)

STREET SIDE: 20'

REAR: 15'

LOTS, 3-11 & 13-17, BLOCK 1

LOTS, 2-5 & 7-10, BLOCK 2

LOTS, 14-16, BLOCK 4

R-6 (ZONE)

FRONT: (GARAGE-MEASURED FROM BACK OF SIDEWALK) 25'

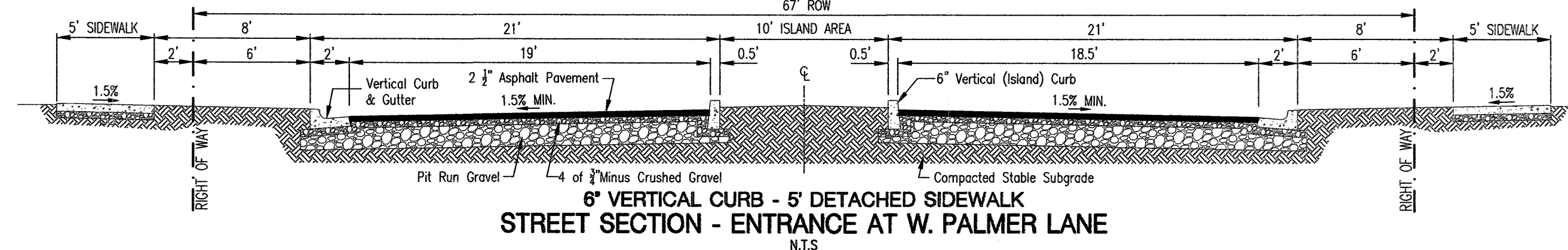
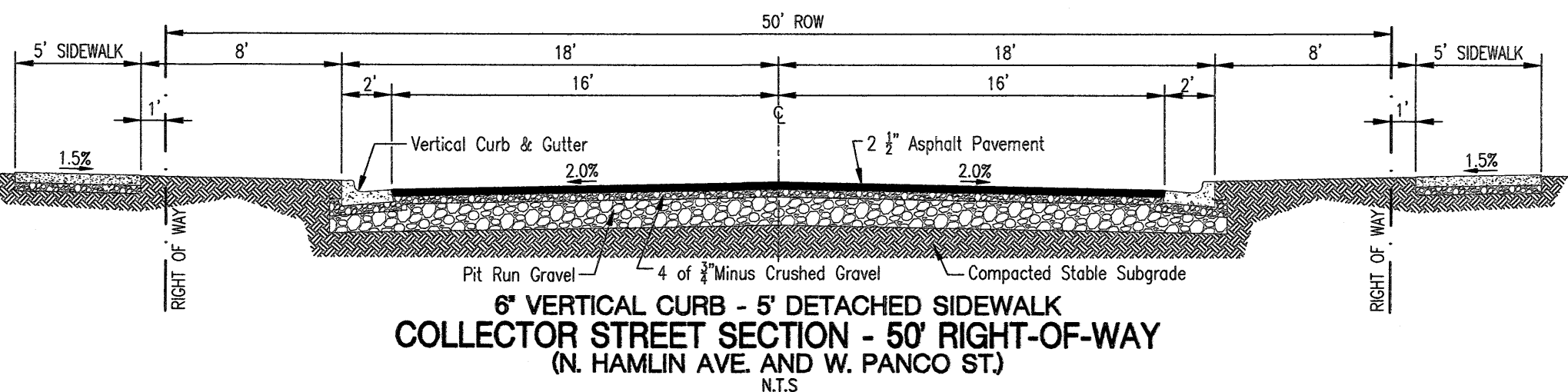
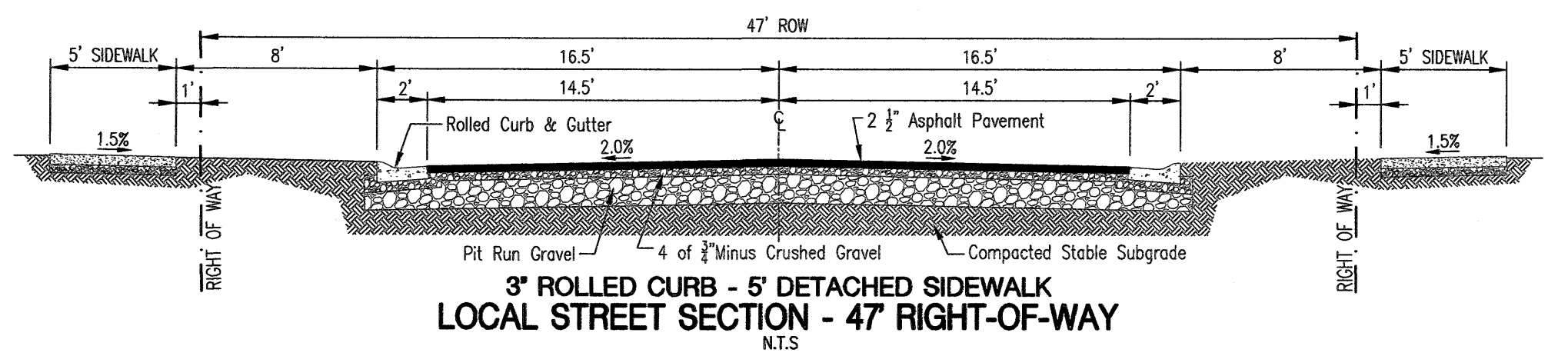
FRONT (LIVING SPACE): 20'

REAR: 20'

INTERIOR SIDE (MIN.): 5' & 0'

(AND 10' LOT LINE)

STREET SIDE: 20'



OWNERS OF RECORD
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VIFER INVESTMENTS LLC
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PROFESSIONAL ENGINEER LICENSED
20305
STATE OF IDAHO
JOSHUA H. MANN

REVISIONS

ENGINEERING SOLUTIONS LP
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CASCADE SPRINGS SUBDIVISION PRELIMINARY PLAT

LOCATED IN PORTIONS OF THE NE 1/4 OF SECTION 9 AND THE W 1/2 OF SECTION 10, T. 4N., R. 1W., B.M. ADA COUNTY, IDAHO

SCALE 1"=100'

DWG. DATE 09/19/22

PROJ. NO. 200427

SHEET 3 OF 4

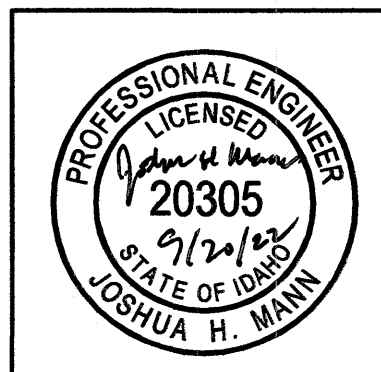
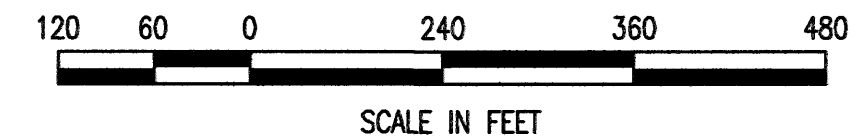
PRE-2

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LEGEND

- PHASE NUMBER AND BOUNDARY (PROPOSED)
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED WATER LINE WITH FIRE HYDRANT
- PROPOSED SANITARY SEWER LINE
- PROPOSED PRESSURE IRRIGATION
- PROPOSED STREET LIGHT
- PROPOSED CURB FLOW
- PROPOSED STORM DRAIN COLLECTION SYSTEM AND SEEPAGE BED



REVISIONS

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CASCADE SPRINGS SUBDIVISION
 PROPOSED PHASE, UTILITY & MAILBOX PLAN

LOCATED IN PORTIONS OF THE NE 1/4 OF SECTION 9 AND THE W 1/2 OF SECTION 10, T. 4N., R. 1W., B.M. ADA COUNTY, IDAHO

SCALE 1"=120'

DWG. DATE 09/19/22

PROJ. NO. 200427

SHEET 4 OF 4

UTIL-1

/200427-PRE.DWG