

City of Star

P.O. Box 130
Star, Idaho 83669
208-286-7247
Fax 208-286-7569

www.staridaho.org



Mayor:
Trevor A. Chadwick

Council:
Kevin Nielsen
Jennifer Salmonsén
Michael Keyes
David Hershey

November 5, 2020

CITY OF STAR NOTICE OF PUBLIC HEARING

Dear Agency Representative:

You have been identified as an agency having jurisdiction on the following matter, which will come before the Star City Council on **December 15, 2020**, at the Star City Hall, 10769 W. State Street, Star, Idaho at 7:00 pm, or as soon thereafter as the matter may be heard.

Application: Moyle Estates Subdivision No. 2
Files #'s AZ-20-18 Annexation-Zoning
DA-20-22 Development Agreement
PP-20-15 Preliminary Plat

Representative: Becky McKay, Engineering Solutions, LLP, 1029 N. Rosario Street Suite 100, Meridian, ID 83642

Applicant: West Beacon Light, LLC, 349 N. Story Book Way, Eagle, ID 83616

Action: The Applicant is seeking approval of an Annexation and Zoning (R-3), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 74 residential lots and 12 common lots. The property is located at 9594 W. Beacon Light Road in Star, Idaho, and consists of 28.09 acres with a proposed density of 2.72 dwelling units per acre.

Property Location: The subject property is generally located on the north side of W. Beacon Light Road, west of N. Pollard Lane in Star, Idaho. Ada County Parcel No. R5865420020.

Information/Comments: Additional materials are available for review at Star City Hall. Please submit any comments on agency letterhead to Star City Hall, P.O. Box 130, Star, Idaho 83669 **a minimum of 7 days prior to the day of the hearing**, or your agency's response will be documented as "No Comment". For further information, please call 208-286-7247.

Shawn L. Nickel
Planning Director and Zoning Administrator

**MOYLE ESTATES SUBDIVISION NO. 2
ANNEXATION AND PRELIMINARY PLAT APPLICATIONS**

WRITTEN NARRATIVE

Introduction:

West Beacon Light, LLC, hereby applies for annexation and zoning of 28.09 acres to R-3 with a preliminary plat for 74 single-family residential lots and 12 common lots on 27.24 acres for Moyle Estates Subdivision No. 2.

The subject property is located west of N. Pollard Lane and north of W. Beacon Light Road. The property was originally platted as Lot, Block 1 of Moyle Estates Subdivision within Ada County. The lot is part of a larger land holding by the Marjorie J. Moyle Trust. The topography of the property varies in elevation from 2575 along the north boundary to 2560 along the south boundary at Beacon Light Road, a difference of approximately 15 feet. The change in elevation will not be an impediment to development of the parcel.

Existing Use on the Property:

The property is currently improved with an existing home and accessory buildings. All existing structures will be removed from the property. The parcel is in agricultural production and is irrigated with wheel lines.

Comprehensive Plan and Surrounding Land Uses:

The City of Star's Land Use Map designates the area as Neighborhood Residential, allowing for 3 to 5 dwelling units per acre. The applicant is requesting annexation and zoning to R-3 with a preliminary plat. The surrounding land uses within the immediate area are as follows: North – agricultural and estate residential (Manteca and Moyle Subdivisions); South – Beacon Light Road, agricultural and estate residential; East – agricultural and estate residential; and West – estate residential (Moyle Estates Subdivision). Single-family residential development has been expanding east along the Beacon Light Road corridor from Branden and Wing Roads. Other single-family developments within the area include Trident Ridge, Greendale and Greendale Grove, Torchlight, Canopi and Goosewing Subdivisions. The development of the subject site is consistent with other approved projects.

Annexation and Rezone:

The applicant is requesting rezone of 28.09 acres from RUT (Rural Urban Transition) to R-3 (Medium Low-Density Residential District). The proposed gross density of the project is 2.72, which is lower than the density range allowed within the Neighborhood Residential designation.

Residential Lots and Density:

Moyle Estates Subdivision No. 2 provides lots ranging in size from 8,398 square feet to 20,765 square feet, with an average residential lot size of 10,668 square feet. The proposed gross density of the project is 2.72 dwelling units per acre, with a net density of 4.08 du/acre. The development has lot widths of 75 to 80 feet and lot depths from 121 to 151 feet to accommodate different house plans and resident lifestyles. The proposed preliminary plat has incorporated

larger transitional lots along the north and east boundaries. The project is intended to be developed as two phases.

Sewer and Water Facilities:

The development is currently serviceable with central sewer and water by Star Sewer and Water District. A 12-inch water main was installed within Beacon Light Road by the Trident Ridge development. The proposed project will connect to the water main and extend an 8-inch main into the subject site. A secondary domestic water connection for the proposed Moyle Estates Subdivision No. 2 development will be established through Trident Ridge Subdivision as the northern portion of the larger parcel develops. A 12-inch gravity sewer main line is located to the east at the Pollard Lane and Beacon Light Road intersection. The applicant will be required to construct an off-site 8-inch sewer main line to serve the subject property. Sewer and water capacities exist for service of the development, and the applicant has requested annexation into the Star Sewer and Water District. The Moyle Estates Subdivision No. 2 will extend all utility services within the project and provide public streets designed to meet the standards of Ada County Highway District.

Transportation:

The project has been designed in compliance with the Ada County Highway District Master Street Map by allocating additional right-of-way for Beacon Light Road. The future right-of-way width for a minor arterial is 74 feet, with widening required to obtain 17 feet of pavement from centerline of road and installation of detached 5-foot-wide sidewalks.

The Moyle Estates Subdivision No. 2 project includes detached 5-foot-wide sidewalks along all proposed local streets. All sidewalks along the arterial and entrance roadways will be also be detached. The proposed right-of-way width for the local streets is 48 feet with a 33-foot-wide street section. The 33-foot-wide street section is acceptable, allowing parking on both sides, and is considered a full width local street by Ada County Highway District and fire departments.

A stub street will be installed for future connection to the larger northern parcel. The north stub street will also provide public street access to the Broadhead property (S0332417600), which currently takes access from a private easement. The proposed public streets along the west boundary will be required by ACHD to provide interconnection to the adjoining parcel.

Traffic Impact Study:

Since the project consists of only 74 single-family dwellings, Ada County Highway District does not require a traffic impact study. An email from Paige Bankhead, Planner II at ACHD indicates a TIS is not required for the project. The development is anticipated at full buildout to generate approximately 707 vehicle trips per day.

Irrigation, Drainage and Pressure Irrigation Facilities:

The subject property is Lot 2, Block 1 of Moyle Estates Subdivision and a portion of a larger land holding by the Marjorie J. Moyle Trust. The parcels have water rights with Farmer's Union Ditch Company (70.125 inches of water), Boise Valley Ditch Company (12.97 inches of water) and Middleton Mill Ditch Company (13.29 inches of water). All water is delivered by Farmer's Union Ditch Company from headgate 125 located at the Farmer's Union Canal.

A pressurized irrigation pump station will be installed north at headgate 125 on the Farmer's Union Canal. Historically, all related parcels south of the Farmer's Union Canal have been irrigated and are in agricultural production. The Moyle Trust parcel north of the canal is vacant and appears to be high ground that is not in agricultural production. The future pump station will provide pressurized irrigation water for all the Marjorie J. Moyle Trust parcels. The homeowners' association will own and maintain the pressure irrigation system and will be assessed by the Farmer's Union Ditch Company, Middleton Mill and Boise Valley Ditch Company.

The subject site is impacted by two private laterals. The East and West Side Emmett Laterals originate north at the Farmer's Union Canal (headgate 120) and enter the subject property at the northeast corner. A splitter box sends 60 inches of water south into the East Side Emmett Lateral, serving properties south of Beacon Light Road. The lateral is off-site, located east of the subject parcel's boundary, but enters the property approximately 360 feet north of Beacon Light Road. There are small settling ponds as part of the East Side Lateral located near Beacon Light Road. The small ponds allow for the sediments to settle out of the delivery water. The lateral will remain open and within a common lot (Lot 7C, Block 1). The developer will enhance the area with natural riparian plantings and install a pathway connecting the two proposed cul-de-sacs with connection to the sidewalk along Beacon Light Road. The West Side Emmett Lateral traverses the north boundary of the subject property, carrying 60 inches of water southwest to Star Acres Subdivision and other parcels. A portion of the lateral is currently piped with a 12-inch pipe. It has been recommended by Farmer's Union Ditch Company that the existing 12-inch be replaced with a 15-inch pipe and protected by an irrigation easement. The applicant will pipe the facility and provide all necessary gravity irrigation easements.

It is anticipated that storm drainage will be retained on site. If discharge is proposed to a drain, the discharge will not exceed the pre-development flow. Local public streets will utilize subsurface seepage bed facilities. All storm drainage facilities will be designed in accordance with Ada County Highway District and Department of Environmental Quality standards. A geotechnical report was prepared by Natural Resource Solutions for the site. Five test holes were excavated on site and piezometers installed to monitor the groundwater levels. No groundwater or wetness was encountered to over 11 feet in depth. The applicant has retained Natural Resource Solutions to continue groundwater monitoring on the site.

Amenities:

The total open space within the project is 5.08 acres, or 18.65 percent, and the qualified open space is 3.26 acres, or 12.03 percent of the site. The proposed amenities within the project include a 1.13-acre central common area with playground equipment, benches, pathway and a picnic shelter. A 1.10-acre linear open space lot is located along the southeast boundary which will be improved with as a natural riparian area along with a pathway and waterway. Micro-paths within the development provide interconnection to the central open space, between cul-de-sacs and along the waterway on the east boundary. The project will also have detached five-foot-wide sidewalks with 8-foot-wide landscape parkways on all internal streets.

Preliminary Plat:

Overall Preliminary Plat Data:

Total Site Area: 27.24 acres
Single-Family Residential Area: 18.12 acres (66.52%)
Public Right-of-way Area: 5.25 acres (19.27%)
Common Area: 3.87 acres (14.21%)
Total Open Space (including 8-foot-wide landscape buffers): 5.08 acres (18.65%)
Qualified Open Space (excludes end block buffers and storm drainage areas): 3.26 (12.03%)
Minimum Residential Lot Size: 8,398 square feet
Average Residential Lot Size: 10,668 square feet
Single-Family Lots: 74
Common Lots: 12
Total Lots: 86
Gross Residential Density: 2.72 du/ac
Net Residential Density: 4.08 du/ac

No variances or deviations from the requirements and dimensional standards of the Star Unified Development Code are requested with this application.

The property is within an area designated for neighborhood residential on the City's future land use map. The proposed medium-low density of the project is consistent with the existing and proposed residential developments in the area. The Moyle Estates Subdivision No. 2 development complies with the Comprehensive Plan by promoting various types of lot sizes to meet the needs and preferences of citizens regardless of age, race, income or family size. The Comprehensive Plan encourages an emphasis on high-quality residential development and variety of housing styles and sizes.

Submitted by:

ENGINEERING SOLUTIONS, LLP



Becky McKay, Partner and Chief Planner



ANNEXATION & ZONING - REZONE APPLICATION

****All information must be filled out to be processed.*

FILE NO.: _____ Date Application Received: _____ Fee Paid: _____ Processed by: City: _____
--

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative ___

Applicant Name: _____
Applicant Address: _____ Zip: _____
Phone: _____ Fax: _____ Email: _____

Owner Name: _____
Owner Address: _____ Zip: _____
Phone: _____ Fax: _____ Email: _____

Representative (e.g., architect, engineer, developer):
Contact: _____ Firm Name: _____
Address: _____ Zip: _____
Phone: _____ Fax: _____ Email: _____

Property Information:

Site Address: _____ Parcel Number: _____
Total Acreage of Site: _____
Total Acreage of Site in Special Flood Hazard Area: _____
Proposed Zoning Designation of Site: _____

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing			
Proposed			
North of site			
South of site			
East of site			
West of site			



PRELIMINARY PLAT APPLICATION

***All information must be filled out to be processed.

FILE NO.: _____ Date Application Received: _____ Fee Paid: _____ Processed by: City: _____
--

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative ___

Applicant Name: _____
Applicant Address: _____ Zip: _____
Phone: _____ Fax: _____ Email: _____

Owner Name: _____
Owner Address: _____ Zip: _____
Phone: _____ Fax: _____ Email: _____

Representative (e.g., architect, engineer, developer):
Contact: _____ Firm Name: _____
Address: _____ Zip: _____
Phone: _____ Fax: _____ Email: _____

Property Information:

Subdivision Name: _____
Site Location: _____
Approved Zoning Designation of Site: _____
Parcel Number(s): _____

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing			
Proposed			
North of site			
South of site			
East of site			
West of site			

SITE DATA:

Total Acreage of Site - _____
Breakdown of Acreage of Land in Contiguous Ownership - _____
Total Acreage of Site in Special Flood Hazard Area - _____
Dwelling Units per Gross Acre - _____
Minimum Lot Size - _____
Minimum Lot Width - _____

Total Number of Lots - _____
Residential - _____
Commercial - _____
Industrial - _____
Common - _____

Total Number of Units - _____
Single-family - _____
Duplex - _____
Multi-family - _____

Percent of Site and Total Acreage of Common Area - _____% / _____ acres
Percent of Common Space to be used for drainage - _____
Describe Common Space Areas (amenities, landscaping, structures, etc.) - _____

Proposed Dedicated Lots & Acreage (school, parks, etc): _____

Public Streets - _____ Private Streets - _____
Describe Pedestrian Walkways (location, width, material) - _____

Describe Bike Paths (location, width, material) - _____

FLOOD ZONE DATA:

Total Acreage of Site in Special Flood Hazard Area - _____

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: _____
FIRM effective date(s): mm/dd/year _____
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: _____
Base Flood Elevation(s): AE____.0 ft., etc.: _____
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

PUBLIC SERVICES (Describe what services are available and agency providing service):

Potable Water - Star Sewer & Water District
 Irrigation Water- Farmer's Union Ditch Co., Ltd.
 Sanitary Sewer- Star Sewer and Water District
 Fire Protection - Star Fire District
 Schools - West Ada School District
 Roads - Ada County Highway District

SPECIAL ON-SITE FEATURES (Yes or No – If yes explain in your narrative):

Areas of Critical Environmental Concern - No Floodplain - No
 Evidence of Erosion - No Fish Habitat - No
 Historical Assets - No Mature Trees - Yes
 Riparian Vegetation - No Steep Slopes - No
 Stream/Creek - No Unstable Soils - No
 Unique Animal Life - No Unique Plant Life - No

Application Requirements:

(Applications are required to contain one copy of the following unless otherwise noted.)

Applicant (√)	Description	Staff (√)
<input checked="" type="checkbox"/>	Pre-application meeting with Planning Department required prior to neighborhood meeting.	
<input checked="" type="checkbox"/>	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	
<input checked="" type="checkbox"/>	Completed and signed Preliminary Plat Application	
X	Fee	
<input checked="" type="checkbox"/>	Narrative fully describing the proposed project (must be signed by applicant)	
X	Legal description of the property (paper and electronic version with engineer's seal): • Submit two (2) paper and one (1) electronic copy	
x	Recorded warranty deed for the subject property	
X	If the signature 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.	
x	Approval of the proposed sub name from Ada County Surveyor's office.	
<input checked="" type="checkbox"/>	Two (2) 11" X 17" vicinity maps showing the location of the subject property	
<input checked="" type="checkbox"/>	Two (2) bound 22" X 34" copies of the Preliminary Plat (folded to 8 1/2" X 11" size)	
<input checked="" type="checkbox"/>	One (1) 8 1/2" X 11" copies of the Preliminary Plat	
X	Two (2) bound 22" X 34" copies of the landscape plan, including natural features	
X	One (1) 8 1/2" X 11" copies of the landscape plan	
X	Two (2) bound 22" X 34" copies of site grading & drainage plans	
<input checked="" type="checkbox"/>	Phasing plan shall be included in the application if the project is to be phased.	
x	Letter of authorization from the local Post Office approving mail box delivery to subdivision.	
X	List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development.	
<input checked="" type="checkbox"/>	Names and addresses, printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office.	
X	Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist.	
X	Written confirmation that a traffic impact study is not required and/or has been submitted for review to Ada County Highway District.	

X	Submit two (2) sets of conceptual engineering plans, including respective profiles.	
<input checked="" type="checkbox"/>	Two (2) Electronic versions of submitted application including signed Preliminary Plat application, legal description of property, recorded warranty deed, affidavit of legal interest, vicinity map, preliminary plat map, landscape plan, site grading and drainage plans, names and addresses of all canal or irrigation ditches, conceptual engineering plans in pdf format submitted on a disk with the files named with project name and plan type. We encourage you to also submit at least one color version for presentation purposes.	
To be submitted	Signed Certification of Posting with pictures. (see attached posting requirements and certification form)	

FEE REQUIREMENT:

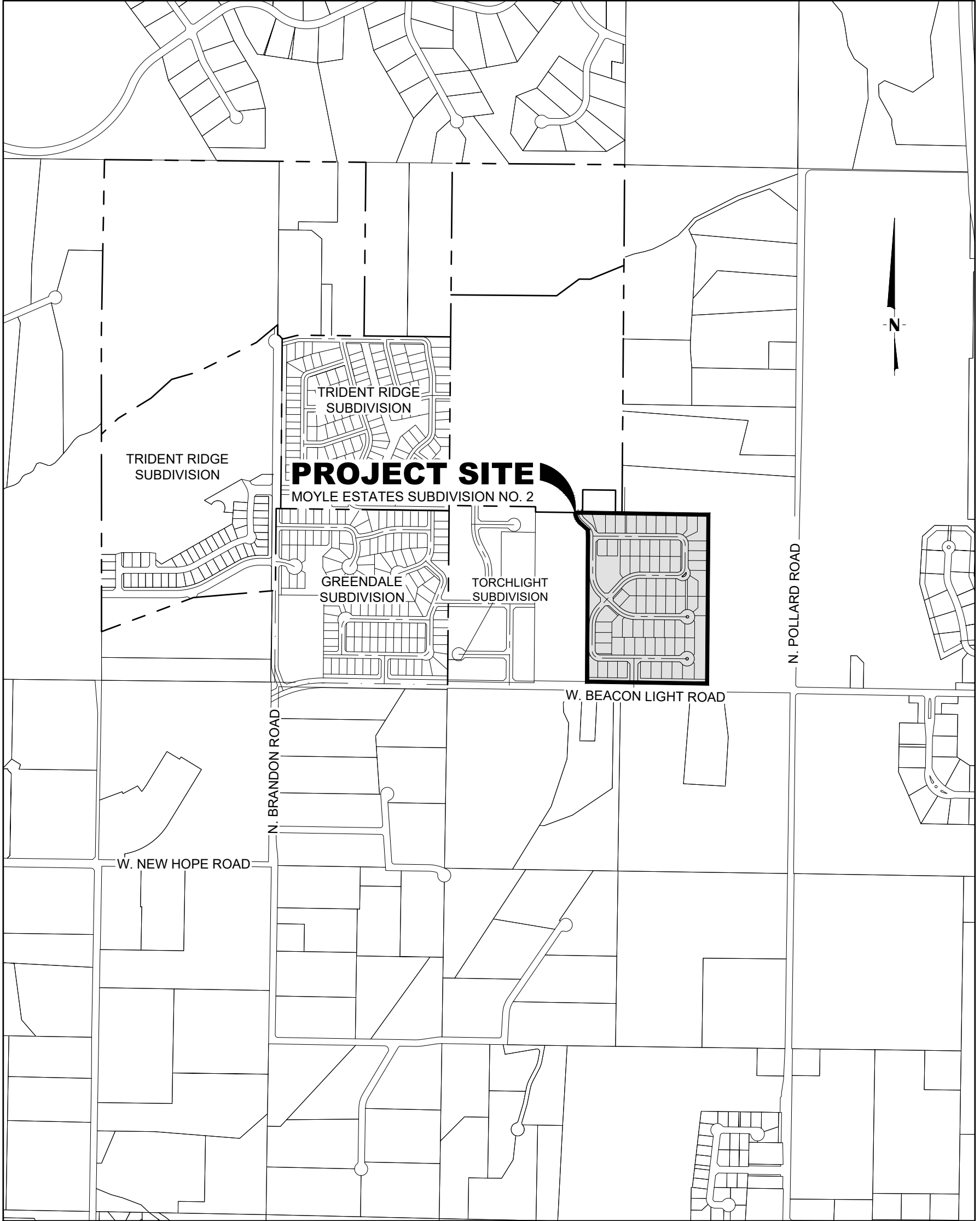
*** I have read and understand the above requirements. I further understand fees will be collected at the time of filing an application. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary to enable the City to expedite this application. I understand that I, as the applicant, am responsible for all payments to the City of Star.*


 Applicant/Representative Signature

October 28, 2020

Date

****NOTE:** All presentation boards, material boards, and documentation that are a part of the public hearing shall become property of the City of Star.



MOYLE ESTATES SUBDIVISION NO. 2
 A PORTION OF THE LOCATED IN THE SE 1/4 OF SECTION 32,
 T.5N., R.1W., B.M., STAR, ADA COUNTY, IDAHO

OVERALL VICINITY MAP

ENGINEERING SOLUTIONS LLP

1029 N. ROSARIO STREET, SUITE 100
 MERIDIAN, IDAHO 83642

PHONE: (208) 938-0980 FAX: (208) 938-0941

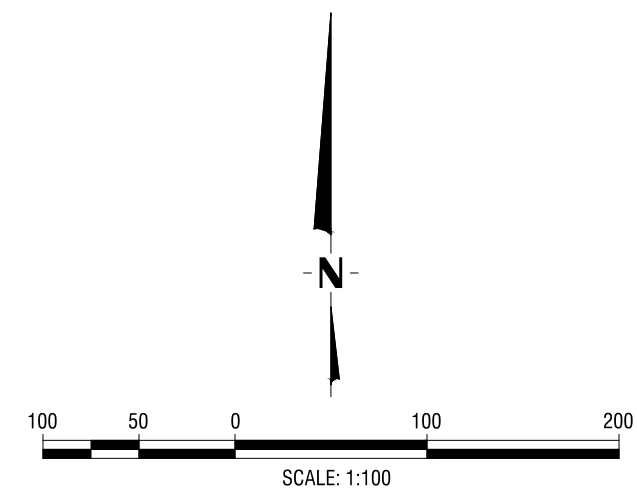
DATE	10/26/2020
PROJECT NO.	200220
DWG. FILE	200220-P-PREL.dwg
SCALE	1" = 80'
DRAWN BY	KDH
SHEET NO.	1 OF 1

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PRELIMINARY PLAT

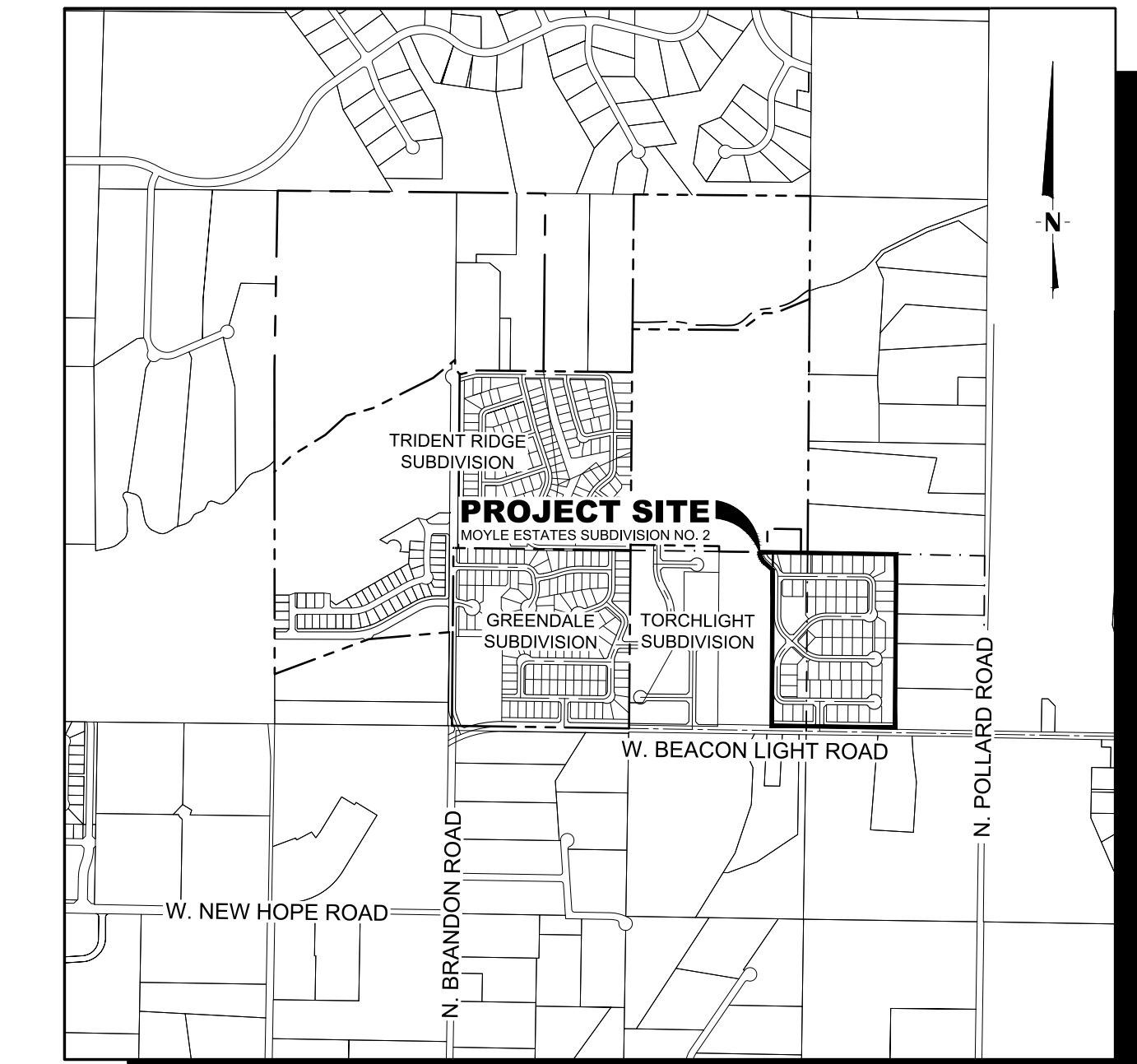
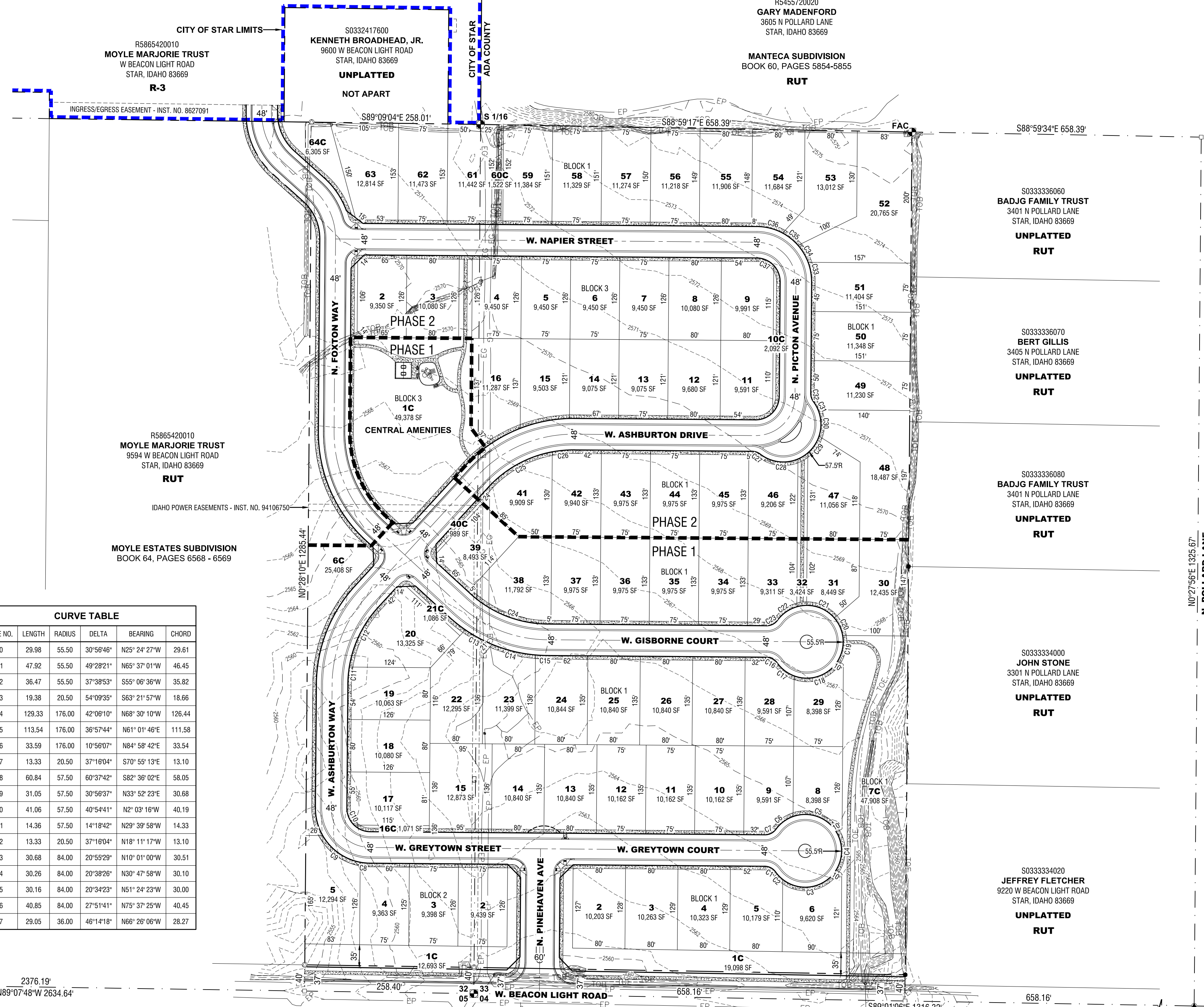
MOYLE ESTATES SUBDIVISION NO. 2

ADA COUNTY, IDAHO
 A RESUBDIVISION OF LOT 2, BLOCK 1, MOYLE ESTATES SUBDIVISION
 LOCATED IN THE SE 1/4 OF SECTION 32, T.5N., R.1W., B.M.,
 ADA COUNTY, IDAHO
2020



LEGEND

---	BOUNDARY LINE
---	RIGHT-OF-WAY LINE
---	CENTERLINE
---	PROPERTY LOT LINE
---	PROPOSED EASEMENT LINE
---	PROPOSED SETBACK LINE
---	PROPOSED VERTICAL CURB
---	PROPOSED ROLLED CURB
---	PROPOSED STORM DRAIN LINE AND MANHOLE
---	EXISTING STORM DRAIN LINE AND MANHOLE
---	PROPOSED SANITARY SEWER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING SEWER LINE AND MANHOLE
---	PROPOSED FIRE HYDRANT
---	PROPOSED GRAVITY IRRIGATION
---	EXISTING GRAVITY IRRIGATION
---	PROPOSED PRESSURE IRRIGATION
---	EXISTING PRESSURE IRRIGATION
---	PROPOSED WATER MAIN
---	EXISTING WATER MAIN
---	SECTION LINE
---	EXISTING BOUNDARY LINE
---	EXISTING PROPERTY LOT LINE
---	EXISTING EASEMENT LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING EDGE OF GRAVEL
---	EXISTING VERTICAL CURB
---	EXISTING ROLLED CURB
---	EXISTING 5' CONTOUR
---	EXISTING 1' CONTOUR
---	EXISTING TOP OF BANK
---	EXISTING BOTTOM OF BANK
---	EXISTING FENCE LINE
---	EXISTING OVERHEAD POWER LINE
---	EXISTING FIBER OPTIC LINE
---	EXISTING GAS LINE
---	EXISTING TELEPHONE LINE
---	EXISTING SIGN
---	EXISTING LIGHT POLE
---	EXISTING OVERHEAD POWER OR UTILITY POLE



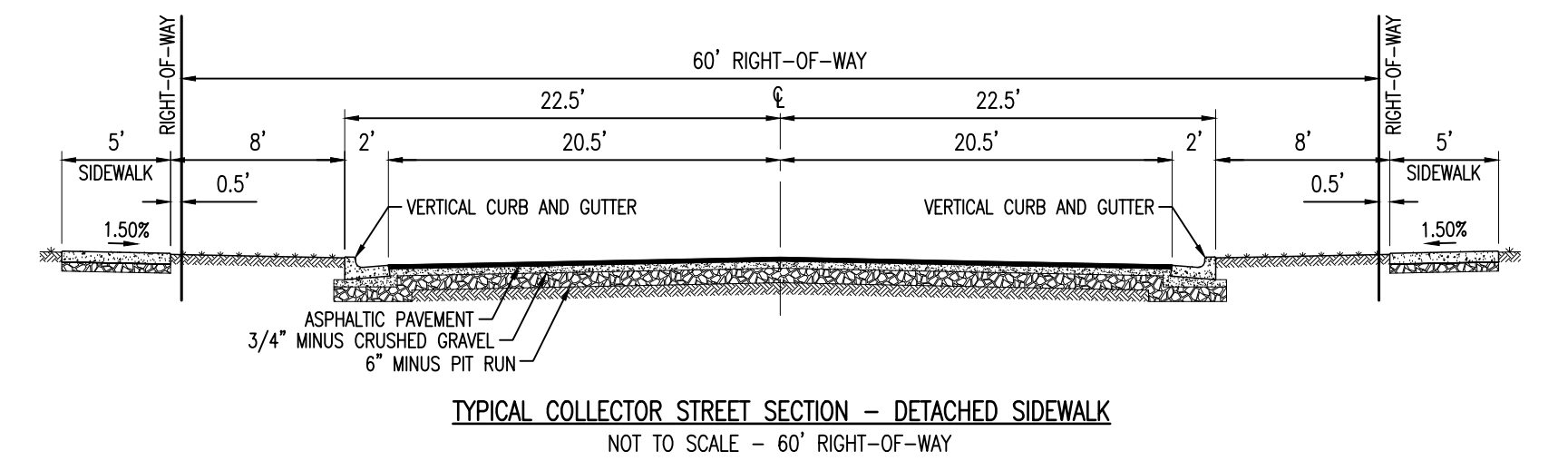
VICINITY MAP
NOT TO SCALE

PRELIMINARY PLAT NOTES

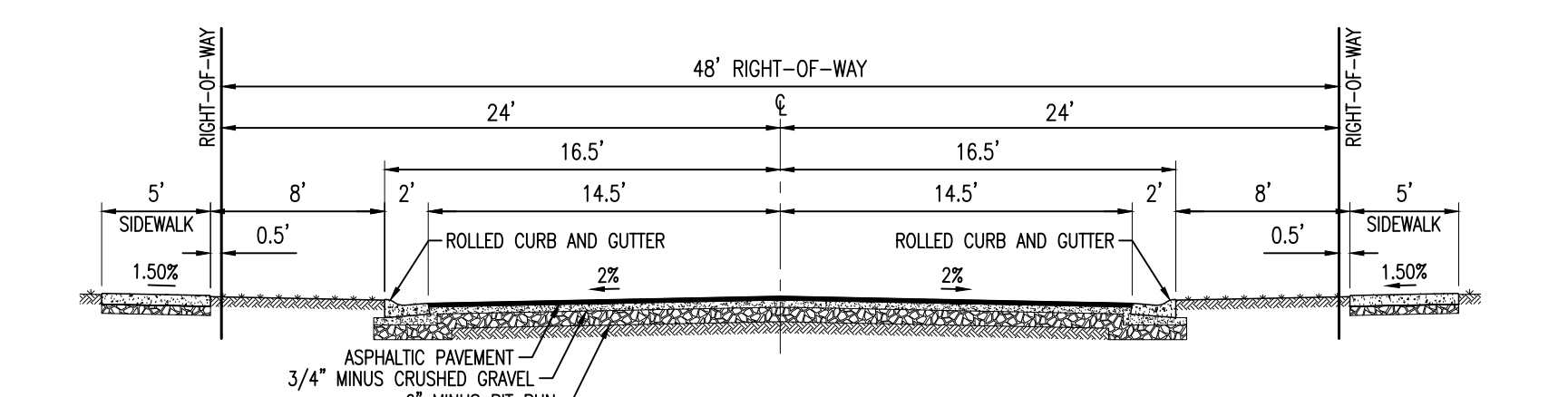
- SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
- SUBJECT PROPERTY DOES NOT FALLS WITHIN FEMA FLOOD HAZARD ZONES A AND X. SEE FIRM PANEL 160001C0130J, DATED JUNE 19, 2020.
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE FIFTEEN (15) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TWELVE (12) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
- IRRIGATION WATER SHALL BE PROVIDED FROM THE FARMER'S UNION DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE 31-3805(B). LOTS WITHIN THE SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND THE INDIVIDUAL LOTS SHALL BE SUBJECT TO IRRIGATION WATER ASSESSMENTS.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR.
- LOTS 1, 7, 16, 21, 32, 40, 60 AND 64, BLOCK 1; LOTS 1 AND 6, BLOCK 2; AND LOTS 1 AND 10, BLOCK 3 ARE OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. ALL OTHER LOTS IN THIS SUBDIVISION ARE FOR SINGLE-FAMILY DWELLINGS.
- DIRECT LOT ACCESS TO W. BEACON LIGHT ROAD IS PROHIBITED.

PRELIMINARY PLAT DATA

TOTAL ACRES	27.24 AC	TOTAL OPEN SPACE	5.08 AC	ZONING	EXISTING: RUT PROPOSED: R-3
SINGLE-FAMILY RESIDENTIAL (66.52%)	18.12 AC	REQUIRED TOTAL OPEN SPACE AREA (15%)	4.09 AC	EXISTING: RUT	
PUBLIC RIGHT-OF-WAY (19.27%)	5.25 AC	REQUIRED QUALIFIED OPEN SPACE AREA (10%)	2.72 AC	PROPOSED: R-3	
OPEN SPACE/Common (14.21%)	3.87 AC	LOCAL PARKWAY AREA (EXCLUDES 26' PER LOT)	1.21 AC	SITE AMENITIES	PLAYGROUND EQUIPMENT, PICNIC GAZEBO, AND PATHWAYS
TOTAL LOTS	86	TOTAL OPEN SPACE AREA AND PARKWAYS:	5.08 AC	TOTAL OPEN SPACE PERCENTAGE:	18.65%
SINGLE-FAMILY RESIDENTIAL LOTS	74	QUALIFIED OPEN SPACE AREA:	3.26 AC	QUALIFIED OPEN SPACE PERCENTAGE:	12.03%
COMMON SPACE LOTS	12	COMMON AREAS			
RESIDENTIAL DENSITY (Du/Ac)		CENTRAL COMMON AREA	1.13 AC		
RESIDENTIAL GROSS DENSITY	2.72	PEDESTRIAN PATHWAYS/RIPARIAN AREA	1.21 AC		
RESIDENTIAL NET DENSITY	4.08	ARTERIAL/ENTRANCE BUFFER	0.73 AC		
LOT AREA DATA		END BLOCK BUFFERS	0.12 AC		
MINIMUM LOT SIZE	8,300 SF	ROADWAY/STORM DRAINAGE AREA	0.68 AC		
AVERAGE LOT SIZE	10,668 SF				



TYPICAL COLLECTOR STREET SECTION - DETACHED SIDEWALK
NOT TO SCALE - 60' RIGHT-OF-WAY



TYPICAL LOCAL STREET SECTION - DETACHED SIDEWALK
NOT TO SCALE - 48' RIGHT-OF-WAY

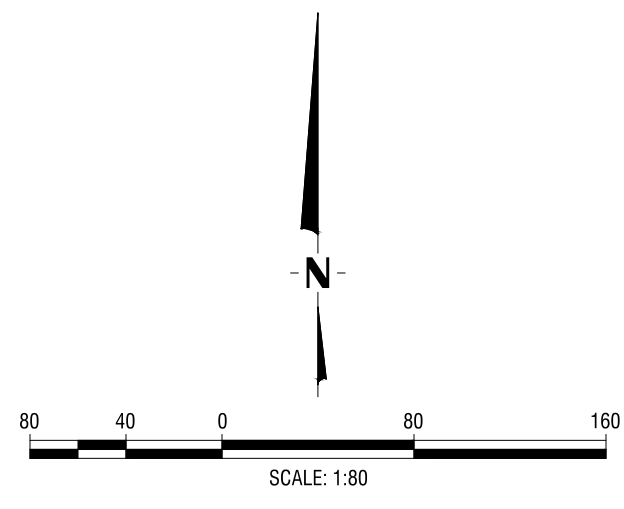
CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	19.38	20.50	54°09'35"	S62°28'27"E	18.66
C2	15.87	55.50	10°22'52"	S43°39'00"E	15.81
C3	93.51	55.50	96°32'03"	N79°57'27"E	82.83
C4	60.53	55.50	62°29'20"	N0°20'45"E	57.57
C5	76.31	55.50	78°46'31"	N70°11'10"W	70.44
C6	33.07	55.50	34°08'25"	S53°21'22"W	32.58
C7	19.38	20.50	54°09'35"	S63°21'57"W	18.66
C8	15.08	84.00	10°17'12"	N84°24'39"W	15.06
C9	72.39	84.00	49°22'37"	N54°34'45"W	70.17
C10	29.05	36.00	46°14'18"	N22°40'24"W	28.27
C11	26.48	176.00	8°37'10"	N4°49'20"E	26.45
C12	102.85	176.00	33°29'00"	N25°48'29"E	101.40
C13	47.14	224.00	12°39'28"	S61°39'04"E	47.05
C14	67.85	224.00	17°21'18"	S78°18'27"E	67.59
C15	17.86	224.00	4°34'09"	S87°19'10"E	17.86
C16	19.38	20.50	54°09'35"	S62°28'27"E	18.66
C17	33.07	55.50	34°08'25"	S52°27'52"E	32.58
C18	76.31	55.50	78°46'31"	N71°04'40"E	70.44
C19	40.32	55.50	41°37'29"	N10°52'41"E	39.44

CURVE TABLE

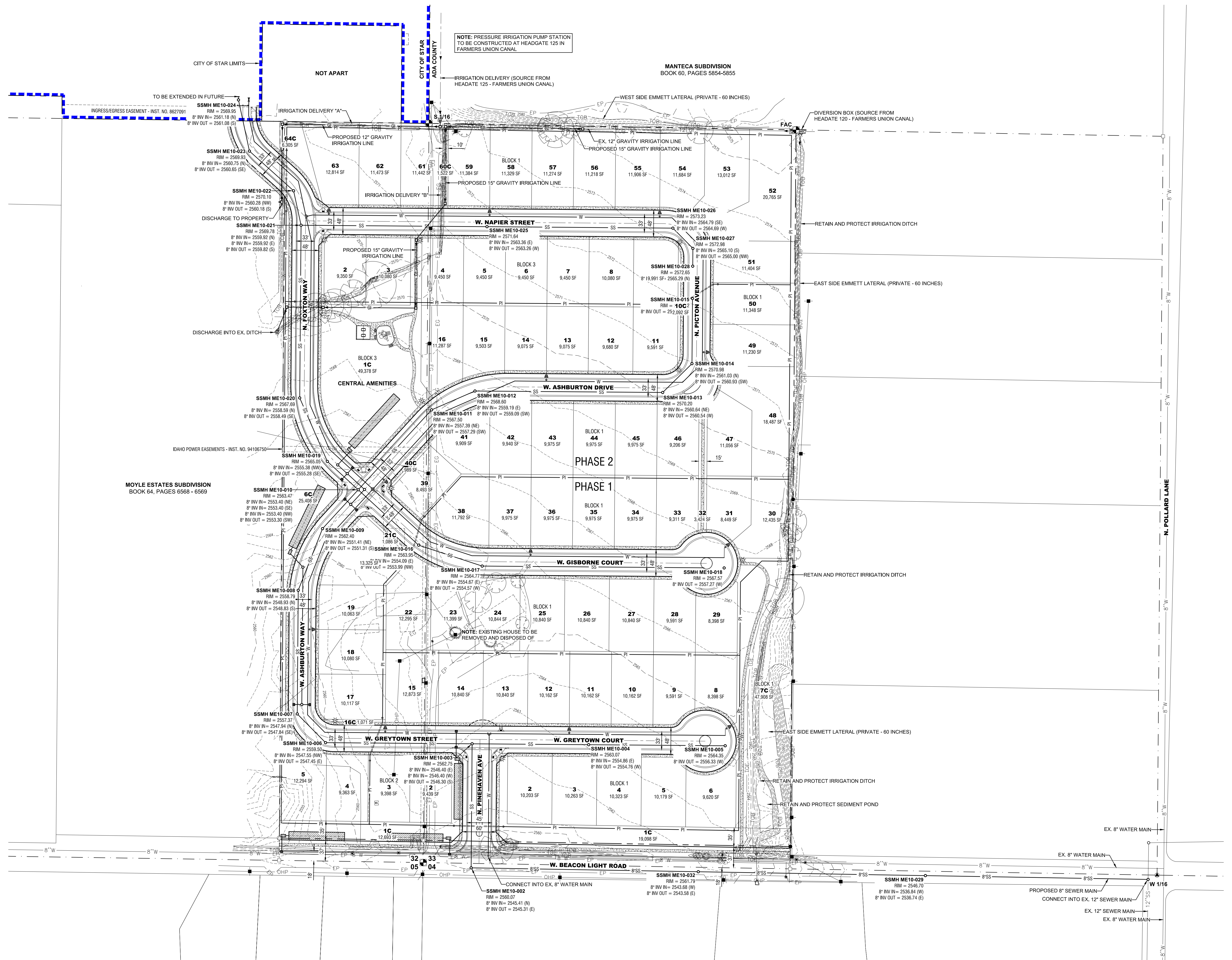
CURVE NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C20	29.98	55.50	30°56'46"	N25°24'27"W	29.61
C21	47.92	55.50	49°28'21"	N65°37'01"W	46.45
C22	36.47	55.50	37°38'53"	S55°09'36"W	35.82
C23	19.38	20.50	54°09'35"	S63°21'57"W	18.66
C24	129.33	176.00	42°09'10"	N68°30'10"W	126.44
C25	113.54	176.00	36°57'44"	N61°01'46"E	111.58
C26	33.59	176.00	10°50'07"	N84°58'42"E	33.54
C27	13.33	20.50	37°18'04"	S70°55'13"E	13.10
C28	60.84	57.50	60°37'42"	S82°36'02"E	58.05
C29	31.05	57.50	30°56'37"	N33°25'23"E	30.68
C30	41.06	57.50	40°54'41"	N2°03'16"W	40.19
C31	14.36	57.50	14°18'42"	N29°39'58"W	14.33
C32	13.33	20.50	37°16'04"	N18°11'17"W	13.10
C33	30.68	84.00	20°59'29"	N10°01'00"W	30.51
C34	30.26	84.00	20°38'26"	N30°47'58"W	30.10
C35	30.16	84.00	20°34'23"	N51°24'23"W	30.00
C36	40.85	84.00	27°51'41"	N73°37'25"W	40.45
C37	29.05	36.00	46°14'18"	N66°28'06"W	28.27

OWNERS OF RECORD	MAJORIE J. MOYLE TRUSTEE AND MARJORIE MOYLE TRUST ATTN: JOHN A. FINNEY 120 E. LAKE STREET, STE. 317 SANDPOINT, IDAHO 83684
DEVELOPER	WEST BEACON LIGHT, LLC 348 N. STORY BOOK WAY EAGLE, IDAHO 83616 PHONE: (208) 963-3788
SURVEYOR	CLINT HANSEN, PLS LAND SOLUTIONS, PC 231 E 6TH STREET, STE. A MERIDIAN, ID 83642 PHONE: (208) 998-2040 FAX: (208) 286-2357 EMAIL: clhansen@landolutions.biz
PLANNER	BECKY MCKAY ENGINEERING SOLUTIONS, PC 1029 N. ROSARIO STREET, STE. 100 MERIDIAN, ID 83642 PHONE: (208) 998-0980 FAX: (208) 998-0981 EMAIL: beckymckay@gsi.org
REVISIONS	NO. DESCRIPTION DATE BY
ENGINEERING SOLUTIONS, PC	1029 N. ROSARIO STREET, SUITE 100 MERIDIAN, IDAHO 83642 PHONE: (208) 998-0980 FAX: (208) 998-0981
MOYLE ESTATES SUBD. NO. 2	LOCATED IN THE SE 1/4 OF SECTION 32, T.5N., R.1W., B.M.
PRELIMINARY PLAT	
DATE ISSUED	10/27/2020
PROJECT NO.	200220
DWG. FILE	200220-P-PREL.dwg
SCALE	AS SHOWN
DRAWN BY	KDH
CHECKED BY	BM
PREL	
SHEET	01 OF 01



LEGEND

---	BOUNDARY LINE
- - -	RIGHT-OF-WAY LINE
---	CENTERLINE
- - -	PROPERTY LOT LINE
- - -	PROPOSED EASEMENT LINE
- - -	PROPERTY SETBACK LINE
- - -	PROPOSED VERTICAL CURB
- - -	PROPOSED ROLLED CURB
○	PROPOSED STORM DRAIN LINE AND MANHOLE
○	EXISTING STORM DRAIN LINE AND MANHOLE
○	PROPOSED SANITARY SEWER LINE
○	EXISTING SEWER LINE AND MANHOLE
○	PROPOSED FIRE HYDRANT
○	PROPOSED GRAVITY IRRIGATION
○	EXISTING GRAVITY IRRIGATION
○	PROPOSED PRESSURE IRRIGATION
○	EXISTING PRESSURE IRRIGATION LINE
○	PROPOSED WATER MAIN
○	EXISTING WATER MAIN
---	SECTION LINE
- - -	EXISTING BOUNDARY LINE
- - -	EXISTING PROPERTY LOT LINE
- - -	EXISTING EASEMENT LINE
- - -	EXISTING EDGE OF PAVEMENT
- - -	EXISTING EDGE OF GRAVEL
- - -	EXISTING VERTICAL CURB
- - -	EXISTING ROLLED CURB
- - -	EXISTING 5' CONTOUR
- - -	EXISTING 1' CONTOUR
- - -	EXISTING TOP OF BANK
- - -	EXISTING BOTTOM OF BANK
- - -	EXISTING FENCE LINE
- - -	EXISTING OVERHEAD POWER LINE
- - -	EXISTING FIBER OPTIC LINE
- - -	EXISTING GAS LINE
- - -	EXISTING TELEPHONE LINE
- - -	EXISTING SIGN
- - -	EXISTING LIGHT POLE
- - -	EXISTING OVERHEAD POWER OR UTILITY POLE



OWNERS OF RECORD MAJORIE J. MOYLE TRUSTEE AND MARJORIE MOYLE TRUST ATTN: JOHN A. FINNEY 120 E. LAKE STREET, STE. 317 SANDPOINT, IDAHO 83864	DEVELOPER WEST BEACON LIGHT, LLC 348 N. STORY BOOK WAY EAGLE, IDAHO 83616 PHONE: (208) 963-3788	SURVEYOR CLINT HANSEN, PLS LAND SOLUTIONS, PC 231 E 6TH STREET, STE A MERIDIAN, ID 83642 PHONE: (208) 998-2040 FAX: (208) 286-2357 EMAIL: clint@landolutions.biz	PLANNER BECKY MCKAY ENGINEERING SOLUTIONS, PC 1029 N. ROSARIO STREET, STE. 100 MERIDIAN, ID 83642 PHONE: (208) 998-0980 FAX: (208) 998-0981 EMAIL: beckym@engr.com	NO.	DESCRIPTION	DATE	BY
				REVISIONS			
ENGINEERING SOLUTIONS, LLP 1029 N. ROSARIO STREET, SUITE 100 MERIDIAN, IDAHO 83642 PHONE: (208) 998-0980 FAX: (208) 998-0981				PRELIMINARY ENGINEERING PLANS (PE)			
MOYLE ESTATES SUBD. NO. 2 LOCATED IN THE SE 1/4 OF SECTION 32, T.5N., R.1W., B.1M.				DATE ISSUED: 10/27/2020 PROJECT NO.: 200220 DWG. FILE: 200220-P-PREL.dwg SCALE: AS SHOWN DRAWN BY: KDH CHECKED BY: BM			
ENGR SHEET 01 OF 01							

Legal Description
Moyle Estates Subdivision No. 2 – Annexation / Rezone (RUT to R3)

A parcel being a portion of Lot 1 and all of Lot 2 of Block 1 of Moyle Estates Subdivision as shown in Book 64 of Plats on Pages 6568 through 6569, records of Ada County, Idaho, and a portion of the SW ¼ of the SW ¼ of Section 33, and the SE ¼ of the SE ¼ of Section 32, Township 5 North, Range 1 West, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

BEGINNING at an Aluminum Cap monument marking the southwest corner of said Section 33, from which a Brass Cap monument marking the southeast corner of the SW ¼ of said Section 33 bears S 89°01'06" E a distance of 2632.64 feet;

Thence along the southerly boundary of said SE ¼ of the SE ¼ of Section 32 N 89°08'00" W a distance of 258.40 feet to a point;

Thence leaving said southerly boundary N 0°28'02" E along the westerly boundary of said Lot 2 of Block 1, and the extension thereof, a distance of 1191.76 feet to a point;

Thence leaving said westerly boundary a distance of 17.52 feet along the arc of a 76.00 foot radius non-tangent curve left, said curve having a central angle of 13°12'42" and a long chord bearing N 41°26'12" W a distance of 17.49 feet to a point;

Thence N 48°02'33" W a distance of 62.18 feet to a point;

Thence a distance of 92.47 feet along the arc of a 124.00 foot radius curve right, said curve having a central angle of 42°43'34" and a long chord bearing N 26°40'46" W a distance of 90.34 feet to a point on the northerly boundary of said Lot 1 of Block 1 of Moyle Estates Subdivision;

Thence along said northerly boundary and along the northerly boundary of said Lot 2 S 89°13'43" E a distance of 357.39 feet to an Aluminum Cap monument marking the northeast corner of said SE ¼ of the SE ¼ of Section 32, and the southwesterly corner of Manteca Subdivision as shown in Book 60 of Plats on Pages 5854 through 5855, records of Ada County, Idaho;

Thence continuing along the northerly boundary of said Lot 2, and the southerly boundary of said Manteca Subdivision, S 88°59'34" E a distance of 658.39 feet to a point marking the northeast corner of said Lot 2;

Thence along the easterly boundary of said Lot 2 and the extension thereof S 0°27'21" W a distance of 1325.96 feet to a point on the southerly boundary of said SW ¼ of the SW ¼ of Section 33;

Thence along said southerly boundary N 89°01'06" W a distance of 658.16 feet to the **POINT OF BEGINNING**.

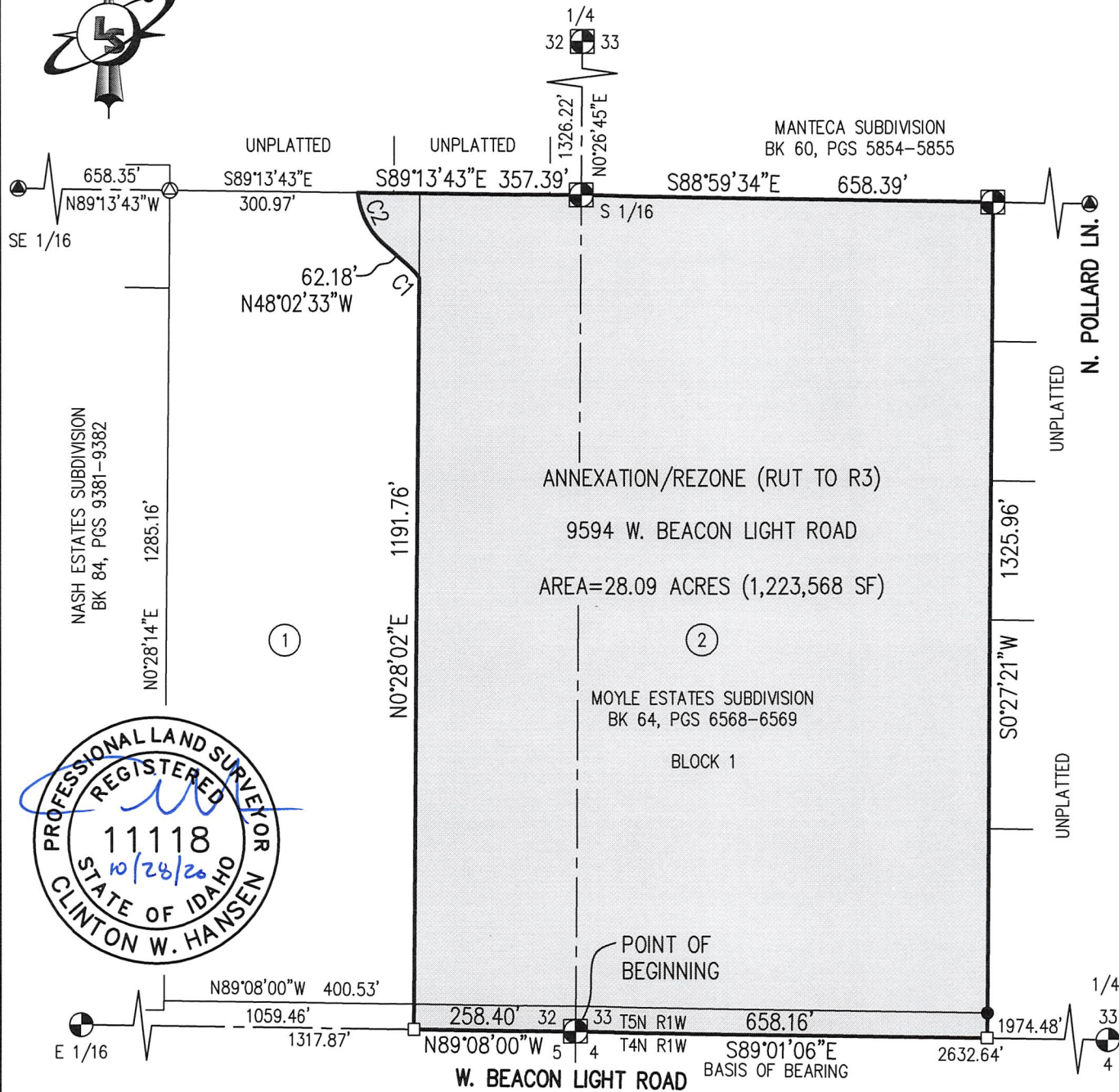
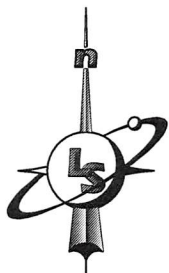
This parcel contains 28.09 acres and is subject to any easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
October 28, 2020



MOYLE ESTATES SUBDIVISION NO. 2

ANNEXATION AND R3 REZONE - EXHIBIT



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	17.52'	76.00'	13°12'42"	N41°26'12"W	17.49'
C2	92.47'	124.00'	42°43'34"	N26°40'46"W	90.34'

LandSolutions
Land Surveying and Consulting

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