CITY OF EAGLE ▪ PO BOX 1520 ▪ EAGLE, IDAHO 83616 ▪ 208-939-0227 ▪ FAX 208-938-3854

TRANSMITTAL DATE: January 7, 2020

PLANNING AND ZONING COMMISSION MEETING DATE: February 18, 2020

APPLICATION NUMBER: CU-09-19/PPUD-06-19/PP-09-19

PROJECT DESCRIPTION: Snoqualmie Falls Subdivision No. 15

APPLICANT:
Red Butte, LLC
3858 North Garden Center Way, Suite 200
Boise, Idaho 83703

REPRESENTATIVE:
T-O Engineers
David Sterling, P.E.
2471 South Titanium Place
Meridian, Idaho 83642

SUBJECT: CU-09-19/PPUD-06-19/PP-09-19 – Snoqualmie River Subdivision No. 15 – Red Butte, LLC: Red Butte, LLC, represented by David Sterling, P.E., with T-O Engineers, is requesting conditional use permit, preliminary development plan, and preliminary plat approvals for Snoqualmie Falls Subdivision No. 15, a 94-lot (77-buildalble, 17-common) residential planned unit development. A portion of the site (approximately 33-acres) is located at the southeast corner of North Palmer Lane and West Floating Feather Road. The remaining portion of the site (approximately 9.85-acres) is located on the north side of West Floating Feather Road approximately 790-feet west of the intersection of North Arena Avenue and West Floating Feather Road.

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

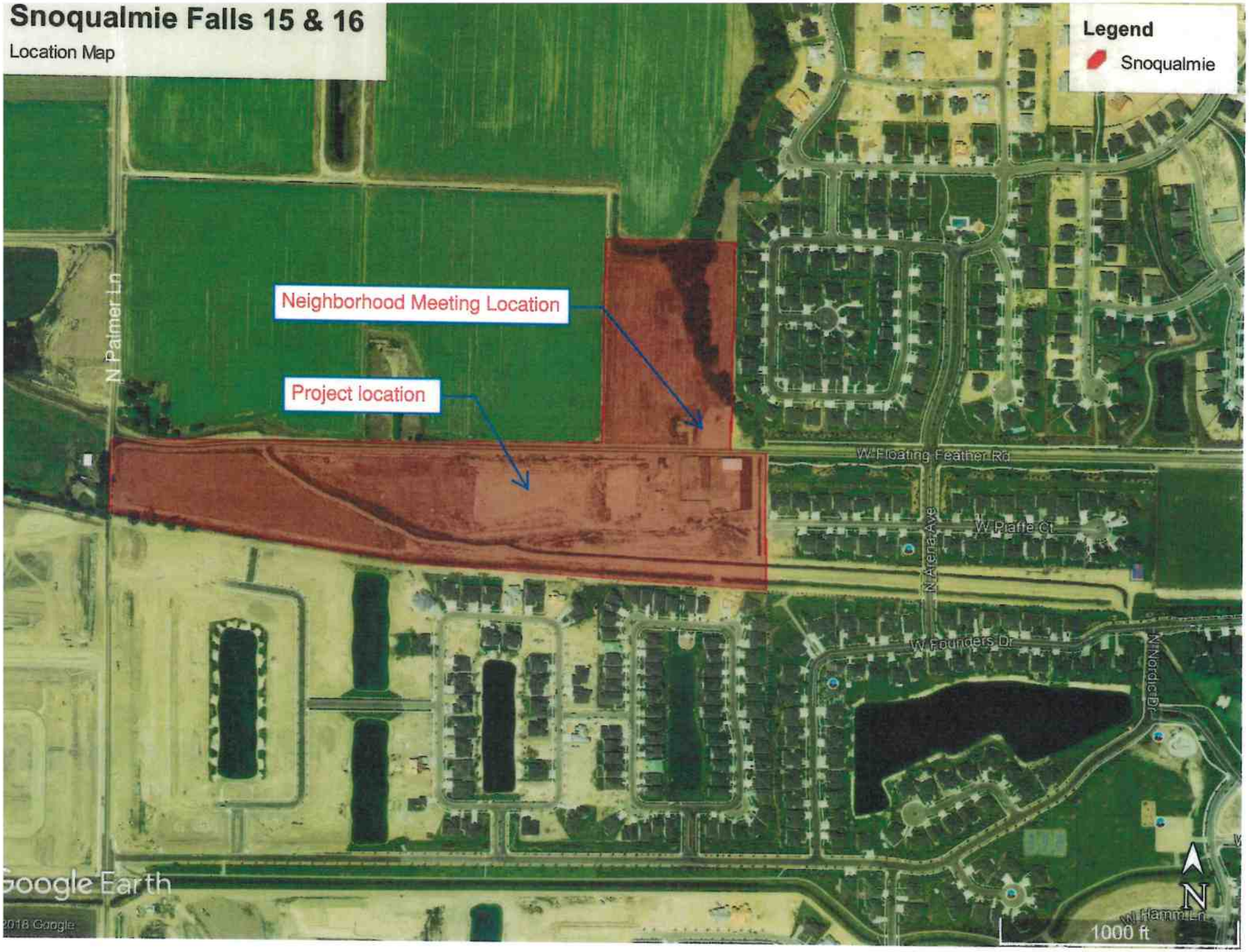
The City of Eagle is reviewing the above mentioned application. If you have any comments on the proposed development please notify the City of Eagle in writing within 15 days of the transmittal date noted above. If no response is received, you will be considered as having no specific concerns regarding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

TRANSMITTED TO:
Ada County Assessor
Ada County Development Services - Attn: **Jason Boal**
Ada County Highway District - Attn: **Planning Review**
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: **Jake Fessenden/Eddy Franklin/ Shelli Williamson**
City of Eagle Park, Pathway & Recreation
City of Eagle Trails Coordinator - Attn: **Steve Noyes**
City of Eagle Police (ACSO) - Attn: **Chief Matt Clifford**
City of Eagle Water Dept. - Attn: **Ken Acuff**
City of Eagle Economic Development Director – Attn: **Robin Collins**
COMPASS
DEQ - Attn: **Alicia Martin**
Drainage District #2 - Attn: **S. Bryce Farris**
Eagle Historic Preservation Commission
Eagle Fire Department - Attn: **Scott Buck/John Francesconi**
Eagle Water Co.
Eagle Sewer District - Attn: **Lynn Moser**
Farmers Union Ditch Co. Inc. - Attn: **Jerry A. Kiser**
Idaho Dept. of Fish & Game - Southwest Region
Idaho Department of Lands
Idaho Power - Attn: **Blake Watson**
ITD - Attn: **Ken Couch**
Land Trust of the Treasure Valley - Attn: **Eric Grace**
Marathon Pipe Line – Attn: **Jesi Brock**
Meridian Fire Department - Attn: **Joe Bongiorno**
Middleton Irrigation Ditch Company - Attn: **S. Bryce Farris**
Middleton Mill Ditch Company - Attn: **S. Bryce Farris**
New Dry Creek Ditch Co. - Attn: **Ron Sedlacek**
New Union Ditch Co. - Attn: **Gary Heikes**
Republic Services - Attn: **Richard Scott and Gary Packwood**
Settler's Irrigation - Attn: **S. Bryce Farris**
Star Fire District - Attn: **Greg Timinsky**
United States Army Corps of Engineers
Suez - Attn: **Cathy Cooper**
United States Postal Service - Attn: **Ronald Saenz**
Valley Regional Transit
West Ada School District - Attn: **Joe Yochum**

cc: File

Snoqualmie Falls 15 & 16

Location Map



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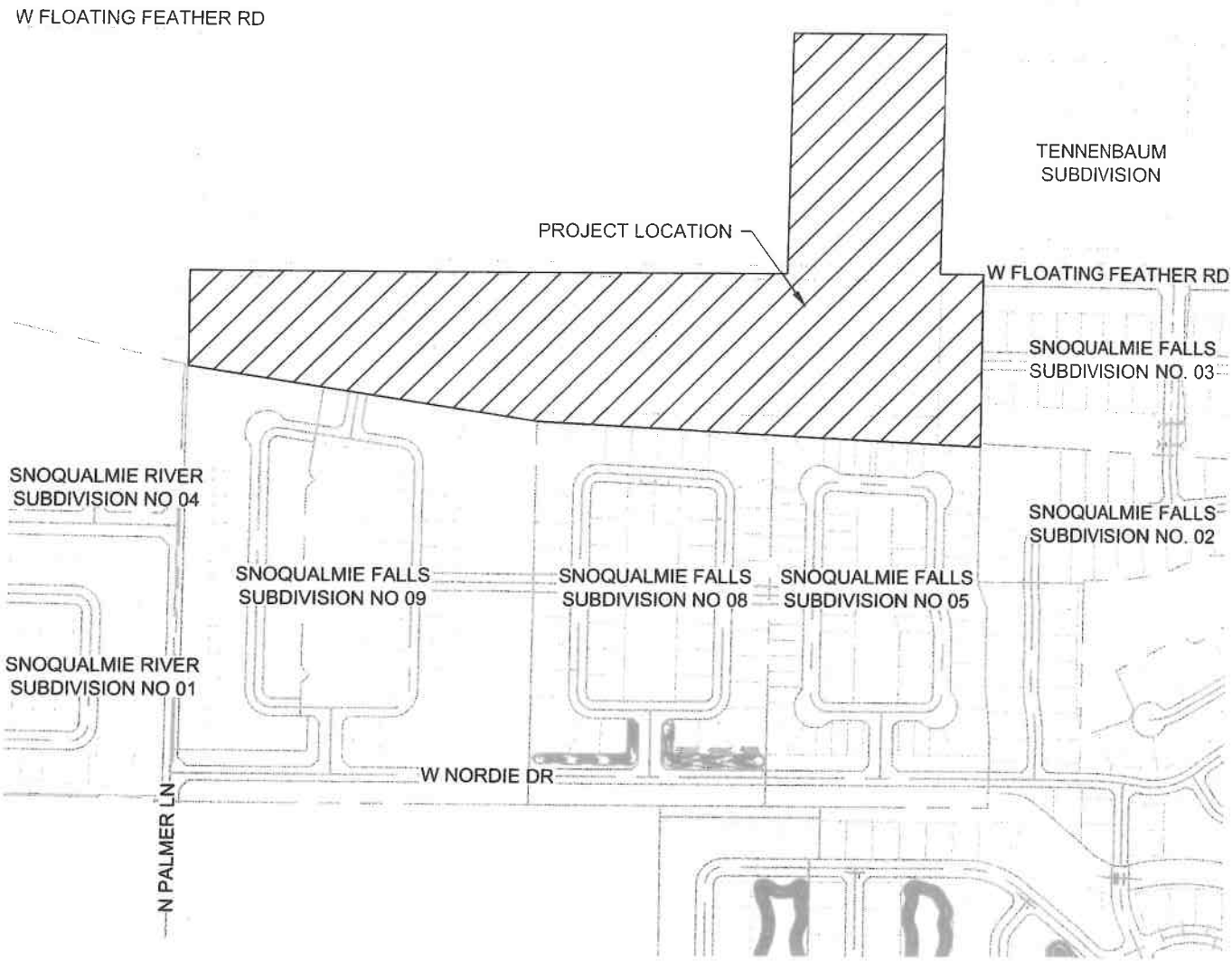

T-O ENGINEERS
2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642-6703
PHONE: (208) 323-2288 WWW.TO-ENGINEERS.COM

E-FILE: 190433-Vicinity Map.dwg DATE: 12/3/19 JOB: #####

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E-FILE: 190433-Vicinity Map.dwg DATE: 12/3/19 JOB: #####

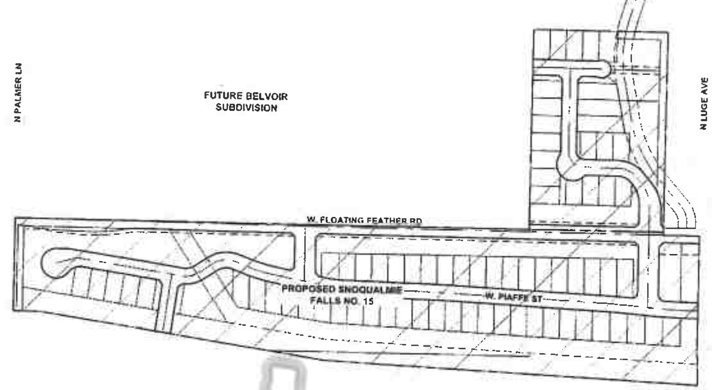
RECEIVED & FILED
CITY OF EAGLE

DEC 3 1 2019

File: ______
Route to: ______

PRELIMINARY PLAT AND DEVELOPMENT PLAN FOR
SNOQUALMIE FALLS SUBDIVISION NO. 15

A PORTION OF THE N 1/2 OF THE NW 1/4 OF SECTION 10 AND THE S 1/2 OF THE SW 1/4 OF SECTION 3
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN
ADA COUNTY, IDAHO
2019



PRELIMINARY PLAT NOTES

1. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, LOT DRAINAGE, SEWER, IRRIGATION AND STREET LIGHTS OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET OR FRONTING ALONG A PRIVATE SHARED DRIVEWAY LOT (LOT 6, BLOCK 1) AS PER EAGLE CITY CODE 9-3-6. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT
2. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO SIDE LOT LINES.
3. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE TWELVE (12) FEET ADJACENT TO REAR LOT LINES.
4. [illegible]
5. [illegible]
6. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH CITY CODE IN EFFECT AT THE TIME OF THE RE-SUBDIVISION
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. SANITARY SEWER SERVICE TO BE PROVIDED BY THE EAGLE SEWER DISTRICT.
14. DOMESTIC WATER TO BE PROVIDED BY THE CITY OF EAGLE MUNICIPAL WATER SYSTEM.
15. [illegible]
16. DIRECT LOT ACCESS TO N. PALMER LANE AND W. FLOATING FEATHER ROAD IS PROHIBITED.
17. [illegible]
18. THE PRESSURE IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE LEGACY COMMUNITY ASSOCIATION, INC. OR IS ASSIGNS.
19. [illegible]
20. [illegible]
21. [illegible]
22. LOT 1, BLOCK 1, LOT 10 BLOCK 5, LOTS 12 AND 12, BLOCK 20 OR A PORTION OF SAID LOT, ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM.
23. LOT 1, BLOCK 1, LOT 17, BLOCK 2, LOTS 9 AND 10, BLOCK 5, LOT 1, BLOCK 6, LOTS 10, 11, AND 12, BLOCK 20 ARE CONTAIN SIDEWALK EASEMENTS

STANDARD LEGEND

- SUBDIVISION BOUNDARY
- SUBDIVISION PHASE BOUNDARY
- STREET RIGHT-OF-WAY
- FUTURE RIGHT-OF-WAY
- STREET CENTERLINE
- PROPOSED EASEMENT
- PROPOSED VERTICAL CURB
- PROPOSED ROLLED CURB
- EP — PROPOSED EDGE OF PAVEMENT
- EG — PROPOSED EDGE OF GRAVEL
- SS — PROPOSED SEWER LINE
- W — PROPOSED WATER LINE
- SD — PROPOSED STORM DRAIN LINE
- PI — PROPOSED PRESSURE IRRIGATION LINE
- IR — PROPOSED GRAVITY IRRIGATION LINE
- PROPOSED DRAINAGE FLOW PATH
- EXISTING MAJOR CONTOUR
- 2575 EXISTING MINOR CONTOUR
- PROPOSED SEWER MANHOLE
- PROPOSED CLEANOUT
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED CATCH BASIN/AREA INLET
- PROPOSED SAND AND GREASE TRAP
- PROPOSED FIRE HYDRANT
- PROPOSED DOUBLE WATER SERVICE
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED BLOW-OFF
- PROPOSED PRESSURE IRRIGATION SERVICE
- PROPOSED PRESSURE IRRIGATION DRAIN
- PROPOSED STREET LIGHT
- LOT NUMBER
- BLOCK NUMBER
- FOUND BRASS CAP
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- CALCULATED POINT

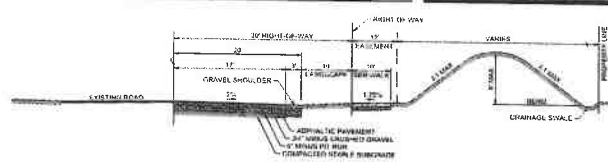
SETBACK TABLE

TYPE	APPROX LOT SIZE	FRONTAGE	SETBACKS FRONT	REAR	INTERIOR SIDE*	STREET SIDE
PATIO	5,000 - 7,999 SF	30 FT	15 FT FROM LIVING SPACE 20 FT FROM GARAGE	10 FT	5 FT	20 FT
CUSTOM	8,000 - 11,999 SF	30 FT	20 FT	25 FT	5 FT	20 FT
ESTATE	12,000 - 16,999 SF	30 FT	25 FT	25 FT	7.5 FT	20 FT
	17,000 SF +	35 FT	30 FT	30 FT	10 FT	20 FT

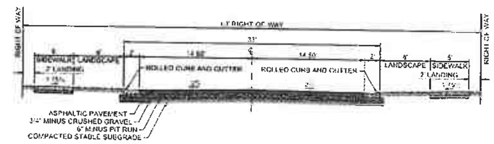
* ADD ADDITIONAL FIVE (5) FEET PER STORY SETBACK FOR MULTI-STORY STRUCTURES

LAND USE SUMMARY

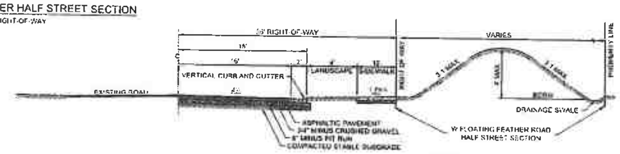
DESCRIPTION	ACREAGE	RESIDENTIAL LOTS	PERCENTAGE OF TOTAL LOT AREA	PERCENTAGE OF OPEN SPACE AREA
17,000+ SF LOTS	2.32	4	14.3%	
12,000 - 16,999 SF LOTS	0.28	1	1.7%	
8,000 - 11,999 SF LOTS	6.26	31	39.0%	
5,000 - 7,999 SF LOTS	7.22	41	45.0%	
TOTAL RESIDENTIAL AREA	16.07			
COMMUNITY OPEN SPACE	17.25			40.3%
SHARED/COMMON DRIVEWAY LOT	0.06			
PUBLIC RIGHT OF WAY	6.93			
FLOATING FEATHER/PALMER R/W	2.51			
TOTAL	42.85	77	100%	



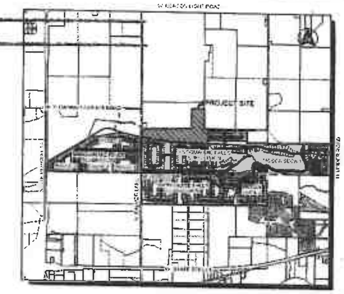
(A) FLOATING FEATHER HALF STREET SECTION
NOT TO SCALE - 1/2 60' RIGHT-OF-WAY



(B) TYPICAL LOCAL STREET SECTION
NOT TO SCALE - 61' RIGHT-OF-WAY



(C) PALMER LANE HALF STREET SECTION
NOT TO SCALE - 1/2 50' RIGHT-OF-WAY



VICINITY MAP
NOT TO SCALE

SHEET LIST TABLE

SHEET NO.	DESCRIPTION
C1.0	COVER SHEET
C1.1	PRELIMINARY PLAT PLAN
C1.2	PRELIMINARY PLAT PLAN
C1.3	PRELIMINARY PLAT PLAN
C1.4	PRELIMINARY DEVELOPMENT PLAN
C1.5	PRELIMINARY DEVELOPMENT PLAN
C1.6	PRELIMINARY DEVELOPMENT PLAN
C1.7	EXISTING CONDITIONS
C1.8	EXISTING CONDITIONS
C1.9	EXISTING CONDITIONS

SITE DATA

DEVELOPER AND PLANNER
RED BUTTE, LLC
CONTACT: JUSTIN MARTIN
3858 N. GARDEN CENTER WAY, STE. 300
BOISE, ID 83703

ENGINEER
DAVID STERLING, P.E.
T-O ENGINEERS
2471 S. TITANIUM PLACE
MERIDIAN, ID 83642

SURVEYOR
ROD O'MALLEY, P.L.S.
T-O ENGINEERS
332 N BROADMORE WAY
NAMPA, ID 83687

FIRE DISTRICT
CITY OF EAGLE

SEWER DISTRICT
EAGLE SEWER DISTRICT

WATER DISTRICT
CITY OF EAGLE MUNICIPAL WATER DISTRICT

IRRIGATION DISTRICT
MIDDLETON IRRIGATION DISTRICT
NEW DRY CREEK DITCH CO

ROADWAY JURISDICTION
ADA COUNTY HIGHWAY DISTRICT

AREA AND LOT SUMMARY

TOTAL ACRES	42.85 AC
PUBLIC RIGHT-OF-WAY	6.93
RESIDENTIAL	16.07
OPEN SPACE/COMMON LOTS	17.28
FUTURE FLOATING FEATHER/PALMER ACHD RIGHT-OF-WAY	2.51
OPEN SPACE/TOTAL AREA PERCENTAGE	40.3%
OPEN SPACE/COMMON LOT AREA PERCENTAGE	40.8%
SHARED COMMON DRIVEWAY	0.06
TOTAL LOTS	94
SINGLE FAMILY RESIDENTIAL	77
OPEN SPACE/COMMON	16
SHARED COMMON DRIVEWAY	1
FUTURE FLOATING FEATHER/PALMER RIGHT-OF-WAY	1
ZONING	
EXISTING: R-2-DA-P	PROPOSED: R-3-DA-P
MINIMUM LOT SIZE (SF)	
SINGLE FAMILY	6,942 SF
AVERAGE LOT SIZE	
SINGLE FAMILY	9,091 SF
RESIDENTIAL DENSITY (Du/Ac)	
RESIDENTIAL GROSS DENSITY	1.80
RESIDENTIAL NET DENSITY	4.79

DAVID N. STERLING
PROFESSIONAL ENGINEER
13063
STATE OF IDAHO

BORDER SIZE	22x34
DESIGNED	J. ZACHRING
DRAWN	J. ZACHRING
CHECKED	D. STERLING
APPROVED	D. STERLING

REVISIONS
NO.	DESCRIPTION	DATE

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642
PHONE: (208) 323-2288 WWW.TO-ENGINEERS.COM
BOISE • CODY • COEUR D'ALENE • HEBER CITY
MERIDIAN • NAMPA • SPOKANE

PRELIMINARY PLAT AND DEVELOPMENT PLAN FOR:
SNOQUALMIE FALLS SUB. NO. 15
COVER SHEET

ATTENTION
0 1/2" 1"
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: NOVEMBER 2019
PROJECT: 190423
SHEET: C1.0

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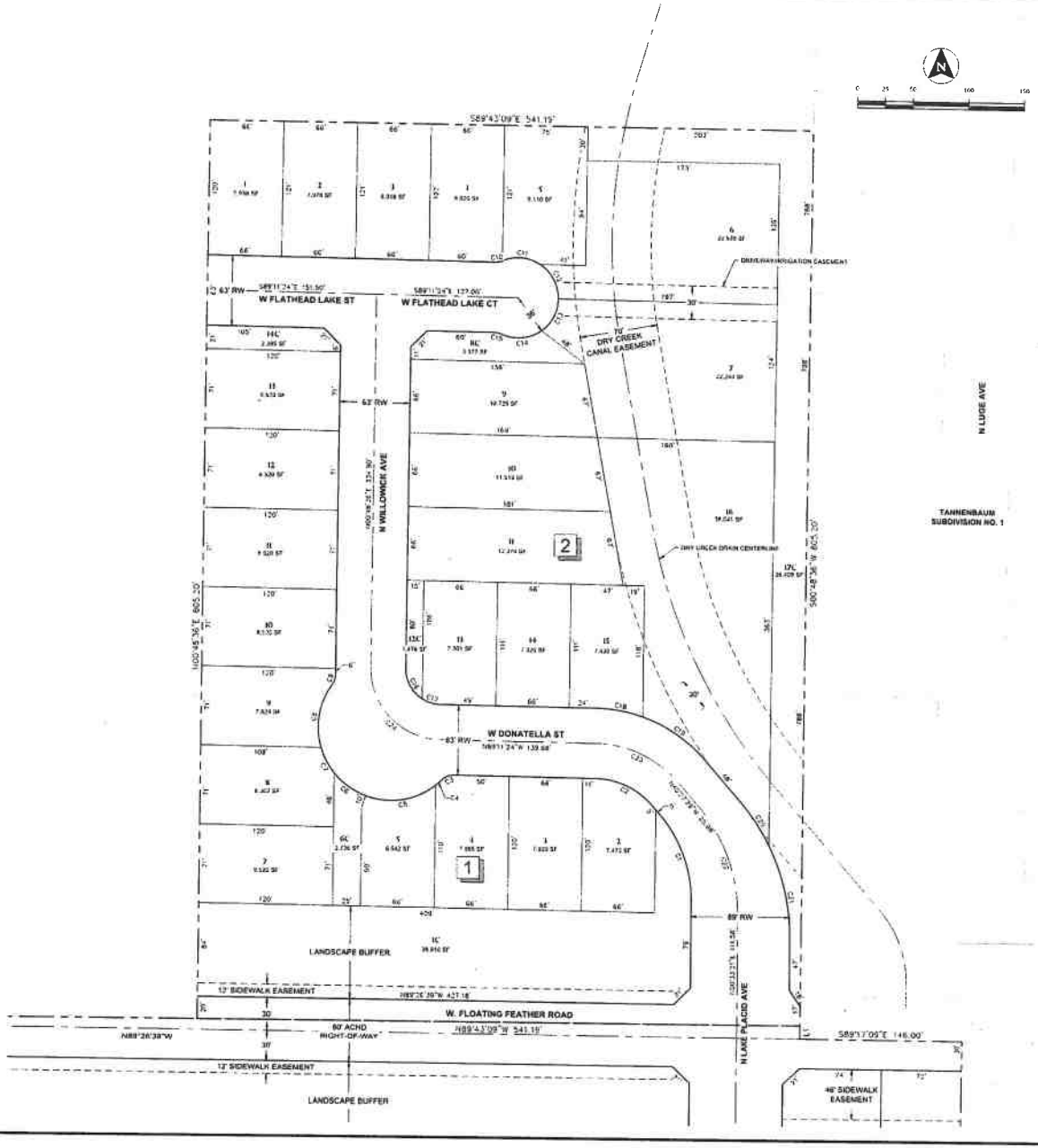

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	116.50'	84.83'	41°00'50"	S19°57'04"E	83.03'
C2	67.80'	58.30'	49°15'57"	S64°49'27"E	56.52'
C3	15.00'	11.95'	45°38'16"	N67°59'26"E	11.63'
C4	65.00'	7.49'	6°36'19"	N18°28'29"E	7.49'
C5	65.00'	66.28'	58°25'33"	N60°59'24"E	63.45'
C6	65.00'	35.15'	30°58'55"	S54°18'22"E	34.72'
C7	65.00'	25.74'	22°41'18"	S27°28'15"E	25.57'
C8	65.00'	59.58'	52°30'51"	S10°07'49"W	57.51'
C9	15.00'	9.31'	35°34'34"	S18°35'57"W	9.16'
C10	15.00'	6.35'	24°14'59"	S78°41'06"W	6.30'
C11	36.00'	35.31'	56°12'11"	N63°20'18"W	33.91'
C12	36.00'	36.47'	58°02'48"	N28°12'48"W	34.92'
C13	36.00'	33.53'	53°20'07"	N27°29'40"E	32.33'
C14	36.00'	38.25'	60°52'51"	N84°37'09"E	36.48'
C15	15.00'	6.35'	24°14'59"	S77°03'59"E	6.30'
C16	31.50'	32.11'	58°33'59"	N28°23'24"W	30.74'
C17	31.50'	17.37'	31°36'01"	N73°23'24"W	17.15'
C18	131.50'	42.56'	18°32'40"	N79°55'05"W	42.38'
C19	131.50'	69.28'	30°11'15"	N55°33'07"W	68.49'
C20	186.50'	47.75'	14°40'06"	N53°07'26"W	47.62'
C21	186.50'	85.76'	26°20'44"	N12°37'01"W	85.00'
C22	150.33'	107.61'	41°00'50"	N19°57'04"W	105.33'
C23	100.00'	85.05'	48°43'55"	N64°49'27"W	82.51'
C24	63.00'	98.96'	90°00'00"	N44°11'24"W	89.10'
C39	2531.50'	3.85'	0°05'14"	N84°40'29"W	3.85'
C40	2531.50'	66.18'	1°29'53"	N85°28'12"W	66.18'
C41	2531.50'	37.99'	0°51'36"	N86°38.57"W	37.99'
C42	437.00'	13.94'	1°49'38"	N87°24'36"W	13.94'
C43	437.00'	50.06'	7°44'36"	N82°37'29"W	50.01'
C44	518.50'	104.61'	9°41'27"	S73°54'37"E	104.49'
C45	131.50'	124.10'	54°05'48"	N83°53'23"E	119.60'
C46	68.50'	10.14'	8°28'41"	N61°13'07"E	10.13'
C47	68.50'	38.60'	33°17'12"	N82°06'24"E	38.24'
C48	100.00'	14.79'	8°28'26"	S85°29'13"E	14.78'
C49	60.00'	244.40'	233°23'17"	N26°11'39"W	107.21'
C50	60.00'	37.53'	35°50'34"	S54°31'59"W	36.93'
C51	60.00'	27.54'	26°17'44"	S85°36'08"W	27.30'
C52	131.50'	10.04'	4°22'29"	S36°14'02"E	10.04'
C53	131.50'	59.29'	30°11'20"	N75°29'04"E	58.48'
C54	131.50'	10.11'	4°24'16"	N59°11'15"E	10.11'
C55	68.50'	64.74'	54°09'06"	N53°51'43"E	62.36'
C56	681.50'	20.10'	1°41'23"	S80°54'25"E	20.10'
C57	681.50'	68.73'	5°46'43"	S73°38'28"E	68.70'
C58	681.50'	26.44'	2°13'21"	S77°38'30"E	26.43'
C59	500.00'	39.83'	4°33'53"	S81°02'07"E	39.82'
C60	500.00'	43.68'	5°00'21"	S85°49'14"E	43.67'
C61	2468.50'	15.41'	0°21'28"	S86°54'01"E	15.41'
C62	2400.50'	71.16'	1°39'06"	S85°53'44"E	71.16'
C63	2468.50'	38.46'	0°53'33"	S84°37'24"E	38.45'
C64	2531.50'	32.83'	0°44'35"	S84°32'55"E	32.83'
C65	2531.50'	71.18'	1°36'39"	S85°43'32"E	71.17'
C66	2531.50'	71.00'	1°36'39"	S87°20'07"E	71.00'
C67	2531.50'	69.82'	1°34'49"	S89°55'47"E	69.82'
C68	2500.00'	242.08'	5°32'53"	S86°57'04"E	241.99'
C69	2500.00'	126.62'	2°54'07"	S85°37'41"E	126.61'
C70	468.50'	78.26'	9°34'14"	S83°32'18"E	78.17'
C71	650.00'	109.94'	9°41'27"	S73°54'27"E	109.81'
C72	100.00'	94.45'	54°07'04"	N83°55'44"E	90.99'
C73	100.00'	72.89'	41°45'53"	N77°52'03"E	71.29'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°48'36"W	12.55'
L2	S86°59'04"E	3.54'

REVISIONS

NO.	DESCRIPTION	DATE

PROFESSIONAL ENGINEER REGISTERED 13063 STATE OF IDAHO DAVID M. STERLING

PROJECT ENGR	JC JAY
DESIGNED	J ZACARIAS
DRAWN	J PACHECO
CHECKED	D STERLING
APPROVED	D STERLING

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 S. TITANIUM PLACE
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PHONE: (208) 362-2711 WWW.TO-ENGINEERS.COM
BOISE • CODY • COEUR D'ALENE • NAMPA • NAMPA CITY
MERIDIAN • PAYETTE • SPOKANE

PRELIMINARY PLAT AND DEVELOPMENT PLAN FOR: SNOQUALMIE FALLS SUB. NO. 15

PRELIMINARY PLAT PLAN

ATTENTION
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THIS DRAWING IS NOT TO SCALE

DATE: NOVEMBER 2019
PROJECT: 190432
SHEET: C1.1

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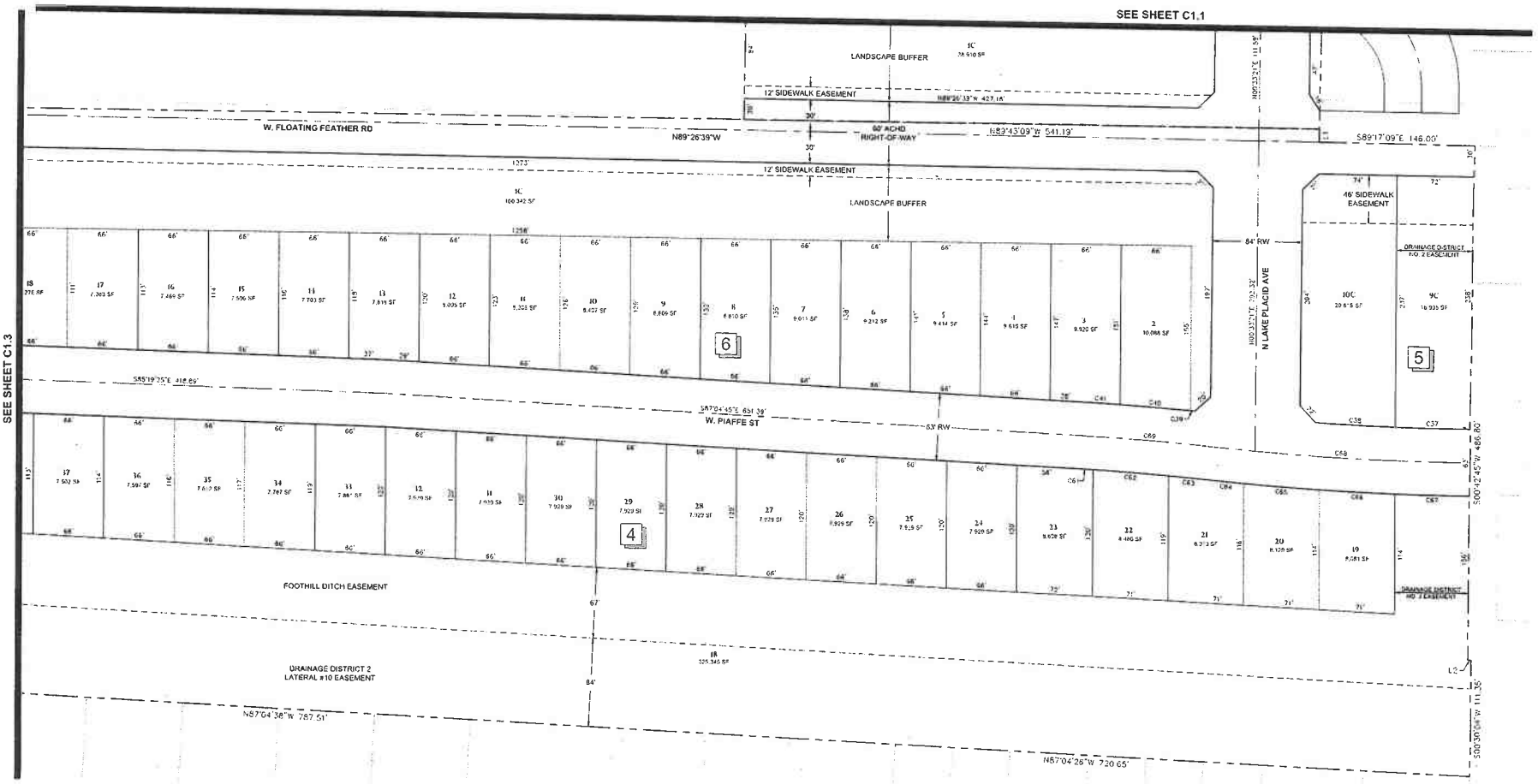
GENERAL NOTES

1. SEE SHEET C1.1 FOR LINE AND CURVE TABLE



PROFESSIONAL ENGINEER REGISTERED 13063 STATE OF IDAHO DAVID N. STERLING

REVISIONS			
NO	DESCRIPTION	DATE	

BORDER SIZE 22"x34"
DESIGNED J. ZACARIAS
DRAWN J. ZACARIAS
CHECKED D. STERLING
APPROVED D. STERLING

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
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MERIDIAN, IDAHO 83642
PHONE (208) 323-2513 WWW.TO-ENG.COM
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KETCHUM • MERIDIAN • SPOKANE

PRELIMINARY PLAT AND DEVELOPMENT PLAN FOR: SNOQUALMIE FALLS SUB. NO. 15

PRELIMINARY PLAT PLAN

ATTENTION
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE NOVEMBER 4 2019
PROJECT 180433
SHEET C1.2

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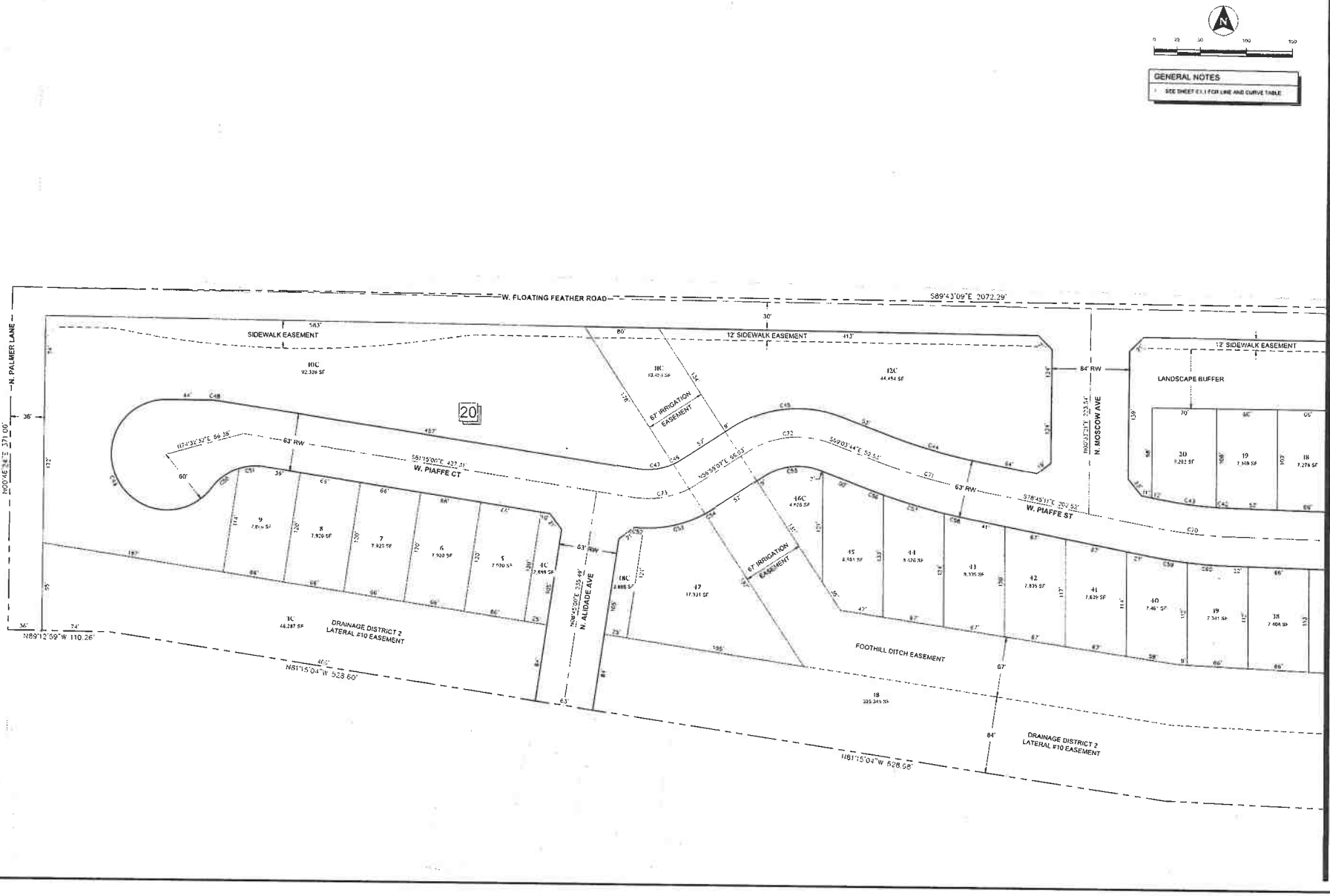

GENERAL NOTES

1. SEE SHEET C1.1 FOR LINE AND CURVE TABLE

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BORDER SIZE	22"x34"
DESIGNED	J ZACARIAS
DRAWN	J ZACARIAS
CHECKED	J ZACARIAS
APPROVED	D. STERLING

REVISIONS			
NO	DESCRIPTION	DATE	

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PRELIMINARY PLAT AND DEVELOPMENT PLAN FOR:

SNOQUALMIE FALLS SUB. NO. 15

PRELIMINARY PLAT PLAN

ATTENTION
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET AT 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE:	NOVEMBER 2019
PROJECT:	19043
SHEET:	C1.3

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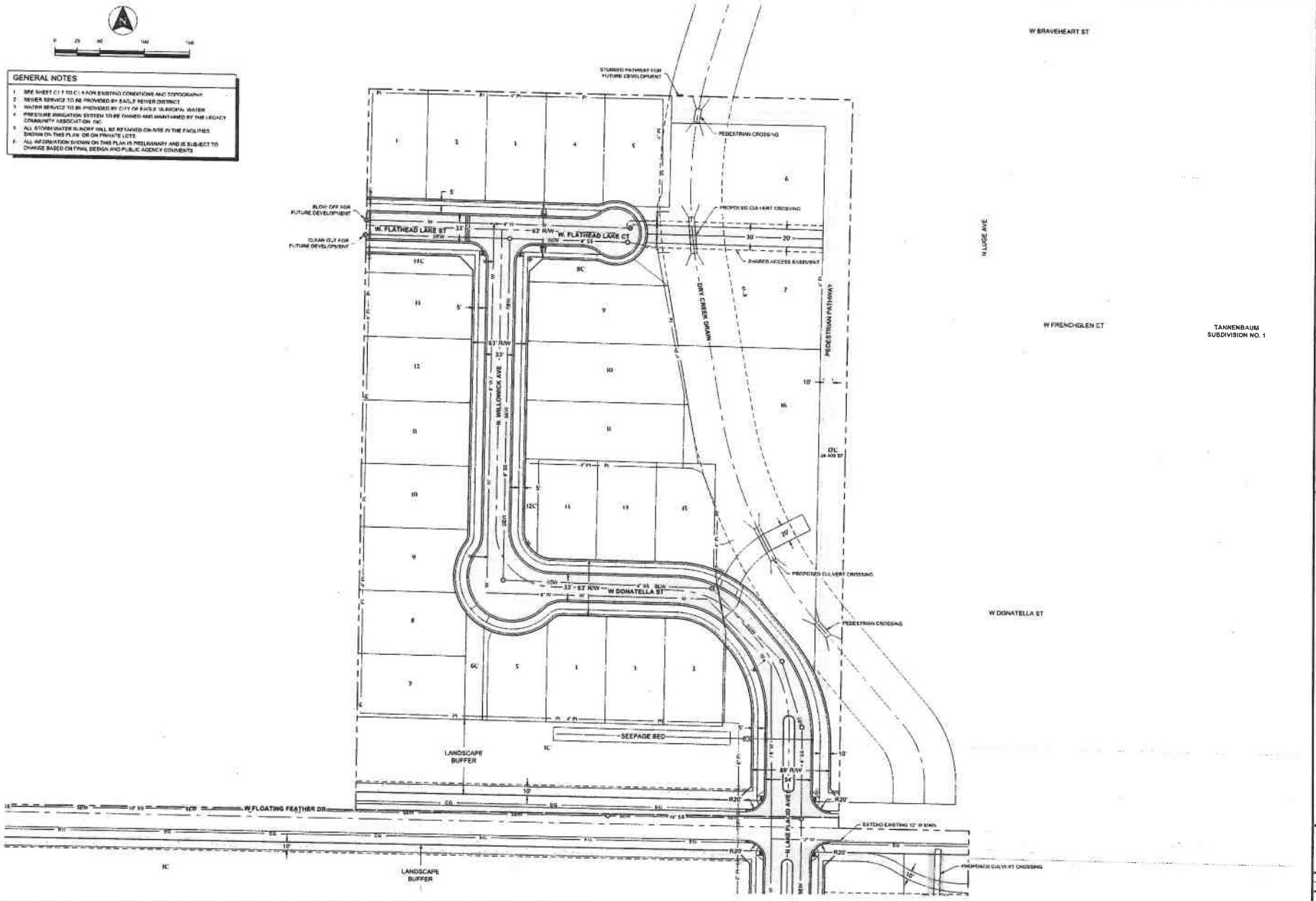
GENERAL NOTES

1. SEE SHEET C1.1 TO C1.4 FOR EXISTING CONDITIONS AND TOPOGRAPHY.
2. SEWER SERVICE TO BE PROVIDED BY EAGLE SEWER DISTRICT
3. WATER SERVICE TO BE PROVIDED BY CITY OF EAGLE VIA NORTH WATER
4. PRESSURE IRRIGATION SYSTEM TO BE OWNED AND MAINTAINED BY THE LEGACY COMMUNITY ASSOCIATION INC.
5. ALL STORM WATER RUNOFF WILL BE RETAINED ON-SITE IN THE FACILITIES SHOWN ON THIS PLAN OR ON PRIVATE LOTS.
6. ALL INFORMATION SHOWN ON THIS PLAN IS PRELIMINARY AND IS SUBJECT TO CHANGE BASED ON FINAL DESIGN AND PUBLIC AGENCY COMMENTS



REVISIONS

NO.	DESCRIPTION	DATE

SCALE	22"x34"
DESIGNED	J. ZACARIAS
DRAWN	J. ZACARIAS
CHECKED	
QC	
APPROVED	

PROFESSIONAL ENGINEER REGISTERED 13063 STATE OF IDAHO DAVID N. STERLING

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PRELIMINARY PLAT AND DEVELOPMENT PLAN FOR:
SNOQUALMIE FALLS SUB. NO. 15
PRELIMINARY DEVELOPMENT PLAN

ATTENTION
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET THEN DRAWING IS NOT TO SCALE

DATE: NOVEMBER 2019
PROJECT: 172422
SHEET: C1.4

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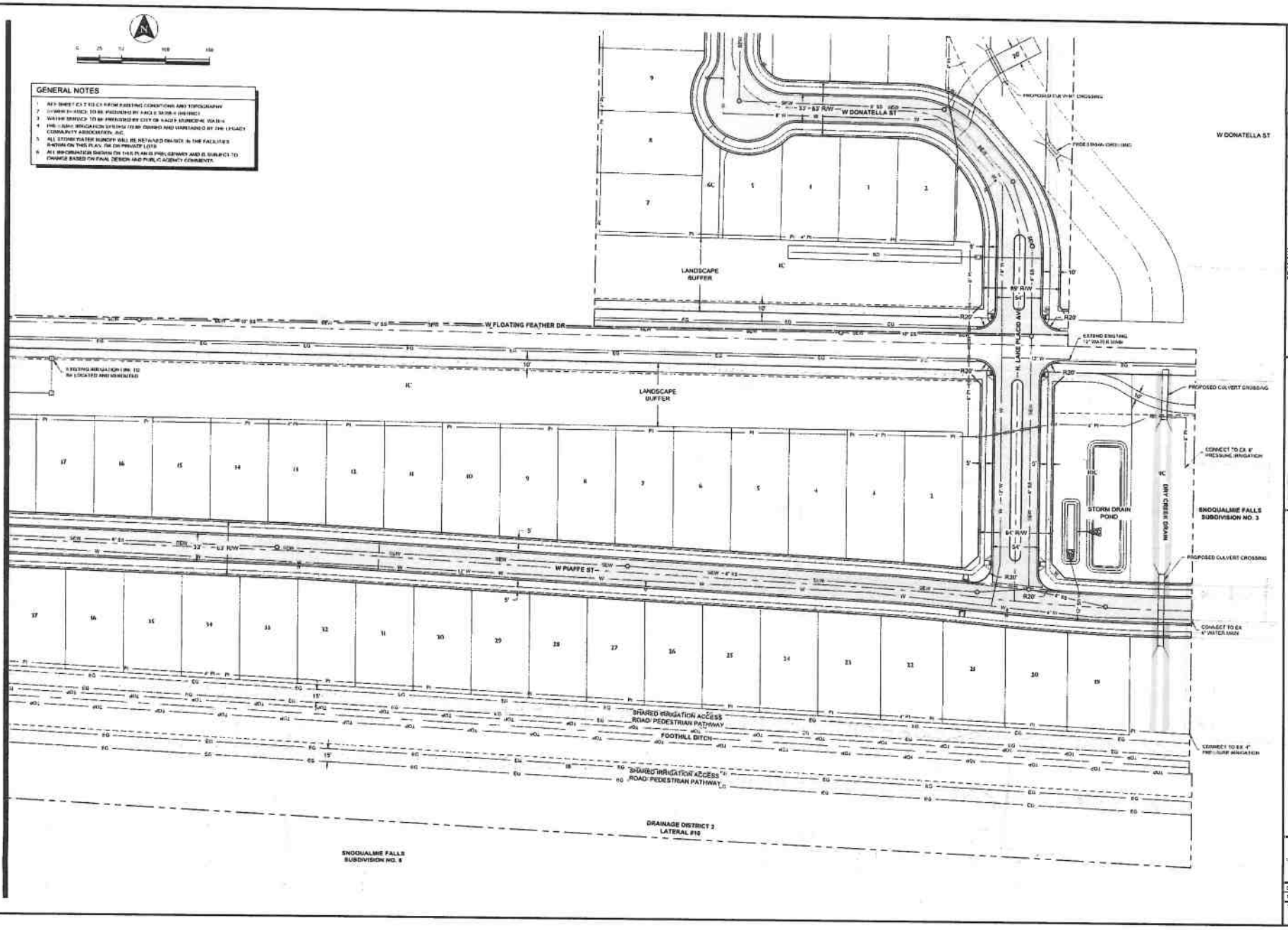
SEE SHEET C1.6



PRELIMINARY PLAT AND DEVELOPMENT PLAN FOR:

SNOQUALMIE FALLS SUB. NO. 15

PRELIMINARY DEVELOPMENT PLAN

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PHONE: (208) 323-2161 WEBSITE: TO-ENGINEERS.COM
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MERIDIAN • NAMPA • SPOKANE

REVISIONS		
NO.	DESCRIPTION	DATE

BOISER SIZE	22"x34"
DESIGNED	J. SAGARIAS
DRAWN	J. SAGARIAS
CHECKED	D. STERLING
APPROVED	D. STERLING

ATTENTION
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22"x34" SHEET or 1/2" ON 11"x17" SHEET, THEN DRAWING IS NOT TO SCALE

DATE: NOVEMBER 2019
PROJECT: 180439
SHEET: C1.5

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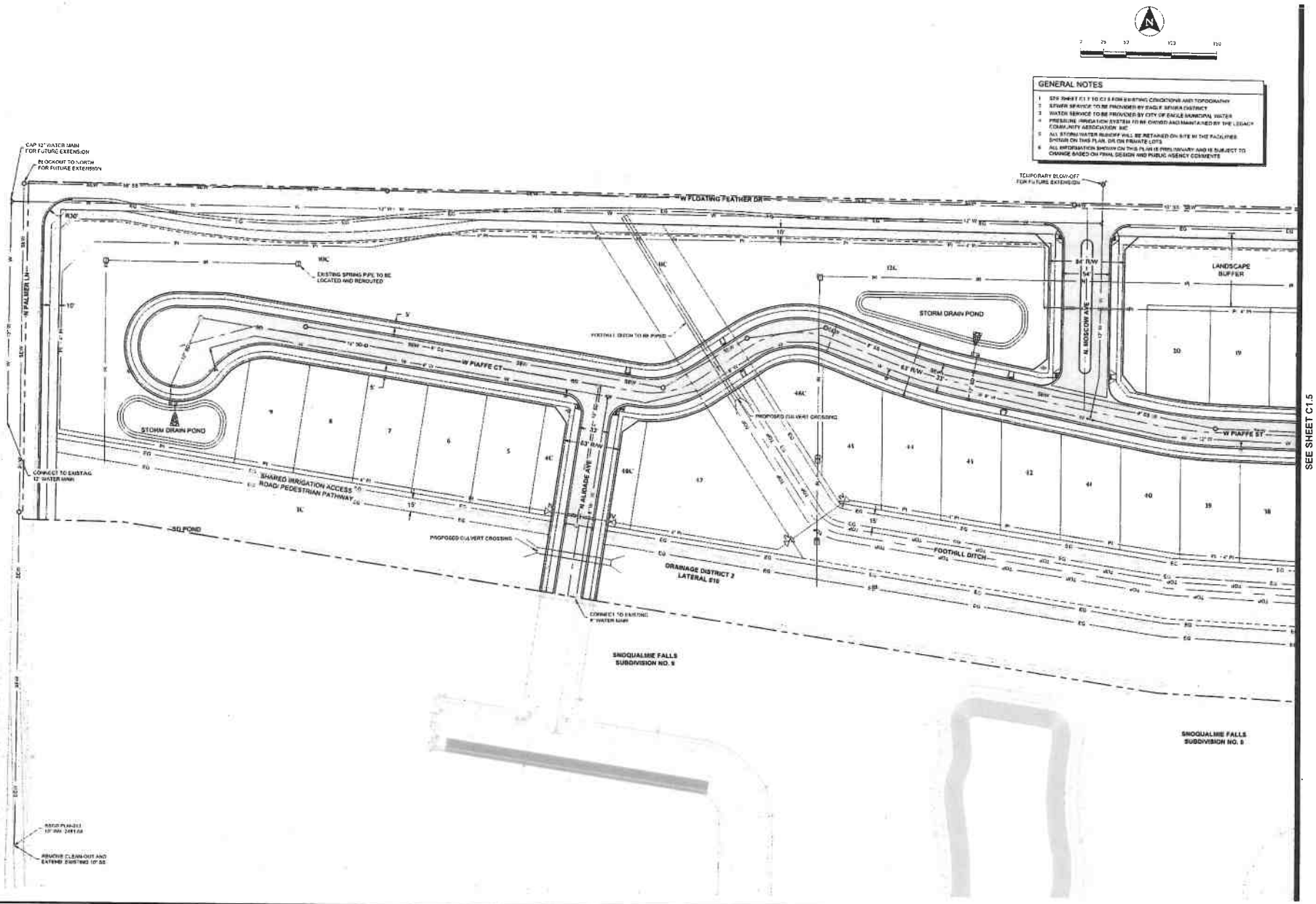

GENERAL NOTES

1. SEE SHEET C1.1 TO C1.5 FOR EXISTING CONDITIONS AND TOPOGRAPHY
2. SEWER SERVICE TO BE PROVIDED BY EAGLE SEWER DISTRICT
3. WATER SERVICE TO BE PROVIDED BY CITY OF EAGLE MUNICIPAL WATER
4. PRESSURE IRRIGATION SYSTEM TO BE OWNED AND MAINTAINED BY THE LEGACY COMMUNITY ASSOCIATION, INC.
5. ALL STORM WATER RUNOFF WILL BE RETAINED ON SITE IN THE FACILITIES SHOWN ON THIS PLAN, OR ON PRIVATE LOTS
6. ALL INFORMATION SHOWN ON THIS PLAN IS PRELIMINARY AND IS SUBJECT TO CHANGE BASED ON FINAL DESIGN AND PUBLIC AGENCY COMMENTS

NO.	REVISIONS DESCRIPTION	DATE

BORDER SIZE	22"x34"
DESIGNED	D. STERLING
DRAWN	J. ZACHARIAS
CHECKED	D. STERLING
APPROVED	D. STERLING

PROFESSIONAL ENGINEER REGISTERED 13065 STATE OF IDAHO DAVID W. STERLING

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PRELIMINARY PLAT AND DEVELOPMENT PLAN FOR:
SNOQUALMIE FALLS SUB. NO. 15
PRELIMINARY DEVELOPMENT PLAN

ATTENTION
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE	NOVEMBER 2019
PROJECT	19-030
SHEET	C1.6

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0 25 50 100 150

EXISTING CONDITIONS LEGEND

- SUBDIVISION BOUNDARY
- SUBDIVISION PHASE BOUNDARY
- STREET RIGHT OF WAY
- STREET CENTERLINE
- EASEMENT LINE
- EX. CURB AND GUTTER
- EX. EDGE OF PAVEMENT
- EX. EDGE OF GRAVEL
- EX. FENCE LINE
- EX. DITCH CENTERLINE
- EX. TOP OF BANK
- EX. TOE OF BANK
- EX. GRADE BREAK
- EX. GUARDRAIL
- EX. DECIDUOUS TREE CANOPY LINE
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EX. OVER-HEAD POWER LINE
- EX. POWER POLE
- EX. GAS MARKER
- EX. FIBER OPTIC MARKER
- EX. SIGN

CONTOUR INTERVAL

MAJOR CONTOUR INTERVAL = 10'
MINOR CONTOUR INTERVAL = 2'

G IRRIGATION PIPE TO BE
ICD PER DEVELOPMENT PLAN

PROFESSIONAL ENGINEER REGISTERED 13063 STATE OF IDAHO DAVID N. STERLING

REVISIONS				BORDER SIZE 22"x34"
NO.	DESCRIPTION	DATE		DESIGNED J. ZACHRAS
				DRAWN J. ZACHRAS
				CHECKED D. STERLING
				APPROVED D. STERLING

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PRELIMINARY PLAT AND DEVELOPMENT PLAN FOR: SNOQUALMIE FALLS SUB. NO. 15
EXISTING CONDITIONS

ATTENTION
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: NOVEMBER 2019
PROJECT: 192432
SHEET: C1.7

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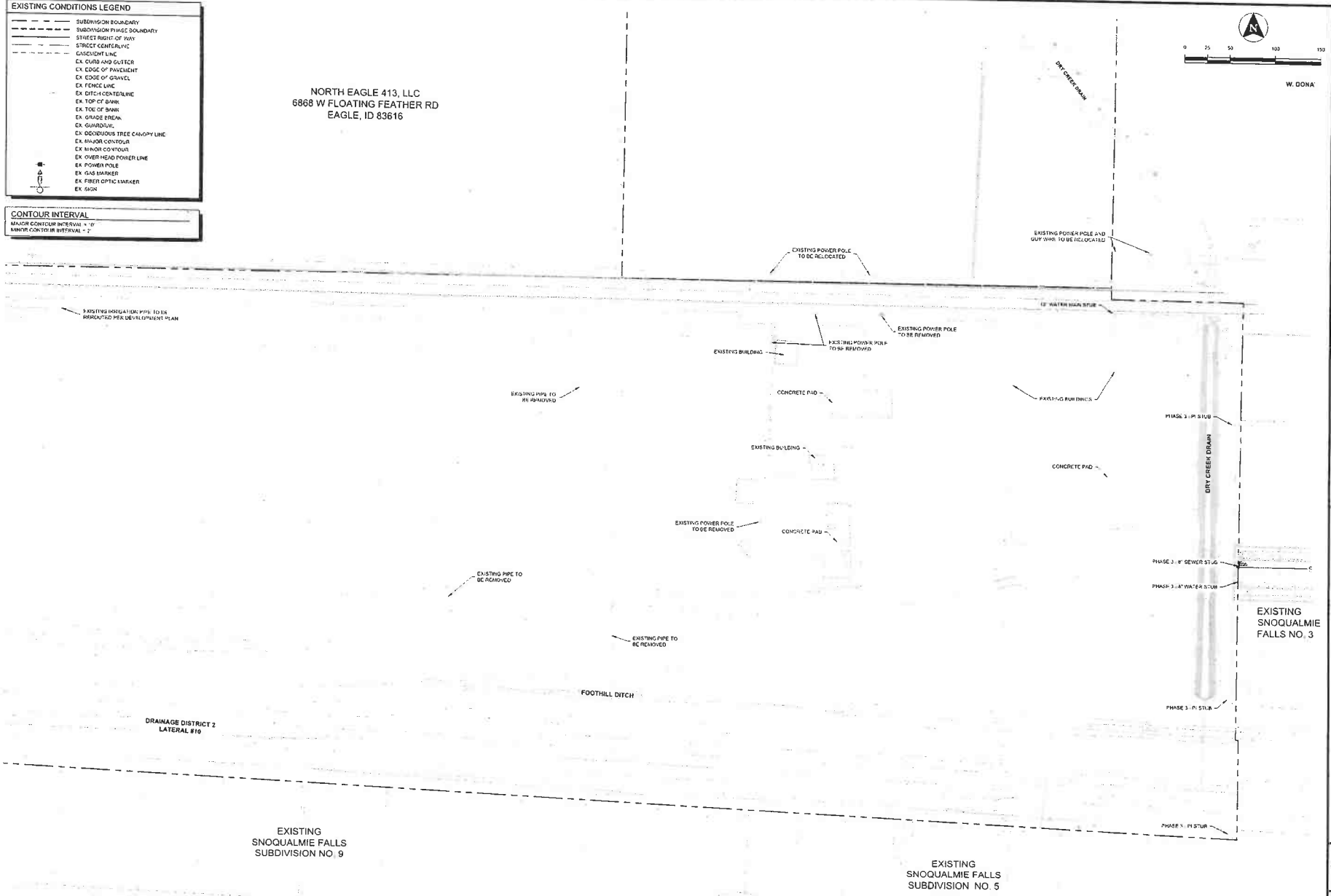

PROFESSIONAL ENGINEER REGISTERED 13063 STATE OF IDAHO DAVID N. STEPHENS

BORDER SIZE	22"x34"
DESIGNED	J. ZACHRIAS
DRAWN	J. ZACHRIAS
CHECKED	D. STEPHENS
APPROVED	D. STEPHENS

REVISIONS		
NO.	DATE	DESCRIPTION

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2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642
PHONE (208) 939-7901 WWW.TOENGINEERS.COM
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MERIDIAN • PASCO • SPOKANE

PRELIMINARY PLAT AND DEVELOPMENT PLAN FOR: SNOQUALMIE FALLS SUB. NO. 15
EXISTING CONDITIONS

ATTENTION
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: NOVEMBER 2019
PROJECT: 190433
SHEET: C1.8

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NORTH EAGLE 413, LLC
6868 W FLOATING FEATHER RD
EAGLE, ID 83616

0 25 50 100 150

EXISTING CONDITIONS LEGEND

- SUBDIVISION BOUNDARY
- SUBDIVISION PHASE BOUNDARY
- STREET RIGHT-OF-WAY
- STREET CENTERLINE
- EASEMENT LINE
- EX. CURB AND GUTTER
- EX. EDGE OF PAVEMENT
- EX. EDGE OF GRAVEL
- EX. FENCE LINE
- EX. DITCH CENTERLINE
- EX. TOP OF BANK
- EX. TOE OF BANK
- EX. GRADE BREAK
- EX. GUARDRAIL
- EX. DECIDUOUS TREE CANOPY LINE
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EX. OVER-HEAD POWER LINE
- EX. POWER POLE
- EX. GAS MARKER
- EX. FIBER OPTIC MARKER
- EX. SIGN

CONTOUR INTERVAL

MAJOR CONTOUR INTERVAL = 10'
MINOR CONTOUR INTERVAL = 2'

BORDER SIZE 22"x34"
DESIGNED J. SNOWMAN
DRAWN J. SNOWMAN
CHECKED D. STEWARD
APPROVED D. STEWARD

REVISIONS

NO.	DESCRIPTION	DATE

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CONSULTING ENGINEERS, SURVEYORS & PLANNERS
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MERIDIAN • NAMPA • SPOKANE

PROFESSIONAL ENGINEER REGISTERED 13063 STATE OF IDAHO DAVID W. STEWARD

PRELIMINARY PLAT AND DEVELOPMENT PLAN FOR:
SNOQUALMIE FALLS SUB. NO. 15
EXISTING CONDITIONS

ATTENTION
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE NOVEMBER 2019
PROJECT 190423
SHEET C1.9