



**TRANSMITTAL DATE:** August 4, 2016

**PLANNING AND ZONING COMMISSION MEETING DATE:** September 19, 2016

**APPLICATION NUMBER:** A-05-16/RZ-09-16/CU-07-16/PPUD-02-16/PP-04-16

**PROJECT DESCRIPTION:** Brookway Subdivision

**APPLICANT:**

Iron Mountain Real Estate  
1548 Cayuse Creek Drive, Suite 101  
Meridian, Idaho 83646  
208-880-1695

**REPRESENTATIVE:**

Kent Brown  
3161 East Springwood Drive  
Meridian, Idaho 83642  
208-871-6842  
Email: kentlkb@gmail.com

**SUBJECT:** A-05-16/RZ-09-16/CU-07-16/PPUD-02-16/PP-04-16 – Brookway Subdivision – Iron Mountain Real Estate: Iron Mountain Real Estate, represented by Kent Brown, is requesting an annexation, rezone from RUT (Residential-Urban Transition – Ada County designation) to R-6-DA-P and R-2-DA-P (Residential with a development agreement – PUD), conditional use permit, preliminary development plan and preliminary plat approvals for Brookway Subdivision, a 195-lot (180 residential, 15 common) residential planned unit development. The 89.35-acre site is generally located on the west side of North Lanewood Road, approximately 1/2-mile north of the intersection of North Lanewood and West Floating Feather Road.

**STAFF CONTACT:** Michael Williams, CFM Planner III [mwilliams@cityofeagle.org](mailto:mwilliams@cityofeagle.org)

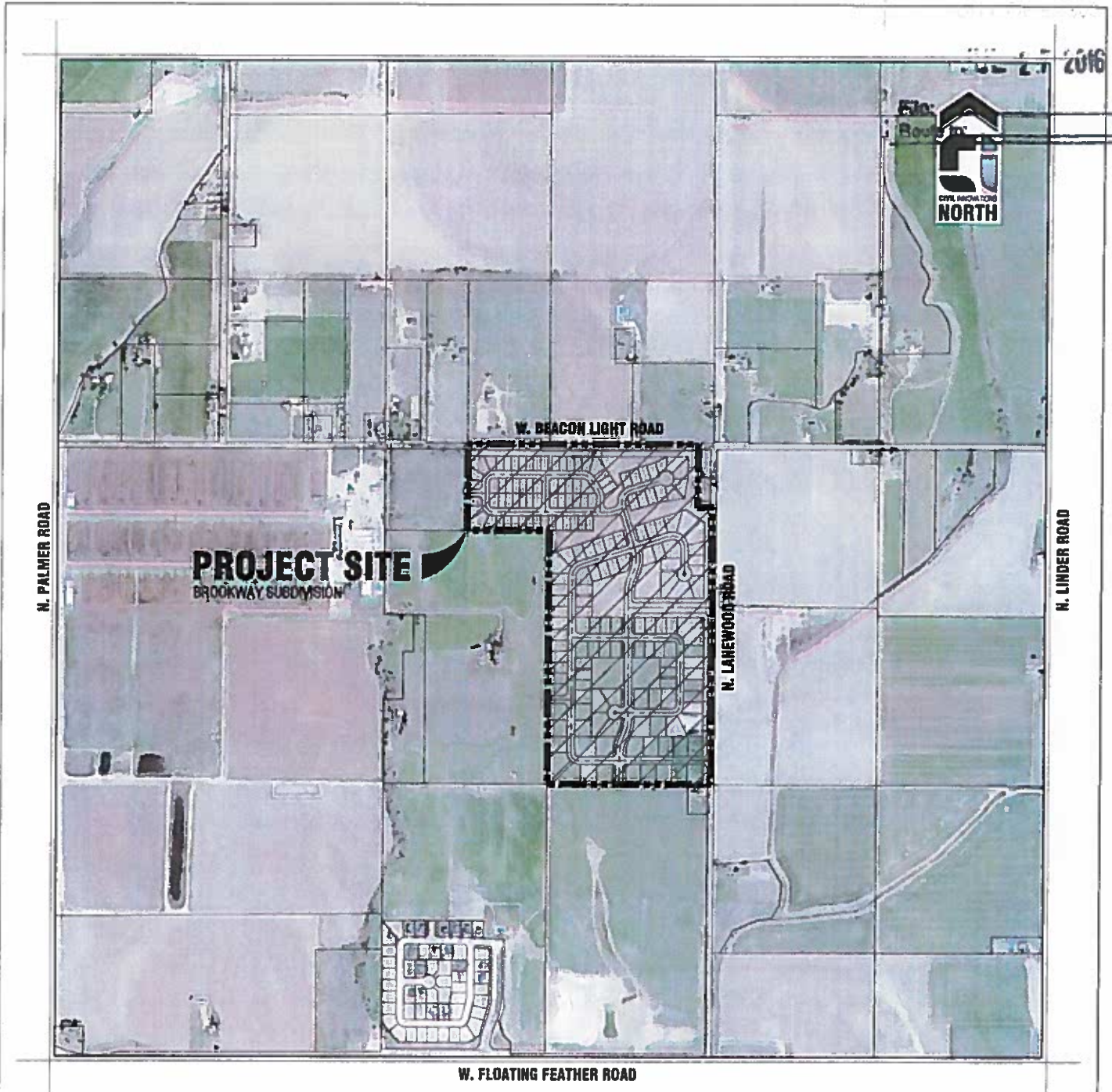
The City of Eagle is reviewing the above mentioned application. If you have any comments on the proposed development please notify the City of Eagle in writing within 15 days of the transmittal date noted above. If no response is received, you will be considered as having no specific concerns regarding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

**TRANSMITTED TO:**

Ada County Assessor - Attn: **Dale Ann Barton**  
Ada County Development Services - Attn: **Mark Perfect**  
Ada County Highway District - Attn: **Planning Review**  
Allied Waste Services - Attn: **Ron Kinney**  
Ballentyne Ditch Company - Attn: **S. Bryce Farris**  
Ballentyne West Lateral User's Assoc. - **Tim Fease**  
Boise River Flood Control District No. 10  
Boise School District - Attn: **Lanette Daw**  
Cable One  
Central District Health Department  
CenturyLink – Attn: **Cindi Davis**  
City of Eagle Parks & Recreation - Attn: **Mike Aho**  
City of Eagle Police (ACSO) - Attn: **Chief Patrick Calley**  
City of Eagle Water Dept. - Attn: **Ken Acuff**  
COMPASS  
DEQ - Attn: **Danielle Robbins**  
Drainage District #2 - Attn: **S. Bryce Farris**  
Eagle Historic Preservation Commission  
Eagle Fire Department - Attn: **Kurt McClenny**

Eagle Water Co.  
Eagle Sewer District - Attn: **Lynn Moser**  
Farmers Union Ditch Co. Inc. - Attn: **Jerry A. Kiser**  
Idaho Dept. of Fish & Game - Southwest Region  
Idaho Department of Lands  
Idaho Power - Attn: **Blake Watson**  
ITD - Attn.: **Jim Morrison**  
Land Trust of the Treasure Valley - Attn: **Tim M. Breuer**  
Meridian Fire Department - Attn: **Perry Palmer**  
Middleton Irrigation Ditch Company - Attn: **S. Bryce Farris**  
Middleton Mill Ditch Company - Attn: **S. Bryce Farris**  
\*New Dry Creek Ditch Co. - Attn: **Ron Sedlacek**  
New Union Ditch Co. - Attn: **Gary Heikes**  
Settler's Irrigation - Attn: **S. Bryce Farris**  
Star Fire District - Attn: **Greg Timinsky**  
Tesoro Logistics  
United Water - Attn: **Dan Brown**  
West Ada School District – Attn: **Lohrea Johnson**

2016



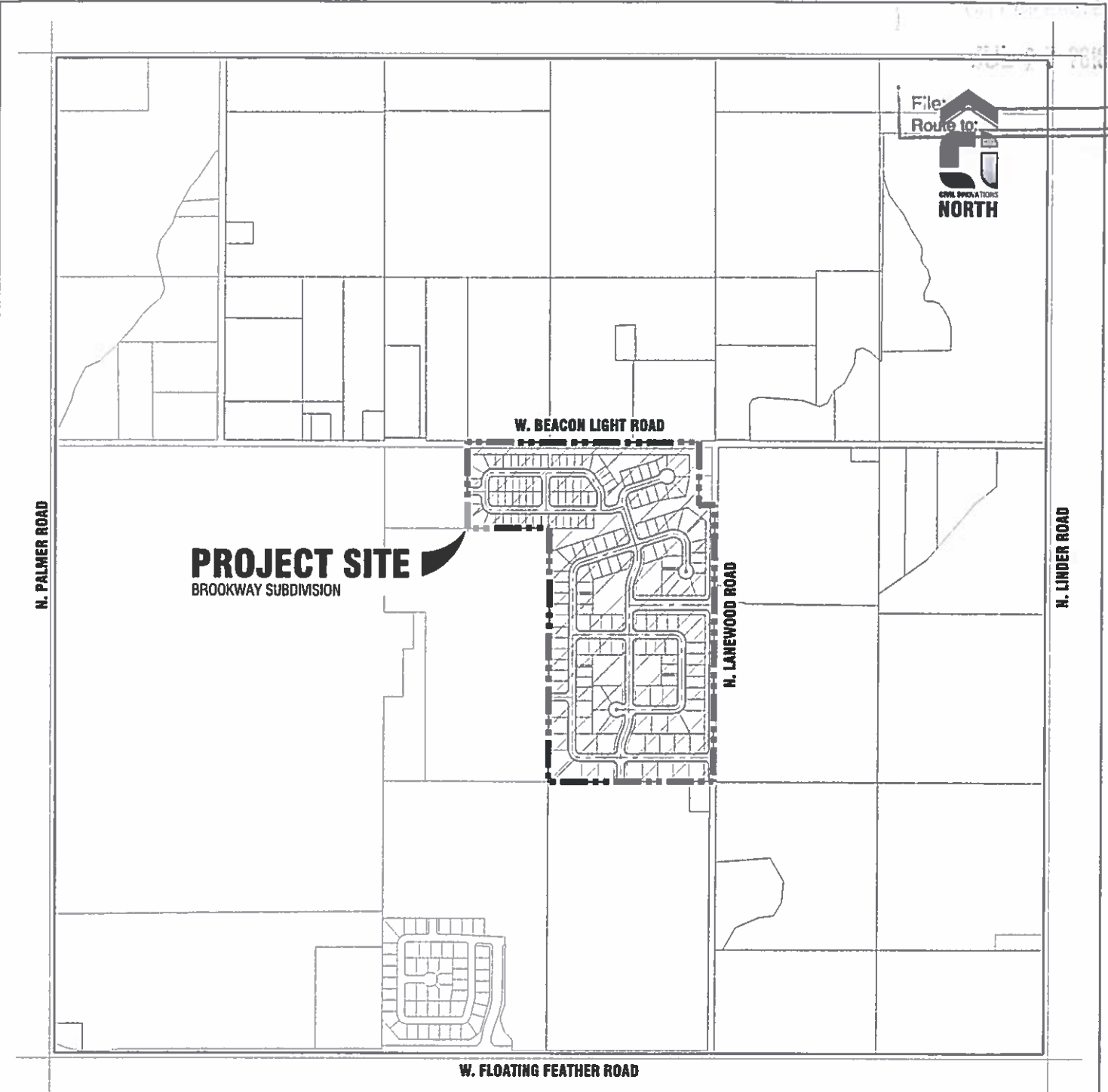
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DWG FILE	VAAP
DESIGNED BY	BT
DRAWN BY	KDH
CHECKED BY	BT
ISSUE DATE	06/30/2016
SCALE	AS SHOWN
SHEET	1 OF 1

**BROOKWAY SUBDIVISION**  
EAGLE, IDAHO

AERIAL VICINITY MAP

**CIVIL INNOVATIONS, PLLC**  
1043 E. PARK BLVD. STE 101  
BOISE, ID 83712  
PHONE (208) 884-8181  
[www.civil-innovations.com](http://www.civil-innovations.com)

JUL 27 2016



PROJECT #	16-0601-BS
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**BROOKWAY SUBDIVISION**  
EAGLE, IDAHO

VICINITY MAP

**CIVIL INNOVATIONS, PLLC**

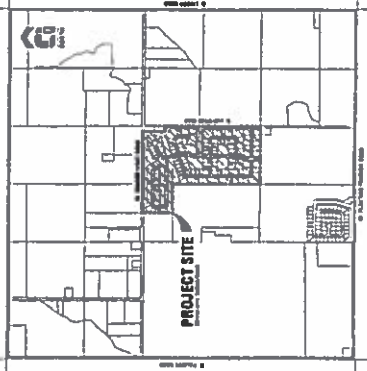
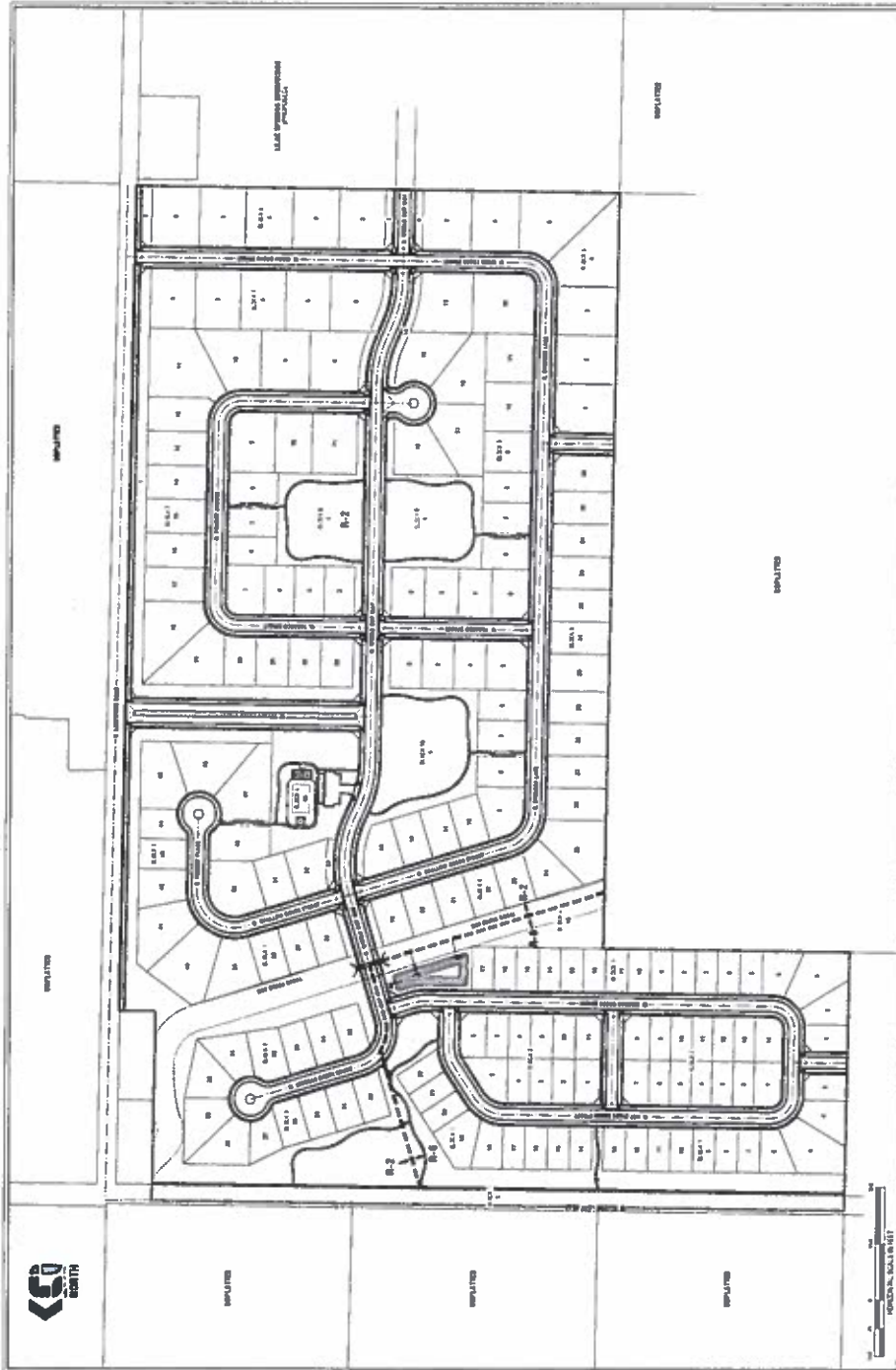
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# BROOKWAY SUBDIVISION

## PRELIMINARY PLAT AND DEVELOPMENT PLAN

EAGLE, COLORADO  
 CIVIL ENGINEERING AND ARCHITECTURE  
 1000 10th Street, Suite 200

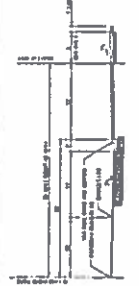
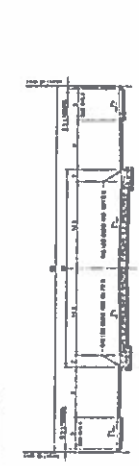


**CIVIL INNOVATIONS, PLLC**  
 1000 10th Street, Suite 200  
 BOULDER, CO 80502  
 PHONE: (303) 440-1010  
 WWW.CIVILINNOVATIONS.COM



NO.	DESCRIPTION	DATE

**BROOKWAY SUBDIVISION**  
 EAGLE, COLORADO  
 PRELIMINARY PLAT AND DEVELOPMENT PLAN



- 1. PROJECT MAP**
- 2. PRELIMINARY PLAT NOTES**
- 3. PRELIMINARY PLAT NOTES**
- 4. PRELIMINARY PLAT CONTACT INFORMATION**

8 TYPICAL LATERAL STREET (HORIZONTAL) CROSS-SECTION

7 TYPICAL COLLECTION STREET (VERTICAL) CROSS-SECTION

6 TYPICAL COLLECTION STREET (VERTICAL) CROSS-SECTION

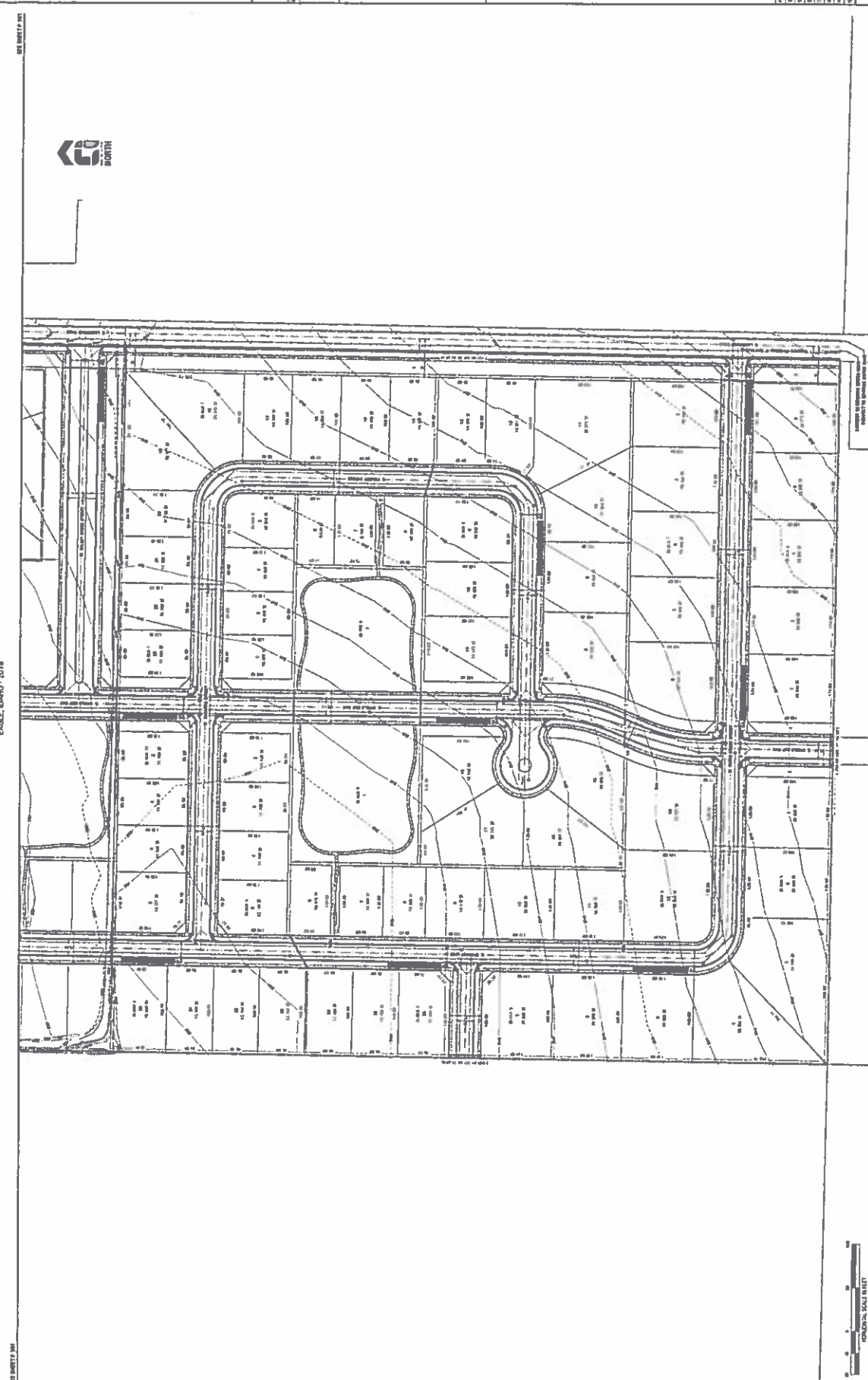
5 TYPICAL LATERAL STREET (HORIZONTAL) CROSS-SECTION

**P.100**



# BROOKWAY SUBDIVISION

PRELIMINARY PLAT AND DEVELOPMENT PLAN  
EAGLE, COLORADO - 2015



SEE SHEET P. 101  
SEE SHEET P. 102  
SEE SHEET P. 103

SEE SHEET P. 104



**CIVIL INNOVATIONS, PLLC**  
1013 E PARK BLVD, STE 101  
BOULDER, CO 80521  
PHONE: (303) 441-8181  
WWW.CIVILINNOVATIONS.COM



NO.	DATE	DESCRIPTION
1	10/15/15	PRELIMINARY PLAT AND DEVELOPMENT PLAN

**BROOKWAY SUBDIVISION**  
PLAT AND DEVELOPMENT PLAN

NO.	DATE	DESCRIPTION
1	10/15/15	PRELIMINARY PLAT AND DEVELOPMENT PLAN

**P.102**



1. This subdivision map was prepared by the engineer shown on this map in accordance with the provisions of the Colorado Subdivision Map Act, C.R.S. 38-61-101, et seq. and the rules and regulations of the State Engineer, Department of Natural Resources, State of Colorado.