

ORDINANCE NO. 383-2023
(NAISMITH COMMONS SUBDIVISION ANNEXATION)

AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 8895 W. JOPLIN ROAD, IN STAR, IDAHO (ADA COUNTY PARCEL S0419314950 & S0419325800) AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTY IS OWNED BY BEACON CROSSING LLC; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (R-4-DA) OF APPROXIMATELY 53.58 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Star, Ada and Canyon County, Idaho (“the City”), is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized to annex and to incorporate within the boundaries of the City contiguous real property in the manner provided by Section 50-222, Idaho Code; and

WHEREAS, pursuant to Section 67-6524, Idaho Code, the City of Star has adopted the Unified Development Code Ordinance, the same being Ordinance No. 370-2022, adopted on July 19, 2022 and subsequently amended; and

WHEREAS, the owner(s) of the real property situated in the unincorporated areas of Ada County and particularly described in Section 2 of this Ordinance have requested, in writing, annexation of said real property to the City of Star; and

WHEREAS, the Mayor and Council, held a public hearing on April 18, 2023 on the proposed annexation and zoning of the property described in Section 2 below, as required by Section 67-6525, Idaho Code, and determined that the requested annexation should be granted and that the annexed property should be zoned Residential with a Development Agreement (R-4-DA) pursuant to the Unified Development Code of the City of Star.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF STAR, IDAHO, as follows:

Section 1: The Mayor and Council of the City of Star, Idaho, hereby find and declare that the real property described in Section 2 of this Ordinance is contiguous to the City, that said property can be reasonably assumed to be used for orderly development of the City, that the owner(s) of said property have requested, in writing, annexation of said property by the City, and that the requirements of Section 50-222, Idaho Code, for annexation of said property, have been satisfied.

Section 2: The real property, described in the attached “Exhibit A”, including adjacent right of way, situated in Ada County, Idaho, is hereby annexed into the City of Star. From and after the effective date of this Ordinance, the residents and other occupants and property owners

within such area shall enjoy all the rights and responsibilities and shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Star as their fellow residents, occupants, and owners within the City of Star.

Section 3: The zoning land use classification of the land described in Section 2 above, is hereby established as Residential with a Development Agreement (R-4-DA), as provided by the Unified Development Code of the City of Star. The Zoning Map of the City is hereby amended to include the real property described in Section 2 above in the Residential with a Development Agreement (R-4-DA) land use classification.

Section 4: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the State Tax Commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 5: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire Ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code maybe be published.

DATED this ____ day of _____, 2023.

CITY OF STAR
Ada and Canyon County, Idaho

BY: _____
Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk

Exhibit "A"

Naismith Commons Subdivision

Annexation Description

Project Number 10-21-108 May 16, 2022

A parcel of land situated in a portion of Gov't. Lot 2, the Northeast Quarter of the Southwest Quarter and a portion of the Northwest Quarter of the Southeast Quarter of Section 19, Township 4 North, Range 1 West, Boise Meridian, County of Ada, State of Idaho, and being more particularly described as follows:

Commencing at the West Quarter corner of Section 19, Township 4 North, Range 1 West, Boise Meridian from which the Center Quarter corner of said Section 19 bears South 89°17'14" East, 2521.24 feet;

Thence along the west line of the southwest quarter South 01°02'25" West, 833.32 feet to the POINT OF BEGINNING:

Thence leaving said west line South 89°10'06" East, 1208.95 feet to a point on the west line of the northeast quarter of the southwest quarter of said Section 19;

Thence along said west line North 01°15'12" East, 835.85 feet to the northwest corner of the northeast quarter of the southwest quarter of said Section 19;

Thence along the north line of the northeast quarter of the southwest quarter of said Section 19 South 89°17'14" East, 1309.17 feet to the center quarter corner of said Section 19;

Thence along the east line of the southwest quarter of said Section 19 South 01°04'30" West, 501.69 feet;

Thence leaving said east line South 89°09'26" East, 58.67 feet;

Thence South 13°27'08" West, 87.10 feet;

Thence South 01°04'30" West, 54.00 feet;

Thence North 89°09'26" West, 10.00 feet;

Thence South 01°04'30" West, 685.00 feet;

Thence North 89°09'26" West, 30.00 feet to the southeast corner of the northeast quarter of the southwest quarter;

Thence along the south line of the northeast quarter of the southwest quarter North 89°09'26" West, 1313.28 feet to the southeast corner of Gov't Lot 2 of said Section 19;

Thence along the south line of Gov't Lot 2 North 89°10'05" West, 1207.14 feet to the southwest corner of Gov't Lot 2;

Thence along the west line of Gov't Lot 2 North 01°02'25" East, 486.88 feet to the POINT OF BEGINNING.

The above-described parcel contains 53.98 acres, more or less.

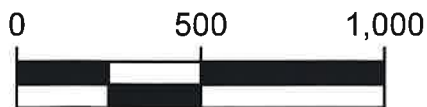
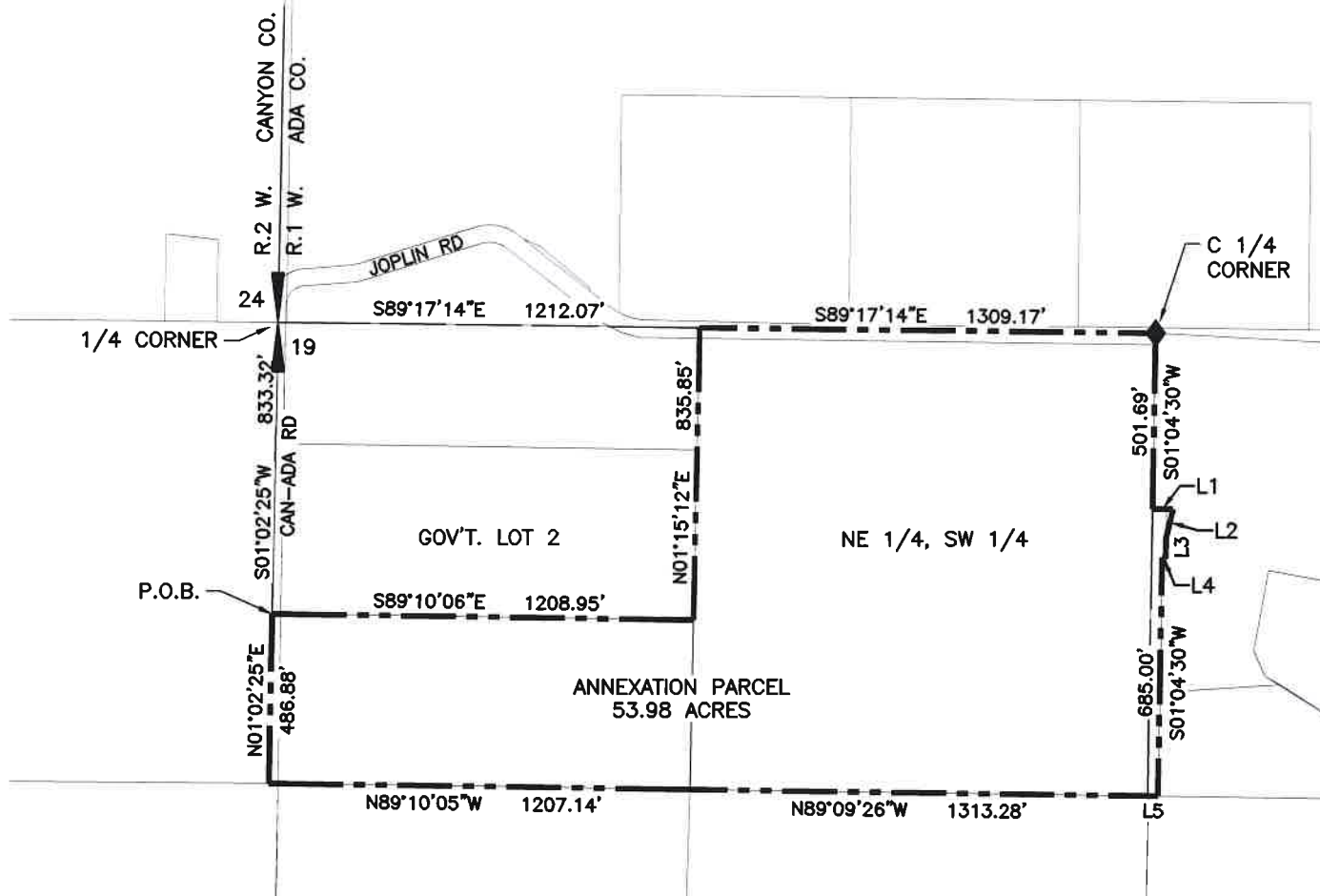
The above-described parcel of land is so on Exhibit "B" attached hereto and made a part hereof.

End of Description.

This description was prepared by me or under my immediate supervision. If any portion of this description is modified or removed without the written consent of Bert J. Nowak, PLS, all professional liability associated with this document is hereby declared null and void.



TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN



SCALE IN FEET

Line Table		
Line #	Direction	Length
L1	S89°09'26"E	58.67'
L2	S13°27'08"W	87.10'
L3	S01°04'30"W	54.00'
L4	N89°09'26"W	10.00'
L5	N89°09'26"W	30.00'



J-U-B ENGINEERS, INC.
 1000 S. 1000 E. SUITE 100
 TULSA, OKLAHOMA 74106

EXHIBIT B
 NAISMITH COMMONS SUBDIVISION ANNEXATION
 IN THE SW 1/4 OF SEC. 19, T. 4 N., R. 1 W., B.M.
 CITY OF STAR, ADA COUNTY, IDAHO

**DEVELOPMENT AGREEMENT
NAISMITH COMMONS SUBDIVISION**

This Development Agreement ("Agreement") is entered into by and between the City of Star, a municipal corporation in the State of Idaho, hereinafter referred to as "City", and Beacon Crossing LLC, hereinafter referred to as "Owner".

WHEREAS, Owner owns parcels of land of approximately 53.58 acres in size, currently located within Ada County, zoned RUT, and more particularly described in **Exhibit A** of Ordinance 383-2023, which is attached hereto and incorporated by reference herein (the "Property");

WHEREAS, Owner requested that the Property be annexed into the City and be developed in accordance with the applicable ordinances and regulations of the City and this Agreement;

WHEREAS, the City, pursuant to Section 67-6511A, Idaho Code, and Star City Code at Title 8, Chapter 1, has the authority to enter into a development agreement for the purpose of allowing, by agreement, a specific development to proceed in a specific area and for a specific purpose or use which is appropriate in the area, but for which all allowed uses for the requested zoning may not be appropriate;

WHEREAS, the City has authority to enter into development agreements to condition annexations and re-zones;

WHEREAS, Owner desires to be assured that it may proceed with allowing its Property to be zoned and developed in accordance with this Agreement;

WHEREAS, the parties agree to the zoning designations for the Property as provided in Exhibit A;

WHEREAS, a Request for Annexation and Zoning of the Property to R-4-DA, and a preliminary plat was made as File No. AZ-22-10/DA-22-11/PP-22-15, so that the City can review all the applications affecting the use and development of the Property in an integrated manner consistent with the City's Comprehensive Plan and land use ordinances, which applications were approved;

WHEREAS, the intent of this Agreement is to protect the rights of Owners use and enjoyment of the Property while at the same time mitigating any adverse impacts of the development upon neighboring properties and the existing community and ensuring the Property is developed in a manner consistent with City Ordinances;

THEREFORE, the City and Owner, for and in consideration of the mutual covenants, duties and obligations herein set forth, hereby agree as follows:

Section 1. Legal Authority. This Agreement is made pursuant to and in accordance with the provisions of Idaho Code Section 67-6511A and Star City Code, Title 8, Chapter 1.

Section 2. Development/Uses/Standards.

2.1 Development Acreage and Uses Permitted. As to the Property described on **Exhibit A**, Owner is allowed to develop the 53.58 acres as follows:

- Zoning Classification: The zoning classification of the Property shall be a R-4-DA.
- The Owner shall comply with all city ordinances relating to the Property except as otherwise provided herein.

2.2 Site Design. The Property shall be developed in substantial conformance with the approved preliminary plat, dated 4/10/23, a copy of which is attached hereto and incorporated by reference herein as **Exhibit B**.

2.3 Uses. The Property is hereby approved for a maximum of 206 residential lots. Single-Family Dwellings consistent with the building elevations illustrated in **Exhibit C** shall be constructed on all lots.

2.4 Setbacks. The development shall comply with the standard setbacks for the R-4 zone as follows:

Single-family Detached Setbacks:

Max. Height	Min. Front Yard Setback	Min. Rear Yard Setback	Min. Interior Side Setback	Min. Street Side Setback
35'	15' to living area/ 20' to garage face	15'	7.5'	20'

2.5 Additional Requirements:

- The Council approves the requested Block Length Waivers.
- The Applicant shall deed Lot 1, Block 13 of the Preliminary Plat to the neighbor to the east. This shall occur upon recordation of the Final Plat that includes this lot and prior to issuance of first residential building permit.
- Provide a public access easement on the pathways located in the northeast common area park.
- Applicant shall provide Amenities as proposed and included in Amenities Exhibit D.

- **Applicant shall provide option for City to take over ownership of southwest park in the future. Star Sewer & Water District may locate a water well in this park area.**
- **Applicant agrees to pay all City Emergency Services Mitigation Fees in affect at the time of building permit for each dwelling.**
- **Applicant shall meet all specific conditions of approval for Preliminary Plat PP-22-15.**

2.6 Proportionate Share Agreement for ITD Improvements. Developer has agreed to participate in the costs of construction or improvements to the portions of the State Highway System within the City of Star and/or City of Star Area of City Impact. The Developer will pay the \$206,000.00 traffic mitigation fee determined, or revised, by the Idaho Transportation Department as follows: the Developer will pay the City \$1,000.00 per buildable lot within each phase prior to signature on the final plat for the applicable phase. The City will allocate the funds to roadway improvements in the vicinity of the project. The Developer shall pay this amount (unless otherwise revised by ITD) directly to the City of Star. The City will maintain this contribution in a specific Development Contributions account, to be distributed to ITD when requested for use with a specific Idaho Transportation Improvement Plan (ITIP) project within the City of Star Area of City Impact or City Limits in accordance with the terms of the Intergovernmental Agreement between the Idaho Transportation Department and the City of Star dated April 22, 2020.

2.7 Changes and Modifications. No change in the use or restrictions specified in this Agreement shall be allowed or changed without modification of this Agreement pursuant to the requirements of the Star City Ordinances. In the event Owner changes or expands the use permitted by this Agreement or fails to comply with the restrictions without formal modification of this Agreement as allowed by the Star City Ordinances, Owners shall be in default of this Agreement.

2.8 Conditions, Bonding for Completion. All of the conditions set forth herein shall be complied with or shall be bonded for completion by Owner before an Occupancy permit will be granted. Failure to comply with the Star City Ordinances or the terms of this Agreement shall result in a default of this Agreement by Owner. Owner may be allowed to bond for certain conditions at one hundred and fifty percent (150%) of the estimated cost of completion pursuant to Star City Ordinances.

2.9 Timeframe for Recordation of Final Plat. Developer shall record the final plat(s) with the office of the Ada County Recorder within the timeframes specified within the Unified Development Code Subdivision Ordinance.

Section 3. Affidavit of Property Owner. At the City's request, Owner shall provide an affidavit agreeing to submit the Property to this Agreement and to the provisions set forth in Idaho Code section 67-6511A and Star Zoning Ordinance and such affidavit is incorporated herein by reference.

Section 4. Default. The failure of Owner, its heirs or assigns or subsequent owners of the Property or any other person acquiring an interest in the Property, to faithfully comply with any of the terms and conditions of this Agreement shall be deemed a default herein. This Agreement may be modified or terminated by the Star City Council as set forth in the Star City Ordinances. In the event this Agreement is modified, Owner shall comply with the amended terms. Failure to comply with the amended terms shall result in default. In the event the City Council, after compliance with the requirements of the Star City Ordinances, determines that this Agreement shall be terminated, the zoning of the Residential Property or portion thereof that has not been developed in accordance with this Agreement shall revert to an RR zoning designation. For a non-residential property, the zoning shall not revert. All uses of such property, which are not consistent with the prior zoning designation, shall cease. A waiver by the City of Star for any default by Owner of any one or more of the covenants or conditions hereof shall apply solely to the breach and breaches waived and shall not bar any other rights or remedies of the City or apply to any subsequent breach of any such or other covenants and conditions. Owner, by entering into this Agreement, does hereby consent to a reversion of the subject property to a RR zoning designation for residential in the event there is a default in the terms and/or conditions of this Agreement.

Section 5. Unenforceable Provisions. If any term, provision, commitment or restriction of this Agreement or the application thereof to any party or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of the instrument shall remain in full force and effect.

Section 6. Assignment and Transfer. After its execution, this Agreement shall be recorded in the office of the County Recorder at the expense of Owner. Each commitment and restriction on the development subject to this Agreement, shall be a burden on the Property, shall be appurtenant to and for the benefit of the Property and shall run with the land. This Agreement shall be binding on the City and Owner, and their respective heirs, administrators, executors, agents, legal representatives, successors and assigns: provided, however, that if all or any portion of the Property is divided, each owner of a legal lot shall only be responsible for duties and obligations associated with an owner's parcel and shall not be responsible for duties and obligations or defaults as to other parcels of lots within the Property. The new owners of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be liable for all commitments and other obligations arising under this Agreement with respect only to such owner's lot or parcel.

Section 7. General Matters.

7.1 Amendments. Any alteration or change to this Agreement shall be made only after complying with the notice and hearing provisions of Idaho Code Section 67-6509, as required by Star City Code.

7.2 Paragraph Headings. This Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this Agreement. As used in this Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

7.3 Choice of Law. This Agreement shall be construed in accordance with the laws of the State of Idaho in effect at the time of the execution of this Agreement. Any action brought in connection with this Agreement shall be brought in a court of competent jurisdiction located in Ada County, Idaho.

7.4 Notices. Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same by registered or certified mail, return receipt requested postage prepaid, or by Federal Express or other reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth below.

Star: City of Star
Attn: City Clerk
P.O. Box 130
Star, ID 83669

Owner: Beacon Crossing LLC
839 S. Bridgeway Place
Eagle, ID 83616-6097

7.5 Effective Date. This Agreement shall be effective after delivery to each of the parties hereto of a fully executed copy of this Agreement.

7.6 Attorney Fees. Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorney fees as determined by a court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination or forfeiture of this Agreement.

IN WITNESS WHEREOF, the parties have hereunto caused this Agreement to be executed on the day and year set forth below.

Dated this ____ day _____, 2023.

Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk

OWNER:

Beacon Crossing LLC

By:
Its:

STATE OF IDAHO)
) ss.
County of Ada)

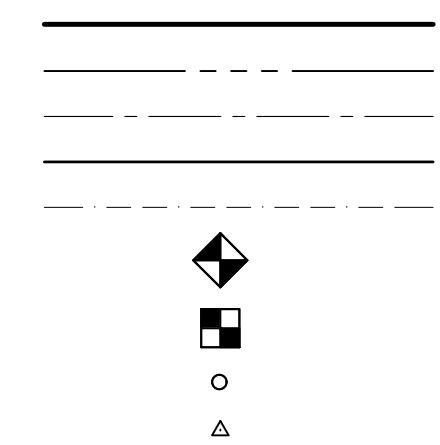
On this ____ day of _____, 2023, before me the undersigned, a Notary Public in and for said state, personally appeared _____, known to me to be _____, who subscribed his name to the foregoing instrument, and acknowledged to me that he executed the same in said limited liability company's name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for Idaho
Residing at _____
My Commission expires _____

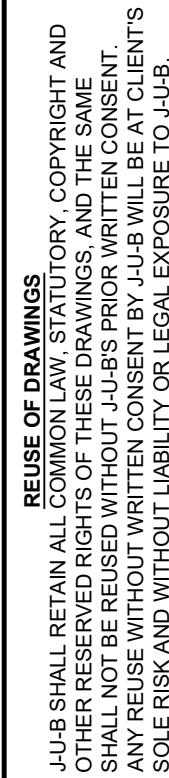
SITUATED IN A PORTION OF GOV'T. LOT 2, THE NE 1/4 OF THE SW 1/4
AND A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 19,
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
STAR, IDAHO
2023

Line Table		
Line #	Direction	Length
L1	S89°09'26"E	58.67'
L2	S13°27'08"W	87.10'
L3	S01°04'30"W	54.00'
L4	N89°09'26"W	10.00'


























IB ENGINEERS, INC.
660 W. Excursion Lane
Suite 400
Meridian, ID 83642

Phone: 208.376.7330
www.iib.com

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BOUNDARY AND PROJECT INFORMATION

- | | |
|---|---------------------------|
|  | SANITARY SEWER LINE |
|  | WATER LINE |
|  | GRAVITY IRRIGATION PIPE |
|  | PRESSURE IRRIGATION LINE |
|  | STORM DRAIN LINE |
|  | CENTERLINE |
|  | LOT LINE |
|  | 6" VERTICAL CURB & GUTTER |
|  | ROLLED CURB & GUTTER |
|  | 5' SIDEWALK |
|  | SEWER MANHOLE |
|  | DITCH FLOW LINE |
|  | IRRIGATION MANHOLE |
|  | STREET LIGHT |
|  | TREE DECIDUOUS |
|  | TREE CONIFER |
|  | EDGE OF PAVEMENT |
|  | GAS LINE |
|  | FENCE LINE |
|  | FIRE HYDRANT |
|  | 5' CONTOUR LINE |
|  | 1' CONTOUR LINE |
|  | DRAINAGE FACILITY |

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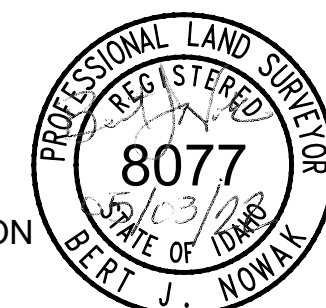
PR

PRR

SD SD SD

EUREKA WATER COMPANY
6820 JOPLIN ROAD
MERIDIAN, ID 83646

FRONT SETBACK	15'	LIVING
(FACE OF SIDEWALK)	20'	GARAGE
REAR SETBACK	15'	
INTERIOR SIDE SETBACK	7.5'	
STREET SIDE SETBACK	20'	



BOUNDARY CERTIFICATION

FILE : 10-21-108 PRE-PLAT

JUB PROJ. # : 10-21-108

DRAWN BY: SAS

DESIGN BY: SA

CHECKED BY: KMM

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INCH SCALE ACCORDING

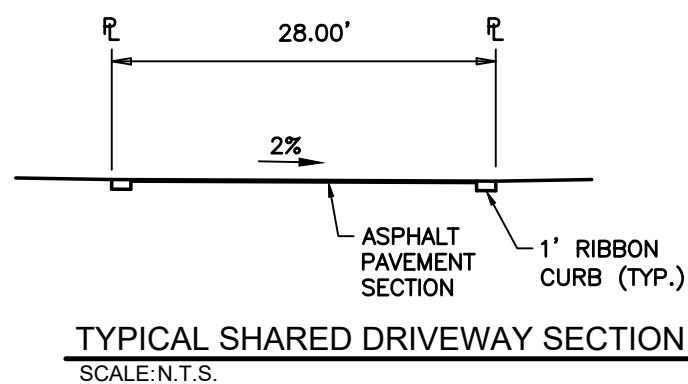
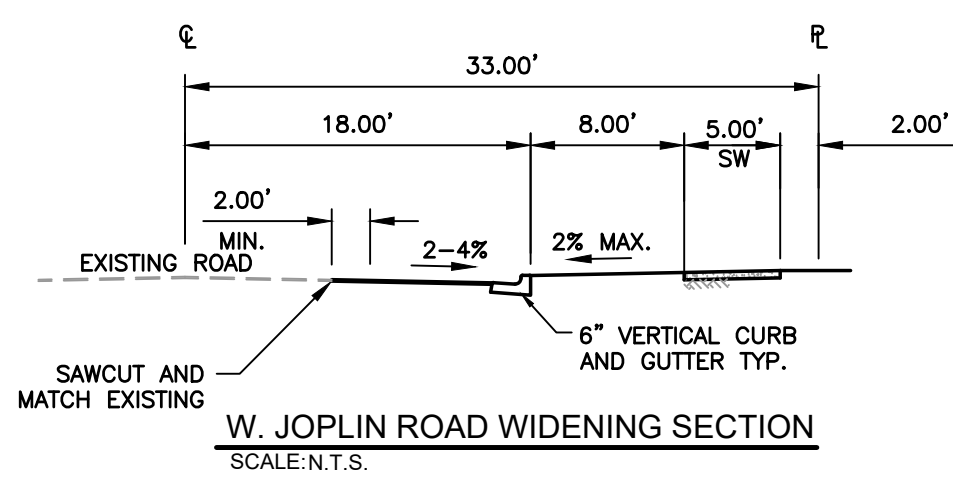
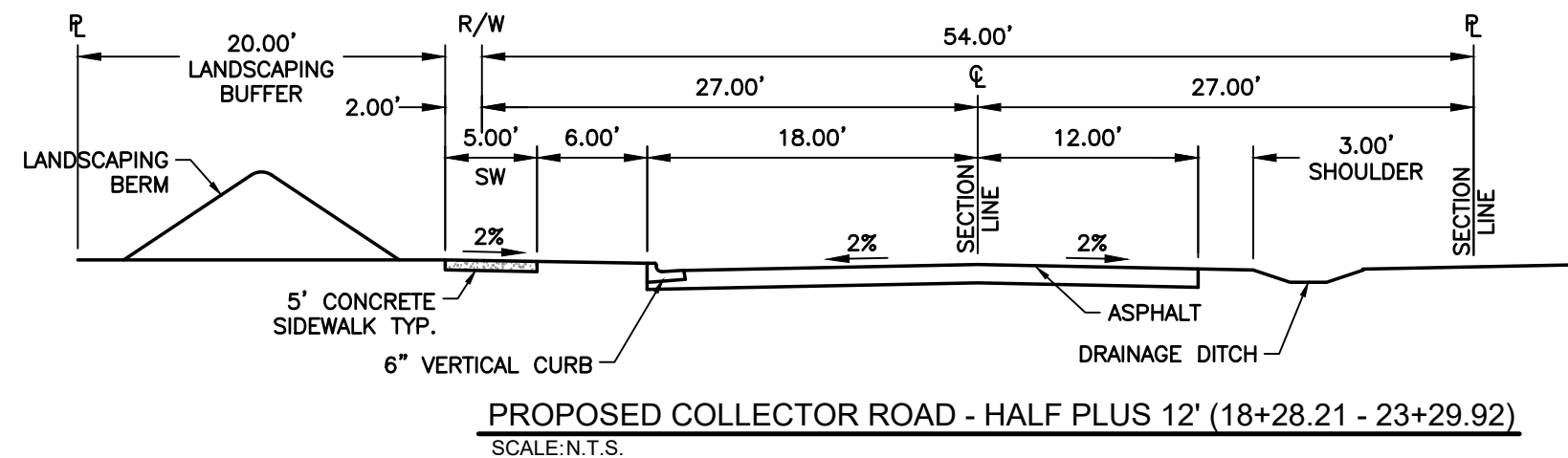
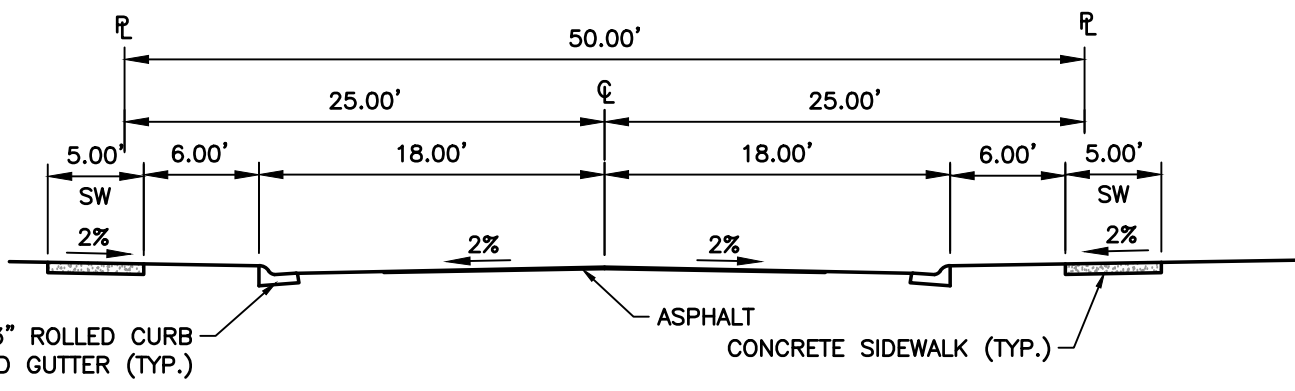
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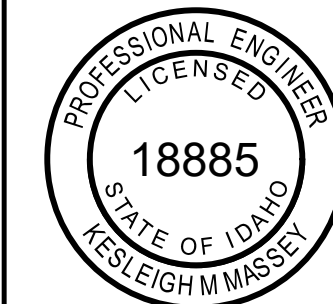
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J-U-B ENGINEERS, INC.

IB ENGINEERS, INC.
660 W. Excursion Lane
Suite 400
Meridian, ID 83642

Phone: 208.376.7330
www.ib-eng.com




REUSE OF DRAWINGS

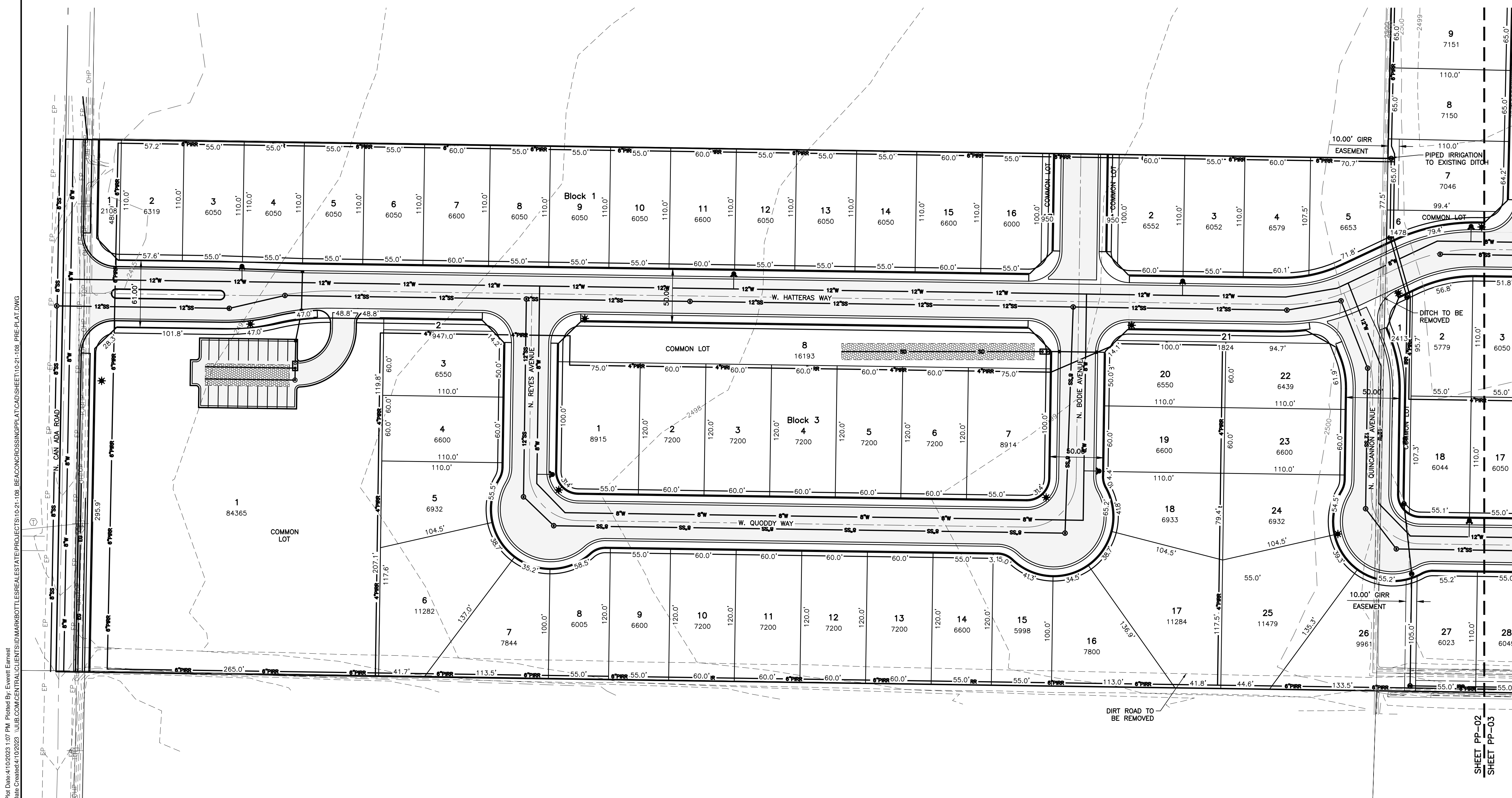
J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S

[illegible]NAISMITH COMMONS SUBDIVISIONS
STAR, IDAHO

EXISTING AND PROPOSED CONDITIONS

FILE : 10-21-108_PRE-PLAT
JUB PROJ. # : 10-21-108
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DESIGN BY: SAS
CHECKED BY: KMM
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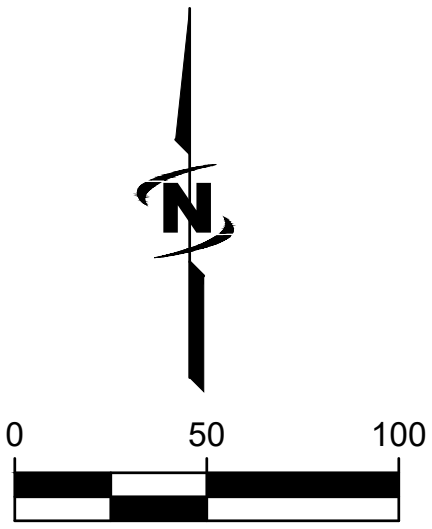
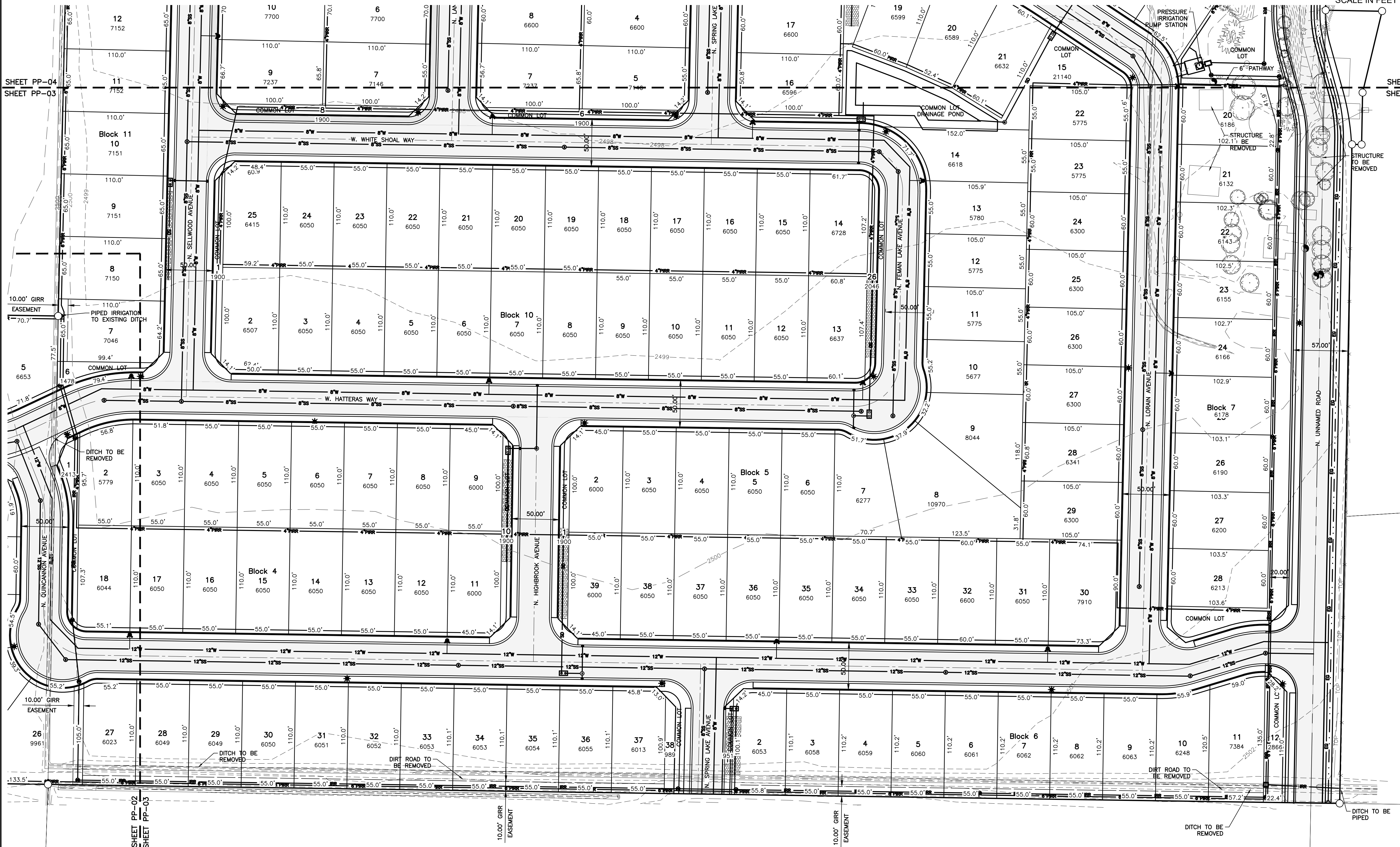
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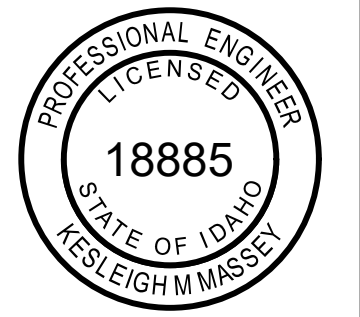
Plot Date: 4/10/2023 1:07 PM Plotted By: Everett Earnest
Date Created: 4/10/2023 \\JUR.COM\CENTRAL\CLIENTS\DMARKBOTTI\ESREAL ESTATE\PROJECTS\10-21-108 BEACONCROSSING\PI AT CAD\SHEET\10-21-108 PRF-PI AT DWG

Plot Date: 4/10/2023 1:07 PM Plotted By: Everett Earnest

Plot Date: 11/02/2023 1:07 PM Plotted By: Everett Earnest
Date Created: 10/2/2023 JUB-COMMON-CLIENTS\JUB-PROJECTS\10-21-108 BEACON CROSSING\PLAT CAD\SHEET\10-21-108 PRE-PLAT.DWG



JUB
J-U-B ENGINEERS, INC.
J-U-B ENGINEERS, INC.
2760 W. Excursion Lane
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com



REUSE OF DRAWINGS			
JUB SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RIGHTS IN THIS DESIGN AND THE DESIGN HEREIN. NO PART OF THIS DESIGN OR THE DESIGN HEREIN SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF JUB. ANY REUSE WITHOUT WRITTEN CONSENT BY JUB WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JUB.			
REVISION			
NO.	DESCRIPTION	BY	DATE

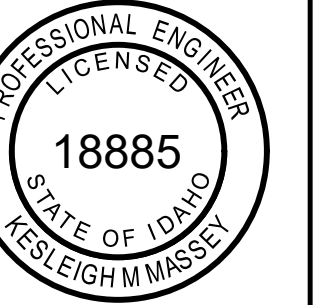
NAISMITH COMMONS SUBDIVISIONS
STAR, IDAHO
EXISTING AND PROPOSED CONDITIONS

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JUB PROJ. #: 10-21-108
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DESIGN BY: SAS
CHECKED BY: KMM
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INCH SCALE ACCORDINGLY
LAST UPDATED: 4/10/2023
SHEET NUMBER:
PP-03




60 W. Excursion Lane
Suite 400
Meridian, ID 83642

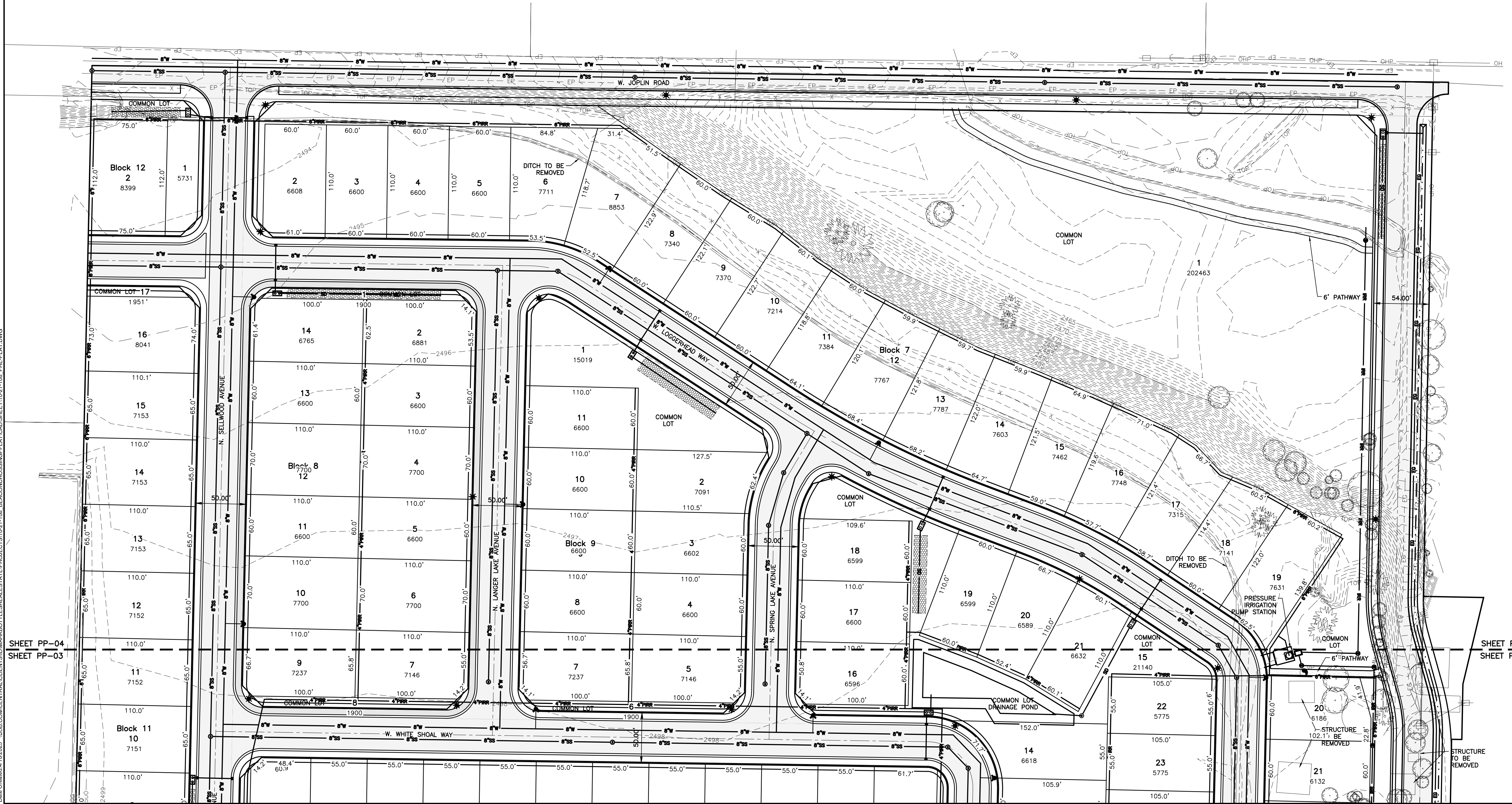
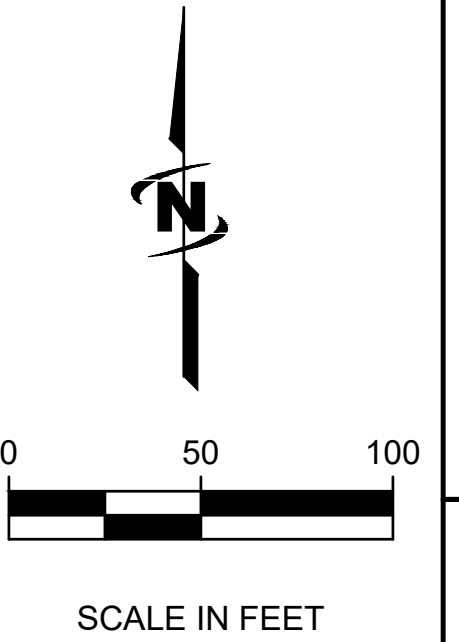
Phone: 208.376.7330
www.jub.com

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STAR, IDAHO

10-21-108_PRE-PLAT
PROJ. #: 10-21-108
DRAWN BY: SAS
CHECKED BY: SAS
APPROVED BY: KMM

NOT FULL SIZE, IF NOT ONE
INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/10/2023
SHEET NUMBER:

PP-04



Plot Date: 4/10/2023 1:07 PM Plotted By: Everett Earnest
Date Created: 4/10/2023 \\JUB.COM\CENTRAL\CLIENTS\ID\MARKBOTTLE\REAL ESTATE\PROJECTS\10-21-08 BEACON CROSSING\PLAT\CAD\SHEET\10-21-08 PRE-PLAT.DWG

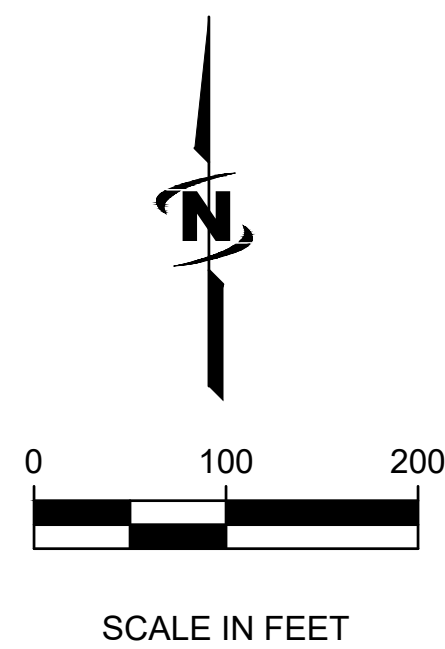
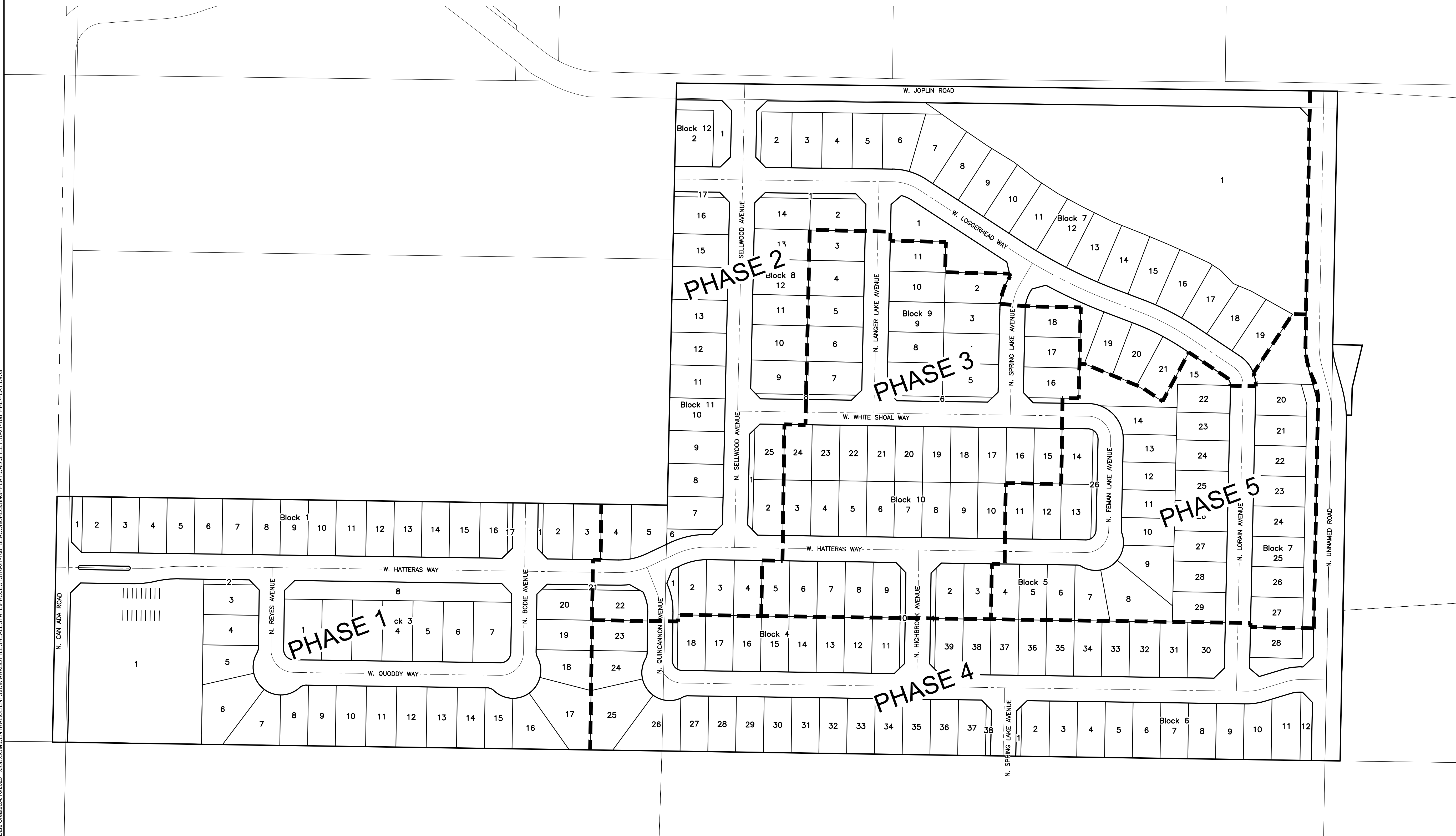


EXHIBIT C








EXHIBIT D

Plot Date: 4/12/2023 8:45 PM, Plotted By: Shawn Wilson
Data Created: 4/12/2023, JUB.COM\CENTRAL\CLIENTS\DMARKBOTTLESREALSTATE\PROJECTS\10-21-108_BEACONCROSSING\PLAT\LANDSCAPE\10-21-108_NC_LSAP_4-10-2023.DWG





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MARK BOTTLES REAL ESTATE

OVERALL SITE AMENITIES PLAN

FILE: 10-21-108_NC_LSAP_4-10-2023
JUB PROJ. #: 10-21-108
DRAWN BY: SEW
DESIGN BY: SATS
CHECKED BY: KM

ONE INCH
AT FULL SIZE, IF NOT ONE
INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/12/2023

SHEET NUMBER:
LS-101

Plot Date: 4/12/2023 5:46 PM Plotted By: Shawn Wilson
Date Created: 4/12/2023 JUB\COMMON\CLIENTS\MARKBOTTLES\REAL ESTATE\PROJECTS\10-21-108 BEACON CROSSING\PLAT\LANDSCAPE\10-21-108 NC LSAP 4-10-2023.DWG



1 COMMERCIAL METAL SHADE PICNIC SHELTER. COLUMNS/POST COULD BE WRAPPED IN A DECORATIVE CMU BLOCK OR STONE VENEER TO BE THEMED WITH DEVELOPMENT.



2 METAL BIKE RACK (NOT SHOWN)



3 SWING SET, DIFFERENT CONFIGURATION POSSIBLE WITH BASKET SWING TODDLER SWING.



4 FENCED AND LIGHTED PICKLEBALL COURTS.



5 KOMPAN OR PLAYCRAFT PLAY SET FOR ALL AGES AND ABILITIES



6 BENCHES SPACED AROUND PARK AND AROUND PICKLEBALL COURTS.



7 SHADED TREE PLAZA WITH PLANTERS AROUND THE BASE OF TREES ADJACENT TO PLAYGROUND. BENCHES AND PICNIC TABLES SPACED THROUGH OUT.

Plot Date: 4/12/2023 6:47 PM Plotted By: Shawn Wilson
Date Created: 4/12/2023 \\JUB.COM\CENTRAL\CLIENTS\ID\MARK\BOTTLES\REAL ESTATE\PROJECTS\10-21-108 BEACON CROSSING\PLAT\LANDSCAPE\10-21-108_NC_LSAP_4-10-2023.DWG



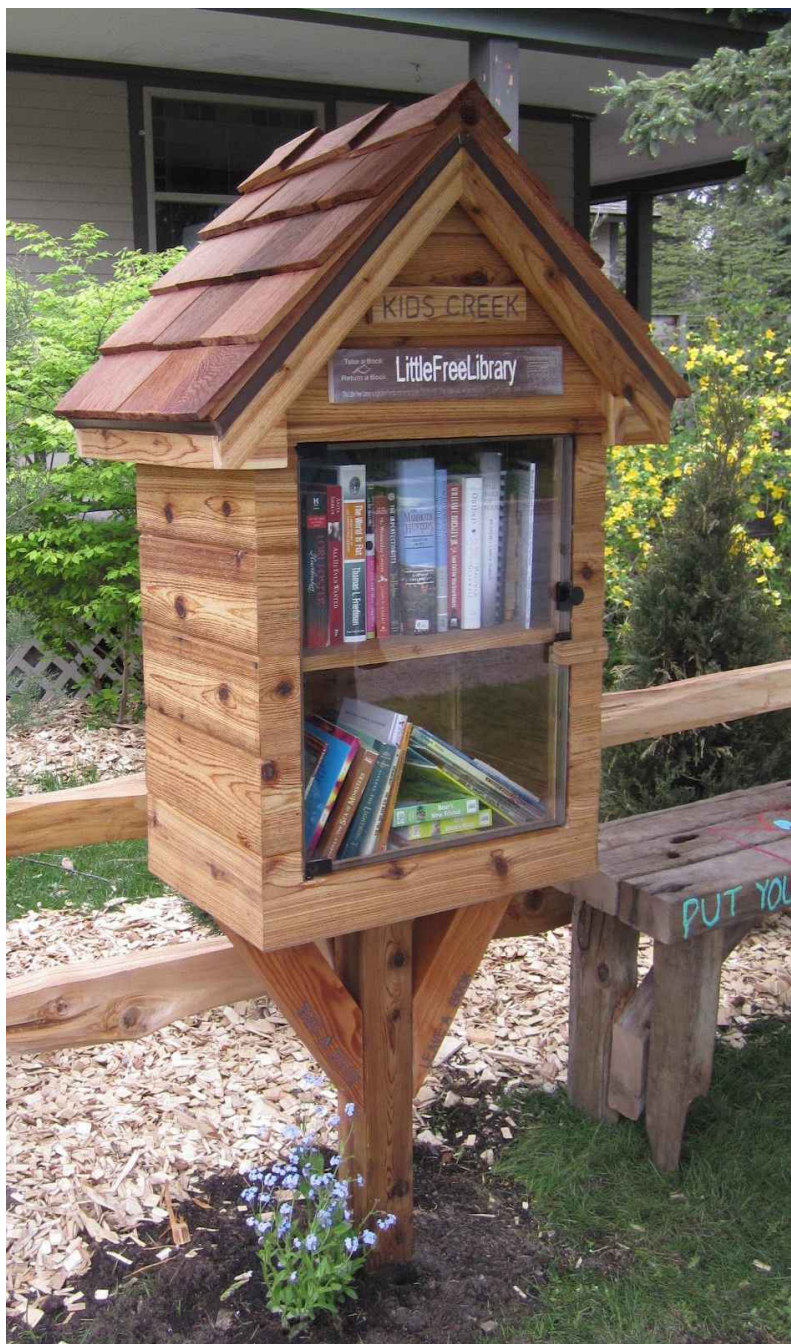
1 TODDLER PLAY GROUND AREA



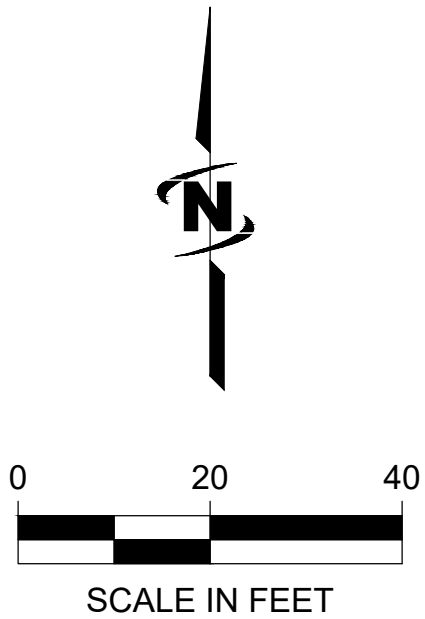
2 TODDLER PLAY GROUND AREA



3 TAKE A BOOK, LEAVE A BOOK WITH NEARBY SEATING AND OR HAMMOCKS.



3 TAKE A BOOK, LEAVE A BOOK



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ENLARGED AMENITIES PLAN

FILE: 10-21-108_NC_LSAP_4-10-2023
JUB PROJ. #: 10-21-108
DRAWN BY: SEW
DESIGN BY: SEW
CHECKED BY: SEW
ONE INCH = 1' AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
LAST UPDATED: 4/12/2023
SHEET NUMBER:
LS-103

Plot Date: 4/12/2023 5:47 PM Plotted By: Shawn Wilson
Date Created: 4/12/2023 JUB.COM\CENTRALCLIENTS\JUB\MARKBOTTLESREALSTATE\PROJECTS\10-21-108 BEACONCROSSING\PLAT\LANDSCAPE\10-21-108_NC_LSAP_4-10-2023.DWG



1 COMPACTED DECOMPOSED GRANITE PATH THROUGH OUT NATURE PARK



2 DOG PARK PEE POST, HYDRANTS OR OTHER OBJECT WITH POP-UP SPRINKLER FOR WASH DOWN.



3 PARK BENCH



EXAMPLE OF LANDSCAPE THROUGH OUT THE DOG AREA AS WELL AS OTHER COMMON SPACE AREAS, NATURAL COMPACTED DG PATHS COULD BE USED THROUGH DOG PARK INSTEAD OF CONCRETE.

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7 KESTREL OR FALCON OR OWL NESTING BOXES PLACE INSIDE FENCED AREA OR ON HILLSIDE.



NATURE PARK SETTING WITH NATURAL PLAYGROUND MATERIALS, SHELTER, FENCING, PATHS, ETC. POSSIBLE POLE MOUNTED FALCON BOX(S) INSTALLED IN AREA.



1 LOG CLIMBERS AND UNDULATING LOG END STEPPERS



3 BOULDER PLAY THROUGH THE USE OF NATURAL OR FAUX ROCK MATERIALS



6 COMPACTED DECOMPOSED GRANITE PATHS THROUGH OUT NATURE PARK.



2 STUMP OR BURIED LOG ENDS WITH BEAM BALANCE
TIMBER NOTCH INTO STUMP/LOG ENDS



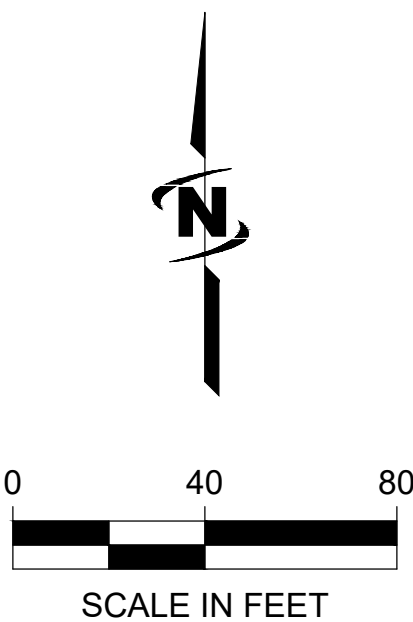
4 STUMP OR BURIED LOG ENDS WITH BEAM BALANCE
TIMBER NOTCH INTO STUMP/LOG ENDS



5 BOULDER PLAY THROUGH THE USE OF NATURAL OR FAUX ROCK MATERIALS



LOW POINT AREA. TO BE SEED WITH RIPARIAN PLANT MIX THAT CAN WITHSTAND PERIODS OF DRY.



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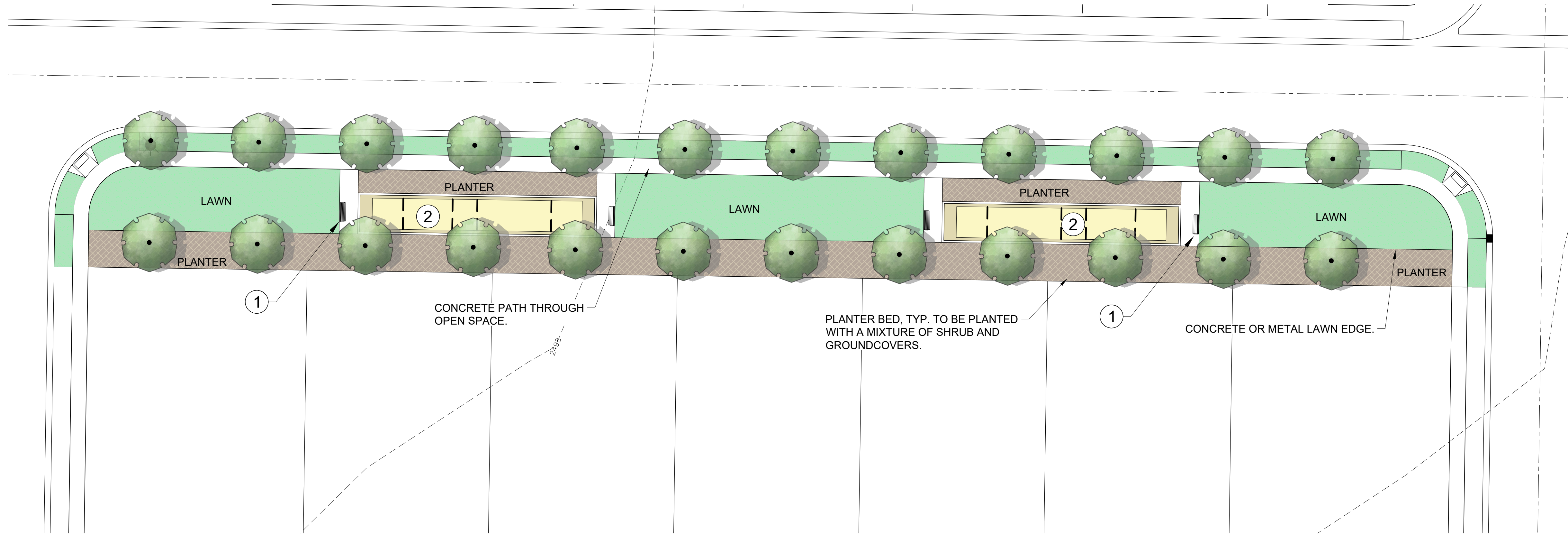
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ENLARGED AMENITIES PLAN

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JUB PROJ. # : 10-21-108
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DESIGN BY: SEW
CHECKED BY: SEW
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LAST UPDATED: 4/12/2023
SHEET NUMBER:

LS-105

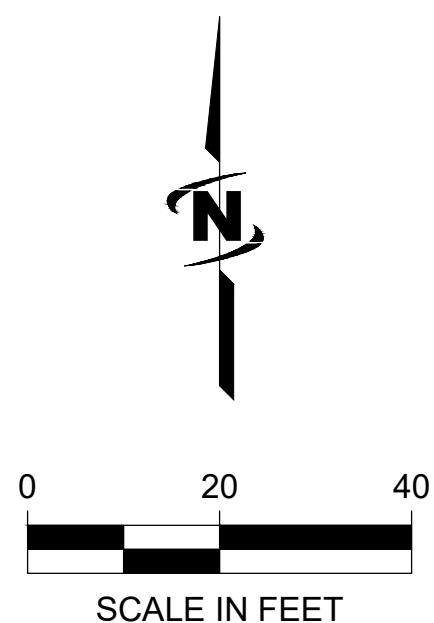
Plot Date: 4/12/2023 5:47 PM Plotted By: Shawn Wilson
Date Created: 4/12/2023 JUB.COM\CENTRALCLIENTS\MARKBOTTLESREALSTATE\PROJECTS\10-21-108 BEACONCROSSING\PLAT\LANDSCAPE\10-21-108 NC LSAP 4-10-2023.DWG



1 BENCHES PLACED AT EACH END OF BOCCIE BALL COURTS.



2 BOCCIE BALL COURTS WITH SYNTHETIC SURFACE AND EDGE WITH TIMBERS OR CONCRETE CURB.



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SHEET NUMBER:

LS-106