

#201 Subdivision

Case #: SUB16-00017

Property Information

Address

Street Number: Prefix: Street Name: Unit #:

Subdivision name: Block: Lot: Section: Township: Range: Zoning:

Parcel Number: Additional Parcel Numbers:

Primary Contact

Who is responsible for receiving e-mail, uploading files and communicating with Boise City?

Agent/Representative Applicant Owner

Applicant Information

First Name: Last Name:

Company:

Address: City: State: Zip:

E-mail: Phone Number: Cell: Fax:

Agent/Representative Information

Role Type: Architect Land Developer Engineer Contractor Other

First Name: Last Name:

Company:

Address: City: State: Zip:

E-mail: Phone Number: Cell: Fax:

Owner Information

Same as Applicant? No Yes (If yes, leave this section blank)

First Name:

Last Name:

Company:

Address: City: State: Zip:

E-mail: Phone Number: Cell: Fax:

1. Type of Application:

- Preliminary
- Final
- Preliminary/Final

2. Proposed Subdivision/Condominium Name:

Dallas Harris Estates Subdivision No. 16

Note: Must be approved by the Ada County Surveyor.

3. Cross Reference Files:

Please list all previously approved or currently associated file(s):

SP-01

4. Subdivision/Condominium Features:

Number of buildable lots/units:	<input type="text" value="88"/>	Buildable lots/units per acre:	<input type="text" value="0.32"/>
Number of common lots/units:	<input type="text" value="9"/>	Zoning Classification:	<input type="text" value="SP-01"/>
Total acres in subdivision:	<input type="text" value="28.20"/>		

5. Building Program:

Number of Existing Buildings: Number of Existing Buildings to Remain:

Type of Existing Buildings: Residential Commercial Industrial Mixed Use

If Residential What Type? Single Family Townhouse Duplex Multi-Family

Type of Proposed Buildings: Residential Commercial Industrial Mixed Use

If Residential What Type? Single Family Townhouse Duplex Multi-Family

6. Waivers or Modifications:

Are any waivers/modifications being requested from the Subdivision Ordinance? Yes No

If yes, please include a detailed explanation in your letter.
An additional waiver/modification review fee must be paid at the time of submittal.

7. Private Streets:

Are private streets proposed? Yes No

If yes, please provide justification in the letter of explanation.
An additional private street review fee must be paid at the time of submittal.

8. Public Streets:

Number of new public streets proposed:

9. Floodways & Hillsides:

Is any portion of this property located in a Floodway or a 100-year Floodplain? Yes No

Does any portion of this parcel have slopes in excess of 15%? Yes No

Note: If the answer to either of the above is yes, you will be required to submit an additional #112 Floodplain and/or #114 Hillside application and additional fee.

11. Airport Influence Area:

Is the subject site located within the Airport Influence Area? (If yes, please mark which area.)

No Area A Area B Area B1 Area C

The undersigned declares that the above provided information is true and accurate.
The undersigned acknowledges that failure to provide true and accurate information may result in rejection of this application, possible revocation of the permit where wrongfully issued and subject the undersigned any applicable civil and/or criminal penalties.

Agent/Representative Signature:

Date:

Dallas Harris Estates Subdivision No. 16
Detailed Application letter
March 28, 2016

This letter is a detailed description of the proposed development of Dallas Harris Estates Subdivision No. 16, which is Phase 6 of the overall development. The zone for this development is ordinance SP-01.

This development occupies land that is bound to the north by E Warm Springs Avenue, to the west by Warm Springs Creek and added land owned by Harris Ranch, to the east by Idaho Power property, and to the south by S. Eckert Road.

The property size is 28.20 acres of land that is currently occupied by either fallow farm land, or the abandoned Old Eckert Road and a to be abandoned segment of the Boise City Greenbelt that runs just north of and adjacent to this segment of Old Eckert Road. Old Eckert Road is also used as the primary access to the Idaho Power substation. This access is from the north and E. Parkcenter Boulevard. This north access will be retained and protected. All of the Old Eckert Road and the greenbelt segment will be removed with this phase of the development. This segment of the Boise City Greenbelt was relocated to the north side of the new S. Eckert Road that extends from the Boise City Greenbelt that follows the Boise River from the west and extends along S. Eckert Road to the intersection with E. Warm Springs Avenue and the easterly extending Greenbelt that exists along the south side of E. Warm Springs Avenue.

This project will contain 88 residential lots, 3 commercial lots, and 9 common lots. All residential lots will be single family. The specific uses for the 3 commercial lots are not known at this time. All future commercial development of these lots will comply with the current SP-01.

There will be 5 new public streets with this development with connections to both E. Warm Springs Avenue and S. Eckert Road. Both connections are proposed to be stop sign controlled. The intersection of E. Warm Springs Avenue and the new S. Millbrook Avenue will be a roundabout in the future. Timing of the roundabout construction will be a function of traffic loading at this stop controlled intersection. ACHD will require that the right-of-way for this ultimate roundabout will be reserved in a permanent easement prior to the ACHD signature on the final plat for this phase of the development. The development also includes 4 proposed public alleys and 1 private access for the 6 larger lots along the west side of the development. The northerly alley that abuts the commercial lots will be a 20' wide concrete alley. The other 3 alleys will provide access to residential lots and will be 16' wide. The private access is proposed to be a 20' wide paved access to the lots to provide a 20' wide landscape buffer between these lots and S. Millbrook Avenue.

All storm water collection treatment and disposal will be designed in accordance with the requirements of the City of Boise and Ada County Highway District. Storm water storage,

treatment and disposal will consist of initial flows of minor events to a newly constructed wetland that will provide initial treatment prior to discharging to the required forebay. The forebay (a wet pond) will be a retention basin with overflow either to the primary basin, or to adjacent wetlands along the south side of current Boise City Greenbelt. Discharges to either the primary basin, or the wetland will only be for storm events in excess of the 100-year event. Normal infow will enter the forebay and percolate into subsoils of the pond. Larger storm events will overflow a splitter box just upstream of the wetland and forebay and discharge to directly to the primary basin, also a wet pond. Storm water entering the primary basin will also percolate into the subsoils of the pond, or discharge to adjacent wetlands along the south side of current Boise City Greenbelt. Discharges to the wetland will only be for storm events in excess of the 100-year event unless other designed discharges are permitted as part of the final project storm water design.

All new sewer system will consist of a gravity collection system that will discharge to the existing Boise City gravity sewer system located in S. Eckert Road. The new domestic Water system will be designed to provide all domestic and irrigation and fire demands. Water connection will be made to the existing 16" water main located in S. Eckert Road. The project will include a joint trench installation of power, telephone, cable and gas.

The remainder of 2016 is anticipated for hearings and approvals of the preliminary plat, followed by project final design to be done and approved prior to the end of 2016. Construction is programmed to begin as soon in 2017 as all approvals can be secured.

Exhibit "A"February 23, 2016
Rev. March 22, 2016Description For
PLANNING AREA SW 14
(Harris Ranch Preliminary Plat 16)

Portions of Government Lots 3, 4 and 5, and a portion of the Southeast 1/4 of the Northwest 1/4 of Section 29, together with a portion of vacated Old Eckert Road, and located within the West 1/2 Section 29, Township 3 North, Range 3 East, Boise Meridian, City of Boise, Ada County, Idaho being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 29 from which the Northeast corner of said Section 29 bears North 00°05'24" West, 2612.99 feet; Thence along the East-West mid-section line of said Section 29 North 89°00'28" West, 2669.20 feet to the Center 1/4 of said Section 29; Thence continuing along said East-West mid-section line North 89°00'28" West, 660.03 feet to the intersection with the West boundary line of the most easterly 660.00 feet of said Government Lot 3, being also the Northeast corner of that certain parcel of land described in a Court decree quieting title per document recorded on June 13, 2014 as Instrument No. 114046350 official records of Ada County, Idaho, said point being the **REAL POINT OF BEGINNING**;

Thence leaving said East-West mid-section line and along the said West boundary line of the most easterly 660.00 feet of said Government Lot 3 South 00°28'58" West, 338.72 feet to the intersection with the northerly right-of-way line of South Eckert Road, as deeded to Ada County Highway District per Warranty Deed recorded on September 9, 1999 as Instrument No. 99090225, Official Records of Ada County, Idaho;

Thence leaving said West boundary line and along said northerly right-of-way line the following two (2) courses and distances:

Thence North 86°53'07" West, 782.74 feet;

Thence 241.64 feet along the arc of a curve to the left having a radius of 633.97 feet, a central angle of 21°50'20", and a long chord which bears South 82°11'44" West, a distance of 240.18 feet to the intersection with the easterly boundary line of a public greenbelt pathway as deeded to Ada County per Warranty Deed recorded on December 18, 2008 as Instrument No. 108134559, Official Records of Ada County, Idaho;

Thence along said easterly boundary line the following eight (8) courses and distances:

Thence North 18°53'53" West, 80.22 feet;

Thence 45.30 feet along the arc of a curve to the left having a radius of 117.50 feet, a central angle of 22°05'14", and a long chord which bears North 29°56'30" West, a distance of 45.02 feet;

Thence North $40^{\circ}59'08''$ West, 152.72 feet;

Thence 54.38 feet along the arc of a curve to the right having a radius of 182.50 feet, a central angle of $17^{\circ}04'26''$, and a long chord which bears North $32^{\circ}26'54''$ West, a distance of 54.18 feet;

Thence 196.32 feet along the arc of a reverse curve to the left having a radius of 565.91 feet, a central angle of $19^{\circ}52'35''$, and a long chord which bears North $33^{\circ}50'59''$ West, a distance of 195.34 feet;

Thence 572.68 feet along the arc of a reverse curve to the right having a radius of 589.00 feet, a central angle of $55^{\circ}42'31''$, and a long chord which bears North $15^{\circ}56'01''$ West, a distance of 550.39 feet;

Thence 58.46 feet along the arc of a reverse curve to the left having a radius of 52.50 feet, a central angle of $63^{\circ}48'02''$, and a long chord which bears North $19^{\circ}58'46''$ West, a distance of 55.49 feet;

Thence North $51^{\circ}52'47''$ West, 173.24 feet;

Thence leaving said easterly boundary line North $44^{\circ}30'20''$ East, 104.15 feet to the intersection with the southerly right-of-way line of East Warm Springs Parkway as deeded to Ada County Highway District per Warranty Deed recorded on September 23, 2011 as Instrument No. 111076897, Official Records of Ada County, Idaho;

Thence along said southerly right-of-way line the following seven (7) courses and distances:

Thence 112.02 feet along the arc of a non-tangent curve to the right having a radius of 7,290.53 feet, a central angle of $00^{\circ}52'49''$, and a long chord which bears South $51^{\circ}50'32''$ East, a distance of 112.02 feet;

Thence 87.16 feet along the arc of a reverse curve to the left having a radius of 548.50 feet, a central angle of $09^{\circ}06'17''$, and a long chord which bears South $55^{\circ}57'16''$ East, a distance of 87.07 feet;

Thence South $60^{\circ}30'24''$ East, 203.94 feet;

Thence 792.85 feet along the arc of a curve to the left having a radius of 835.00 feet, a central angle of $54^{\circ}24'12''$, and a long chord which bears South $87^{\circ}42'31''$ East, a distance of 763.40 feet;

Thence North $65^{\circ}05'23''$ East, 45.95 feet;

Thence 122.51 feet along the arc of a curve to the left having a radius of 450.00 feet, a central angle of $15^{\circ}35'56''$, and a long chord which bears North $57^{\circ}17'25''$ East, a distance of 122.14 feet;

Thence North $49^{\circ}29'27''$ East, 2.95 feet to the most westerly corner of an Idaho Power Company Substation Parcel per Warranty Deed recorded on March 18, 2005 as Instrument No. 105032726;

Thence leaving said southerly right-of-way line and along the exterior boundary lines of said Substation Parcel the following two (2) courses and distances;

Thence South 40°30'33" East, 265.00 feet;

Thence North 49°29'27" East, 165.00 feet to the intersection with the West boundary line of the East 1/2 of the East 1/2 of the Northwest 1/4 of said Section 29 as described in Warranty Deed Instrument No. 420137, as filed in Book 434 of Deeds at Page 108, Official Records of Ada County, Idaho;

Thence leaving said exterior boundary lines and along said West boundary line South 00°25'56" West, 616.02 feet to the intersection with said East-West mid-section line, being also the Northwest corner of said certain parcel of land described in a Court decree, Instrument No. 114046350;

Thence leaving said West boundary line and along said East-West mid-section line South 89°00'28" East, 2.08 feet to the POINT OF BEGINNING. Containing an area of 28.20 acres, more or less.



Subdivision Application Submittal Requirements

PDS

Department Application

#201

Subdivision Application Requirements

1. Submit Electronic Application

The electronic Subdivision application is available through PDS Online | eApply. Registration is required and the account is free. If you need help signing up, please review the PDS Online [Frequently Asked Questions](#) page of our website. Incomplete applications will not be accepted for review.

2. Upload Documents

A case number is assigned after we verify the application is complete. You'll receive instructions to upload the required plans and documents into the ePlanReview system. All documents must use the naming conventions and layout guidelines described in [Electronic Plan Review Submittal Standards](#).

3. Pay Fees

Applications will not be accepted for review until fees are paid in full. Fees may be paid electronically using PDS Online | ePay at pds.cityofboise.org/ePay

4. Detailed letter of explanation summarizing the project.

5. Affidavit of Legal Interest.

Form must be completed by the legal owner of record.

ePlanReview New Requirements

- **New Submittal Guidelines**
All documents must use our new naming conventions and layout guidelines.
- **Submitting Paper**
Paper applications/plans submitted for review have additional requirements. See page 3 for details.
- **Assigning Case Numbers**
Projects were previously assigned case numbers only after PDS formally accepted the application for review.

To accommodate electronic review, case numbers are assigned before a project has actually been accepted for review. *Issuing a case number does not mean your plans have been accepted for review.*



Subdivision Plat Requirements (Both Preliminary and Final)

Both preliminary and final plats must show the following:

A. Title (including the following)

- Proposed Subdivision/Condominium Name
- County
- State
- Section, Township and Range
- Date

B. Contact Information

- Name and address of the surveyor who prepared the plat

C. Technical Information

- Scale (not less than 1" = 100')
- North arrow
- Legend
- Lot lines with dimensions
- Proposed Streets
- Street Name
- Numbering of lots and blocks
- Location and size of all common lots or lots to be dedicated for public use
- Location and size of all existing and proposed easements
- Boundary of record for proposed subdivision

D. Certifications and Signatures

- Certification block for the professional land surveyor
- Certification block for the property owner(s)
- Certification and signature block for the County Surveyor
- Signature block for the City Engineer
- Certification and signature block for the City Clerk
- Certification and signature block for the Ada County Highway District
- Certification and signature block for the Central District Health Department
- Certification and signature block for the Ada County Treasurer

Preliminary Plat Only

In addition to the previous list, preliminary plats must also include the following:

A. Technical Information

- Lot dimensions and area
- Location of any intersecting boundary lines
- Names of adjoining subdivisions
- Approximate location of and/or distance to:
 - Existing buildings and structures (including within 100' of the proposed development)
 - Water bodies or courses (including within 100' of the proposed development)
 - Curb cuts and/or driveways (including within 100' of the proposed development)
 - Existing or proposed pathways (including within 100' of the proposed development)

B. Development Features

- Zoning designation
- Total area of proposed subdivision/condominium
- Proposed phasing plan of development, if proposed

C. Rights-of-Way (Including Across Street and Adjacent Parcels)

- Location, width and grade of all existing and proposed public and private streets
- Location, width and grade of all existing and proposed public and private alleys
- Cross Section of all existing and proposed rights-of-way
- Location and width of all existing and proposed sidewalks
- Existing and proposed street names

D. Facilities (indicate the size and location of all)

- Existing and proposed sanitary sewer mains and laterals
- Existing and proposed storm sewers
- Existing and proposed water mains and fire hydrants
- Existing and proposed culverts, ditches and drainage structures or facilities
- Method of all runoff for the proposed development
- Existing and proposed pressure irrigation system and pumps

E. Topography (contour lines on the USGS datum)

- Intervals of not more than five feet for parcels with a general slope of greater than 5%, or
- Intervals of not more than two feet for parcels with a general slope of less than or equal to 5%
- Contour lines shall extend a minimum of 100 feet beyond the proposed development boundary

Note: If contour data is not available as information of record (i.e. ADC or USGS Maps, Boise City Sewer Study Maps, etc.), sufficient information must be provided for evaluation of topography as it controls the design or alignment of parcels, streets and drainage.

F. Hillside and Foothills (where applicable) ^{N/A}

- Preliminary grading and drainage plans
- Preliminary engineering soils report
- Preliminary engineering geology reports
- Preliminary hydrology reports
- Preliminary revegetation report

G. Floodplain (where applicable)

- 100 year floodplain boundary shall be shown on the plat
- Show finish floor elevation for lots within the Floodplain Boundary

Paper Application Requirements

Applications and plans submitted in paper format have additional requirements. The submittal packet must include a signed copy of the application, items 4-12 listed above, and a CD with electronic copies of all submittal documents.

- 1. A CD with electronic copies of all submission documents in Adobe Acrobat format (pdf).**
If you do not have the software to create the CDs, they can be created by local printing/copying establishments.
- 2. File Standards**
Documents must use the naming standards and layout guidelines described in [Electronic Plan Review Submittal Standards](#).
3. All blueprints must be folded with the title block/panel face up so they fit within a legal size file folder.
4. Applications must be complete at time of submission. Incomplete applications will not be accepted for review.



Planning & Development Services

Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701-0500

Phone: 208/384-3830
Fax: 208/384-3753
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

Affidavit of Legal Interest

State of Idaho)
) ss
County of Ada)

I, Doug Fowler
Name
Boise
City

4940 E. Mill Station Dr., Suite 101-B
Address
Idaho
State

being first duly sworn upon oath, depose and say:

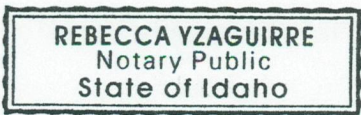
(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to David Powell 2447 S. Vista Avenue, Boise, Id. 83705
Name Address
to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend and hold Boise City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

Dated this 29 day of March, 2016
[Signature]
Signature

Subscribed and sworn to before me the day and year first above written.

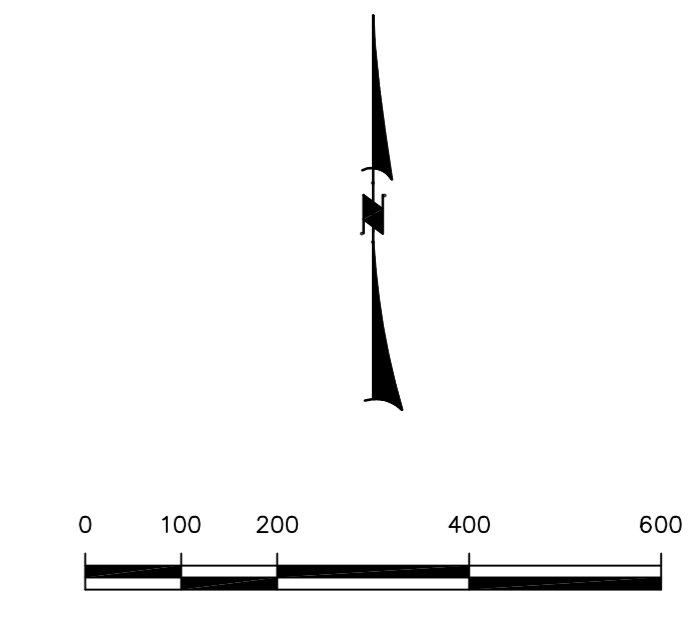


Rebecca Yzaguirre
Notary Public for Idaho
Residing at: Boise, ID
My commission expires: 9-25-2021

DALLAS HARRIS ESTATES SUBDIVISION NO. 16 PRELIMINARY PLAT

SITUATED IN SECTION 29 OF TOWNSHIP 3 NORTH, RANGE 3 EAST, BOISE, ADA COUNTY, IDAHO.

MARCH, 2016



LEGEND

—	PRELIMINARY PLAT BOUNDARY
- - -	SP-01 PHASE 1 - 5 BOUNDARY
---	HARRIS RANCH PROPERTY BOUNDARY
---	SECTION LINE
---	QUARTER SECTION LINE
---	SIXTEENTH SECTION LINE
---	EASEMENT
---	EXISTING ROAD
---	EXISTING FEATURES
■	SECTION CORNER

NOTES

THIS PRELIMINARY PLAT SHALL CONFORM TO THE HARRIS RANCH SPECIFIC PLAN COMMUNITY ORDINANCE AND APPROVED AMENDMENTS. STRUCTURAL PAVEMENT SECTIONS ARE PRELIMINARY AND MAY CHANGE DURING FINAL DESIGN.

DRAWING INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	LOT LAYOUT PLAN
3	ROADWAY LAYOUT PLAN
4	UTILITIES PLAN
5	GRADING AND DRAINAGE PLAN
6	EXISTING FEATURES PLAN

PROJECT DESCRIPTION

PHASE BOUNDARY AREA: _____
 NUMBER OF LOTS: _____
 EXISTING & PROPOSED ZONING: HARRIS RANCH SPECIFIC PLAN ORDINANCE SP-01

DEVELOPER

**BARBER VALLEY DEVELOPMENT
C/O LENIR LTD.**
 4940 E. MILL STATION DRIVE
 SUITE 101-B
 BOISE, ID 83716
 CONTACT - DOUG FOWLER
 PHONE: (208) 344-1131
 FAX: (208) 344-1146

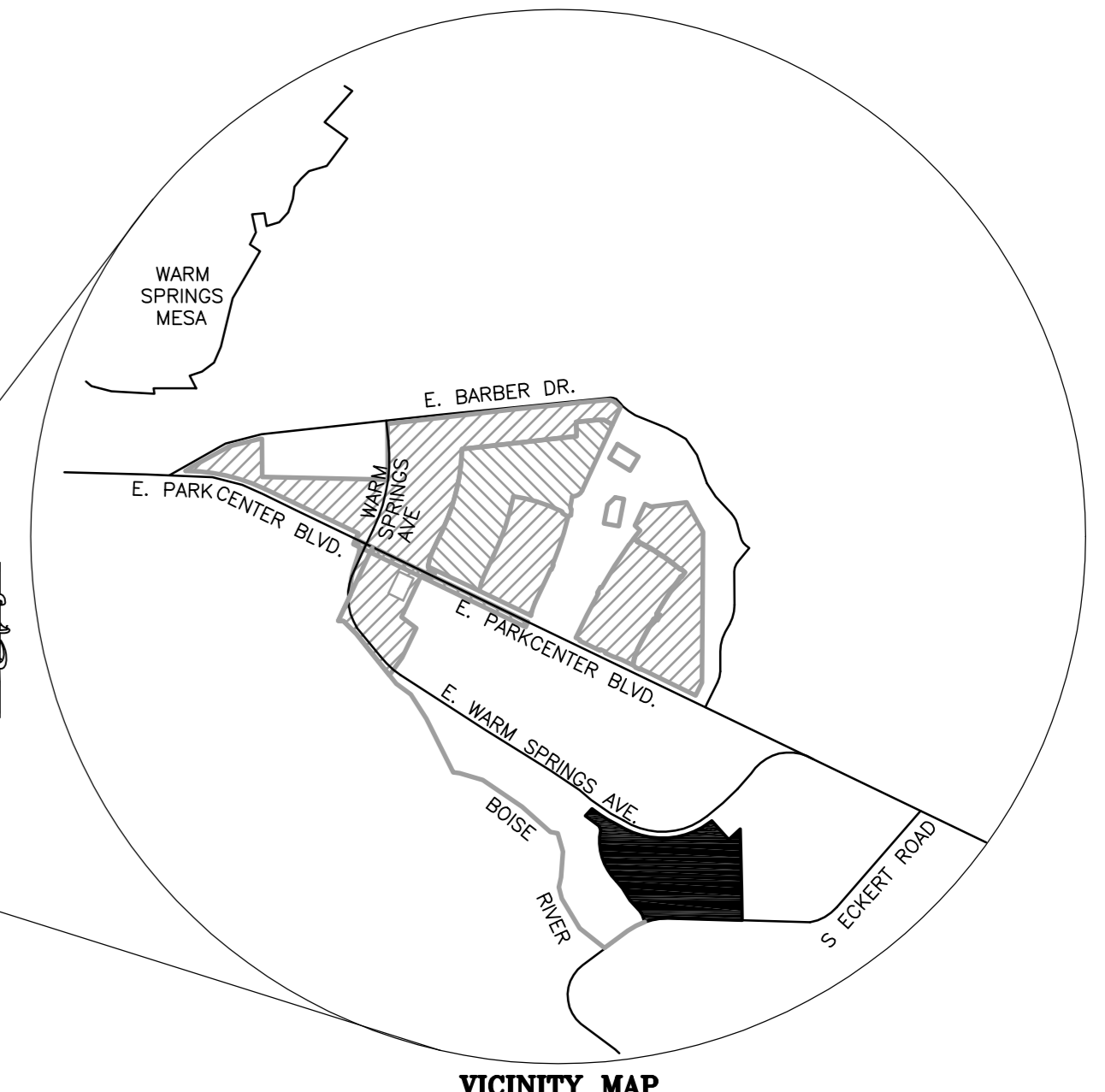
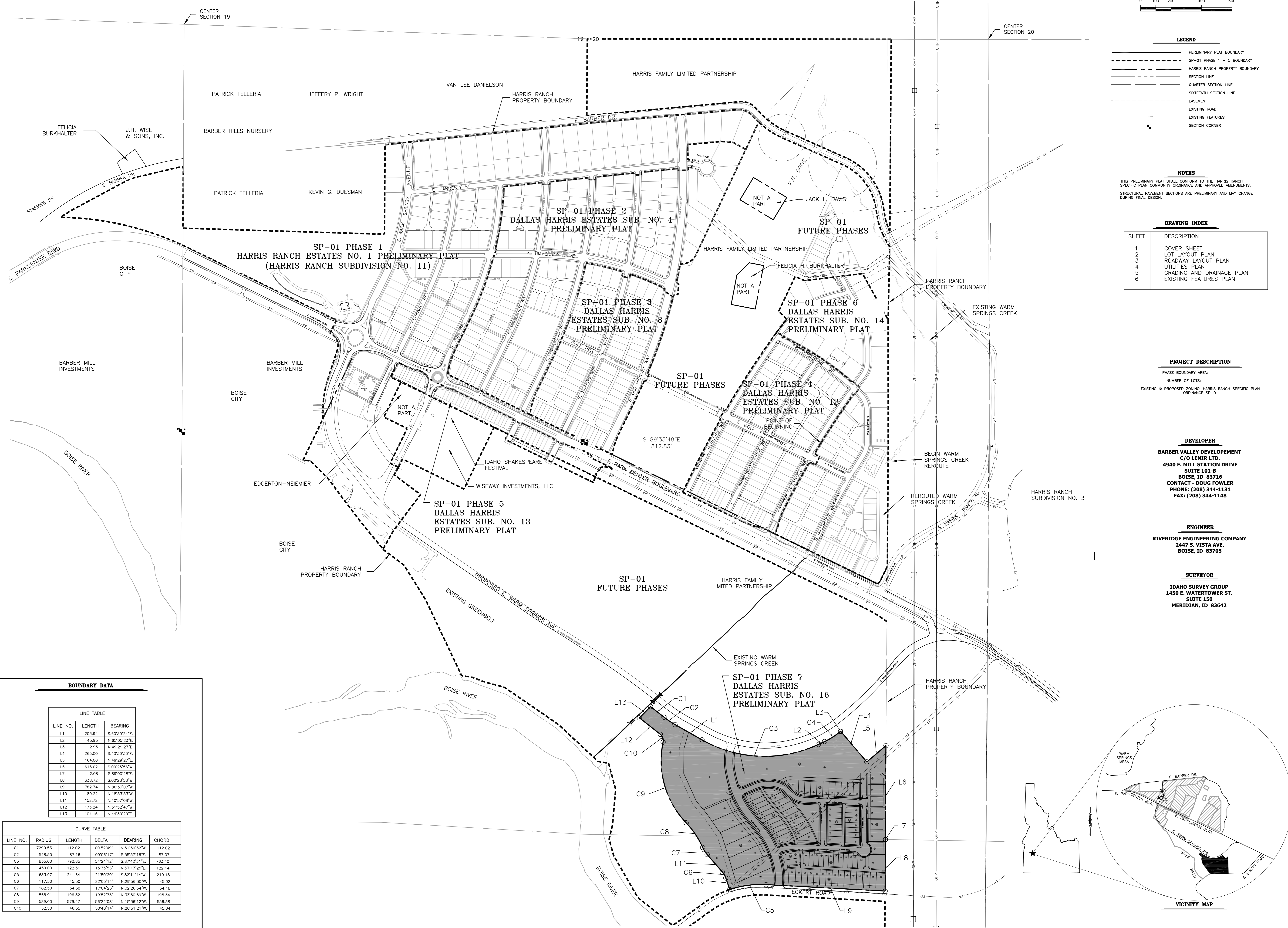
ENGINEER

RIVERIDGE ENGINEERING COMPANY
 2447 S. VISTA AVE.
 BOISE, ID 83705

SURVEYOR

IDAHO SURVEY GROUP
 1450 E. WATERTOWER ST.
 SUITE 150
 MERIDIAN, ID 83642

**DALLAS HARRIS ESTATES SUBDIVISION NO. 16
PRELIMINARY PLAT - SP-01 PHASE 7
COVER SHEET**



BOUNDARY DATA

LINE TABLE

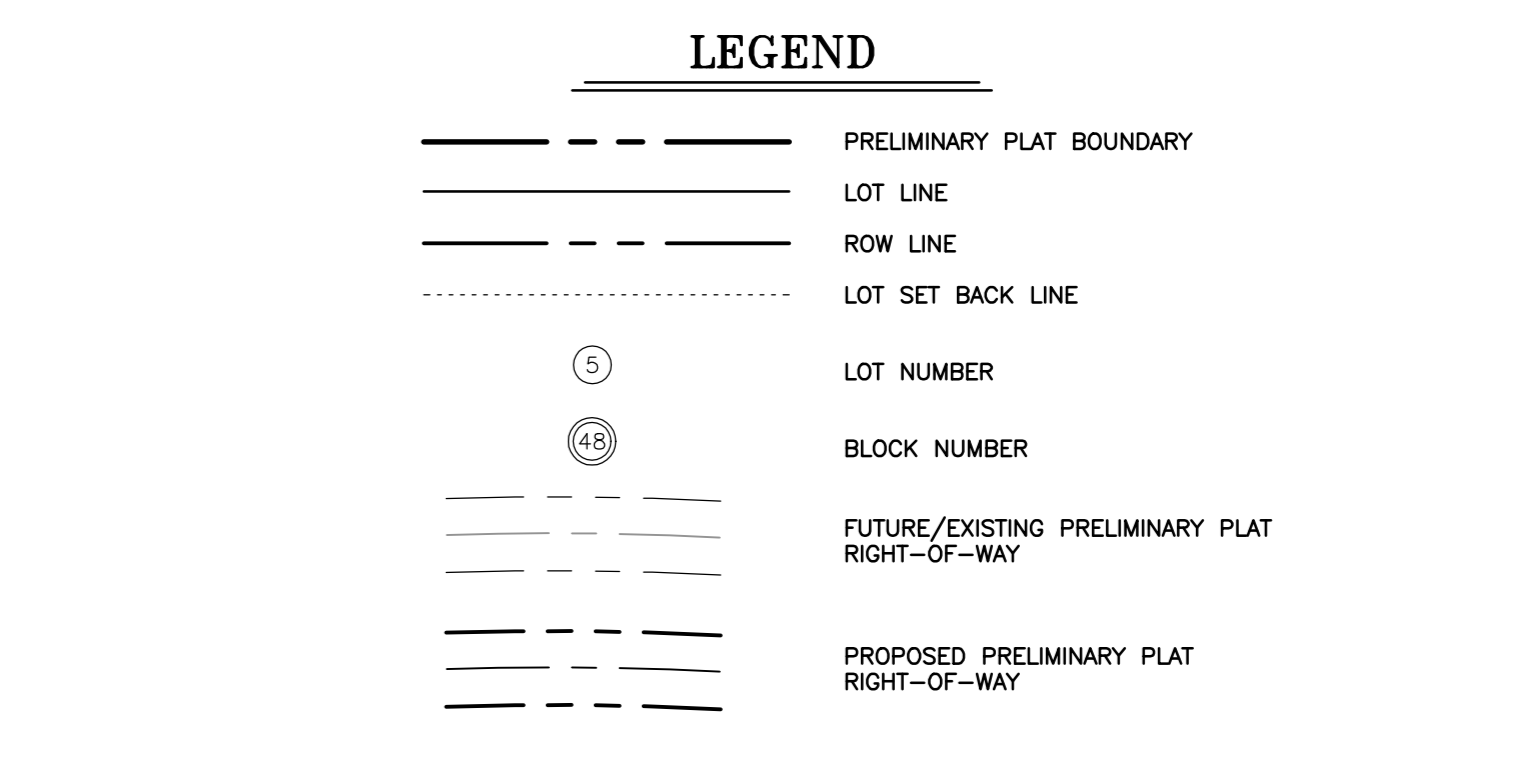
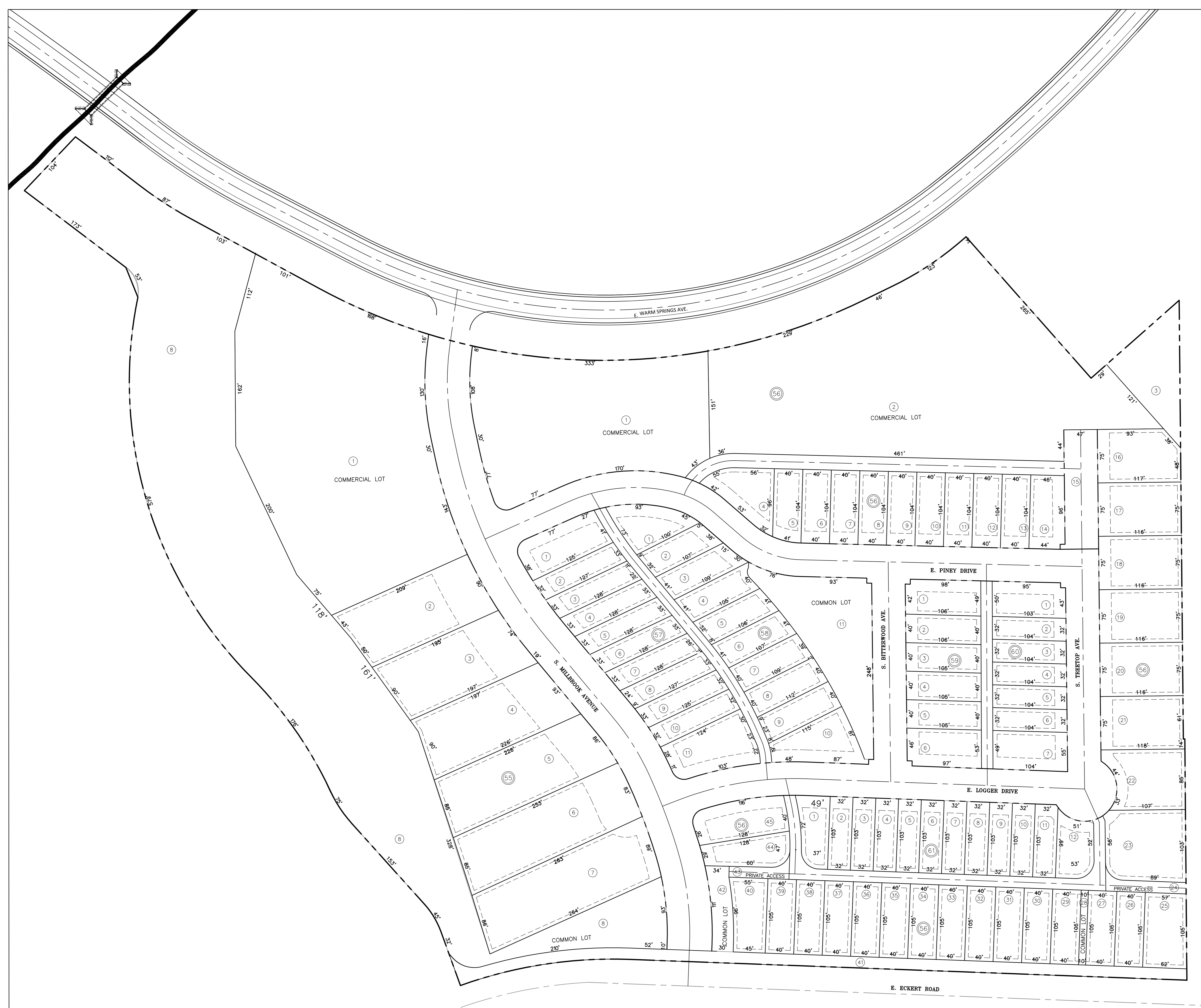
LINE NO.	LENGTH	BEARING
L1	203.84	S.60°30'34"E
L2	45.95	N.65°05'23"E
L3	2.95	N.49°29'27"E
L4	265.00	S.40°30'33"E
L5	164.00	N.49°29'27"E
L6	616.02	S.00°23'56"W
L7	2.08	S.89°00'28"E
L8	338.72	S.00°28'58"W
L9	782.74	N.86°33'07"W
L10	80.22	N.18°33'53"W
L11	152.72	N.40°57'08"W
L12	173.24	N.51°52'47"W
L13	104.15	N.44°30'20"E

CURVE TABLE

LINE NO.	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	7290.53	112.02	00°52'49"	N.51°50'32"W	112.02
C2	548.50	87.16	09°06'17"	S.59°57'16"E	87.07
C3	835.00	792.85	54°24'12"	S.87°42'31"E	763.40
C4	450.00	122.51	15°35'58"	N.57°17'25"E	122.14
C5	833.97	241.64	21°50'20"	S.82°11'44"W	240.18
C6	117.50	45.30	22°05'14"	N.39°56'30"W	45.02
C7	182.50	54.38	17°04'28"	N.32°26'54"W	54.18
C8	565.91	196.32	19°52'35"	N.33°50'59"W	195.34
C9	589.00	579.47	56°22'08"	N.15°36'12"W	556.38
C10	52.50	46.55	50°48'14"	N.20°51'21"W	45.04

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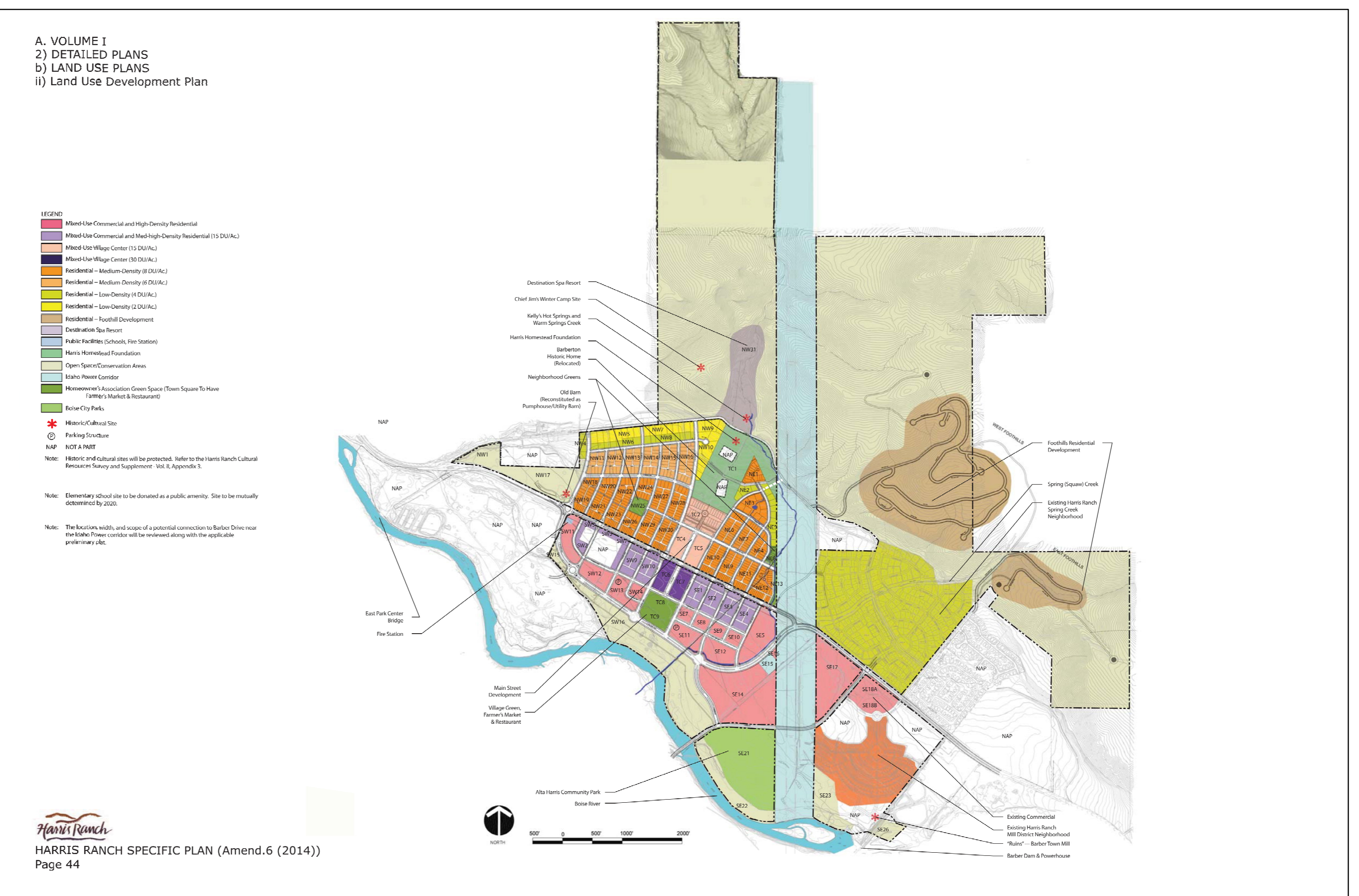


HARRIS RANCH SP-01 PHASE 6 LOT AREAS			
LOT NO.	AREA (SF)	LOT NO.	AREA (SF)
1	107,250	33	4,194
2	17,485	34	4,193
3	17,536	35	4,192
4	18,808	36	4,191
5	20,349	37	4,190
6	21,731	38	4,190
7	22,924	39	4,189
8*	182,199	40	5,019
9	18,008	41*	10,600
10	11,172	42*	3,652
11	4,142	43*	1,462
12	4,142	44	4,211
13	4,142	45	6,804
14	4,142	46	6,804
15*	7,927	47	4,097
16	8,421	48	4,097
17	8,733	49	4,097
18	8,722	50	4,097
19	8,712	51	4,097
20	8,701	52	4,097
21	8,730	53	4,097
22	8,857	54	4,097
23	11,149	55	4,097
24*	2,918	56	4,097
25	8,272	57	4,097
26	4,200	58	4,097
27	4,197	59	4,097
28*	1,050	60	4,097
29	4,198	61	4,097
30	4,197	62	4,097
31	4,196	63	4,097
32	4,195	64	4,097

SETBACK TABLE

FRONT SETBACK	= 10' FROM BACK OF WALK, OR PRIVATE ACCESS
SIDE YARD SETBACK	= 5' FROM SIDE YARD LINE
REAR YARD SETBACK	= 5' FROM REAR PROPERTYLINE

NOTE: LOT SIZING IS IN ACCORDANCE WITH SP-01 FOR MINIMUM LOT SIZES.



Riveridge Engineering Company
2447 S. Vista Ave. Boise, Idaho 83705
Ph. (208) 344-1180, Fax (208) 344-1182

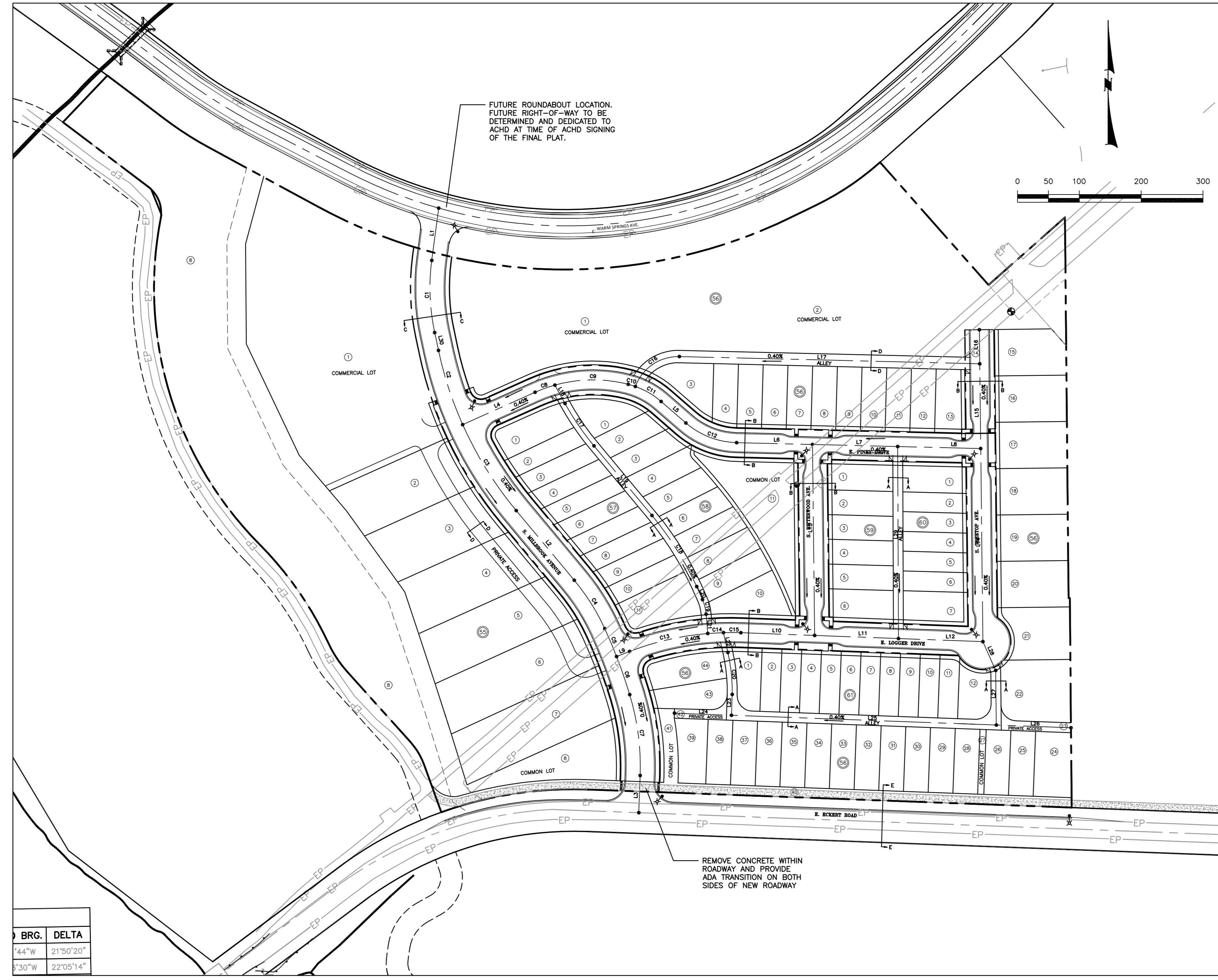
DALLAS HARRIS ESTATES SUBDIVISION NO. 14
PRELIMINARY PLAT - SP-01 PHASE 6
SITUATED IN SECTIONS 20 & 29 OF TOWNSHIP 3 NORTH, RANGE 3 EAST, BOISE, ADA COUNTY, IDAHO.

LOT LAYOUT PLAN

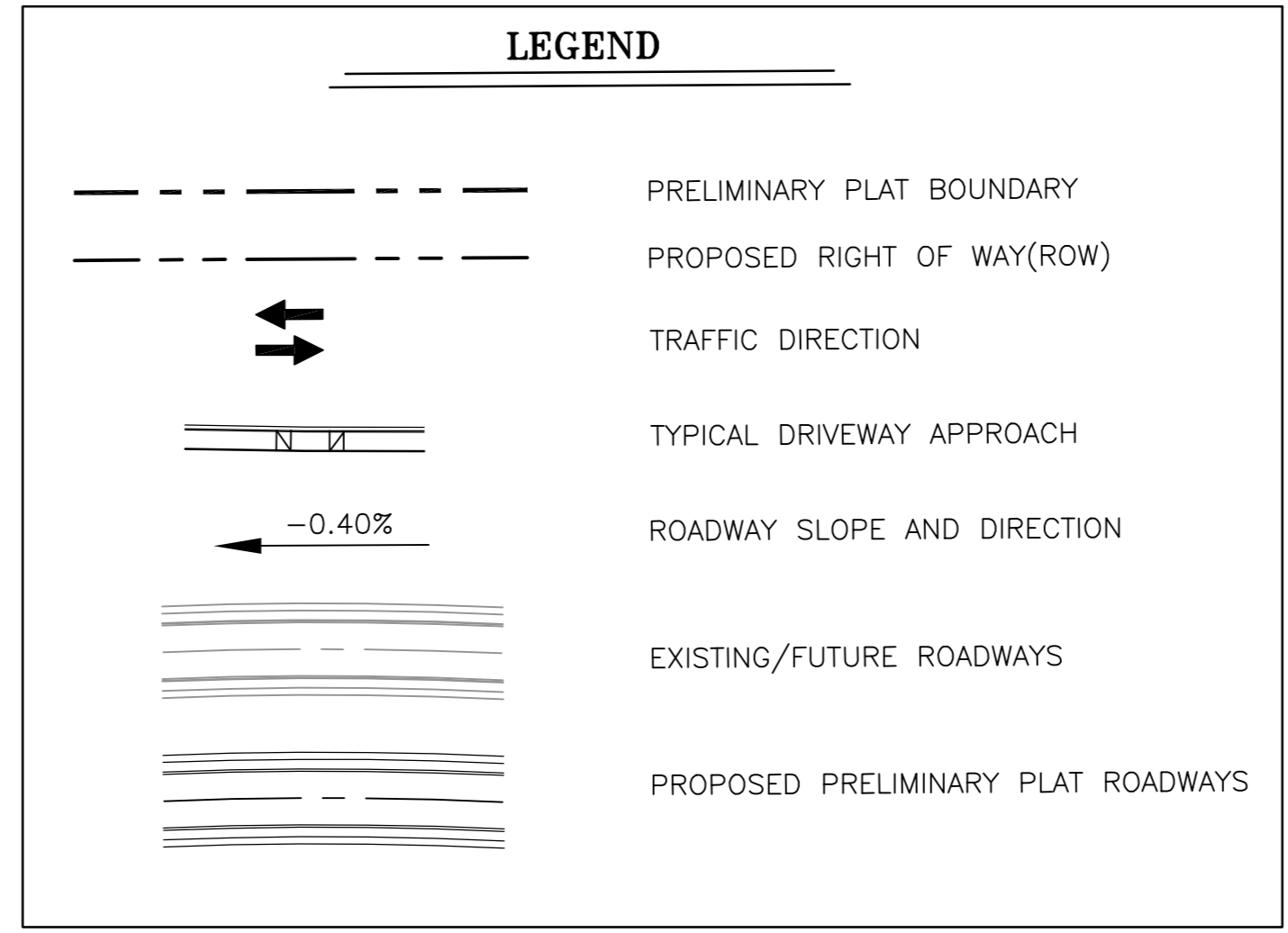
DATE	DESIGNED	DRAWN	CHECKED	APPROVED
APRIL 24, 2015				

SHEET 2 OF 6

SUB16-00017
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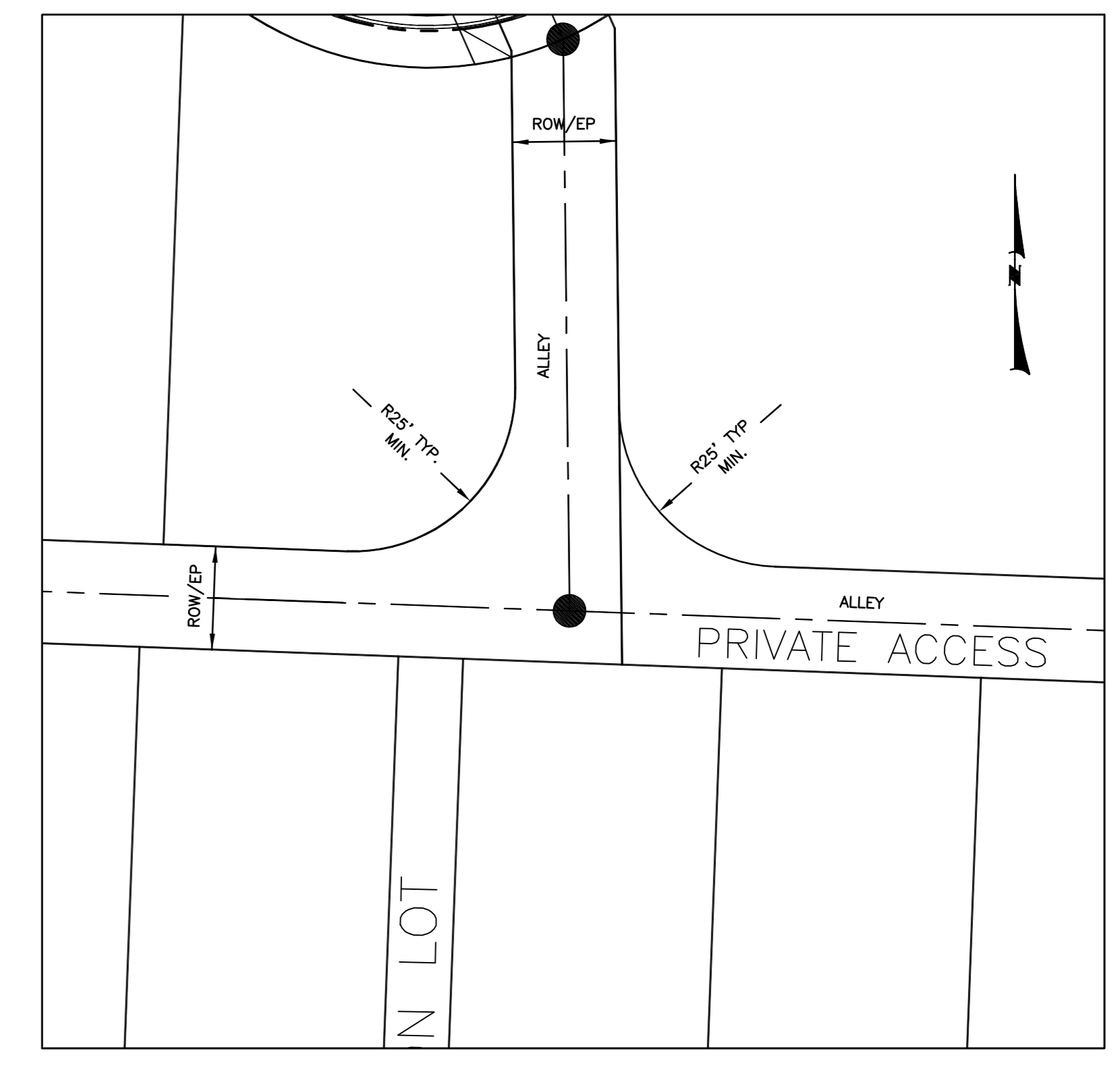
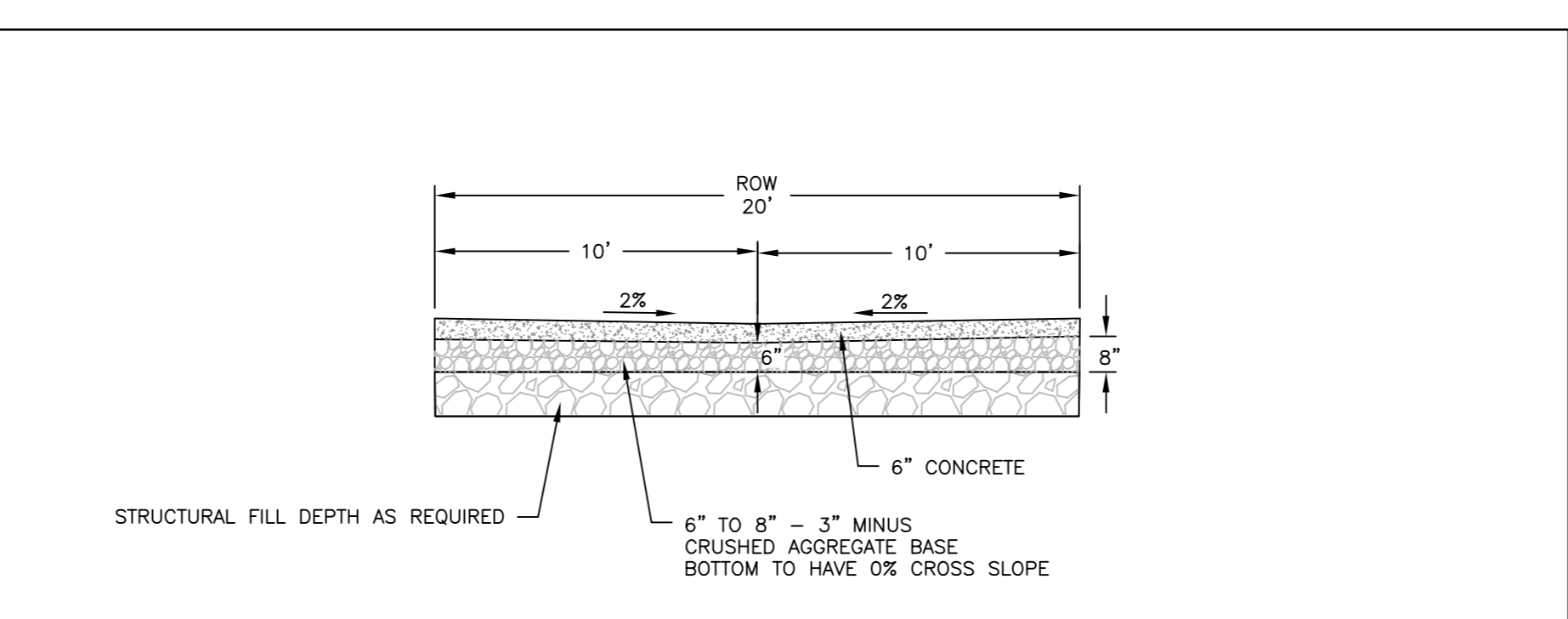
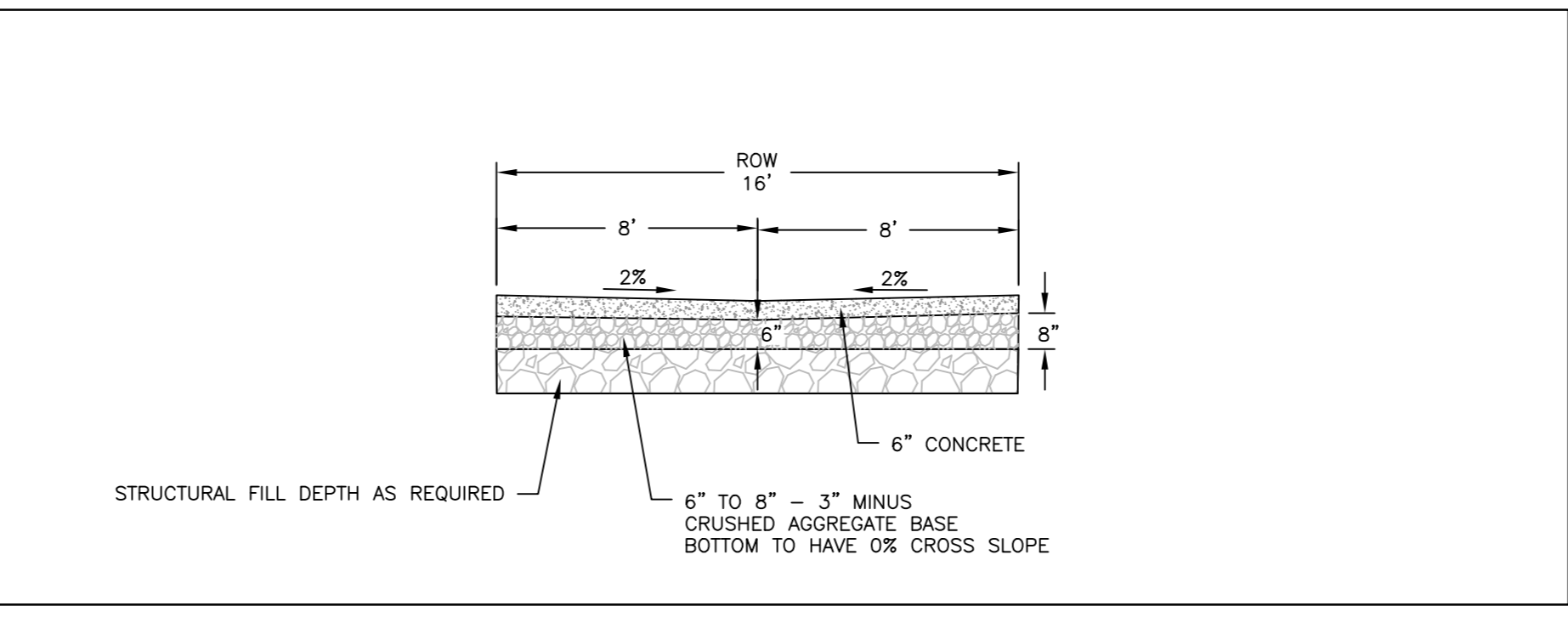
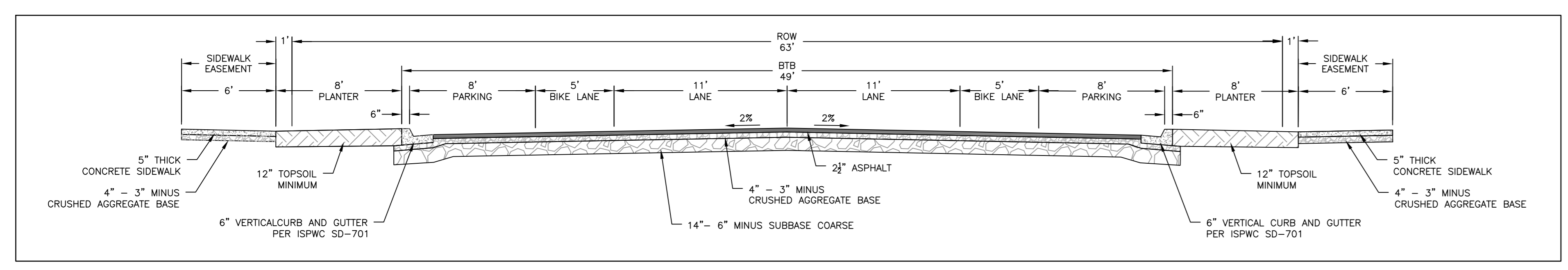
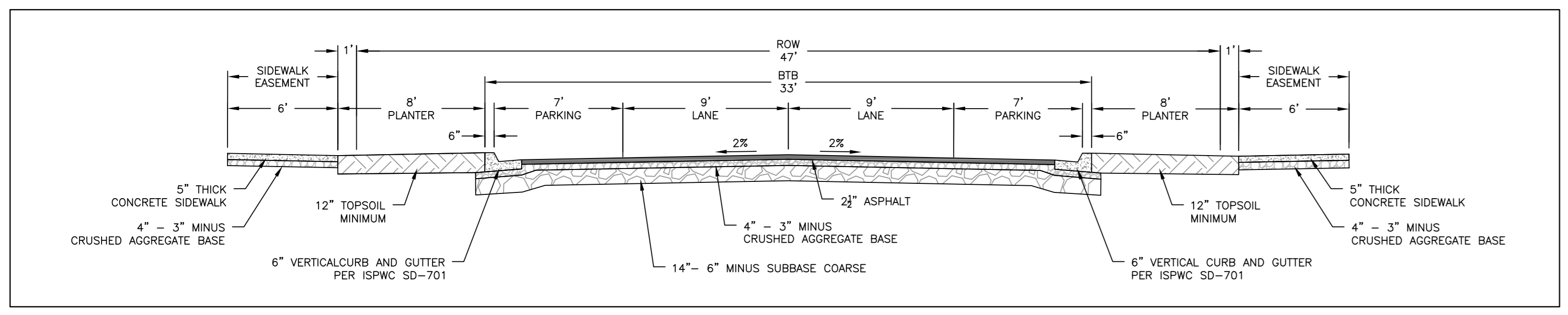
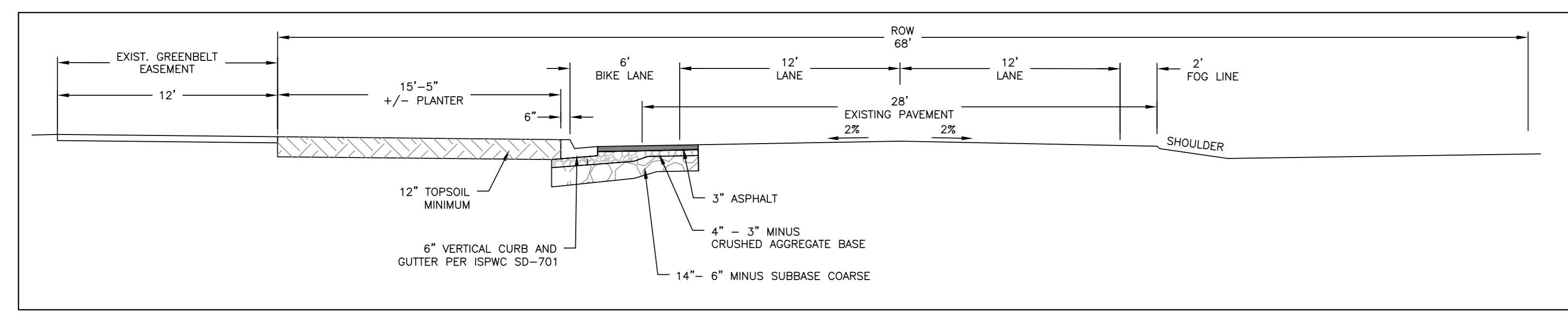
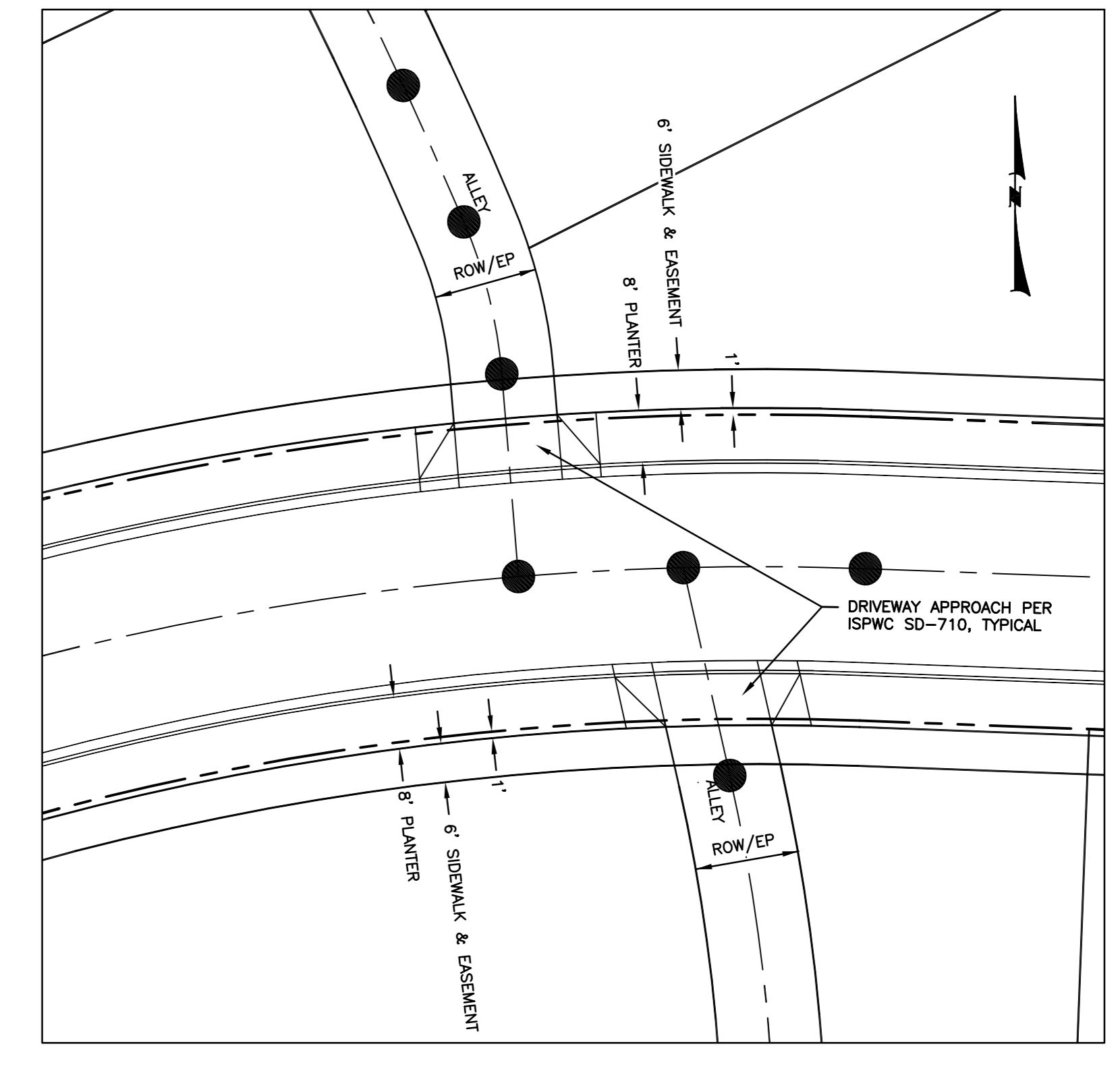
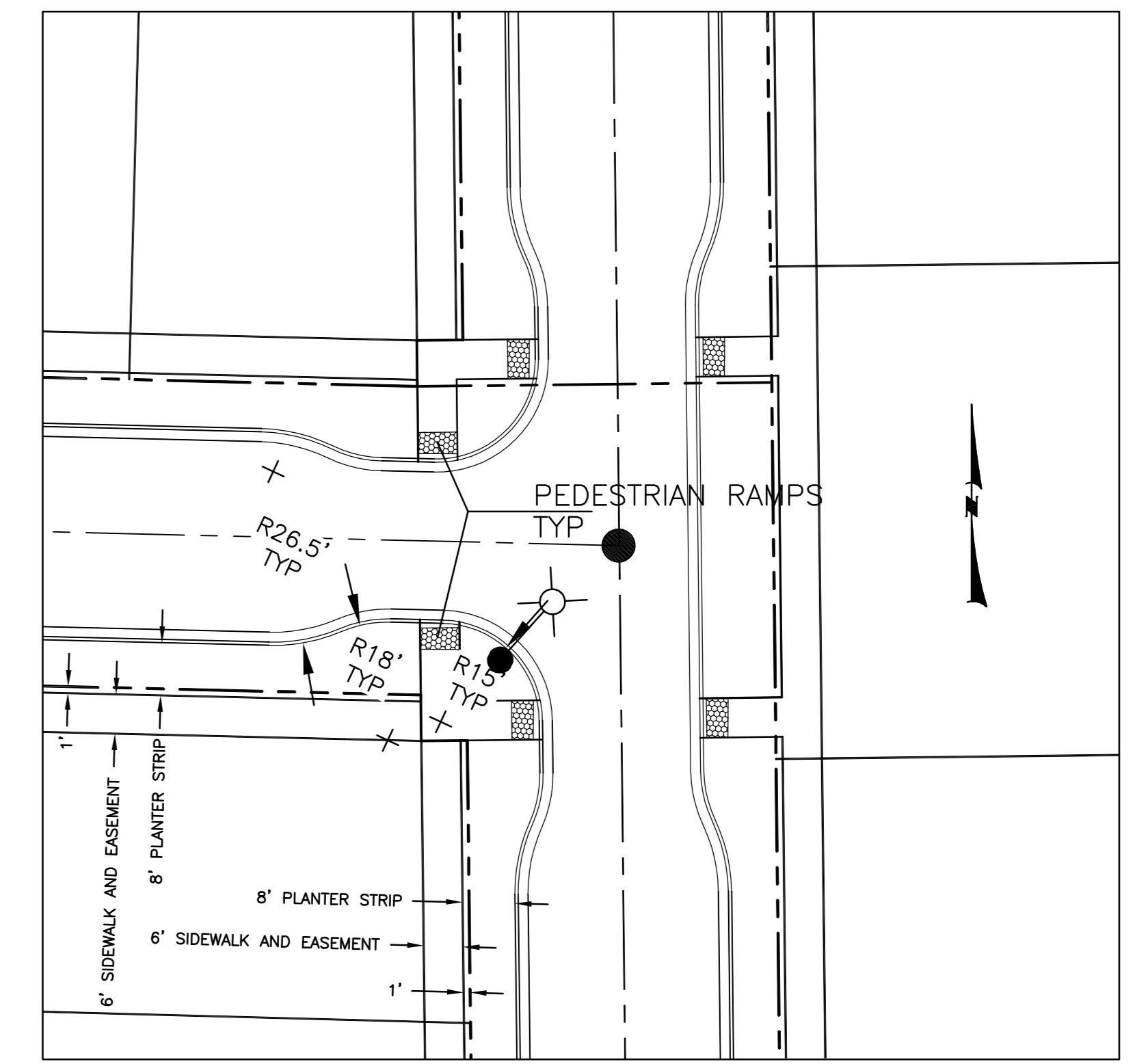
BRG. DELTA	
164°W	21°50'20"
130°W	22°00'14"



- NOTES:
- ALL ROADWAYS AND ALLEYS SHOWN ON THIS PRELIMINARY PLAT SHALL BE DEDICATED TO ADA COUNTY HIGHWAY DISTRICT FOR PUBLIC USE EXCEPT THE 2 SOUTHERLY STUB ALLEYS AS NOTED.
 - THE INTERSECTION OF S. MILLBROOK AVENUE TO E. WARM SPRINGS AVENUE AND S. ECKERT ROAD SHALL BE STOP SIGN CONTROLLED INTERSECTIONS AT INITIAL TIME OF CONSTRUCTION.

LINE NO.	LENGTH	BEARING
L1	85.26	S.1720°49'W
L2	146.59	S.2942°23'E
L3	88.29	S.5252°37'W
L4	128.30	N.4923°46'E
L5	53.12	S.4929°07'E
L6	123.72	S.8072°02'W
L7	137.86	S.8237°02'E
L8	134.09	S.8237°02'E
L9	22.78	N.8244°11'E
L10	119.31	S.8730°10'E
L11	126.48	S.8730°10'E
L12	126.44	S.8730°10'E
L13	308.83	N.02739°03'W
L14	312.41	N.02739°03'W
L15	137.13	N.02739°03'W
L16	55.08	N.02739°03'W
L17	495.87	N.6222°23'E
L18	33.85	S.2851°35'E
L19	146.59	S.2942°23'E
L20	23.06	S.2942°23'E
L21	31.41	S.2942°23'E
L22	33.85	S.1720°49'E
L23	33.78	S.0206°25'E
L24	82.24	S.8730°10'E
L25	428.70	S.8730°10'E
L26	120.86	S.8730°10'E
L27	86.26	S.0206°25'E
L28	51.00	S.2942°23'E
L29	310.59	S.0274°03'E
L30	28.55	S.1720°49'E

LINE NO.	RADIUS	TANGENT	LENGTH	DELTA	BEARING	CHORD
C1	350.00	60.18	119.20	19°20'47"	S.0117°05'E	118.42
C2	600.00	83.47	128.47	12°54'23"	S.1754°47'E	126.24
C3	600.00	82.20	144.27	18°14'45"	S.3293°56'E	143.85
C4	350.00	46.70	82.86	19°12'05"	S.3172°47'E	82.59
C5	845.00	24.93	82.24	08°21'28"	S.2170°00'E	49.53
C6	845.00	32.59	65.14	04°25'01"	S.1854°45'E	65.13
C7	400.00	66.84	132.64	18°02'00"	S.0227°14'E	132.04
C8	230.00	17.09	34.12	08°02'01"	N.7102°50'E	34.09
C9	230.00	61.40	120.00	29°52'36"	S.8942°18'E	118.44
C10	130.00	8.83	12.05	09°18'42"	S.2254°07'E	12.05
C11	130.00	24.51	48.45	21°12'12"	S.5254°10'E	48.17
C12	130.00	46.78	88.81	38°24'05"	S.6731°01'E	88.03
C13	450.00	65.46	130.20	16°02'00"	N.7759°19'E	129.55
C14	450.00	12.75	25.49	07°14'45"	N.8753°16'E	25.48
C15	450.00	14.06	28.11	07°34'26"	N.8841°50'E	28.11
C16	2134	52.83	91.88	21°12'01"	N.8290°26'E	89.88
C17	436.40	41.25	83.25	10°55'48"	S.3320°55'E	83.13
C18	513.60	68.53	126.26	09°12'05"	S.3172°47'E	125.87
C19	75.00	12.26	24.20	18°14'02"	S.1301°10'E	24.20
C20	292.00	34.35	68.38	13°25'01"	S.0434°48'E	68.22

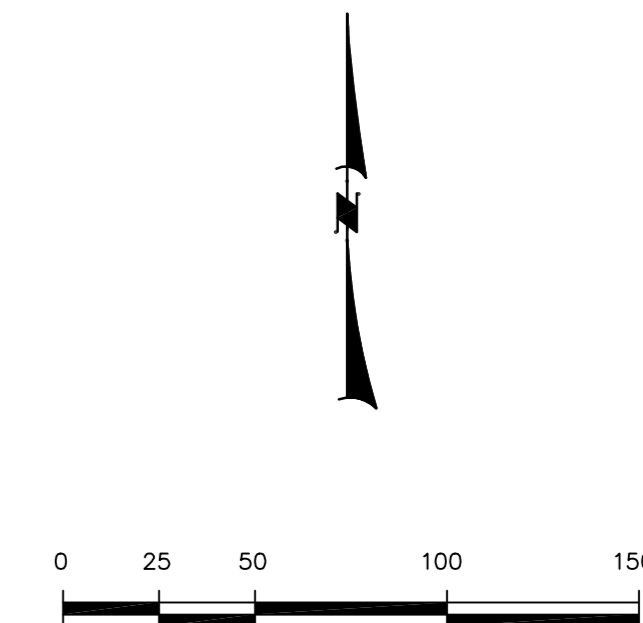
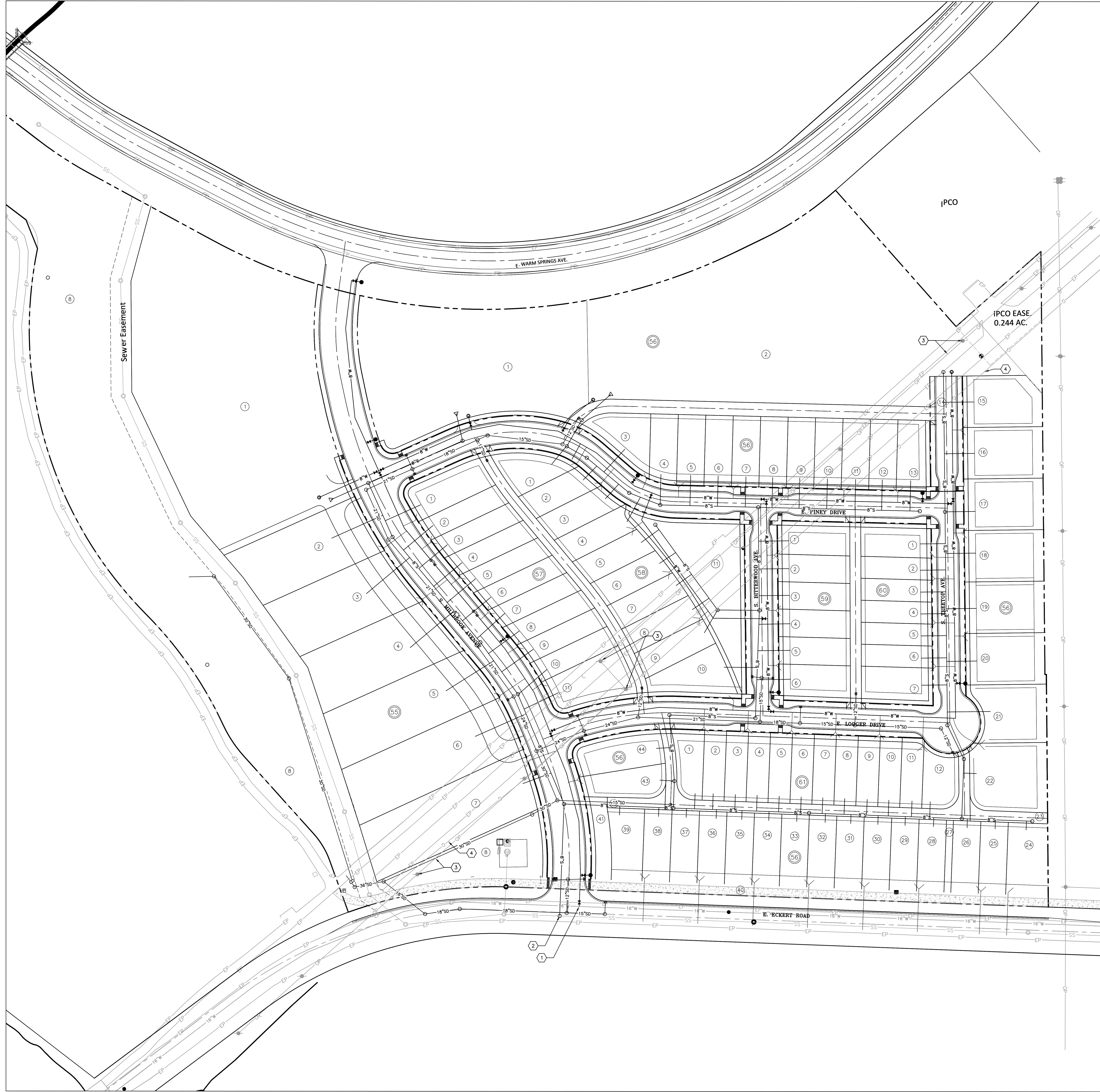


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 2447 S. Vista Ave. Boise, Idaho 83705
 Ph. (208) 344-1180, Fax (208) 344-1182

NO.	REVISIONS	DATE	BY	CHKD	APP'D

DALLAS HARRIS ESTATES SUBDIVISION NO. 16
 PRELIMINARY PLAT - SP-01 PHASE 7
 ROADWAY LAYOUT PLAN

DATE:	MARCH, 2015
PROJECT:	16003
SHEET:	3 OF 6



- ① CONNECT NEW SEWER MAIN TO EXISTING SEWER
- ② CONNECT NEW WATER MAIN TO EXISTING WATER MAIN
- ③ RELOCATE ALL POWER POLES AND OVERHEAD POWER ALONG OLD ECKERT ROAD
- ④ ABANDON OR RELOCATE EXISTING GAS MAIN

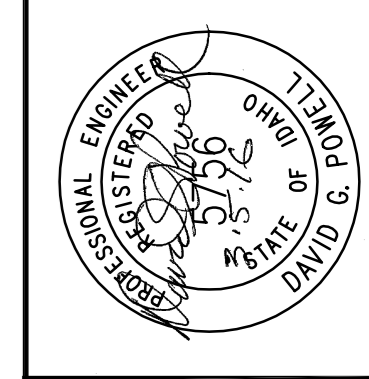
LEGEND

	8" S	SANITARY SEWER MAIN, MANHOLE AND SERVICE
	12" W	DOMESTIC WATER MAIN, SERVICE AND FIRE HYDRANT
	12" SD	STORM DRAIN MAIN, MANHOLE AND INLET
		NEW RIGHT OF WAY
	16" W	EXISTING 8" WATER MAIN
	12" SS	EXISTING 16" SANITARY SEWER
	OP	EXISTING OVERHEAD POWER AND POWER POLE
	G	EXISTING GAS

**DALLAS HARRIS ESTATES SUBDIVISION NO. 16
PRELIMINARY PLAT - SP-01 PHASE 7**

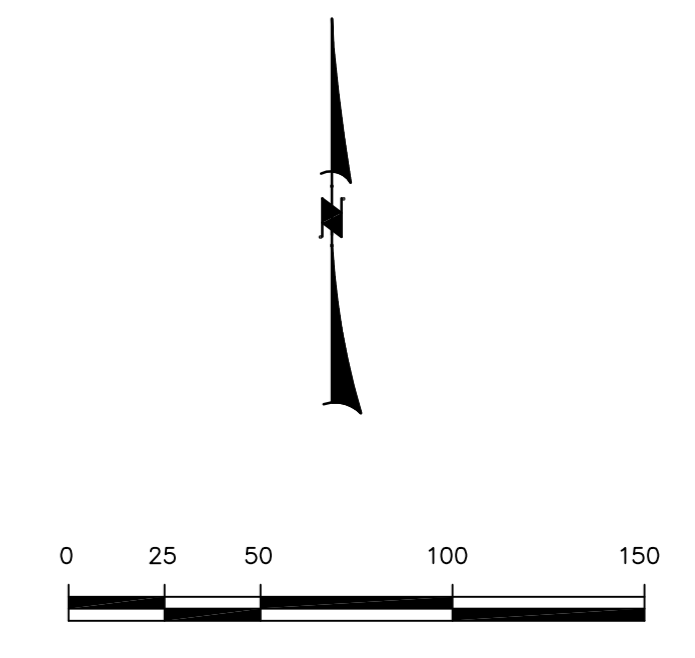
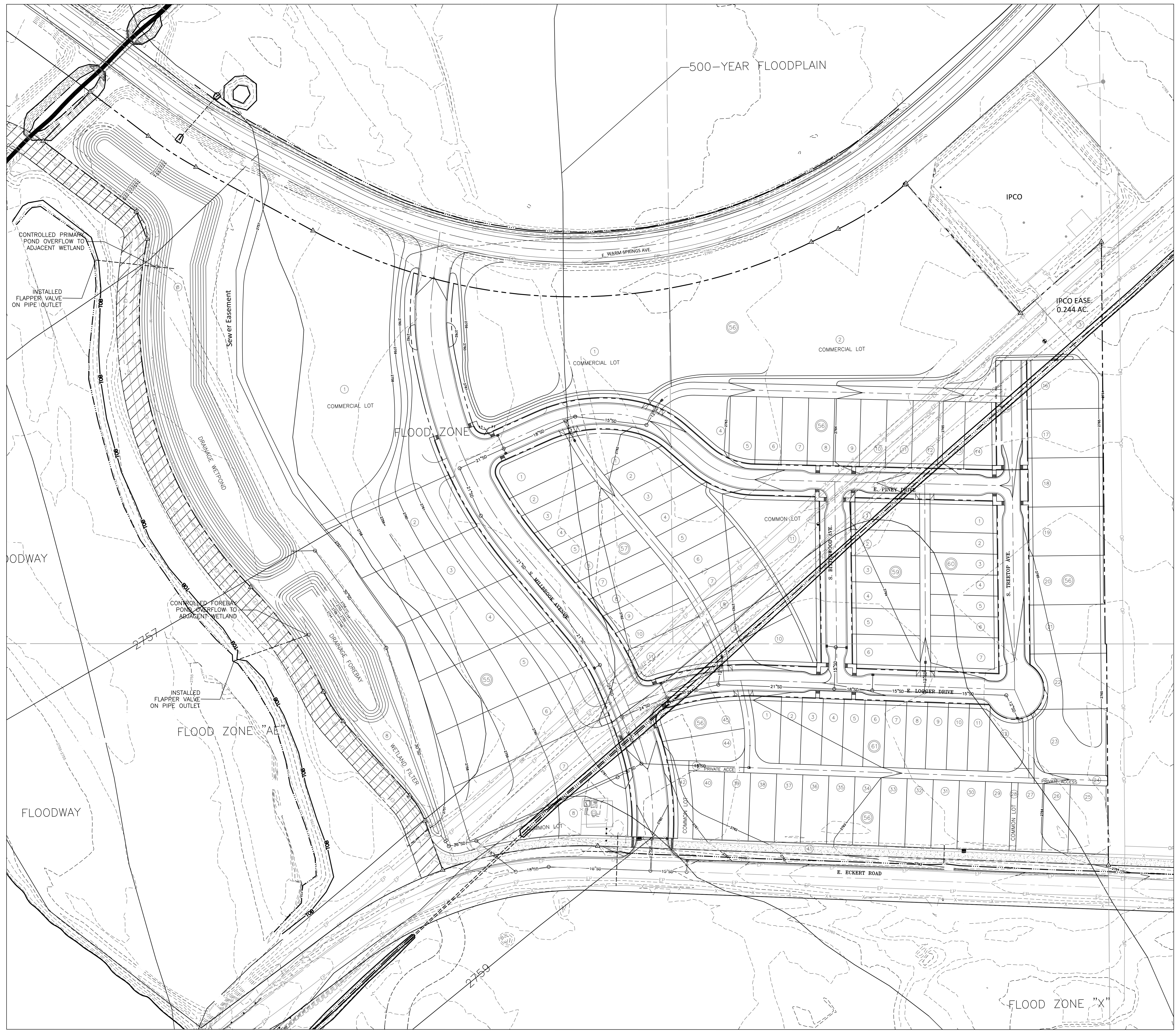
UTILITIES PLAN

NO.	REVISIONS	DATE	E-FILE NAME
DESIGNED	DATE		
DRAWN			
CHECKED			
APPROVED			



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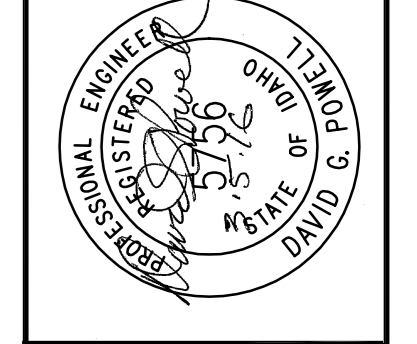
LEGEND

---	PRELIMINARY PLAT BOUNDARY
---	PROPOSED LOT LINE
---	PROPOSED CATCH BASIN
○	PROPOSED STORM DRAIN MANHOLE
---	PROPOSED STORM DRAIN MAIN & SIZE
---	DRAINAGE DIRECTION
---	PROPOSED 2' CONTOUR
---	EXISTING 1' CONTOUR
---	EXISTING 1' CONTOUR

- NOTES**
1. THE WESTERLY PORTION OF THIS SITE IS WITHIN THE 500-YEAR AND 100-YEAR BOISE RIVER FLOODPLAIN. SITE GRADING AS SHOWN ON THIS PLAN WILL ELEVATE THESE AREAS ABOVE THE 100-YEAR FLOODPLAIN, WHICH WILL REQUIRE LDMRF UPON COMPLETION OF THE GRADING TO FORMALLY REMOVE THESE AREAS FROM THE FEMA MAPPING.
 2. THIS SITE HAS MULTIPLE GROUNDWATER MONITORING WELLS THAT HAVE BEEN IN PLACE SINCE THE FALL OF 2014. MONTHLY MEASUREMENTS ARE TAKEN AND RECORDED TO TRACK GROUNDWATER LEVELS AND FLUCTUATIONS THROUGHOUT THE YEAR. ALL STORM DRAIN AND WET POND SYSTEMS WILL BE DESIGNED BASED ON THIS MONITORING TO ASSURE PROPER STORM WATER STORAGE VOLUMES AND NORMAL WATER SURFACE ELEVATION RANGES WITHIN THE WET PONDS. THIS GROUNDWATER MONITORING WILL ALSO AID IN THE VERTICAL LOCATION OF THE PROPOSED WETLAND FILTER ON THE INLET SIDE OF THE PROPOSED FOREBAY.
 3. THERE IS OFF SITE STORM WATER THAT RUNS ALONG OLD ECKERT ROAD THAT IS PROPOSED TO BE ROUTED THROUGH, OR AROUND THE PROJECT AREA AS PRE-DEVELOPMENT FLOWS.
 4. THE WET PONDS ARE INTENDED TO HAVE A WATER SURFACE ELEVATION OF BETWEEN 2763 AND 2762. STORM EVENTS THAT DISCHARGE TO THE WET POND FOREBAY AND PRIMARY POND ARE INTENDED TO RAISE THE WATER SURFACE ELEVATION OF THESE 2 PONDS BY UP TO 1' IN ELEVATION WITH EXCESS RUNOFF DISCHARGING TO THE ADJACENT WETLAND FOR ADDED TREATMENT PRIOR TO BOISE RIVER DISCHARGE. MINOR EVENTS WILL ENTER THE POND SYSTEM AND PERCOLATE INTO THE SURROUNDING SUBSOILS. THE NORMAL DEPTH OF WATER IN THE PRIMARY POND WILL BE BETWEEN 8 TO 9 FEET DEEP DURING THE IRRIGATION SEASON AND 6 TO 8 FEET DEEP DURING THE NON-IRRIGATION SEASON.
 5. ALL POND EXCAVATION WILL BE RETAINED ON SITE AND USED TO REACH AN EARTHMOVING BALANCE. TOPSOILS FROM THE OVERALL SITE WILL BE STRIPPED AND STOCKPILED FOR REPLACEMENT ONCE GENERAL EARTHWORK HAS BEEN COMPLETED.
 6. GROUNDWATER DOWATERING IS ANTICIPATED FOR SEWER, WATER AND STORM DRAIN INSTALLATION AND FOR THE EXCAVATION OF THE WET PONDS. ALL DOWATERING MUST BE ACCOMPLISHED IN ACCORDANCE WITH BOISE CITY AND IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS.

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NO.	REVISIONS	DATE	E-TITLE NAME			
			DESIGNED	DRAWN	CHECKED	APPROVED



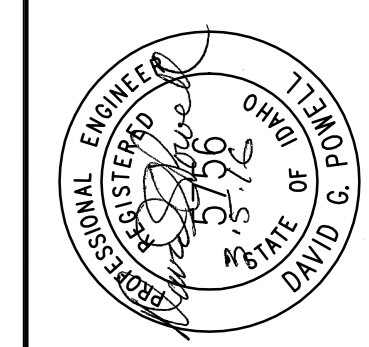
DALLAS HARRIS ESTATES SUBDIVISION NO. 16
PRELIMINARY PLAT - SP-01 PHASE 7
GRADING AND DRAINAGE PLAN

G:\16003\Acadwg\SHEETS\PRELIMINARY PLAT\16003-SH 05-Grading and Drainage Plan_recover_recover_recover_recover_recover.dwg

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NO.	REVISIONS	ITEM	DATE	
			DESIGNED	DRAWN



DALLAS HARRIS ESTATES SUBDIVISION NO. 16
PRELIMINARY PLAT - SP-01 PHASE 7
EXISTING FEATURES MAP

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