

Preliminary Plat Application Form

PDS	Department Application
	# 201

Case #: SUB13-00017

New! Type data directly into our forms.

Note: Be sure to print this form before closing it or you will lose your data. This form cannot be saved to your computer.

Property Information

Address: Street Number: _____ Prefix: _____ Street Name: _____

Subdivision: _____ **Block:** _____ **Lot:** _____ **Section:** 29 **Township:** 3N **Range:** 3E

Primary Parcel Number:

5	0	9	2	9	4	4	9	1	0	0
---	---	---	---	---	---	---	---	---	---	---

Additional Parcels: S0929417600, S0929449200

Applicant Information

First Name: _____ **Last Name:** _____

Company: C12 LLC **Phone:** _____

Address: PO BOX 1610 **City:** EAGLE **State:** ID **Zip:** 83616

E-mail: JCONGER@CONGERGROUP.COM **Cell:** _____ **Fax:** _____

Agent/Representative Information

First Name: KENT **Last Name:** BROWN

Company: KB PLANNING **Phone:** (208) 871-6842

Address: PO BOX 36 **City:** MERIDIAN **State:** ID **Zip:** 83680

E-mail: KENTLKB@GMAIL.COM **Cell:** _____ **Fax:** _____

Role Type: ☐ Surveyor ☐ Land Developer ☐ Engineer ☐ Architect ☒ Other

Owner Information

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

First Name: DAVID **Last Name:** TRIPLETT

Company: _____ **Phone:** _____

Address: 3550 S TRIPLETT **City:** BOISE **State:** ID **Zip:** 83716

E-mail: _____ **Cell:** _____ **Fax:** _____

www.cityofboise.org/pds



City of Boise Planning & Development Services

P.O. Box 500 • 150 N. Capitol Blvd • Boise, Idaho 83701-0500

Phone (208) 384-3830 • Fax (208) 384-3814 • TDD/TTY 800-377-3529

Date Received: _____
Revised 02/2010

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Preliminary Plat Application (2)

1. **Proposed Subdivision/Condominium Name:** BARBER MILL ESTATES

NOTE: Must be approved by the Ada County Surveyor.

2. **Type of Plat:** ☒ Subdivision Plat ☐ Condominium Plat

3. **Neighborhood Association:** RIVERLAND EAST

4. **Comprehensive Planning Area:** BARBER VALLEY

5. **Annexation Date (mm/dd/yyyy):** _____

6. **Land Division:**

Is this parcel an original lot or parcel that existed prior to October 30, 1965? ☐ Yes ☒ No

7. **Cross Referenced Files:**

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

8. **Subdivision/Condominium Features:**

Number of buildable lots/units: 47 Buildable lots/units per acre: 3.93

Number of common lots/units: 10 Existing Zoning Classification: RP

Total acres in subdivision/condominium: 11.97

9. **Building Program:**

Number of Existing Buildings: 0 Number of Existing Buildings to Remain: 0

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

10. **Waivers or Modifications:**

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

If yes, a Waiver of Subdivision Ordinance Application (#204) must accompany this application.

NOTE: There is an additional waiver/modification review fee of \$181.00 that must be paid at the time of submittal.

11. **Private Streets:**

Are private streets proposed? ☐ Yes ☒ No

If yes, please provide justification: _____

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NOTE: There is an additional private street review fee of \$181.00 that must be paid at the time of application.

12. Public Streets:

Number of new public streets proposed: 5

Please describe any improvements proposed to existing public streets: _____

13. Hillside and Foothills:

Does any portion of the proposed subdivision/condominium have slopes in excess of 15%? ☐ Yes ☒ No

If yes, then a Hillside and Foothills Development Application (#114) must be submitted concurrently with this application.

14. Floodplain:

Is any portion of this property located within the Floodway or the 100 year Floodplain? ☒ Yes ☐ No

If yes, then a Floodplain Review Application (#112) must be submitted concurrently with this application.

15. Water:

From what source will domestic water be supplied? ☐ Well ☒ United Water ☐ Capitol Water

Is pressure irrigation proposed? ☐ Yes ☒ No

If no, an Irrigation Report prepared by a licensed professional engineer must be submitted concurrently with this application.

Irrigation Entity (Please mark the appropriate irrigation entity for this site.)

☐ Boise City Canal ☐ Boise Valley Irrigation ☐ Farmers Union ☐ Nampa-Meridian Irrigation ☐ New York Irrigation

☐ Settler's Irrigation ☐ South Boise Mutual ☐ South Boise Waters ☐ Other: NONE

16. Sewer:

From which public source will wet line sewer service be provided:

☐ Bench Sewer District ☒ Boise City ☐ Northwest Boise Sewer District ☐ Owyhee Sewer District

☐ West Boise Sewer District ☐ Other: _____

17. Drainage:

Drainage Entity (Please mark the appropriate drainage entity for the site)

☒ ACHD ☐ Drainage District #2 ☐ Drainage District #3 ☐ Drainage District #4

☐ Homeowners Association ☐ Nampa & Meridian Drainage District ☐ Other: _____

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Is drainage to remain on site? ☒ Yes ☐ No

If yes, please describe the method or facility to be used: seepage beds

Does the submitted Preliminary Plat address the Drainage Plan criteria as required in Section 9-20-6.A.12 of the Subdivision Ordinance?

☒ Yes ☐ No

18. Schools:

What school district serves this site?

☒ Independent School District of Boise City #1 (Boise) ☐ Joint School District #2 (Meridian)

Is there a proposed land dedication for future schools with this application? ☐ Yes ☒ No

19. Erosion and Sediment Control:

Is any sitework (earth moving) prior to Preliminary Plat approval, proposed? ☐ Yes ☒ No

If yes, an Erosion and Sediment Control Permit (Application# 701) must be obtained, prior to any site work or prior to the City Engineer's signature on the Final Plat.

20. Airport Influence Area

Is the subject site located within the Airport Influence Area? ☐ Yes ☒ No

If yes, please check the appropriate Airport Influence Area for this site:

☐ Area A ☐ Area B ☐ Area B1 ☐ Area C

The following items must be submitted with this application:

Completed Preliminary Plat Checklist and all required documents, maps and fees.

I certify that all of the information given on this application is true, correct and complete to the best of my knowledge.


Applicant/Representative Signature

5-22-13
Date

Print Form

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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

#201 – Preliminary Plat Application Submittal Requirements

- ☒ 1. (1) **Completed #201 – Preliminary Plat Application**, including applicant signature.
- ☒ 2. (1) **Fee(s)**
- ☒ 3. (1) **Submittal Requirements List**
- ☒ 4. (1) **Affidavit of Legal Interest**
- ☒ 5. (1) **Warranty Deed**
- ☒ 6. (1) **Legal Description of subject property**
- ☒ 7. (1) **Subdivision Name Approval** (by the County Surveyor)
- ☒ 8. (1) **Vicinity Map** (8½" x 11") showing:
 - A. The proposed subdivision/condominium name
 - B. North arrow
 - C. Scale (1" = 300' or larger)
 - D. The area, 600' beyond the proposed development or sufficient area around it to provide adequate orientation and landmark identification
 - E. Location and names of all streets and roadways including the nearest collector and arterial in both north/south and east/west directions
 - F. Clear identification of the boundary of the proposed development
 - G. Location of the city limits falling within or adjacent to the proposed development
 - H. The existing zoning of the site and adjacent property
 - I. Names of all adjoining developments, with location of all intersecting property lines
- ☒ 9. (12) **Preliminary Plat** (full size) showing:
 - A. Title (including the following)
 - 1. Proposed Subdivision/Condominium Name
 - 2. County
 - 3. State
 - 4. Section, Township and Range
 - 5. Date

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- B. Contact Information
 - 1. Name and address of the property owner
 - 2. Name and address of the applicant
 - 3. Name and address of the surveyor who prepared the plat
- C. Technical Information
 - 1. Scale (not less than 1" = 100')
 - 2. North arrow
 - 3. Legend
 - 4. Proposed lot lines
 - 5. Proposed lot dimensions and lot area
 - 6. System for numbering lots and blocks
 - 7. Location and size of all common lots or lots to be dedicated for public use
 - 8. Location and size of all existing and proposed easements
 - 9. Location of any intersecting boundary lines
 - 10. Name(s) of adjoining subdivision(s)
 - 11. Boundary of record for proposed subdivision
 - 12. Location of Boise City Limits (if within 100' of property boundary)
 - 13. Approximate location of and/or distance to:
 - a. Existing buildings and structures (including within 100' of the proposed development)
 - b. Water bodies or courses (including within 100' of the proposed development)
 - c. Curb cuts and/or driveways (including within 100' of the proposed development)
 - d. Existing or proposed pathways (including within 100' of the proposed development)
- D. Development Features
 - 1. Zoning designation
 - 2. Total area of proposed subdivision/condominium
 - 3. Proposed phasing plan of development, if proposed
- E. Rights-of-Way
 - 1. Location, width and grade of all existing and proposed public and private streets
 - 2. Location, width and grade of all existing and proposed public and private alleys
 - 3. Cross Section of all existing and proposed rights-of-way
 - 4. Location and width of all existing and proposed sidewalks
 - 5. Existing and proposed street names
- F. Facilities (indicate the size and location of all):
 - 1. Existing & proposed sanitary sewer mains and laterals
 - 2. Existing & proposed storm sewers
 - 3. Existing & proposed water mains and fire hydrants
 - 4. Existing & proposed culverts, ditches and drainage structures or facilities
 - 5. Method of all runoff for the proposed development

6. Existing & proposed pressure irrigation system and pumps
- G. Topography (contour lines on the USGS datum)
 1. Intervals of not more than five feet for parcels with a general slope of greater than 5%, or
 2. Intervals of not more than two feet for parcels with a general slope of less than or equal to 5%
 3. Contour lines shall extend a minimum of 100 feet beyond the proposed development boundary

NOTE: If the above mentioned contour data is not available as information of record (i.e. ADC Maps, USGS Maps, Boise City Sewer Study Maps, etc.), sufficient information shall be provided for evaluation of topography as it controls the design or alignment of parcels, streets and drainage.
- H. Hillside and Foothills (where applicable)
 1. Preliminary grading and drainage plans
 2. Preliminary engineering soils report
 3. Preliminary engineering geology reports
 4. Preliminary hydrology reports
 5. Preliminary revegetation report
- I. Floodplain (where applicable)
 1. 100 year floodplain boundary shall be shown on the plat
 2. Show finish floor elevation for lots within the Floodplain Boundary

☒ **10.(1) Preliminary Plat (8½" x 11")**

- ☒ **11.(1) (Optional) CD with electronic copies of all submittal documents in Adobe Acrobat format (.pdf).** If you do not have the software to create the CD's, they can be created by local printing/copying establishments.

NOTE:

- A. All full size plans must be folded with the title block/panel face up so as to fit within a legal size file folder
- B. The application submittal cut-off time is 4:00 pm on the last Tuesday of each month.
- C. The application must be complete at the time of submittal.



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Affidavit of Legal Interest

State of Idaho)

) ss

County of Ada)

I, David C Triplett
Name

3550 Triplett Lane
Address

Boise
City

Idaho
State

being first duly sworn upon oath, depose and say:

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

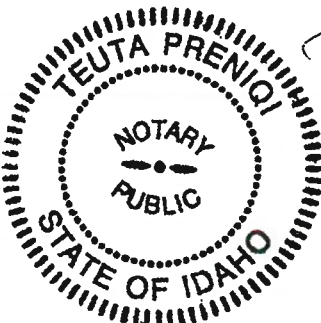
- A. That I am the record owner of the property described on the attached, and I grant my permission to C13 LLC P.O. BOX 1610 Eagle ID
Name Address
to submit the accompanying application pertaining to that property. 83616

- 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 27th day of March, 2013

David C Triplett
Signature

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



Teuta P. M. M. J.
Notary Public for Idaho

Residing at: Boise ID

My commission expires: 3/7/18

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