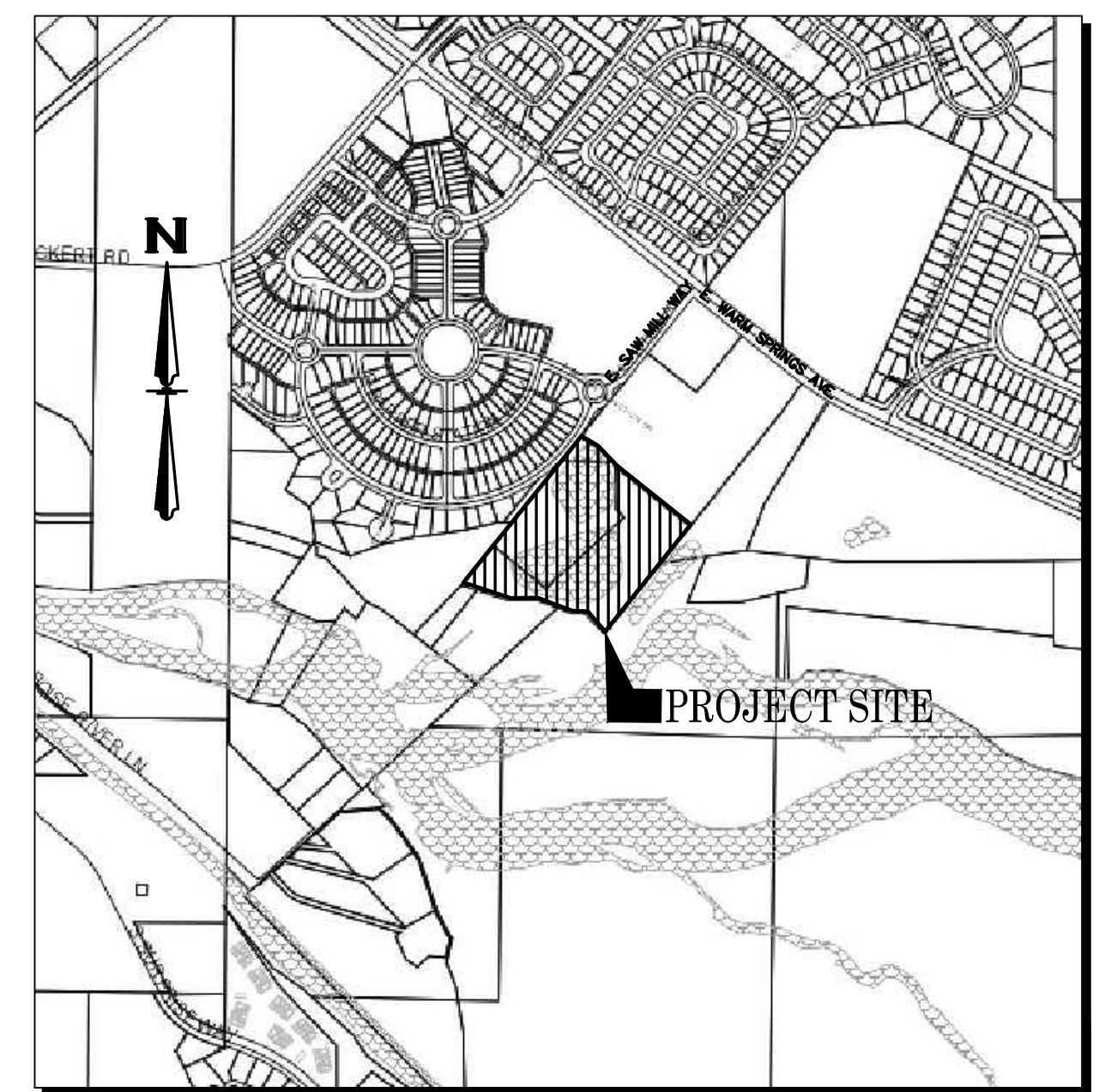


PRELIMINARY PLAT FOR  
*BARBER MILL ESTATES*

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 29,  
T.3N., R.3E., B.M., CITY OF BOISE, ADA COUNTY, IDAHO  
2013



VICINITY MAP  
1"= 800'

Revisions

| Date | Description |
|------|-------------|
| 1    |             |
| 2    |             |
| 3    |             |
| 4    |             |

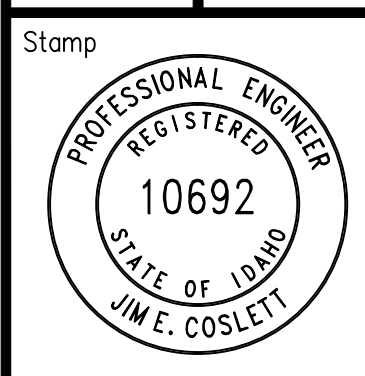


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BARBER MILL ESTATES

PRELIMINARY PLAT

Project Name



Project No. RSC-1303

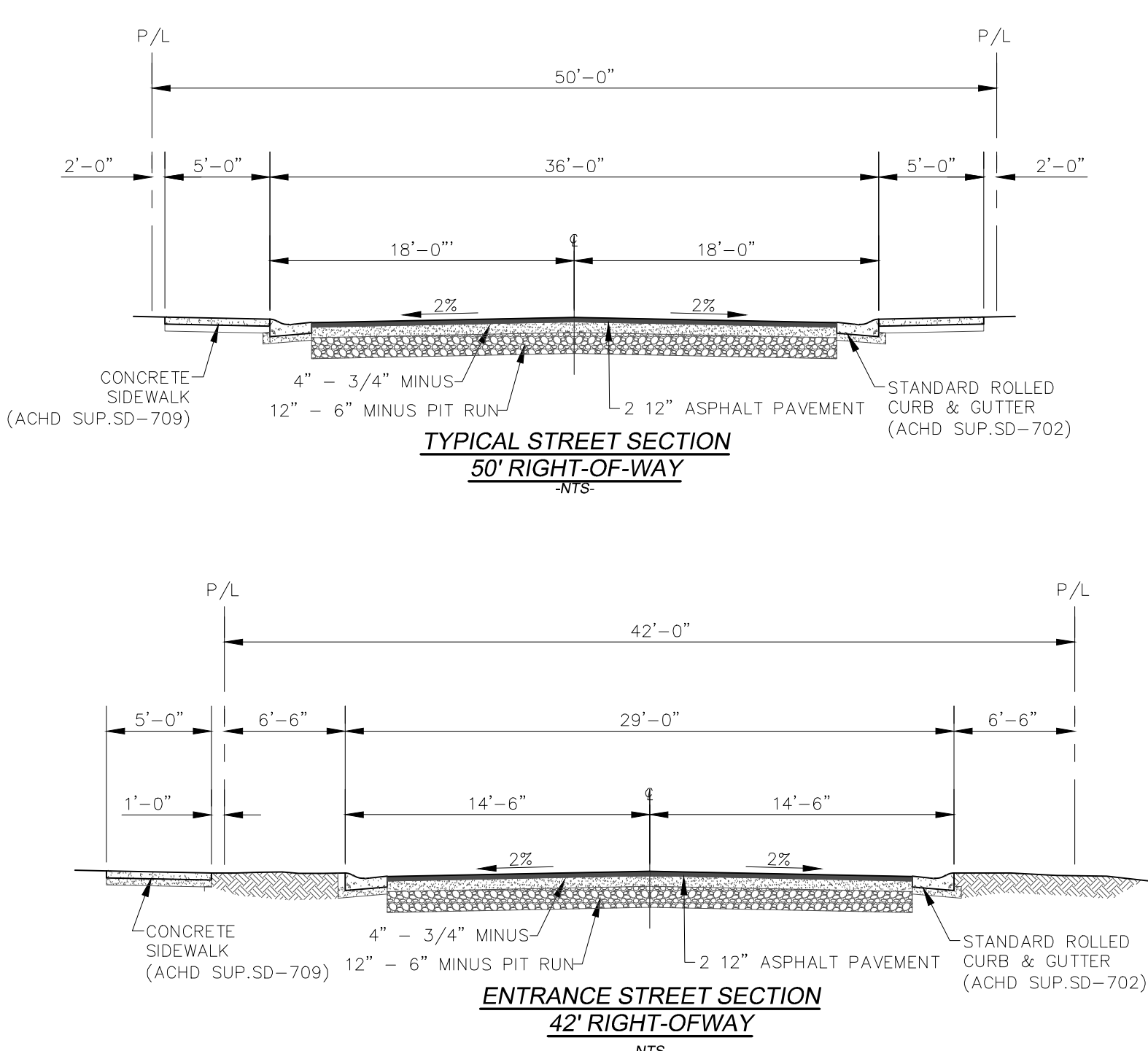
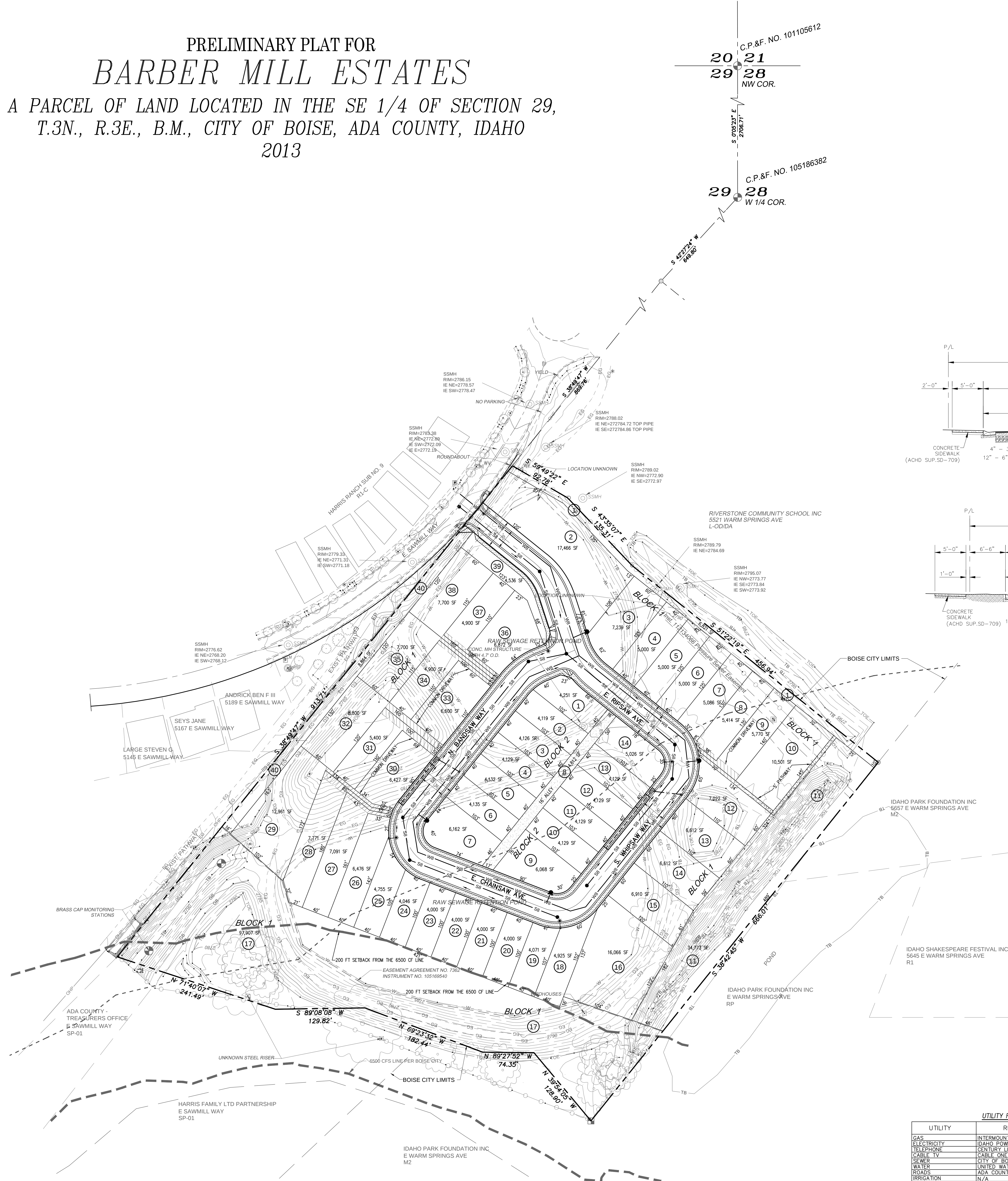
Drawn By: RLC

Date: June 26, 2013

Sheet No.

PP1

1 of 1



- GENERAL LEGEND**
- BOUNDARY LINE
  - RIGHT-OF-WAY LINE
  - LOT LINE
  - EASEMENT LINE
  - CENTERLINE
  - CURB & GUTTER
  - SEWER LINE
  - WATER LINE
  - PRESSURE IRRIGATION
  - GRAVITY IRRIGATION
  - LOT/BLOCK NUMBER
  - STREET LIGHT
  - FIRE HYDRANT
  - DRAINAGE FLOW DIRECTION
  - SECTION LINE
  - 100 YEAR FLOODPLAIN
  - EXISTING CURB, GUTTER & SIDEWALK
  - EXISTING LOT LINE
  - EXISTING SEWER
  - EXISTING WATER LINE
  - EXISTING EDGE OF PAVEMENT
  - EXISTING EDGE OF GRAVEL ROAD
  - EXISTING FENCE LINE
  - EXISTING TOP BANK OF DITCH
  - EXISTING GROUND CONTOUR
  - EXISTING TREE
  - FOUND BRASS CAP
  - FOUND 5/8" IRON PIN
  - FOUND 1/2" IRON PIN

- DEVELOPMENT FEATURES:**
- TOTAL ACRES.....12.0 ACRES
  - TOTAL LOTS.....57
  - BUILDABLE LOTS.....47
  - COMMON LOTS/ACRE.....7/4.0 ACRES/33.3%
  - DENSITY DU/ACRES.....3.9 UNITS/ACRE
  - EXISTING ZONING.....RP (ADA COUNTY)
  - PROPOSED ZONING.....R1B
  - MINIMUM RESIDENTIAL LOT SIZE.....4,000 sq.ft.
  - AVERAGE RESIDENTIAL LOT SIZE.....5,500 sq.ft.

- NOTES:**
- SANITARY SEWER MAINS SHALL BE 8" DIAMETER UNLESS OTHERWISE SHOWN.
  - WATER MAINS SHALL BE 8" DIAMETER UNLESS OTHERWISE SHOWN.
  - SURFACE STORM WATER DRAINAGE SHALL BE DIRECTED TO STORM DRAIN INFILTRATION TRENCHES AND RETAINED ON SITE.
  - THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
  - ALL LOTS ARE TO BE DESIGNATED SINGLE FAMILY RESIDENTIAL EXCEPT: LOTS 1, 2, 11, 17, 39, & 40. BLOCK 1 AND LOT 8, BLOCK 2 WHICH ARE DESIGNATED COMMON LOTS AND ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
  - NO IRRIGATION WATER WILL BE SUPPLIED TO THIS PROPERTY.
  - A PORTION OF THIS PROJECT IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN, (ZONE "A"). MAXIMUM BASE FLOOD ELEVATION IS 2384.2. HOUSE FINISH FLOOR ELEVATIONS WILL BE SET A MINIMUM OF 1' ABOVE BFE.

|                                                                                                      |                                                                                                                                        |
|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| <b>OWNER</b><br>DAVID C. TRIPLETT<br>207 W. MAIN ST.<br>EMMETT, ID 83617<br>(208) 398-8104           | <b>DEVELOPER</b><br>C13, LLC<br>P.O. BOX 1810<br>EAGLE, ID 83616                                                                       |
| <b>SURVEYOR</b><br>SAWTOOTH LAND SURVEY LLC<br>207 W. MAIN ST.<br>EMMETT, ID 83617<br>(208) 398-8104 | <b>CIVIL ENGINEER</b><br>JIM E. COSLETT, P.E.<br>ROCK SOLID CIVIL LLC<br>181 E. 50TH STREET<br>GARDEN CITY, ID 83714<br>(208) 342-3277 |

| UTILITY     | REPRESENTATIVES             | PHONE          |
|-------------|-----------------------------|----------------|
| GAS         | INTERMOUNTAIN GAS           | (208) 377-6835 |
| ELECTRICITY | IDAHO POWER                 | (208) 386-6330 |
| TELEPHONE   | CENTURY LINK                | 1-877-290-5458 |
| CABLE TV    | CABLE ONE                   | (208) 378-6288 |
| SEWER       | CITY OF BOISE               | (208) 384-3800 |
| WATER       | UNITED WATER OF IDAHO       | (208) 362-7200 |
| ROADS       | ADA COUNTY HIGHWAY DISTRICT | (208) 387-6100 |
| IRRIGATION  | N/A                         |                |
| FIRE        | CITY OF BOISE               | (208) 576-6500 |

