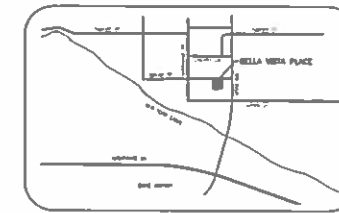
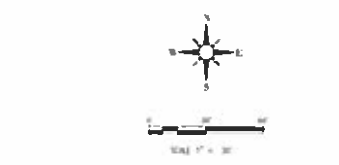
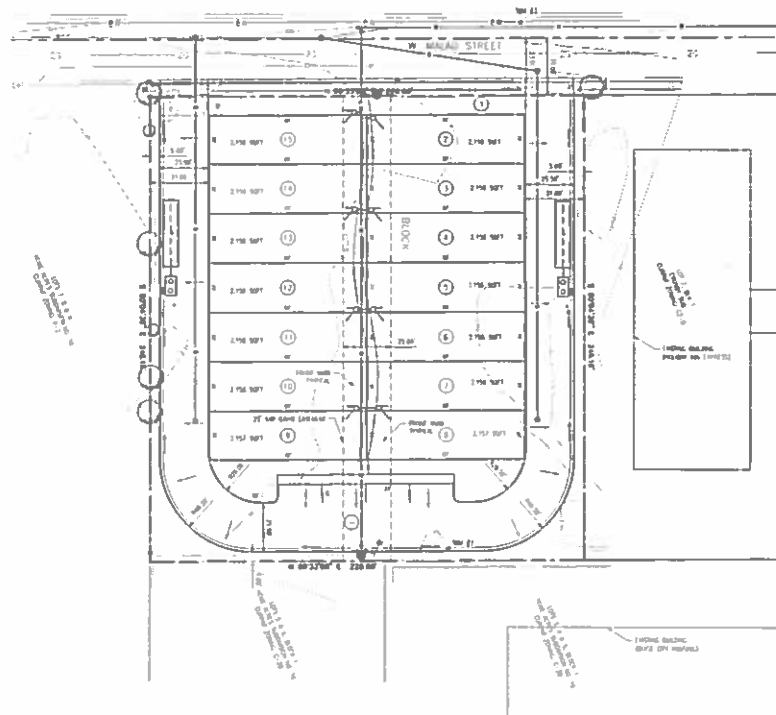
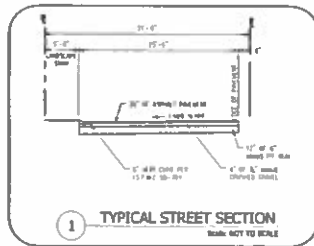


PRELIMINARY PLAT SHOWING
BELLA VISTA PLACE SUBDIVISION
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 21,
 T.3N., R.2E., B.M.,
 BOISE, ADA COUNTY, IDAHO
 2013



LEGEND

Subdivision Boundary	Shaded Area
Lot Boundary	Thin Line
Right of Way	Thick Line
Water	Blue Area
Unimproved Land	White Area
Improvements	Various Symbols
Survey Points	Small Circles
Survey Lines	Dashed Lines
Survey Data	Text Labels

PRELIMINARY DEVELOPMENT FEATURES:

CLUSTER ZONING	C-20
TOTAL SIZE	55.895 ac OF 128 ac
BUILDING LOTS	18 - 0.444 ACRES - 38.75%
COMMON LOTS	3 - 0.816 ACRES - 61.25%
L2P SETBACKS	
REAR (TO GARAGE)	0 FT
FRONT (TO HIGHWAY)	15 FT
SIDE	1 FT

- NOTES:**
1. SETBACK SEPARATE TO ALL BUILDING LOTS BY THE BENCH SURVEY DISTRICT.
 2. WATER SEPARATE TO ALL BUILDING LOTS BY THE BENCH SURVEY DISTRICT.
 3. SUBJECT PROPERTY DOES NOT FALL WITHIN ANY FLOOD FLOOD HAZARD ZONE.
 4. LOT 1 BLOCK 1 SHALL PROVIDE ACCESS TO ALL LOTS FROM MAIN STREET. THIS LOT WILL CONTAIN ANY IMPROVEMENTS EXTENDING FOR ALL LOTS CONTAINED WITHIN THIS SUBDIVISION. THIS LOT WILL ALSO CONTAIN ALL THE REQUIRED EASEMENTS FOR PUBLIC UTILITIES, REQUIRED FOR THIS SUBDIVISION.
 5. STORM DRAINAGE SHALL BE REQUIRED OVERHEAD THROUGH SURFACE AND SUBSURFACE FACILITIES AS APPROVED BY BOISE CITY. STORM DRAIN FACILITIES WILL BE CONTAINED WITHIN LOT 1 BLOCK 1 (COMMON LOT).
 6. LOTS 1 BLOCK 1 COMMON LOTS TO BE OWNED AND MANAGED BY THE BELLA VISTA PLACE HOMEOWNERS ASSOCIATION.
 7. LOTS 1 THRU 15 OF BLOCK 1 SHALL CONTAIN A 25 FOOT WIDE UNPAVED WATER EASEMENT AS SHOWN.

OWNER
 BELLA VISTA PLACE, LLC
 710 S. BRIDGEMAN PLACE
 SUITE 170
 LAKE, ID 83816
 208-438-8882

ENGINEER
 CK ENGINEERING, P.C.
 CONTACT: CHAD KIRBY
 800 W. HENRIETTA DR.
 LAKE, ID 83816
 208-866-8580

PLANNER / OWNERS REP
 NORTHOISE MANAGEMENT
 CONTACT: SCOTT NORTHOISE
 5810 FAIRHILL PL.
 BOISE, ID 83714
 208-210-1202

REVISIONS:

NO.	DATE	DESCRIPTION

BELLA VISTA PLACE SUBDIVISION
 SECTION 21, T.3N., R.2E., CITY OF
 BOISE, ADA COUNTY, IDAHO

PRELIMINARY PLAT

CK ENGINEERING
 800 W. HENRIETTA DR.
 LAKE, ID 83816
 208-866-8580
 CHAD KIRBY
 208-866-8580



SCALE
C1.0