

Boise City Parks Department March 7, 2016

River to Ridges Trail Program

1104 Royal Blvd

Boise, Idaho 83706

Re: Access to Green Belt @ Ben's Crow Inn

Ladies and Gentlemen,

There are development plans for the commercial Property on Warms Springs Ave.
now known as Ben's Crow Inn.

I've attached a copy of the plat submitted to Boise City Project Development
Services.

I've also enclosed a photograph showing the state of the access at this location.
Unfortunately, the tree roots have destroyed the asphalt surface making it un-ride
able.

Is there some way this path can be repaired. Unfortunately, the path is apparently
not on a perfected easement. The question is who owns the property. The plat
shows a Brant Petersen as the owner of this thin sliver of property. I'm sure based
on the damage caused by the tree roots that the construction of this path pre-dates
his ownership.

I use this path and would like to see it repaired. Is this something you could look
into for me? Perhaps some service group would take it on as a project or City parks
and recreation crew could initiate repairs.

Jack Snyder

A handwritten signature in black ink that reads "Jack Snyder".

2566 East Plateau Drive

Boise, Idaho 83712

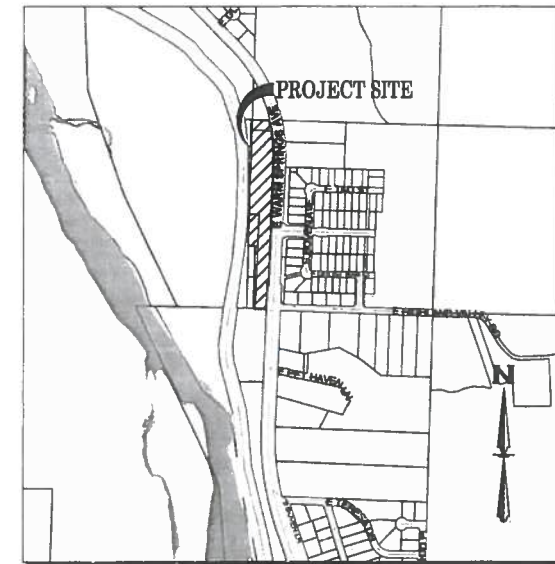




PRELIMINARY PLAT FOR BCI SUBDIVISION

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF OF THE NE 1/4 SECTION 33,
T.3N., R.3E., B.M., ADA COUNTY, IDAHO

6781 E. Warm
Springs
Sub 16-00006 April 4th 2016
see-3830-
Planning Commission -



VICINITY MAP
1" = 800'

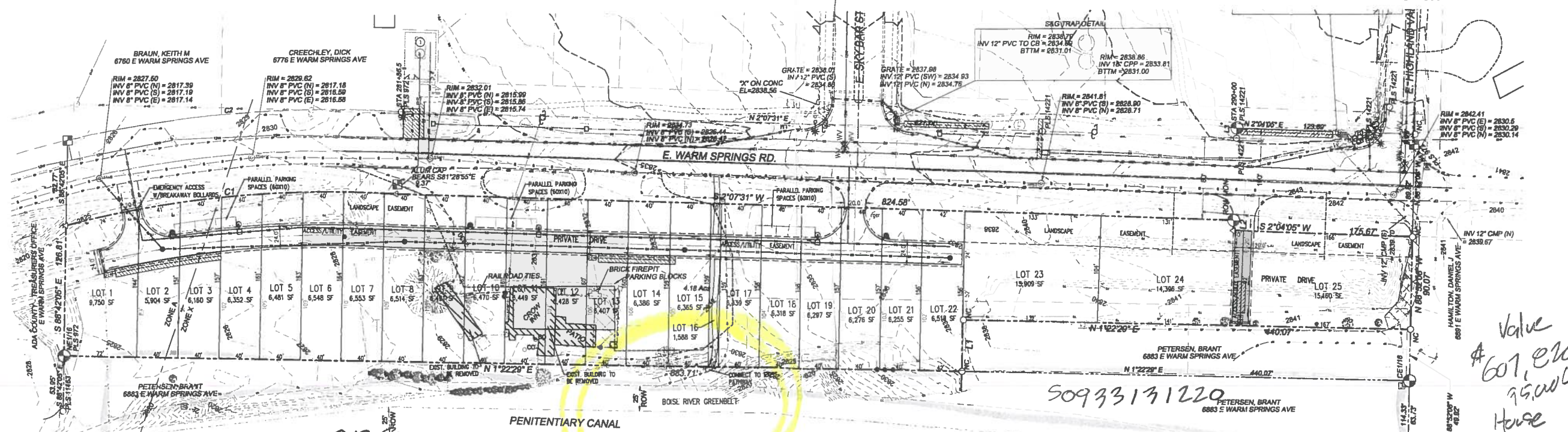
Revisions	Date	Description
1		
2		
3		
4		

ROCK SOLID CIVIL
Civil Engineering and Land Development Consulting
270 N. 27th Street, Suite 100 Boise, ID 83702
C. COSLETT
www.rocksolidcivil.com

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BCI SUBDIVISION
PRELIMINARY PLAT

Project Name
Sheet Name
Stamp
Project No. RSC-1600
Drawn By: RLC
Date: 8 February 2016
Sheet No.
10692
JIM E. COSLETT
REGISTERED ENGINEER
STATE OF IDAHO



Boise City Development
Susan Rigg 384 3830
Box 500
83701

Area of
Concern

Value
\$601,820
15,000 sq ft
House

2255
1220
25 Acres
45
Other 2.4
Water Land

LINE TABLE	
LINE BEARING	DISTANCE
L1 N 88°20'00" W	48.82
L2 N 87°59'50" W	10.00
L3 N 87°59'50" W	10.00

CURVE TABLE				
CURVE	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD BEARING
C1	326.60	18°03'26"	1036.47	8.4°39'00" E
C2	330.07	18°03'26"	1114.47	11.4°28'10" W
C3	38.61	80°46'33"	28.00	N 43°18'07" W

GENERAL LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED CONCRETE OR ASPHALT PATHWAY
- ASPHALT ACCESS ROAD
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- PROPOSED DRAINAGE FACILITY
- EXISTING RIGHT-OF-WAY
- SECTION LINE
- EXISTING SEWER
- EXISTING WATER
- EXISTING EDGE OF PAVEMENT
- EXISTING OVERHEAD POWER LINES

DEVELOPMENT FEATURES:

TOTAL ACRES.....4.18 ACRES
TOTAL LOTS.....25
BUILDABLE LOTS.....24
COMMON LOTS/ACRE.....0.0 ACRES
DENSITY DU/ACRES.....4.18 ACRES
EXISTING ZONING.....A-1
(CITY OF BOISE)
MINIMUM RESIDENTIAL LOT SIZE 5,000 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 DRAINAGE FACILITIES AS SHOWN.
- 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 LOT 16, BLOCK 1, WHICH WILL BE A COMMON LOT OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- A PORTION OF THIS PROJECT IS LOCATED WITHIN THE

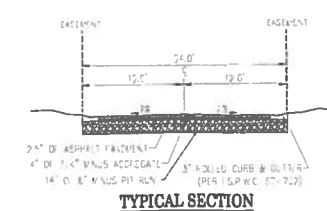
DEVELOPER
CIS, LLC
P.O. BOX 1610,
EAGLE IDAHO 83616

CALL BEFORE YOU DIG!
CALL DIGLINE INC.
PRIOR TO COMMENCING
UNDERGROUND WORK
208-342-1585

LAND SURVEYOR
SAWTOOTH LAND SURVEYING LLC
2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104

CIVIL ENGINEER
JIM E. COSLETT, P.E.
ROCK SOLID CIVIL LLC
270 N. 27th ST. SUITE 100
BOISE, ID 83702
(208) 342-3277

UTILITY	REPRESENTATIVES	PHONE
GAS	INTERMOUNTAIN GAS	(208) 377-8830
ELECTRICITY	IDAHO POWER	(208) 382-8320
TELEPHONE	CENTURY LINK	(877) 290-5458
CABLE TV	CABLE ONE	(208) 375-0888
SEWER	CITY OF BOISE	(208) 384-3800
WATER	UNITED WATER OF IDAHO	(208) 362-7200
ROADS	ADA COUNTY HIGHWAY DISTRICT	(208) 334-8000



TYPICAL SECTION

SCALE N FEET
1" = 5'

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