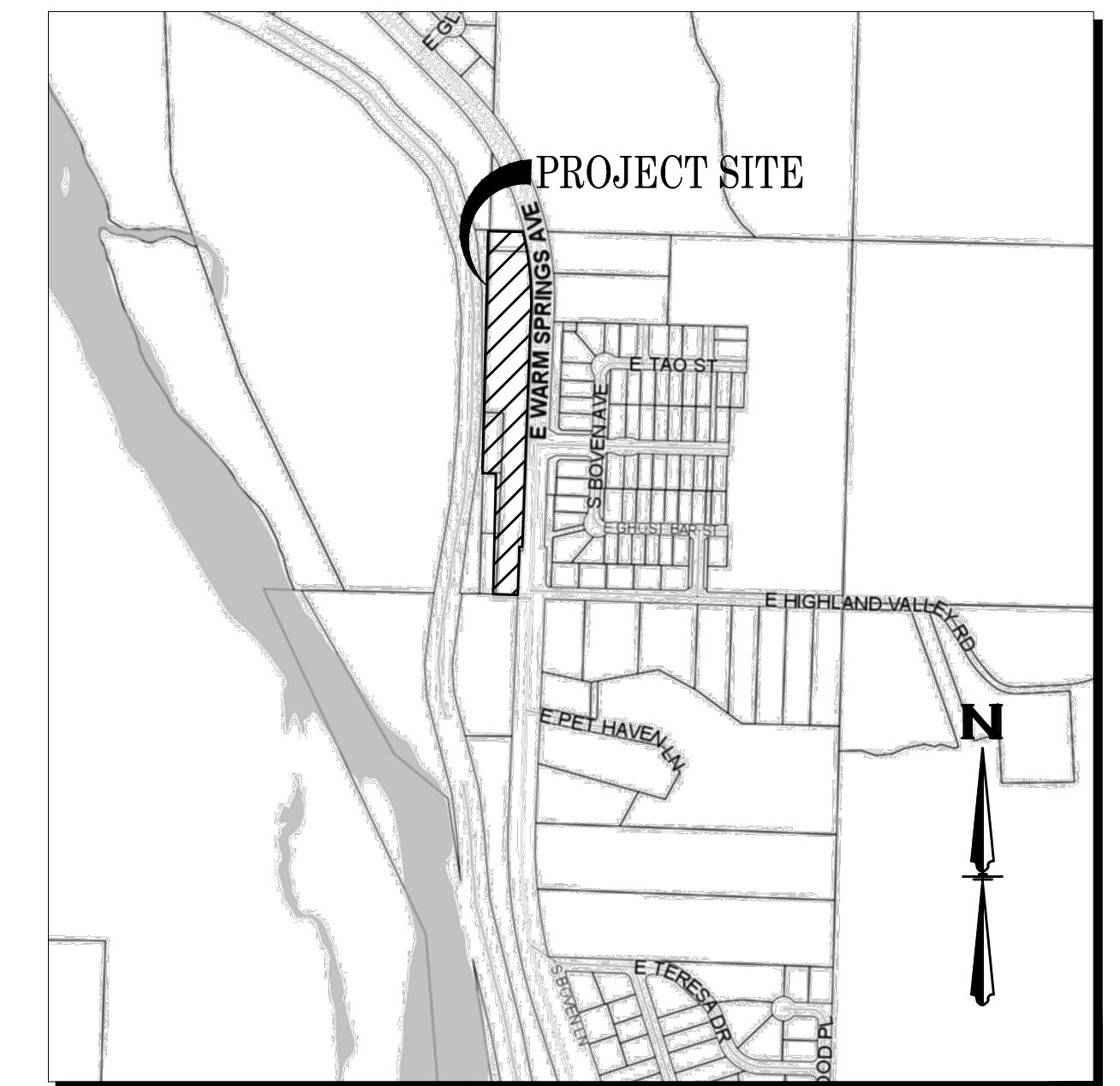
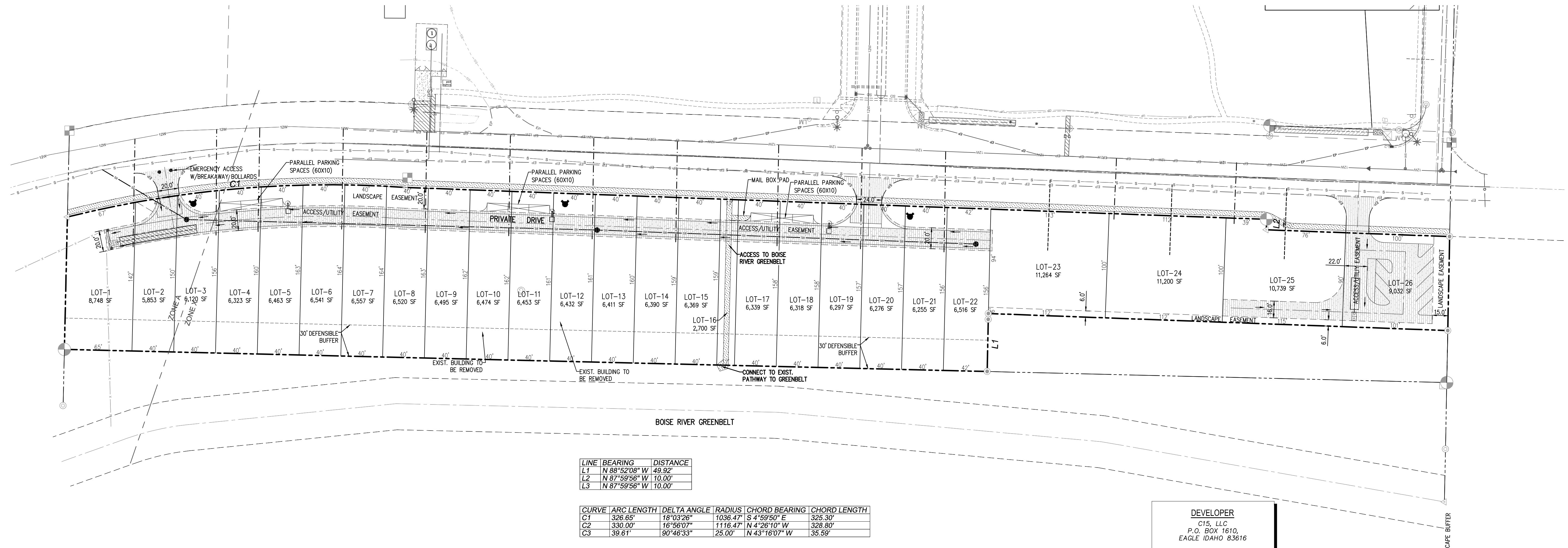


PRELIMINARY PLAT FOR
BCI SUBDIVISION

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
2016



VICINITY MAP
1"= 800'

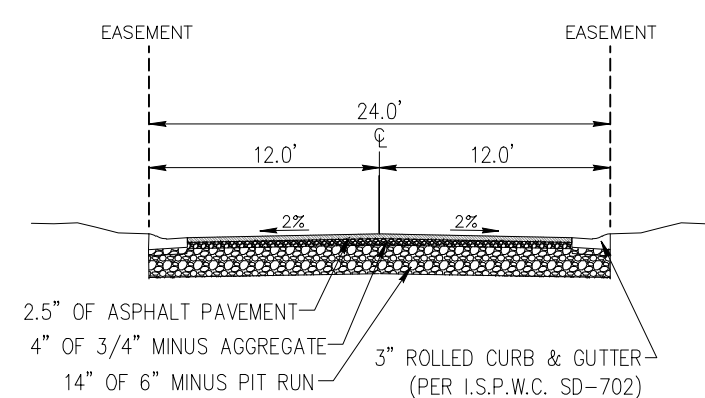
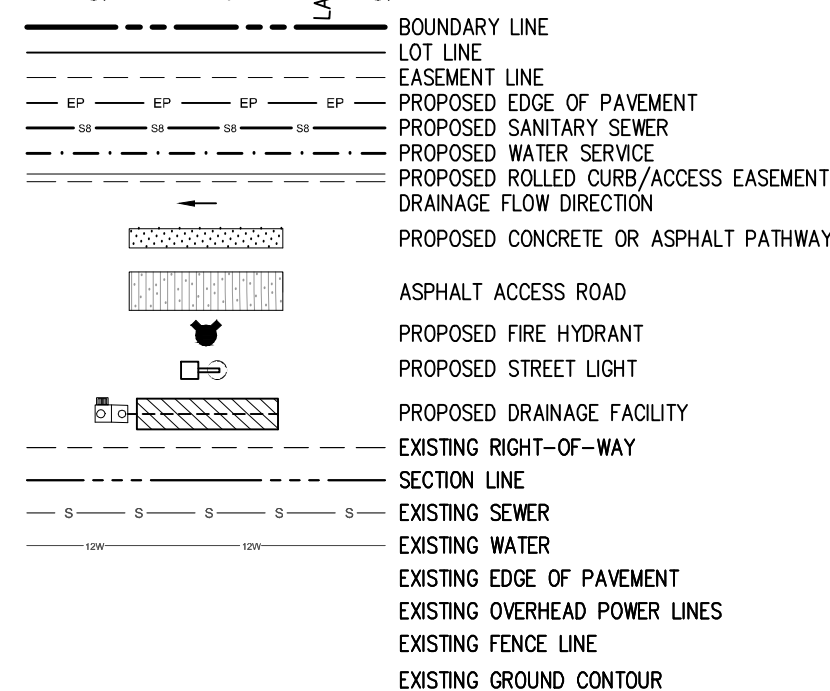


LINE	BEARING	DISTANCE
L1	N 88°52'08" W	48.92'
L2	N 87°59'56" W	10.00'
L3	N 87°59'56" W	10.00'

CURVE	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH
C1	326.65'	18°03'28"	1036.47'	S 4°59'50" E	326.30'
C2	330.00'	16°56'07"	1116.47'	N 4°26'10" W	328.80'
C3	39.61'	90°46'33"	25.00'	N 43°16'07" W	35.59'

DEVELOPER
C15, LLC
P.O. BOX 1610,
EAGLE IDAHO 83616

GENERAL LEGEND



TYPICAL SECTION
24' PRIVATE DRIVE
1"= 10'

DEVELOPMENT FEATURES:

TOTAL ACRES.....±4.18 ACRES
DEEDED LOT ACRE.....0.15 ACRES
TOTAL LOTS.....26
BUILDABLE LOTS.....24
COMMON LOTS/ACRE.....2/0.11 ACRES
DENSITY DU/ACRES.....3.92 ACRES
EXISTING ZONING.....A-1
(CITY OF BOISE)
MINIMUM RESIDENTIAL LOT SIZE.....5,853 sq.ft.
AVERAGE RESIDENTIAL LOT SIZE.....7,500 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 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 100 YEAR FLOODPLAIN. (ZONE "A"). PER FIRM 16001C0315 H DATED 2-19-03.
- LOT 26 TO BE DEEDED TO THE BOISE CITY PARKS DEPARTMENT.



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

UTILITY	REPRESENTATIVES	PHONE
GAS	INTERMOUNTAIN GAS	(208) 377-6839
ELECTRICITY	IDAHO POWER	(208) 388-6320
TELEPHONE	CENTURY LINK	1-877-290-5458
CABLE TV	CABLE ONE	(208) 375-8288
SEWER	CITY OF BOISE	(208) 384-3900
WATER	UNITED WATER OF IDAHO	(208) 362-7200
ROADS	ADA COUNTY HIGHWAY DISTRICT	(208) 334-8000
IRRIGATION	N/A	
FIRE	CITY OF BOISE	(208) 570-6500



50 0 25 50 100
SCALE IN FEET
1" = 50'



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UNDERGROUND WORK
208-342-1585

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
Cody, ID 83707
www.rocksolidcivil.com

REUSE OF DRAWINGS
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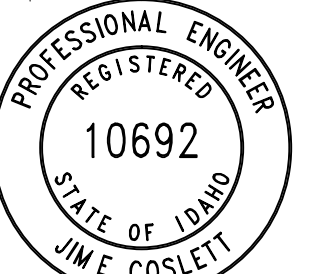
BCI SUBDIVISION

PRELIMINARY PLAT

Project Name

Street Name

Stamp



Project No. RSC-1600

Drawn By: RLC

Date: 24 August 2016

Sheet No.

C1

1 of 1