



## **Summary**

The Preliminary Plat for Bonneville Pointe Subdivision (SUB13-0022) was approved by the Boise City Council on September 17, 2013. The Final Plat for phase one of the subdivision (SUB16-00015) was approved on May 3, 2016. The Final Plat of the Bonneville Pointe Subdivision NO. 2 is in conformance with the design and layout of the approved Preliminary Plat.

## **Recommendation**

The Planning Team recommends approval of the Final Plat of the Bonneville Point Subdivision No. 2, subject to conditions of approval.





SUB17-00037

1" : 300'



Boise River



S Wagons  
West Ave

E Obelisks St

S Wagons  
View Ave

E Columbia Rd

S Golden  
Eagle Ln

S Desert  
Ridge  
Ave

S Brundage  
Ave

S Snow  
Bird Ave

E Bend Ridge St

S Bogus  
Ridge  
Way



SUB17-00037

1" : 300'



Boise River

PC

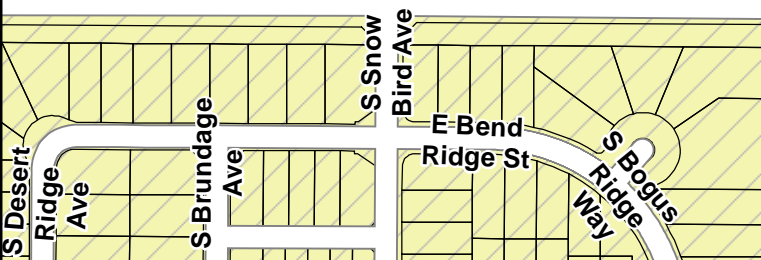
E Obelisks St

S Wagons  
West  
Ave

S Wagons  
View  
Ave


E Columbia Rd

S Golden  
Eagle Ln





SUB17-00037  
1" : 300'



Boise River

RUT

A-1

RP

R-1C

S Wagons  
West Ave

E Obelisks St

S Wagons  
View Ave

E Columbia Rd

RUT

RR

S Golden  
Eagle Ln

S Snow  
Bird Ave

E Bend Ridge St

S Bogus  
Ridge  
Way

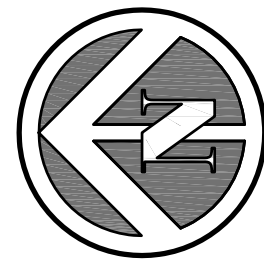
S Brundage  
Ave

S Desert  
Ridge  
Ave

CURVE DATA					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	0.55	132.00	0.24	N0° 08' 43"E	0.55
C2	49.69	132.00	21.57	N10° 45' 31"W	49.40
C3	33.76	132.00	14.65	N28° 52' 09"W	33.66
C4	19.49	68.00	16.42	N27° 59' 08"W	19.42
C5	45.04	132.00	19.55	N29° 33' 05"W	44.82
C6	57.22	132.00	24.84	N51° 44' 47"W	56.78
C7	57.22	132.00	24.84	N76° 35' 03"W	56.77
C8	1.69	132.00	0.73	N89° 22' 09"W	1.69
C9	83.03	68.00	69.96	S54° 45' 20"E	77.97
C10	29.37	132.00	12.75	S26° 09' 02"E	29.31
C11	39.22	68.00	33.05	S73° 44' 27"W	38.68
C12	0.95	132.00	0.41	N55° 46' 10"E	0.95
C13	54.49	132.00	23.65	N67° 48' 09"E	54.10
C14	24.50	132.00	10.64	N84° 56' 47"E	24.47
C15	8.97	68.00	7.56	S32° 25' 02"E	8.96
C16	23.88	68.00	20.12	S80° 12' 12"W	23.76
C17	18.81	132.00	8.16	N73° 24' 23"E	18.79
C18	29.44	132.00	12.78	N83° 52' 34"E	29.37
C19	25.88	68.00	21.81	S10° 38' 22"E	25.73

# BONNEVILLE POINT SUBDIVISION - PRELIMINARY PLAT

BOISE, IDAHO - 2013



ADA COUNTY  
200 W. FRONT STREET  
BOISE, ID 83702

S1604449750/  
DARIN KENNEDY  
7052 E. COLUMBIA ROAD  
BOISE, ID 83716

S1609110000  
JR SIMPLOT COMPANY  
PO BOX 27  
BOISE, ID 83707-0027

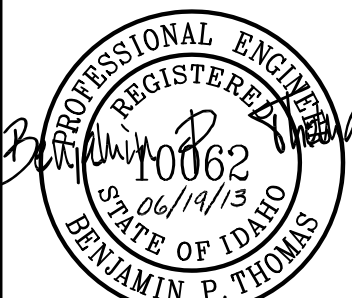
CIVIL INNOVATIONS, PLLC

P.O. BOX 170811

Boise, ID 83717

PHONE: (208) 914-0770

www.civil-innovations.com



DRAWINGS NOT TO BE REPRODUCED  
WITHOUT WRITTEN CONSENT FROM  
CIVIL INNOVATIONS, PLLC

REVISIONS		NO.	DESCRIPTION	BY	DATE

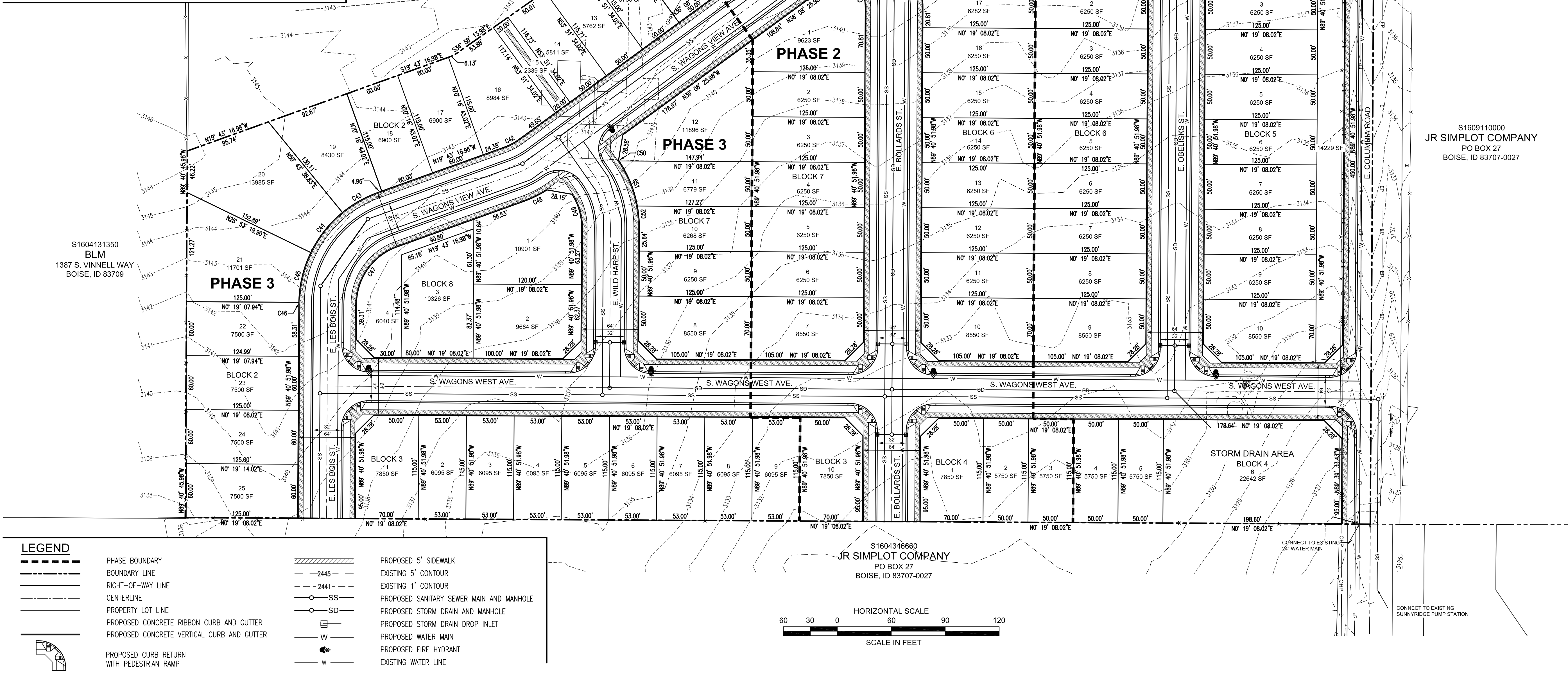
BONNEVILLE POINT SUBDIVISION  
BOISE, IDAHO

PRELIMINARY PLAT

PROJECT #	C-TTLB-BP1
DWG FILE	BT
DESIGNED BY	BT
DRAWN BY	KDH
CHECKED BY	BT
ISSUE DATE	06/13/2013
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

PP-2

SHEET 2 OF 2





BONNEVILLE POINTE SUBDIVISION NO. 1  
LOCATED IN THE SE ¼ OF THE SE ¼ OF SECTION 4, TOWNSHIP  
2 NORTH, RANGE 3 EAST, BOISE MERIDIAN, CITY OF BOISE,  
ADA COUNTY, IDAHO  
2016

BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

NOTES

1- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, LOT DRAINAGE, PRESSURE IRRIGATION, AND BOISE CITY STREET LIGHTS OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.

2- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE ON FIVE (5) FEET ADJACENT TO SIDE LOT LINES AND ON TWELVE (12) FEET ADJACENT TO REAR LOT LINES.

3- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE BOISE CITY ZONING ORDINANCE AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

4- NO LOTS WITHIN THIS SUBDIVISION SHALL BE ALLOWED TO TAKE DIRECT ACCESS FROM E. COLUMBIA ROAD

5- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH BOISE CITY CODE IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.

6- THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. \_\_\_\_\_

7- LOT 1, BLOCK 4 IS A STORM DRAINAGE LOT. THIS LOT CANNOT BE DEVELOPED FOR RESIDENTIAL PURPOSES IN THE FUTURE.

8- THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE BOISE CITY ZONING ORDINANCE.

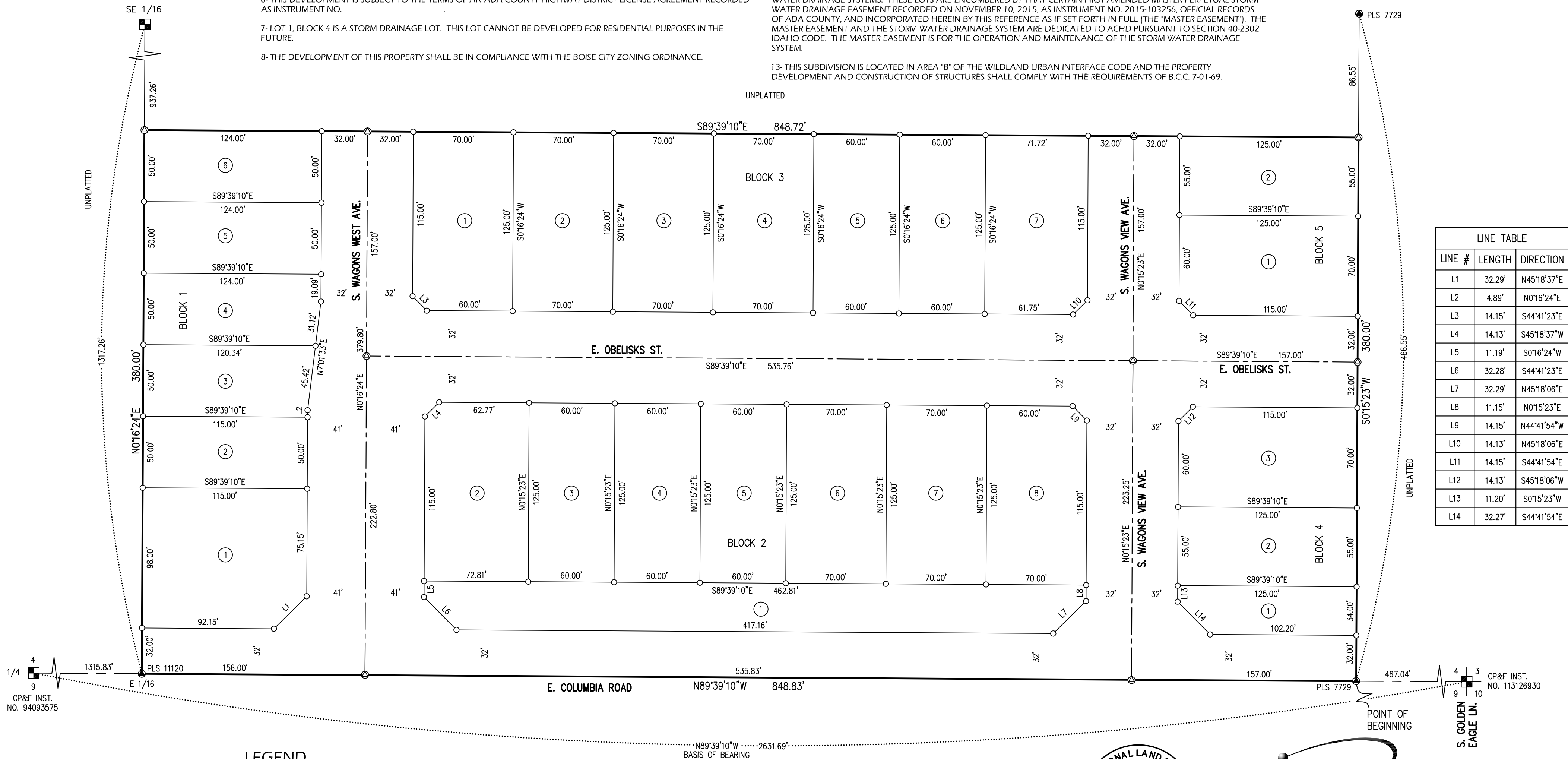
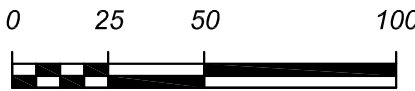
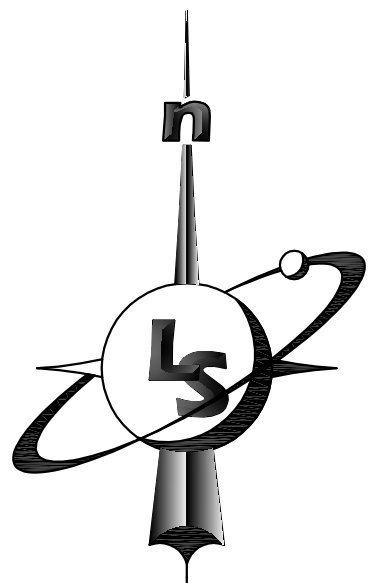
9- THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE 31-3805, AND THE REQUIREMENTS IN IDAHO CODE 31-3805 ARE NOT APPLICABLE.

10- THIS DEVELOPMENT RECOGNIZES IDAHO CODE 22-4503, RIGHT TO FARM ACT, WHICH STATES: NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITION IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT WAS BEGUN OR CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.

11- LOT 1, BLOCK 1, LOT 1, BLOCK 2, AND LOT 1, BLOCK 4 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE BONNEVILLE POINTE HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS. THESE LOTS CANNOT BE DEVELOPED FOR RESIDENTIAL PURPOSES IN THE FUTURE.

12- LOT 1, BLOCK 1, AND LOT 1, BLOCK 4 OR A PORTION OF SAID LOTS, ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEMS. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015, AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.

13- THIS SUBDIVISION IS LOCATED IN AREA "B" OF THE WILDLAND URBAN INTERFACE CODE AND THE PROPERTY DEVELOPMENT AND CONSTRUCTION OF STRUCTURES SHALL COMPLY WITH THE REQUIREMENTS OF B.C.C. 7-01-69.

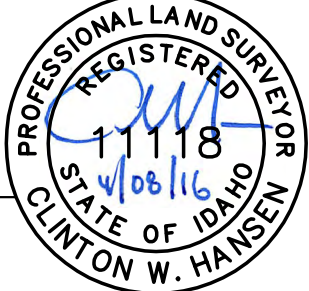


LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	32.29'	N45°18'37"E
L2	4.89'	N0°16'24"E
L3	14.15'	S44°41'23"E
L4	14.13'	S45°18'37"W
L5	11.19'	S0°16'24"W
L6	32.28'	S44°41'23"E
L7	32.29'	N45°18'06"E
L8	11.15'	N0°15'23"E
L9	14.15'	N44°41'54"W
L10	14.13'	N45°18'06"E
L11	14.15'	S44°41'54"E
L12	14.13'	S45°18'06"W
L13	11.20'	S0°15'23"W
L14	32.27'	S44°41'54"E

LEGEND

- |           |                                  |     |               |
|-----------|----------------------------------|-----|---------------|
| ●         | FOUND 5/8" IRON PIN              | --- | SECTION LINE  |
| ○         | SET 1/2" IRON PIN WITH PLS 11118 | --- | CENTERLINE    |
| ○         | PLASTIC CAP                      | --- | EASEMENT LINE |
| ⊙         | SET 5/8" IRON PIN WITH PLS 11118 | --- | BOUNDARY LINE |
| ⊙         | PLASTIC CAP                      | --- | PROPERTY LINE |
| ■         | FOUND ALUMINUM CAP MONUMENT      | --- | LOT NUMBER    |
| (100.00') | RECORD DATA                      |     |               |

CLINTON W. HANSEN  
PLS 11118



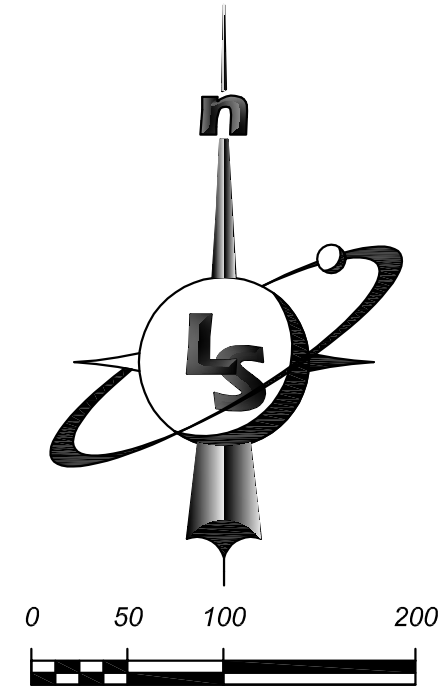
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231 E. 5TH ST., STE. A  
MERIDIAN, ID 83642  
(208) 288-2040 fax (208) 288-2557  
www.landsolutions.biz



## BONNEVILLE POINTE SUBDIVISION NO. 2

BOOK \_\_\_\_ , PAGE \_\_\_\_

LOCATED IN THE SE  $\frac{1}{4}$  OF THE SE  $\frac{1}{4}$  OF SECTION 4, TOWNSHIP  
2 NORTH, RANGE 3 EAST, BOISE MERIDIAN, CITY OF BOISE,  
ADA COUNTY, IDAHO  
2017

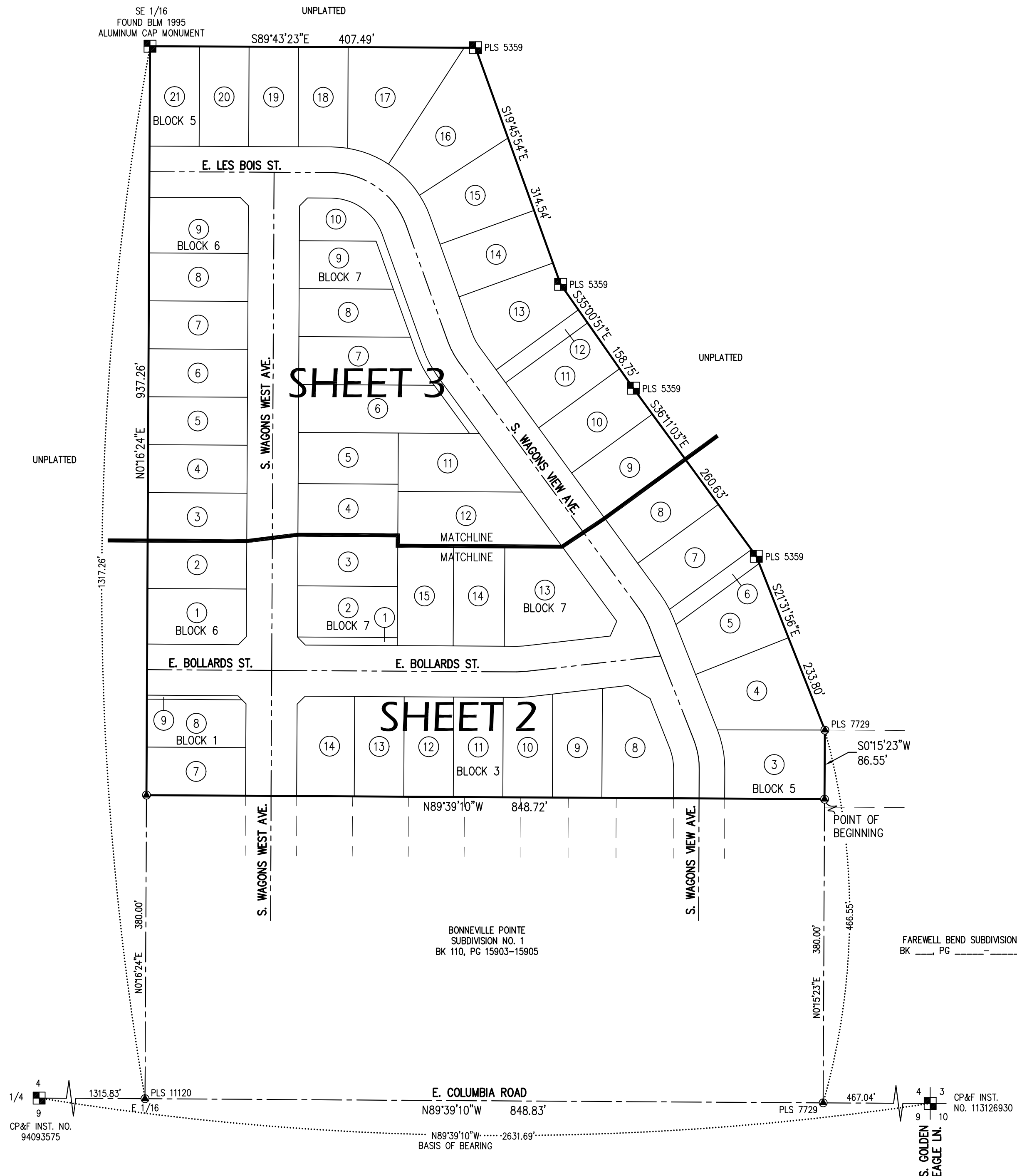


## NOTES

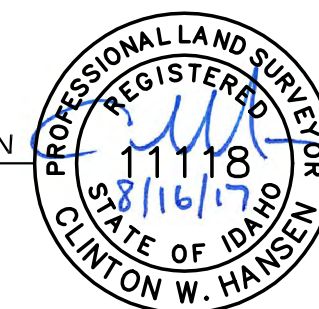
- 1- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, LOT DRAINAGE, PRESSURE IRRIGATION, AND BOISE CITY STREET LIGHTS OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- 2- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND ON THE TWELVE (12) FEET ADJACENT TO REAR LOT LINES.
- 3- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE BOISE CITY ZONING ORDINANCE AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 4- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH BOISE CITY CODE IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- 5- THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. \_\_\_\_\_.
- 6- THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE BOISE CITY ZONING ORDINANCE.
- 7- THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE 31-3805, AND THE REQUIREMENTS IN IDAHO CODE 31-3805 ARE NOT APPLICABLE.
- 8- THIS DEVELOPMENT RECOGNIZES IDAHO CODE 22-4503, RIGHT TO FARM ACT, WHICH STATES: NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITION IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT WAS BEGUN OR CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
- 9- LOT 9, BLOCK 1, LOTS 6 AND 12, BLOCK 5, AND LOTS 1 AND 10, BLOCK 7 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE BONNEVILLE POINTE HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS. THESE LOTS CANNOT BE DEVELOPED FOR RESIDENTIAL PURPOSES IN THE FUTURE. ALL OTHER LOTS IN THIS SUBDIVISION ARE FOR SINGLE FAMILY DWELLINGS.
- 10- LOTS 8 AND 9, BLOCK 1, LOTS 12, 13 AND 14, BLOCK 3, LOTS 4, 5, 6 AND 9, BLOCK 6, LOTS 10, 11, 12 AND 13, BLOCK 7 AND OR A PORTION OF SAID LOTS, IS SERVIENT TO AND CONTAINS THE ACHD STORM WATER DRAINAGE SYSTEMS. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015, AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- 11- THIS SUBDIVISION IS LOCATED IN AREA 'B' OF THE WILDLAND URBAN INTERFACE CODE AND THE PROPERTY DEVELOPMENT AND CONSTRUCTION OF STRUCTURES SHALL COMPLY WITH THE REQUIREMENTS OF B.C.C. 7-01-69.
- 12- NO BUILDING PERMITS SHALL BE ISSUED ON ANY LOTS IN THIS SUBDIVISION UNTIL THE PROVISIONS OF RECORDED INSTRUMENT NO. \_\_\_\_\_ HAVE BEEN FULFILLED AS DETERMINED BY THE CITY OF BOISE.

## LEGEND

●	FOUND 5/8" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED	---	SECTION LINE
●	FOUND 1/2" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED	---	CENTER LINE
○	SET 1/2" IRON PIN WITH PLS 11118 PLASTIC CAP	---	EASEMENT LINE
⊙	SET 5/8" IRON PIN WITH PLS 11118 PLASTIC CAP	---	SURVEY TIE LINE
■	FOUND ALUMINUM CAP MONUMENT	---	SUBDIVISION BOUNDARY LINE
		---	LOT LINE
		---	ADJACENT PROPERTY LINE
		②	LOT NUMBER



CLINTON W. HANSEN  
PLS 11118

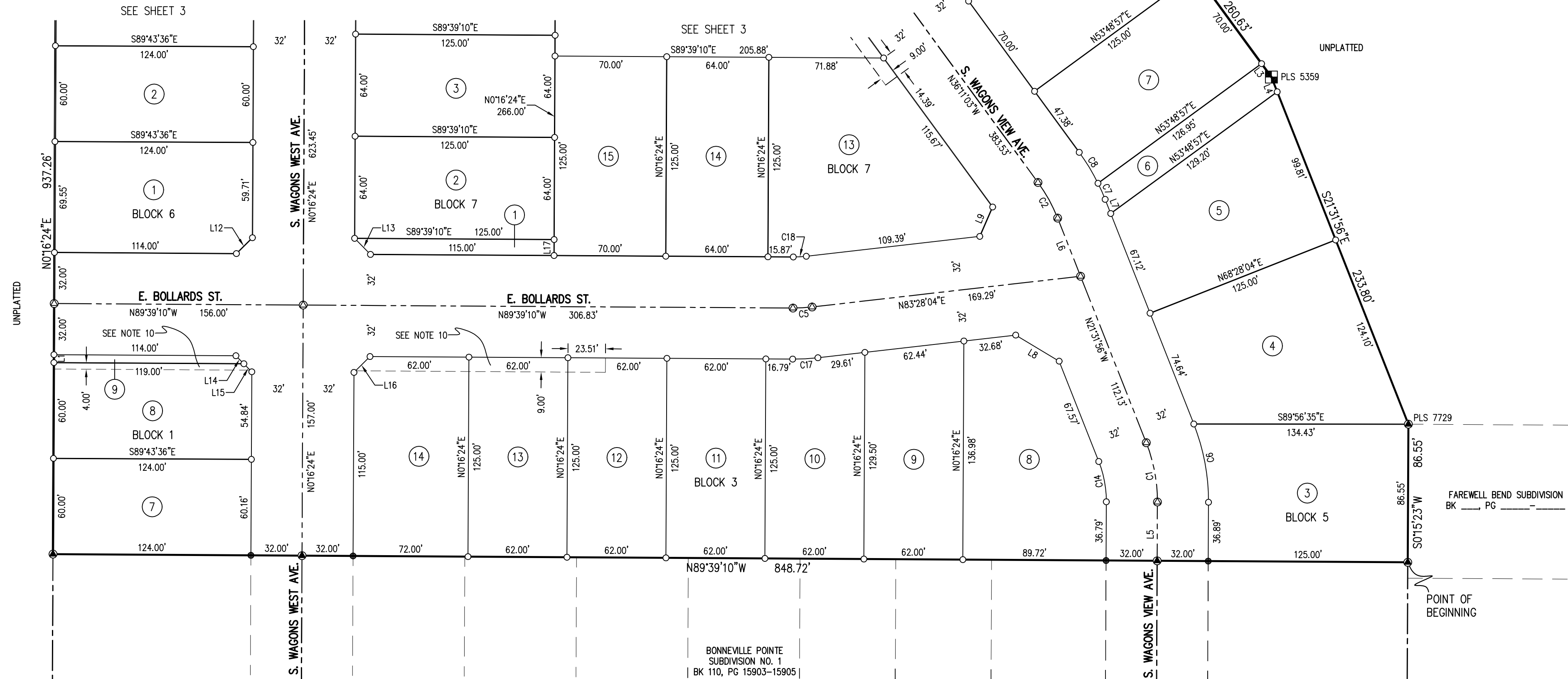
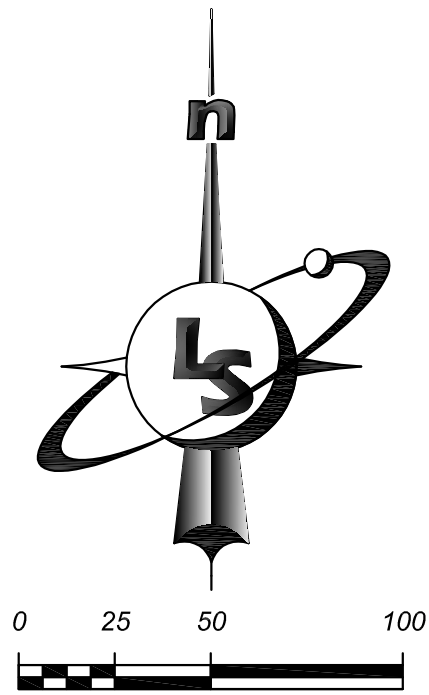


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www.landsolutions.biz

BONNEVILLE POINTE SUBDIVISION NO. 2

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	38.03'	100.00'	21°47'18"	N10°38'16"W	37.80'
C2	25.57'	100.00'	14°39'07"	N28°51'29"W	25.50'
C3	28.66'	100.00'	16°25'09"	S27°58'28"E	28.56'
C4	122.10'	100.00'	69°57'29"	N54°44'38"W	114.66'
C5	12.01'	100.00'	6°52'46"	N86°54'27"E	12.00'
C6	50.20'	132.00'	21°47'18"	N10°38'16"W	49.90'
C7	11.03'	132.00'	4°47'13"	N23°55'32"W	11.03'
C8	22.73'	132.00'	9°51'54"	N31°15'06"W	22.70'
C9	19.49'	68.00'	16°25'09"	S27°58'28"E	19.42'
C10	30.15'	132.00'	13°05'20"	N26°18'34"W	30.09'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C11	55.46'	132.00'	24°04'22"	N44°53'25"W	55.05'
C12	55.14'	132.00'	23°56'10"	N68°53'41"W	54.74'
C13	20.41'	132.00'	8°51'37"	N85°17'34"W	20.39'
C14	25.86'	68.00'	21°47'18"	N10°38'16"W	25.70'
C15	37.83'	132.00'	16°25'09"	S27°58'28"E	37.70'
C16	83.03'	68.00'	69°57'29"	N54°44'38"W	77.97'
C17	15.85'	132.00'	6°52'46"	N86°54'27"E	15.84'
C18	8.16'	68.00'	6°52'46"	N86°54'27"E	8.16'
C19	40.69'	142.00'	16°25'09"	S27°58'28"E	40.55'



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	5.00'	N0°16'24"E
L2	14.21'	S89°43'23"E
L3	10.43'	S36°11'03"E
L4	9.90'	S21°31'56"E
L5	36.84'	S0°15'23"W
L6	39.17'	S21°31'56"E
L7	9.54'	S21°31'56"E
L8	31.73'	S59°01'56"E
L9	20.11'	N23°38'31"E
L10	14.14'	S45°16'31"W
L11	14.14'	S44°43'29"E
L12	14.13'	N45°18'37"E
L13	14.15'	N44°41'23"W
L14	7.08'	S44°41'23"E
L15	7.08'	S44°41'23"E
L16	14.13'	N45°18'37"E
L17	10.00'	N0°16'24"E
L18	12.45'	S89°39'10"E
L19	5.95'	N36°11'03"W

LEGEND

- FOUND 5/8" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED
  - FOUND 1/2" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED
  - SET 1/2" IRON PIN WITH PLS 11118 PLASTIC CAP
  - ⊙ SET 5/8" IRON PIN WITH PLS 11118 PLASTIC CAP
  - FOUND ALUMINUM CAP MONUMENT
- SECTION LINE
  - - - CENTER LINE
  - . - EASEMENT LINE
  - ..... SURVEY TIE LINE
  - ===== SUBDIVISION BOUNDARY LINE
  - ===== LOT LINE
  - - - ADJACENT PROPERTY LINE
  - ② LOT NUMBER

CLINTON W. HANSEN  
PLS 11118



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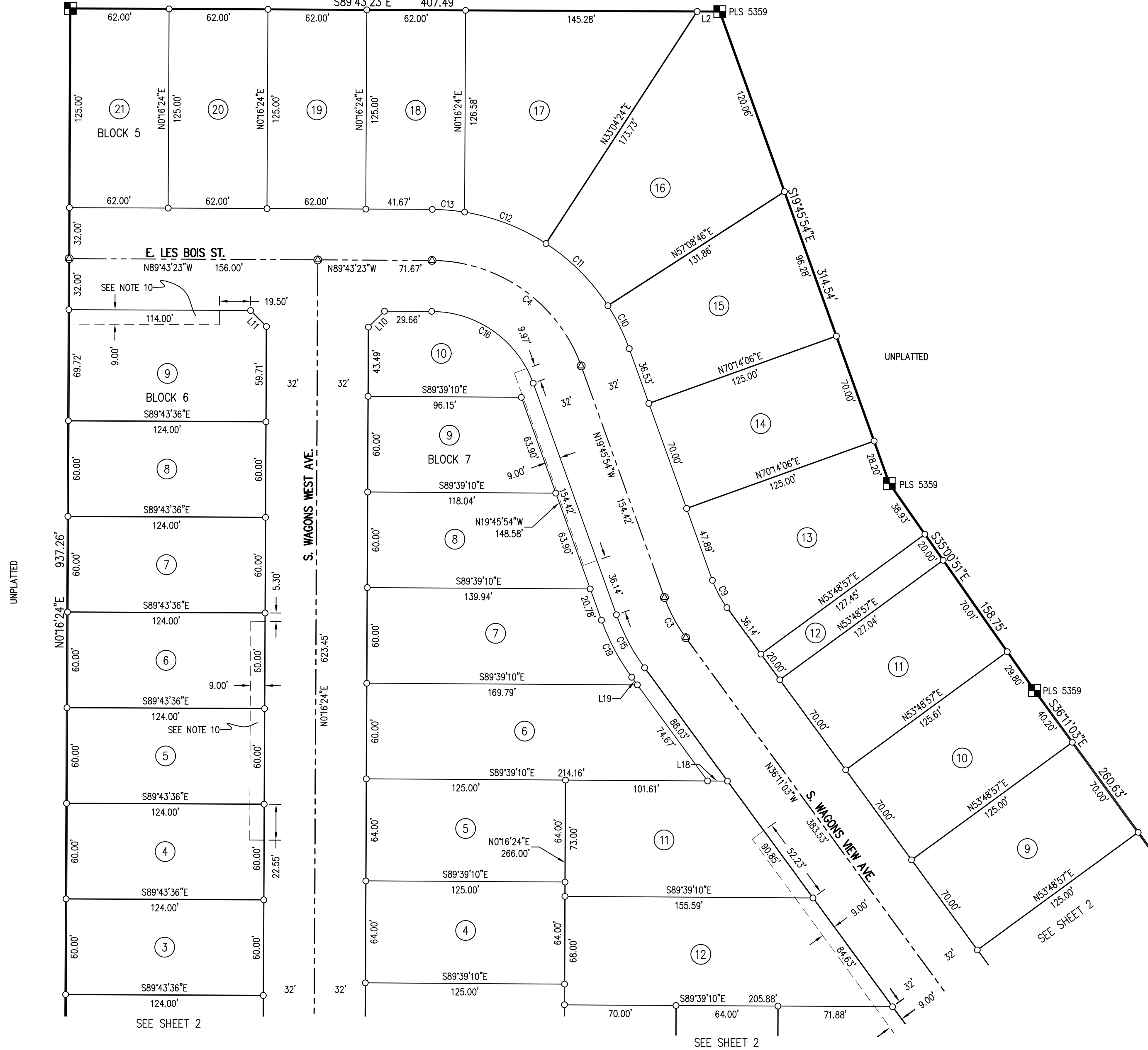
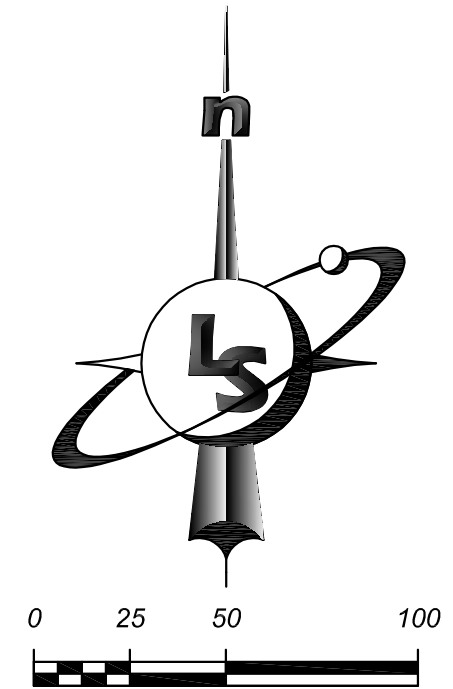


# BONNEVILLE POINTE SUBDIVISION NO. 2

BOOK \_\_\_\_, PAGE \_\_\_\_

SE 1/16  
FOUND BLM 1995  
ALUMINUM CAP MONUMENT

UNPLATTED



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	5.00'	N0°16'24"E
L2	14.21'	S89°43'23"E
L3	10.43'	S36°11'03"E
L4	9.90'	S21°31'56"E
L5	36.84'	S01°5'23"W
L6	39.17'	S21°31'56"E
L7	9.54'	S21°31'56"E
L8	31.73'	S59°01'56"E
L9	20.11'	N23°38'31"E
L10	14.14'	S45°16'31"W
L11	14.14'	S44°43'29"E
L12	14.13'	N45°18'37"E
L13	14.15'	N44°41'23"W
L14	7.08'	S44°41'23"E
L15	7.08'	S44°41'23"E
L16	14.13'	N45°18'37"E
L17	10.00'	N0°16'24"E
L18	12.45'	S89°39'10"E
L19	5.95'	N36°11'03"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	38.03'	100.00'	21°47'18"	N10°38'16"W	37.80'
C2	25.57'	100.00'	14°39'07"	N28°51'29"W	25.50'
C3	28.66'	100.00'	16°25'09"	S27°58'28"E	28.56'
C4	122.10'	100.00'	69°57'29"	N54°44'38"W	114.66'
C5	12.01'	100.00'	6°52'46"	N86°54'27"E	12.00'
C6	50.20'	132.00'	21°47'18"	N10°38'16"W	49.90'
C7	11.03'	132.00'	4°47'13"	N23°55'32"W	11.03'
C8	22.73'	132.00'	9°51'54"	N31°15'06"W	22.70'
C9	19.49'	68.00'	16°25'09"	S27°58'28"E	19.42'
C10	30.15'	132.00'	13°05'20"	N26°18'34"W	30.09'
C11	55.46'	132.00'	24°04'22"	N44°53'25"W	55.05'
C12	55.14'	132.00'	23°56'10"	N68°53'41"W	54.74'
C13	20.41'	132.00'	8°51'37"	N85°17'34"W	20.39'
C14	25.86'	68.00'	21°47'18"	N10°38'16"W	25.70'
C15	37.83'	132.00'	16°25'09"	S27°58'28"E	37.70'
C16	83.03'	68.00'	69°57'29"	N54°44'38"W	77.97'
C17	15.85'	132.00'	6°52'46"	N86°54'27"E	15.84'
C18	8.16'	68.00'	6°52'46"	N86°54'27"E	8.16'
C19	40.69'	142.00'	16°25'09"	S27°58'28"E	40.55'

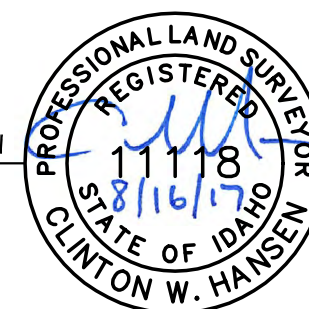
## LEGEND

- FOUND 5/8" REBAR WITH PLS 11118  
PLASTIC CAP, OR AS NOTED
- FOUND 1/2" REBAR WITH PLS 11118  
PLASTIC CAP, OR AS NOTED
- SET 1/2" IRON PIN WITH PLS 11118  
PLASTIC CAP
- ⊙

 SET 5/8" IRON PIN WITH PLS 11118  
PLASTIC CAP
- FOUND ALUMINUM CAP MONUMENT
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- SURVEY TIE LINE
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- ②

 LOT NUMBER

CLINTON W. HANSEN  
PLS 11118



**LandSolutions**  
Land Surveying and Consulting  
231 E. 5TH ST., STE. A  
MERIDIAN, ID 83642  
(208) 288-2040 fax (208) 288-2557  
www.landsolutions.biz



CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS SUBDIVISION;

A PARCEL BEING LOCATED IN THE SE ¼ OF THE SE ¼ OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 3 EAST, BOISE MERIDIAN, CITY OF BOISE, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 4, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST CORNER OF THE SE ¼ OF SAID SECTION 4 BEARS N 89°39'10" W A DISTANCE OF 2631.69 FEET;

THENCE N 89°39'10" W ALONG THE SOUTHERLY BOUNDARY OF SAID SE ¼ OF THE SE ¼, ALSO BEING THE SOUTHERLY BOUNDARY OF FAREWELL BEND SUBDIVISION AS SHOWN IN BOOK \_\_\_\_ OF PLATS ON PAGES \_\_\_\_ THRU \_\_\_\_, RECORDS OF ADA COUNTY, IDAHO, A DISTANCE OF 467.04 FEET TO A 5/8 INCH DIAMETER IRON PIN MARKING THE SOUTHWEST CORNER OF SAID FAREWELL BEND SUBDIVISION AND THE SOUTHEAST CORNER OF BONNEVILLE POINTE SUBDIVISION NO. 1 AS SHOWN IN BOOK 110 OF PLATS ON PAGES 15903 THRU 15905, RECORDS OF ADA COUNTY IDAHO;

THENCE N 0°15'23" E ALONG THE EASTERLY BOUNDARY OF SAID BONNEVILLE POINTE SUBDIVISION NO. 1, AND THE WESTERLY BOUNDARY OF SAID FAREWELL BEND SUBDIVISION A DISTANCE OF 380.00 FEET TO A 5/8 INCH DIAMETER IRON PIN MARKING THE NORTHEAST CORNER OF SAID BONNEVILLE POINTE SUBDIVISION NO. 1 AND THE POINT OF BEGINNING;

THENCE LEAVING SAID BOUNDARIES N 89°39'10" W ALONG THE NORTHERLY BOUNDARY OF SAID BONNEVILLE POINTE SUBDIVISION NO. 1 A DISTANCE OF 848.72 FEET TO A 5/8 INCH DIAMETER IRON PIN MARKING THE NORTHWEST CORNER OF SAID BONNEVILLE POINTE SUBDIVISION NO.1;

THENCE N 0°16'24" E ALONG THE WESTERLY BOUNDARY OF SAID SE ¼ OF THE SE ¼ A DISTANCE OF 937.26 FEET TO AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID SE ¼ OF THE SE ¼;

THENCE S 89°43'23" E ALONG THE NORTHERLY BOUNDARY OF SAID SE ¼ OF THE SE ¼ A DISTANCE OF 407.49 FEET TO AN ALUMINUM CAP MONUMENT;

THENCE LEAVING SAID NORTHERLY BOUNDARY S 19°45'54" E A DISTANCE OF 314.54 FEET TO AN ALUMINUM CAP MONUMENT;

THENCE S 35°00'51" E A DISTANCE OF 158.75 FEET TO AN ALUMINUM CAP MONUMENT;

THENCE S 36°11'03" E A DISTANCE OF 260.63 FEET TO AN ALUMINUM CAP MONUMENT;

THENCE S 21°31'56" E A DISTANCE OF 233.80 FEET TO A 5/8 INCH DIAMETER IRON PIN MARKING THE NORTHWEST CORNER OF SAID FAREWELL BEND SUBDIVISION;

THENCE S 0°15'23" W ALONG THE WESTERLY BOUNDARY OF SAID FAREWELL BEND SUBDIVISION A DISTANCE OF 86.55 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 13.78 ACRES..

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM SUEZ WATER IDAHO, INC. SUEZ WATER IDAHO, INC. HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_ , 20\_\_\_\_.

BONNEVILLE POINTE, LLC, AN IDAHO LIMITED LIABILITY COMPANY

BY TERRY L. GRISHAM, MEMBER

ACKNOWLEDGMENT

STATE OF IDAHO }  
COUNTY OF ADA } S.S.

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ , 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED TERRY L. GRISHAM, KNOWN TO ME TO BE A MEMBER OF BONNEVILLE POINTE, LLC, AN IDAHO LIMITED LIABILITY COMPANY. THE PERSON WHO EXECUTED THE FOREGOING "CERTIFICATE OF OWNERS" AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_

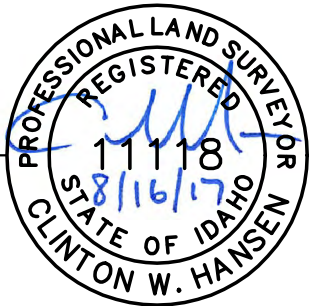
RESIDING AT \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

CLINTON W. HANSEN  
IDAHO NO. 11118



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231 E. 5TH ST., STE. A  
MERIDIAN, ID 83642  
(208) 288-2040 fax (208) 288-2557  
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BONNEVILLE POINTE SUBDIVISION NO. 2

BOOK \_\_\_\_ , PAGE \_\_\_\_

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DISTRICT HEALTH DEPARTMENT, EHS      DATE

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF BOISE, ADA COUNTY ,IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK

APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF BOISE, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

CITY ENGINEER ~ BOISE, IDAHO

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PRESIDENT, ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF THE COUNTY SURVEYOR

I, THE UNDERSIGNED, COUNTY SURVEYOR IN AND FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

ADA COUNTY SURVEYOR

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE: \_\_\_\_\_  
COUNTY TREASURER

CERTIFICATE OF COUNTY RECORDER

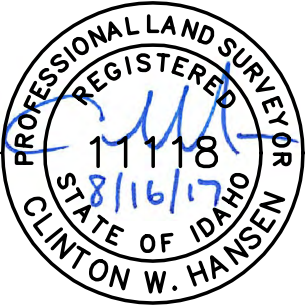
STATE OF IDAHO }  
COUNTY OF ADA } S.S.      INSTRUMENT NO. \_\_\_\_\_

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT \_\_\_\_ MINUTES PAST \_\_\_\_ O'CLOCK \_\_.M. ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, IN BOOK \_\_\_\_ OF PLATS AT PAGES \_\_\_\_\_.

DEPUTY      EX-OFFICIO RECORDER

FEE: \_\_\_\_\_

CLINTON W. HANSEN



PLS 11118

**LandSolutions**  
Land Surveying and Consulting  
231 E. 5TH ST., STE. A  
MERIDIAN, ID 83642  
(208) 288-2040 fax (208) 288-2557  
www.landsolutions.biz

## 7. Recommended Conditions of Approval

### 1. Subdivision

- a. East Columbia Road as it abuts the subject property along the southern boundary of the parcel shall be improved with a five-foot-wide detached sidewalk and eight-foot-wide landscape strip.
- b. The interior streets shall be improved with a five-foot-wide detached sidewalk and eight-foot-wide landscape strip.
- c. Provide micro-paths in accordance with B.C.C. 11-07-05 D on the north property boundary providing access to the open space owned by the BLM and to the Oregon Trail and two micro-paths to the east as illustrated on the preliminary plat.
- d. A note on the face of the Final Plat shall state: *"Lots 1, Block 1; Lot 6, Block 2; Lot 15, Block 2; Lot 6, Block 4; Lot 1, Block 5; and Lot 4, Block 8; are common landscaped lots to be owned and maintained by the Bonneville Point Community Association or it's Assigns. These lots cannot be developed for residential purposes in the future."*
- e. A note on the face of the Final Plat shall state: *"Lot 6, Block 4; is a storm drainage lot. This lot cannot be developed for residential purposes in the future."*
- f. A note on the face of the Final Plat shall state: *"The development of this property shall be in compliance with the Boise City Zoning Ordinance."*
- g. This subdivision is within Wildland Urban Interface Zone B and compliance with B.C.C. 7-01-69, is required. The required fire safety plan shall be provided in accordance with Section 4921. A note shall be placed on the plat stating: *This subdivision is located in Area "B" of the Wildland Urban Interface Code and the property development and construction of structures shall comply with the requirements of B.C.C. 7-01-69."*
- h. Covenants, homeowners' association by-laws or other similar deed restrictions acceptable to the Boise City Attorney, which provide for the use, control and maintenance of all common areas, storage facilities, recreational facilities or open spaces shall be reviewed and approved by the Boise City Attorney.
- i. Prior to the City Engineer's Certification of the Final Plat and prior to earth disturbing activities, an erosion and sediment control (ESC) permit must be obtained. An ESC plan conforming to the requirements of B.C.C. 8-17, is to be submitted to the Director of Planning and Development Services for review and approval. No grading or earth disturbing activities may start until an approved ESC permit has been issued.





- j. An individual who has attended the Boise City Responsible Person (RP) certification class, or has obtained Interim Certification for Responsible Person is not identified for this project. A permit will not issue until such time as the name and certification number of the RP has been provided to Boise City. This information can be faxed to 388-4735 or e-mailed to:  
[kmjohnson@cityofboise.org](mailto:kmjohnson@cityofboise.org).
- k. No Building Permit for the construction of any new structure shall be accepted until the Final Plat has been recorded pursuant to the requirements of B.C.C. 11-09-04.1.
- l. The applicant shall comply with the requirements of the **Boise City Public Works Department** (BCPW) for:
  - 1. Municipal sewer in a memo dated June 2, 2017.
  - 2. Street lighting in a memo dated August 21, 2017.
  - 4. Grading and Drainage in a memo dated August 18, 2016.
  - 5. Solid Waste collection in a memo dated August 16, 2017.

Please note that any changes or modifications by the owner to the approved plans must be submitted to the Public Works Department for approval.
- m. Comply with the requirements of the Ada County Commissioners as outlined in department comments dated **November 7, 2013**.
- n. Comply with requirements of the Independent School District of Boise City per letter dated **November 14, 2016**.
- o. The developer shall make arrangements to comply with all requirements of the Boise City Fire Department and verify in one of the following ways:
  - i. A letter from the Boise City Fire Department stating that all conditions for water, access, and/or other requirements have been satisfied,  
OR
  - ii. A non-build agreement has been executed and recorded with a note on the face of the Final Plat identifying the instrument number.
- p. The name, Bonneville Point Subdivision No. 2, is reserved and shall not be changed unless there is a change in ownership, at which time, the new owner(s) shall submit their new name to the Ada County Surveyor for review and reservation. Should a change in name occur, applicant shall submit, in writing, from the Ada County Surveyor, the new name to the Department of Planning and Development Services and re-approval by the Council of the "revised" Final Plat shall be required.



Developer and/or owner shall submit all items including fees, as required by the Planning and Development Services Department, prior to scheduling the "revised" Final Plat for hearing.

- q. Correct street names as approved by the Ada County Street Name Committee shall be placed on the plat (B.C.C. 9-06-05.M).
- r. A letter of acceptance for water service from the utility providing same is required (B.C.C. 11-09-04.3).
- s. Developer shall provide utility easements as required by the public utility providing service (B.C.C. 11-09-03.6).
- t. Developer shall provide a letter from the United States Postal Service stating, "The Developer and/or Owner has received approval for location of mailboxes by the United States Postal Service."  
Contact: Dan Frasier, Postmaster  
770 S. 13th St.  
Boise, ID 83708-0100  
Phone No. (208) 433-4340  
FAX No. (208) 433-4400
- u. Prior to submitting the Final Plat for recording, the following endorsements or certifications must be executed: Signatures of owners or dedicators, Certificate of the Surveyor, Certificate of the Ada County Surveyor, Certificate of the Central District Health Department, Certificate of the Boise City Engineer, Certificate of the Boise City Clerk, signatures of the Commissioners of the Ada County Highway District and the Ada County Treasurer (I.C. Title 50, Chapter 13).
- v. Developer shall comply with B.C.C. 11-03-04.4 which specifies the limitation on time for filing and obtaining certification. Certification by the Boise City Engineer shall be made within two years from date of approval of the Final Plat by the Boise City Council.
  - i. The developer may submit a request for a time extension, including the appropriate fee, to the Boise City Planning and Development Services Department for processing.

Boise City Council may grant time extensions for a period not to exceed one year provided the request is filed, in writing, at least twenty working days prior to the expiration of the first two-year period, or expiration date established thereafter.

- ii. If a time extension is granted, the Boise City Council reserves the right to modify and/or add condition(s) to the original preliminary or Final Plat to conform with adopted policies and/or ordinance changes.



- iii. The Final Plat shall be recorded with the Ada County Recorder within one year from the date of the Boise City Engineer's signature. If the Final Plat is not recorded within the one-year time frame it shall be deemed null and void.
- w. The Bonneville Point Subdivision is approved for 82 buildable lots and 6 common lots.







# ADA COUNTY

COMMISSIONERS'  
OFFICE  
200 W. Front Street, 3rd Floor  
Boise, Idaho 83702  
(208) 287-7000  
Fax (208) 287-7009  
bocc1@adaweb.net  
www.adaweb.net

July 11, 2013

Boise City Council  
150 N. Capitol Blvd.  
PO Box 500  
Boise, ID 83701-0500

Email: [PDSTransmittals@cityofboise.org](mailto:PDSTransmittals@cityofboise.org).

RE: Planning Division Transmittal CAR13-00010

Dear Boise City Council,

Thank you for the opportunity to provide comment regarding the Planning Division Transmittal CAR13-00010, which concerns the preliminary plans for Bonneville Point Subdivision. This transmittal was presented to the Ada County Parks, Open Space and Trails Advisory Board during their monthly meeting on June 26, 2013. After review, the Advisory Board made a motion to request the following:

It is the County's intent to keep the Oregon Trail in its historic and preserved state. The current master plan for the County's property allows for access to the Oregon Trail at the established trailhead and does not include adding additional trails at this time. Therefore, the following conditions of approval for the subdivision are requested:

1. In Phase 1 of the development, vinyl fencing be built along the perimeter of the property adjacent to the County's parcel. The fencing should be continuous and non-obtrusive in color (preferably not white). The two access points onto the County's property could remain. However, we request that these access points also be fenced off without gates to restrict access to the County's property. In the future, should the master plan for the County's property and the Oregon Trail system be updated to allow for additional points of entry to the Oregon Trail, these access points could be opened to allow direct access to the County's property.
2. In the subdivision's CC&R's, homeowners are restricted from building gates that would allow them access to the County's property.

Thank you again for your consideration in this matter.

Sincerely,

A handwritten signature in blue ink that reads "David L. Case".

David L. Case, Chairman

A handwritten signature in blue ink that reads "Jim Tibbs".

Jim Tibbs, Commissioner

A handwritten signature in blue ink that reads "Rick Yzaguirre".

Rick Yzaguirre, Commissioner

CITY OF BOISE

INTER-DEPARTMENT  
CORRESPONDENCE

**Date:** August 18, 2017

**To:** Planning and Development Services

**From:** Jason Taylor, P.E., C.F.M., Staff Engineer  
Public Works Engineering

**Subject:** SUB 17-00037; Bonneville Pointe Subdivision No.2  
Grading & Drainage, Hillside, & Misc. Engineering Comments

**1. STANDARD GRADING AND DRAINAGE CONDITIONS**

- 1) Subdivision drainage shall be in accordance to B.C.C. 11-09-04-05. The developer shall submit a letter from the appropriate drainage entity approving the drainage system or accepting the drainage there from. A copy of the construction drawing(s) depicting all site drainage improvements shall be submitted with the letter.
  - a. Developer may either construct improvement prior to final platting or post bond in the amount of 110% of the estimated construction costs. Estimated construction costs shall be provided by the developer's engineer.
  - b. For drainage facilities located outside of the public right-of-way, the developer shall dedicate a storm drainage easement. Said easement shall be labeled as either an Ada County Highway District storm drainage easement or a homeowners' association storm drainage easement, depending on what entity will assume responsibility for the operation and maintenance of the storm drainage system.
  - c. If the homeowners' association is to be responsible for the operation and maintenance of the storm drainage facilities, the covenants, homeowners' association by-laws or other similar deed restrictions shall be reviewed and approved by the Boise City Attorney.
- 2) If fills greater than one foot in depth are to be placed in subdivision lots inside of building envelopes, as defined by the applicable subdivision building setbacks, the Developer shall obtain a grading permit from the Boise City Building Department (Commercial Rough Grading Permit). Grading permit must be acquired prior to the start of construction or final plat signature by the Boise City Engineer, whichever comes first.

Special Conditions:

**2. STANDARD HILLSIDE CONDITIONS**

N/A

**3. MISC. ENGINEERING CONDITIONS**

N/A

**4. PRIVATE STREET CONDITIONS**

N/A

Special Conditions:

If you have any further questions, please contact Jason Taylor at 384-3946 or [jtaylor@cityofboise.org](mailto:jtaylor@cityofboise.org).

I:\PWA\Subjects\Review Comments\Subdivision Comments\Temp (uploaded comments)\Drainage Hillside Eng comments\JCT-Grading Drainage Hillside & Misc Engineering - Bonneville Pointe Subdivision #2.docx



## PUBLIC WORKS DEPARTMENT

MAYOR: David H. Bieter | DIRECTOR: Stephan Burgos

# MEMO

**TO:** Planning and Development Services  
**FROM:** Peter McCullough  
Environmental Analyst  
Public Works Department  
**DATE:** 8/18/2017  
**RE:** Solid Waste Comments – SUB17-00037

---

City of Boise Solid Waste staff has reviewed the application for this project and has the following comments:

The following requirements for trash and/or recycling service apply to any residential subdivision or development in the City of Boise. Solid Waste collection vehicles utilize mechanical arms to collect 48 to 95-gallon plastic wheeled carts which require certain space and access specifications. If the following conditions can't be met, commercial service or separate collection locations may be required.

### A. General Requirements

- i) All streets and alleyways must be designed so that collection vehicles are not forced to back up at any time. (Hammerhead drives may be permitted only with prior approval from Public Works, 384-3906)
- ii) All developments utilizing residential service, including, condominiums, town homes, and patio homes, must provide a minimum of 9 feet of curb space per dwelling unit for the carts to be placed at the curb for collection.
- iii) Cul-de-sacs must have an unobstructed 70' minimum diameter.
- iv) Alleyways and service drives designated for solid waste collection shall be a minimum of 16' (curb to curb) with no parking permitted.
- v) Trees, street lights, wiring and other overhead obstacles shall not impede trash or recycling collection and will be maintained to provide an 18' high clearance above the cart collection location(s).
- vi) Designated parking areas shall not impede curbside solid waste collection, including parking in cul-de-sacs.
- vii) Developers of gated subdivisions shall provide the solid waste hauler with access to the subdivision.
- viii) "Flag lots" and lots with private or shared driveways must take their carts to the street for collection or pay for carry-out service.



- ix) Trash service will be provided on private streets only when a service agreement is signed.

Please contact me with any questions at 208-608-7509.



CITY OF BOISE

INTER-DEPARTMENT  
CORRESPONDENCE

Date: 21 August 2017

**To:** Planning and Development Services

**From:** Tom Marshall, Street Light Technician Public Works

**Subject:** SUB17-00037; 7000 E Columbia Rd; Street Light Subdivision Comments

**City Subdivision Conditions**

- a. Developer shall delineate on the face of the final plat a Boise City street light easement, acceptable to the Boise City Department of Public Works, for the purpose of installing and maintaining city-owned street light fixtures, conduit, and wiring lying outside the dedicated public right-of-way (B.C.C. 11-09-03.6.).
- b. The developer shall be required to install, at their expense, street lights in accordance with Boise City Public Works specifications and standards at locations designated by the Public Works Department (B.C.C. 11-09-04.9.). Plans shall be reviewed and approved by the Boise City Public Works Department prior to commencement of construction or bonding.
- c. **Fees:** Developer shall pay the current street light inspection and plan review fees on the proposed subdivision (B.C.C. 11-03-03.3.B.).
- d. Developer shall not connect, or allow any subcontractor to connect any irrigation timers, decorative lighting, entrance lighting, outlets or other electrical devices to any street lighting circuits. Any and all irrigation timers, decorative lighting, entrance lighting, outlets or other electrical devices shall be connected directly to Idaho Power at an Idaho Power approved location.
- e. The street lights shall be installed and accepted by the Boise City Public Works Department at the following locations. Unless otherwise noted, street lights shall be installed at a 25-foot minimum mounting height, Class "A" LED fixture (see Attachment A, Boise Standard Revisions for a list of approved fixtures)
  - i) Light Locations:
    - SWC of lot19, block 5
    - NWC of lot 6, block 7
    - SWC of lot7, block 7
    - SWC of lot 13, block 5
    - NWC of lot 5, block 5
- f. If approval for bonding is granted by the Boise City Public Works Department, developer may bond in the amount of 110% of the estimated street light costs. Street lights shall be installed within 90 days of the issuance of the first building permit in the development, if building permits are obtained prior to completion of street light improvements.

- g. As per Idaho Power requirements the lights along following street frontages must be installed on a metered service. Meter service cabinet location to be in the right of way or in a developer designated City Street Light Easement and shall meet the requirements of the Idaho Standards for Public Works Construction, Standard Drawings SD-1125 or SD-1126, and SD-1127, and the Boise City Standard Revisions for ISPWC Division 1102 Street Lights. See Attachment A, Boise Standard Revisions for a list of approved metered service cabinets.
- h. Developer, engineer, or electrical contractor shall submit a street light plan using the Boise City Street Light Design Check List to public works for approval. Once approved three copies are required.

Special Conditions: If these are private lights they will be owned and operated by the HOA

If you have any further questions, contact Tom Marshall at (208) 608-7526 or [tmarshall@cityofboise.org](mailto:tmarshall@cityofboise.org).

I:\PWA\Subjects\Review Comments\Subdivision Comments\Street Light Sub Comment template.doc



## PLANNING AND DEVELOPMENT SERVICES

MAYOR: David H. Bieter | DIRECTOR: Derick O'Neill

August 22, 2017

### PDS Building Department Plan Review:

The subdivision final plat SUB17-00037 has been reviewed and there are no comments at this time. Note: at time of building review GIS showed the existing single family dwelling and garage had been removed.



CITYOFBOISE.ORG

Javier Guzman  
Plan Reviewer II  
Planning and Development Services  
Office: 208-608-7103  
[jguzman@cityofboise.org](mailto:jguzman@cityofboise.org)

*Making Boise the most livable city in the country.*



# CENTRAL DISTRICT HEALTH DEPARTMENT

Environmental Health Division

RECEIVED

SEP - 1 2017

Return to: SP

- ☐ ACZ
- ☒ Boise
- ☐ Eagle
- ☐ Garden City
- ☐ Kuna
- ☐ Meridian
- ☐ Star

Rezone # SUB17-00037

Conditional Use # \_\_\_\_\_

Preliminary / Final / Short Plat \_\_\_\_\_

DEVELOPMENT  
SERVICES

Bonneville Pointe  
No 2

- ☐ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
  - ☐ high seasonal ground water
  - ☐ waste flow characteristics
  - ☐ bedrock from original grade
  - ☐ other \_\_\_\_\_
- ☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- ☒ 8. After written approval from appropriate entities are submitted, we can approve this proposal for:
  - ☒ central sewage
  - ☐ community sewage system
  - ☐ community water well
  - ☐ interim sewage
  - ☒ central water
  - ☐ individual sewage
  - ☒ individual water
- ☒ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
  - ☒ central sewage
  - ☐ community sewage system
  - ☐ community water
  - ☒ sewage dry lines
  - ☒ central water
- ☐ 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☐ 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 12. We will require plans be submitted for a plan review for any:
  - ☐ food establishment
  - ☐ swimming pools or spas
  - ☐ child care center
  - ☐ beverage establishment
  - ☐ grocery store
- ☐ 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

☐ 14. \_\_\_\_\_

Reviewed By: Lawrence

Date: 8 / 28 / 17