

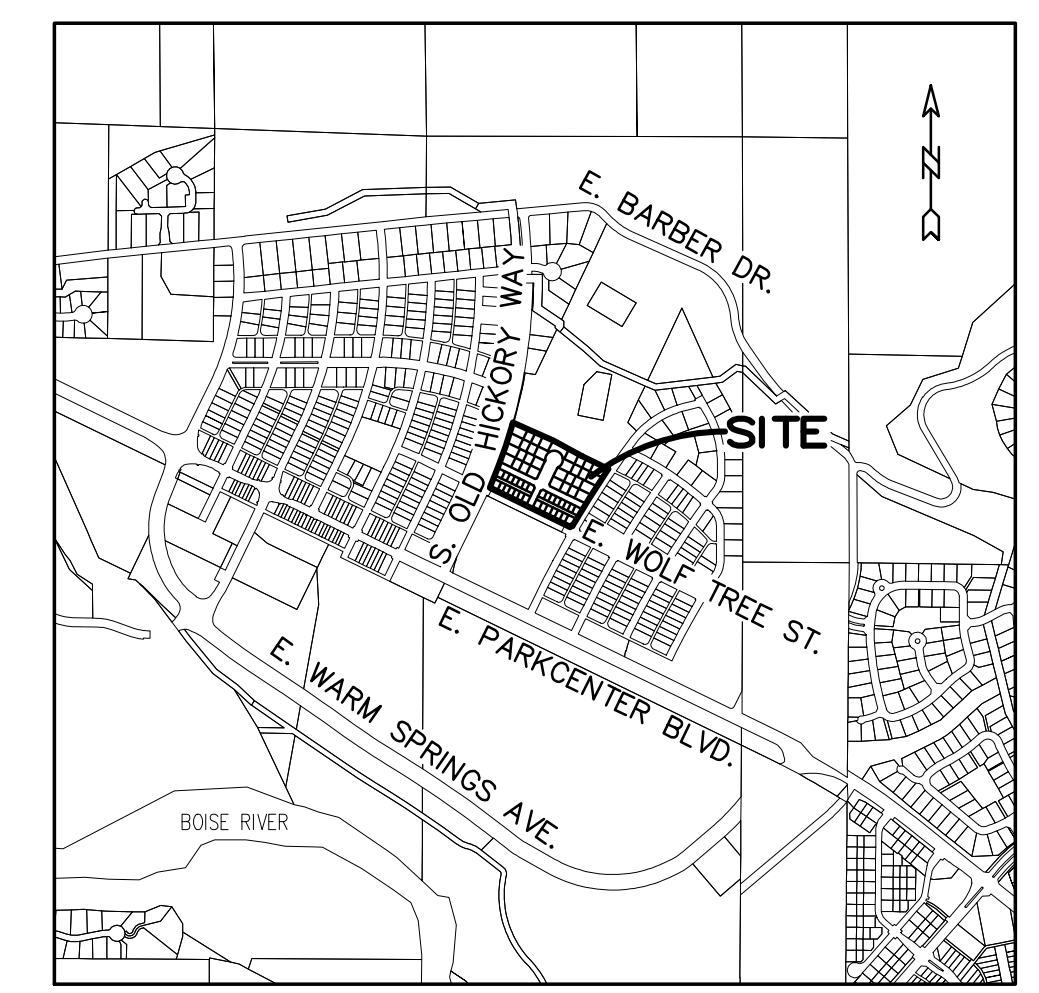
DALLAS HARRIS ESTATES
SUBDIVISION NO. 8
BOOK 104
PAGES 14134-14139

DALLAS HARRIS ESTATES SUBD. NO. 11
BOOK 105, PAGES 14400-14402

DALLAS HARRIS ESTATES
SUBDIVISION NO. 9
BOOK 105
PAGES 14339-14341

SITE DATA

SITE AREA: 6.06 Ac.
COURTYARD AREA: 3.15 Ac.
COURTYARD DWELLINGS: 32
MINIMUM COURTYARD LOT SIZE: 3,328 SF
AVERAGE COURTYARD LOT SIZE: 4,289 SF
COURTYARD NET DENSITY: 10.16 DU/Acre
E-HOME AREA: 1.21 Ac.
E-HOME DWELLINGS: 29
MINIMUM E-HOME LOT SIZE: 1,624 SF
AVERAGE E-HOME LOT SIZE: 1,817 SF
E-HOME NET DENSITY: 23.97 DU/Acre
TOTAL DWELLING UNITS: 61
AVERAGE LOT SIZE: 3,419 SF
TOTAL GROSS DENSITY: 10.07 DU/Acre
EXISTING ZONING: SP-01
COMMON LOTS: 4
COMMON AREA: 1.70 Ac.
PRIVATE DRIVE LOTS: 1.55 Ac.
LOT 18: 0.15 Ac.
OPEN SPACE: 0.28 Ac.
LOT 18: 0.15 Ac.
STREET ISLAND: 0.13 Ac.



VICINITY MAP
N.T.S.

OWNERS OF RECORD
HARRIS FAMILY LIMITED PARTNERSHIP
& BARBER VALLEY DEVELOPMENT, INC.
4940 E. WILLY STATION RD. STE. 101
BOISE, IDAHO 83616

DEVELOPER
HHS CONSTRUCTION, LLC
729 S. BROCKWAY PLACE
EAGLE, IDAHO 83616
Phone (208) 577-5307

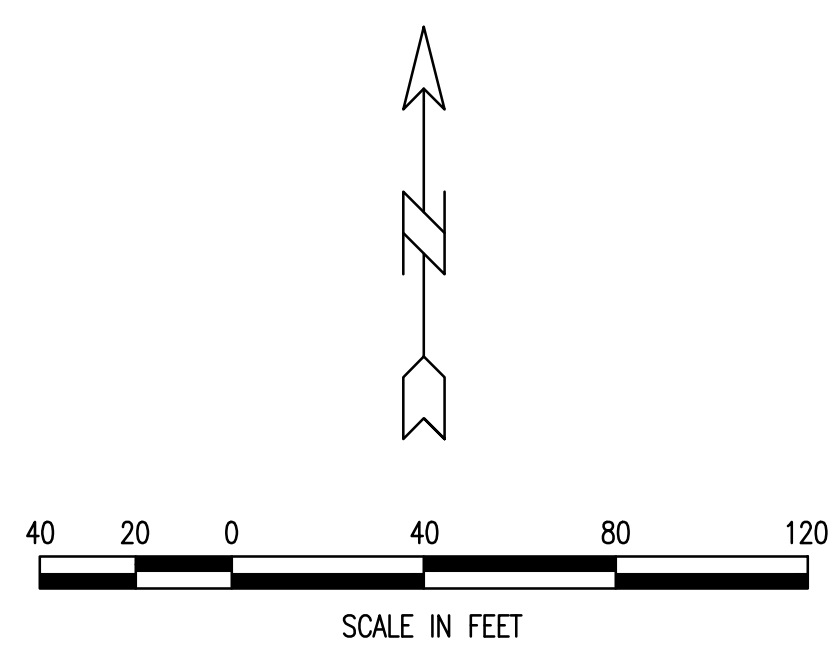
PLANNER/CONTACT
BECKY MCKAY
1029 N. ROSARIO STR., STE. 100
MERIDIAN, ID 83642
Phone (208) 938-0980
Fax (208) 938-0941

REVISIONS
THIS DRAWING OR FILE CONTAINS INFORMATION ORIGINATED BY ENGINEERING SOLUTIONS, LLP AND WILL BE COVERED BY THE PROFESSIONAL SEAL OF THE ENGINEER OF RECORD. IT SHALL NOT BE REPRODUCED OR MAY ONLY BE USED WITH THE WRITTEN CONSENT OF ENGINEERING SOLUTIONS, LLP.

ENGINEERING SOLUTIONS, LLP
1029 N. ROSARIO STR., SUITE 100
MERIDIAN, IDAHO 83642
Phone (208) 938-0980 Fax (208) 938-0941

WOLF TREE SQUARE SUBDIVISION SITE PLAN
LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 3 EAST, B.M. BOISE, ADA COUNTY, IDAHO

SCALE 1"=40'
DWG. DATE 10/30/17 bkb
PROJ. NO. 170620
SHEET 1 of 1
SITE
/170620-PRE.DWG



LEGEND

- BOUNDARY LINE
- LOT LINE
- CENTERLINE
- - - EXISTING PARCEL
- [Symbol] PROPOSED BUILDING
- [Symbol] PROPOSED FIRE HYDRANT
- [Symbol] PROPOSED STREET LIGHT

GENERAL NOTES

1. SANITARY SEWER SERVICE TO BE PROVIDED BY EXTENSION OF BOISE CITY SANITARY SEWER SYSTEM.
2. DOMESTIC WATER TO BE PROVIDED BY SUEZ WATER.
3. THE DEVELOPMENT OF THE PROPERTY SHALL BE IN COMPLIANCE WITH THE BOISE CITY DEVELOPMENT CODE. IN ADDITION, COMPLIANCE WITH SECTION 11-013-01 OF THE BOISE CITY DEVELOPMENT CODE IS REQUIRED. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED BY SP-01. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY SP-01.
4. SUBJECT PROPERTY DOES NOT FALL WITHIN ANY FEMA FLOODWAY OR 100 YEAR FLOOD HAZARD ZONES - SEE FRM PANEL 16001C0264H, DATED FEBRUARY 19, 2003.
5. EACH LOT WHICH IS ADJACENT TO ANY PUBLIC STREET IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE FIFTEEN (15) FEET ADJACENT TO SAID PUBLIC STREET.
6. LOTS 18, 43 AND 58, BLOCK 1 ARE COMMON/OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY THE WOLF TREE SQUARE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. USES OF AND RESTRICTIONS ON SAID LOTS SHALL BE AS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS SUBDIVISION.
7. ALL SIDEWALKS SHALL BE SIX (6) FEET WIDE EXCEPT ALONG E. SMOKE WOOD LANE WHICH SHALL BE FIVE (5) FEET WIDE AS SHOWN HEREON.
8. ANY RE-SUBDIVISION OF THIS PLAT SHALL BE IN COMPLIANCE WITH THE APPLICABLE SUBDIVISION REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD
C1	12.93	3362.01	073°13'	N 22°54'23" E	12.93
C2	406.16	3362.01	6°55'18"	N 19°20'07" E	405.91
C3	14.72	3362.01	075°03'	N 15°44'56" E	14.72
C4	420.67	6268.50	3°50'42"	S 32°20'30" W	420.59
C5	13.04	6275.50	070°09'	S 30°21'16" W	13.04