



Planning & Development Services

Boise City Hall, 2nd Floor
 150 N. Capitol Boulevard
 P.O. Box 500
 Boise, Idaho 83701-0500

Phone: 208/384-3802
 Fax: 208/384-3867
 TDD/TTY: 800/377-3529
 Website: www.cityofboise.org/pds

Receipt #: 220030000000014704

Print Date: 6/6/2007 8:26:05AM

Line Items:

Case No	Tran Code	Description	Revenue Account No	Amount
CAR07-00042	5080	Annex/SpecUse/Rezone 05	101-1300315033	1,991.00
CUP07-00084	5040	Other	101-1300315033	2,237.00
CFH07-00022	5068	Hillside	101-1300315033	2,117.00
SUB07-00065		New Address Numbers	101-2207315560	1,036.00
SUB07-00065		City Preliminary Plat	101-1300316504	947.00
SUB07-00065		Street Light Plan Review	101-2206315032	50.00
SUB07-00065		Hilside Review Preliminary	101-2207315143	1,575.00
SUB07-00065		Subdivision Irrigation Rev/Fee	101-2207315561	100.00

Total Line Items: \$10,053.00

Payments Applied:

Method	Payer	Bank No	Check No	Confirm No	How Received	Amount
Check	RICH WOLPER		2104		In Person	10,053.00

Payment Total: \$10,053.00

CITY OF BOISE

INTRA-DEPARTMENT
CORRESPONDENCE

Date: June 6, 2007

To: Bonnie Cuber
Boise City Planning

From: David Abo, AICP
Chief Subdivision Review Analyst

Subject: Agenda Hearing for: Plano Road Subdivision; SUB07-00065

Please place the item below on the Planning & Zoning Commission's agenda for August 6, 2007.
Thank you.

This is a proposed preliminary plat for a single family residential subdivision with 148 buildable lots located North of Hill Road and Collister.

DA/vld

SF - SUB07-00065 2.5

PLEASE RETURN TO: BOISE CITY PLANNING & DEVELOPMENT SERVICES - SUBDIVISIONS
150 NORTH CAPITOL BOULEVARD
BOISE, IDAHO 83702
FAX # 433-5654 OR E-MAIL TO: vdescalfani@cityofboise.org

PLEASE RETURN BY: June 15, 2007

Transmittal Date: June 6, 2007 Tentative Hearing Date: August 6, 2007

SUBJECT: Plano Road Subdivision; SUB07-00065
PLAT: Preliminary Plat
LEAD AGENCY: Boise City
LOCATION: North of Hill Road and Collister

Developer's Name: Stewart Land Group, 6995 S Union Park Ctr, Midvale, Ut 84047
Developer's Phone: 801-263-9126
Engineer's Name: Azimuth Engineering, 5243 S Green Pine Drive, Murray, Ut 84123
Engineer's Phone: 801-261-3900

TO:

<input checked="" type="checkbox"/> Ada County Assessor	<input checked="" type="checkbox"/> Central District Health Department
<input checked="" type="checkbox"/> Ada County Engineer/Surveyor	<input type="checkbox"/> Department of Lands, State of Idaho
<input checked="" type="checkbox"/> Ada County GIS	<input type="checkbox"/> Bureau of Reclamation, Dept of Interior
<input checked="" type="checkbox"/> ACHD, Planning & Development	<input checked="" type="checkbox"/> Drainage District
<input checked="" type="checkbox"/> Airport Director	<input checked="" type="checkbox"/> Irrigation District
<input checked="" type="checkbox"/> Valley Regional Transit - Christine Floor	<input type="checkbox"/> Boise Project Board of Control
<input checked="" type="checkbox"/> PDS - Marlene Southard	<input checked="" type="checkbox"/> Boise School
<input checked="" type="checkbox"/> PDS-Karen Gallagher-reduced copy	<input type="checkbox"/> Meridian School
<input checked="" type="checkbox"/> PDS - Tricia Nilsson	<input checked="" type="checkbox"/> NRCS (formerly Ada Soil Conser Dist)
<input checked="" type="checkbox"/> Fire Dept -Mark Senteno	<input checked="" type="checkbox"/> Idaho Power Company
<input checked="" type="checkbox"/> Parks Dept - Cheyne Weston	<input checked="" type="checkbox"/> Intermountain Gas Company
<input checked="" type="checkbox"/> Public Wks - Hank Alarcon/Municipal Lighting	<input checked="" type="checkbox"/> Cable One
<input checked="" type="checkbox"/> Public Wks - John Tensen	<input checked="" type="checkbox"/> Qwest Communications
<input checked="" type="checkbox"/> Public Wks - John Johnson - Boise City	<input checked="" type="checkbox"/> United Water Idaho
<input checked="" type="checkbox"/> Public Wks - Rob Bousfield	<input type="checkbox"/> Capitol Water
<input checked="" type="checkbox"/> Public Wks- April Wing	<input type="checkbox"/> Idaho Transportation Dept. District III
<input checked="" type="checkbox"/> Public Wks - Kent Johnson	<input checked="" type="checkbox"/> Erosion Control - Steve Webb
<input checked="" type="checkbox"/> Ada County Development Svs-Connie Tennant	

STATEHOUSE MAIL

Section 5-C-4 of the Boise City Subdivision Ordinance provides that if no written recommendation from any agency listed herein is received within five (5) days after such notification, the approval of the Preliminary Plat by such agency will be considered to be granted.

We request your comments and recommendation relative to any conditions within your influence area. Your input will be appreciated and carefully considered if received by the return date indicated.

No comment.

PDS BUILDING
AGENCY

M. Southard 7/10/07
SIGNATURE



Independent School District of Boise City #1

Boundaries, Transportation, and Safety

8169 W. Victory Rd - Boise, ID 83709

(208) 854-4167 Fax (208) 854-4011

July 6, 2007

Boise City Planning & Development

Subdivisions

150 N Capitol Blvd

Boise, ID 83702

RE: Plano Road Subdivision; SUB07-00065

The plans for the Plano Road Subdivision show all streets ending in cul-de-sacs, with no connectivity to other surrounding streets. In order to furnish safe school bus turn-around locations to accommodate students living in the Subdivision, the Boise School District would like to see the cul-de-sac at the end of Sunrise Point Drive and the cul-de-sac at the end of Sandman Place both be marked with signage that says "No Parking - School Bus Turn Around".

The schools currently assigned to the proposed project area are:

Elementary School:	Cynthia Mann
Junior High School:	Hillside
High School:	Capital - currently Boise - effective August 2008

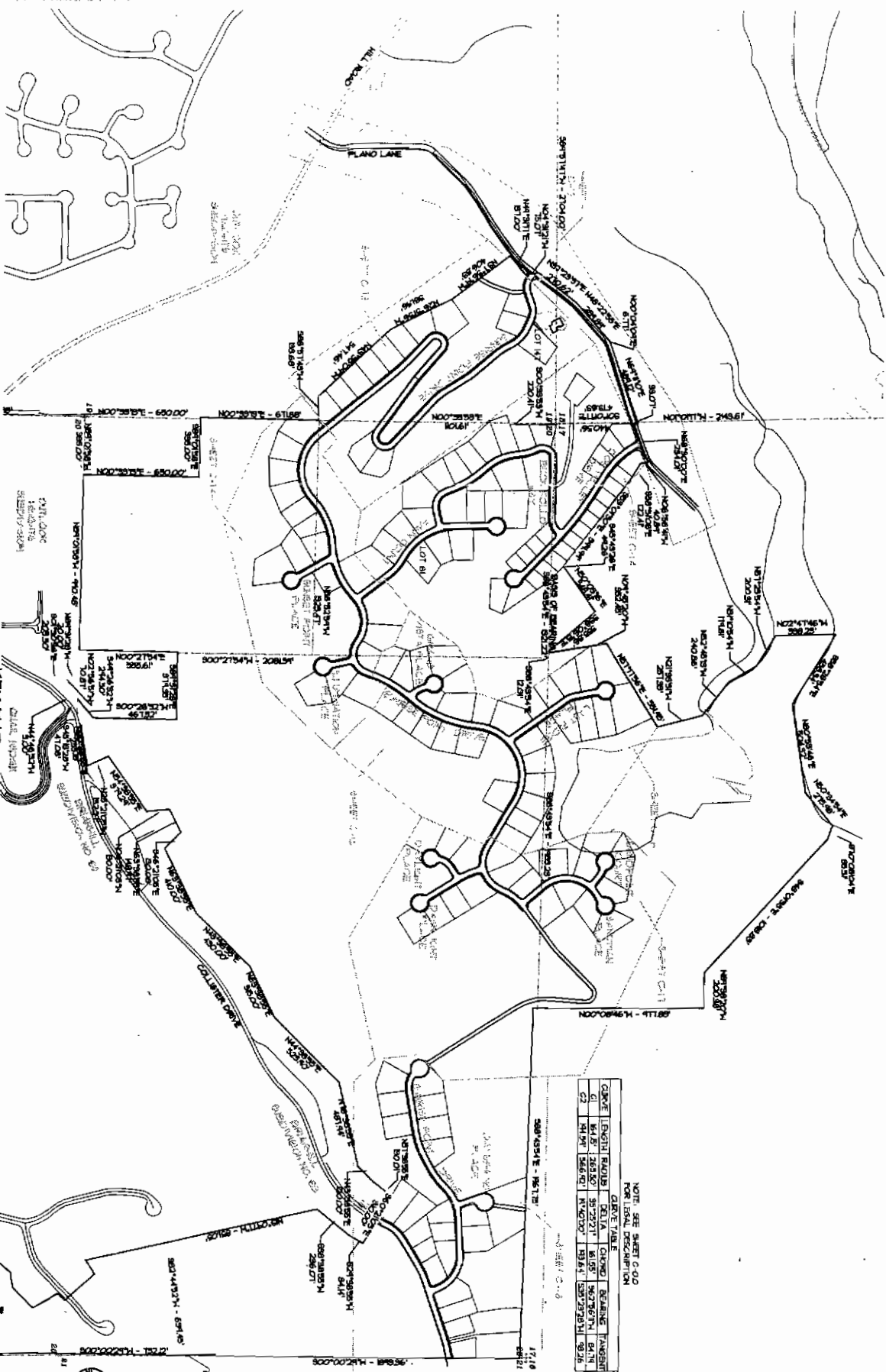
If you have any further questions, please feel free to contact this office.

Sarah Stobaugh
 Sarah Stobaugh, Supervisor
 Traffic Safety and Transportation

SS/pkw

PLANO LANE SUBDIVISION

A PORTION OF SECTION 11, T. 33. N., R. 12. E.,
TOWNSHIP 33 NORTH, RANGE 12 EAST, 3rd
4th QUARTER, IDAHO
388711



KEY MAP



NOTE: SEE SHEET C-1.0 FOR LEGAL DESCRIPTION

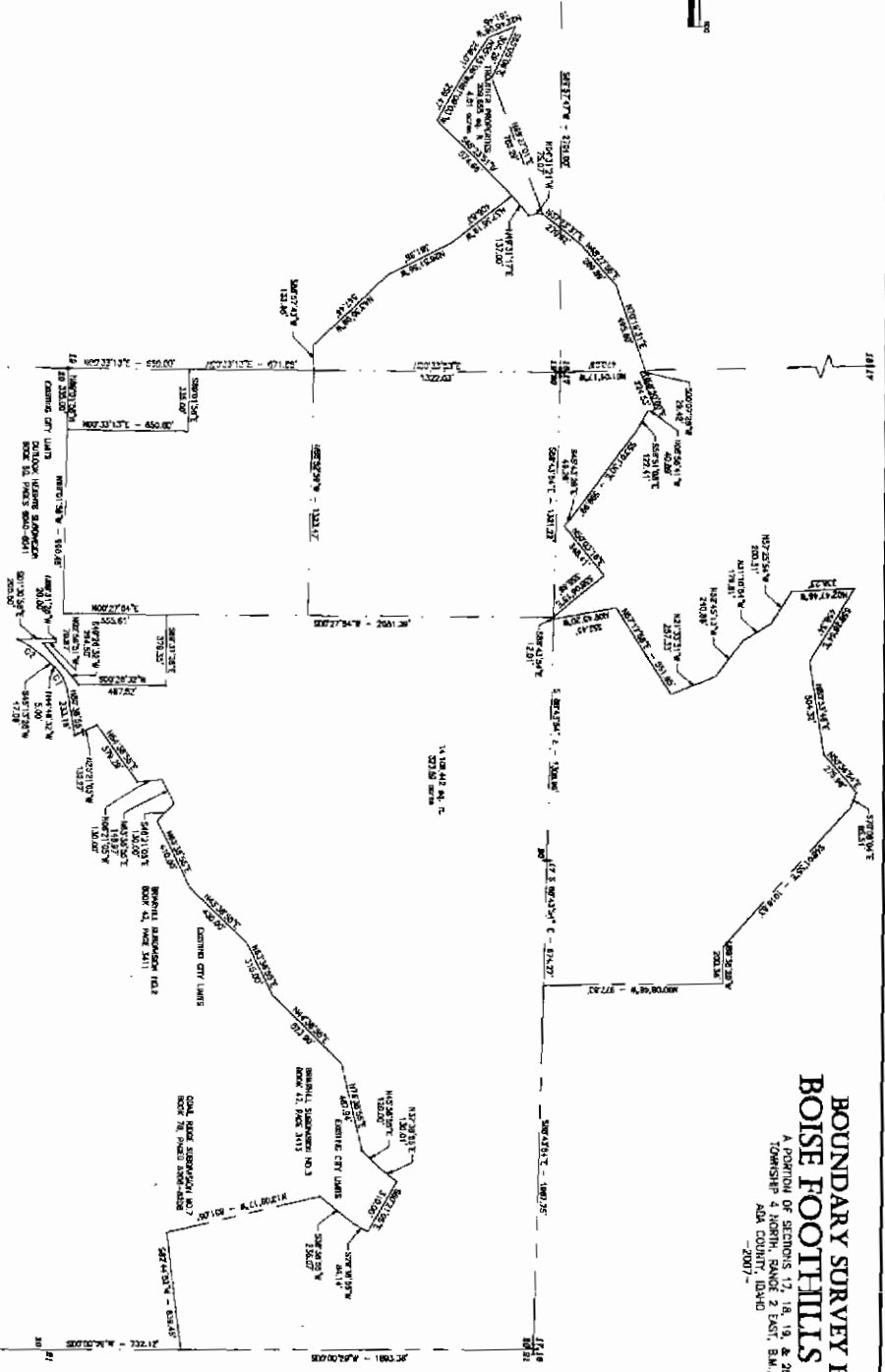
CLAVE LENGTH	RAJUS	DELTA	OKANG	BEJANG	YANGSIT
C1	14.5	14.5	14.5	14.5	14.5
C2	14.5	14.5	14.5	14.5	14.5
C3	14.5	14.5	14.5	14.5	14.5



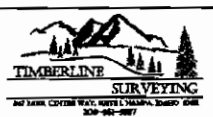
<h3>C-1.1</h3>	<p>PLANO LANE SUBDIVISION 6296 N PLANO LANE BOISE, IDAHO</p>		<p>Azimuth Engineering, Inc.</p> <p>OFFICE: 221 South Center Street, Suite 200, Boise, Idaho 83725 PHONE: (208) 333-1234 FAX: (208) 333-5678 WWW: www.azimutheng.com</p>
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**BOUNDARY SURVEY FOR
BOISE FOOTHILLS SUB**
A PORTION OF SECTIONS 17, 18, 19, & 20,
TOWNSHIP 4 NORTH, RANGE 2 EAST, B.M.,
ADA COUNTY, IDAHO
2007



CLASS	LENGTH	ANGLE	AREA	PERCENT	REMARKS
01	141.5	108.50	772.22	14.48	SECTION 18, 19
02	141.5	108.50	1120.00	18.75	SECTION 17, 18
03	141.5	108.50	1120.00	18.75	SECTION 19, 20
04	141.5	108.50	1120.00	18.75	SECTION 17, 18, 19, 20



**BOUNDARY SURVEY FOR
AASES CANYON POINT
DEVELOPMENT**

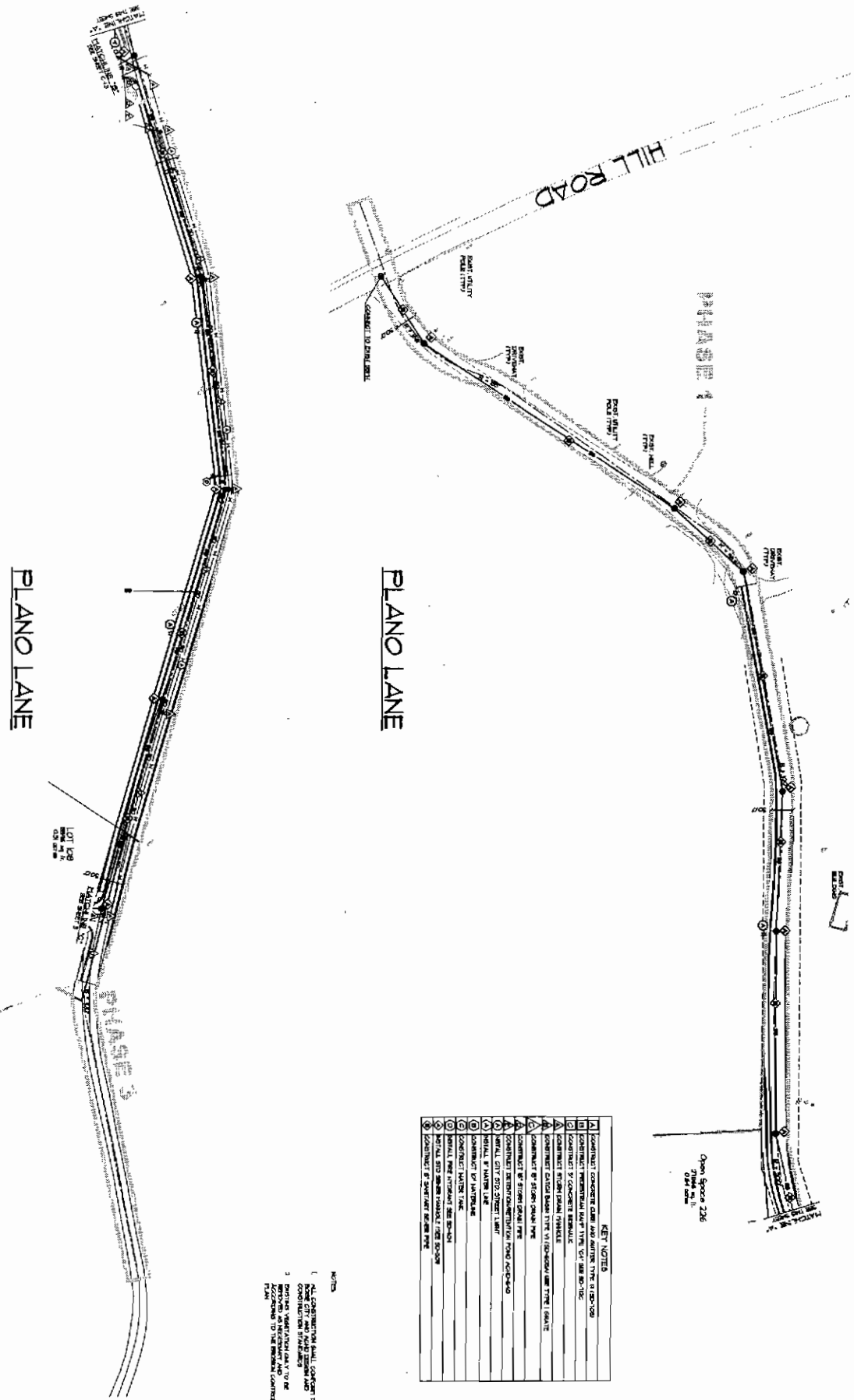
OWNER: AASES CANYON POINT DEVELOPMENT
ADDRESS: 3790 WEST 500 SOUTH
SALT LAKE CITY, UT 84146
CONTACT: BRUCE WOLFE, 801-524-0777

DATE: 4/24/07

BOISE FOOTHILLS SUB
BOISE, IDAHO

OWNER: AASES CANYON POINT DEVELOPMENT
ADDRESS: 3790 WEST 500 SOUTH
SALT LAKE CITY, UT 84146
CONTACT: BRUCE WOLFE, 801-524-0777

NO.	DATE	BY	DESCRIPTION
1	2-25-07	ASB	AMENDATION AND CORRECTIONS TO BOUNDARY



KEY NOTES

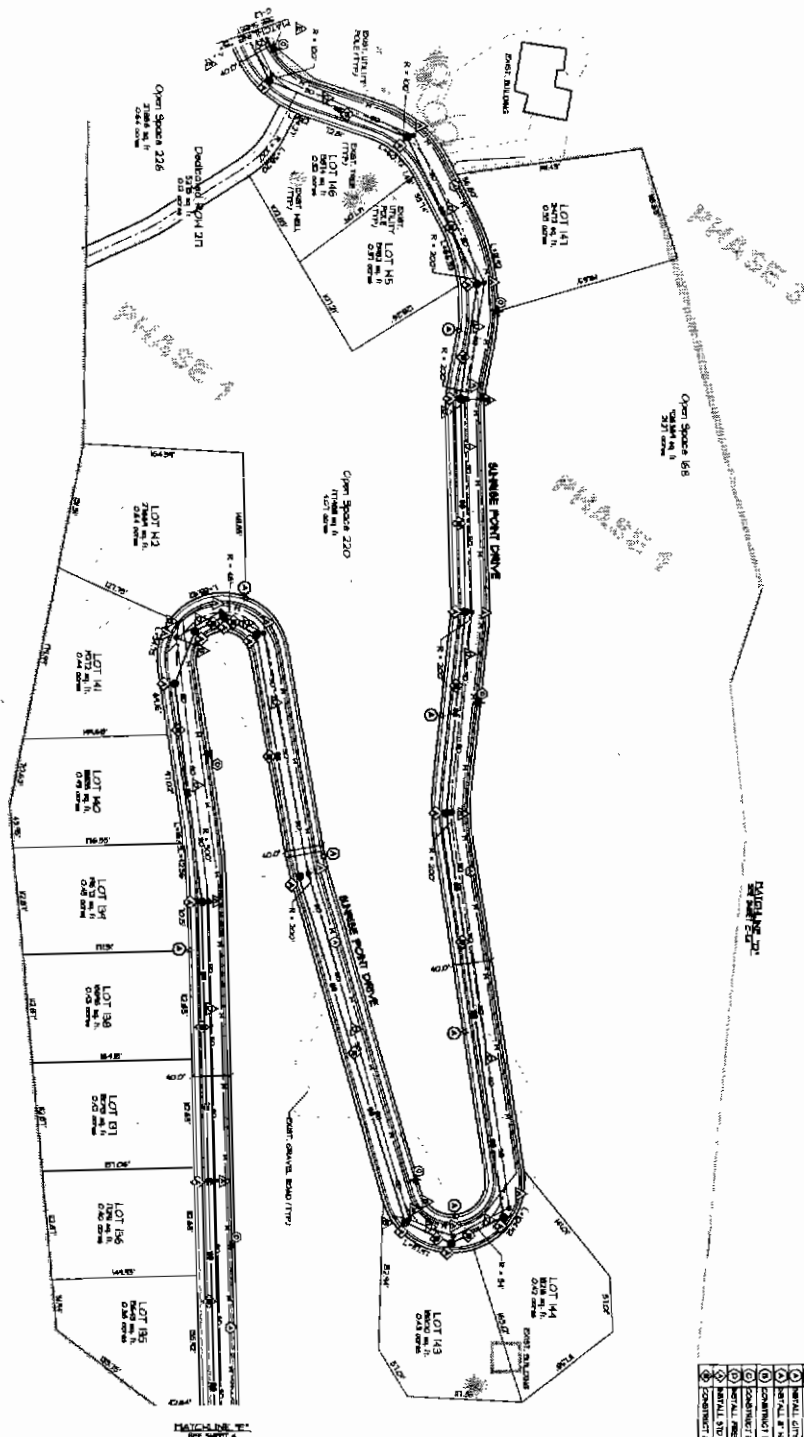
1	INSTALL CONCRETE CURB AND GUTTER TYPE 1 (12"x10")
2	CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS
3	CONTRACTOR TO VERIFY ALL UTILITY DEPT. RECORDS
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50	CONTRACTOR TO VERIFY ALL UTILITY DEPT. RECORDS

NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITIONS OF THE IDAHO CONSTRUCTION STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UTILITY DEPT. RECORDS AND FOR OBTAINING ALL NECESSARY PERMITS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY RECORDS.



<p>C-1.2</p>	<p>FOR REVIEW</p> <p>PRELIMINARY PLAT</p>	<p>PLANO LANE SUBDIVISION 6296 N PLANO LANE BOISE, IDAHO</p>		<p>Azimuth Engineering, Inc.</p> <p>OFFICE: 201 South State Street, Boise, Idaho 83725 PHONE: (208) 333-1111 FAX: (208) 333-1112 WWW: www.azimutheng.com</p>
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KEY NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES.
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20. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES.

- LEGEND**
- 1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 - 2. EXISTING UTILITIES SHALL BE PROTECTED AND NOT TO BE MOVED UNLESS NECESSARY AND APPROVED BY THE RELEVANT AGENCIES.
 - 3. EXISTING UTILITIES SHALL BE PROTECTED AND NOT TO BE MOVED UNLESS NECESSARY AND APPROVED BY THE RELEVANT AGENCIES.
 - 4. EXISTING UTILITIES SHALL BE PROTECTED AND NOT TO BE MOVED UNLESS NECESSARY AND APPROVED BY THE RELEVANT AGENCIES.

LEGEND

- 1. CHANGING FROM LOT/STREET
- 2. PROPOSED FROM LOT/STREET
- 3. EXISTING FROM LOT/STREET
- 4. EXISTING FROM LOT/STREET
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- 19. EXISTING FROM LOT/STREET
- 20. EXISTING FROM LOT/STREET



C-1.3

FOR REVIEW

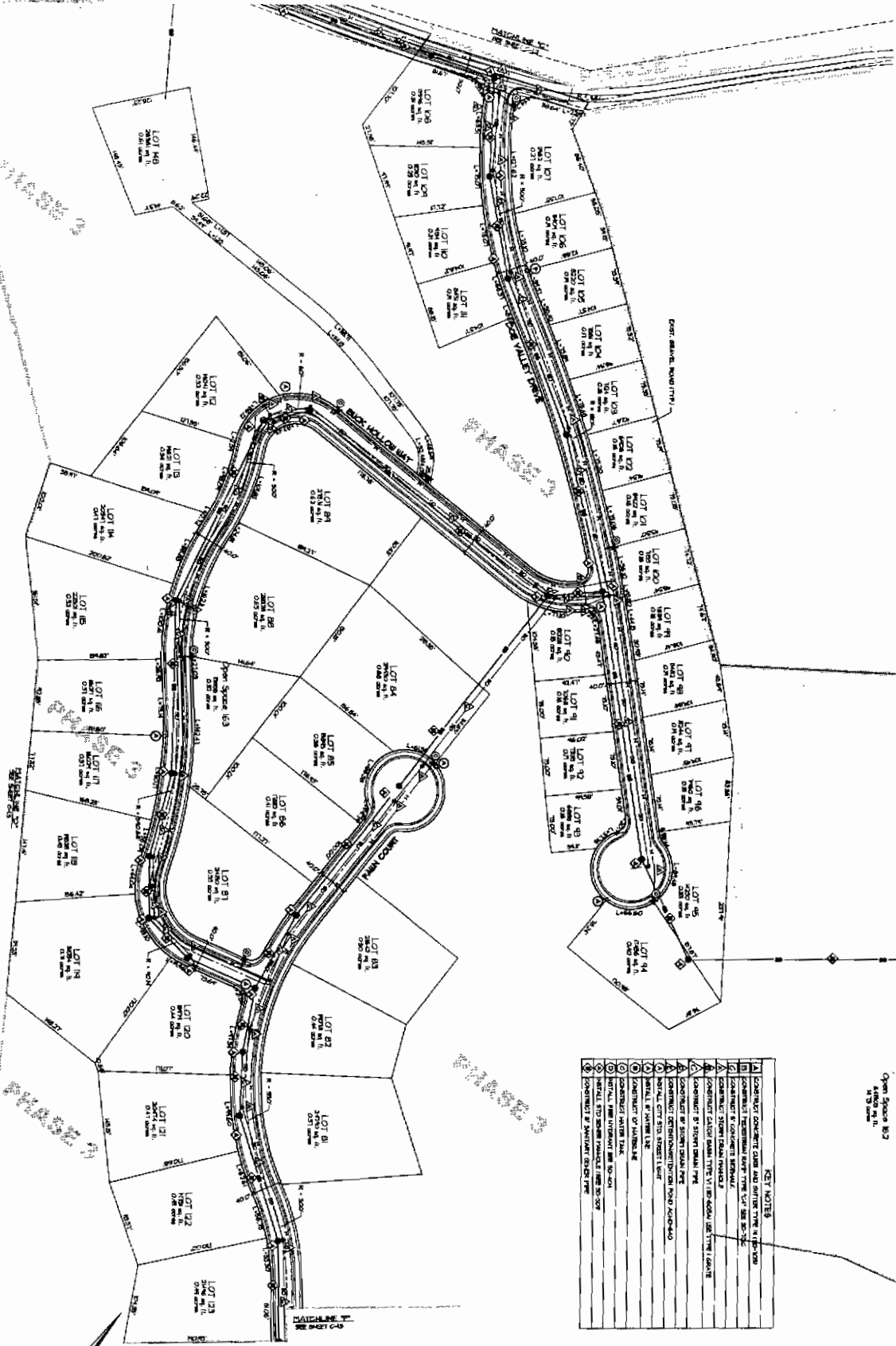
PRELIMINARY PLAN

PLANO LANE SUBDIVISION
6296 N PLANO LANE
BOISE, IDAHO



Azimuth Engineering, Inc.

OFFICE: 3200 South Grove Street, Suite 100, Boise, Idaho 83721
 PHONE: (208) 333-1100
 FAX: (208) 333-1101
 WEBSITE: www.azimutheng.com



KEY NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES.
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10. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES.

Open Space 812
4162 sq. ft.
812 sq. ft.

NOTES

1. ALL DIMENSIONS AND LOCATIONS TO BE VERIFIED BY THE CONTRACTOR.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES.

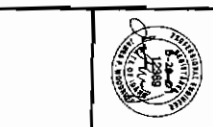


C-1.4

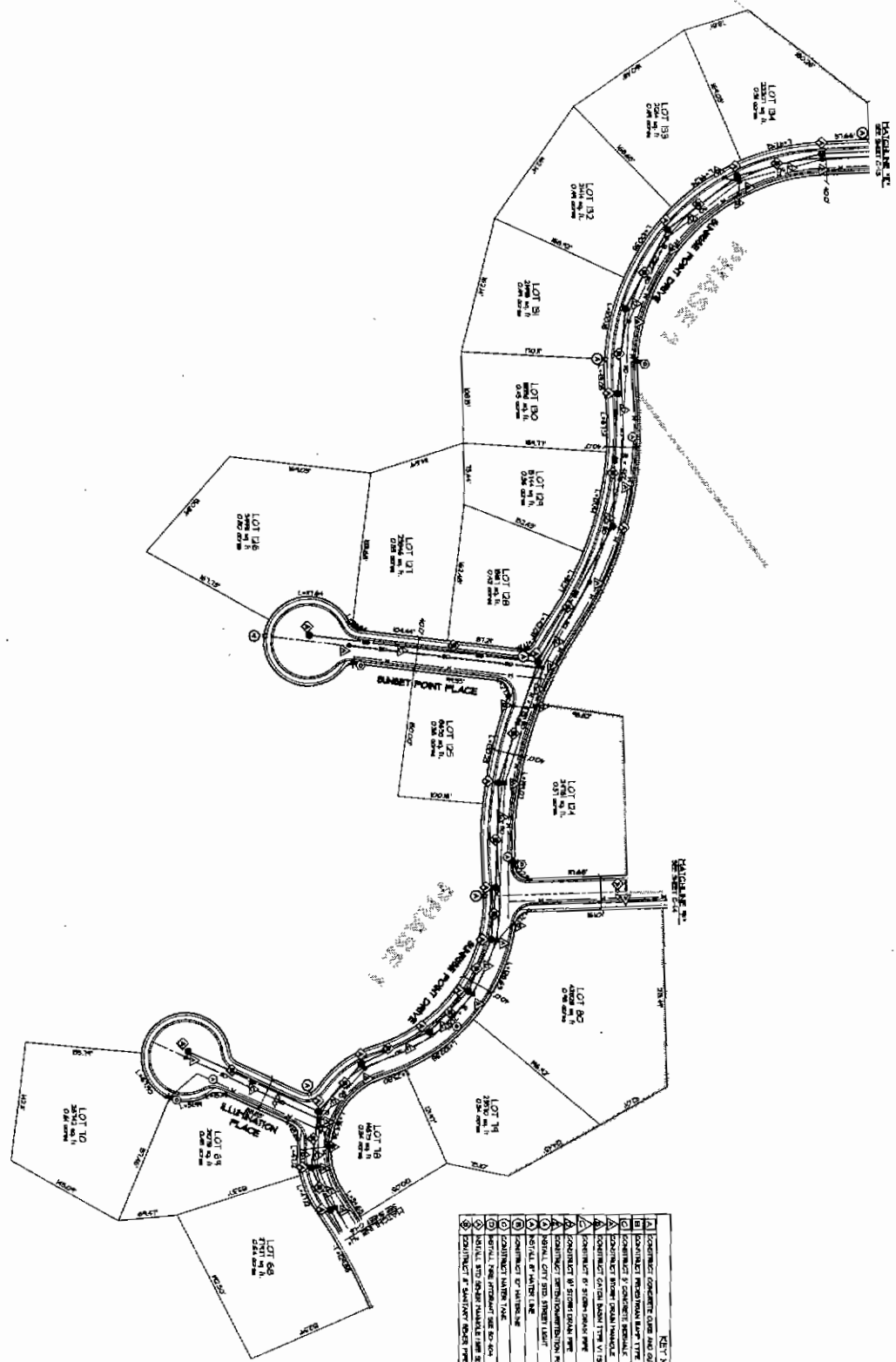
FOR REVIEW
PRELIMINARY PLAT

STANDARD LAND SURVEYING
BOISE, IDAHO
DATE: 08/11/11
BY: [Signature]

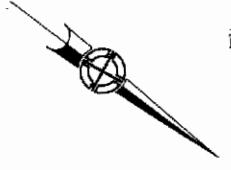
PLANO LANE
SUBDIVISION
6296 N PLANO LANE
BOISE, IDAHO



Azimuth Engineering, Inc.
OFFICE: 600 South Glass Place Drive, Boise, Idaho 83725
PHONE: (208) 381-2600
FAX: (208) 381-2601
WWW: www.azimutheng.com



NOTES	
1	CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES.
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24	CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES.



PLANO LANE SUBDIVISION

C-1.5

FOR REVIEW

PRELIMINARY PLAT

DATE: 01/21/2009

BY: [Signature]

PLANO LANE SUBDIVISION

6296 N PLANO LANE

BOISE, IDAHO

Azimuth Engineering, Inc.

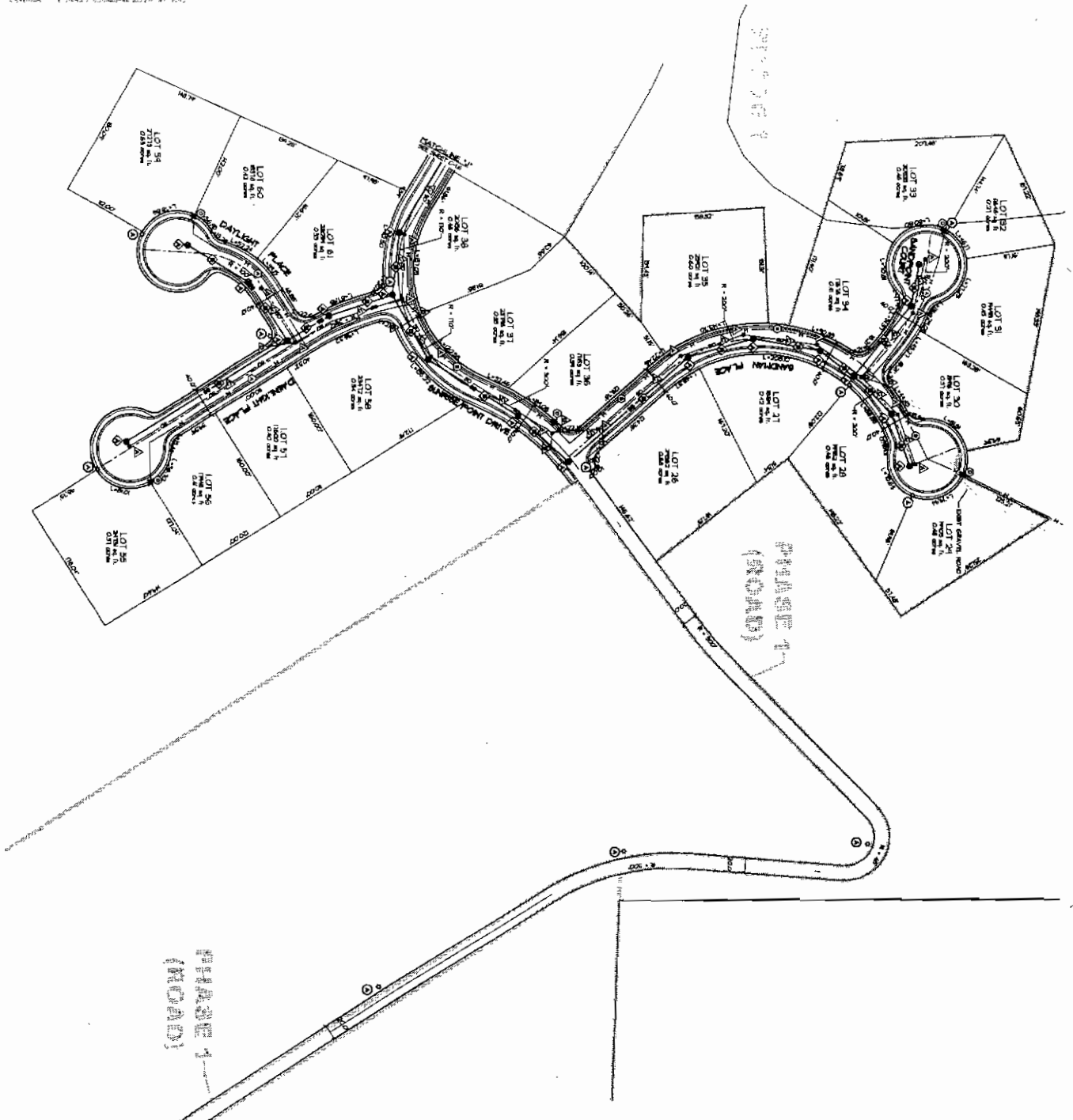
REGISTERED PROFESSIONAL ENGINEER

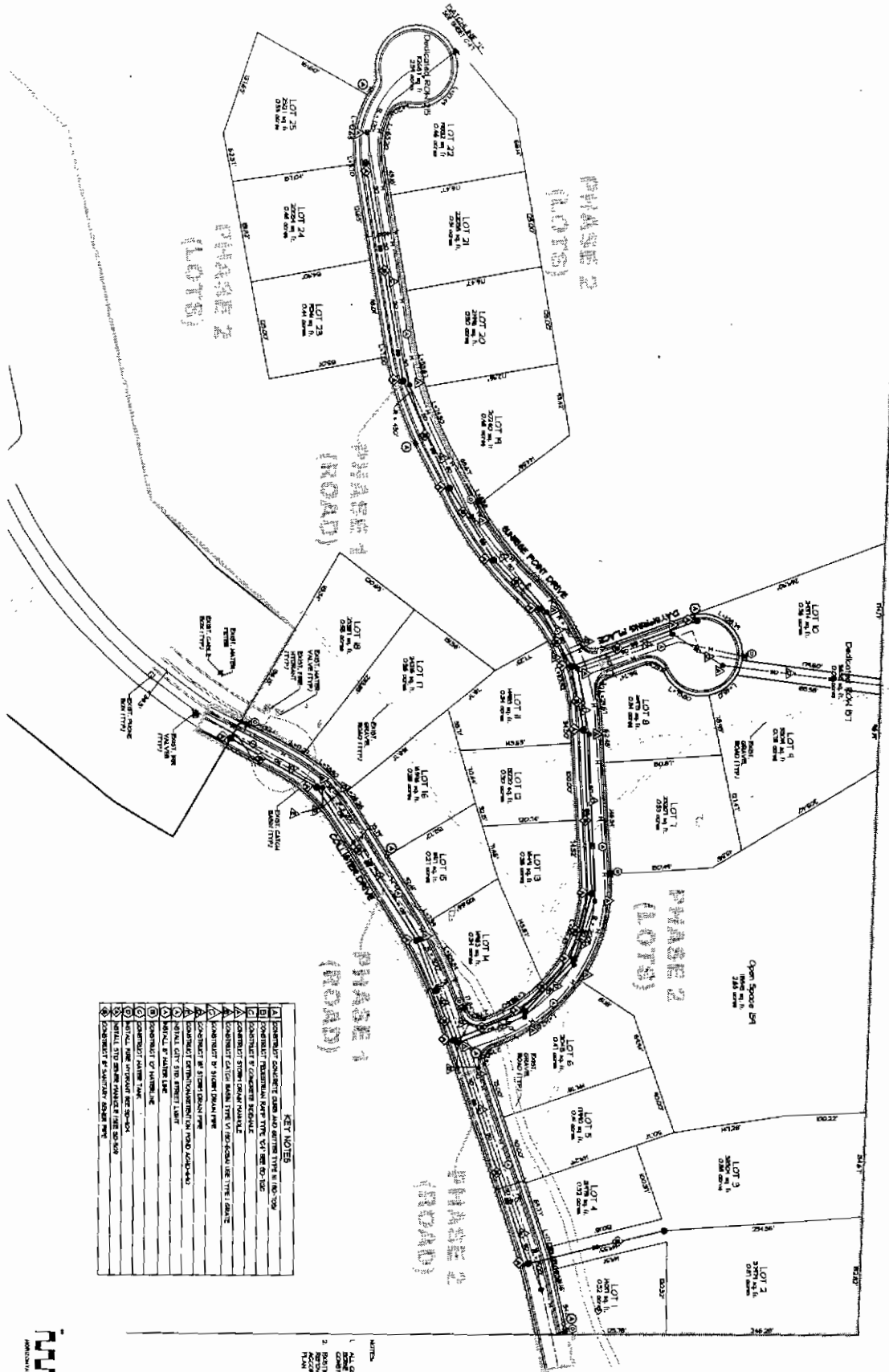
12288

OFFICE: 5400 North Orange Blvd. Suite 200 Boise, Idaho 83713

PHONE: 208.333.3333

WWW: www.azimutheng.com



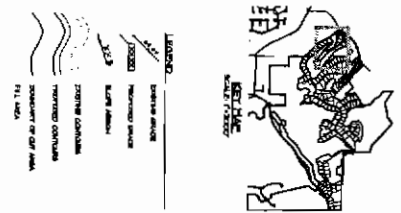
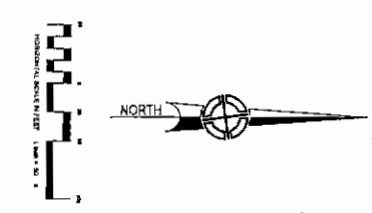
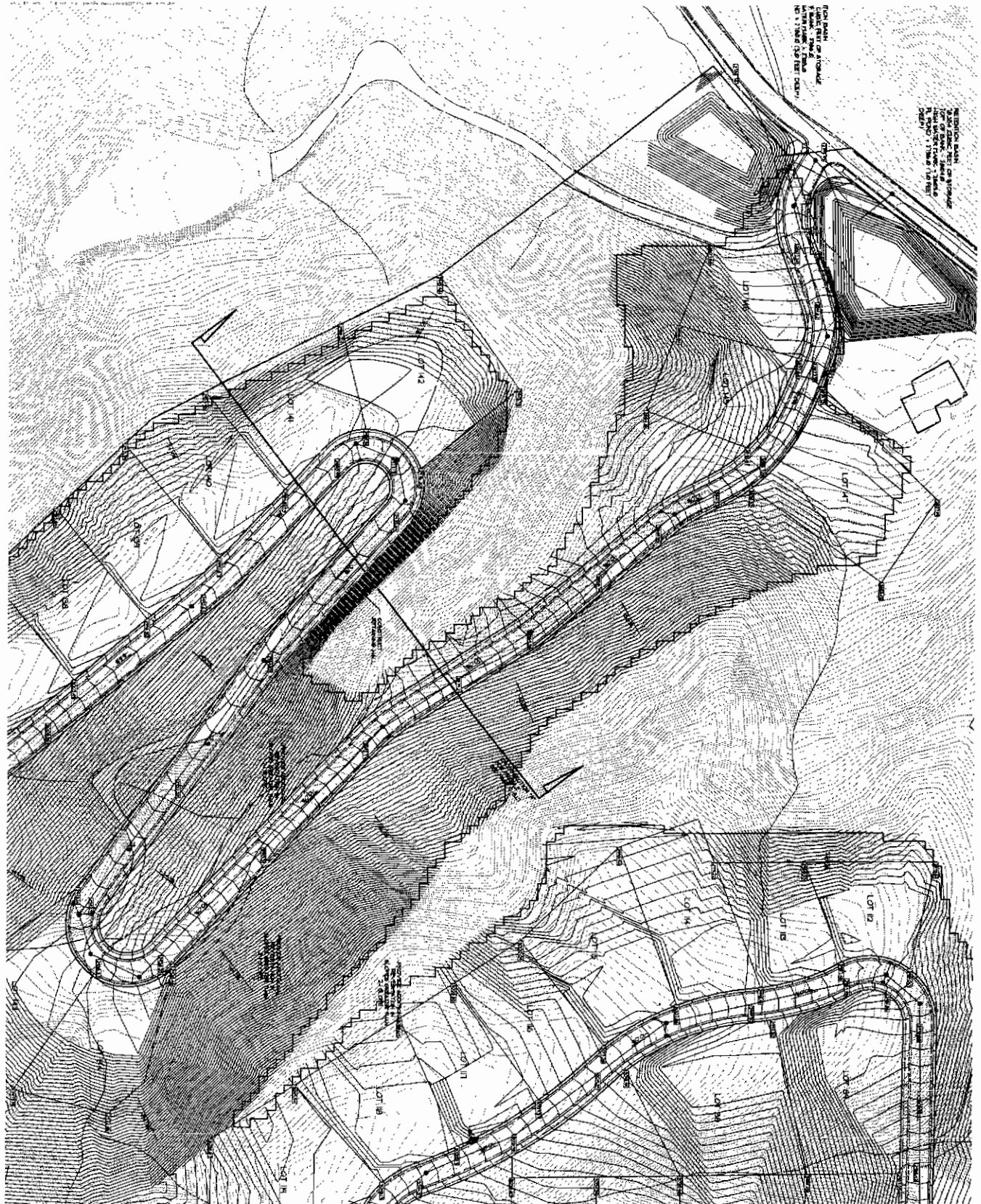


KEY NOTES	
1	CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND RECORD THEM IN THE FIELD.
2	CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND RECORD THEM IN THE FIELD.
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25	CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND RECORD THEM IN THE FIELD.

- NOTES:
1. ALL CONSTRUCTION SHALL COMPLY TO THE CITY OF BOISE SUBDIVISION REGULATIONS AND ORDINANCES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BOISE AND THE BOISE COUNTY ENGINEER.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BOISE AND THE BOISE COUNTY ENGINEER.



<p>C-1.8</p>	<p>PLANO LANE SUBDIVISION 6296 N PLANO LANE BOISE, IDAHO</p>		<p>Azimuth Engineering, Inc.</p> <p>OFFICE: 100 South Grove Street Drive, Boise, Idaho 83725 PHONE: 208-333-3000 FAX: 208-333-3001 WWW.AZIMUTHENGINEERING.COM</p>
	<p>FOR REVIEW</p> <p>PRELIMINARY PLAT</p>		



C3.1.1

FOR REVIEW

Preliminary Grading Plan

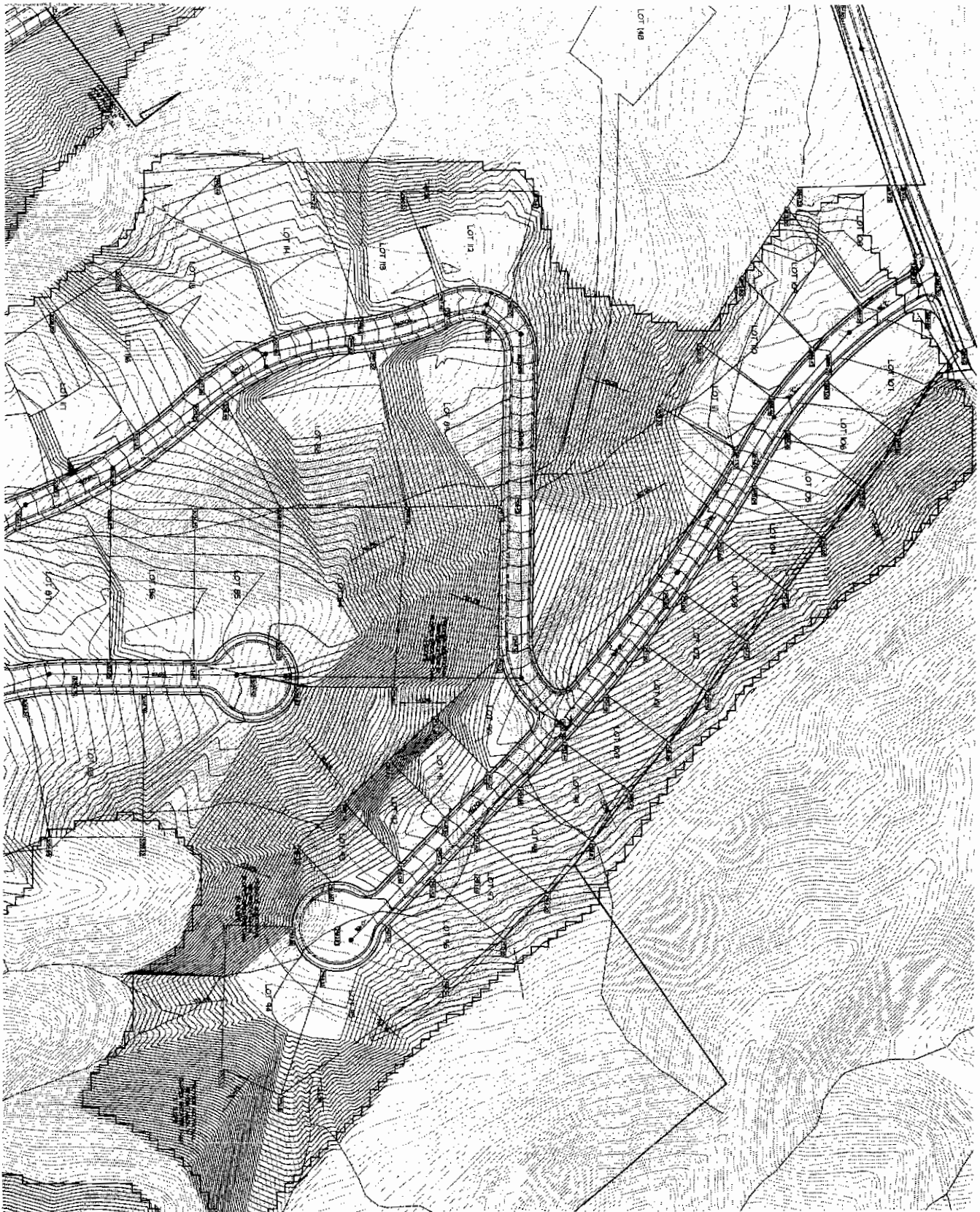
DATE: 08/11/2010
 TIME: 10:00 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: 6296 N. PLANO LANE
 SHEET: 1 OF 1

Plano Lane Subdivision

6296 N. PLANO LANE
Boise, Idaho

Azimuth Engineering, Inc.

OFFICE: 6296 North Frank Lane, Suite 200, Boise, Idaho 83720
 PHONE: 208-333-8888
 FAX: 208-333-8889
 WEBSITE: www.azimutheng.com



- PROPOSED ROAD
- PROPOSED UTILITY
- PROPOSED LOT AREA
- PROPOSED LOT AREA
- PROPOSED LOT AREA
- PROPOSED LOT AREA



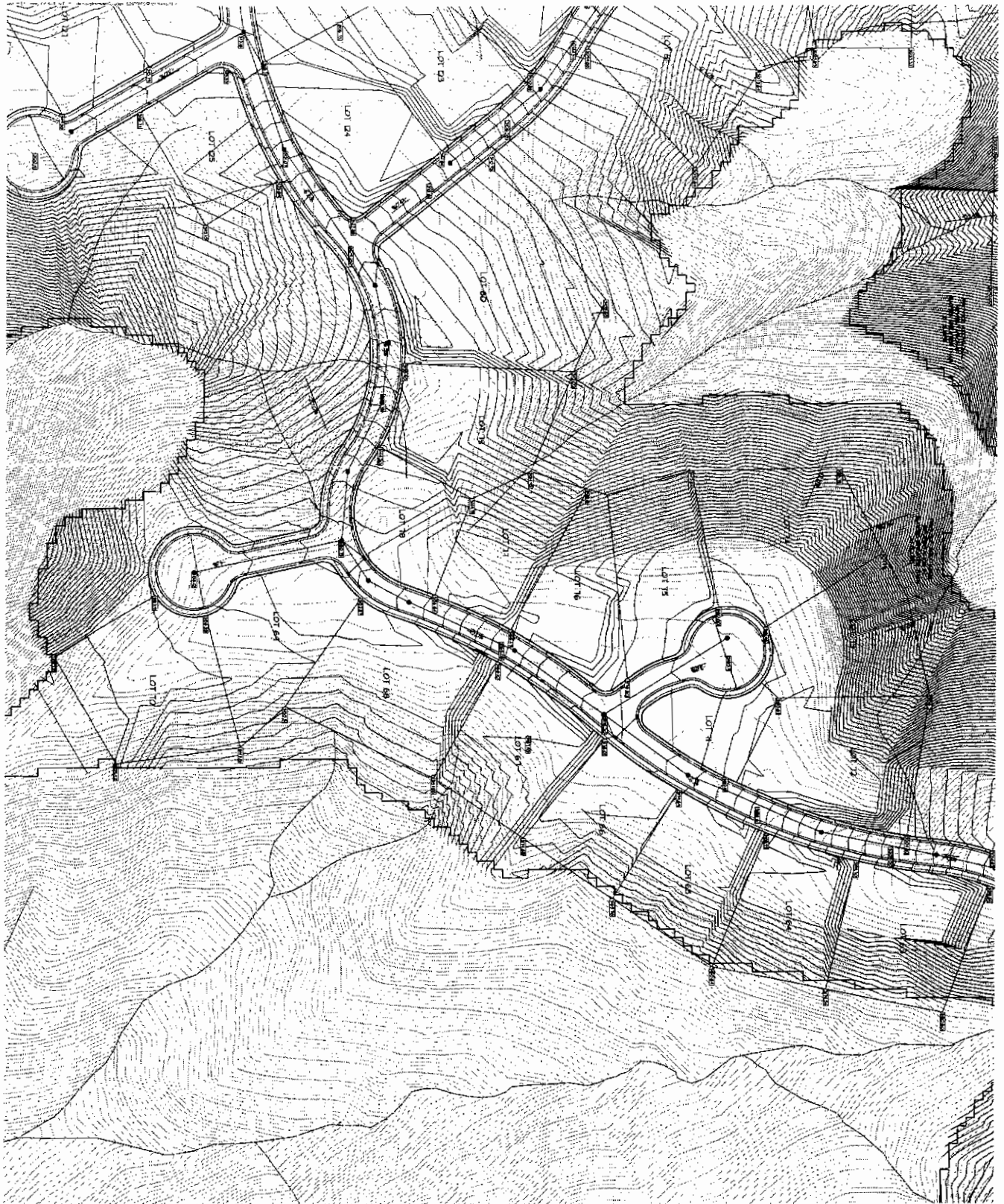
C3.1.3

FOR REVIEW
 Preliminary
 Grading
 Plan

Prepared and Drawn by: [Name]
 Checked by: [Name]
 Date: [Date]

Plano Lane Subdivision
 6296 N. PLANO LANE
 Boise, Idaho

Azimuth Engineering, Inc.
 6296 N. PLANO LANE
 BOISE, IDAHO 83713
 Phone: 801-385-9999
 Fax: 801-385-1199
 www.azimutheng.com



- LOT BOUNDARY
- EXISTING DRIVE
- PROPOSED DRIVE
- ALLEY DRIVE
- EXISTING CONDITIONS
- PROPOSED CONDITIONS
- BOUNDARY OF LOT 23A, 24A, 25A, 26A, 27A, 28A, 29A, 30A, 31A



C3.1.4

FOR REVIEW

Preliminary Grading Plan

Project Name: Plano Lane Subdivision
 Project No: 2008-001
 Date: 08/15/08

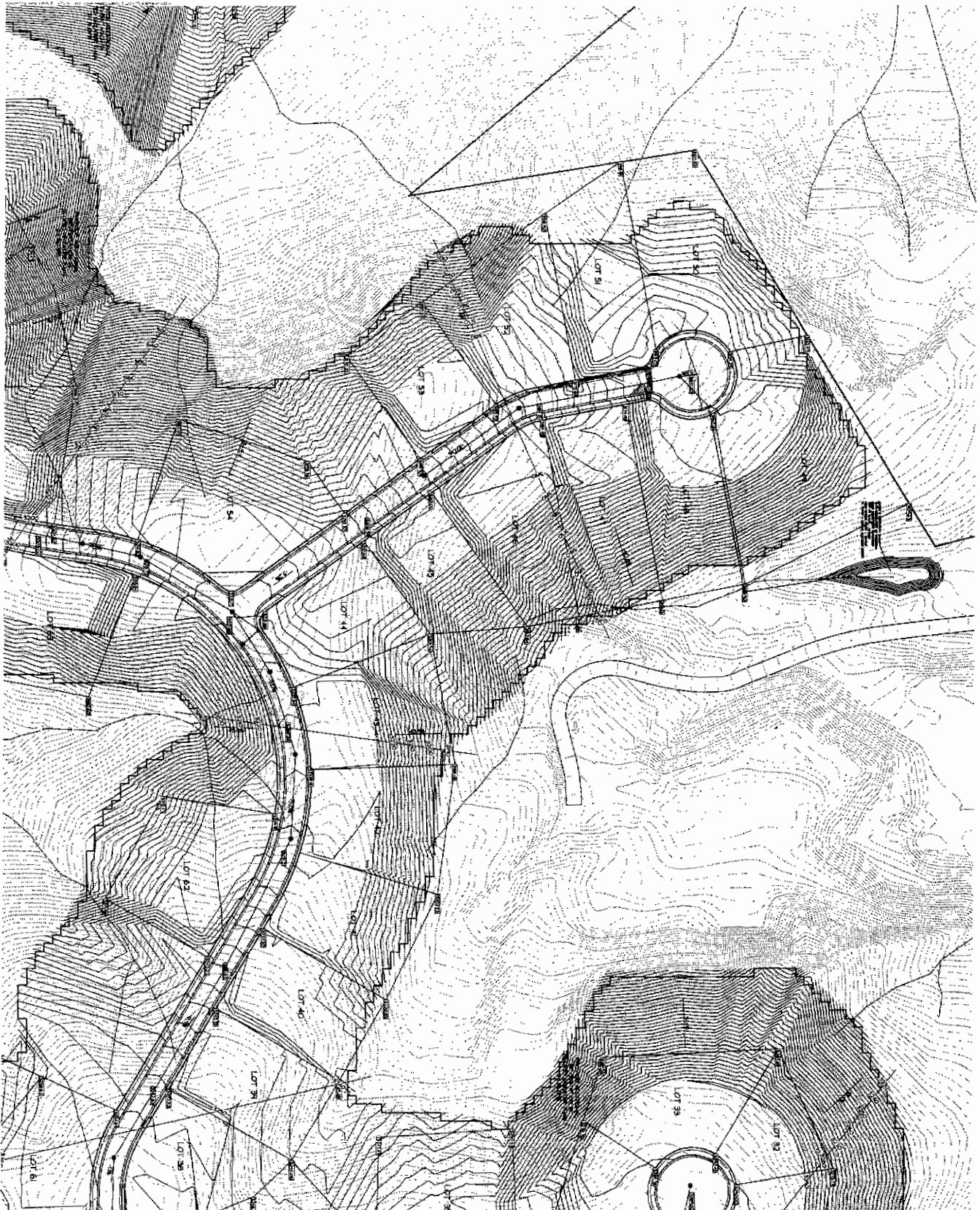
Plano Lane Subdivision

6296 N. PLANO LANE
Boise, Idaho

Azimuth Engineering, Inc.

OFFICE: 200 South Ocean Place Drive, Boise, Idaho 83725
 PHONE: 208-333-1100
 FAX: 208-333-1101
 WWW: www.azimutheng.com

MAKING OFFERS: 222 Elm 1403, West Boise, Idaho 83724
 PHONE: 208-333-1100
 FAX: 208-333-1101
 WWW: www.azimutheng.com



- LEGEND**
- Contour Interval
 - Proposed Road
 - Slope Arrow
 - Existing Contour
 - Boundary of City of Boise
 - Full Well



<p>03.1.5</p>	<p>Plano Lane Subdivision</p> <p>6296 N. PLANO LANE Boise, Idaho</p>	<p>Azimuth Engineering, Inc.</p> <p>OFFICE: 621 North Grove, P.O. Box 1000, Boise, Idaho 83725 PHONE: 208-333-1100 FAX: 208-333-1100 WWW: www.azimutheng.com</p>
<p>FOR REVIEW</p>	<p>Preliminary Grading Plan</p>	<p>DATE: 08/14/2012 PROJECT: 6296 N. PLANO LANE SCALE: AS SHOWN BY: J. L. [unreadable] CHECKED: [unreadable] DATE: 08/14/2012</p>

TO: DAVE ABO
FROM: Henry Alarcon
DATE: June 28, 2007
SUB NAME: Plano Road Subdivision; SUB07-00065
SUB NO./PLAT: Preliminary Plat

**COMPREHENSIVE PLAN WORKSHEET
 SUBDIVISION STREET LIGHT DESIGN**

Status:NA/S /MR/II/NC	Comprehensive Plan Policy
II	6.1 Streets, Objective 6, Policy 1: Street lights shall be provided in local residential areas at a maximum spacing of 600 feet and at locations where street lighting will improve public safety. The 600 foot maximum criteria shall apply in areas of relatively straight and level streets that have no locations of obvious traffic conflict. Street intersections and other locations of potential pedestrian or vehicle hazards may require increased levels of street lighting.
II	6.1 Streets, Objective 6, Policy 2: Lighting along arterial and major collector streets located in predominantly industrial /commercial areas shall be in accordance with national standards established by the Illuminating Engineering Society and the American Association of State Highway and Traffic Officials.
NA	6.1 Streets, Objective 6, Policy 3: Allowance is made for non-standard lighting in the City's Street Light Placement Policy.
NA	6.1 Streets, Objective 6, Policy 4: Commercial development (both new and substantial remodels) shall be required to comply with the City's Street Light Placement Policy.
NA	6.1 Streets, Objective 6, Policy 5: Development (both new and substantial remodels) located within designated Historical Lighting Districts shall be required to comply with special lighting requirements. The most current and approved version of the Historical Lighting Area Map shall be utilized as a guide by the Boise City Public Works Department in making this determination.

COMMENTS/APPLICABLE CONDITION(S)

49 Street lights 25ft. minimum mounting height, 100 W.H.P.S.
 5 Street lights 30ft. minimum mounting height, 250/400 W.H.P.S.

CITY SUBDIVISION CONDITIONS

- S.W. Corner Lot 107, Block 1-30ft. minimum mounting height, 250/400 W.H.P.S.
- 900ft. north of the N.W. Corner of the entrance of Sunrise Point Dr.- 30ft. minimum mounting height, 250/400 W.H.P.S.
- 600ft. north of the N.W. Corner of the entrance of Sunrise Point Dr.- 30ft. minimum mounting height, 250/400 W.H.P.S.
- 300ft. north of the N.W. Corner of the entrance of Sunrise Point Dr.- 30ft. minimum mounting height, 250/400 W.H.P.S.
- N.W. Corner of entrance off Hill Road on to Sunrise Point Dr.- 30ft. minimum mounting height, 250/400 W.H.P.S.
- N.E. Corner Lot 145, Block 1
 - 300ft. east of the N.E. Corner Lot 145, Block 1
- 600ft. east of the N.E. Corner Lot 145, Block 1
- N.W. Corner lot 143, Block 1
- 300ft. west of the N.E. Corner Lot 142, Block 1
- N.E. Corner Lot 143, Block 1
- N.E. Corner Lot 139, Block 1
- N.E. Corner Lot 142, Block 1
- N.E. Corner Lot 136, Block 1
- N.E. Corner Lot 131, Block 1
- N.E. Corner Lot 128, Block 1
- N.E. Corner Lot 126, Block 1
- S.E. Corner Lot 124, Block 1
- N.E. Corner Lot 123, Block 1
- S.E. Corner Lot 84, Block 1
- S.E. Corner Lot 87, Block 1
- N.E. Corner Lot 118, Block 1
- S.E. Corner Lot 115, Block 1
- N.E. Corner Lot 113, block 1
- 300ft. east of the N.E. Corner Lot 112, Block 1
- S.E. Corner Lot 100, Block 1
- N.W. Corner Lot 94, Block 1
- S.E. Corner Lot 111, Block 1
- N.W. Corner Lot 69, Block 1
- N.W. Corner Lot 70, Block 1
- N.E. Corner Lot 76, Block 1
- S.E. Corner Lot 74, Block 1
- N.W. Corner Lot 64, Block 1
- S.E. Corner Lot 54, Block 1
- S.E. Corner Lot 53, Block 1
- S.E. Corner Lot 50, Block 1
- N.W. Corner Lot 62, Block 1
- N.E. Corner Lot 61, Block 1

- S.E. Corner Lot 61, Block 1
- N.E. Corner Lot 59, Block 1
- N.W. Corner Lot 55, Block 1
- S.W. Corner Lot 26, Block 1
- N.W. Corner Lot 27, Block 1
- N.E. Corner Lot 32, Block 1
- N.W. Corner Lot 28, Block 1
- N.W. Corner Lot 22, Block 1
- N.E. Corner Lot 25, Block 1
- S.E. Corner Lot 19, Block 1
- S.E. Corner Lot 10, Block 1
- S.W. Corner Lot 8, Block 1
- S.E. Corner Lot 7, Block 1
- S.E. Corner Lot 14, Block 1
- S.E. Corner Lot 4, Block 1
- S.E. Corner Lot 17, Block 1

KEY

NA Not Applicable: The policy is not applicable to this development.

S Satisfactory Design: The proposed design of the development is in substantial or complete conformance with the policy. The attached standard condition of approval is recommended to ensure that the final design of this development conforms with the Comprehensive Plan.

MR Major Redesign Needed: The design of the proposed development is not in conformance with the policy; however, the attached special condition can ensure that the final design of this development conforms with the Comprehensive Plan. Without this special condition, the proposed development is not in conformance with this aspect of the Comprehensive Plan.

II Insufficient Information: The information supplied is not sufficient to determine conformance to Comprehensive Plan.

NC Does Not Comply: The proposed design of the development is not in conformance with the policy and special conditions cannot ensure that the final design of this development will conform with the Comprehensive Plan.



GRAPHIC SCALE BAR
 HORIZONTAL SCALE IN FEET 1" = 40.0' V. 1"



- LEGEND**
- EXISTING GRADE
 - PROPOSED GRADE
 - EXISTING LOT LINES
 - PROPOSED LOT LINES
 - EXISTING CONCRETE
 - PROPOSED CONCRETE
 - EXISTING CURBS
 - PROPOSED CURBS
 - EXISTING DRIVEWAYS
 - PROPOSED DRIVEWAYS
 - EXISTING UTILITIES
 - PROPOSED UTILITIES
 - EXISTING FENCES
 - PROPOSED FENCES
 - EXISTING TREES
 - PROPOSED TREES
 - EXISTING ROADS
 - PROPOSED ROADS
 - EXISTING DRIVEWAYS
 - PROPOSED DRIVEWAYS
 - EXISTING UTILITIES
 - PROPOSED UTILITIES
 - EXISTING FENCES
 - PROPOSED FENCES
 - EXISTING TREES
 - PROPOSED TREES
 - EXISTING ROADS
 - PROPOSED ROADS



C3.1.6

FOR REVIEW

Preliminary Grading Plan

DATE: 10/15/10
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN

Plano Lane Subdivision

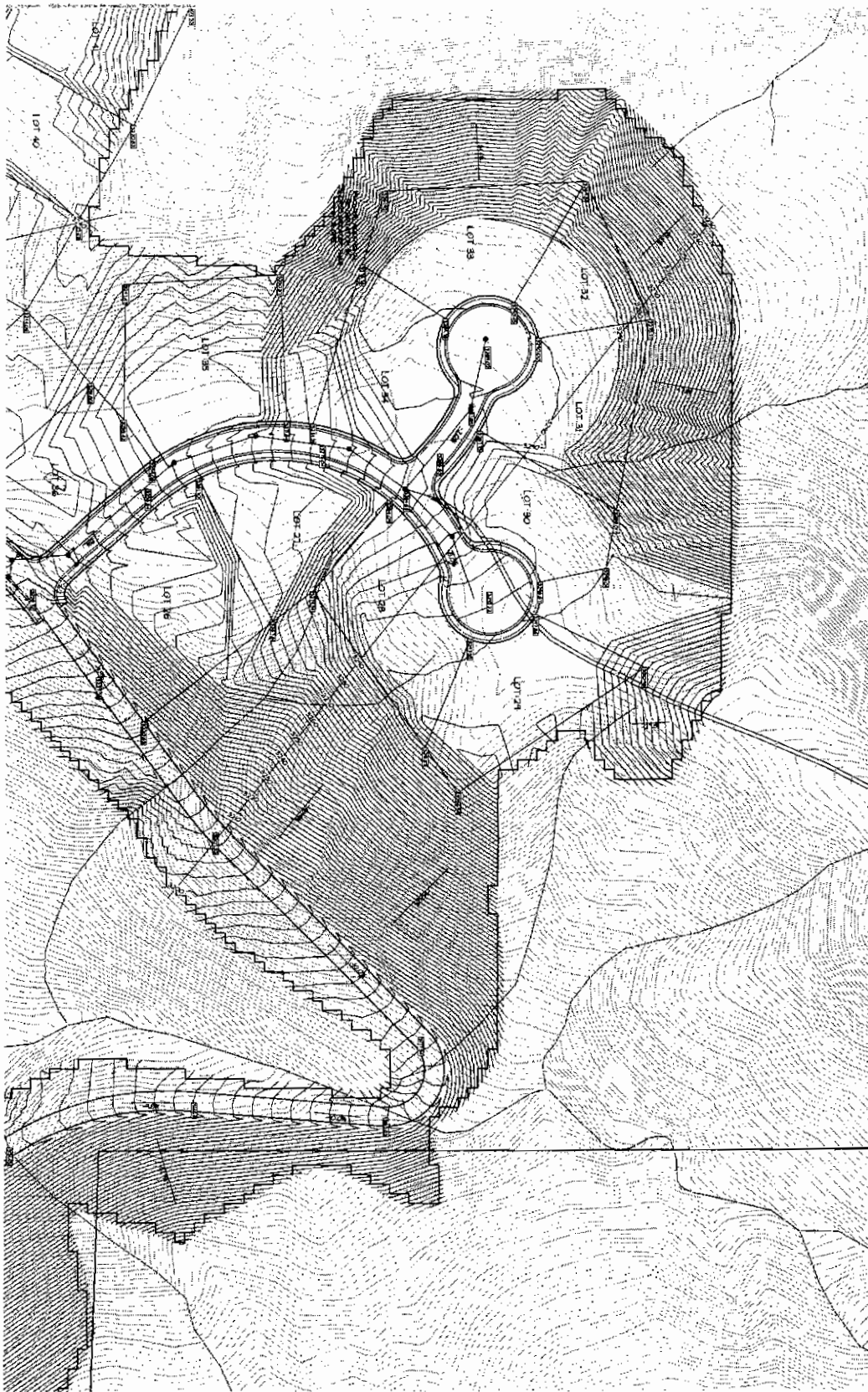
6296 N. PLANO LANE
 Boise, Idaho

Plano Lane Subdivision

6296 N. PLANO LANE
 Boise, Idaho

Azimuth Engineering, Inc.

OFFICE: 3402 South Orange Way, Suite 200, Boise, Idaho 83721
 PHONE: 208-333-0200
 FAX: 208-333-0202
 WWW: www.azimutheng.com



SECTION A-A
 1" = 40' HORIZONTAL
 1" = 40' VERTICAL



SECTION B-B
 1" = 40' HORIZONTAL
 1" = 40' VERTICAL

PROPORTIONAL SCALE IN FEET 1" = 40'



- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED ROADWAY
- PROPOSED DRIVEWAY
- PROPOSED SIDEWALK
- PROPOSED CURB
- PROPOSED UTILITY
- PROPOSED EROSION CONTROL
- PROPOSED FILL AREA



C3.1.7

FOR REVIEW

Preliminary Grading Plan

DATE: 11/11/2011
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: 6296 N. PLANO LANE

Plano Lane Subdivision

6296 N. PLANO LANE
Boise, Idaho

Azimuth Engineering, Inc.


OFFICE: 2700 South Ocean Drive, Suite 100, Boise, Idaho 83721
 PHONE: 208-342-3000
 FAX: 208-342-3100
 WWW: www.azimutheng.com



- PROPOSED GRADE
- EXISTING GRADE
- PROPOSED CURBS
- PROPOSED DRIVEWAYS
- PROPOSED SIDEWALKS
- PROPOSED UTILITY LOCATIONS
- PROPOSED UTILITY DEPT. DATA
- PROPOSED UTILITY TRENCHES
- PROPOSED UTILITY TRENCHES
- PROPOSED UTILITY TRENCHES



GRAPHIC SCALE: 1" = 40'

<p>C3.1.9</p>	<p>FOR REVIEW</p>	<p>Preliminary Grading Plan</p>	<p>Plano Lane Subdivision</p> <p>6296 N. PLANO LANE</p> <p>Boise, Idaho</p>	 <p>Azimuth Engineering, Inc.</p> <p>OFFICE: 2501 South Grove Street, Boise, Idaho 83725 PHONE: 208-333-1100 FAX: 208-333-1101 WWW: www.azimutheng.com</p>
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PLEASE RETURN TO: PLANNING & DEVELOPMENT SERVICES - SUBDIVISIONS
150 NORTH CAPITOL BOULEVARD
BOISE, IDAHO 83702
FAX # 433-5654

Transmittal Date: June 6, 2007

PLEASE RETURN BY: June 15, 2007

SUBJECT: Plano Road Subdivision; SUB07-00065
LOCATION: North of Hill Road and Collister
PLAT: Preliminary Plat

Developer's Name: Stewart Land Group, 6995 S Union Park Ctr, Midvale, Ut 84047
Developer's Phone: 801-263-9126
Engineer's Name: Azimuth Engineering, 5243 S Green Pine Drive, Murray, Ut 84123
Engineer's Phone: 801-261-3900

TO: PUBLIC WORKS INSPECTION

Please verify that the following listed items are shown on the attached subdivision plat maps (both within the proposed development and within 100 feet of the property line). If the following items are not shown, please draw in locations and note facilities on attached map.

ARE THE FOLLOWING ITEMS CORRECTLY SHOWN?

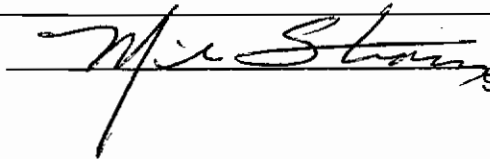
- | Yes. | No | |
|--|-------------------------------------|--|
| 1. <input checked="" type="checkbox"/> | <input type="checkbox"/> | Existing buildings |
| 2. <input checked="" type="checkbox"/> | <input type="checkbox"/> | Existing streets |
| 3. <input checked="" type="checkbox"/> | <input type="checkbox"/> | Existing water bodies or wetlands (TYPE) _____ |
| 4. <input checked="" type="checkbox"/> | <input type="checkbox"/> | Existing sanitary sewer |
| 5. <input checked="" type="checkbox"/> | <input type="checkbox"/> | Existing storm sewers |
| 6. <input checked="" type="checkbox"/> | <input type="checkbox"/> | Existing fences (TYPE) _____ |
| 7. <input checked="" type="checkbox"/> | <input type="checkbox"/> | Existing drainage ditches, channels, pipes, structures, culverts and sub-surface drainage structures within the proposed subdivision and within 100 feet of the property line. |
| 8. <input type="checkbox"/> | <input checked="" type="checkbox"/> | Approximate location potentially dangerous areas (TYPE) _____ |

OTHER COMMENTS: Please look for and record all existing street light poles and fire hydrants

B.C. Public Works Department

Date

6-18-07



SIGNATURE

PLEASE RETURN TO: BOISE CITY PLANNING & DEVELOPMENT SERVICES - SUBDIVISIONS
150 NORTH CAPITOL BOULEVARD
BOISE, IDAHO 83702
FAX # 433-5654 OR E-MAIL TO: vdescalfani@cityofboise.org

PLEASE RETURN BY: June 15, 2007

Transmittal Date: June 6, 2007 Tentative Hearing Date: August 6, 2007

SUBJECT: Plano Road Subdivision; SUB07-00065
PLAT: Preliminary Plat
LEAD AGENCY: Boise City
LOCATION: North of Hill Road and Collister

Developer's Name: Stewart Land Group, 6995 S Union Park Ctr, Midvale, Ut 84047
Developer's Phone: 801-263-9126
Engineer's Name: Azimuth Engineering, 5243 S Green Pine Drive, Murray, Ut 84123
Engineer's Phone: 801-261-3900

TO:

<input checked="" type="checkbox"/> Ada County Assessor	<input checked="" type="checkbox"/> Central District Health Department
<input checked="" type="checkbox"/> Ada County Engineer/Surveyor	<input type="checkbox"/> Department of Lands, State of Idaho
<input checked="" type="checkbox"/> Ada County GIS	<input type="checkbox"/> Bureau of Reclamation, Dept of Interior
<input checked="" type="checkbox"/> ACHD, Planning & Development	<input checked="" type="checkbox"/> Drainage District
<input checked="" type="checkbox"/> Airport Director	<input checked="" type="checkbox"/> Irrigation District
<input checked="" type="checkbox"/> Valley Regional Transit - Christine Floor	<input type="checkbox"/> Boise Project Board of Control
<input checked="" type="checkbox"/> PDS - Marlene Southard	<input checked="" type="checkbox"/> Boise School
<input checked="" type="checkbox"/> PDS-Karen Gallagher-reduced copy	<input type="checkbox"/> Meridian School
<input checked="" type="checkbox"/> PDS - Tricia Nilsson	<input checked="" type="checkbox"/> NRCS (formerly Ada Soil Conser Dist)
<input checked="" type="checkbox"/> Fire Dept -Mark Senteno	<input checked="" type="checkbox"/> Idaho Power Company
<input checked="" type="checkbox"/> Parks Dept - Cheyne Weston	<input checked="" type="checkbox"/> Intermountain Gas Company
<input checked="" type="checkbox"/> Public Wks - Hank Alarcon/Municipal Lighting	<input checked="" type="checkbox"/> Cable One
<input checked="" type="checkbox"/> Public Wks - John Tensen	<input checked="" type="checkbox"/> Qwest Communications
<input checked="" type="checkbox"/> Public Wks - John Johnson - Boise City	<input checked="" type="checkbox"/> United Water Idaho
<input checked="" type="checkbox"/> Public Wks - Rob Bousfield	<input type="checkbox"/> Capitol Water
<input checked="" type="checkbox"/> Public Wks- April Wing	<input type="checkbox"/> Idaho Transportation Dept. District III
<input checked="" type="checkbox"/> Public Wks - Kent Johnson	<input checked="" type="checkbox"/> Erosion Control - Steve Webb
<input checked="" type="checkbox"/> Ada County Development Svs-Connie Tennant	

STATEHOUSE MAIL

Section 5-C-4 of the Boise City Subdivision Ordinance provides that if no written recommendation from any agency listed herein is received within five (5) days after such notification, the approval of the Preliminary Plat by such agency will be considered to be granted.

We request your comments and recommendation relative to any conditions within your influence area. Your input will be appreciated and carefully considered if received by the return date indicated.

Application says pressure irrigation NOT planned. Water request has been received - currently being reviewed. Use standard pressure irrigation condition.

Kent J

AGENCY

SIGNATURE



Public Works

Charles R. Mickelson, P.E.

Director

Boise City Hall

150 N. Capitol Boulevard

Mailing Address

P. O. Box 500
Boise, Idaho 83701-0500

Phone

208/384-3900

Fax

208/433-5650

TDD/TTY

800/377-3529

Web

www.cityofboise.org

Mayor

David H. Bieter

City Council

President
Elaine Clegg

Council ProTem
David Eberle

Vernon L. Bisterfeldt
Maryanne Jordan
Alan W. Shealy
Jim Tibbs

June 8, 2007

James Woodruff, P.E.
Azimuth Engineering, Inc.
5243 South Green Pine Dr.
Murray, Utah 84123

RE: Pressure Irrigation Waiver Request #07-24 GRANTED for Plano Road
Subdivision

Dear Mr. Woodruff:

We have reviewed your June 4, 2007 request for a pressure irrigation waiver for the referenced subdivision. The request included documentation that the proposed subdivision lies outside the delivery area of any irrigation district or company and the results of an Idaho Department of Water Resources water rights data base search, all which support that there is no irrigation water right associated with the subject ground. Our review of the documentation indicates a pressure irrigation waiver is appropriate and it is hereby granted.

If you have any further questions, please call Kent Johnson at 384-3926.

Sincerely,

John D. Tensen, P.E.
City Engineer

cc: Subdivision Review Section, Plano Road Subdivision file
SF Irrigation Waivers

PLEASE RETURN TO: BOISE CITY PLANNING & DEVELOPMENT SERVICES - SUBDIVISIONS
150 NORTH CAPITOL BOULEVARD
BOISE, IDAHO 83702
FAX # 433-5654 OR E-MAIL TO: vdescalfani@cityofboise.org

PLEASE RETURN BY: June 15, 2007

Transmittal Date: June 6, 2007 Tentative Hearing Date: August 6, 2007

SUBJECT: Plano Road Subdivision; SUB07-00065
PLAT: Preliminary Plat
LEAD AGENCY: Boise City
LOCATION: North of Hill Road and Collister

RECEIVED

JUN 12 2007

DEVELOPMENT
SERVICES

Developer's Name: Stewart Land Group, 6995 S Union Park Ctr, Midvale, Ut 84047
Developer's Phone: 801-263-9126
Engineer's Name: Azimuth Engineering, 5243 S Green Pine Drive, Murray, Ut 84123
Engineer's Phone: 801-261-3900

TO:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Ada County Assessor | <input checked="" type="checkbox"/> Central District Health Department |
| <input checked="" type="checkbox"/> Ada County Engineer/Surveyor | <input type="checkbox"/> Department of Lands, State of Idaho |
| <input checked="" type="checkbox"/> Ada County GIS | <input type="checkbox"/> Bureau of Reclamation, Dept of Interior |
| <input checked="" type="checkbox"/> ACHD, Planning & Development | <input checked="" type="checkbox"/> Drainage District |
| <input checked="" type="checkbox"/> Airport Director | <input checked="" type="checkbox"/> Irrigation District |
| <input checked="" type="checkbox"/> Valley Regional Transit - Christine Floor | <input type="checkbox"/> Boise Project Board of Control |
| <input checked="" type="checkbox"/> PDS - Marlene Southard | <input checked="" type="checkbox"/> Boise School |
| <input checked="" type="checkbox"/> PDS-Karen Gallagher-reduced copy | <input type="checkbox"/> Meridian School |
| <input checked="" type="checkbox"/> PDS - Tricia Nilsson | <input checked="" type="checkbox"/> NRCS (formerly Ada Soil Conser Dist) |
| <input checked="" type="checkbox"/> Fire Dept -Mark Senteno | <input checked="" type="checkbox"/> Idaho Power Company |
| <input checked="" type="checkbox"/> Parks Dept - Cheyne Weston | <input checked="" type="checkbox"/> Intermountain Gas Company |
| <input checked="" type="checkbox"/> Public Wks - Hank Alarcon/Municipal Lighting | <input checked="" type="checkbox"/> Cable One |
| <input checked="" type="checkbox"/> Public Wks - John Tensen | <input checked="" type="checkbox"/> Qwest Communications |
| <input checked="" type="checkbox"/> Public Wks - John Johnson - Boise City | <input checked="" type="checkbox"/> United Water Idaho |
| <input checked="" type="checkbox"/> Public Wks - Rob Bousfield | <input type="checkbox"/> Capitol Water |
| <input checked="" type="checkbox"/> Public Wks- April Wing | <input type="checkbox"/> Idaho Transportation Dept. District III |
| <input checked="" type="checkbox"/> Public Wks - Kent Johnson | <input checked="" type="checkbox"/> Erosion Control - Steve Webb |
| <input checked="" type="checkbox"/> Ada County Development Svs-Connie Tennant | |

STATEHOUSE MAIL

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We request your comments and recommendation relative to any conditions within your influence area. Your input will be appreciated and carefully considered if received by the return date indicated.

AGENCY

SIGNATURE



WESTERN REGION OFFICE
INTERMOUNTAIN GAS COMPANY
555 South Cole Road • P.O. Box 7608 • BOISE, ID 83707
(208) 377-6000 • FAX (208) 377-6867

To Planning and Zoning,

Intermountain Gas Company has received your letter of application. In order to best serve this development Intermountain Gas does require that a 5' minimum utility easement along the interior lot lines and a 10' minimum utility easement along all right of ways or private drive. The private drive of the development would also be required to include a utility easement for Intermountain Gas to encroach into with the gas lines.

Thank you for your time and consideration in this matter. If you have any questions or concerns please contact Mishelle Singleton at 377-6863.

Sincerely,

A handwritten signature in cursive script that reads "Mishelle Singleton".

Mishelle Singleton
Engineering Tech

cc: Roger Phillips



Planning & Development Services

Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701-0500

Phone: 208/384-3830
Fax: 208/384-3753
TDD/TTY: 800/377-3575
Website: www.cityofboise.org/pds

RECEIVED

MAY 29 2007

PLANNING & DEVELOPMENT SERVICES RECEIVED

11 MAY 29 2007

Planning Dept.
Subdivisions

Subdivision Application

Proposed Name of Subdivision PLANO ROAD

Type of Plat: Preliminary Plat Final Plat

This application shall not be considered complete (nor will a hearing be scheduled) until all required information has been submitted and verified.

(For office use only)	
File Number: <u>SUB07-00065</u>	Fee: _____
Cross Referenced Files: <u>BAR07-00042</u> <u>CUP07-00084</u> <u>CP#07-0007Y</u>	Date Accepted: _____

Primary Contact for Subdivision Inquiries

- Owners of Record: AAZE'S CANYON POINT DEVELOPMENT, LLC (801) 924-1777
CAPITAL DEVELOPMENT INC Phone Number: 377-3939
 Address: 3750 W. 500 S. SALT LAKE CITY, UT E-Mail: _____
6200 N. MEEGER PL, BOISE, ID Fax #: _____
 City, State, Zip: _____
- Applicant (Developer): KERRY WINN (801) 263-9126
STEWART LAND GROUP Phone Number: 573-7205 CELL
 Address: 6995 S. UNION PARK LTR E-Mail: KWINN@STEWARTLANDGROUP.COM
 City, State, Zip: MIDVALE, UT 84047 Fax #: (801) 263-9126
- Engineer, Surveyor or Planner: AZIMUTH ENG (801)
 Phone Number: 261-3900
 Address: 5243 S. GREEN PINE DRIVE E-Mail: WOODH@AZIMUTHENG.COM
 City, State, Zip: MURRAY, UT 84123 Fax #: (801) 266-5032

Boise City Subdivision: Date of Annexation of Parcel: ____/____/____
(see Addressing Counter for assistance)

Ada County Subdivision within Boise City's Area of Impact (Final Plat only)

Site Address: _____

Parcel Number: 50617315000 Section 17, D, 19, 20 Township 4N Range 5W

Land Division

Is this parcel an original lot or parcel that existed prior to October 1965? Yes No
 If no, provide copy of recorded deeds documenting split of original parcel and deed of original parcel.
 If yes, provide copy of recorded deeds of original lot or parcel.

Cross Referenced Files

Conditional Use (CUP) / Annexation-Rezone (CAR) / Hillside (CFH)

Does this subdivision have a previous or current companion CUP, CAR or CFH? Yes No

If yes, please give a general description of the reason for the CUP, CAR or CFH. LACATED
IN THE FOOTHILLS

CUP/CAR?CFH File Number: _____

Subdivision Features

Number of Buildable Lots: 148 Buildable Lots or Units per Gross Acre: 2.18
 Number of Common Lots: _____ Existing Zoning Classification: RP
 Acres: 323 Acres of Land in Contiguous Ownership: 323

Building Program

Are there existing buildings? Yes No How many? ONE
 Please describe the existing buildings: HOME ON PLANO ROAD
 Type of building proposed: Residential Commercial Industrial Combination
 Type of dwelling proposed: Single-Family Townhouses Duplexes Multi-Family

Waivers/Modifications

Are any waivers or modifications being requested from the Boise City Subdivision Ordinance?
 Yes No
 If yes, please specify section(s) of the Ordinance _____ and provide a basis for waiver request(s) in a separate cover letter.

Fire Protection

Approved fire protection facilities shall be provided to comply with the requirements of the Boise City Fire Dept.
 For more information, contact Dave Miller at 384-3827.

Private Streets

Are private streets proposed? (If yes, provide justification as required by code.) Yes No
 If yes, has the Private Street Review fee been submitted? Yes No

All private streets, sidewalks, base and pavement shall be constructed to the same specifications as required for public streets. Certification of construction shall be required (B.C.C. 9-20-7.E)

Public Streets and Improvements

All streets, curbs, gutters and sidewalks shall be constructed to Ada County Highway District standards. Boise City Code 9-20-7.D.8 states "Sidewalks shall be required on both sides of the street."

Hillside and Floodplain

- Does the development fall within jurisdiction of the **Hillside Ordinance**? Yes No
 If yes, has the Hillside Review Fee Deposit been submitted? Yes No
 Does the development fall within jurisdiction of the **Floodplain Ordinance**? Yes No

Domestic Water Supply

From what source do you propose domestic water supply? A well United Water Capitol Water

Sewage Disposal

Sanitary sewers shall be provided in all subdivisions (B.C.C. 9-20-8.D). From which public source will wet line sewer service be provided? Boise City Septic Northwest Boise
 Bench West Boise Owyhee

Irrigation

Is pressure irrigation proposed? Yes No - REPORT FORTHCOMING

If no, provide an Irrigation Report prepared by a licensed professional engineer as required by code. The Irrigation Report must be submitted concurrently with this application. (Note: Should a pressurized irrigation system not be installed, compliance to Idaho Code 31-3805 is still required).

Note: Written approval of the appropriate irrigation entity will be required for (1) relocation of ditches; (2) drainage into ditches; and (3) enclosing or covering ditches. Boise City Code Section 9-20-8.F.3 states "Any covering or fencing program involving the distribution system of any irrigation district shall have the prior approval of the affected district."

Irrigation Entity (Please check the appropriate entity for the site)

- | | | |
|---|--|--|
| <input type="checkbox"/> Boise City Canal | <input type="checkbox"/> Boise Valley Irrigation | <input type="checkbox"/> Farmers Union |
| <input type="checkbox"/> Settler's Irrigation | <input type="checkbox"/> New York Irrigation | <input type="checkbox"/> Nampa-Meridian Irrigation |
| <input type="checkbox"/> South Boise Mutual | <input type="checkbox"/> South Boise Waters | <input type="checkbox"/> Other: _____ |

Drainage

Drainage Entity (Please check the appropriate entity for the site.)

- | | | | |
|--|--|---|-------------------------------|
| <input type="checkbox"/> Drainage Dist. #2 | <input type="checkbox"/> Drainage District #3 | <input type="checkbox"/> Drainage District #4 | <input type="checkbox"/> ACHD |
| <input type="checkbox"/> Nampa-Meridian | <input checked="" type="checkbox"/> Homeowners Association | <input type="checkbox"/> Other: _____ | |

Is drainage to remain on-site? Yes No

Describe method/facility used: ~~DEF~~ RETENTION PINDS

Drainage Plans

All preliminary plat applications shall include the land contours with appropriate vertical intervals referenced to datum and at intervals acceptable to the City Engineer (B.C.C. 9-20-6.A5).

B.C.C. 9-20-6.A.12 states that preliminary plats shall include the following: "The approximate location, size, and type of all drainage ditches, channels, pipes, structures, and sub-surface drainage structures within and immediately adjacent to the proposed subdivision, and the proposed method of disposing of all runoff from the proposed subdivision, and the location and size of all drainage easements relating thereto, whether they are located within or outside the proposed plat a minimum distance of 100 feet."

Does the submitted preliminary plat address these criteria? Yes No

Schools

What school district serves this site? Boise Meridian

Do you propose any land dedications for future schools or parks? Yes No

Erosion & Sediment Control Permit

Do you plan to do any sitework (moving of earthwork) prior to preliminary plat approval?

Yes No

If yes, you must obtain an Erosion and Sediment Control Permit prior to any sitework. An Erosion & Sediment Control Permit will be required prior to any sitework or prior to the City Engineer's signature on the Final Plat.

The following must be included with this Application

Completed Preliminary AND/OR Final Plat Checklist and all required documents, maps, fee(s), etc.

I certify that all information given on this application is true, correct and complete to the best of my knowledge.

Signature Kerry Wain

Staff _____

5/24/07 RECEIVED

MAY 29 2007

Date PLANNING & DEVELOPMENT SERVICES

30 folded



Planning & Development Services

Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701-0500

Phone: 208/384-3830
Fax: 208/384-3753
TDD/TTY: 800/377-3529
Website: www.cityofboise.idaho.gov

MAY 29 2007

D

PLANNING & DEVELOPMENT SERVICES

Preliminary Plat Submittal Checklist

Subdivision Name: PLANO ROAD Date: 4-29-07

Please submit the following

- Completed Boise City Subdivision Application
- 30 *folded* prints of preliminary plat
- 30 legible copies of photo reduction (8½" x 11") of preliminary plat
- 30 legible copies of vicinity map (8½" x 11"). See details below.
- Preliminary plat review fee and other applicable fees
- Warranty Deed
- Legal description of land
- Attach any request(s) for waiver(s)
- Subdivision name reservation
- Erosion & Sediment Control permit (see ESC application).
- New address number fee (fee is charged per unit)

* CORRIDOR ALIGNMENT FOR UTILITIES *

Please include the following on the Vicinity Map

- Proposed Subdivision Name
- "North" arrow
- Scale (map drawn at a scale of 1" = 300' or larger)
- Include area 600' beyond proposed development or sufficient area around it to provide adequate orientation and landmark identification for someone unfamiliar with the vicinity
- Names of adjoining developments, with locations of intersecting boundary lines
- Location and names of all streets and roadways including the nearest collector or arterial in both north/south and east/west directions (such as Fairview Ave & Cole Road)
- Clear identification of the boundary of the proposed development, its proposed roadway alignments, and proposed lot lines.
- Location of city limits falling within or adjacent to the proposed development
- Indicate existing zoning of site and adjacent property.

Please include the following on the Preliminary Plat

- Title shall include:
 - Proposed Subdivision Name
 - County
 - State
 - Reference to section, township and range
 - Date
- Scale (Plat to be drawn at a scale of not less than 1"=100'. *Smaller scale maps may be allowed when special circumstances warrant)
- "North" arrow
- Name(s) and address of developer
- Name(s) and address of engineer or person preparing plat
- Location of any intersecting boundary lines
- Name(s) of any adjoining subdivision(s)
- Boundary of record for tract
- Area of tract

Please include the following on the Preliminary Plat

- Location of Boise City Limits, if such limits fall within or immediately adjacent to the tract (within 100')
- Existing dedicated streets, easements and right-of-way widths
- Existing and proposed zoning designation(s)
- Minimum acceptable lot size for each zoning designation
- Approximate location of and/or distance to:
 - Existing buildings and structures (including within 100' of the proposed development)
 - Water bodies or courses (including within 100' of the proposed development)
 - Curb cuts and/or driveways (including within 100' of the proposed development)
 - Existing or proposed pathways (including within 100' of the proposed development)
- Proposed phasing of development (when applicable)

Topography

Contour lines on the USGS datum: *See Grounding Plan*

- Intervals of not more than five feet (5') for parcels with a general slope of greater than five percent (5%), OR
- Intervals of not more than two feet (2') for parcels with a general slope of less than or equal to five percent (5%)
- Contour lines shall extend a minimum of one hundred feet (100') beyond the proposed development boundary
- If above contour data is not available as information of Record (i.e. ADC Maps, USGS Maps, Boise City Sewer Study Maps, etc.), sufficient information shall be provided for evaluation of topography as it controls the design or alignment of parcels, streets and drainage.

WANTED
21' CENTERLINE
PER TERRY
RECORDS

Existing Facilities:

Indicate approximate location and size of:

- Sanitary sewer
- Storm sewer
- Water mains, fire hydrants
- Culverts
- Other surface and sub-surface structures
- Easements of Record
- Non-solar friendly vegetation

Proposals

Streets and Alleys

- Proposed location(s)
- Approximate grade (Sufficient to show direction of runoff flow and compliance with minimum/maximum grade criteria) *GRADING + DRAINAGE*
- Proposed right-of-way width
- Proposed pavement width (Can be provided in the form of typical cross section)
- Proposed location of sidewalks
- Proposed location and width of easements and setback lines (Setback lines common to all lots may be designated) *20' FRONT*
- Approximate centerline radius of all streets
- Proposed street names
- Private street fees (when applicable)

Lot Boundaries:

- Proposed lot lines
- Lot dimensions and lot area
- System numbering lots and blocks
- Location, size and use of all land intended to be dedicated for public use or reserved for the use of all property owners within the proposed subdivision.

New Facilities

Location and size of all:

- Sanitary sewer mains and laterals
- Storm sewers

Culverts, ditches and drainage structures or facilities

Proposed method of all runoff of the proposed subdivision

Location and size of all drainage easements

Development Agreement

P.R. BS Determined

N/A Pressure irrigation system and pumps

N/A Irrigation

Ditches

Channels

Pipes

Structures

Hillside and Foothills Ordinance

Where applicable:

Check here if this is not applicable

Preliminary grading and drainage plans

Preliminary engineering soils report

Preliminary engineering geology reports

Preliminary hydrology reports

Preliminary revegetation report

Floodplain Ordinance

Where applicable:

Check here if this is not applicable

N/A 100 year floodplain boundary shall be shown on the plat - *Review*

Show finish floor elevation for lots within Flood Plain Boundary

Special Requirements

*May be required where the proposed development may have significant impact on adjacent developments in the opinion of the review analyst, Planning & Zoning Commission, or City Council.

Approximate location of all existing buildings or structures external to but within 300' of the proposed development, including identification of current use of each

N/A Approximate location and direction of flow of existing sewer and drainage systems when the access point is greater than 100' beyond the proposed development's perimeter boundary

Approximate location of any areas of fill or excavation and estimated volume of material to be moved

For multi-phase developments, the proposed boundaries of each phase and the sequence of phases to be developed

N/A In areas where street or private roadway grades may not conform with the required minimum or maximum slope requirements of Ada County Highway District: approximate grades of existing and proposed streets and private roads within and immediately adjacent to the proposed development. *10% or less*

N/A Approximate location and identification of known potentially dangerous areas, including geologically hazardous areas, areas subject to inundations or flood hazard, and areas of high groundwater.

ESTIMATE

CUT 2,652,454 ^{CY}

FILL 501,632 CY

NET CUT 2,150,823 CY

→ MATERIAL WASTED IN PIT ON SITE



Planning & Development Services	
Boise City Hall, 2nd Floor 150 N. Capital Boulevard P. O. Box 500 Boise, Idaho 83701-0500	Phone: 208/384-3830 Fax: 208/384-3753 TDD/TTY: 800/377-3529 Website: www.cityofboise.org/pds

Subdivision Division Fee Schedule

Effective October 1, 2005

VIII. Subdivision Filing Fees & Costs

A. Number of Lots	Preliminary Fee	Final Fee Per Lot
up to 4	\$433	\$12
5 through 10	\$520	\$12
11 through 30	\$721	\$12
31 or more lots	\$947	\$12

B. Street Light Fees

The applicant is required to install street lights pursuant to Section 9-20-8.H. The applicant must submit a street light plan and pay a base fee of \$50 and a plan review fee of \$32 per street light. The applicant shall pay a street light inspection fee of \$47 for the inspection of the first street light, and \$21 for the inspection of each additional street light in the same platted development. The Public Works Department shall inspect each installed street light to ensure that each light is installed in accordance with Public Works' specification and standards at locations designated by the Public Works Department.

C. Addressing Fee

\$7 per new address issued

D. Subdivision Irrigation Review Fee

\$100 per subdivision, due at submission of preliminary plat

E. Fees for miscellaneous services shall be as follows:

1. Time extensions for filing of final subdivision plat	\$133
2. Revisions of final plats	\$133
3. Vacation of easements & plats	\$190
4. Requests for formal waivers of:	
a. Conditions of platting after final plat approval by the City Council	\$173
b. Compliance with the provisions of the Subdivision Ordinance	\$173
5. Requests for lot line adjustments	\$120
6. Lot Splits	\$159
7. Renewal of surety bonds or guarantees	\$115
8. Letters requested to ascertain ability to divide property without subdividing	\$40
9. Review of private street plans/layouts and verification of final street construction	\$173
10. Irrigation Plan Review (1 st Phase)	\$276
Additional Phases	\$166

Planning Division Fee Schedule

11. Irrigation Inspection (Each, after 2 nd one)			\$83
12. Drainage Plan Review			
Less than 1 acre			\$190
1 – 10 acres (for each acre or fraction thereof)			\$126/acre
More than 10 acres (Time & Materials, \$1,260 minimum)			\$1,260 min.
12. Drainage Inspection			
Less than 1 acre			\$164
1 acre or more			\$190
More than 10 acres (Time & Materials, \$190 min)			\$190 min.
13. Hillside Review & Inspection (for subdivision within Hillside Ordinance jurisdiction); Time & Materials, Deposit as follows:			
Number of Lots	Preliminary Plat	Final Plat	
1 – 5	\$420	\$840	
6 – 15	\$840	\$1,050	
16 or more	\$1,575	\$1,575	
14. Hillside Residential Grading Plan Review & Inspection Per Lot			\$360

- F. The fees herein, required to be paid, are in addition to any other fees such as checking and investigating a plat or construction drawing, drainage plan reviews or pressurized irrigation system reviews and inspections.
- G. Subdivision fees being deemed administrative in nature, a resolution amending this section need not comply with the public notice and hearing provisions of the Local Planning Act, Chapter 65, Title 67, Idaho Code. Amendments to the fees herein provided shall be effective upon adoption of the amending resolution. Phased subdivision development applications shall be considered new applications.
- H. In the event the City shall be required to check said plats and/or construction drawings for conformance to the standards contained therein, and/or for accuracy, the Council may require that the cost of such checking be borne by the applicant in addition to the fees provided above.
- I. Services provided by the City in the checking of such plat or construction drawings for which a charge is made shall be charged for on a time and material basis at rates to be established from time to time by Council.
- J. The Planning Director shall maintain a current list of fees for all subdivision and record of survey applications. The fees may only be revised by the City Council. Current fee schedules may be obtained from the Boise City Planning and Development Services Department.

PLANO ROAD SUBDIVISION

Explanation Narrative

Plano Road Subdivision is a proposed single-family residential subdivision located in the foothills Northwest of downtown Boise located between North Collister Road and Plano Road just west of Quail Ridge Subdivision. Plano Road Subdivision is located on 323 acres and has a proposed 148 single-family lots, a density of one lot per 2.18 acres. Plano Road Subdivision is being developed under the Boise Foothill Ordinance and the developers have worked for two years with the Boise Planning and Zoning staff as well as the Parks and Recreation Department and other local public and private agencies to make sure it meets the standards and intent of the Foothill Ordinance.

Plano Road Subdivision is designed to maintain and enhance 75% of the project as open space carefully maintaining the natural habitat. As per the Boise Municipal Code section 11-06-05.07.04 building lots are designed on slopes of 25% or less. Subsection C of this section provides Bonus Density if a project meets four of 11 characteristics. This project qualifies in five of these listed characteristics including:

- "Preservation of rare plant communities." This project contains the "Mother lode" of the Aase's Onion that is considered by the Natural Heritage Program and Conservation Data Center to be both a global and state rare species. The US Bureau of Land Management considers the Aase's Onion as an imperiled species. (See enclosed Occurrence of Aase's Onion report by Rob Tiedemann of Ecological Design.) The City and the Parks and Recreation Department strongly support the importance of preserving and enhancing this rare plant species. To accomplish this approximately 100 acres will be set aside as a permanent Conservation Preserve to protect this exceptional location of this species. To enhance public awareness of this species as well as overall environmental issues a road side turn-out and information plaque will be constructed by the developer at the base of this preserve on Collister Road.
- "Land is adjacent to publicly-held open spaces." This project is contiguous to the Polecat Gulch Reserve area of publicly-help open space.
- "Public trails and trail-heads as approved by the Boise City Parks and Recreation Board." The Board is very desirous to provide trail and trailhead access for the public at this end of the 640-acre Polecat Gulch Reserve that can only be accessed through this property. Access would be provided through this project for a trailhead and trails needed to connect to other trailheads and trails in the Reserve.
- "Riparian areas." There is a riparian area located on this property that will be preserved and enhanced by the developer. (See the enclosed Robert Tiedemann reports on the Presence of Riparian Area and the Repair and Restoration of such.)
- "Wetlands." There is a wetlands area located on project that will be preserved and enhanced by the developer. (See the enclosed Robert Tiedemann of Ecological Design report on the Presence of Wetland Area.)

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Also in this section, in the criteria for determining allowable density bonus for priority open space it states, "there must be a demonstrable increase in the public value." The section specifically names four criteria for that demonstration. Plano Road Subdivision meets three of these four criteria including:

- "Allowance for public access." New useable access to the Polecat Gulch Reserve and Plano Lane.
- "Protection from alteration of important vegetation." The protection of the Aase's Onion by the Conservancy and subdivision CC&R's.
- "Dedication or discounted sale to a willing public agency." The Conservation Preserve will be dedicated to the Treasure Valley Land Trust or Parks and Recreation Department.
- Also, the on-site open sand pit visible over much of the valley will be mitigated and revegetated to remove that scar from the foothills.

Plano Road Subdivision will be a high quality subdivision similar in quality to Quail Ridge Subdivision but with less density and increased benefit to the general public. About one half of the proposed lots are clustered along eligible ridgelines far above sight of the existing homes below that will maintain the privacy of surrounding neighbors. The remaining lots are tucked away in lower lying clustered areas with 23 smaller patio-lots included to provide diversity and a more affordable alternative to other more expensive lots.

All roads will meet ACHD standards. Sewer will be incorporated into the city system. Water provided by United Water will be housed in a new storage facility on-site and will provide potable, irrigation and sufficient fire-flow capacity to the project. All surface drainage will be maintained on site. Dual access will be provided for emergency services.

Plano Road Subdivision will be an exceptional visible addition to the Treasure Valley while providing substantial benefit and enhancement to the general public.

LEGAL DESCRIPTION FOR
BOISE FOOTHILLS
BOUNDARY

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A parcel of land located in Sections 17, 18, 19, and 20, Township 4 North, Range 2 East, Boise Meridian, Ada County, Idaho. Being further described as follows:

BASIS OF BEARINGS:

The North line of Section 20, Township 4 North, Range 2 East, Boise Meridian, derived from found monuments and taken as South $88^{\circ}43'54''$ East with the distance between monuments found to be 5,284.21 feet.

BEGINNING at the Northeast Section corner of Section 20, Township 4 North, Range 2 East, Boise Meridian, thence along the East line of said Section 20 South $00^{\circ}00'29''$ West a distance of 1,893.36 feet to a point from which the East 1/4 corner of said Section 20 bears South $00^{\circ}00'29''$ West a distance of 732.12 feet; thence leaving said East line South $82^{\circ}44'52''$ West a distance of 639.45 feet; thence North $13^{\circ}09'17''$ West a distance of 851.05 feet to the Southeasterly Boundary of Briarhill Subdivision No.3, Book 42, Page 3413;

thence along the boundary of said Briarhill Subdivision No.3 the following nine(9) courses:

North $38^{\circ}38'55''$ East a distance of 236.07 feet;

North $29^{\circ}38'55''$ East a distance of 84.14 feet;

North $60^{\circ}21'05''$ West a distance of 310.00 feet;

South $37^{\circ}38'55''$ West a distance of 130.01 feet;

South $45^{\circ}38'55''$ West a distance of 120.00 feet;

South $76^{\circ}38'55''$ West a distance of 487.94 feet;

South $44^{\circ}38'55''$ West a distance of 523.90 feet;

South $63^{\circ}38'55''$ West a distance of 315.00 feet;

South $43^{\circ}38'55''$ West a distance of 268.16 feet to the Northeasterly Corner of Briarhill Subdivision No.2, Book 42, Page 3411;

thence along the boundary of said Briarhill Subdivision No.2 the following ten(10) courses:

South $43^{\circ}38'55''$ West a distance of 161.84 feet

South $63^{\circ}38'55''$ West a distance of 410.00 feet;

North $46^{\circ}21'05''$ West a distance of 130.00 feet;

South $63^{\circ}38'55''$ West a distance of 148.97 feet;

South $06^{\circ}21'05''$ East a distance of 130.00 feet;

South $54^{\circ}38'55''$ West a distance of 379.29 feet;

South $25^{\circ}21'05''$ East a distance of 132.27 feet to the northerly right-of-way of Collister Drive;

along said right-of-way South $80^{\circ}38'55''$ West a distance of 233.18 feet;

along a curve to the left with a radius of 265.50 feet and a central angle of $35^{\circ}25'27''$ an arc length of 164.15 feet (with a chord bearing of South $62^{\circ}56'12''$ West, and a chord

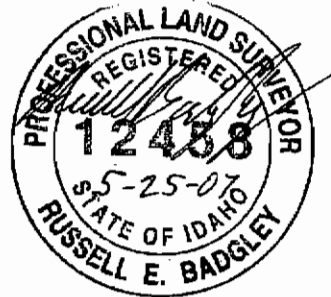
distance of 161.55 feet);
South 44°46'32" East a distance of 5.00 feet;
thence leaving said boundary of Briarhill Subdivision No.2 South 45°13'28" West a distance of 47.08 feet;
thence along a curve to the left with a radius of 566.92 feet and a central angle of 19°40'00" an arc length of 194.59 feet (with a chord bearing of South 35°23'28" West, and a chord distance of 193.64 feet);
thence leaving said right-of-way North 01°30'58" West a distance of 205.50 feet;
thence South 89°31'28" East a distance of 20.00 feet;
thence South 02°56'51" East a distance of 70.87 feet;
thence North 49°26'32" East a distance of 294.50 feet;
thence North 00°26'32" East a distance of 467.52 feet;
thence North 89°31'28" West a distance of 379.35 feet to the East line of the Southwest 1/4 of the Northwest 1/4 of said Section 20;
thence along said East line South 00°27'54" West a distance of 555.61 feet to the Center West 1/16 corner of said Section 20;
thence along the South line of said Southwest 1/4 of the Northwest 1/4 also being the North boundary line of Outlook Heights Subdivision, Book 60, Pages 6040-6041, North 89°01'58" West a distance of 990.48 feet;
thence leaving said South line and North boundary North 00°33'13" East a distance of 650.00 feet;
thence North 89°01'58" West a distance of 335.00 feet to the West line of said Southwest 1/4 of the Northwest 1/4;
thence along said West line of said Section 20 North 00°33'13" East a distance of 671.88 feet to the North 1/16 corner common to Sections 19 and 20, from which the Section Corner common to Sections 17, 18, 19 and 20 bears North 00°33'53" East a distance of 1,322.03 feet;
thence South 88°57'43" West a distance of 133.68 feet;
thence North 43°35'09" West a distance of 547.46 feet;
thence North 26°51'56" West a distance of 381.96 feet;
thence North 37°36'19" West a distance of 406.83 feet;
thence North 49°31'17" East a distance of 137.00 feet;
thence North 04°31'21" West a distance of 75.07 feet;
thence North 37°23'37" East a distance of 270.62 feet;
thence North 48°22'55" East a distance of 289.89 feet;
thence North 70°19'31" East a distance of 495.60 feet;
thence South 00°07'29" West a distance of 29.42 feet;
thence North 68°30'00" East a distance of 224.53 feet;
thence South 06°56'41" East a distance of 40.89 feet;
thence South 58°51'08" East a distance of 122.41 feet;
thence South 53°01'30" East a distance of 599.99 feet;
thence South 45°43'28" East a distance of 49.26 feet;
thence North 50°03'16" East a distance of 348.41 feet;
thence South 38°06'15" East a distance of 355.86 feet to the West 1/16 corner common to Sections 17 and 20 from which the Section Corner common to Sections 17, 18, 19 and 20 bears North 88°43'54" West a distance of 1321.22 feet;

thence along the North line of the Northeast 1/4 of the Northwest 1/4 of said Section 20 South 88°43'54" East a distance of 12.01 feet;
thence leaving said North line North 09°45'20" West a distance of 352.45 feet;
thence North 57°17'56" East a distance of 551.95 feet;
thence North 21°33'31" West a distance of 257.33 feet;
thence North 52°45'13" West a distance of 240.86 feet;
thence North 31°10'54" West a distance of 179.81 feet;
thence North 57°25'54" West a distance of 200.31 feet;
thence North 02°47'46" West a distance of 338.23 feet;
thence South 58°28'54" East a distance of 458.34 feet;
thence North 80°53'46" East a distance of 504.32 feet;
thence North 50°34'54" East a distance of 275.98 feet;
thence South 70°08'04" East a distance of 85.51 feet;
thence South 48°01'55" East a distance of 1,018.83 feet;
thence South 89°38'20" East a distance of 200.38 feet;
thence South 00°08'46" East a distance of 977.84 feet to the North line of the Northeast 1/4 of said Section 20;
thence along said North line South 88°43'54" East a distance of 1,967.75 feet to the POINT OF BEGINNING.

Said Parcel containing 14,108,404 square feet or 323.88 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION

Russell E. Badgley, P.L.S. 12458
Timberline Surveying
847 Park Centre Way, Suite 1
Nampa, Idaho 83651
(208) 465-5687



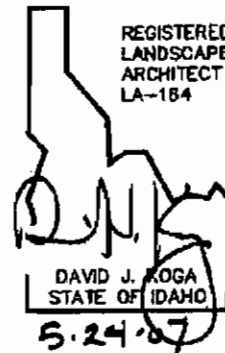
PLANO ROAD SUBDIVISION

Revegetation Plan
and
Erosion Control

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THE LAND GROUP, INC.

Landscape Architecture, Planning, Civil Engineering,
Golf Course Engineering and Irrigation, Graphic Communication

462 E. Shore Dr., Idaho 83616 • Phone (208) 939-4041 • Fax (208) 939-4445 • Email david@thelandgroupinc.com

This report outlines recommended revegetation plan and erosion control measures for disturbed cut and fill slopes within the project limits as defined on the accompanying plan. These recommendations are made to prevent short term and long term soil erosion as well as to provide an aesthetic revegetation which will blend with the existing natural surrounding area. The measures include revegetation and hydromulching procedures following topsoil distribution and fine grading. The area to be revegetated consists of disturbed areas related to grading for lot building pads, roads, and any other areas disturbed in the process of construction. The slopes to be affected vary widely in degree and aspect. The existing vegetation consists primarily of native dryland shrubs, grasses and forbs. Introduced species of weeds are also present and vary in number, location and type.

General Earthwork

All work shall be limited to the area required for construction with minimal, if any, disturbance to the surrounding natural slope or vegetation. All finished slopes shall be smooth and rounded to reflect a more natural transition to meet existing slopes.

Site Preparation

Earthwork process should begin with clearing large shrubs from the areas to be disturbed. Woody stems and branches may be chipped on site to provide soil textural improvement, or removed and disposed of. Natural topsoil occurs at varying depths on the project site. The topsoil should be excavated and stockpiled at designated storage areas prior to the proposed grading operation.

Topsoil Distribution

Once the general earthwork is complete and rough grading has been accomplished, the topsoil should be redistributed over the area to a minimum depth of four (4) inches. Where needed, slopes should be graded with serration to hold topsoil adequately. Topsoil should be spread and lightly compacted utilizing a small cleated tractor moving perpendicular to the contours or another method with equal capability. It is our recommendation that any necessary mechanical means of erosion control be accomplished as grading is completed.

Once topsoil has been distributed and graded, revegetation seeding shall follow immediately. In order to eliminate surface crusting and to facilitate better root penetration, the surface should be scarified or again "tracked" prior to seeding.

Seeding

Apply seed to the project site by hydroseeding. The following information provides material and execution for seeding.

Seed Mixture:	Pure Live Seed % Mix
Bluebunch Wheatgrass	6.0
Thickspike Wheatgrass	14.81
Ephraim Wheatgrass	14.46
Covar Sheep Fesgue	5.57
Greatbasin Wildrye	9.0
Indian Rice Grass	6.0
Western Yarrow	5.26
Rubber Rabbit Brush	0.6
Canby Bluegrass	5.01
Lewis Blueflax	5.31
Sainfoin	9.02
Farewell To Spring	1.0
Steptoe Barley	17.03
Louisiana Sage	0.93
<hr/>	
Total Seed	40 lbs Pure Live Seed Install @ 20 lbs / acre

Fertile-Fiber Mulch Material

Kiwi Fertile-Fiber from "Quattro Environmental", a composted poultry based mulch material free of growth or germination inhibiting ingredients. Apply at the rate of 2000 lbs. per acre.

Organic Soil Amendment

Kiwi Power from "Quattro Environmental" (or approved equal) – 5 gallons per acre.

Tackifier

Mulch tackifier soil stabilizer – Ecology controls M-Binder. Tackifier applied at the rate of 80 lbs. per acre.

Granite Seed
1697 West 2100 North
P.O. Box 177
Lehi, Utah 84043
1-800-768-4433
(or approved equal)

Erosion Control Blankets

- a. "Bonterra" Erosion Blankets
Terra Enterprises
P.O. Box 9485
Moscow, Idaho 83843
1-208-882-9489
(or approved equal)
- b. Bonterra Erosion Blanket 'S2' – on greater than 2:1 slopes.
- c. Staples: 16 gauge, 8" long "U" shaped securing pins. 2 staples per square yard.

Hydroseeding

Mix specified seed and organic soil amendment in water per manufacturer's recommendations. Apply seeded slurry evenly in two intersection directions. Do not hydroseed area in excess of that which can be mulched on same day. Keep off roads, walks, structures and areas not to be seeded. Clean up these areas.

After hydroseed, track in seed using a cleated crawler with track marks perpendicular to the slope.

After tracked, mulch slope with 2000 lbs. per acre of fertile-fiber mulch material and 80 lbs. per acre of tackifier.

Immediately following mulch and tackifier, cover seeded slopes greater than 2:1 with erosion control blankets. Install per manufacturer's recommendations. Anchor blankets loosely and in full contact with the soil. Overlap blanket edges approximately 2" and staple. Install blankets so edge overlaps are shingled away from prevailing winds. Overlap blanket ends 6", upper blanket over lower blanket, and staple using five staples. Cut excess blanket with scissors and anchor at end of slope.

Maintenance

Immediately reseed areas which show bare spots. Minimum acceptable plant coverage is 80 percent after one growing season. Protect seeded areas with warning signs during maintenance period. The seed will require approximately ninety (90) days of favorable growing conditions to germinate and become established for successful survival with normal minimal summer precipitation.

Seeding Time

The optimal seeding time shall be in fall, between mid September and mid October. If this is not accomplished, then seeding should be in early spring, as soon as soil is workable (not muddy) March and mid May. This planting time provides the optimum weather conditions for seed germination and seedling survival rate. Seeding after November 15, 'dormant seeding' insures that the seed does not germinate prior to freezing winter temperatures and seed should be in place for the early spring rains.

Water

This project will rely primarily upon natural precipitation for seed germination and establishment. The natural precipitation at the site provides marginal moisture for revegetation efforts. If deemed necessary, contractor will provide supplemental water to ensure proper seed germination during low precipitation times of year.

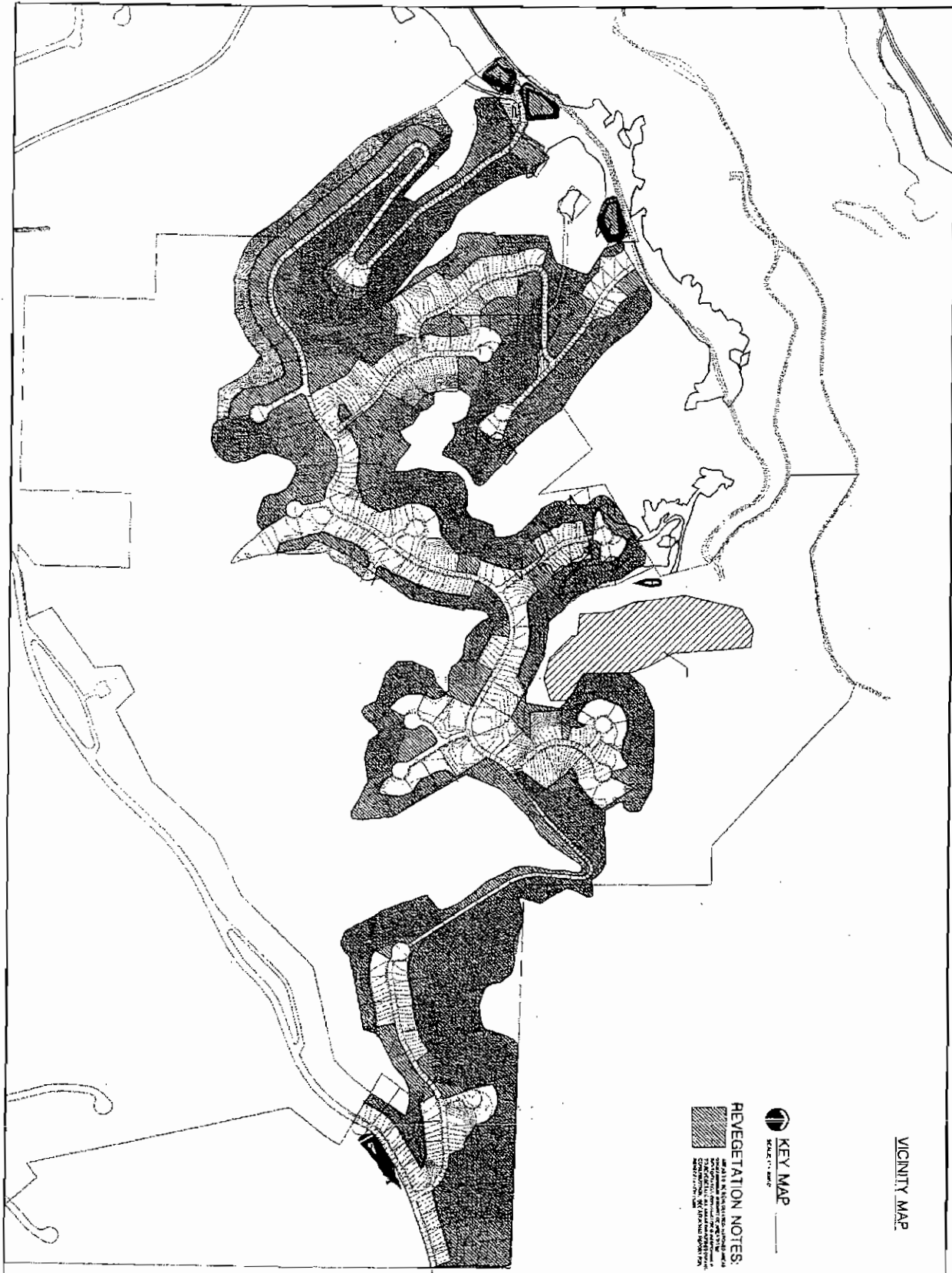
Fertilization

Fertilization is not recommended for reclamation seeding due to promotion of weed competition.

Erosion Control

Under normal circumstances and adherence to the construction practices described in the specifications, the above recommended erosion control measure should provide a stable slope condition. To avoid incidental erosion, it is imperative that the slopes, once prepared, remain undisturbed until seeding commences.

An 80% vegetation cover is recommended to control erosion. If an unusual season occurs with excessive rainfall and run-off, the following measures should be taken. Surface conditions should be monitored daily. If erosion detrimental to the slope is observed or anticipated due to excessive rainfall, one or more remedial measures should be implemented as recommended by the project Geotechnical Engineer. Surface runoff should be controlled with interceptor ditches constructed at the top of slope and at down slope intervals as required. Trenching should occur at shallow angles to the contours to minimize flow velocity. Under severe runoff conditions ditches may require erosion control measures to collect sediment and to prevent ditch erosion. Should erosion sediments threaten adjacent properties or drainage systems, the toe of slope may be lined with bales or silt fences to contain sediments on-site.



VICINITY MAP

KEY MAP

REVEGETATION NOTES:
 ALL AREAS SHOWN ON THIS MAP ARE
 BASED ON AERIAL PHOTOGRAPHS AND
 FIELD SURVEYS. THE AREAS SHOWN
 ON THIS MAP ARE NOT TO BE USED FOR
 ANY OTHER PURPOSES.

		<p>Boise Foot Hills Revegetation Plan Boise, Idaho</p>	
	<p>THE IDAHO DEPARTMENT OF LANDS 1000 S. GARDEN STREET BOISE, IDAHO 83725 TEL: 208-333-2000 FAX: 208-333-2001 WWW.IDL.IDAHO.GOV</p>		
<p>SCALE: 1" = 1000'</p>	<p>DATE: 10/2004</p>	<p>PROJECT: Boise Foot Hills Revegetation Plan</p>	<p>PROJECT NO.: 1.10</p>

PLEASE RETURN TO: BOISE CITY PLANNING & DEVELOPMENT SERVICES - SUBDIVISIONS
150 NORTH CAPITOL BOULEVARD
BOISE, IDAHO 83702
FAX # 433-5654 OR E-MAIL TO: vdescalfani@cityofboise.org

PLEASE RETURN BY: June 15, 2007

Transmittal Date: June 6, 2007 Tentative Hearing Date: August 6, 2007

SUBJECT: Plano Road Subdivision; SUB07-00065
PLAT: Preliminary Plat
LEAD AGENCY: Boise City
LOCATION: North of Hill Road and Collister

Developer's Name: Stewart Land Group, 6995 S Union Park Ctr, Midvale, Ut 84047
Developer's Phone: 801-263-9126
Engineer's Name: Azimuth Engineering, 5243 S Green Pine Drive, Murray, Ut 84123
Engineer's Phone: 801-261-3900

TO:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Ada County Assessor | <input checked="" type="checkbox"/> Central District Health Department |
| <input checked="" type="checkbox"/> Ada County Engineer/Surveyor | <input type="checkbox"/> Department of Lands, State of Idaho |
| <input checked="" type="checkbox"/> Ada County GIS | <input type="checkbox"/> Bureau of Reclamation, Dept of Interior |
| <input checked="" type="checkbox"/> ACHD, Planning & Development | <input checked="" type="checkbox"/> Drainage District |
| <input checked="" type="checkbox"/> Airport Director | <input checked="" type="checkbox"/> Irrigation District |
| <input checked="" type="checkbox"/> Valley Regional Transit - Christine Floor | <input type="checkbox"/> Boise Project Board of Control |
| <input checked="" type="checkbox"/> PDS - Marlene Southard | <input checked="" type="checkbox"/> Boise School |
| <input checked="" type="checkbox"/> PDS-Karen Gallagher-reduced copy | <input type="checkbox"/> Meridian School |
| <input checked="" type="checkbox"/> PDS - Tricia Nilsson | <input checked="" type="checkbox"/> NRCS (formerly Ada Soil Conser Dist) |
| <input checked="" type="checkbox"/> Fire Dept -Mark Senteno | <input checked="" type="checkbox"/> Idaho Power Company |
| <input checked="" type="checkbox"/> Parks Dept - Cheyne Weston | <input checked="" type="checkbox"/> Intermountain Gas Company |
| <input checked="" type="checkbox"/> Public Wks - Hank Alarcon/Municipal Lighting | <input checked="" type="checkbox"/> Cable One |
| <input checked="" type="checkbox"/> Public Wks - John Tensen | <input checked="" type="checkbox"/> Qwest Communications |
| <input checked="" type="checkbox"/> Public Wks - John Johnson - Boise City | <input checked="" type="checkbox"/> United Water Idaho |
| <input checked="" type="checkbox"/> Public Wks - Rob Bousfield | <input type="checkbox"/> Capitol Water |
| <input checked="" type="checkbox"/> Public Wks- April Wing | <input type="checkbox"/> Idaho Transportation Dept. District III |
| <input checked="" type="checkbox"/> Public Wks - Kent Johnson | <input checked="" type="checkbox"/> Erosion Control - Steve Webb |
| <input checked="" type="checkbox"/> Ada County Development Svs-Connie Tennant | |

STATEHOUSE MAIL

Section 5-C-4 of the Boise City Subdivision Ordinance provides that if no written recommendation from any agency listed herein is received within five (5) days after such notification, the approval of the Preliminary Plat by such agency will be considered to be granted.

We request your comments and recommendation relative to any conditions within your influence area. Your input will be appreciated and carefully considered if received by the return date indicated.

AGENCY

SIGNATURE



John S. Franden, President
Rebecca W. Arnold, Vice President
Sherry R. Huber, Commissioner
Dave Bivens, Commissioner
Carol A. McKee, Commissioner

April 12, 2007

Mr. Roy Johnson
Johnson Engineering
9225 West Chinden
Garden City, Idaho 83714

Subject: Plano Lane

Dear Mr. Johnson:

Pursuant to Idaho Code § 40-202, ACHD may acquire an interest in real property for right-of-way purposes by recording a deed or other interest. ACHD does not incur any obligation to construct or maintain a highway within the right-of-way until ACHD determines to open a highway within the public right-of-way. The mere use of the right-of-way by the public does not constitute an opening of the public right-of-way. Idaho Code § 40-202 provides in pertinent part:

40-202. DESIGNATION OF HIGHWAYS AND PUBLIC RIGHTS-OF-WAY.

* * *

(2) If a county or highway district acquires an interest in real property for highway or public right-of-way purposes, the respective commissioners shall:

(a) Cause any order or resolution enacted, and deed or other document establishing an interest in the property for their highway system purposes to be recorded in the county records; or

(b) Cause the official map of the county or highway district system to be amended as affected by the acceptance of the highway or public right-of-way.

Provided, however, a county with highway jurisdiction or highway district may hold title to an interest in real property for public right-of-way purposes without incurring an obligation to construct or maintain a highway within the right-of-way until the county or highway district determines that the necessities of public travel justify opening a highway within the right-of-way. The lack of an opening shall not constitute an abandonment, and mere use by the public shall not constitute an opening of the public right-of-way.

(3) Highways laid out, recorded and opened as described in subsection (2) of this section, by order of a board of commissioners, and all highways used for a period of five (5) years, provided they shall have been worked and kept up at the expense of the public, or located and recorded by order of a board of commissioners, are highways. If a highway created in accordance with the provisions of this subsection is not opened as described in subsection (2) of this section, there shall be no duty to maintain that highway, nor shall there be any liability for any injury or damage for failure to maintain it or any highway signs, until the highway is designated as a part of the county or highway district system and opened to public travel as a highway.

(4) When a public right-of-way is created in accordance with the provisions of subsection (2) of this section, or section 40-203 or 40-203A, Idaho Code, there shall be no duty to maintain that public right-of-way, nor shall there be any liability for any injury or damage for failure to maintain it or any highway signs. (Emphasis added)

Pursuant to ACHD Policy section 7203 "Development Requirements", land developers are responsible for minimum required improvements and site specific improvements, including, but not limited to: every internal public street in the proposed development such as public alleys, local streets and/or residential collector streets, as well as any applicable off-site streets that are necessary to connect the development to a public street, improvements to all street frontages abutting the development site, and certain minor improvements. All required improvements must be done in accordance with ACHD Policy section 7204 "Design Elements" and construction must comply with the current edition of the Idaho Standards for Public Works Construction (ISPWC). Only when the required improvements have been made in accordance with all applicable ACHD policies and standards with construction as set forth in the latest edition of the ISPWC will ACHD declare a previously dedicated public right-of-way to be "open" pursuant to Idaho Code § 40-202 and thereby assume responsibility for its maintenance.

Ada County records indicate that approximately 710 feet of Plano Lane north of Hill Road was dedicated to the public by a Warranty Deed executed June 21, 1960, by John and Aili Kangas which was recorded on April 22, 1964 by John and Aili Kangas as Instrument Number 486518. ACHD records indicate that ACHD currently maintains Plano Lane as a public right-of-way for approximately 710 feet north of Hill Road. Ada County records also show that Joseph Barnes and Lilian Barnes recorded a Deed of Dedication on July 18, 1974, as Instrument Number 893344 for a continuation of Plano Lane. This portion of Plano Lane has not been accepted, nor is it maintained by, ACHD. Be advised that there are a number of locations where the alignment of the right-of-way as described in the deed does not match up to the existing road. There is at least one location where the right-of-way as described in the deed conflicts with an existing structure. Finally, there are a number of locations where the existing road and the right-of-way, as described in the deed, does not meet ACHD radius requirements. I have enclosed an ACHD GIS map that depicts the location of the previously dedicated public rights-of-way.

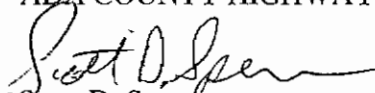
ACHD can accept the road under the process described above only upon completion of the following items.

1. Realign the road to meet ACHD radius requirements.
2. Revise the described right-of-way to eliminate conflict with existing structures and to match the location of the road as realigned.
3. The construction must be brought up to ACHD standards.

Please contact me at 387-6182 if you have any questions.

Sincerely,

ADA COUNTY HIGHWAY DISTRICT


Scott D. Spears
Staff Attorney

Enclosure - 1

cc: Gary Inselman, Manager, ROWDS
Legal/Central Files

Kerry Winn

From: David Couch [dscouch@adaweb.net]
Sent: Wednesday, May 23, 2007 2:52 PM
To: Kerry Winn
Subject: RE: Subdivision Name

RECEIVED

MAY 29 2007

PLANNING & DEVELOPMENT
SERVICES

May 23, 2007

Kerry Winn
Timberline Surveying

RE: Subdivision Name Reservation: PLANO ROAD SUBDIVISION

Dear Applicant,

At your request, I will reserve the name "PLANO ROAD SUBDIVISION" for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

Sincerely,
David J. Couch, PLS
Ada County Surveyor

For procedure on reserving subdivision names go to: <http://www.adaweb.net/devserv/survey/Rsubname.htm>
Check out the list of subdivision names at: <http://www.adaweb.net/devserv/survey/subnames.htm>

From: Kerry Winn [mailto:kwinn@stewartlandgroup.com]
Sent: Wednesday, May 23, 2007 1:14 PM
To: David Couch
Subject: FW: Subdivision Name

David,
I hadn't heard back from you. Had you received this email?
Kerry

-----Original Message-----

From: Kerry Winn [mailto:kwinn@stewartlandgroup.com]
Sent: Tuesday, May 15, 2007 2:17 PM
To: David Couch
Subject: RE: Subdivision Name

David,
Lets reserve the name PLANO ROAD SUBDIVISION which is located in Sections 17,18,19 and 20, Township 4N, Range 2E Boise-Meridian. Timberline Surveying, 847 Park Centre Way, Suite 1, Nampa, ID 83651 will be doing the plat.
Kerry

-----Original Message-----

From: David Couch [mailto:dscouch@adaweb.net]



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat SUB07-00065

Plano Road Subdivision

RECEIVED

JUN 15 2007

DEVELOPMENT
SERVICES

- 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.
- 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
 - bedrock from original grade
 - waste flow characteristics
 - other _____
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and/or 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
 - interim sewage
 - individual sewage
 - community sewage system
 - central water
 - individual water
 - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - sewage dry lines
 - community sewage system
 - central water
 - community water
- 10. Run-off is not to create a mosquito breeding problem.
- 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 13. We will require plans be submitted for a plan review for any:
 - food establishment
 - beverage establishment
 - swimming pools or spas
 - grocery store
 - child care center
- 14. Please see attached stormwater management recommendations
- 15. _____

Reviewed By: *[Signature]*

Date: *6/13/07*



Planning & Development Services

FACSIMILE TRANSMITTAL

Bruce D. Chatterton
Director

Boise City Hall
150 N. Capital Boulevard

Mailing Address
P. O. Box 500
Boise, Idaho 83701-0500

Phone
208/384-3830

Fax
208/384-3814

TDD/TTY
800/377-3529

Web
www.cityofboise.org/pds

Mayor
David H. Bieter

City Council
President
Elaine Clegg

Council ProTem
David Eberle

Yernon L. Bisterfeldt
Maryanne Jordan
Alon W. Sheoly
Jim Tibbs

Attn: Peter

Number: 461-3267

Department: _____

Date: 6/14 / 6-15

Organization: _____

Time: _____

From: Walter D.

Phone Number: (208) 384-3830

Fax Number: (208) 433-5654

Case Number: Plans

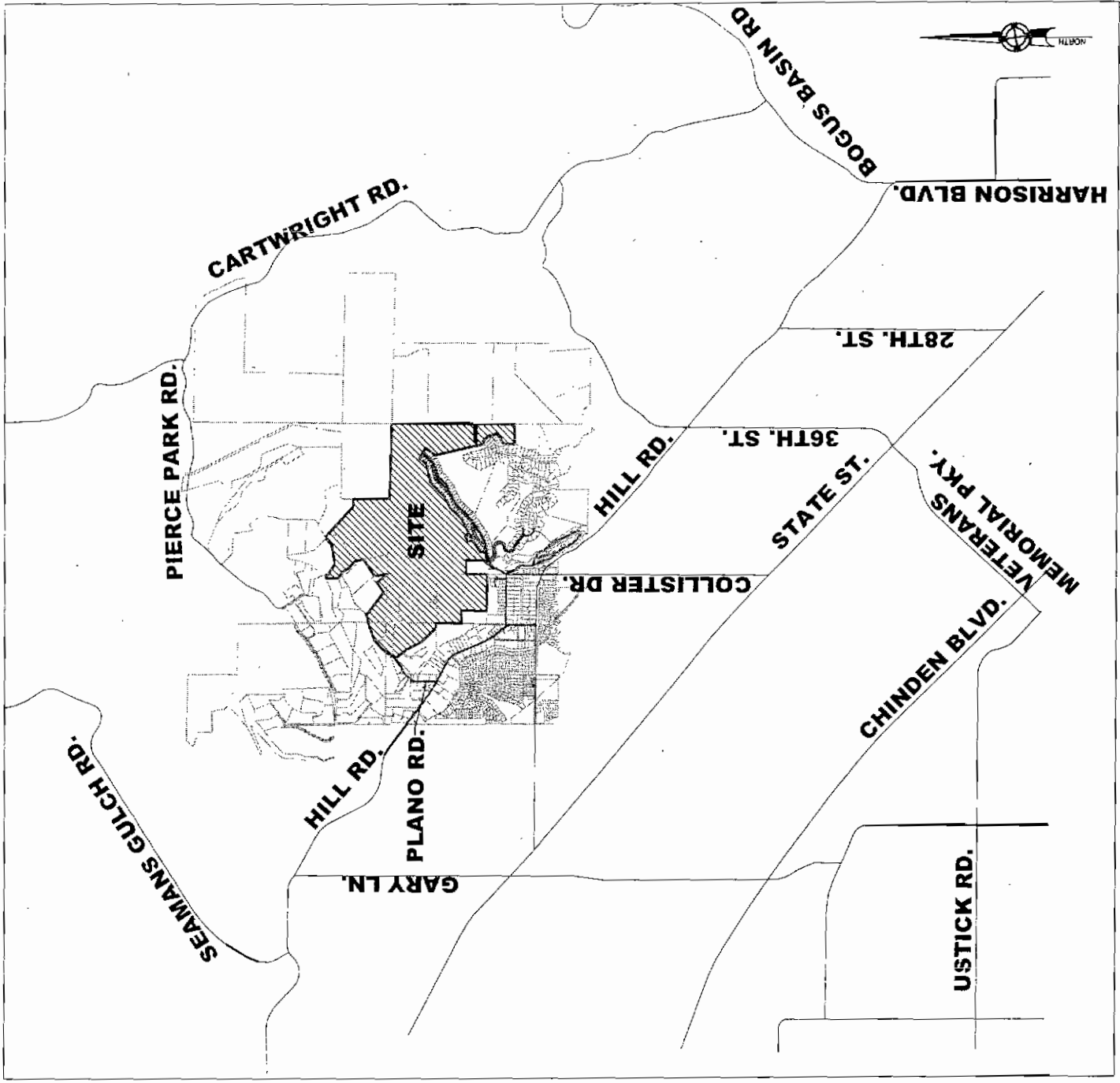
Total Pages (including this sheet): _____

Comments: Peter -
If you have further questions
Please call
Walter

If you do not receive all of the pages indicated, please call the above named individual at the number listed.

6/15 Here is the 2nd attempt!

5/28/07



KEY MAP
SCALE 1" = 4000'

RECEIVED
 MAY 29 2007
 PLANNING & DEVELOPMENT
 SERVICES

VICINITY MAP

Plano Lane

- Plano Ln/Kangas Deed 486518
Recorded June 21, 1960
- Plano Ln/Garther Deed 491551
Recorded November 22, 1960
- Plano Ln. Deed 893344
Recorded July 18, 1974

2003 Aerial Photo



1 inch equals 300 feet



Map created by Dhausch
Friday, April 06, 2007

ACHD MAINTAINS
PLANO LN. FROM
HILL RD.
APPROXIMATELY
710 FT TO
THIS POINT

HILL RD

