PRELIMINARY PLAT
SAGECANYON SUBDIVISION

A PORTION OF LOT 20 OF HARRISON HILLS SUBDIVISION
WITHIN THE SW 1/4 OF THE NE 1/4 OF SECTION 34
TOWNSHIP 4 NORTH. RANGE 2 EAST, BOISE MERIDIAN
BOISE CITY, ADA COUNTY, IDAHO

2011

N

50 25 0 25 50 100

SCALE: 1 INCH = 50 FEET

NOTES

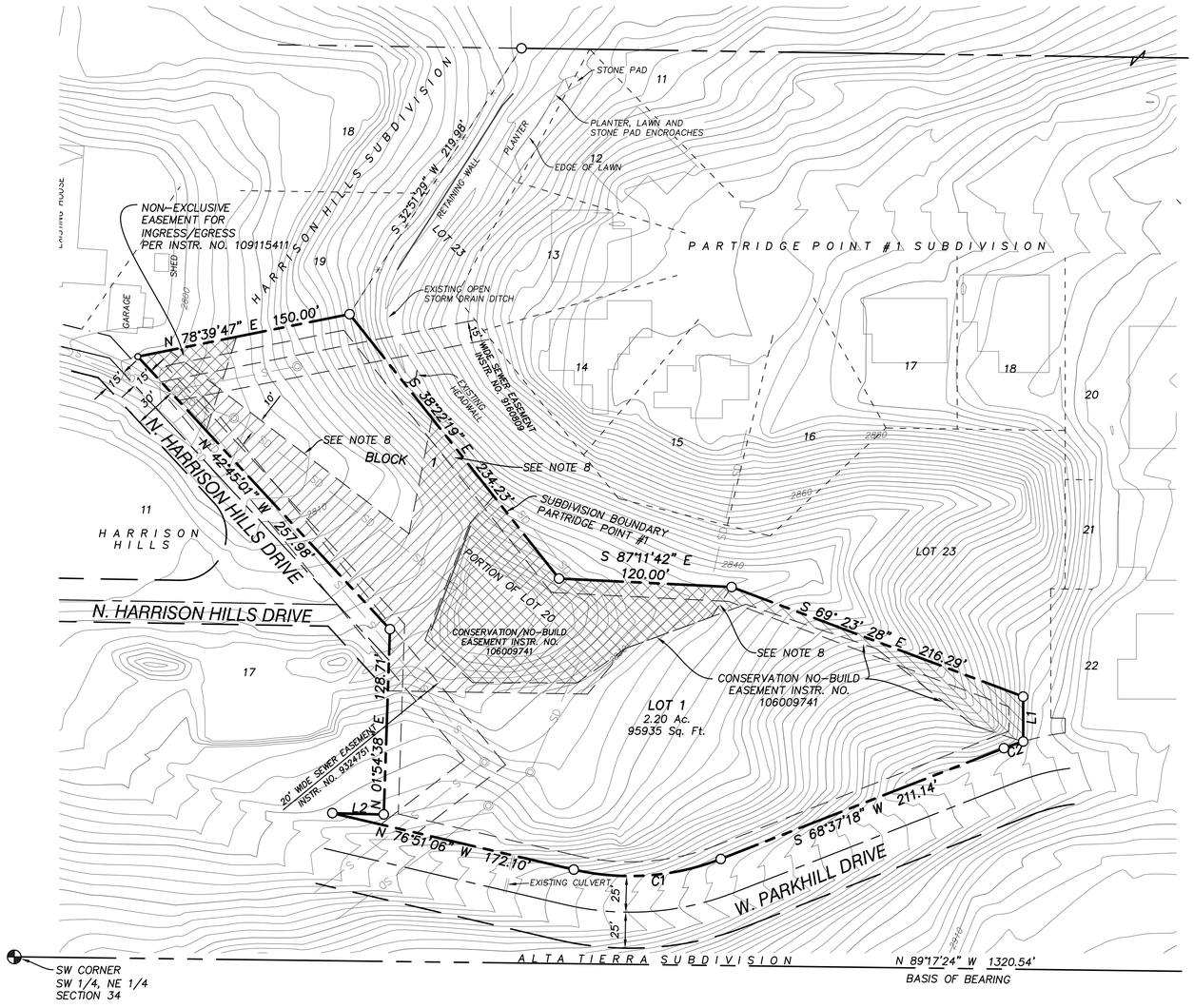
1. A TEN (10) FOOT WIDE EASEMENT IS HEREBY RESERVED ADJACENT TO THE PROPOSED SUBDIVISION BOUNDARY LINES AND ALL PUBLIC RIGHTS-OF-WAY FOR BOISE CITY STREET LIGHTS, DRAINAGE, IRRIGATION AND UTILITY PURPOSES.
2. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF BOISE, OR AS SPECIFICALLY APPROVED
3. THIS SUBDIVISION WILL BE SUBJECT TO THE REQUIREMENTS OF THE CURRENT ADDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AS REGULATED BY CITY OF BOISE.
4. TOTAL SITE AREA = 2.20 ACRES.
5. CURRENTLY ZONED R-1B.
6. MINIMUM LOT SIZE FOR THE PROPOSED R-1B ZONE IS 9,000 Sq. Ft.
7. VERTICAL DATUM USED IN THIS DRAWING IS NAVD 88.
8. EASEMENT RESERVED FOR ADA COUNTY HIGHWAY DISTRICT STORM WATER RETENTION MAINTENANCE, PUBLIC UTILITIES AND INGRESS/EGRESS.
9. DIRECT LOT ACCESS TO PARKHILL DRIVE FROM LOT 1, BLOCK 1 IS PROHIBITED.

LINE TABLE		
LINE	LENGTH	BEARING
L1	31.17	S 00°05'29" E
L2	35.71	N 88°30'12" W

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	172.57	34°29'58"	103.91	S 85°52'18" W	102.35
C2	175.78	4°37'47"	14.20	S 70°56'04" W	14.20

VICINITY MAP

SCALE: 1"= 500'



LEGEND

- PROPERTY BOUNDARY LINE
- PROPOSED LOT LINE
- ORIGINAL LOT LINE
- PUBLIC RIGHT-OF-WAY LINE
- EASEMENT
- CENTER LINE
- SECTION LINE
- EXISTING SEWER
- EXISTING STORM DRAIN LINE
- EXISTING ROAD
- EXISTING FENCE
- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- FOUND 5/8" STEEL PIN
- FOUND 1/2" STEEL PIN
- CALCULATED POINT, NOTHING SET OR FOUND
- FUTURE SET 1/2" STEEL PIN WITH CAP MRE 8793
- EXISTING WATER METER
- EXISTING MANHOLE
- EXISTING TELEPHONE RISER

ENGEBRITSON LAND SURVEYS, INC.
2251 S. SUMAC STREET
BOISE, IDAHO 83706
PHONE (208) 859-6032 FAX (208) 383-0892

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TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN
BOISE CITY, ADA COUNTY, IDAHO

OWNER/DEVELOPER
ROBERT AND STACEY JARDINE
1409 N. 6TH STREET
BOISE, ID 83702
208-250-1363

PROFESSIONAL LAND SURVEYOR
REGISTERED
8793
STATE OF IDAHO
MICHAEL R. ENGEBRITSON

DRAWING DIRECTORY
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REVISIONS	
DESCRIPTION	DATE
ITEM	

SHEET 1 OF 1