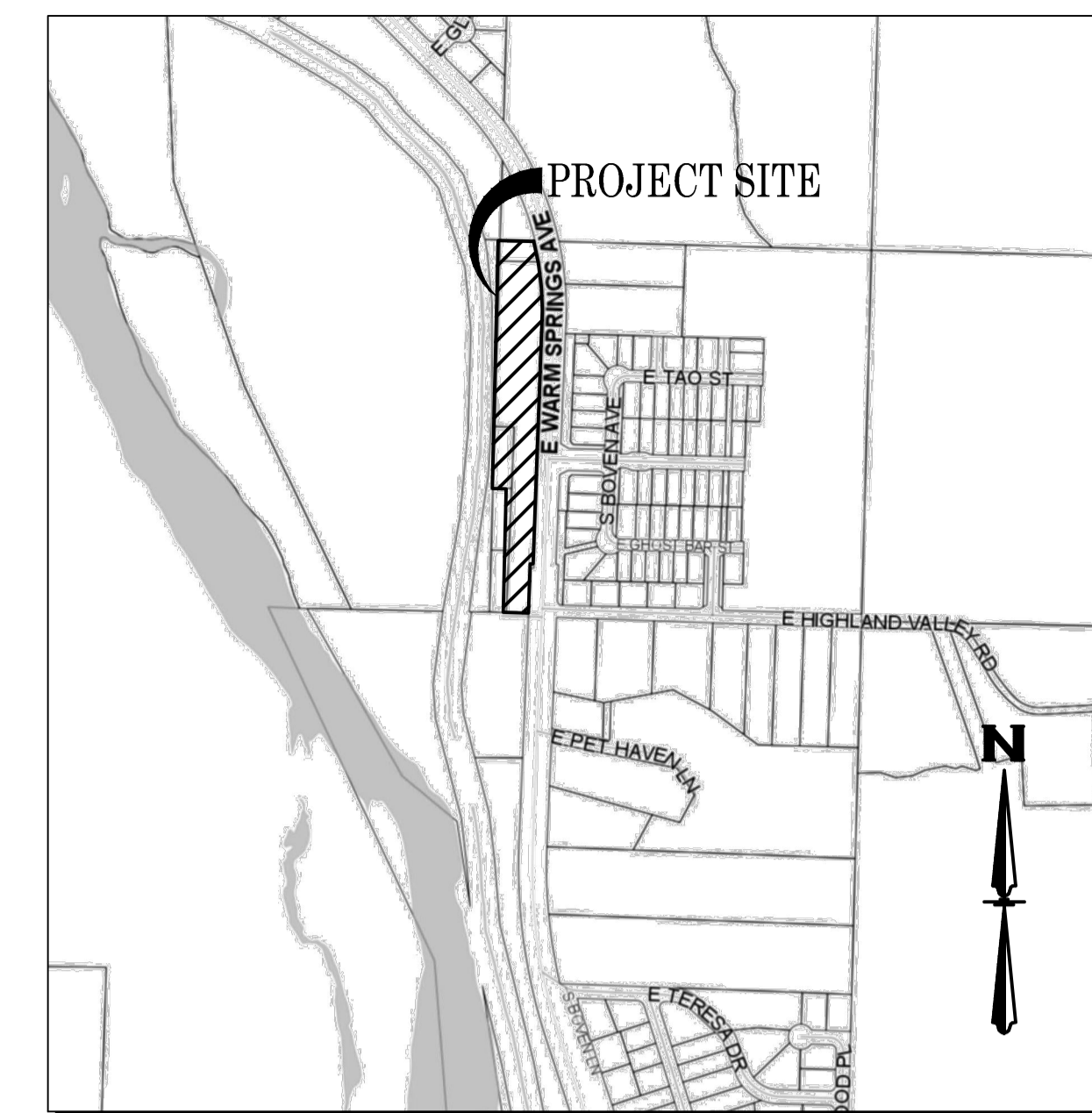
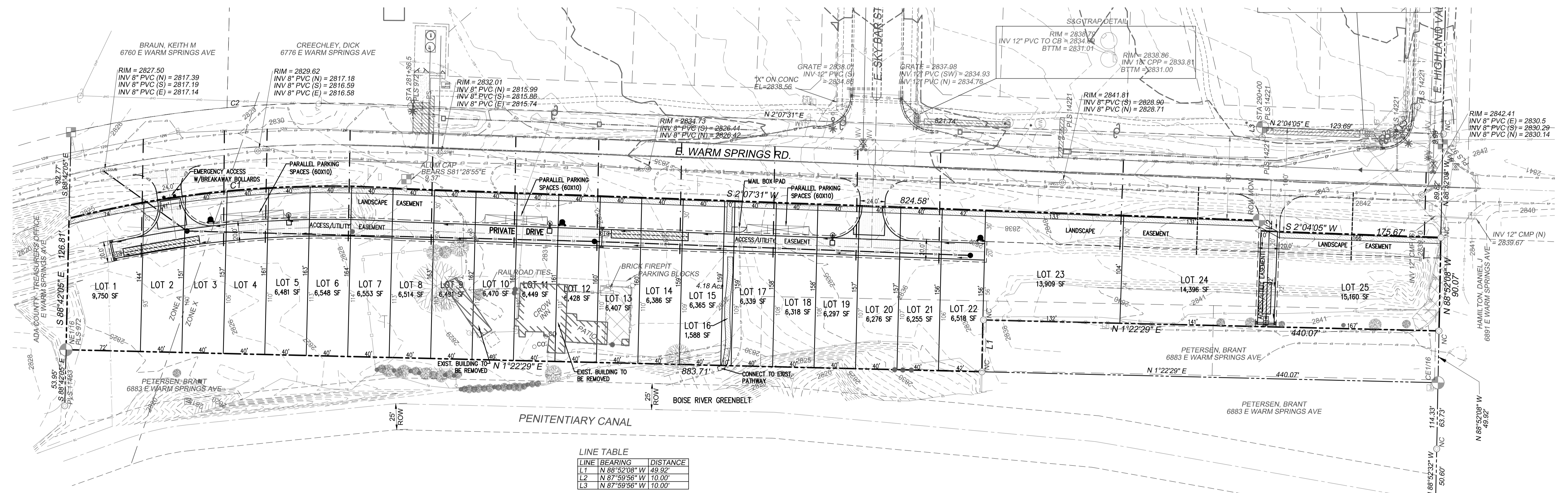


# PRELIMINARY PLAT FOR BCI SUBDIVISION

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF OF THE NE 1/4 SECTION 33,  
T.3N., R.3E., B.M., ADA COUNTY, IDAHO  
2016



VICINITY MAP  
1" = 800'



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 88°32'08" W	49.92'
L2	N 87°59'56" W	10.00'
L3	N 87°59'56" W	10.00'

**CURVE TABLE**

CURVE	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH
C1	328.65'	18°03'28"	1036.47'	S 4°59'00" E	328.30'
C2	330.00'	16°56'07"	1116.47'	N 4°26'10" W	328.80'
C3	39.61'	90°46'33"	25.00'	N 43°16'07" W	35.59'

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

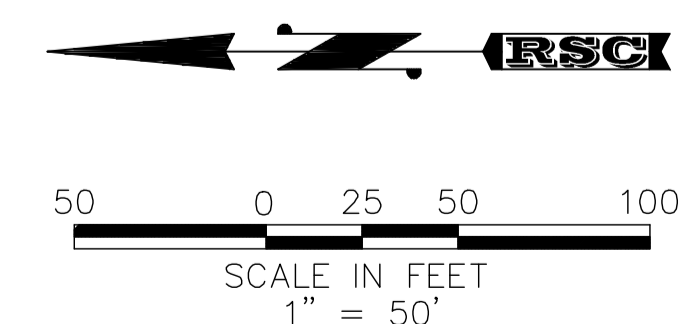
**CALL BEFORE YOU DIG!**  
CALL DIGLINE INC.  
PRIOR TO COMMENCING  
UNDERGROUND WORK  
208-342-1585

**LAND SURVEYOR**  
SAWTOOTH LAND SURVEYING LLC.  
2030 S. WASHINGTON AVE.  
EMMETT, ID 83617  
(208) 398-6104

**CIVIL ENGINEER**  
JIM E. COSLETT, P.E.  
ROCK SOLID CIVIL LLC  
270 N. 27th ST. SUITE 100  
BOISE, ID 83702  
(208) 342-3277

**UTILITY REPRESENTATIVES**

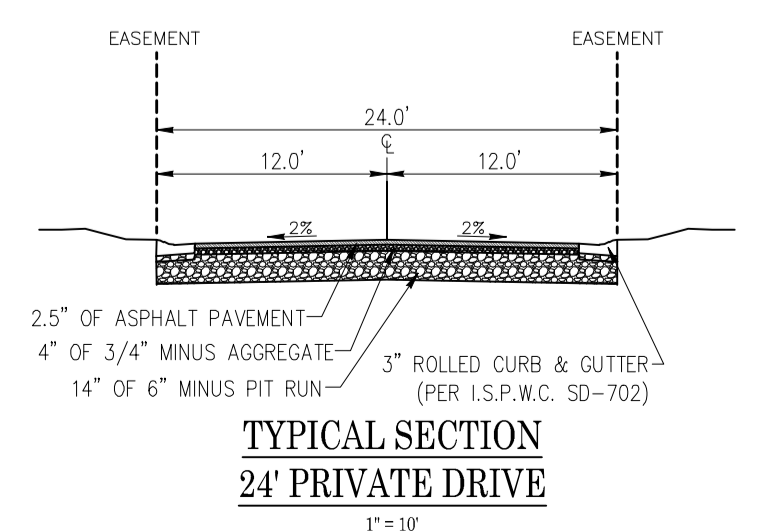
UTILITY	REPRESENTATIVES	PHONE
GAS	INTERMOUNTAIN GAS	(208) 377-6839
ELECTRICITY	IDAHO POWER	(208) 388-6320
TELEPHONE	CENTURY LINK	1-877-290-5458
CABLE TV	CABLE ONE	(208) 375-8288
SEWER	CITY OF BOISE	(208) 384-3900
WATER	UNITED WATER OF IDAHO	(208) 382-7200
ROADS	ADA COUNTY HIGHWAY DISTRICT	(208) 334-8000
IRRIGATION	N/A	
FIRE	CITY OF BOISE	(208) 570-6500



**CALL BEFORE YOU DIG!**  
CALL DIGLINE INC.  
PRIOR TO COMMENCING  
UNDERGROUND WORK  
208-342-1585

**GENERAL LEGEND**

	BOUNDARY LINE
	LOT LINE
	EASEMENT LINE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED SANITARY SEWER
	PROPOSED WATER SERVICE
	PROPOSED ROLLED CURB/ACCESS EASEMENT
	PROPOSED CONCRETE OR ASPHALT PATHWAY
	ASPHALT ACCESS ROAD
	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT
	PROPOSED DRAINAGE FACILITY
	EXISTING RIGHT-OF-WAY
	SECTION LINE
	EXISTING SEWER
	EXISTING WATER
	EXISTING EDGE OF PAVEMENT
	EXISTING OVERHEAD POWER LINES
	EXISTING FENCE LINE
	EXISTING GROUND CONTOUR



- NOTES:**
- SANITARY SEWER MAINS SHALL BE 8" DIAMETER UNLESS OTHERWISE SHOWN.
  - WATER MAINS SHALL BE 8" DIAMETER UNLESS OTHERWISE SHOWN.
  - SURFACE STORM WATER DRAINAGE SHALL BE DIRECTED TO DRAINAGE FACILITIES AS SHOWN.
  - THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
  - ALL LOTS ARE TO BE DESIGNATED SINGLE FAMILY RESIDENTIAL EXCEPT; LOT 16, BLOCK 1, WHICH WILL BE A COMMON LOT OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
  - A PORTION OF THIS PROJECT IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN, (ZONE "A"), PER FIRM 1600100315 H DATED 2-19-03.

**DEVELOPMENT FEATURES:**

TOTAL ACRES.....±4.18 ACRES  
TOTAL LOTS.....25  
BUILDABLE LOTS.....25  
COMMON LOTS/ACRE.....0/0 ACRES  
DENSITY DU/ACRES.....4.18 ACRES  
EXISTING ZONING.....A-1  
(CITY OF BOISE)  
MINIMUM RESIDENTIAL LOT SIZE.....5,904 sq.ft.  
AVERAGE RESIDENTIAL LOT SIZE.....7,500 sq.ft.

**Revisions**

Date	Description
1	
2	
3	
4	

**ROCK SOLID CIVIL**  
Civil Engineering and Land Development Consulting  
270 N. 27th Street, Suite 100, Boise, ID 83702  
www.rocksolidcivil.com

**REUSE OF DRAWINGS**  
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BCI SUBDIVISION  
PRELIMINARY PLAT

Project Name  
Sheet Name  
Stamp  
**PROFESSIONAL ENGINEER**  
REGISTERED  
10692  
STATE OF IDAHO  
JIM E. COSLETT

Project No. RSC-1600  
Drawn By: RLC  
Date: 10 February 2016  
Sheet No.  
**C1**  
1 of 1