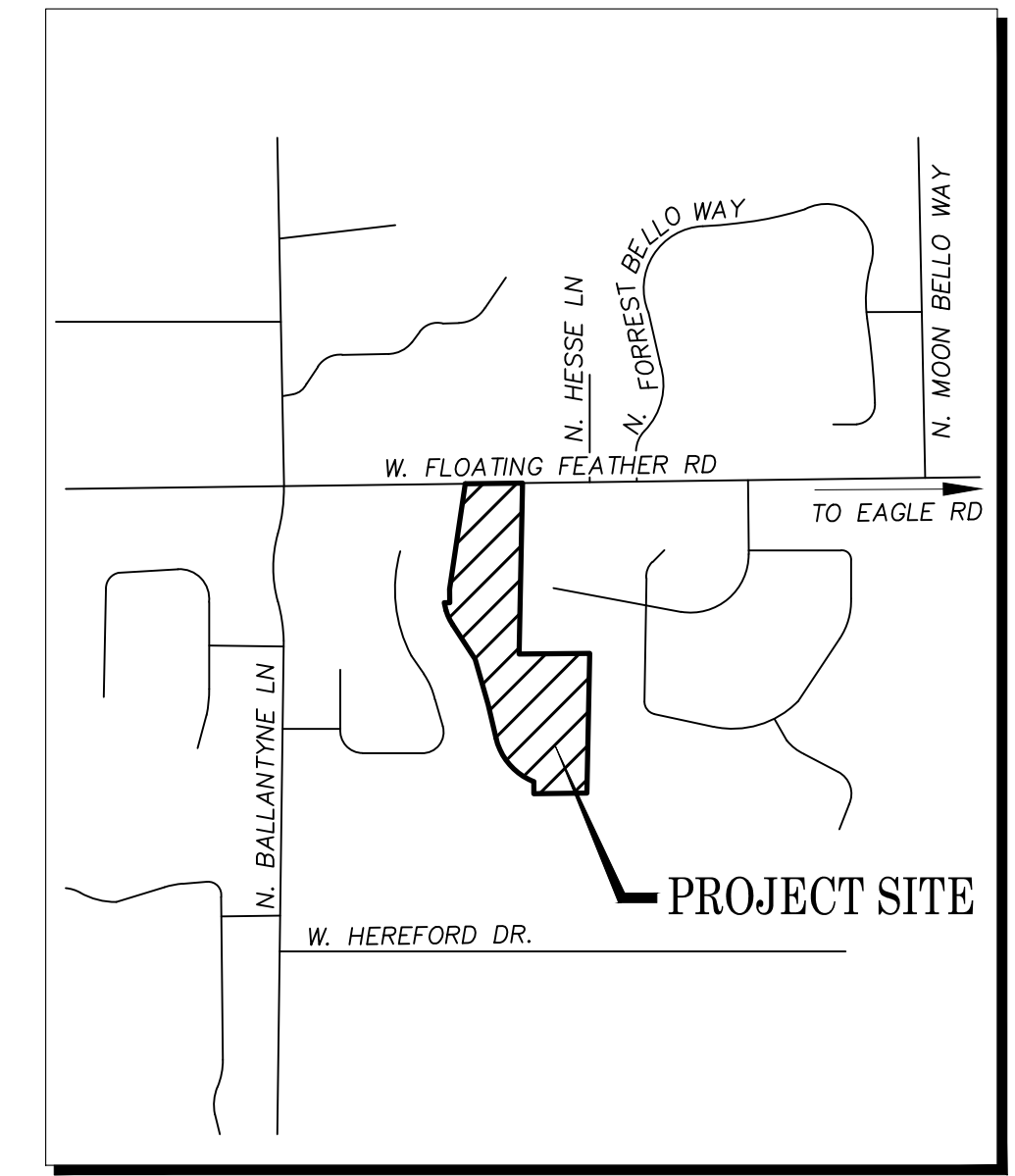
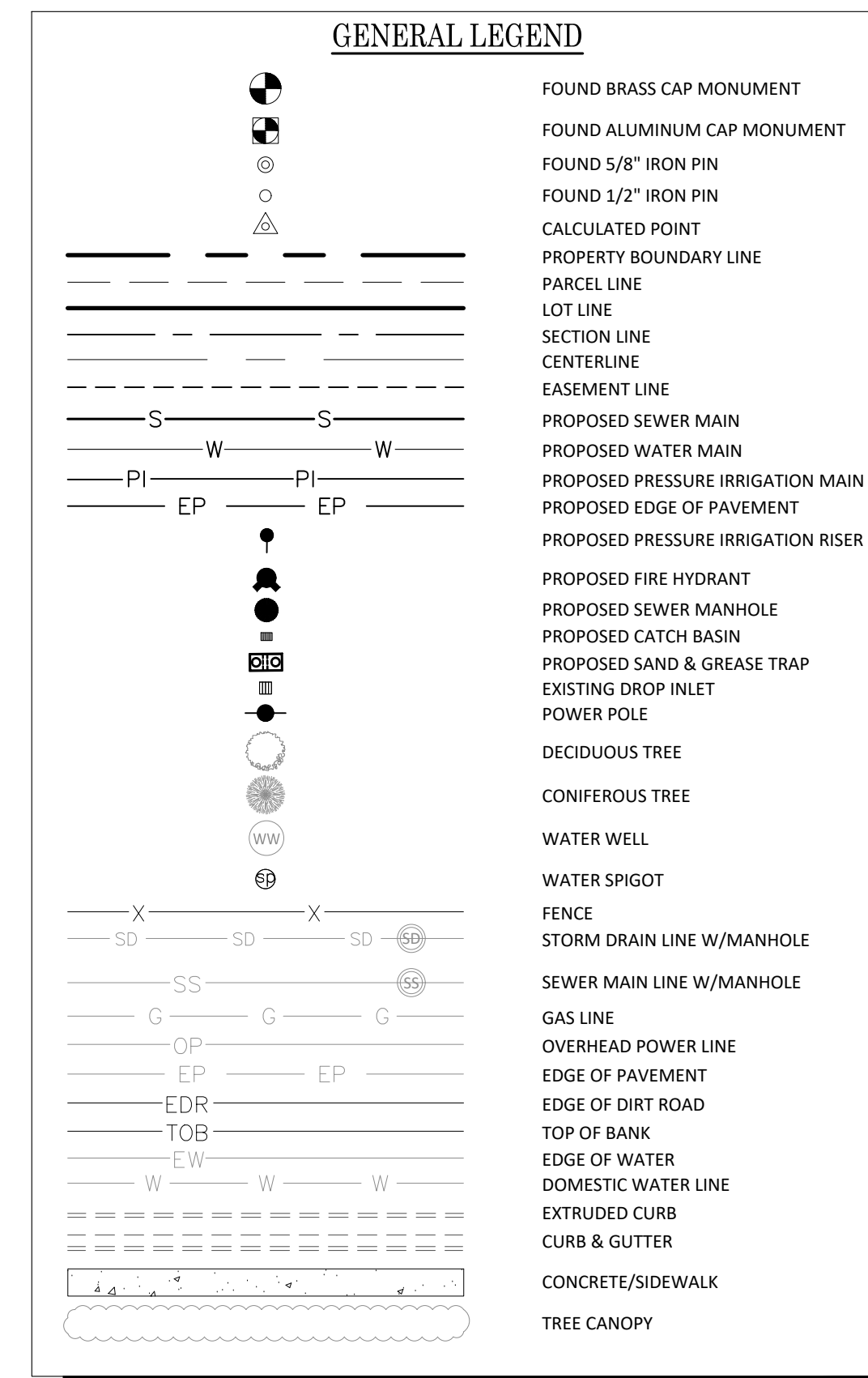


PRELIMINARY PLAT FOR HIDDEN POND SUBDIVISION

A PARCEL OF LAND LOCATED WITHIN THE NE 1/4 OF THE NE 1/4 SECTION 7,
T.4N., R.1E., B.M., EAGLE, ADA COUNTY, IDAHO
2020



VICINITY MAP
1" = 800'



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	267.50	255.18	245.61	N41°01'23\"/>	
C2	236.88	67.41	67.18	N24°57'50\"/>	

SITE DATA:

TOTAL ACRES.....	49.85 ACRES
AREA EXCLUDING LOTS 11 AND 12.....	45.12 ACRES
TOTAL LOTS.....	12
RESIDENTIAL LOTS.....	7-BUILDABLE, 1 EXISTING
EXISTING ZONING.....	R-E (CITY OF EAGLE)
PROPOSED ZONE.....	R-3-DA-P
MINIMUM R-3 RESIDENTIAL LOT SIZE.....	10,000 sq.ft.
MINIMUM PROPOSED LOT SIZE.....	14,789 sq.ft.
AVERAGE RESIDENTIAL LOT SIZE.....	39,607 sq.ft.
OPEN SPACE.....	2.10 ACRES (36.0%)

BUILDING SETBACKS:

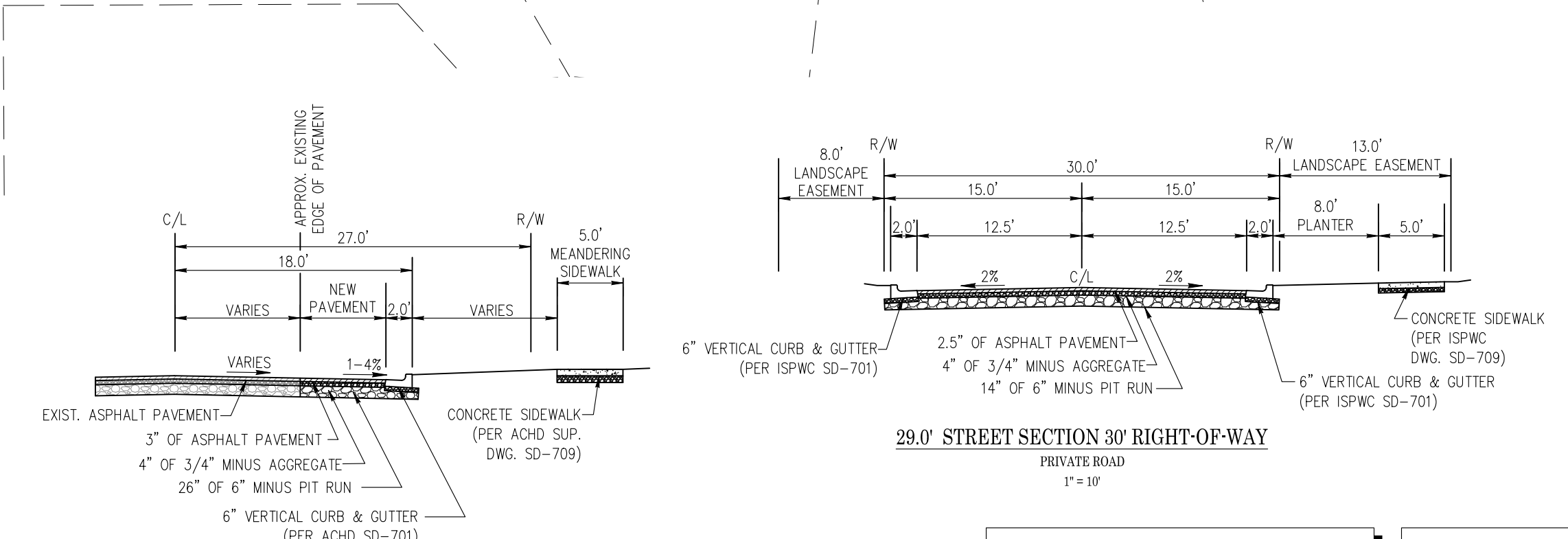
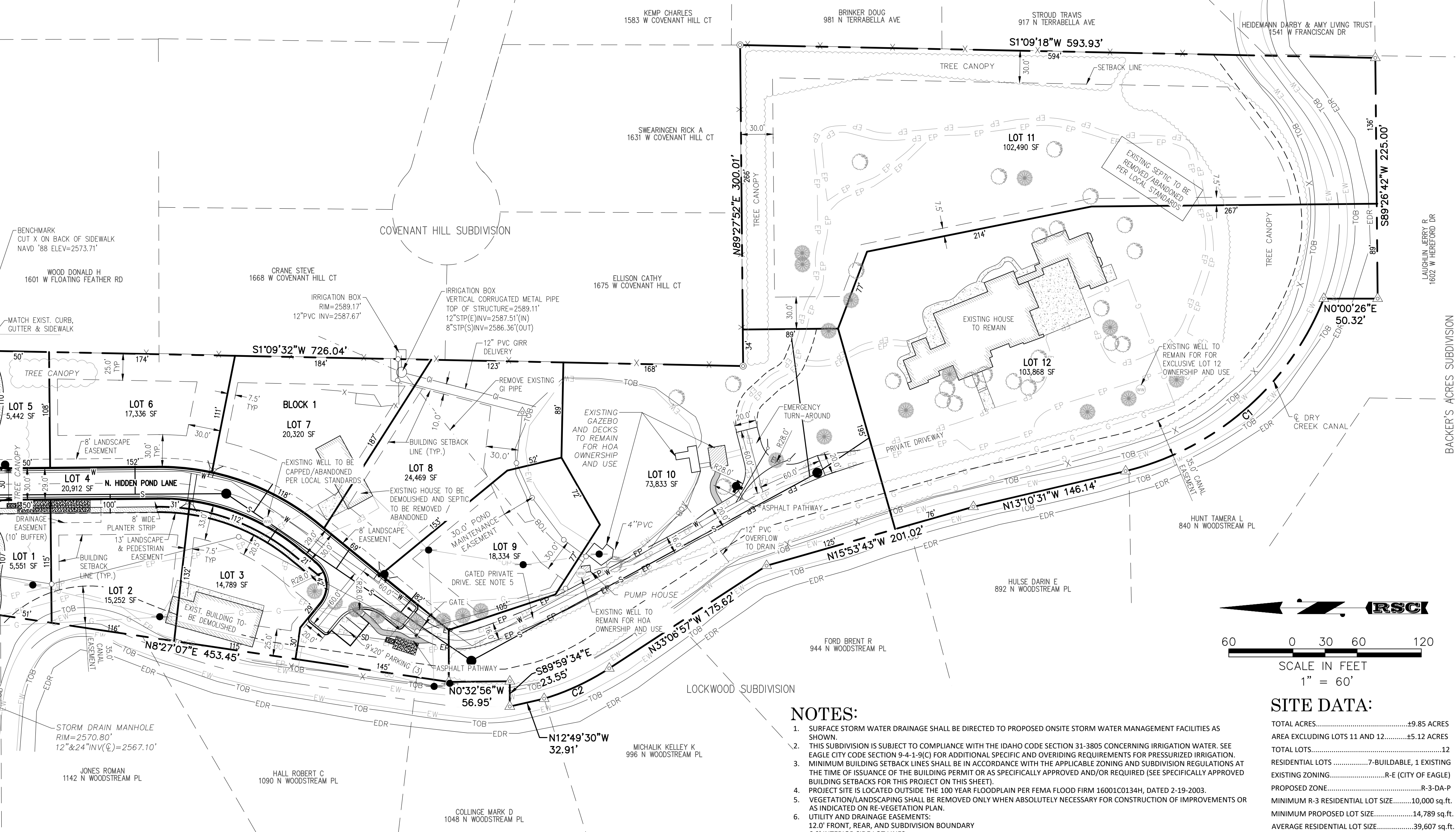
FRONT.....	30.0'
LOTS 2&3.....	33.0' (LIVING) 38.0' (GARAGE)
STREET SIDE.....	20.0'
REAR.....	25.0'
SIDE.....	7.5'
LOT 6 (SOUTH PROPERTY LINE).....	30.0'
LOT 11 (SECOND STORY)(EAST PROPERTY LINE).....	12.5'

UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVE	PHONE
GAS	INTERMOUNTAIN GAS	(208) 377-6839
ELECTRICITY	IDAHO POWER	(208) 388-6320
TELEPHONE	CENTURY LINK	(208) 385-2144
CABLE	SPARKLIGHT	(208) 375-8288
SEWER	EAGLE SEWER DISTRICT	(208) 939-0132
WATER	EAGLE WATER COMPANY	(208) 939-0242
ROADS	ADA COUNTY HIGHWAY DISTRICT	(208) 454-8135
IRRIGATION	FARMERS UNION DITCH COMPANY	(208) 345-2510
FIRE	EAGLE FIRE DEPARTMENT	(208) 939-6463

NOTES:

- SURFACE STORM WATER DRAINAGE SHALL BE DIRECTED TO PROPOSED ONSITE STORM WATER MANAGEMENT FACILITIES AS SHOWN.
- THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER. SEE EAGLE CITY CODE SECTION 9-4-1-90 FOR ADDITIONAL SPECIFIC AND OVERRIDING REQUIREMENTS FOR PRESSURIZED IRRIGATION.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED (SEE SPECIFICALLY APPROVED BUILDING SETBACKS FOR THIS PROJECT ON THIS SHEET).
- PROJECT SITE IS LOCATED OUTSIDE THE 100 YEAR FLOODPLAIN PER FEMA FLOOD FIRM 16001C0134H, DATED 2-19-2003.
- VEGETATION/LANDSCAPING SHALL BE REMOVED ONLY WHEN ABSOLUTELY NECESSARY FOR CONSTRUCTION OF IMPROVEMENTS OR AS INDICATED ON RE-VEGETATION PLAN.
- UTILITY AND DRAINAGE EASEMENTS: 12.0' FRONT, REAR, AND SUBDIVISION BOUNDARY 6.0' INTERIOR SIDE LOT LINES.
- LOTS 1, 4, 5, AND 10, BLOCK 1 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE HIDDEN POND SUBDIVISION HOMEOWNERS ASSOCIATION.
- VEHICULAR ACCESS TO LOT 10 WILL BE RESTRICTED TO THE OWNERS OF LOTS 11 AND 12 AND EMERGENCY VEHICLES ONLY.
- ALL DEVELOPMENT WITHIN THIS SUBDIVISION SHALL BE CONSISTENT WITH THE CONDITIONS OF DEVELOPMENT WITHIN THE DEVELOPMENT AGREEMENT ASSOCIATED WITH RZ-15-18 AND ANY SUBSEQUENT MODIFICATIONS.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING REGULATIONS AT THE TIME OF ISSUANCE OF A BUILDING PERMIT, OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
- THIS SUBDIVISION CONTAINS A PRESSURIZED IRRIGATION SYSTEM WHICH WILL BE OWNED AND OPERATED BY THE HIDDEN POND HOMEOWNERS ASSOCIATION.
- DIRECT LOT ACCESS TO WEST FLOATING FEATHER ROAD IS PROHIBITED UNLESS SPECIFICALLY APPROVED BY ADA COUNTY HIGHWAY DISTRICT AND THE CITY OF EAGLE.
- LOTS 3 AND 7 SHALL BE RESTRICTED TO SINGLE LEVEL HOMES (25-FEET MAXIMUM HEIGHT); DAYLIGHT BASEMENTS AND BONUS ROOMS ARE PERMITTED.
- LOTS 3, 4, 5, AND 10, BLOCK 1 SHALL HAVE BLANKET UTILITY, IRRIGATION, DRAINAGE, AND PATHWAY EASEMENTS.
- PERTAINING TO PRIVATE STREETS WITHIN LOT 4, EACH LOT OWNER WITHIN THE SUBDIVISION AND TO BE SERVED BY THE PRIVATE STREETS IS CONVEYED THE PERPETUAL RIGHT OF INGRESS AND EGRESS (EASEMENT) OVER SAID PRIVATE STREETS, THE PERPETUAL AGREEMENT CONVEYING THE RIGHT OF INGRESS AND EGRESS SHALL RUN WITH THE LAND. THE RESTRICTIVE COVENANT FOR MAINTENANCE OF THE PRIVATE STREETS CANNOT BE MODIFIED AND THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION OR OTHER ENTITY CANNOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF THE CITY.
- LOT 10 SHALL CONTAIN A PERPETUAL EASEMENT FOR INGRESS/EGRESS FOR LOTS 11 AND 12. THE PERPETUAL EASEMENT SHALL RUN WITH THE LAND. THE RESTRICTIVE COVENANT FOR MAINTENANCE OF THE PRIVATE DRIVEWAY CANNOT BE MODIFIED AND THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION OR OTHER ENTITY CANNOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF THE CITY.
- ANY SURROUNDING LAND WITH FARM USES AND RELATED ACTIVITIES SHALL BE PROTECTED PURSUANT TO THE IDAHO RIGHT TO FARM ACT.



DEVELOPER CREEK WATER, LLC. PO BOX 1575 EAGLE, ID. 83616 (208)-939-6661	PLANNER MARK BUTLER LAND CONSULTANTS INC. PO BOX 314 EAGLE, ID. 83616 (208) 939-7444	LAND SURVEYOR GREGORY G. CARTER, PLS IDAHO SURVEY GROUP 9955 W. EMERALD STREET BOISE, ID. 83704 (208) 846-8520	CIVIL ENGINEER DERRITT KERNER, P.E. ROCK SOLID CIVIL, LLC 270 N. 27TH STREET BOISE, ID. 83702 (208) 342-3277
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Revisions <table border="1"> <thead> <tr> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	Date	Description									 ROCK SOLID CIVIL Civil Engineering and Land Development Consulting 270 North 27th Street, Boise, ID 83702 Office Phone: 208.342.3277 www.rocksolidcivil.com
Date	Description										
REUSE OF DRAWINGS THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF ROCK SOLID CIVIL LLC AND IS NOT TO BE USED IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ROCK SOLID CIVIL LLC.	PRELIMINARY PLAT HIDDEN POND SUBDIVISION Project Name Sheet Name										
Project No. RSC 18-59 Drawn By: JEC Date: February 18, 2020 Sheet No.	 CALL BEFORE YOU DIG! CALL DIGLINE INC. PRIOR TO COMMENCING UNDERGROUND WORK 208-342-1585 C1 1 of 3										