

PLAT SHOWING

BOULDER HEIGHTS ESTATES SUBDIVISION NO. 1

LOCATED IN GOVT. LOT 4 AND THE SE1/4 OF THE SW1/4 AND THE SW1/4 OF THE SE1/4 OF SEC. 18, T.3N., R.3E., B.M.; GOVT. LOT 1, SEC. 19, T.3N., R.3E., B.M.; GOVT. LOT 1 AND 2, AND THE NE1/4 OF THE NE1/4, SEC.24, T.3N., R.2E., B.M.; AND GOVT. LOT 2 AND THE SW1/4 OF THE SE1/4, SEC. 13, T.3N., R.2E., B.M., BOISE, ADA COUNTY, IDAHO.

2005

NOTES:

- 1) A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE, IRRIGATION AND BOISE CITY STREET LIGHT EASEMENT IS HEREBY DESIGNATED ALONG ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE UNLESS OTHERWISE SHOWN. A FIVE (5) FOOT WIDE IRRIGATION AND PROPERTY DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG EACH SIDE OF INTERIOR LOT LINES UNLESS OTHERWISE SHOWN. A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE, AND IRRIGATION EASEMENT IS HEREBY DESIGNATED ALONG REAR LOT LINES UNLESS OTHERWISE SHOWN. A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE, IRRIGATION AND BOISE CITY STREET LIGHT EASEMENT IS HEREBY DESIGNATED ALONG ALL COMMON LOTS ADJACENT TO A PUBLIC RIGHT-OF-WAY. (NOT SHOWN FOR CLARITY)
2) A BLANKET EASEMENT FOR PEDESTRIAN ACCESS TO THE PERMANENT OPEN LAND SHOWN HERON AS LOT 3, BLOCK 1, IS HEREBY RESERVED OVER LOT 4, BLOCK 1.
3) LOT 3, BLOCK 1, IS HEREBY DEDICATED TO THE BOISE CITY PARKS DEPARTMENT AND IS NOT SUBJECT TO THE HOMEOWNER'S ASSOCIATION RULES OR FEES.
4) PUBLIC TRAILS, TRAIL RELATED APPURTENANCES, AND TRAILHEAD-PARKING AREAS SHALL BE ALLOWED IN LOT 3, BLOCK 1. THEY SHALL BE UNDER THE JURISDICTION AND CARE OF BOISE CITY PARKS, AND PARKS SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF THE TRAIL FACILITIES.
5) LOTS 1, 2, 4, 5, 6 & 11, BLOCK 1; LOTS 3 & 8, BLOCK 2; LOT 1, BLOCK 3; LOTS 1 & 5, BLOCK 4; AND LOTS 5, 10 & 13, BLOCK 5 ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE BOULDER HEIGHTS ESTATES HOMEOWNER'S ASSOCIATION.
6) LOTS 6 & 11, BLOCK 1; LOT 3, BLOCK 2; LOT 1, BLOCK 3; AND LOT 1, BLOCK 4, PROVIDE A LANDSCAPE BUFFER WHICH SHALL BE MAINTAINED BY THE BOULDER HEIGHTS ESTATES HOMEOWNER'S ASSOCIATION. SAID BUFFER SHALL NOT BE CHANGED OR REMOVED WITHOUT THE EXPRESS CONSENT OF BOISE CITY.
7) THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE BOISE CITY ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY CAR00-00021/DA, CUPO2-00047 AND CFHO2-00006.
8) MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE BOISE CITY ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED BY CUPO2-00047. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE BOISE CITY ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY CUPO2-00047.
9) DIRECT LOT ACCESS TO WARM SPRINGS AVENUE AND THE PORTION OF E. WINDSONG DRIVE WEST OF S. HARD ROCK WAY IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY THE ADA COUNTY HIGHWAY DISTRICT AND BOISE CITY.
10) THIS DEVELOPMENT RECOGNIZES SECTION 31-3805 OF THE IDAHO CODE, DELIVERY OF WATER. THIS SUBDIVISION CURRENTLY HAS NO SURFACE IRRIGATION RIGHTS AND IS NOT LOCATED WITHIN THE BOUNDARIES OF AN IRRIGATION DISTRICT, AND THE REQUIREMENTS OF SECTION 31-3805 ARE NOT APPLICABLE.
11) NO BUILDING PERMITS SHALL BE ISSUED ON ANY LOTS IN THIS SUBDIVISION UNTIL THE PROVISIONS OF RECORDED INSTRUMENT NO. 104055424 HAVE BEEN FULFILLED AS DETERMINED BY THE CITY OF BOISE.
12) INDIVIDUAL LOT DEVELOPMENT SHALL COMPLY WITH THE BOISE HILLSIDE AND FOOTHILLS DEVELOPMENT ORDINANCE, CHAPTER 4 OF THE INTERNATIONAL BUILDING CODE, CHAPTER 18 OF THE UNIFORM BUILDING CODE AND THE CONDITIONS OF APPROVAL FOR CFHO2-00006.
13) LOT 1 AND A PORTION OF LOTS 4, 13, 14, 15 & 16, BLOCK 1; AND A PORTION OF LOTS 11 & 12, BLOCK 2; AND A PORTION OF LOTS 4 & 5, BLOCK 4; AND A PORTION OF LOT 13, BLOCK 5, ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON JUNE 1, 2004 AS INSTRUMENT NO. 104068411 OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL. (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
14) EASEMENTS ARE HEREBY RESERVED TO THE BOULDER HEIGHTS ESTATES HOMEOWNERS ASSOCIATION ON LOT 11, BLOCK 1; LOT 1, BLOCK 3; LOTS 2, 3, 4, 5 & 6, BLOCK 5; AND LOTS 2, 3, 4 & 5, BLOCK 6 AS SHOWN FOR OPERATION AND MAINTENANCE OF SEWER SERVICES LINES.
15) EASEMENTS ARE HEREBY RESERVED TO THE BOULDER HEIGHTS ESTATES HOMEOWNERS ASSOCIATION ON PORTIONS OF LOTS 5, 11, 13, 17 & 18, BLOCK 1; PORTIONS OF LOTS 5, 6, 8, 10 & 11, BLOCK 2; PORTIONS OF LOTS 3 & 4, BLOCK 4; PORTIONS OF LOTS 1, 2, 3, 4, 5, 6, 7, 9, 10, 11 & 12, BLOCK 5; AND PORTIONS OF LOTS 2, 3, 4 & 5, BLOCK 6 AS SHOWN HEREOF FOR OPERATION AND MAINTENANCE OF PRIVATE ROOF DRAIN SERVICE LINES.
16) LOTS 1 & 2, BLOCK 1; AND PORTIONS OF LOTS 3, 4, 5, 6, 8, 9, BLOCK 1; AND LOT 8, BLOCK 2 HAVE AN EXISTING ACHD SLOPE EASEMENT PER INSTRUMENT NO. 104128940 AS SHOWN.
17) PARKING RESTRICTIONS IN BOISE CITY ARE ESTABLISHED TO SATISFY SECTION 503.4 OR THE INTERNATIONAL FIRE CODE, 2000 ED., ADOPTED UNDER TITLE 7 OF THE BOISE CITY CODE. FOR STREETS HAVING A WIDTH LESS THAN 36 FEET BACK OF CURB TO BACK OF CURB, PARKING SHALL BE RESTRICTED ON (1) ONE SIDE; FOR STREETS HAVING A WIDTH LESS THAN 29 FEET BACK OF CURB TO BACK OF CURB, PARKING SHALL BE RESTRICTED ON BOTH SIDES; AND FOR STANDARD ACHD CUL-DE-SACS.
18) A BOISE CITY SANITARY SEWER EASEMENT IS HEREBY RESERVED ON LOTS 11 & 12, BLOCK 2, AND LOTS 4 & 5, BLOCK 4 AS SHOWN FOR OPERATION AND MAINTENANCE OF SEWER MAIN.
19) PER BOISE CITY REQUIREMENTS:
A) ALL NEW BUILDINGS MUST INCORPORATE CLASS A ROOFS.
B) ALL BUILDINGS MUST BE EQUIPPED WITH A MODIFIED NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)-130-AUTOMATIC-FIRE-SPRINKLER-SYSTEM.-NOTE 19 B VACATED PER RESOLUTION INST. # 112016676
C) A THIRTY (30) FOOT "DEFENSIBLE SPACE" IS REQUIRED ON THE SIDES OF THE PROPERTY THAT BORDER OPEN LANDS OR THE PUBLIC PARK SPACE SHOWN AS LOT 3, BLOCK 1 HEREON. THIS MAY INCLUDE THE USE OF COMMON LOTS HELD AND MAINTAINED BY THE BOULDER HEIGHTS ESTATES HOMEOWNER'S ASSOCIATION FOR A PORTION OF THE DEFENSIBLE SPACES. LOTS THAT ADJOIN THE PUBLIC PARK SPACE MUST INCLUDE A MINIMUM THIRTY (30) FOOT STRUCTURE SETBACK FROM THE PARK SPACE.

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, CHORD DIST., CHORD BRG., DELTA. Rows C1 to C80.

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, CHORD DIST., CHORD BRG., DELTA. Rows C81 to C160.

LINE TABLE with columns: LINE, LENGTH, BEARING. Rows L1 to L80.

LINE TABLE with columns: LINE, LENGTH, BEARING. Rows L81 to L177.



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