



PRELIMINARY PLAT FOR NATURE'S VIEW ESTATES

A PARCEL OF LAND LOCATED IN SECTION 19, 20, 29 AND 30,
TOWNSHIP 9 NORTH, RANGE 4 EAST, B.M., BOISE COUNTY, IDAHO
2007

OWNER/DEVELOPER
NATURES LANDSCAPED PROPERTIES, LLC
12 SPERRY LODGE ROAD
BOISE, IDAHO 83716
CONTACT: MIKE STIPA
(208) 392-4326

SURVEYOR
ANDERSON SURVEY GROUP
357 WATERTOWER LANE
MERIDIAN, IDAHO 83642
CONTACT: GORDON ANDERSON
(208) 888-7345

ENGINEER
FOCUS ENGINEERING
3835 WEST SCENIC DRIVE
BOISE, IDAHO 83703
CONTACT: CARL GEIGER
(208) 395-1979

PROPERTY INFORMATION

LOCATED IN SECTIONS 19, 20, 29 AND 30, TOWNSHIP 9 NORTH, RANGE 4 EAST, B.M., BOISE COUNTY, IDAHO

PROPERTY AREA 29.95 ACRES
ZONING DESIGNATION MULTIPLE USE
PROPOSED USE 9 LOT SF RESIDENTIAL
MINIMUM LOT SIZE 2.00 ACRES

- NOTES:
- EACH LOT WILL USE INDIVIDUAL DRINKING WATER WELLS AND INDIVIDUAL ON SITE SEWER SYSTEM.
 - A 12' WIDE UTILITY EASEMENT SHALL BE PROVIDED AT THE PERIMETER OF EACH LOT AT THE PARCEL OUTER BOUNDARY, NEXT TO THE ROAD RIGHT OF WAY AND CENTERED ON THE SIDE LOT LINES BETWEEN EACH LOT.
 - BUILDING SETBACKS SHALL COMPLY WITH BOISE COUNTY ORDINANCE, 20' FRONT, 20' BACK, 10' SIDE.
 - ROADS SHALL CONFORM TO BOISE COUNTY ROAD STANDARDS.
 - DRIVEWAYS SHALL BE CONSTRUCTED TO HAVE A MAXIMUM 2% GRADE FOR THE FIRST 20' NEXT TO THE PUBLIC ROAD.
 - EXISTING GROUND CONTOUR LINES ARE FROM TOPOGRAPHIC SURVEY BY JOHNSON ENGINEERING WITH SUPPLEMENTAL INFORMATION BY ANDERSON SURVEY GROUP.
 - EXISTING HUSTON ROAD LOCATION IS FROM AUTOCAD DRAWING CREATED BY JOHNSON ENGINEERING.

DRAWING INDEX

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C1.1	Lot Layout
C1.2	Site Plan
C1.3	Timberline Road Plan & Profile
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C1.7	Slope Analysis Plan
C1.8	Details

OFFSET SPIRAL CURVE DATA				
CURVE	THETA ANGLE	SPIRAL LENGTH	CHORD BEARING	CHORD DISTANCE
SP-7	12'00'00"	73.90	S50°55'44"W	73.90
SP-8	12'00'00"	108.44	S56°19'30"W	108.29
SP-9	12'00'00"	34.95	N81°16'17"W	34.95
SP-10	12'00'00"	144.89	N74°01'05"W	144.83
SP-11	12'00'00"	220.95	N75°49'21"W	220.51
SP-12	12'00'00"	220.95	S81°01'15"W	220.51
SP-13	12'00'00"	65.28	S76°33'33"W	65.28
SP-14	08'00'00"	104.04	S74°02'57"W	104.01

NATURE'S VIEW ESTATES
SUBDIVISION
Boise County, Idaho

Focus Engineering
Civil-Geotechnical-Environmental-Structural
3835 West Scenic Drive, Boise, Idaho 83703
(208) 395-1979 (208) 395-2399 fax focus@cablone.net

REVISIONS:

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PRELIMINARY
DRAWING
NOT FOR CONSTRUCTION



PRELIMINARY PLAT

PROJECT NO: 06037
DATE: 02-07-07
DRAWN BY: CAG

PP1

