

From: [Joseph Canning](#)
To: [Christian Samples](#)
Cc: [Pam Gaines](#)
Subject: Riverpointe Subdivision - Minor Revision to the Preliminary and Final Plat
Date: Tuesday, March 17, 2020 4:27:12 PM
Attachments: [Riverpointe.Revised.Final.Plat.pdf](#)
[Riverpointe.Revised.Pre.Plat.pdf](#)

Chris.

Attached is a slightly revised preliminary and final plat for the project – same number of lots, same buildings. The change is that we needed to widen the four end building lots by 5 feet to be sure we have a 5 foot setback from the property line to the building for code review by the state of Idaho. We will grant an easement back to the HOA for that 5 feet (see the final plat). You will be seeing those soon. The net result is the same footprint for everything – no change.

Thanks,

J. D. Canning, PE/PLS
Senior Engineer
B & A Engineers, Inc.

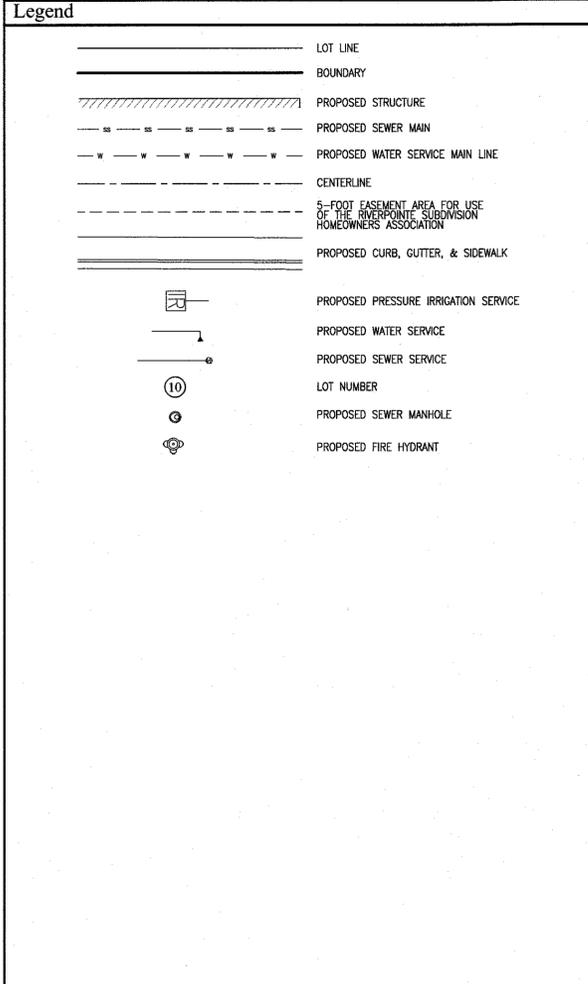
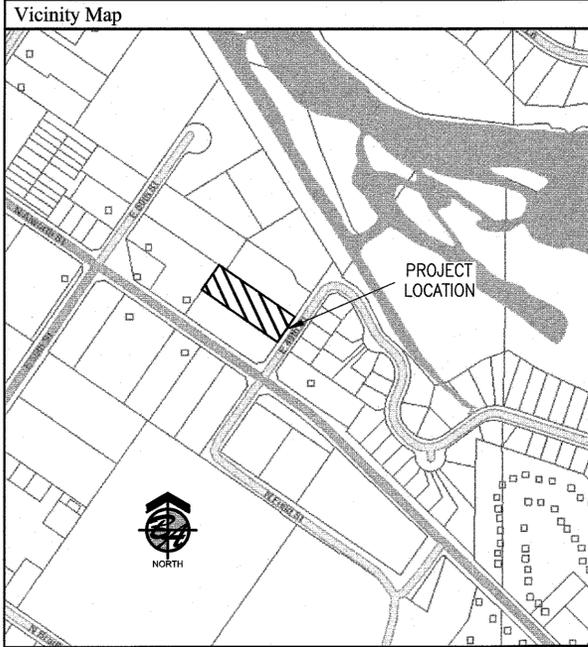


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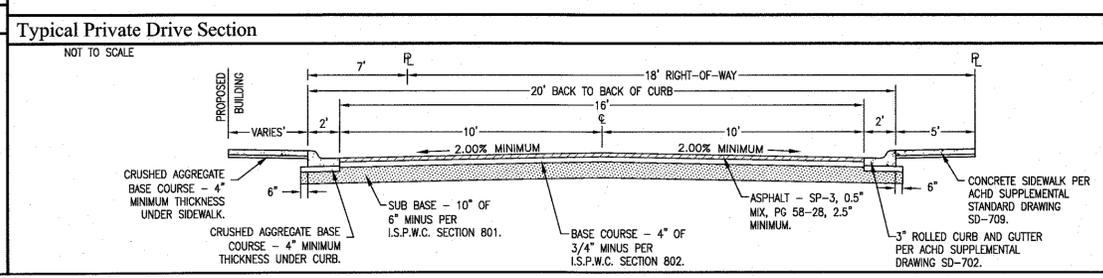
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Legend

- LOT LINE
- BOUNDARY
- ▨ PROPOSED STRUCTURE
- - - PROPOSED SEWER MAIN
- - - PROPOSED WATER SERVICE MAIN LINE
- - - CENTERLINE
- - - 5-FOOT EASEMENT AREA FOR USE OF THE RIVERPOINTE SUBDIVISION HOMEOWNERS ASSOCIATION
- ▬ PROPOSED CURB, GUTTER, & SIDEWALK
- ☐ PROPOSED PRESSURE IRRIGATION SERVICE
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE
- ⑩ LOT NUMBER
- ⊙ PROPOSED SEWER MANHOLE
- ⊙ PROPOSED FIRE HYDRANT

- Notes**
1. THERE ARE NO POTENTIALLY HAZARDOUS AREAS.
 2. THERE ARE NO STREAMS, PONDS, LAKES, OR WETLANDS ON THIS PROPERTY.
 3. THERE ARE NO NATURAL DRAINAGE SWALES ON THIS PROPERTY.
 4. THIS PROPERTY IS LOCATED IN FEMA ZONE "X" (FIRM PANEL 16001C0169H).
 5. THERE ARE NO IDENTIFIED SHALLOW BEDROCK AREAS, UNSTABLE ROCK FORMATIONS, OR LANDSLIDE AREAS ON THIS PROPERTY.
 6. THIS PROPERTY IS NOT IN AN AQUIFER RECHARGE AREA.
 7. SANITARY SEWER SERVICE IS TO BE PROVIDED BY THE CITY OF GARDEN CITY.
 8. POTABLE WATER IS TO BE PROVIDED BY THE GARDEN CITY.
 9. PROPERTY LIES WITHIN THE NORTH ADA COUNTY FIRE AND RESCUE DISTRICT.
 10. AN IRRIGATION DITCH EXISTS ON THE PROPERTY NEAR THE SOUTHWEST PROPERTY LINE.
 11. THIS PROPERTY IS CURRENTLY ZONED R-3.
 12. EXISTING USE: VACANT
 13. COMMON AREAS SHOWN HEREON SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
 14. THIS DEVELOPMENT ANTICIPATES USING SUBSURFACE STORM WATER DISPOSAL OF STORM WATER GENERATED FROM SITE DEVELOPMENT.
 15. PUBLIC UTILITIES ARE TO BE PROVIDED FROM THE PUBLIC UTILITY PROVIDERS FROM JOINT TRENCH ADJACENT TO THE PUBLIC ROADS. SPECIFIC DESIGN CRITERIA WILL BE MET DURING THE CONSTRUCTION APPROVAL PHASE OF THIS DEVELOPMENT.



Setback/Zoning Table

PROPOSED ZONE	R3
FRONT YARD SETBACK	5/20 FEET
REAR YARD SETBACK	15 FEET
STREET SIDE YARD SETBACK	5 FEET
INTERIOR SIDE YARD SETBACK	5 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM STREET FRONTAGE	30 FEET
MINIMUM LOT WIDTH - INTERIOR LOT	50 FEET
MINIMUM LOT WIDTH - CORNER LOT	70 FEET
EXISTING ZONE	R3

Land Use Calculations

DESCRIPTION	AREA (ACRES)	PERCENTAGE
PROJECT	0.69	100%
RESIDENTIAL LOTS	0.38	55.07%
COMMON LOTS (AND HOA EASEMENTS)	0.31	44.93%

RESIDENTIAL LOTS	8
OPEN SPACE AREA LOTS	3
RESIDENTIAL DENSITY	0.125/Acre

Underground Utility Note

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. DEVIATIONS MAY EXIST BETWEEN THE LOCATIONS SHOWN HEREON AND THEIR ACTUAL LOCATION(S).

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

Riverpointe Subdivision Preliminary Plat

Riverpointe Subdivision
404 East 49th Street being situated in the Northwest Quarter of the Northeast Quarter of Section 31, Township 4 North, Range 2 East, Boise Meridian, City of Garden City, Ada County, Idaho
Zone R-3

Revisions

REV.	DESC.	DATE/BY

Owner/Applicant
JOHN HOOK
MESA CONSTRUCTION, INC.
105 S. EL CAMINO REAL
SAN CLEMENTE, CA 92672

Engineer/Land Surveyor
JOE CANNING, PE LS
B&A ENGINEERS, INC.
5505 W. FRANKLIN RD.
BOISE, ID 83705

Designer
NICK LACROSS
B&A ENGINEERS, INC.
5505 W. FRANKLIN RD.
BOISE, ID 83705

DATE: January 14, 2020
DRAWN BY: N/A
CHECKED BY: J.D. CANNING
PROJECT NO: 1410
DRAWING FILE NAME: 1410 PRE PLAT.dwg

SHEET NO:
Preliminary Plat

