



CALL BEFORE YOU DIG!
CALL DIGLINE INC.
PRIOR TO COMMENCING
UNDERGROUND WORK
DIAL: 811

NOTE:
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN APPROXIMATELY ONLY PRIOR TO CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM ALL UTILITY COMPANIES OF THE CONSTRUCTION SCHEDULE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MAY OCCUR BY FAILURE TO EXACTLY LOCATE AND PROTECT ALL UTILITIES.

LEGEND	
	BOUNDARY LINE
	ROAD RIGHT-OF-WAY
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	PROPOSED EASEMENT
	PROPOSED WELL
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR

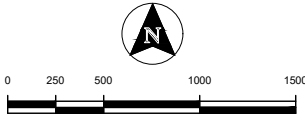
REPRESENTATIVES			
UTILITY	AGENCY	REPRESENTATIVE	PHONE
ROADS	BOISE COUNTY ROAD & BRIDGE	JEREMY BRAUGHTON	(208)-793-2380
POWER	IDAHO POWER	BRACK JUDY	(208)-861-4715
FIRE	PLACERVILLE FIRE	ANDREW BOURRET	(208)-985-8008

AREA AND LOT SUMMARY		
	TOTAL	
TOTAL AREA	±6,312,040 SF	144.90 ACRES
TOTAL RESIDENTIAL AREA	±6,312,040 SF	144.90 ACRES
TOTAL COMMON/OPEN SPACE AREA	0 SF	0 ACRES
TOTAL NUMBER OF LOTS	34	
TOTAL NUMBER OF BUILDABLE LOTS	34	
TOTAL NUMBER OF COMMON LOTS	0	
PROPOSED DENSITY	0.23 UNITS/ACRE	
AVERAGE RESIDENTIAL LOT SIZE	185,648 SF	4.26 ACRES
MINIMUM LOT SIZE	87,991 SF	2.02 ACRES

SURVEY INFORMATION					
ALL ELEVATIONS SHOWN ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).					
	BM#1		BM#2		BM#3
NORTHING:	817299.754'	NORTHING:	817333.554'	NORTHING:	812006.019'
EASTING:	2559636.592'	EASTING:	2562262.274'	EASTING:	2559665.815'
ELEVATION:	5024.70'	ELEVATION:	4572.28'	ELEVATION:	4746.09'
DESCRIPTION:	BRASS CAP	DESCRIPTION:	BRASS CAP	DESCRIPTION:	BRASS CAP

PRELIMINARY PLAT FOR HARRIS CREEK HEIGHTS SUBDIVISION

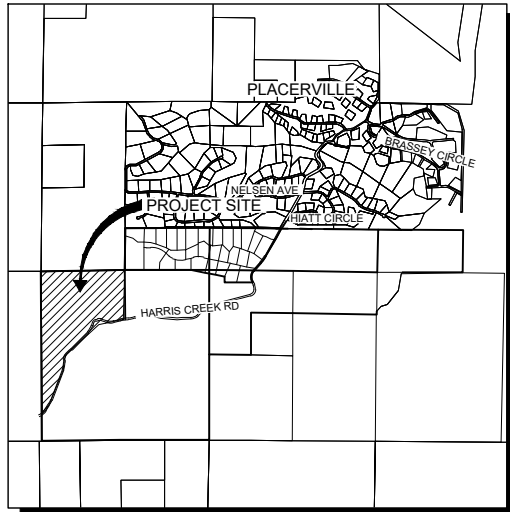
A PORTION OF THE NW 1/4 OF SECTION 33
TOWNSHIP 7 NORTH, RANGE 4 EAST, BOISE MERIDIAN
BOISE COUNTY, IDAHO
SEPTEMBER 2, 2025



DEVELOPER

HARRIS CREEK VENTURES LLC.
421 S 8TH STREET,
BOISE, ID 83702
PH: (208) 697 - 2332

34 BUILDABLE LOTS
0 COMMON LOTS
144.90 TOTAL ACRES



ABBREVIATIONS

E	EAST/EASTING
EX	EXISTING
HP	HIGH POINT
LP	LOW POINT
N	NORTH/NORTHING
ME	MATCH EXISTING
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PVI	POINT OF VERTICAL CURVATURE
S	SOUTH
W	WEST

SHEET LIST TABLE

C0.0	COVER
C0.1	DETAILS
C0.2	EXISTING CONDITIONS
C0.3	LOT DIMENSIONS
C0.4	UTILITY PLAN
C0.5	PRELIMINARY GRADING PLAN
C0.6	PRELIMINARY PLAN AND PROFILE STA 10+00-27+50
C0.7	PRELIMINARY PLAN AND PROFILE STA 27+50-45+00
C0.8	PRELIMINARY PLAN AND PROFILE STA 45+00-62+50
C0.9	PRELIMINARY PLAN AND PROFILE STA 62+50-80+50
C1.0	EROSION & SEDIMENT CONTROL PLAN

SITE DATA

OWNER/DEVELOPER

HARRIS CREEK VENTURES LLC.
421 S 8TH STREET,
BOISE, ID 83702
PH: (208) 697 - 2332

ENGINEER

PATRICK COLWELL, P.E.
COLTON BUNN, P.E.
ARDURRA
332 N. BROADMORE WAY
NAMPA, ID 83687
PH: (208) 442-6300

SURVEYOR

ROB O'MALLEY, P.L.S.
ARDURRA
332 N. BROADMORE WAY
NAMPA, ID 83687
PH: (208) 442-6300

ZONING AND SETBACK

ZONE - RESIDENTIAL
COUNTY SETBACKS
FRONT = 20'
REAR = 20'
SIDE = 10'
CREEK/STREAM = 25' OR WIDTH OF
STREAM (WHICHEVER IS GREATER)

FIRE DISTRICT

PLACERVILLE FIRE DISTRICT

SEWER AND WATER DISTRICT

NA

IRRIGATION DISTRICT

NA

ROADWAY JURISDICTION

BOISE COUNTY ROAD AND BRIDGE

SCHOOL DISTRICT

Basin School District #72

NOTICE TO CONTRACTORS

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD BOISE COUNTY, AND THE DESIGN CONSULTANT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

UNAUTHORIZED CHANGES & USES: THE DESIGN CONSULTANT PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

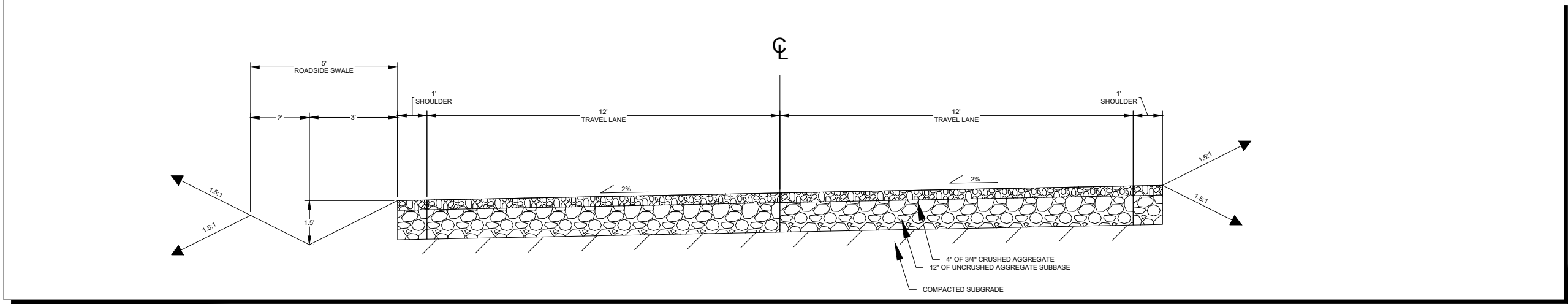
PRE PLAT

REVISIONS	NO.	DESCRIPTION	DATE	DESIGNED	DRAWN	CHECKED	APPROVED



PRELIMINARY PLAT FOR:
HARRIS CREEK HEIGHTS SUBDIVISION
COVER

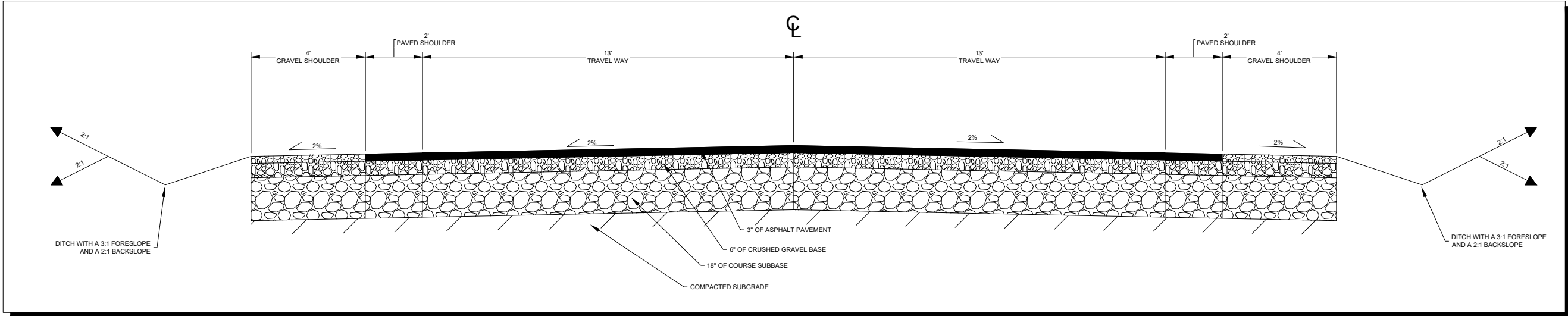
ATTENTION:	1/2"
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE.	
DATE:	September 2, 2025
PROJECT:	230661
SHEET:	C0.0



1 TYPICAL PRIVATE ROAD SECTION
N.T.S.

STORM TABLE							
POND #	BOTTOM W (FT)	BOTTOM L (FT)	BOTTOM ELEV.	SIDE SLOPE %	PERC RATE IN/HR	RUNOFF VOLUME (CF)	STORAGE VOLUME (CF)
1	13	61	4640	50	4	3783	3855
2	9	95	4702	50	4	6891	7089
3	13	121	4612.80	50	4	14548	14550

2 STORM POND SIZING
N.T.S.



3 HARRIS CREEK ROAD TYPICAL SECTION
N.T.S.



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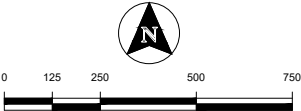
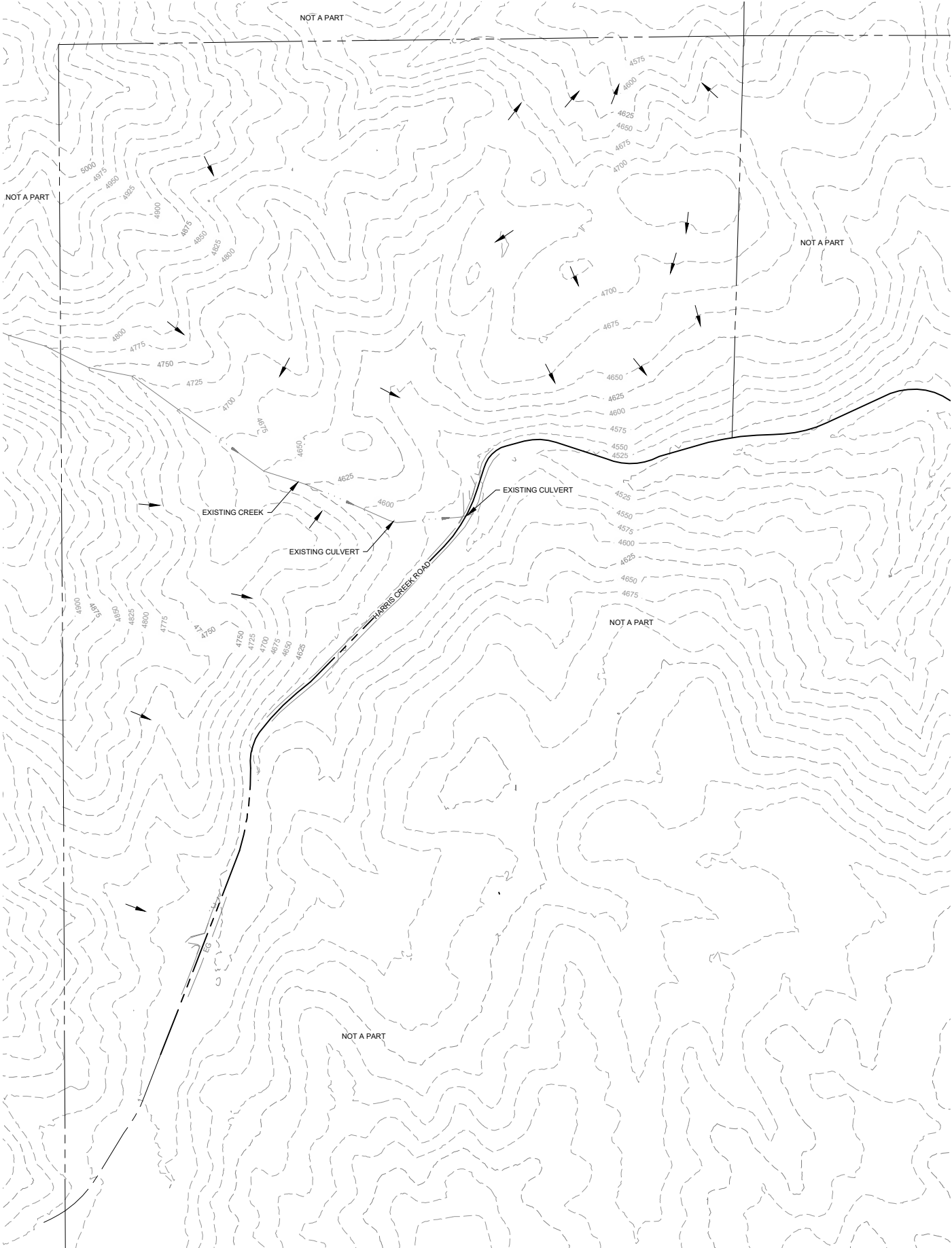
PRELIMINARY PLAT FOR:
HARRIS CREEK HEIGHTS SUBDIVISION
DETAILS

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE
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11x17 SHEET, THEN DRAWING IS
NOT TO SCALE.

DATE: September 2, 2025
PROJECT: 230661
SHEET:

REVISIONS		BORDER SIZE
NO.	DESCRIPTION	22"x34"
		DESIGNED
		C. BUNN
		DRAWN
		C. BUNN
		CHECKED
		P. COLWELL
		APPROVED
		P. COLWELL

PRE PLAT



PRELIMINARY PLAT FOR:
HARRIS CREEK HEIGHTS SUBDIVISION
EXISTING CONDITIONS



REVISIONS		BORDER SIZE	
NO.	DESCRIPTION	DATE	22"x34"
			DESIGNED
			DRAWN
			C. BUNN
			C. BUNN
			CHECKED
			P. COLWELL
			APPROVED
			P. COLWELL

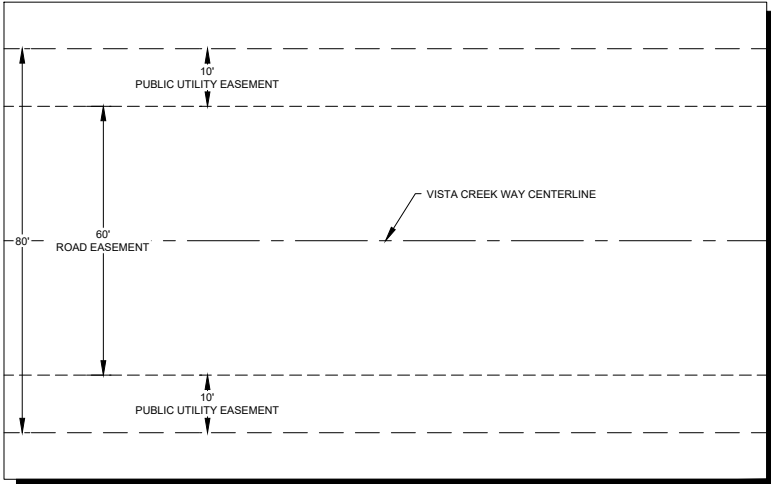
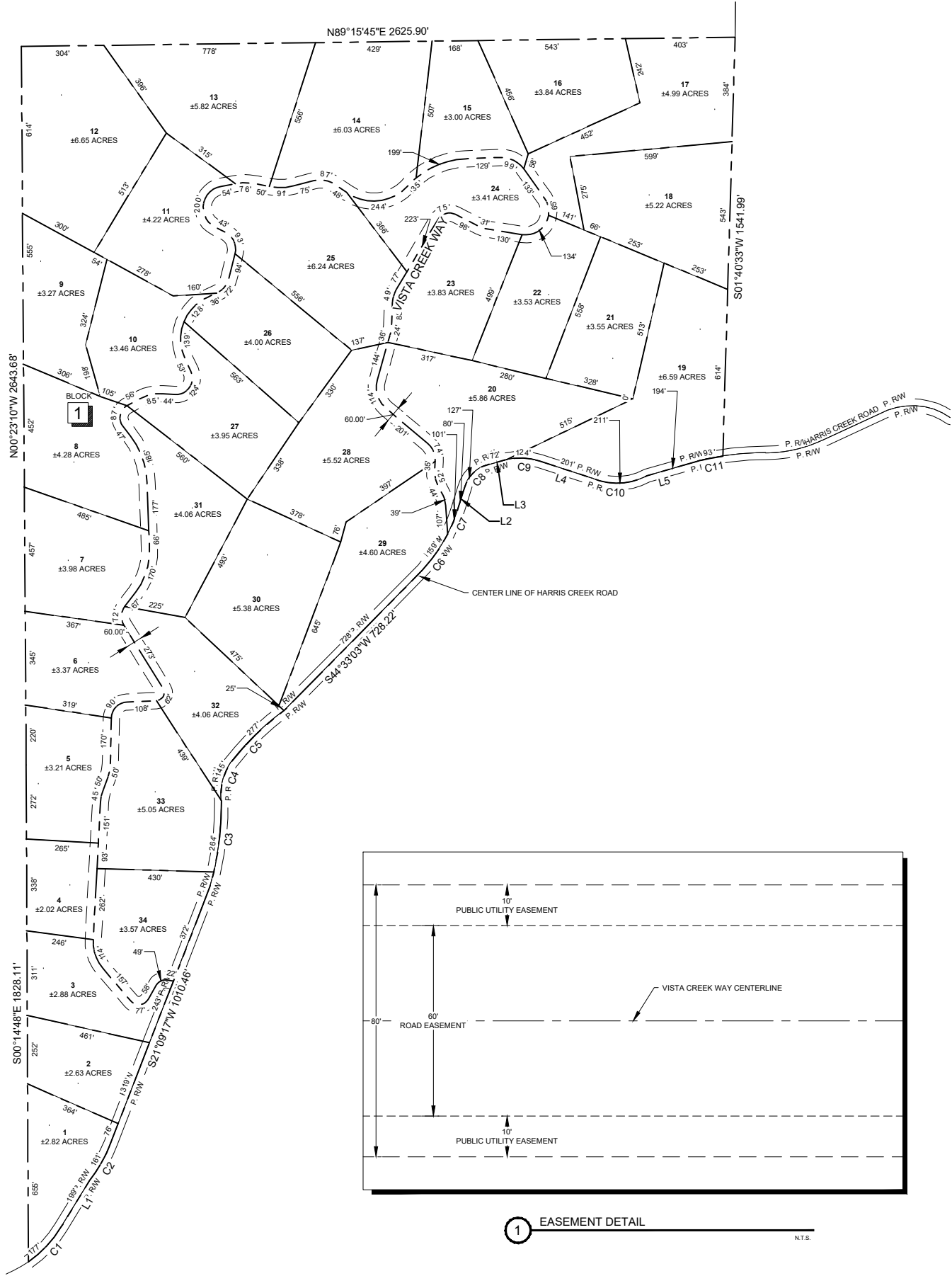
ATTENTION: 1/2" = 1'	
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE	
DATE:	September 2, 2025
PROJECT:	230661
SHEET:	

C0.2

PRE PLAT

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	427.17'	177.31'	23°46'58"	S43°16'16"W	176.04'
C2	550.32'	161.20'	16°46'59"	S29°32'47"W	160.63'
C3	1056.85'	264.44'	14°20'11"	N6°00'48"E	263.75'
C4	211.88'	144.99'	39°12'26"	N13°43'23"E	142.17'
C5	969.94'	276.83'	16°21'10"	N45°34'11"E	275.89'
C6	586.87'	159.38'	15°33'38"	N34°57'52"E	158.89'
C7	586.87'	101.14'	9°52'28"	N22°14'49"E	101.02'
C8	120.84'	127.20'	60°18'49"	N44°41'55"E	121.41'
C9	233.68'	124.42'	30°30'18"	S87°19'05"E	122.95'
C10	233.43'	211.21'	51°50'28"	N87°34'35"E	204.08'
C11	1070.87'	92.99'	4°58'30"	S78°55'20"W	92.96'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S31°22'47"W	198.68'
L2	N17°18'35"E	79.68'
L3	N74°51'19"E	71.57'
L4	S72°03'56"E	200.99'
L5	N73°56'00"E	194.34'



1 EASEMENT DETAIL
N.T.S.

PRELIMINARY PLAT FOR:
HARRIS CREEK HEIGHTS SUBDIVISION
LOT DIMENSIONS

ATTENTION:
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DATE: September 2, 2025
PROJECT: 230661
SHEET:

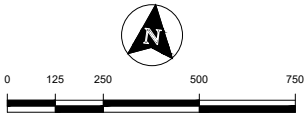
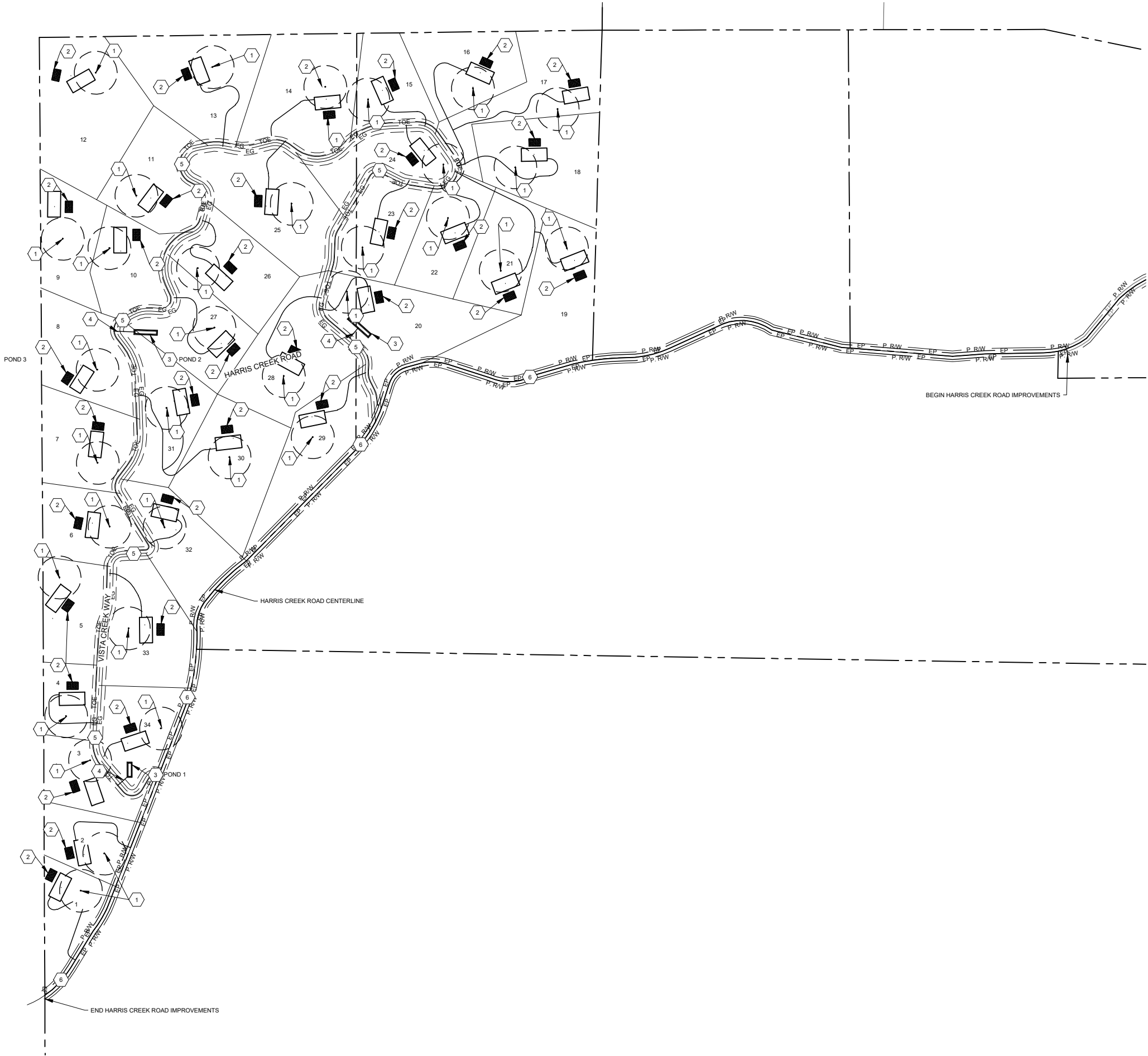
C0.3



REVISIONS		BORDER SIZE	
NO.	DESCRIPTION	DATE	22"x34"
			DESIGNED
			C. BUNN
			DRAWN
			C. BUNN
			CHECKED
			P. COLWELL
			APPROVED
			P. COLWELL

PRE PLAT

VISTA CREEK WAY



KEYNOTES:

- 1 PROPOSED WELL LOCATION
- 2 PROPOSED DRAIN FIELD LOCATION.
- 3 INSTALL STORM POND PER DETAIL 2, SHEET C0.1
- 4 24" CMP CULVERT
- 5 ROADWAY PER DETAIL 1, SHEET C0.1
- 6 HARRIS CREEK ROAD IMPROVEMENTS PER DETAIL 3, SHEET C0.1

NOTES:

- 1. ALL WELLS ARE DEPICTED WITH A 100' RADIUS AROUND THEM.
- 2. SEE DETAIL 2 ON SHEET C0.1 FOR STORM POND SIZING DETAILS
- 3. CHECK DAMS TO BE INSTALLED WHERE NECESSARY IN ROADSIDE SWALES.

PRELIMINARY PLAT FOR:

HARRIS CREEK HEIGHTS SUBDIVISION
UTILITY PLAN



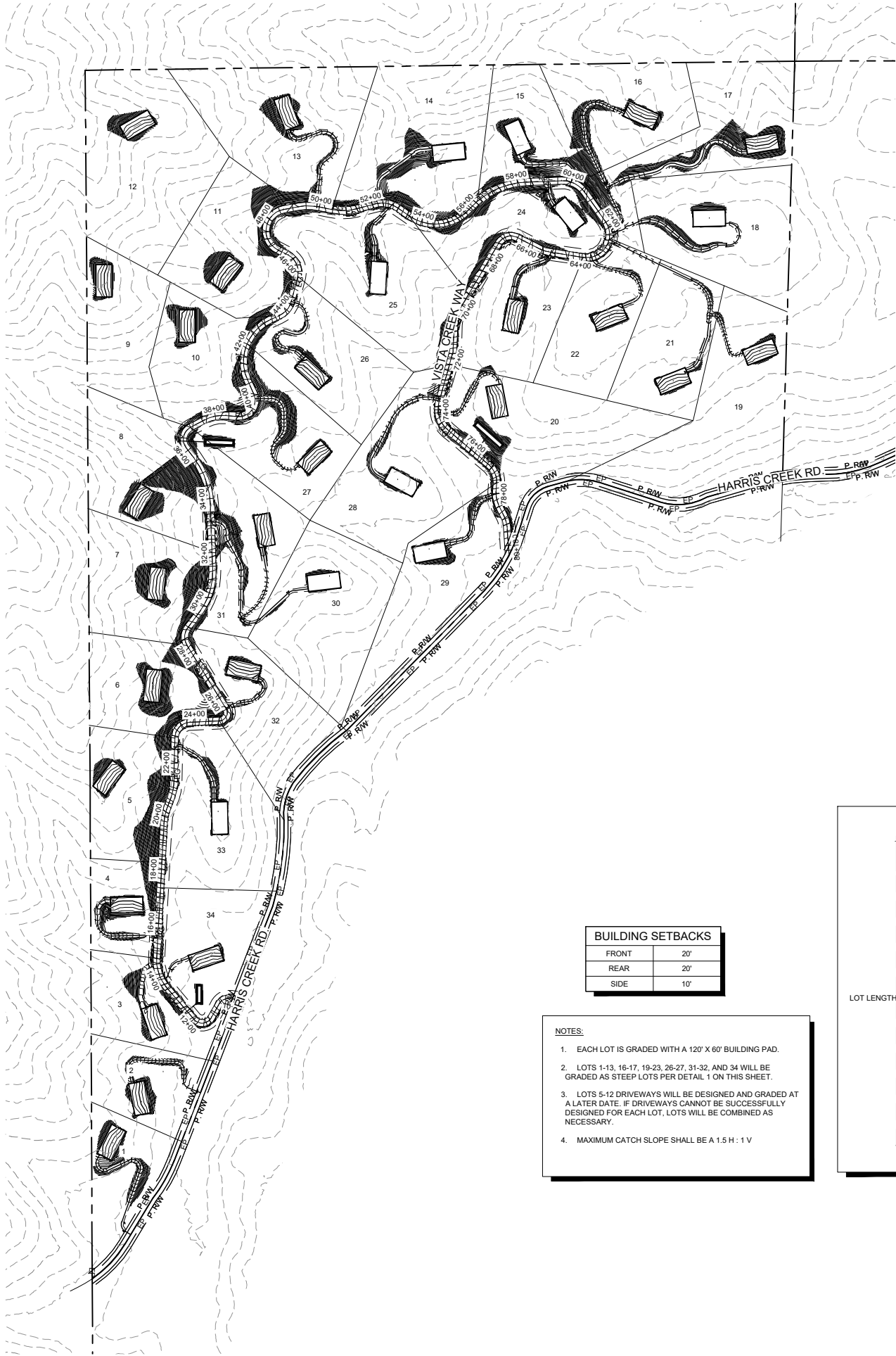
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PRE PLAT

NO.	REVISIONS DESCRIPTION	DATE	BORDER SIZE 22"x34"					
			DESIGNED	C. BUNN	DRAWN	C. BUNN	CHECKED	P. COLWELL
							APPROVED	P. COLWELL

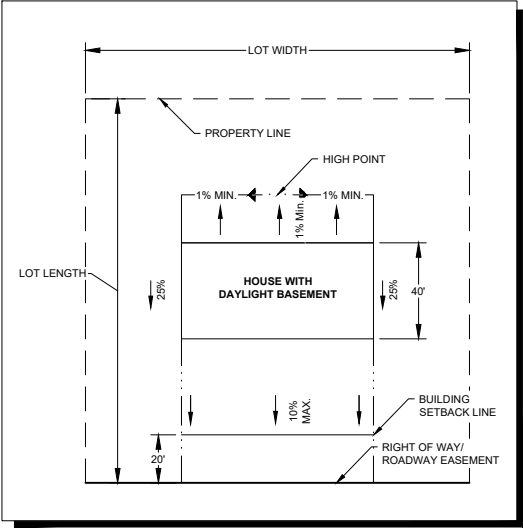
ATTENTION: 0 1/2 1	
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE	
DATE:	September 2, 2025
PROJECT:	230661
SHEET:	

C0.4

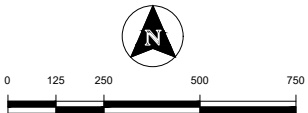


BUILDING SETBACKS	
FRONT	20'
REAR	20'
SIDE	10'

- NOTES:
- EACH LOT IS GRADED WITH A 120' X 60' BUILDING PAD.
 - LOTS 1-13, 16-17, 19-23, 26-27, 31-32, AND 34 WILL BE GRADED AS STEEP LOTS PER DETAIL 1 ON THIS SHEET.
 - LOTS 5-12 DRIVEWAYS WILL BE DESIGNED AND GRADED AT A LATER DATE. IF DRIVEWAYS CANNOT BE SUCCESSFULLY DESIGNED FOR EACH LOT, LOTS WILL BE COMBINED AS NECESSARY.
 - MAXIMUM CATCH SLOPE SHALL BE A 1.5 H : 1 V



1 STEEP LOT GRADING DETAIL
N.T.S.



PRELIMINARY PLAT FOR:
HARRIS CREEK HEIGHTS SUBDIVISION
PRELIMINARY GRADING PLAN

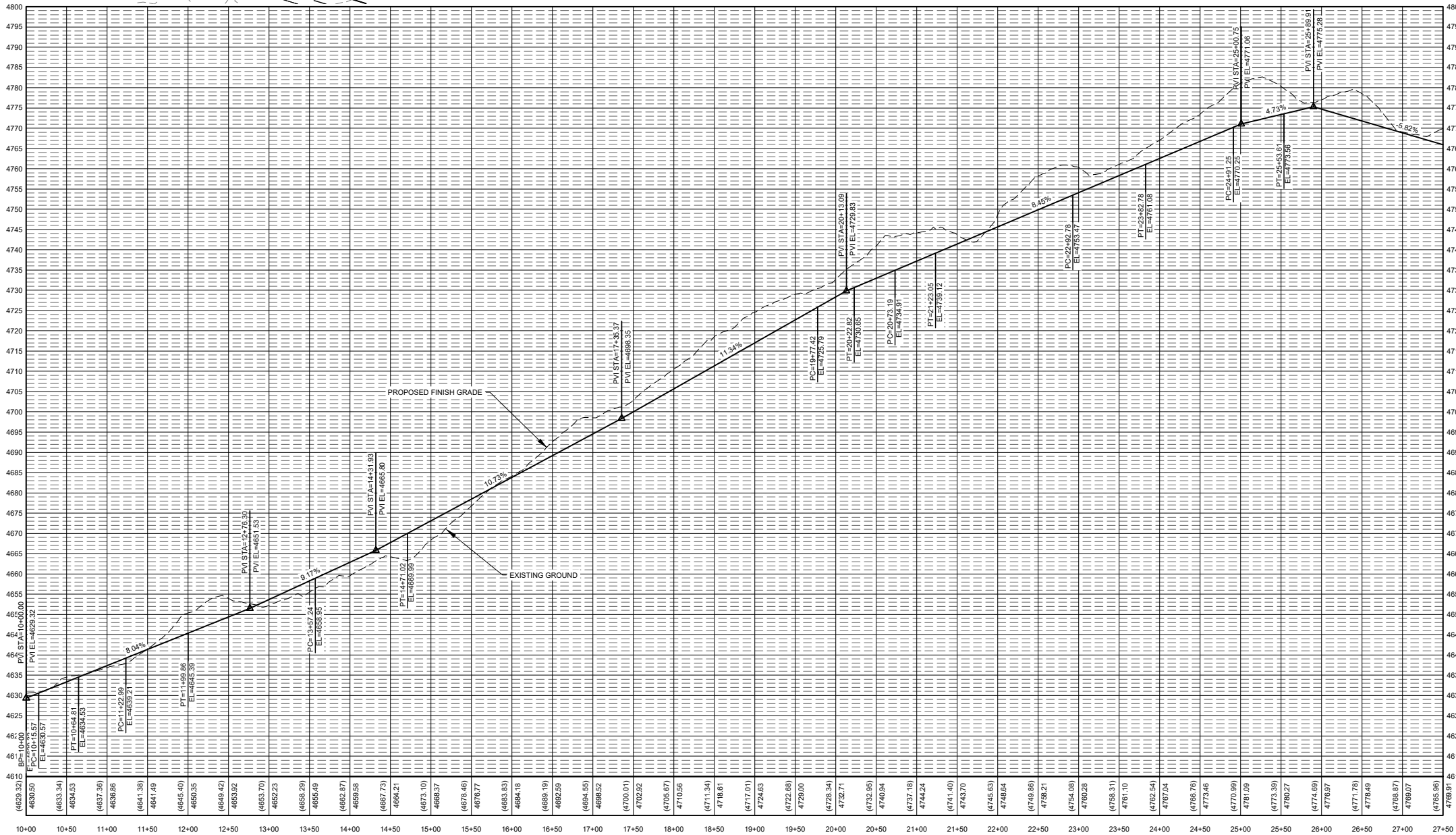
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COLLABORATE. INNOVATE. CREATE.
337 N. ROCK CREEK AVENUE
NANPA, IDAHO 83857
208-442-6300 | WWW.ARDURRA.COM

REVISIONS		BORDER SIZE	
NO.	DESCRIPTION	DATE	22"x34"
			DESIGNED
			C. BUNN
			DRAWN
			C. BUNN
			CHECKED
			P. COLWELL
			APPROVED
			P. COLWELL

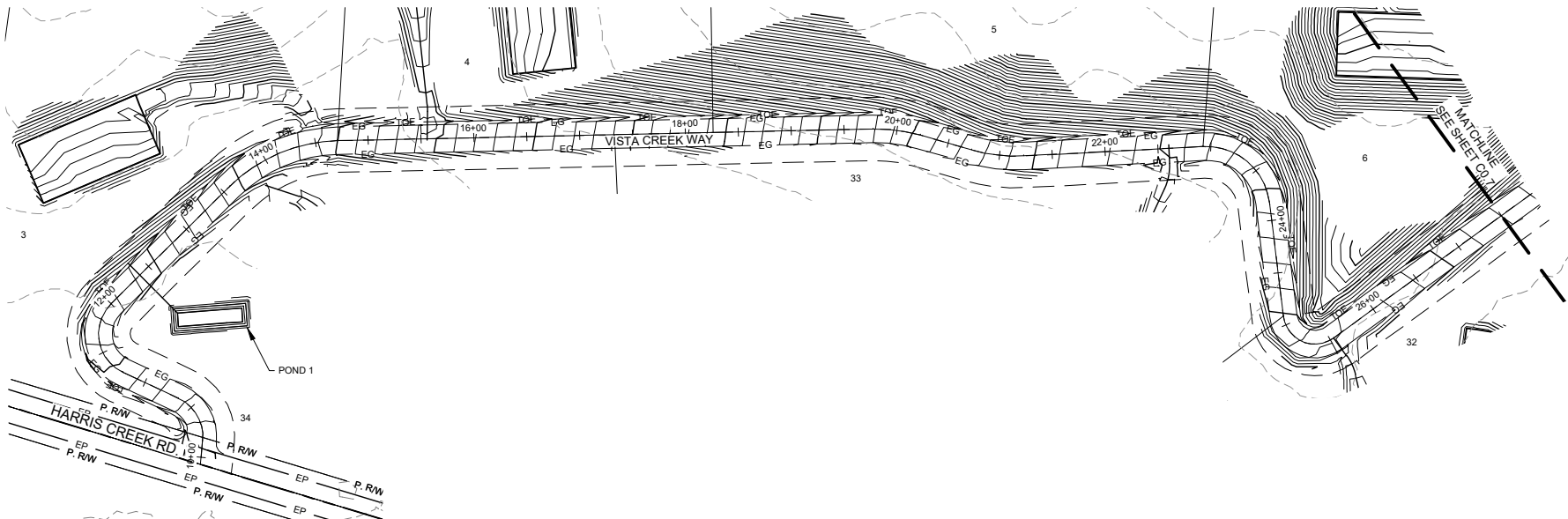
ATTENTION:
1/2" 1"
IF THIS BAR DOES NOT MEASURE
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DATE: September 2, 2025
PROJECT: 230661
SHEET: C0.5

PRE PLAT



VISTA CREEK WAY
STA: 10+00 TO 27+50
VERTICAL EXAGGERATION 5X



NOTE:
PROPOSED CONTOURS ARE SHOWN AT 2' INTERVALS.
EXISTING CONTOURS ARE SHOWN AT 25' INTERVALS.

0 40 80 160 240

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NANPA, IDAHO 83887
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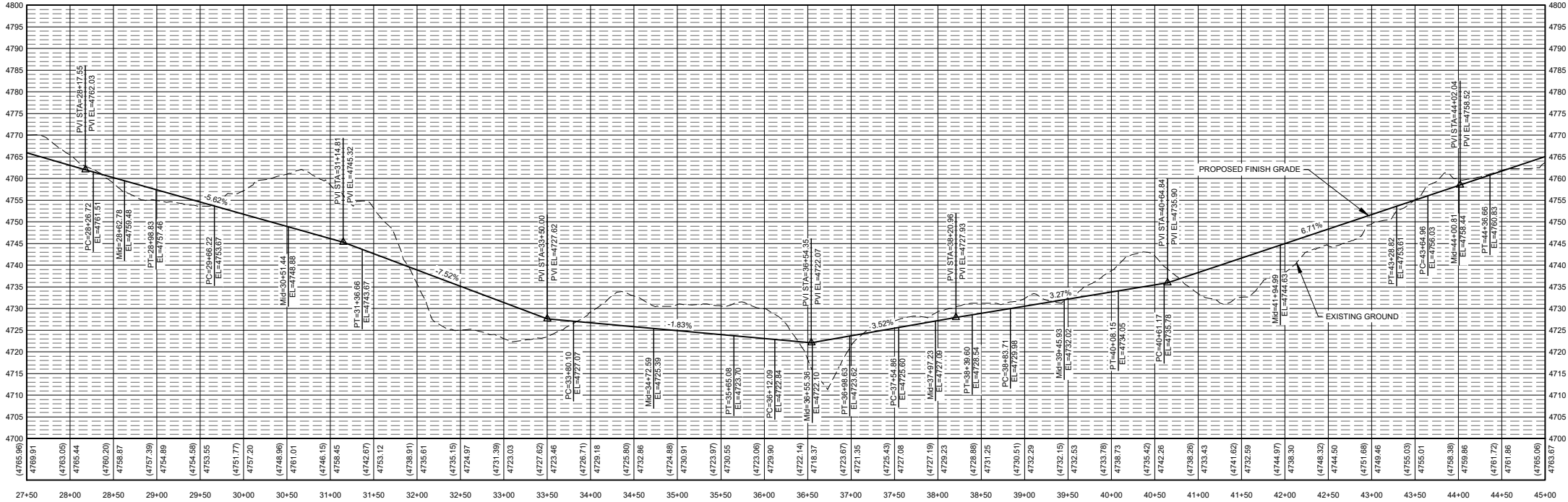
PRELIMINARY PLAT FOR:
HARRIS CREEK HEIGHTS SUBDIVISION
PRELIMINARY PLAN AND PROFILE STA
10+00-27+50

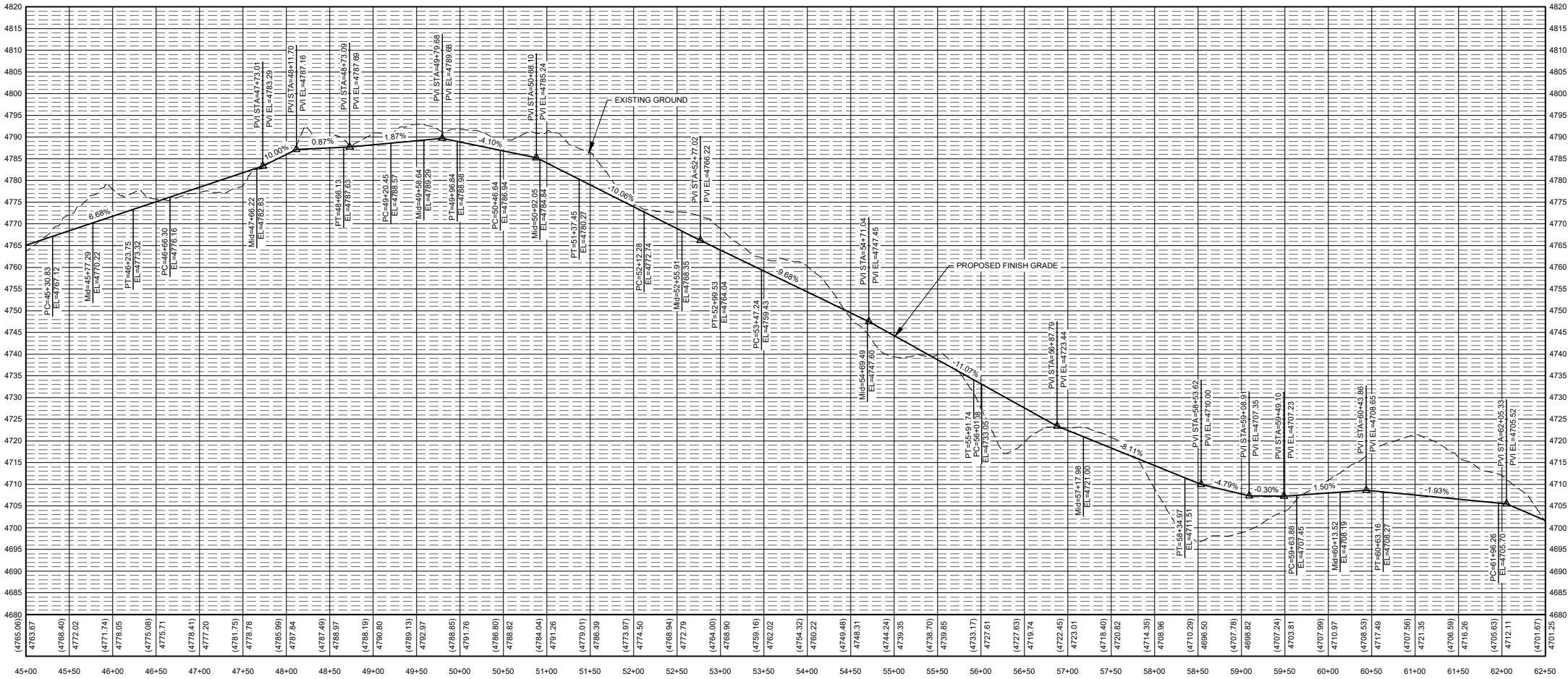
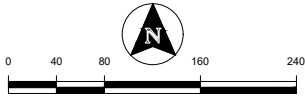
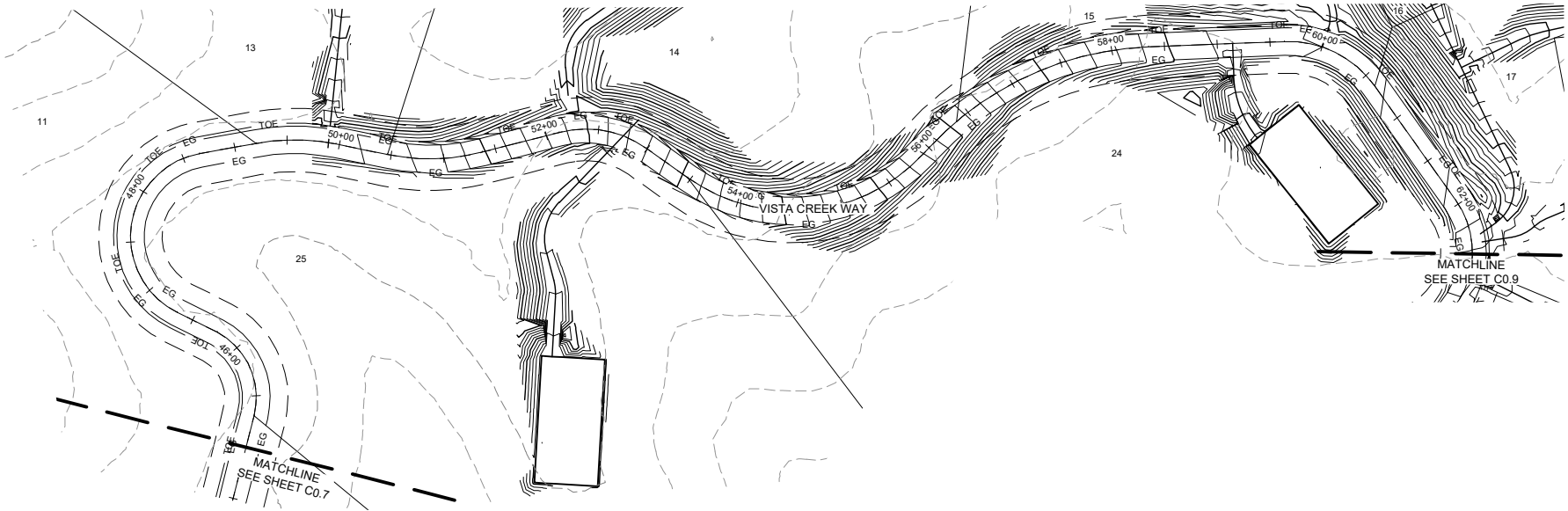
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DATE: September 2, 2025
PROJECT: 230661
SHEET: C0.6

REVISIONS		BORDER SIZE	
NO.	DESCRIPTION	DATE	22"x34"
			DESIGNED
			C. BUNN
			DRAWN
			C. BUNN
			CHECKED
			P. COLWELL
			APPROVED
			P. COLWELL

PRE PLAT





VISTA CREEK WAY (2)
STA: 45+00 TO 62+50
VERTICAL EXAGGERATION 5X

PRELIMINARY PLAT FOR:
HARRIS CREEK HEIGHTS SUBDIVISION
PRELIMINARY PLAN AND PROFILE STA
45+00-62+50



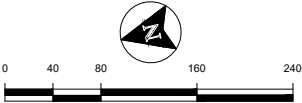
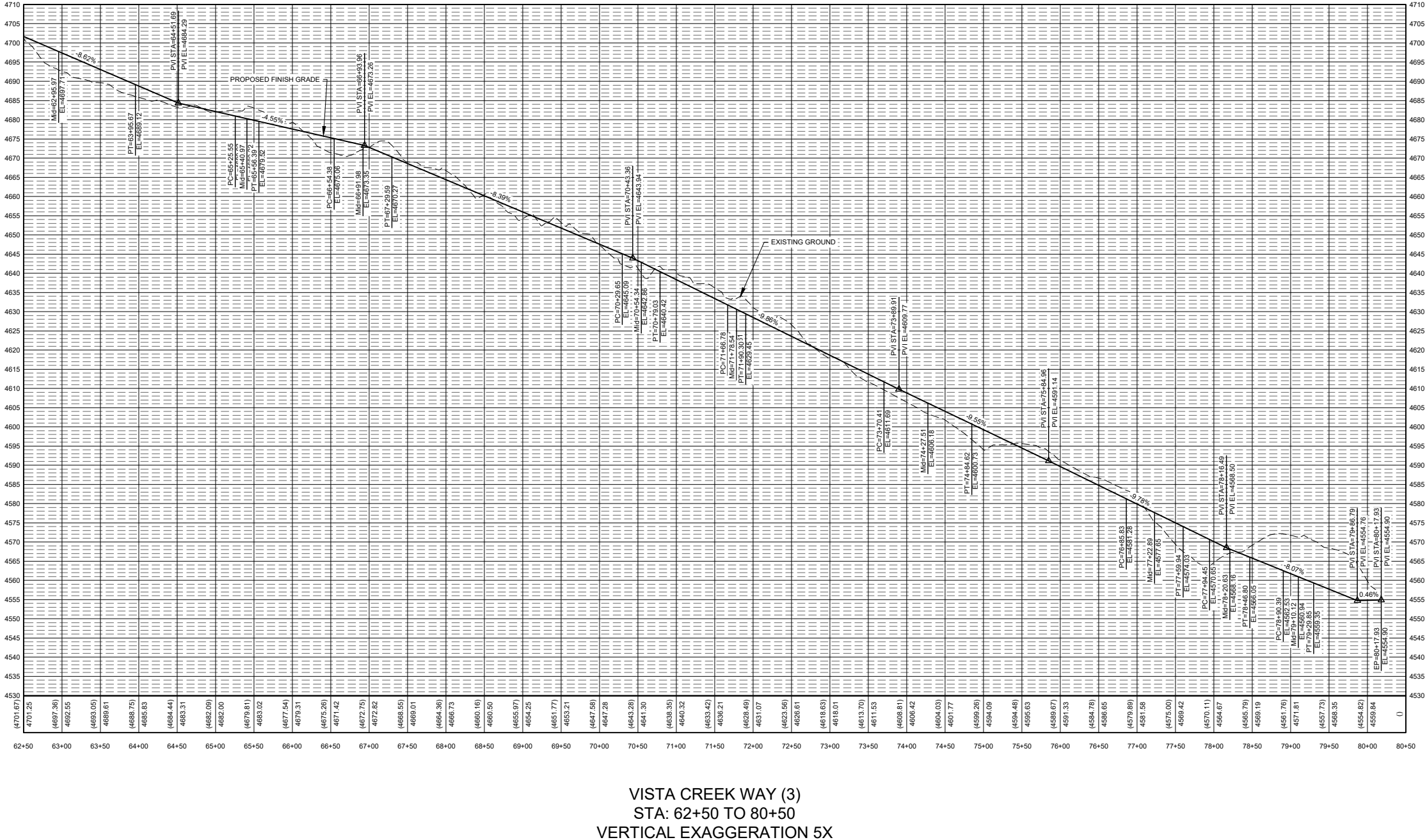
208-442-8300 | WWW.ARDURRA.COM

REVISIONS		BORDER SIZE	
NO.	DESCRIPTION	DATE	22"x34"
			DESIGNED
			C. BUNN
			DRAWN
			C. BUNN
			CHECKED
			P. COLWELL
			APPROVED
			P. COLWELL

ATTENTION:
0 1/2 1
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DATE: September 2, 2025
PROJECT: 230661
SHEET: C0.8

PRE PLAT



PRELIMINARY PLAT FOR:
HARRIS CREEK HEIGHTS SUBDIVISION
PRELIMINARY PLAN AND PROFILE STA
62+50-80+50

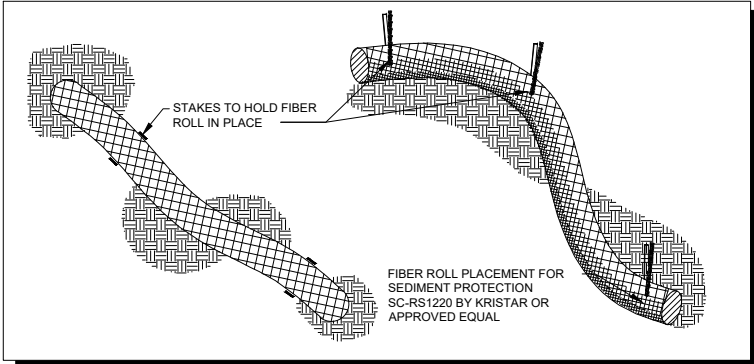
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SHEET: C0.9

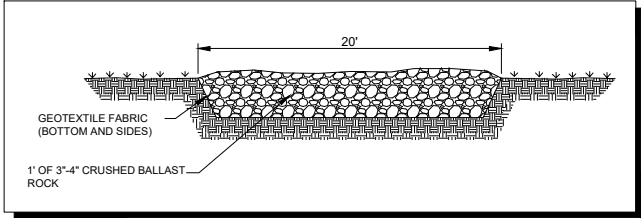
ARDURRA
COLLABORATE. INNOVATE. CREATE.
332 N. W. 10TH AVE., SUITE 200
MIDVALE, IDAHO 83857
208-442-6300 | WWW.ARDURRA.COM

REVISIONS		DATE	BORDER SIZE
NO.	DESCRIPTION		
			22"x34"
			DESIGNED
			C. BUNN
			DRAWN
			C. BUNN
			CHECKED
			P. COLWELL
			APPROVED
			P. COLWELL

PRE PLAT

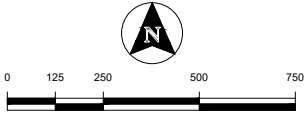
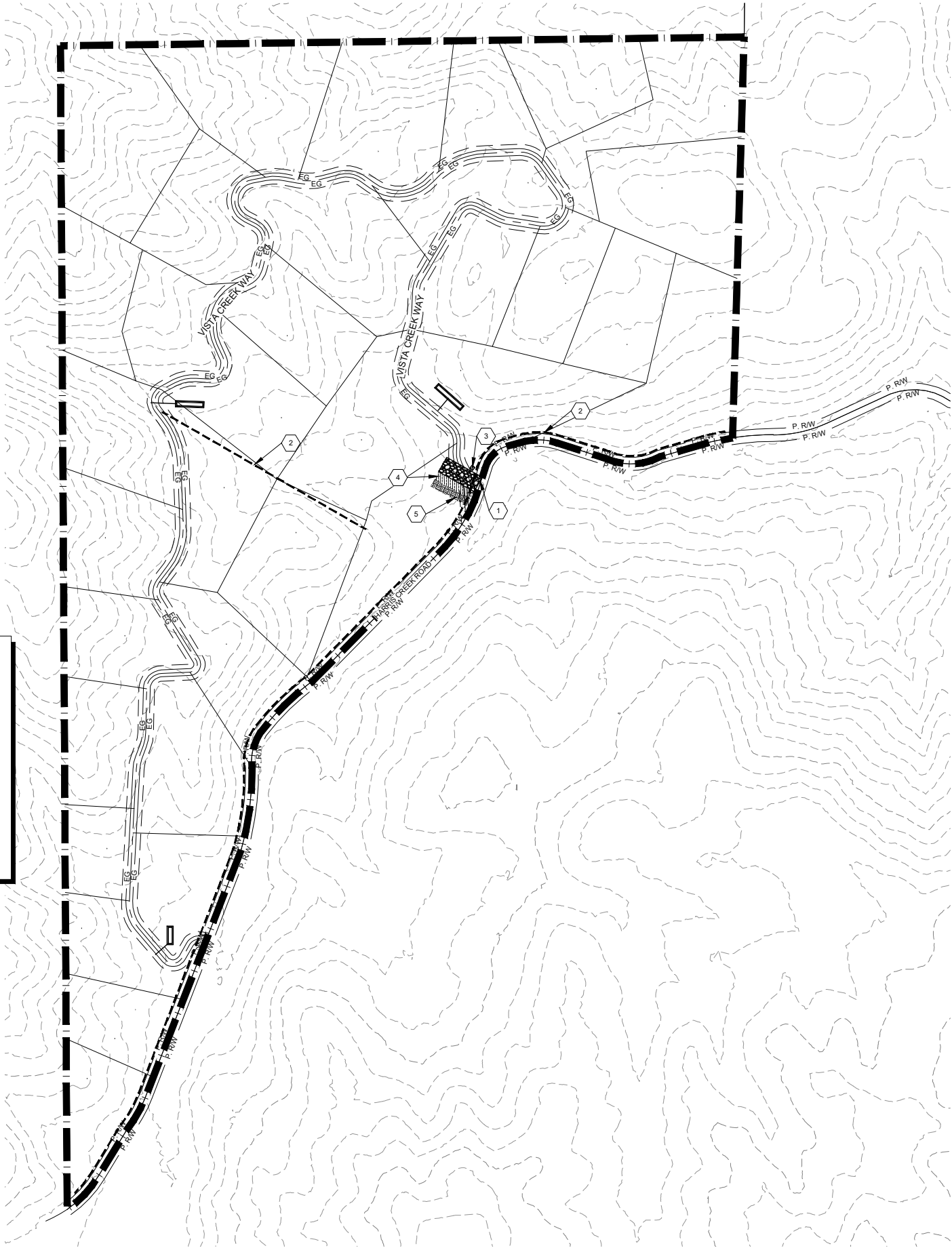


2 FIBER ROLL DETAIL
N.T.S.



1 STABILIZED CONSTRUCTION ACCESS
N.T.S.

LEGEND		
	STABILIZED CONSTRUCTION ACCESS. SEE DETAIL 1, THIS SHEET. BMP 41	1
	LIMITS OF CONSTRUCTION	
	FIBER WATTLE. SEE DETAIL 2, THIS SHEET. BMP 64	2
	TEMPORARY PORT-A-POTTY BMP 50	3
	PROPOSED STAGING AREA BMP 41	4
	STOCKPILE AREA BMP 44	5



PRELIMINARY PLAT FOR:
HARRIS CREEK HEIGHTS SUBDIVISION
EROSION & SEDIMENT CONTROL PLAN

ATTENTION:
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SHEET:

C1.0



REVISIONS		BORDER SIZE	
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			DRAWN
			C. BUNN
			CHECKED
			P. COLWELL
			APPROVED
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PRE PLAT