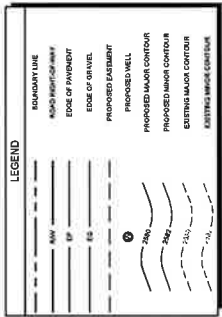


811
CALL BEFORE YOU DIG!
CALL 811 OR VISIT
WWW.CALLBEFOREYODIG.COM
FOR A LIST OF UTILITIES
UNDERGROUND VISION
EMAIL: 811

NOTE: THE DESIGN OF UTILITIES UNDERGROUND VISION
PRIOR TO CONSTRUCTION. IT SHALL BE THE
RESPONSIBILITY OF THE CONTRACTOR TO
VERIFY THE LOCATION OF ALL UTILITIES
BEFORE COMMENCING WORK. THE CONTRACTOR
SHALL BE RESPONSIBLE FOR OBTAINING
ALL NECESSARY PERMITS AND SHALL
LOCATE AND PROTECT ALL UTILITIES.



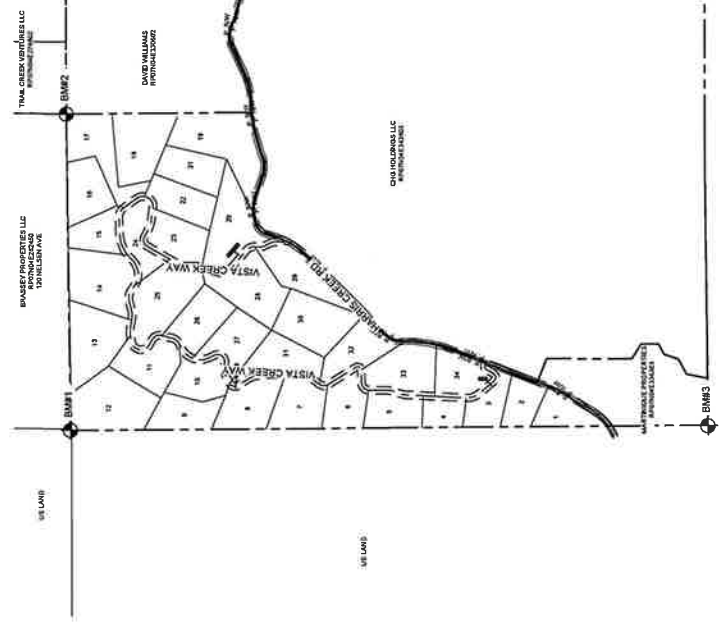
UTILITY	AGENCY	REPRESENTATIVE	PHONE
ROADS	BOISE COUNTY ROAD & BRIDGE	JENNIFER BRADSHAW	208-375-2240
POWER	BOISE POWER	BRUCE ADAMS	208-344-4175
WATER	BOISE WATER	ANDREW BOURNET	208-344-4000

AREA AND LOT SUMMARY	
TOTAL AREA	# 112.04 AC
TOTAL RESERVATION AREA	# 112.04 AC
TOTAL CONSERVATION SPACE AREA	# 112.04 AC
TOTAL NUMBER OF LOTS	34
TOTAL NUMBER OF BUILDABLE LOTS	34
TOTAL NUMBER OF COMMON LOTS	0
PROPOSED POVERTY	0.27
AVERAGE RESERVATION LOT SIZE	16.54 AC
MINIMUM LOT SIZE	16.54 AC

SURVEY INFORMATION	
ALL ELEVATIONS SHOWN ARE NORTH AMERICAN VERTICAL DATUM OF 1985 MEAN SEA LEVEL.	
DATE	SEPTEMBER 2, 2025
PROJECT	HARRIS CREEK HEIGHTS SUBDIVISION
CLIENT	HARRIS CREEK HEIGHTS LLC
DATE	SEPTEMBER 2, 2025
PROJECT	HARRIS CREEK HEIGHTS SUBDIVISION
CLIENT	HARRIS CREEK HEIGHTS LLC

**PRELIMINARY PLAT FOR
HARRIS CREEK HEIGHTS SUBDIVISION**
A PORTION OF THE NW 1/4 OF SECTION 33
TOWNSHIP 7 NORTH RANGE 15 EAST
BOISE COUNTY, IDAHO
SEPTEMBER 2, 2025

DEVELOPER
HARRIS CREEK VENTURES LLC
421 S 8TH STREET
BOISE, ID 83702
PH: (208) 597-1201



SITE DATA

OWNER/DEVELOPER
HARRIS CREEK VENTURES LLC
1111 S 10TH STREET
BOISE, ID 83702
PH: (208) 597-1201

ENGINEER
PATRICK COLWELL, P.E.
332 N. BROADMOORE WAY
BOISE, ID 83702
PH: (208) 442-8300

SURVEYOR
ROS OSMALLEY, P.L.S.
332 N. BROADMOORE WAY
NAPPA, ID 83407
PH: (208) 442-8300

ZONING AND SETBACK
ZONE: RESIDENTIAL
COUNTY SETBACKS
FRONT: 30' 0" (MINIMUM)
SIDE: 10' 0" (MINIMUM)
REAR: 20' 0" (MINIMUM)
STREET WIDENING: 30' 0" (MINIMUM)

FIRE DISTRICT
FIRE DISTRICT #1
FIRE DISTRICT #1

SEWER AND WATER DISTRICT
SEWER AND WATER DISTRICT #1
SEWER AND WATER DISTRICT #1

IRRIGATION DISTRICT
IRRIGATION DISTRICT #1
IRRIGATION DISTRICT #1

ROADWAY JURISDICTION
BOISE COUNTY ROAD AND BRIDGE
SCHOOL DISTRICT #72
BRAIN SCHOOL DISTRICT #72

ABBREVIATIONS	
EX	EXISTING
HP	HIGH POINT
LP	LOW POINT
N	NORTH
NE	NORTHEAST
SE	SOUTHEAST
SW	SOUTHWEST
W	WEST

SHEET LIST TABLE	
001	COVER
002	DETAILS
003	EXISTING CONDITIONS
004	LOT DIMENSIONS
005	SETBACKS
006	PROPOSED PLAT
007	PROPOSED PLAT AND PROPOSED SETBACKS
008	PROPOSED PLAT AND PROPOSED SETBACKS
009	PROPOSED PLAT AND PROPOSED SETBACKS
010	PROPOSED PLAT AND PROPOSED SETBACKS
011	PROPOSED PLAT AND PROPOSED SETBACKS
012	PROPOSED PLAT AND PROPOSED SETBACKS

NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

PRELIMINARY PLAT FOR
HARRIS CREEK HEIGHTS SUBDIVISION
COVER

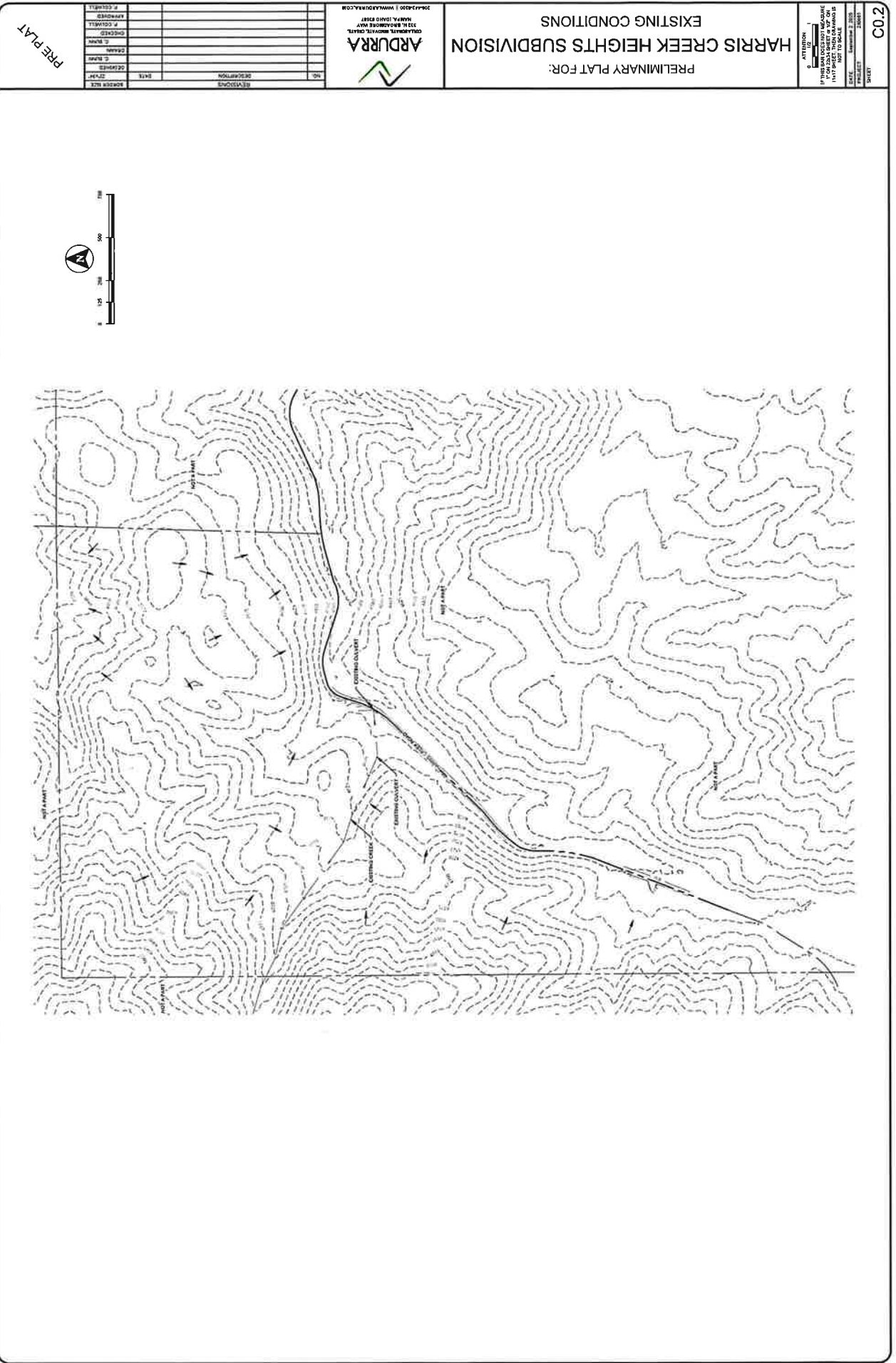
ARDURA
LAND SURVEYING & CONSULTING
1111 S 10TH STREET
BOISE, ID 83702
PH: (208) 597-1201

**PRELIMINARY PLAT FOR:
HARRIS CREEK HEIGHTS SUBDIVISION
COVER**

ATTENTION
1
1111 S 10TH STREET
BOISE, ID 83702
PH: (208) 597-1201

PROJECT
HARRIS CREEK HEIGHTS SUBDIVISION
DATE: SEPTEMBER 2, 2025
PROJECT: 22001

C.O.



PRELIMINARY PLAT FOR:
HARRIS CREEK HEIGHTS SUBDIVISION
EXISTING CONDITIONS

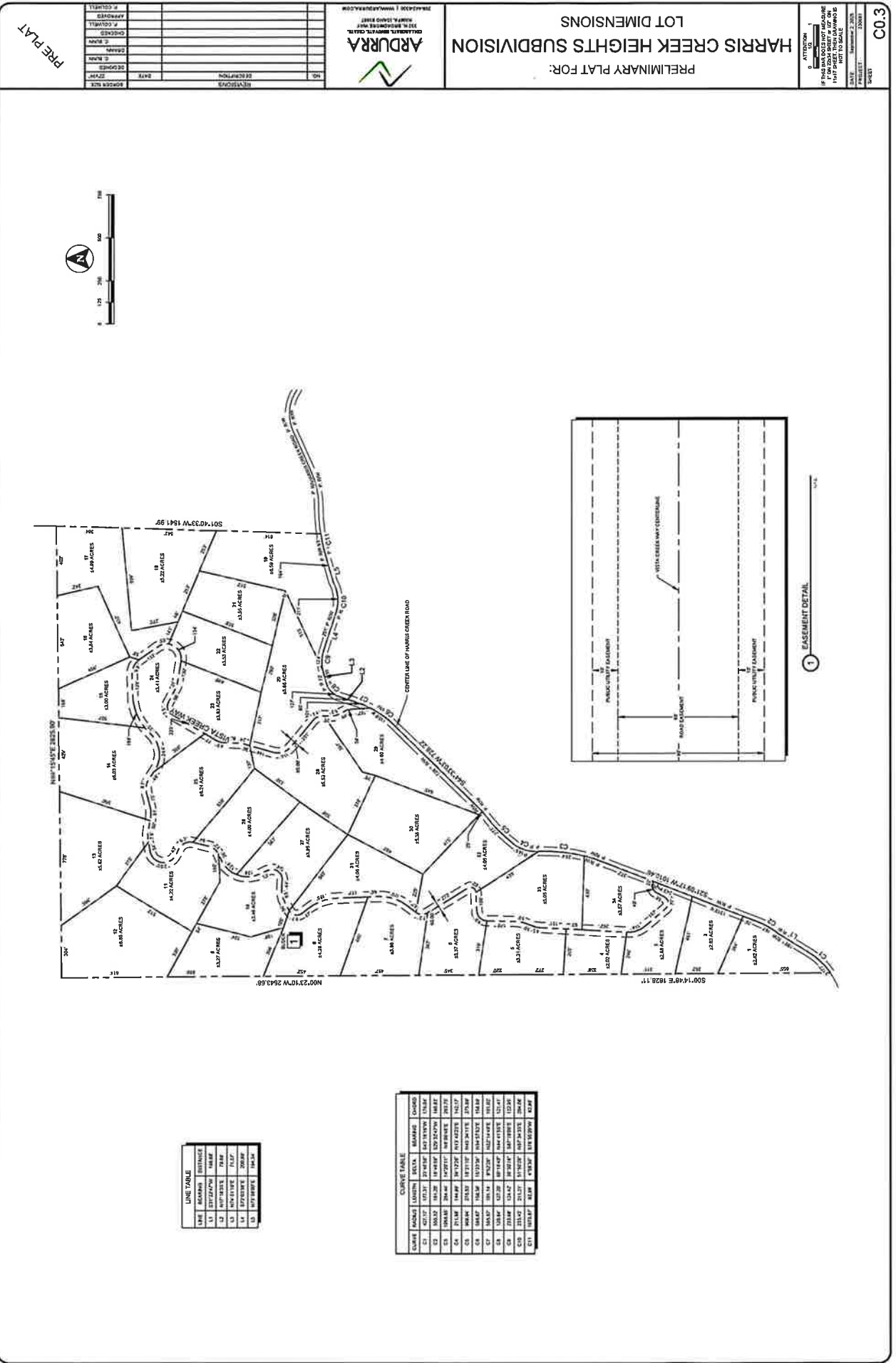
ARDURA
LAND MANAGEMENT
3000 N. W. 10th Ave.
Miami, FL 33136
www.ardura.com

ATTENTION:
THIS INSTRUMENT IS A PRELIMINARY PLAT FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES.

DATE: 10/10/2024
BY: [Signature]
SCALE: 1" = 100'

NO.	REVISIONS	DATE	BY
1	ISSUED FOR REVIEW	10/10/2024	[Signature]
2	REVISED		
3	REVISED		
4	REVISED		
5	REVISED		
6	REVISED		
7	REVISED		
8	REVISED		
9	REVISED		
10	REVISED		

C0.2





TOPOGRAPHIC VICINITY MAP
SCALE 1"=1/4 MILE

