



# PLANNING AND DEVELOPMENT SERVICES

BOISE CITY HALL: 150 N. CAPITOL BLVD | MAIL: PO BOX 500, BOISE, ID 83701-0500

CITYOFBOISE.ORG/PDS | P: 208-608-7100 | F: 208-384-3753 | TTY/TTD: 800-377-3529

Record No.:  
CAR25-00003

## Annexation/Rezone

### Rezone

#### Property Information

Street No:	Direction:	Street Name:	Street Type:	Unit Type:	Unit No:
9744	W	STATE	ST		

Subdivision Name:	Parcel Legal Description:	Zoning District:
4N 1E 14	PAR #7150 OF SW4 OF SEC 14, 4N1E 14 AND LOT 5 BLK 5, RANDALL ACRES SUB NO 09, #1360 & #347120 - C	R-2

Parcel Number:	Additional Parcel Numbers:
S0514417150	

#### Agent/Representative Information

First Name:	Last Name:	Type:
Becky	McKay	Authorized Representative

Company:

Address:	City:	State:	Zip:
	BOISE	ID	

Email:	Main Phone:	Cell Phone:
beckym@engsol.org	(208) 938-0980	

First Name:	Last Name:	Type:
Katie	Miller	Authorized Representative

Company:
CBH Homes

Address:	City:	State:	Zip:
1977 E Overland Rd	Meridian	ID	83642

Email:	Main Phone:	Cell Phone:
katiem@cbhhomes.com	(208) 955-0829	

#### Applicant Information

<b>First Name: (Primary Contact)</b>	<b>Last Name:</b>	<b>Type:</b>
Shari	Stiles	Applicant

**Company:**

<b>Address:</b>	<b>City:</b>	<b>State:</b>	<b>Zip:</b>
1029 N. Rosario	Meridian	ID	83642

<b>Email:</b>	<b>Main Phone:</b>	<b>Cell Phone:</b>
sharis@engsol.org	(208) 938-0980	

### Owner Information

**Name:**

<b>Address:</b>	<b>City:</b>	<b>State:</b>	<b>Zip:</b>
1977 E. Overland Road	Meridian	ID	83642

<b>Email:</b>	<b>Phone:</b>
jeffh@cbhhomes.com	(208) 288-5560

### Owner Information

**Name:**

<b>Address:</b>	<b>City:</b>	<b>State:</b>	<b>Zip:</b>
1977 E OVERLAND RD	MERIDIAN	ID	83642

<b>Email:</b>	<b>Phone:</b>

### Project Information

**Project Name: (if applicable):**

**Project Proposal:** Please provide a brief narrative of your project in the Project Proposal field, and answer all other questions to the best of your ability.

### Project Details

#### Representatives

<b>Are you applying for this record on behalf of a client or group:</b>	
<b>Please list the Party's name:</b>	

#### Property Information

<b>Zoning District:</b>	R-2
<b>Property in Historic District:</b>	No
<b>Property In Design Review Zone:</b>	No
<b>Property In Hillside:</b>	No
<b>Property In Floodplain:</b>	No

Flood Zone:	N/A
Wildland Urban Interface (WUI):	No
WUI Name:	N/A
Airport Influence:	Not in Airport Influence Area
Irrigation ditches or canals on or adjacent to property:	
Overhead powerlines or utility lines on or adjacent to the property:	
Total Size of Property to be Annexed or Rezoned:	6.04

#### General

Plans submitted as:	Electronic
Existing Use:	

#### Annexation And Rezone

Current Zone:	R-1A and R-2
Does this remove a Historic District designation:	No
Requested Zone:	R-2/DA
Will this Annexation and/or Rezone include a Development Agreement:	No

Each planning application includes a Required Submittal Checklist. If you do not already have a current checklist, please use the links below to download the correct form for your application.

- [Annexation and Rezone Submittal Checklist](#)

By checking this box: ☒

1. The undersigned is the owner of the indicated property or acting as the owner's authorized representative.
2. The undersigned declares that the above provided information is true and accurate, and acknowledges that failure to provide true and accurate information may result in rejection of this application, possible revocation of the permit where wrongfully issued and subject the undersigned to any applicable penalties.
3. The checked box represents a digital signature for all legal purposes as allowed by [Idaho Code \(Uniform Electronic Transactions Act\)](#).

**BONNYBROOK SUBDIVISION AND BROOK APARTMENTS**  
**Rezone and Preliminary Plat**  
**Applications**

**Letter of Explanation**

**7/30/25**

**Introduction:**

Challenger Development Inc. is requesting rezone of 20.01 acres (includes right-of-way) from R-1A (Residential: Large Lot) and R-2A (Residential: Compact) to R-2/DA (Residential: Compact with a Development Agreement, along with a preliminary plat on 18.85 acres for Bonnybrook Subdivision. The preliminary plat consists of 52 townhome lots, 24 alley-loaded single-family lots, and 3 multi-family/parking lots for 216 apartments. The subject property consists of four parcels, with two parcels formerly occupied by the Franz Witte Nursery at 9770 W. State Street. The two other parcels were single-family lots (Lots 5 and 18, Block 5) within Randall Acres Subdivision No. 9.

**Location, Existing Uses on the Property and within the Surrounding Area:**

The property is located north of W. State Street, east of N. Gardner Lane and south of W. Utahna Road. The property has three older homes and multiple accessory structures that were left after the Franz Witte Nursery relocation. North of the subject site is Randal Acres Subdivision No. 9, with a zoning designation of R-1C. South of the proposed project is an existing retail center and a multi-family development within Garden City limits with zones of C-2 and R-20. East of the property are Matlock Place Subdivision and the proposed Westlock Village Development with zoning designations of R-1C, and R-3/DA. West of the site is Randall Acres Subdivision No. 9 with a mixture of residential and commercial development with zones of R-1C and MX-3.

**Property History:**

The property was annexed and zoned R-1A in December of 2015 as part of a Category B annexation by the City of Boise (Ord. 55-15 recorded as Instrument No. 2015-114807), records of Ada County, Idaho. A portion of the property was rezoned by the City of Boise to R-2A with adoption of the new Development Code.

Franz Witte purchased the property in 1978 and operated a retail nursery on the property from 1982 to 2021, when the business relocated to Nampa. The existing homes were abandoned, and parcels have been vacant since that time. Two of the parcels (Lots 5 and 18, Block 5) are part of Randal Acres Subdivision No. 9 which was recorded in 1951. One of the lots is vacant and the other has an existing dwelling. The two parcels will provide vehicular access to the larger parcels from N. Gardner Lane and W. Utahna Road, since direct access to W. State Street is not allowed by ITD. The two residential lots were previously part of the Brose Second Subdivision which was recorded in 1910.

### **Comprehensive Plan and Land Use Map, and the State Street Corridor Guidelines:**

The City of Boise's Future Land Use Map designates the subject site as Compact. The Compact designation indicates areas where detached single-family homes are predominant, but a variety of housing types including duplexes, triplexes, townhomes, apartments and condominiums could be allowed. Residential densities typically are between 6-15 units/acre on lots ranging from 2,500 square feet or greater. Neighborhood activity centers with retail, restaurants, employment and other services are encouraged within walking distance. Pedestrian-oriented streetscapes are desired within the developments and along State Street.

The State Street Corridor Transit-Oriented Development Policy Guidelines encourage higher density development along State Street. State Street is identified as a future high-volume transit route. Transit-supportive land use patterns are encouraged along these corridors. The subject property has 510 feet of frontage on W. State Street, a transit corridor. The project will be accessed from N. Gardner Lane, W. Utahna Road and by an extension of W. Leighton Street from N. Dodgin Avenue. A 12-foot-wide multi-use pathway and landscape buffer will be installed along W. State Street.

The subject property lies within the Capital City Development Corporation's State Street District. The area is designated as an urban renewal district. The applicant's representative met with a staff member of CCDC and discussed the proposed development.

The applicant is requesting a rezone to R-2/DA with a preliminary plat. The R-2/DA zoning request is supported by the Compact designation within the Comprehensive Plan. The property is considered a larger residential infill development which will benefit the area by providing a diversity of residential housing. The proposed overall gross density of the project is 15.49 dwelling units per acre. The proposed net density within the townhome/single-family portion (5.01 acres/76 units) of the development is 15.17 du/a, and the net density in the multi-family area (8.47 acres/216 units) is 25.50 du/a.

### **Rezone:**

The northern portion of the subject property is currently zoned R-1A and consists of approximately 8.61 acres, with the southern 10.24 acres having a zoning of R-2. The applicant is requesting rezone of 20.01 acres (including right-of-way) from R-1A and R-2A to R-2/DA. This zoning designation is supported within the Compact designation of the Comprehensive Plan Land Use Map.

The rezone of the property to R-2/DA is consistent with other developments approved within the area. New development and redevelopment of older commercial and larger residential properties in this area has been underway for the past 5 years. The new developments include apartments and townhomes varying in height from 2 to 4 stories. The subject site is considered infill property which is close to existing services, infrastructure, and transit options. The project will provide a variety of residential choices with townhomes, single-family cottages and multi-family units.

Reviewing the findings for a rezone in the Boise Development Code, it appears the rezone of this property is due to changing conditions in the area. The rezoning will be in the best interests of the public and general welfare by providing essential housing needs where public services are available such as utilities and public transit. The size, scale, height, and density of the project is similar to others along the State Street corridor. The site plan incorporates the higher density apartments adjacent to the principal arterial, transitioning to lower density housing options. The alley-load townhomes, alley-load single-family cottages and front-load townhomes reflect the diversity in housing options and numerous architectural styles.

### **Residential Lots, Private Open Space and Density:**

Bonnybrook Subdivision provides 52 townhomes, 24 detached alley-loaded single-family cottages and 3 multi-family/parking lots for 216 apartments. The proposed townhomes include 14 rear-load units and 38 front-load units. The townhome lots range in size from 2,500 to 4,188 square feet with widths of 26 to 44 feet and depths of 96 to 110 feet. The townhomes are combinations of 2, 3 and 4 units providing visual diversity along the streetscape. The attached dwellings are required to provide 200 square feet of private open space for each unit. The private open space provided varies from 494 to 768 square feet for the front-load units and 270 to 330 square feet for the rear-load units.

The project includes 24 rear-load single-family cottages with a one-car garage and a concrete pad for a second vehicle. The proposed single-family lots are 2,574 to 4,071 square feet in size. The lot widths range from 26 to 43 feet with a depth of 99 feet. The multi-family area includes 216 apartment units. The proposed overall gross density of the project is 15.49 dwelling units per acre, with a net density of 21.66 du/acre.

All lots will comply with the applicable setbacks for R-2 zone, and no deviations of the dimensional standards are requested with the application. All proposed townhomes and single-family dwellings will be two-story. The lots are subject to the small lot standards and require design review approval.

### **Multi-Family Area (Bonny Apartments):**

The development has a multi-family component referred to as Bonny Apartments consisting of 8.47 acres, which constitutes approximately 44.93 percent of the project. The multi-family use is a good transition from the W. State Street commercial corridor to the townhomes and single-family dwellings. The multi-family structures include 216 apartments within nine 3-story buildings. Each structure has 24 dwelling units and a height of 45 feet. The development will have five trash enclosures and seven enclosed bicycle storage structures evenly distributed throughout the project. All proposed drive aisles are 26 feet in width. The proposed density of the multi-family area is 25.50 du/ac. Three lots within the subdivision are identified as apartments and associated parking lots.

The eastern apartment building is located adjacent to N. Tremonton Avenue and has an adjoining parking lot with frontage on W. Sloan Street and N. Tremonton Avenue. We are requesting alternative compliance since the parking area is visible from the street. The Sloan and Leighton Street connections are set by the existing stub streets. We are required by Ada County Highway

District to connect W. Sloan Street to W. Leighton Street with N. Tremonton Avenue. This creates an area that is isolated by the new local public streets. To compensate for the open location of the parking lot, extensive landscape buffering has been provided. The landscape buffer along the west side of the parking lot or N. Tremonton Avenue is 15 feet wide from the back of sidewalk. The landscape buffer adjacent to W. Sloan Street is 25 feet from the back of sidewalk. The landscape plan reflects the grass, shrubs and trees to create a vegetative buffer.

#### Multi-family Site Data:

- Total Area: 8.47 acres
- Total Building Footprint – 95,099 square feet or 2.18 acres (26%)
- Total Hard Surface Area – 169,246 square feet or 3.89 acres (46%)
- Total Landscape Area – 104,491 square feet or 2.40 acres (28%)

#### Total Dwelling Units: 216

- (72) 1-bedroom/1-bath units (33.3%)
- (12) 2-bedroom/1 bath units (5.6%)
- (132) 2-bedroom/2 bath units (61.1%)
- Unit sizes vary from 688 to 984 square feet with 24 square feet of storage and 72 square feet of deck area.

#### Vehicle Parking Data:

- Total On-Site Parking Provided – 334 spaces
  - Parking Ratio = 1.55 spaces/unit
  - Open Parking Spaces = 62
  - Open Accessible Spaces = 5
  - Open Van Accessible Spaces = 3
  - Open Electric Vehicle Spaces = 32 (Owner option)
  - Open Accessible Electric Vehicle Spaces = 2 (Owner option)
  - Open Standard Spaces for Future EV = 14 (Owner option)
  - Standard Carport Spaces = 192
  - Type A Unit Carport Spaces = 5
  - Carport Spaces for Future EV = 18 (Owner option)
  - Carport Space for Future Accessible EV = 1 (Owner option)
- Required Parking – 278 spaces (Maximum Parking Allowed is 348 spaces)
  - (72) 1-bedroom at 1 space/unit = 72 spaces
  - (144) 2-bedroom at 1.25 spaces/unit = 180 spaces
  - Visitor Parking at 1 space/10 units = 22 spaces

Total Street Parking Fronting Multi-Family Site: 48

Total On-Site and Street Parking = 382 spaces (Total Parking Ratio = 1.77 spaces/unit)

Bicycle Parking Data:

- Total Bicycle Parking Provided = 289
- Short-term Bike Rack Parking at the Clubhouse = 3
- Long-term Bike Parking in Maintenance Room = 3
- Apartment Building Short-term Parking (1/10 units) = 27 (3 Bike Parking Stalls Provided Per Building at the Stairway Breezeways)
- Long-term Bike Parking Required = 288
- Maximum Vertical Storage (25%) = 72
- Utility Bicycle Parking Required = 29

Site Design includes the following:

- Property Management Office at the Clubhouse  
Maintenance Storage Area at the Clubhouse
- Central Mailbox Locations
- Directory Map

Site Development Amenities:

- A. *Quality of Life:*  
Clubhouse (7,858 square feet gross building area)
  - Fitness Facility
  - Community Gathering Area with a Fireplace
  - Restrooms/Changing Rooms
- B. *Open Space:*  
Covered Patio with a Sitting Area and Barbecues at Clubhouse  
Pergolas and Canopies on Pool Deck  
Open Grassy Area
- C. *Recreation:*  
Swimming Pool

The total open space provided within the multi-family portion of the development is 2.24 acres, or 28 percent.

**Sewer, Water, Pressure Irrigation, Gravity Irrigation, and Emergency Services:**

The project is currently serviceable with central sewer by the City of Boise and central water provided by Veolia Water.

A 24-inch sewer main line currently lies within W. Utahna Road; an 8-inch sewer line is within N. Gardner Lane with a manhole located at the proposed W. Leighton Street and N. Gardner Lane intersection. The development will sewer into the existing 8-inch sewer main line located in N. Gardner Lane. A utility plan is included with sewer inverts on Sheets 5 and 6 of the preliminary plat. Boise Public Works indicates capacity exists to support the development.

The property lies within the Veolia service area. An 8-inch water main is located within the stub street to the east, W. Leighton Street. A second water main line lies 500 feet east of the subject



property in W. Utahna Road. Another 8-inch water main line is located east within the stub street (W. Sloan Street), which will be connected when the proposed Westlock Village develops.

The subject property has water rights with the Boise Valley Ditch Company. The development will be served by a pressure irrigation system sourcing from the Boise Valley Ditch Canal located at the southeast corner of the subject property. An existing drain has been piped along the eastern boundary of the property by the previous owner. The 12-inch PVC pipe is protected by a 40-foot-wide easement. It is the intent of the developer to retain the existing pipe and install decorative rock within the easement area.

Fire Station No. 13, located at the northeast corner of N. Bogart Lane and W. State Street, is complete and currently operational. The station will provide improved emergency services to the area.

### **Transportation, Multi-Use Pathways and Storm Drainage:**

The subject property has 510 feet of frontage on W. State Street, which is designated as a principal arterial on the Ada County Master Street Map and identified as a major transit corridor by the City of Boise. W. State Street currently consists of five lanes with intermittent sidewalks along developed frontages, with no bicycle lanes. The proposed Bonnybrook development will not have any direct access to W. State Street. The subject site has 80 feet of frontage on N. Gardner Lane, a local street, with two lanes and no curb, gutter, sidewalk or bike lanes. The property has 73 feet of frontage along W. Utahna Road, a designated collector street. West Utahna Road is improved with two lanes and minimal sidewalk with no bike lanes. The proposed development will be required to connect to the existing stub street, W. Leighton Street, located along the east boundary within Matlock Place Subdivision. The roadway is designated as a local street and improved with two lanes with rolled curb, gutter and attached sidewalk.

The applicant will be required to dedicate 15 feet of additional right-of-way along W. State Street and install a 12-foot-wide detached multi-use pathway with interconnection to the pedestrian facilities in the proposed development. The multi-family structures will be set back approximately 18 feet from the edge of the multi-use pathway, or 30 feet from the new right-of-way for W. State Street.

The primary entrance into the Bonnybrook development will be via W. Leighton Drive from either N. Gardner Lane or N. Dodgin Avenue. W. Leighton Drive will function as a collector roadway constructed with no front-on housing and improved with 33-foot-wide street section and five-foot-wide detached sidewalk with an 8-foot-wide landscape buffer. All proposed roads within the development will be public and designed to Ada County Highway District Standards with 47-foot-wide right-of-way, a 33-foot-wide street section, an 8-foot-wide landscape buffer, and 5-foot-wide detached sidewalk. The exception is a portion of N. Winsford Avenue which will transition to a 25' public right-of-way with a 24-foot-wide street section, 8-foot-wide landscape buffer and 5-foot-wide detached, as front-on housing is limited to one side. The development includes a 20-foot-wide public alley with permeable pavers. Two private common drives are proposed within 30-foot-wide lots. A 24-foot-wide improved surface with a 6-foot-wide buffer will be installed, along with a 5-foot-wide attached sidewalk on one side. The

sidewalk will be located outside the common lot and will be within an easement on the buildable lot.

A secondary public street connection will be made to W. Utahna Road located within Randal Acres Subdivision No. 9. The W. Utahna Road connection will provide greater interconnectivity for the surrounding area and allow residents alternate points of access.

Storm drainage will be retained on site, and any discharge into a drainage facility will not exceed pre-development flows. Streets and parking lots will utilize a combination of above and underground retention and/or detention facilities within the common areas. All public storm drainage facilities will be designed in accordance with Ada County Highway District and Department of Environmental Quality standards. The proposed multi-family portion of the development and the two common drives will have private storm drainage facilities. These facilities will be designed to Boise Public Works Standards and will be retained on site.

A geotechnical report was prepared for the development by All West. The geotechnical engineer installed 18 test holes and piezometers for continuous monitoring of the groundwater levels since May 2024. Groundwater was encountered at depths of 6.5 to 8.5 feet and was consistent all during the irrigation season.

### **Traffic Impact Study:**

A traffic impact study was prepared for the project by CR Engineering, Inc., on April 17, 2025. The study was submitted to Ada County Highway District and Idaho Transportation Department in May 2025 for review, comments and approval. At buildout in 2030, the Bonnybrook development will generate approximately 2,077 trips per weekday, with 131 trips during the AM peak hour and 166 trips during the PM peak hour. The estimated distribution of trips on the roadway network is estimated to be 15 percent north of the site traveling on N. Gardner Lane to W. Utahna Road, 35 percent west of the site traveling on existing local roads connecting to W. State Street, and 50 percent traveling east of the site.

Improvements needed to mitigate 2030 build out and background traffic include the following recommendations:

- Gardner Lane and State Street intersection should be restricted to right-in/right-out/left-in or right-in/right-out. Determination of the appropriate option will be made by ACHD and ITD.
- Ulmer Lane and State Street intersection will require a traffic signal, construction of an eastbound right-turn lane a north leg with one southbound left-turn lane and one shared through /right-turn lane.

Improvements to mitigate the 2037 Horizon Background Traffic include the following recommendations:

- The recommendation for the Gardner Lane and State Street Intersection is the same as the 2030 scenario.
- The Ulmer Lane and State Street intersection is planned to be signalized, with Ulmer Lane extending north and connecting to Duncan Lane. Duncan Lane would terminate prior to State Street and would divert through the approved Westlock Village

development, aligning with Ulmer Lane, and thereby allowing a signalized intersection at State Street.

### **Amenities and Fencing:**

#### **Single-family Cottages and Townhome Amenities:**

The open space within the subdivision is 1.10 acres, or 5.84 percent. A common area consists of open space, a pocket park, and buffer lots. Lot 13, Block 2 is the pocket park area which will be landscaped and improved with a pickleball court, shade structure and benches. A pedestrian pathway with a plaza area will provide interconnectivity from the townhome/single-family area to the multi-family portion of the project. Other open areas will be grassed and utilized for storm drainage facilities. Lot 19, Block 3 has an existing drainage pipe along with a 40-foot-wide easement. The lot will be landscaped with decorative rock and non-site obscuring metal fencing will be installed at the rear of the townhome. Existing 6-foot-high wood fencing lies along common east boundary of Matlock Place Subdivision. The developer will install 6-foot-high vinyl fencing along the perimeter of the townhomes along the west and north boundary of the subject site.

### **Multi-family Amenities:**

A clubhouse consisting of 5,530 square feet of interior area and a gross building area of 7,858 square feet will be constructed in the central area of the multi-family development. The clubhouse will include a community gathering area with a fireplace, conference room, fitness center, covered patio area, reception area, business office, restrooms, covered mail area, maintenance room and pool equipment area. The pool facility will include a pool deck with cabanas and a hot tub. The covered patio area will have exterior barbecue kitchen, fire pit sitting area, and activity yard. A cycle maintenance facility will be provided for the benefit of the residents. The pool area will be secured with metal fencing and security gate. The applicant will install six-foot-high vinyl fencing along the east and west boundaries of the multi-family area.

### **Preliminary Plat:**

The proposed preliminary plat will provide a variety of housing units integrated into a single community with welcoming open space, recreational opportunities and pedestrian interconnectivity.

#### **Overall Preliminary Plat Data:**

- Total Site Area: 18.85 acres
- Single-family Cottages: 1.55 acres (8.22%)
- Townhomes (front and rear-load): 3.46 (18.36%)
- Multi-family: 8.09 acres (42.92%)
- Right-of-Way Area: 3.45 acres (18.30%)
- Public Alley Area: 0.17 acres (0.90%)
- Common Drives: 0.17 acres (0.90%)
- Open Space/Pocket Park/Buffer Lots: 1.10 acres (5.84%)
- Gravity Irrigation Lot: 0.48 acres (2.55%)
- Multi-family Parking Lot: 0.38 acres (2.02%)

Average Single-Family Lot Size: 2,813 square feet  
Average Townhome Lot Size: 2,898 square feet  
Single-Family Lots: 24  
Townhome Lots: 52  
Multi-Family Lots: 2  
Total Common Lots: 15  
Total Lots: 93  
Total Number of Dwelling Units: 292  
Gross Residential Density: 15.49 du/ac

The proposed development provides a mixture of housing types with a combination of single-family cottage homes, townhomes, and multi-family units. This mixture of housing types is not normally found within a standard subdivision. The project will help facilitate construction of transportation improvements to connect existing stub streets and enhance the existing transportation system. Challenger Development Inc. desires to create a community within the City of Boise that will complement the surrounding neighborhoods and meet the goals of the City of Boise.

**Building Elevations:**

Colored renderings of the rear- and front-load townhomes, alley-load single-family cottages and the apartments have been provided with our applications. All buildings reflect modulation in the front elevation with varying roof lines, masonry, vertical and horizontal siding, along with other architectural treatments to provide visual interest along the street view. The different color schemes are earthtones and complement each other. The architectural styles reflect craftsman, farmhouse, cottage, and modern. The project will be cohesive with common architectural and color features which will blend well within the community.

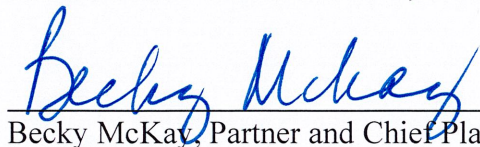
**Project Phasing:**

Construction is planned in three phases, as follows:

- Phase 1 – 76 townhome and single-family lots.
- Phase 2 – 192 dwelling units within the multi-family area
- Phase 3 – 24 dwelling units within the multi-family area

Submitted by:

ENGINEERING SOLUTIONS, LLP

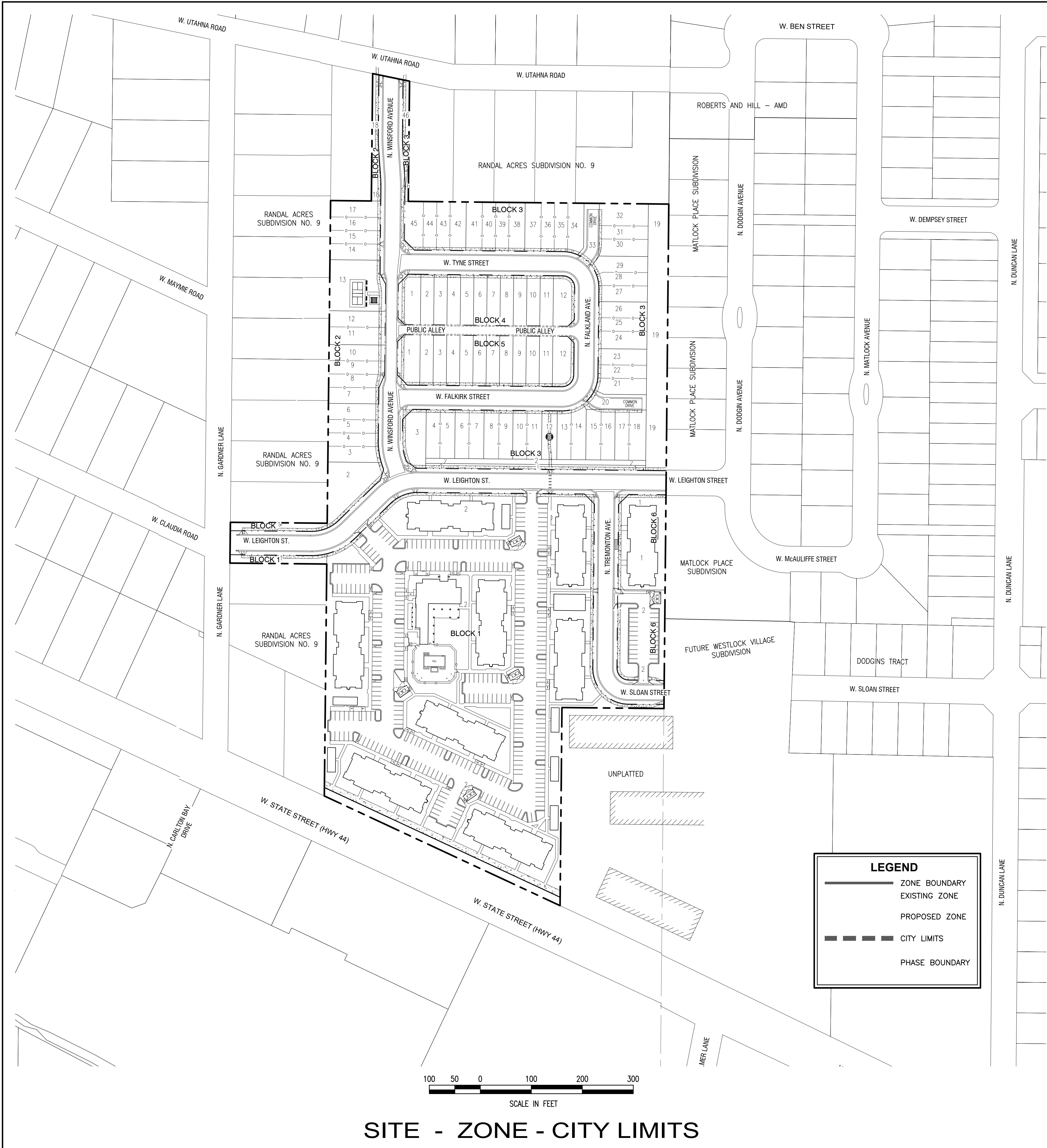


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Becky McKay, Partner and Chief Planner

BM:ss





NOTES:

STANDARD NOTES:

1. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
2. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
3. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
4. THIS DEVELOPMENT IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (INSTRUMENT NO. \_\_\_\_\_). THE RESTRICTIVE COVENANTS AND THE HOMEOWNERS ASSOCIATION CANNOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF BOISE CITY.
5. NO PORTIONS OF THE SUBJECT PROPERTY FALL WITHIN THE FEMA FLOODWAY AND 100-YEAR FLOOD HAZARD ZONE - REFERENCE FIRM PANEL 16001C0166J DATED JUNE 19, 2020.
6. THIS DEVELOPMENT RECOGNIZES 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
7. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF ACHD LICENSE AGREEMENT INSTRUMENT NO. \_\_\_\_\_.
8. A PORTION OF LOTS 1, 2, 13 & 18, BLOCK 2; LOTS 3, 12 & 47, BLOCK 3 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THE LOTS ARE ENCUMBERED BY THE CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 15, 2015, AS INSTRUMENT NO. 2015-013256 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.
9. LOT 19, BLOCK 3 IS A COMMON LOT ENCUMBERED BY AN IRRIGATION EASEMENT. THE LOT WILL BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
10. LOTS 20 & 33, BLOCK 3 WILL BE SHARED DRIVEWAYS FOR THE BENEFIT OF LOTS 15-18 AND LOTS 30-32, BLOCK 3. SHARED DRIVEWAY LOTS SHALL BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
11. THE LOTS (SOUTH OF W. LEIGHTON ST.) IN BROOK APARTMENTS WILL BE OWNED AND MAINTAINED BY BROOK APARTMENT HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
12. BROOK APARTMENT LOTS ARE SUBJECT TO INGRESS-EGRESS AND PARKING EASEMENTS WHICH SHALL PROVIDE PERPETUAL INGRESS AND EGRESS FOR ADJACENT RESIDENTIAL BUILDINGS.

UTILITY NOTES:

1. SANITARY SEWER: SERVICE TO BE PROVIDED BY EXTENSION OF BOISE CITY SEWER.
2. DOMESTIC WATER: TO BE PROVIDED BY EXTENSION OF VEOLIA WATER SYSTEM.
3. STORM DRAINAGE: STORM DRAINAGE WILL BE RETAINED ON-SITE. THE STORM DRAINAGE SYSTEM WILL BE CONSTRUCTED IN ACCORDANCE WITH BOISE CITY AND THE CURRENT ADA COUNTY HIGHWAY DISTRICT STANDARDS.
4. IRRIGATION WATER: WILL BE PROVIDED TO EACH LOT. THE PRESSURE IRRIGATION SYSTEM WILL SERVE ALL PHASES OF THIS SUBDIVISION, IN ACCORDANCE WITH IDAHO CODE 31- 3805(1)(b). THIS SUBDIVISION FALLS WITHIN IRRIGATION DISTRICT "BOISE VALLEY IRRIGATION DITCH COMPANY" (BVIDC). ALL LOTS SHALL BE SUBJECT TO THE ASSESSMENTS OF SAID DISTRICT. THE PRESSURIZED IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE BONNYBROOK SUBDIVISION H.O.A. & BROOK APARTMENTS ASSOCIATION, OR ITS ASSIGNS.
5. SEE ADDITIONAL UTILITY NOTES ON SHEETS UTIL-1 AND UTIL-2.

EASEMENT NOTES:

1. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE 15 FEET ADJACENT TO ANY PUBLIC STREET. THE EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACE DRIVEWAYS, WALKWAYS, LANDSCAPE, PARKING, FENCING OR OTHER SUCH NON-PERMANENT STRUCTURES.
2. UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE 5 FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE 10 FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
3. ALL COMMON LOTS SHALL BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNERS ASSOCIATION. THE COMMON LOTS ARE SUBJECT TO A BLANKET PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENT. DRIVEWAYS ARE PROHIBITED ACROSS ALL COMMON LOTS.
4. UTILITY EASEMENTS WILL BE PROVIDED FOR ALL PUBLIC UTILITIES OR IRRIGATION FACILITIES LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.

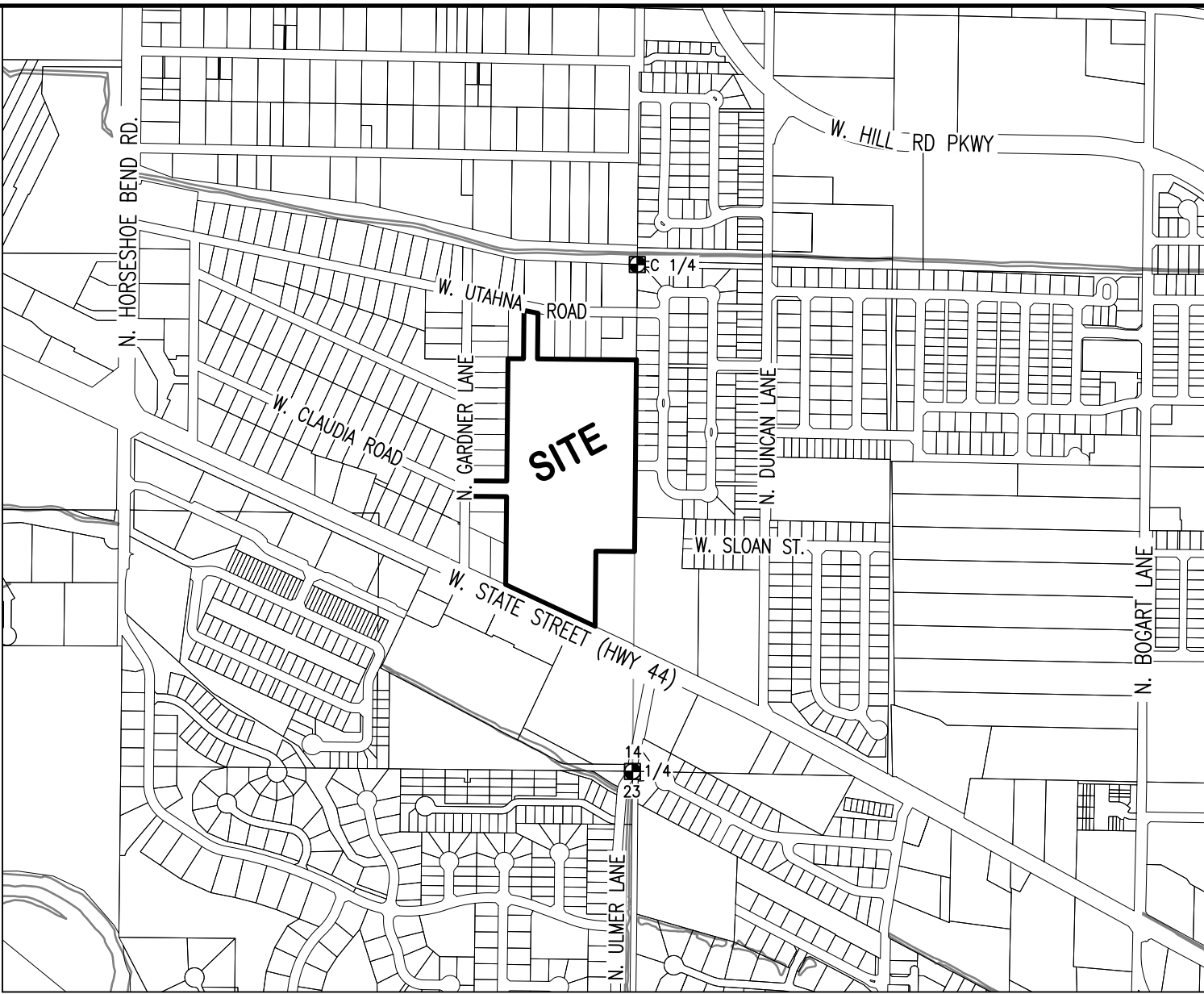
PRELIMINARY PLAT DATA

TOTAL SITE AREA	18.85 ACRES
SINGLE-FAMILY	(8.22%) 1.55 ACRES
REAR-LOAD TOWNHOME LOTS	(4.72%) 0.89 ACRES
FRONT-LOAD TOWNHOME LOTS	(13.63%) 2.57 ACRES
MULTI-FAMILY LOTS	(42.92%) 8.09 ACRES
RIGHT-OF-WAY (ST. HWY 44)	(0.95%) 0.18 ACRES
RIGHT-OF-WAY (INTERNAL)	(17.35%) 3.27 ACRES
COMMON DRIVES	(0.90%) 0.17 ACRES
PRIVATE ALLEY	(0.90%) 0.17 ACRES
OPEN SPACE/POCKET PARK/BUFFER LOTS	(5.84%) 1.10 ACRES
GRAVITY IRRIGATION LOT	(2.55%) 0.48 ACRES
PARKING LOT (MULTI-FAMILY)	(2.02%) 0.38 ACRES

GROSS DENSITY	15.49 DU/AC
EXISTING ZONE	R-1A & R-2
PROPOSED ZONE	R-2/DA

SHEET INDEX

SHT NO.	SHT NAME	DESCRIPTION
1 OF 6	TITLE	TITLE SHEET
2 OF 6	PRE-1	PRELIMINARY PLAT
3 OF 6	PRE-2	PRELIMINARY PLAT
4 OF 6	DTL-1	PROPOSED STREET SECTIONS
5 OF 6	UTIL-1	PROPOSED UTILITY PLAN
6 OF 6	UTIL-2	PROPOSED UTILITY PLAN



VICINITY MAP  
1" = 800'

BONNYBROOK SUBDIVISION  
AND BROOK APARTMENTS

A PARCEL BEING PORTIONS OF LOTS 5 AND 18, BLOCK 5, IN  
RANDALL ACRES SUBDIVISION NO. 9 AND ALSO A PORTION OF THE  
SW 1/4 OF SECTION 14, T.4N., R.1E., B.M.  
BOISE, ADA COUNTY, IDAHO

TITLE SHEET

SCALE	AS SHOWN
DWG. DATE	07/25/25
PROJ. NO.	210114
SHEET	1 OF 6
TITLE	
/Z10114-PRE.DWG	

REVISIONS  
08-04-25 ds

**ENGINEERING  
SOLUTIONS** LP

1029 N. ROSARIO STR., SUITE 100  
MERIDIAN, IDAHO 83642  
Phone (208) 938-0980 Fax (208) 938-0941

PLANNER / CONTACT

BECKY McKay  
1029 N. ROSARIO STR., STE. 100  
MERIDIAN, IDAHO 83642  
Phone (208) 938-0980  
Fax (208) 938-0941

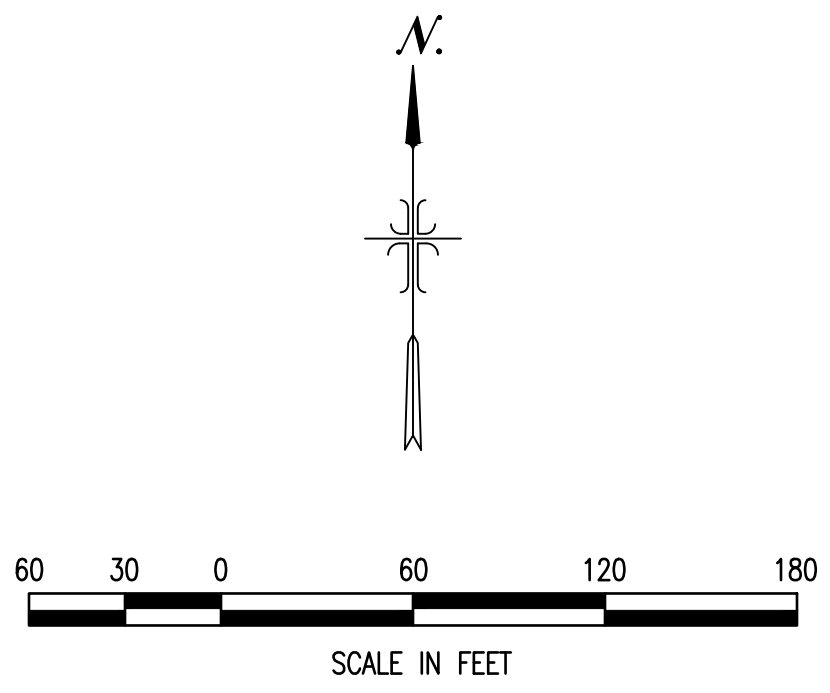
DEVELOPER

CHALLENGER DEVELOPMENT INC.  
1977 E. OVERLAND ROAD  
MERIDIAN, IDAHO 83642  
Phone (208) 288-5560

SURVEYOR

LAND SOLUTIONS, PC  
CLINT HANSEN, PLS  
231 E. 5TH STREET, STE. A  
MERIDIAN, IDAHO 83642  
Phone (208) 288-2040





- LEGEND**
- BOUNDARY LINE
  - RIGHT-OF-WAY LINE
  - LOT LINE
  - LOT LINE (ZERO SETBACK)
  - CENTERLINE
  - EASEMENT LINE
  - EXIST. CONTOUR LINE
  - EXISTING WATER LINE
  - PROPOSED SANITARY SEWER
  - PROPOSED WATER WITH FIRE HYDRANT
  - PROPOSED SANITARY SEWER
  - PROPOSED PRESSURE IRRIGATION
  - PROPOSED STREET LIGHT
  - PROPOSED CURB FLOW
  - PROPOSED CURB, GUTTER & SEPARATED SIDEWALK
  - PROPOSED STORM DRAIN COLLECTION SYSTEM & DETENTION POND

**RESIDENTIAL SETBACK DATA**

**R-2/DA (REAR LOAD SINGLE-FAMILY)**

FRONT:	10' (MEASURED FROM BACK OF SIDEWALK)
REAR GARAGE:	20' (MEASURED FROM EDGE OF ALLEY TO GARAGE)
INTERIOR SIDE:	5'
STREET SIDE:	20'

**R-2/DA (FRONT LOAD TOWNHOME)**

FRONT GARAGE:	20' (MEASURED FROM BACK OF SIDEWALK)
FRONT LIVING:	10' (MEASURED FROM BACK OF SIDEWALK)
REAR:	15'
INTERIOR SIDE:	5' 1st STORY & 8' 2nd STORY
INTERIOR SIDE:	0' (FOR "0" LOT LINE LOTS)
STREET SIDE:	20'

**R-2/DA (REAR LOAD TOWNHOME)**

FRONT:	10' (MEASURED FROM PROPERTY LINE)
REAR GARAGE:	20' (MEASURED FROM BACK OF SIDEWALK)
INTERIOR SIDE:	5' 1st STORY & 8' 2nd STORY
INTERIOR SIDE:	0' (FOR "0" LOT LINE LOTS)
STREET SIDE:	20'

**PRELIMINARY PLAT DATA**

TOTAL SITE AREA	18.85 ACRES
SINGLE-FAMILY	(8.22%) 1.55 ACRES
REAR-LOAD TOWNHOME LOTS	(4.72%) 0.89 ACRES
FRONT-LOAD TOWNHOME LOTS	(13.63%) 2.57 ACRES
MULTI-FAMILY LOTS	(42.92%) 8.09 ACRES
RIGHT-OF-WAY (ST. HWY 44)	(0.95%) 0.18 ACRES
RIGHT-OF-WAY (INTERNAL)	(17.35%) 3.27 ACRES
COMMON DRIVES	(0.90%) 0.17 ACRES
PUBLIC ALLEY	(0.90%) 0.17 ACRES
OPEN SPACE/POCKET PARK/BUFFER LOTS	(5.84%) 1.10 ACRES
GRAVITY IRRIGATION LOT	(2.55%) 0.48 ACRES
PARKING LOT (MULTI-FAMILY)	(2.02%) 0.38 ACRES

**TOTAL LOT DATA**

SINGLE-FAMILY LOTS	93
TOWNHOME LOTS	52
MULTI-FAMILY LOTS (216 UNITS)	2
COMMON DRIVES	2
PUBLIC ALLEY	1
PARKING LOT (MULTI-FAMILY)	1
POCKET PARK LOT	1
PATHWAY/PLAZA LOT	1
STORM DRAIN LOTS	2
BUFFER LOTS	6
GRAVITY IRRIGATION LOT	1

**TOTAL DWELLING UNITS**

TOWNHOMES	292
SINGLE-FAMILY	(17.81%) 52
MULTI-FAMILY	(8.22%) 24
	(73.97%) 216

**GROSS DENSITY**

EXISTING ZONE	15.49 DU/AC
PROPOSED ZONE	R-1A & R-2
	R-2/DA

**AREA 1.55 ACRES (SINGLE-FAMILY)**

MINIMUM LOT SIZE	2,574 S.F.
AVERAGE LOT SIZE	2,813 S.F.
AREA 3.46 ACRES (TOWNHOMES)	
MINIMUM LOT SIZE	2,500 S.F.
AVERAGE LOT SIZE	2,898 S.F.

**TOTAL SITE AMENITIES:**  
PICKLEBALL COURT  
COVERED SITTING AREA  
PATHWAYS/PLAZA  
CLUBHOUSE AND POOL FACILITY

**MULTI-FAMILY SITE DATA (SEE T.A.O. PLANS)**

**SURVEYOR**

LAND SOLUTIONS, PC  
CLINT HANSEN, PLS  
231 E. 5TH STREET, STE. A  
MERIDIAN, IDAHO 83642  
Phone (208) 288-2040

**DEVELOPER**

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1977 E. OVERLAND ROAD  
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**PLANNER / CONTACT**

BECKY McKay  
1029 N. ROSARIO STR., STE. 100  
MERIDIAN, IDAHO 83642  
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Fax (208) 938-0941

**REVISIONS**

08-04-25 Is

**ENGINEERING SOLUTIONS, LP**

1029 N. ROSARIO STR., SUITE 100  
MERIDIAN, IDAHO 83642  
Phone (208) 938-0980 Fax (208) 938-0941

**BONNYBROOK SUBDIVISION AND BROOK APARTMENTS**

**PRELIMINARY PLAT**

A PARCEL BEING PORTIONS OF LOTS 5 AND 18, BLOCK 5, IN RANDALL ACRES SUBDIVISION NO. 9 AND ALSO A PORTION OF THE SW 1/4 OF SECTION 14, T.4N. R.1E. B.M. BOISE, ADA COUNTY, IDAHO

SCALE 1"=60'

DWG. DATE 07/25/25

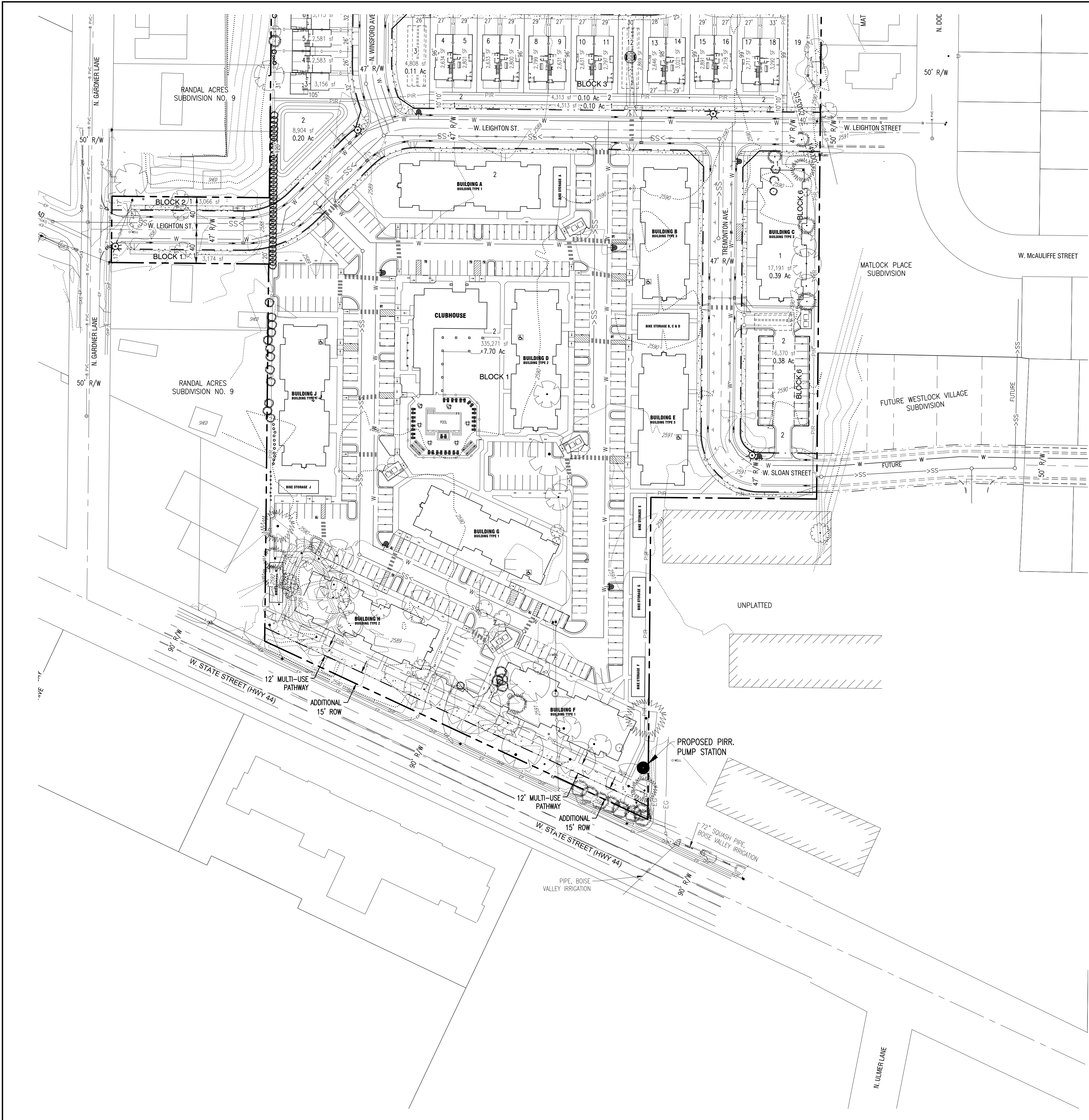
PROJ. NO. 210114

SHEET 2 OF 6

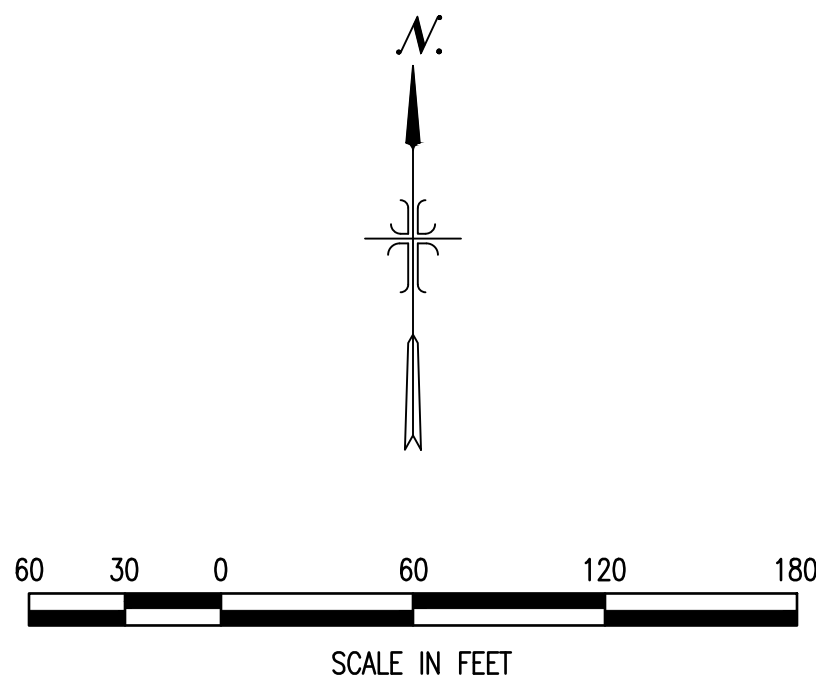
PRE-1

/210114-PRE.DWG





- LEGEND**
- BOUNDARY LINE
  - RIGHT-OF-WAY LINE
  - LOT LINE
  - LOT LINE (ZERO SETBACK)
  - CENTERLINE
  - EASEMENT LINE
  - EXIST. CONTOUR LINE
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  - PROPOSED SANITARY SEWER
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  - PROPOSED STREET LIGHT
  - PROPOSED CURB FLOW
  - PROPOSED CURB, GUTTER & SEPARATED SIDEWALK
  - PROPOSED STORM DRAIN COLLECTION SYSTEM & DETENTION POND



**RESIDENTIAL SETBACK DATA**

**R-2/DA (REAR LOAD SINGLE-FAMILY)**

FRONT:	10' (MEASURED FROM BACK OF SIDEWALK)
REAR GARAGE:	20' (MEASURED FROM EDGE OF ALLEY TO GARAGE)
INTERIOR SIDE:	5'
STREET SIDE:	20'

**R-2/DA (FRONT LOAD TOWNHOME)**

FRONT GARAGE:	20' (MEASURED FROM BACK OF SIDEWALK)
FRONT LIVING:	10' (MEASURED FROM BACK OF SIDEWALK)
REAR:	15'
INTERIOR SIDE:	5' 1st STORY & 8' 2nd STORY
INTERIOR SIDE:	0' (FOR "0" LOT LINE LOTS)
STREET SIDE:	20'

**R-2/DA (REAR LOAD TOWNHOME)**

FRONT:	10' (MEASURED FROM PROPERTY LINE)
REAR GARAGE:	20' (MEASURED FROM BACK OF SIDEWALK)
INTERIOR SIDE:	5' 1st STORY & 8' 2nd STORY
INTERIOR SIDE:	0' (FOR "0" LOT LINE LOTS)
STREET SIDE:	20'

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OPEN SPACE/POCKET PARK/BUFFER LOTS	(5.84%) 1.10 ACRES
GRAVITY IRRIGATION LOT	(2.55%) 0.48 ACRES
PARKING LOT (MULTI-FAMILY)	(2.02%) 0.38 ACRES

**TOTAL LOT DATA**

SINGLE-FAMILY LOTS	24
TOWNHOME LOTS	52
MULTI-FAMILY LOTS (216 UNITS)	2
COMMON DRIVES	2
PUBLIC ALLEY	1
PARKING LOT (MULTI-FAMILY)	1
POCKET PARK LOT	1
PATHWAY/PLAZA LOT	1
STORM DRAIN LOTS	2
BUFFER LOTS	6
GRAVITY IRRIGATION LOT	1

**TOTAL DWELLING UNITS**

TOWNHOMES	(17.81%) 52
SINGLE-FAMILY	(8.22%) 24
MULTI-FAMILY	(73.97%) 216

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PROPOSED ZONE	R-2/DA

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AVERAGE LOT SIZE	2,898 S.F.

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PICKLEBALL COURT  
COVERED SITTING AREA  
PATHWAYS/PLAZA  
CLUBHOUSE AND POOL FACILITY

**MULTI-FAMILY SITE DATA (SEE T.A.O. PLANS)**

**SURVEYOR**  
LAND SOLUTIONS, PC  
CLINT HANSEN, PLS  
231 E. 5TH STREET, STE. A  
MERIDIAN, IDAHO 83642  
Phone (208) 288-2040

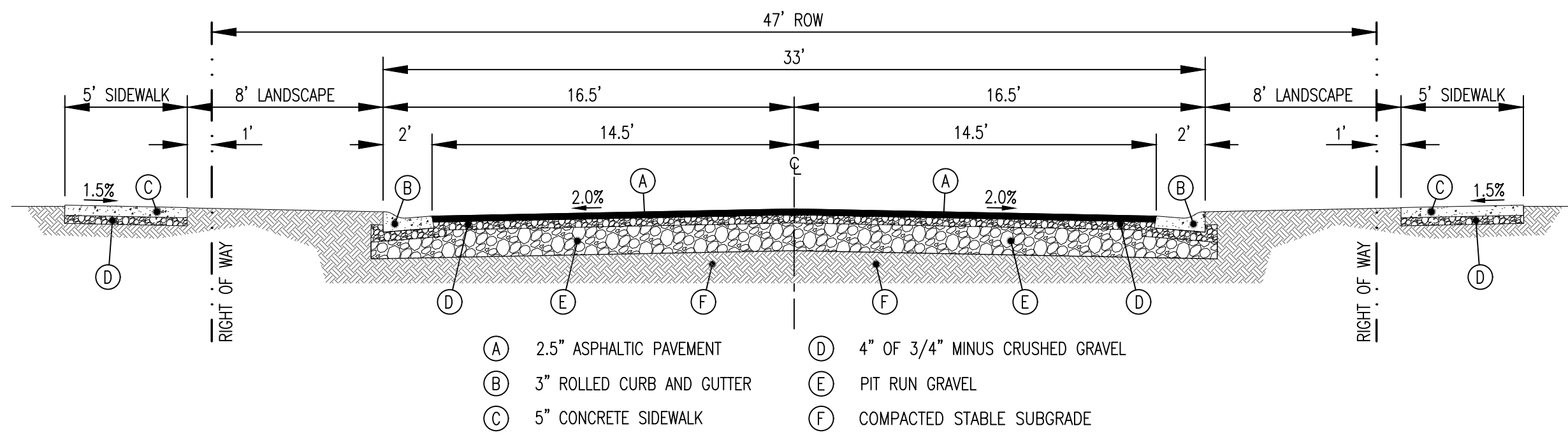
**DEVELOPER**  
CHALLENGER DEVELOPMENT INC.  
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Phone (208) 288-5560

**PLANNER / CONTACT**  
BECKY MCKAY  
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**REVISIONS**  
08-04-25 fs

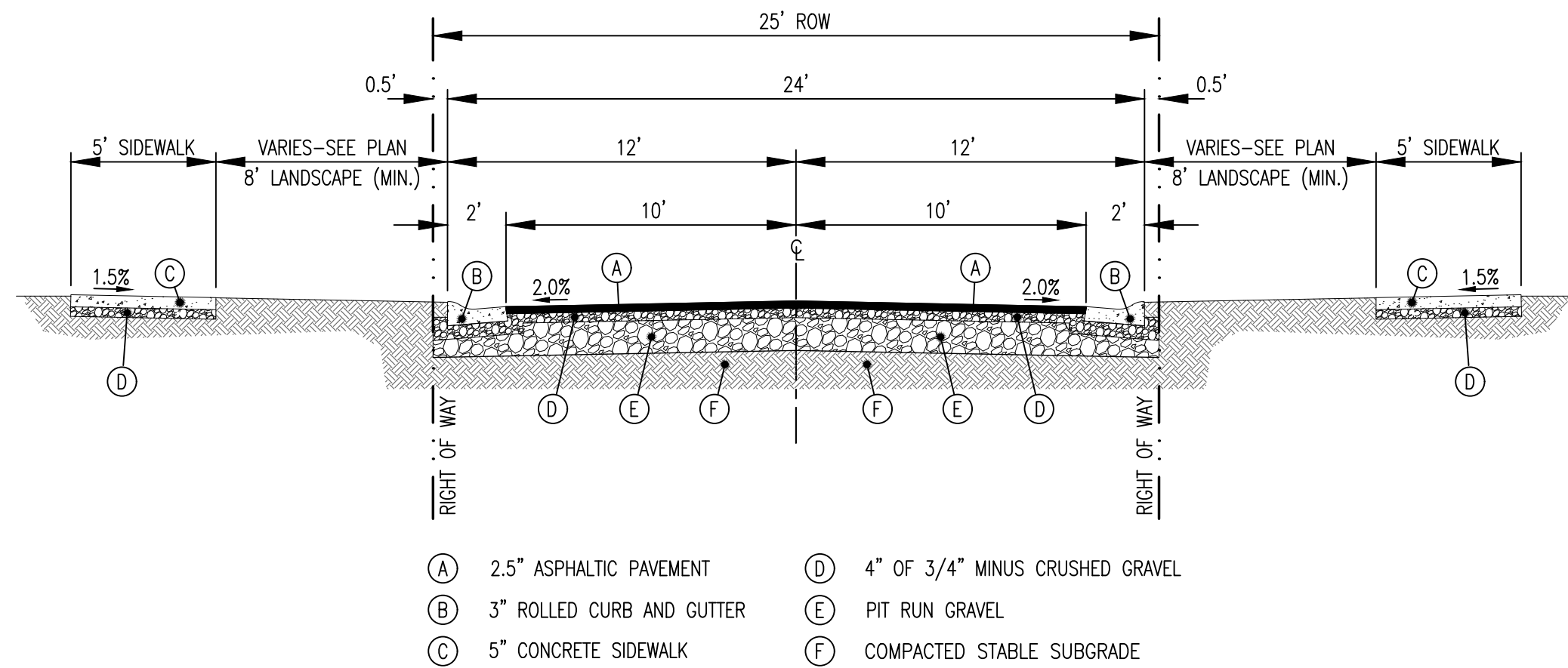
**ENGINEERING SOLUTIONS LP**  
1029 N. ROSARIO STR., SUITE 100  
MERIDIAN, IDAHO 83642  
Phone (208) 938-0980 Fax (208) 938-0941

**BONNYBROOK SUBDIVISION AND BROOK APARTMENTS**  
**PRELIMINARY PLAT**  
A PARCEL BEING PORTIONS OF LOTS 5 AND 18, BLOCK 5, IN RANDALL ACRES SUBDIVISION NO. 9 AND ALSO A PORTION OF THE SW 1/4 OF SECTION 14, T.4N, R.1E., B.M. BOISE, ADA COUNTY, IDAHO



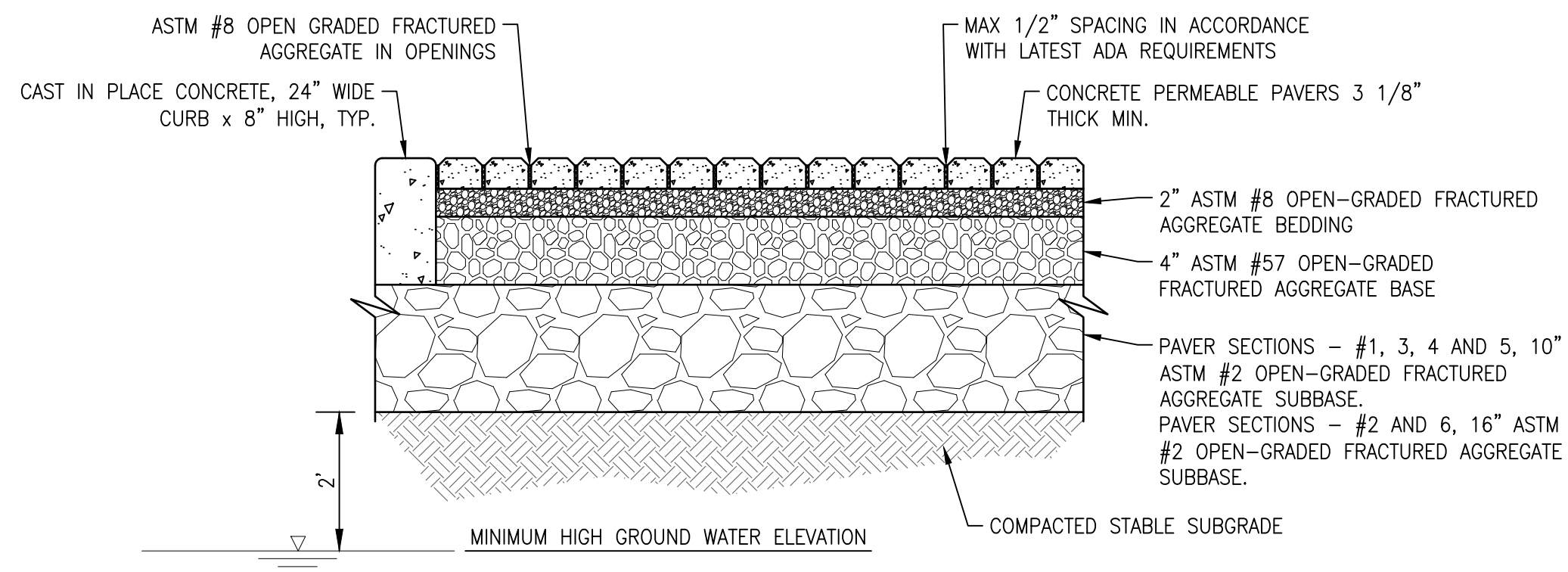
## TYPICAL LOCAL STREET SECTION - 47' RIGHT-OF-WAY

**3" ROLLED CURB - DETACHED SIDEWALK**  
PER ACHD STANDARDS  
N.T.S



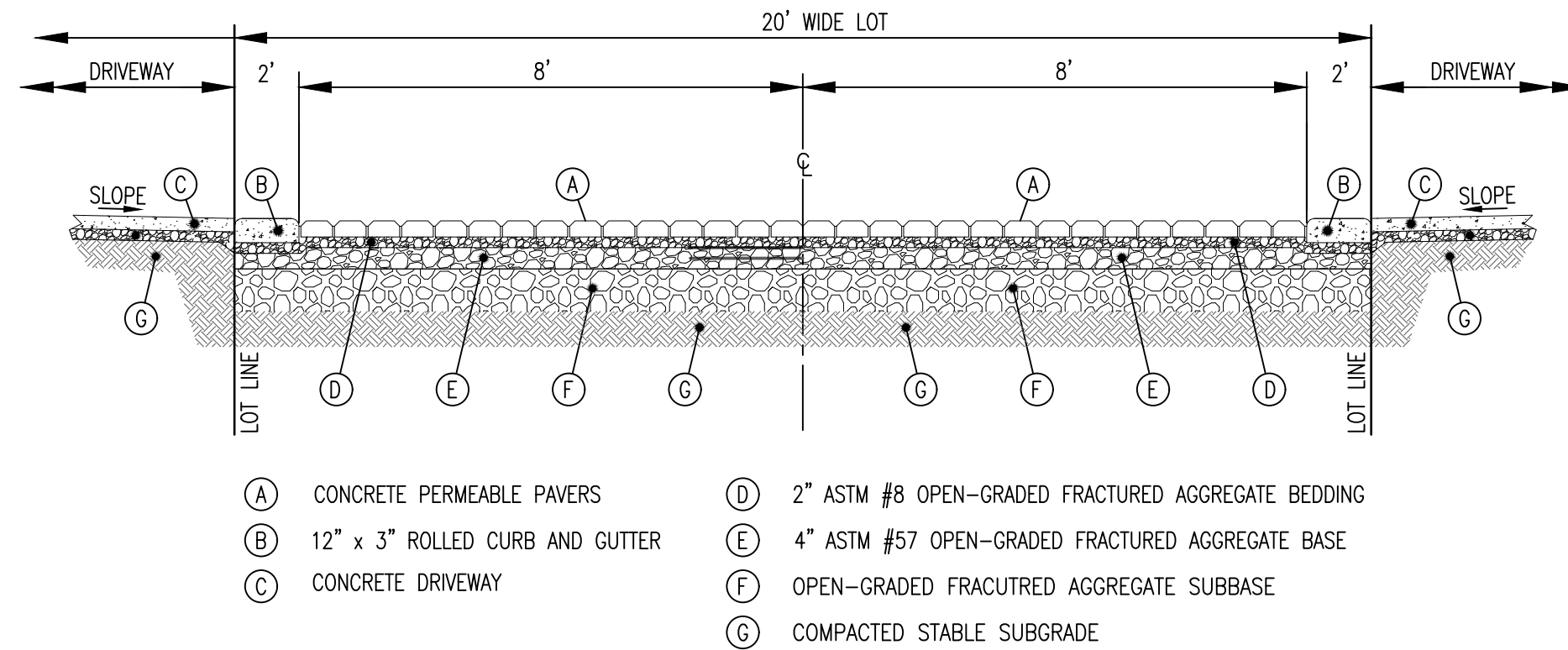
### TYPICAL LOCAL STREET SECTION - 25' RIGHT-OF-WAY

**3" ROLLED CURB - DETACHED SIDEWALK**  
PER ACHD STANDARDS  
N.T.S



## PERMEABLE INTERLOCKING CONCRETE PAVMENT (PICP) DETAIL

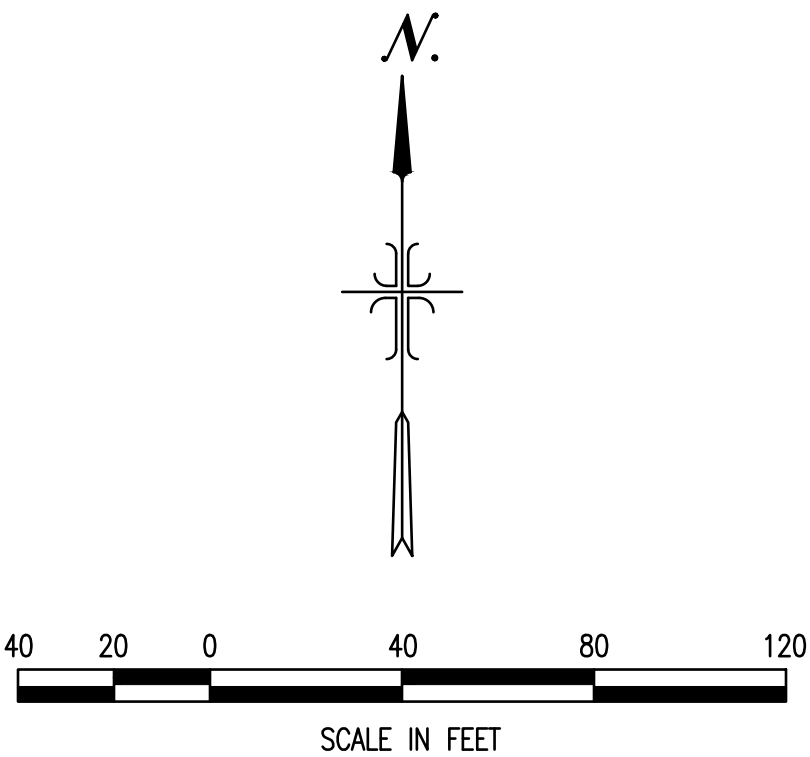
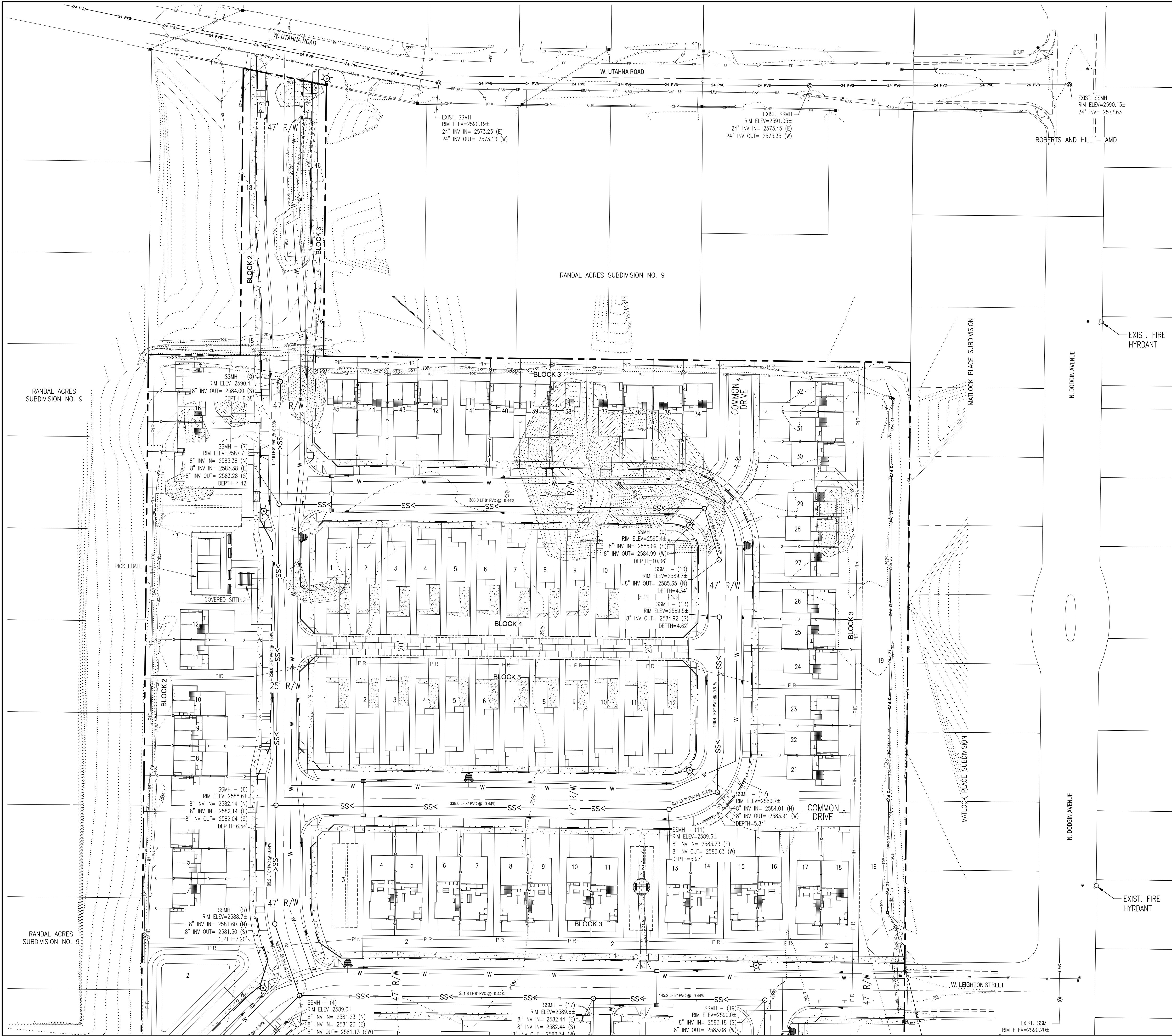
PER ACHD STANDARDS  
N.T.S



**PUBLIC ALLEY SECTION - 20' WIDE**

**2' WIDE RIBBON CURB - PERMEABLE PAVERS**  
PER ACHD STANDARDS  
N.T.S





- LEGEND**
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  - EXISTING WATER LINE
  - PROPOSED SANITARY SEWER
  - PROPOSED WATER WITH FIRE HYDRANT
  - PROPOSED SANITARY SEWER
  - PROPOSED PRESSURE IRRIGATION
  - PROPOSED STREET LIGHT
  - PROPOSED CURB FLOW
  - PROPOSED CURB, GUTTER & SEPARATED SIDEWALK
  - PROPOSED STORM DRAIN COLLECTION SYSTEM & DETENTION POND

**PRELIMINARY PLAT UTILITY NOTES**

- SANITARY SEWER: SERVICE TO BE PROVIDED BY EXTENSION OF BOISE CITY SEWER.  
a. PROPOSED SANITARY SEWER RIM DATA SHOWN IN PLAN VIEW IS BASED ON THE EXISTING GROUND AND SHALL BE ADJUSTED TO FINISHED GRADE.  
b. SANITARY SEWER PROVIDED IN BROOK APARTMENTS WITHIN PRIVATE DRIVE AISLE, SHALL HAVE A SEWER EASEMENT BASED ON THE DEPTH OF MAIN LINE. SEE CITY OF BOISE PUBLIC WORKS DEPARTMENT, STD. DWG. SD-ESMT02.
- DOMESTIC WATER: TO BE PROVIDED BY EXTENSION OF VEOLIA WATER SYSTEM.  
a. PROPOSED DOMESTIC WATER PROVIDED IN BROOK APARTMENTS WITHIN PRIVATE DRIVE AISLE SHALL HAVE A 10' WATER EASEMENT.
- STORM DRAINAGE: STORM DRAINAGE WILL BE RETAINED ON-SITE. THE STORM DRAINAGE SYSTEM WILL BE CONSTRUCTED IN ACCORDANCE WITH BOISE CITY AND THE CURRENT ADA COUNTY HIGHWAY DISTRICT STANDARDS.
- IRRIGATION WATER: WILL BE PROVIDED TO EACH LOT. THE PRESSURE IRRIGATION SYSTEM WILL SERVE ALL PHASES OF THIS SUBDIVISION IN ACCORDANCE WITH IDAHO CODE SECTION 31-3805(1)(B). THIS SUBDIVISION FALLS WITHIN IRRIGATION DISTRICT "BOISE VALLEY IRRIGATION DITCH COMPANY" (BVDC). ALL LOTS SHALL BE SUBJECT TO THE ASSESSMENTS OF SAID DISTRICT. THE PRESSURIZED IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE BONNYBROOK SUBDIVISION H.O.A. & BROOK APARTMENTS ASSOCIATION, OR ITS ASSIGNS.
- UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, EXCEPT "0" LOT LINES AND OVER THE TWELVE (12) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- COMMON LOTS, AS SHOWN, SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. THE COMMON LOTS ARE SUBJECT TO A BLANKET PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENT. OPEN SPACE LOTS MAY CONTAIN STORM WATER DRAINAGE SYSTEMS AND ARE SERVIENT TO ADA COUNTY HIGHWAY DISTRICT.
- LOT 19, BLOCK 3 IS A COMMON LOT ENCUMBERED BY AN IRRIGATION EASEMENT. THE LOT WILL BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.

**SURVEYOR**  
LAND SOLUTIONS, PC  
CLINT HANSEN, PLS  
231 E. 5TH STREET, STE. A  
MERIDIAN, IDAHO 83642  
Phone (208) 288-2040

**DEVELOPER**  
CHALLENGER DEVELOPMENT INC.  
1977 E. OVERLAND ROAD  
MERIDIAN, IDAHO 83642  
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**PLANNER / CONTACT**  
BECKY McKay  
1029 N. ROSARIO STR., STE. 100  
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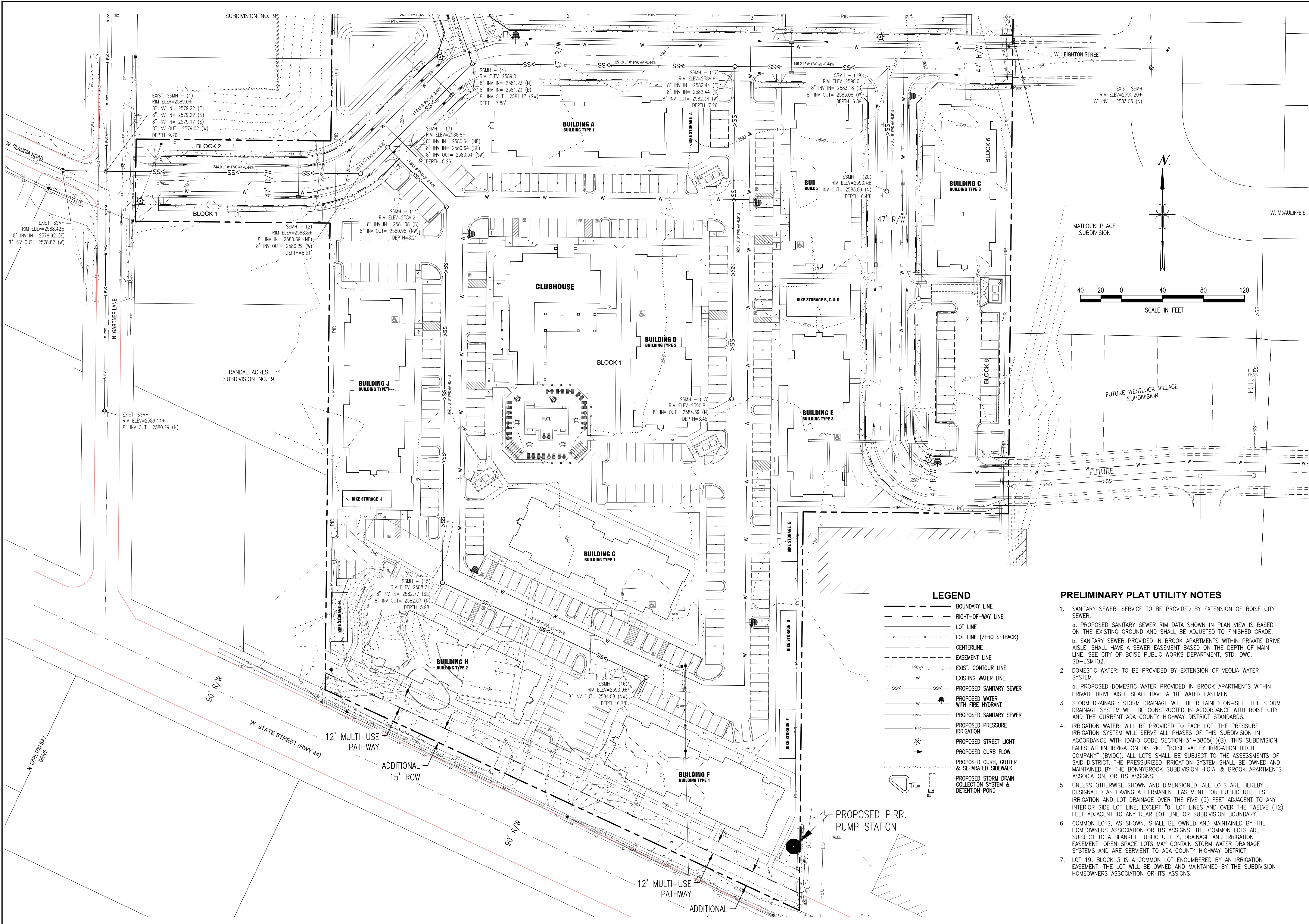
**REVISIONS**  
08-04-25 fs

**ENGINEERING SOLUTIONS, LP**  
1029 N. ROSARIO STR., SUITE 100  
MERIDIAN, IDAHO 83642  
Phone (208) 938-0980 Fax (208) 938-0941

**BONNYBROOK SUBDIVISION AND BROOK APARTMENTS**  
PROPOSED UTILITY PLAN  
A PARCEL BEING PORTIONS OF LOTS 5 AND 18, BLOCK 5, IN RANDALL ACRES SUBDIVISION NO. 9 AND ALSO A PORTION OF THE SW 1/4 OF SECTION 14, T.4N, R.1E, M.B.M.  
BOISE, ADA COUNTY, IDAHO

SCALE 1"=40'  
DWG. DATE 07/25/25  
PROJ. NO. 210114  
SHEET 5 OF 6  
**UTIL-1**  
/210114-UTILITY.DWG





<b>BONNYBROOK SUBDIVISION AND BROOK APARTMENTS</b>		<b>ENGINEERING SOLUTIONS<sup>LLP</sup></b>		REVISIONS 08-04-25 ds		<b>PLANNER / CONTACT</b> BECKY MCKAY 1029 N. ROSARIO STR., SUITE 100 MERIDIAN, IDAHO 83680 Phone (208) 938-0980 Fax (208) 938-0941		<b>DEVELOPER</b> CHALLENGER DEVELOPMENT INC. 1977 E. OVERLAND ROAD MERIDIAN, IDAHO 83642 Phone (208) 288-5560		<b>SURVEYOR</b> LAND SOLUTIONS, PC CLINT HANSEN, PLS 231 E. 5TH STREET, STE. A MERIDIAN, IDAHO 83642 Phone (208) 288-2040	
<b>PROPOSED UTILITY PLAN</b>		A PARCEL BEING PORTIONS OF LOTS 5 AND 18, BLOCK 5, IN RANDALL ACRES SUBDIVISION NO. 9 AND ALSO A PORTION OF THE SW 1/4 OF SECTION 14, T.4N., R.1E., B.M. BOISE, ADA COUNTY, IDAHO									
SCALE		1"=40'		DWG. DATE		07/25/25		PROJ. NO.		210114	
SHEET		6 OF 6									
		UTIL-2									
		/210114-UTILITY.DWG									