



**TRANSMITTAL DATE:** January 3, 2022  
**TRANSMITTAL DATE:** March 1, 2022  
**PLANNING AND ZONING COMMISSION MEETING DATE:** May 2, 2022  
**APPLICATION NUMBER:** A-04-22/RZ-04-22/CU-04-22/PPUD-02-22/PP-08-22  
**PROJECT DESCRIPTION:** Carp Ranch Subdivision

**APPLICANT:**

Gemshore Eagle RE, LLC  
454 Las Gallinas Avenue, Suite 3027  
San Rafael, California 94903  
Email: Brittany.sofro@icloud.com  
Phone: 208-340-0884

**REPRESENTATIVE:**

Stephanie Hopkins and/or Kevin McCarthy, P.E.  
KM Engineering, LLP  
5725 North Discovery Way  
Boise, Idaho 83713  
Email: shopkins@kmengllp.com or kevin@kmengllp.com  
Phone: 208-639-6939

**SUBJECT:** A-04-22/RZ-04-22/CU-04-22/PPUD-02-22/PP-08-22 – Carp Ranch Subdivision – Gemshore Eagle RE, LLC: Gemshore Eagle RE, LLC, represented by Stephanie Hopkins and/or Kevin McCarthy, P.E., with KM Engineering, LLP, is requesting an annexation, rezone from RUT (Rural-Urban Transition – Ada County designation) to R-1-DA-P (Residential with a development agreement – PUD) and R-3-DA-P (Residential with a development agreement – PUD), conditional use permit, preliminary development plan, and preliminary plat approvals for Carp Ranch Subdivision, a 77-lot (70-buildable, 7-common) residential planned unit development. The 36.18-acre site is located on the south side of West Floating Feather Road approximately 500-feet west of the intersection of North Cove Colony Way and West Floating Feather Road.

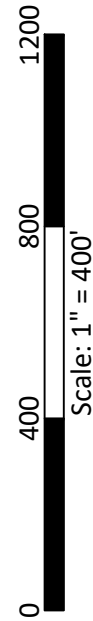
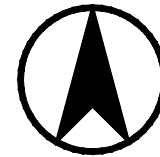
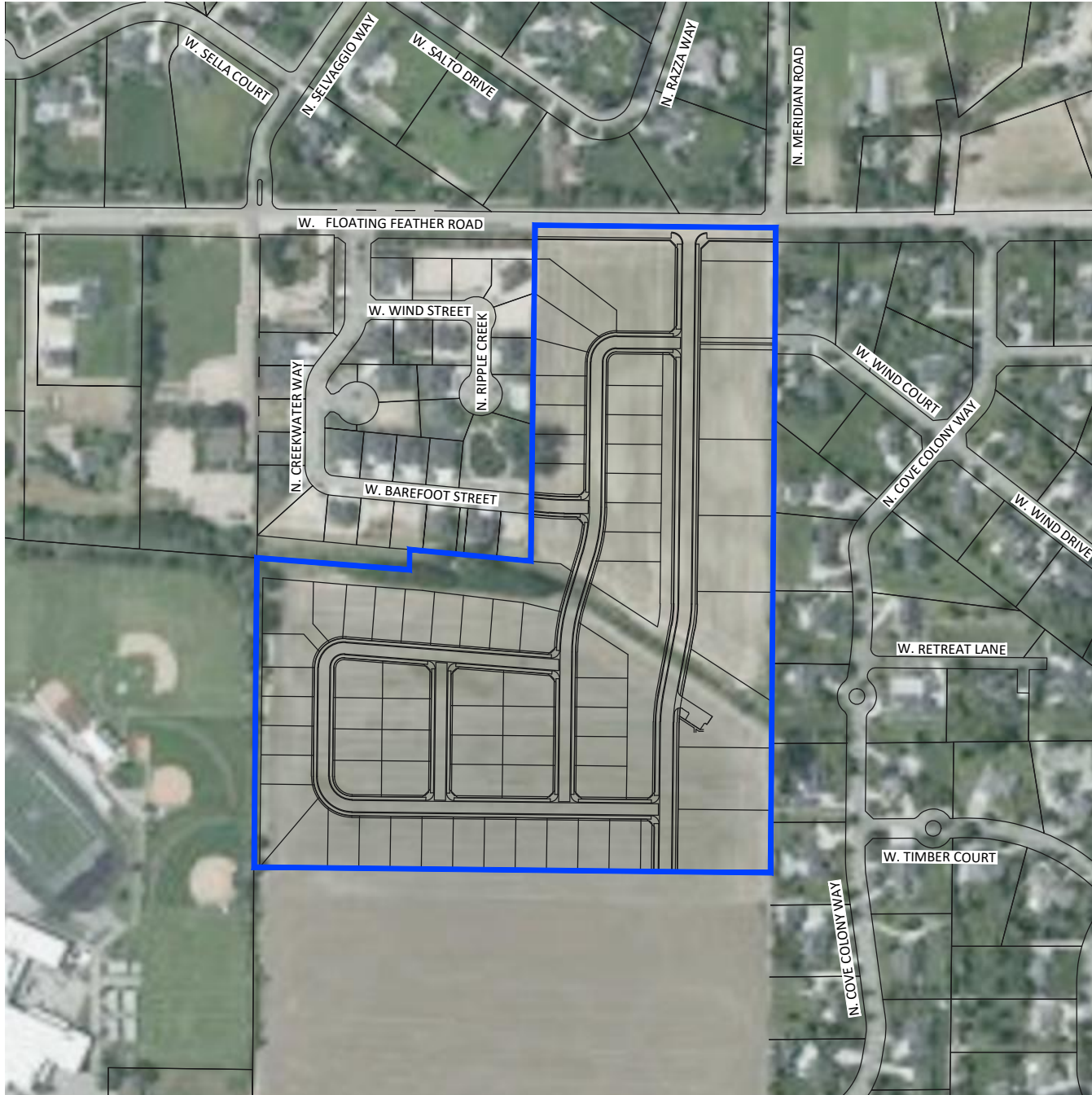
**STAFF CONTACT:** Michael Williams, CFM Planner III [mwilliams@cityofeagle.org](mailto:mwilliams@cityofeagle.org)

The City of Eagle is reviewing the above mentioned application. If you have any comments on the proposed development please notify the City of Eagle in writing within 15 days of the transmittal date noted above. If no response is received, you will be considered as having no specific concerns regarding this item.

**TRANSMITTED TO:**

Ada County Assessor  
Ada County Development Services - Attn: **Brent Moore, Leon Letson, and Stacey Yarrington**  
Ada County Highway District - Attn: **Planning Review**  
Ballentyne Ditch Company - Attn: **S. Bryce Farris**  
Ballentyne West Lateral User’s Assoc. - **Tim Fease**  
Boise River Flood Control District No. 10  
Boise School District - Attn: **Lanette Daw**  
Cable One  
Central District Health Department  
CenturyLink – Attn: **Eddy Franklin**  
City of Eagle Park, Pathway & Recreation  
City of Eagle Trails & Pathways Superintendent - Attn: **Steve Noyes**  
City of Eagle Police (ACSO) - Attn: **Chief Ryan Wilkie**  
City of Eagle Water Dept. - Attn: **Ken Acuff**  
City of Eagle Economic Development Director – Attn: **Robin Collins**  
COMPASS  
DEQ - Attn: **Alicia Martin**  
Drainage District #2 - Attn: **S. Bryce Farris**  
Eagle Historic Preservation Commission  
Eagle Fire Department - Attn: **Scott Buck/John Francesconi**  
Eagle Water Co.

Eagle Sewer District - Attn: **Lynn Moser**  
Farmers Union Ditch Co. Inc. - Attn: **Jerry A. Kiser**  
Idaho Dept. of Fish & Game - Southwest Region  
Idaho Department of Lands  
Idaho Power - Attn: **Paris Dickerson**  
ITD  
Land Trust of the Treasure Valley - Attn: **Eric Grace**  
Marathon Pipe Line – Attn: **Midge Kline**  
Meridian Fire Department - Attn: **Joe Bongiorno**  
Middleton Irrigation Ditch Company - Attn: **S. Bryce Farris**  
Middleton Mill Ditch Company - Attn: **S. Bryce Farris**  
New Dry Creek Ditch Co. - Attn: **Ron Sedlacek**  
New Union Ditch Co. - Attn: **Gary Heikes**  
Republic Services - Attn: **Gary Packwood and Joel Farmer**  
Settler’s Irrigation - Attn: **S. Bryce Farris**  
Star Fire District - Attn: **Greg Timinsky**  
United States Army Corps of Engineers  
Suez - Attn: **Cathy Cooper**  
United States Postal Service - Attn: **Jeff Robertson**  
Valley Regional Transit  
West Ada School District - Attn: **Marci Horner & Jonathan Gillen**



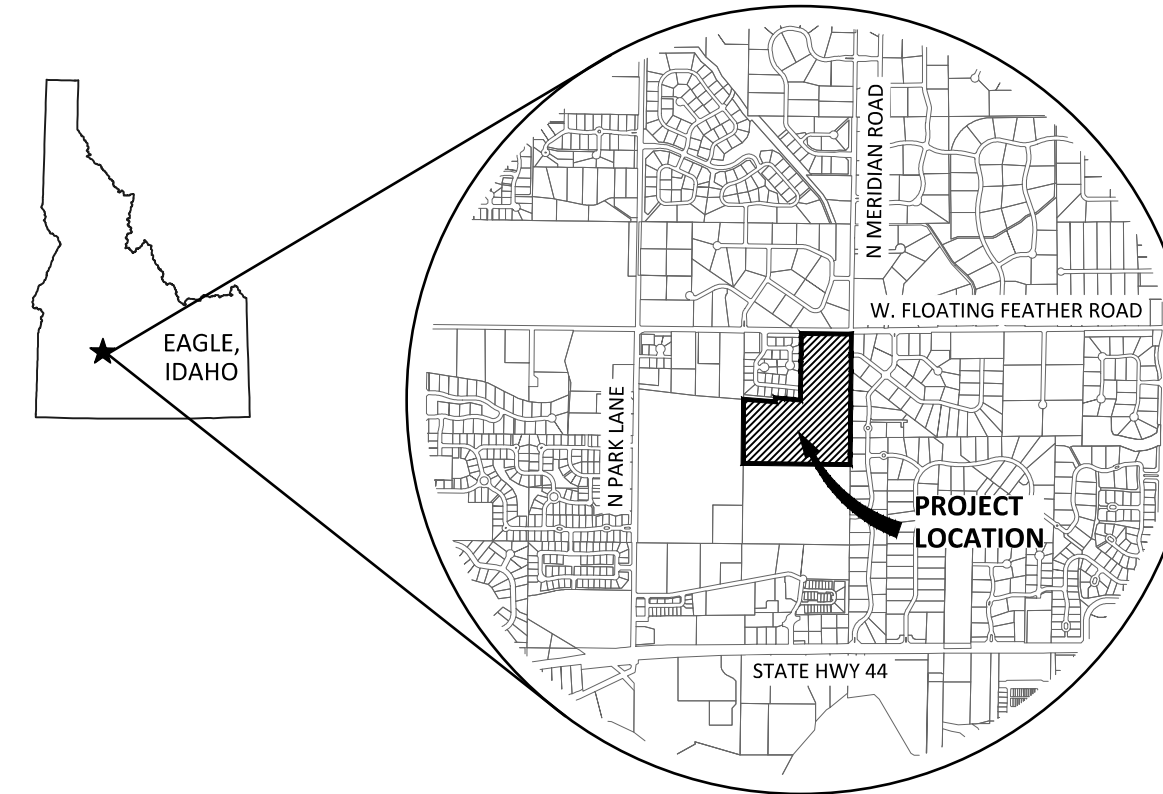
CARP RANCH SUBDIVISION  
EAGLE, IDAHO  
VICINITY MAP

DATE:	02/10/2022
PROJECT:	21-163
SHEET:	1 OF 1

**km**  
ENGINEERING  
5725 NORTH DISCOVERY WAY  
BOISE, IDAHO 83713  
PHONE (208) 639-6939  
kmengllp.com

# PRELIMINARY PLAT SHOWING CARP RANCH SUBDIVISION

A PARCEL OF LAND SITUATED IN THE  
NE 1/4 OF SECTION 12,  
TOWNSHIP 4 NORTH, RANGE 1 WEST,  
BOISE MERIDIAN, ADA COUNTY, IDAHO  
FEBRUARY 15, 2022



VICINITY MAP  
NOT TO SCALE

## PRELIMINARY PLAT DATA

SITE DATA	
PARCEL NUMBER(S):	S0412110064
CURRENT ZONING:	RUT (RURAL-URBAN TRANSITION) (ADA COUNTY)
REQUESTED ZONING:	R-1 (LOW DENSITY RESIDENTIAL) R-3 (MEDIUM DENSITY RESIDENTIAL) (CITY OF EAGLE)
FLOOD ZONE:	AREA OF MINIMAL FLOOD (ZONE X)
PROJECT AREA:	±36.18 ACRES
DEVELOPABLE LOTS:	±22.97 ACRES
COMMON AREA:	±6.22 ACRES
RIGHT-OF-WAY DEDICATION:	±6.99 ACRES
<b>R-1 (SINGLE FAMILY RESIDENTIAL)</b>	
MAXIMUM LOT SIZE:	44,102 S.F.
MINIMUM LOT SIZE:	37,507 S.F.
AVERAGE LOT SIZE:	39,365 S.F.
<b>R-3 (SINGLE FAMILY RESIDENTIAL)</b>	
MAXIMUM LOT SIZE:	21,040 S.F.
MINIMUM LOT SIZE:	10,000 S.F.
AVERAGE LOT SIZE:	11,506 S.F.
<b>NUMBER OF LOTS</b>	
R-1 (SINGLE FAMILY RESIDENTIAL):	7
R-3 (SINGLE FAMILY RESIDENTIAL):	63
COMMON AREA:	7
TOTAL NUMBER OF LOTS:	77
TOTAL NUMBER OF DEVELOPABLE LOTS:	70
OPEN SPACE PROVIDED:	6.22 ACRES (±17.2%)
<b>DENSITY REQUIREMENTS</b>	
R-1 (SINGLE FAMILY RESIDENTIAL):	1 UNIT PER ACRE MAXIMUM
R-3 (SINGLE FAMILY RESIDENTIAL):	3 UNITS PER ACRE MAXIMUM
<b>PROPOSED DENSITY:</b>	
R-1 SINGLE FAMILY RESIDENTIAL:	±9.03 ACRES (GROSS) 0.78 UNITS PER ACRE
R-3 SINGLE FAMILY RESIDENTIAL:	±27.14 ACRES (GROSS) 2.32 UNITS PER ACRE
OVERALL DENSITY:	±1.93 UNITS PER ACRE
<b>BUILDING HEIGHT &amp; LOT AREA REGULATIONS</b>	
MAXIMUM HEIGHT:	R-1 R-3
FRONT YARD:	35' 35'
REAR YARD:	30' 30'
INTERIOR SIDE YARD:	15' 7.5'
STREET SIDE YARD:	30' 20'
MAXIMUM LOT COVERAGE:	35% 40%
MINIMUM LOT AREA:	37,000 S.F. 10,000 S.F.
MINIMUM LOT WIDTH:	100' 75'
<b>UTILITIES</b>	
CENTRAL WATER:	SUEZ WATER DISTRICT
CENTRAL SEWER:	CITY OF EAGLE
IRRIGATION:	NEW DRY CREEK DITCH COMPANY
POWER:	IDAHO POWER
NATURAL GAS:	INTERMOUNTAIN GAS CO.
TELEPHONE:	CENTURYLINK
FIRE PROTECTION:	CITY OF EAGLE FIRE DEPARTMENT
POLICE PROTECTION:	CITY OF EAGLE POLICE DEPARTMENT
PARKS AND OPEN SPACE:	CARP RANCH SUBDIVISION HOMEOWNER'S ASSOCIATION
SCHOOLS:	WEST ADA SCHOOL DISTRICT
SOLID WASTE COLLECTION:	REPUBLIC SERVICES

## PRELIMINARY PLAT NOTES

- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
- 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.
- ALL DEVELOPMENT WITHIN THIS SUBDIVISION SHALL BE CONSISTENT WITH THE CONDITIONS OF DEVELOPMENT WITHIN THE DEVELOPMENT AGREEMENT (INSTRUMENT NO. ) AND ANY SUBSEQUENT MODIFICATIONS TO THE DEVELOPMENT AGREEMENT.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- THIS DEVELOPMENT IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS (INSTRUMENT NO. ).
- DIRECT LOT ACCESS FROM COLLECTORS & ARTERIALS IS PROHIBITED UNLESS APPROVED BY THE ADA COUNTY HIGHWAY DISTRICT AND THE CITY OF EAGLE.
- 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 THEREON."
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, SIDEWALK AND LOT DRAINAGE OVER THE 16.5-FOOT 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.
- 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-FOOT ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE 10-FOOT ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- LOTS 1, 3, & 8 BLOCK 1, LOT 9 BLOCK 2, LOTS 1 & 28 BLOCK 5, AND LOT 8 BLOCK 6 ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE CARP RANCH SUBDIVISION HOMEOWNER'S ASSOCIATION.
- IRRIGATION WATER HAS BEEN PROVIDED FROM CANAL COMPANIES WHICH INCLUDE NEW DRY CREEK DITCH CO. IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(c). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM SAID CANAL COMPANIES.

## PRELIMINARY ENGINEERING NOTES

- DOMESTIC WATER SERVICE WILL BE PROVIDED BY SUEZ WATER DISTRICT. 8-INCH MAINS WILL BE LOOPED THROUGHOUT THE SUBDIVISION.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY THE EAGLE SEWER DISTRICT. THE PROPERTY WILL BE SERVED BY CONNECTING TO EXISTING INFRASTRUCTURE IN THE ADJACENT SUBDIVISIONS. EXACT LOCATION TO BE DETERMINED DURING FINAL DESIGN.
- WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
- ALL DOMESTIC WATER MAINS AND SANITARY SEWER WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY, EAGLE SEWER AND SUEZ WATER DISTRICT REQUIREMENTS.
- STORM DRAINAGE FROM THE ROADWAYS AND LOTS WILL BE COLLECTED IN ROADSIDE CURB AND GUTTER AND ROUTED TO PONDS IN THE COMMON AREAS SHOWN ON THE PLAN. THE PONDS SHOULD BE DESIGNED TO MEET THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND CITY OF EAGLE'S REQUIREMENTS. THE STORM DRAINAGE FACILITIES SHOWN ARE PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN.
- THE PRESSURE AND GRAVITY IRRIGATION IMPROVEMENTS SHOWN ARE PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN.
- FIBER AND DRY UTILITIES TO BE INSTALLED GENERALLY ADJACENT TO RIGHTS-OF-WAY.

## SURVEY CONTROL NOTES

- ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND NAVD 88 VERTICAL DATUM.

## LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	ROAD CENTERLINE
	SECTION LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	COMMON AREA
	REFERENCE MONUMENT
	FOUND 5/8" REBAR MARKED "14221", UNLESS OTHERWISE NOTED
	FOUND BRASS CAP, NORTHEAST CORNER SECTION 12

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S0°43'26"W	51.96



PRELIMINARY PLAT - COVER SHEET



## INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
SHEET PP1.0	PRELIMINARY PLAT - COVER SHEET
SHEET PP2.0	PRELIMINARY PLAT - ADJACENT PROPERTY INFORMATION
SHEET PP3.0	PRELIMINARY PLAT - EXISTING CONDITIONS
SHEET PP4.0	PRELIMINARY PLAT - LOT DIMENSIONS
SHEET PP5.0	PRELIMINARY PLAT - PRELIMINARY ENGINEERING
SHEET PP5.1	PRELIMINARY PLAT - PRELIMINARY ENGINEERING
SHEET L1.0	LANDSCAPE PLAN - COVER SHEET
SHEET L2.0	LANDSCAPE PLAN
SHEET L3.0	LANDSCAPE PLAN

## PROJECT TEAM

<b>PROPERTY OWNER</b>	
NAME:	GEMSHORE EAGLE RE, LLC.
ADDRESS:	454 LAS GALLINAS AVE, STE 3027
CITY/STATE/ZIP:	SAN RAFAEL, CA 94903
<b>ENGINEERING</b>	
NAME:	KM ENGINEERING, LLP.
CONTACT:	KEVIN MCCARTHY, P.E.
ADDRESS:	5725 N. DISCOVERY WAY
CITY/STATE/ZIP:	BOISE, IDAHO 83713
PHONE:	208.639.6939
EMAIL:	kelly@kmenllp.com

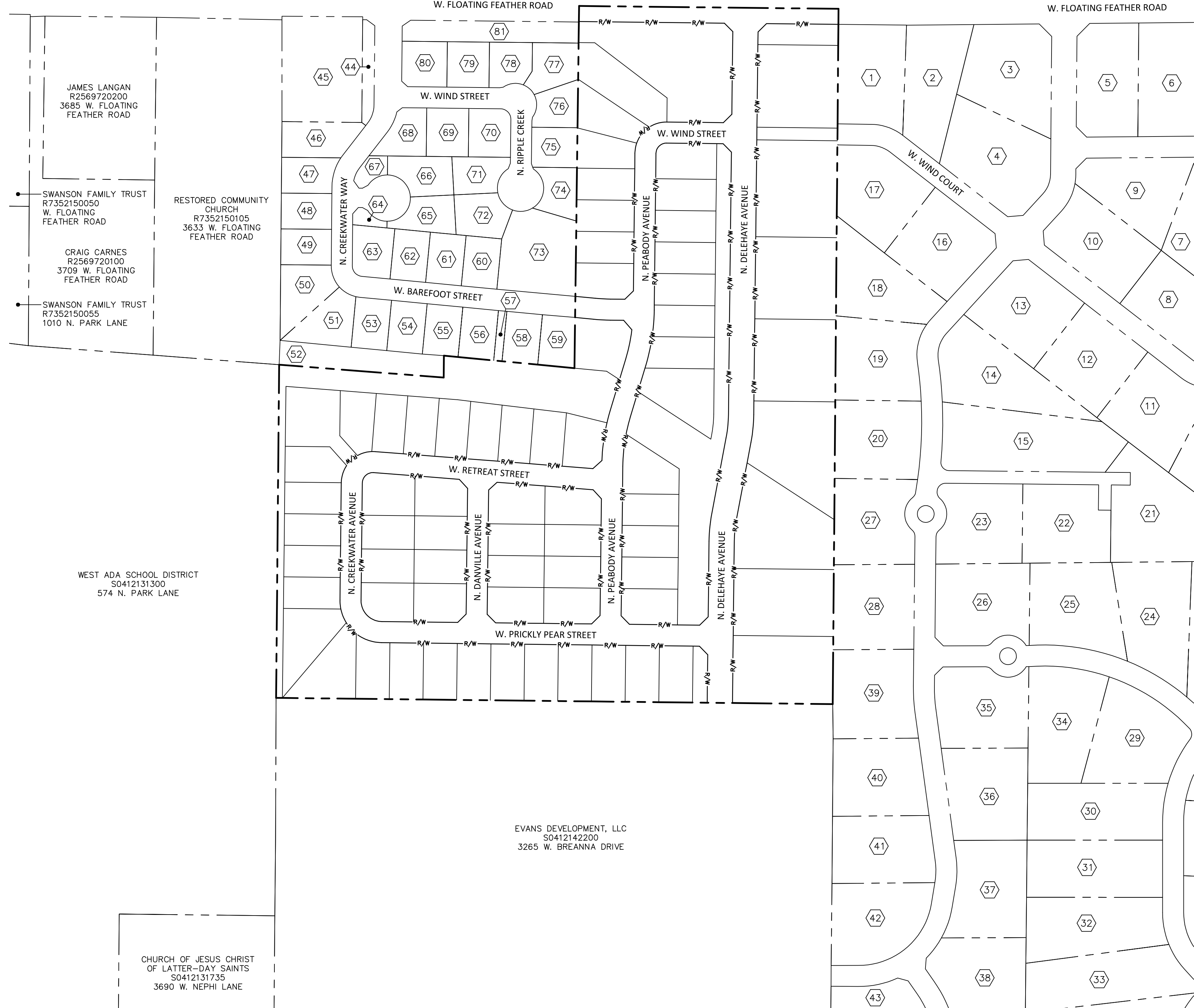
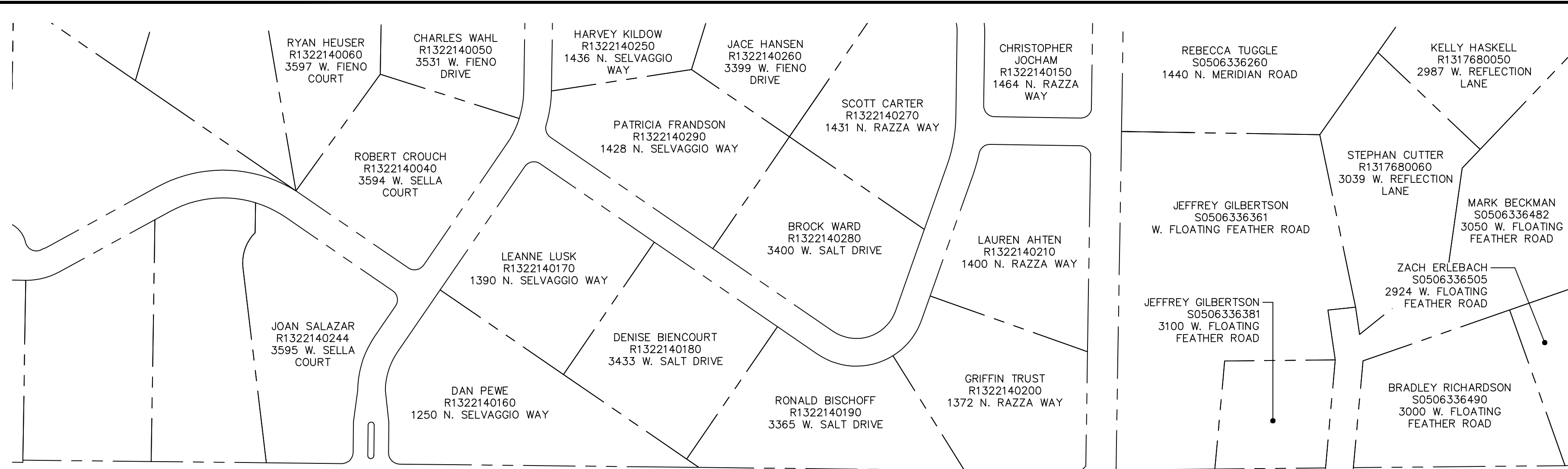
**CARP RANCH SUBDIVISION**  
EAGLE, IDAHO  
COVER SHEET

**km**  
ENGINEERING  
5725 NORTH DISCOVERY WAY  
BOISE, IDAHO 83713  
PHONE (208) 639-6939  
kmenllp.com

DATE: FEBRUARY 15, 2022  
PROJECT: 21-163  
SHEET NO. PP1.0

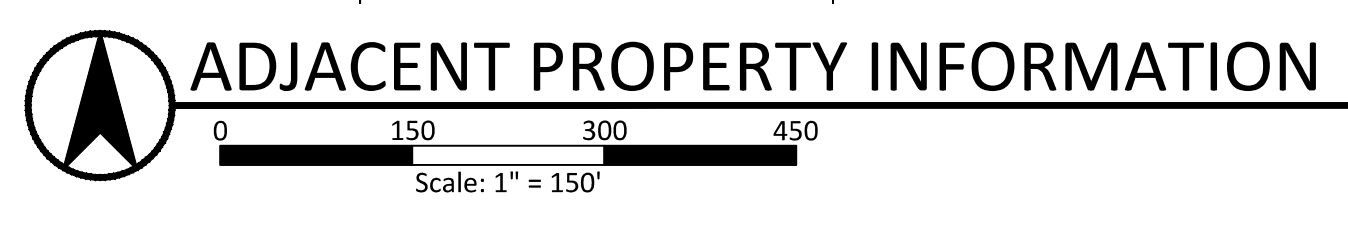
P:\21-163\CAD\PLAT\PRELIMINARY\PP1.DWG, COVER 21-163.DWG, GORP.MA, ANTZ, 2/15/2022, AUTOCAD PDF, HIGH QUALITY PRINT, PC3, ...

**PRELIMINARY PLAT SHOWING  
CARP RANCH SUBDIVISION**  
A PARCEL OF LAND SITUATED IN THE  
NE 1/4 OF SECTION 12,  
TOWNSHIP 4 NORTH, RANGE 1 WEST,  
BOISE MERIDIAN, ADA COUNTY, IDAHO  
FEBRUARY 15, 2022



#	PARCEL NO.	PRIMARY OWNER	PROPERTY ADDRESS
1	R1523660460	SCOT KLEIN	3188 W. WIND COURT
2	R1523660470	CHARLES KING	3146 W. WIND COURT
3	R1523660480	BROOKS FAMILY	1197 N. COVE COLONY WAY
4	R1523660490	ROBERT LUFFEL	1141 N. COVE COLONY WAY
5	R1523660280	STEPHEN SWOBODA	1196 N. COVE COLONY WAY
6	R1523660290	LARRY HORNER	3042 W. COLONY COURT
7	R1523660430	BRADLEY ROBERTSON	2957 W. COLONY COURT
8	R1523660420	BENJAMIN CHARLES	3000 W. WIND DRIVE
9	R1523660440	DALE JONES	3041 W. COLONY COURT
10	R1523660450	RICK PENNINGTON	3084 W. WIND DRIVE
11	R1523660150	GMB TRUST	2999 W. WIND DRIVE
12	R1523660140	BRYAN LANPHEAR	3041 W. WIND DRIVE
13	R1523660130	BRUCE HANSEN	3083 W. WIND DRIVE
14	R1523660120	RUSSELL CAMPBELL	972 N. COVE COLONY WAY
15	R1523660110	SUNNY COPE	916 N. COVE COLONY WAY
16	R1523660050	BRANDON FABRIZIO	3125 W. WIND COURT
17	R1523660060	STEPHEN WAGNER	3167 W. WIND COURT
18	R1523660040	SENN LIVING TRUST	1029 N. COVE COLONY WAY
19	R1523660030	GARY PIERCEALL	973 N. COVE COLONY WAY
20	R1523660020	JOHN BRANDECKER	917 N. COVE COLONY WAY
21	R1523660090	STEVEN BIRCH	2985 W. RETREAT LANE
22	R1523660080	HEIDI BOOCKHOLDT	3033 W. RETREAT LANE
23	R1523660070	JEFF SCHWERS	3095 W. RETREAT LANE
24	R7366902900	DEVIN CESNIK	2964 W. TIMBER COURT
25	R7366902800	DOUGLAS HICKS	3008 W. TIMBER COURT
26	R1523650150	PATRICK SHERMAN	786 N. COVE COLONY WAY
27	R1523660010	MONTY FOWERS	861 N. COVE COLONY WAY
28	R1523650140	RANDALL JOHNSON	785 N. COVE COLONY WAY
29	R7366900200	AITON FAMILY TRUST	2965 W. TIMBER COURT
30	R7366900100	GARY WHINERY	651 N. SIERRA VIEW WAY
31	R7367961200	DAVID LYNCH	591 N. SIERRA VIEW WAY
32	R7367961100	STREEBEL FAMILY TRUST	553 N. SIERRA VIEW WAY
33	R7367961000	AARON HOLSINGER	515 N. SIERRA VIEW WAY
34	R7366900300	BRADLEY PETERS	3009 W. TIMBER COURT
35	R1523650280	MICHAEL McGRATH	678 N. COVE COLONY WAY
36	R1523650270	WATER ULLREY	624 N. COVE COLONY WAY
37	R1523650260	CHRISTOPHER PECORARO	570 N. COVE COLONY WAY
38	R1523650250	JERRY DECIME	516 N. COVE COLONY WAY
39	R1523650130	STEVEN CRAIG	731 N. COVE COLONY WAY
40	R1523650120	STEPHANIE SCOTT	677 N. COVE COLONY WAY
41	R1523650110	ERIK BASKIN	623 N. COVE COLONY WAY
42	R1523650100	RAD FAMILY MANAGEMENT, LLC.	569 N. COVE COLONY WAY
43	R1523650090	HILLEARY MAGDICH FAMILY TRUST	515 N. COVE COLONY WAY
44	R1607720230	ADA COUNTY HIGHWAY DISTRICT	N. CREEKWATER WAY
45	S0412110260	GARY HAZEN	3577 W. FLOATING FEATHER RD.

#	PARCEL NO.	PRIMARY OWNER	PROPERTY ADDRESS
46	R1607720240	JAIME SMITH	1151 N. CREEKWATER WAY
47	R1607720250	LARRY SHIDELER	1129 N. CREEKWATER WAY
48	R1607720260	BRANDON LOCKER	1097 N. CREEKWATER WAY
49	R1607720270	ROBERTS FAMILY TRUST	1075 N. CREEKWATER WAY
50	R1607720280	JENNIFER STONE	1049 N. CREEKWATER WAY
51	R1607720290	MICHAEL PARKS	3559 W. BAREFOOT STREET
52	R1607720300	CREE WATER HOA, INC.	W. BAREFOOT STREET
53	R1607720310	TOMMY O'DONNELL	3527 W. BAREFOOT STREET
54	R1607720320	ALTERNATIVE STONE TM, INC.	3505 W. BAREFOOT STREET
55	R1607720330	SCOTT FLEMING	3479 W. BAREFOOT STREET
56	R1607720340	CRAIG McCARROLL	3457 W. BAREFOOT STREET
57	R1607720350	CREEK WATER HOA, INC.	W. BAREFOOT STREET
58	R1607720360	JOHN BRYAN	3423 W. BAREFOOT STREET
59	R1607720370	JOSH ELLIOT	3401 W. BAREFOOT STREET
60	R1607720100	MICHAEL BALL	3460 W. BAREFOOT STREET
61	R1607720110	JOHN & KIM RUSH LIVING TRUST	3482 W. BAREFOOT STREET
62	R1607720120	SCHAFFER TRUST	3508 W. BAREFOOT STREET
63	R1607720130	SCOTT PARKER	3536 W. BAREFOOT STREET
64	R1607720140	CREEK WATER HOA, INC.	N. CREEKWATER WAY
65	R1607720150	VINCENT & KIMILA TANGHERLINI	1096 N. CREEKWATER WAY
66	R1607720180	JANICE BARKER TRUST	1134 N. CREEKWATER WAY
67	R1607720190	CREEK WATER HOA, INC.	N. CREEKWATER WAY
68	R1607720200	RICHENS FAMILY TRUST	3517 W. WIND STREET
69	R1607720210	KNUTSON FAMILY TRUST	3475 W. WIND STREET
70	R1607720220	ADAM SHIPP	3453 W. WIND STREET
71	R1607720170	KATHLEEN NEFF	1125 N. RIPPLE CREEK PLACE
72	R1607720160	CHADWICK NEIL	1101 N. RIPPLE CREEK PLACE
73	R1607720090	CREEK WATER HOA, INC.	N. RIPPLE CREEK PLACE
74	R1607720080	CREEK WATER HOA, INC.	1118 N. RIPPLE CREEK PLACE
75	R1607720070	JOSHUA ROBERSON	1142 N. RIPPLE CREEK PLACE
76	R1607720060	MATTHEW GONSER	1170 N. RIPPLE CREEK PLACE
77	R1607720050	LYNDA TOBIN TRUST	3420 W. WIND STREET
78	R1607720040	MATTHEW DANKOWSKI	3438 W. WIND STREET
79	R1607720030	ARSEN SAAKYAN	3464 W. WIND STREET
80	R1607720020	DANIEL DUNNAM	3496 W. WIND STREET
81	R1607720010	CREEK WATER HOA, INC.	N. CREEKWATER WAY



**CARP RANCH SUBDIVISION  
EAGLE, IDAHO  
ADJACENT PROPERTY OWNER INFO.**

PROFESSIONAL ENGINEER  
10821  
STATE OF IDAHO  
KEVIN P. MCCARTY

**km**  
ENGINEERING  
5725 NORTH DISCOVERY WAY  
BOISE, IDAHO 83713  
PHONE (208) 639-6939  
kmengllp.com

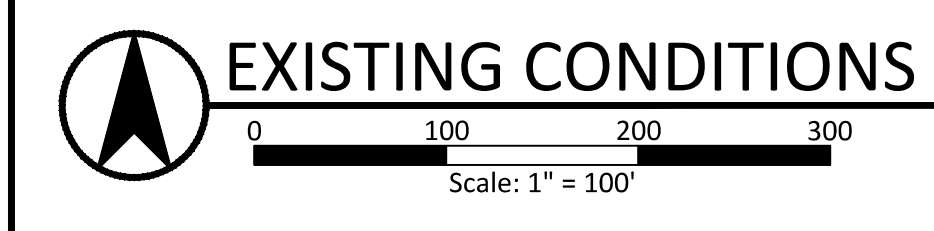
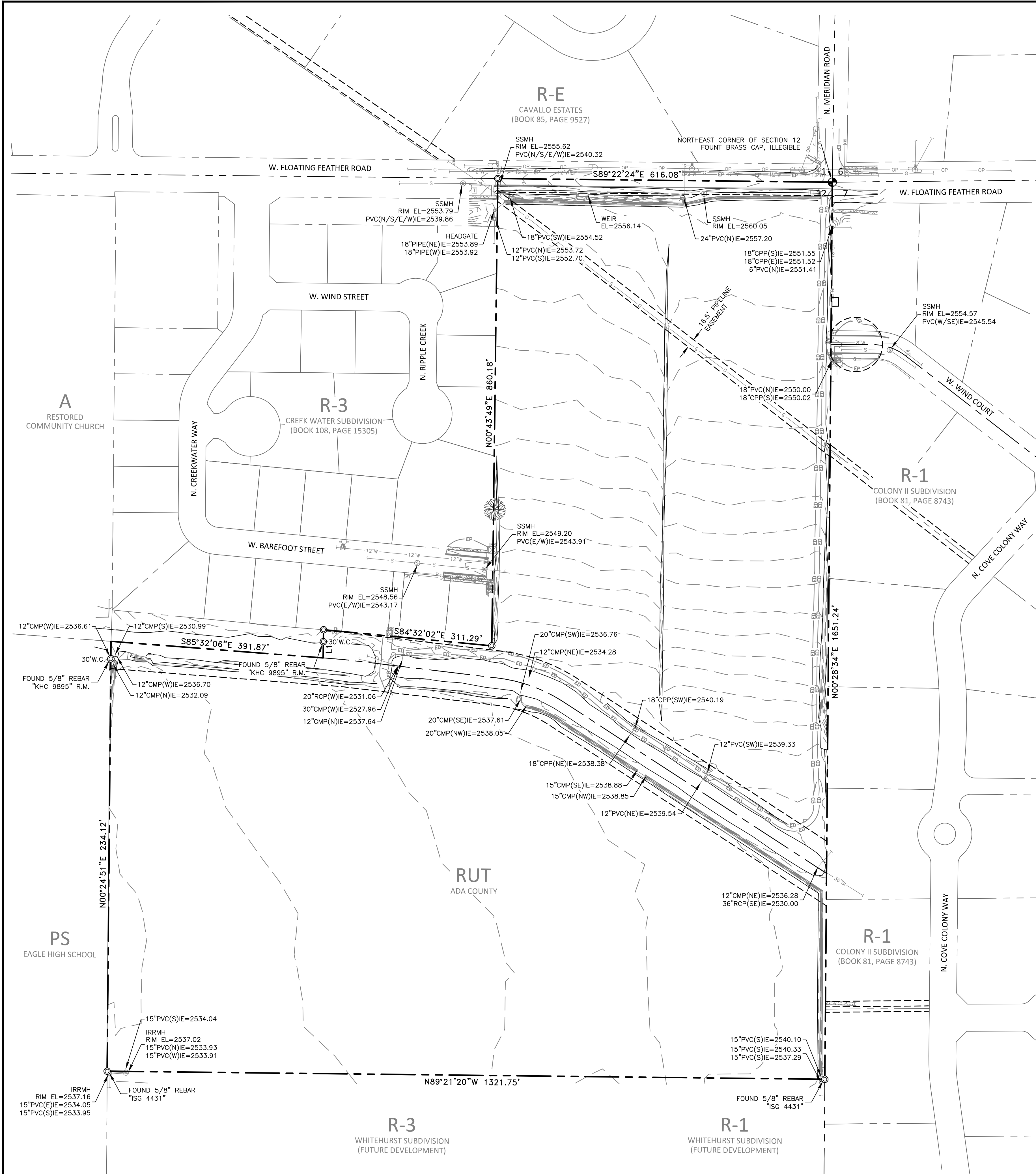
DATE: FEBRUARY 15, 2022  
PROJECT: 21-163  
SHEET NO. PP2.0

P:\31-185\CAD\PLAT\PRELIMINARY\PP2.DWG, KOSHKA, JANTZ, 2/16/2022, AUTOCAD PLOT (HIGH QUALITY PRINT).PCL, ...

**PRELIMINARY PLAT SHOWING  
CARP RANCH SUBDIVISION**  
A PARCEL OF LAND SITUATED IN THE  
NE 1/4 OF SECTION 12,  
TOWNSHIP 4 NORTH, RANGE 1 WEST,  
BOISE MERIDIAN, ADA COUNTY, IDAHO  
FEBRUARY 15, 2022

**LEGEND**

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	ROAD CENTERLINE
	SECTION LINE
	WATER LINE (SIZE AS NOTED)
	SANITARY SEWER LINE
	GRAVITY IRRIGATION LINE
	OVERHEAD POWER LINE
	GAS LINE
	EDGE OF PAVEMENT
	EDGE OF DIRT
	REFERENCE MONUMENT
	FOUND 5/8" REBAR MARKED, "14221", UNLESS OTHERWISE NOTED
	FOUND BRASS CAP, NORTHEAST CORNER SECTION 12
	SANITARY SEWER MANHOLE
	FIRE HYDRANT
	WATER VALVE
	IRRIGATION CONTROL VALVE
	POWER POLE



**CARP RANCH SUBDIVISION  
EAGLE, IDAHO  
EXISTING CONDITIONS**

PROFESSIONAL ENGINEER  
REGISTERED  
10821  
STATE OF IDAHO  
KEVIN P. MCCARTY

**km**  
ENGINEERING  
5725 NORTH DISCOVERY WAY  
BOISE, IDAHO 83713  
PHONE (208) 639-6939  
kmengllp.com

DATE:	FEBRUARY 15, 2022
PROJECT:	21-163
SHEET NO.	PP3.0

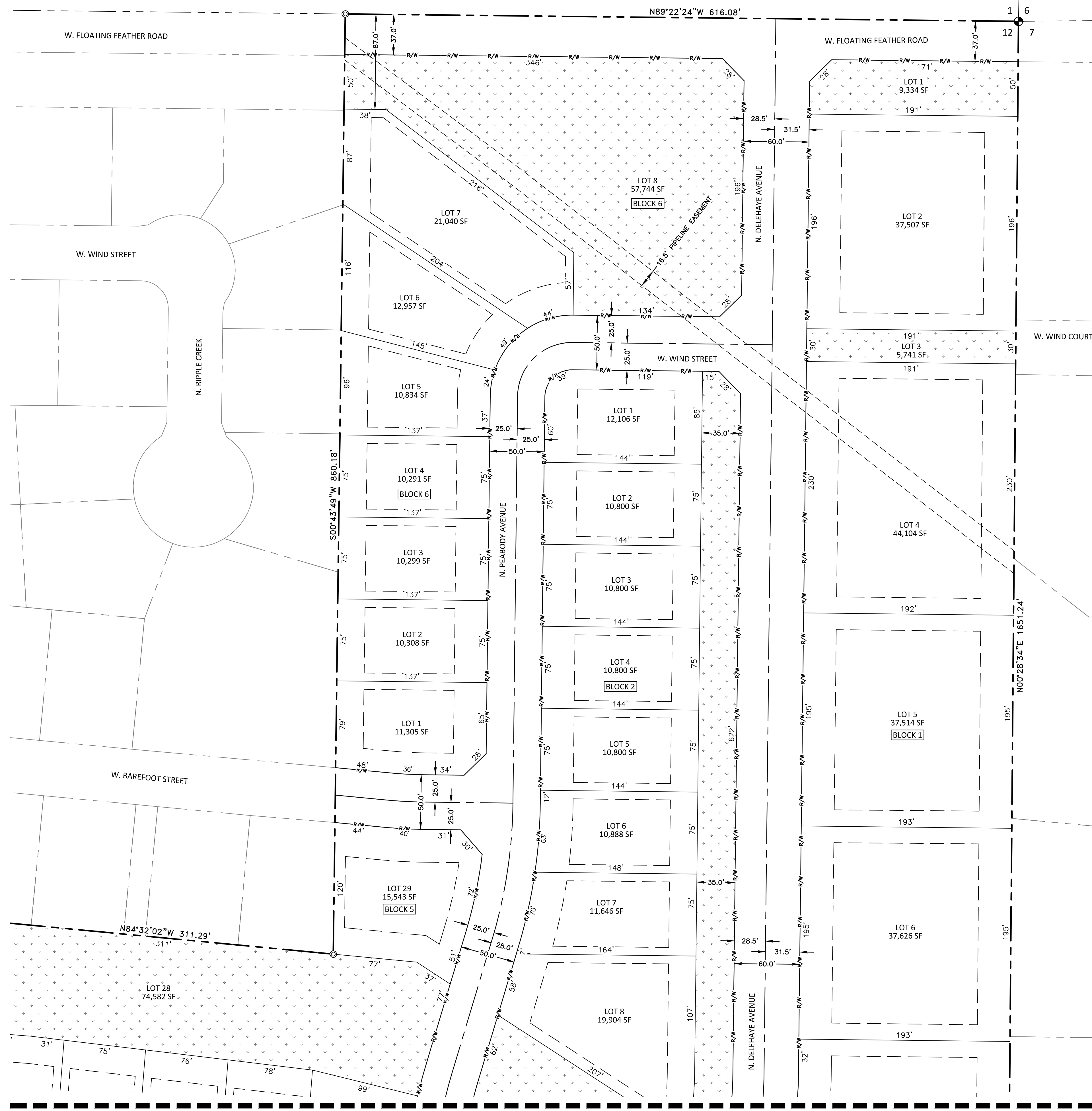
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N0°43'26"E	51.96

P:\31-183\CAD\PLAT\PRELIMINARY\PP3.D EXISTING CONDITIONS 21-163.DWG, IDAHO, DATE: 2/15/2022, AUTOCAD PDF (HIGH QUALITY PRINT).PLOT, ...

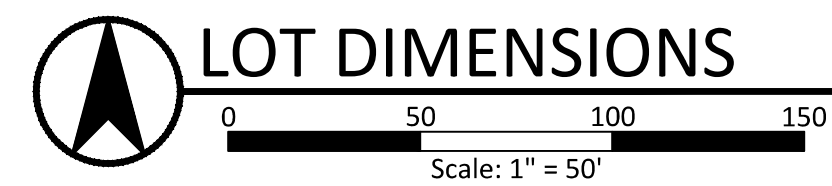
**PRELIMINARY PLAT SHOWING  
CARP RANCH SUBDIVISION**  
A PARCEL OF LAND SITUATED IN THE  
NE 1/4 OF SECTION 12,  
TOWNSHIP 4 NORTH, RANGE 1 WEST,  
BOISE MERIDIAN, ADA COUNTY, IDAHO  
FEBRUARY 15, 2022

**LEGEND**

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	ROAD CENTERLINE
	SECTION LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	COMMON AREA
	REFERENCE MONUMENT
	FOUND 5/8" REBAR MARKED "14221", UNLESS OTHERWISE NOTED
	FOUND BRASS CAP, NORTHEAST CORNER SECTION 12



MATCH LINE - SEE SHEET PP4.1

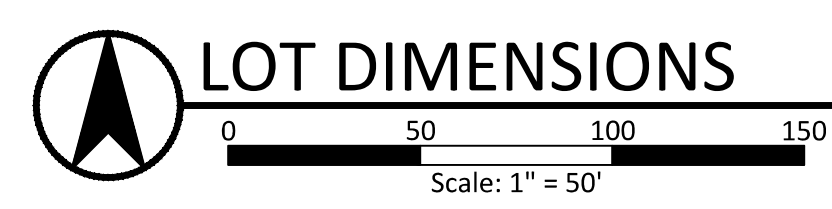
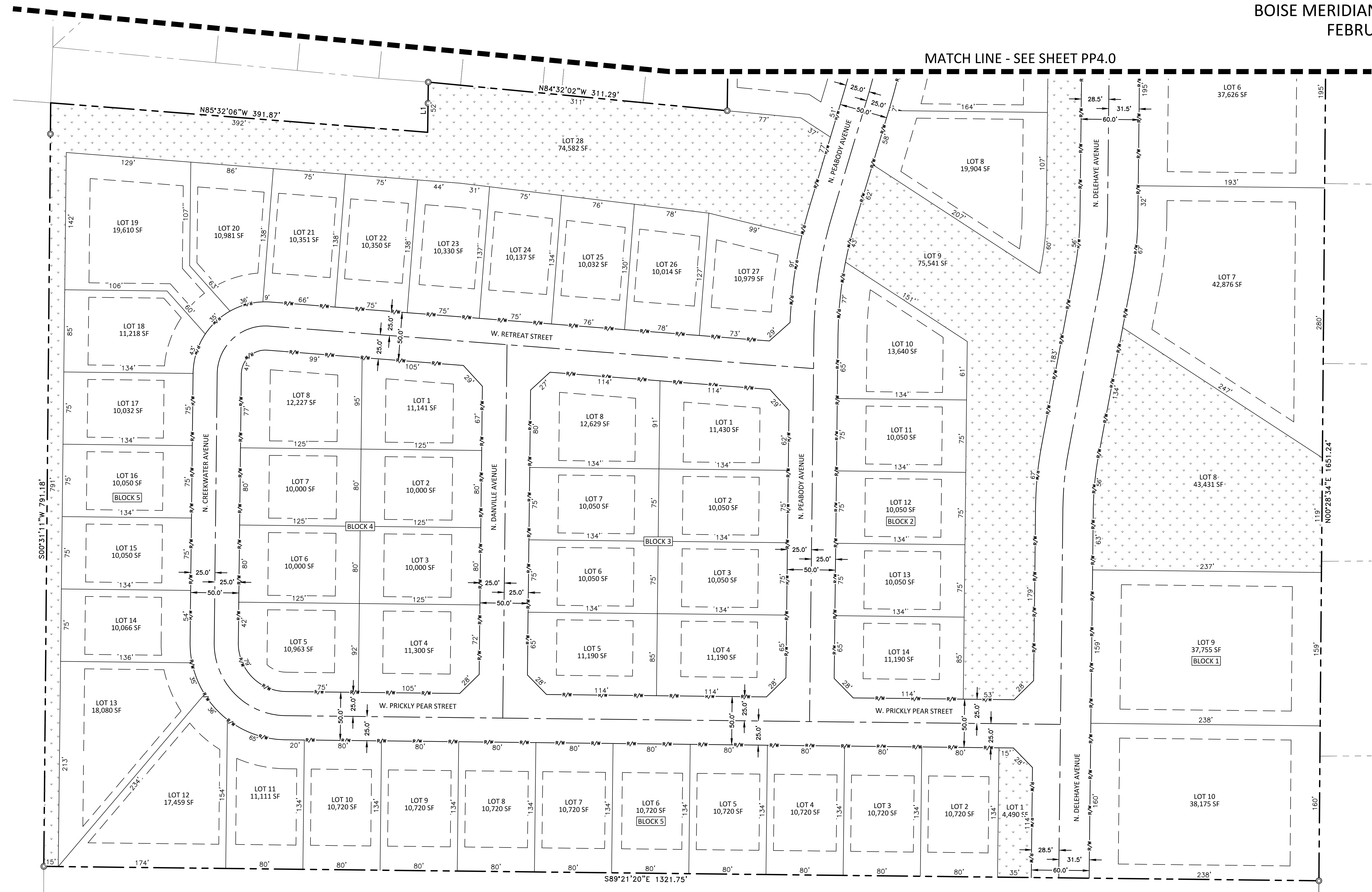


<b>CARP RANCH SUBDIVISION</b> <b>EAGLE, IDAHO</b> <b>LOT DIMENSIONS</b>	
	 ENGINEERING 5725 NORTH DISCOVERY WAY BOISE, IDAHO 83713 PHONE (208) 639-6939 kmengllp.com
DATE: FEBRUARY 15, 2022 PROJECT: 21-163 SHEET NO. PP4.0	

P:\21-163\CD\PP4\PP4.DWG LOT DIMENSIONS 21-163.DWG, JORDAN ANTE, 2/15/2022, AUTOCAD RIF (HIGH QUALITY PRINT) P4.0

**PRELIMINARY PLAT SHOWING  
CARP RANCH SUBDIVISION**  
A PARCEL OF LAND SITUATED IN THE  
NE 1/4 OF SECTION 12,  
TOWNSHIP 4 NORTH, RANGE 1 WEST,  
BOISE MERIDIAN, ADA COUNTY, IDAHO  
FEBRUARY 15, 2022

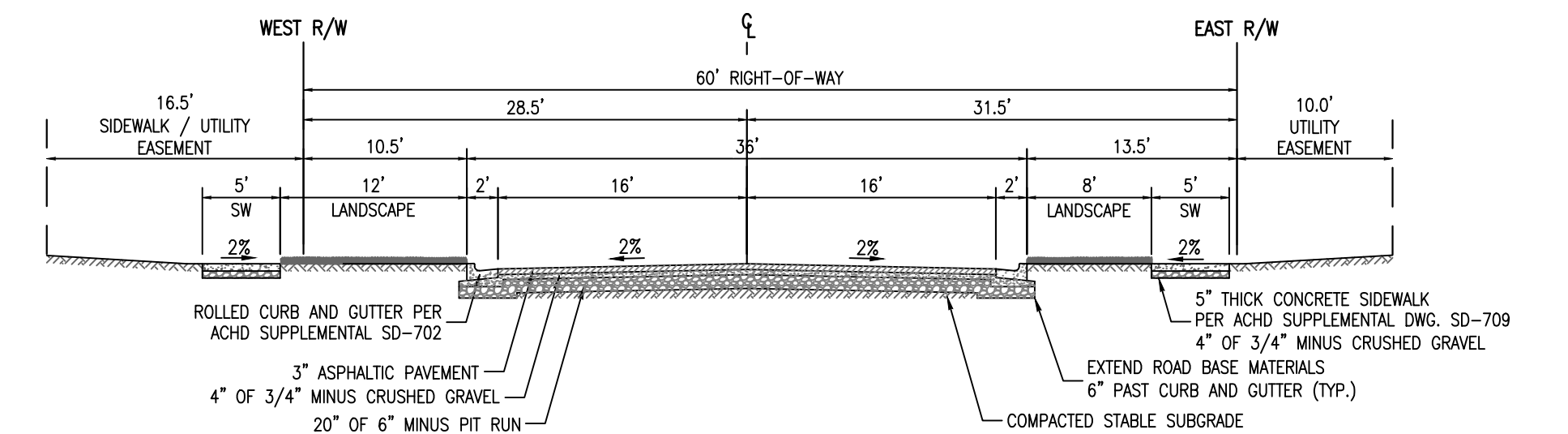
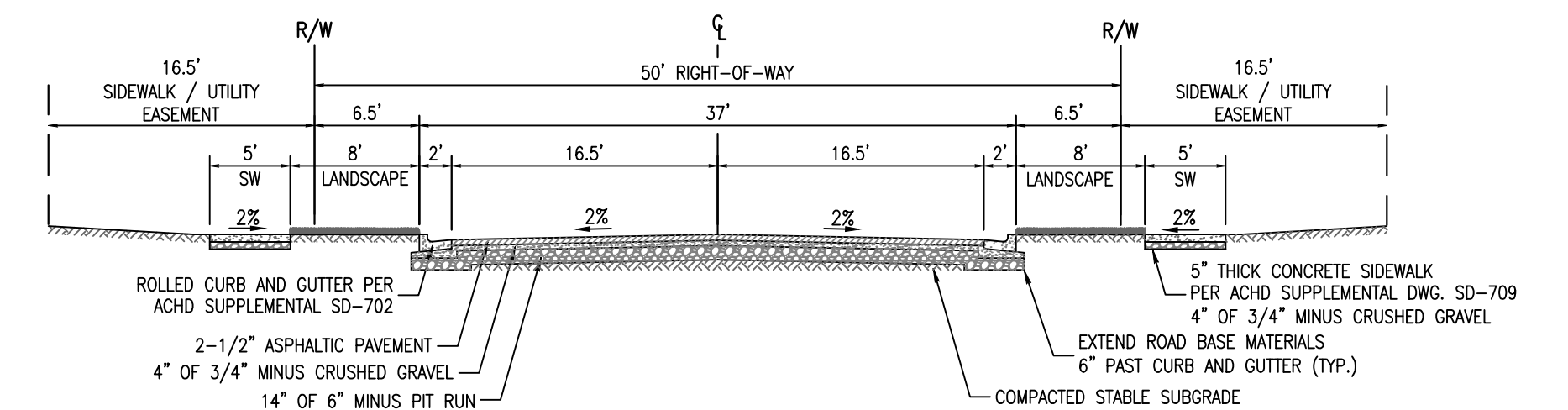
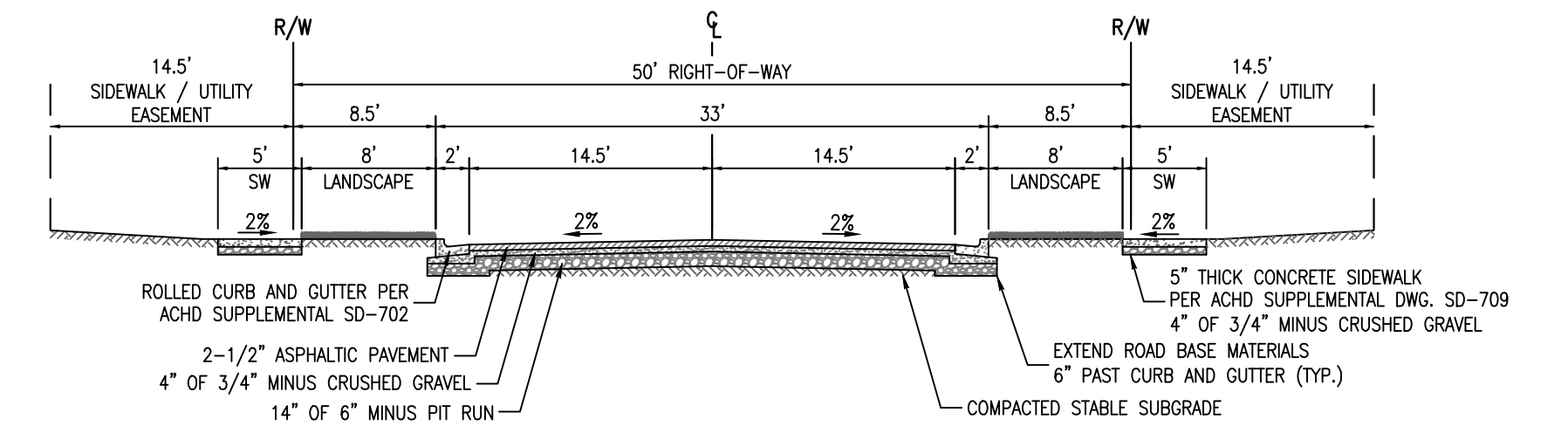
MATCH LINE - SEE SHEET PP4.0



<b>CARP RANCH SUBDIVISION EAGLE, IDAHO LOT DIMENSIONS</b>	
DATE: FEBRUARY 15, 2022 PROJECT: 21-163 SHEET NO. PP4.1	

P:\21-163\CAD\PLAT\PRELIM\PP4.0.DWG LOT DIMENSIONS 21-163.DWG, JORDAN WATZ, 2/15/2022, AUTOCAD RIP (HIGH QUALITY PRINT) P4.3

**PRELIMINARY PLAT SHOWING  
CARP RANCH SUBDIVISION**  
A PARCEL OF LAND SITUATED IN THE  
NE 1/4 OF SECTION 12,  
TOWNSHIP 4 NORTH, RANGE 1 WEST,  
BOISE MERIDIAN, ADA COUNTY, IDAHO  
FEBRUARY 15, 2022



**LEGEND**

---	BOUNDARY LINE	(S)	SEWER MANHOLE
---	ADJACENT PROPERTY LINE	(SD)	STORM DRAIN MANHOLE
---	ROAD CENTERLINE	(W)	WATER VALVE
---	SECTION LINE	(M)	WATER METER
---	RIGHT-OF-WAY LINE	(F)	FIRE HYDRANT
---	LOT LINE	(IR)	IRRIGATION BOX
---	EASEMENT LINE	(R.M.)	REFERENCE MONUMENT
---	BUILDING SETBACK LINE	(C)	FOUND 5/8" REBAR MARKED "14221", UNLESS OTHERWISE NOTED
---	SANITARY SEWER LINE	(C)	FOUND BRASS CAP, NORTHEAST CORNER SECTION 12
---	WATER LINE	(C)	COMMON AREA
---	STORM DRAIN LINE	(C)	ASPHALT ROADWAY
---	GRAVITY IRRIGATION LINE	(C)	
---	PRESSURE IRRIGATION LINE	(C)	
---	EDGE OF GRAVEL	(C)	
---	EDGE OF DIRT	(C)	
---	EDGE OF PAVEMENT	(C)	
---	OVERHEAD POWER	(C)	
---	GAS LINE	(C)	
---	SINGLE WATER SERVICE	(C)	
---	DOUBLE WATER SERVICE	(C)	

MATCH LINE - SEE SHEET PP5.1

**PRELIMINARY ENGINEERING**  
Scale: 1" = 50'

**CARP RANCH SUBDIVISION  
EAGLE, IDAHO  
PRELIMINARY ENGINEERING**

10821  
2-15-22  
KEYLIN P. MCCARTHY

**km**  
ENGINEERING  
5725 NORTH DISCOVERY WAY  
BOISE, IDAHO 83713  
PHONE (208) 639-6939  
kmengllp.com

DATE: FEBRUARY 15, 2022  
PROJECT: 21-163  
SHEET NO. PP5.0

P:\31-183\ADV\PP5.PPT PRELIMINARY ENGINEERING 21-183.DWG, JOSHUA JANTZ, 2/16/2022, AUTOCAD PLOT (HIGH QUALITY PRINT).PLOT, ...



**PRELIMINARY PLAT SHOWING  
CARP RANCH SUBDIVISION**  
A PARCEL OF LAND SITUATED IN THE  
NE 1/4 OF SECTION 12,  
TOWNSHIP 4 NORTH, RANGE 1 WEST,  
BOISE MERIDIAN, ADA COUNTY, IDAHO  
FEBRUARY 15, 2022

MATCH LINE - SEE SHEET PP5.0



**PRELIMINARY ENGINEERING**  
Scale: 1" = 50'

**CARP RANCH SUBDIVISION  
EAGLE, IDAHO  
PRELIMINARY ENGINEERING**



DATE: FEBRUARY 15, 2022  
PROJECT: 21-163  
SHEET NO.  
**PP5.1**

P:\21-163\DRAWING\PRELIMINARY\PP5.PLT PRELIMINARY ENGINEERING 21-163.DWG, JOSHUA, JANTZ, 2/16/2022, AUTOCAD PLOT (HIGH QUALITY PRINT) PLOT...