CITY OF EAGLE ▪ PO BOX 1520 ▪ EAGLE, IDAHO 83616 ▪ 208-939-0227 ▪ FAX 208-938-3854

TRANSMITTAL DATE: February 19, 2021

PLANNING AND ZONING COMMISSION MEETING DATE: April 19, 2021

APPLICATION NUMBER: A-02-21/RZ-02-21/RZ-23-07 MOD/PP-03-21

PROJECT DESCRIPTION: Terra View Subdivision

APPLICANT:
Terra View LLC
3858 N. Garden Center Way #200
Boise, ID 83703

REPRESENTATIVE:
Dave Sterling (T-O Engineers)
2471 S. Titanium Place
Meridian, ID 83642
Phone: (208) 323-2288
Email: dsterling@to-engineers.com

SUBJECT: A-02-21/RZ-02-21/RZ-23-07 MOD3/PP-03-21 – Terra View Subdivision – Terra View LLC: Terra View LLC, represented by Dave Sterling with T-O Engineers, is requesting annexation and rezone from RUT (Rural-Urban Transition – Ada County designation) to MU-DA (Mixed Use with a development agreement [in lieu of a PUD]) for approximately 44-acres, a development agreement modification, and preliminary plat approvals for Terra View Subdivision, a 435-lot (396-single family residential, 3-commercial, 36-common) mixed use subdivision. The approximately 331.7-acre site is located on the northeast corner of West Beacon Light Road and State Highway 16.

STAFF CONTACT: Michael Williams, CFM Planner III 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.

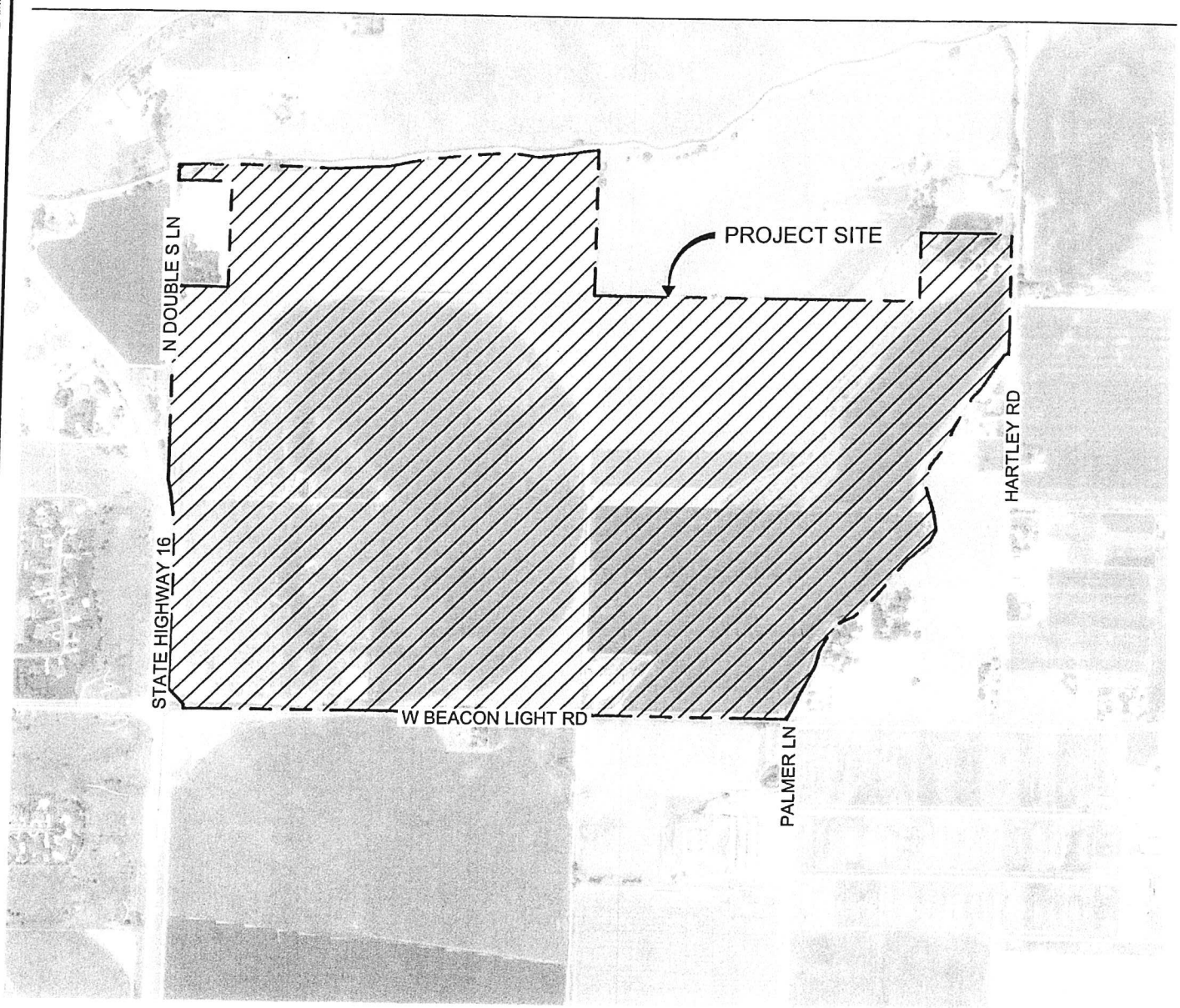
TRANSMITTED TO:

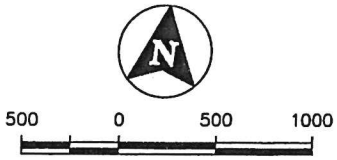
Ada County Assessor
Ada County Development Services - Attn: **Jason Boal**
Ada County Highway District - Attn: **Planning Review**
Ballentyne Ditch Company - Attn: **S. Bryce Farris**
Ballentyne West Lateral User's Assoc. - **Tim Fease**
Boise River Flood Control District No. 10
Boise School District - Attn: **Lanette Daw**
Cable One
Central District Health Department
CenturyLink – Attn: **Eddy Franklin**
City of Eagle Park, Pathway & Recreation
City of Eagle Trails Coordinator - Attn: **Steve Noyes**
City of Eagle Police (ACSO) - Attn: **Chief Matt Clifford**
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 - Attn: **Ken Couch**
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: **Richard Scott and Gary Packwood**
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: **Ronald Saenz**
Valley Regional Transit
West Ada School District - Attn: **Joe Yochum & Marci Horner**

cc: File

RECEIVED & FILED
CITY OF EAGLE
JAN 26 2021
File:
Route to:

TERRA VIEW SUBDIVISION
VICINITY MAP





T-O ENGINEERS
2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642-6703
PHONE: (208) 323-2288
WWW.TO-ENGINEERS.COM

E-FILE: 200307-C-PP.dwg DATE: 9/23/20 JOB: 200307

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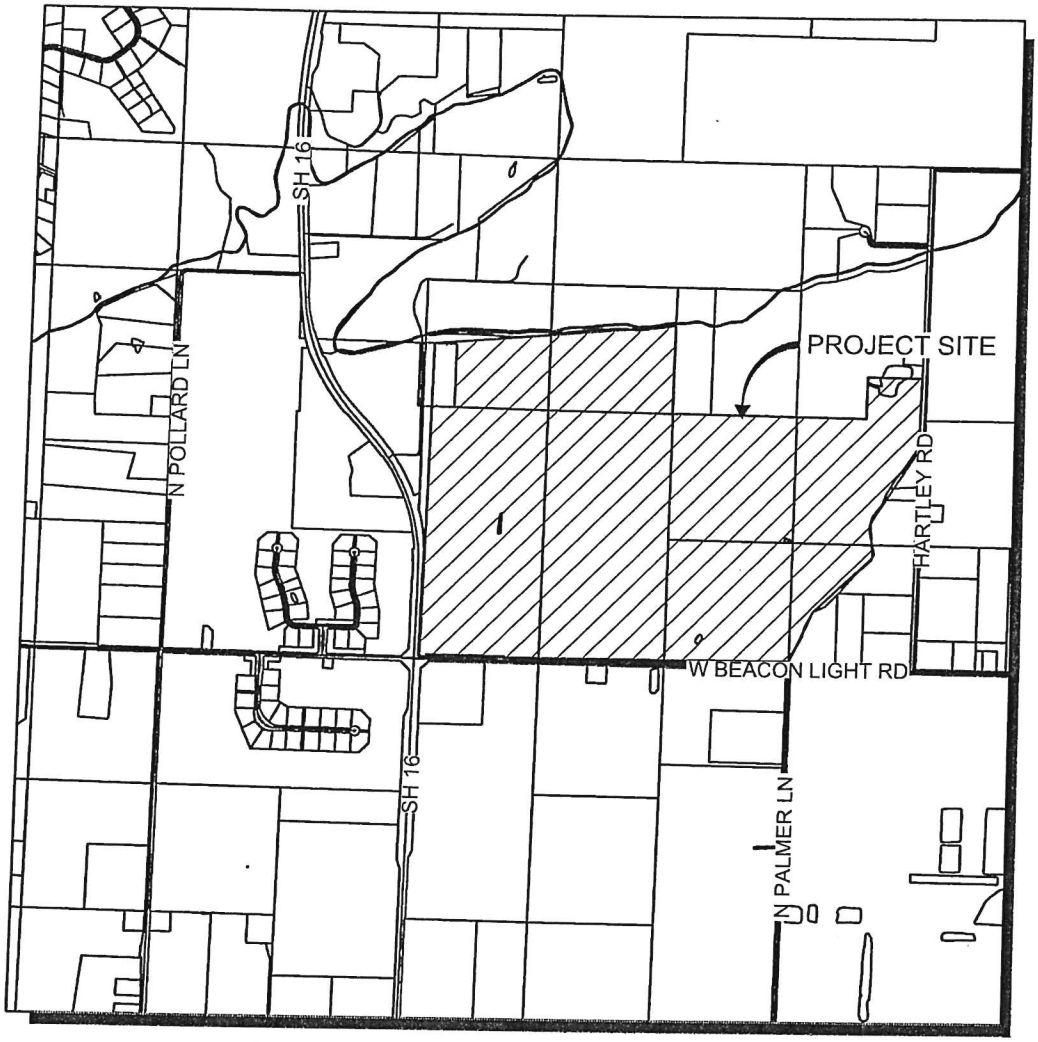
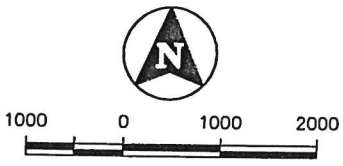
TERRA VIEW SUBDIVISION
VICINITY MAP

RECEIVED & FILED
CITY OF EAGLE
JAN 26 2021
File:
Route to:





T-O ENGINEERS
2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642-6703
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E-FILE: 200307-C-BM.dwg DATE: 8/31/20 JOB: 200307

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JAN 26 2021

PRELIMINARY PLAT FOR TERRA VIEW SUBDIVISION

A PORTION OF SECTION 33 AND 34
TOWNSHIP 5 NORTH, RANGE 1 WEST, BOISE MERIDIAN
ADA COUNTY, IDAHO
2021

SITE DATA

DEVELOPER
AUSTIN MARTIN
TERRA VIEW, LLC
3050 N. GARDEN CENTER WAY, #203
BOISE, ID 83703
PH (208) 10-0145

ENGINEER
DAVID STERLING, P.E.
T-O ENGINEERS, INC.
2471 S. TITANIUM PLACE
MERIDIAN, ID 83642
PH (208) 323-2288

SURVEYOR
ROB DAILEY, P.L.S.
T-O ENGINEERS, INC.
332 N. BROADMOORE WAY
NAMPA, ID 83687
PH (208) 442-8300

ZONING
RU-DA
MIXED USE
DEVELOPMENT AGREEMENT

FIRE DISTRICT
EAGLE FIRE PROTECTION DISTRICT

WATER DISTRICT
CITY OF EAGLE MUNICIPAL WATER DISTRICT

SEWER DISTRICT
EAGLE SEWER DISTRICT

IRRIGATION DISTRICT
FARMERS UNION DITCH CO LTD

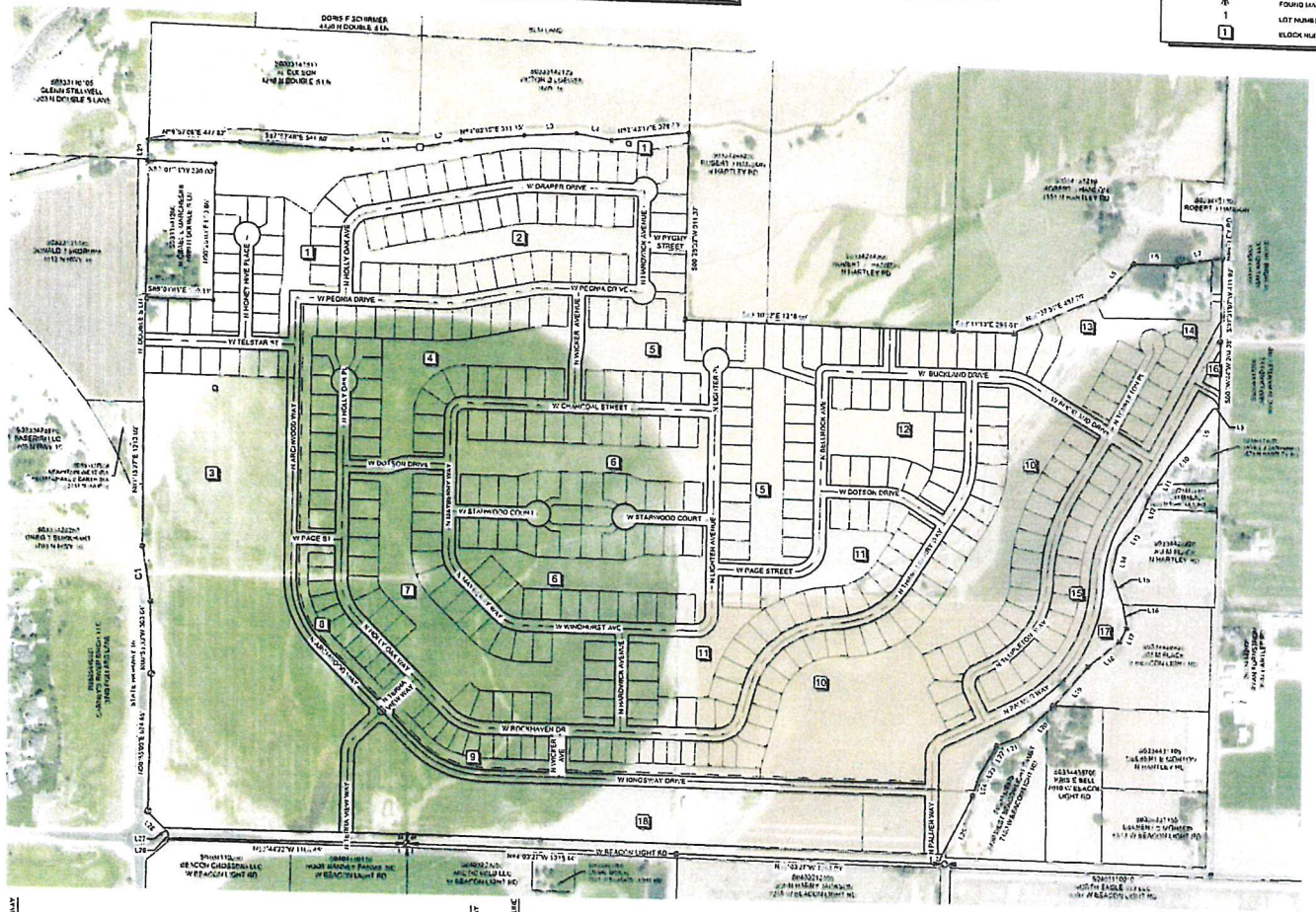
ROADWAY JURISDICTION
ADA COUNTY HIGHWAY DISTRICT

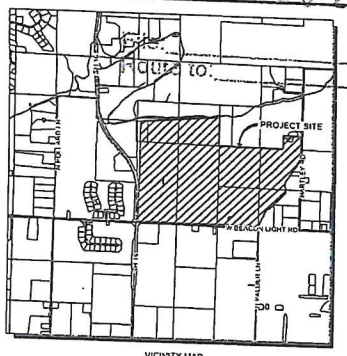
LAND USE SUMMARY

DESCRIPTION		# OF LOTS	ACRES	% OF TOTAL LOT AREA
RESIDENTIAL LOTS	117,000 - 133,700 SF	20	19.5	4.7%
	112,000 - 16,999 SF	221	86.7	24.3%
	19,000 - 17,999 SF	62	17.6	5.3%
	17,270 - 8,999SF	34	8.4	1.9%
TOTAL RESIDENTIAL LOTS		396	132.2	36.6%
SUBDIVISION COMMON AREA		34	78.4	21.2%
PUBLIC PARK AREA		2	18.7	5.6%
COMMERCIAL		2	60.2	19.1%
PUBLIC RIGHT-OF-WAY		8	50	15.1%
BEACON LIGHT RIGHT-OF-WAY		9	4.2	1.3%
TOTAL		430	331.3	100%

LEGEND

- SUBDIVISION BOUNDARY
- ROAD RIGHT-OF-WAY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- ROAD RIGHT-OF-WAY CENTERLINE
- FOUND 1/2" REBAR
- FOUND 1/2" REBAR
- FOUND BRASS CAP
- CALCULATED POINT
- FOUND MAG NAIL
- 1 LOT NUMBER
- 1 BLOCK NUMBER





VICINITY MAP
SCALE 1"=2000'

AREA AND LOT SUMMARY

TOTAL ACRES	331 AC
PUBLIC RIGHT-OF-WAY	50.8
RESIDENTIAL	197.5
COMMERCIAL LOTS	49.1
OPEN SPACE/TOTAL AREA PERCENTAGE	40.3
	27.5%
TOTAL LOTS	456
SINGLE FAMILY RESIDENTIAL	396
OPEN SPACE/COMMON	34
COMMERCIAL	3
ZONING	
EXISTING: RU-DA	PROPOSED: R-8/DA
MINIMUM LOT SIZE (SF)	
SINGLE FAMILY	17,270 SF
COMMON LOT	12,500 SF
AVERAGE LOT SIZE	
SINGLE FAMILY	14,023 SF
RESIDENTIAL DENSITY (DU/AC)	
RESIDENTIAL GROSS DENSITY	1.3
RESIDENTIAL NET DENSITY	3.1
% OPEN SPACE AREA	
COMMUNITY OPEN SPACE AREA	21.3%
PUBLIC OPEN SPACE AREA	5.8%

SHEET INDEX

C0.0 COVER
C1.0 PHASING PLAN
C2.0 EXISTING CONDITIONS
C2.1 EXISTING CONDITIONS
C2.2 EXISTING CONDITIONS
C2.3 EXISTING CONDITIONS
C3.0 PRELIMINARY DEVELOPMENT PLAN
C3.1 PRELIMINARY DEVELOPMENT PLAN
C3.2 PRELIMINARY DEVELOPMENT PLAN
C3.3 PRELIMINARY DEVELOPMENT PLAN
C3.4 PRELIMINARY DEVELOPMENT PLAN
C3.5 PRELIMINARY DEVELOPMENT PLAN
C3.6 PRELIMINARY DEVELOPMENT PLAN
C3.7 PRELIMINARY DEVELOPMENT PLAN
C4.0 LOT DIMENSIONS
C4.1 LOT DIMENSIONS
C4.2 LOT DIMENSIONS
C4.3 LOT DIMENSIONS
C4.4 LOT DIMENSIONS
C4.5 LOT DIMENSIONS
C4.6 LOT DIMENSIONS
C4.7 LOT DIMENSIONS
C5.0 PRELIMINARY GRADING & DRAINAGE
C5.1 PRELIMINARY GRADING & DRAINAGE
C5.2 PRELIMINARY GRADING & DRAINAGE
C5.3 PRELIMINARY GRADING & DRAINAGE
C5.4 PRELIMINARY IRRIGATION PLAN

SETBACK TABLE

TYPE	APPROX LOT SIZE	FRONTAGE	SETBACKS: FRONT	REAR	INTERIOR SIDE*	STREET SIDE
PATIO	17,270 - 8,999 SF	70 FT	15 FT FROM LIVING SPACE 20 FT FROM GARAGE	10 FT	5 FT	20 FT
CUSTOM	28,000 - 12,999 SF	80 FT	30 FT	25 FT	5 FT	20 FT
ESTATE	43,000 - 18,000 SF	90 FT	30 FT	25 FT	15 FT	20 FT
	17,000 SF +	35 FT	30 FT	20 FT	10 FT	20 FT

* ADD ADDITIONAL FIVE (5) FEET PER STORY SETBACK FOR MULTI STORY STRUCTURES

LINE TABLE

LINE	BEARING	DISTANCE
L1	N05°42'41"E	332.90'
L2	N78°42'30"E	203.19'
L3	N86°12'50"E	2.54'
L4	S31°15'41"E	172.72'
L5	S41°15'41"W	230.51'
L6	S64°42'06"E	208.69'
L7	N78°28'54"E	229.41'
L8	S87°22'11"W	93.41'
L9	S34°42'11"W	220.10'
L10	S41°24'53"W	181.32'

LINE TABLE

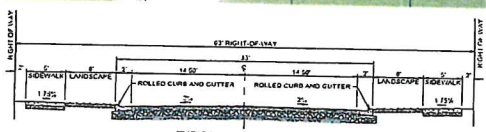
LINE	BEARING	DISTANCE
L11	S31°54'45"W	313.32'
L12	S20°26'59"W	114.47'
L13	S38°02'59"W	144.32'
L14	S13°23'59"W	126.32'
L15	S18°35'21"E	171.49'
L16	S09°10'35"E	116.14'
L17	S36°40'27"W	97.49'
L18	S46°58'27"W	199.59'
L19	S46°17'27"W	264.32'
L20	S46°28'27"W	218.18'

LINE TABLE

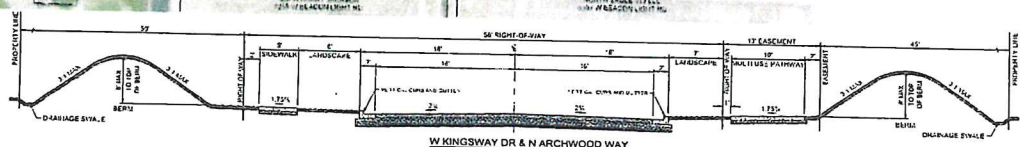
LINE	BEARING	DISTANCE
L21	S64°50'27"W	129.18'
L22	S28°38'27"W	77.80'
L23	S28°33'27"W	103.53'
L24	S15°37'27"W	90.58'
L25	S26°51'27"W	334.49'
L26	N00°18'28"E	25.00'
L27	N44°28'40"W	140.06'
L28	N44°28'40"W	140.03'
L29	N00°28'03"E	100.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1549.86'	273.40'	8°05'53"	N8°30'01"W	273.11'



TYPICAL LOCAL STREET SECTION
NOT TO SCALE - 63' RIGHT-OF-WAY



W KINGSWAY DR & N ARCHWOOD WAY
COLLECTOR STREET SECTION
NOT TO SCALE - 56' RIGHT-OF-WAY

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CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642
PHONE (208) 323-2288 WWW.TOENGINEERS.COM
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PROFESSIONAL ENGINEER REGISTERED 13063 DAVID N. STERLING STATE OF IDAHO

REVISIONS				
NO.	DESCRIPTION	DATE	BY	CHECKED

BOISE FILE	
DATE	
DRAWN	A. STOVER
CHECKED	D. STERLING
APPROVED	D. STERLING

PRELIMINARY PLAT FOR: TERRA VIEW SUBDIVISION

COVER

ATTENTION
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: January 22, 2021
PROJECT: 200347
SHEET: C0.0

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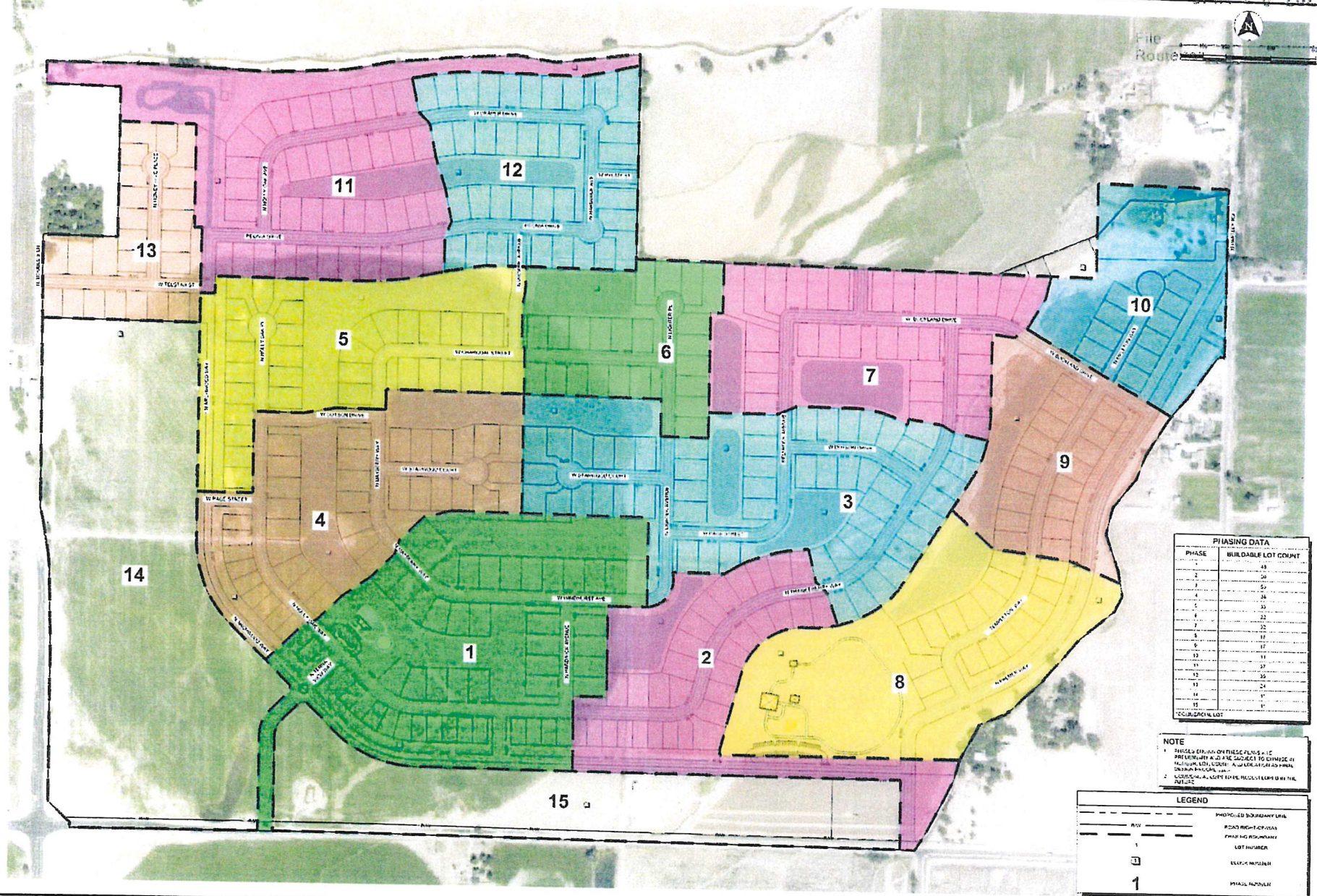
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W PAGE STREET
W TELSTAR ST
W EAGLE DRIVE
W HUNTER PL
W HUNTER ST
W HUNTER DRIVE
W HUNTER AVE
W HUNTER WAY
W HUNTER CIRCLE
W HUNTER PLACE
W HUNTER CT
W HUNTER LANE
W HUNTER STREET

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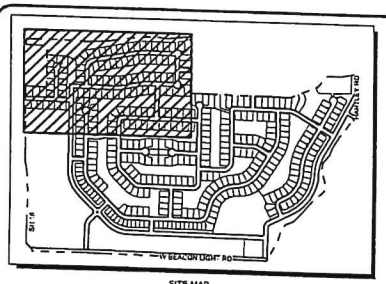

SITE MAP
SCALE 1"=1000'

EXISTING CONDITIONS LEGEND

- SUBDIVISION BOUNDARY
- STREET RIGHT-OF-WAY
- STREET CENTERLINE
- EASEMENT LINE
- EX. CURB AND GUTTER
- EX. EDGE OF PAVEMENT
- EX. EDGE OF GRAVEL
- EX. FENCE LINE
- EX. DITCH CENTERLINE
- EX. TOP OF BANK
- EX. TOE OF BANK
- EX. GRADE BREAK
- EX. DECIDUOUS TREE CANOPY LINE
- 2580 EX. MAJOR CONTOUR
- 2578 EX. MINOR CONTOUR
- EX. OVER-HEAD POWER LINE
- EX. IRRIGATION PIPE
- EX. IRRIGATION BOX
- EX. POWER POLE
- EX. GAS MARKER
- EX. FIBER OPTIC MARKER
- EX. SIGN

EX. HEADGATE
EX. CANAL
EX. GRAVEL ROAD
EX. IRRIGATION BOX
EX. IRRIGATION BOX AND PUMP
W DRAPER DRIVE
EX. IRRIGATION DITCH
N HARDWICK AVENUE
W PYGMY STREET
N HONEY HIVE PL
N HOLLY OAK AVENUE
W PEONIA DRIVE
EX. IRRIGATION DITCH
N WICKER AVE
EX. IRRIGATION STRUCTURE
N. DOUBLE S LN
W TELSTAR ST
N ARCHWOOD WAY
N HOLLY OAK PLACE
N MAYBERRY WAY
W CHARCOAL ST
W DOTSON DRIVE
SEE SHEET C2.1
SEE SHEET C2.2

NO.	REVISIONS DESCRIPTION	DATE

BORDER SIZE 22"x34"
DESIGNED A. STOVER
DRAWN E.V. VILLANUEVA
CHECKED D. STERN, PE
APPROVED D. STERN, PE

PROFESSIONAL ENGINEER REGISTERED 13063 STATE OF IDAHO DAVID N. STERN, PE

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PRELIMINARY PLAT FOR:
TERRA VIEW SUBDIVISION
EXISTING CONDITIONS

ATTENTION
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DATE: January 22, 2021
PROJECT: 2003037
SHEET C2.0

CITY OF EAGLE
JAN 26 2021
File:
Route to:

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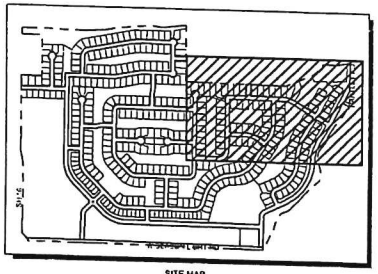
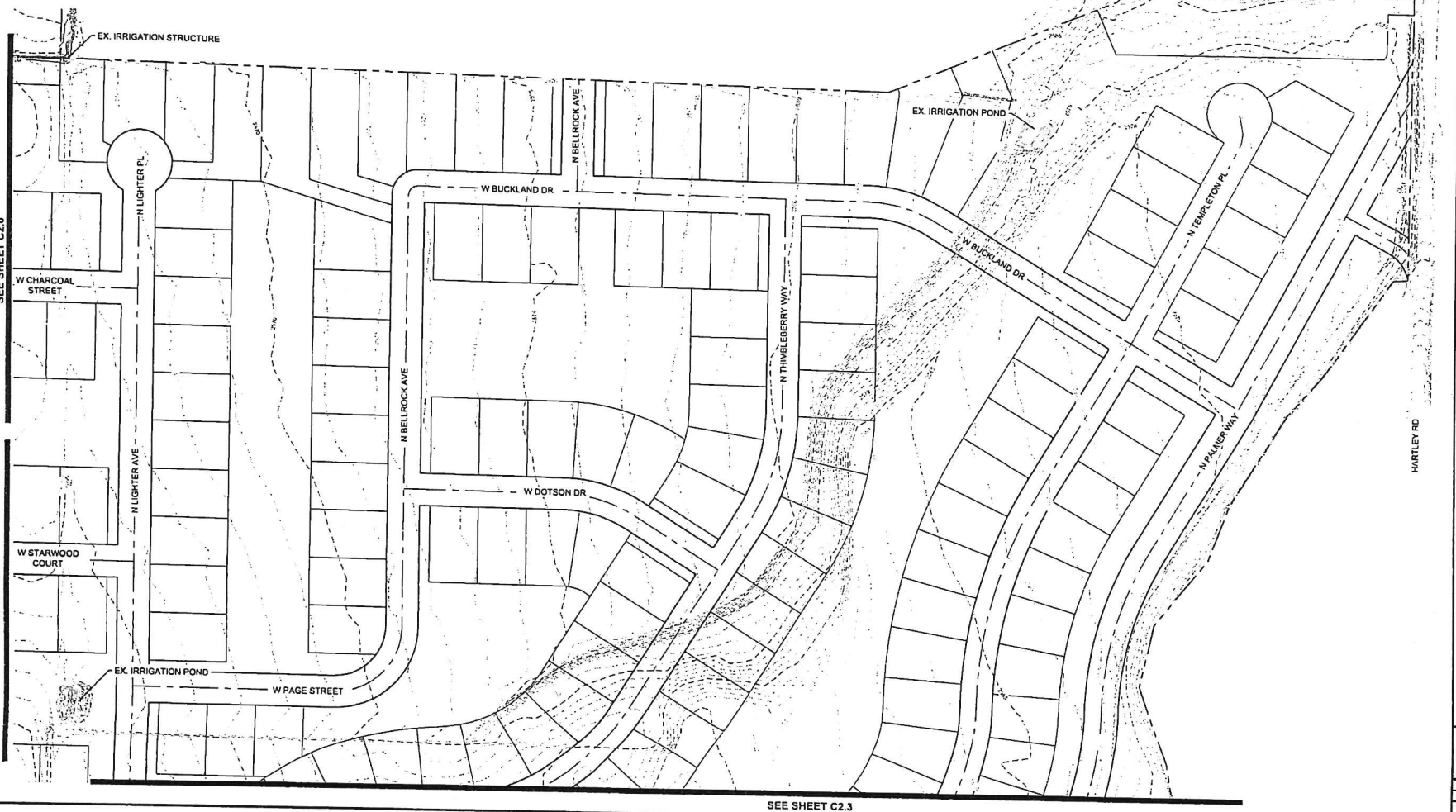


SITE MAP
SCALE: 1"=1000'

EXISTING CONDITIONS LEGEND

- SUBDIVISION BOUNDARY
- STREET RIGHT-OF-WAY
- STREET CENTERLINE
- EASEMENT LINE
- EX. CURB AND GUTTER
- EX. EDGE OF PAVEMENT
- EX. EDGE OF GRAVEL
- EX. FENCE LINE
- EX. DITCH CENTERLINE
- EX. TOP OF BANK
- EX. TOE OF BANK
- EX. GRADE BREAK
- EX. DECIDUOUS TREE CANOPY LINE
- 7530 EX. MAJOR CONTOUR
- 2578 EX. MINOR CONTOUR
- EX. OVERHEAD POWER LINE
- EX. IRRIGATION BOX
- EX. POWER POLE
- EX. GAS MARKER
- EX. FIBER OPTIC MARKER
- EX. SIGN



0 50 100 200 300

PROFESSIONAL ENGINEER REGISTERED 13063 STATE OF IDAHO DAVID N. STERLING

REVISIONS			
NO.	DESCRIPTION	DATE	

BORDER SIZE	22"x34"
DESIGNED	
DRAWN	A. STOVER
CHECKED	D. WILLIAMSON
REVIEWED	D. STERLING
APPROVED	D. STERLING

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642
PHONE: (208) 323-2288 WWW.TOENGINEERS.COM
WORK: I:\COMP\+CONSULT\CLIENTS\HOMES\CITY OF EAGLE\TERRA VIEW\

PRELIMINARY PLAT FOR:
TERRA VIEW SUBDIVISION
EXISTING CONDITIONS

ATTENTION
0 1/2 1
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DATE:	January 22, 2021
PROJECT:	20030J
SHEET	C2.1

CITY OF EAGLE
APR 26 2021

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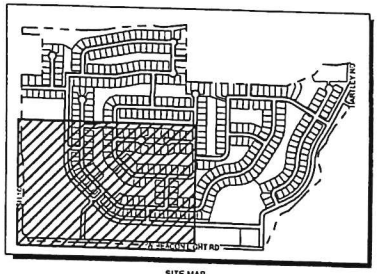

SITE MAP
SCALE: 1"=1000'

EXISTING CONDITIONS LEGEND

- SUBDIVIS ON BOUNDARY
- STREET RIGHT-OF-WAY
- STREET CENTERLINE
- EASEMENT LINE
- EX. CURB AND GUTTER
- EX. EDGE OF PAVEMENT
- EX. EDGE OF GRAVEL
- EX. FENCE LINE
- EX. DITCH CENTERLINE
- EX. TOP OF BANK
- EX. TOE OF BANK
- EX. CHANN. BANK
- EX. DECIDUOUS TREE CANOPY LINE
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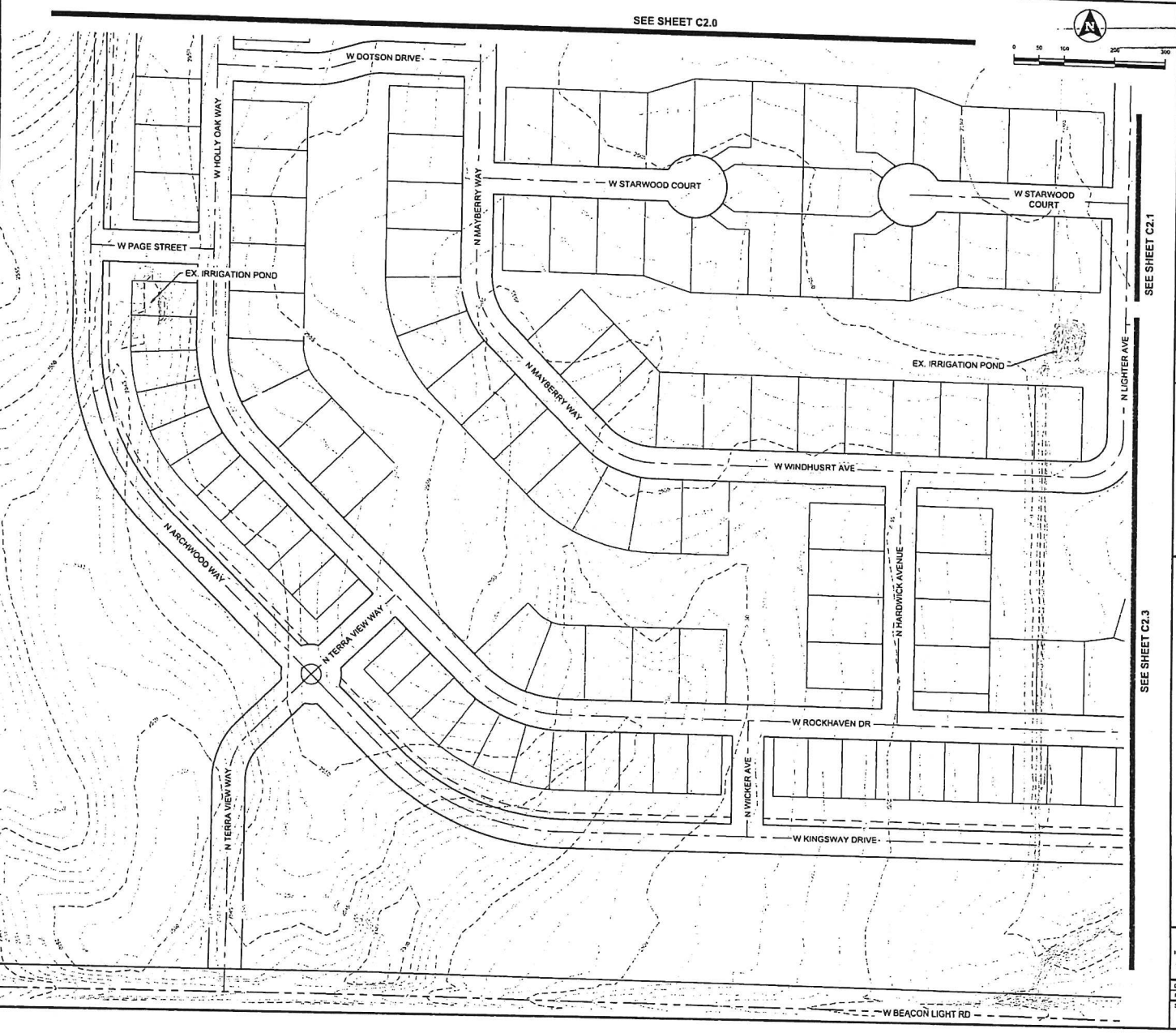
- EX. FIBER OPTIC MARKER
- EX. SIGN



PROFESSIONAL ENGINEER REGISTERED 13063 STATE OF IDAHO DAVID N. STERLING

NO.	REVISIONS DESCRIPTION	DATE

BORDER SIZE 22"x34"
DESIGNED A. STOKER
DRAWN M. VELIMIROVA
CHECKED
REVIEWED D. STERLING
APPROVED D. STERLING

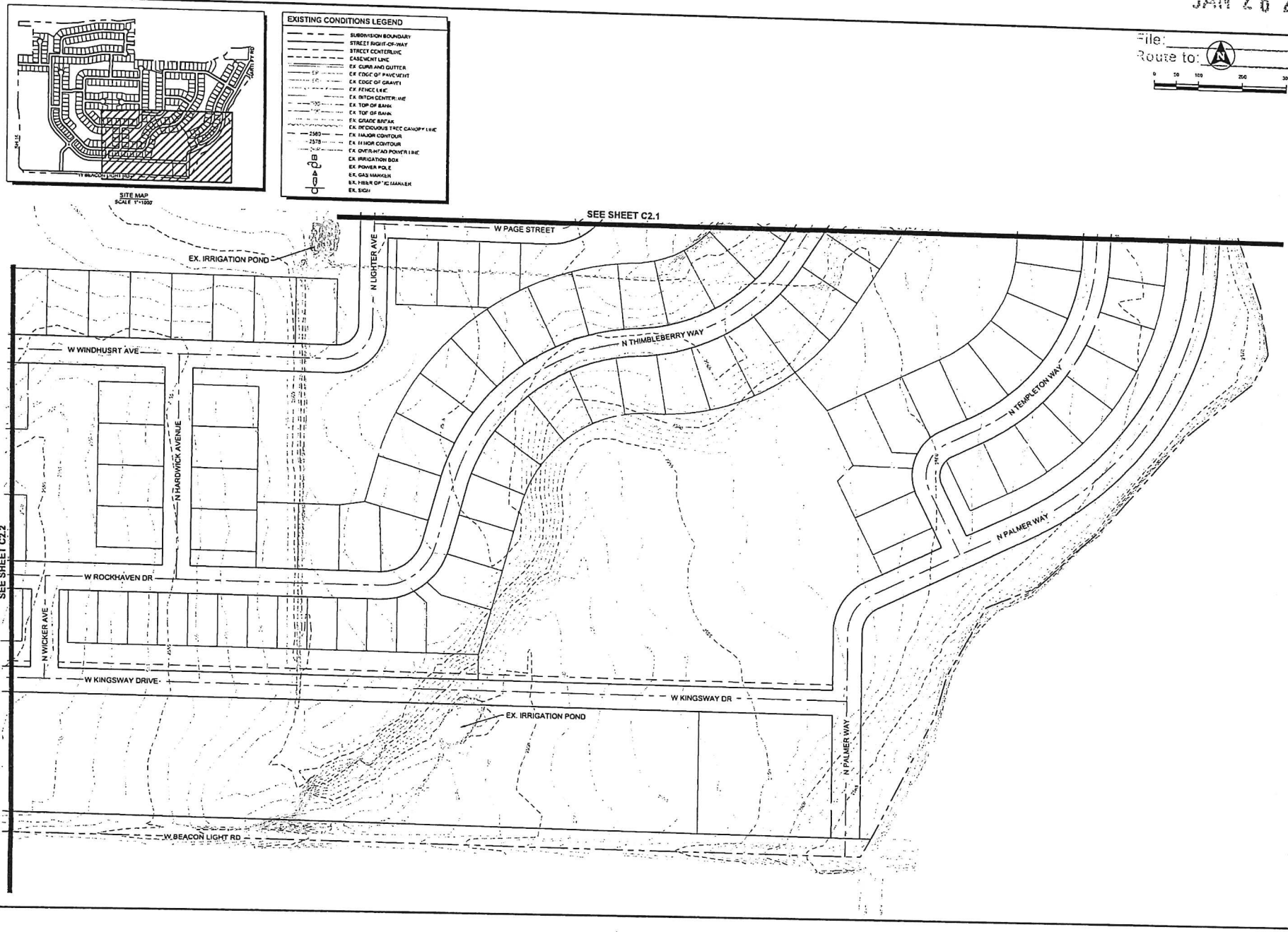
T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642
PHONE: (208) 323-2750 WWW.TO-ENGINEERS.COM
STORE: T:\COM\ENGLISH (2)\LANE = 1 IN BEN CITY
OFFICE: P:\MAPS\ = SPCKAUF

PRELIMINARY PLAT FOR:
TERRA VIEW SUBDIVISION
EXISTING CONDITIONS

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: January 22, 2021
PROJECT: 20U307
SHEET C2.2

CITY OF EAGLE
JAN 26 2021
File:
Route to:



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PROFESSIONAL ENGINEER REGISTERED 13063 STATE OF IDAHO DAVID N. STERLING

REVISIONS		
NO.	DESCRIPTION	DATE

BORDER SIZE	22"x34"
DRAWN	A. STOVER
DESIGNED	
CHECKED	
APPROVED	D. STERLING

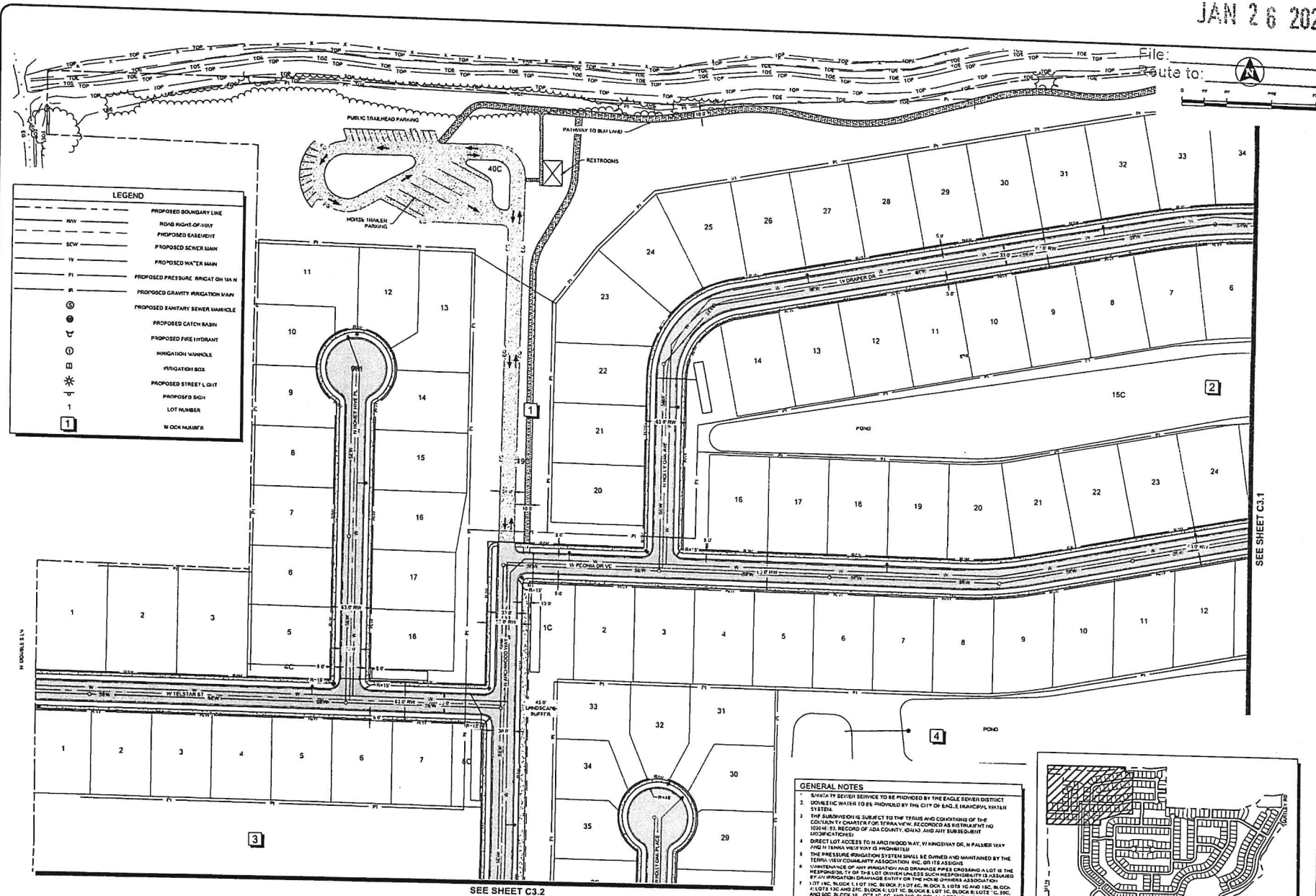
T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642
PHONE: (208) 323-2288 WWW.TOENGINEERS.COM
BOISE • EAGLE • COEUR D'ALENE • HELENA CITY
LEWISTON • NAMPA • SPOKANE

PRELIMINARY PLAT FOR:
TERRA VIEW SUBDIVISION
EXISTING CONDITIONS

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:	January 22, 2021
PROJECT:	20036F
SHEET	C2.3

RECEIVED & FILED
CITY OF EAGLE
JAN 26 2021
File:
Route to:



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PROFESSIONAL ENGINEER LICENSED 13063 STATE OF IDAHO DAVID N. STERLING

BORDER SIZE	22"x34"
DRAWN	A. STOVER
DRAWN	M. VILLANUEVA
CHECKED	
APPROVED	
APPROVED	D. STERLING

NO.	REVISIONS DESCRIPTION	DATE

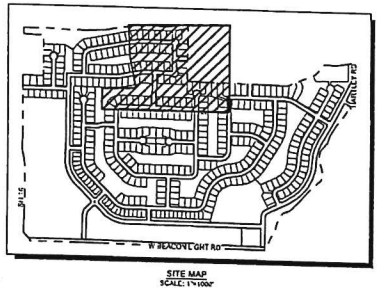
T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642
PHONE: (208) 323-2216 WWW.TO-ENGINEERS.COM

PRELIMINARY PLAT FOR:
TERRA VIEW SUBDIVISION
PRELIMINARY DEVELOPMENT PLAN

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:	January 22, 2021
PROJECT:	200367
SHEET	C3.0

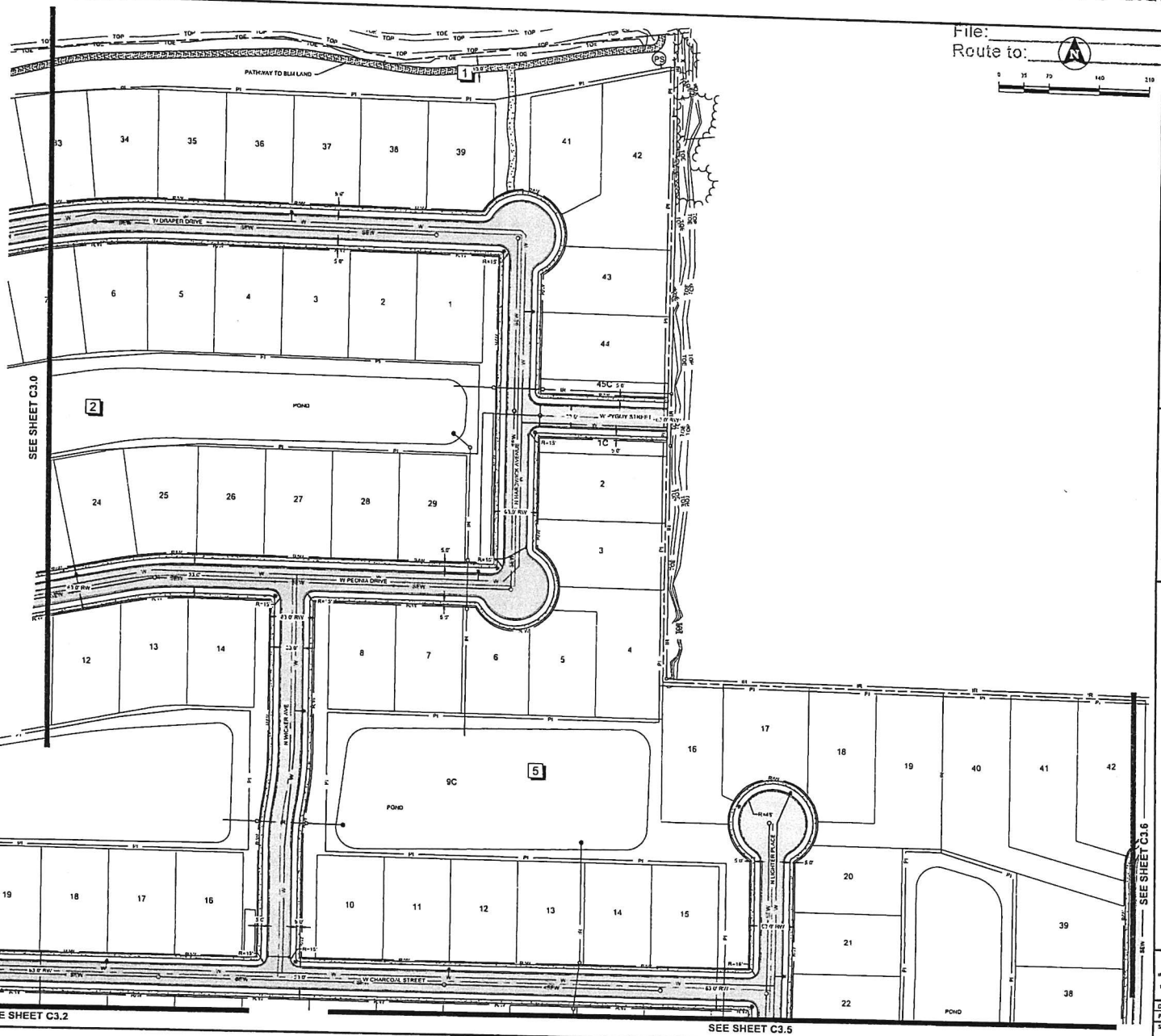
CITY OF EAGLE
JAN 26 2021
File:
Route to:



SITE MAP
SCALE: 1"=1000'

GENERAL NOTES

1. SANITARY SEWER SERVICE TO BE PROVIDED BY THE EAGLE SEWER DISTRICT.
2. DOMESTIC WATER TO BE PROVIDED BY THE CITY OF EAGLE MUNICIPAL WATER SYSTEM.
3. THE SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE COMMUNITY CHARTER FOR TERRA VIEW, RECORDED AS INSTRUMENT NO 108348993, RECORD OF ADA COUNTY, IDAHO AND ANY SUBSEQUENT MODIFICATION(S)
4. DIRECT LOT ACCESS TO WINDEMERE WAY, HARTLEY ROAD, AND TERRA VIEW WAY IS PROHIBITED
5. THE PRESSURE IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE TERRA VIEW COMMUNITY ASSOCIATION INC OR ITS ASSIGNS.
6. MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY OR THE HOME OWNERS ASSOCIATION
7. LOT 16C, BLOCK 1; LOT 15C, BLOCK 2; LOT 6C, BLOCK 3, LOTS 1C AND 14C, BLOCK 4, LOTS 13C AND 27C, BLOCK 6; LOT 1C, BLOCK 8, LOT 1C, BLOCK 9; LOTS 1C, 2RC AND 8RC, BLOCK 10, LOTS 1C, 4C, AND 31C, BLOCK 11; LOTS 2C AND 14C, BLOCK 12; LOT 16C, BLOCK 13, LOT 1C, BLOCK 15, LOT 1C, BLOCK 18; OR A PORTION OF SAID LOT, ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM.



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PROFESSIONAL ENGINEER REGISTERED 13063 STATE OF IDAHO DAVID N. STERLING

BORDER SIZE	22"x34"
DESIGNED	A. STOVER
DRAWN	B. VELLANCOVA
CHECKED	D. STERLING
APPROVED	D. STERLING

REVISIONS		
NO.	DESCRIPTION	DATE

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642
PHONE: (208) 323-2288 WWW.TO-ENGINEERS.COM
BOISE • COEUR D'ALENE • EAGLE • HAILEY • MERIDIAN • TWIN FALLS

PRELIMINARY PLAT FOR: TERRA VIEW SUBDIVISION
PRELIMINARY DEVELOPMENT PLAN

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: January 22, 2021
PROJECT: 200207
SHEET: C3.1

CITY OF EAGLE

JAN 26 2021

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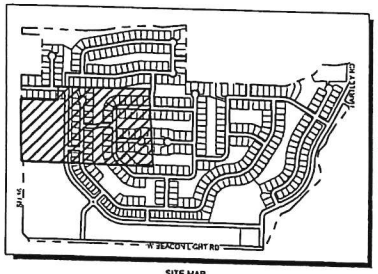


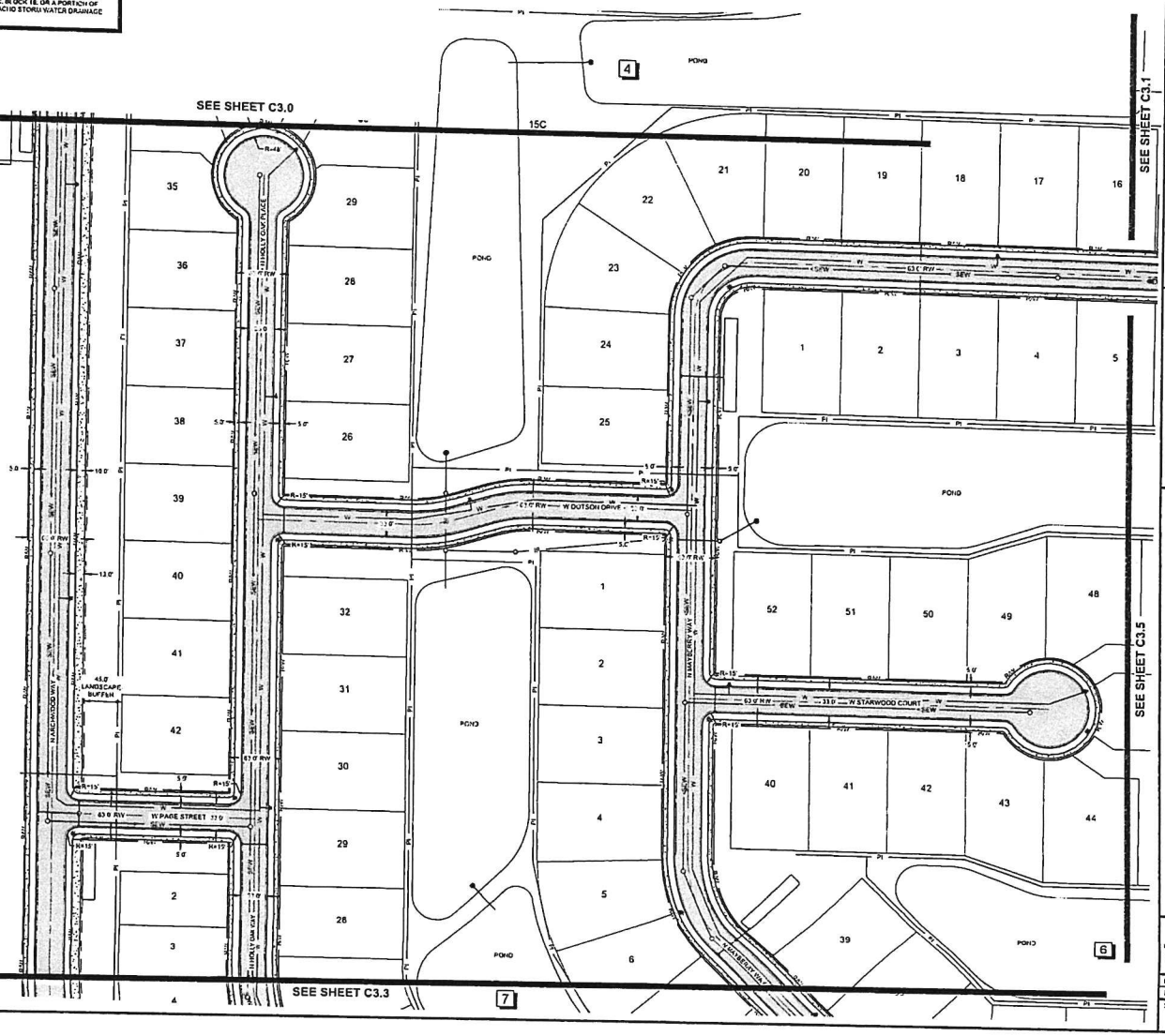
SITE MAP
SCALE: 1"=1000'

GENERAL NOTES

1. SANITARY SEWER SERVICE TO BE PROVIDED BY THE EAGLE SEWER DISTRICT
2. DOMESTIC WATER TO BE PROVIDED BY THE CITY OF EAGLE MUNICIPAL WATER SYSTEM.
3. THE SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE COMMUNITY CHARTER FOR TERRA VIEW, RECORDED AS INSTRUMENT NO 109041[illegible] RECORD OF ADA COUNTY, IDAHO, AND ANY SUBSEQUENT AMENDMENTS.
4. DIRECT LOT ACCESS TO WINDEMERE WAY, HARTLEY ROAD, AND TERRA VIEW WAY IS PROHIBITED.
5. THE PRESSURE IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE TERRA VIEW COMMUNITY ASSOCIATION, INC. OR ITS ASSIGNS
6. MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION-DRAINAGE ENTITY OR THE HOME OWNERS ASSOCIATION
7. LOT 11C, BLOCK 1 LOT 15C BLOCK 2, LOT 8C BLOCK 3 LOTS 1C AND 15C BLOCK 4, LOTS 13C AND 21C BLOCK 6, LOT 1C BLOCK 8 LOT 1C BLOCK 9, LOTS 1C, 19C AND 60C, BLOCK 10, LOTS 1C, 8C AND 31C, BLOCK 11; LOTS 4C AND 14C, BLOCK 12, LOT 16C, BLOCK 13 LOT 1C, BLOCK 15 LOT 1C, BLOCK 18, OR A PORTION OF SAID LOT, ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM.

File:
Route to:

0 35 70 140 210



PROFESSIONAL ENGINEER REGISTERED 13063 STATE OF IDAHO DAVID W. STERLING

REVISIONS			
NO.	DESCRIPTION	DATE	

SPONSOR SIZE	22"x34"
DESIGNER	A STOKER
DRAWN	AL VILLANUEVA
CHECKED	D STERLING
APPROVED	D STERLING

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642
PHONE: (208) 323-2301 WWW.TO-ENGINEERS.COM
BOISE • COLDWATER • COLDWATER • LAS VEGAS • NAMPA • CITY OF REDMOND • NAMPA • SPOKANE

PRELIMINARY PLAT FOR:
TERRA VIEW SUBDIVISION
PRELIMINARY DEVELOPMENT PLAN

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: January 22, 2021
PROJECT: 208307
SHEET: C3.2

RECEIVED BY PLANNING
CITY OF EAGLE
JAN 26 2021

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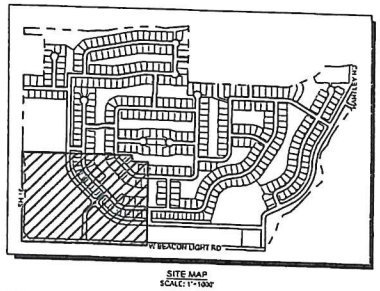
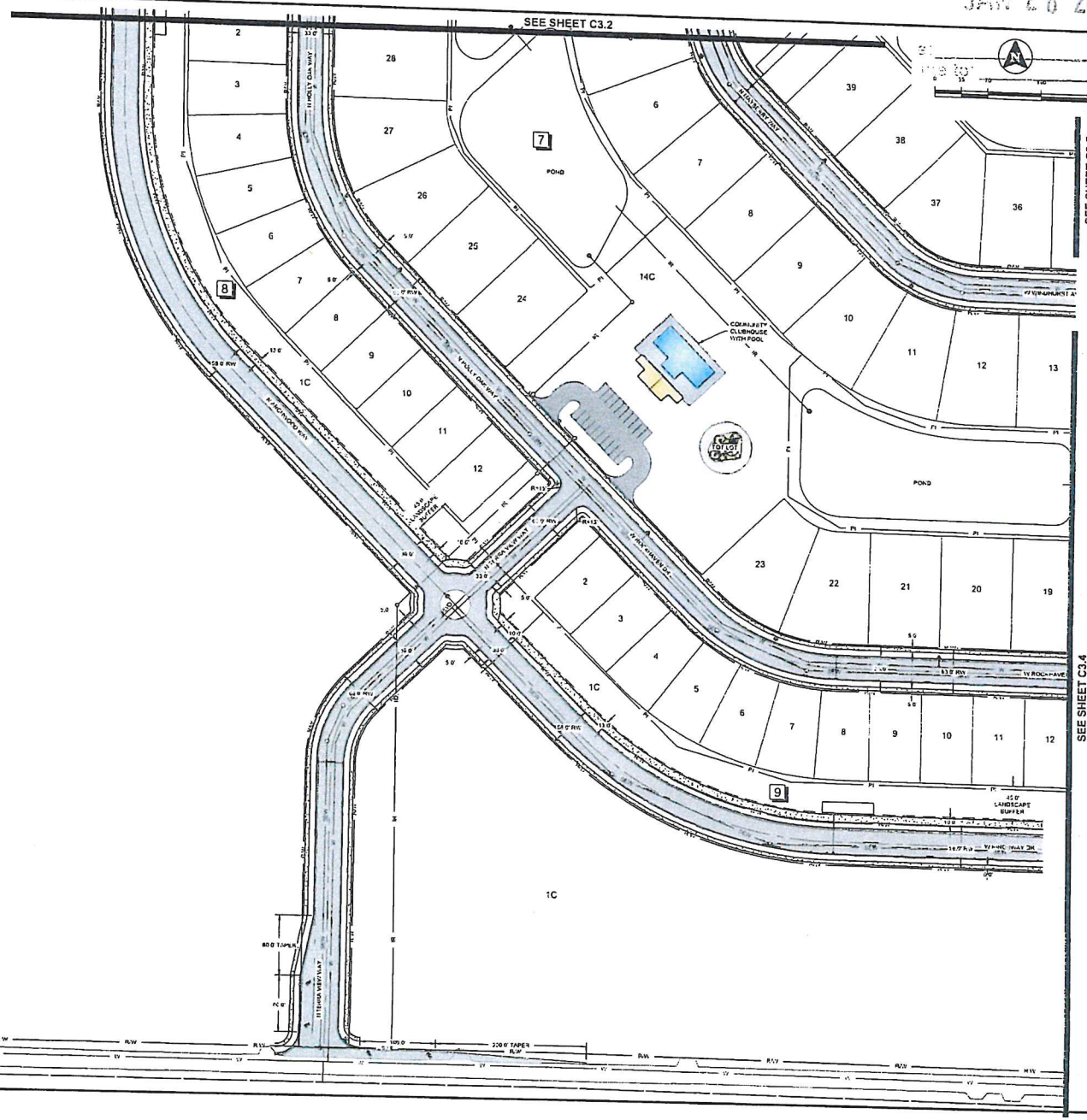


SITE MAP
SCALE: 1"=1000'

GENERAL NOTES

1. SANITARY SEWER SERVICE TO BE PROVIDED BY THE EAGLE SEWER DISTRICT
2. DOMESTIC WATER TO BE PROVIDED BY THE CITY OF EAGLE MUNICIPAL WATER SYSTEM
3. THE SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE COMMUNITY CHARTER FOR TERRA VIEW, RECORDED AS INSTRUMENT NO 108048[illegible] 3, RECORD OF ADA COUNTY, IDAHO, AND ANY SUBSEQUENT MODIFICATIONS.
4. DIRECT LOT ACCESS TO WINDEMERE WAY, HARTLEY ROAD, AND TERRA VIEW WAY IS PROHIBITED
5. THE PRESSURE IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE TERRA VIEW COMMUNITY ASSOCIATION INC OR ITS ASSIGNS
6. MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES CROSSING A LOT IS THE RESPONSIBILITY OF THE "LO" OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY OR THE HOME OWNERS ASSOCIATION
7. LOT 11C BLOCK 1 LOT 15C BLOCK 2; LOT 8C BLOCK 3; LOTS 1C AND 15C, BLOCK 4; LOTS 13C AND 27C BLOCK 6; LOT 1C, BLOCK 8; "O" 1C, BLOCK 9; LOTS 1C, 9C, AND 10C, BLOCK 10; LOTS 1C, 4C, AND 31C, BLOCK 11; LOTS 4C AND 14C, BLOCK 12; LOT 16C, BLOCK 13; LOT 1C, BLOCK 15; LOT 1C, BLOCK 16; OR A PORTION OF SAID LOT, ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM



PROFESSIONAL ENGINEER
STEVEN D. STERLING
13063
1-22-21
STATE OF IDAHO
DAVID N. STERLING

REVISIONS			
NO.	DESCRIPTION	DATE	
			BORDER SIZE 22"x34"
			DESIGNED A STONER
			DRAWN IL VILLANUEVA
			CHECKED S STERLING
			APPROVED D STERLING

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642
PHONE (208) 323-2121 WWW.TOENGINEERS.COM
BOISE • COEUR D'ALENE • EAGLE • FRUITLAND • MERIDIAN • SPOKANE

PRELIMINARY PLAT FOR:
TERRA VIEW SUBDIVISION
PRELIMINARY DEVELOPMENT PLAN

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: January 22, 2021
PROJECT: 2912017
SHEET: C3.3

CITY OF EAGLE
JAN 26 2021

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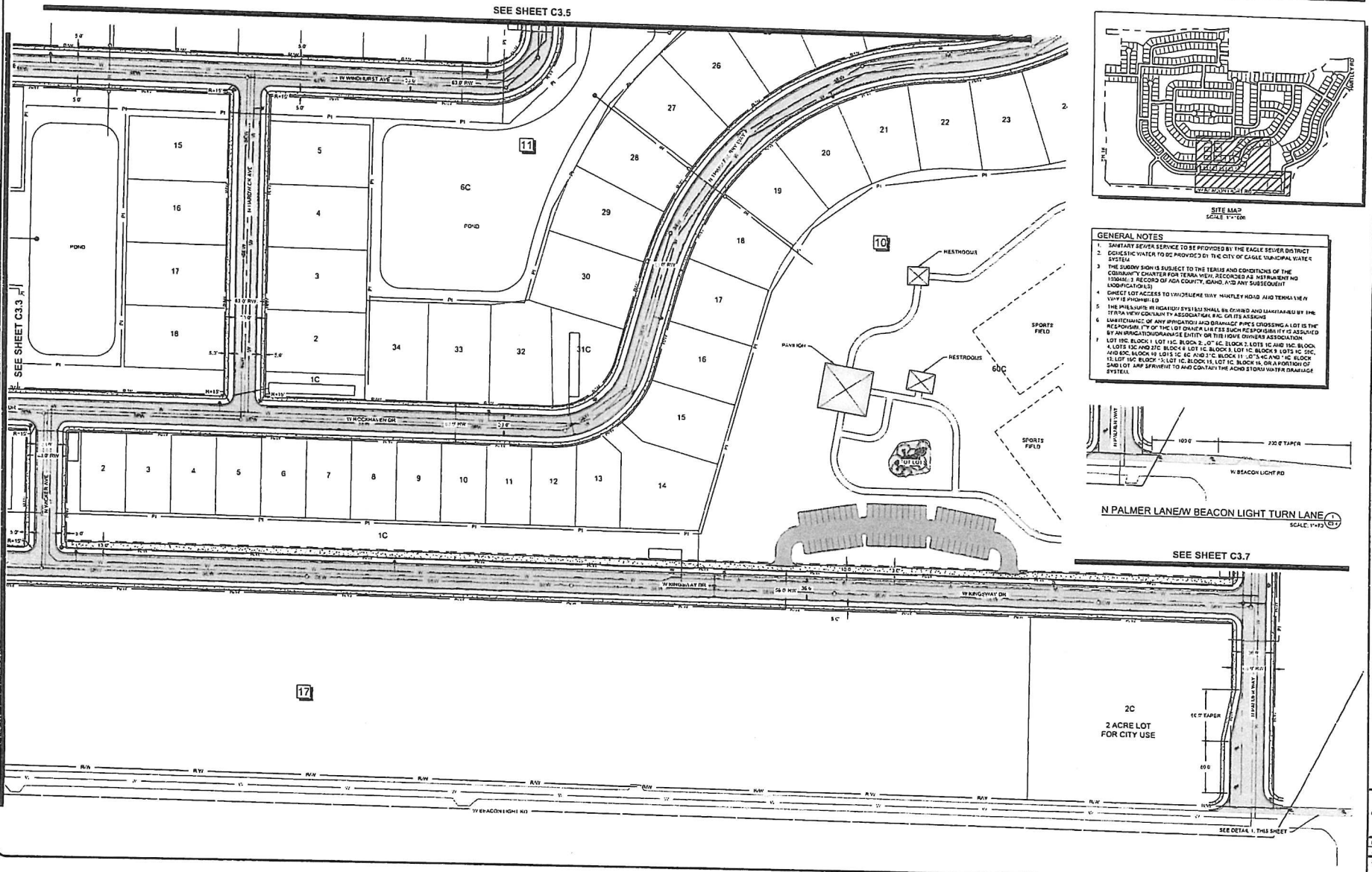


GENERAL NOTES

1. SANITARY SEWER SERVICE TO BE PROVIDED BY THE EAGLE SEWER DISTRICT
2. DOMESTIC WATER TO BE PROVIDED BY THE CITY OF EAGLE MUNICIPAL WATER SYSTEM
3. THE SUBDIV SION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE COMMUNITY CHARTER FOR TERRA VIEW, RECORDED AS INSTRUMENT NO 108[illegible]; RECORD OF ADA COUNTY, IDAHO, AND ANY SUBSEQUENT MODIFICATION(S)
4. DIRECT LOT ACCESS TO WINDSURFER WAY, HARTLEY ROAD AND TERRA VIEW WAY IS PROHIBITED
5. THE PRESSURE IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE TERRA VIEW COMMUNITY ASSOCIATION, INC OR ITS ASSIGNS
6. MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY OR THE HOME OWNERS ASSOCIATION.
7. LOT 15C BLOCK 1 LOT 11C BLOCK 2, .0" 6C BLOCK 2, LOTS 1C AND 15C BLOCK 4, LOTS 13C AND 27C BLOCK 4 LOT 1C BLOCK 8, LOT 1C BLOCK 9 LOTS 1C SEC AND 6DC BLOCK 10 LOTS 1C 6C AND 27C BLOCK 11 .0"5 4C AND "1C BLOCK 12; LOT 15C BLOCK "5; LOT 1C BLOCK 15, LOT 1C BLOCK 16, OR A PORTION OF SAID LOT ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM.

N PALMER LANE/W BEACON LIGHT TURN LANE
SCALE: 1"=25'

PROFESSIONAL ENGINEER REGISTERED 13063 STATE OF IDAHO DAVID M. STERLING

DESIGNER	DESIGNED	DRAWN	ENGINEER	CHECKED	APPROVED
DATE	A. STOVER	A. STOVER	M. VELIANOVA		D. STERLING

REVISIONS	
NO.	DESCRIPTION

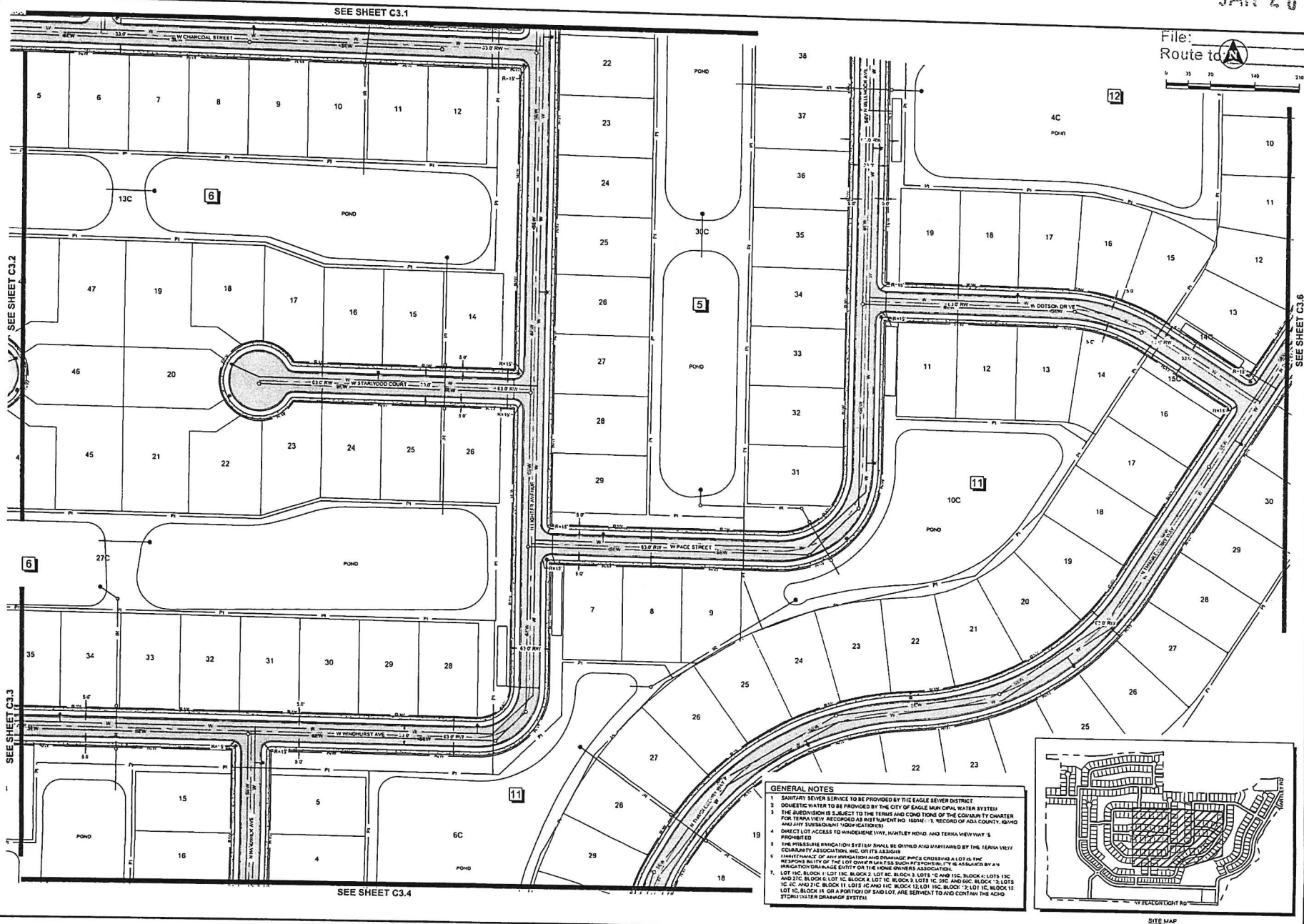
T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
3271 E. TITANIUM PLACE
MERIDIAN, IDAHO 83642
PHONE (208) 323-2-3 WWW.TO-ENGINEERS.COM

PRELIMINARY PLAT FOR:
TERRA VIEW SUBDIVISION
PRELIMINARY DEVELOPMENT PLAN

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

DATE: January 22, 2021
PROJECT: 20-047
SHEET C3.4

CITY OF EAGLE
JAN 26 2021
File:
Route to:



GENERAL NOTES

1. SANITARY SEWER SERVICE TO BE PROVIDED BY THE EAGLE SEWER DISTRICT.
2. DOMESTIC WATER TO BE PROVIDED BY THE CITY OF EAGLE MUNICIPAL WATER SYSTEM.
3. THE SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE COMMUNITY CHARTER FOR TERRA VIEW RECORDED AS INSTRUMENT NO. 102041[illegible], RECORD OF ADA COUNTY, IDAHO AND ANY SUBSEQUENT MODIFICATIONS.
4. DIRECT LOT ACCESS TO WINDEMERE WAY, HANTLEY ROAD AND TERRA VIEW WAY IS PROHIBITED.
5. THE IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE TERRA VIEW COMMUNITY ASSOCIATION, INC. OR ITS ASSIGNS.
6. MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY OR THE HOME OWNERS ASSOCIATION.
7. LOT 15C, BLOCK 1; LOT 19C, BLOCK 2; LOT 8C, BLOCK 3; LOTS 1C AND 15C, BLOCK 4; LOTS 13C AND 27C, BLOCK 6; LOT 1C, BLOCK 8; LOT 1C, BLOCK 9; LOTS 1C, 29C AND 60C, BLOCK 12; LOTS 1C, 2C AND 31C, BLOCK 11; LOTS 1C AND 11C, BLOCK 12; LOT 16C, BLOCK 13; LOT 1C, BLOCK 14; OR A PORTION OF SAID LOT, ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM.

PROFESSIONAL ENGINEER REGISTERED 13063 1-26-21 STATE OF IDAHO DAVID N. STERLING

REVISIONS			
NO.	DESCRIPTION	DATE	

DESIGNER FILE: TERRA VIEW
DF NAME: A. STOVER
DRAWN: M. VILLANUEVA
CHECKED: D. STERLING
APPROVED: D. STERLING

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2271 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642
PHONE: (208) 323-2284 WWW.TO-ENGINEERS.COM

PRELIMINARY PLAT FOR:
TERRA VIEW SUBDIVISION
PRELIMINARY DEVELOPMENT PLAN

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: January 22, 2021
PROJECT: 20A307
SHEET: C3.5

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CITY OF EAGLE
2 6 2021

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0 35 70 140 210

SITE MAP
SCALE: 1"=1000'

GENERAL NOTES

1. SANITARY SEWER SERVICE TO BE PROVIDED BY THE EAGLE SEWER DISTRICT
2. DOMESTIC WATER TO BE PROVIDED BY THE CITY OF EAGLE MUNICIPAL WATER SYSTEM
3. THE SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE COMMUNITY CHARTER FOR TERRA VIEW, RECORDED AS INSTRUMENT NO. 109048851, RECORD OF ADA COUNTY, IDAHO AND ANY SUBSEQUENT MODIFICATIONS.
4. DIRECT LOT ACCESS TO WINDSCREE WAY, HARTLEY ROAD AND TERRA VIEW WAY IS PROHIBITED.
5. THE PRESSURE IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE TERRA VIEW COMMUNITY ASSOCIATION, INC. OR ITS ASSIGNS.
6. MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY OR THE HOME OWNERS ASSOCIATION
7. LOT 19C, BLOCK 1; LOT 15C, BLOCK 2; LOT 8C, BLOCK 3; LOTS 1C AND 15C, BLOCK 4; LOTS 13C AND 27C, BLOCK 8; LOT 1C, BLOCK 6; LOT 1C, BLOCK 9; LOTS 1C, 59C, 12; LOT 14C, BLOCK 10; LOTS 1C, 6C, AND 31C, BLOCK 11; LOTS 4C AND 14C, BLOCK 12; LOT 14C, BLOCK 13; LOT 1C, BLOCK 15; LOT 1C, BLOCK 16; OR A PORTION OF SAID LOT, ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM

PROFESSIONAL ENGINEER REGISTERED 13063 1-22-21 STATE OF IDAHO DAVID N. STERLING

REVISIONS			
NO.	DESCRIPTION	DATE	

DESIGNER	RYAN SUTTON
DRAWN	A. STONER
DRAWN	M. VILKUNCEVA
CHECKED	D. STERLING
APPROVED	D. STERLING

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642
PHONE: (208) 323-2365 WWW.TOTHEENGINEERS.COM
BOISE • COEUR D'ALENE • COLUMBIA FALLS • MERIDIAN CITY
JEFFERSON • MAUPIN • SPOKANE

PRELIMINARY PLAT FOR:
TERRA VIEW SUBDIVISION
PRELIMINARY DEVELOPMENT PLAN

ATTENTION
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: January 22, 2021
PROJECT: 204367
SHEET: C3.6

RECEIVED & FILED
CITY OF EAGLE
JAN 26 2021

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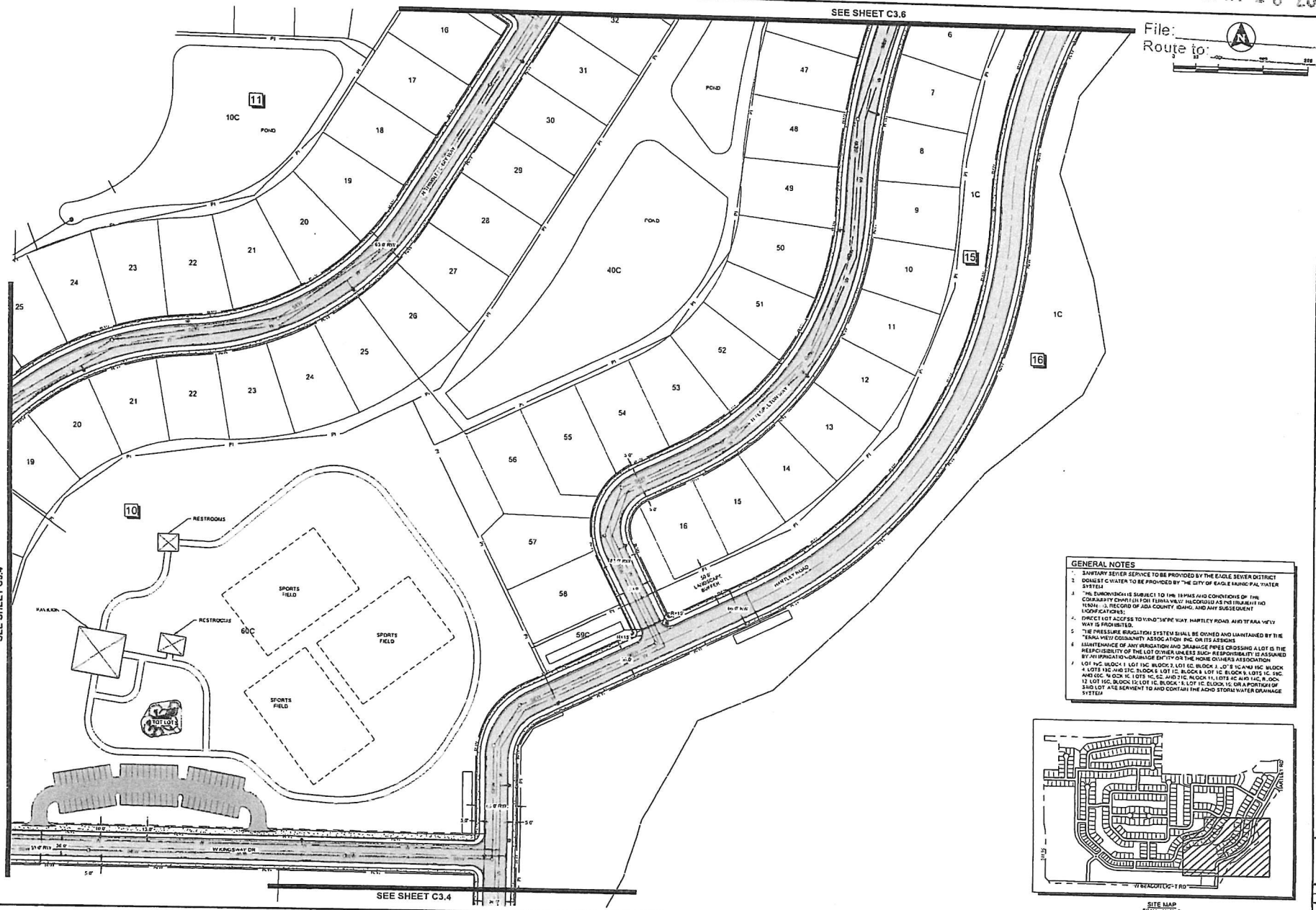

PROFESSIONAL ENGINEER REGISTERED 13063 STATE OF IDAHO DAVID W. STERLING

NO.	REVISIONS DESCRIPTION	DATE	
			SURVEY FIELD 27JAN
			DESIGNED A SIDVER
			DRAWN M. VILLANUEVA
			CHECKED D. STERLING
			APPROVED D. STERLING

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642
PHONE: (208) 323-2261 WWW.TO-ENGINEERS.COM
BOISE • CODY • COEUR D'ALENE • KIMBERLY
NAMPA • PAYSON • SALMON • SPOKANE

PRELIMINARY PLAT FOR:
TERRA VIEW SUBDIVISION
PRELIMINARY DEVELOPMENT PLAN

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: January 22, 2021
PROJECT: 200307
SHEET C3.7

CITY OF EAGLE
JAN 26 2021
File:
Route to:

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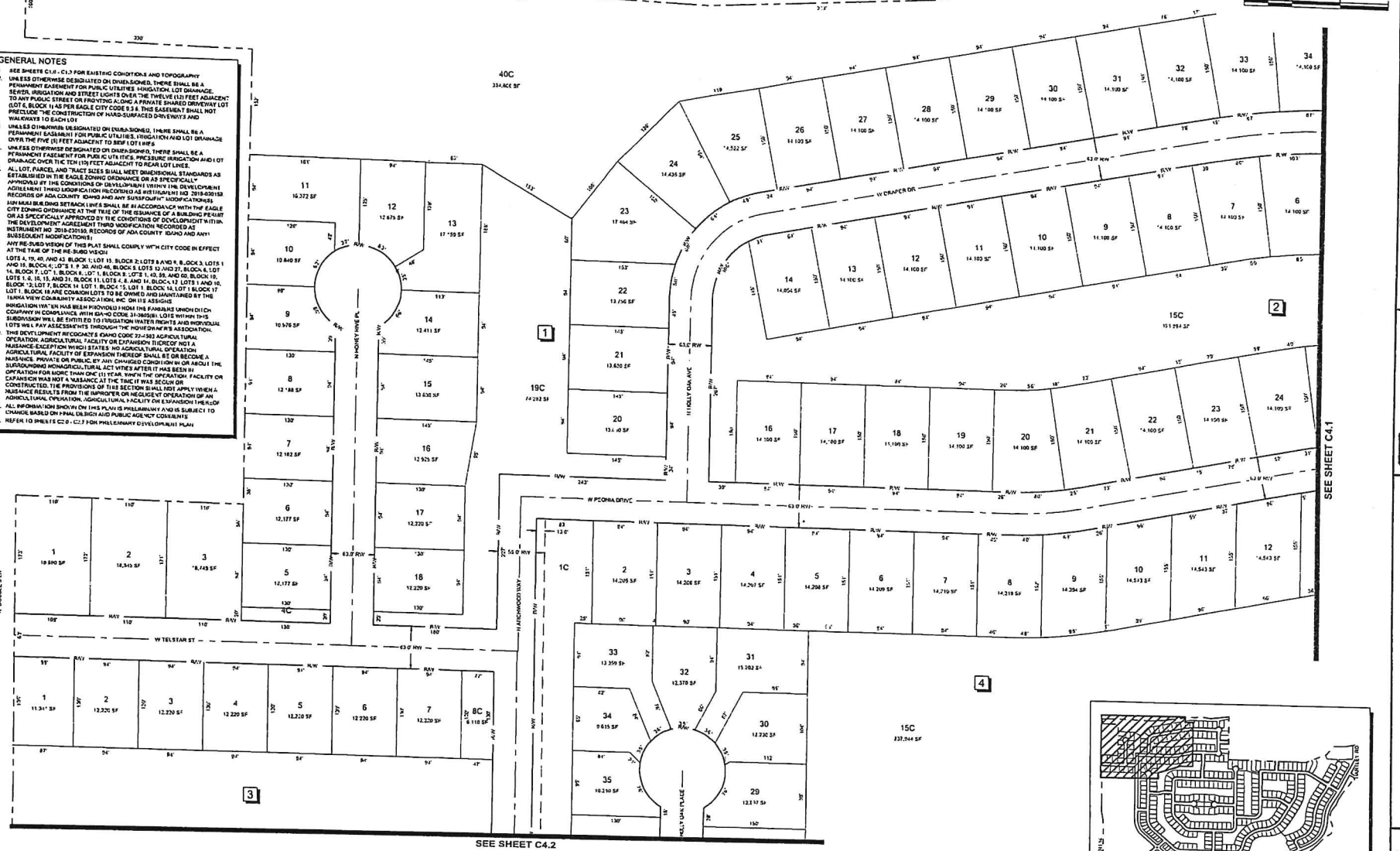
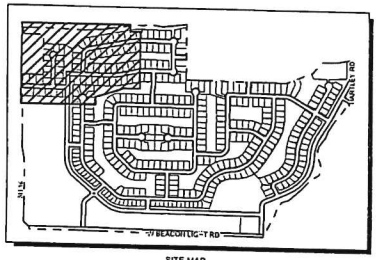
GENERAL NOTES

1. SEE SHEETS C1.0 - C1.3 FOR EXISTING CONDITIONS AND TOPOGRAPHY
2. UNLESS OTHERWISE DESIGNATED ON DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, LOT DRAINAGE, SEWER, IRRIGATION AND STREET LIGHTS OVER THE TWELVE (12) FEET ADJACENT TO ANY PUBLIC STREET OR FRONTING ALONG A PRIVATE SHARED DRIVEWAY LOT (LOT 6, BLOCK 1) AS PER EAGLE CITY CODE 9-3-6. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT
3. UNLESS OTHERWISE DESIGNATED ON DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO SIDE LOT LINES
4. UNLESS OTHERWISE DESIGNATED ON DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO REAR LOT LINES.
5. ALL LOT, PARCEL, AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE EAGLE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY THE CONDITIONS OF DEVELOPMENT WITHIN THE DEVELOPMENT AGREEMENT THIRD MODIFICATION RECORDED AS INSTRUMENT NO 2019-030152, RECORDS OF ADA COUNTY, IDAHO AND ANY SUBSEQUENT MODIFICATIONS)
6. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE EAGLE CITY ZONING ORDINANCE AT THE TIME OF THE ISSUANCE OF A BUILDING PERMIT OR AS SPECIFICALLY APPROVED BY THE CONDITIONS OF DEVELOPMENT WITHIN THE DEVELOPMENT AGREEMENT THIRD MODIFICATION RECORDED AS INSTRUMENT NO 2019-030152, RECORDS OF ADA COUNTY, IDAHO AND ANY SUBSEQUENT MODIFICATIONS)
7. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH CITY CODE IN EFFECT AT THE TIME OF THE RE-SUBDIVISION
8. LOTS 4, 19, 40, AND 43 BLOCK 1; LOT 15, BLOCK 2; LOTS 8 AND 9, BLOCK 3; LOTS 1 AND 16, BLOCK 4; LOTS 1, 9, 30, AND 46, BLOCK 5; LOTS 13 AND 27, BLOCK 6; LOT 14, BLOCK 7; LOT 1, BLOCK 8; LOT 1, BLOCK 9; LOTS 1, 40, 59, AND 60, BLOCK 10; LOTS 1, 9, 10, 15, AND 31, BLOCK 11; LOTS 4, 8, AND 14, BLOCK 12; LOTS 1 AND 10, BLOCK 13; LOT 7, BLOCK 14; LOT 1, BLOCK 15; LOT 1, BLOCK 16; LOT 1 BLOCK 17; LOT 1, BLOCK 18 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE TERRA VIEW COMMUNITY ASSOCIATION, INC OR ITS ASSIGNS
9. IRRIGATION WATER HAS BEEN PROVIDED FROM THE FARMERS UNION DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE 31-3805B(1). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND INDIVIDUAL LOTS WILL PAY ASSESSMENTS THROUGH THE HOMEOWNER'S ASSOCIATION.
10. THIS DEVELOPMENT RECOGNIZES IDAHO CODE 22-4503 AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE-EXCEPTION WHICH STATES: NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OF EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITION IN OR ABOUT THE SURROUNDING MONAGRICULTURAL 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 WAS BEGUN OR 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
11. ALL INFORMATION SHOWN ON THIS PLAN IS PRELIMINARY AND IS SUBJECT TO CHANGE BASED ON FINAL DESIGN AND PUBLIC AGENCY COMMENTS
12. REFER TO SHEETS C2.0 - C2.3 FOR PRELIMINARY DEVELOPMENT PLAN





SITE MAP
SCALE: 1"=1800

PROFESSIONAL ENGINEER
REGISTERED
13063
STATE OF IDAHO
DAVID N. STERLING

REVISIONS					
NO.	DESCRIPTION	DATE	BORDER SIZE 22"x34"		
			DR BY/DATE	A. STOVER	
			DRAWN	LS VILLANUEVA	
			CHECKED	D. STERLING	
			APPROVED	D. STERLING	

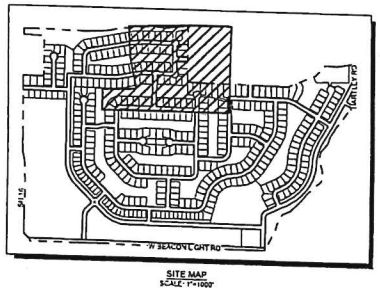
T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642
PHONE (208) 323-2288 WWW.TO-ENGINEERS.COM
BOISE • EDDY • LEWISTON • MERIDIAN • TWIN FALLS
IDAHO FALLS • SPOKANE

PRELIMINARY PLAT FOR: TERRA VIEW SUBDIVISION
LOT DIMENSIONS

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

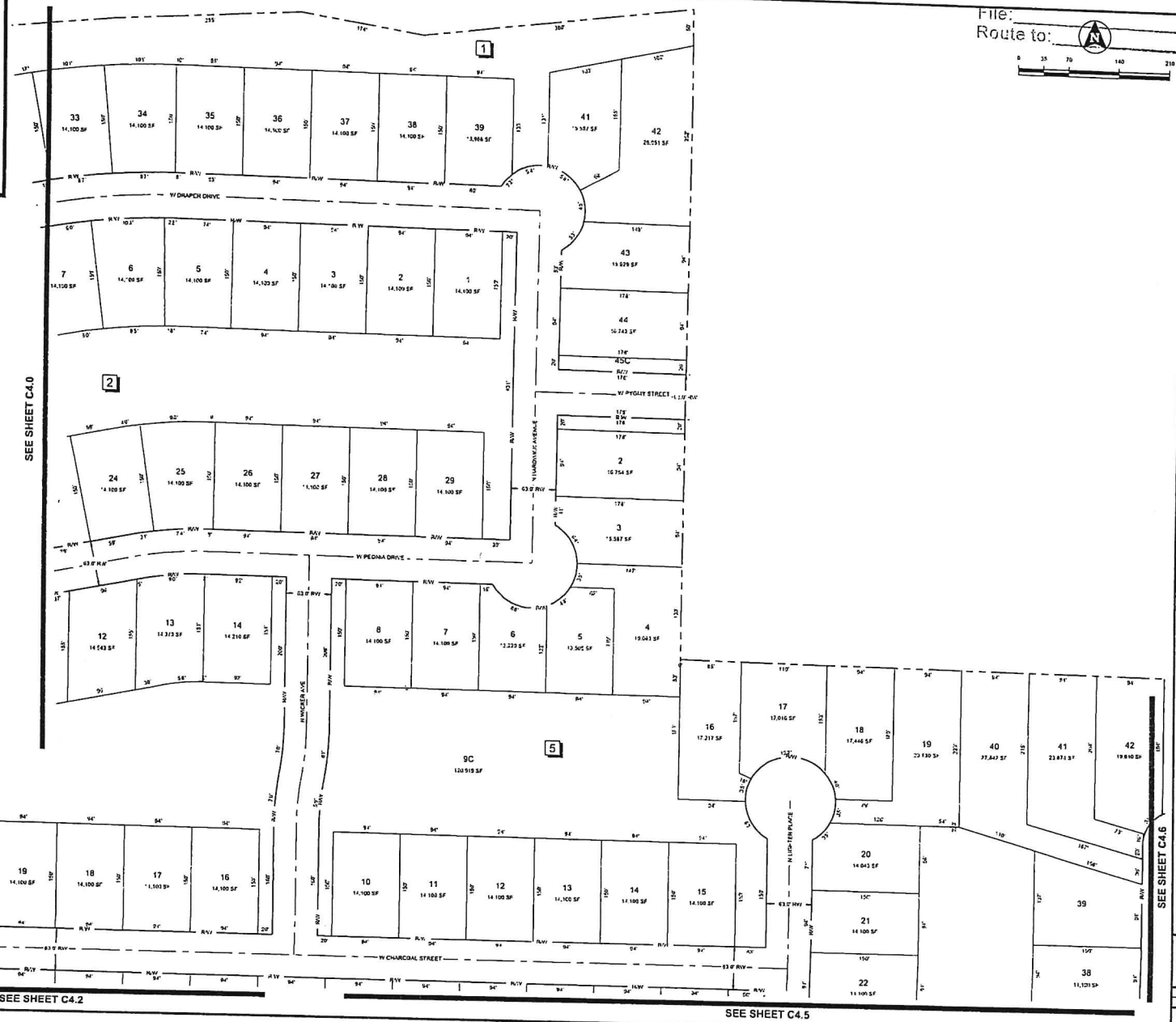
DATE: January 22, 2021
PROJECT: 200307
SHEET: C4.0

CITY OF EAGLE
JAN 26 2021
File:
Route to:



GENERAL NOTES

1. SEE SHEETS C1.0 - C1.3 FOR EXISTING CONDITIONS AND TOPOGRAPHY
2. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, LOT DRAINAGE, SEWER, IRRIGATION AND STREET LIGHTS OVER THE TWELVE (12) FEET ADJACENT TO ANY PUBLIC STREET OR FRONTING ALONG A PRIVATE SHARED DRIVEWAY LOT (LOT 6 BLOCK 1) AS PER EAGLE CITY CODE 8-3-8. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
3. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO SIDE LOT LINES
4. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO REAR LOT LINES
5. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE EAGLE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY THE CONDITIONS OF DEVELOPMENT WITHIN THE DEVELOPMENT AGREEMENT THIRD MODIFICATION RECORDED AS INSTRUMENT NO. 2018-030156, RECORDS OF ADA COUNTY, IDAHO AND ANY SUBSEQUENT MODIFICATION(S).
6. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE EAGLE CITY ZONING ORDINANCE AT THE TIME OF THE ISSUANCE OF A BUILDING PERMIT OR AS SPECIFICALLY APPROVED BY THE CONDITIONS OF DEVELOPMENT WITHIN THE DEVELOPMENT AGREEMENT THIRD MODIFICATION RECORDED AS INSTRUMENT NO. 2018-030156, RECORDS OF ADA COUNTY, IDAHO AND ANY SUBSEQUENT MODIFICATION(S).
7. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH CITY CODE IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
8. LOTS 4, 15, 16 AND 45, BLOCK 1; LOT 15, BLOCK 2; LOTS 8 AND 9, BLOCK 3; LOTS 1 AND 15, BLOCK 4; LOTS 1, 8, 30, AND 46, BLOCK 5; LOTS 13 AND 27, BLOCK 6; LOT 14 BLOCK 7; LOT 7, BLOCK 8; LOT 1, BLOCK 9; LOTS 1, 49, 59, AND 60, BLOCK 10; LOTS 1, 8, 15, AND 31, BLOCK 11; LOTS 4, 8, AND 14, BLOCK 12; LOTS 1 AND 10, BLOCK 13; LOT 7, BLOCK 14; LOT 1, BLOCK 15; LOT 1, BLOCK 16; LOT 1, BLOCK 17; LOT 1, BLOCK 18 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE TERRA VIEW COMMUNITY ASSOCIATION, INC. OR ITS ASSIGNS.
9. IRRIGATION WATER HAS BEEN PROVIDED FROM THE FARMERS UNION DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE 31-3805(B). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND INDIVIDUAL LOTS WILL PAY ASSESSMENTS THROUGH THE HOMEOWNER'S ASSOCIATION
10. THIS DEVELOPMENT RECOGNIZES IDAHO CODE 22-4503 AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE-EXCEPTION WHICH STATES: NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OF EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITION 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 WAS BEGUN OR 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
11. ALL INFORMATION SHOWN ON THIS PLAN IS PRELIMINARY AND IS SUBJECT TO CHANGE BASED ON FINAL DESIGN AND PUBLIC AGENCY COMMENTS.
12. REFER TO SHEETS C2.0 - C2.7 FOR PRELIMINARY DEVELOPMENT PLAN



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PROFESSIONAL ENGINEER REGISTERED 13063 STATE OF IDAHO DAVID N. STERLING

BORDER SIZE	22"x34"
DESIGNED	A STOVER
DRAWN	JS VELANICVA
CHECKED	D. STERLING
APPROVED	D. STERLING

REVISIONS		
NO.	DESCRIPTION	DATE

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642
PHONE: (208) 323-2314 WWW.TOENGINEERS.COM

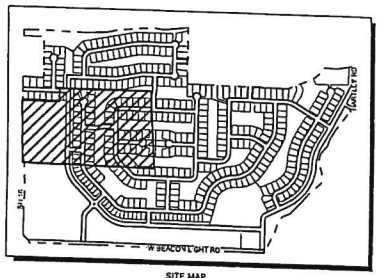
BOISE • CODY • COEUR D'ALENE • HELENA CITY
MERIDIAN • PALMER • POCATELLO

PRELIMINARY PLAT FOR: TERRA VIEW SUBDIVISION LOT DIMENSIONS

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

DATE: January 22, 2021
PROJECT: 200307
SHEET: C4.1

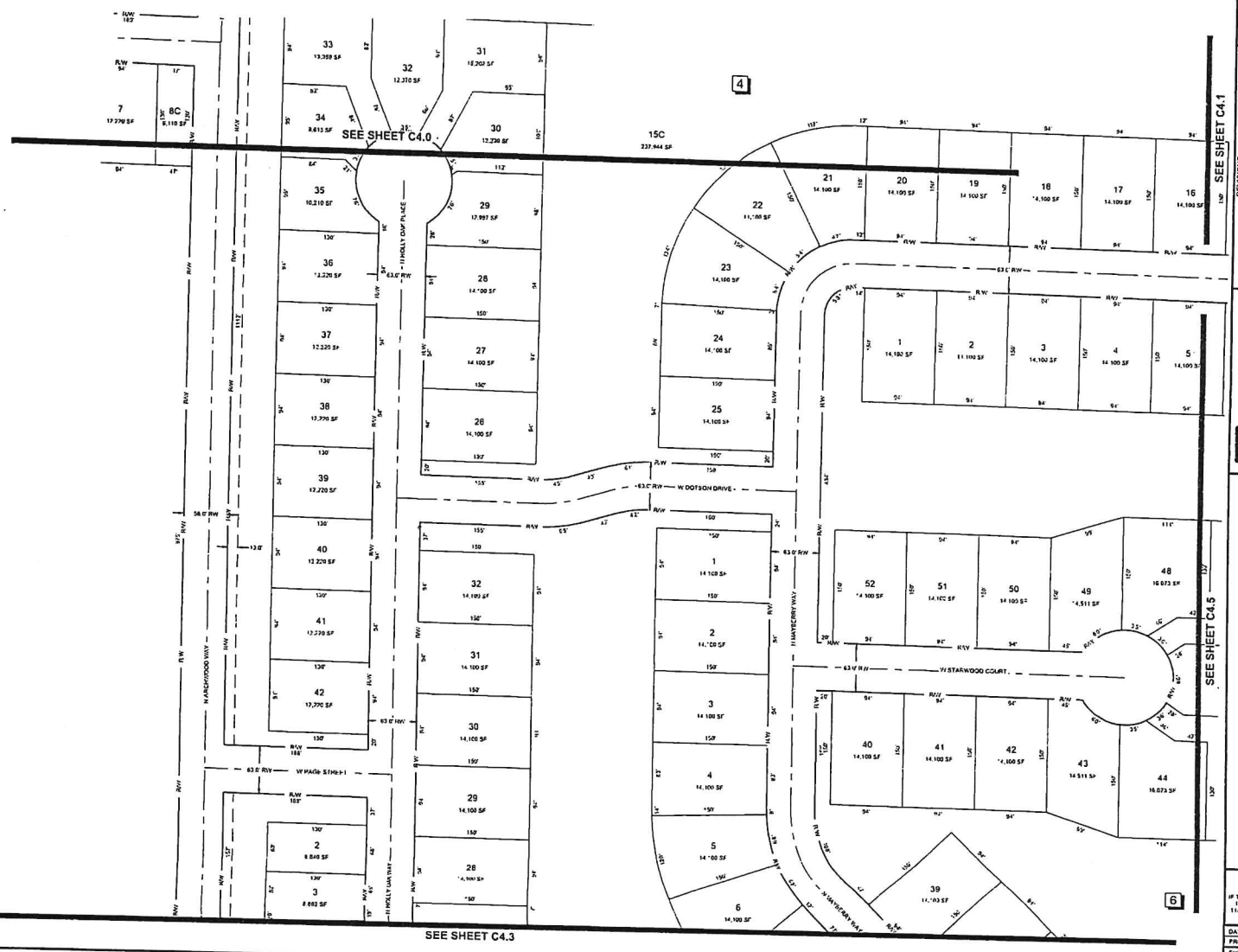
CITY OF EAGLE
JAN 26 2021



SITE MAP
SCALE: 1"=1000'

GENERAL NOTES

1. SEE SHEETS C1.0 - C1.3 FOR EXISTING CONDITIONS AND TOPOGRAPHY
2. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, LOT DRAINAGE, SEWER, IRRIGATION AND STREET LIGHTS OVER THE TWELVE (12) FEET ADJACENT TO ANY PUBLIC STREET OR FRONTING ALONG A PRIVATE SHARED DRIVEWAY "O" (LOT 6, BLOCK 1) AS PER EAGLE CITY CODE 9-3-8. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
3. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO SIDE LOT LINES.
4. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO REAR LOT LINES.
5. ALL LOT PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE EAGLE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY THE CONDITIONS OF DEVELOPMENT WITHIN THE DEVELOPMENT AGREEMENT THIRD MODIFICATION RECORDED AS INSTRUMENT NO. 2018-030158, RECORDS OF ADA COUNTY, IDAHO AND ANY SUBSEQUENT MODIFICATION(S).
6. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE EAGLE CITY ZONING ORDINANCE AT THE TIME OF THE ISSUANCE OF A BUILDING PERMIT OR AS SPECIFICALLY APPROVED BY THE CONDITIONS OF DEVELOPMENT WITHIN THE DEVELOPMENT AGREEMENT THIRD MODIFICATION RECORDED AS INSTRUMENT NO. 2018-030158, RECORDS OF ADA COUNTY, IDAHO AND ANY SUBSEQUENT MODIFICATIONS).
7. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH CITY CODE 9-1-8-8-C-1 AT THE TIME OF THE RE-SUBDIVISION.
8. LOTS 4, 19, 40, AND 45, BLOCK 1; LOT 15, BLOCK 2; LOTS 2 AND 9, BLOCK 3; LOTS 1 AND 15, BLOCK 4; LOTS 1 & 30, AND 46, BLOCK 5; LOTS 13 AND 27, BLOCK 6; LOT 14, BLOCK 7; LOT 1, BLOCK 9; LOT 1, BLOCK 2; LOTS 1, 40, 59, AND 60, BLOCK 10; LOTS 1, 6, 10, 15, AND 31, BLOCK 11; LOTS 4, 8, AND 14, BLOCK 12; LOTS 1 AND 10, BLOCK 13; LOT 7, BLOCK 14; LOT 1, BLOCK 15; LOT 1, BLOCK 16; LOT 1 BLOCK 17; LOT 1, BLOCK 18 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE TERRA VIEW COMMUNITY ASSOCIATION INC OR ITS ASSIGNS
9. IRRIGATION WATER HAS BEEN PROVIDED FROM THE FARMERS UNION DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE 31-3805(B). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND INDIVIDUAL LOTS WILL PAY ASSESSMENTS THROUGH THE HOMEOWNER'S ASSOCIATION.
10. "THIS DEVELOPMENT RECOGNIZES IDAHO CODE 22-4503 AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE-EXCEPTION WHICH STATES: NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITION IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL 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 WAS BEGUN OR 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."
11. ALL INFORMATION SHOWN ON THIS PLAN IS PRELIMINARY AND IS SUBJECT TO CHANGE BASED ON FINAL DESIGN AND PUBLIC AGENCY COMMENTS.
12. REFER TO SHEETS C2.0 - C2.7 FOR PRELIMINARY DEVELOPMENT PLAN



PROFESSIONAL ENGINEER
REGISTERED
13063
STATE OF IDAHO
1-22-21
DAVID N. STERLING

SHEET SIZE	22"x34"
DESIGNED	A. STOVER
DRAWN	M. VILLANUEVA
CHECKED	D. STERLING
APPROVED	D. STERLING
APPROVED	D. STERLING

NO.	REVISIONS DESCRIPTION	DATE

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642
PHONE: (208) 323-32 4 WWW.TOENGINEERS.COM
BOISE • COEUR D'ALENE • EAGLE • HELENA • MERIDIAN • NAMPA • SPOKANE

PRELIMINARY PLAT FOR:
TERRA VIEW SUBDIVISION
LOT DIMENSIONS

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: January 22, 2021
PROJECT: 200307
SHEET C4.2

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CITY OF EAGLE
JAN 26 2021

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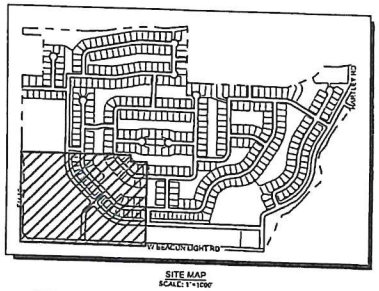

SITE MAP
SCALE: 1"=1000'

GENERAL NOTES

1. SEE SHEETS C1.0 - C1.3 FOR EXISTING CONDITIONS AND TOPOGRAPHY
2. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, LOT DRAINAGE, SEWER, IRRIGATION AND STREET LIGHTS OVER THE TWELVE (12) FEET ADJACENT TO ANY PUBLIC STREET ON FRONTING ALONG A PRIVATE SHARED DRIVEWAY LOT "LOT" 6, BLOCK 1 IAS PER EAGLE CITY CODE 9.3.4. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
3. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO SIDE LOT LINES
4. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO REAR LOT LINES
5. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE EAGLE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY THE CONDITIONS OF DEVELOPMENT WITHIN THE DEVELOPMENT AGREEMENT THIRD MODIFICATION RECORDED AS INSTRUMENT NO. 2018-030159 RECORDS OF ADA COUNTY, IDAHO AND ANY SUBSEQUENT MODIFICATIONS)
6. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE EAGLE CITY ZONING ORDINANCE AT THE TIME OF THE ISSUANCE OF A BUILDING PERMIT OR AS SPECIFICALLY APPROVED BY THE CONDITIONS OF DEVELOPMENT WITHIN THE DEVELOPMENT AGREEMENT THIRD MODIFICATION RECORDED AS INSTRUMENT NO. 2018-030159 RECORDS OF ADA COUNTY, IDAHO AND ANY SUBSEQUENT MODIFICATIONS)
7. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH CITY CODE IN EFFECT AT THE TIME OF THE RE-SUBDIVISION
8. LOTS 4, 12, 40, AND 43, BLOCK 1; LOT 13, BLOCK 2; LOTS 8 AND 9, BLOCK 3; LOTS 1 AND 15 BLOCK 4; LOTS 1, 9, 20, AND 40, BLOCK 5; LOTS 13 AND 27, BLOCK 6; LOT 14 BLOCK 7; LOT 1, BLOCK 9; LOT 1 BLOCK 9; LOTS 1, 42, 59 AND 60, BLOCK 10; LOTS 1, 8, 10, 13, AND 31, BLOCK 11; LOTS 1, 2, AND 14, BLOCK 12; LOTS 1 AND 10, BLOCK 13; LOT 7, BLOCK 14; LOT 1, BLOCK 15; LOT 1 BLOCK 16; LOT 1 BLOCK 17; LOT 1, BLOCK 18 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE TERRA VIEW COMMUNITY ASSOCIATION, INC OR ITS ASSIGNS.
9. IRRIGATION WATER HAS BEEN PROVIDED FROM THE FARMERS UNION DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE 31-3805(B). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND INDIVIDUAL LOTS WILL PAY ASSESSMENTS THROUGH THE HOMEOWNER'S ASSOCIATION
10. THIS DEVELOPMENT RECOGNIZES IDAHO CODE 22-4503 AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE EXCEPT ON WHICH STATES: NO AGRICULTURAL OPERATION AGRICULTURAL FACILITY OF EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITION 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 WAS BEGUN OR 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.
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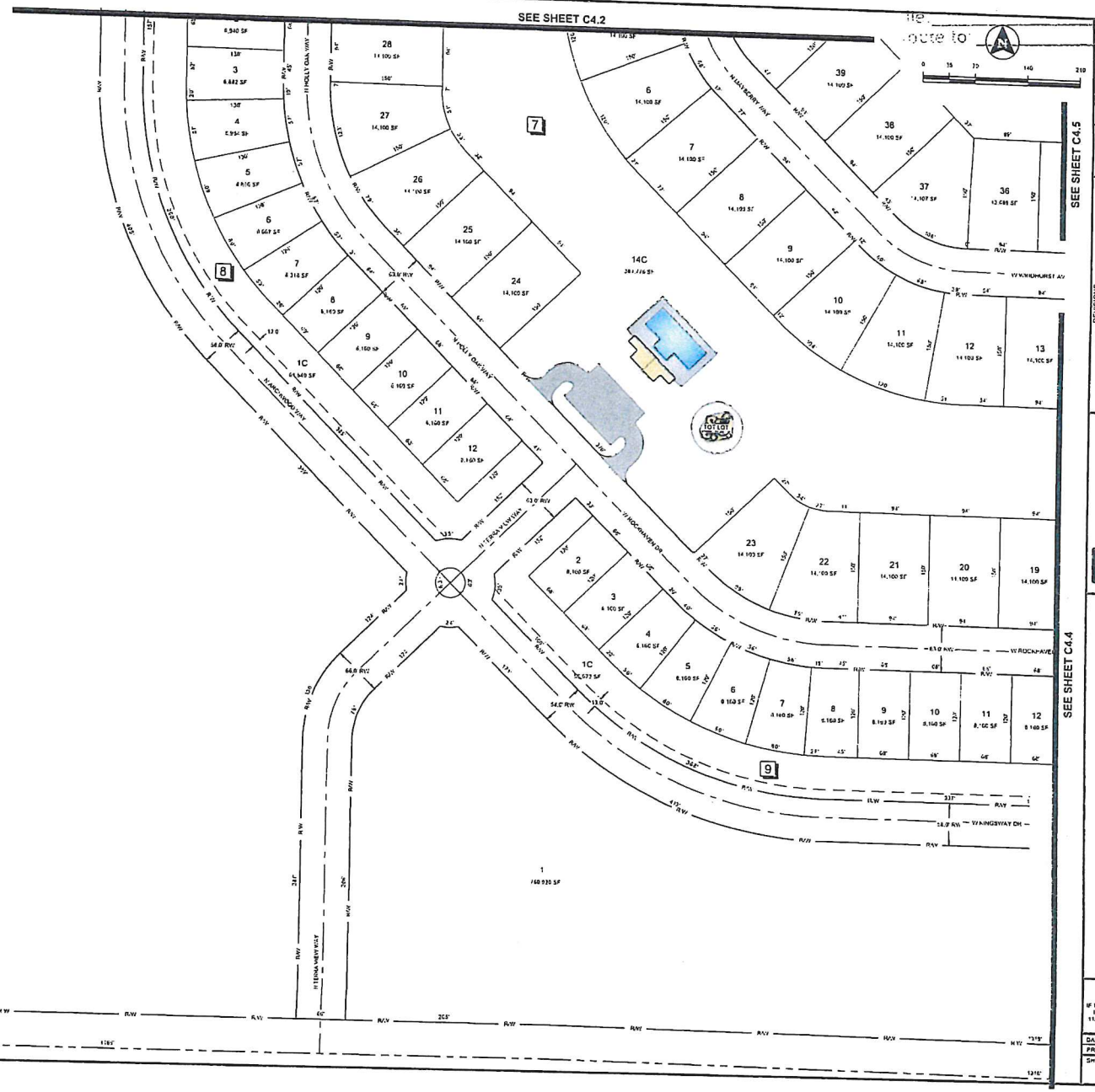


PROFESSIONAL ENGINEER REGISTERED 13063 STATE OF IDAHO DAVID M. STERLING

REVISIONS			
NO.	DESCRIPTION	DATE	BY

BORDER SIZE	22"x34"
DESIGNED	A STOVER
DRAWN	A STOVER
CHECKED	D. STERLING
APPROVED	D. STERLING

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642
PHONE: (208) 323-2291 WWW.TOENGINEERS.COM
BOISE • FORT • COEUR D'ALENE • NAMPA CITY
OFFICES LOCATED IN: • SPOKANE

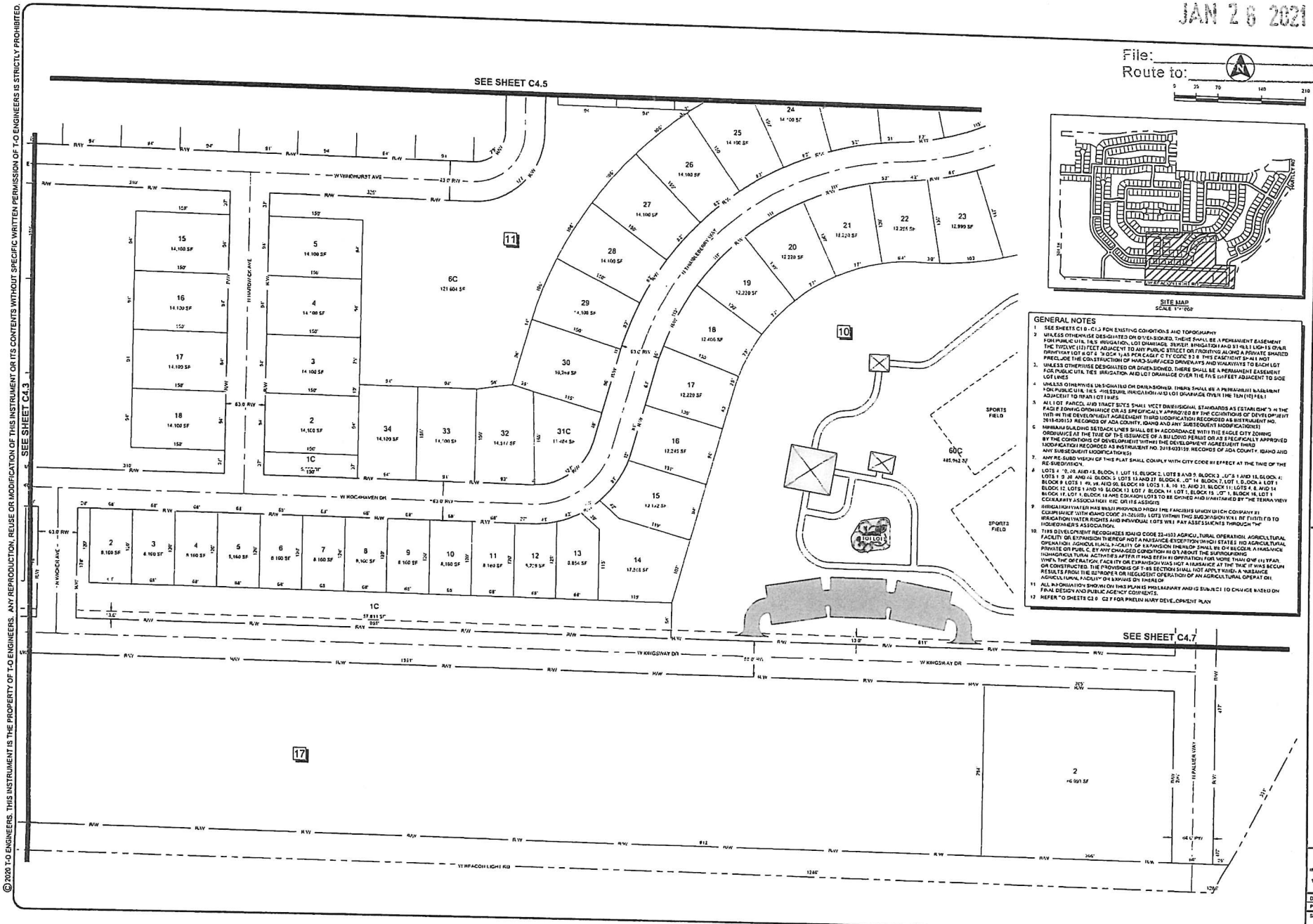
PRELIMINARY PLAT FOR:
TERRA VIEW SUBDIVISION
LOT DIMENSIONS

ATTENTION
0 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: January 22, 2021
PROJECT: 3173307
SHEET: C4.3

RECEIVED BY THE
CITY OF EAGLE
JAN 26 2021

File:
Route to:



GENERAL NOTES

1. SEE SHEETS C1.0 - C1.3 FOR EXISTING CONDITIONS AND TOPOGRAPHY
2. UNLESS OTHERWISE DESIGNATED ON DIVEN-SIGNED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, LOT DRAINAGE, SWALE, IRRIGATION AND STREET LIGHTS OVER THE TWELVE (12) FEET ADJACENT TO ANY PUBLIC STREET OR FRONTING ALONG A PRIVATE SHARED DRIVEWAY LOT (LOTS 1, BLOCK 1) AS PER EAGLE CITY CODE 3-3-8. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT
3. UNLESS OTHERWISE DESIGNATED OR DIVEN-SIGNED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO SIDE LOT LINES
4. UNLESS OTHERWISE DESIGNATED ON DIVEN-SIGNED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO REAR LOT LINES
5. ALL LOT, PARCEL, AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE EAGLE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY THE CONDITIONS OF DEVELOPMENT WITHIN THE DEVELOPMENT AGREEMENT THIRD MODIFICATION RECORDED AS INSTRUMENT NO. 2018-039153 RECORDS OF ADA COUNTY, IDAHO AND ANY SUBSEQUENT MODIFICATION(S)
6. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE EAGLE CITY ZONING ORDINANCE AT THE TIME OF THE ISSUANCE OF A BUILDING PERMIT OR AS SPECIFICALLY APPROVED BY THE CONDITIONS OF DEVELOPMENT WITHIN THE DEVELOPMENT AGREEMENT THIRD MODIFICATION RECORDED AS INSTRUMENT NO. 2018-039153, RECORDS OF ADA COUNTY, IDAHO AND ANY SUBSEQUENT MODIFICATION(S)
7. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH CITY CODE IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
8. LOTS 4, 7, 20, AND 45, BLOCK 1; LOT 15, BLOCK 2; LOTS 8 AND 9, BLOCK 3; LOTS 1 AND 15, BLOCK 4; LOTS 1, 3, 36 AND 46, BLOCK 5; LOTS 13 AND 27, BLOCK 6; LOT 14, BLOCK 7; LOT 1, BLOCK 8; LOT 1, BLOCK 9; LOTS 1, 49, 50, AND 55, BLOCK 10; LOTS 1, 6, 10, 15, AND 31, BLOCK 11; LOTS 4, 8, AND 14, BLOCK 12; LOTS 1 AND 10, BLOCK 13; LOT 7, BLOCK 14; LOT 1, BLOCK 15; LOT 1, BLOCK 16; LOT 1, BLOCK 17; LOT 1, BLOCK 18; AND COMMON LOTS TO BE OWNED AND MAINTAINED BY THE TERRA VIEW COMMUNITY ASSOCIATION, INC. OR ITS ASSIGNS
9. IRRIGATION WATER HAS BEEN WITHDRAWN FROM THE PARCELS WHICH WERE COMPANY IN COMPLIANCE WITH IDAHO CODE 31-3846(6). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND INDIVIDUAL LOTS WILL PAY ASSESSMENTS THROUGH THE HOMEOWNER'S ASSOCIATION.
10. THIS DEVELOPMENT RECOGNIZES IDAHO CODE 22-4503 AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE-EXCEPTION WHICH STATES NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE PRIVATE OR PUBLIC, BY ANY CHANGED CONDITION IN OR ABOUT THE SURROUNDING AGRICULTURAL 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 WAS BEGUN OR 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
11. ALL INFORMATION SHOWN ON THIS PLAN IS PRELIMINARY AND IS SUBJECT TO CHANGE BASED ON FINAL DESIGN AND PUBLIC AGENCY COMMENTS.
12. REFER TO SHEETS C2.0 - C2.7 FOR PRELIMINARY DEVELOPMENT PLAN

PROFESSIONAL ENGINEER REGISTERED
13063
STATE OF IDAHO
DAVID N. STERLING

BORDER SIZE	22"x34"
DRAWN	A STOYER
DESIGNED	EL VELIANEVA
CHECKED	D. STERLING
APPROVED	D. STERLING

NO.	REVISIONS DESCRIPTION	DATE

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
5271 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642
PHONE: (208) 323-2291 WWW.TO-ENGINEERS.COM

PRELIMINARY PLAT FOR:
TERRA VIEW SUBDIVISION
LOT DIMENSIONS

ATTENTION
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: January 22, 2021
PROJECT: 200207
SHEET C4.4

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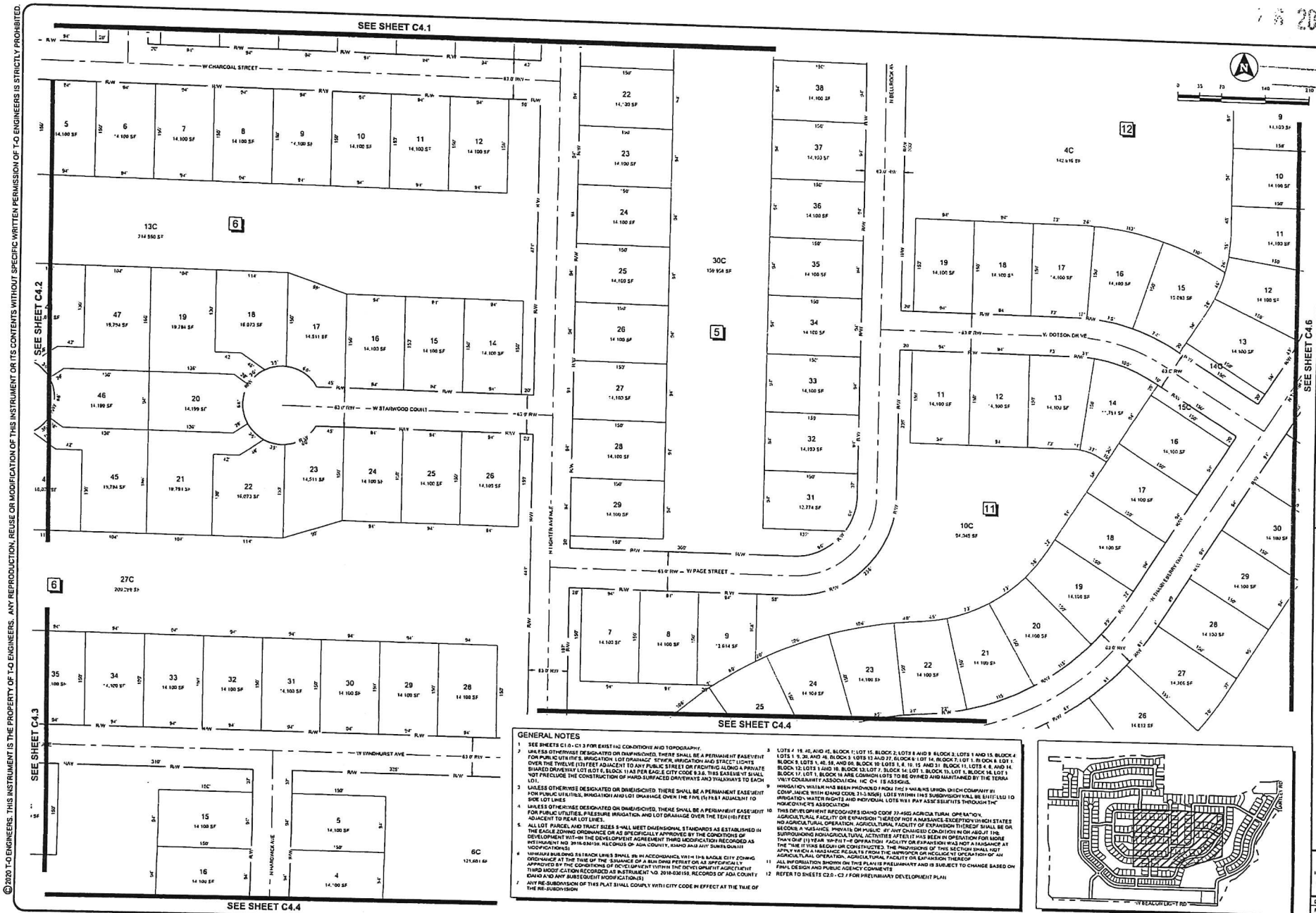

GENERAL NOTES

1. SEE SHEETS C1.0 - C1.3 FOR EXISTING CONDITIONS AND TOPOGRAPHY.
2. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, LOT DRAINAGE, SEWER, IRRIGATION AND STREET LIGHTS OVER THE TWELVE (12) FEET ADJACENT TO ANY PUBLIC STREET OR FRONTING ALONG A PRIVATE SHARED DRIVEWAY LOT (LOT 6, BLOCK 1) AS PER EAGLE CITY CODE 9-3-8. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
3. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO SIDE LOT LINES.
4. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO REAR LOT LINES.
5. ALL LOT PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE EAGLE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY THE CONDITIONS OF DEVELOPMENT WITHIN THE DEVELOPMENT AGREEMENT THIRD MODIFICATION RECORDED AS INSTRUMENT NO. 2016-036158, RECORDS OF ADA COUNTY, IDAHO AND ANY SUBSEQUENT MODIFICATION(S).
6. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE EAGLE CITY ZONING ORDINANCE AT THE TIME OF THE ISSUANCE OF A BUILDING PERMIT OR AS SPECIFICALLY APPROVED BY THE CONDITIONS OF DEVELOPMENT WITHIN THE DEVELOPMENT AGREEMENT THIRD MODIFICATION RECORDED AS INSTRUMENT NO. 2016-036158, RECORDS OF ADA COUNTY, IDAHO AND ANY SUBSEQUENT MODIFICATION(S).
7. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH CITY CODE IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
8. LOTS 4, 19, 40, AND 45, BLOCK 1; LOT 15, BLOCK 2; LOTS 8 AND 9, BLOCK 3; LOTS 1 AND 15, BLOCK 4; LOTS 1, 9, 28, AND 46, BLOCK 5; LOTS 13 AND 27, BLOCK 6; LOT 14, BLOCK 7; LOT 1, BLOCK 8; LOT 1, BLOCK 9; LOTS 1, 40, 58, AND 90, BLOCK 10; LOTS 1, 4, 16, 15 AND 31, BLOCK 11; LOTS 4, 8, AND 14, BLOCK 12; LOTS 1 AND 18, BLOCK 13; LOT 7, BLOCK 14; LOT 1, BLOCK 15; LOT 1, BLOCK 16; LOT 1, BLOCK 17; LOT 1, BLOCK 18 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE TERRA VIEW COMMUNITY ASSOCIATION, INC. OR ITS ASSIGNS.
9. IRRIGATION WATER HAS BEEN PROVIDED FROM THE NAMPA AND MERIDIAN IRRIGATION COMPANY IN COMPLIANCE WITH IDAHO CODE 31-3805(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND INDIVIDUAL LOTS WILL PAY ASSESSMENTS THROUGH THE HOMEOWNER'S ASSOCIATION.
10. THIS DEVELOPMENT RECOGNIZES IDAHO CODE 22-4503 AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE-EXCEPTION WHICH STATES NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OF EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITION IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR WHEN TO BE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT WAS BEGUN OR 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.
11. ALL INFORMATION SHOWN ON THIS PLAN IS PRELIMINARY AND IS SUBJECT TO CHANGE BASED ON FINAL DESIGN AND PUBLIC AGENCY COMMENTS.
12. REFER TO SHEETS C2.0 - C2.7 FOR PRELIMINARY DEVELOPMENT PLAN.

SITE MAP
SCALE: 1"=1000'

PROFESSIONAL ENGINEER
15063
12-22-21
STATE OF IDAHO
DAVID N. STERLING

BORDER SIZE	22"x34"
DESIGNED	A. STOYER
DRAWN	LE VILLANUEVA
CHECKED	D. STERLING
APPROVED	D. STERLING

REVISIONS		
NO.	DESCRIPTION	DATE

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642
PHONE: (208) 323-2288 WWW.TOTHGIFTFIRE.COM
EAGLE • COUR D'ALENE • LEWISTON • NAMPA • MERIDIAN • POCATELLO • SPOKANE

PRELIMINARY PLAT FOR:
TERRA VIEW SUBDIVISION
LOT DIMENSIONS

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:	January 22, 2021
PROJECT:	20-307
SHEET:	C4.5

CITY OF EAGLE
JAN 26 2021
File:
Route to:

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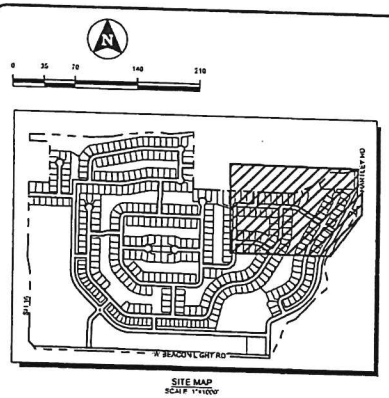
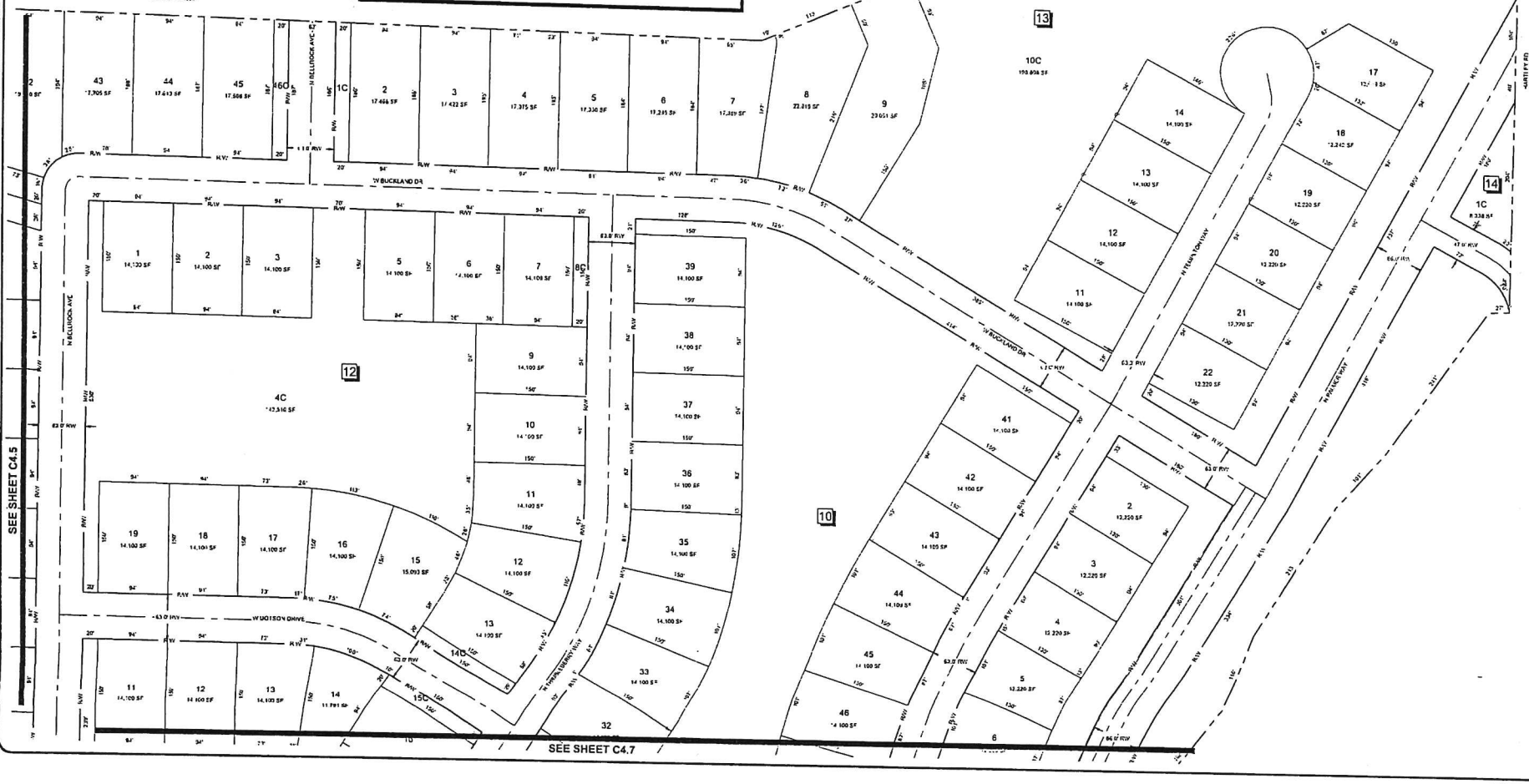


SITE MAP
SCALE: 1"=1000'

GENERAL NOTES

1. SEE SHEETS C1.0 - C1.3 FOR EXISTING CONDITIONS AND TOPOGRAPHY
2. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, LOT DRAINAGE, SEWER, IRRIGATION AND STREET LIGHTS OVER THE TWELVE (12) FEET ADJACENT TO ANY PUBLIC STREET OR FRONTING ALONG A PRIVATE SHARED DRIVEWAY LOT (LOT 8, BLOCK 1) AS PER EAGLE CITY CODE 9-3-8. THIS EASEMENT SHALL NOT PREVENT THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
3. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO SIDE LOT LINES.
4. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO REAR LOT LINES.
5. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE EAGLE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY THE CONDITIONS OF DEVELOPMENT WITHIN THE DEVELOPMENT AGREEMENT THIRD MODIFICATION RECORDED AS INSTRUMENT NO. 2016-030159, RECORDS OF ADA COUNTY, IDAHO AND ANY SUBSEQUENT MODIFICATION(S)
6. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH T-E EAGLE CITY ZONING ORDINANCE AT THE TIME OF THE ISSUANCE OF A BUILDING PERMIT OR AS SPECIFICALLY APPROVED BY THE CONDITIONS OF DEVELOPMENT WITHIN THE DEVELOPMENT AGREEMENT THIRD MODIFICATION RECORDED AS INSTRUMENT NO. 2016-030159, RECORDS OF ADA COUNTY, IDAHO AND ANY SUBSEQUENT MODIFICATION(S)
7. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH CITY CODE IN EFFECT AT THE TIME OF THE RE-SUBDIVISION
8. LOTS 4, 19, 40, AND 43, BLOCK 1; LOT 15, BLOCK 2; LOTS 8 AND 9, BLOCK 3; LOTS 1 AND 15, BLOCK 4; LOTS 1, 9, 20, AND 40, BLOCK 5; LOTS 13 AND 37, BLOCK 6; LOT 14, BLOCK 7; LOT 1, BLOCK 8; LOT 1, BLOCK 9; LOTS 1, 46, 58, AND 68, BLOCK 10; LOTS 1, 8, 10, 15, AND 27, BLOCK 11; LOTS 2, 8, AND 14, BLOCK 12; LOTS 1 AND 16, BLOCK 13; LOT 7, BLOCK 14; LOT 1, BLOCK 15; LOT 1, BLOCK 16; LOT 1, BLOCK 17; LOT 1, BLOCK 18 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE TERRA VIEW COMMUNITY ASSOCIATION, INC. OR ITS ASSIGNS
9. IRRIGATION WATER HAS BEEN PROVIDED FROM THE FARMERS UNION DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE 31-3805(B). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND INDIVIDUAL LOTS WILL PAY ASSESSMENTS THROUGH THE HOMEOWNER'S ASSOCIATION
10. THIS DEVELOPMENT RECOGNIZES IDAHO CODE 22-4503 AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE-EXCEPTION WHICH STATES: NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OF EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITION 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 WAS BEGUN OR 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
11. ALL INFORMATION SHOWN ON THIS PLAN IS PRELIMINARY AND IS SUBJECT TO CHANGE BASED ON FINAL DESIGN AND PUBLIC AGENCY COMMENTS.
12. REFER TO SHEETS C2.0 - C2.7 FOR PRELIMINARY DEVELOPMENT PLAN



PROFESSIONAL ENGINEER
DAVID N. STERLING
13063
STATE OF IDAHO

REVISIONS		
NO.	DESCRIPTION	DATE

BORDER SIZE	22"x34"
DESIGNED	A. STOKER
DRAWN	M. VILLANUEVA
CHECKED	D. STERLING
APPROVED	D. STERLING

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642
PHONE: (208) 323-1754 WWW.TO-ENGINEERS.COM
BOISE • COEUR D'ALENE • NAMPA • TWIN FALLS
MERIDIAN • SALMON • SPOKANE

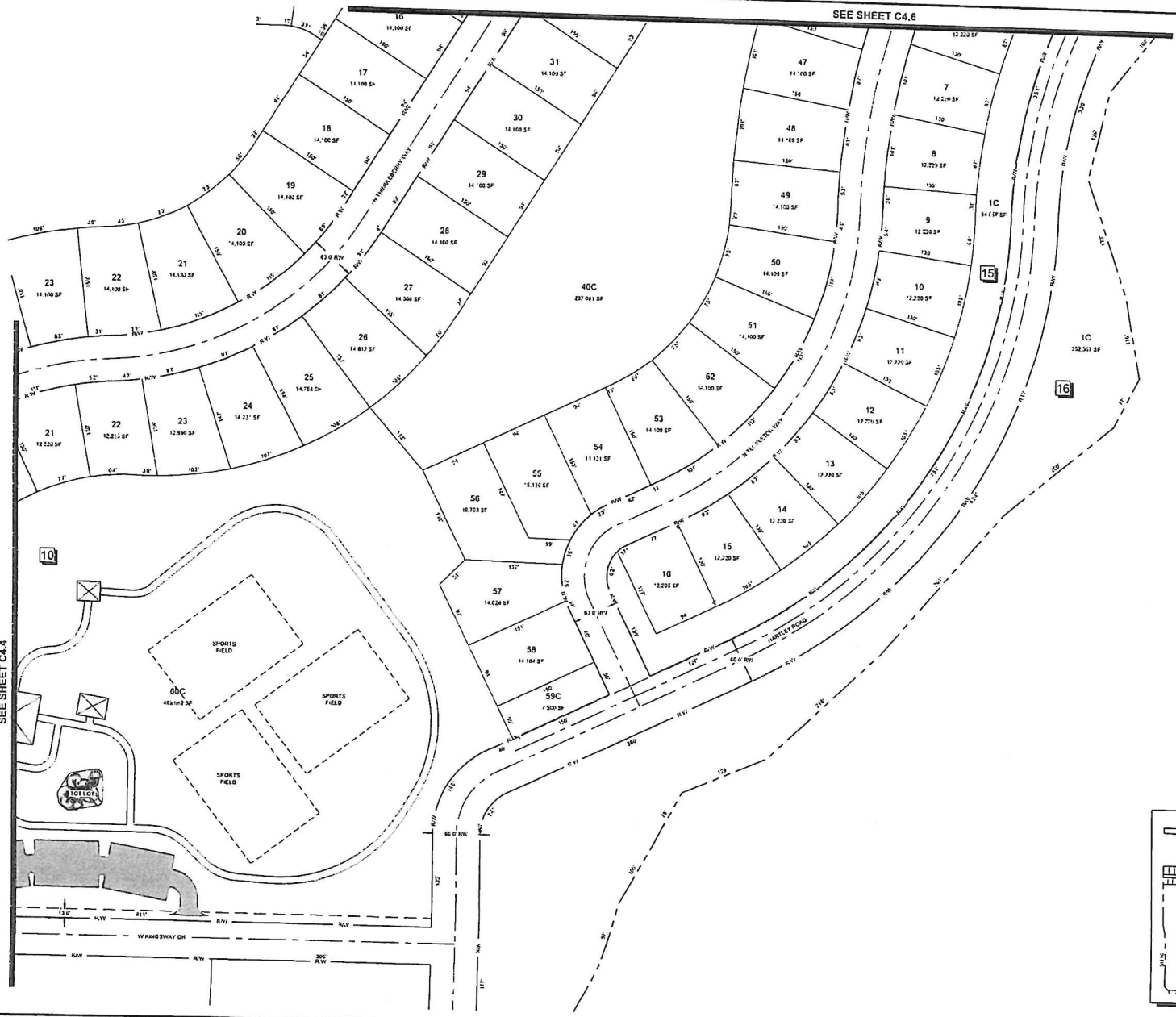
PRELIMINARY PLAT FOR:
TERRA VIEW SUBDIVISION
LOT DIMENSIONS

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: January 22, 2021
PROJECT: 200307
SHEET: C4.6

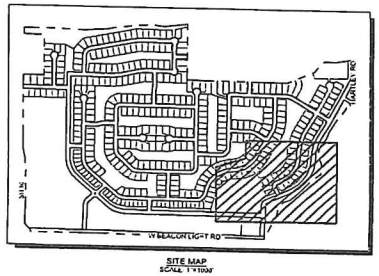
RECEIVED & FILED
CITY OF EAGLE
JAN 26 2021

File:
Route to:



GENERAL NOTES

1. ALL SHEETS C1.6 - C1.7 FOR EXISTING CONDITIONS AND TOPOGRAPHY
2. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, LOT DRAINAGE, SEWER, IRRIGATION AND STREET LIGHTS OVER THE TWELVE (12) FEET ADJACENT TO ANY PUBLIC STREET OR FRONTING ALONG A PRIVATE SHARED DRIVEWAY LOT (LOT 6, BLOCK 1) AS PER EAGLE CITY CODE 9.3.4. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT
3. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO SIDE LOT LINES
4. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO REAR LOT LINES
5. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED BY THE EAGLE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY THE CONDITIONS OF DEVELOPMENT WITHIN THE DEVELOPMENT AGREEMENT THIRD MODIFICATION RECORDED AS INSTRUMENT NO. 2018-039158, RECORDS OF ADA COUNTY, IDAHO AND ANY SUBSEQUENT MODIFICATION(S)
6. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE EAGLE CITY ZONING ORDINANCE AT THE TIME OF THE ISSUANCE OF A BUILDING PERMIT OR AS SPECIFICALLY APPROVED BY THE CONDITIONS OF DEVELOPMENT WITHIN THE DEVELOPMENT AGREEMENT THIRD MODIFICATION RECORDED AS INSTRUMENT NO. 2018-039158, RECORDS OF ADA COUNTY, IDAHO AND ANY SUBSEQUENT MODIFICATIONS.
7. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH CITY CODE IN EFFECT AT THE TIME OF THE RE-SUBDIVISION
8. LOTS 4, 15, 16, AND 18, BLOCK 1; LOT 15, BLOCK 2; LOTS 8 AND 9, BLOCK 3; LOTS 13 AND 18, BLOCK 4; LOTS 7, 8, 33, AND 42 BLOCK 8; LOTS 13 AND 27, BLOCK 6; LOT 14 BLOCK 7; LOT 1 BLOCK 8; LOT 1 BLOCK 9; LOTS 7, 40, 59, AND 60, BLOCK 10; LOTS 1, 6, 13, 15 AND 31 BLOCK 11; LOTS 1, 8, AND 11, BLOCK 12; LOTS 1 AND 10 BLOCK 13; LOT 7, BLOCK 14; LOT 1, BLOCK 15; LOT 1, BLOCK 16; LOT 1 BLOCK 17; LOT 1, BLOCK 18 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE TERRA VIEW COMMUNITY ASSOCIATION, INC. OR ITS ASSIGNS
9. IRRIGATION WATER HAS BEEN PROVIDED FROM THE FARMERS UNION DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE 31-3805B. LOTS within THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND INDIVIDUAL LOTS WILL PAY ASSESSMENTS THROUGH THE HOMEOWNERS ASSOCIATION
10. THIS DEVELOPMENT RECOGNIZES IDAHO CODE 22-4503 AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE EXCEPT ON WHICH STATES: NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITION 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 WAS BEGUN OR 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
11. ALL INFORMATION SHOWN ON THIS PLAN IS PRELIMINARY AND IS SUBJECT TO CHANGE BASED ON FINAL DESIGN AND PUBLIC AGENCY COMMENTS
12. REFER TO SHEETS C2.6 - C2.7 FOR PRELIMINARY DEVELOPMENT PLAN



SITE MAP
SCALE: 1"=1000'

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PROFESSIONAL ENGINEER REGISTERED 13063 STATE OF IDAHO DAVID H. STERLING

REVISIONS			
NO.	DESCRIPTION	DATE	

BORDER SIZE 22"x34"
DESIGNED A STOVER
DRAWN SL VELIMIROVIC
CHECKED D. STERLING
APPROVED D. STERLING

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642
PHONE (208) 323-2288 WWW.TOENGINEERS.COM
IDAHO • COLORADO • CALIFORNIA • NEVADA CITY
ARIZONA • TEXAS • UTAH

PRELIMINARY PLAT FOR:
TERRA VIEW SUBDIVISION
LOT DIMENSIONS

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 January 22, 2021
PROJECT 200207
SHEET C4.7