Wednesday, July 13, 2016
City Council Chambers, Municipal Building
911 N. Seventh Avenue
6:30 p.m.

City Hall is accessible to persons with disabilities. Program access accommodations may be provided with three (3) days' advance notice by contacting Dave Hunt at dhunt@pocatello.us; 208.234.6248 or 5815 South 5th Avenue, Pocatello, ID.

PLANNING & ZONING COMMISSON (P&Z)

The Planning & Zoning Commission is a citizen advisory group to the City Council. They are charged with making recommendations concerning land use plans, planning processes and/or on matters of plan implementation. All regular meetings of the P&Z are quasi-judicial in nature and are recorded for record retention and minute transcription.

AGENDA CLARIFICATION MEETING: A meeting will be held at 6:00 p.m. in the Iwamizawa Conference Room at City Hall, prior to the regular meeting for clarification of the agenda.

The following is the official agenda of the Planning & Zoning Commission. Discussion and Commission action will be limited to those items on the agenda. Any citizen who wishes to address the Commission shall first be recognized by the Chair, and shall give his/her name and address for the record. If a citizen wishes to read documentation of any sort to the Commission, he/she shall first seek permission from the Chair. A three (3) minute time limitation is requested for presentations to the Commission.

AGENDA ITEM #1: DISCLOSURE OF CONFLICT OF INTEREST, EX-PARTE COMMUNICATION AND SITE VISIT.
Disclose who was talked to, the basic substance of the conversation, and whether the conversation had any influence. Disclose if a site visit was done, location(s) of the visit, and what was seen.

AGENDA ITEM #2: APPROVAL OF MINUTES
The Commission many wish to approve the minutes from their regular meeting held on June 8, 2016.

AGENDA ITEM #3: PRELIMINARY PLAT – DOUBLE EAGLE ESTATES
Michael Millward of Ridgepoint Holdings, LLC and RMES have submitted an application to subdivide approximately 8.697 acres into 28 residential lots located at the end of Surprise Valley Road, south of Highland Golf Course. The proposal is a replat of Copper Creek Subdivision, Block 2, Lot 1 and Lot 3 through Lot 40.

AGENDA ITEM #4: PRELIMINARY PLAT – LA VALLA HEIGHTS
Bill Isley of BBAD Investments and Rocky Mountain Engineering and Surveying have submitted an application to subdivide approximately 20.37 acres into 30 residential lots located on an extension of La Valla Strada.

AGENDA # 2

PLANNING & ZONING COMMISSON (P&Z)
Minutes for June 8, 2016 at 6:30 p.m.
City Council Chambers, Municipal Building
911 North Seventh Avenue, Pocatello, ID 83201

The meeting began at 6:33 PM.

Present: Jack Brennan, Bill Hancock, Ryan Loveland, Ryan Satterfield, and Matthew Tovey.
Excused: Kathleen Lewis and Steve Long.
Staff: Dave Foster, Aceline McCulla, and Merril Quayle.

AGENDA CLARIFICATION MEETING: A meeting was held at 6:00 p.m. in the Iwamizawa Conference Room at City Hall, prior to the regular meeting for clarification of the agenda.

The following is the official agenda of the Planning & Zoning Commission. Discussion and Commission action will be limited to those items on the agenda. Any citizen who wishes to address the Commission shall first be recognized by the Chair, and shall give his/her name and address for the record. If a citizen wishes to read documentation of any sort to the Commission, he/she shall first seek permission from the Chair. A three (3) minute time limitation is requested for presentations to the Commission.

AGENDA ITEM #1: DISCLOSURE OF CONFLICT OF INTEREST, EX-PARTE COMMUNICATION AND SITE VISIT.
Disclose who was talked to, the basic substance of the conversation, and whether the conversation had any influence. Disclose if a site visit was done, location(s) of the visit, and what was seen.

Brennan stated he conducted bonding research and had nothing to report. **Hancock** had nothing to report, **Loveland** had nothing to report. **Satterfield** stated he had conversations with staff and insurance companies about bonding and had nothing to report. **Tovey** had nothing to report.

AGENDA ITEM #2: APPROVAL OF MINUTES
The Commission may wish to approve the minutes from the regular meeting held on May 25, 2016.

A motion was made by Brennan and seconded by Hancock to approve the Minutes from May 25, 2016. Upon roll call, those voting in favor were Brennan, Hancock, Loveland, Satterfield, and Tovey. Motion passed.

AGENDA ITEM #3: SUBDIVISION ORDINANCE
The Commission will continue deliberations on the proposed changes to the Subdivision Ordinance.

Dave Foster, Associate Planner with the City of Pocatello, stated the Commission was dealing with two issues from the May 25 meeting. The first proposed revision would allow issuance of building permits for development on a recorded platted subdivision lot prior to 100% completion of subdivision infrastructure, provided the only remaining infrastructure was the street pavement. The fire and public works departments must grant approval to ensure the status of the street was sufficient to support emergency service vehicles for the duration, before being paved. Language was incorporated under section 16.24.100(A)(3) to allow the issuance of a building permit under the above circumstances, and a certificate of occupancy could be issued under this scenario. The Commission agreed this issue has been resolved.

The second issue was with warranty bonding at the end of a project for the two-year period. Originally, there was one option, the posting of a warranty bond. It was suggested after more research to expand that to

include three options. The first was a straight warranty bond for each development for the two-year period. The second would allow a cash surety to be posted with a title company or financial institution for that same period; all other conditions of the warranty and bonding period would still apply and would be for two years, against the infrastructure, the workmanship, the durability, and the materials involved. The third option was to utilize a licensed contractor's bond in the appropriate amount with the appropriate language that it was warrantied and covered. Currently, it is written that a licensed developer could use their bond with appropriate language in the bond. The commission agreed to add language to utilize a licensed contractor's bond in lieu of a separate warranty bond, provided the contractor's bond complied with the provisions, sections, and language.

Commissioners **Satterfield** and **Brennan** discussed their research on warranty bonds.

Hancock suggested the language in quotes be used in 16.24.110(E)(2)(c) Warranty Bond Requirements. "A developer and /or a developer's contractor that is a licensed and bonded contractor within the City of Pocatello may utilize their contractor's bond in lieu of a separate Warranty Bond, provided said contractor's bond complies with the provisions of this Section." The Commission agreed to this additional language to move forward.

Commissioners had other comments about other sections of the Ordinance.

Satterfield asked Merril Quayle to discuss how a subdivision development permit and associated cost would be affected by the Ordinance. **Merril Quayle,** Public Works Engineer with the City of Pocatello, provided background information to Satterfield's questions.

A motion was made by **Brennan** and seconded by **Hancock** to recommend approval to City Council for the proposed changes to the Subdivision Ordinance noting the changes in section 16.24.110(E)(2)(c). Upon roll call, those voting in favor were Brennan, Hancock, Loveland, Satterfield, and Tovey. Motion passed.

With no other business, Chair Lewis closed the meeting at 7:38 PM.

Submitted by _____ Approved on _____

Aceline McCulla, Secretary

Pocatello
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Planning & Development Services

• ECONOMIC DEVELOPMENT • NEIGHBORHOOD & COMMUNITY SERVICES
• PLANNING & ZONING • POCATELLO REGIONAL AIRPORT

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PLANNING & ZONING COMMISSION SUBDIVISION APPLICATION STAFF REPORT

AGENDA # 3

Preliminary Subdivision Plat: Double Eagle Estates - Replat **File #:SUB 16-1189**

P&ZC Date:	July 13, 2016 meeting
Applicant:	Michael Millward, Authorized Agent
Owner:	Ridgepoint Holdings, LLC
Surveyor/Engineer:	Rocky Mountain Engineering & Surveying
# of Lots:	28 Lots
Public Access:	Surprise Valley Road
Subject Property:	Copper Creek Subdivision, Block 2, Lot 1 and Lots 3-40
Zoning:	Residential Medium Density Single Family (RMS)
Assigned Staff:	Dave Foster, Associate Planner

STAFF RECOMMENDATION

Hold Over:	Deny:	Approve:	Approve with Conditions: **XXX**

RECOMMENDED CONDITIONS

1. **Engineering:** All engineering comments and conditions contained in **Exhibit 2** shall apply.
2. **Surveying:** The subdivision must be properly titled as a "Replat of Copper Creek Subdivision, Block 2, Lot 1 and Lot 3 through Lot 40", The final plat will be prepared in accordance with applicable State and City subdivision plat standards.
3. All other standards or conditions required by Municipal Code not herein stated but applicable to the development shall apply.

PLANNING & ZONING COMMISSION ACTION

The Planning & Zoning Commission shall review the proposed subdivision application and may either move to hold the application over to a time and date certain in order to allow the applicant the opportunity to resolve identified issues or make a recommendation regarding the subdivision application that will be forwarded to the City Council for review and a decision.

DESCRIPTION OF REQUEST

Michael Millward, Authorized Agent, Ridgepoint Holdings LLC (9716 West Bighorn Drive, Pocatello, Idaho 83204), represented by Rocky Mountain Engineering & Surveying (600 East Oak St., Pocatello, Idaho 83201), submitted a preliminary subdivision plat application to subdivide the subject property into 28 lots. There are 27 lots designed for residential development and 1 lot for common area. An extension of Surprise Valley Road and a short section of Von Elm Street are proposed to be dedicated for access to the lots. There are approximately 8.7 acres within the subdivision boundary.

The proposed subdivision is a replat of Copper Creek Subdivision, Block 2, Lot 1 and Lot 3 through Lot 40 which was approved by the City Council on July 19, 2007 and the plat was recorded on September 15, 2010. The plat was approved as a "Gated Community" with a private road and private infrastructure. None of these lots were sold or developed after the subdivision was developed and recorded.

TABLE 17.03.240 DEVELOPMENT STANDARDS IN RESIDENTIAL ZONING DISTRICTS:

The subject property is zoned Residential Medium Density Single Family (RMS). The "RMS" zone has a minimum lot size of 5,000 square feet for single-family dwellings and 8,000 square feet for two-family dwellings and 4,000 square feet per dwelling unit for attached townhomes in groups of two or more. The proposed residential development lots range in size from 8,527 square feet to 19,314 square feet. The common area lot contains 1,694 square feet.

The subdivision is located within an area with steep slopes and the development of the original Copper Creek Subdivision included grading and excavation activities prior to the City's adoption of the current "Slope Development Standards" (Zoning Ordinance, Sections 17.05.100 - 17.05.140). Additional grading and excavation work is proposed with the replat in order to create a useable building site in compliance with required setbacks for each lot. Therefore, compliance with the current Zoning Ordinance standards is required. An analysis for compliance with these standards is provided later in this report.

TITLE 16 SUBDIVISIONS

16.32.010: GENERAL REQUIREMENTS:

A. Every subdivision shall conform to the requirements and objectives of the city development plan, or any parts thereof, as adopted by the commission and the council, to the zoning ordinance and to other ordinances and regulations of the city, and to the state statutes.

D. Where the tract to be subdivided is located in whole or in part in terrain having an average slope exceeding ten percent (10%), design development may, at the discretion of the city engineer, follow the standards and requirements of Sections 16.32.100 through 16.32.140 of this Chapter.

Staff Analysis: Regarding subsection "D", the major construction activities associated with the road, infrastructure and site grading was done in conjunction with the development of the Copper Creek Subdivision. The additional site work proposed in conjunction with this replat is primarily associated with creating a building site for each residential lot.

16.32.020: STREET LOCATION AND ARRANGEMENT:

A. Whenever a tract to be subdivided embraces any part of a street designated in an adopted city streets and highways plan, such street shall be platted in conformance therewith.

D. Certain proposed streets, as designated by the subdivision committee, shall be extended to the tract boundary to provide future connection with adjoining unplatted lands.

H. Streets shall be so arranged in relation to existing topography as to produce desirable lots of maximum utility and streets of reasonable gradient, and to facilitate adequate drainage.

Staff Analysis: The extension of Surprise Valley Road as a private "Extension" was completed with the original Copper Creek Subdivision. The existing road terminates at a cul-de-sac. The short section of Von Elm Street is intended to provide emergency service and utility access and the future connection with Von Elm Street located to the southwest of the property.

The Public Works Engineering review and comments are attached as "**Exhibit 2**".

16.32.030: STREET DESIGN; MINIMUM REQUIRED RIGHT OF WAY WIDTHS:

The minimum required right of way widths shall be as follows:

C. Local streets, as required by current city standards, fifty feet (50') minimum;

1. Cul-de-sac streets shall terminate in a circular right of way forty five feet (45') in radius with an improved traffic turning circle forty feet (40') in radius. The commission may approve an equally convenient form of turning space where extreme conditions justify.

2. Dead end streets will not be approved except in location designated by the commission as necessary to future extension in development of adjacent lands. In any case, a dead end street serving more than four (4) lots, shall provide by easement a temporary turning circle with a forty foot (40') radius or other acceptable design to accomplish adequate access;

Staff Analysis: Regarding subsection "C (1)", the streets are classified as "local streets" with a cul-de-sac turn-around at the end of Surprise Valley Road (1,120'+/-) and the Von Elm Street section (215'+/-) connects with existing utility easements through adjacent property to the existing end of Von Elm Street.

The existing street (Surprise Valley Extension) was constructed within a forty seven foot (47') wide common "right of way" with a 36' wide travel surface. The street terminates at a 35.5' radius cul-de-sac with a 30' radius paved surface.

Regarding subsection "C (2)", the existing street extension does not provide for future extension in order to develop adjacent lands because the subject property abuts the City owned Highland Golf Course, existing residential lots and has topographical limitations.

16.32.040: STREET DESIGN; GRADES:

Staff Analysis: The existing street was designed and constructed to City standards.

16.32.050: STREET DESIGN; VERTICAL CURVES:

Staff Analysis: The existing street was designed and constructed to City standards.

16.32.060: STREET DESIGN; HORIZONTAL ALIGNMENT:

Staff Analysis: The existing street was designed and constructed to City standards.

16.32.070: BLOCK DESIGN:

Staff Analysis: The block design for the Double Eagle Estates replat is controlled by the block design of the original Copper Creek Subdivision. The original subdivision plat contained 40 lots and the proposed replat contains 28 lots configured around the existing streets.

Municipal Code Section 16.08.140 defines a "hillside subdivision" as "any subdivision or that portion of a subdivision located in terrain having a slope exceeding ten percent (10%).

Staff Analysis: The grading, excavation and general development for subdivision, including the access street and infrastructure, was completed at the time the original Copper Creek Subdivision was developed. The grading and excavation work proposed in conjunction with this replat pertains to individual lot development.

16.32.100: HILLSIDE SUBDIVISION; GENERALLY:

Planning, platting, and development of hillside subdivisions involve special problems and require special handling by the subdivider and his engineer, and by the commission, planner, and reviewing officials. These problems are preservation of scenic beauty for the benefit of the general public, safe construction of public improvements commensurate with lower density and lesser public use, and safe construction of private improvements related to sewage disposal, water supply, storm drainage, and foundation bearing.

16.32.110: HILLSIDE SUBDIVISION; LOT WIDTH AND AREA:

Lot width and area shall be closely related to the terrain, drainage, percolation factors, or construction of sanitary sewers, with emphasis placed on selection of homesites and the access to the homesites.

Staff Analysis: The proposed lot widths and areas include fairly extensive cut and fill site development activities in order to create a building pad for each residential lot. The original Copper Creek Subdivision contained 37 residential development lots and three non-development lots. The proposed replat contains 27 residential development lots and one non-development common lot. The reconfiguration of the lots is related to the terrain, drainage and the location of the existing infrastructure.

16.32.130: HILLSIDE SUBDIVISION; SPECIAL PRELIMINARY PLAT REQUIREMENTS:

Special preliminary plat requirements shall be as follows:

A. Topography by suitable contour interval showing location of major and minor washes;

B. Road profiles and cross sections may be required at the discretion of the city engineer;

C. Percolation test and test boring logs in accordance with the requirements of the county health department should be taken at the proposed subdivision prior to submittal of the preliminary plat.

Staff Analysis: The applicant's preliminary plat map shows existing and proposed contours at 2 foot intervals and is suitable for showing topographic features. A "Slope Analysis" map was also submitted with the application.

Road profiles were submitted for the existing roads (Surprise Valley Road and Von Elm Street).

No percolation or boring tests are required because sanitary sewer was provided with the development of the original Copper Creek Subdivision.

ZONING ORDINANCE SECTION 17.05.100 SLOPE DEVELOPMENT STANDARDS:

Section 17.05.120(A) & (B) requires developments where topographical slopes exceed 15% to comply with the Slope Development Standards including geotechnical reports by appropriately licensed professionals.

Staff Analysis: The applicant submitted a geotechnical report with the preliminary plat application.

SECTION 17.05.140 SITE AND BUILDING DEVELOPMENT GUIDELINES:

(A) Site Plan and Building Design:

1. Areas disturbed by grading (e.g., cut and fill) shall be kept to a minimum.
2. Development shall be concentrated on slopes less than fifteen percent (15%) on the site, with slopes of greater than fifteen percent (15%) remaining undisturbed to the extent possible. Maximum disturbance of the site development area shall be as set out in Table 15.05.140.

Table 17.05.140
Disturbance Standards

Slope %	Max % Disturbance Allowed	% Disturbance Proposed
0 to 14.9	100% (8.7 acres)	36.12% (3.145 acres)
15.0 to 24.9	50% (4.35 acres)	1.38% (0.12 acres)
25.0 to 34.9	25% (2.18 acres)	0.49% (0.043 acres)
35% +	10% (0.87 acres)	1.23% (0.107 acres)

NOTE: Maximum percent of site disturbance means the total disturbed area of alteration to the ground of the entire lot or parcel resulting from temporary or permanent construction activities.

Staff Analysis: The analysis of the site disturbance standards only applies to grading and excavation activities associated with the replat in order to create a buildable site for each proposed lot. Therefore, site disturbance activities conducted in conjunction with the original Copper Creek Subdivision are not subject to this analysis. Based on the information submitted by the applicant's engineer, the site disturbance activities are in compliance with these provisions.

Grading and Storm Water Drainage: Grading and excavation activities will be subject to compliance with the Construction Plans/Infrastructure requirements pursuant to **Exhibit 2**.

City Department Comments: City Department comments have been incorporated into **Exhibit 2**.

Utility Provider Notice: Utility providers were provided notice on 06/01/16. Idaho Power Company responded that they have infrastructure in place for the previous subdivision and they may need to move devices when they are notified or asked. No other comments were received from notified utility providers prior to the completion of this report.

Public Notice: Public notice of the Planning & Zoning Commission meeting was published on 06/23/16.

Attachments: Exhibit 1: Application w/ preliminary replat & original Copper Creek Subdivision plat
Exhibit 2: Memorandum from Public Works Engineering
Exhibit 3: Aerial Photo

PLANNING & DEVELOPMENT SERVICES
PO Box 4169, 911 NORTH 7 AVENUE
POCATELLO, IDAHO 83205
PHONE (208)234-6184; FAX (208)234-6586

PRELIMINARY PLAT APPLICATION

Submittal Received: 4-22-16
Permit No.: 16-1189
Staff Contact: DF
Receipt #: 124732
PZC Meeting Date: 7-13-16
Receipt Date: 6-2-16

Filing Fee: $350.00

Applicant:
RIDGEPOINT HOLDINGS, LLC - MICHAEL MILLWARD
Name
9716 WEST BIGHORN DR., POCATELLO, IDAHO 83204
Mailing address
208-241-6889
Phone (work/cellular/home)

Engineer:
RMES - JOEL P. DIXON
Firm & Contact
600 EAST OAK STREET
Mailing address
208-234-0110
Phone (work/cellular/home)

Project Information:

Subdivision Name: DOUBLE EAGLE ESTATES Is this a replat? ■**Yes*** ☐No

Zoning: RESIDENTIAL MEDIUM DENSITY (RMS) Comprehensive Plan Land Use Designation: RESIDENTIAL

Location (Section, Township, Range): NE 1/4 SEC. 13, T. 6 S., R. 34 E., B.M.

General Location: LOCATED AT THE END OF SURPRISE VALLEY ROAD, SOUTH OF THE HIGHLAND GOLF COURSE

Total Acreage: ~~9.08~~ 8.697± Total Number of Lots: ~~29~~ 28 LOTS (~~28~~ 27 BUILDABLE)

TERMS AND CONDITIONS

*** Replats require submittal, with this application, of the original plat and any associated homeowner covenants.**

The approval of this application does not permit the violation of any section of the Building Code or other Municipal Codes.

I hereby acknowledge that I have read this application and state that the above information is correct. **THIS APPLICATION SHALL NOT BE CONSIDERED COMPLETE (NOR WILL A HEARING DATE BE SCHEDULED) UNTIL ALL REQUIRED INFORMATION HAS BEEN SUBMITTED AND VERIFIED.**

I am also aware the applicant or a representative must be present at the Planning & Zoning Commission and/or City Council meeting.

I HAVE READ THE FOREGOING AND AGREE TO THE ABOVE TERMS AND CONDITIONS.

Signature of Applicant: _____ Date: 4/22/16

Signature of Representative: _____ Date: 04/22/2016

**** A sign (giving public notice) will be posted at the proposed site during the course of these proceedings.***

RECEIVED
APR 22 2016
By _____

CURVE TABLE						
#	RADIUS	Δ	ARC LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	40.79'	180°00'00"	128.15'	INFINITY'	S 42°08'45" E	81.58'
C2	23.50'	44°13'11"	18.14'	9.55'	S 26°48'11" W	17.69'
C3	100.00'	28°21'27"	49.49'	25.26'	S 14°10'25" W	48.99'
C4	100.00'	28°21'27"	49.49'	25.26'	S 14°10'25" W	48.99'
C5	100.00'	63°40'49"	111.14'	62.10'	S 31°50'44" E	105.51'
C6	100.00'	8°08'15"	14.20'	7.11'	S 67°45'16" E	14.19'
C7	100.00'	42°54'20"	74.88'	39.30'	N 86°43'27" E	73.15'
C8	100.00'	32°03'05"	55.94'	28.72'	N 49°14'45" E	55.21'
C9	100.00'	15°55'09"	27.78'	13.98'	N 25°15'38" E	27.70'
C10	100.00'	7°15'47"	12.68'	6.35'	N 20°55'57" E	12.67'
C11	100.00'	13°20'38"	23.29'	11.70'	N 31°14'09" E	23.24'
C12	100.00'	9°22'47"	16.37'	8.20'	N 34°20'46" E	16.35'
C13	40.00'	70°22'58"	49.14'	28.21'	N 74°13'38" E	46.10'
C14	30.00'	41°08'48"	21.54'	11.26'	N 35°05'59" W	21.08'
C15	40.00'	57°21'00"	40.04'	21.88'	N 14°08'55" E	38.39'
C16	40.00'	70°20'49"	49.11'	28.19'	N 77°59'49" E	46.08'
C18	40.79'	67°15'35"	47.88'	27.13'	S 14°13'27" W	45.18'
C19	30.00'	19°24'01"	10.16'	5.13'	S 09°42'20" E	10.11'
C20	76.50'	17°30'00"	23.37'	11.77'	S 08°44'41" W	23.27'
C21	15.00'	70°35'39"	18.48'	10.62'	S 52°47'30" W	17.33'
C22	63.50'	49°03'10"	54.36'	28.97'	S 63°33'44" W	52.72'
C23	123.50'	9°22'47"	20.22'	10.13'	S 34°20'46" W	20.20'
C24	76.50'	9°22'47"	12.52'	6.28'	N 34°20'46" E	12.51'
C25	10.00'	140°57'31"	24.60'	28.21'	S 70°29'05" E	18.85'
C26	123.50'	21°41'59"	46.77'	23.67'	S 10°51'18" E	46.49'
C27	123.50'	19°28'15"	41.97'	21.19'	S 31°26'25" E	41.77'
C28	123.50'	22°20'09"	48.14'	24.38'	S 52°20'37" E	47.84'
C29	100.00'	27°08'08"	47.36'	24.13'	S 13°39'43" W	46.92'
C30	123.50'	5°48'48"	12.53'	6.27'	S 66°25'05" E	12.53'
C31	87.50'	27°08'08"	41.44'	21.12'	S 13°39'43" W	41.05'
C32	123.50'	2°29'54"	5.38'	2.69'	S 70°34'26" E	5.38'
C33	123.50'	13°07'22"	28.29'	14.21'	S 78°23'04" E	28.22'
C34	123.50'	29°46'57"	64.20'	32.84'	N 80°09'46" E	63.48'
C35	123.50'	13°48'56"	29.78'	14.96'	N 58°21'49" E	29.71'
C36	123.50'	34°09'19"	73.62'	37.94'	N 34°22'42" E	72.54'
C37	76.50'	14°16'36"	19.06'	9.58'	N 24°26'21" E	19.01'
C38	76.50'	6°19'50"	8.45'	4.23'	N 34°44'34" E	8.45'
C39	10.00'	42°35'09"	7.43'	3.90'	N 59°12'03" E	7.26'

CURVE TABLE						
#	RADIUS	Δ	ARC LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C40	35.50'	85°53'13"	53.21'	33.04'	N 37°33'01" E	48.37'
C41	35.50'	54°11'55"	33.58'	18.17'	N 32°29'33" W	32.34'
C42	35.50'	69°41'03"	43.18'	24.71'	S 85°33'58" W	40.56'
C43	35.50'	55°24'07"	34.33'	18.64'	S 23°01'23" W	33.00'
C44	10.00'	42°35'09"	7.43'	3.90'	S 16°36'54" W	7.26'
C45	123.50'	1°52'56"	4.06'	2.03'	S 36°58'01" W	4.06'
C46	10.00'	72°25'08"	12.64'	7.32'	S 72°14'07" W	11.81'
C47	57.50'	31°14'00"	31.34'	16.07'	N 87°10'20" W	30.96'
C48	57.50'	34°23'15"	34.51'	17.79'	S 60°01'03" W	33.99'
C49	57.50'	19°55'44"	20.00'	10.10'	S 32°51'33" W	19.90'
C50	57.50'	37°25'16"	37.55'	19.47'	S 04°11'03" W	36.89'
C51	47.50'	27°24'11"	22.72'	11.58'	S 28°13'41" E	22.50'
C52	10.00'	97°20'24"	16.99'	11.37'	S 06°44'26" W	15.02'
C53	76.50'	9°51'39"	13.17'	6.60'	S 60°20'28" W	13.15'
C54	76.50'	42°54'20"	57.29'	30.06'	S 86°43'27" W	55.96'
C55	76.50'	45°28'14"	60.71'	32.06'	N 49°05'16" W	59.13'
C56	76.50'	26°20'50"	35.18'	17.91'	N 13°10'44" W	34.87'
C57	76.50'	28°21'27"	37.86'	19.33'	N 14°10'25" E	37.48'
C58	123.50'	11°15'50"	24.28'	12.18'	N 22°43'13" E	24.24'
C59	123.50'	17°05'37"	36.85'	18.56'	N 08°32'30" E	36.71'
C60	10.00'	148°10'22"	25.86'	35.07'	N 88°36'46" W	19.23'
C61	22.50'	57°21'00"	22.52'	12.31'	N 14°08'55" E	21.59'
C62	22.50'	37°15'05"	14.63'	7.58'	N 61°26'58" E	14.37'
C63	10.00'	117°13'33"	20.46'	16.39'	S 41°18'43" E	17.07'

LINE TABLE		
#	BEARING	DISTANCE
L1	S 42°08'45" E	15.00'
L2	S 70°34'53" E	7.55'
L3	N 55°40'23" W	24.27'
L4	S 66°49'46" E	24.62'
L5	S 27°13'47" W	28.35'
L6	S 27°13'47" W	29.14'
L7	S 00°05'39" W	12.35'

LINE TABLE		
#	BEARING	DISTANCE
L8	N 37°54'28" E	15.89'
L9	S 37°54'28" W	15.89'
L10	N 14°31'35" W	20.38'
L11	N 42°49'25" E	13.57'
L12	S 17°18'03" W	47.28'
L13	N 89°59'41" E	2.39'

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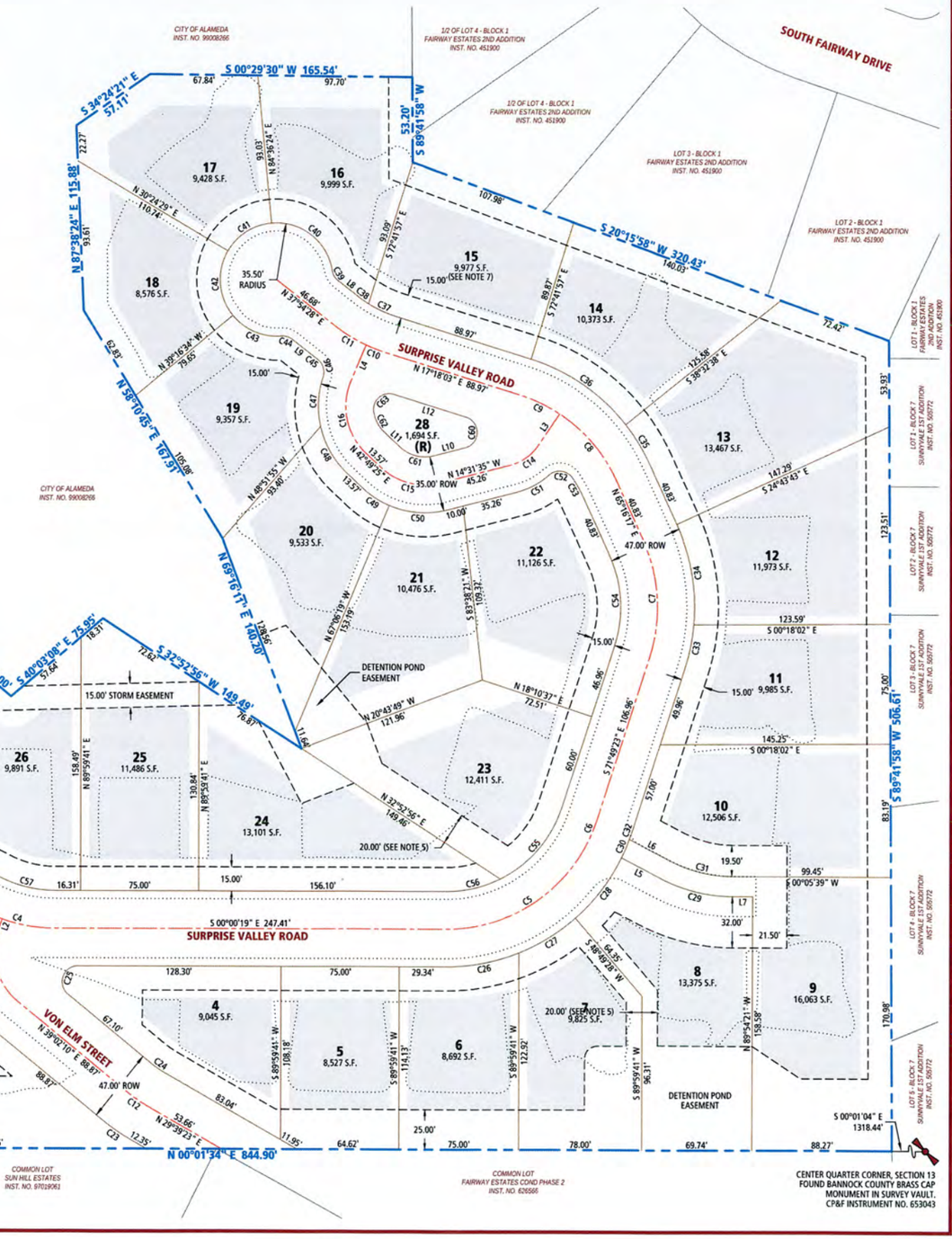
PRELIMINARY PLAT FOR THE:
DOUBLE EAGLE ESTATES
LOT & EASEMENT LAYOUT

A REPLAT OF LOTS 1R & 3-40, BLOCK 2 OF COPPER CREEK SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 34 EAST, B.M., BANNOCK COUNTY, IDAHO



VICINITY MAP

LEGEND & NOTES

BOUNDARY LINE
PROPERTY LINE
EASEMENT LINE
CENTERLINE
SECTION LINE
BUILDING ENVELOPE

KEY SUBDIVISION INFORMATION

ZONING:	RESIDENTIAL MEDIUM DENSITY (RMS)
SETBACKS:	20.00' FRONT (25.00' GARAGE)
	6.00' SIDE (20.00' ALONG ROW)
	20.00' REAR
TOTAL AREA:	8.697 ACRES
TOTAL LOTS:	29 (28 BUILDABLE)
REQ. MIN:	5,000 S.F.
PROP MIN:	8,527 S.F.
AVG LOT:	11,350 S.F.
ROW AREA:	71,248 S.F.

NOTES

1. GAS, POWER, TELEPHONE, CABLE T. V. & ETC. TO BE PROVIDED WITHIN DEVELOPMENT.
2. STORM WATER GENERATED SHALL BE DETAINED ON SITE IN EXISTING DETENTION PONDS.
3. 15' (FT.) WIDE EASEMENTS SHALL BE PROVIDED ALONG ALL RIGHTS OF WAY AND AS NEEDED FOR THE VARIOUS UTILITY COMPANIES.
4. LOT 29 SHALL BE DEDICATED TO & MAINTAINED BY THE SUBDIVISION'S HOMEOWNER ASSOCIATION.
5. 20.00' EASEMENT SHALL BE FOR THE MAINTENANCE OF STORM LINES, AND BE GRADED TO ALLOW ACCESS INTO THE POND AREAS.
6. THE GRADING LIMITS SHOWN ARE FOR A 50'x50' BUILDING PAD AND THE ASSOCIATED CATCH SLOPES.
7. LOT 16 DOES NOT SHOW A GRADING LINE, AS THERE ALREADY EXISTS A 50'x50' BUILDING PAD.

ARCH B SCALE (12"x18")
1 INCH = 80 FEET
80 0 40 80
40 0 20 40
1 INCH = 40 FEET
ARCH D SCALE (24"x36")

BASIS OF BEARING
PER CITY OF POCATELLO DATUM BASED ON THE CENTRAL MERIDIAN OF IDAHO STATE PLANE EAST ZONE COORDINATE SYSTEM.

PRELIMINARY PLAT FOR:
DOUBLE EAGLE ESTATES
LOT & EASEMENT LAYOUT
A REPLAT OF LOTS 1R & 3-40, BLOCK 2 OF COPPER CREEK SUBDIVISION. LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 34 EAST, B.M., BANNOCK COUNTY, IDAHO

PROFESSIONAL ENGINEER REGISTERED 8613 STATE OF IDAHO J. MITCHELL GREER

DEVELOPER INFORMATION			
NAME	RIDGEPOINT HOLDINGS, LLC	ADDRESS	9716 WEST BIGHORN DRIVE POCATELLO IDAHO, 83204
CONTACT	MICHAEL MILLWARD		
PHONE	(208) 241-6889		

SHEET INFORMATION			
DRAWN BY	JOEL P. DIXON	CHECKED BY	J. MITCHELL GREER
PROJECT #	16006	DATE CREATED	4/15/2016
LAST REVISED	6/9/2016		
FILE PATH	R:\16\MILLWARD, MIKE\DOUBLE EAGLE ESTATES - 16006\DES\LAY\COP CRK PRE PLAT		

RMES
Engineers • Surveyors • Planners
301 58th St. W. #138 • Williston, ND 58801 • (701) 572-0110
600 E. Oak St. • Pocatello, ID 83201 • (208) 234-0110

PRELIMINARY PLAT FOR THE:

DOUBLE EAGLE ESTATES

SLOPE ANALYSIS

A REPLAT OF LOTS 1R & 3-40, BLOCK 2 OF COPPER CREEK SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 34 EAST, B.M., BANNOCK COUNTY, IDAHO

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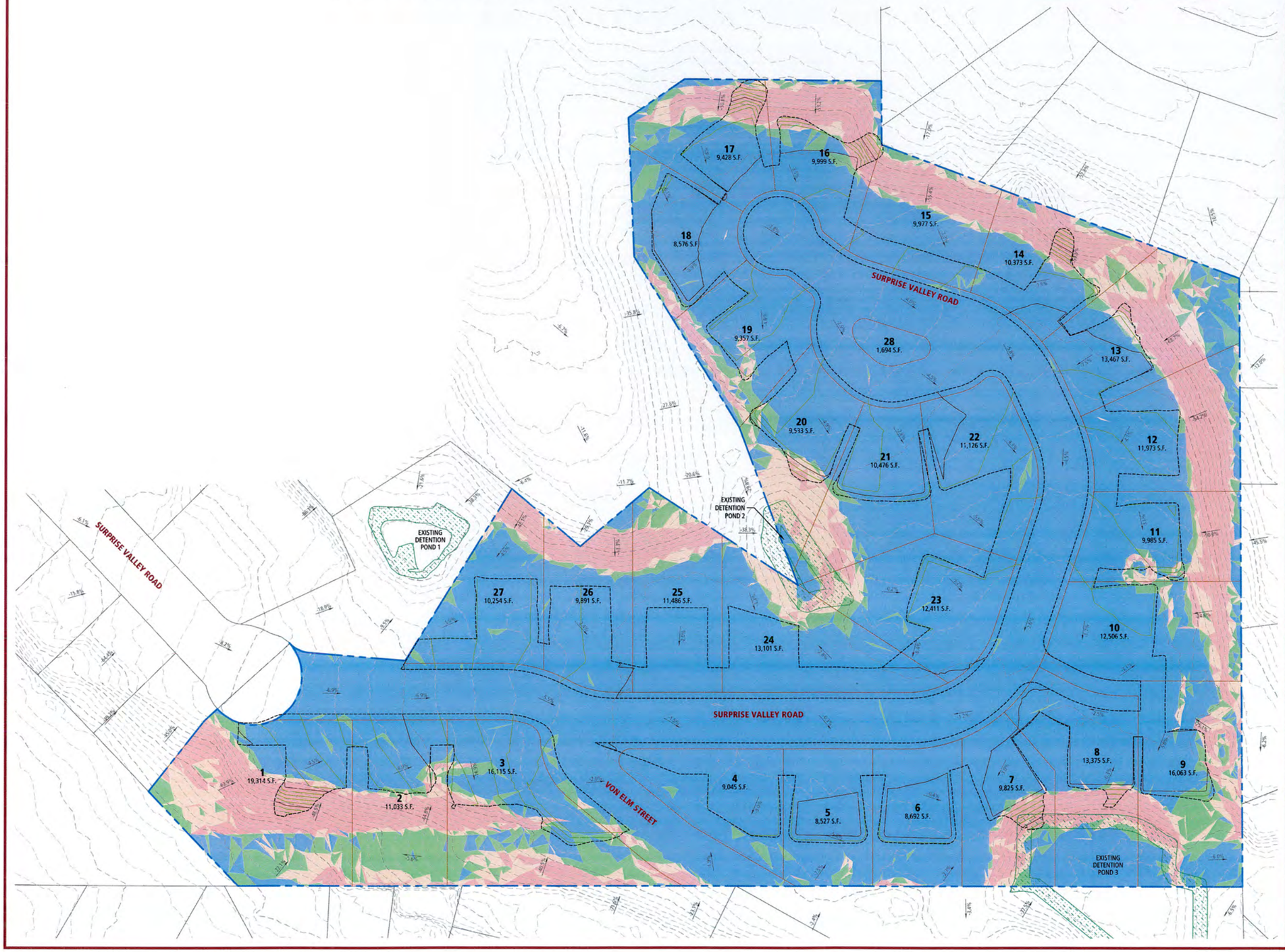

VICINITY MAP

LEGEND & NOTES

- BOUNDARY LINE
- PROPERTY LINE
- EXTENTS OF PROPOSED GRADING
- BUILDING ENVELOPE

SURFACE SLOPE TABLE

RANGE	MIN. SLOPE	MAX. SLOPE	COLOR	AREA (AC.)	MAXIMUM AREA THAT CAN BE DISTURBED (PER CODE)	ACTUAL DIST. (AC.)
1	0.00%	15.00%		6.313	100% OF WHOLE RANGE (6.313 AC.)	3.145
2	15.00%	25.00%		0.706	50% OF WHOLE RANGE (0.706 AC.)	0.120
3	25.00%	35.00%		0.535	25% OF WHOLE RANGE (0.134 AC.)	0.043
4	35.00%	305.21%		1.146	UP TO 2.000 ACRES	0.107

TOTAL AREA OF DISTURBANCE: 3.414 AC.

NOTES

1. GAS, POWER, TELEPHONE, CABLE T. V. & ETC. TO BE PROVIDED WITHIN DEVELOPMENT.
2. STORM WATER GENERATED SHALL BE DETAINED ON SITE IN EXISTING DETENTION PONDS.
3. 15' (FT.) WIDE EASEMENTS SHALL BE PROVIDED ALONG ALL RIGHTS OF WAY AND AS NEEDED FOR THE VARIOUS UTILITY COMPANIES.
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ARCH B SCALE (12"x18")
1 INCH = 80 FEET
80 0 40 80

ARCH D SCALE (24"x36")
1 INCH = 40 FEET
40 0 20 40

PRELIMINARY PLAT FOR:

DOUBLE EAGLE ESTATES

SLOPE ANALYSIS

A REPLAT OF LOTS 1R & 3-40, BLOCK 2 OF COPPER CREEK SUBDIVISION. LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 34 EAST, B.M., BANNOCK COUNTY, IDAHO

PROFESSIONAL ENGINEER REGISTERED 8613 STATE OF IDAHO J. MITCHELL GREER

DEVELOPER INFORMATION

NAME	RIDGEPOINT HOLDINGS, LLC	ADDRESS	9716 WEST BIGHORN DRIVE POCATELLO IDAHO, 83204
CONTACT	MICHAEL MILLWARD		
PHONE	(208) 241-6889		

SHEET INFORMATION

DRAWN BY	JOEL P. DIXON		CHECKED BY	J. MITCHELL GREER	
PROJECT #	16006	DATE CREATED	4/15/2016	LAST REVISED	4/20/2016
FILE PATH	R:\16\MILLWARD, MIKE\DOUBLE EAGLE ESTATES - 16006\DES\LAY\COP CRK PRE PLAT				

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600 E. Oak St. • Pocatello, ID 83201 • (208) 234-0110

PRELIMINARY PLAT FOR THE:

DOUBLE EAGLE ESTATES

SITE IMPROVEMENTS

A REPLAT OF LOTS 1R & 3-40, BLOCK 2 OF COPPER CREEK SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 34 EAST, B.M., BANNOCK COUNTY, IDAHO

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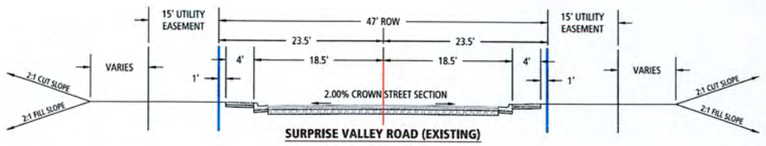
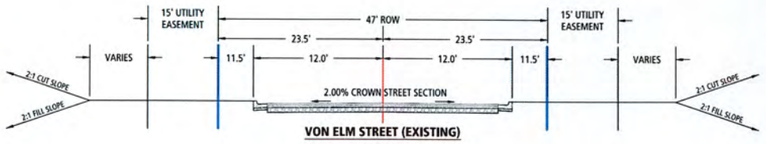


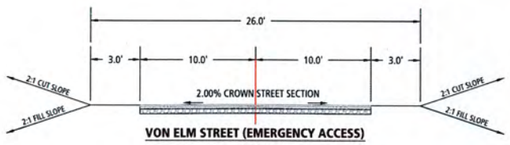
SURPRISE VALLEY ROAD (EXISTING)

NO SCALE



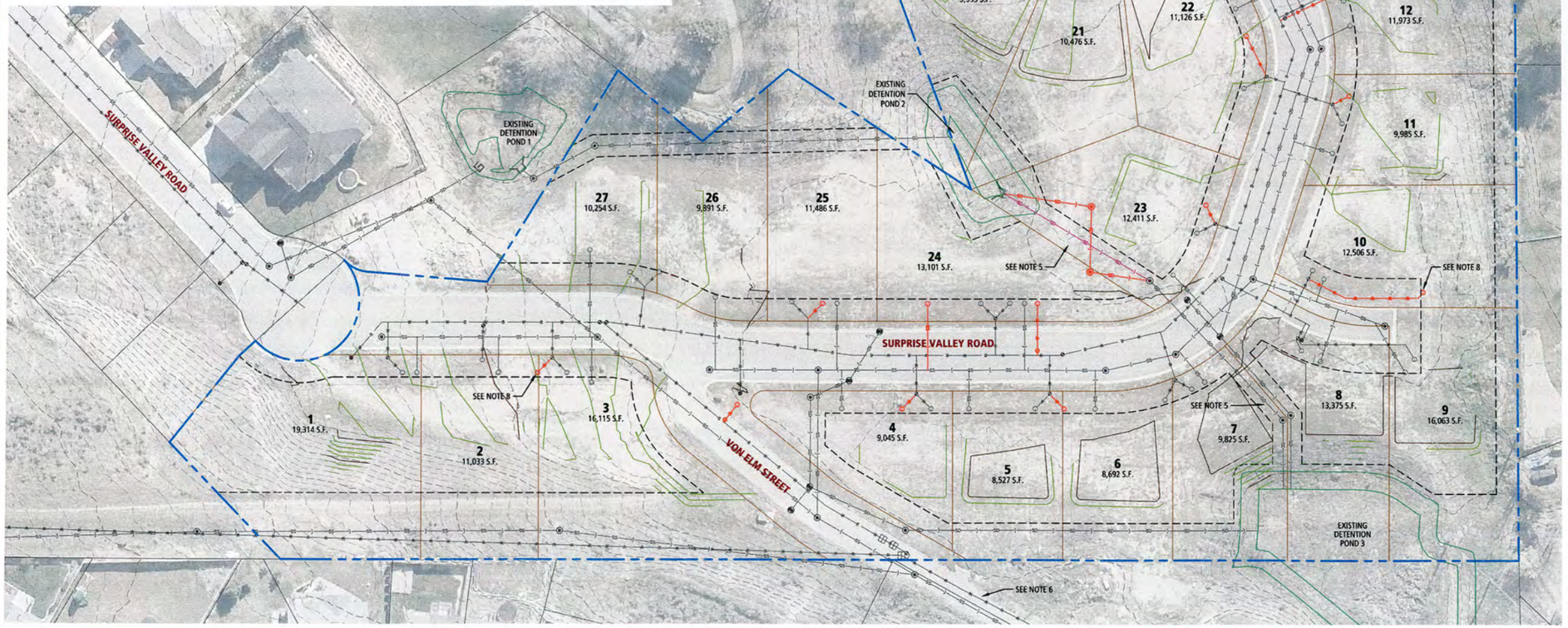
VON ELM STREET (EXISTING)

NO SCALE



VON ELM STREET (EMERGENCY ACCESS)

NO SCALE



VICINITY MAP

LEGEND & NOTES

BOUNDARY LINE
PROPERTY LINE
EASEMENT LINE
EXISTING CONTOUR LINES

EXISTING	PROPOSED	REMOVE	
			WATER LINE
			SEWER LINE
			STORM LINE
			SEWER MANHOLE
			SEWER SERVICE
			STORM MANHOLE
			STORM CATCH BASIN
			FIRE HYDRANT
			WATER METER
			WATER SERVICE
			WATER VALVE

NOTES

1. GAS, POWER, TELEPHONE, CABLE T. V. & ETC. TO BE PROVIDED WITHIN DEVELOPMENT.
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4. LOT 29 SHALL BE DEDICATED TO & MAINTAINED BY THE SUBDIVISION'S HOMEOWNER ASSOCIATION.
5. 20.00' EASEMENT SHALL BE FOR THE MAINTENANCE OF STORM LINES, AND BE GRADED TO ALLOW ACCESS INTO THE POND AREAS.
6. THE DEVELOPER SHALL CONNECT THE TWO CURRENT ENDS OF VON ELM STREET WITH A 20.00' WIDE PAVED EMERGENCY ACCESS (SEE TYPICAL SECTION)
7. LOTS 1, 2, AND 13-17 MAY REQUIRE WALLS TO BE BUILT AT THE TIME OF HOME CONSTRUCTION.
8. ANY UNUSED WATER OR SEWER SERVICES SHALL BE CAPPED & ABANDONED AT THEIR RESPECTIVE MAINLINE, AND THE AFFECTED PARTS OF THE ROAD REPAIRED.

ARCH B SCALE (12"x18")

1 INCH = 80 FEET

80 0 40 80

ARCH D SCALE (24"x36")

40 0 20 40

1 INCH = 40 FEET

PRELIMINARY PLAT FOR:

DOUBLE EAGLE ESTATES

SITE IMPROVEMENTS

A REPLAT OF LOTS 1R & 3-40, BLOCK 2 OF COPPER CREEK SUBDIVISION. LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 34 EAST, B.M., BANNOCK COUNTY, IDAHO

PROFESSIONAL ENGINEER REGISTERED 8613 STATE OF IDAHO J. MITCHELL GREER

DEVELOPER INFORMATION

NAME	RIDGEPOINT HOLDINGS, LLC	ADDRESS	9716 WEST BIGHORN DRIVE POCATELLO IDAHO, 83204
CONTACT	MICHAEL MILLWARD		
PHONE	(208) 241-6889		

SHEET INFORMATION

DRAWN BY	JOEL P. DIXON	CHECKED BY	J. MITCHELL GREER
PROJECT #	16006	DATE CREATED	4/15/2016
LAST REVISED	4/20/2016		
FILE PATH	R:\16\MILLWARD, MIKE\DOUBLE EAGLE ESTATES - 16006\DES\LAY\COP CRK PRE PLAT		

RMES
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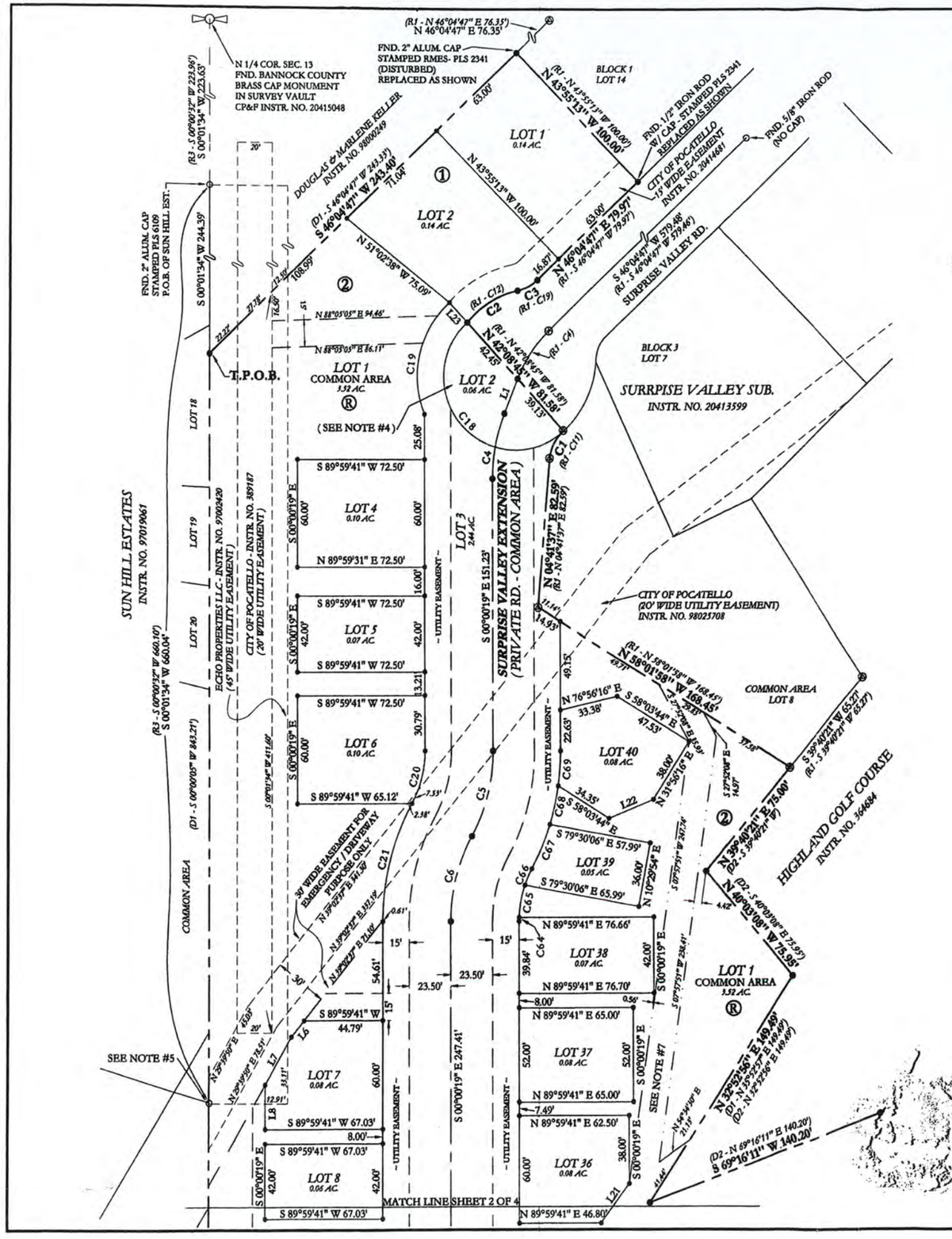
COPPER CREEK SUBDIVISION
A GATED COMMUNITY
NORTHEAST QUARTER OF SECTION 13, T. 6 S., R. 34 E., B.M.
BANNOCK COUNTY, IDAHO
SCALE 1" = 40'
MATCH LINE SHEET 1 OF 4
LOT 1 COMMON AREA 3.52 AC.
LOT 3 2.44 AC.
LOT 7 0.08 AC.
LOT 8 0.06 AC.
LOT 9 0.06 AC.
LOT 10 0.06 AC.
LOT 11 0.06 AC.
LOT 12 0.06 AC.
LOT 13 0.07 AC.
LOT 14 0.08 AC.
LOT 15 0.09 AC.
LOT 16 0.07 AC.
LOT 17 0.04 AC.
LOT 18 0.08 AC.
LOT 19 0.05 AC.
LOT 20 0.08 AC.
LOT 21 0.06 AC.
LOT 22 0.06 AC.
LOT 23 0.07 AC.
LOT 24 0.11 AC.
LOT 25 0.07 AC.
LOT 26 0.11 AC.
LOT 27 0.08 AC.
LOT 28 0.09 AC.
LOT 29 0.08 AC.
LOT 30 0.08 AC.
LOT 31 0.10 AC.
LOT 32 0.07 AC.
LOT 33 0.07 AC.
LOT 34 0.04 AC.
LOT 35 0.07 AC.
LOT 36 0.08 AC.
LOT 37 0.08 AC.
LOT 38 0.07 AC.
SURPRISE VALLEY EXTENSION (PRIVATE RD. - COMMON AREA)
HIGHLAND GOLF COURSE INSTR. NO. 364684
50' WIDE RIGHT OF WAY CITY OF ALAMEDA INSTR. NO. 389456
FAIRWAY ESTATES CONDOMINIUMS PHASE II INSTR. NO. 626566
FAIRWAY ESTATES 2ND ADDITION INSTR. NO. 451900
SUNNYVALE 1ST ADDITION INSTR. NO. 505772
LOT 4 BLOCK 1
~ UTILITY EASEMENT ~
~ UTILITY / DRAINAGE EASEMENT ~
STORMWATER EASEMENT INSTR.#
20' WIDE STORM SEWER EASEMENT - INSTR. NO. 564274
STORMWATER EASEMENT INSTR.# 21002804
SEE NOTE #5
SEE NOTE #6
SEE NOTE #7
SEE DETAIL SHEET 3 OF 4
FND. 5/8" IRON ROD N 1/16 COR. SEC. 13 PER SUNNYVALE 1ST ADD. CP&F INSTR. NO.658924
N 1/16 COR. SEC. 13 FND. 5/8" IRON ROD CP&F INSTR. NO.608571
C 1/4 SEC. 13 FND. BANNOCK COUNTY BRASS CAP MONUMENT CP&F INSTR. NO. 653043
FND. 1/2" IRON ROD (NO CAP) REPLACED AS SHOWN
FND. 1/2" IRON ROD - NO CAP
NE 1/16 COR. SEC. 13 FND. 5/8" IRON ROD - NO CAP NE COR. SYRINGA TERRACE INSTR. NO. 585589 CP&F INSTR. NO. 658925
S 00°01'34" W 844.90'
N 89°41'58" E 506.61'
N 89°41'58" E 814.05'
N 00°29'30" E 165.54'
S 87°38'24" W 115.88'
S 58°10'45" W 167.91'
S 69°16'11" W 140.20'
N 32°52'56" E 149.49'
N 20°15'58" E 320.43'
S 00°01'04" E 1318.44'
COPPER CREEK SUBDIVISION
A GATED COMMUNITY
NORTHEAST QUARTER OF SECTION 13, T.6S., R.34E., B.M.
BANNOCK COUNTY, IDAHO
PROJECT NO. 07508
DRAWN BY: CMA
8/12/10
REVISIONS
SCALE 1" = 40'
SHEET 2 OF 4
CREEK HOLLOW & ASSOCIATES, INC.
C H & A
CHUBBUCK, ID 83202



COPPER CREEK SUBDIVISION

A GATED COMMUNITY

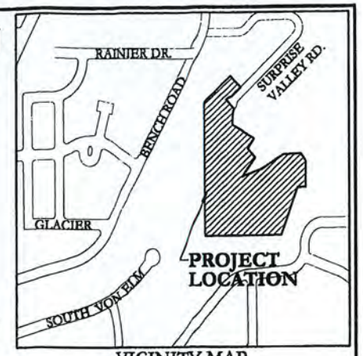
NORTHEAST QUARTER OF SECTION 13, T. 6 S., R. 34 E., B.M.

BANNOCK COUNTY, IDAHO

SCALE 1" = 40'

BASIS OF BEARING

BASIS OF BEARING PER CITY DATUM BASED ON THE CENTRAL MERIDIAN OF THE EAST ZONE OF THE IDAHO STATE PLANE COORDINATE SYSTEM



VICINITY MAP

LEGEND

(LEGEND APPLIES TO SHEETS 1 & 2)

- SET 5/8 INCH BY 24 INCH REBAR WITH 2 INCH ALUMINUM CAP STAMPED PLS 12457 (SUBDIVISION BOUNDARY LINES AND STREET CENTERLINES)
- SET 1/2 INCH BY 24 INCH REBAR WITH YELLOW PLASTIC CAP STAMPED CH&A - PLS 12457 (LOT CORNERS & END OF CURVES)
- × CALCULATED POSITION - NO MONUMENT SET
- FOUND 2" ALUMINUM CAP STAMPED RMES - PLS 2341 PER SURPRISE VALLEY SUB. RECORD INST.# 20413599
- ○ FOUND EXISTING PROPERTY CORNER MONUMENT - SIZE AND TYPE AS NOTED
- ⊕ FOUND CITY OF POCATELLLO VAULT WITH 2" ALUMINUM CAP - STAMPED PLS 2341
- FOUND SECTION CORNER MONUMENT AS NOTED
- ① BLOCK NUMBER
- Ⓡ RESTRICTED LOT, NO BUILDING, OPEN SPACE, (SEE NOTE #2 ON SHEET 3 OF 4)
- SUBDIVISION BOUNDARY LINE
- UTILITY EASEMENT SIDE LINES
- STREET CENTERLINES
- SUBDIVISION LOT LINES
- ADJOINING DEED LINES
- SECTION LINES
- RECORD EASEMENT SIDE LINES
- STORMWATER EASEMENT SIDE LINES - (SEE NOTE #7 ON SHEET 3 OF 4)

RECORD BEARING / DISTANCE

(R1) = PER SURPRISE VALLEY SUBDIVISION - INSTR.# 20413599
(R2) = PER SUNNYVALE 1ST ADDITION - INSTR.# 505772
(R3) = PER SUN HILL ESTATES - INSTR.# 97019061
(R4) = PER RECORD OF SURVEY - INSTR.# 96006689
(R5) = PER FAIRWAY ESTATES CONDOMINIUMS PHASE II - INSTR.# 626566
(R6) = PER FAIRWAY ESTATES 2ND ADDITION - INSTR.# 451900
(R7) = PER FAIRWAY ESTATES CONDOMINIUMS - INSTR.# 610787
(D1) = PER WARRANTY DEED - INSTR.# 20703436
(D2) = PER WARRANTY DEED - INSTR.# 99008266

COPPER CREEK SUBDIVISION

A GATED COMMUNITY

NORTHEAST QUARTER OF SECTION 13, T.6S., R.34E., B.M.

BANNOCK COUNTY, IDAHO

PROJECT NO. 07508	REVISIONS			
DRAWN BY: CMA	1			SCALE 1" = 40'
8/12/10	2			SHEET 1 OF 4

CREEK HOLLOW & ASSOCIATES, INC.
CH&A
922 HOMERIN ST., CHUBBUCK, ID 83202 - PHONE/FAX (208) 238-8052

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD BEARING	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	44°13'07"	N 26°48'11" E	9.55	23.50	18.14	17.69
C2	39°17'24"	N 58°05'41" E	17.85	50.00	34.29	33.62
C3	31°39'36"	N 61°54'35" E	6.66	23.50	12.99	12.82
C4	21°15'55"	S 10°37'39" W	18.77	100.00	37.12	36.90
C5	28°21'27"	S 14°10'25" W	25.26	100.00	49.49	48.99
C6	28°21'27"	S 14°10'25" W	25.26	100.00	49.49	48.99
C7	63°40'49"	S 31°50'44" E	62.10	100.00	111.14	105.51
C8	08°08'15"	S 67°45'16" E	7.11	100.00	14.20	14.19
C9	27°08'08"	S 13°39'43" W	24.13	100.00	47.36	46.92
C10	42°54'20"	N 86°43'27" E	39.30	100.00	74.88	73.15
C11	32°03'05"	N 49°14'45" E	28.72	100.00	55.94	55.21
C12	15°55'09"	N 25°15'38" E	13.98	100.00	27.78	27.70
C13	07°15'47"	N 20°55'57" E	6.35	100.00	12.68	12.67
C14	13°20'38"	N 31°14'09" E	11.70	100.00	23.29	23.24
C15	41°08'48"	N 35°05'59" W	11.26	30.00	21.54	21.08
C16	57°21'00"	N 14°08'55" E	21.88	40.00	40.04	38.39
C17	70°20'49"	N 77°59'49" E	28.19	40.00	49.11	46.08
C18	180°00'00"	S 42°08'45" E	81.58	40.79	128.15	81.58
C19	69°54'45"	S 12°53'53" W	39.00	55.79	68.08	63.93
C20	28°21'27"	S 14°10'25" W	15.54	61.50	30.44	30.13
C21	28°21'27"	S 14°10'25" W	34.99	138.50	68.55	67.85
C23	02°58'55"	S 01°29'46" E	3.60	138.50	7.21	7.21
C24	02°12'48"	S 04°05'38" E	2.68	138.50	5.35	5.35
C25	14°23'10"	S 12°23'37" E	17.48	138.50	34.78	34.68
C26	02°08'04"	S 20°39'14" E	2.58	138.50	5.16	5.16
C27	15°05'34"	S 29°16'03" E	18.35	138.50	36.48	36.38
C28	13°03'50"	S 43°20'45" E	15.86	138.50	31.58	31.51
C29	08°57'37"	S 22°44'58" W	10.38	132.50	20.72	20.70
C30	18°10'31"	S 09°10'54" W	21.19	132.50	42.03	41.86
C31	27°08'08"	N 13°39'43" E	16.29	67.50	31.97	31.67
C32	02°21'40"	S 73°00'13" E	2.85	138.50	5.71	5.71
C33	02°30'51"	S 75°26'29" E	3.04	138.50	6.08	6.08
C34	15°48'33"	S 84°36'11" E	19.23	138.50	38.21	38.09
C35	02°32'24"	N 86°13'21" E	3.07	138.50	6.14	6.14
C36	13°34'30"	N 78°09'54" E	16.48	138.50	32.81	32.74
C37	02°30'44"	N 70°07'17" E	3.04	138.50	6.07	6.07
C38	03°35'38"	N 67°04'06" E	4.35	138.50	8.69	8.69
C39	12°55'27"	N 58°48'34" E	15.69	138.50	31.24	31.18
C40	02°34'36"	N 51°03'32" E	3.11	138.50	6.23	6.23
C41	14°57'23"	N 42°17'33" E	18.18	138.50	36.15	36.05
C42	09°36'13"	N 30°00'45" E	11.63	138.50	23.21	23.19
C43	07°54'35"	N 21°15'21" E	9.58	138.50	19.12	19.10
C44	20°36'25"	N 27°36'16" E	11.18	61.50	22.12	22.00
C45	09°09'06"	N 73°39'29" E	4.04	50.50	8.07	8.06
C46	64°47'55"	N 36°40'58" E	32.05	50.50	57.11	54.12
C47	09°25'59"	N 00°25'59" W	4.17	50.50	8.31	8.30
C48	50°00'49"	N 30°09'23" W	23.56	50.50	44.08	42.70
C49	04°32'22"	N 57°25'58" W	2.00	50.50	4.00	4.00
C50	45°10'58"	N 82°17'38" W	21.01	50.50	39.82	38.80
C51	21°02'03"	S 64°35'51" W	9.38	50.50	18.54	18.44
C52	46°27'05"	S 30°51'17" W	21.67	50.50	40.94	39.83
C53	10°02'49"	S 02°36'20" W	4.44	50.50	8.86	8.84
C54	25°16'46"	N 87°04'36" W	16.26	72.50	31.99	31.73
C55	37°27'36"	S 61°33'13" W	24.58	72.50	47.40	46.56
C56	09°07'11"	S 38°15'49" W	5.78	72.50	11.54	11.53
C57	36°35'47"	S 15°24'20" W	23.97	72.50	46.31	45.52
C58	11°38'02"	S 08°42'34" E	7.39	72.50	14.72	14.70
C59	21°59'36"	S 25°31'23" E	12.15	62.50	23.99	23.84
C60	04°47'25"	S 62°52'35" W	2.57	61.50	5.14	5.14
C61	42°54'20"	S 86°43'27" W	24.17	61.50	46.05	44.99
C62	34°16'10"	N 54°41'18" W	18.96	61.50	36.78	36.24
C63	37°32'54"	N 18°46'46" W	20.91	61.50	40.30	39.59
C64	02°00'60"	N 01°00'11" E	1.08	61.50	2.16	2.16
C65	17°05'09"	N 10°33'16" E	9.24	61.50	18.34	18.27
C66	09°15'18"	N 23°43'29" E	4.98	61.50	9.93	9.92
C67	11°10'08"	N 22°46'04" E	13.54	138.50	27.00	26.96
C68	09°07'50"	N 12°37'05" E	11.06	138.50	22.07	22.05
C69	08°03'29"	N 04°01'26" E	9.76	138.50	19.48	19.46

LINE TABLE

NUMBER	DIRECTION	BEARING
L1	S 21°15'36" W	20.71'
L2	S 00°05'39" W	34.35'
L3	N 55°40'23" W	24.27'
L4	N 42°49'25" E	13.57'
L5	S 66°49'46" E	24.62'
L6	S 39°02'37" W	11.43'
L7	S 29°39'50" W	30.39'
L8	S 00°00'19" E	24.72'
L9	S 89°59'41" W	9.18'
L10	S 81°17'41" W	8.53'
L11	S 00°17'15" E	25.75'
L12	S 00°17'15" E	25.87'

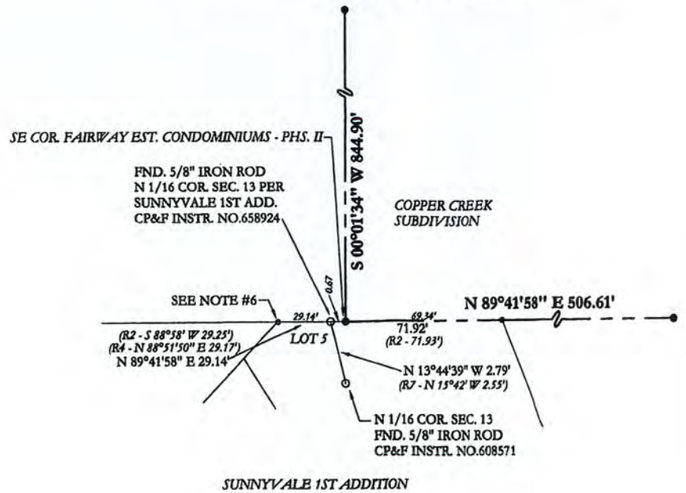
NUMBER	DIRECTION	BEARING
L13	S 18°10'37" W	15.51'
L14	S 03°30'51" W	11.08'
L15	S 13°42'39" E	13.52'
L16	S 29°13'06" E	16.41'
L17	S 70°44'51" E	25.62'
L18	N 32°34'02" E	22.50'
L19	N 32°34'02" E	4.61'
L20	S 87°06'26" W	16.43'
L21	N 35°30'28" E	27.03'
L22	N 67°27'03" E	27.03'
L23	N 42°08'45" W	15.00'
L24	N 46°06'00" E	10.53'

COPPER CREEK SUBDIVISION

A GATED COMMUNITY

NORTHEAST QUARTER OF SECTION 13, T. 6 S., R. 34 E., B.M.

BANNOCK COUNTY, IDAHO



DETAIL

NOT TO SCALE

NOTES:

1. EASEMENTS ARE 15 FEET WIDE AND ARE FOR PUBLIC UTILITIES, DRAINAGE, AND ROADWAY SLOPES, UNLESS OTHERWISE NOTED.

2. COMMON AREAS (LOTS 1 & 3, BLOCK 2) ARE DEDICATED TO THE LOT OWNERS OF BLOCK 2 (EXCLUDING LOTS 1 & 2, BLOCK 1) AND ARE TO BE MAINTAINED BY SAID LOT OWNERS OF BLOCK 2 PER THE RECORDED DECLARATIONS AND COVENANTS. SAID COMMON AREA IS TO BE GRADED TO INSURE PROPER DRAINAGE AWAY FROM AND BETWEEN EACH RESIDENCE. THE HOMEOWNERS ASSOCIATION IS HEREBY GRANTED ACCESS FOR INGRESS AND EGRESS, AND STORM WATER DETENTION AND CONTROL EASEMENT OVER THE ENTIRETY OF THE COMMON AREAS DESIGNATED ON SAID PLAT. NO OTHER ALTERATION MAY BE MADE TO THIS AREA AFTER FINAL GRADING IS COMPLETE.

THE STORMWATER SYSTEM, THE PRIVATE ROAD-COMMON AREA (LOT 3, BLOCK 2), COMMON AREA (LOT 1, BLOCK 2), THE WATER LINES AND THE SANITARY SEWER LINES (EXCEPT THOSE RECORDED UNDER INSTRUMENT NO.'S 389187 & 98025708 WHICH ARE OWNED BY THE CITY OF POCATELLO) ARE PRIVATE AND TO BE OWNED AND MAINTAINED IN COMMON BY SAID LOT OWNERS OF BLOCK 2.

3. SEE SHEET 3 OF 4 FOR CURVE TABLE INFORMATION.

4. LOT 2, BLOCK 2 IS HEREBY DEDICATED TO THE CITY OF POCATELLO FOR RIGHT-OF-WAY PURPOSES.

5. FOUND 5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED PLS 6109 - COMMON CORNER TO THE SOUTHEAST CORNER OF SUN HILL ESTATES (INSTR. NO. 97019061) AND THE NORTHWEST CORNER OF FAIRWAY ESTATES CONDOMINUMS PHASE II (INSTR. NO. 626566).

6. FOUND 1/2" IRON ROD WITH CAP STAMPED PLS 977 PER RECORD OF SURVEY INSTR. NO. 96006689 AT THE NORTHWEST CORNER OF LOT 5 BLOCK 7 OF THE SUNNYVALE 1ST ADDITION - INSTR. NO. 505772.

7. STORMWATER FLOW EASEMENT (PIPING, MANHOLES, DETENTION BASINS, ETC.)

COPPER CREEK SUBDIVISION
A GATED COMMUNITY
NORTHEAST QUARTER OF SECTION 13, T.6S., R.34E., B.M.
BANNOCK COUNTY, IDAHO

PROJECT NO. 07508	REVISIONS			SCALE 1" = 40'
DRAWN BY: CMA	1			SHEET 3 OF 4
8/12/10	2			

CREEK HOLLOW & ASSOCIATES, INC.
C H & A
111 BROADWAY ST., CHUBBUCK, ID 83202 - PHONE/FAX (208) 234-0032

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 13, TOWNSHIP 6 SOUTH, RANGE 34 EAST BEING MARKED WITH A BANNOCK COUNTY MONUMENT AS DESCRIBED IN CORNER PERPETUATION RECORD INSTRUMENT NO. 20415048; THENCE SOUTH 00°01'34" WEST A DISTANCE OF 223.63 FEET TO THE NORTHEAST CORNER OF SUN HILL ESTATES, INSTRUMENT NO. 97019061; THENCE ALONG THE EAST LINE OF SAID SUN HILL ESTATES, SOUTH 00°01'34" WEST A DISTANCE OF 244.39 FEET TO THE TRUE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID EAST LINE OF SUN HILL ESTATES AND EAST LINE OF FAIRWAY ESTATES CONDOMINIUMS PHASE II, INSTRUMENT NO. 626566, SOUTH 00°01'34" WEST A DISTANCE OF 844.90 FEET TO THE SOUTHEAST CORNER OF SAID FAIRWAY ESTATES CONDOMINIUMS PHASE II; THENCE ALONG THE NORTH LINE OF THE SUNNYVALE 1ST ADDITION, INSTRUMENT NO. 505772 AND FAIRWAY ESTATES-2ND ADDITION, INSTRUMENT NO. 451900 NORTH 89°41'58" EAST A DISTANCE OF 506.61 FEET TO THE NORTHEASTERLY CORNER OF LOT 1, BLOCK 1 OF SAID FAIRWAY ESTATES-2ND ADDITION; THENCE ALONG THE WESTERLY LINE OF SAID FAIRWAY ESTATES-2ND ADDITION, NORTH 20°15'58" EAST A DISTANCE OF 320.43 FEET TO THE NORTHWEST CORNER OF LOT 4, BLOCK 1 OF SAID FAIRWAY ESTATES-2ND ADDITION; THENCE NORTH 89°41'58" EAST ALONG THE NORTH LINE OF SAID FAIRWAY ESTATES-2ND ADDITION A DISTANCE OF 53.20 FEET; THENCE NORTH 00°29'30" EAST A DISTANCE OF 165.54 FEET; THENCE NORTH 34°24'21" WEST A DISTANCE OF 57.11 FEET; THENCE SOUTH 87°38'24" WEST A DISTANCE OF 115.88 FEET; THENCE SOUTH 58°10'45" WEST A DISTANCE OF 167.91 FEET; THENCE SOUTH 69°16'11" WEST A DISTANCE OF 140.20 FEET; THENCE NORTH 32°52'56" EAST A DISTANCE OF 149.49 FEET; THENCE NORTH 40°03'08" WEST A DISTANCE OF 75.95 FEET; THENCE NORTH 39°40'21" EAST A DISTANCE 75.00 FEET TO THE SOUTHEAST CORNER OF LOT 8, BLOCK 3 OF SURPRISE VALLEY SUBDIVISION, INSTRUMENT NO. 20413599; THENCE ALONG THE SOUTH LINE OF SAID SURPRISE VALLEY, NORTH 58°01'58" WEST A DISTANCE OF 168.45 FEET; THENCE NORTH 04°41'37" EAST A DISTANCE OF 82.59 FEET TO A POINT OF TANGENCY WITH A 23.50 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 85°18'23" EAST; THENCE IN A NORTHEASTERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 44°13'07" AND AN ARC DISTANCE OF 18.14 FEET (THE CHORD OF SAID CURVE BEARS NORTH 26°48'11" EAST A DISTANCE OF 17.69 FEET) TO A POINT OF NON-TANGENCY; THENCE NORTH 42°08'45" WEST 81.58 FEET TO A POINT OF NON-TANGENCY WITH A 50.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 51°33'01" EAST; THENCE IN NORTHEASTERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 39°17'24" AND AN ARC DISTANCE OF 34.29 FEET (THE CHORD OF SAID CURVE BEARS NORTH 58°05'41" EAST A DISTANCE OF 33.62 FEET) TO A POINT OF REVERSE CURVATURE WITH A 23.50 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTH 14°12'00" WEST; THENCE IN NORHTEASTERLY DIRECTION ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°39'36" AND AN ARC DISTANCE OF 12.99 FEET, (THE CHORD OF SAID CURVE BEARS NORTH 61°54'35" EAST A DISTANCE OF 12.82 FEET); THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID SURPRISE VALLEY ROAD TO THE SOUTHEAST CORNER OF LOT 14, BLOCK 1 OF SAID SURPRISE VALLEY SUBDIVISION, NORTH 46°04'47" EAST A DISTANCE OF 79.97 FEET; THENCE NORTH 43°55'13" WEST A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF LOT 14, BLOCK 1 OF SAID SURPRISE VALLEY SUBDIVISION; THENCE SOUTH 46°04'47" WEST A DISTANCE OF 243.40 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 9.04 ACRES, MORE OR LESS.

OWNERS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE BOUNDARY DESCRIPTION HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO BLOCKS, LOTS, AND PRIVATE STREET (LOT 3, BLOCK 2) AND DO HEREBY WARRANT AND SAVE THE CITY OF POCATELLO AND THE COUNTY OF BANNOCK HARMLESS FROM ANY EXISTING EASEMENTS OR ENCUMBRANCES. IT IS THE INTENTION OF WE THE OWNERS TO INCLUDE ALL OF THE LAND DESCRIBED IN THE BOUNDARY DESCRIPTION IN THIS PLAT. THE LOCATION AND THE DIMENSIONS OF THE BLOCKS, LOTS, AND PRIVATE STREET (LOT 3, BLOCK 2) ARE TO BE AS SHOWN ON THE ACCOMPANYING MAP OF THE PROPERTY. THE WATER LINES, SANITARY SEWER LINES, THE PRIVATE STREET (LOT 3, BLOCK 2) AND THE STORMWATER SYSTEMS ARE NOT DEDICATED TO THE PUBLIC, SAID IMPROVEMENTS AND DESIGNATED COMMON AREAS ARE HEREBY DEDICATED IN COMMON TO THE COPPER CREEK SUBDIVISION LOT OWNERS AND SAID IMPROVEMENTS AND COMMON AREAS ARE TO BE MAINTAINED BY SAID LOT OWNERS; EXCLUDING THEREFROM LOTS 1 AND 2 BLOCK 1 AND LOT 2, BLOCK 2. LOT 2 BLOCK 2 IS HEREBY DEDICATED TO THE PUBLIC FOR PUBLIC RIGHT OF WAY PURPOSES. THE EASEMENTS SHOWN ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS ARE HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES DESIGNATED HEREIN AND NO STRUCTURES OTHER THAN THOSE FOR SUCH UTILITY PURPOSES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS. THE CITY OF POCATELLO IS GRANTED AN ACCESS EASEMENT OVER THE PRIVATE ROAD (LOT 3, BLOCK 2) AND A HISTORICAL STORMWATER FLOW EASEMENT OVER ALL OF LOT 1 BLOCK 2.

IN WITNESS WHEREOF WE OWNERS DO HEREUNTO SET OUR HANDS.

GATED VALLEY PARTNERS, LLC
ROBIN McCULLOCH (MANAGER)

ACKNOWLEDGMENT (1)

STATE OF IDAHO)
)ss
County of Bannock)

ON THIS 13th DAY OF August, 2010, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED THE ABOVE NAMED OWNER, THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING OWNERS' CERTIFICATE, AND ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF THE LIMITED LIABILITY COMPANY (LLC) AS INDICATED; THAT THE LLC OWNS THE PREMISES, DESCRIBED IN THE BOUNDARY DESCRIPTION; THAT THE LLC EXECUTED THE FORGOING OWNER'S CERTIFICATE AND THAT HE EXECUTED THE SAME ON BEHALF OF THE LLC.

NOTARY PUBLIC

RESIDING IN BANNOCK COUNTY, STATE OF IDAHO
MY COMMISSION EXPIRES 12-15 OF 2013

JAY BUTTARS NOTARY PUBLIC STATE OF IDAHO

CULINARY WATER

THIS SUBDIVISION IS ELIGIBLE TO RECEIVE WATER FROM THE EXISTING CITY OF POCATELLO MUNICIPAL WATER SYSTEM.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

ARE RECORDED AS INSTRUMENT NUMBER 210154222
AND ARE HEREBY MADE A PART OF THE PLAT.

SANITARY RESTRICTIONS

A SANITARY RESTRICTION IS IN FORCE PER IDAHO CODE 50-1326 TO 50-1329 ON THIS PLAT. NO BUILDING, DWELLING, OR SHELTER SHALL BE ERECTED UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED AND LIFTED.

SANITARY RESTRICTIONS ARE SATISFIED AND LIFTED
THIS 15 DAY OF September, 2010.

Ken Keller
DEPARTMENT SOUTHEAST DISTRICT HEALTH

COUNTY TREASURER'S CERTIFICATE

PURSUANT TO 50-1308, IDAHO CODE. I, RADENE BARKER DO HEREBY CERTIFY THAT ALL COUNTY PROPERTY TAXES DUE ON THE PROPERTY BEING SUBDIVIDED, BOTH DELINQUENT AND CURRENT, HAVE BEEN PAID IN FULL.

THROUGH December 2009

Radene Barker 9-15-10
RADENE BARKER, COUNTY TREASURER DATE

CITY OF POCATELLO

THE PLAT ON WHICH THIS CERTIFICATION APPEARS IS HEREBY APPROVED BY THE CITY OF POCATELLO, IDAHO, THIS 15th DAY OF September, 2010.

BRIAN BLAD, MAYOR MERRILL QUALE, ENGINEER FOR THE CITY

RHONDA JOHNSON, CITY CLERK

COUNTY SURVEYOR'S CERTIFICATE

I, TIM SHURTLIFF, SURVEYOR IN AND FOR BANNOCK COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND COMPUTATIONS SHOWN HEREON, AND HAVE DETERMINED THAT THE REQUIREMENT OF IDAHO CODE 50-1305 HAVE BEEN MET, AND I APPROVE THE SAME FOR FILING THIS 15 DAY OF Sept., 2010.

TIM SHURTLIFF PLS 977

CITY SURVEYOR

THIS IS TO CERTIFY THAT I, MARK JENSEN, A REGISTERED LAND SURVEYOR, REGISTERED BY THE STATE OF IDAHO, HAVE CHECKED THIS PLAT AND FIND NO DISAGREEMENTS WITH THE LAWS RELATING THERETO.

MARK JENSEN, PLS 10343 9-15-2010 DATE
POCATELLO CITY SURVEYOR

COUNTY RECORDER'S CERTIFICATE

I, DALE HATCH, CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BANNOCK, IDAHO ON THIS 15 DAY OF Sept 2010 AT 4:54 P.M. AT THE REQUEST OF Creek Hollow AND WAS DULY RECORDED IN RECORD OF PLATS IN BOOK 135 PAGE —.

210154223
INSTRUMENT NO.

DALE HATCH, COUNTY RECORDER By

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER ADAMS, A REGISTERED LAND SURVEYOR OF THE STATE OF IDAHO, DO HEREBY CERTIFY THAT A SURVEY WAS MADE UNDER MY DIRECTION OF THE LAND DESCRIBED IN THE ACCOMPANYING BOUNDARY DESCRIPTION AND THAT THE PLAT UPON WHICH THIS CERTIFICATION APPEARS WAS MADE UNDER MY DIRECTION. I FURTHER CERTIFY THAT THE ACCOMPANYING MAP CORRECTLY DEPICTS THE DIVISION OF THE LAND AS MARKED UPON THE GROUND, THAT THE MONUMENTS SHOWN CONFORMS WITH THAT SET OR FOUND UPON THE GROUND, AND THAT THE PERTINENT PROVISIONS OF THE STATUTES OF THE STATE OF IDAHO TOGETHER WITH ALL LOCAL ORDINANCES PERTAINING THERETO HAVE BEEN COMPLIED WITH.

PROFESSIONAL LAND SURVEYOR REGISTERED 12457 9/9/10 STATE OF IDAHO CHRISTOPHER ADAMS

CHRISTOPHER ADAMS DATE

KELLY OWENS (LOT OWNER)
LOT 1 & 2, BLOCK 1(INSTR.# 20805235, 20816523)

ACKNOWLEDGMENT (2)

STATE OF IDAHO (Utah))
)ss
County of Bannock (Salt Lake))

ON THIS 27 DAY OF August, 2010, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING OWNERS CERTIFICATE, AND ACKNOWLEDGED TO ME THAT HE IS THE PERSON, AS INDICATED, WHICH OWNS THE DESCRIBED LOTS 1 & 2, BLOCK 1, AS INDICATED, THAT HE IS THE PERSON WHO EXECUTED THE FOREGOING OWNER'S CERTIFICATE. IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THE DATE ABOVE WRITTEN.

Michelle Baker
NOTARY PUBLIC

RESIDING IN BANNOCK COUNTY, STATE OF IDAHO (Salt Lake, Utah)
MY COMMISSION EXPIRES 3/13 OF 2012

COPPER CREEK SUBDIVISION

A GATED COMMUNITY

NORTHEAST QUARTER OF SECTION 13, T. 6 S., R.34 E., B.M.
BANNOCK COUNTY, IDAHO

JOB NO. 07508	REVISIONS		
DRAWN BY: CMA	1	BOUNDARY DESCRIPTION	9/28/09
8/12/10	2	OWNER'S CERTIFICATE	8/12/10

SHEET 4 OF 4

CREEK HOLLOW & ASSOCIATES, INC. C H & A 111 BONNEVILLE ST., CHUBBUCK, ID 83202 - PHONE/FAX (208) 238-8033

Public Works Department
911 North 7th Avenue P.O. Box 4169
Pocatello, ID 83205-4169
Phone (208) 234-6225 Fax (208) 234-6151

Exhibit 2

Memorandum

To: David Foster, Associate Planner

From: Merril Quayle PE, Public Works/Development Engineer MB

Date: June 20, 2016

Re: Double Eagle Estates - P&Z Preliminary Plat 7-13-2016

The Public Works Department has reviewed the preliminary plat application for the above mentioned project and submits that the following changes and items shall be addressed prior to final plat application.

1. **Plat**
   - **a.** Coordinate all plat correction through Mark Jensen, City of Pocatello City Surveyor.
   - **b.** Subdivision plat shall conform to all state and local laws and ordinances.
   - **c.** Notes on the plat shall be approved by the City of Pocatello City Surveyor and Legal Department prior to recording.
   - **d.** The boundary of the subdivision shall be marked with 5/8" rebar and stamped 2" aluminum cap.
   - **e.** Clarify if there is any CCR's associated with this plat. CCR"s shall be submitted to the City for review and approval prior to recording.
   - **f.** Provide adjoining property owners recorded deeds, a copy of all recorded easements and document(s) which grants the signatory to sign the plat on the behalf of the owner(s) to the City Surveyor for final review.
   - **g.** The plat shall be black opaque ink, no gray scale or color.
   - **h.** The plat shall be reproducible on an 8.5x11 sheet of paper per Bannock County instructions.

2. **Construction Plans/Infrastructure**
   - **a.** The 1997 uniform building code appendix chapter 33 section 3309 "excavation and grading" shall be followed. For example if grading is in excess of 5,000 cubic yards then a soils engineering report and engineering geology report shall be required at the time of final application. If a copy is needed one can be obtained from the Public Works/Development Engineer for the City of Pocatello.
   - **b.** Filing of a notice of intent (NOI) and a formal Storm Water Pollution Prevention Plan (SWPPP) in accordance with the Environmental Protection Agency (EPA) Construction General Permit (CGP) shall be submitted if the project requires, if required then a copy shall be submitted to the City at final plat application.
   - **c.** At the time of final plat application a sediment and erosion control plan shall be submitted for approval. The sediment and erosion control plan must bear the signature and certification number of the individual who has successfully completed an approved training course and who has demonstrated competence, through education, training, and knowledge of the

applicable laws and regulations in erosion and sediment (if certified person is unknown indicate that information will be submitted prior to any work to the site). Submittal shall meet the requirements of the federal construction general permit.

d. Provide documentation that existing ponds meet the current stormwater requirements. Previsions will need to be made for access and maintenance to existing and proposed stormwater infrastructure and ponds in this area Pond 3 shows access to be constructed modifications to existing agreement and permission to grade this area may need to be done.

e. Existing detention pond 3 will need to be reestablished and cleaned out also the stormwater is bypassing the structure and will need to be repaired. Provide the City with any copies of the agreements associated with this pond between property owners.

f. Flush and chlorinate water main line.

g. All water infrastructure to meet City of Pocatello Standards.

h. Once the water system has been flushed and chlorinated then the backflow and master meter shall be removed by the City at the Developers expense.

i. Street light will need to be installed every 300 feet. Utility and street light approval is required by the City.

j. US Mail box units required and location approved by the Post Master and the City of Pocatello.

k. Rename Von Elm Street to South Von Elm. This will match the existing plat and street name.

l. The roadway/driveway serving lot 8, 9 and 10 shall remain private with an easement for water and sewer.

m. The offsite improvements for South Von Elm shall be 24 feet of asphalt and 2 foot shoulders, provide typical section at final application.

n. Label lot 28 as common lot.

RESIDENTIAL MEDIUM DENSITY SINGLE FAMILY ZONE
DOUBLE EAGLE ESTATES - REPLAT OF COPPER CREEK SUB. BLOCK 2

City of Pocatello
Web Map

PRELIMINARY PLAT - FILE SUB 16-1189

N
W E
S

6/14/2016

75m
200ft
587134.393 451281.912 Scale 1:1,901

Pocatello
A MUNICIPAL CORPORATION OF IDAHO

The City of Pocatello does not Guarantee the information contained In this map to be an accurate Representation of actual existing Conditions

EXHIBIT 3

AGENDA # 4

SUBDIVISION APPLICATION
PLANNING & DEVELOPMENT SERVICES DEPARTMENT
STAFF REPORT

MGF

SUBDIVISION: La Valla Heights
TYPE:

Preliminary:XXXXXX	Final:	Short:

DATE:	Planning & Zoning Commission Meeting July 13, 2016
APPLICANT:	Bill Isley representing BBAD Investments
TITLE REPORT:	Title report was submitted and reviewed by the City Surveyor
LOTS/UNITS:	28 residential lots & 2 common lots

STAFF RECOMMENDATION

Hold Over:	Deny:	Approve:	**Approve w/Conditions:XXX**

CONDITIONS

1. **Public Works**: All conditions submitted by Public Works Department representatives as noted in (**EXHIBIT 1**) shall be adhered to.
2. **Planning**: (1) Staff recommends that the side yard setback be reduced from 6-feet to 5-feet reducing the need to extend the road 35-feet further into the hillside; (2) Slope Development standards as outlined under Code Section 17.05 shall be adhered to as applicable.
3. All corrections noted by City representatives on the preliminary plat shall be made prior to submittal of the final plat.
4. All other standards or conditions Municipal Code not herein stated but applicable to residential development shall apply

GENERAL BACKGROUND

a. **Applicant and Request:** Bill Isley representing BBAD Investments (mailing address 2227 E. Center Street, Pocatello, ID 83201), represented by Rocky Mountain Engineering & Surveying (RMES), has submitted an application and preliminary plat to subdivide the subject property into 28 residential lots and 2 common lots with the subdivision to be known as **La Valla Heights.**

b. **Site Detail:** The site consists of approximately 20.37-acres and is zoned Residential High Density (RH). This designation requires a minimum lot size of 4,200 square feet. The smallest lot in the subdivision measures 5,250 square-feet in size. A majority of the parcel consists of grades exceeding 15-percent however, only about 4.65 acres will be disturbed. Lot 30 covering approximately 15.74 acres will be a common lot remaining undisturbed consisting of junipers and various grasses. Lot 24 will be a common lot as well for the purpose of treating stormwater.

c. **Setback reduction:** The applicant is requesting the Commission recommend a reduction in the required side yard setback from 6 feet to 5-feet. The applicant desires to vary the setback by a foot because this reduces the need to extend the road an additional 35-feet into the hillside. This reduces cost and eliminates the need to remove mature junipers.

d. **Right-Of-Way Improvements:** La Valla Strada will be extended 582-feet (+/-) north-eastward ending in a permanent hammerhead. Under Public Works requirements the minimum Right-Of-Way (ROW) width is 50-feet. In this case, the applicant is requesting the City Council allow reduction of the ROW to 46-feet. The main reason for this request is to reduce the need to excavate into the hillside. The minimum street section of 37-feet will be maintained as well as 4-foot sidewalk on both sides. The exception request is noted under **EXHIBIT 1** section 2 **Construction Plan/Infrastructure** Item (k). Public Works staff is in favor of the request due to the location and topography of the area.

e. **Storm Water:** All storm water associated with La Valla Heights will be detained in the permanent ponds installed as part the Hidden Valley Townhouses with Lot 24 being a common lot for the purpose of treating stormwater. Capacity of the ponds were calculated and built in consideration of future development occurring.

f. **Municipal Code:** Slope development standards as noted below shall be adhered to as needed. Also see condition #3 under staff recommendations.

Slope development standards: The sites topography results in meeting slope development standards under Chapter 17.05 including the following:

1. **A geologic study** is required per code section 17.05.130 B.1., specifically for proposed Lots 1-6 Block 3. *Analysis: This will be submitted as part of the Final plat application.*
2. **Slope Analysis**: A slope analysis submitted on a topographic map with a contour interval of two feet (2') or less, indicating the location and amount (in acres) of land included in the following slope categories: zero to 14.9 percent, fifteen (15) to 24.9 percent, twenty five (25) to 34.9 percent, and thirty five percent (35%) or greater. The map shall be made by a professional land surveyor who shall ensure that the quality of the map meets the standards of the American Council of Surveying and Mapping and the American Society of Civil Engineers. *Analysis: RMES submitted a slope analysis attached as* **Exhibit 4** *which breaks out the total area of grade slopes; percent allowed proposed to be disturbed; and total area to be disturbed. A synopsis is as follows:*

Slope Class (Percent)	Maximum Percent Of Density Permitted	Total Acreage of each area	Total Acreage being disturbed
0.0 to 14.9	100	6.55 acres	6.55 acres
15.0 to 24.9	50	0.55 acres	0.325 acres
25.0 to 34.9	25	0.43 acres	0.108 acres
35.0 and over	10	1.64 acres	0 acres

3. **Geologically Hazardous Areas**: Location of areas where landslides or avalanches pose a moderate or severe risk or other areas characterized by unstable slopes, unstable soils, underlying geology (such as rock outcroppings), or geologic faults. *Analysis: General information was submitted with the application.*

4. **Soil Types**: Identification of soil types and soil maps with descriptions of limitations for all soils found on the site. Where loess soils are identified, the geological assessment shall include measures necessary to avoid hydrocompaction. *Analysis: General information was submitted with the application.*
5. **Hydrology:** A description of streams, ravines, drainageways, surface water and wetlands, and patterns of natural drainage and floodplains. *Analysis: Depicted on the slope analysis.*
6. **Natural Features**: Topographic features and natural landforms, such as ridgelines, ravines, and canyons, or highly visible natural features and features that are designated to be preserved or protected according to the natural features overlay map of the comprehensive plan shall be identified in the application. *Analysis: Depicted on the slope analysis.*
7. **Vegetation**: The extent and type of existing vegetative cover shall be identified. A vegetation protection plan, including a revegetation plan based on existing vegetation shall be submitted. *Analysis: Steepest grades (35% or >) will remain in natural state.*
8. **Grading**: A preliminary grading plan including a line showing limits of areas proposed to be disturbed and the total number of acres to be disturbed and the finished grade of all lots and all proposed public or private streets. *Analysis: Submitted with the application.*
9. **Erosion**: Erosion and sediment control plan. *Analysis: Submitted with the application*
10. **Visual Analysis**: Preliminary visual analysis showing the view shed of areas likely to be impacted by the proposal.
11. **Site Constraints**: Description of how the proposed development is designed to address site constraints identified in the required geological assessment and a description of any proposed mitigation.

Public Works Department
911 North 7th Avenue P.O. Box 4169
Pocatello, ID 83205-4169
Phone (208) 234-6225 Fax (208) 234-6151

Exhibit 1

Memorandum

To: Matt Lewis, Planning Division Manager

From: Merril Quayle PE, Public Works/Development Engineer MB

Date: July 5, 2016

Re: La Valla Heights - P&Z Preliminary Plat 7-13-16

The Public Works Department has reviewed the preliminary plat application for the above mentioned project and submits that the following changes and items shall be addressed prior to final plat application.

1. **Plat**
   - **a.** Coordinate all plat correction through Mark Jensen, City of Pocatello City Surveyor.
   - **b.** Subdivision plat shall conform to all state and local laws and ordinances.
   - **c.** Notes on the plat shall be approved by the City of Pocatello City Surveyor and Legal Department prior to recording.
   - **d.** The boundary of the subdivision shall be marked with 5/8" rebar and stamped 2" aluminum cap.
   - **e.** There are 2 common lots that will need to be dedicated to the property owners, clarify if there Homeowners Association and CCR's associated with this plat. CCR"s shall be submitted to the City for review and approval prior to recording.
   - **f.** Provide adjoining property owners recorded deeds, a copy of all recorded easements and document(s) which grants the signatory to sign the plat on the behalf of the owner(s) to the City Surveyor for final review.
   - **g.** The plat shall be black opaque ink, no gray scale or color.
   - **h.** The plat shall be reproducible on an 8.5x11 sheet of paper per Bannock County instructions.

2. **Construction Plans/Infrastructure**
   - **a.** The 1997 uniform building code appendix chapter 33 section 3309 "excavation and grading" shall be followed. For example if grading is in excess of 5,000 cubic yards then a soils engineering report shall be required at the time of final application
   - **b.** Filing of a notice of intent (NOI) and a formal Storm Water Pollution Prevention Plan (SWPPP) in accordance with the Environmental Protection Agency (EPA) Construction General Permit (CGP) shall be submitted if the project requires, if required then a copy shall be submitted to the City at final plat application.
   - **c.** At the time of final plat application a sediment and erosion control plan shall be submitted for approval. The sediment and erosion control plan must bear the signature and certification number of the individual who has successfully completed an approved training course and who has demonstrated competence, through education, training, and knowledge of the applicable laws and regulations in erosion and sediment (if certified person is unknown

indicate that information will be submitted prior to any work to the site). Submittal shall meet the requirements of the federal construction general permit.

d. At the time of the final plat submittal to city for review, the qualified engineer shall submit a written analysis of the storm water plan. Stormwater design and construction shall meet the core elements in the Portneuf Valley Stormwater Design Manual such as but limited to; on site retention of the 95% storm, treatment design (volume, flow, and bypass), site passage of upland flow and site runoff, Operation and Maintenance Manual, access to pond and structures.

e. Provide the model results for the culinary water system for projected pressures and flows for the subdivision, to verify adequate fire flow & pressure to elevated dead end. Supply a digital layout of the subdivision with elevations for model verification.

f. A "will serve" letter from each serving utilities is required to be submitted to the City.

g. Utility and street light approval is required by the City.

h. US Mail box units required and location approved by the Post Master and the City of Pocatello.

i. Turnarounds shall meet the 2012 International Fire Code appendix D requirements.

j. Sidewalk shall be installed along the road frontage within lot 17 block 2 Hidden Valley Townhouse 1st Addition (common lot) and adjacent to the existing stormwater pond (approximately 160 feet) and common lot 29 of this plat at the time of subdivision infrastructure construction.

k. Request to City Council at the time of final plat application for a 46 foot right-of-way where code requires a minimum of 50 foot. The proposed roadway and sidewalks will be within the 46 feet. The request if granted will minimize grading and will fit better with the natural topography of the adjacent slopes.

N
W E
S

7/7/2016

City of Pocatello Web Map

90m
300ft

591316.068 443520.938 Scale 1:2,371

Pocatello
A MUNICIPAL CORPORATION OF IDAHO

The City of Pocatello does not Guarantee the information contained In this map to be an accurate Representation of actual existing Conditions

Pocatello
A MUNICIPAL CORPORATION OF IDAHO

PLANNING & DEVELOPMENT SERVICES
PO Box 4169, 911 NORTH 7 AVENUE
POCATELLO, IDAHO 83205
PHONE (208)234-6184; FAX (208)234-6586

PRELIMINARY PLAT APPLICATION

Submittal Received: 6-10-16
Staff Contact: ML
PZC Meeting Date: 7.13.16

Permit No.: 16-1299
Receipt #: 130558
Receipt Date: 6-14-16

Filing Fee: $350.00

Applicant:
BBAD INVESTMENTS, LLC
Name
2227 East Center Street, Pocatello ID 83201
Mailing address
208-243-4441
Phone (work/cellular/home)

Engineer:
Rocky Mountain Engineering & Surveying
Firm & Contact
600 East Oak Street, Pocatello ID 83201
Mailing address
208.234.0110
Phone (work/cellular/home)

Project Information:

Subdivision Name: La Valla Heights Is this a replat? ☐**Yes*** ■No

Zoning: RH Comprehensive Plan Land Use Designation: Residential

Location (Section, Township, Range): SW 1/4 Of Section 19, T. 6 S., R. 35 E., B.M.

General Location: An extension of La Valla Strada

Total Acreage: 20.37 Total Number of Lots: 30

TERMS AND CONDITIONS

*** Replats require submittal, with this application, of the original plat and any associated homeowner covenants.**

The approval of this application does not permit the violation of any section of the Building Code or other Municipal Codes.

I hereby acknowledge that I have read this application and state that the above information is correct. **THIS APPLICATION SHALL NOT BE CONSIDERED COMPLETE (NOR WILL A HEARING DATE BE SCHEDULED) UNTIL ALL REQUIRED INFORMATION HAS BEEN SUBMITTED AND VERIFIED.**

I am also aware the applicant or a representative must be present at the Planning & Zoning Commission and/or City Council meeting.

I HAVE READ THE FOREGOING AND AGREE TO THE ABOVE TERMS AND CONDITIONS.

Signature of Applicant: [signature] Date: 6/10/16

Signature of Representative: Brady Smith Date: 6/10/16

**** A sign (giving public notice) will be posted at the proposed site during the course of these proceedings.***

RECEIVED
JUN 10 2016
By AM 12:35 pm

PRELIMINARY PLAT FOR:

LA VALLA HEIGHTS

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M., BANNOCK COUNTY, IDAHO

CURVE TABLE

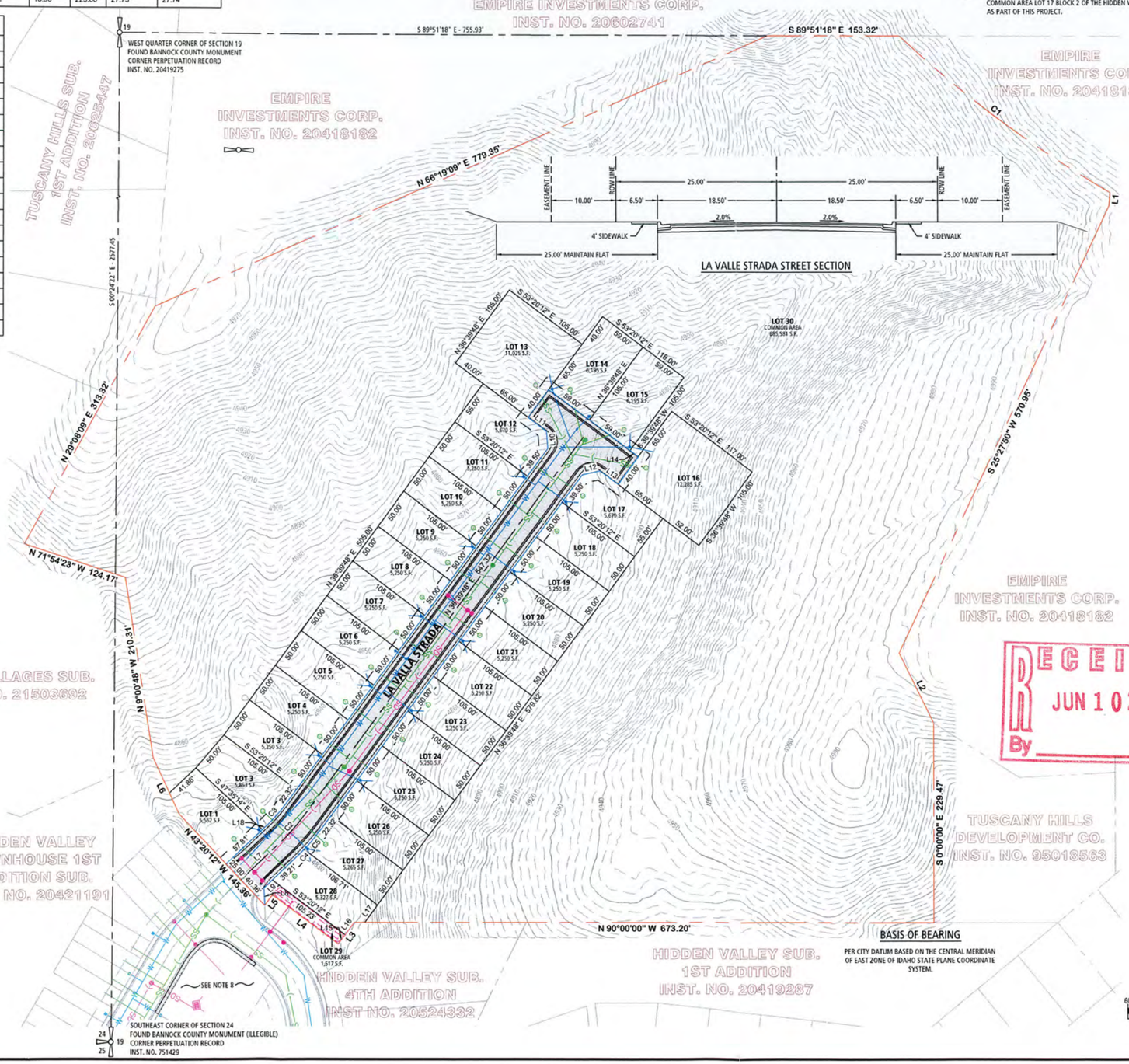
NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	13°16'18"	S 53°35'54" E	153.35'	1318.15'	305.33'	304.64'
C2	10°00'00"	N 41°39'48" E	17.50'	200.00'	34.91'	34.86'
C3	10°00'00"	N 41°39'48" E	15.31'	175.00'	30.54'	30.50'
C4	2°55'56"	N 45°11'50" E	5.76'	225.00'	11.52'	11.51'
C5	7°04'04"	N 40°11'50" E	13.90'	225.00'	27.75'	27.74'

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 5°02'05" W	15.29'
L2	S 26°16'14" E	90.00'
L3	S 36°39'48" W	31.07'
L4	N 53°20'12" W	94.69'
L5	S 36°39'48" W	15.35'
L6	N 25°14'11" W	70.83'
L7	N 46°39'48" E	65.62'
L8	S 3°20'12" E	20.05'
L9	S 46°39'48" W	13.53'
L10	N 4°23'29" W	20.55'
L11	N 53°20'12" W	26.50'
L12	S 77°43'06" W	20.55'
L13	N 53°20'12" W	26.50'
L14	S 53°20'12" E	12.00'
L15	N 36°39'48" E	13.33'
L16	N 36°39'48" E	17.74'
L17	N 36°39'48" E	579.82'
L18	N 46°39'48" E	7.81'

NOTES

1. EXISTING ZONING: RESIDENTIAL HIGH DENSITY (RH)
2. LOT SIZE
   REQUIRED MINIMUM: 4,200 S.F.
   PROPOSED MINIMUM: 5,250 S.F.
3. SUBDIVISION AREA: 20.37 ACRES
4. SUBDIVISION LOTS: 28 RESIDENTIAL LOTS / 2 COMMON AREA LOTS
5. UTILITIES: GAS, POWER, TELEPHONE, CABLE T.V. & ETC. TO BE PROVIDED
6. ALL NEW STORM WATER ASSOCIATED WITH LA VALLA HEIGHTS WILL BE DETAINED IN THE PERMANENT PONDS INSTALLED IN HIDDEN VALLEY TOWNHOUSES
7. EASEMENTS ARE 10 FEET WIDE UNLESS OTHERWISE NOTED
8. SIDEWALK SHALL BE INSTALLED ALONG THE ROAD FRONTAGE WITHIN THE EXISTING COMMON AREA LOT 17 BLOCK 2 OF THE HIDDEN VALLEY TOWNHOUSE 1ST ADDITION AS PART OF THIS PROJECT.

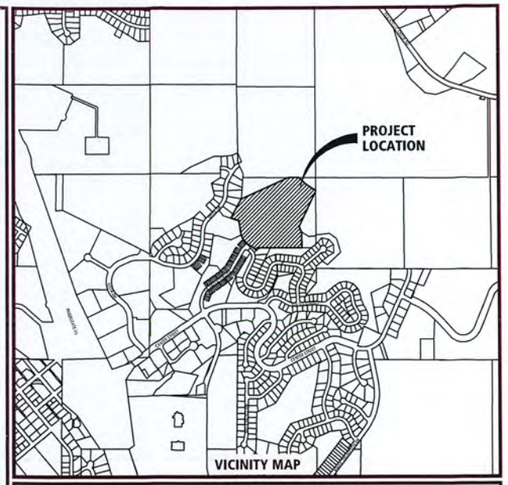


RECEIVED
JUN 10 2016
By

BASIS OF BEARING

PER CITY DATUM BASED ON THE CENTRAL MERIDIAN OF EAST ZONE OF IDAHO STATE PLANE COORDINATE SYSTEM.

GRAPHIC SCALE
60' 0' 30' 60'
(IN FEET)
1 inch = 60'
2' CONTOUR INTERVAL



LEGEND & NOTES

- PROPOSED BOUNDARY LINE
- PROPOSED RIGHT OF WAY LINE
- PROPOSED LOT LINE
- PROPOSED CENTER LINE
- PROPOSED EASEMENT LINE
- EXISTING BOUNDARY LINE
- EXISTING RIGHT OF WAY / LOT LINE
- EXISTING CENTER LINE
- EXISTING EASEMENT LINE
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM LINE
- PROPOSED FIRE HYDRANT / WATER VALVE
- PROPOSED SINGLE / DOUBLE WATER METER
- PROPOSED SEWER MANHOLE / SERVICE / STORM MANHOLE / CATCH BASIN
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING CURB AND GUTTER
- EXISTING SIDEWALK
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING STORM LINE
- EXISTING FIRE HYDRANT / WATER VALVE
- EXISTING SINGLE / DOUBLE WATER METER
- EXISTING SEWER AND STORM MANHOLE / STORM CATCH BASIN

PRELIMINARY PLAT FOR:
LA VALLA HEIGHTS
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M., BANNOCK COUNTY, IDAHO

PROFESSIONAL ENGINEER REGISTERED 8613 STATE OF IDAHO J. MITCHELL GREER

DEVELOPER INFORMATION

NAME	BBAD INVESTMENTS, LLC	ADDRESS	2227 E. CENTER STREET POCATELLO, ID 83201
CONTACT	BILL ISLEY		
PHONE	(208) 243-4441		

SHEET INFORMATION

DRAWN BY	BMS	CHECKED BY	JMG
PROJECT #	16066	DATE CREATED	6/1/2016
FILE PATH	R:\16\Isley, Bill\La Valle Heights - 16066\SURV\CAD\LVH Pre-Plat.dwg	LAST REVISED	6/10/2016

RMES
Engineers • Surveyors • Planners
301 58th St. W. #138 • Williston, ND 58801 • (701) 572-0110
600 E. Oak St. • Pocatello, ID 83201 • (208) 234-0110