



PRELIMINARY DEVELOPMENT FEATURES

TOTAL SITE AREA:	0.481 ACRES
RESIDENTIAL LOTS:	3 0.406 ACRES
COMMON/OPEN SPACE LOTS:	2 0.075 ACRES
ARTERIAL STREET BUFFER (1):	0.0517 ACRES
PATHWAY/UTILITY (1):	0.0238 ACRES
% COMMON/OPEN SPACE:	15.73%
DENSITY:	6.25 DU/ACRE
EXISTING ZONING:	C1
PROPOSED ZONING:	R12
MINIMUM LOT SIZE:	5,000 SF
MINIMUM PROPOSED LOT SIZE:	5,800 SF
R12 BUILDING SETBACKS:	
FRONT:	20'
REAR:	15'
INTERIOR SIDE:	5'
STREET SIDE:	20'

PROPERTY ADDRESS:
8801 W. LAKE HAZEL RD.

NOTES

- BOISE CITY SEWER AND UNITED WATER SERVICE SHALL BE EXTENDED TO ALL LOTS FROM EXISTING MAINS IN S. ZITHER AVE.
- NO PART OF THIS DEVELOPMENT FALLS WITHIN THE FEMA 100 YEAR FLOOD HAZARD ZONE. REFERENCE FIRM PANEL 16001C0270 H, DATED FEBRUARY 19, 2003.
- ALL LOT SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, BOISE CITY STREET LIGHTS, IRRIGATION AND LOT DRAINAGE OVER THE 10 (TEN) FEET ADJACENT TO ANY PUBLIC STREET OR SUBDIVISION BOUNDARY. THERE SHALL BE A 5 (FIVE) FOOT PUBLIC UTILITY, IRRIGATION AND LOT DRAINAGE EASEMENT ADJACENT TO ANY LOT LINE NOT ADJACENT TO A PUBLIC STREET.
- LOT 23, BLOCK 1 IS COVERED BY AN EXISTING PUBLIC UTILITIES AND IRRIGATION EASEMENT.
- THE DEVELOPER SHALL PROVIDE IRRIGATION WATER TO EACH LOT FROM THE EXISTING PRESSURE IRRIGATION SYSTEM IN MOONRIDGE SUBDIVISION NO. 1. ALL LOTS IN THIS SUBDIVISION WILL BE SUBJECT TO ASSESSMENTS OF THE NEW YORK IRRIGATION DISTRICT.
- STORM DRAINAGE SHALL BE ROUTED TO THE EXISTING SYSTEM APPROVED AND CONSTRUCTED FOR MOONRIDGE SUBDIVISION NO. 12.
- LOTS 23 & 27, BLOCK 1 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE MOONRIDGE HOMEOWNER'S ASSOCIATION OR ITS ASSIGNS.
- THIS DEVELOPMENT FALLS WITHIN THE SOUTHWEST PLANNING AREA.

REVISIONS:

PLANNER:
TALL TIMBER CONSULTING
14254 W. BATTENBERG DRIVE
BOISE, ID 83713
208-850-1070

OWNER/DEVELOPER:
MOONRIDGE DEVELOPMENT LLC
2025 E. CHATEAU DR.
MERIDIAN, ID 83642

MOONRIDGE SUBDIVISION NO. 13
A RESUBDIVISION OF LOT 14, BLOCK 1,
MOONRIDGE SUBDIVISION NO. 12
LOCATED IN GOVT. LOT 4 OF SECTION 1,
T.2N., R.1E., B.M., ADA COUNTY, IDAHO

CK ENGINEERING
860 HEADWATERS DR.
EAGLE, ID 83616
PHONE 208-869-0590
DRAWN BY: BRB
CHECKED BY: CSK
DATE: 04/17/24
FILE: MOONRIDGE ID P-PLANNING
DIR: P



SHEET