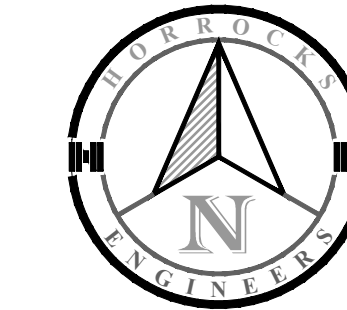


PRELIMINARY PLAT FOR THE CENTRE AT RAINEY CREEK SUBDIVISION

LOCATED IN THE SW ¼ OF SECTION 26,
T.2N., R.37E., B.M., IDAHO FALLS, BONNEVILLE COUNTY, IDAHO
-2017-



0 80' 160'
SCALE: 1" = 80'

LEGEND

	SUBDIVISION BOUNDARY
	LOT LINE
	STREET CENTERLINE
	EASEMENTS
	SECTION LINE
	DIVISION/PHASE LINE
	EXISTING TOP OF BANK
	EXISTING EDGE OF PAVEMENT
	LOT NUMBER
	COMMON LOT NUMBER
	BLOCK NUMBER
	SECTION CORNER
	CALCULATED POINT
	PUBLIC UTILITY EASEMENT
	RIGHT-OF-WAY
	DRAINAGE DIRECTION ARROW

HORROCKS ENGINEERS
901 Pier View Drive, Suite 205
Idaho Falls, ID 83402
(208) 522-1223
www.horrocks.com

WARNING

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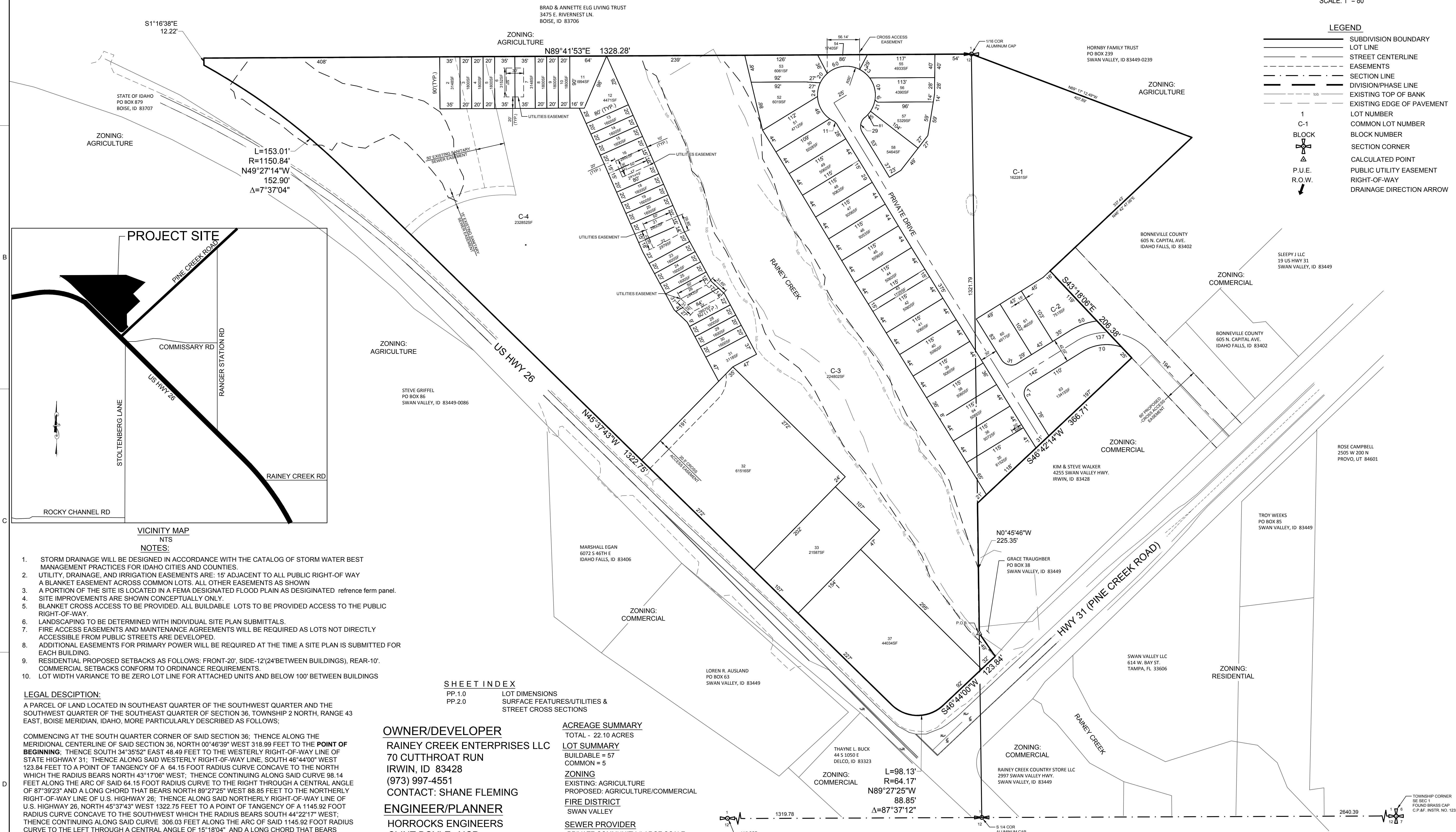
REVISIONS	DATE	REV #	DATE
DESIGNED	11/29/2017	MDK	
DRAWN		MDK	
CHECKED		CB	
PROJECT		IF-755-1701	

*SEE 2ND SHEET FOR LISTING

PRELIMINARY NOT FOR CONSTRUCTION

THE CENTRE AT RAINEY CREEK SUBDIVISION
SWAN VALLEY, IDAHO
PRELIMINARY PLAT
LOT DIMENSIONS

PP.1.0
PAGE



- NOTES:**
- STORM DRAINAGE WILL BE DESIGNED IN ACCORDANCE WITH THE CATALOG OF STORM WATER BEST MANAGEMENT PRACTICES FOR IDAHO CITIES AND COUNTIES.
 - UTILITY, DRAINAGE, AND IRRIGATION EASEMENTS ARE: 15' ADJACENT TO ALL PUBLIC RIGHT-OF-WAY A BLANKET EASEMENT ACROSS COMMON LOTS. ALL OTHER EASEMENTS AS SHOWN
 - A PORTION OF THE SITE IS LOCATED IN A FEMA DESIGNATED FLOOD PLAIN AS DESIGNATED reference form panel.
 - SITE IMPROVEMENTS ARE SHOWN CONCEPTUALLY ONLY.
 - BLANKET CROSS ACCESS TO BE PROVIDED. ALL BUILDABLE LOTS TO BE PROVIDED ACCESS TO THE PUBLIC RIGHT-OF-WAY.
 - LANDSCAPING TO BE DETERMINED WITH INDIVIDUAL SITE PLAN SUBMITTALS.
 - FIRE ACCESS EASEMENTS AND MAINTENANCE AGREEMENTS WILL BE REQUIRED AS LOTS NOT DIRECTLY ACCESSIBLE FROM PUBLIC STREETS ARE DEVELOPED.
 - ADDITIONAL EASEMENTS FOR PRIMARY POWER WILL BE REQUIRED AT THE TIME A SITE PLAN IS SUBMITTED FOR EACH BUILDING.
 - RESIDENTIAL PROPOSED SETBACKS AS FOLLOWS: FRONT-20', SIDE-12'(24' BETWEEN BUILDINGS), REAR-10'. COMMERCIAL SETBACKS CONFORM TO ORDINANCE REQUIREMENTS.
 - LOT WIDTH VARIANCE TO BE ZERO LOT LINE FOR ATTACHED UNITS AND BELOW 100' BETWEEN BUILDINGS

LEGAL DESCRIPTION:
A PARCEL OF LAND LOCATED IN SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 43 EAST, BOISE MERIDIAN, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 36; THENCE ALONG THE MERIDIONAL CENTERLINE OF SAID SECTION 36, NORTH 00°48'39" WEST 318.99 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 34°35'52" EAST 48.49 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 31; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 46°44'00" WEST 123.84 FEET TO A POINT OF TANGENCY OF A 64.15 FOOT RADIUS CURVE CONCAVE TO THE NORTH WHICH THE RADIUS BEARS NORTH 43°17'06" WEST; THENCE CONTINUING ALONG SAID CURVE 98.14 FEET ALONG THE ARC OF SAID 64.15 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 87°39'23" AND A LONG CHORD THAT BEARS NORTH 89°27'25" WEST 88.85 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 26; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 26, NORTH 45°37'43" WEST 1322.75 FEET TO A POINT OF TANGENCY OF A 1145.92 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST WHICH THE RADIUS BEARS SOUTH 44°22'17" WEST; THENCE CONTINUING ALONG SAID CURVE 306.03 FEET ALONG THE ARC OF SAID 1145.92 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 15°18'04" AND A LONG CHORD THAT BEARS NORTH 53°16'45" WEST 305.12 FEET; THENCE LEAVING SAID U.S. HIGHWAY 26, NORTH 01°16'38" WEST 12.22 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, NORTH 89°41'53" EAST 1328.26 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 69°17'12" EAST 407.89 FEET; THENCE SOUTH 46°42'47" WEST 337.43 FEET; THENCE SOUTH 43°18'06" EAST 206.38 FEET; THENCE SOUTH 46°42'14" WEST 366.70 FEET TO THE MERIDIONAL CENTERLINE OF SECTION 36; THENCE ALONG SAID MERIDIONAL CENTERLINE, SOUTH 00°46'39" EAST 225.44 FEET, TO THE POINT OF BEGINNING.

PARCEL CONTAINS 22.105 ACRES, MORE OR LESS.

SHEET INDEX
PP.1.0 LOT DIMENSIONS
PP.2.0 SURFACE FEATURES/UTILITIES & STREET CROSS SECTIONS

OWNER/DEVELOPER
RAINEY CREEK ENTERPRISES LLC
70 CUTTHROAT RUN
IRWIN, ID 83428
(973) 997-4551
CONTACT: SHANE FLEMING

ENGINEER/PLANNER
HORROCKS ENGINEERS
CLINT BOYLE, AICP
LEITH SHEETS, P.E.
901 PIER VIEW DR.
SUITE 205
IDAHO FALLS, ID. 83402
(208) 522-1223

ACREAGE SUMMARY
TOTAL 22.10 ACRES

LOT SUMMARY
BUILDABLE = 57
COMMON = 5

ZONING
EXISTING: AGRICULTURE
PROPOSED: AGRICULTURE/COMMERCIAL

FIRE DISTRICT
SWAN VALLEY

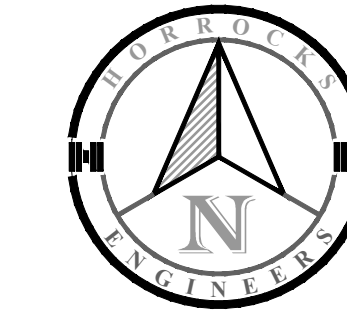
SEWER PROVIDER
PRIVATE COMMUNITY (LARGE SCALE ABSORPTION SYSTEM)

WATER PROVIDER
PRIVATE COMMUNITY (WELL)

ROADWAY JURISDICTION
IDAHO TRANSPORTATION DEPARTMENT (ITD)

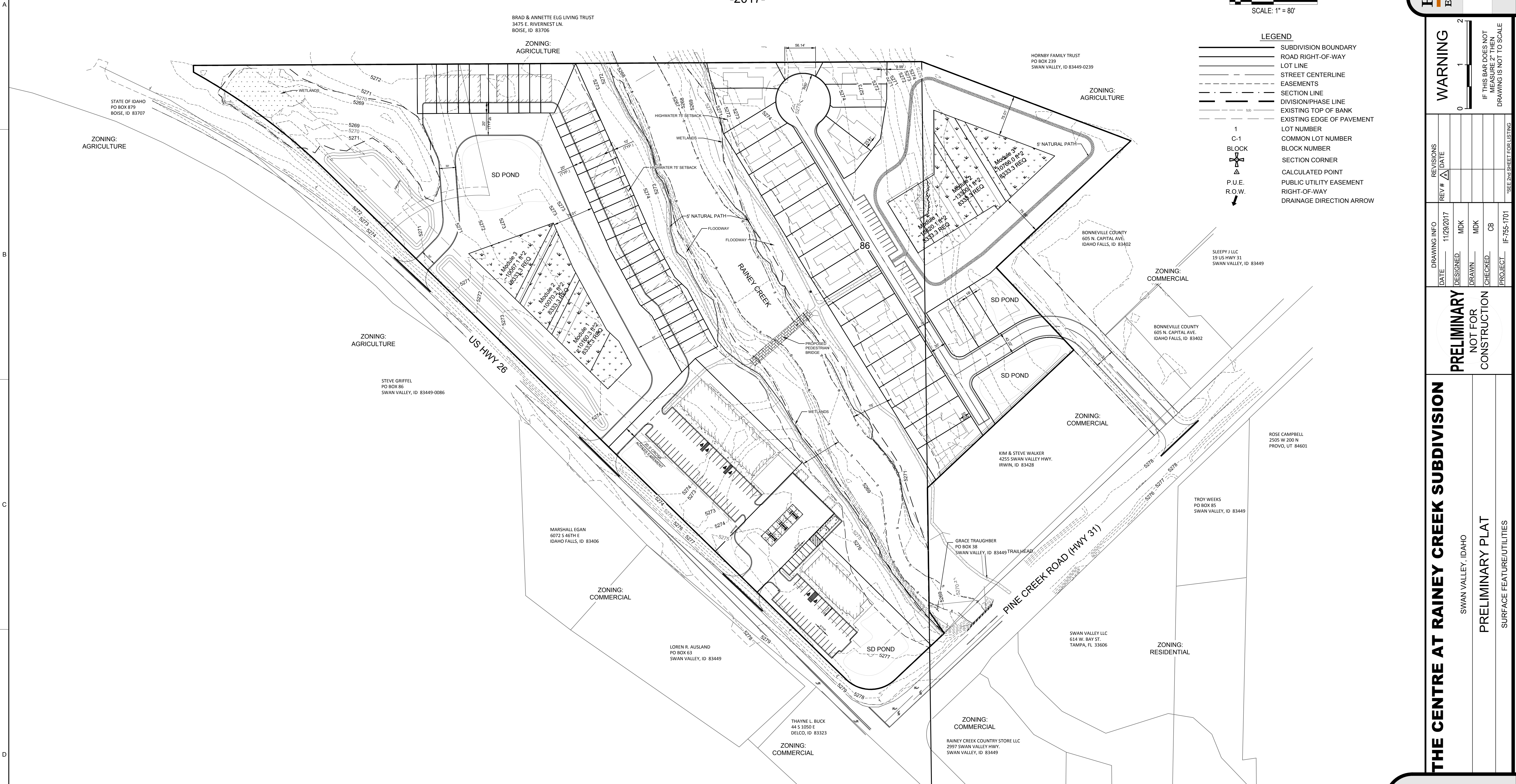
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THE CENTRE AT RAINEY CREEK SUBDIVISION
SWAN VALLEY, IDAHO
PRELIMINARY PLAT
SURFACE FEATURE/UTILITIES

PP.2.0
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