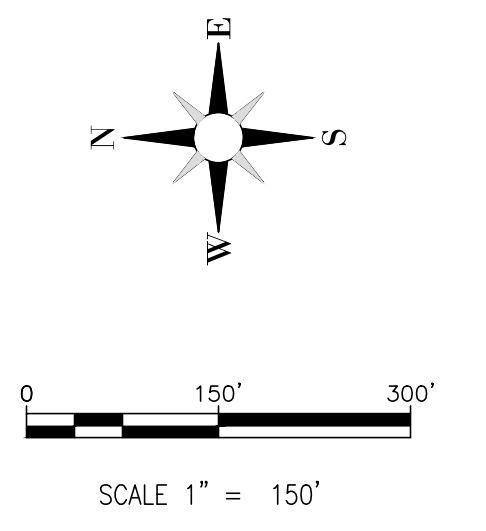
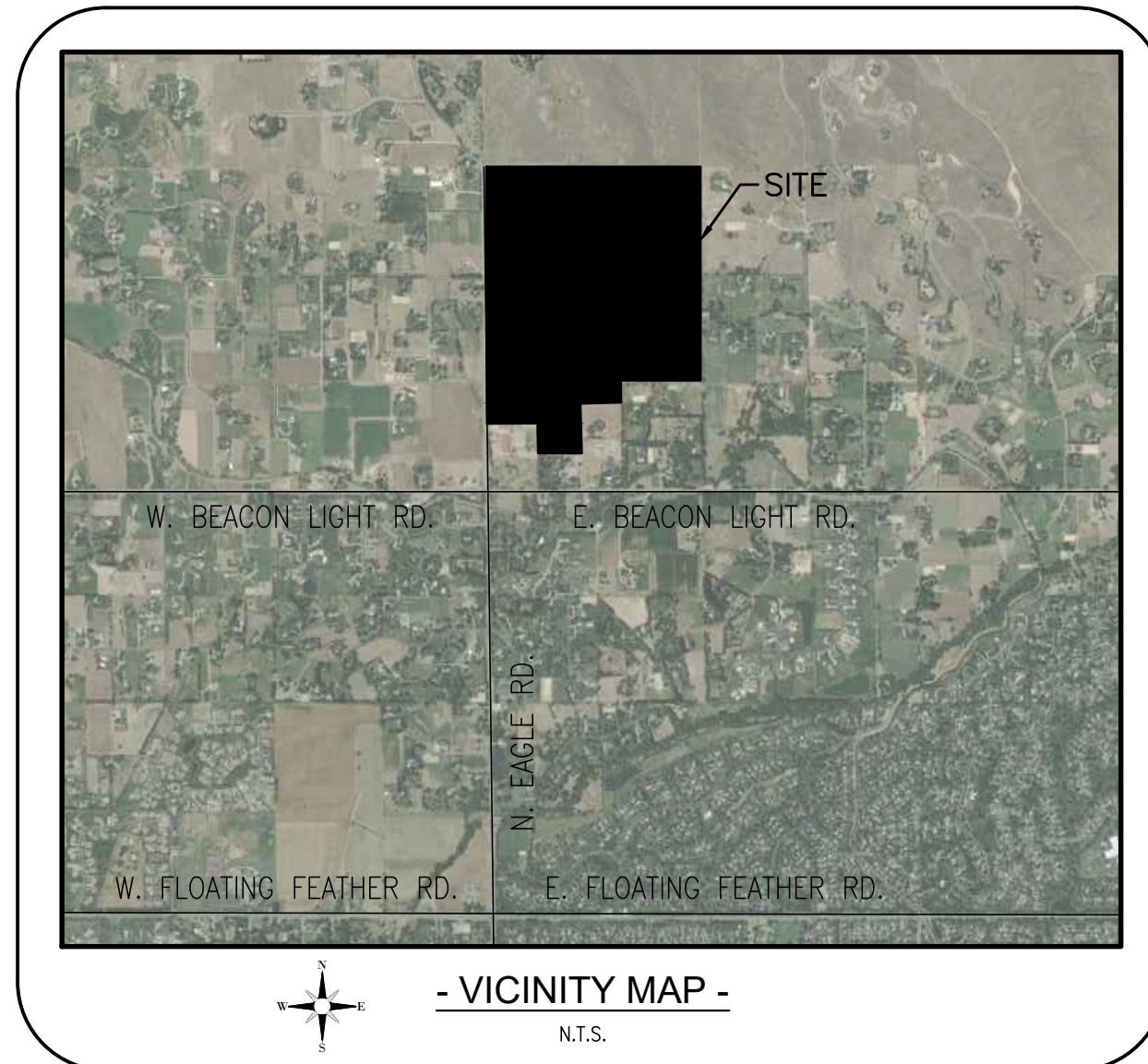


PRELIMINARY DEVELOPMENT PLAN / PRELIMINARY PLAT

ALSCOTT ROCKING A RANCH SUBDIVISION

A PARCEL OF LAND BEING LOCATED IN THE S 1/2 OF NW 1/4 AND THE SW 1/4 OF SECTION 33, T. 5N., R. 1E., B.M. ADA COUNTY IDAHO SEPTEMBER 2021



- BENCHMARKS -
 -NAVD 1988-
 CHISELED 'X' IN BACK OF SIDEWALK
 NORTHING: 10000.00'
 EASTING: 5000.00'
 ELEVATION: 2641.26'

PRELIMINARY DEVELOPMENT FEATURES

TOTAL ACRES.....	171.92 AC
TOTAL LOTS.....	39
SINGLE FAMILY LOTS.....	34
COMMON LOTS.....	5
AVERAGE BLDG. LOT SIZE.....	151,760 SF
DENSITY.....	0.19 UNITS/ACRE
CURRENT ZONING.....	"R" RURAL-URBAN-TRANSITION
PROPOSED ZONING.....	"AR"
GENERAL UTILITY EASEMENT	
FRONT AND REAR.....	10FT
SIDE.....	6FT
LOT SET BACK	
FRONT, REAR, AND CORNER.....	20FT
SIDE.....	10FT

ENGINEER

CK ENGINEERING
 CHAD KINKELA
 1300 E. STATE ST
 SUITE 102
 EAGLE, ID 83616
 208-639-1992

SURVEYOR

IDAHO SURVEY GROUP
 GREG CARTER P.L.S.
 1450 E. WATERTOWER
 MERIDIAN, ID 83642
 208-846-8570

OWNER

ALSCOTT INC
 501 BAYBROOK WAY
 BOISE, ID 83706
 208-424-3840

REVISIONS:

1	CLIENT REVIEW COMMENTS	01-12-22

ALSCOTT ROCKING A RANCH
 EAGLE, ADA COUNTY, IDAHO

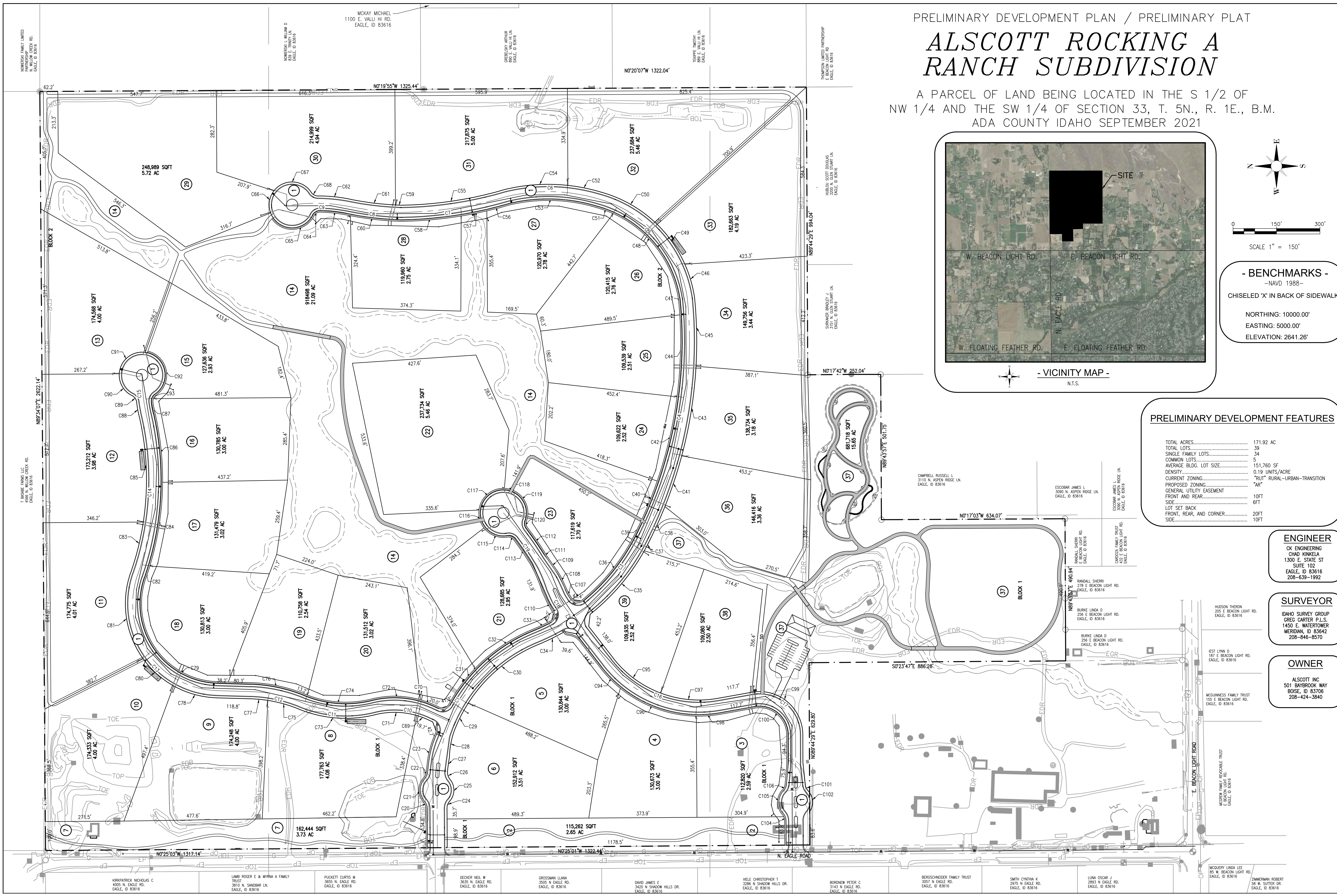
PRELIMINARY PLAT

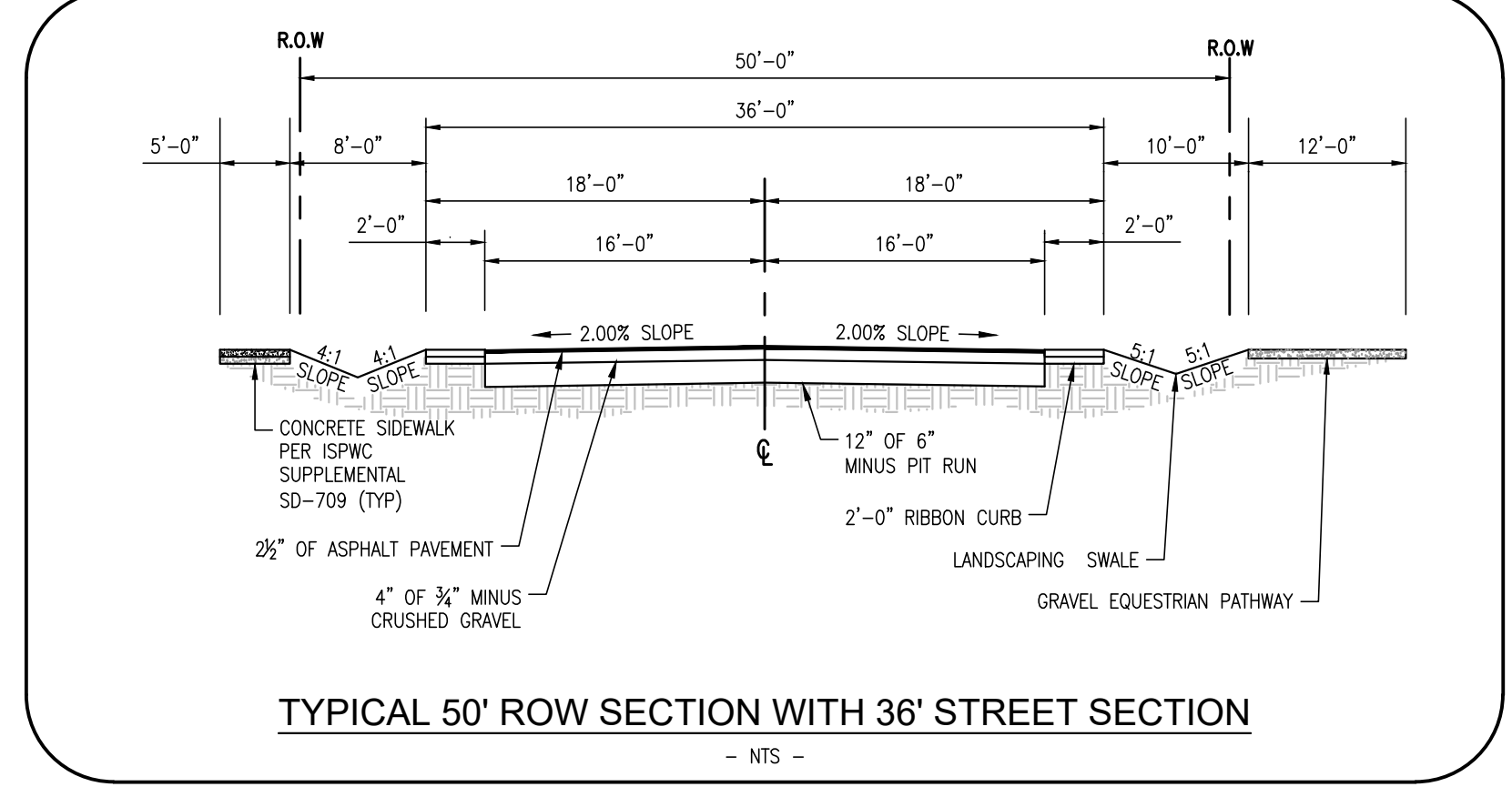
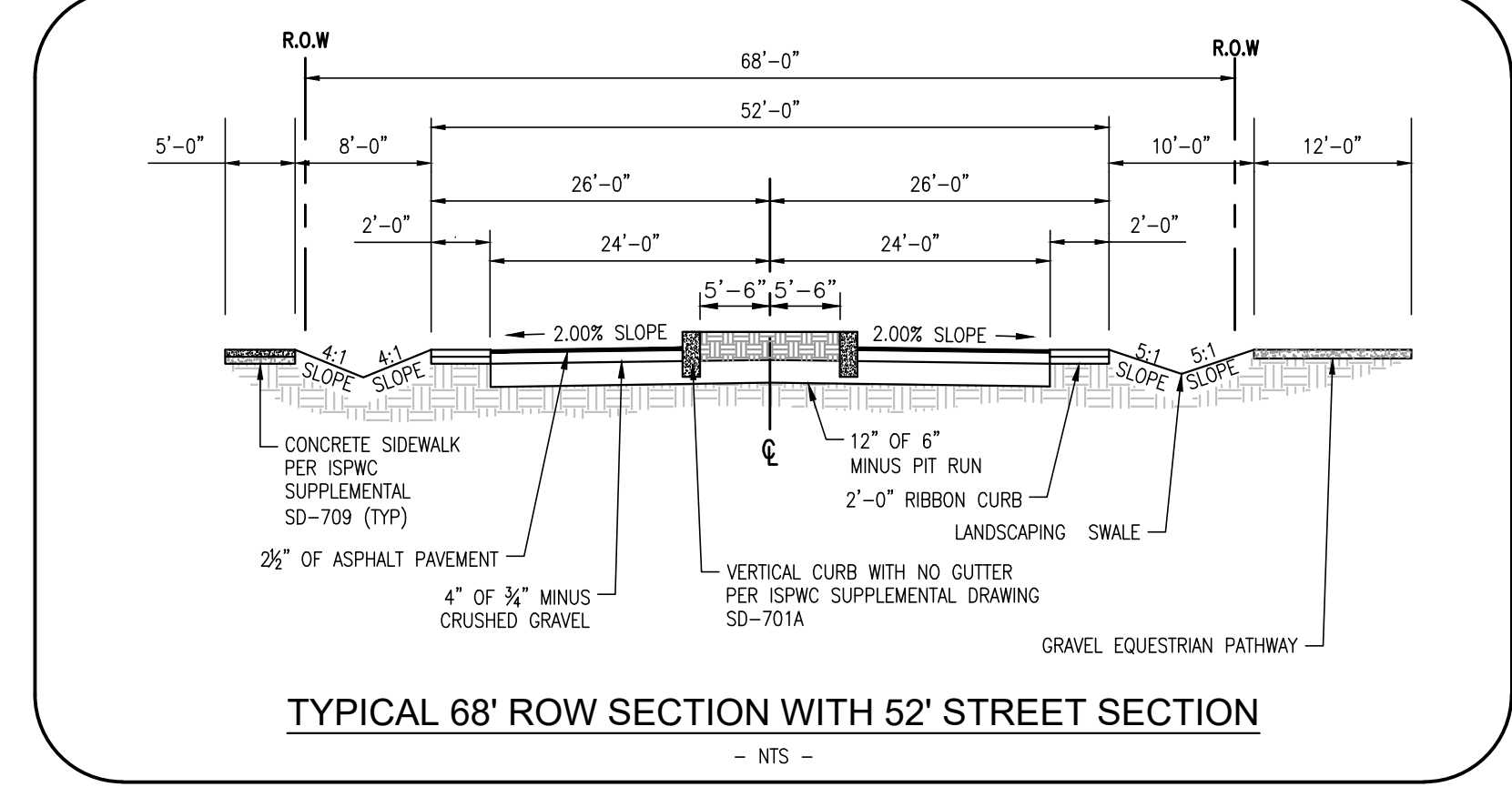
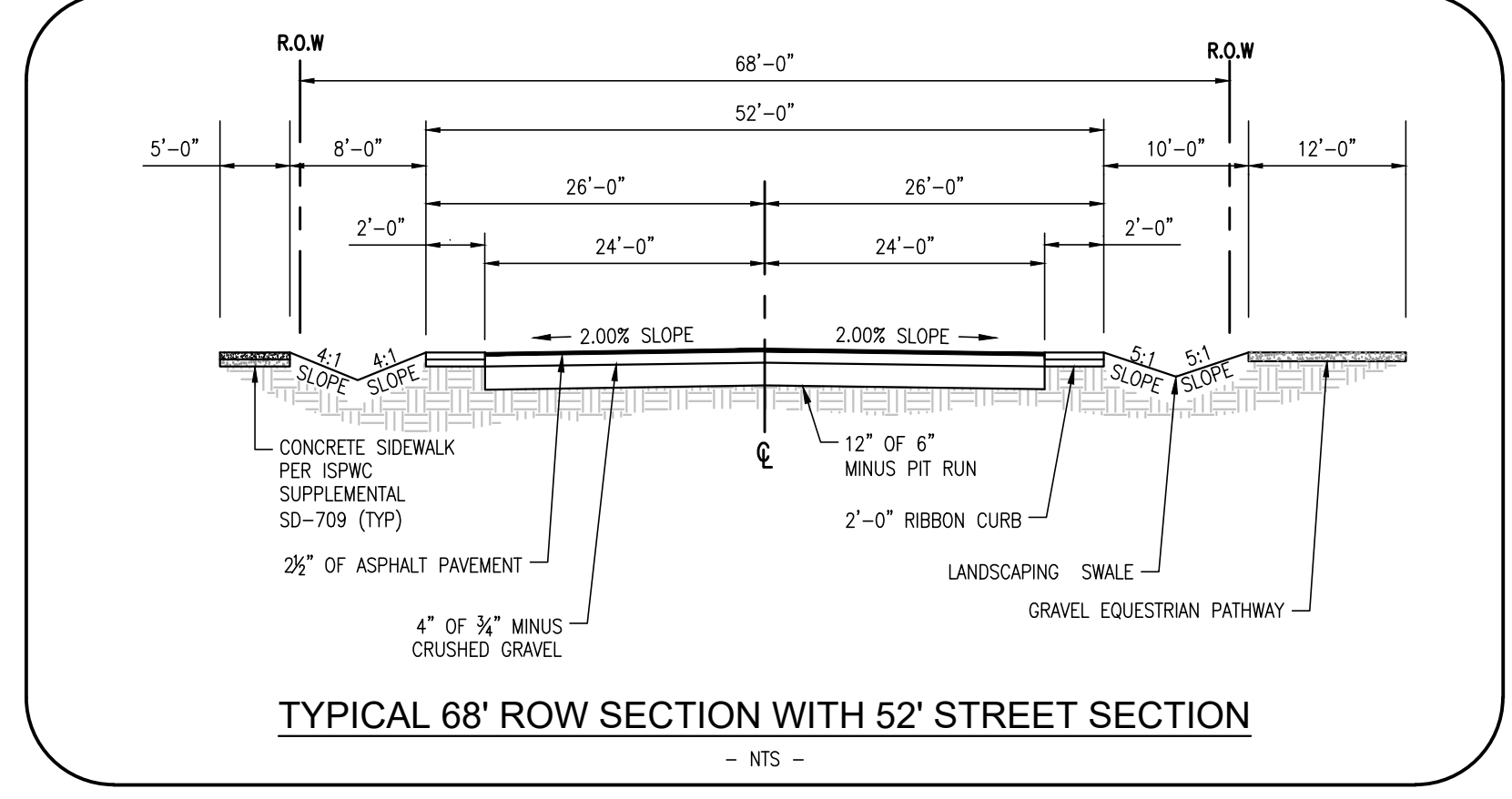
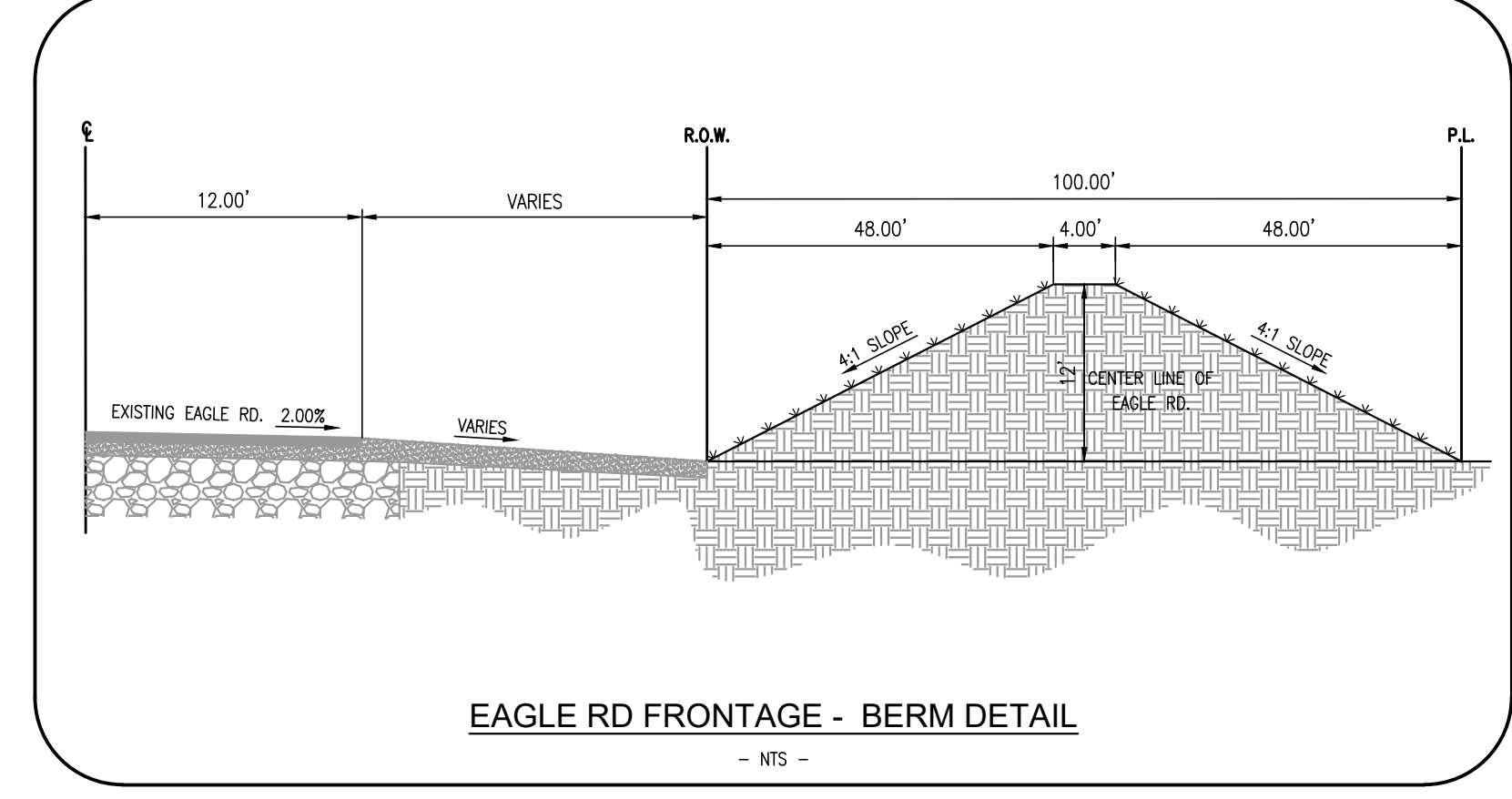
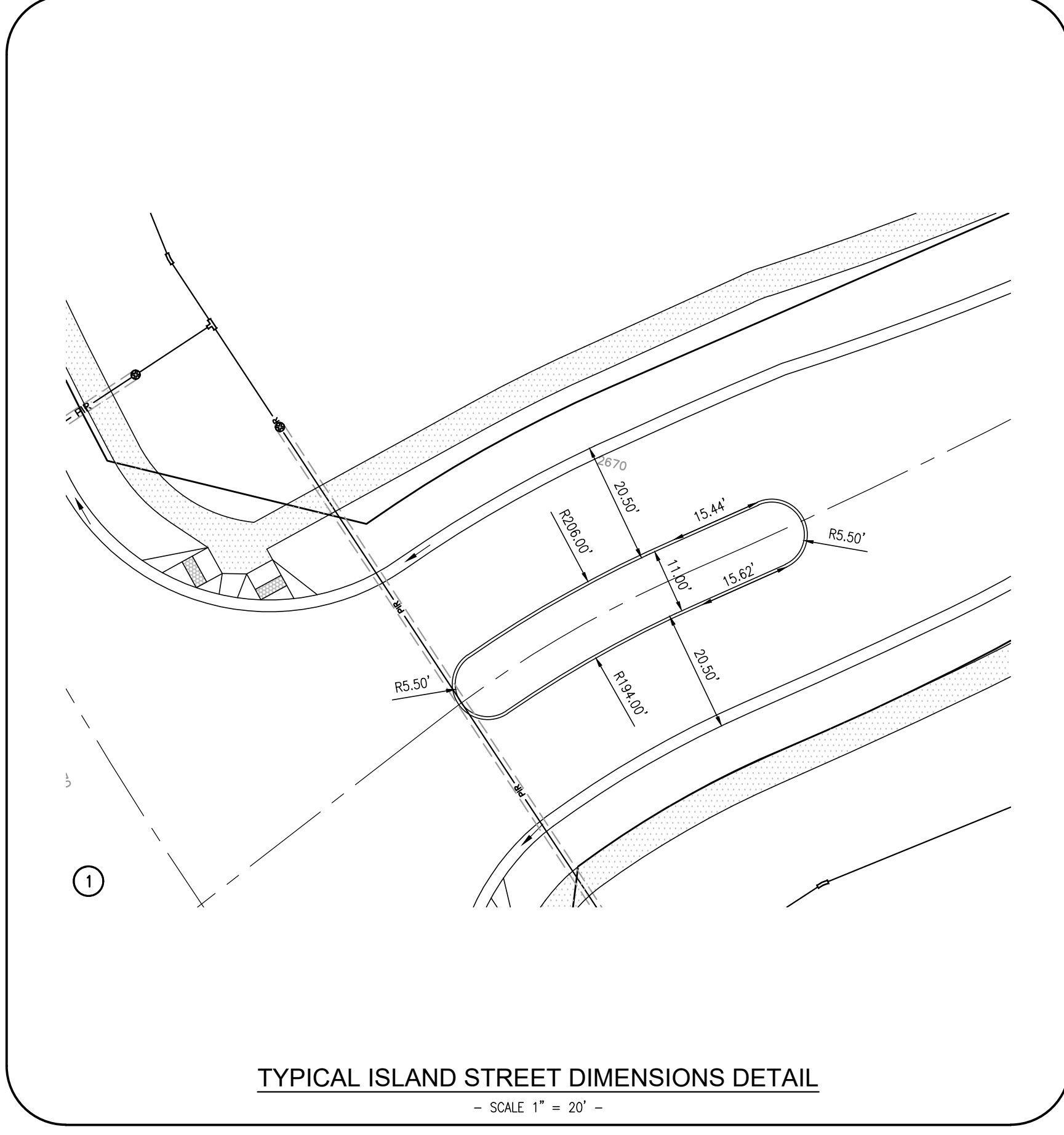
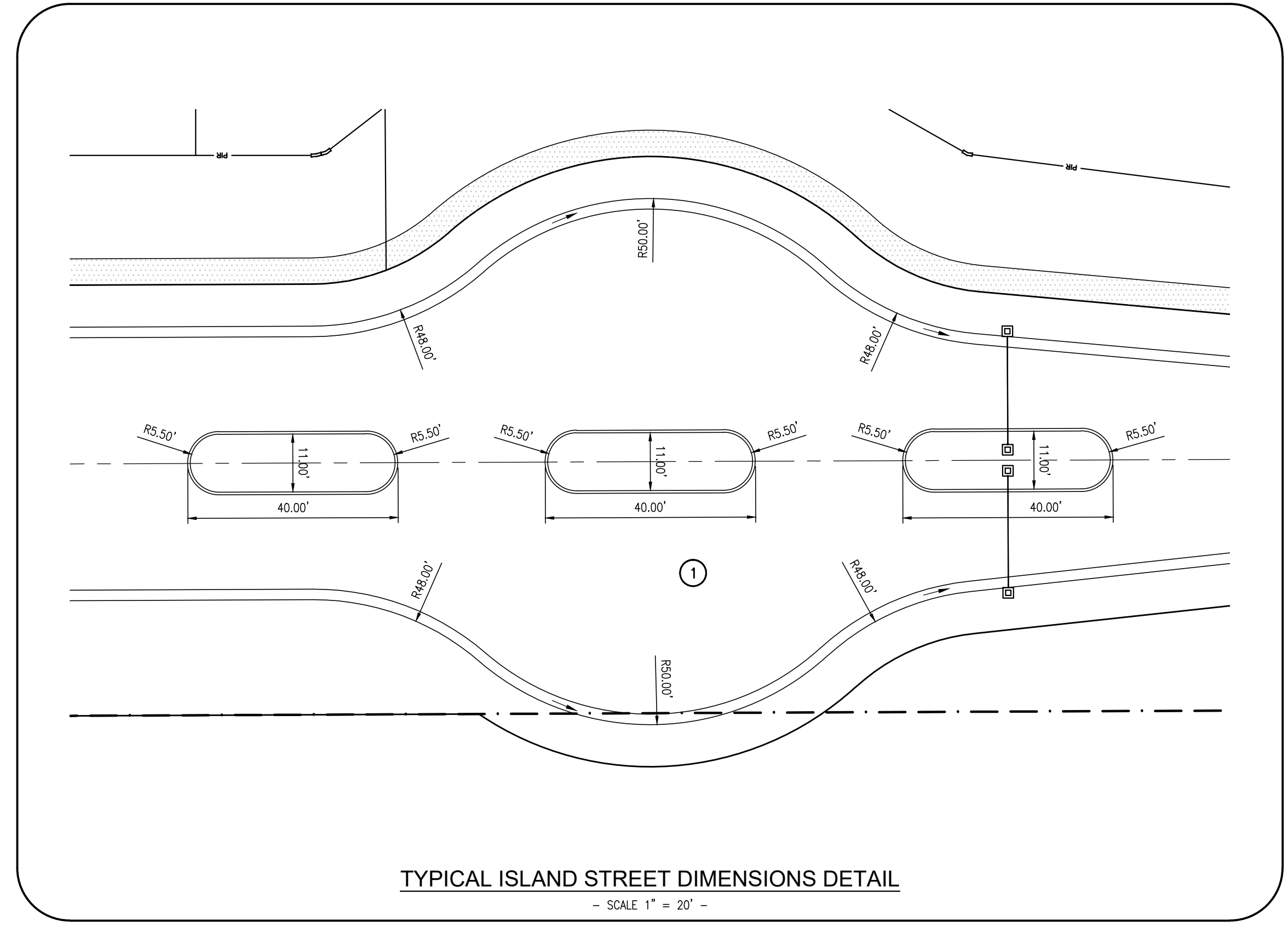
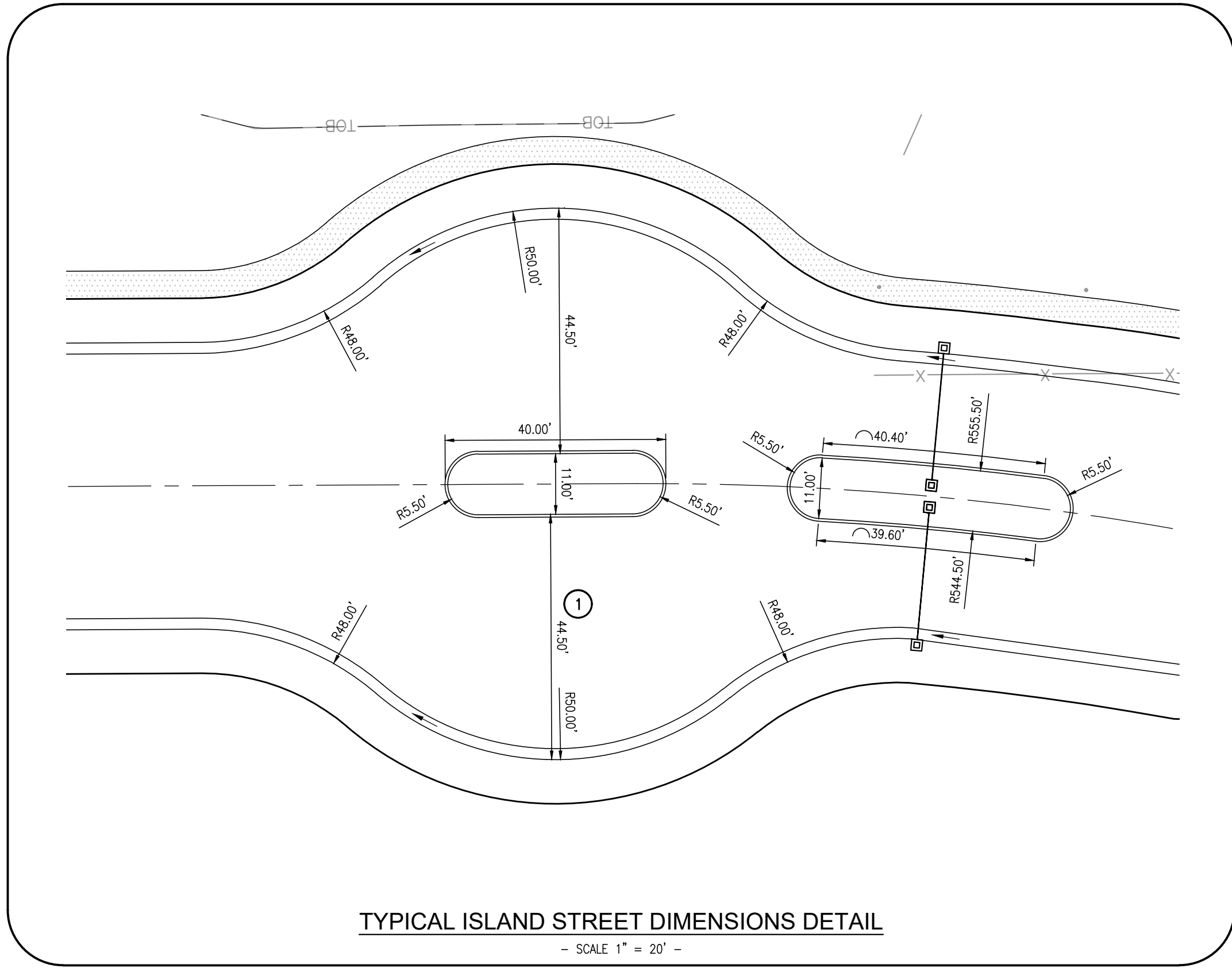
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 1300 E. STATE ST., SUITE 102
 EAGLE, ID 83616
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SHEET

P1.0





BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

1	CLIENT REVIEW COMMENTS	01-12-22

ALSCOTT ROCKING A RANCH
EAGLE, ADA COUNTY, IDAHO

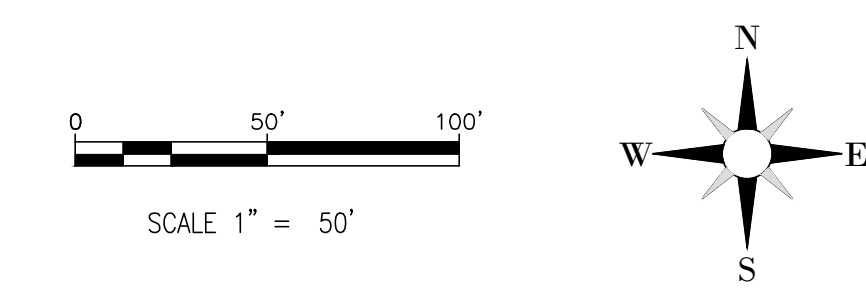
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CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

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DATE: 1/12/22
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SHEET
P1.2



T BISHOP FARM, LLC
4566 N. WILLOW CREEK RD.
EAGLE, ID 83616



SEE SHEET P1.4

SEE SHEET P1.5

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

1	CLIENT REVIEW COMMENTS	01-12-22

ROCKING A RANCH
EAGLE, ADA COUNTY, IDAHO

PRELIMINARY PLAT

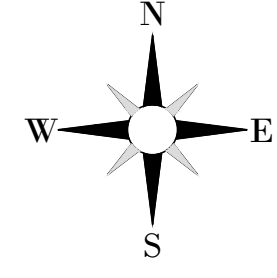
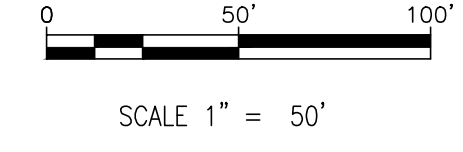
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1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

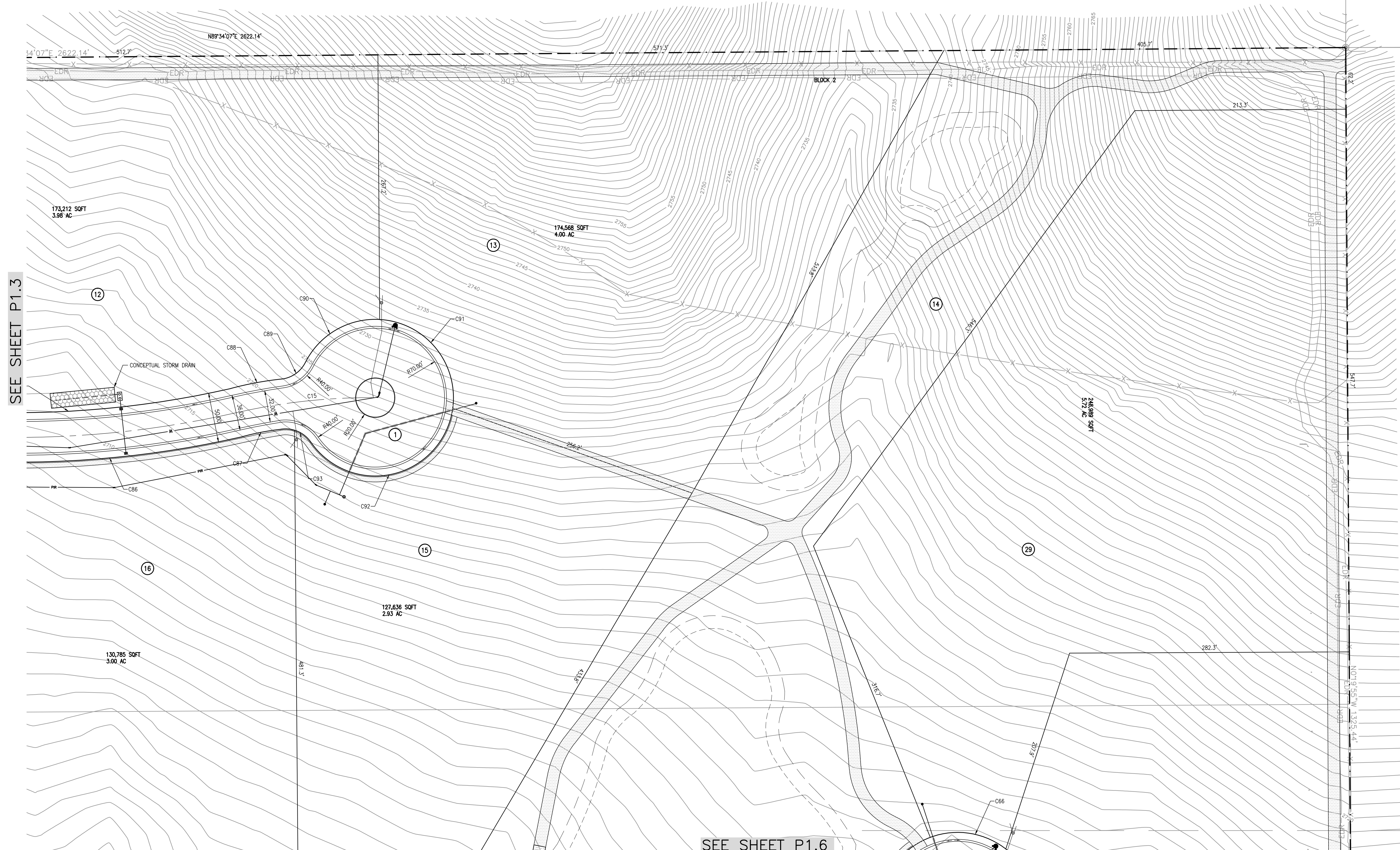
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SHEET
P1.3



HOWERS FAMILY LIMITED
N. WILLOW CREEK RD.
EAGLE, ID 83616



SEE SHEET P1.3

SEE SHEET P1.6

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

1	CLIENT REVIEW COMMENTS 01-12-22

ROCKING A RANCH
EAGLE, ADA COUNTY, IDAHO

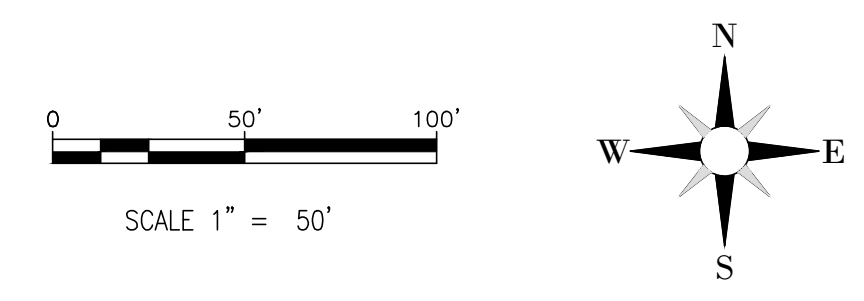
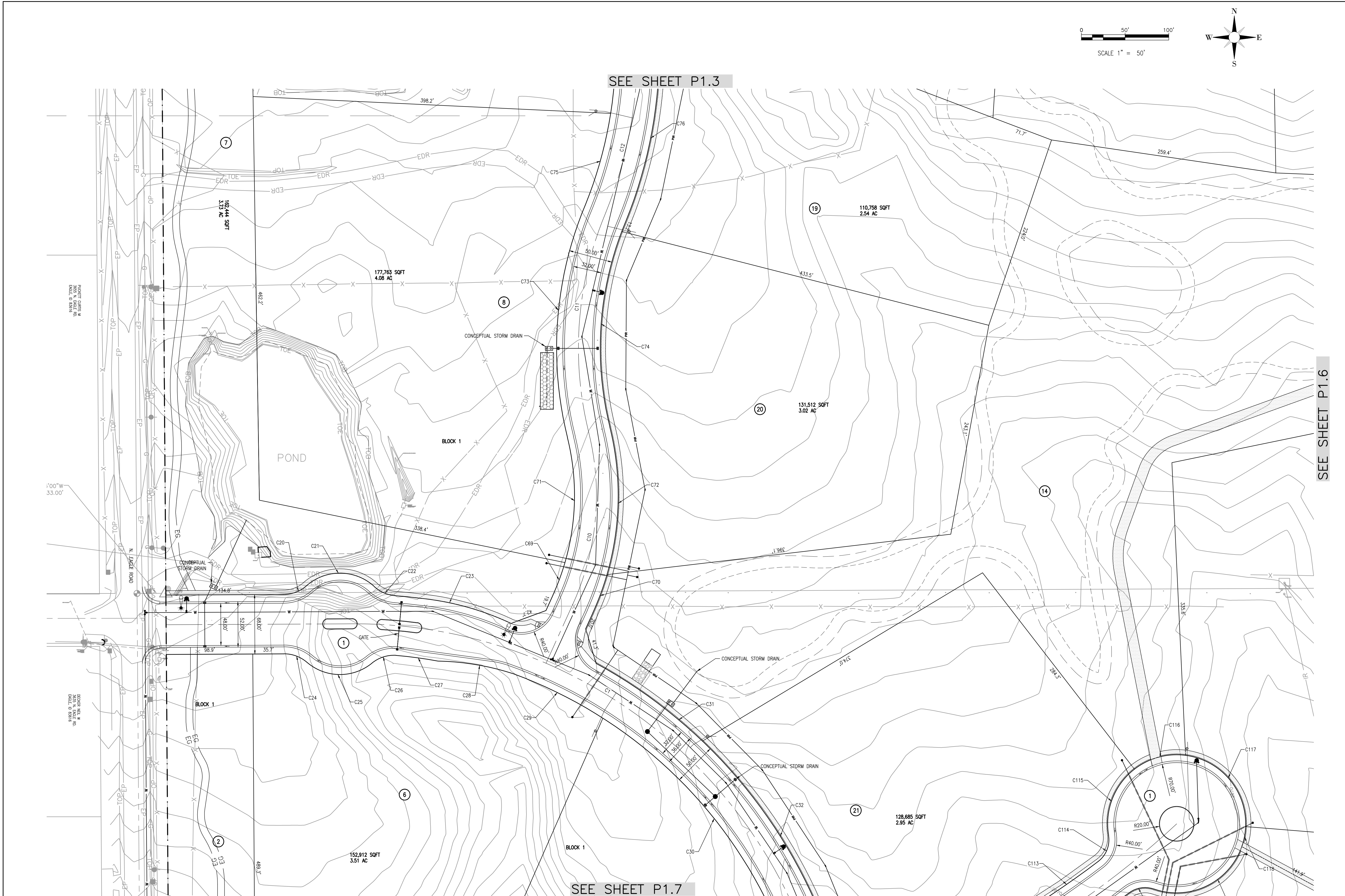
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CK ENGINEERING
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SHEET
P1.4



SEE SHEET P1.6

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

1	CLIENT REVIEW COMMENTS 01-12-22

PRELIMINARY PLAT

ROCKING A RANCH
EAGLE, ADA COUNTY, IDAHO

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

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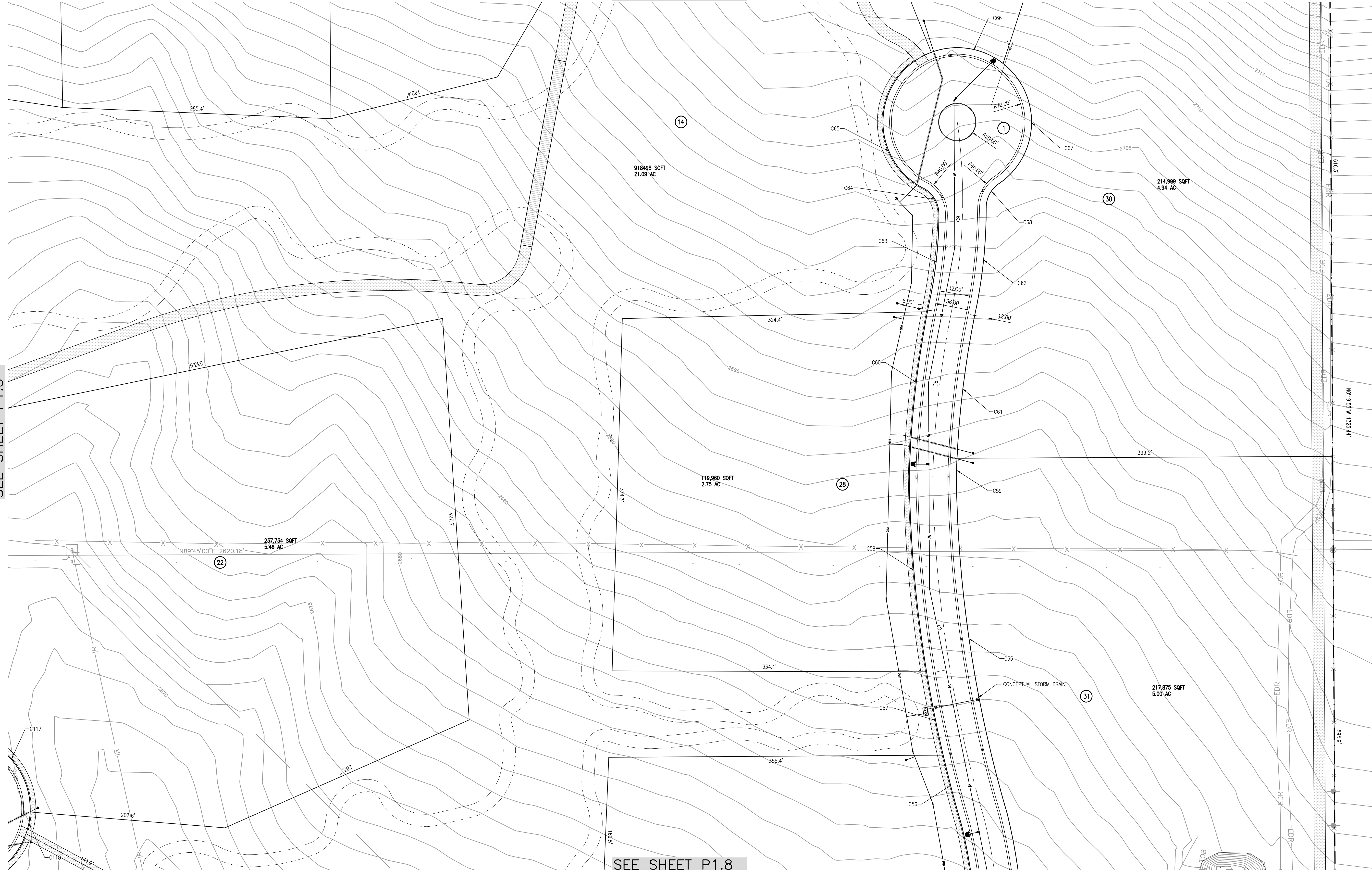
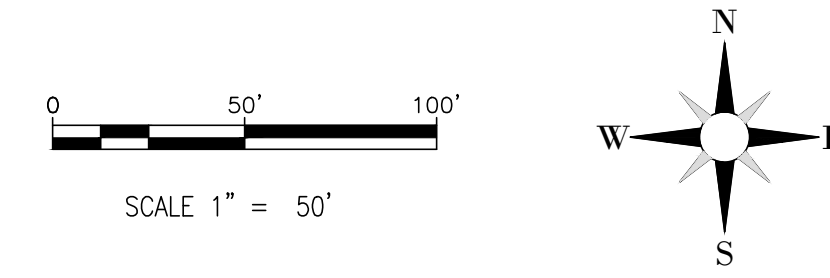
PROFESSIONAL ENGINEER
REGISTERED
9412
STATE OF IDAHO
1/12/22
CHAD S. KINKELA

SHEET
P1.5

SEE SHEET P1.5

SEE SHEET P1.4

SEE SHEET P1.8



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

1	CLIENT REVIEW COMMENTS 01-12-22

ROCKING A RANCH
EAGLE, ADA COUNTY, IDAHO

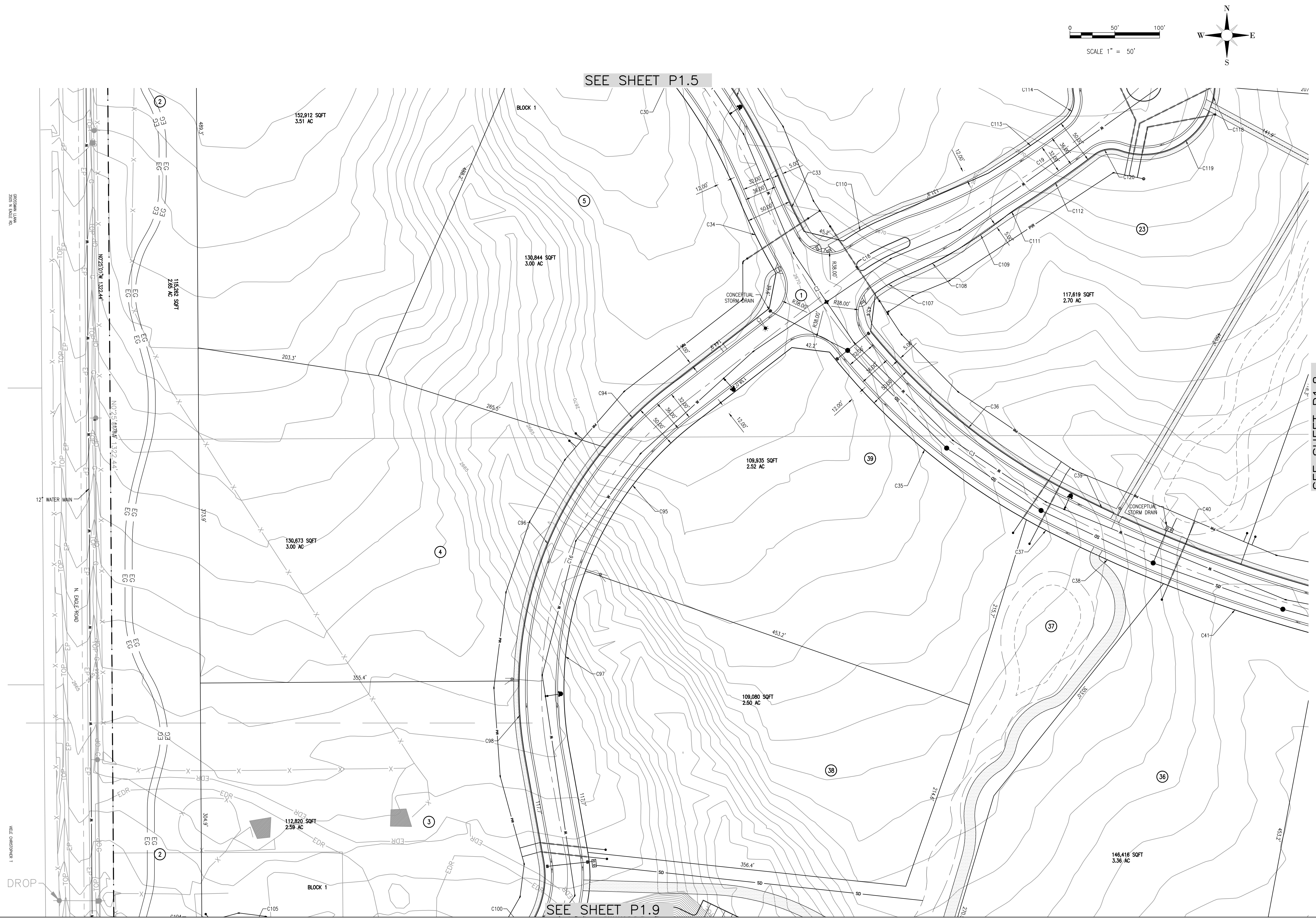
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CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
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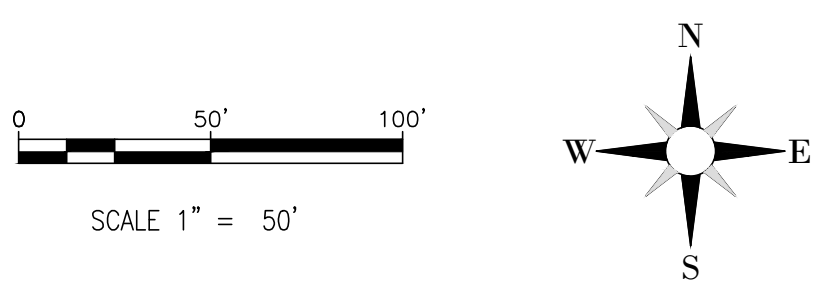


SHEET
P1.6



SEE SHEET P1.5

SEE SHEET P1.9



SEE SHEET P1.8

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

1	CLIENT REVIEW COMMENTS	01-12-22

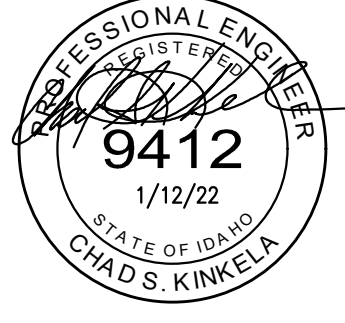
ROCKING A RANCH
EAGLE, ADA COUNTY, IDAHO

PRELIMINARY PLAT

CK ENGINEERING

1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

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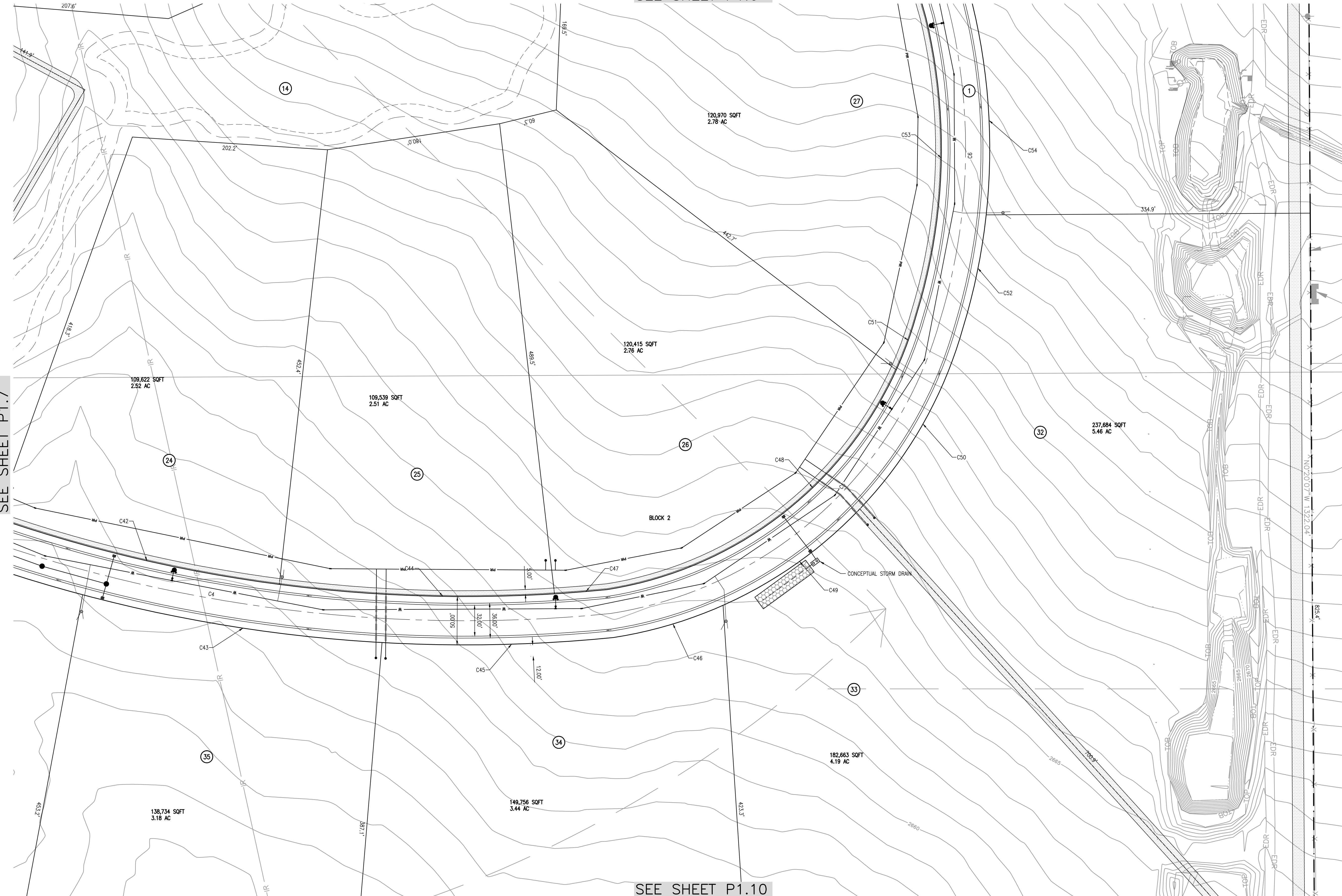
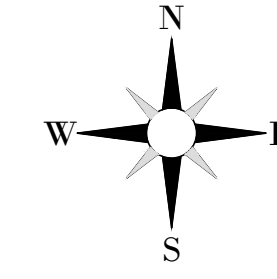
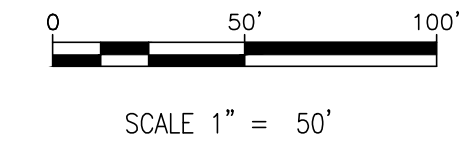


SHEET
P1.7

SEE SHEET P1.7

SEE SHEET P1.6

SEE SHEET P1.10



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

1	CLIENT REVIEW COMMENTS	01-12-22

PRELIMINARY PLAT

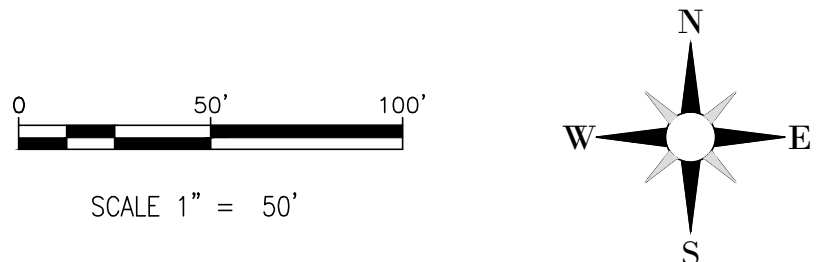
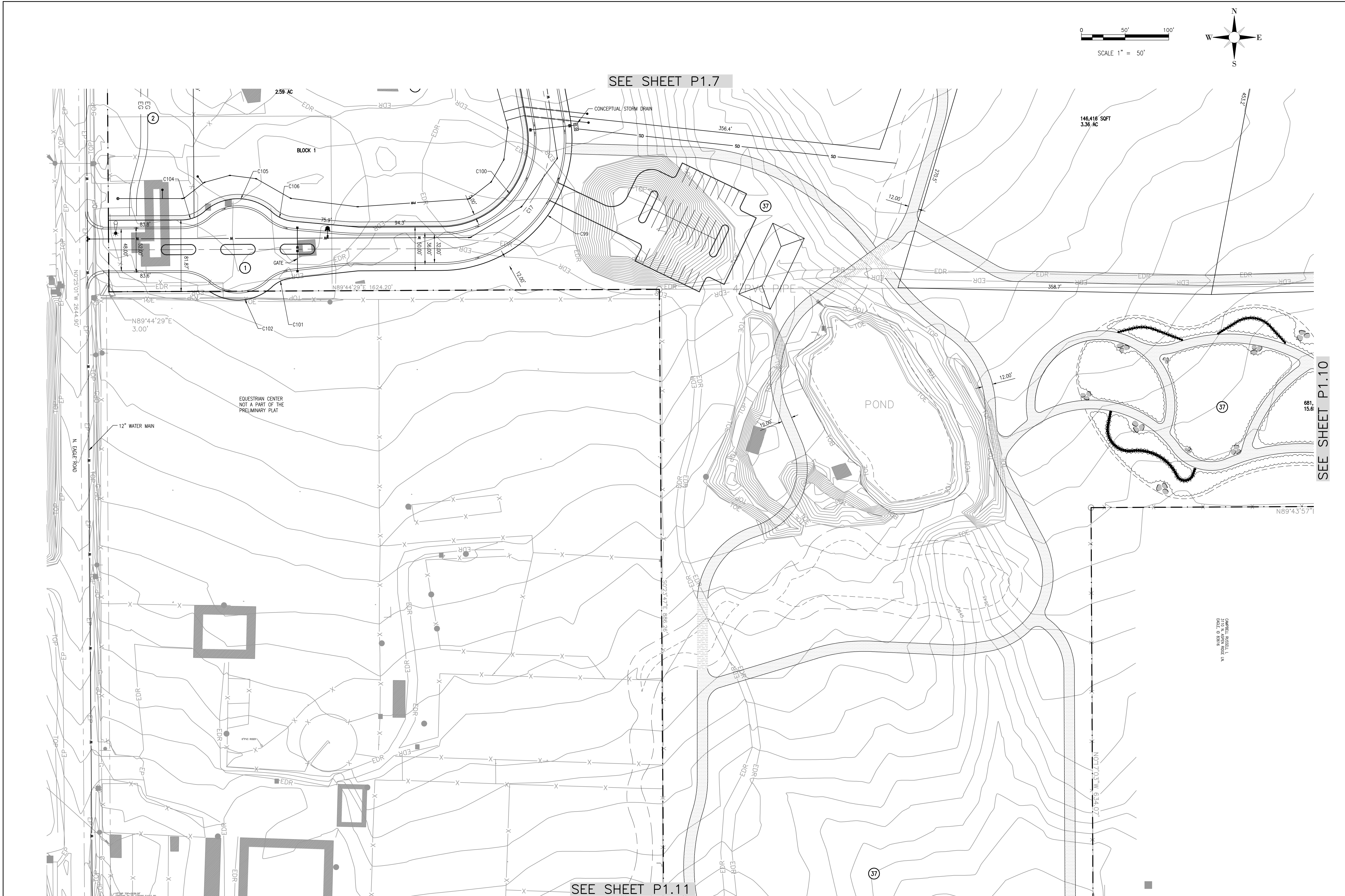
ROCKING A RANCH
EAGLE, ADA COUNTY, IDAHO

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

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CHECKED BY: CSK
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PROFESSIONAL ENGINEER
REGISTERED
9412
STATE OF IDAHO
1/12/22
CHAD S. KINKELA

SHEET
P1.8



SEE SHEET P1.7

SEE SHEET P1.10

SEE SHEET P1.11

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

1	CLIENT REVIEW COMMENTS	01-12-22

ROCKING A RANCH
EAGLE, ADA COUNTY, IDAHO

PRELIMINARY PLAT

CK ENGINEERING

1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

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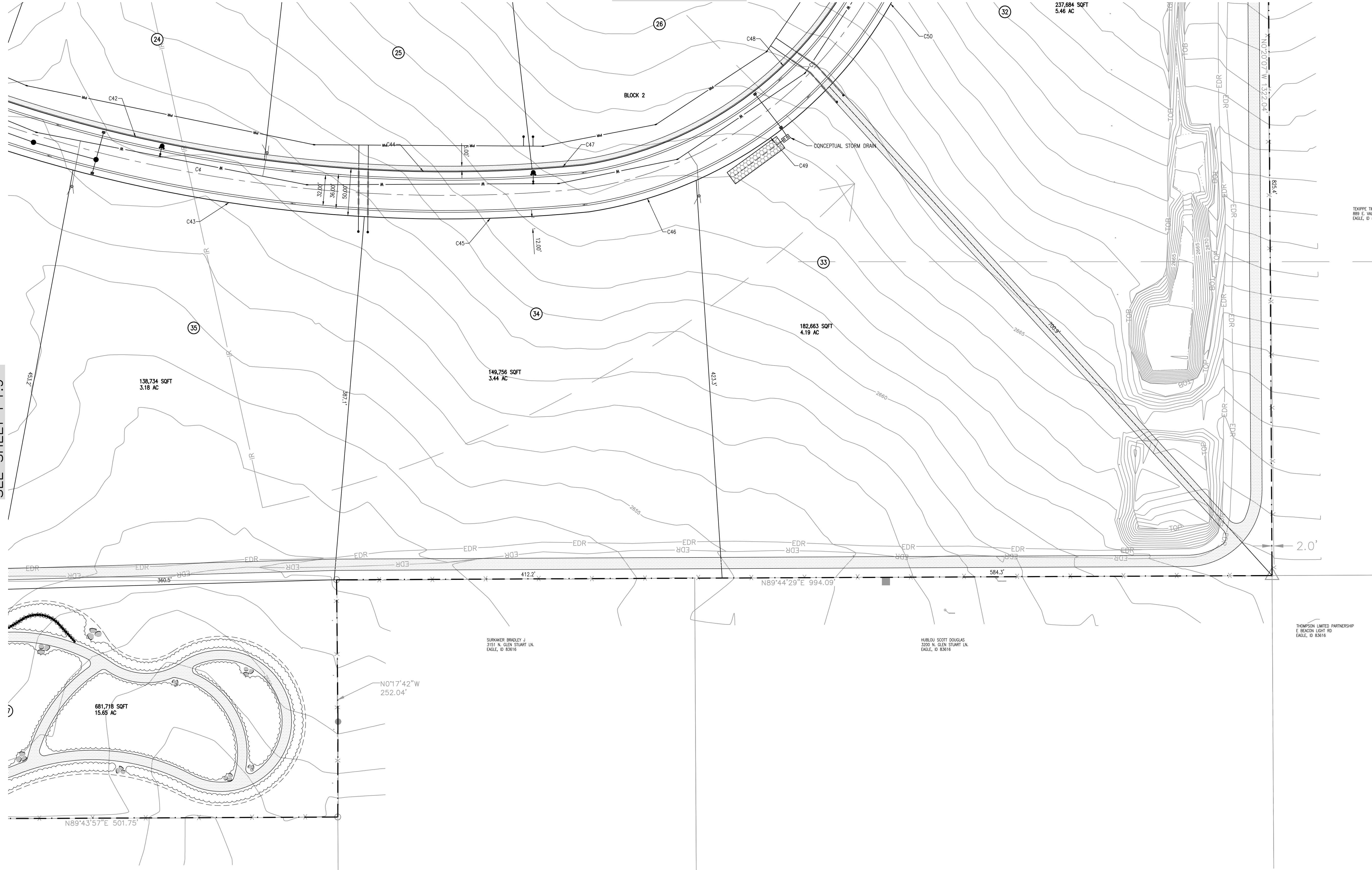
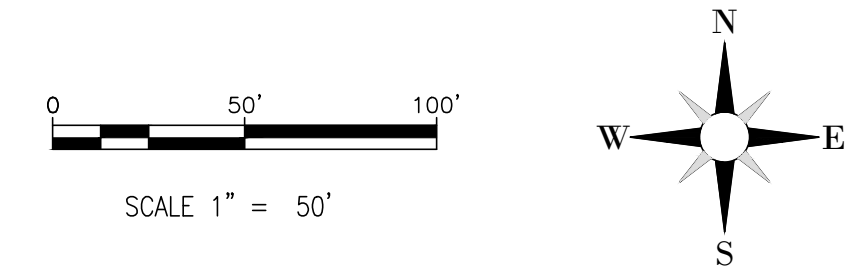
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SHEET
P1.9

SEE SHEET P1.9

SEE SHEET P1.8



THOMPSON LIMITED PARTNERSHIP
E. BEACON LIGHT RD
EAGLE, ID 83616

BEFORE DIGGING, CALL DIGILINE AT 1-800-342-1585

ROCKING A RANCH
EAGLE, ADA COUNTY, IDAHO

PRELIMINARY PLAT

CK ENGINEERING

1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

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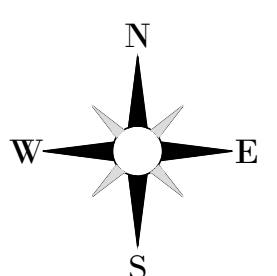
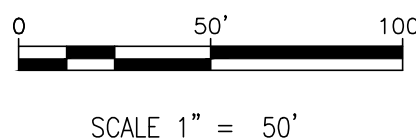
SHEET
P1.10

REVISIONS:

NO.	DATE	DESCRIPTION
1	01-12-22	CLIENT REVIEW COMMENTS



SEE SHEET P1.9



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

1	CLIENT REVIEW COMMENTS 01-12-22

ROCKING A RANCH
EAGLE, ADA COUNTY, IDAHO

PRELIMINARY PLAT

CK ENGINEERING

1300 E. STATE ST., SUITE 102
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SHEET
P1.11