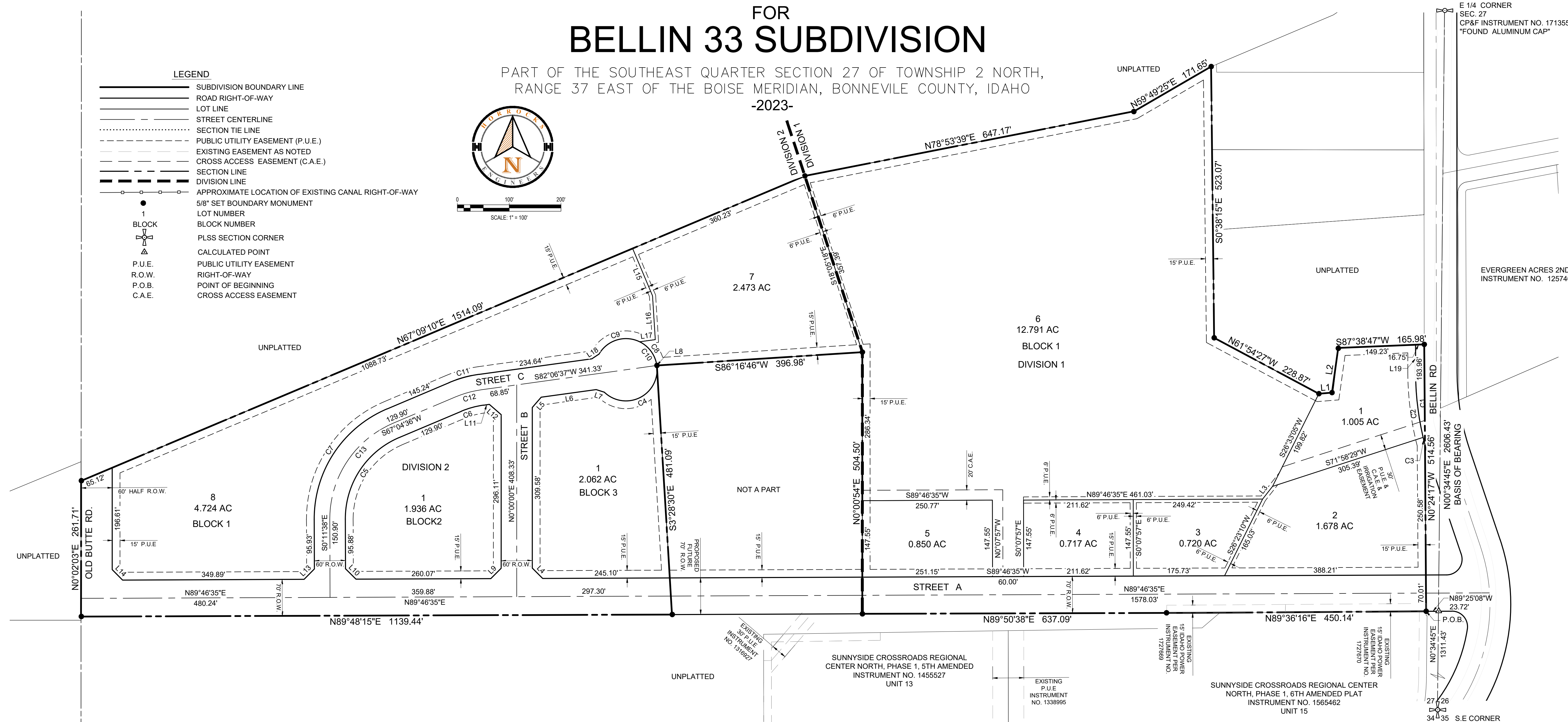
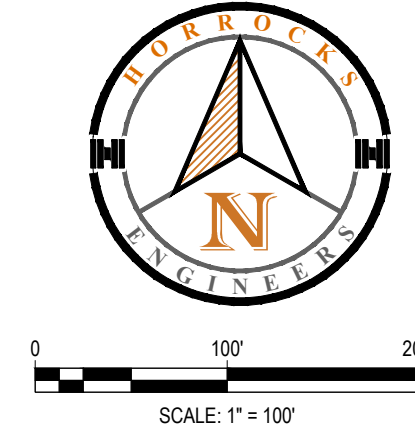


PRELIMINARY PLAT FOR BELLIN 33 SUBDIVISION

PART OF THE SOUTHEAST QUARTER SECTION 27 OF TOWNSHIP 2 NORTH, RANGE 37 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO -2023-

- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - ROAD RIGHT-OF-WAY
 - LOT LINE
 - STREET CENTERLINE
 - SECTION TIE LINE
 - - - PUBLIC UTILITY EASEMENT (P.U.E.)
 - - - EXISTING EASEMENT AS NOTED
 - - - CROSS ACCESS EASEMENT (C.A.E.)
 - SECTION LINE
 - - - DIVISION LINE
 - - - APPROXIMATE LOCATION OF EXISTING CANAL RIGHT-OF-WAY
 - 5/8" SET BOUNDARY MONUMENT
 - LOT NUMBER
 - BLOCK NUMBER
 - △ PLSS SECTION CORNER
 - △ CALCULATED POINT
 - △ P.U.E.
 - △ R.O.W.
 - △ P.O.B.
 - △ C.A.E.
 - CROSS ACCESS EASEMENT



LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER SECTION 27 OF TOWNSHIP 2 NORTH, RANGE 37 EAST OF THE BOISE MERIDIAN, BINGHAM COUNTY, STATE OF IDAHO.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 27, T. 2 N., R. 37 E., B.M. (FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 27 BEARS N 00°34'45" E 2606.43'), THENCE ALONG THE EAST LINE OF SAID SECTION 27 N 00°34'45" E 1311.43', THENCE N 89°25'08" W 23.72' TO THE NORTHEAST CORNER OF SUNNYSIDE CROSSROADS REGIONAL CENTER NORTH, PHASE 1 6TH AMENDED PLAT RECORDED UNDER INSTRUMENT #1565462, ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SUNNYSIDE CROSSROADS REGIONAL CENTER NORTH S 89°36'16" W 450.14'; THENCE S 89°50'38" W 637.09' TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN DEED INSTRUMENT #1287794; THENCE ALONG THE LANDS DESCRIBED IN DEED INSTRUMENT #1287794 FOR THE FOLLOWING THREE (3) COURSES:

- 1) N 00°00'54" E 504.50';
- 2) S 86°16'46" W 396.98';
- 3) S 03°28'30" E 481.09';

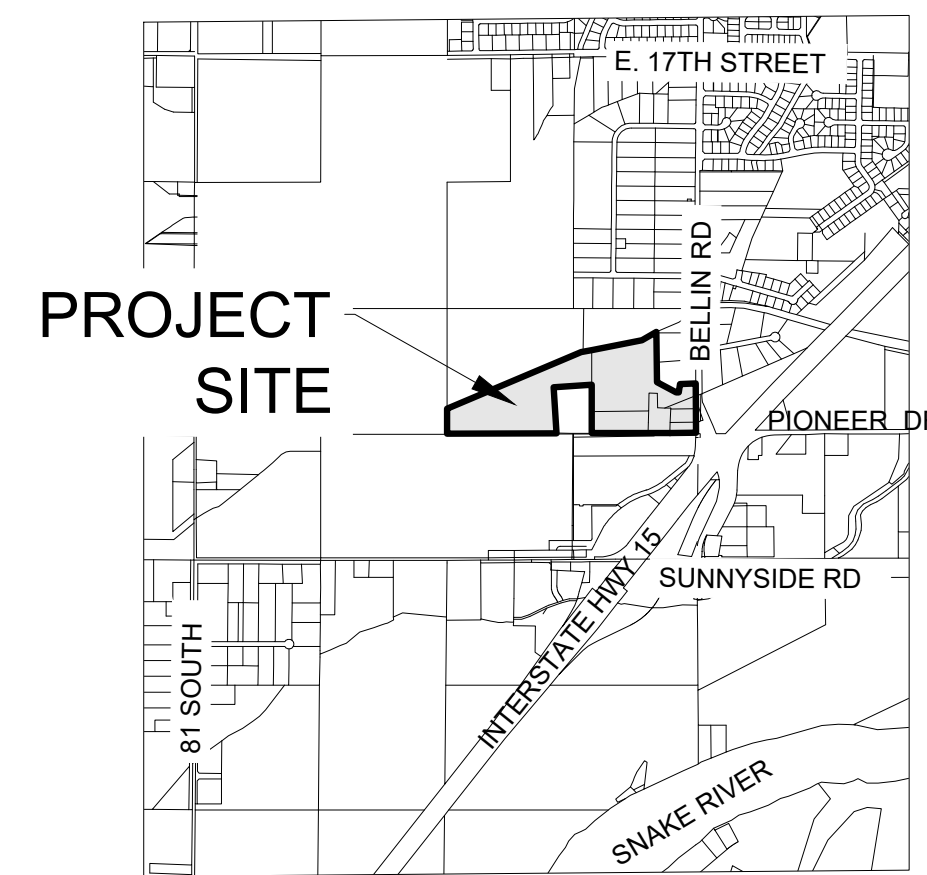
THENCE S 89°48'15" W 1139.44' TO THE LONGITUDINAL CENTERLINE OF SAID SECTION 27; THENCE ALONG SAID LONGITUDINAL CENTERLINE N 00°02'03" E 261.71'; THENCE N 67°09'10" E 1514.09'; THENCE N 78°53'39" E 647.17';

THENCE N 59°49'25" E 171.65' TO THE WEST BOUNDARY LINE OF THE LAND DESCRIBED IN DEED INSTRUMENT #1111918; THENCE ALONG THE WEST BOUNDARY LINE OF THE LANDS DESCRIBED IN DEED INSTRUMENT #1111918, #984652 AND #448702 S 00°38'15" E 523.07' TO THE SOUTHWESTERLY CORNER OF DEED INSTRUMENT #448702; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF DEED INSTRUMENT #448702 FOR THE FOLLOWING FOUR (4) COURSES:

- 1) S 61°54'27" E 228.87';
- 2) N 85°20'53" E 25.42';
- 3) N 07°58'35" E 86.99';
- 4) N 87°38'47" E 165.98' TO THE SOUTHEASTLY CORNER OF DEED #448702;

THENCE S 00°24'17" E 514.56' TO THE POINT OF BEGINNING;

SAID PROPERTY CONTAINS 34.710 ACRES MORE OR LESS



VICINITY MAP
SCALE: NTS

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	141.89'	554.00'	14°40'28"	N7°22'42"W	141.50'
C2	126.76'	554.00'	13°06'34"	N6°35'45"W	126.48'
C3	15.13'	554.00'	1°33'53"	N13°55'59"W	15.13'
C4	148.39'	60.00'	141°41'56"	N82°58'34"E	113.36'
C5	199.60'	170.00'	67°16'14"	N33°26'29"E	188.33'
C6	44.61'	170.00'	15°02'02"	N74°35'37"E	44.48'
C7	270.04'	230.00'	67°16'14"	S33°26'29"W	254.80'
C8	58.87'	60.00'	56°13'07"	N35°58'57"W	56.54'
C9	89.55'	60.00'	85°30'46"	S73°09'06"W	81.47'
C10	296.81'	60.00'	283°25'50"	S7°53'23"E	74.35'
C11	29.78'	230.00'	7°25'07"	S74°35'37"W	29.76'
C12	52.48'	200.00'	15°02'02"	S74°35'37"W	52.33'
C13	234.82'	200.00'	67°16'14"	S33°26'29"W	221.56'

Line #	Length	Direction
L1	25.42'	S85°20'53"W
L2	86.99'	S7°58'35"W
L3	31.06'	N38°04'54"E
L4	28.34'	N45°06'43"W
L5	26.27'	N41°03'19"E
L6	106.90'	N82°06'37"E
L7	16.57'	S72°13'51"E
L8	0.32'	N86°16'46"E
L9	28.23'	S44°53'17"W
L10	28.29'	N45°12'31"W
L11	11.45'	S82°06'37"W
L12	30.16'	S48°56'41"E
L13	28.28'	S44°47'29"W
L14	28.32'	N45°06'06"W
L15	98.92'	N22°50'44"W
L16	84.67'	S3°36'28"E
L17	30.78'	N82°06'37"E
L18	16.57'	S56°27'05"W
L19	52.94'	S0°02'28"E

SHEET INDEX
PP.1.0 LOT DIMENSIONS
PP.2.0 SURFACE FEATURES/UTILITIES

OWNER/DEVELOPER
SILVER SAGE CAPITAL, LLC
P.O. BOX 7003
JACKSON, WY 83002
(302) 725-8453

ENGINEER/PLANNER
HORROCKS ENGINEERS
CLINT BOYLE, AICP
CADEN FUHRMAN, P.E.
2194 SNAKE RIVER PARKWAY
SUITE 205
IDAHO FALLS, ID 83402
(208) 522-1223

ACREAGE SUMMARY
TOTAL - 33.02 ACRES
LOT SUMMARY
BUILDABLE = 10
ZONING
LC
PHASING
DIVISION 1 = BLOCK 1, LOTS 1-6
DIVISION 2 = BLOCK 1, LOTS 7-8
BLOCK 2, LOT 1
BLOCK 3, LOT 1

FIRE DISTRICT
IDAHO FALLS
SEWER PROVIDER
IDAHO FALLS
WATER PROVIDER
IDAHO FALLS
ROADWAY JURISDICTION
IDAHO FALLS
IRRIGATION DISTRICT
NEW SWEDEN IRRIGATION DISTRICT

NOTES:

1. STORM DRAINAGE WILL BE DESIGNED IN ACCORDANCE WITH THE CATALOG OF STORM WATER BEST MANAGEMENT PRACTICES FOR IDAHO CITIES AND COUNTIES AND THE CITY OF IDAHO FALLS SPECS.
2. PUBLIC UTILITY EASEMENTS ARE:
15' ADJACENT TO ALL PUBLIC RIGHT-OF-WAY
ALL OTHER EASEMENTS AS SHOWN
3. NO PORTION OF THE SITE IS LOCATED IN A FEMA DESIGNATED FLOOD PLAIN OR FLOODWAY ZONE.
4. SITE IMPROVEMENTS ARE SHOWN CONCEPTUALLY ONLY.
5. LANDSCAPING TO BE DETERMINED WITH INDIVIDUAL SITE PLAN SUBMITTALS.
6. ALL PEDESTRIAN RAMPS AND SIDEWALK CORNERS TO BE INSTALLED PRIOR TO BUILDING PERMITS.

HORROCKS ENGINEERS

2194 Snake River Parkway, Suite 205
Idaho Falls, ID 83402
(208) 522-1223
www.horrocksonline.com

WARNING

IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

REVISIONS

DRAWING INFO
DATE: 12/23/2022
DESIGNED: KH
DRAWN: MDK
CHECKED: CF
PROJECT: ID-LD-3466-21

PRELIMINARY NOT FOR CONSTRUCTION

BELLIN 33 SUBDIVISION
BONNEVILLE COUNTY, IDAHO

PRELIMINARY PLAT
LOT DIMENSIONS



PP1.0

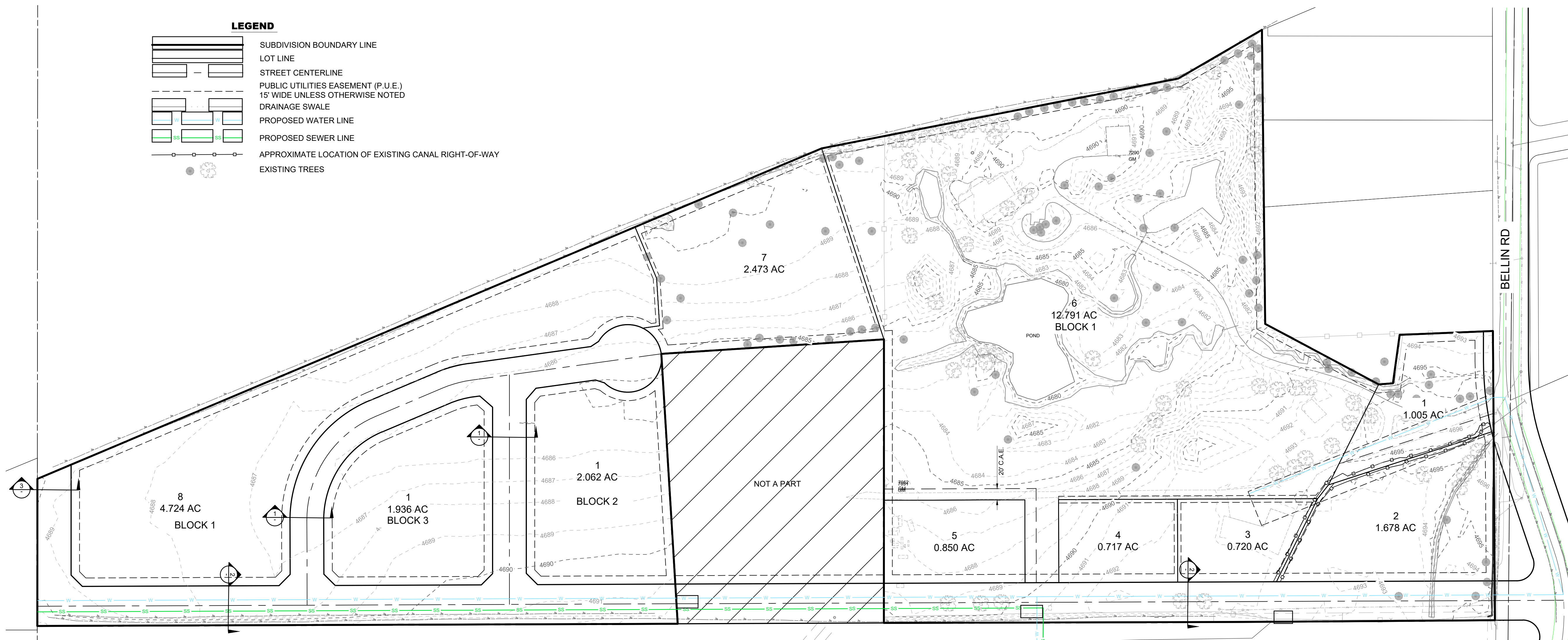
PRELIMINARY PLAT FOR BELLIN 33 SUBDIVISION

PART OF THE SOUTHEAST QUARTER SECTION 27 OF TOWNSHIP 2 NORTH,
RANGE 37 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO
-2023-



LEGEND

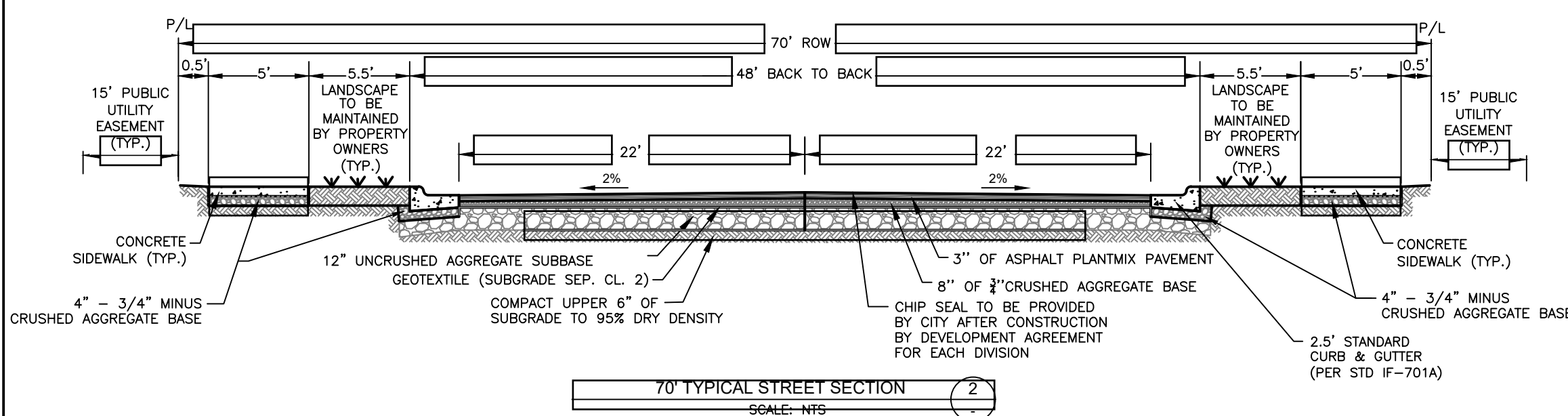
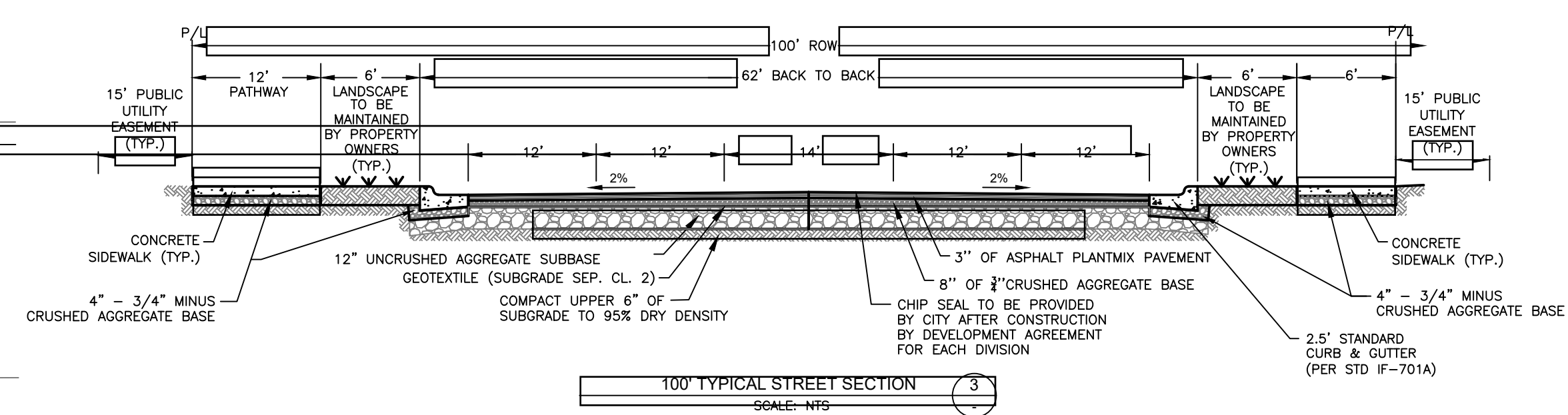
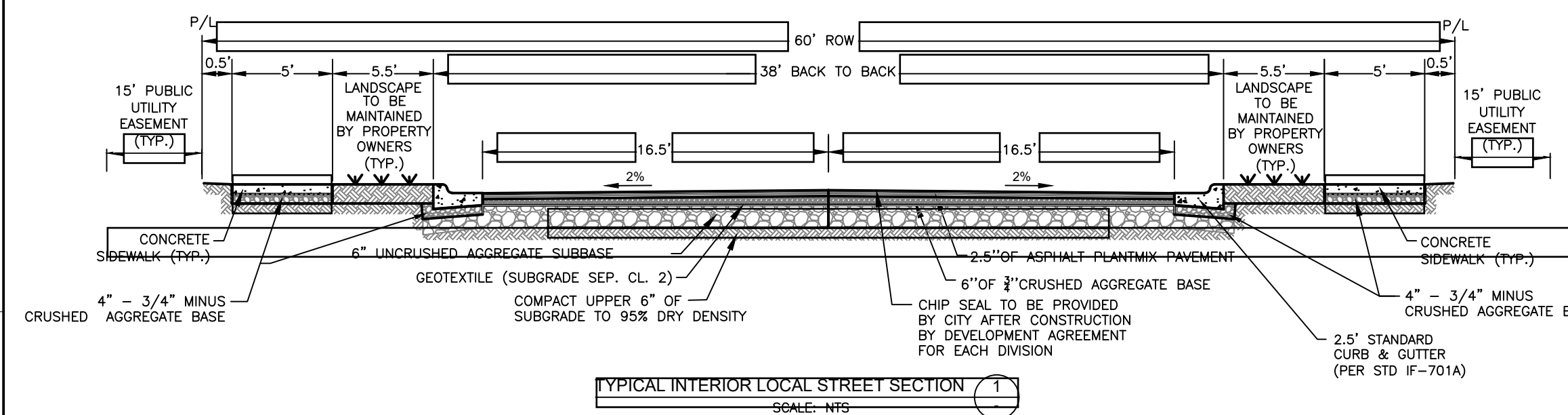
	SUBDIVISION BOUNDARY LINE
	LOT LINE
	STREET CENTERLINE
	PUBLIC UTILITIES EASEMENT (P.U.E.) 15' WIDE UNLESS OTHERWISE NOTED
	DRAINAGE SWALE
	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	APPROXIMATE LOCATION OF EXISTING CANAL RIGHT-OF-WAY
	EXISTING TREES



PRELIMINARY STORM DRAINAGE BASINS

DIVISION PROVIDED	AREA	VOLUME REQUIRED	VOLUME
1 (PRIVATE) ONSITE	1,438,118 SF	±159,392 CF	TBD

- NOTES:**
- STORM WATER TO BE DISPOSED OF BY INFILTRATION.
 - VOLUME PROVIDED EXCLUDES 1-FOOT OF FREEBOARD IN PONDS.
 - VOLUME REQUIRED BASED ON CITY OF IDAHO FALLS DESIGN GUIDELINES FOR STORM DRAINAGE. (1.33 INCHES OF RAIN OVER CONTRIBUTING AREA)
 - ALL PRIVATE STORM WATER TO BE STORED ONSITE.



HORROCKS ENGINEERS
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Idaho Falls, ID 83402
(208) 522-1223
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REVISIONS	DATE	REV #	BY	CHKD	DATE
	12/23/2022		KH	MDK	

DRAWING INFO: PROJECT: ID-5326-22

PRELIMINARY NOT FOR CONSTRUCTION

BELLIN 33 SUBDIVISION
BONNEVILLE COUNTY, IDAHO
PRELIMINARY PLAT
SURFACE FEATURES/UTILITIES

PP2.0

H:\2022\ID-5326-22 Bellin Road Development\Project Data\02 CAD\2.03 Sheet Files\Preliminary Plat\ID-5326-22\PP2.BASE.dwg - Layout1 - 2/14/2023 11:59am, aaron.clements