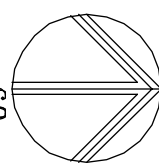


NORTH



SCALE 1" = 60'-0"

LEGACY VILLAGE, DIVISION NO. 2

LOCATED IN:
NORTHEAST QUARTER OF SECTION 29,
TOWNSHIP 15 SOUTH, RANGE 40 EAST, BOISE MERIDIAN,
FRANKLIN COUNTY, IDAHO
FINAL PLAT
UNPLATTED

LEGEND

- BOUNDARY LINE
- 10' PUBLIC UTILITY EASEMENT
- SECTION CORNER
- 1/4 SECTION CORNER
- SET 8" x 2" REBAR W/ PLASTIC CAP MARKED LS 10784
- FOUND REBAR W/ PLASTIC CAP MARKED LS 10874
- COMMON AREA

BOUNDARY DESCRIPTION

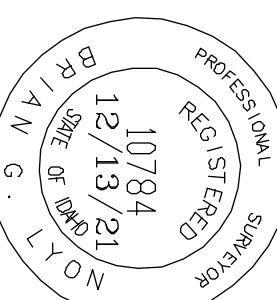
Part of the Northeast Quarter of Section 29, Township 16 South, Range 40 East of the Boise Meridian, Franklin County, Idaho described as follows:

Commencing at the Northeast Corner of Section 29, Township 16 South, Range 40 East of the Boise Meridian monumented with an Aluminum Cap, thence S 00°23'17" W 2656.30 feet along the east line of the Northeast Quarter of said Section 19 to the East Quarter Corner of Section 29 monumented with an Aluminum Cap; thence N 72°41'03" W 822.79 feet to a point on the boundary of Legacy Village, Division No. 1 Ranch Subdivision recorded in the Franklin County Recorder's Office under Instrument No. _____ and the POINT OF BEGINNING and running

thence along the boundary of Legacy Village, Division No. 1 the next twelve courses:
1) thence S 88°45'13" W 56.55 feet; 2) thence S 01°14'47" E 39.38 feet; 3) thence S 43°55'02" W 34.92 feet; 4) thence S 89°04'52" W 89.08 feet; 5) thence N 00°17'37" E 98.50 feet; 6) thence N 89°42'23" W 130.00 feet; 7) thence N 74°11'18" W 55.01 feet; 8) thence N 89°42'23" W 111.50 feet; 9) thence N 00°17'37" E 112.15 feet; 10) thence N 89°42'23" W 181.50 feet; 11) thence N 00°17'37" E 70.52 feet; 12) thence N 89°42'23" W 111.50 feet; thence N 00°17'37" E 487.50 feet along an existing fence line; thence S 89°42'23" E 128.50 feet; thence N 00°17'37" E 65.73 feet; thence S 89°42'23" E 276.00 feet; thence S 86°50'38" E 53.07 feet; thence S 89°42'23" E 112.00 feet; thence S 00°17'37" W 114.50 feet; thence S 89°42'23" E 99.21 feet; thence N 44°06'08" E 35.53 feet; thence S 01°30'42" E 53.01 feet; thence S 45°02'48" W 34.67 feet; thence S 01°30'42" E 53.01 feet; thence S 45°18'46" E 35.18 feet; thence S 01°24'39" W 53.04 feet; thence S 44°14'14" W 34.45 feet; thence S 00°17'37" W 93.48 feet; thence S 01°14'47" E 22.44 feet; thence S 89°04'52" W 4.45 feet; thence S 01°14'47" E 129.19 feet to the point of beginning, containing 11.544 acres, more or less.

SURVEYOR'S CERTIFICATE

I, BRIAN G. LYON, 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 MONUMENTATION SHOWN CONFORMS WITH THAT SET OR FOUND UPON THE GROUND, AND THAT THE PERTINENT PROVISIONS OF THE STATUTES OF THE STATE OF IDAHO.



CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C12	20.80	1000.00	1°11'30"	N00°18°10'38"W	20.80
C13	20.79	1000.00	1°11'28"	N01°29'33"W	20.79
C14	29.85	19.00	90°00'00"	S44°42'23"E	26.87
C15	29.85	19.00	90°00'00"	S45°17'37"W	26.87
C16	29.85	19.00	90°00'00"	N45°17'37"E	26.87
C17	29.85	19.00	90°00'00"	S44°42'23"E	26.87
C18	29.85	19.00	90°00'00"	S45°17'37"W	26.87
C19	29.85	19.00	90°00'00"	N44°42'23"W	26.87

LINE	LENGTH	BEARING
L2	27.50	N74°11'18"W
L3	30.60	N02°05'21"W
L4	54.29	N89°48'00"E
L5	23.00	N00°17'37"E
L6	24.50	N00°17'37"E
L7	77.00	S89°42'23"E
L8	43.14	S45°38'44"E
L9	51.13	N37°36'43"E
L10	33.64	N67°26'18"E
L11	35.32	S61°03'39"E
L12	77.41	N89°42'23"W
L13	78.07	N89°42'23"W
L14	7.58	S00°17'37"W
L15	15.42	S01°14'47"E
L16	24.51	S01°14'47"E
L17	55.13	N89°04'52"E



RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THE FOREGOING PLAT, LEGACY VILLAGE, DIVISION NO. 2, FRANKLIN COUNTY, IDAHO WAS FILED FOR RECORDING IN THE OFFICE OF THE RECORDER OF FRANKLIN COUNTY, IDAHO THIS _____ DAY OF _____ 2021 AT _____ M AND _____ OF _____ RECORDED UNDER INSTRUMENT NUMBER _____

FRANKLIN COUNTY RECORDER

ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435) 755-5121

PROJECT LEGACY VILLAGE, DIVISION NO. 2
LOCATED IN:
NORTHEAST QUARTER OF SECTION 29,
TOWNSHIP 15 SOUTH, RANGE 40 EAST, BOISE MERIDIAN,
FRANKLIN COUNTY, IDAHO
FINAL PLAT

SCALE 1"=60'	DATE 12-2021	JOB NO.	REVISION
DRAWN BY bl	DRAWING LegacyvillagefinalPH2v7		REVISED BY

SHEET 1 OF 2 SHEETS

LEGACY VILLAGE, DIVISION NO. 2

LOCATED IN:
 NORTHEAST QUARTER OF SECTION 29,
 TOWNSHIP 15 SOUTH, RANGE 40 EAST, BOISE MERIDIAN,
 FRANKLIN COUNTY, IDAHO
 FINAL PLAT

IRRIGATION CERTIFICATE

IN COMPLIANCE WITH IDAHO CODE 31-3805(1)(A), IT IS HEREBY STATED THAT THE WATER RIGHTS APPURTENANT AND THE ASSESSMENT OBLIGATION OF THE LANDS WITHIN THIS SUBDIVISION HAVE BEEN TRANSFERRED FROM SAID LANDS.
 HERITAGE LAND DEVELOPMENT, LLC.

JAY STOCKING, MANAGER _____ DATE _____

SANITARY RESTRICTION

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON THE DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING PERMITS OR SEWER/SEPTIC FACILITIES APPROVED WITHIN THE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT THE FACILITIES OR MEET OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED. IN ACCORDANCE WITH SECTION 50 - 1 3 2 6, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

DATE _____ HEALTH DISTRICT SIGNATURE _____

FRANKLIN CITY ENGINEER

CERTIFIED THIS _____ DAY OF _____, 2021, THAT THIS PLAT IS IN CONFORMANCE WITH ALL APPLICABLE CITY ORDINANCES AND STANDARDS, AND IS HEREBY APPROVED.

FRANKLIN CITY ENGINEER _____

FRANKLIN CITY COUNCIL

ON THIS _____ DAY OF _____, 2021, THIS PLAT OF _____ WAS ACCEPTED AND APPROVED BY THE FRANKLIN CITY COUNCIL AND DOES HEREBY APPROVE AND ACCEPT THE HEREON DEDICATED PUBLIC STREETS.

FRANKLIN CITY MAYOR _____

RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THE FOREGOING PLAT, LEGACY VILLAGE, DIVISION NO. 1, FRANKLIN COUNTY, IDAHO WAS FILED FOR RECORDING IN THE OFFICE OF THE RECORDER OF FRANKLIN COUNTY, IDAHO THIS _____ DAY _____, 2021 AT _____ M AND RECORDED UNDER INSTRUMENT NUMBER _____ M AND FRANKLIN COUNTY RECORDER _____

COUNTY TREASURER'S CERTIFICATION

I, THE UNDERSIGNED COUNTY TREASURER FOR FRANKLIN COUNTY, IDAHO, ON THIS _____ DAY OF _____, 2021, DO HEREBY CERTIFY THAT ALL PROPERTY TAXES FOR THE PROPERTY INCLUDED ON THIS PLAT HAVE BEEN PAID IN FULL.

FRANKLIN COUNTY TREASURER _____

FRANKLIN CITY CLERK

CERTIFIED THIS _____ DAY OF _____, 2021 THAT THIS PLAT IS IN CONFORMANCE WITH ALL APPLICABLE CITY PROCEDURES AND APPLICABLE BONDING REQUIREMENTS HAVE BEEN MET

ROCKY MOUNTAIN POWER NOTE

"UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT OBSTRUCTION BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE."

REVIEWING LAND SURVEYOR CERTIFICATE

REVIEWED AND FOUND TO BE IN COMPLIANCE WITH IDAHO CODE TITLE 50, CHAPTER 13.

SURVEYOR NOTES/NARRATIVE

1. THE PURPOSE OF THIS SURVEY WAS TO DIVIDE THE SUBJECT PROPERTY INTO RESIDENTIAL LOTS.
2. THE SURVEY WAS REQUESTED BY MARSHAE STOKES. THE PARCEL IS SHOWN ON RECORD OF SURVEY #280084 FOR KEN HOBBS.
3. THE BASIS OF BEARING IS S00°25'17" E BETWEEN THE NORTHEAST CORNER AND EAST QUARTER CORNER OF SECTION 29, TOWNSHIP 16 SOUTH, RANGE 40 EAST OF THE BOISE MERIDIAN.
4. THE SOUTH BOUNDARY WAS ESTABLISHED ALONG THE NORTH LINE OF LEGACY VILLAGE, DIVISION NO. 1.
5. THE WEST BOUNDARY WAS ESTABLISHED ALONG AN EXISTING FENCE LINE.
6. THE NORTH AND EAST LINES WERE ESTABLISHED IN THE INTERIOR OF THE PARENT PARCEL.
7. LOT 24, BLOCK 4 IS COMMON AREA (CA). LOT 24, BLOCK 4 IS 1.01 ACRES.
8. LOTS 8-23 IN BLOCK 4 ARE TOWNHOME LOTS. 5/8"x24" REBAR W/ PLASTIC CAP MARKED L510784 PLACED AT LOTS 8-23. BLOCK 4 PROPERTY CORNERS.
9. THIS PLAT IS SUBJECT TO CERTAIN RIGHTS AND DUTIES AS SET FORTH IN CC&R'S WHICH MAYBE AMENDED FROM TIME TO TIME.
10. STRUCTURES AND OTHER IMPROVEMENTS LOCATED WITHIN THIS SUBDIVISION INCLUDING THOSE LOCATED WITHIN LOTS AND COMMON AREAS ARE SUBJECT TO CC&R'S AFFECTING THIS PLAT.
11. COMMON AREA IS TO BE MAINTAINED BY A HOME OWNERS ASSOCIATION.

SURVEYOR'S CERTIFICATE

I, BRAN G. LYON, 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 MONUMENTATION SHOWN CONFORMS WITH THAT SET OR FOUND UPON THE GROUND, AND THAT THE PERTINENT PROVISIONS OF THE STATUTES OF THE STATE OF IDAHO.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED ARE THE LAWFUL OWNERS OF THE TRACT OF LAND INCLUDED IN THE BOUNDARY DESCRIPTION SHOWN HEREON AND HAVE CAUSED THE SAME TO BE PLATTED AND DIVIDED INTO BLOCKS, LOTS, STREETS, AND EASEMENTS TO BE HEREAFTER KNOWN AS LEGACY VILLAGE, DIVISION NO. 2.

BE IT FURTHER KNOWN THAT WE DO HEREBY DEDICATE TO THE PUBLIC, ALL STREETS AND RIGHTS-OF-WAY SHOWN HEREON, THAT WE ALSO GRANT AND CONVEY TO THE PUBLIC ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON AND THAT WE HEREBY WARRANT AND SHALL DEFEND THE ESTATE SUBJECT TO SUCH DEDICATION AND CONVEYANCES IN THE QUIET AND PEACEFUL POSSESSION OF THE PUBLIC AGAINST SAID OWNERS AND THEIR HEIRS AND ASSIGNS, AND AGAINST EVERY PERSON WHOSOEVER WHO LAWFULLY HOLDS OR WHO LATER CLAIMS TO HAVE LAWFULLY HELD ANY RIGHTS IN SAID ESTATE AS OF THE DATE HEREOF. WE ALSO CERTIFY THAT THE LOTS WITHIN THIS SUBDIVISION WILL BE SERVED BY THE CITY OF FRANKLIN AND SAID MUNICIPALITY HAS AGREED IN WRITING TO SERVE SAID LOTS WITH CULINARY WATER AND SANITARY SEWER. IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS THIS _____ DAY OF _____, 2021.

HERITAGE LAND DEVELOPMENT, LLC.

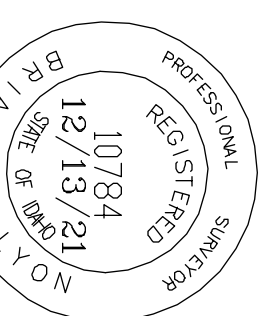
JAY STOCKING, MANAGER _____

ACKNOWLEDGEMENT

STATE OF IDAHO
 COUNTY OF FRANKLIN
 ON THIS _____ DAY OF _____, 2021 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAY STOCKING KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF HERITAGE LAND DEVELOPMENT, LLC., SUBSCRIBED TO THE ATTACHED OWNER'S CERTIFICATE AND ACKNOWLEDGED TO ME HE EXECUTED THE SAME IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF IDAHO _____

COMMISSION EXPIRATION DATE: _____
 RESIDING IN FRANKLIN COUNTY, IDAHO _____

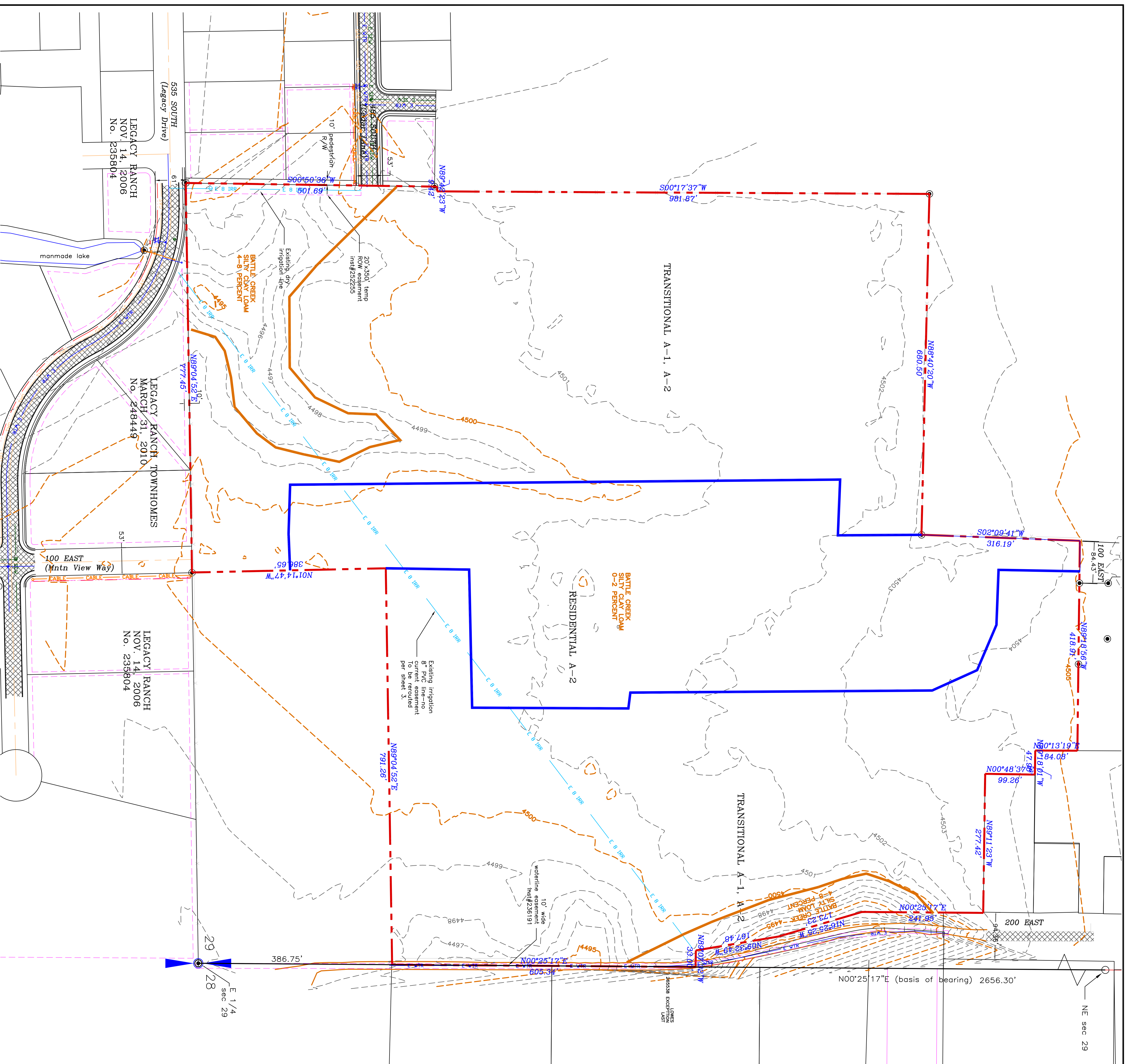


LOT AREA TABLE	LOT AREA
LOT 8 BLOCK 4	1,886 s.f.
LOT 9 BLOCK 4	1,771 s.f.
LOT 10 BLOCK 4	1,886 s.f.
LOT 11 BLOCK 4	1,886 s.f.
LOT 12 BLOCK 4	1,771 s.f.
LOT 13 BLOCK 4	1,771 s.f.
LOT 14 BLOCK 4	1,886 s.f.
LOT 15 BLOCK 4	1,886 s.f.
LOT 16 BLOCK 4	1,886 s.f.
LOT 17 BLOCK 4	1,771 s.f.
LOT 18 BLOCK 4	1,771 s.f.
LOT 19 BLOCK 4	1,886 s.f.
LOT 20 BLOCK 4	1,886 s.f.
LOT 21 BLOCK 4	1,771 s.f.
LOT 22 BLOCK 4	1,771 s.f.
LOT 23 BLOCK 4	1,905 s.f.

PROJECT	LEGACY VILLAGE, DIVISION NO. 2 LOCATED IN: NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 15 SOUTH, RANGE 40 EAST, BOISE MERIDIAN, FRANKLIN COUNTY, IDAHO FINAL PLAT	SCALE	DATE	JOB NO.	REVISION
		1"=60'	12-2021		
		DRAWN BY	DRAWING	REVISED BY	
		bl	LegacyVillagefinalPH2v7		



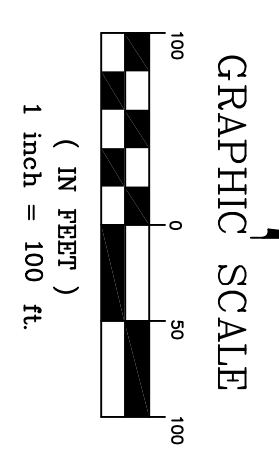
ALLIANCE CONSULTING ENGINEERS
 150 EAST 200 NORTH SUITE P
 LOGAN, UTAH 84321
 (435) 755-5121



LEGACY VILLAGE
 LOCATED IN:
 NE 1/4 of SECTION 29, TOWNSHIP 15 SOUTH,
 RANGE 40 EAST, BOISE MERIDIAN, FRANKLIN
 COUNTY, IDAHO

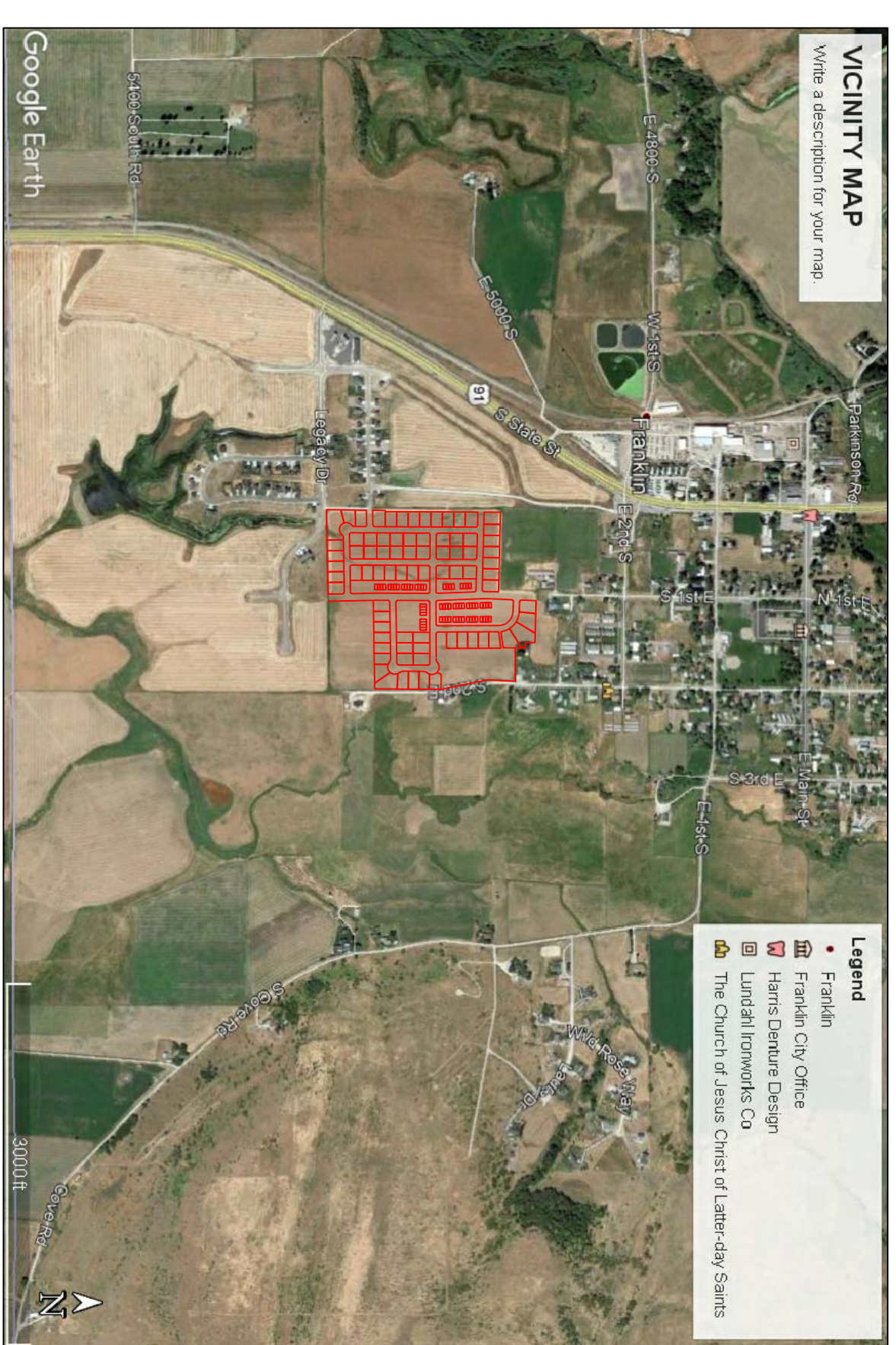
PRELIMINARY PLAT
EXISTING CONDITIONS

NOTES:
 OWNER: J7 LLC
 247 S 950 EDELO, IDAHO 83323
 DEVELOPER: HERITAGE LAND DEVELOPMENT
 4450 N 257-4963
 (435) 257-4963
 VERTICAL DATUM: NAVD88



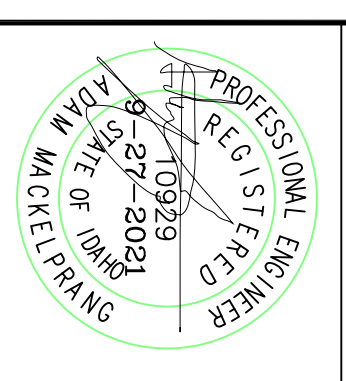
LINE LEGEND

--- (Red dashed)	PROPERTY BOUNDARY
--- (Blue dashed)	EXISTING EASEMENT
--- (Green dashed)	EXISTING FENCE
--- (Black dashed)	EXISTING WATER LINE
--- (Blue dashed)	EXISTING SEWER LINE
--- (Red dashed)	EXISTING IRRIGATION LINE
--- (Blue dashed)	EXISTING POWER
--- (Blue dashed)	EXISTING CABLE/PHONE
--- (Blue dashed)	EXISTING CONTOUR MNR (1')
--- (Blue dashed)	EXISTING CONTOUR MNR (5')
--- (Black dashed)	EXISTING ASPHALT
--- (Black dashed)	EXISTING SOIL TYPE PER NRCS
--- (Blue dashed)	BATTLE CREEK SILTY CLAY LOW 4-8 PERCENT



VICINITY MAP

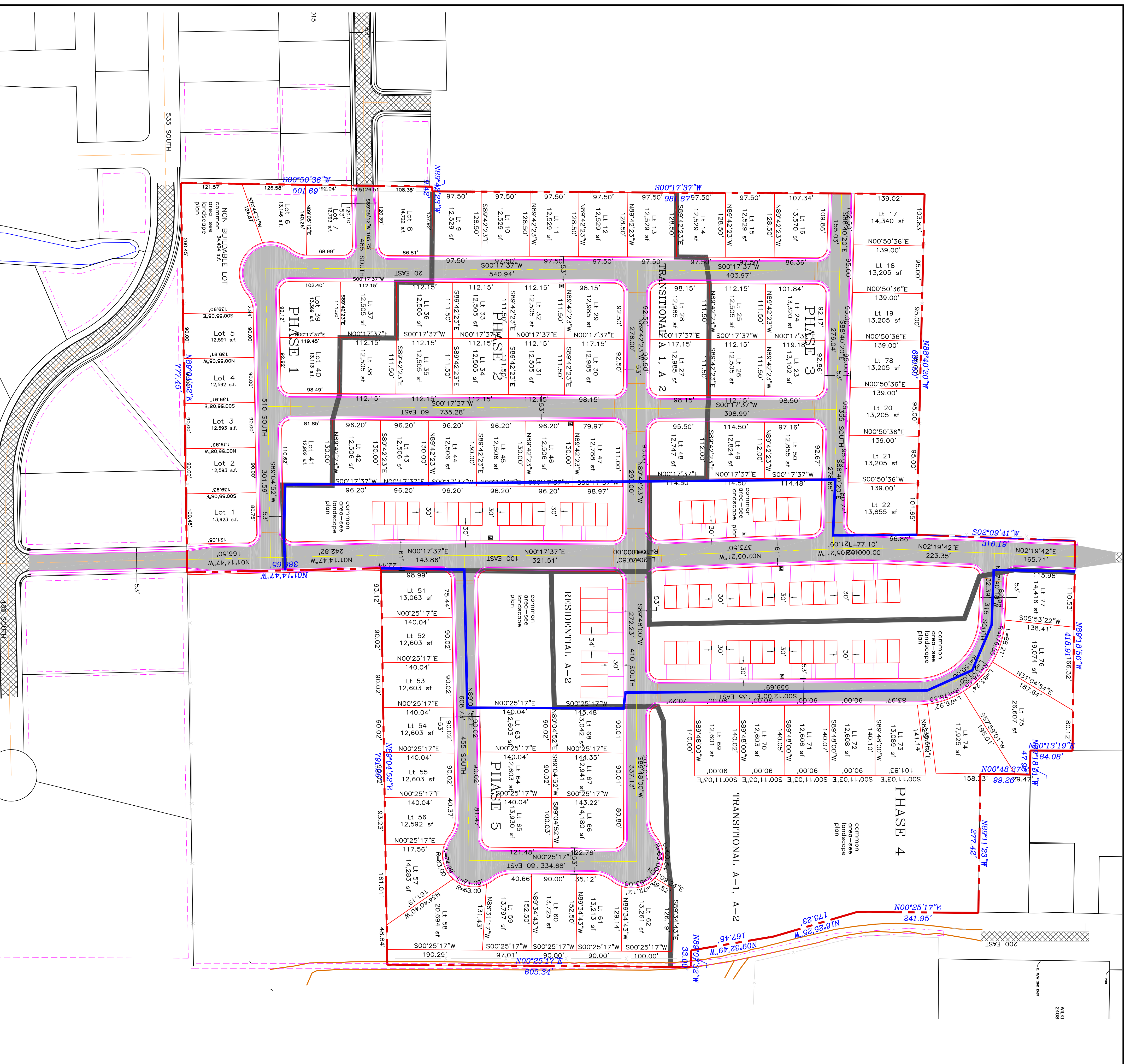
SCALE	DATE	JOB NO.
DRAWN BY	DRAWING	
AVM	SIERRAPRESTON.DWG	



LEGACY VILLAGE
 LOCATED IN:
 NE 1/4 of SECTION 29, TOWNSHIP 15 SOUTH, RANGE 40 EAST, BOISE MERIDIAN, FRANKLIN COUNTY, IDAHO
PRELIMINARY PLAT
EXISTING CONDITIONS

ALLIANCE CONSULTING ENGINEERS
 150 EAST 200 NORTH STUIE P
 LOGAN, UTAH 84321
 (435) 755-5121

SHEET
1
 OF
 5 SHEETS

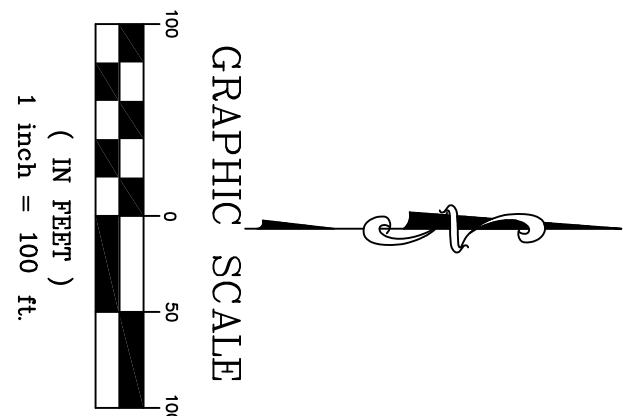


LEGACY VILLAGE

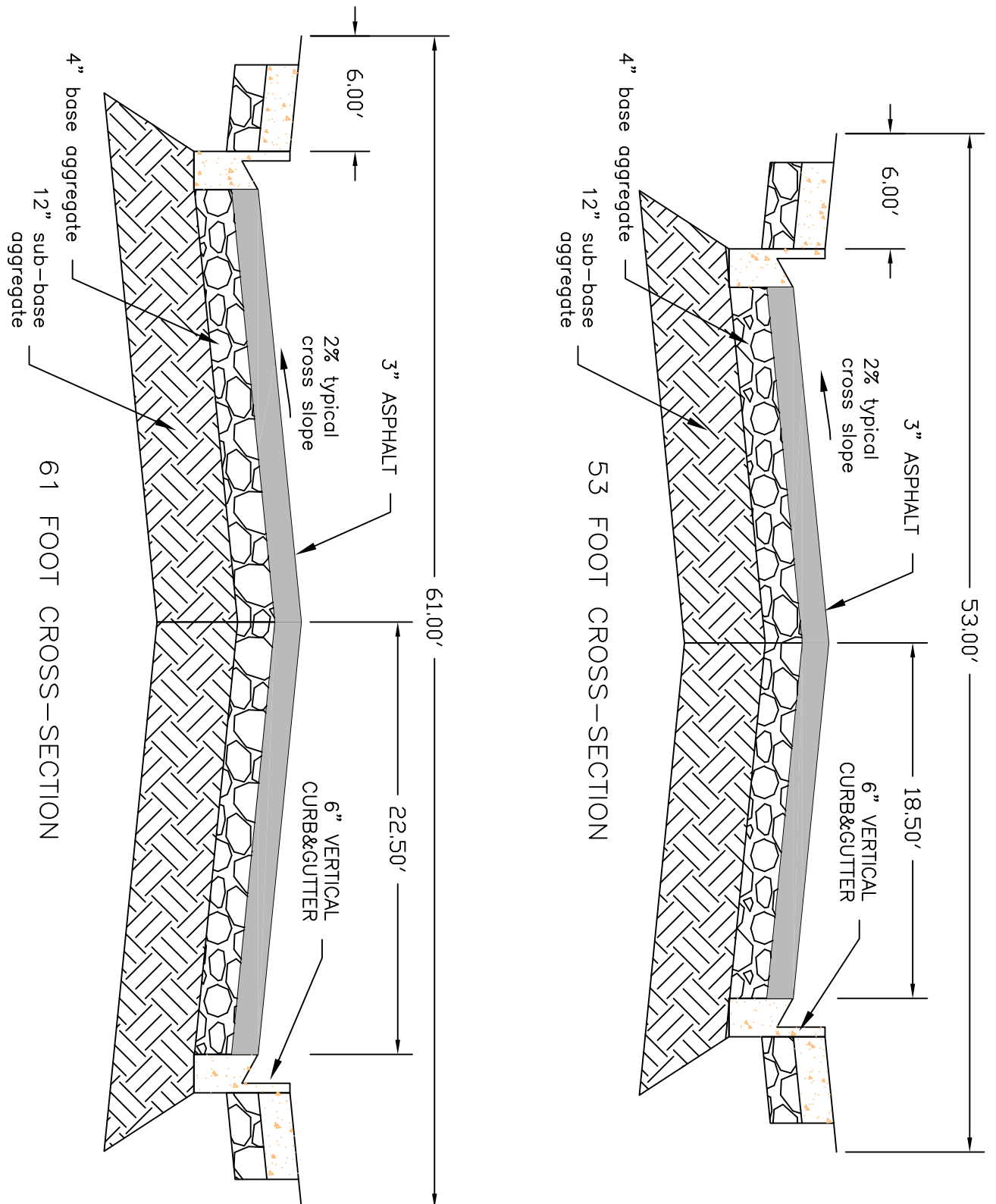
LOCATED IN:
 NE 1/4 of SECTION 29, TOWNSHIP 15 SOUTH,
 RANGE 40 EAST, BOISE MERIDIAN, FRANKLIN
 COUNTY, IDAHO
PRELIMINARY PLAT
PROPOSED CONDITIONS

LINE LEGEND

	PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING FENCE
	PROPOSED ASPHALT
	PROPOSED MANHOLE
	PROPOSED CROSSWALK
	ZONE BOUNDARY



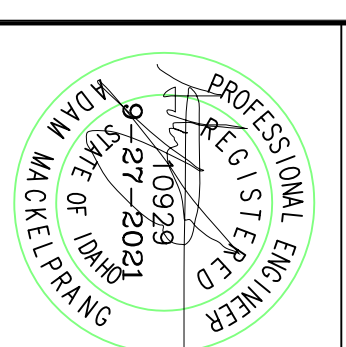
NOTES:
 TOTAL AREA: 48.15 ACRES
 TRANSITIONAL A-1, A-2 ZONE: 37.06 ACRES
 RECREATION AREA: 5.19 ACRES (14.00%)
 RESIDENTIAL A-2 ZONE: 11.09 ACRES
 TOTAL UNITS: 64
 PARKING SPACES: 256
 GREEN SPACE: 5.15 acres (46.44%)



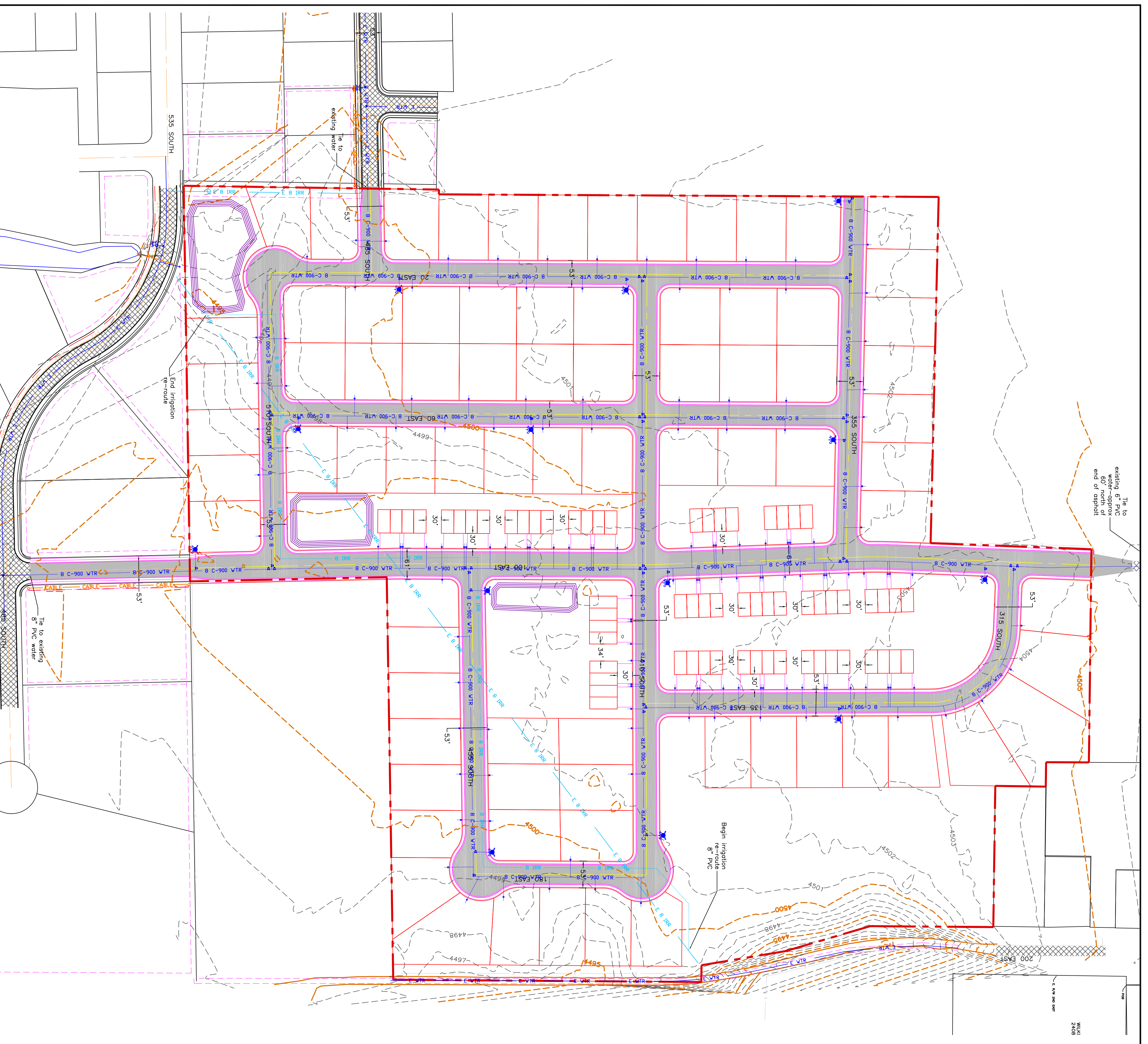
LEGACY VILLAGE

LOCATED IN:
 NE 1/4 of SECTION 29, TOWNSHIP 15 SOUTH, RANGE 40
 EAST, BOISE MERIDIAN, FRANKLIN COUNTY, IDAHO
PROPOSED CONDITIONS

SCALE	DATE	JOB NO.
DRAWN BY	DRAWING	
AVM	SIERRAPRESTON.DWG	



AE ALLIANCE CONSULTING ENGINEERS
 150 EAST 200 NORTH STUIE P
 LOGAN, UTAH 84321
 (435) 755-5121

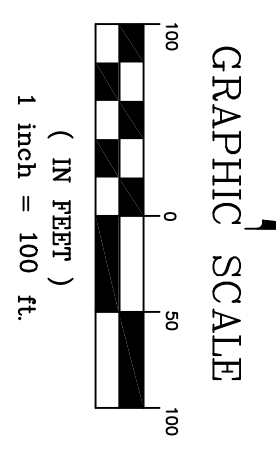


LEGACY VILLAGE

LOCATED IN:

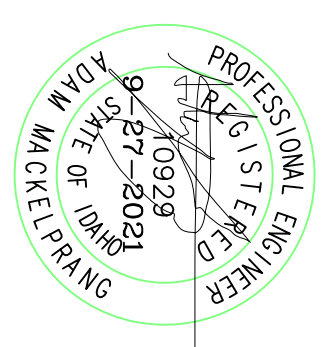
NE 1/4 of SECTION 29, TOWNSHIP 15 SOUTH,
RANGE 40 EAST, BOISE MERIDIAN, FRANKLIN
COUNTY, IDAHO

PRELIMINARY PLAT PROPOSED WATER



LINE LEGEND	
	PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING IRRIGATION LINE
	PROPOSED IRRIGATION LINE
	EXISTING POWER
	EXISTING CABLE/PHONE
	EXISTING GAS
	EXISTING FOUR INCH (4")
	EXISTING SIX INCH (6")
	EXISTING EIGHT INCH (8")
	EXISTING TWELVE INCH (12")
	EXISTING ASPHALT
	PROPOSED ASPHALT

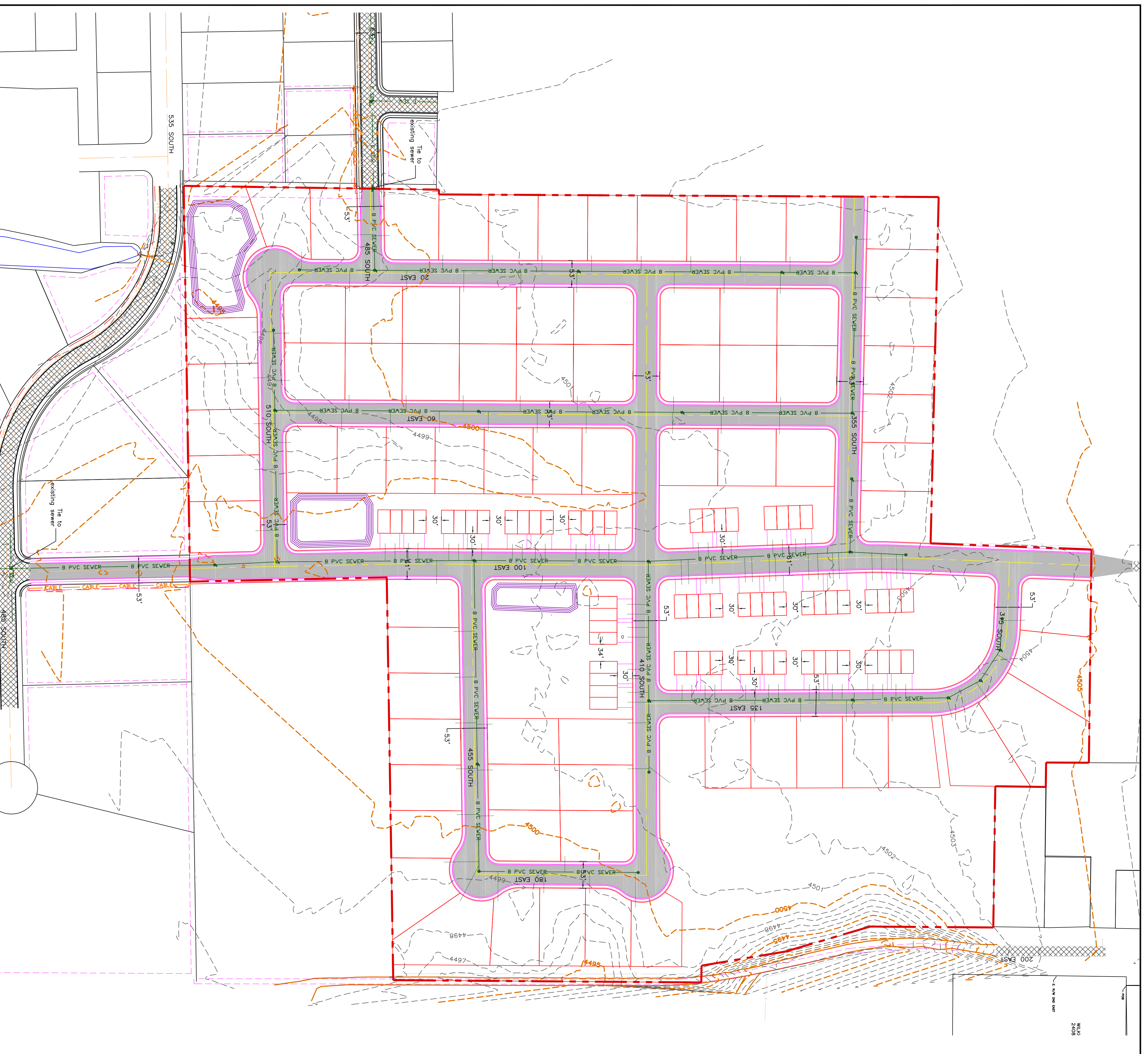
SCALE	DATE	JOB NO.
	9-27-2021	
DRAWN BY	DRAWING	
AVM	SIERRAPRESTON.DWG	



LEGACY VILLAGE
 LOCATED IN:
 NE 1/4 of SECTION 29, TOWNSHIP 15 SOUTH, RANGE 40
 EAST, BOISE MERIDIAN, FRANKLIN COUNTY, IDAHO
PROPOSED WATER

ALLIANCE CONSULTING ENGINEERS
 150 EAST 200 NORTH STUIE P
 LOGAN, UTAH 84321
 (435) 755-5121

SHEET
3
 OF
 5 SHEETS

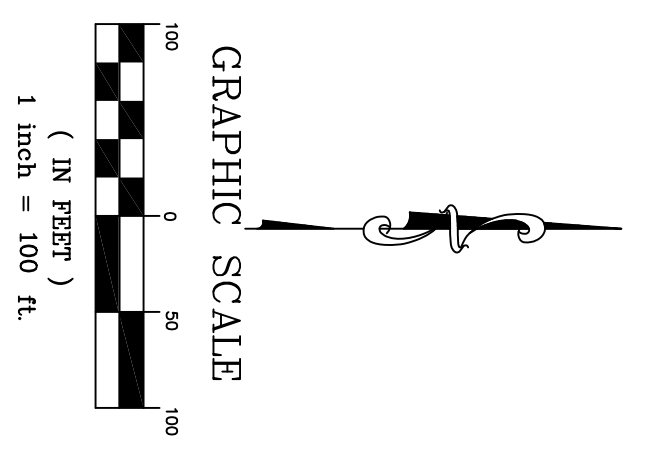


LEGACY VILLAGE

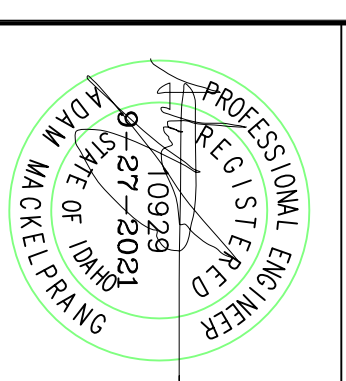
LOCATED IN:

NE 1/4 of SECTION 29, TOWNSHIP 15 SOUTH,
RANGE 40 EAST, BOISE MERIDIAN, FRANKLIN
COUNTY, IDAHO

PRELIMINARY PLAT PROPOSED SEWER



LINE LEGEND	
	PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING SEWER LINE
	PROPOSED SEWER LINE
	EXISTING POWER LINE
	EXISTING CABLE/PHONE
	EXISTING GAS
	EXISTING CONTOUR MNR (1')
	EXISTING CONTOUR MNR (5')
	EXISTING ASPHALT
	PROPOSED ASPHALT



SCALE	DATE	JOB NO.
	9-27-2021	
DRAWN BY	DRAWING	
AVM	SIERRAPRESTON.DWG	

LEGACY VILLAGE
 LOCATED IN:
 NE 1/4 of SECTION 29, TOWNSHIP 15 SOUTH, RANGE 40
 EAST, BOISE MERIDIAN, FRANKLIN COUNTY, IDAHO
PROPOSED SEWER

AE ALLIANCE CONSULTING ENGINEERS
 150 EAST 200 NORTH STUIE P
 LOGAN, UTAH 84321
 (435) 755-5121

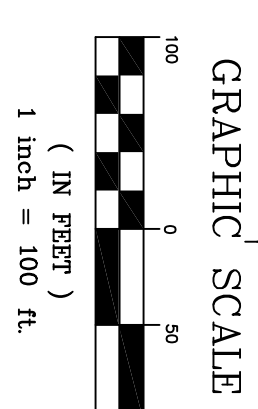
LEGACY VILLAGE

LOCATED IN:

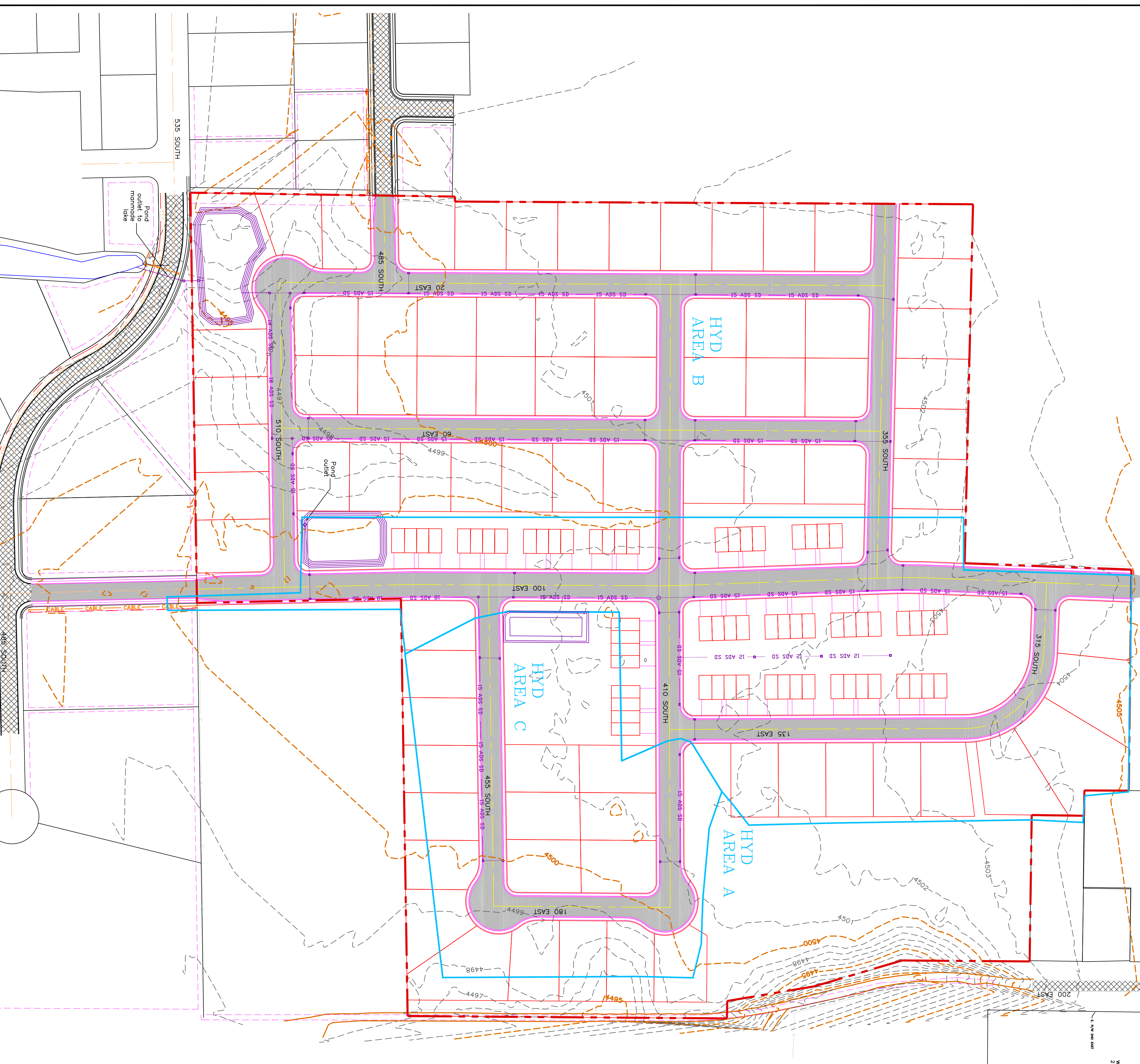
NE 1/4 of SECTION 29, TOWNSHIP 15 SOUTH,
RANGE 40 EAST, BOISE MERIDIAN, FRANKLIN
COUNTY, IDAHO

PRELIMINARY PLAT PROPOSED STORM

LINE LEGEND	
	PROPERTY BOUNDARY
	EXISTING EASEMENT
	PROPOSED STORM LINE
	EXISTING POWER
	EXISTING CABLE/PHONE
	EXISTING GAS
	EXISTING CONTOUR MNR (1')
	EXISTING CONTOUR MNR (5')
	EXISTING ASPHALT
	PROPOSED ASPHALT
	HYDROLOGY BOUNDARY



STORM WATER WILL BE DETAINED IN TWO SEPARATE PONDS, AND
RELEASED INTO THE LAKE LOCATED IN LEGACY RANCH. PRELIMINARY
CALCULATIONS HAVE BEEN PROVIDED BELOW.



NOTES:
POST DEVELOPMENT CALCULATION
IMPERVIOUS: 98 367,432 SF
PERVIOUS: 80 561,176 SF
COMBINED CN: 86.97

Basin Calculations		AREA A & C	
Description	Area (sq ft)	Area (ac)	Area (CN)
Pre-Development	948608	21.7704	84
Post-Development	948608	21.7704	87.0
Initial Abstraction			
for pre dev	0.35 inches		
for post dev	1.49 inches		
Watershed Storage			
for pre dev	1.90 inches		
for post dev	2.93 inches		
Precipitation (10 Yr)	48 hour storm		precipitation
Direct Runoff (10 Yr)	48 hour storm	2.29 inches	
for pre dev (10 Yr)	48 hour storm	1.17 total runoff depth	
for post dev (10 Yr)	48 hour storm	0.99 total runoff depth	
Direct Runoff (25 Yr)	48 hour storm	1.52 total runoff depth	
for pre dev (25 Yr)	48 hour storm	1.31 total runoff depth	
for post dev (25 Yr)	48 hour storm	1.07 total runoff depth	
for pre dev (100 Yr)	48 hour storm		
for post dev (100 Yr)	48 hour storm		
Post-Development			
10-Year Direct Runoff	2.12 acre-ft	92308.2791 ft ³	
25-Year Direct Runoff	2.76 acre-ft	120379.8986 ft ³	
100-Year Direct Runoff	3.83 acre-ft	168844.572 ft ³	
10-Year Direct Runoff	1.79 acre-ft	77932.01796 ft ³	
25-Year Direct Runoff	2.38 acre-ft	103809.7046 ft ³	
100-Year Direct Runoff	3.39 acre-ft	147979.0283 ft ³	
Required Storage			
10-Year Direct Runoff	14586.26114 ft ³		
25-Year Direct Runoff	19570.15104 ft ³		
100-Year Direct Runoff	19170.14689 ft ³		
Required Permanent Retention	0.6 inches	47830.4 ft ³	

NOTES:
POST DEVELOPMENT CALCULATION
IMPERVIOUS: 98 331,976 SF
PERVIOUS: 80 619,739 SF
COMBINED CN: 86.28

Basin Calculations		AREA B	
Description	Area (sq ft)	Area (ac)	Area (CN)
Pre-Development	951719	21.84837	84
Post-Development	951719	21.84837	86.3
Initial Abstraction			
for pre dev	0.35 inches		
for post dev	1.59 inches		
Watershed Storage			
for pre dev	1.90 inches		
for post dev	2.93 inches		
Precipitation (10 Yr)	48 hour storm		precipitation
Direct Runoff (10 Yr)	48 hour storm	2.29 inches	
for pre dev (10 Yr)	48 hour storm	1.17 total runoff depth	
for post dev (10 Yr)	48 hour storm	0.99 total runoff depth	
Direct Runoff (25 Yr)	48 hour storm	1.47 total runoff depth	
for pre dev (25 Yr)	48 hour storm	1.31 total runoff depth	
for post dev (25 Yr)	48 hour storm	1.07 total runoff depth	
for pre dev (100 Yr)	48 hour storm		
for post dev (100 Yr)	48 hour storm		
Post-Development			
10-Year Direct Runoff	2.08 acre-ft	89126.4393 ft ³	
25-Year Direct Runoff	2.86 acre-ft	116622.698 ft ³	
100-Year Direct Runoff	3.73 acre-ft	152640.891 ft ³	
10-Year Direct Runoff	1.79 acre-ft	78177.2794 ft ³	
25-Year Direct Runoff	2.39 acre-ft	104148.716 ft ³	
100-Year Direct Runoff	3.40 acre-ft	148162.225 ft ³	
Required Storage			
10-Year Direct Runoff	10948.20144 ft ³		
25-Year Direct Runoff	12473.14889 ft ³		
100-Year Direct Runoff	14786.776 ft ³		
Required Permanent Retention	0.6 inches	47866.76 ft ³	

LEGACY VILLAGE

LOCATED IN:
NE 1/4 of SECTION 29, TOWNSHIP 15 SOUTH, RANGE 40
EAST, BOISE MERIDIAN, FRANKLIN COUNTY, IDAHO
PROPOSED STORM

SCALE	DATE	JOB NO.
	9-27-2021	
DRAWN BY	DRAWING	
AVM	SIERRAPRESTON.DWG	



ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH STUIE P
LOGAN, UTAH 84321
(435) 755-5121