

**PLAN PREPARED BY APPLICANT**

ANDREW WHEELER  
 THE LAND ARCHITECT  
 801 W STATE ST.  
 BOISE, ID 83714  
 855-787-6636  
 ANDREW@THELANDARCHITECT.COM

**PROJECT SITE**

TOTAL AREA: APPROXIMATELY 77,062 SF

**SUMMARY:**

**LOT COVERAGE:**  
 OVERALL TOTAL LOT AREA = 77,062 SF  
 OVERALL LOT COVERAGE = 26,949 SF  
 26,949 / 77,062 = 34.9% = 35%

**PROPOSED INDIVIDUAL LOT COVERAGE**

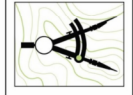
- LOT 1 = 4,203 SF
- LOT 2 = 13,065 SF  
 LOT 2 COVERAGE = 4,093 SF  
 4,093 / 13,065 = 31%
- LOT 3 = 15,152 SF  
 LOT 3 COVERAGE = 5,074 SF  
 5,074 / 15,152 = 33%
- LOT 4 = 12,062 SF  
 LOT 4 COVERAGE = 4,616 SF  
 4,616 / 12,062 = 38%
- LOT 5 = 14,819 SF  
 LOT 5 COVERAGE = 4,866 SF  
 4,866 / 14,819 = 33%

**PROPOSED BUILDINGS**

SHIPPY RESIDENCE UNIT = APPROX. 2,525 SF



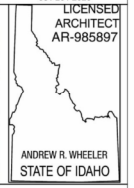
**THE LAND ARCHITECT**  
 DESIGN | ENTITLE | DEVELOP  
 THELANDARCHITECT.COM



TLA 23-46  
 DONNELLY

**VICKERY CT - LOT SPLITS**  
 4725 W. SANTON BOISE, ID 83714

ENTITLEMENT APPLICATION  
 987,201,2025



LICENSED ARCHITECT  
 AR-985897

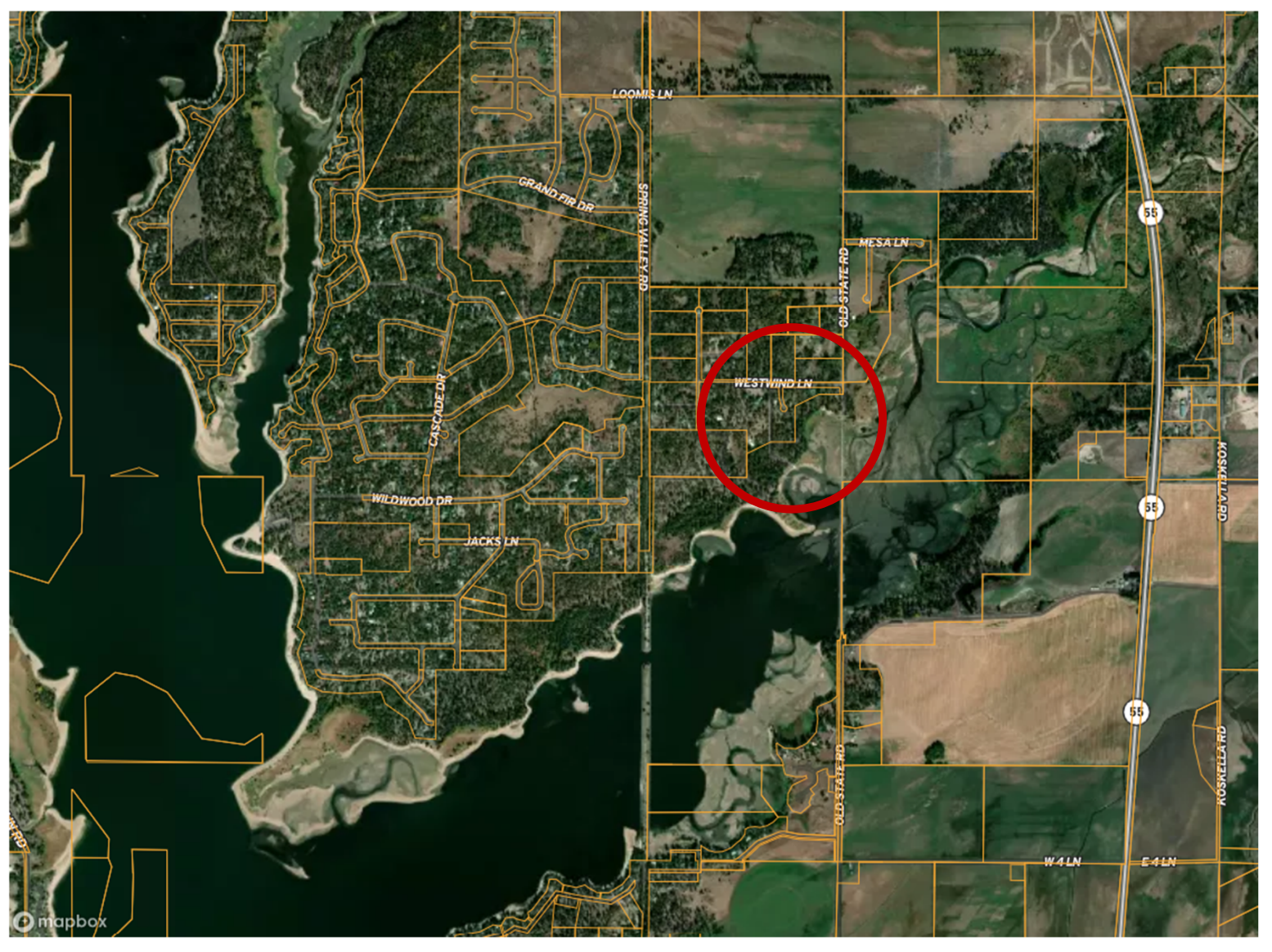
LOT COVERAGE

A102



# Green Acres Subdivision





LOOMIS LN

GRAND FIR DR

SPRING VALLEY RD

MESA LN

OLD STATE RD

55

CASCADE DR

WESTWIND LN

WILDWOOD DR

JACKS LN

55

OSVTTDJKSON

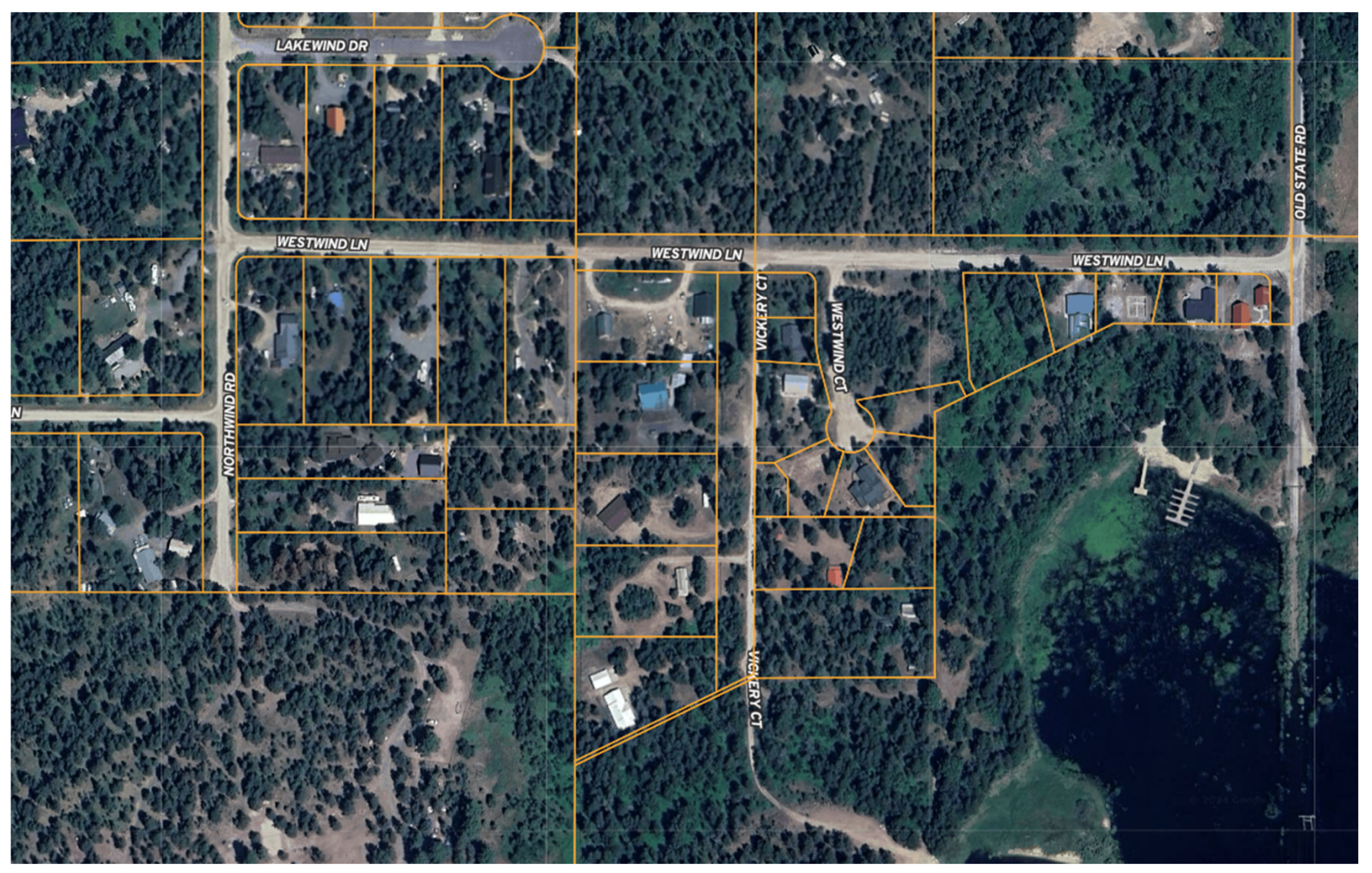
OLD STATE RD

55

KOSKIELA RD

W 4 LN

E 4 LN



LAKEWIND DR

WESTWIND LN

WESTWIND LN

WESTWIND LN

NORTHWIND RD

VICKERY CT

WESTWIND CT

VICKERY CT

OLD STATE RD

N









REVISIONS	DATE

**Boundary and Topographic Survey  
12850 Vickery Court, Donnelly, Idaho 83615**

Situated in a portion of the SE 1/4, SE 1/4, Section 77, Township 77, Range 3E.,  
Blaine Meridian, Donnelly, Valley County, Idaho



DESIGN BY:	
CHECKED BY:	
DATE:	September, 2024
SHEET NO.	26 OF 27



**LEGEND**

**LEGEND**

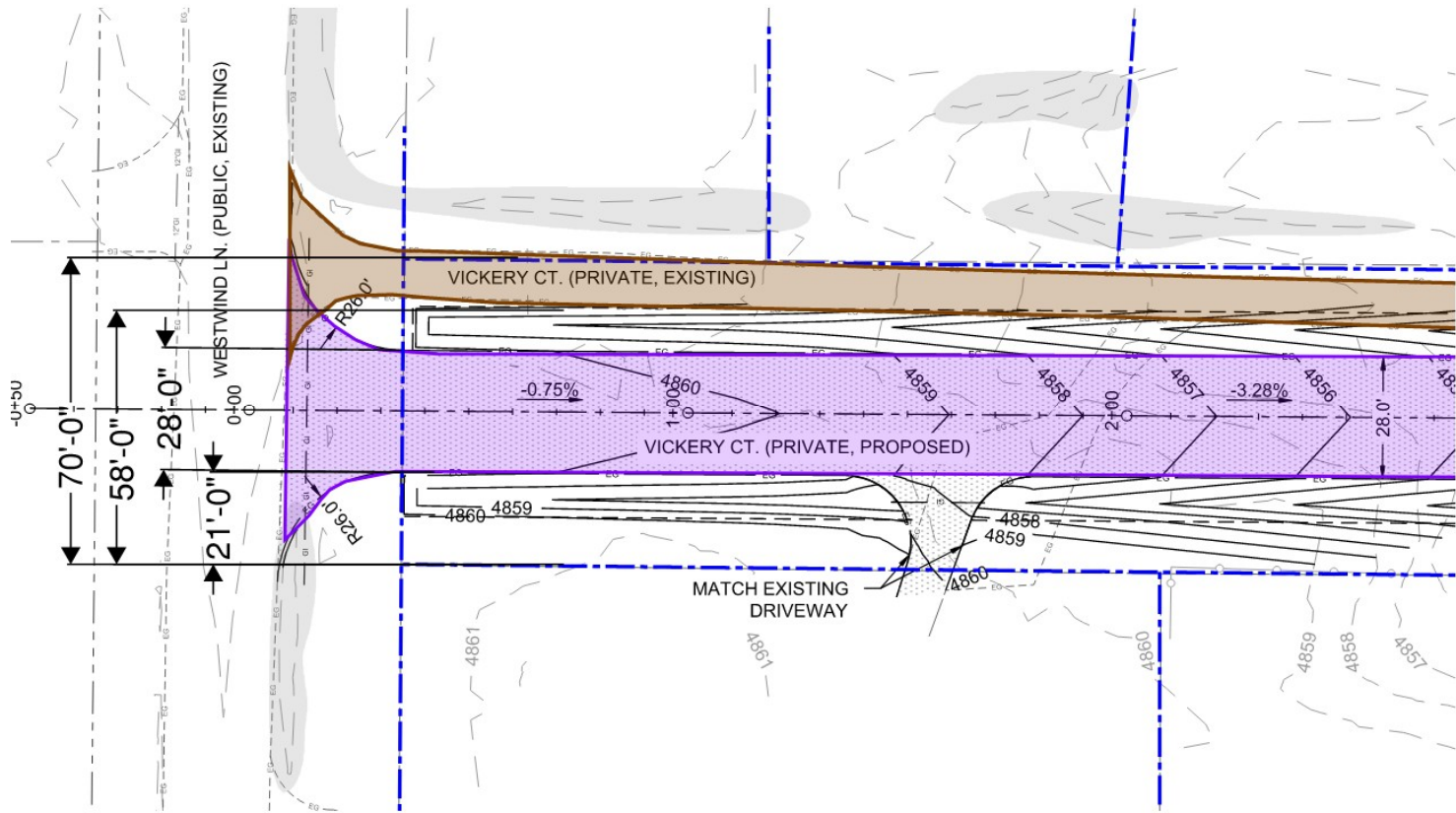
- FOUND ALUMINUM CAP
- FOUND 5/8" IRON NAIL MARKED AS NOTED
- FOUND 1/2" IRON NAIL MARKED AS NOTED
- FOUND SPIKE
- △ CALCULATED POINT
- ▭ WALLION
- ⊞ POWER PEDESTAL
- ⊞ POWER POLE
- GUY ANCHOR
- ⊞ TELE-COMM. PEDESTAL
- ⊞ TELEPHONE MARKER
- ⊞ EXISTING WELL
- ⊞ WATER SPOUT
- ⊞ SEWER MANHOLE
- ⊞ SEPTIC LID
- ⊞ TEST PIT
- SECTION LINE
- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- ROAD/EASEMENT CENTERLINE
- EASEMENT LINE, AS NOTED
- FENCE LINE
- EDGE OF DIRT ROAD
- EDGE OF GRAVEL ROAD
- SEWER LINE
- UNDERGROUND POWER LINE
- UNDERGROUND COMM. LINE
- OVERHEAD POWER LINE
- ▨ EXISTING BUILDING
- EXISTING GRADE CONTOUR (2 FOOT INTERVALS)
- ☼ CONIFEROUS TREE

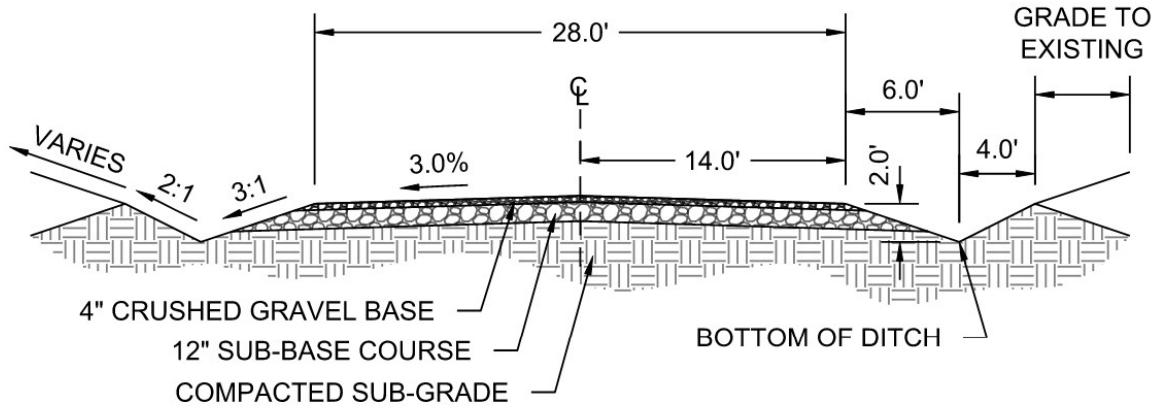
**SURVEY NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO GENERATE AN EXISTING CONDITIONS SITE PLAN FOR PROPOSED SEPTIC LAYOUT. A RECORD OF SURVEY DEPICTING THE BOUNDARY, AS SHOWN HEREON, IS IN PROCESS OF BEING RECORDED AT THE TIME OF THIS SURVEY.

- GENERAL NOTES**
1. THIS SURVEY WAS ADJUSTED TO THE NAD83 (2011) IDAHO WEST STATE PLANE COORDINATE SYSTEM AND SCALFS TO CHECKED CIRCULAR FLUCTUATION WITHIN APPROX 1MM ARE ADJUSTED TO THE NEAREST MILLIMETER.
  2. UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE LOCATION ONLY AND ARE BASED ON ABOVE SURVEY EVIDENCE AND UTILITY MAPS OBTAINED FROM APPROPRIATE UTILITY COMPANIES. ADDITIONAL UTILITIES LARGELY EXIST OFFSITE, BUT WITHOUT ADDITIONAL INFORMATION, IS AVAILABLE PLAN OR PRIVATE LOCATED CANNOT BE SHOWN.

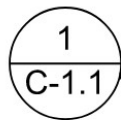
DATE PLOTTED: 9/26/2024 10:58:11 AM. PLOTTER: HP PLOTTER. PLOT SCALE: 1"=50'





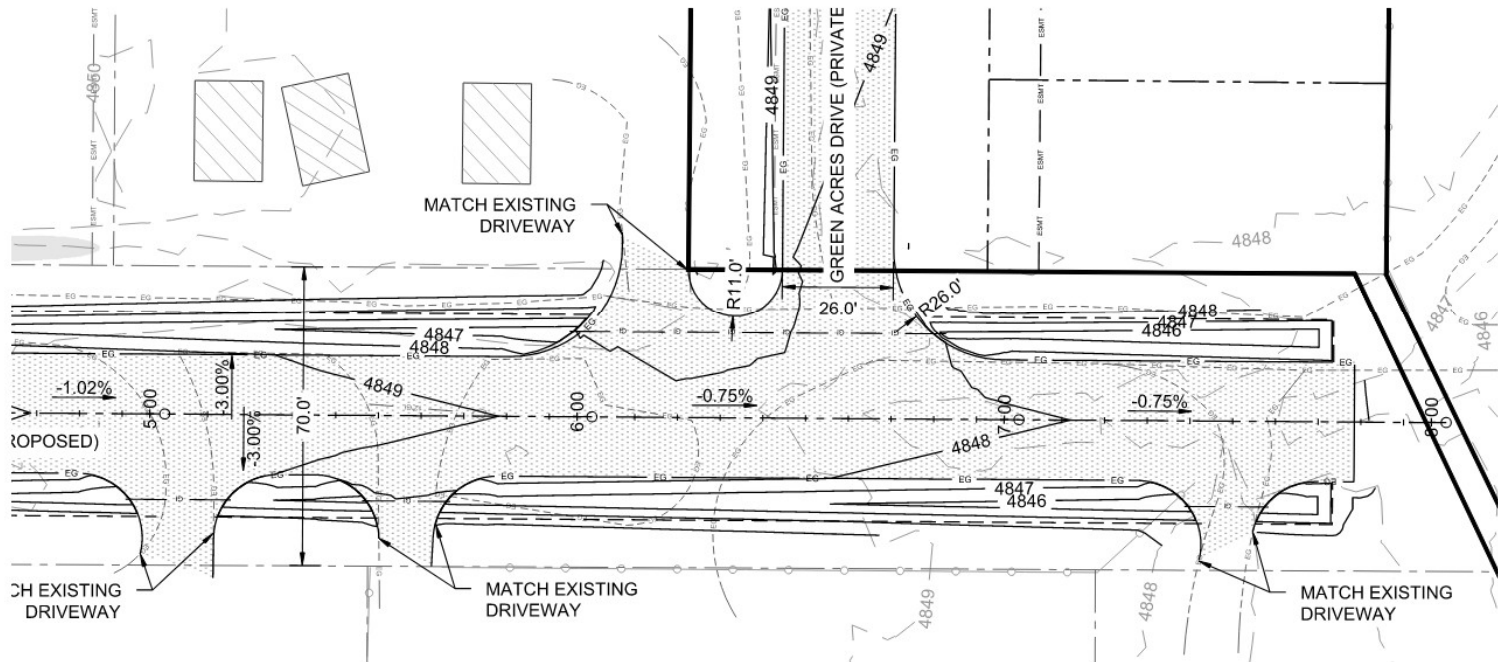
NOTES:

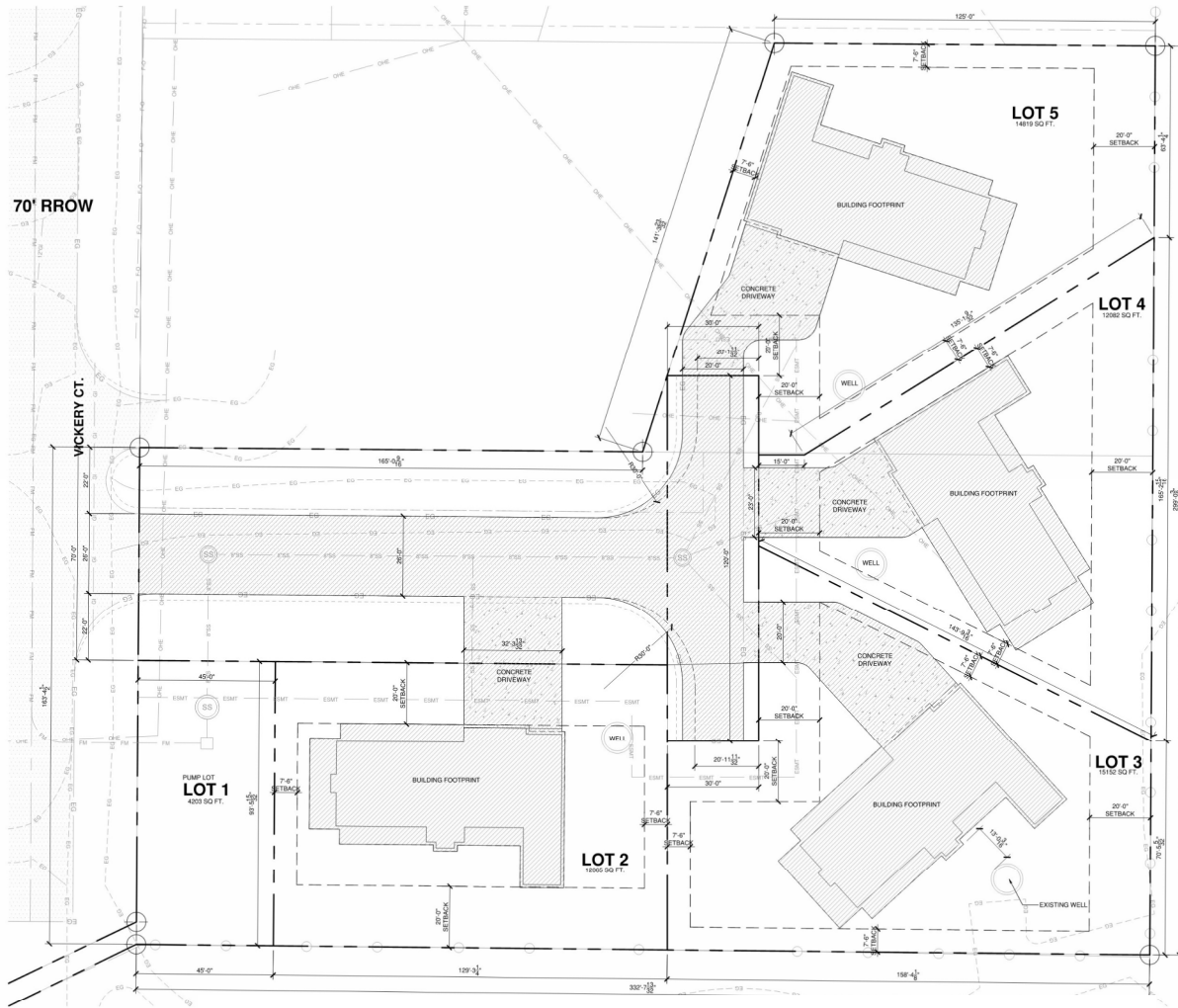
1. FROM THE 4' WIDE BACKSLOPE (2:1), GRADE TO EXISTING AT A 3:1 SLOPE WITH A MAXIMUM 2:1 SLOPE TO REMAIN WITHIN THE 70' EASEMENT.
2. THIS TYPICAL SECTION APPLIES TO VICKERY COURT FROM STATION 35+17 TO 7+80.
3. THIS TYPICAL SECTION DOES NOT EXHIBIT DRIVEWAY ENTRANCES.



## VICKERY COURT TYPICAL SECTION

1"=10'





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**PROJECT SITE**

TOTAL AREA - APPROXIMATELY 77,082 SF

**SUMMARY:**

**LOT COVERAGE:**  
OVERALL TOTAL LOT AREA = 77,082 SF  
OVERALL LOT COVERAGE = 26,949 SF  
26,949 / 77,082 = 34.9% - 35%

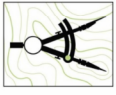
**PROPOSED INDIVIDUAL LOT COVERAGE**

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- LOT 2 = 12,065 SF
- LOT 2 COVERAGE = 4,000 SF  
4,000 / 12,065 = 34%
- LOT 3 = 15,152 SF
- LOT 3 COVERAGE = 5,074 SF  
5,074 / 15,152 = 33%
- LOT 4 = 12,082 SF
- LOT 4 COVERAGE = 4,816 SF  
4,816 / 12,082 = 39%
- LOT 5 = 14,819 SF
- LOT 5 COVERAGE = 4,868 SF  
4,868 / 14,819 = 33%

**PROPOSED BUILDINGS**

SHIPPI RESIDENCE UNIT = APPROX. 2,520 SF

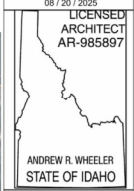
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TLA 23-46  
DONNELLY

**VICKERY CT - LOT SPLITS**  
#725 W SAXTON BOISE, ID 83711

ENTITLEMENT APPLICATION  
08 / 20 / 2025



**LOT COVERAGE**

A102

**SITE PLAN**  
SCALE: 1/8" = 1'-0"

# Green Acres Subdivision

**VICINITY MAP**  
SCALE: N.T.S.

