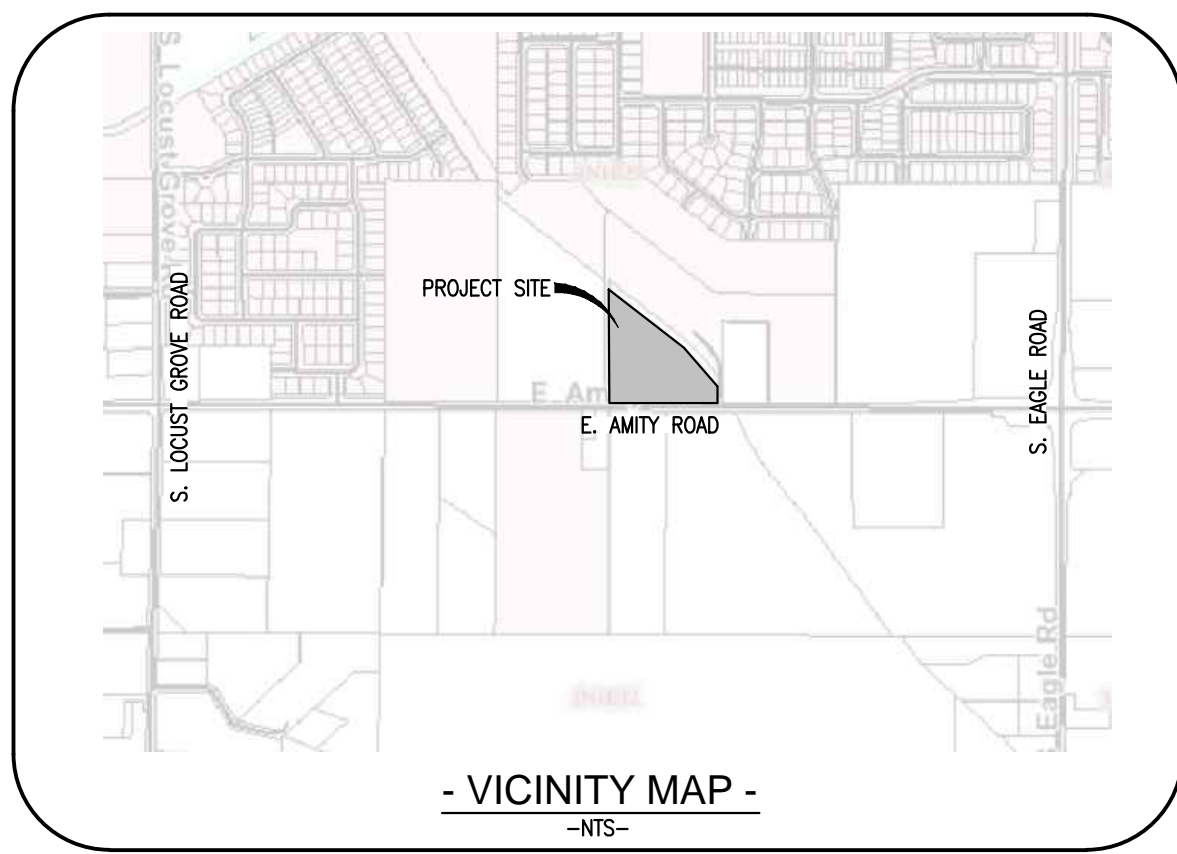
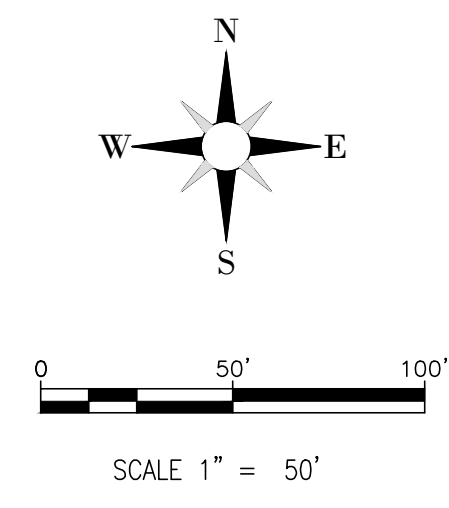


PRELIMINARY PLAT SHOWING  
**CASTLECREEK SUBDIVISION**

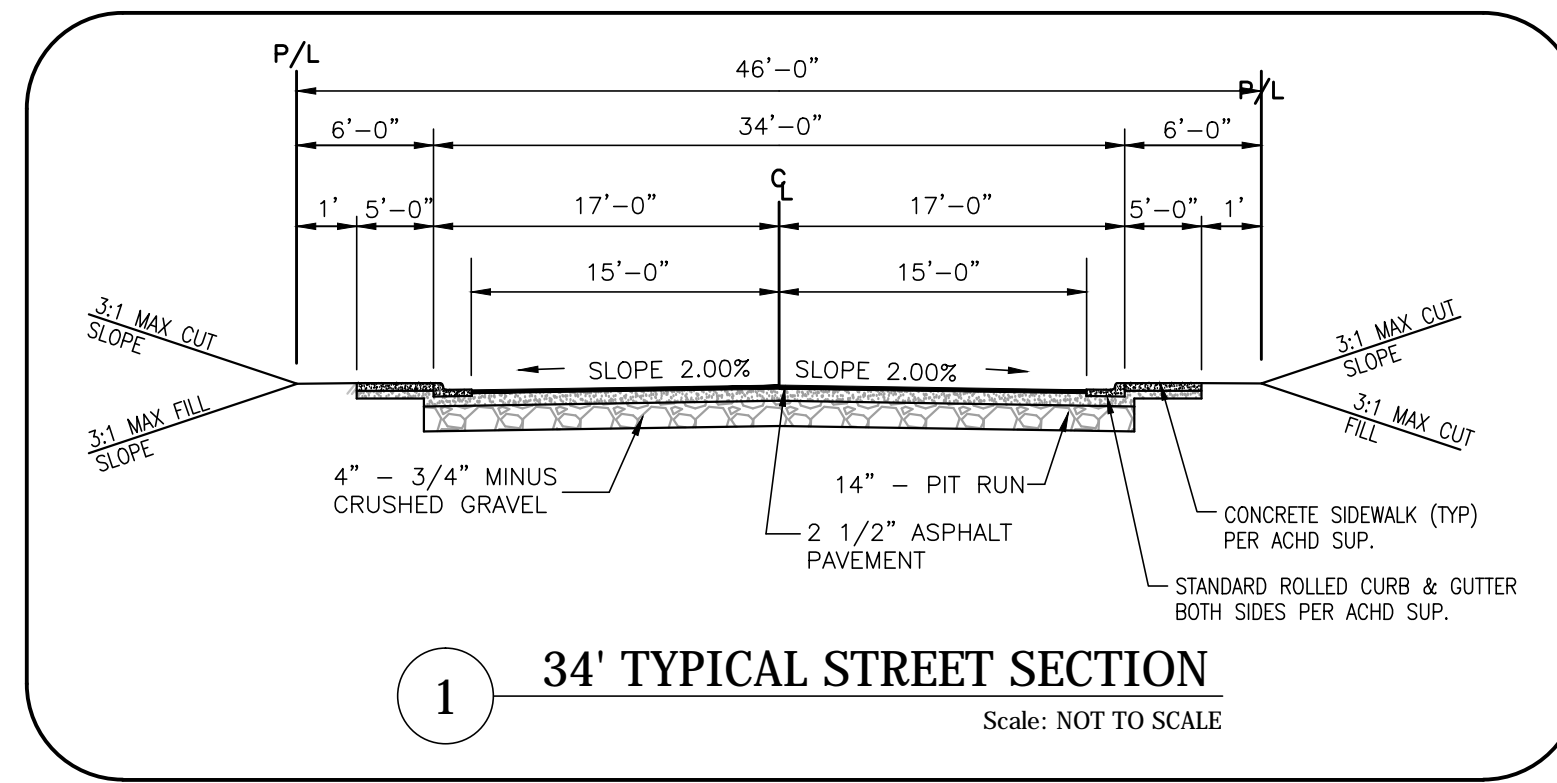
LOCATED IN THE SOTHEAST 1/4 OF SECTION 29,  
 T.3N., R.1E., B.M.,  
 MERIDIAN, ADA COUNTY, IDAHO  
 MAY 2014



**PRELIMINARY DEVELOPMENT FEATURES:**

TOTAL ACRES..... 6.58 ACRES TOTAL  
 LOTS..... 24  
 COMMON/OPEN SPACE LOTS..... 5  
 RESIDENTIAL LOTS..... 19  
 AVERAGE RESIDENTIAL LOT SIZE..... 8,045 SQUARE FEET  
 ZONING..... RUT  
 INTERIOR COMMON/OPEN SPACE: 76,049 SQFT OR 1.745AC  
 AMITY 25 FOOT BUFFER: 11,301 SQFT  
 QUALIFIED OPEN SPACE: 76,049 + (11,301/2) = 81,699.5 SQFT OR 28.5%  
 STREET CENTERLINE..... 671 L.F.  
 PER RESIDENTIAL LOT..... 35.3 L.F. PER LOT

- NOTES:**
- MERIDIAN CITY WATER AND SEWER SERVICE SHALL BE EXTENDED TO ALL LOTS.
  - SUBJECT PROPERTY DOES NOT FALL WITHIN ANY FEMA FLOOD HAZARD ZONE.
  - ALL LOT SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION AND LOT DRAINAGE OVER THE 10 (TEN) FEET ADJACENT TO ANY PUBLIC STREET. EXCEPT AS OTHERWISE SHOWN, THERE SHALL BE A 5 (FIVE) FOOT PUBLIC UTILITY, IRRIGATION AND LOT DRAINAGE EASEMENT ADJACENT TO ANY LOT LINE NOT ADJACENT TO A PUBLIC STREET.
  - MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE CITY OF MERIDIAN AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
  - THE DEVELOPER SHALL PROVIDE PRESSURIZED IRRIGATION WATER TO EACH LOT. ALL LOTS IN THIS SUBDIVISION WILL BE SUBJECT TO ASSESSMENT BY NAMPFA MERIDIAN IRRIGATION DISTRICT.
  - STORM DRAINAGE SHALL BE RETAINED ON SITE CONTAINED WITHIN LOT 12 OF BLOCK 2 IN AN ACHD APPROVED STORM DRAIN POND.
  - LOT 12 BLOCK 2, LOT 1 AND 6 BLOCK 1 SHALL CONTAIN A SANITARY SEWER EASEMENT FOR THE CITY OF MERIDIAN PUBLIC WORKS DEPARTMENT.
  - LOT 6 BLOCK 1 SHALL CONTAIN A COMMON DRIVEWAY. COMMON DRIVEWAY SHALL PROVIDE INGRESS AND EGRESS FOR LOTS 5, 7 AND 8 OF BLOCK 1.
  - LOTS 1 & 6 BLOCK 1 AND LOTS 1, 12 & 13 BLOCK 2 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE CASTLECREEK SUBDIVISION HOMEOWNER'S ASSOCIATION OR ITS ASSIGNS.
  - LOT 13 BLOCK 2 IS A COMMON LOT THAT CONTAINS AN EASEMENT FOR NAMPFA MERIDIAN IRRIGATION DISTRICT. RECORDED INSTRUMENT NUMBER 68006.



**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	405.42'	1071.91'	403.01'	S 41°30'20" E

**SETBACKS**

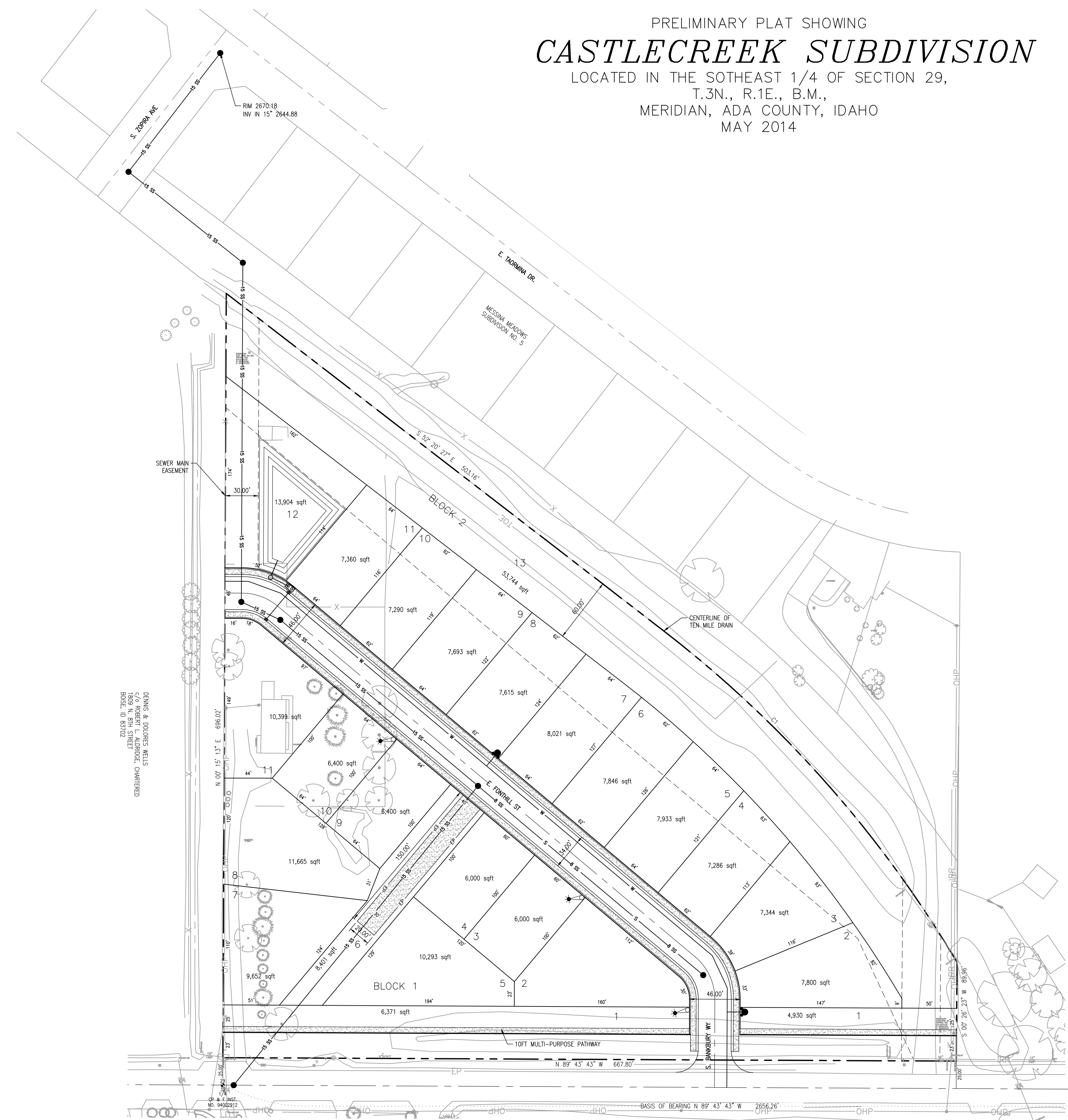
FRONT (TO GARAGE).....20 FT  
 FRONT (TO LIVING).....15 FT  
 SIDE.....5 FT  
 REAR.....15 FT  
 STREET SIDE.....10 FT

**DEVELOPER**

NORTHWEST VENTURES LLC  
 6901 W. EMERALD STREET SUITE 201  
 BOISE, ID 83704  
 208-412-1329

**PLANNER**

TALL TIMBER CONSULTING  
 DAVE YORRASON  
 14254 W. BATTENBURG DR.  
 BOISE, ID 83714  
 208-850-1070



REVISIONS:


CASTLECREEK SUBDIVISION  
 SECTION 29, T.3N., R.1E., B.M.  
 MERIDIAN, ADA COUNTY, IDAHO

PRELIMINARY PLAT

**CK ENGINEERING**  
 860 HEADWATERS DR.  
 EAGLE, ID 83616  
 PHONE 208-869-0590  
 DRAWN BY: CSK  
 CHECKED BY: CSK  
 DATE: 4/24/14  
 FILE: CASTLECREEK PRELIMINARY PLAT 4-29-14.DWG  
 DIR: P:\CASTLE CREEK



SHEET  
**C1.0**