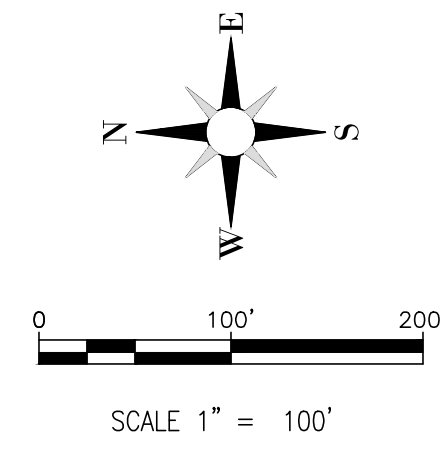
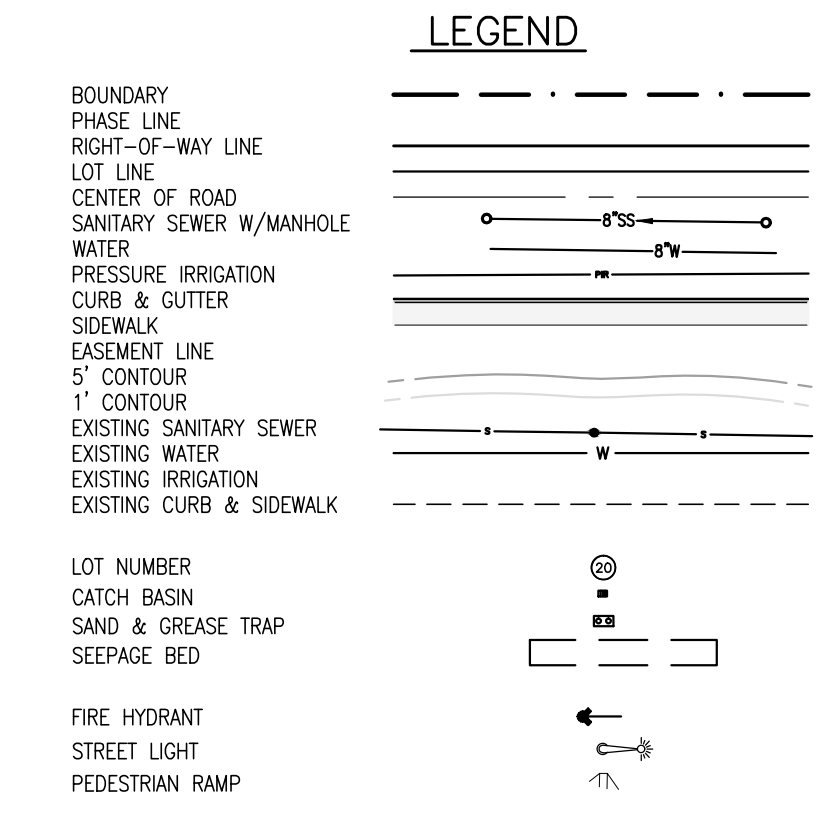
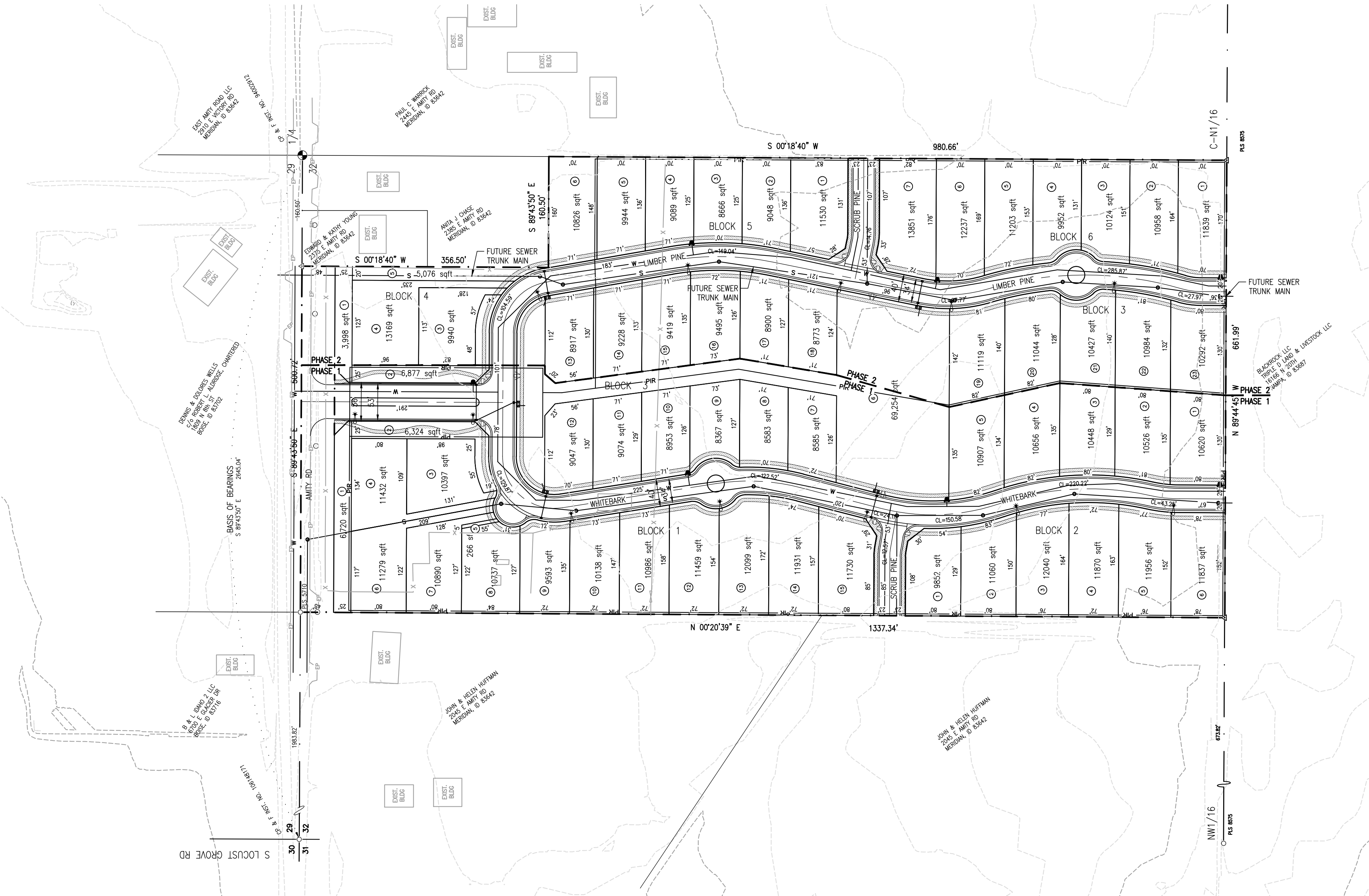
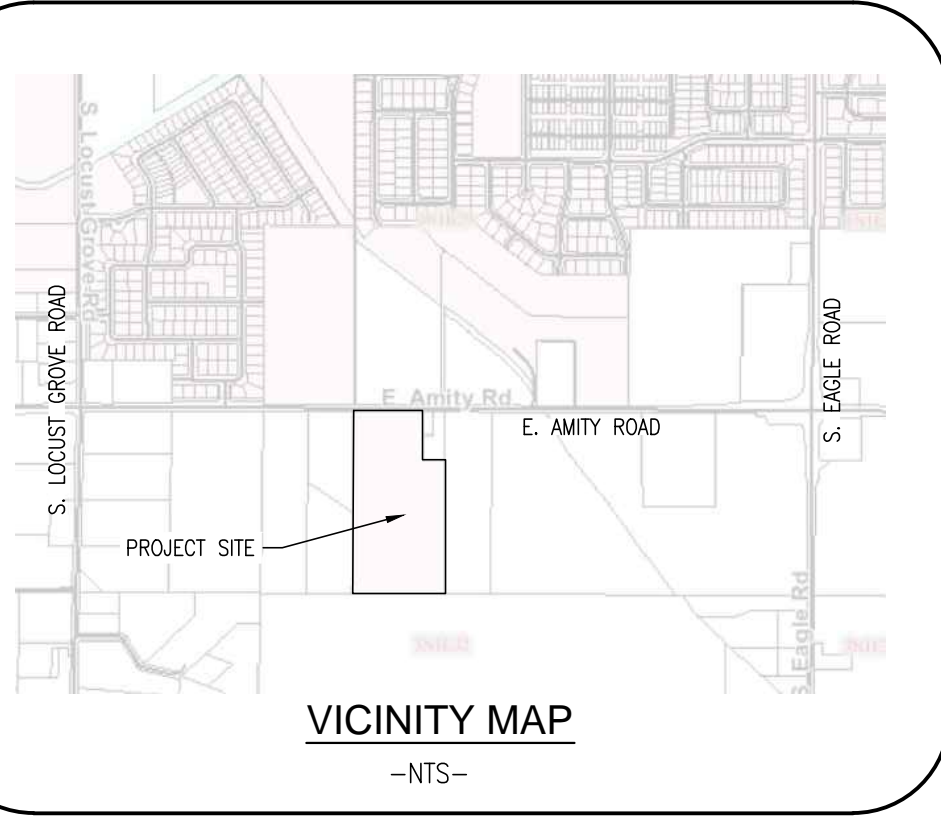


PRELIMINARY PLAT SHOWING  
**WHITEBARK SUBDIVISION**

LOCATED IN THE NORTHWEST 1/4 OF SECTION 32,  
 T.3N., R.1E., B.M.,  
 MERIDIAN, ADA COUNTY, IDAHO  
 AUGUST 26, 2013



REVISIONS:  
 ADD PHASE LINE 10-10-13



**PRELIMINARY DEVELOPMENT FEATURES**

TOTAL ACRES	19.00 ac
TOTAL LOTS	62
COMMON/OPEN SPACE LOTS	7
SINGLE FAMILY LOTS	55
AVERAGE BLDG. LOT SIZE	10,510 SF
DENSITY	2.89/ACRE
ZONING	R4
INTERIOR COMMON/OPEN SPACE	87,797 SF or 2.02 AC
AMITY RD. LANDSCAP BUFFER	10,718 SF or 0.25 AC
1/2 AMITY BUFFER + INTERIOR	2.15 AC or 11.3% OF TOTAL STREET CENTERLINE
PER RESIDENTIAL LOT	54.6 LF

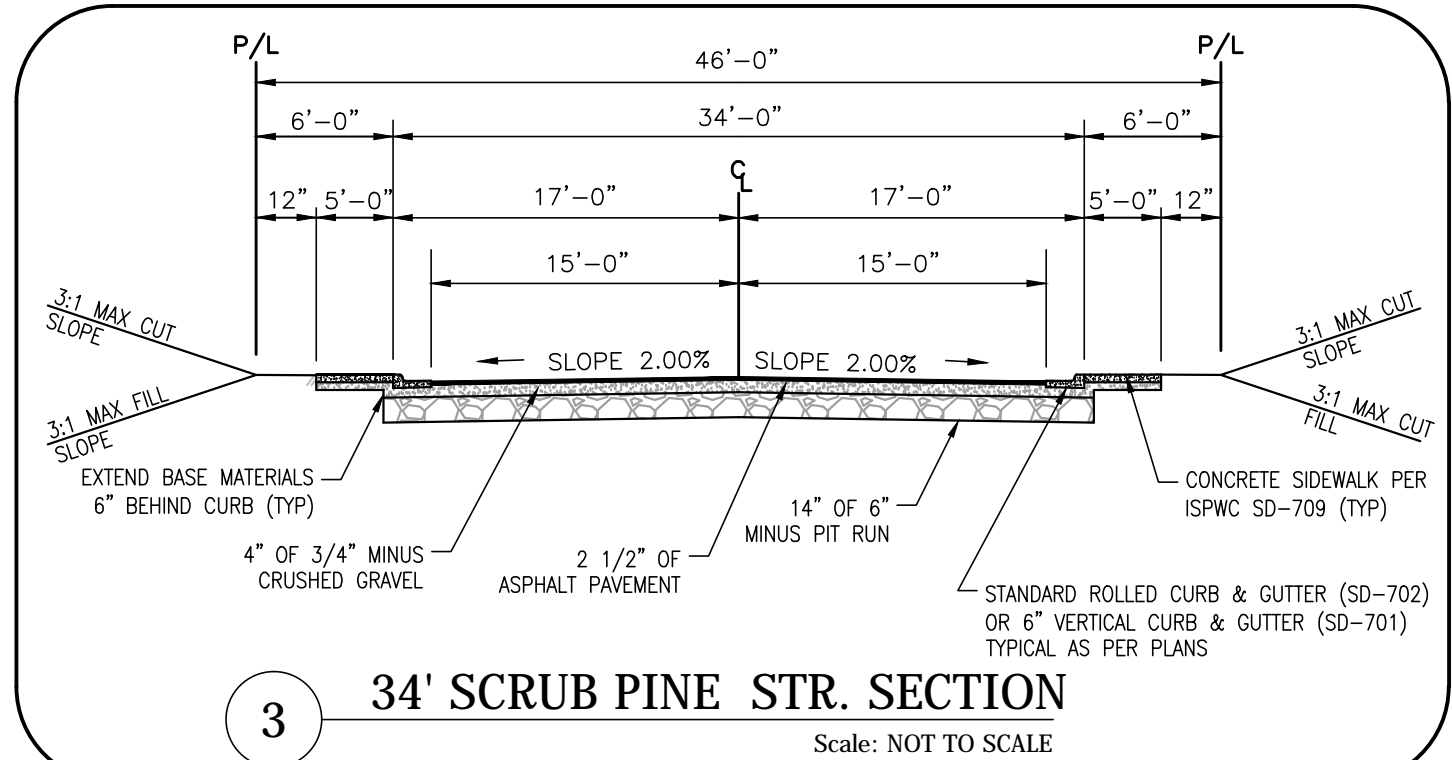
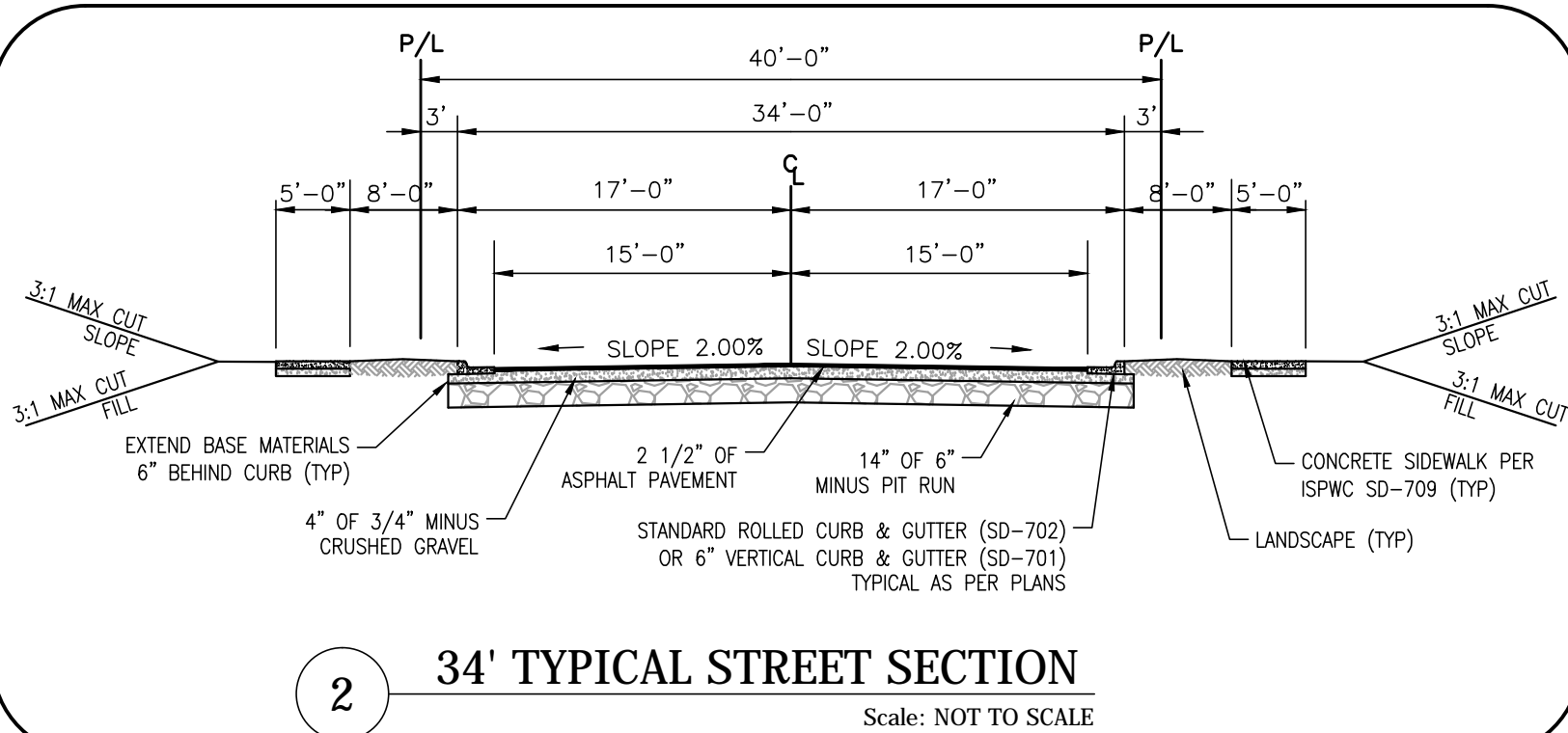
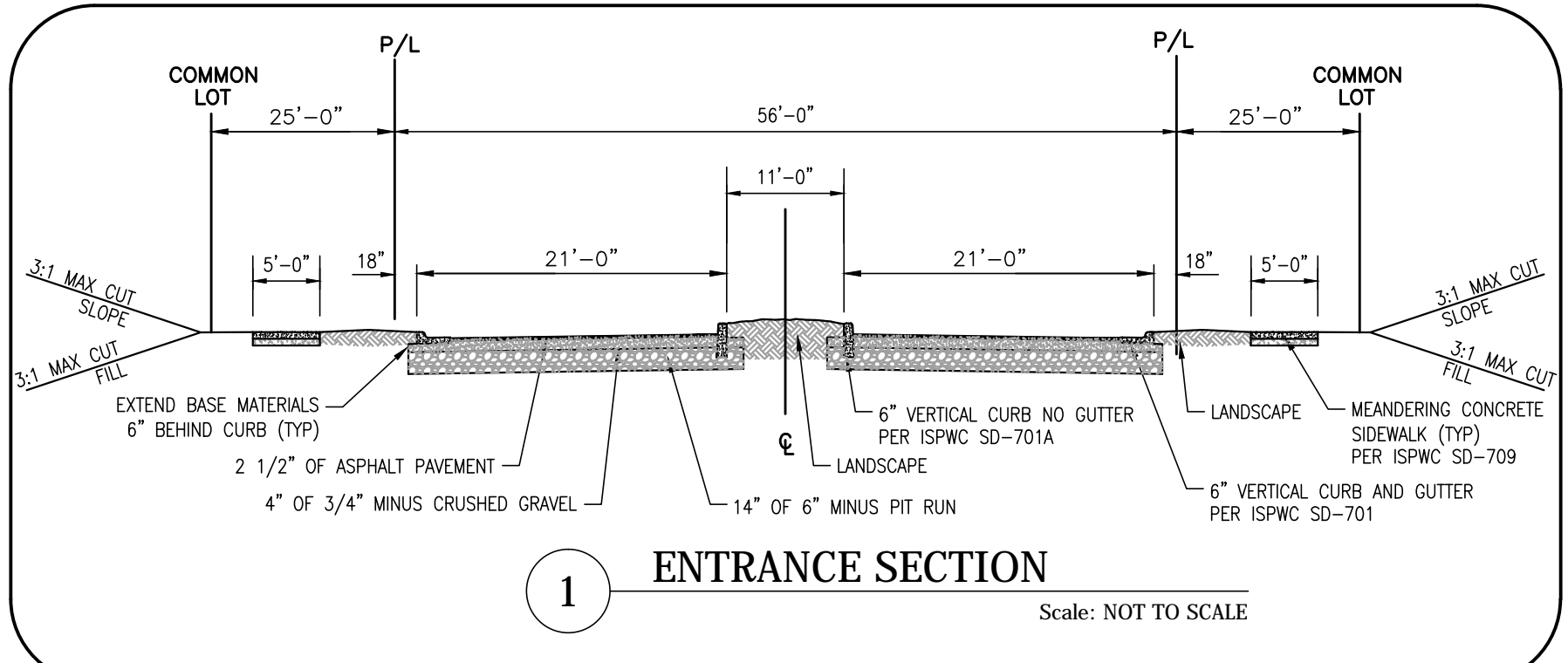
**SETBACKS**

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

- 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 THE NEW YORK IRRIGATION COMPANY.
  - STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SURFACE AND SUBSURFACE FACILITIES AS APPROVED BY ACHD.
  - LOTS 1, 2 & 5, BLOCK 1; LOT 6, BLOCK 3 AND LOTS 1, 2 & 5, BLOCK 4 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE WHITEBARK SUBDIVISION HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
  - LOT 5 AND A PORTION OF LOT 1, BLOCK 4, AND A PORTION OF LOTS 1, 4 & 6, BLOCK 1, ARE SUBJECT TO A SANITARY SEWER EASEMENT FOR THE CITY OF MERIDIAN PUBLIC WORKS DEPT.

WHITEBARK SUBDIVISION  
 SECTION 32, T.3N., R.1E., B.M.  
 MERIDIAN, ADA COUNTY, IDAHO

PRELIMINARY PLAT



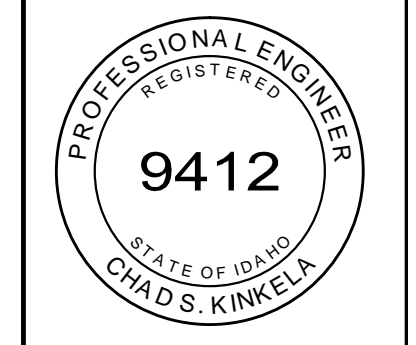
**OWNER/DEVELOPER**  
 T&M HOLDINGS, LLC  
 16166 N. 20TH STREET  
 NAMPA, ID 83687  
 208-461-1234

**OWNER**  
 CINDY K LEWIS TRUST  
 2025 E. CHATEAU DRIVE  
 MERIDIAN, ID 83646

**PLANNER**  
 TALL TIMBER CONSULTING  
 DAVE YORGASON  
 14254 W. BATTENBURG DR.  
 BOISE, ID 83712  
 208-850-1070

**ENGINEER**  
 CK-ENGINEERING  
 CHAD KINKELA  
 860 HEADWATERS DR.  
 EAGLE, ID 83616  
 208-869-0590

**CK ENGINEERING**  
 860 HEADWATERS DR.  
 EAGLE, ID 83616  
 PHONE 208-869-0590  
 DRAWN BY: DSJ/AL  
 CHECKED BY: CSK  
 DATE: 6/26/13  
 FILE: WHITEBARK PRE-PLAT.DWG  
 DIR: P:\WHITEBARK\DWGS



SHEET  
**C1.0**