

Hearing Date: February 1, 2018

File No.: H-2017-0167

Project Name: Whistle Stop

Request: Request for:

- Rezone of 5.73 acres of land from the L-O to the R-15 zoning district;
- Conditional use permit for a multi-family development consisting of 68 residential units on 5.7 acres of land in the R-15 zoning district;
- Combined preliminary & final plat for 16 building lots and 3 common lots on 5.7 acres of land in the R-15 zoning district, by Biltmore Company.

Location: The site is located at 1297 W. Pine Ave., in the SW ¼ of Section 12, Township 3N., Range 1W.



Planning Division

DEVELOPMENT REVIEW APPLICATION

STAFF USE ONLY:
 Project name: Whistle Stop
 File number(s): H-2017-0167
 Assigned Planner: Sonya Allen Related files: _____

Type of Review Requested (check all that apply)

- | | |
|---|---|
| <input type="checkbox"/> Accessory Use | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Administrative Design Review | <input checked="" type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Alternative Compliance | <input type="checkbox"/> Private Street |
| <input type="checkbox"/> Annexation and Zoning | <input type="checkbox"/> Property Boundary Adjustment |
| <input type="checkbox"/> Certificate of Zoning Compliance | <input checked="" type="checkbox"/> Rezone |
| <input type="checkbox"/> City Council Review | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Comprehensive Plan Map Amendment | <input type="checkbox"/> Time Extension: |
| <input type="checkbox"/> Comprehensive Plan Text Amendment | Director/ Commission/Council (circle one) |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> UDC Text Amendment |
| <input type="checkbox"/> Conditional Use Modification | <input type="checkbox"/> Vacation: |
| Director/Commission (circle one) | Director/ Council (circle one) |
| <input type="checkbox"/> Development Agreement Modification | <input type="checkbox"/> Variance |
| <input checked="" type="checkbox"/> Final Plat | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Final Plat Modification | |

Applicant Information

Applicant name: BILTMORE COMPANY Phone: 208-895-0500
 Applicant address: 1548 CAYUSE WAY STE 100 Email: JEREMY@BILTMORECO.COM
 City: MERIDIAN State: ID Zip: 83646

Applicant's interest in property: Own Rent Optioned Other _____
 Owner name: MARLON HUGHES Phone: 208-895-0500
 Owner address: 201 BLACKBERRY Email: JEREMY@BILTMORECO.COM
 City: MIDLAND State: TX Zip: 79701

Agent/Contact name (e.g., architect, engineer, developer, representative): KENT BROWN
 Firm name: KENT BROWN PLANNING SERVICES Phone: 871-6842
 Agent address: 3161 E SPRINGWOOD DR Email: KENTLKB@MAIL.COM
 City: MERIDIAN State: ID Zip: 83642

Primary contact is: Applicant Owner Agent/Contact

Subject Property Information

Location/street address: + 1297 W PINE STREET Township, range, section: 3N;1W SEC 12
 Assessor's parcel number(s): R8521560020 Total acreage: 5.7 Zoning district: LO

Project/subdivision name: WHISTLE STOP SUBDIVISION

General description of proposed project/request: PRELIMINARY AND FINAL PLAT FOR 68 UNITS
REZONE FROM LO TO R-15

Proposed zoning district(s): R-15

Acres of each zone proposed: 5.7

Type of use proposed (check all that apply):

Residential Office Commercial Employment Industrial Other _____

Who will own & maintain the pressurized irrigation system in this development? _____

Which irrigation district does this property lie within? NAMPA MERIDIAN (WITH EXISTING PI SYSTEM)

Primary irrigation source: _____ Secondary: _____

Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): _____

Residential Project Summary (if applicable)

Number of residential units: 68 Number of building lots: 16

Number of common lots: 3 Number of other lots: _____

Proposed number of dwelling units (for multi-family developments only):

1 bedroom: 8 2-3 bedrooms: 60 4 or more bedrooms: _____

Minimum square footage of structure (excl. garage): 0 Maximum building height: 30

Minimum property size (s.f.): 8627sf Average property size (s.f.): 12714

Gross density (Per UDC 11-1A-1): 11.92 Net density (Per UDC 11-1A-1): 18.3

Acreage of qualified open space: 1.45 Percentage of qualified open space: 25.4%

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): see attached map

Amenities provided with this development (if applicable): TOT LOT PLAY AREA, COVERED BIKE SPACES, TWO PATHS

Type of dwelling(s) proposed: Single-family Detached Single-family Attached Townhouse

Duplex Multi-family Vertically Integrated Other _____

Non-residential Project Summary (if applicable) N/A

Number of building lots: _____ Common lots: _____ Other lots: _____

Gross floor area proposed: _____ Existing (if applicable): _____

Hours of operation (days and hours): _____ Building height: _____

Total number of parking spaces provided: _____ Number of compact spaces provided: _____

Authorization

Print applicant name: KENT BROWN

Applicant signature: Kent Brown Date: 12/6/17

KENT BROWN PLANNING SERVICES

December 13, 2017

Planning and Zoning,
City Council
Meridian City Hall
33 E. Broadway Ave
Meridian, ID 83642

RE: Request for Preliminary Plat, Final Plat, Conditional Use and Rezone approval for Whistle Stop Subdivision

Dear Commissioners and Council Members:

We respectfully request the City of Meridian's approval of the Whistle Stop development. The property is located at 1297 W. Pine Street and is 5.70 acres in size.

HISTORY

This site has been approved twice by the City for multi-family development. The original approval came with the Roundtree Subdivision. The developer installed the underground improvements, including a bridge over the Nine Mile Creek and all the water, sewer mains and pressure irrigation systems. The second approval came with a development named Double Tree Subdivision. The developer walked away from the project due to changes in the market.

REZONE

Multi-family developments are no longer allowed in LO zones. Therefore: Whistle Stop Subdivision is required to request a zoning change to R-15 and to seek the same approval this site has been previously granted. The surrounding properties have R-15 zoning or have LO zoning with a residential use. Our request will be in harmony with other uses in the area.

SITE DESIGN

Whistle Stop Subdivision has two pathways, one along the south side of the Nine Mile Drain and the second along the rail road right of way. Both paths are connected into neighboring properties providing pedestrian access for the overall area. Other amenities such as raised garden beds, tot play area and covered bike parking help create an inviting neighborhood for the future residents of the Whistle Stop Subdivision.

Biltmore Company has chosen three of their signature buildings for this multi-family neighborhood. Each building provides a different selection for future residents. For example ten of the sixteen buildings are townhome style fourplexes, with the living area downstairs and two bedrooms upstairs. Five other fourplexes are more traditional; they have two bedrooms units downstairs and two bedroom units upstairs. The third building is an eightplex with four one bedroom units downstairs and four one bedroom units upstairs.

We look forward to your approval of our applications to the City of Meridian.

Sincerely,



Kent Brown
Planner

**RE-ZONE DESCRIPTION FOR
WHISTLE STOP SUBDIVISION**

Lot 2, Block 1 of Tramore Subdivision as filed in Book 87 of Plats at Pages 9825 and 9826, records of Ada County, Idaho and a portion of the N1/2 of the SW 1/4 of Section 12, Township 3 North, Range 1 West, Boise Meridian, Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a brass cap monument marking the W1/4 corner of said Section 12 from which an aluminum cap monument marking the C1/4 corner of said Section 12 bears South 89°30'02" East, 2653.18 feet;

thence along the East-West centerline of said Section 12 South 89°30'02" East, 962.89 feet to the **REAL POINT OF BEGINNING**;

thence continuing along said East-West centerline of said Section 12 South 89°30'02" East, 50.00 feet;

thence leaving said East-West centerline and along the East boundary line of said Lot 2 and the northerly extension thereof South 00°30'23" West, 376.01 feet;

thence along the exterior boundary line of said Lot 2 the following courses and distances;

thence South 61°09'37" East, 203.71 feet;

thence 127.12 feet along the arc of a curve to the left, said curve having a radius of 300.00 feet, a central angle of 24°16'43" and a long chord which bears South 73°17'58" East, 126.17 feet;

thence South 85°26'20" East, 26.61 feet;

thence South 85°06'46" East, 60.16 feet;

thence South 00°32'18" West, 473.56 feet;

thence North 88°31'52" West, 436.80 feet;

thence North 00°30'23" East, 980.57 feet to the **REAL POINT OF BEGINNING**.
Containing 5.73 acres, more or less.



W. PINE AVE.
BASIS OF BEARING
S89°30'02"E 2653.18'

1/4
11 12

C1/4

REAL POINT
OF BEGINNING

LAWN SUBDIVISION

N0°30'23"E 980.57'

962.89'
50.00'
S0°30'23"W 376.01'

1640.05'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	300.00	127.12	126.17	S73°17'58"E	24°16'43"



TRAMORE SUBDIVISION
SCALE: 1" = 60'

S61°09'37"E 203.71'

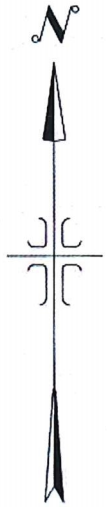
S85°06'46"E
60.16'

S85°26'20"E
26.61'

C1

AMENDED ROCKCREEK SUBDIVISION

S0°21'18"W 473.56'



WHISTLE STOP SUBDIVISION
5.73 acres

N88°31'52"W 436.80'

UNION PACIFIC RAILROAD

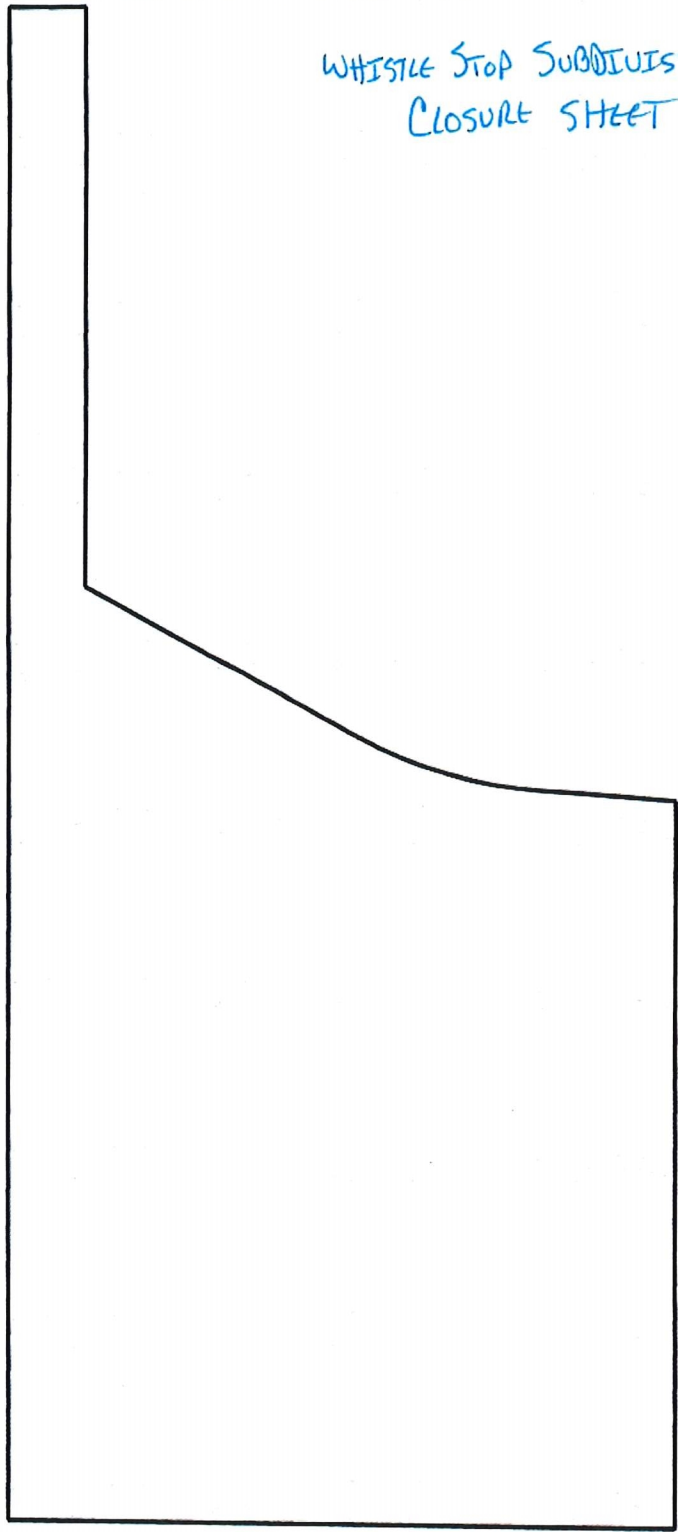


ISG IDAHO SURVEY GROUP, LLC
1450 E. WATERTOWER ST. SUITE 130 MERIDIAN, IDAHO 83642 (208) 846-8570

EXHIBIT DRAWING FOR
WHISTLE STOP SUBDIVISION
CITY OF MERIDIAN RE-ZONE
LOCATED IN THE N1/2 OF THE SW 1/4 OF SECTION 12, T.3N., R.1W., B.M., MERIDIAN, ADA COUNTY, IDAHO

JOB NO. 17-407
SHEET NO. 1
DWG. DATE 12/15/2017

WHISTLE STOP SUBDIVISION REZONE
CLOSURE SHEET



12/15/2017

Scale: 1 inch= 125 feet

File:

Tract 1: 5.7340 Acres (249774 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/751244), Perimeter=2735 ft.

- 01 s89.3002e 50
- 02 s00.3023w 376.01
- 03 s61.0937e 203.71
- 04 Lt, r=300.00, delta=024.1643, chord=s73.1758e 126.17
- 05 s85.2620e 26.61
- 06 s85.0646e 60.16
- 07 s00.3218w 473.56
- 08 n88.3152w 436.8
- 09 n00.3023e 980.57

DESCRIPTION FOR WHISTLE STOP SUBDIVISION

A re-subdivision of Lot 2, Block 1 of Tramore Subdivision as filed in Book 87 of Plats at Pages 9825 and 9826, records of Ada County, Idaho located in the N1/2 of the SW 1/4 of Section 12, Township 3 North, Range 1 West, Boise Meridian, Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a brass cap monument marking the W1/4 corner of said Section 12 from which an aluminum cap monument marking the C1/4 corner of said Section 12 bears South 89°30'02" East, 2653.18 feet;

thence along the East-West centerline of said Section 12 South 89°30'02" East, 962.89 feet;

thence leaving said East-West centerline South 00°02'52" West, 29.74 feet to a 5/8 iron pin with a plastic cap marked "PLS 7045" marking the NW corner of said Lot 2, said point also being the **REAL POINT OF BEGINNING**;

thence along the exterior boundary line of said Lot 2 the following 2 courses and distances to a 5/8 iron pin with a plastic cap marked "PLS 7045";

thence South 89°30'16" East, 50.00 feet;

thence South 00°30'23" West, 346.27 feet;

thence South 61°09'37" East, 203.71 feet to a 5/8 iron pin with a plastic cap marked "PLS 5359";

thence 127.12 feet along the arc of a curve to the left, said curve having a radius of 300.00 feet, a central angle of 24°16'43" and a long chord which bears South 73°17'58" East, 126.17 feet to a 5/8 iron pin;

thence South 85°26'20" East, 26.61 feet to a 5/8 iron pin;

thence South 85°06'46" East, 60.16 feet to a 5/8 iron pin with a plastic cap marked "PLS 5618";

thence South 00°32'18" West, 473.56 feet to a point witnessed by a 5/8 iron pin with a plastic cap marked "PLS 972" North 00°32'18" East, 25.00 feet;

thence North 88°31'52" West, 436.80 feet to a point witnessed by a 5/8 iron pin with a plastic cap marked "PLS 7045" North 00°30'23" East, 25.00 feet;

thence North 00°30'23" East, 950.83 feet to the **REAL POINT OF BEGINNING**.
Containing 5.70 acres, more or less.





WARRANTY DEED

ROUNDTREE DEVELOPMENT, LLC, an Idaho Limited Liability Company, Grantor, hereby conveys, grants and warrants to, Marlon Hughes and Patricia L. Hughes, husband and wife, herein collectively Grantee, whose address is 201 Blackberry, Midland, Texas 79701, for the sum of TEN DOLLARS and other good and valuable consideration, the following described real property, to-wit:

Lot 2 in Block 1 of TRAMORE SUBDIVISION, according to the official plat thereof, filed in Book 87 of Plats at Pages 9825 and 9826, records of Ada County, Idaho.

SUBJECT TO taxes and assessments for the year 2016 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

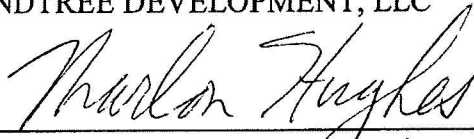
This conveyance shall include any and all appurtenances, tenements, hereditaments, reversions, remainders, easements, rights-of-way and water rights in anywise appertaining to the property herein described.

The Grantor covenants to the Grantee that it is the owner in fee simple of said premises; that the premises are free from all encumbrances, excepting those as may be herein set forth, and excepting those of record, and that it will warrant and defend the same from all lawful claims.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 14th day of January, 2016.

ROUNDTREE DEVELOPMENT, LLC

By:



HUGHES PROPERTIES, LLC, Member
Marlon Hughes, Manager of Hughes Properties, LLC

STATE OF Texas)
County of Midland) :SS

On this 14th day of January, 2016, before me, a Notary Public, personally appeared MARLON HUGHES, the authorized Manager of HUGHES PROPERTIES, LLC, an Idaho Limited Liability Company, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same on behalf of HUGHES PROPERTIES, LLC, Member of Roundtree Development, LLC, and was so authorized to do so.



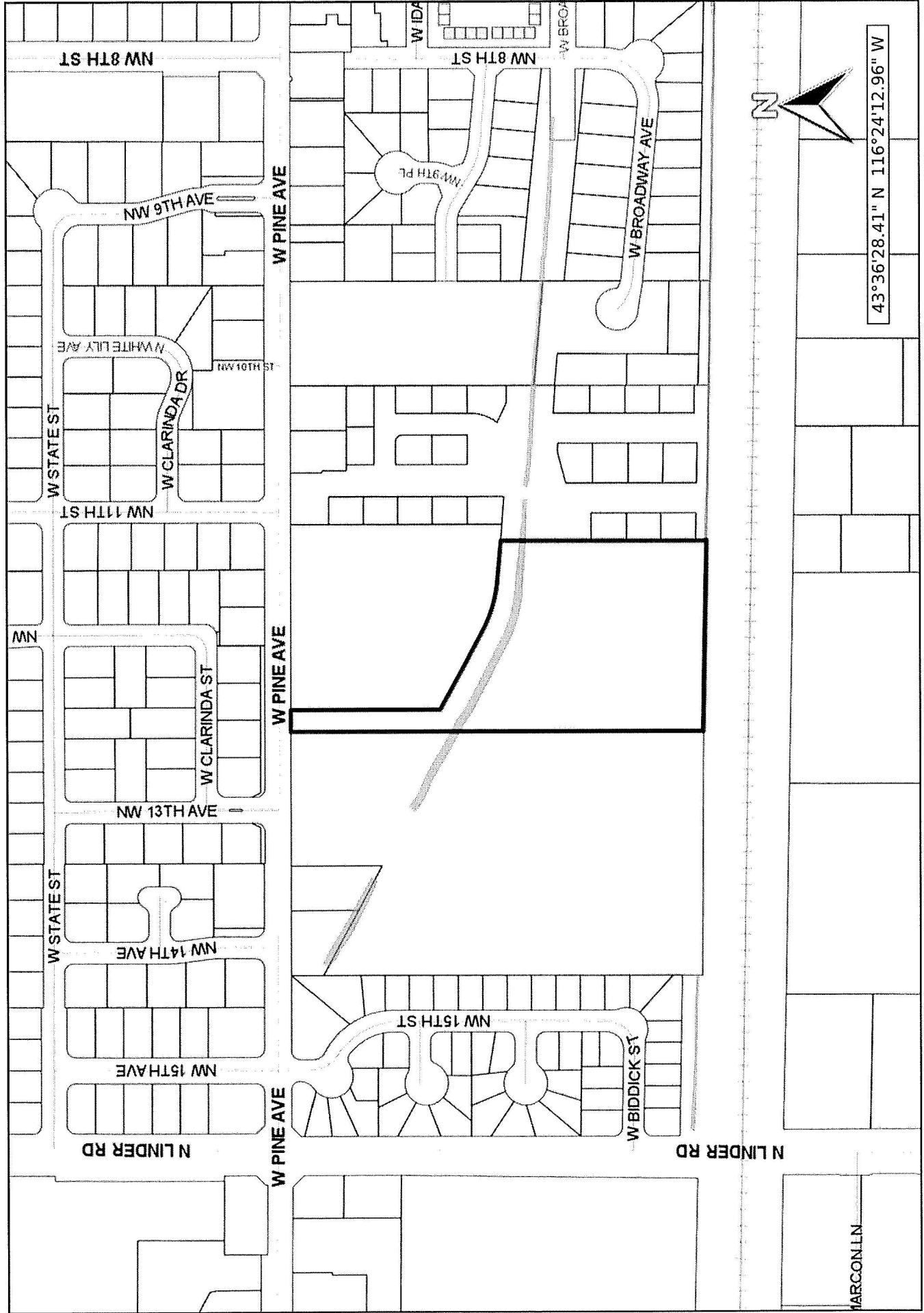
Kimberly Michelle Kincaid
Notary Public for State of Texas
Commission expires: December 4, 2019



landproDATA

VICINITY MAP

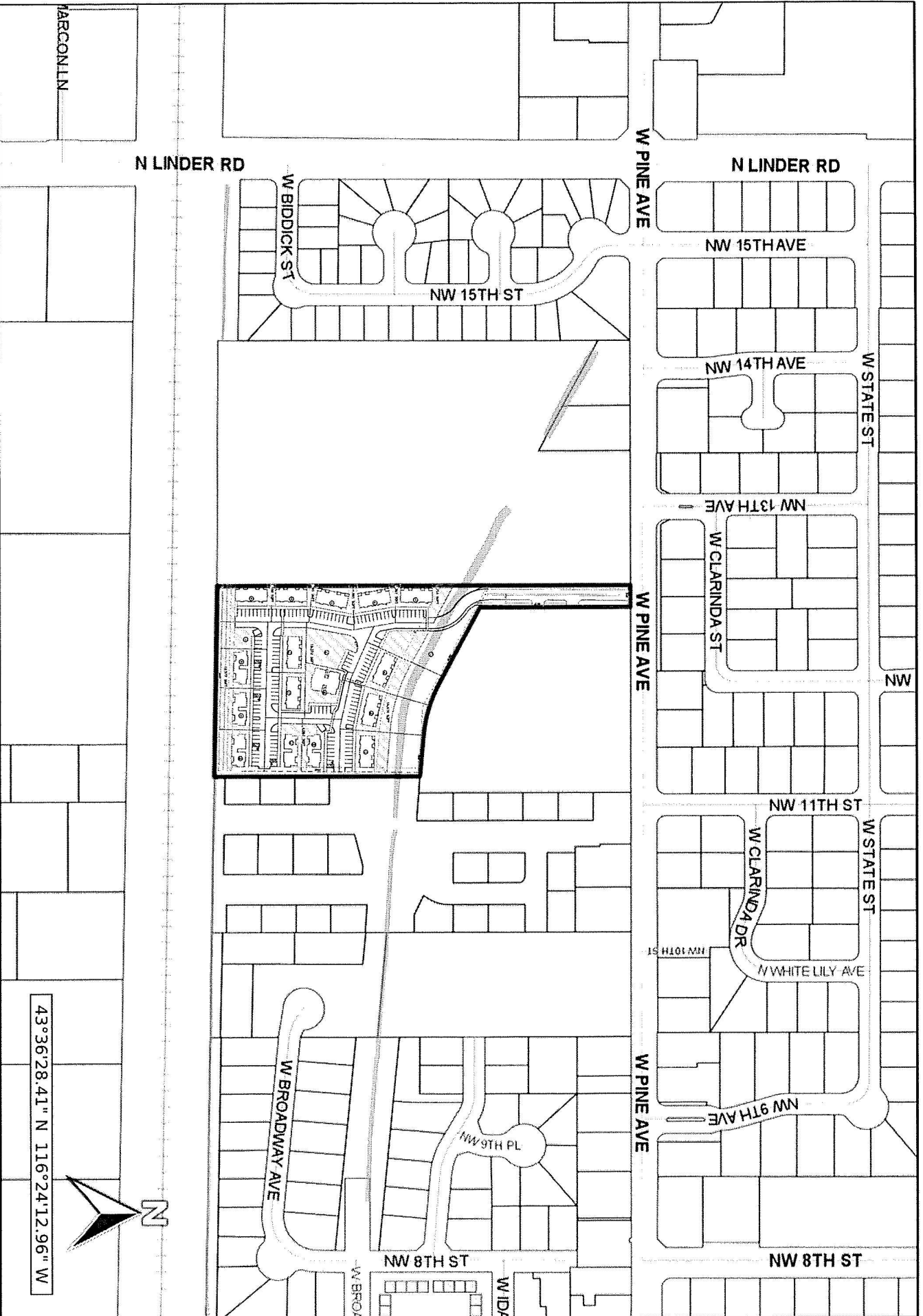
WHISTLE STOP SUBDIVISION





LandproDATA

VICINITY MAP WHISTLE STOP SUBDIVISION



43°36'28.41" N 116°24'12.96" W



CITY OF MERIDIAN
PRE-APPLICATION MEETING NOTES

Project/Subdivision Name: Double Tree Subdivision Date: 11/30/17
 Applicant(s)/Contact(s): Kevin Amar, Jeremy Amar, Kent Brown, Chad Kinkela
 City Staff: Sonya, Bill, Kim, Brian, Joe, Denny, Amanda, Tom, Stephanie, Brock
 Location: 1297 W. Pine Ave. Size of Property: 5.7
 Comprehensive Plan FLUM Designation: HDR
 Existing Use: vacant/undeveloped Existing Zoning: L-O
 Proposed Use: multi-family development (16) 4-plexes consisting of 64-68 units Proposed Zoning: R-15
 Surrounding Uses: MFR, SFR, residential care facility
 Street Buffer(s) and/or Land Use Buffer(s): a 25' wide buffer is required along Pine
 Open Space/Amenities/Pathways: 10' wide multi-use pathway along the north side of the canal and along the south boundary adjacent to railroad corridor – coordinate with Kim in Parks; Comply with open space & site amenity requirements in UDC11-3G-3
 Access/Stub Streets/Street System: Existing access via Pine Ave.; connect driveway to existing driveway at east boundary & grant a cross-access easement to property to the east
 Waterways/ Floodplain/Topography/Hazards: The Nine Mile Drain bisects this site & is required to be left open as it's a natural waterway per UDC 11-3A-6A.1; the Rutledge Lateral runs along south boundary of site within a 25' wide easement & is piped; a 10' PUDI easement also exists along south boundary (see plat); a portion of the site lies within the floodplain overlay district
 History: PFP-01-006; CUP-01-036 (Tramore); CUP-04-018; PP-04-018; FP-04-076 (Roundtree); CUP-07-002; PP-07-004 (Doubletree)

- Additional Meeting Notes: Lot 2, Block 1, Tramore Subdivision
- Rezone property from L-O to R-15 or R-40
 - Conditional use permit for a multi-family development in the R-15 district
 - Comply with the specific use standards listed in UDC 11-4-3-27 for multi-family developments
 - A floodplain development permit application is required to be submitted for development within the floodplain; a hydrologic analysis to determine Base Flood Elevation and delineate floodway may be required.
 - Comply with 2015 International Fire Code

Note: A Traffic Impact Study (TIS) will be required by ACHD for large commercial projects and any residential development with over 100 units. To avoid unnecessary delays & expedite the hearing process, applicants are encouraged to submit the TIS to ACHD prior to submitting their application to the City. Not having ACHD comments and/or conditions on large projects may delay hearing(s) at the City. Please contact Mindy Wallace at 387-6178 or Christy Little at 387-6144 at ACHD for information in regard to a TIS, conditions, impact fees and process.

Other Agencies/Departments to Contact:

- | | | |
|---|---|--|
| <input type="checkbox"/> Ada County Highway Dist. (ACHD) | <input type="checkbox"/> Nampa Meridian Irrigation Dist. (NMID) | <input type="checkbox"/> Public Works Department |
| <input type="checkbox"/> Idaho Transportation Dept. (ITD) | <input type="checkbox"/> Settler's Irrigation District | <input type="checkbox"/> Building Department |
| <input type="checkbox"/> Republic Services | <input type="checkbox"/> Police Department | <input type="checkbox"/> Parks Department |
| <input type="checkbox"/> Central District Health Department | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Other: _____ |

Application(s) Required:

- | | | |
|--|---|---|
| <input type="checkbox"/> Administrative Design Review | <input type="checkbox"/> Conditional Use Permit Modification/Transfer | <input checked="" type="checkbox"/> Rezone |
| <input type="checkbox"/> Alternative Compliance | <input type="checkbox"/> Development Agreement Modification | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Annexation | <input checked="" type="checkbox"/> Combined Preliminary/Final Plat | <input type="checkbox"/> Time Extension – Council |
| <input type="checkbox"/> City Council Review | <input type="checkbox"/> Final Plat Modification | <input type="checkbox"/> UDC Text Amendment |
| <input type="checkbox"/> Comprehensive Plan Amendment – Map | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Vacation |
| <input type="checkbox"/> Comprehensive Plan Amendment – Text | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Variance |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Private Street | <input type="checkbox"/> Other |

Notes: 1) Applicants are required to hold a neighborhood meeting in accord with UDC 11-5A-5C prior to submittal of an application requiring a public hearing (except for a vacation or short plat); and 2) All applicants for permits requiring a public hearing shall post the site with a public hearing notice in accord with UDC 11-5A-5D.3 (except for UDC text amendments, Comp Plan text amendments, and vacations). The information provided during this meeting is based on current UDC requirements and the Comprehensive Plan. Any subsequent changes to the UDC and/or Comp Plan may affect your submittal and/or application. This pre-application meeting shall be valid for four (4) months.

1297 Pine Street Neighborhood Meeting

Start Time of Neighborhood Meeting: 6pm

End Time of Neighborhood Meeting: 6²⁰pm

Those in attendance please print your name and address. If no one attended, Applicant please write across this form "No one attended."

PRINTED NAME

ADDRESS, CITY, STATE, ZIP

1. Ken Brown 3161 Springwood Meadows Rd

2. KEVIN AMAR

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

12. _____

13. _____

14. _____

15. _____

16. _____

17. _____

18. _____

19. _____

COMMITMENT OF PROPERTY POSTING

Per Unified Development Code (UDC) 11-5A-5D, the applicant for all applications requiring a public hearing (except for a UDC text amendment, a Comprehensive Plan text amendment and/or vacations) shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice of the application(s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign(s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign(s) shall be removed no later than three (3) days after the end of the public hearing for which the sign(s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in UDC 11-5A-5.

Kent Brown
Applicant/agent signature

12/6/17
Date



Community Development
Department

Meridian City Hall, Suite 102
33 E. Broadway Avenue
Meridian, Idaho 83642
208.887.2211

Parcel Verification

Date: **12/12/17**

The parcel information below has been researched and verified as correct by the City of Meridian Community Development Department.

Project Name: **Whistle Stop Subdivision**

Parcel Number: **R8521560020**

Acres: **5.7**

T/R/S: **3N 1W 12**

Property Owner: **Marlon Hughes
201 Blackberry
Midland, TX 79701**

CK ENGINEERING P.C.

Civil Engineering * Project Management

DATE: December 13, 2017

TO: City of Meridian
33 E. Broadway Avenue
Meridian, ID 83642

RE: Whistle Stop Subdivision a.k.a. Roundtree Subdivision Construction plans

To whom it may;

This project's construction plans were previously reviewed and approved by the City of Meridian on 3/14/05. Since that time the majority of the site has been constructed, sewer main, sewer services, water main, water services, fire hydrants, pressure irrigation system and the storm drain system.

The balance of the site will be built in substantial compliance with approved grading plan.

If additional information is needed, please do not hesitate to call me.

Respectfully submitted,



Chad S. Kinkela, P.E.
CK Engineering, P.C.



kent brown <kentlkb@gmail.com>

RE: Whistle Stop Sub

2 messages

Sub Name Mail <subnamemail@adaweb.net>
To: kent brown <kentlkb@gmail.com>
Cc: Gregory Carter <gcarter@idahosurvey.com>

Mon, Dec 4, 2017 at 5:03 PM

December 4, 2017

Kent Brown

Gregory Carter, Idaho Survey Group

RE: Subdivision Name Reservation: **WHISTLE STOP SUBDIVISION**

At your request, I will reserve the name **Whistle Stop Subdivision** for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client, the jurisdiction or the conditions of approval have not been met, in which case the name can be re-used by someone else.

Sincerely,



Jerry L. Hastings, PLS 5359

County Surveyor**Deputy Clerk Recorder**Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7912 office
(208) 287-7909 fax

From: kent brown [mailto:kentlkb@gmail.com]
Sent: Friday, December 01, 2017 11:01 AM
To: Sub Name Mail
Subject: Re: Need to reserve a subdivision name

So Whistle Stop could be reserved

Kent

On Fri, Dec 1, 2017 at 9:38 AM, Sub Name Mail <subnamemail@adaweb.net> wrote:

Kent;

The name cannot use "AT"

If you can come up with a different version, Whistle could be used.



Glen Smallwood

Surveying Technician

Ada County Development Services

200 W. Front St., Boise, ID 83702

(208) 287-7926 *office*

(208) 287-7909 *fax*

From: kent brown [mailto:kentlkb@gmail.com]

Sent: Wednesday, November 29, 2017 1:18 PM

To: Sub Name Mail

Subject: Need to reserve a subdivision name

Hello I wish to reserve " Whistle Stop At Pine " for Biltmore Company

The Developer is Biltmore Company

Planner Kent Brown

Surveyor is Greg Carter

Engineer is Chad Kinkela

Lot 2 Block 1 Tramore Subdivision or 1297 Pine

Kent Brown

Kent Brown Planning Services

3161 E. Springwood Drive

Meridian, ID 83642

P: 208-871-6842

kent brown <kentlkb@gmail.com>
To: Sub Name Mail <subnamemail@adaweb.net>

Mon, Dec 4, 2017 at 5:09 PM

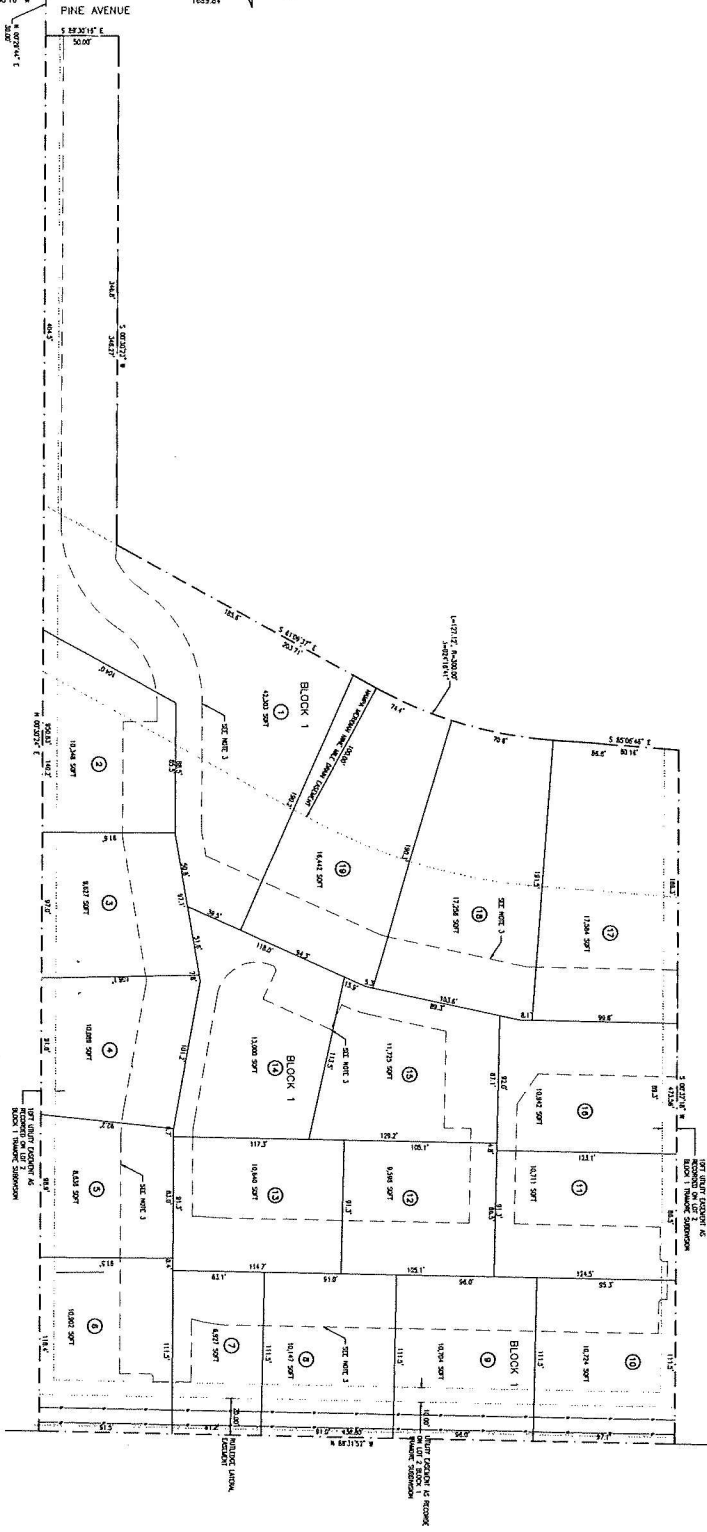
Thanks so much

[Quoted text hidden]

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Kent Brown

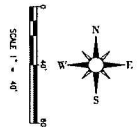
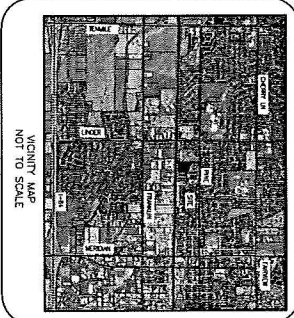
W CORNER SECTION 12 943.00' N 89°33'16" E
 C CORNER SECTION 12 883.84' E 89°33'16" E



- NOTES**
1. MERIDIAN CITY WATER AND SEWER SERVICE HAVE BEEN EXTENDED TO EACH LOT.
 2. SUBJECT PROPERTY FALLS IN ZONE "Y" PER MAP NO. 160002211 H EFFECTIVE DATE 11/1/07. THE PROPERTY IS ZONED "Y" AND IS CONTAINED IN CHANNEL WITH THE FRON...
 3. ALL LOTS SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION, LOT DRAINAGE AND CROSS ACCESS FROM BACK OF SIDEWALK TO FRONT OF LOT. THE EASEMENT SHALL BE A 10 FOOT FROM LOT BOUNDARY FOR IRRIGATION, DRAINAGE AND CROSS ACCESS.
 4. 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.
 5. EACH LOT HAS BEEN PROVIDED PRESSURE REGULATION FROM NADRA MERIDIAN PRESSURE REGULATION DISTRICT. BE SUBJECT TO ASSIGNMENTS OF THE NADRA. A PRESSURE REGULATOR SHALL BE INSTALLED.
 6. STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SUB-SURFACE FACILITIES PREVIOUSLY INSTALLED.
 7. LOTS 1, 7 AND 14 OF BLOCK 1 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE WHISTLE STOP SUBDIVISION HOME OWNERS ASSOCIATION.

PRELIMINARY DEVELOPMENT FEATURES

TOTAL ACRES	3.70 ACRES TOTAL
PROPOSED ZONING	R-15
CURRENT ZONING	R-15
BLINDABLE LOTS	16
COMMON LOTS	3
8-FLEX BUILDING	1
TOTAL NUMBER OF UNITS	18
REQUIRED ADA STALLS	58
REQUIRED COVERED PARKING	68
ADA PARKING PROVIDED	68
COVERED PARKING PROVIDED	68
REQUIRED OPEN SPACE PER UNIT (98)(125)	17,000 SQFT
TOTAL OPEN SPACE REQUIRED	306,000 SQFT OR 7.0 ACRES
TOTAL OPEN SPACE PROVIDED	306,000 SQFT OR 7.0 ACRES



DEVELOPERS
 BILTMORE COMPANY
 1100 S. WINDY HILL DRIVE, SUITE 100
 MERIDIAN, ID 83646
 208-345-0200

LAND PLANNER
 SOUTHERN LANDSCAPE ARCHITECTS
 3101 SPENCER DRIVE
 MERIDIAN, ID 83647
 208-345-0242

LAND SURVEYOR
 DAVID J. GIBSON
 1100 S. WINDY HILL DRIVE, SUITE 100
 MERIDIAN, ID 83646
 208-345-0200

LANDSCAPE ARCHITECT
 SOUTHERN LANDSCAPE ARCHITECTS
 3101 SPENCER DRIVE
 MERIDIAN, ID 83647
 208-345-0242

A RESUBDIVISION OF LOT 2 BLOCK 1 OF TRAMORE SUBDIVISION

PRELIMINARY PLAT

WHISTLE STOP SUBDIVISION
 BILTMORE COMPANY
 MERIDIAN IDAHO

REVISIONS:

CK ENGINEERING
 1300 E. STATE ST., SUITE 102
 MERIDIAN, ID 83646
 PHONE 208-635-1992

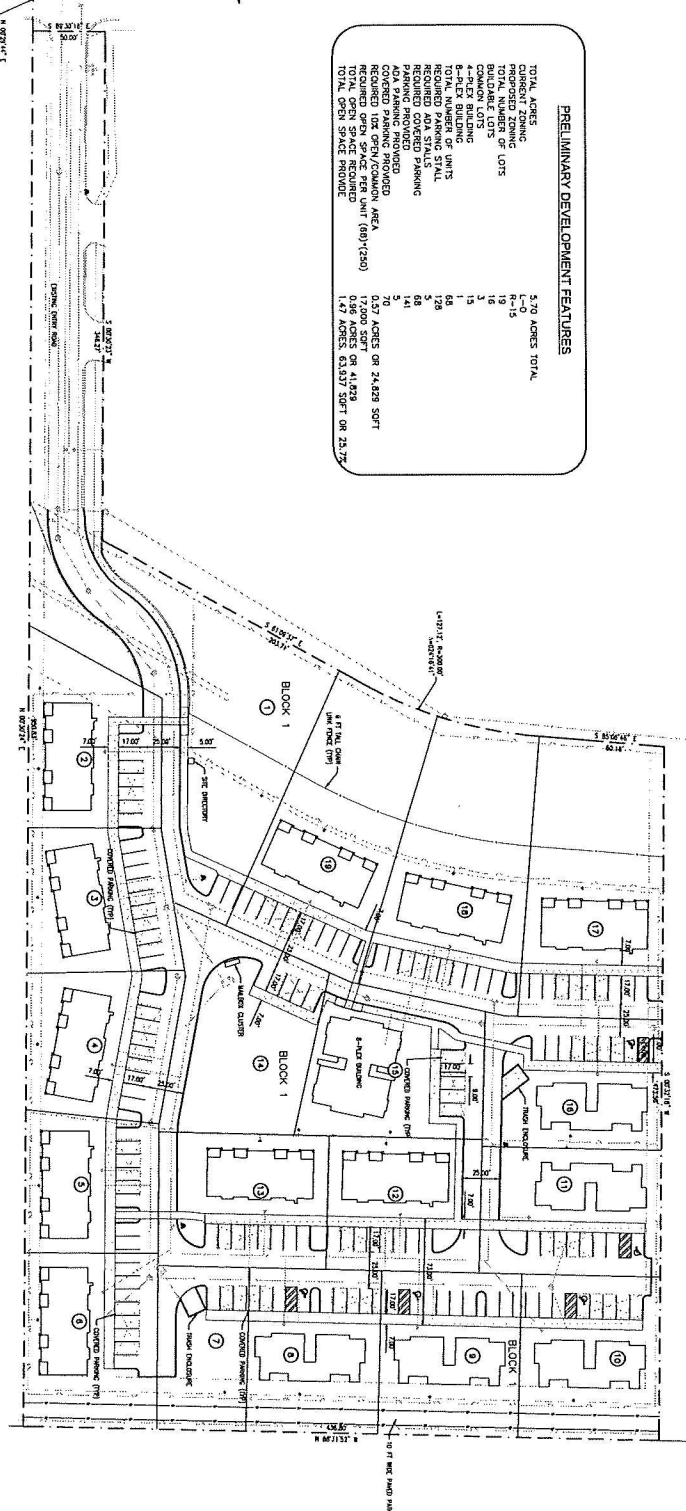
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 CHECKED BY: SK
 DATE: 11/9/17
 FILE: W-S-P-PLAT-100
 D.P. PAVAN

SHEET
P1.0

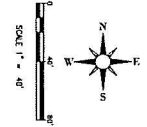
SECTION 12 SECTION 12
 N 1 CORNER SECTION 12
 943.05' 1659.81' 1659.81' 1659.81'
 PINE AVENUE
 S 89°30'14" E
 N 89°30'14" E
 C 1 CORNER SECTION 12

PRELIMINARY DEVELOPMENT FEATURES

TOTAL ACRES	5.70 ACRES TOTAL
PROPOSED ZONING	R-15
TOTAL NUMBER OF LOTS	19
COMMON LOTS	3
4-R-FX BUILDING	15
TOTAL NUMBER OF UNITS	66
REQUIRED PARKING STALLS	128
REQUIRED COVERED PARKING	68
PARKING PROVIDED	41
REQUIRED OPEN/COMMON AREA	70
REQUIRED PARKING PROVIDED	0.57 ACRES OR 24,828 SQFT
TOTAL OPEN SPACE REQUIRED	0.56 ACRES OR 41,829 SQFT
TOTAL OPEN SPACE PROVIDED	1.47 ACRES OR 63,537 SQFT OR 25.7%



ALL SEWER MAINS, SEWER SERVICES, WATER MAINS, WATER SERVICES, FIRE HYDRANTS, PRESSURE IRRIGATION MAINS, PRESSURE IRRIGATION SERVICES, STORM DRAIN SYSTEM, GRASSY IRRIGATION AND JOINT TRENCH UTILITIES ARE EXISTING ON THIS SITE.



SHEET
P1.2

CK ENGINEERING
 1500 E. STATE ST., SUITE 100
 SALT LAKE CITY, UT 84143
 PHONE 208-631-1992

DESIGNED BY: CK
 CHECKED BY: CK
 DATE: 12/2/17
 FILE: 15-1-P1.2-CK
 D.R.: [Signature]

PRELIMINARY PLAT
 SITE PLAN

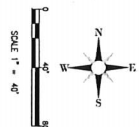
WHISTLE STOP SUBDIVISION
 BILTMORE COMPANY
 MERIDIAN IDAHO

REVISIONS:

W | CORNER SECTION 12
 983.05' N 87°30'18" W
 S 87°30'18" E 1689.84'
 C | CORNER SECTION 12

PRELIMINARY DEVELOPMENT FEATURES

TOTAL ACRES	5.30 ACRES TOTAL
CURRENT ZONING	R-10
PROPOSED ZONING	R-15
PROPOSED ZONING BUILDABLE LOTS	18
COMMON LOTS	3
ADDITIONAL LOTS	1
TOTAL NUMBER OF UNITS	68
8-FLEX BUILDING	5
REQUIRED ADA STALLS	68
REQUIRED COVERED PARKING	5
ADA PARKING PROVIDED	70
COVERED PARKING PROVIDED AREA	17,000 SQFT
REQUIRED OPEN SPACE PER UNIT (68*1450)	0.98 ACRES OR 41,879
TOTAL OPEN SPACE REQUIRED	1,477 ACRES OR 63,937 SQFT OR 24.75
TOTAL OPEN SPACE PROVIDED	



CK ENGINEERING
 1300 E. STATE ST., SUITE 102
 SALT LAKE CITY, UT 84119
 PHONE 208-639-1992

DRAWN BY: CSK
 CHECKED BY: CSK
 DATE: 12/17/17
 FILE: 85-9-P131202
 DR: ALEXANDER/MERIDIAN SUBDIVISIONS

9412
 12/17/17
 12/17/17

PRELIMINARY PLAT
 OPEN SPACE EXHIBIT

WHISTLE STOP SUBDIVISION
 BILTMORE COMPANY
 MERIDIAN IDAHO

REVISIONS:

SHEET
P1.3

DEVELOPER
 BILTMORE COMPANY
 1300 E. STATE ST., SUITE 102
 IDAHO, ID 83416
 208-898-0900

LAND PLANNER
 KENY BROWN
 208-898-0900
 208-879-8442

LAND SURVEYOR
 WAD & WATSONS ST. SUITE 80
 208-444-8810
 208-444-8810

LANDSCAPE ARCHITECT
 SOUTH LANDSCAPE ARCHITECTS
 2002 S. VISTA AVE.
 BOISE, IDAHO
 208-342-2899

CITY REQUIREMENTS PRE-PLAT

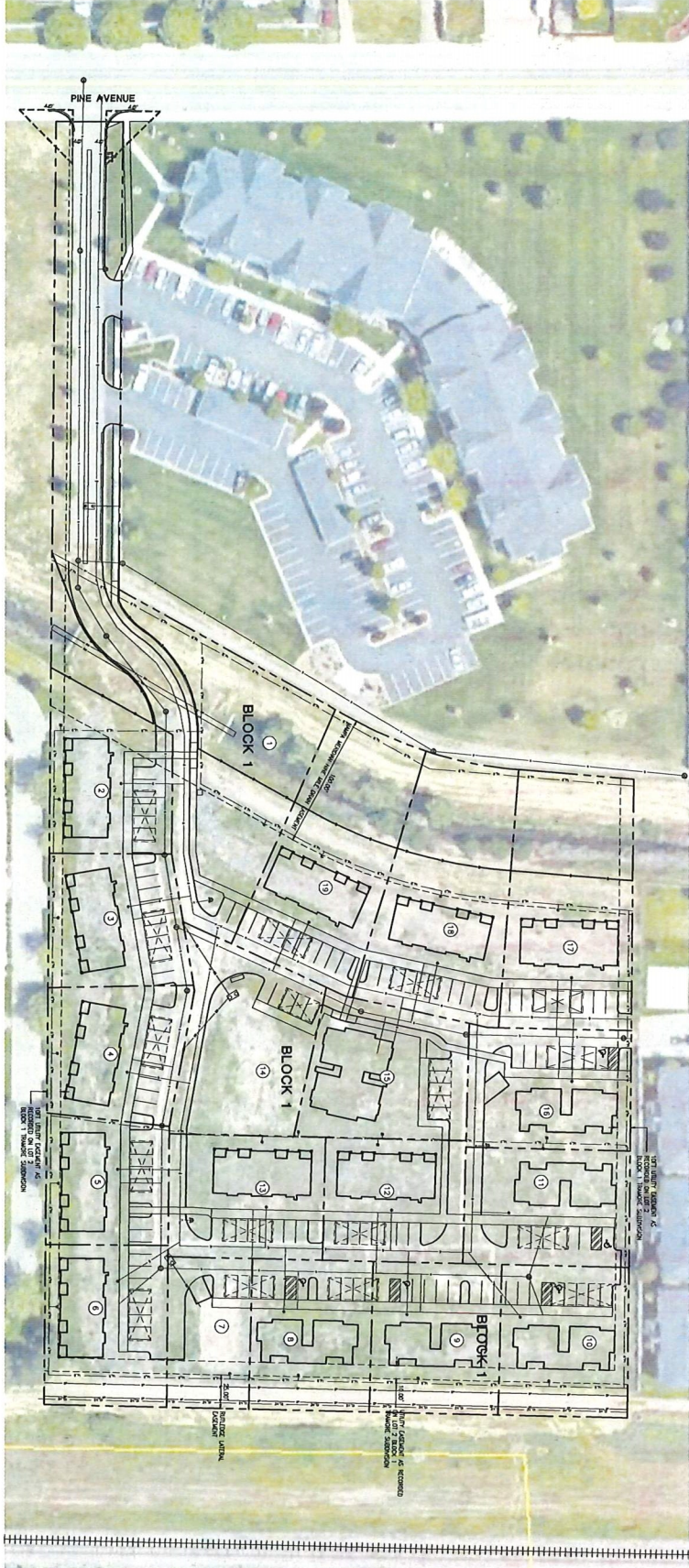
- ROADWAY LANDSCAPE BUFFERS: N/A
- PROPERTY BOUNDARIES: SEE LANDSCAPE PLANS SHEET L1.1 FOR QUANTITIES
- RESIDENTIAL SUBDIVISION TREES: N/A
- ACRES OF DEDICATED OPEN SPACE: APPROXIMATE TOTAL ACRES: 63,937 SF (1.47 ACRES) (DOES NOT INCLUDE IN THE R.O.W.'S)
- COMMON AREA PROPOSED NUMBER OF TREES: (1 TREE/8,000 SF COMMON/ OPEN SPACE) (NOTE: DOES NOT INCLUDE TREES NECESSARY FOR ROAD BUFFER AREAS, PERIMETER OR PATHWAY TREES)
- 10' PATHWAY TREES: 426 FEET = 1 TREE @ 1/100 FEET = 4 TREES REQUIRED, A PROPOSED MITIGATION FOR REMOVAL OF EXISTING TREES: N/A

PRELIMINARY DEVELOPMENT FEATURES

TOTAL ACRES	5.70 ACRES TOTAL
TOTAL ACRES	R-15
TOTAL NUMBER OF LOTS	19
COMMON LOTS	3
4-PIECE BUILDING	15
TOTAL NUMBER OF UNITS	68
REQUIRED PARKING SPACES	528
REQUIRED COVERED PARKING	68
PARKING PROVIDED	5/4
COVERED PARKING PROVIDED	5/4
REQUIRED FOR OPEN/COMMON AREA	0.57 ACRES OR 24,829 SQFT
REQUIRED FOR OPEN/COMMON AREA	0.98 ACRES OR 41,829 SQFT
TOTAL OPEN SPACE REQUIRED	1.47 ACRES, 63,937 SQFT OR 22.7%



South
 LANDSCAPE ARCHITECTURE, P.C.
 2002 S. VISTA AVE.
 BOISE, IDAHO 83705
 (208) 342-2899
 #southla@com



OVERALL SITE LOCATION MAP
 SCALE: 1"=40'-0"

SHEET L1.0	LANDSCAPE COVER SHEET	CK ENGINEERING 1300 E. STATE ST., SUITE 102 BOISE, ID 83416 PHONE: 208-638-1992	LANDSCAPE PLANS FOR WHISTLE STOP SUBDIVISION	WHISTLE STOP SUBDIVISION BILTMORE COMPANY MERIDIAN IDAHO	REVISIONS: _____ _____ _____ _____ _____
		DRAWN BY: JMC CHECKED BY: JSM DATE: 12/15/17 FILE: DR:			

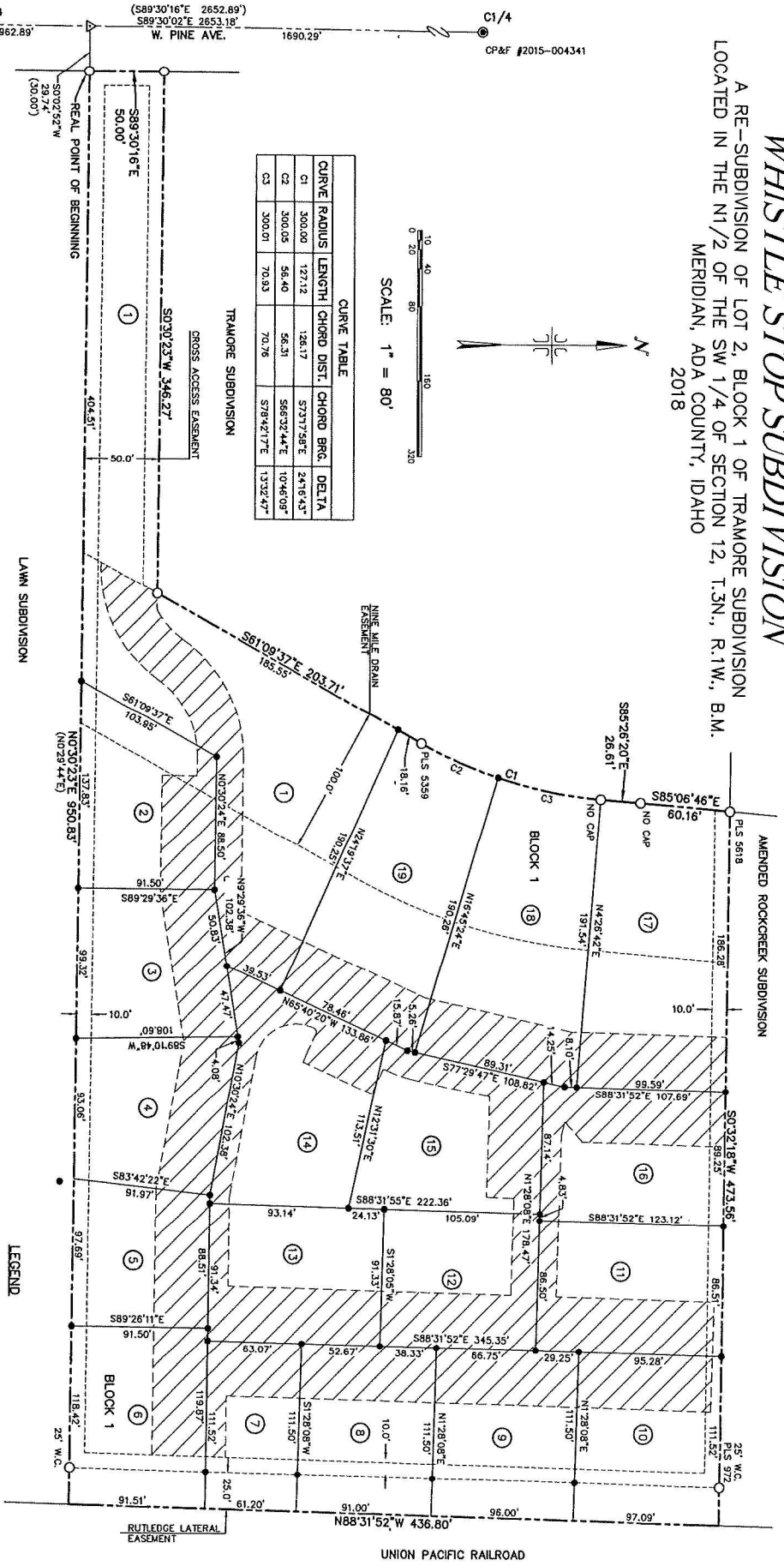
PLAT SHOWING WHISTLE STOP SUBDIVISION

A RE-SUBDIVISION OF LOT 2, BLOCK 1 OF TRAMORE SUBDIVISION
 LOCATED IN THE N1/2 OF THE SW 1/4 OF SECTION 12, T.3N., R.1W., B.M.
 MERIDIAN, ADA COUNTY, IDAHO
 2018



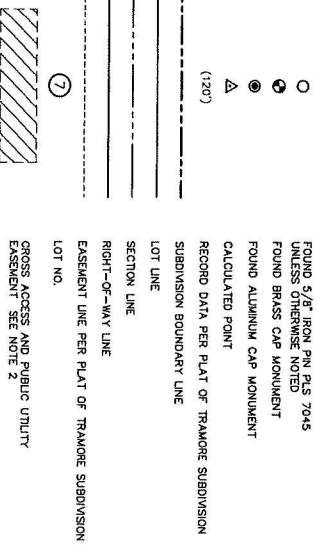
SCALE: 1" = 80'

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	300.00	127.12	126.17	S73°7'28"E	241°6'43"
C2	300.00	56.40	56.31	S66°32'44"E	10°46'09"
C3	300.01	70.93	70.76	S79°42'17"E	133°2'47"



LEGEND

1. LOTS 1, 2 AND 14, BLOCK 1 IS DESIGNATED AS COMMON LOTS TO BE OWNED AND MAINTAINED BY THE WHISTLE STOP SUBDIVISION HOMEOWNERS' ASSOCIATION AND SHALL BE SUBJECT TO A BLANKET PUBLIC UTILITY AND PROPERTY DRAINAGE EASEMENT.
2. ALL LOTS ARE SUBJECT TO A COMMON ACCESS AND PUBLIC UTILITY EASEMENT IN FAVOR OF ALL LOTS IN THIS SUBDIVISION.
3. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
4. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF MERIDIAN APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS.
5. THIS SUBDIVISION SHALL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE WHISTLE STOP SUBDIVISION HOMEOWNERS' ASSOCIATION.
6. IRRIGATION WATER HAS BEEN PROVIDED BY HANFORD-MERIDIAN IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(a). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE HANFORD-MERIDIAN IRRIGATION DISTRICT. ANY PROPOSED AND/OR FUTURE USAGE OF THE BOSE PROJECT BOARD OF CONTROL FACILITIES ARE SUBJECT TO IDAHO STATUTES TITLE 42-1203.



FOUND 5/8" IRON PIN P.S. 7045
 UNLESS OTHERWISE NOTED
 FOUND BRASS CAP MONUMENT
 FOUND ALUMINUM CAP MONUMENT
 CALCULATED POINT
 RECORD DATA PER PLAT OF TRAMORE SUBDIVISION
 SUBDIVISION BOUNDARY LINE
 LOT LINE
 SECTION LINE
 RIGHT-OF-WAY LINE
 EASEMENT LINE PER PLAT OF TRAMORE SUBDIVISION
 LOT NO.
 CROSS ACCESS AND PUBLIC UTILITY
 EASEMENT SEE NOTE 2



WHISTLE STOP SUBDIVISION

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing City of Meridian Public Works, and the QLPE 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 extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, 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.

District Health Department, REHS _____ Date _____

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the _____ day of _____, 20____.

President ACHD _____

APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer in and for the City of Meridian, Ada County, Idaho, hereby approve this plat.

City Engineer _____ Date _____

APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for the City of Meridian, Ada County, Idaho, hereby certify that at a regular meeting of the City Council held on the _____ day of _____, 20____, this plat was duly accepted and approved.

City Clerk, Meridian, Idaho _____

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, County Surveyor in and for Ada County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.

County Surveyor _____

CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per the requirements of I.C. §9-1308 do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

Date _____ County Treasurer _____

COUNTY RECORDER'S CERTIFICATE

State of Idaho)
County of Ada) s.s.

I hereby certify that this instrument was filed for record at the request of _____ at _____ minutes past _____ O'clock _____ M., on this _____ day of _____, 20____, in Book _____ of plats at Pages _____.

Instrument No. _____

Deputy _____ Ex-Officio Recorder _____

Fee: _____



WHISTLE STOP SUBDIVISION

CERTIFICATE OF OWNER

Know all men by these presents, that Billmore Company, LLC, an Idaho limited liability company, is the owner of the real property hereafter described:

A re-subdivision of Lot 2, Block 1 of Tamaroe Subdivision as filed in Book 87 of Plats at Pages 925 and 928, records of Ada County, Idaho located in the N1/2 of the SW 1/4 of Section 12, Township 3 North, Range 1 West, Base Meridian, Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a brass cap monument marking the W1/4 corner of said Section 12 from which an aluminum cap monument marking the C1/4 corner of said Section 12 bears South 89°30'02" East, 2653.18 feet;

thence along the East-West centerline of said Section 12 South 89°30'02" East, 962.89 feet;

thence leaving said East-West centerline South 00°02'52" West, 28.74 feet to a 5/8 iron pin with a plastic cap marked "PLS 7045" marking the NW corner of said Lot 1, said point also being the REAL POINT OF BEGINNING;

thence along the exterior boundary line of said Lot 1 the following 2 courses and distances to a 5/8 iron pin with a plastic cap marked "PLS 7045";

thence South 89°30'16" East, 50.00 feet;

thence South 00°30'23" West, 346.27 feet;

thence South 61°09'37" East, 203.71 feet to a 5/8 iron pin with a plastic cap marked "PLS 5359";

thence 127.12 feet along the arc of a curve to the left, said curve having a radius of 300.00 feet, a central angle of 24°16'45" and a long chord which bears South 73°17'56" East, 128.17 feet to a 5/8 iron pin;

thence South 85°26'20" East, 26.61 feet to a 5/8 iron pin;

thence South 85°06'46" East, 60.16 feet to a 5/8 iron pin with a plastic cap marked "PLS 5618";

thence South 00°32'18" West, 473.56 feet to a point witnessed by a 5/8 iron pin with a plastic cap marked "PLS 972" North 00°32'18" East, 23.00 feet;

thence North 88°31'52" West, 436.80 feet to a point witnessed by a 5/8 iron pin with a plastic cap marked "PLS 7045" North 00°30'23" East, 25.00 feet;

thence North 00°30'23" East, 950.83 feet to the REAL POINT OF BEGINNING. Containing 5.70 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat. The easements and private road indicated on this plat are not intended to be conveyed by this plat. The easements and private road are shown for informational purposes only and are to be erected within the limits of said easements or private road. All lots in this plat will be eligible to receive water service from an existing City of Meridian main line located adjacent to the subject subdivision, and City of Meridian has agreed in writing to serve all the lots in this subdivision.

Billmore Company, LLC

Kevin F. Amar, manager

CERTIFICATE OF SURVEYOR

I, Gregory G. Carter, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owner" was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points plotted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.



Gregory G. Carter

PLS. No. 7729

ACKNOWLEDGEMENT

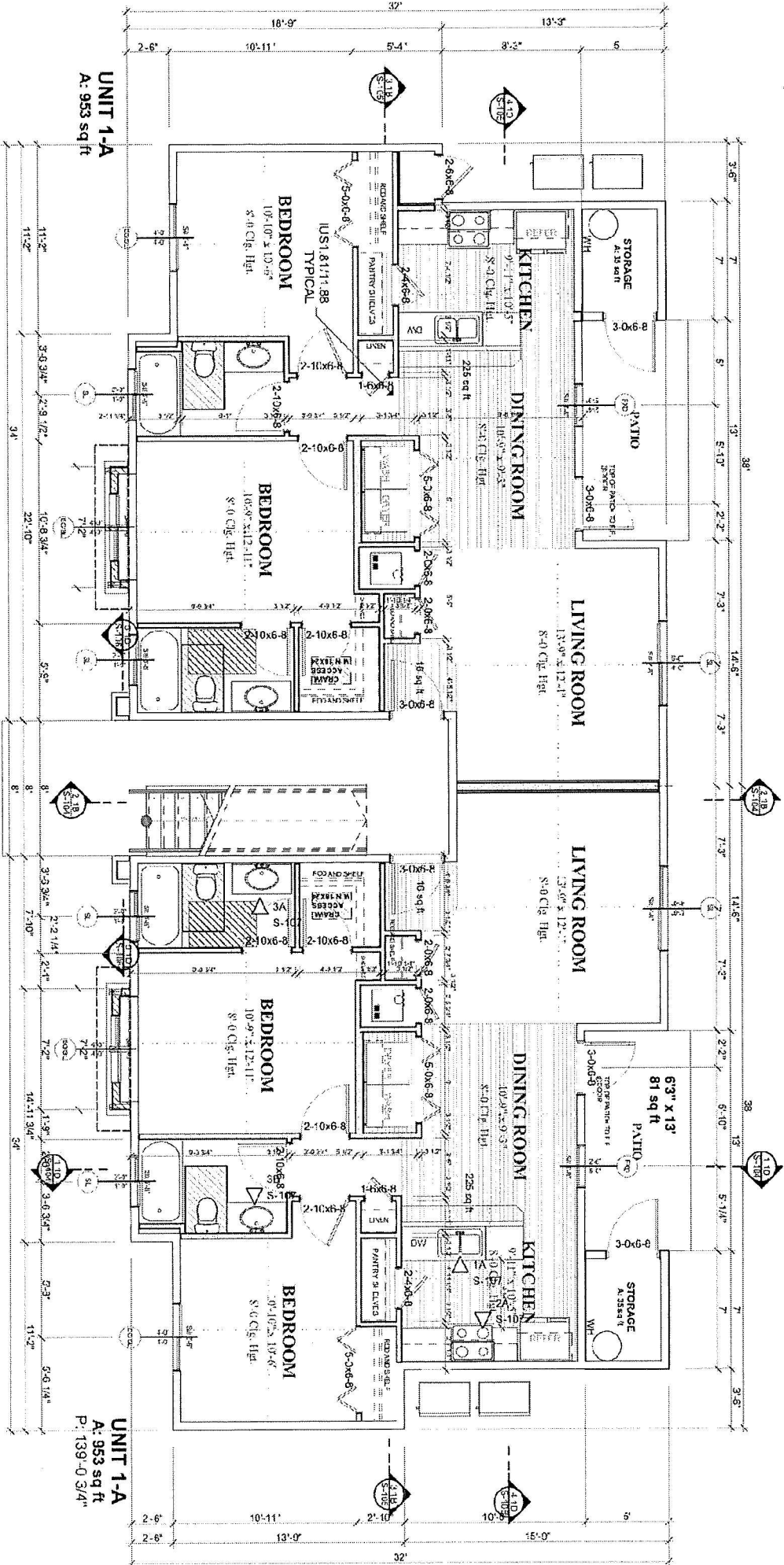
STATE OF IDAHO }
COUNTY OF ADA } S.S.

On this _____ day of _____, year of 20____, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared Kevin F. Amar, known or identified to me to be a manager of Billmore Company LLC, the Limited Liability company that executed the foregoing instrument, and acknowledged to me that he executed such instrument for and on behalf of said limited liability company and that said limited liability company executed the same.

My Commission expires on _____

Notary Public for Idaho
Residing in _____, Idaho

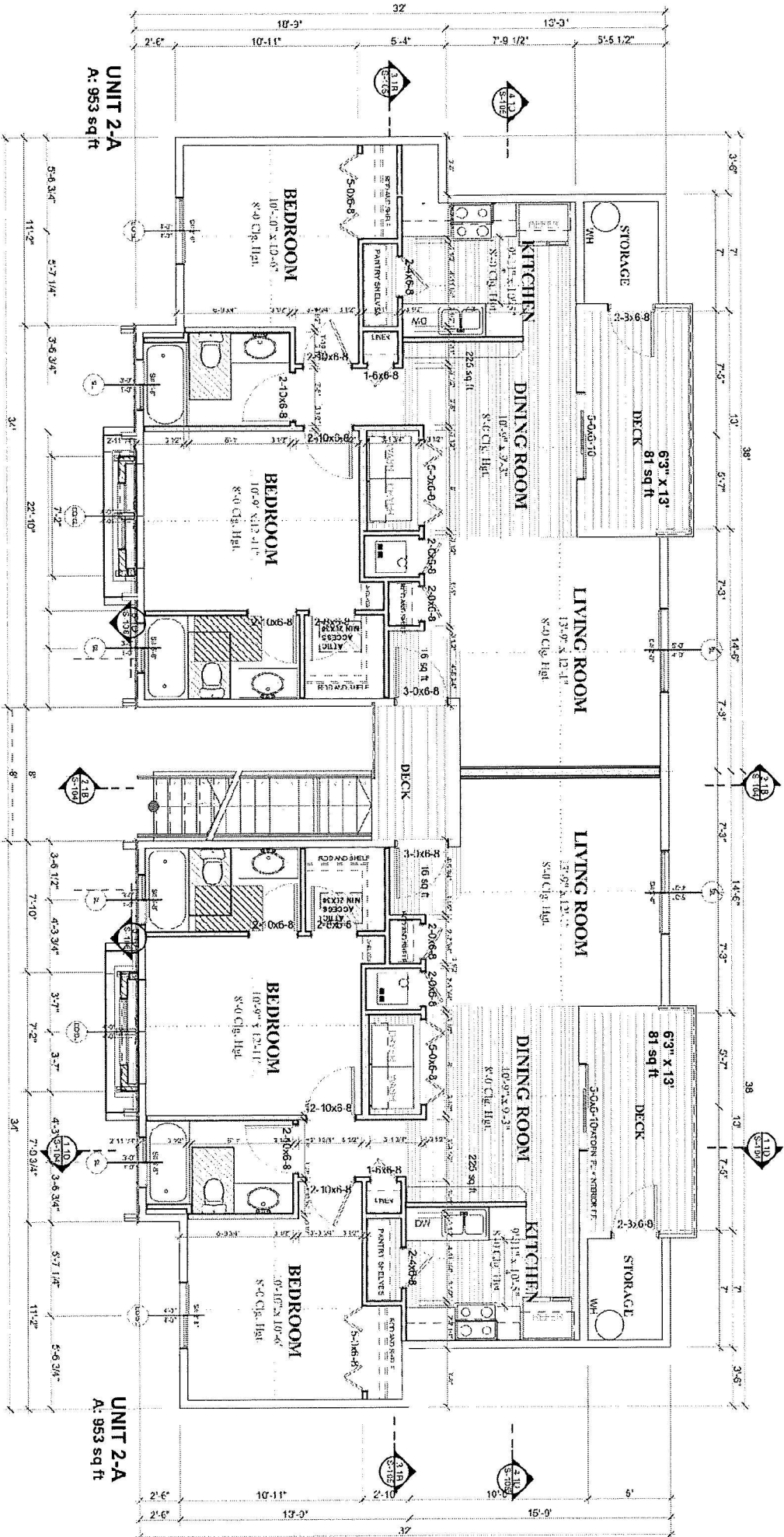
Building A



1st FLOOR PLAN

SCALE: 1/8" = 1'-0"

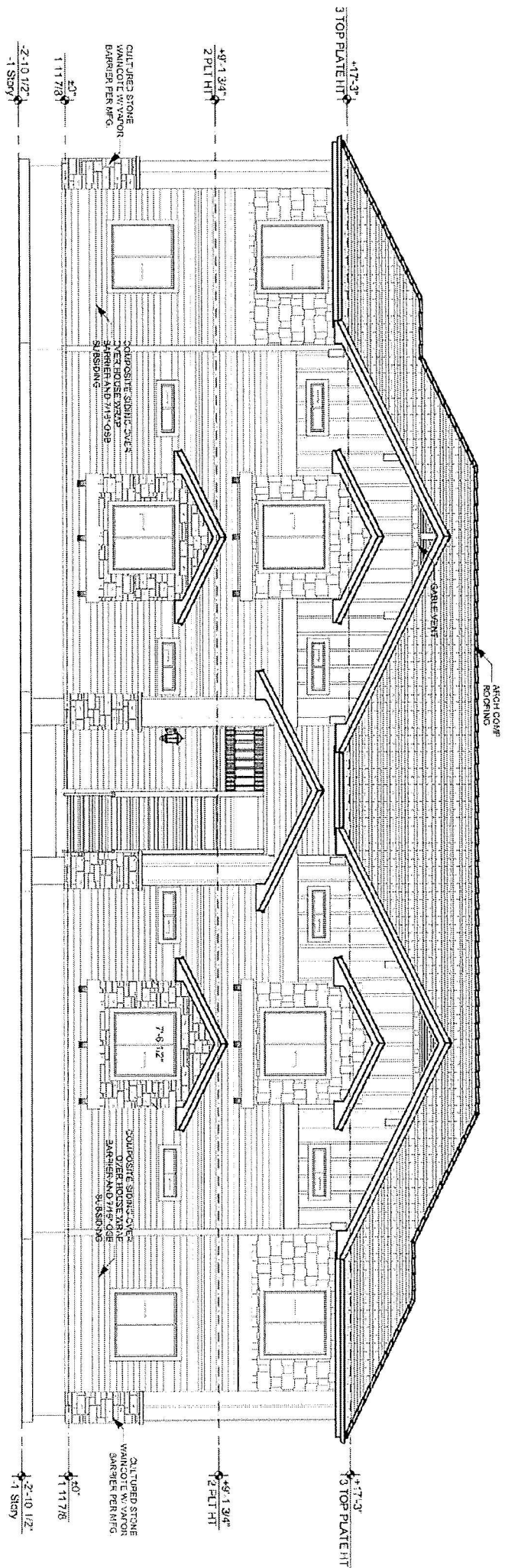
Building A



2nd FLOOR PLAN

SCALE: 1/8" = 1'-0"

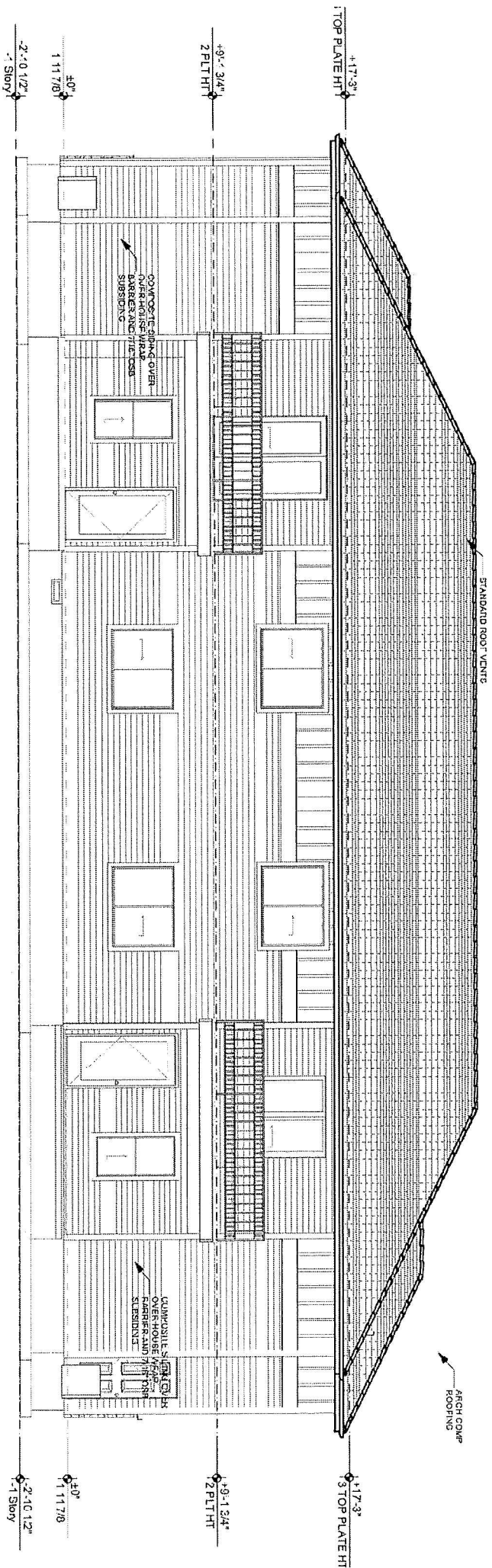
Building A



FRONT ELEVATION "B"

SCALE 1/4" = 1'-0"

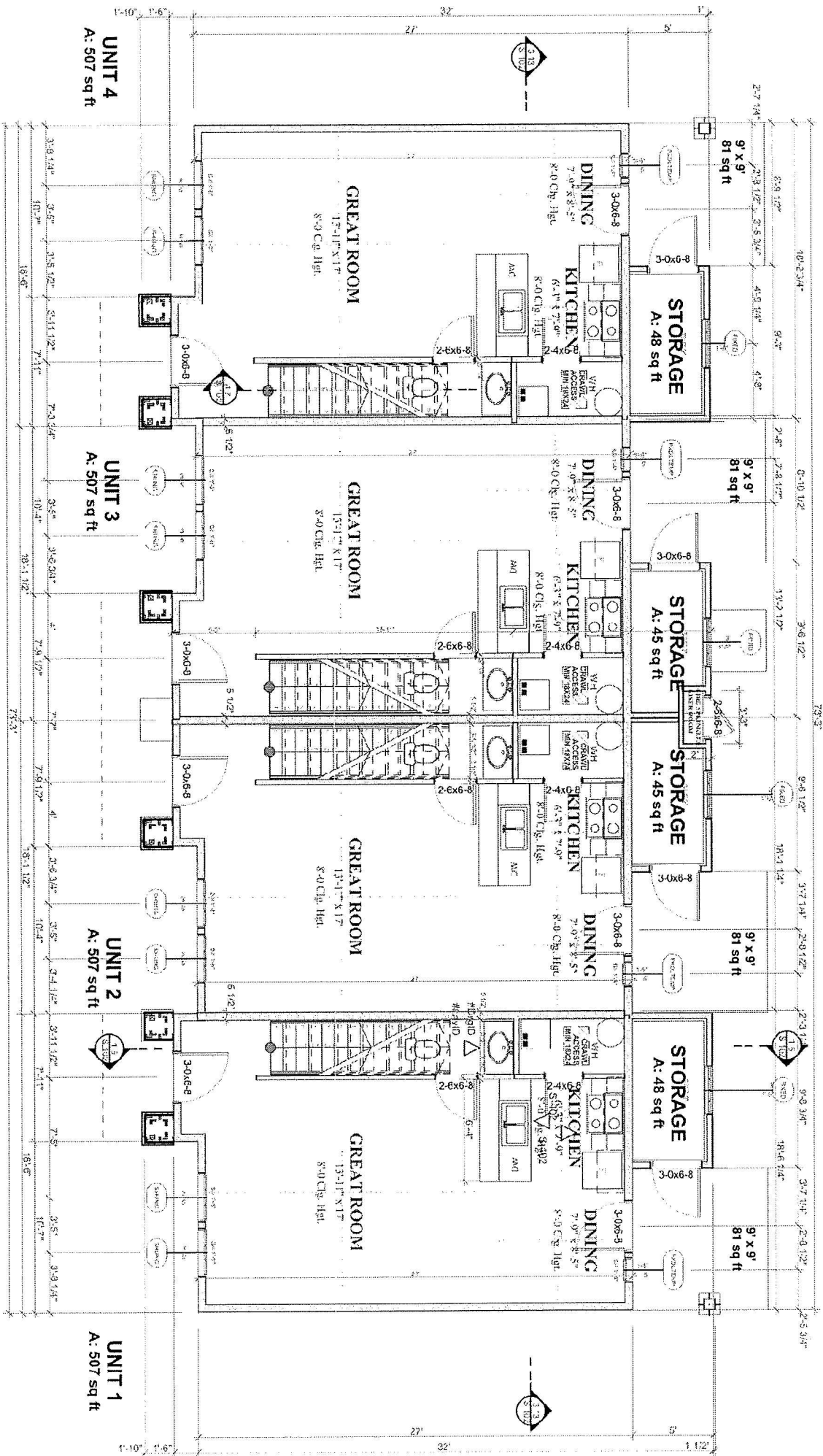
Building A



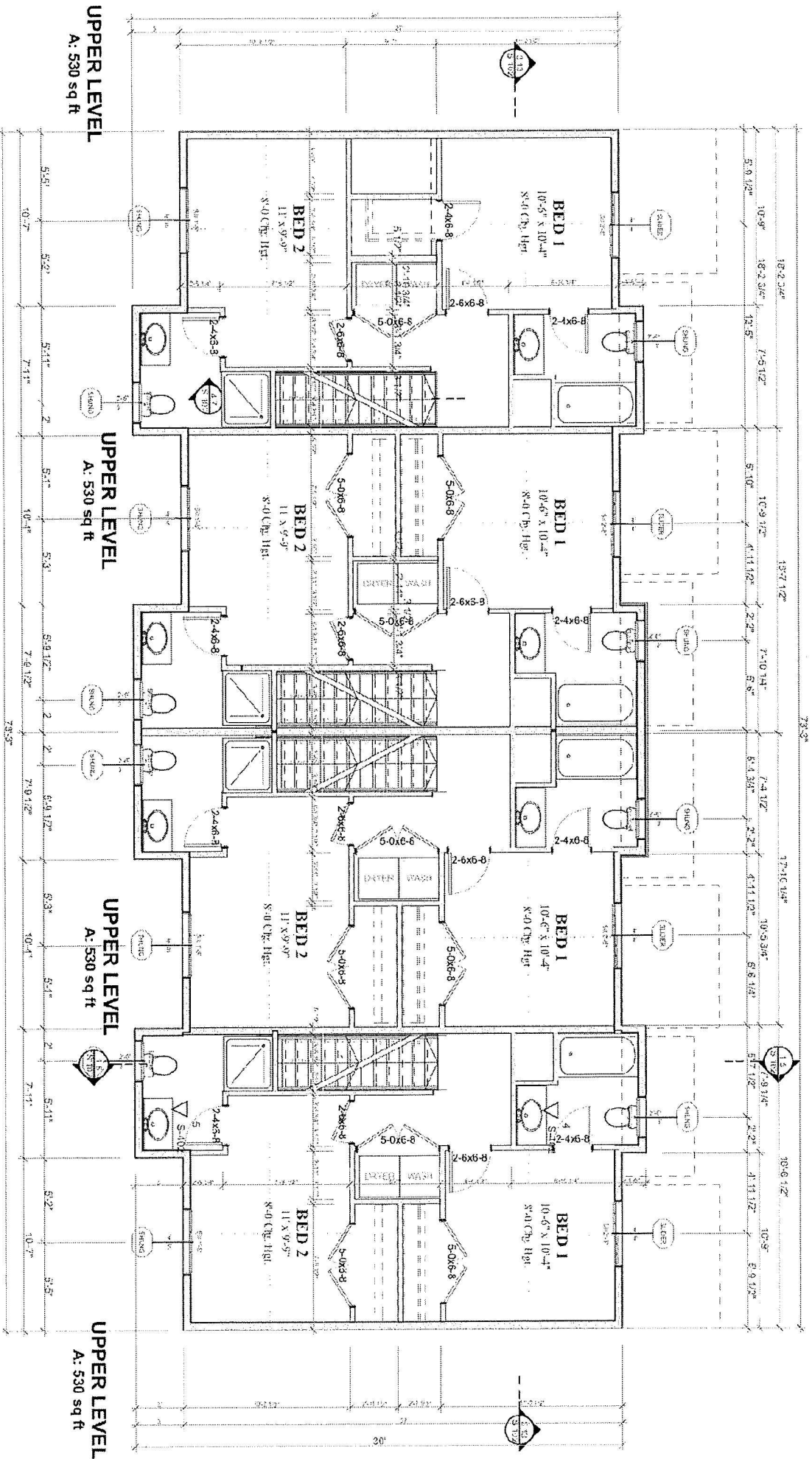
REAR ELEVATION "B"

SCALE 1/8" = 1'-0"

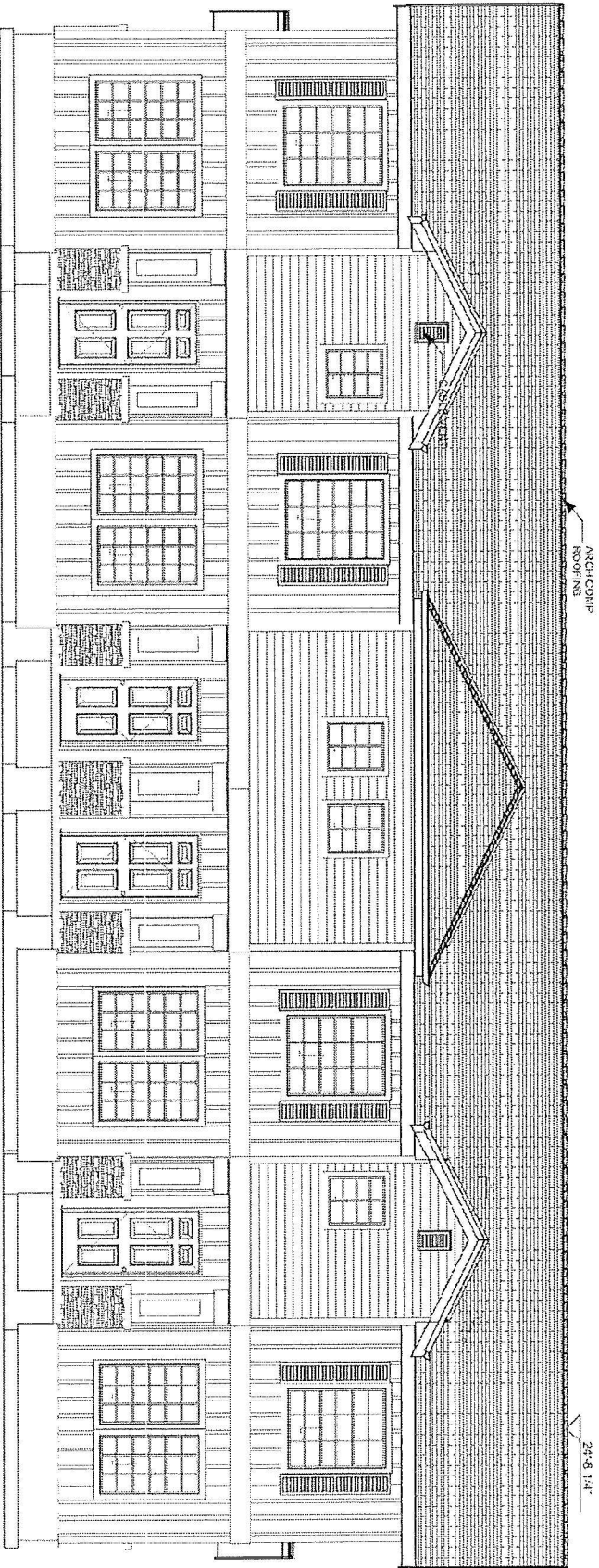
Building B



Building B



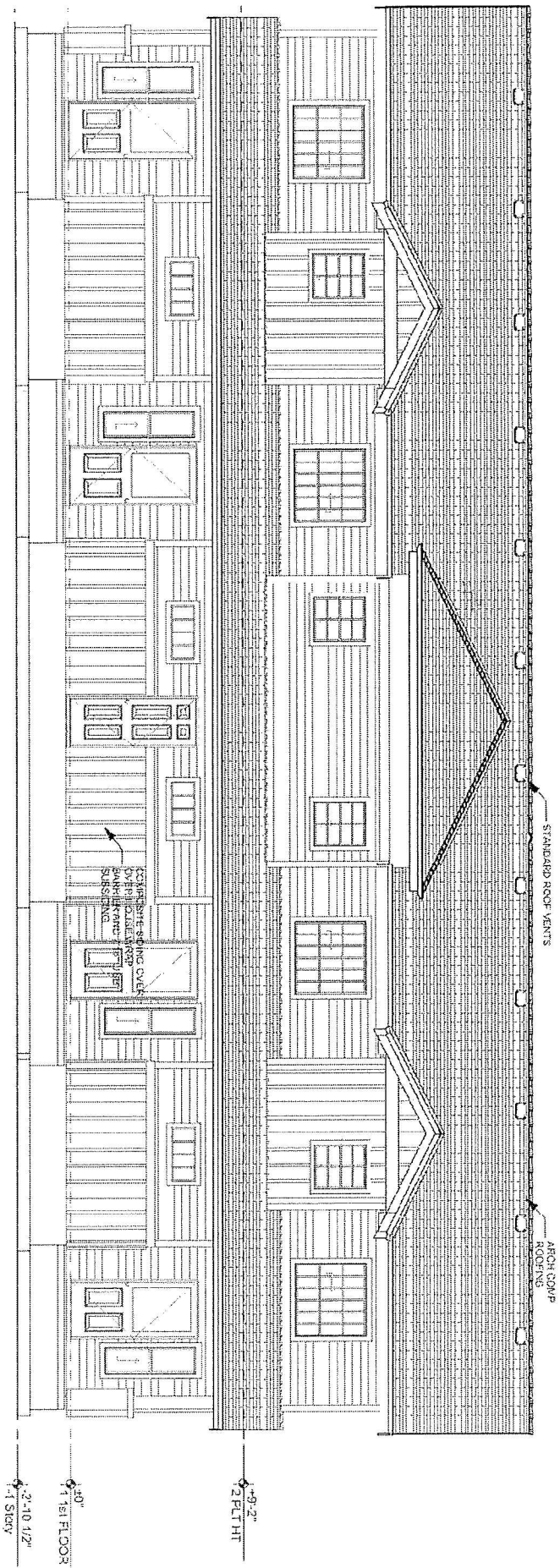
Building B



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

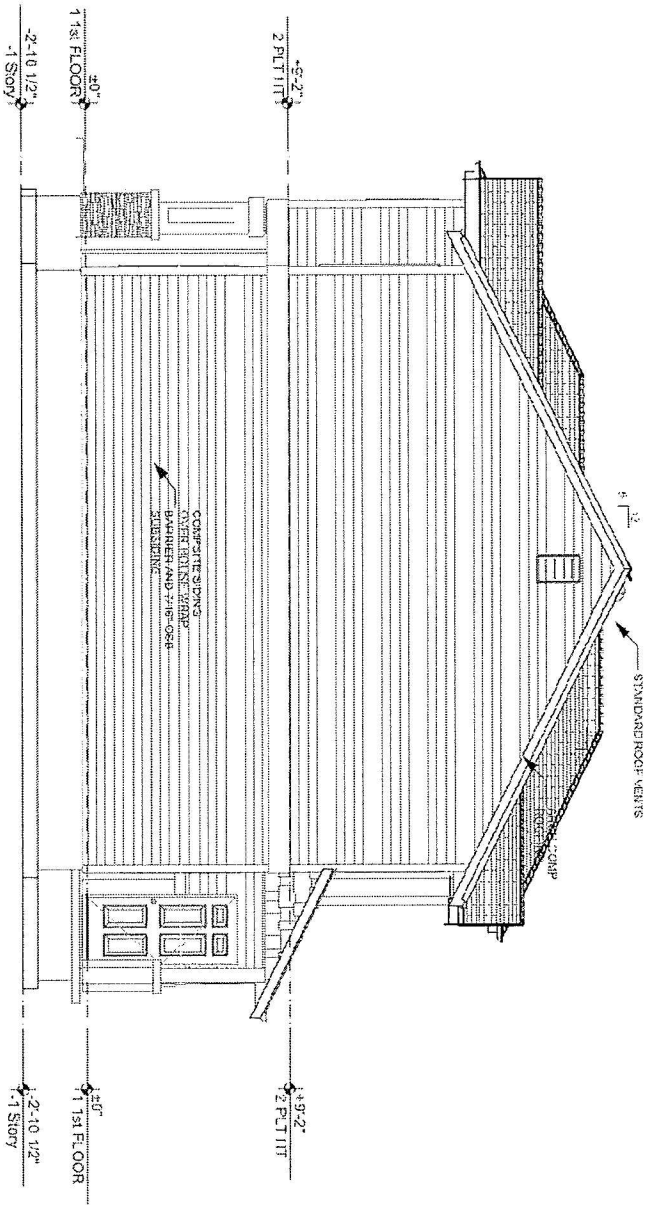
Building B



REAR ELEVATION

SCALE: 1/4" = 1'-0"

Building B



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

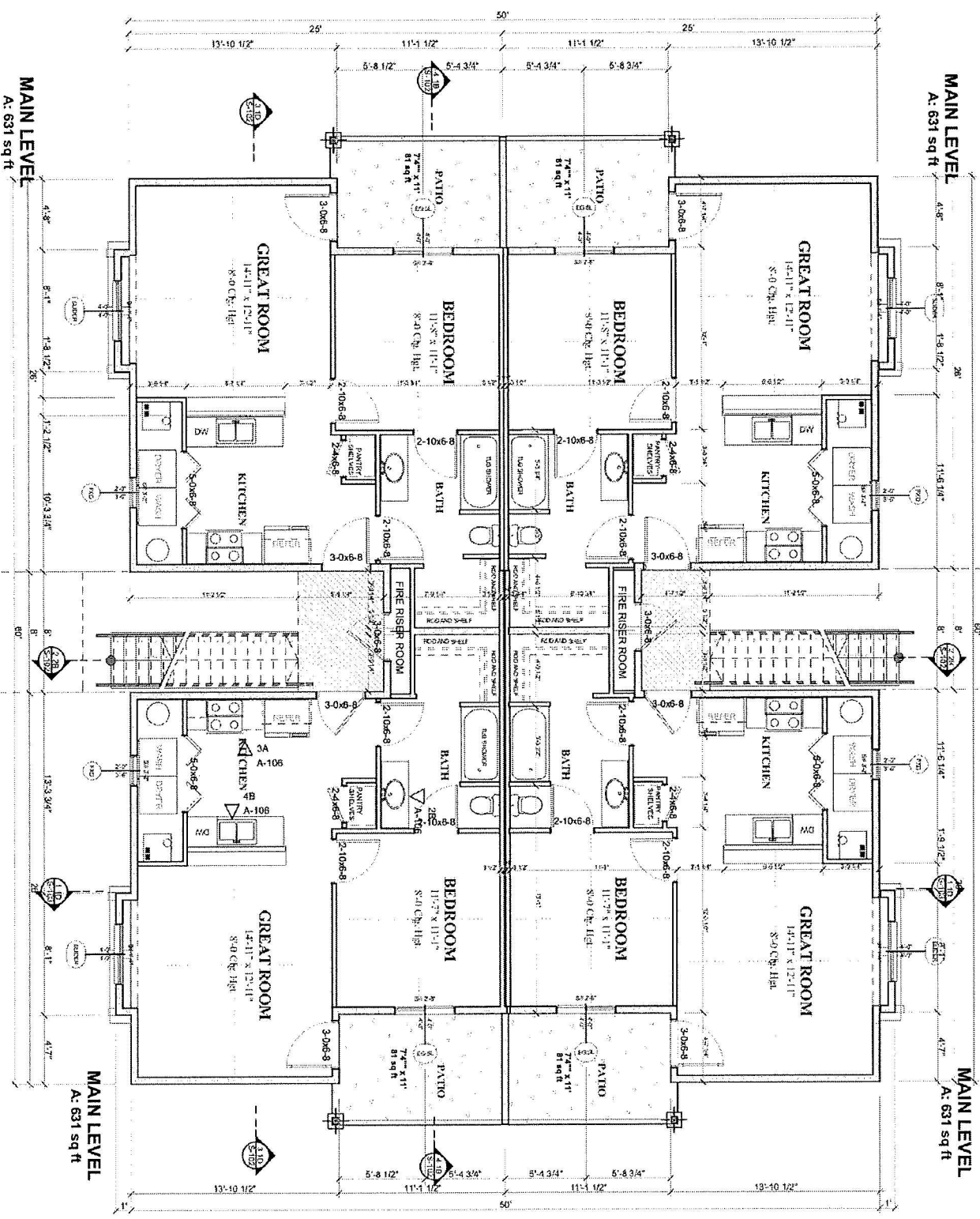
Building C

MAIN LEVEL
A: 631 sq ft

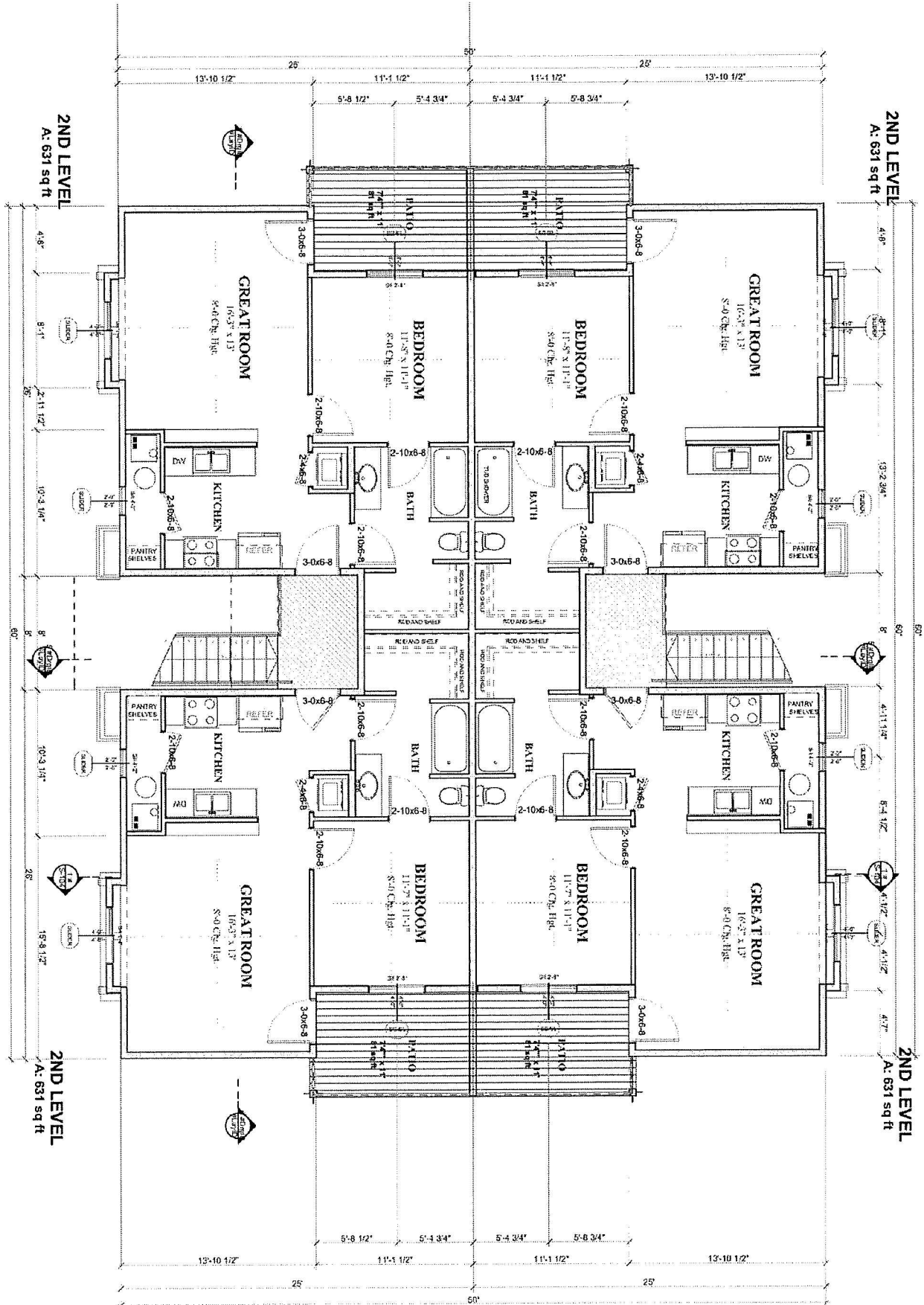
MAIN LEVEL
A: 631 sq ft

MAIN LEVEL
A: 631 sq ft

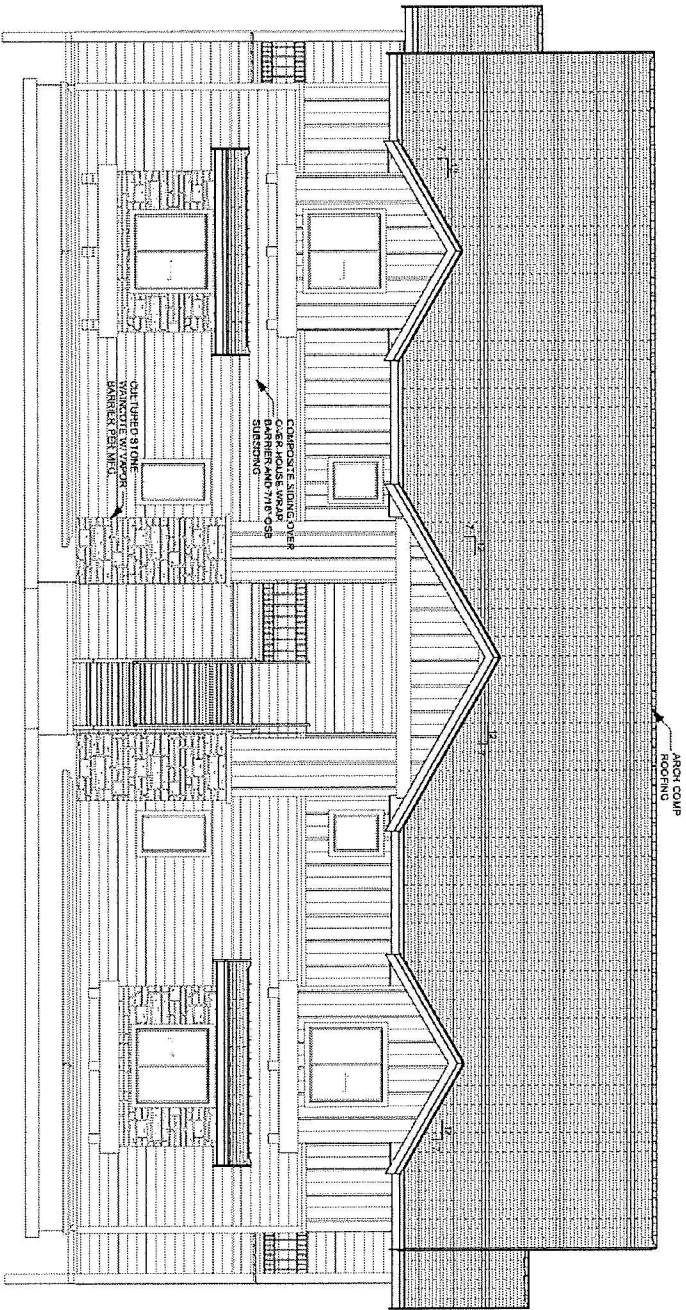
MAIN LEVEL
A: 631 sq ft



Building C



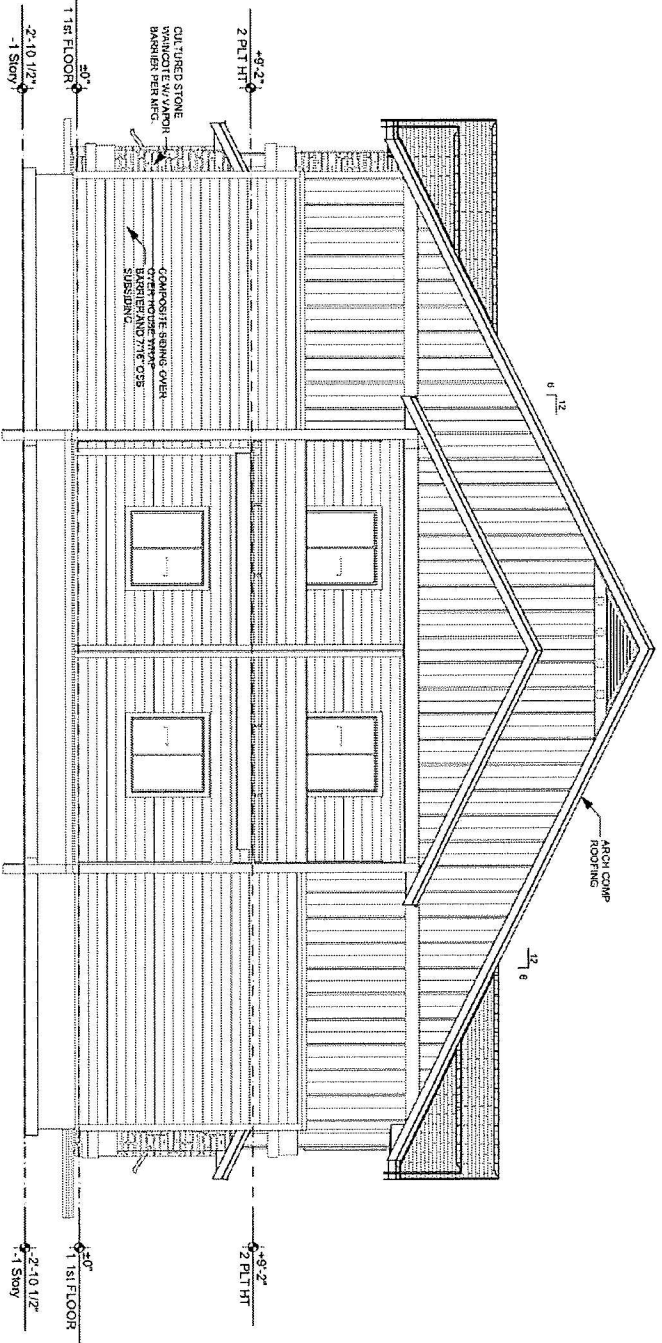
Building C



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

Building C



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

CK ENGINEERING P.C.
Civil Engineering * Project Management

DATE: December 13, 2017

TO: City of Meridian
33 E. Broadway Ave
Meridian, ID 83642

RE: Whistle Stop Subdivision Seasonal High Groundwater

To whom it may concern:

Based on a geotechnical report prepared by Bob Arnold, groundwater is at least 8 feet below existing ground elevation. All streets have been designed so that the centerline of the street is at least 3 feet above seasonal groundwater.

Respectfully submitted,

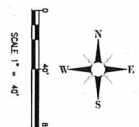


Chad S. Kinkela, P.E.
CK Engineering, P.C.

W | CORNER SECTION 12
 983.05' N 87.30'16" W
 S 69.30'16" E 1689.84'
 C | CORNER SECTION 12

PRELIMINARY DEVELOPMENT FEATURES

TOTAL ACRES	5.29 ACRES TOTAL
CURRENT ZONING	R-15
PROPOSED ZONING	R-15
PROPOSED ZONING OF LOTS	16
BUILDABLE LOTS	16
COMMON LOTS	3
8-FLEX BUILDING	1
TOTAL NUMBER OF UNITS	68
REQUIRED ADA STALLS	5
REQUIRED COVERED PARKING	68
ADA PARKING PROVIDED	5
COVERED PARKING PROVIDED	70
ADA PARKING PROVIDED	5
TOTAL OPEN SPACE REQUIRED	17,080 SQFT
TOTAL OPEN SPACE PROVIDED	1,471 ACRES OR 63,837 SQFT OR 23.7%



CK ENGINEERING
 1300 E. STATE ST., SUITE 102
 IDAHO, ID 83416
 PHONE 208-639-1992

DRAWN BY: CSK
 CHECKED BY: CSK
 DATE: 12/2/12
 FILE: 85-P-PLAT/ENG
 DIR: PAVEN AMAN/PAVESH SUBDIVISIONS

9412
 12/17/12
 12/17/12

SHEET
P1.3

PRELIMINARY PLAT
 OPEN SPACE EXHIBIT

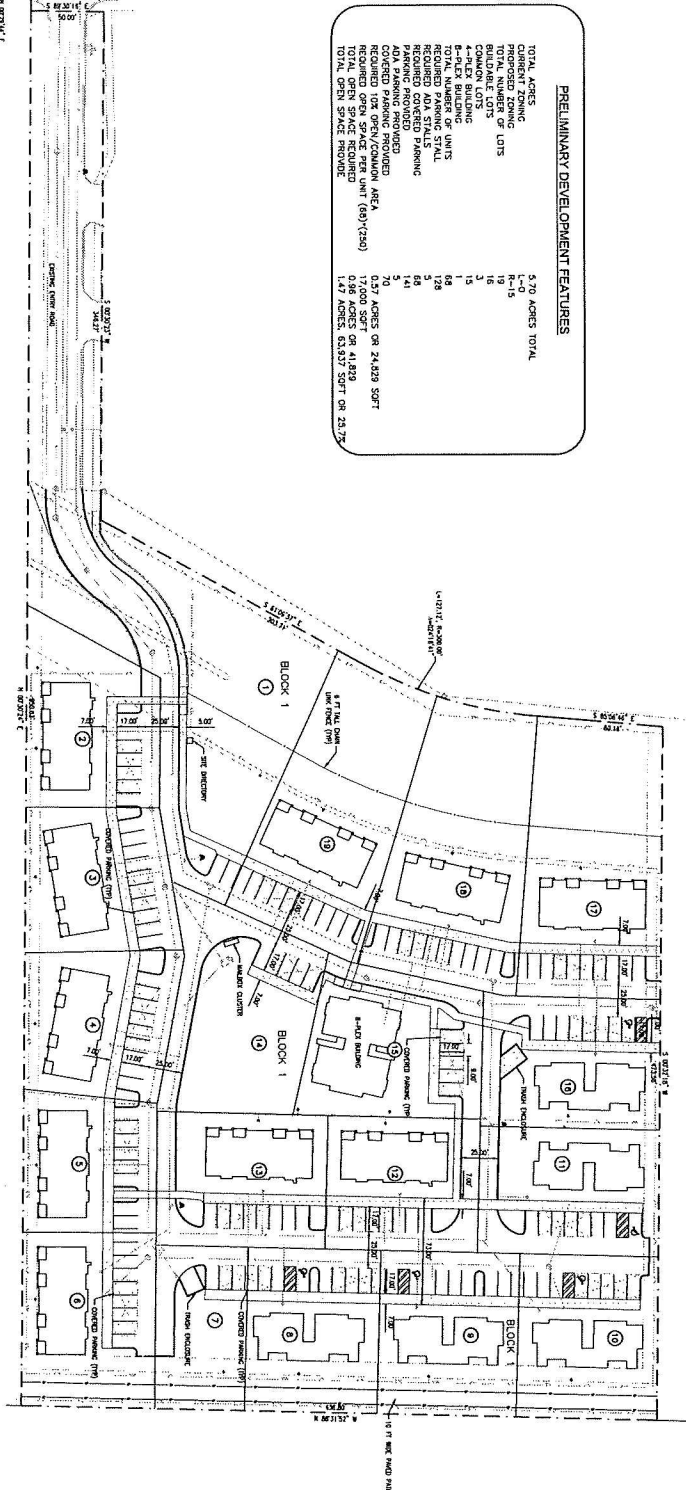
WHISTLE STOP SUBDIVISION
 BILTMORE COMPANY
 MERIDIAN IDAHO

REVISIONS:

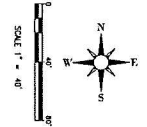
SECTION 12
 N 69°30'16" E 96130'
 PINE AVENUE
 S 69°30'16" E 1559.8'
 SECTION 12
 C | CORNER

PRELIMINARY DEVELOPMENT FEATURES

TOTAL ACRES	5.70 ACRES TOTAL
PROPOSED ZONING	R-15
TOTAL NUMBER OF LOTS	19
COMMON LOTS	3
4-FLEX BUILDING	15
TOTAL NUMBER OF UNITS	66
REQUIRED PARKING STALLS	128
REQUIRED COVERED PARKING	66
PARKING PROVIDED	41
REQUIRED 10% OPEN/COMMON AREA	0.57 ACRES OR 24,828 SQFT
TOTAL OPEN SPACE PROVIDED	0.86 ACRES OR 41,829 SQFT
TOTAL OPEN SPACE REQUIRED	1.47 ACRES, 63,937 SQFT OR 28.7%



ALL SEWER MAINS, SEWER SERVICES, WATER MAINS, WATER SERVICES, FIRE HYDRANTS, PRESSURE IRRIGATION MAINS, PRESSURE IRRIGATION SERVICES, STORM DRAIN SYSTEM, GRADIENT IRRIGATION AND JOINT TRENCH UTILITIES ARE EXISTING ON THIS SITE.



CK ENGINEERING
 1300 E STATE ST. SUITE 102
 P.O. BOX 633-1992
 PLEASANTON, CA 94566

DESIGNED BY: CK
 CHECKED BY: CK
 DATE: 12/2/12
 FILE: W5-P-412.DWG
 D.R.: PLYMOUTH TRUCK SUBDIVISION

9412
 12/2/12

PRELIMINARY PLAT
 SITE PLAN

WHISTLE STOP SUBDIVISION
 BILTMORE COMPANY
 MERIDIAN IDAHO

REVISIONS:

SHEET
P1.2



