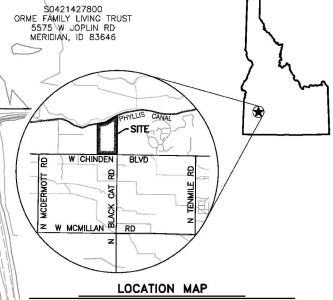
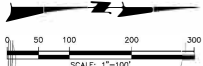
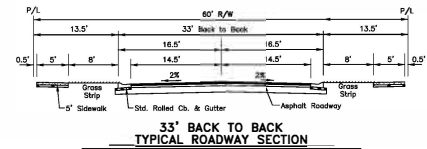


PRELIMINARY PLAT FAIRBOURNE SUBDIVISION

LEGEND

- CARRIAGE LOTS
- COTTAGE LOTS
- MANOR LOTS
- ESTATE LOTS

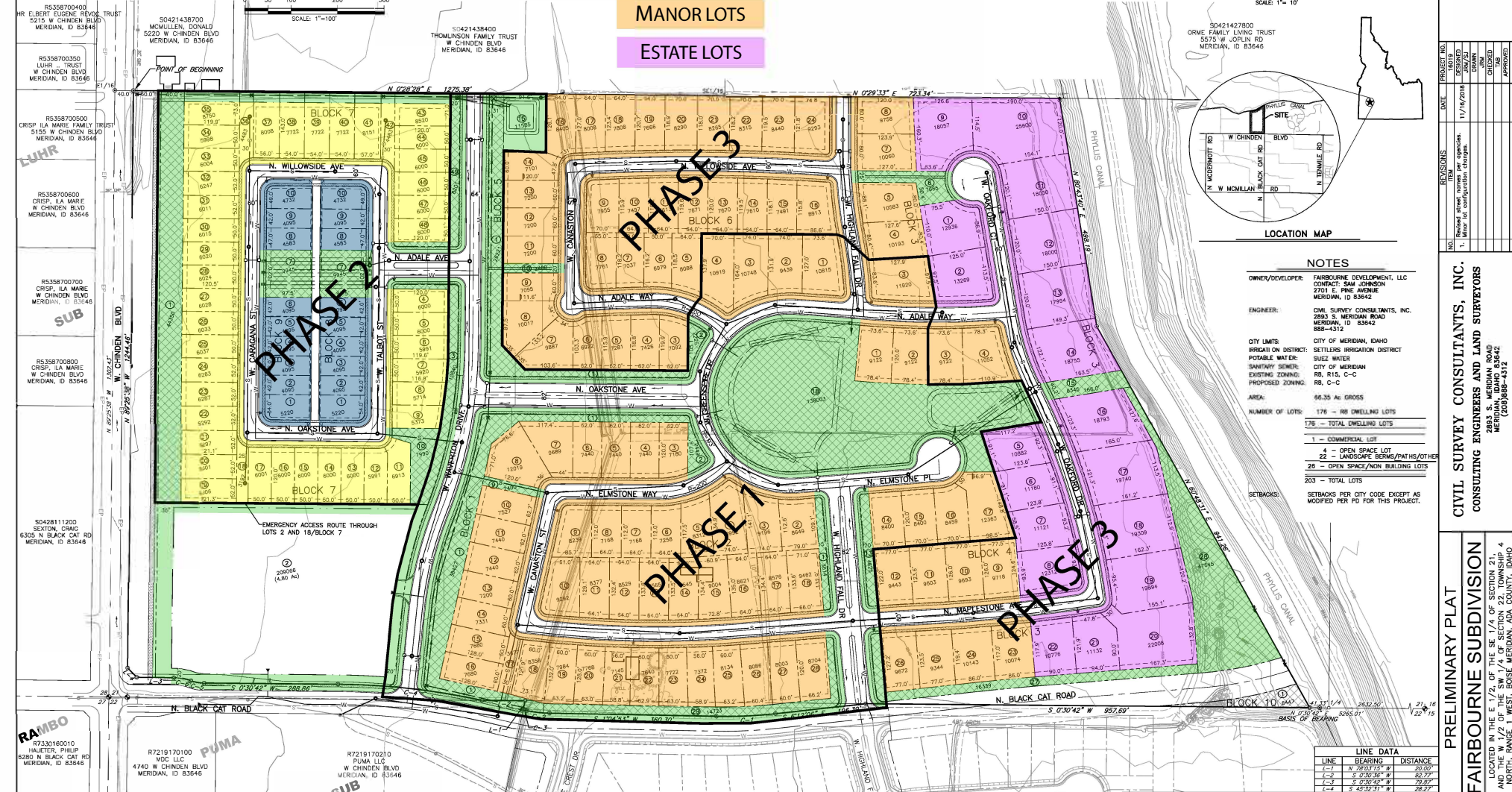


NOTES

- OWNER/DEVELOPER: FAIRBOURNE DEVELOPMENT, LLC
CONTRACT: SAM JOHNSON
2701 E. PINE AVENUE
MERIDIAN, ID 83642
- ENGINEER: CIVIL SURVEY CONSULTANTS, INC.
2883 S. MERIDIAN ROAD
MERIDIAN, ID 83642
908-4312
- CITY LIMITS: CITY OF MERIDIAN, IDAHO
IRRIGATION DISTRICT: SETTLERS IRRIGATION DISTRICT
POTABLE WATER: SUEZ WATER
SANITARY SEWER: CITY OF MERIDIAN
EXISTING ZONING: RS, R15, C-C
PROPOSED ZONING: RS, C-C
- AREA: 64.35 AC GROSS
NUMBER OF LOTS: 176 - 188 DWELLING LOTS
176 - TOTAL DWELLING LOTS
- 1 - COMMERCIAL LOT
 - 4 - OPEN SPACE LOT
 - 22 - LANDSCAPE BERMS/PATHS/OTHER
 - 28 - OPEN SPACE/NO-BUILDING LOTS
 - 203 - TOTAL LOTS
- SETBACKS: SETBACKS PER CITY CODE EXCEPT AS MODIFIED PER PD FOR THIS PROJECT.

LINE	BEARING	DISTANCE
L-1	N 28°32'54" E	23.00
L-2	S 0°30'36" W	82.72
L-3	S 62°02'21" W	72.82
L-4	S 45°12'17" W	28.57

CURVE DATA					
CURVE	DELTA	RADIUS	ARC TANGENT	CHORD	CHORD BRNG.
C-1	7°16'58"	1000.00	127.11	53.65	127.03 S 233.95° E
C-2	10°33'14"	288.00	49.37	24.75	S 82.13° W
C-3	2°16'58"	1468.00	7.50	3.58	S 114.30° W
C-4	11°43'52"	1532.00	315.67	197.39	S 113.13° E
C-5	10°05'28"	85.00	28.66	14.46	S 100.02° W
C-6	18°05'28"	114.00	37.88	19.17	S 100.32° W



R5358700400
 ER ELBERT EUGENE REVOC
 5215 W CHINDEN BLVD
 MERIDIAN, ID 83646
 R5358700350
 LUSH TRUST
 W CHINDEN BLVD
 MERIDIAN, ID 83646
 R5358700500
 CRISP I LA MARIE FAMILY TRUST
 5155 W CHINDEN BLVD
 MERIDIAN, ID 83644
 R5358700600
 CRISP I LA MARIE
 W CHINDEN BLVD
 MERIDIAN, ID 83646
 R5358700700
 CRISP I LA MARIE
 W CHINDEN BLVD
 MERIDIAN, ID 83646
 R5358700800
 CRISP I LA MARIE
 W CHINDEN BLVD
 MERIDIAN, ID 83646
 S042811200
 SEXTON, CRAIG
 6305 N BLACK CAT RD
 MERIDIAN, ID 83646
 R7219170100
 140C LLC
 4740 W CHINDEN BLVD
 MERIDIAN, ID 83646
 R7219170210
 PUMA LLC
 W CHINDEN BLVD
 MERIDIAN, ID 83646

LINENOTE TAKEN FROM DRAFT FINAL PLATS
 FOR THESE PLAT SUBDIVISION NOS. 2 & 3
 JUB ENGINEERS, INC.
 SEALED BY CODY McILWAIN, PLS 1075 DATE: 5/23/2017
 SEALED BY MICHAEL BYRNS, PLS 1034 DATE: 1/6/2018

11/16/18

DRAFT

NO.	REVISIONS	DATE
1	Revised street names to approach.	11/16/2018
2	Minor lot configuration changes.	

PRELIMINARY PLAT
FAIRBOURNE SUBDIVISION
 LOCATED IN THE E 1/2 OF THE SE 1/4 OF SECTION 21,
 AND THE W 1/2 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 4
 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO

CIVIL SURVEY CONSULTANTS, INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 2883 S. MERIDIAN ROAD
 MERIDIAN, IDAHO 83642
 (208) 888-4312

DATE: 5/4/2018
 DWS: Preplat-Fairbourne.dwg
 JOB NO: 16019
SHEET 1 OF 1