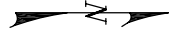


- LEGEND**
- REPROPOSED CENTER LINE OF EXISTING ROAD
 - ◄ DIRECTION OF WATER FLOW
 - ▲ SLOPE TO SHOW ASSESSMENT
 - ▬ DITCH/CHANNEL
 - LIST LINE
 - CROWN AND HIGH
 - CROWN UNDERDRAIN PAVES
 - PROPOSED FIRE HYDRANT
 - Ⓢ BLACK HAZARD
 - Ⓣ EXISTING TELEPHONE CROSS
 - Ⓤ EXISTING UTILITY POLE
 - Ⓥ EXISTING TRAIL

- NOTES**
1. TOTAL ACREAGE 2467.47 ACRES
 2. TOTAL NUMBER OF LOTS 42
 3. SUBDIVISION DENSITY 2467.47 ACRES / 42 LOTS = 5.87 ACRES/LOT
 4. THE MINIMUM LOT SIZE IS 5.0 ACRES.
 5. THE PURPOSE OF THE DEVELOPMENT IS TO PROVIDE 42 SINGLE FAMILY RESIDENCES.
 6. THREE PHASE POWER WILL BE BROUGHT TO SITE 2.1 MILES ALONG WALKER LANE. TELEPHONE WILL ALSO BE BROUGHT TO THE SITE ALONG WALKER LANE. THESE UTILITIES WILL BE UNDER GROUND IN THE DEVELOPMENT.
 7. WE WILL WORK WITH A FORESTER TO PROVIDE A FIRE MITIGATION PLAN IN ACCORDANCE WITH COUNTY REQUIREMENTS.
 8. WALKER RANCH SUBDIVISION AND WALKER TIMBERLINE RESORT ARE ZONED R-1. ALL OTHER ADJACENT PROPERTY IS ZONED ATO.
 9. ALL ROADWAYS WILL BE PRIVATE ROADS MAINTAINED BY THE HOMEOWNER ASSOCIATION. ROAD WIDTHS SHALL CONFORM WITH ADAMS COUNTY REQUIREMENTS. ROAD SURFACES WILL BE GRAVEL. ALL TURNAROUNDS WILL BE CIRCULAR TURN-AROUNDS WITH A MINIMUM RADIUS OF 50' OR LOOP TURN-AROUNDS WITH A 60' MINIMUM CENTER LINE LOOP RADIUS. PRIVATE DRIVES WILL HAVE APPROVED TURN OUTS EVERY 250' IF SIGHT DISTANCE ALLOWS.
 10. ALL LOTS WILL HAVE A 12' UTILITY AND DRAINAGE EASEMENT ALONG THE LOT BOUNDARY.
 11. ALL PRIVATE DRIVES AND ACCESS TO BOISE CASCADE LAND WILL HAVE A 30' ACCESS EASEMENT.
 12. BOBCAT CIRCLE SHALL PROVIDE ACCESS TO LOTS 2, 39 & 40 BLOCK 2.
 13. GRAY WOLF CIRCLE SHALL PROVIDE ACCESS TO LOTS 35, 36 & 37 BLOCK 2.
 14. TIMBER WOLF CIRCLE SHALL PROVIDE ACCESS TO LOTS 33, 34 & 35 BLOCK 2.
 15. SADDLE BACK CIRCLE SHALL PROVIDE ACCESS TO LOTS 4, 5 & 9 BLOCK 2.



DEVELOPER:
 WES PORTER
 19630 FRIENDS ROAD
 GREENLEAF, IDAHO 83626

INTERMOUNTAIN ENGINEERING
 26670 ROUTE 200 BLVD. MERIDA, ID 83641
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A PORTION OF THE SOUTH 1/2 OF SECTION 33, TOWNSHIP 10 NORTH RANGE 1 EAST AND A PORTION OF THE NORTH 1/2 OF SECTION 1, TOWNSHIP 10 NORTH, RANGE 1 EAST, S33, JOHN COURT, BLVD

NO.	DATE	BY	DESCRIPTION
1	6/13/06	KS	REVISED PER OWNER'S REQUEST
0	4/18/06	KS	ISSUED FOR APPROVAL

WALKER RANCH			
NEW MEADOWS IDAHO			
PRELIMINARY PLAT			
DATE: 12/18/04	DESIGN BY: KS	SHEET: 1	OF 1
SCALE: 1"=200'	DRAWN BY: KS	DRAWING NO. WALKER	
CAD DWG: .DWG			