

NOTES:

- THE SUBDIVIDER OF THIS PROPOSED DEVELOPMENT IS:
 PARK POINTE DEVELOPMENT, INC.
 1500 WEST BANNOCK STREET
 BOISE, ID 83702
- THE LAND SURVEYOR OF THIS PROPOSED DEVELOPMENT IS:
 NV5
 690 S INDUSTRY WAY, SUITE 10
 MERIDIAN, ID 83642
- REFER TO FIGURE 2 AND FIGURE 3 FOR EXISTING AND PROPOSED ZONING.
- THE HOA SHALL BE RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE OF THE PUBLIC RIGHT-OF-WAY INCLUDING ROUTINE MAINTENANCE.
- ALL LOTS ARE SUBJECT TO THE RULES, STANDARDS AND REGULATIONS AS ADOPTED BY THE HOA AND AS CONTAINED IN THE CC&RS.
- SNOW REMOVAL SHALL BE THE RESPONSIBILITY OF THE LAND OWNERS AND HOA.
- ALL COMMON LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ASSIGNEES. THESE LOTS ARE SUBJECT TO A BLANKET IRRIGATION, STORM DRAINAGE, AND PUBLIC UTILITY EASEMENTS.

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- ROAD CENTER LINE
- SECTION LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EASEMENT LINE
- PROPOSED LOT LINE
- PRELIMINARY WETLAND AREA

DEVELOPMENT DATA:

PROPERTY AREA	5.37 ACRES
PUBLIC COMMON AREA	3.39 ACRES
LOT(S) AREA	1.98 ACRES

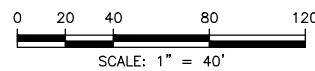
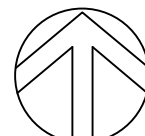
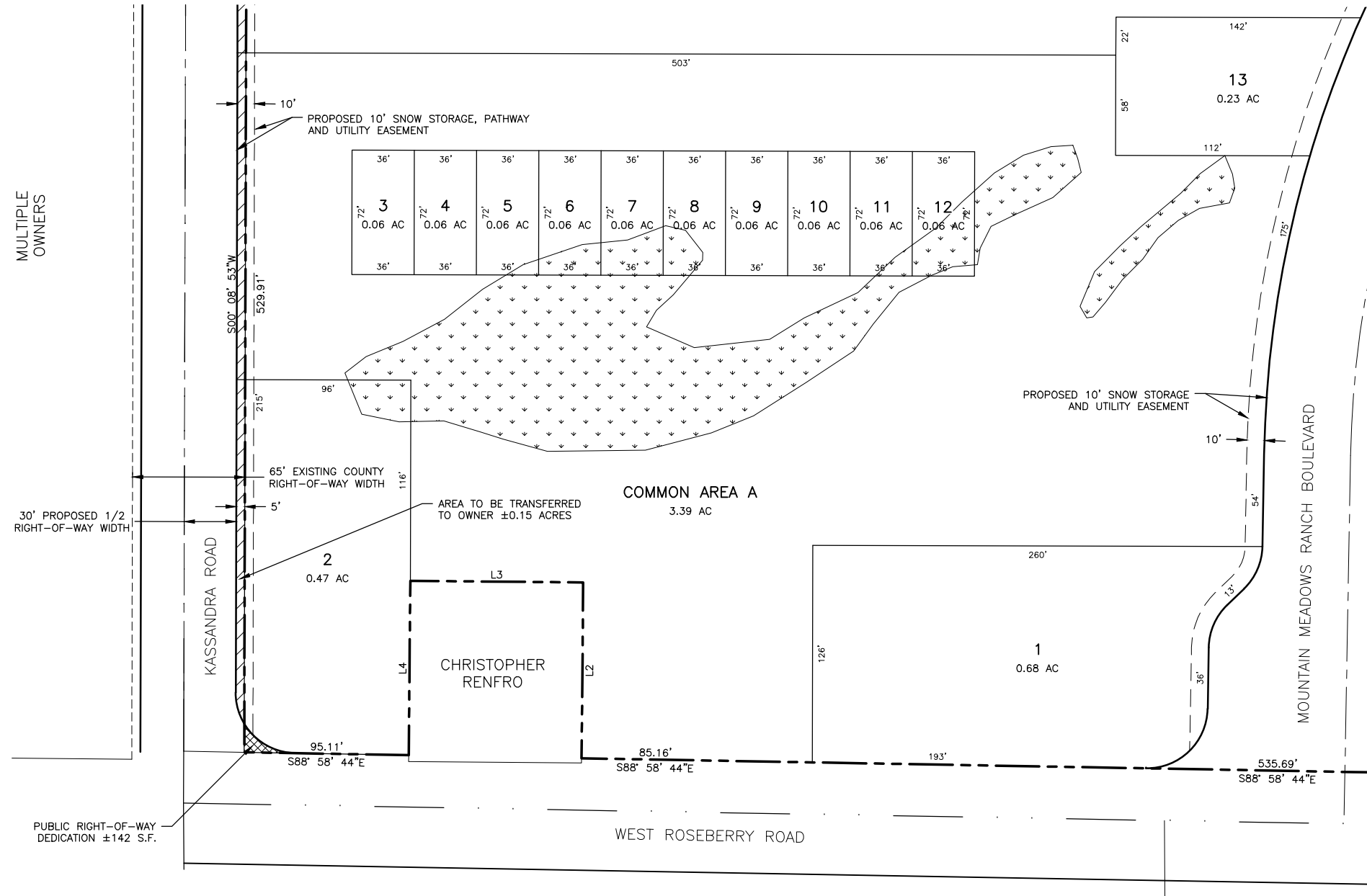
FLOOD PLAIN NOTE:

FEMA FIRM PANEL(S): 16085C1302C
 FIRM EFFECTIVE DATE(S): 2/1/2019
 FLOOD ZONE(S): ZONE X
 BASE FLOOD ELEVATION(S): N/A
 FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA AND ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

PRELIMINARY PLAT—MOUNTAIN MEADOWS RANCH SOUTH, BLOCK 1-1

A RESIDENTIAL/COMMERCIAL SUBDIVISION LOCATED IN
 THE W 1/2 OF OF SECTION 10
 T.16N R.3E., B.M.
 DONNELLY, IDAHO
 2023

LINE TABLE					
LINE	LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING
L2	101.73	1117169.835	2536916.048	1117068.108	2536915.110
L3	99.99	1117170.720	2536816.063	1117169.835	2536916.048
L4	100.83	1117069.892	2536815.158	1117170.720	2536816.063



Path: M:\001\ParkPointeDevelopment\21024\000\Civil\DWG\DD2\024_PreliminaryPlat_South.dwg File Name: 21024_PreliminaryPlat_South.dwg Plot Date: 12/8/2023 9:21 AM Admin

NO.	REVISION	BY	DATE	DESIGN
				GTT/RFP
				DRAWN
				RFP
				CHECKED
				GTT
				APPROVED
				GTT

CRESTLINE ENGINEERS
 323 DEINHARD LANE, SUITE C · PO BOX 2330
 McCALL, IDAHO 83638
 208.634.4140 · 208.634.4146 FAX

MOUNTAIN MEADOWS RANCH SOUTH
 DONNELLY, IDAHO
 BLOCK 1-1 PRELIMINARY PLAT

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING	
PROJECT	21024
DATE	12/8/2023
DRAWING NO.	SHEET NO.
EX-3	3 OF 10