

**NOTES:**

1. THE SUBDIVIDER OF THIS PROPOSED DEVELOPMENT IS:  
 PARK POINTE DEVELOPMENT, INC.  
 1500 WEST BANNOCK STREET  
 BOISE, ID 83702
2. THE LAND SURVEYOR OF THIS PROPOSED DEVELOPMENT IS:  
 NV5  
 690 S INDUSTRY WAY, SUITE 10  
 MERIDIAN, ID 83642
3. REFER TO FIGURE 2 AND FIGURE 3 FOR EXISTING AND PROPOSED ZONING.
4. THE HOA SHALL BE RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE OF THE PUBLIC RIGHT-OF-WAY INCLUDING ROUTINE MAINTENANCE.
5. ALL LOTS ARE SUBJECT TO THE RULES, STANDARDS AND REGULATIONS AS ADOPTED BY THE HOA AND AS CONTAINED IN THE CC&RS.
6. SNOW REMOVAL SHALL BE THE RESPONSIBILITY OF THE LAND OWNERS AND HOA.
7. 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:**

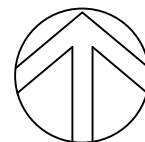
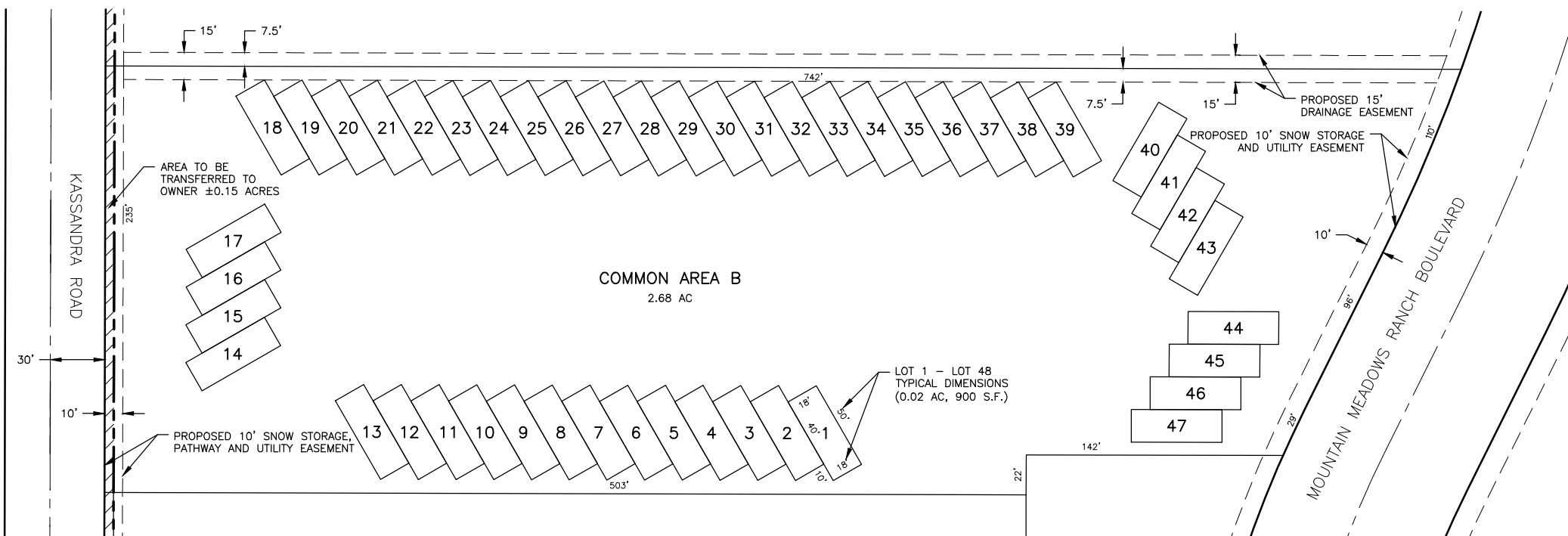
|                    |            |
|--------------------|------------|
| PROPERTY AREA      | 3.65 ACRES |
| PUBLIC COMMON AREA | 2.68 ACRES |
| LOT(S) AREA        | 0.97 ACRES |

**FLOOD PLAIN NOTE:**

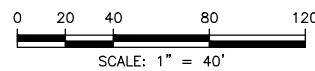
FEMA FIRM PANEL(S): 16085C1302C  
 FIRM EFFECTIVE DATE(S): 2/1/2019  
 FLOOD ZONE(S): ZONE X  
 BASE FLOOD ELEVATION(S): N/A  
 FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA AND ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

**PRELIMINARY PLAT—MOUNTAIN MEADOWS RANCH SOUTH, BLOCK 1-2**

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



**NORTH**



Path: M:\001\ParkPointDevelopment\21024\000\Civil\Drawings\2024\_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 1-2 PRELIMINARY PLAT

|                                      |           |
|--------------------------------------|-----------|
| VERIFY SCALE                         |           |
| BAR IS ONE INCH ON FULL SIZE DRAWING |           |
| PROJECT                              | 21024     |
| DATE                                 | 12/8/2023 |
| DRAWING NO.                          | SHEET NO. |
| EX-4                                 | 4 OF 10   |