

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 OUTSIDE OF THE PUBLIC RIGHT-OF-WAY 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
- PROPOSED TOWNHOUSE LOT LINE
- PRELIMINARY WETLAND AREA

DEVELOPMENT DATA:

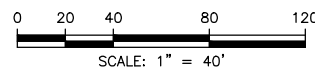
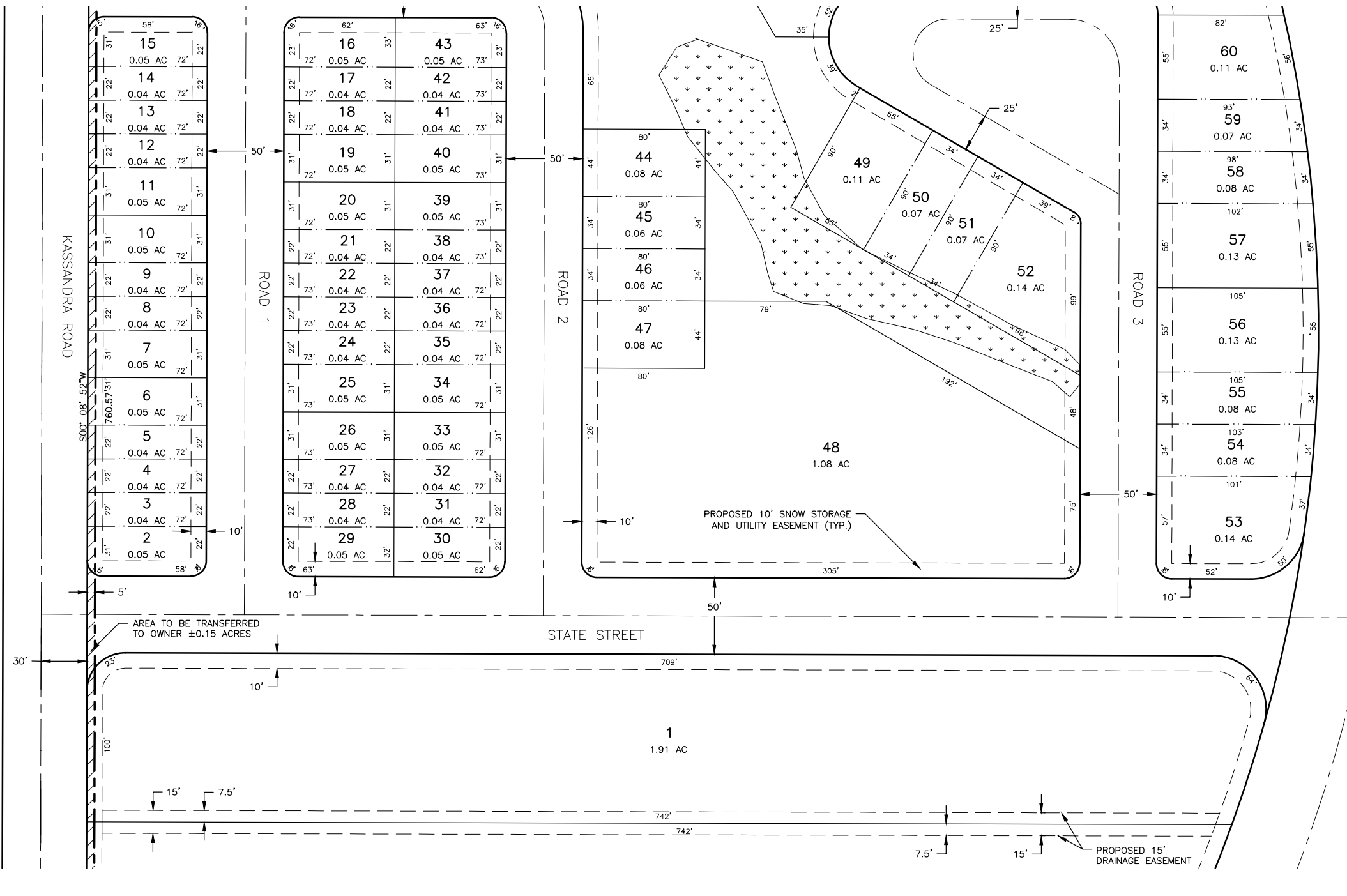
PROPERTY AREA	11.56 ACRES
PUBLIC RIGHT-OF-WAY	3.34 ACRES
LOT(S) AREA	7.17 ACRES
OPEN SPACE	1.05 ACRES

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 1-3

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



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 1-3 PRELIMINARY PLAT - 1

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING	
PROJECT	21024
DATE	12/8/2023
DRAWING NO.	SHEET NO.
EX-5	5 OF 10

Path: M:\010\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