

**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:**

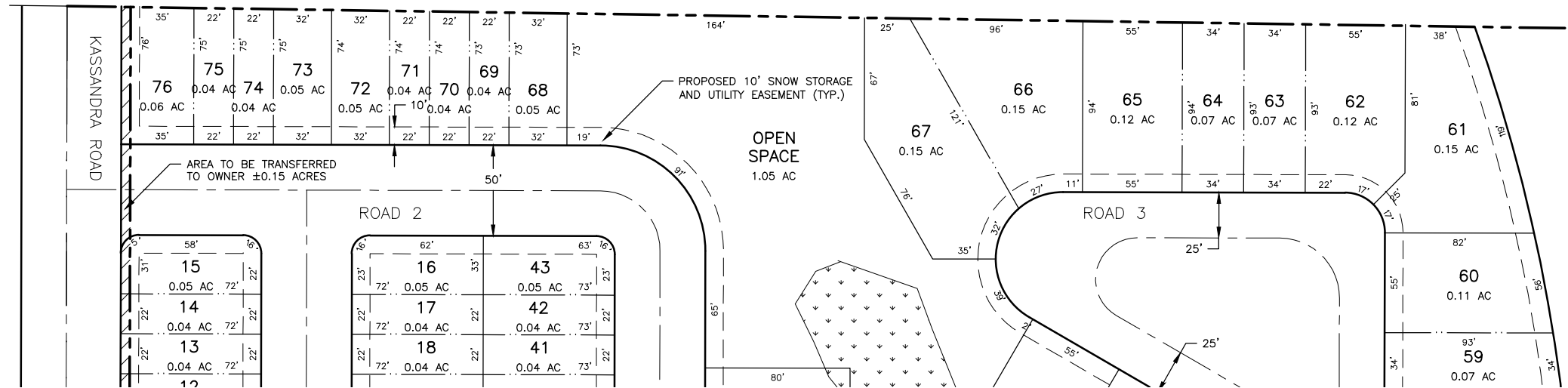
PROPERTY AREA	11.56 ACRES
PUBLIC RIGHT-OF-WAY	3.34 ACRES
LOT(S) AREA	7.17 ACRES
OPEN SPACE	1.05 ACRES

**FLOOD PLAIN NOTE:**

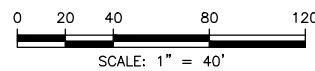
FEMA FIRM PANEL(S): 16085C1302C  
 FIRM EFFECTIVE DATE(S): 2/1/2019  
 FLOOD ZONE(S): ZONE X  
 BASE FLOOD ELEVATION(S): N/A  
 FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA AND ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

**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



**NORTH**



Path: \\1001P-ParkPointDevelopment\21024000\Civil\DWG\DD2\024\_PreliminaryPlat\_South.dwg File Name: 21024\_PreliminaryPlat\_South.dwg Plot Date: 12/8/2023 9:22 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 1-3 PRELIMINARY PLAT - 2

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING	
PROJECT	21024
DATE	12/8/2023
DRAWING NO.	SHEET NO.
EX-6	6 OF 10