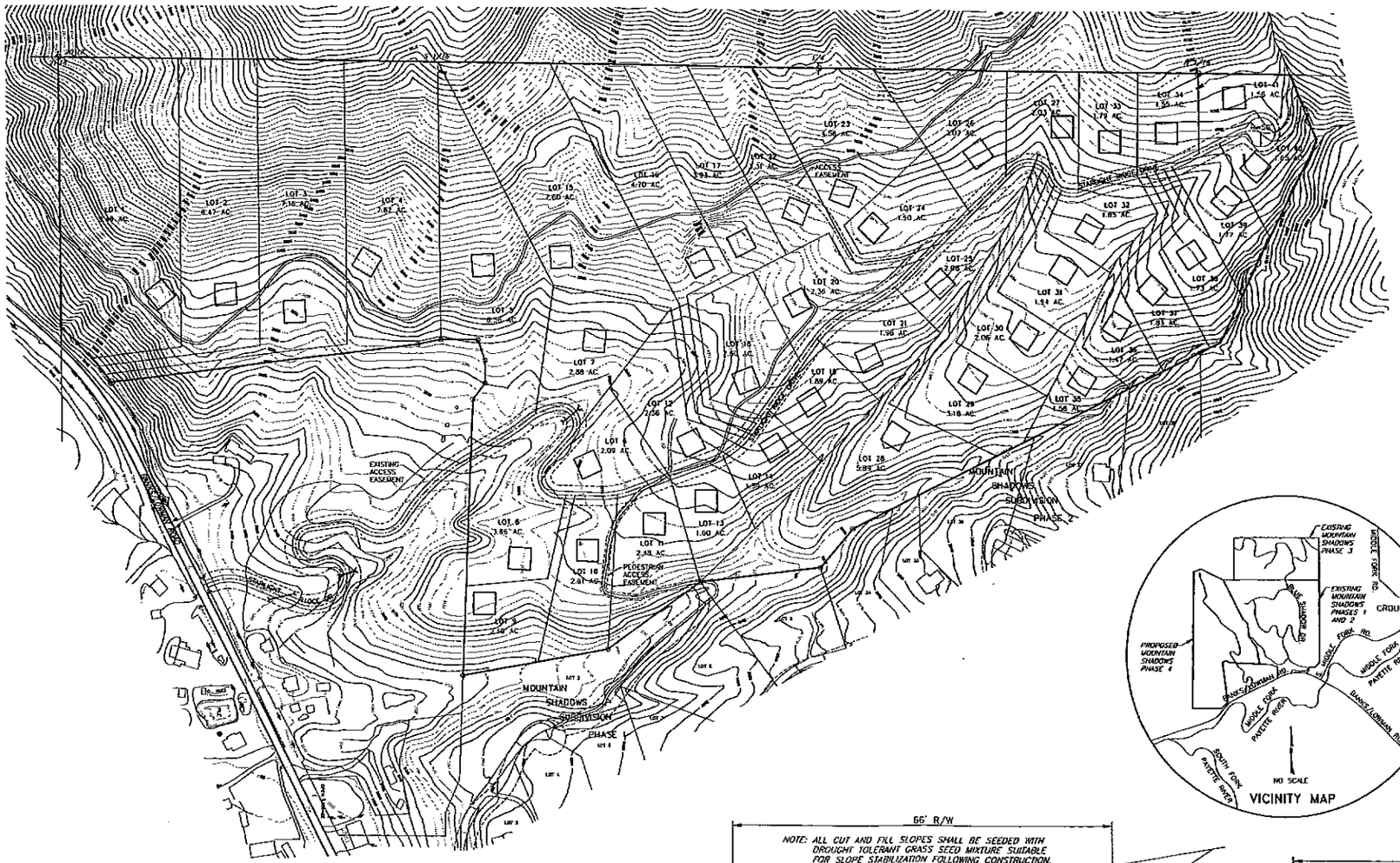
PRELIMINARY PLAT OF
MOUNTAIN SHADOWS SUBDIVISION PHASE 4



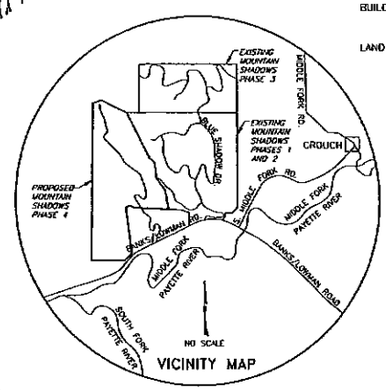
0 100 200 400 600

SCALE: 1"=200'

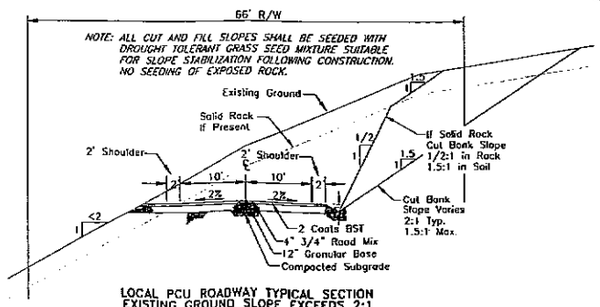
LEGEND

- FOUND 5/8" IRON PIN
- SET 5/8" IRON PIN
- FOUND BRASS CAP MONUMENT
- EASEMENT LINE
- PROPERTY BOUNDARY LINE
- CULVERT CROSSING
- BUILDING PAD SITE

OWNER:	MOUNTAIN SHADOWS DEVELOPMENT CO., LLC
DEVELOPER	LARRY HELLHAKE 3837 NORTH HOLL DRIVE EAGLE, IDAHO 83616 938-5117
SURVEYOR:	GLENN K. BENNETT, PLS CIVIL SURVEY CONSULTANTS, INC. 1400 EAST WATERTOWER STREET SUITE 100 MERIDIAN, IDAHO 83642 888-4312
POTABLE WATER:	CENTRAL WATER SYSTEM
SANITARY SEWER:	INDIVIDUAL SEPTIC SYSTEMS
AREA:	130 ACRES
NUMBER OF LOTS:	41
BUILDING SETBACKS:	FRONT - 20 FEET BACK - 20 FEET SIDE - 10 FEET
LAND CLASSIFICATION:	TIMBERLAND

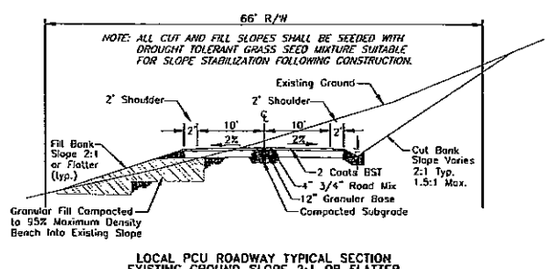


VICINITY MAP



LOCAL PCU ROADWAY TYPICAL SECTION
EXISTING GROUND SLOPE EXCEEDS 2:1

SCALE: 1"=10'



LOCAL PCU ROADWAY TYPICAL SECTION
EXISTING GROUND SLOPE 2:1 OR FLATTER

SCALE: 1"=10'

NOTES:

1. EACH LOT IS SUBJECT TO A 6 FOOT PUBLIC UTILITIES EASEMENT ALONG EACH SIDE AND BACK LOT LINE. ALL OTHER EASEMENTS ARE AS SHOWN AND DESCRIBED.
2. ALL DRAINAGE WAYS ARE SUBJECT TO A 20 FOOT DRAINAGE EASEMENT CENTERED ALONG THE BOTTOM OF THE DRAINAGE.

NO.	REVISIONS	DATE	PROJECT NO. 04045
			DESIGNED CSW
			DRAWN CSW
			CHECKED
			APPROVED

CIVIL SURVEY CONSULTANTS, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1400 EAST WATERTOWER STREET
MERIDIAN, IDAHO 83642
(208)888-4312

MOUNTAIN SHADOWS DEVELOPMENT CO.

MOUNTAIN SHADOWS SUBDIVISION PHASE 4

LOCATED IN THE NORTH 1/2 OF SECTION 16, TOWNSHIP 9 NORTH, RANGE 4 EAST, BOISE MERIDIAN, BOISE COUNTY, IDAHO

DATE: 4/26/2007
DRAWING: Preplat.dwg
JOB NO: 04045

SHEET 1 OF 3