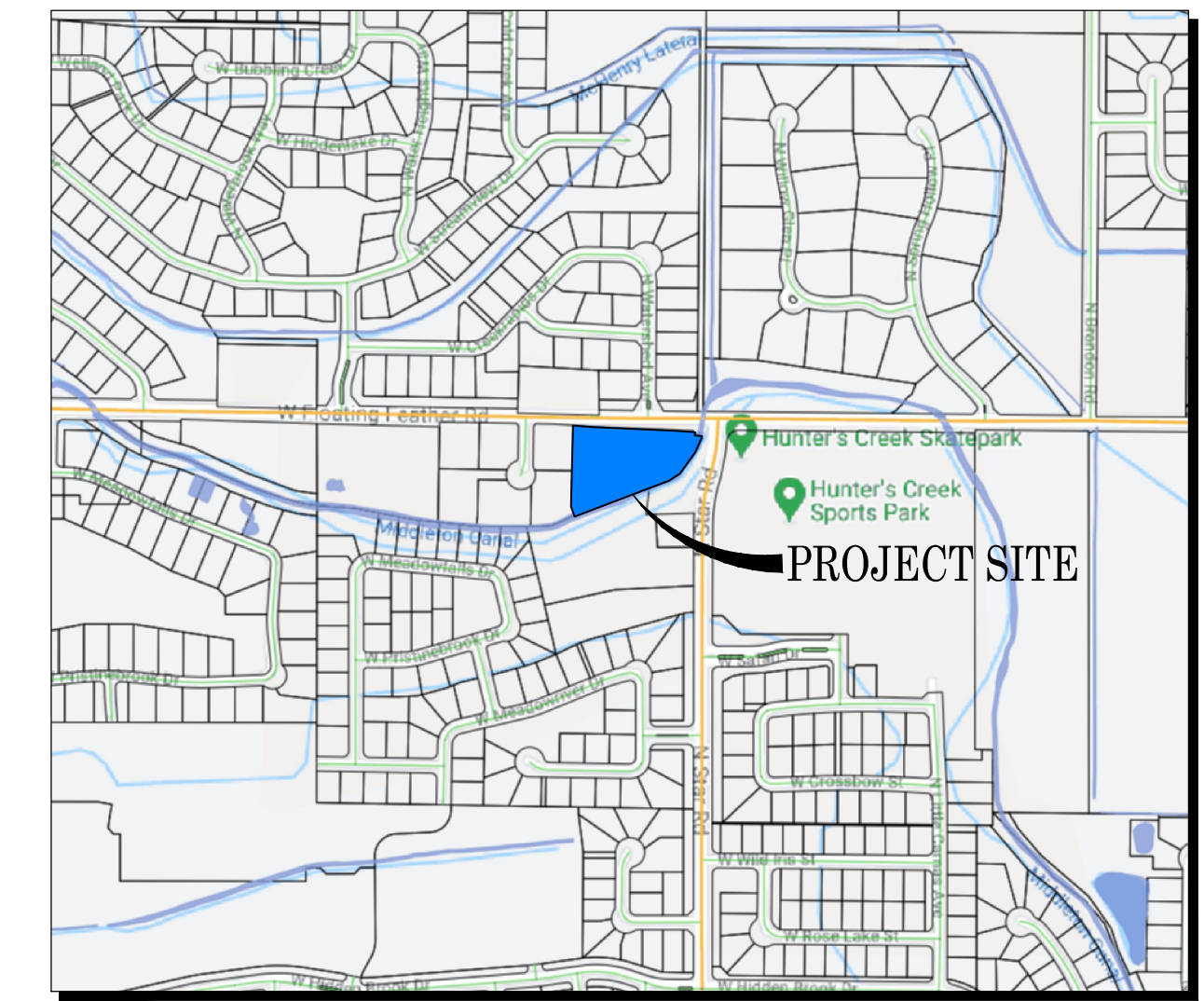
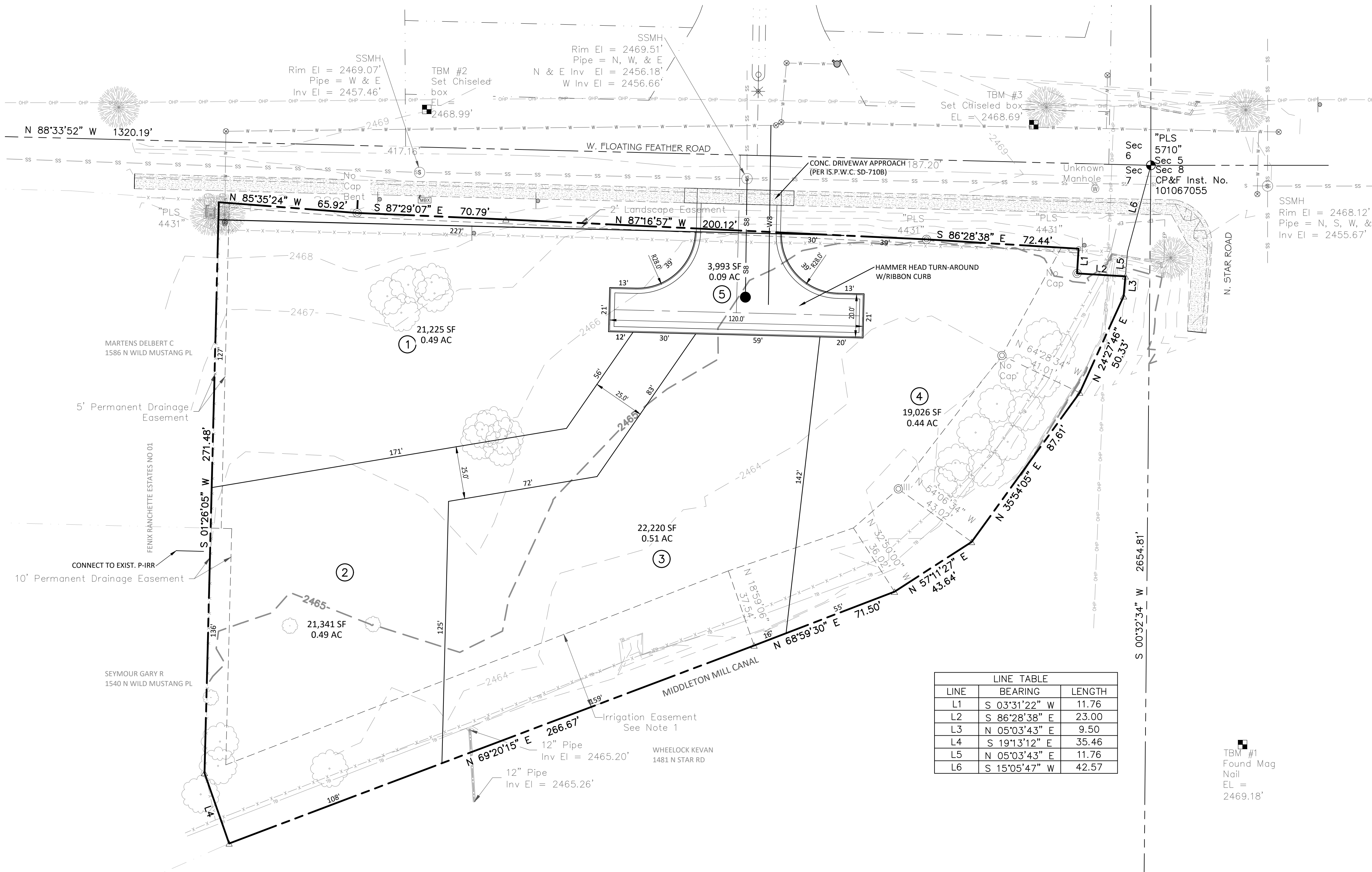


# PRELIMINARY PLAT FOR PAINT POINT SUBDIVISION

A PORTION OF THE NE 1/4, OF THE NE 1/4 OF SECTION 7,  
T.4N., R.1W., B.M., CITY OF STAR, ADA COUNTY, IDAHO  
2021



VICINITY MAP  
1" = 600'



LINE	BEARING	LENGTH
L1	S 03°31'22" W	11.76
L2	S 86°28'38" E	23.00
L3	N 05°03'43" E	9.50
L4	S 19°13'12" E	35.46
L5	N 05°03'43" E	11.76
L6	S 15°05'47" W	42.57

GENERAL LEGEND	
—	BOUNDARY LINE
—	LOT LINE
—	CENTERLINE
—	EASEMENT LINE
—	8" SANITARY SEWER
—	4" WATER MAIN
—	PRESSURE IRRIGATION
—	WATER SERVICE
—	SEWER SERVICE
—	RIBBON CURB
⑤	LOT NUMBER
—	SEWER MANHOLE
—	P-IRR SERVICE
—	STREET LIGHT
—	STREET SIGN
—	SECTION LINE
—	EXISTING PROPERTY LINE
—	EXISTING EASEMENT LINE
—	EXISTING SEWER LINE
—	EXISTING WATER LINE
—	EXISTING OVERHEAD POWER
—	EXISTING FENCE
—	EXISTING TOP BANK OF DITCH
—	EXISTING TOP BANK OF DITCH
—	EXISTING GROUND CONTOUR
—	EXISTING FIRE HYDRANT
—	STREET SIGN
—	EXISTING STREET LIGHT
—	PROPERTY CORNER PIN
—	TEMPORARY BENCH MARK
—	EXISTING TREE

**DEVELOPMENT FEATURES:**

TOTAL ACRES.....	2.04 ACRES
TOTAL LOTS.....	5
BUILDABLE LOTS.....	4
COMMON LOTS.....	1
DENSITY (DU/ACRE).....	1.96
EXISTING ZONING.....	R-2
PROPOSED DENSITY.....	R-2
PROPOSED SETBACKS.....	R-3
MINIMUM RESIDENTIAL LOT SIZE.....	18,462 sq.ft.
AVERAGE RESIDENTIAL LOT SIZE.....	20,953 sq.ft.
PERCENT TO BUILDABLE AREA.....	94%
PERCENT TO COMMON AREA.....	4%

**BUILDING SETBACKS:**

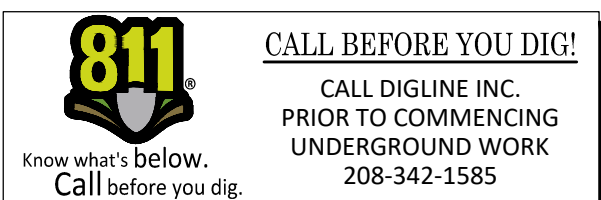
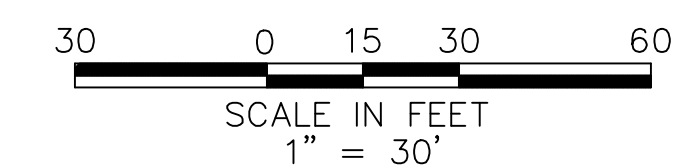
FRONT.....	15'
REAR.....	20'
SIDE (FOR BOTH STORIES).....	5'

**NOTES:**

- THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
- PROJECT SITE IS NOT LOCATED INSIDE THE 100 YEAR FLOODPLAIN PER ANNOTATED FIRM 16001C0130H.
- ALL LOTS ARE TO BE DESIGNATED SINGLE FAMILY RESIDENTIAL EXCEPT LOT 5 OF BLOCK 1 WHICH IS COMMON LOT THAT CONTAINS A BLANKET CROSS ACCESS, PUBLIC UTILITY, IRRIGATION, & DRAINAGE EASEMENT.
- LOTS 2-4, BLOCK 1 ARE ENUMBERED BY IRRIGATION EASEMENTS IN FAVOR OF THE IN FAVOR OF THE MIDDLETON MILL DITCH COMPANY/MIDDLETON IRRIGATION ASSOCIATION, INC.
- A PUBLIC UTILITY, IRRIGATION & DRAINAGE EASEMENT SHALL BE PROVIDED AS FOLLOWS:
  - 10' FRONT, REAR & SIDE
  - 10' SUBDIVISION BOUNDARY
- CONSTRUCTION PLANS FOR A SUBDIVISION-WIDE PRESSURE IRRIGATION SYSTEM WILL BE REQUIRED FOR EACH FINAL PLAT. PLAN APPROVALS AND LICENSE AGREEMENTS FROM THE AFFECTED IRRIGATION AND/OR CANAL COMPANIES WILL BE REQUIRED.
- HISTORIC IRRIGATION LATERAL, DRAIN, AND DITCH FLOW PATTERNS SHALL BE MAINTAINED UNLESS APPROVED IN WRITING BY THE LOCAL IRRIGATION DISTRICT OR DITCH COMPANY.
- FINISH GRADES AT SUBDIVISION BOUNDARY SHALL MATCH EXISTING FINISH GRADES. RUNOFF SHALL BE MAINTAINED ON SUBDIVISION PROPERTY UNLESS OTHERWISE APPROVED.
- LANDSCAPE PLANS INCLUDING FENCING, BUFFER AREAS, AND STREET TREES WILL HAVE TO CONFORM TO THE CITY SUBDIVISION ORDINANCE.

**UTILITY REPRESENTATIVES**

UTILITY	REPRESENTATIVE	PHONE
GAS	INTERMOUNTAIN GAS	(208) 377-6839
ELECTRICITY	IDAHO POWER	(208) 388-6320
TELEPHONE	CENTURY LINK	(208) 385-2144
CABLE	SPARKLIGHT	(208) 375-8288
SEWER	STAR SEWER & WATER DISTRICT	(208) 286-7388
WATER	STAR SEWER & WATER DISTRICT	(208) 286-7388
ROADS	ADA COUNTY HIGHWAY DISTRICT	(208) 454-8135
IRRIGATION	MIDDLETON MILL DITCH COMPANY	(208) 571-3804
FIRE	STAR FIRE DISTRICT	(208) 286-7772



**LAND DEVELOPER**  
RICK WILLIAMS  
PLANTATION CONSTRUCTION & MANAGEMENT LLC  
53 TESSERA AVE.  
FOOTHILLS RANCH, CA 92610  
(208) 514-8246

**CIVIL ENGINEER**  
JIM E. COSLETT, P.E.  
ROCK SOLID CIVIL LLC  
270 N. 27th ST. SUITE 100  
BOISE, ID 83702  
(208) 342-3277

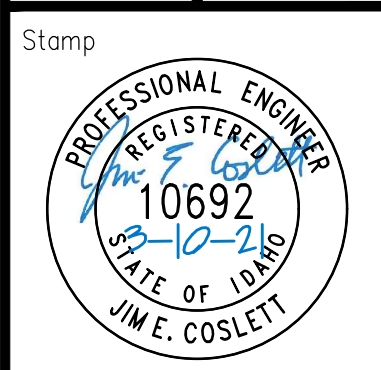
**LAND SURVEYOR**  
RICHARD GRAY, P.L.S.  
COMPASS LAND SURVEYING LLC  
4270 E. AMITY AVE.  
NAMPA, ID 83687  
(208) 442-0115

Revisions	Date	Description
1		
2		
3		
4		



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PROJECT NAME: PAINT POINT SUBDIVISION  
11275 W. FLOATING FEATHER ROAD  
SHEET NAME: PRELIMINARY PLAT/CONCEPT ENGINEERING PLAN



Project No. RSC 20-79  
Drawn By: RLC  
Date: 10 March 2021  
Sheet No. PP1 of 1