

PRELIMINARY PLAT—HUCKLEBERRY RIDGE

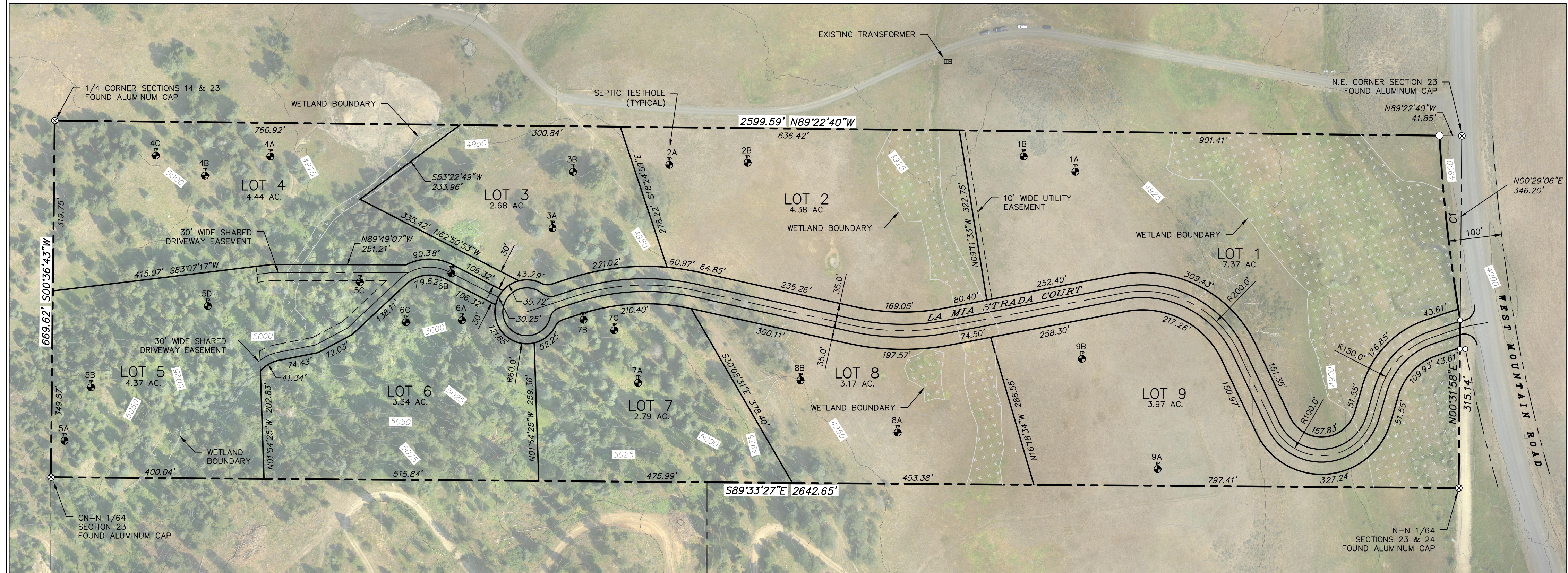
LOCATED IN THE
N1/2 OF THE 1/2 OF THE NE1/4 SECTION 23
T.17N., R.2E., B.M
VALLEY COUNTY, IDAHO,
2021

BASIS OF BEARING
BEARINGS ARE GRID, IDAHO WEST STATE PLANE,
ALL DISTANCES ARE TRUE GROUND DISTANCES.
VERTICAL DATUM IS NAVD 88.



LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- EASEMENT LINE



NOTES

1. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT.
2. ALL UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED TO PUBLIC UTILITIES.
3. THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE 31-3805, AND THE REQUIREMENTS IN I.C. 31-3805 ARE NOT APPLICABLE.
4. LOTS WILL BE SERVED BY INDIVIDUAL SEPTIC DRAIN FIELDS AND INDIVIDUAL WELLS.
5. PROPOSED ROADWAY SURFACE IS GRAVEL.
6. NO ADDITIONAL DOMESTIC WATER SUPPLY SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RELEASE.
7. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
8. UTILITY AND DRAINAGE EASEMENTS SHALL BE 20 FEET WIDE ON THE INTERIOR SIDE OF ALL LOT LINES ADJOINING ROADS AND SHALL FURTHER SERVE AS SNOW STORAGE AND REMOVAL.
9. ROAD RIGHTS-OF-WAY WILL ALSO SERVE AS A UTILITY EASEMENT.
10. THIS SUBDIVISION SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR HUCKLEBERRY RIDGE.
11. THE ROADS CONSTRUCTED WITHIN HUCKLEBERRY RIDGE WILL BE PRIVATE ROADS, VALLEY COUNTY SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID ROADS.
12. CONTOUR INTERVALS ARE 5 FOOT MINOR AND 25 FOOT MAJOR.
13. CONTOURS AND IMAGERY SHOWN HEREON ARE DERIVED FROM AIRBORNE IMAGERY AND LIDAR COLLECTED AUGUST 2021.
14. FEMA FIRM PANEL(S): 16085C1000C
FIRM EFFECTIVE DATE(S): 2/1/2019
FLOOD ZONE(S): ZONE X
BASE FLOOD ELEVATION(S): NA
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA & ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

PARCEL NO.

RP17N02E230004 & RP17N02E230065

AREA

40.17 ACRES

OWNERSHIP

SALVATORE GRANT GALLUCCI & DORIE LARENE GALLUCCI

PROPOSED USE

RESIDENTIAL

SHEET 1 OF 1

25 COYOTE TRAIL
CASCADE, ID 83611
PHONE: (208) 634-6896
WWW.DUNNLANDSURVEYS.COM

