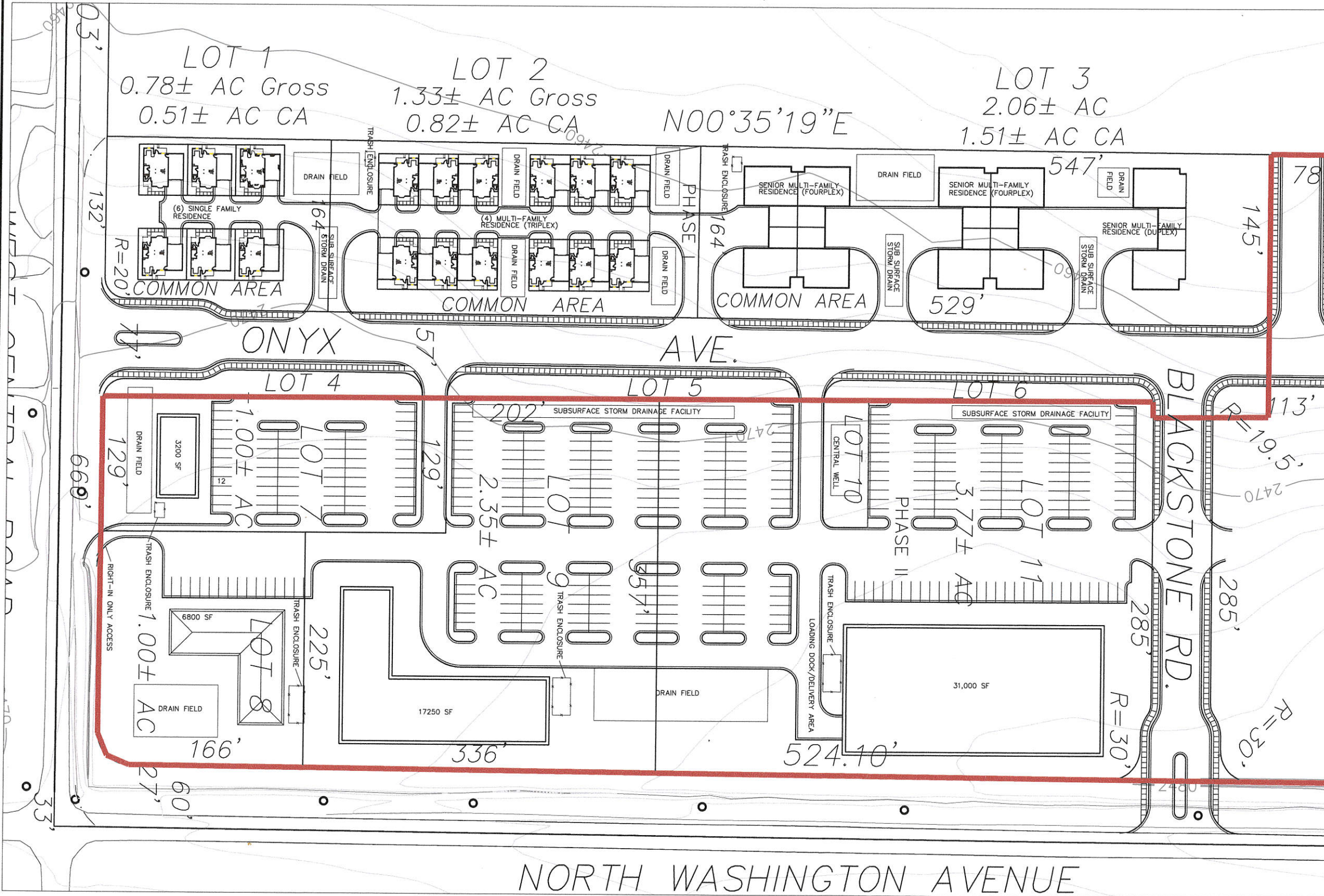


BLACKSTONE FINAL PUD

MARCH, 2007

EX.E



UTILITY NOTES

- EXISTING OVERHEAD POWER & TELEPHONE IS LOCATED ALONG NORTH SIDE OF W. CENTRAL ROAD AND ALONG WEST SIDE OF WASHINGTON AVE. ONSITE POWER AND PHONE SHALL BE UNDERGROUND.
- A CENTRAL WELL IS PROPOSED FOR THE PUD.
- NATURAL GAS IS LOCATED SOUTH OF THE SITE ON WASHINGTON AVE. NATURAL GAS SHALL BE EXTENDED AND PROVIDED TO THE PUD.
- PROPOSED SEWER DRAIN FIELDS ARE SHOWN ON THE PLAN.
- SITE GRADING SHALL GENERALLY MATCH EXISTING. ROADWAY WIDTHS SHALL MEET GEM COUNTY STANDARDS.
- COMMERCIAL SUBSURFACE SEWAGE DRAIN FIELDS AND BUILDING SIZES TO BE ADJUSTED ACCORDING TO ACTUAL FUTURE USES.

REV.	DESCRIPTION	BY	DATE

DROP TINE PARTNERS

PREPARED FOR:
PUD FINAL APPLICATION

ENGINEERING with a MISSION
ANGELA M COMISH, P.E.
1523 W. HAYS, BOISE, ID 83702
PHONE: (208) 385-9381



PUD PROPOSED
UTILITY & SITE PLAN

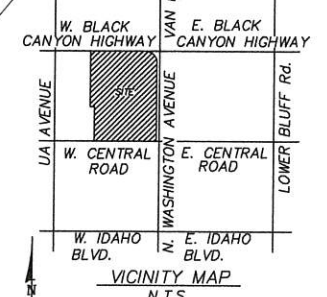
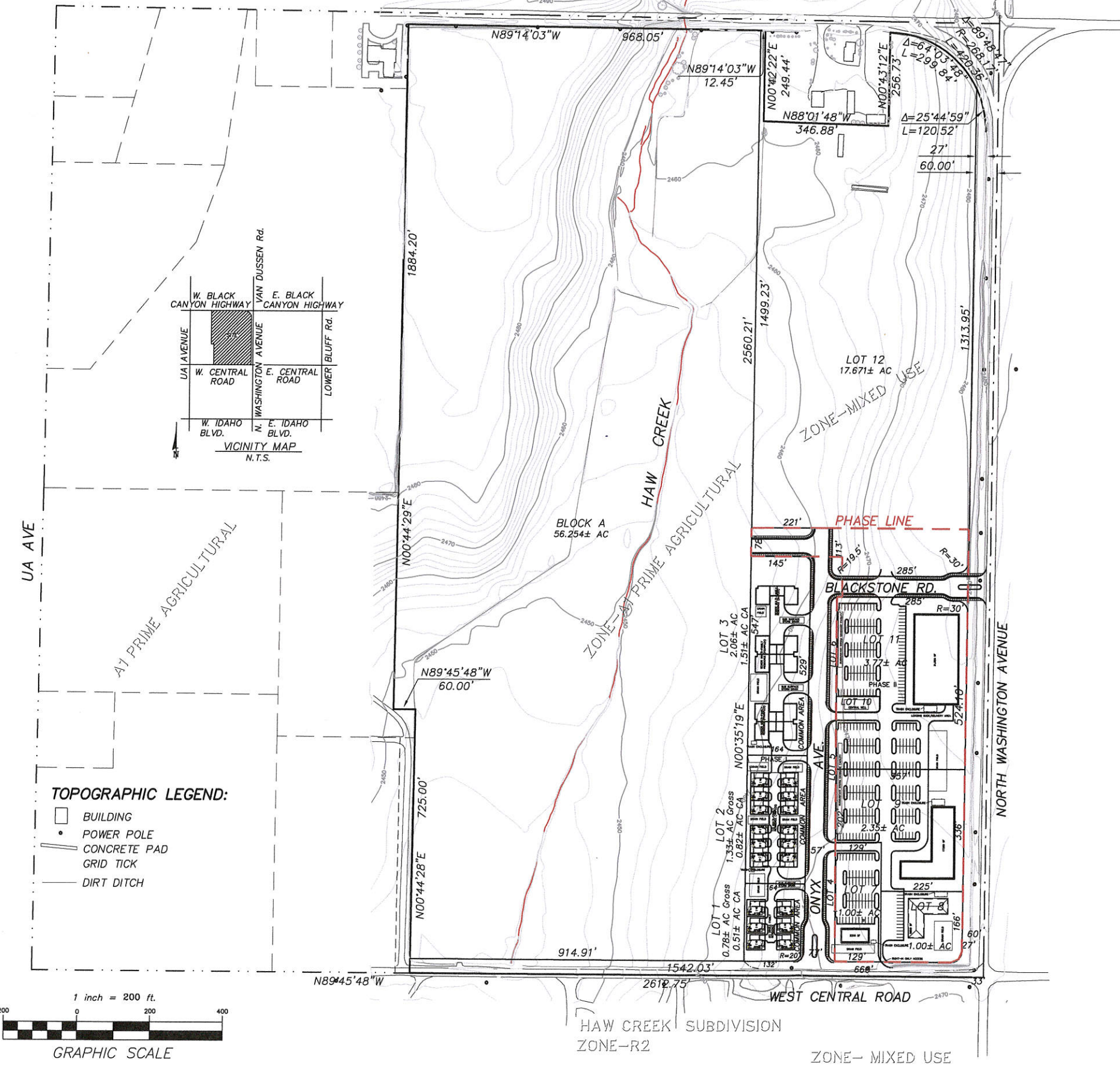
DRAWN BY: AMC	CHECKED BY: AMC
SCALE: 1" = 50'	
DATE: NOVEMBER 2006	
JOB NUMBER	SHEET 1 OF 1

PRELIMINARY PLAT BLACKSTONE P.U.D.

Ex.F

OF A PORTION OF THE NORTHWEST ¼ OF SECTION 30,
TOWNSHIP 7 NORTH, RANGE 1 WEST, BOISE MERIDIAN
COUNTY OF GEM, STATE OF IDAHO

WEST BLACK CANYON HIGHWAY 2006 ZONE R-2



BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS PLAT IS THE NAD83 IDAHO COORDINATE SYSTEM, WEST ZONE, PER G.P.S. OBSERVATIONS TO CONTROL STATION "FREEZEOUT". THE RESULTING GRID BEARING ON THE NORTH LINE OF THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, BOISE MERIDIAN IS N89°39'01"W.

LEGEND:

- ⊙ FOUND BRASS CAP MONUMENT
- ⊠ FOUND ALUMINUM CAP MONUMENT
- ⊙ FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- FOUND PK NAIL
- ▲ FOUND
- FOUND
- ⊙ SET 5/8" IRON PIN W/PLASTIC CAP PLS 6552
- SET 1/2" IRON PIN W/PLASTIC CAP PLS 6552
- x-x-x- FENCE LINE

NOTE:

1. THE DEVELOPER SHALL COMPLY WITH 31-3805, IDAHO CODE, RELATING TO TRANSFER OF WATER RIGHTS.
2. BUILDING SETBACKS SHALL BE PER COUNTY ZONING ORDINANCE IN EFFECT AT THE TIME BUILDING PERMITS ARE ISSUED.
3. A 10 FOOT UTILITY AND DRAINAGE EASEMENT EXISTS INSIDE ALL LOT LINES ALONG ROADS UNLESS OTHERWISE INDICATED.
4. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
5. GROSS AREA = 92.10± ACRES.
GROSS COMMERCIAL AREA = 36.72± ACRES (MIXED USE)
GROSS RESIDENTIAL AREA = 55.38± ACRES (A1 PRIME AG)
6. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, "RIGHT TO FARM ACT".
7. CURRENT ZONING - GEM COUNTY - A1 & MIXED USE
8. THE INTENDED USE FOR THIS LAND IS SINGLE FAMILY RESIDENTIAL AND COMMERCIAL (MIXED USE).
9. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT.
10. PRESSURIZED IRRIGATION FROM THE "C-WEST" IRRIGATION DITCH IS PROPOSED FOR THE SUBDIVISION.
11. STORM WATER SHALL BE RETAINED ON SITE, FILTERED AND STORED ON SITE.
12. STREET LIGHTING WILL BE COMPLETED IN ACCORDANCE WITH GEM COUNTY STANDARDS.
13. LOTS 4, 5 & 6 ARE OPEN SPACE LOTS (Total Area 0.44± AC).

UTILITIES & DISTRICTS:

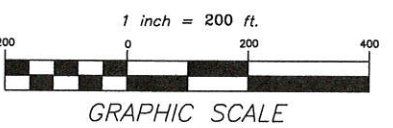
POWER: IDAHO POWER
 TELEPHONE: QWEST TELEPHONE CO.
 WATER: COMMUNITY WELL
 SEWER: INDIVIDUAL SEPTIC TANK
 GAS: INTERMOUNTAIN GAS
 EMMETT INDEPENDENT SCHOOL DISTRICT No. 221
 GEM COUNTY ROAD & BRIDGE DEPT.
 EMMETT IRRIGATION DISTRICT
 GEM COUNTY RUAL FIRE DISTRICT No. 1

DEVELOPER:

SERGE ENGURASOFF
 C/O ENGINEERING with a MISSION
 1523 W. HAYS
 BOISE, ID 83702
 PHONE: (208) 385-9381

TOPOGRAPHIC LEGEND:

- BUILDING
- POWER POLE
- ▭ CONCRETE PAD
- ┆ GRID TICK
- DIRT DITCH



TRI COUNTY SURVEYING, INC.

PROFESSIONAL LAND SURVEYORS
 510 So. Washington Ave., P.O. Box 974
 Emmett, Idaho 83617-0974
 Phone: (208) 365-7470