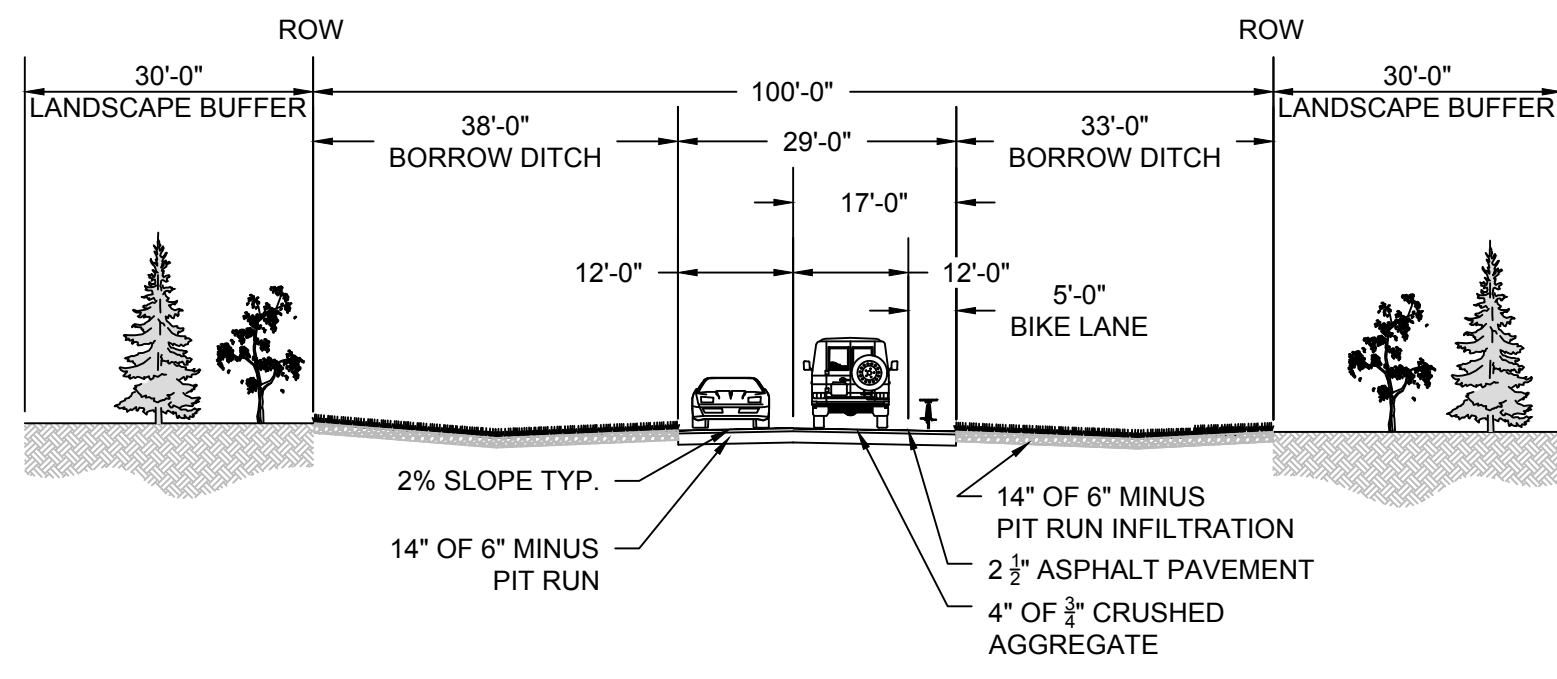
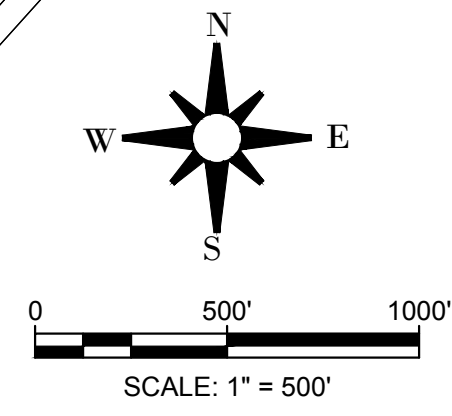
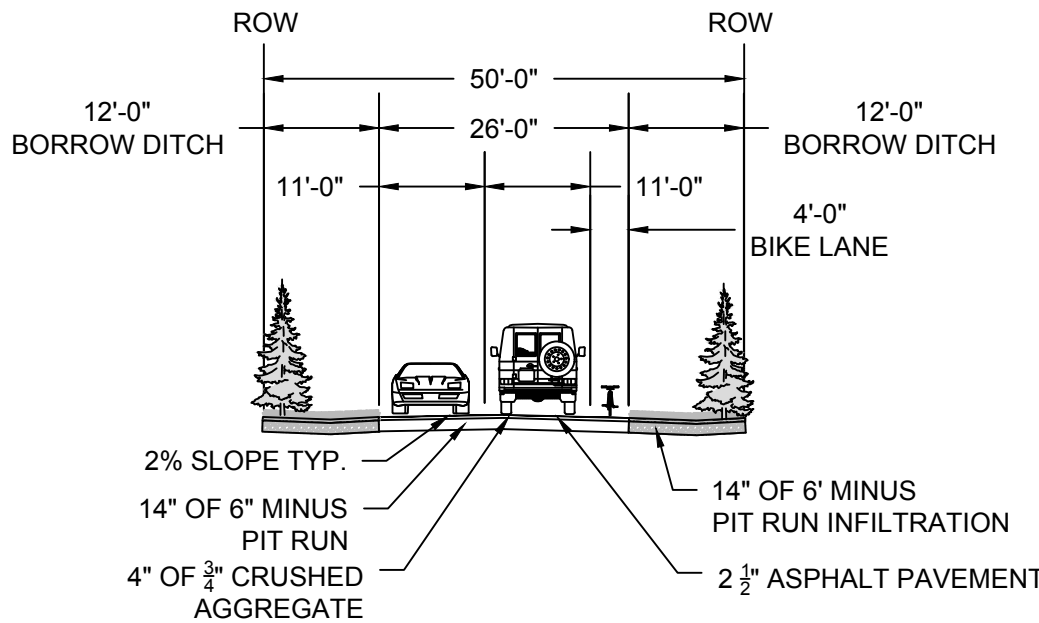


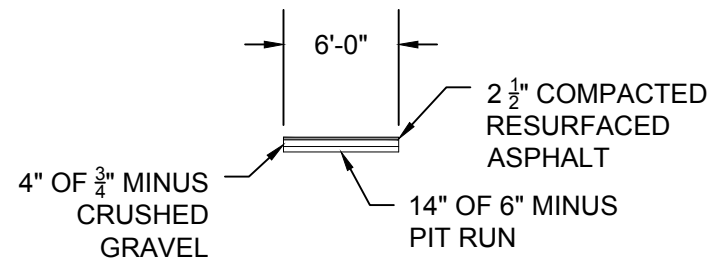
VICINITY MAP



100' MINOR ARTERIAL STREET SECTION
SCALE - 1:20



50' LOCAL ROAD STREET SECTION
SCALE - 1:20



6' COMPACTED RESURFACED ASPHALT PEDESTRIAN WALK SECTION
SCALE - 1:10

NOTES

- CITY OF CASCADE SEWER AND WATER WILL BE EXTENDED TO ALL BUILDABLE LOTS.
- ALL LOTS SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION AND LOT DRAINAGE OVER THE 15 (FIFTEEN) FEET ADJACENT TO ANY PUBLIC OR PRIVATE STREET.
- EACH LOT WILL BE PROVIDED WITH PRESSURIZED IRRIGATION.
- STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SURFACE AND SUBSURFACE FACILITIES AS APPROVED BY THE CITY OF CASCADE
- LOT 1 BLOCK 1, LOT 14,31,32 & 33 BLOCK 2, LOT 1 BLOCK 3, LOT 1,12 & 17 BLOCK 4, LOT 1 & 16 BLOCK 5, LOT 5,8,16,25 & 42 BLOCK 6, LOT 5,14,18 & 19 BLOCK 7, LOT 1,14,32,42,50 & 69 BLOCK 8, LOTS 5 BLOCK 9, LOT 10 BLOCK 10, LOT 10 BLOCK 11 ARE ALL COMMON LOTS. ALL COMMON LOTS SHALL BE OWNED AND MAINTAINED BY THE RIVER DISTRICT HOMEOWNERS ASSOCIATION.
- ALL COMMON LOTS MAY BE UTILIZED FOR SNOW STORAGE.

PRELIMINARY DEVELOPMENT FEATURES

PARCEL NO'S:	RP14N04E310605	MULTIFAMILY PARKING:	
ADDRESSES:	55 S31 T14N R4E	BLOCK 1 - (4) 16 PLEX	192 SPACES
CURRENT ZONING:	MU	BLOCK 1 - HANDICAP	10 SPACES
PROPOSED ZONING:	R3, C	BLOCK 2 - 24 PLEX VISITOR	9 SPACES
		TOTAL:	211 SPACES
PROPERTY SIZE:	121.17 ACRE	BLOCK 5 - (36) 4 PLEX	288 SPACES
COMMON LOTS:	34.55 ACRE	BLOCK 5 - HANDICAP	26 SPACES
PONDS:	4.08 ACRE	BLOCK 5 - 4PLEX VISITOR	23 SPACES
WETLAND & PARK AREA:	30.47 ACRE	TOTAL:	337 SPACES
SINGLE FAMILY:	64.16 ACRE		
COMMERCIAL:	6.17 ACRE	SETBACKS:	
MULTIFAMILY:	10.07 ACRE	FRONT	
TOWNHOME:	4.99 ACRE	SINGLE FAMILY	20'
COTTAGES:	1.23 ACRE	COTTAGE	15'
LINEAR STREET LENGTH:	14242.61 LF	TOWNHOUSES	10'
LINEAR PATHWAY LENGTH:	12845.69 LF	MULTIFAMILY	10'
		COMMERCIAL	15'
TOTAL LOTS:	283	BACK	
COMMON LOTS:	32	SINGLE FAMILY	20'
COTTAGE:	9	COTTAGE	15'
TOWNHOME:	43	TOWNHOUSES	10'
MULTIFAMILY:	52	MULTIFAMILY	10'
COMMERCIAL:	12	COMMERCIAL	0'
SINGLE FAMILY:	158	RIVERSIDE/ShORE	35'
DENSITY:		SIDE	
SINGLE FAMILY:	2.45/ACRE	SINGLE FAMILY	15'
COTTAGE:	8.13/ACRE	COTTAGE	5'
TOWNHOUSE:	9.42/ACRE	TOWNHOUSES	0'
MULTIFAMILY:	28.59/ACRE	MULTIFAMILY	10'
		COMMERCIAL	0'
		SITE AMENITIES:	
		GAZEBO, PICNIC AREAS, WALKING & BIKE PATHS,	
		PLAZA	

LEGEND

---	SITE BOUNDARY LINE	▲	FOUND ALUMINUM CAP MONUMENT
- - - -	PHASE LINE	△	CALCULATED POINT
---	LOT LINE	+	SURVEY CONTROL POINT
---	BUILDING ENVELOPE	⊕	SANITARY SEWER MANHOLE
---	RIGHT-OF-WAY LINE	⊙	STORM DRAIN MANHOLE
SS	SANITARY SEWER LINE	⊔	CATCH BASIN
PSS	PRESSURIZED SANITARY SEWER LINE	→	SURFACE FLOW DIRECTION
W	WATER LINE	⊕	FIRE HYDRANT
PI	PRESSURE IRRIGATION LINE	⊕	WATER VALVE
⊔	BIO SWALE	←	GUY WIRE ANCHOR
---	CENTERLINE	●	POWER/UTILITY POLE
SS	EXISTING SANITARY SEWER LINE	⊔	STREET SIGN
OH	EXISTING OVER HEAD POWER LINE	⊕	STREET LIGHT
W	EXISTING WATER LINE	⊕	DOG WASTE DEPOT
IRR	EXISTING IRRIGATION LINE	●	GAZEBO
EP	EXISTING EDGE OF PAVEMENT	■	PARK BENCH
GLO	GOVERNMENT LAND OFFICE MEANDER LINE		
---	NEW FENCE LINE		
X	EXISTING FENCE		
█	WETLANDS		
█	100 YR FLOODPLAIN		
█	PEDESTRIAN PATHWAY		
█	MULTIFAMILY VISITOR PARKING		
█	FLOODWAY		

PLANNER / CONTACT
STEVE ARNOLD
A-TEAM LAND CONSULTANTS
1785 WHISPER COVE AVE.
BOISE, ID 83709
208-871-7020

OWNER/DEVELOPER
CASCADE RIVER LLC
19 WARM LAKE HWY
CASCADE, ID 83611

THE RIVER DISTRICT
PRELIMINARY PLAT/PUD MAP
LOCATED IN A PORTION OF SECTION 31
TOWNSHIP 14 N., RANGE 4 E., B.M.
VALLEY COUNTY, IDAHO

ENGINEER
TO ENGINEERS
DAVID STERLING, P.E.
2471 S. TITANIUM PLACE
MERIDIAN, ID 83642
(208) 323-2388

SURVEYOR
DUNN LAND SURVEYS
25 COYOTE TRAIL
CASCADE, ID 83611
(208) 634-6896



SHEET 1 OF 3
DRAWN BY: CJ SHERLOCK
DATE: September 5, 2019
FILE: CRR_PRELIM PLAT COVER.dwg



KEYNOTE SCHEDULE

- ① PARK AND RIVER ACCESS
- ② COMMON LOT
- ③ PRIVATE DRIVE ISLE
- ④ CROSS ACCESS EASEMENT
- ⑤ TEMPORARY EMERGENCY ACCESS
- ⑥ COMMERCIAL CROSS ACCESS EASEMENT
- ⑦ SECONDARY ROADWAY EXTENSION
- ⑧ 30' ROADWAY BUFFER

LINE TABLE

LINE	LENGTH	BEARING
L1	264.13'	N00°16'59"E
L2	264.68'	N00°14'35"E
L3	264.76'	N00°13'04"E
L4	94.80'	N00°14'39"E
L5	293.54'	N00°15'26"E
L6	293.45'	N00°13'42"E
L7	29.91'	N00°16'34"E
L8	329.76'	N00°19'11"E
L9	279.95'	S89°29'46"E
L10	321.22'	S89°29'46"E
L11	408.83'	S43°35'21"E
L14	7.01'	S47°20'39"W
L15	47.76'	S43°35'52"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	256.77'	9925.00'	1°28'56"	S44°19'49"E	256.76'

MATCH LINE SEE SHEET 3 OF 3

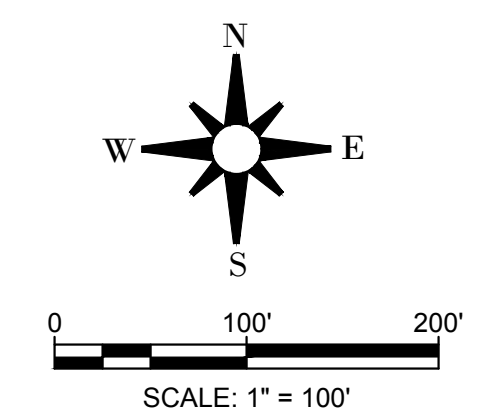
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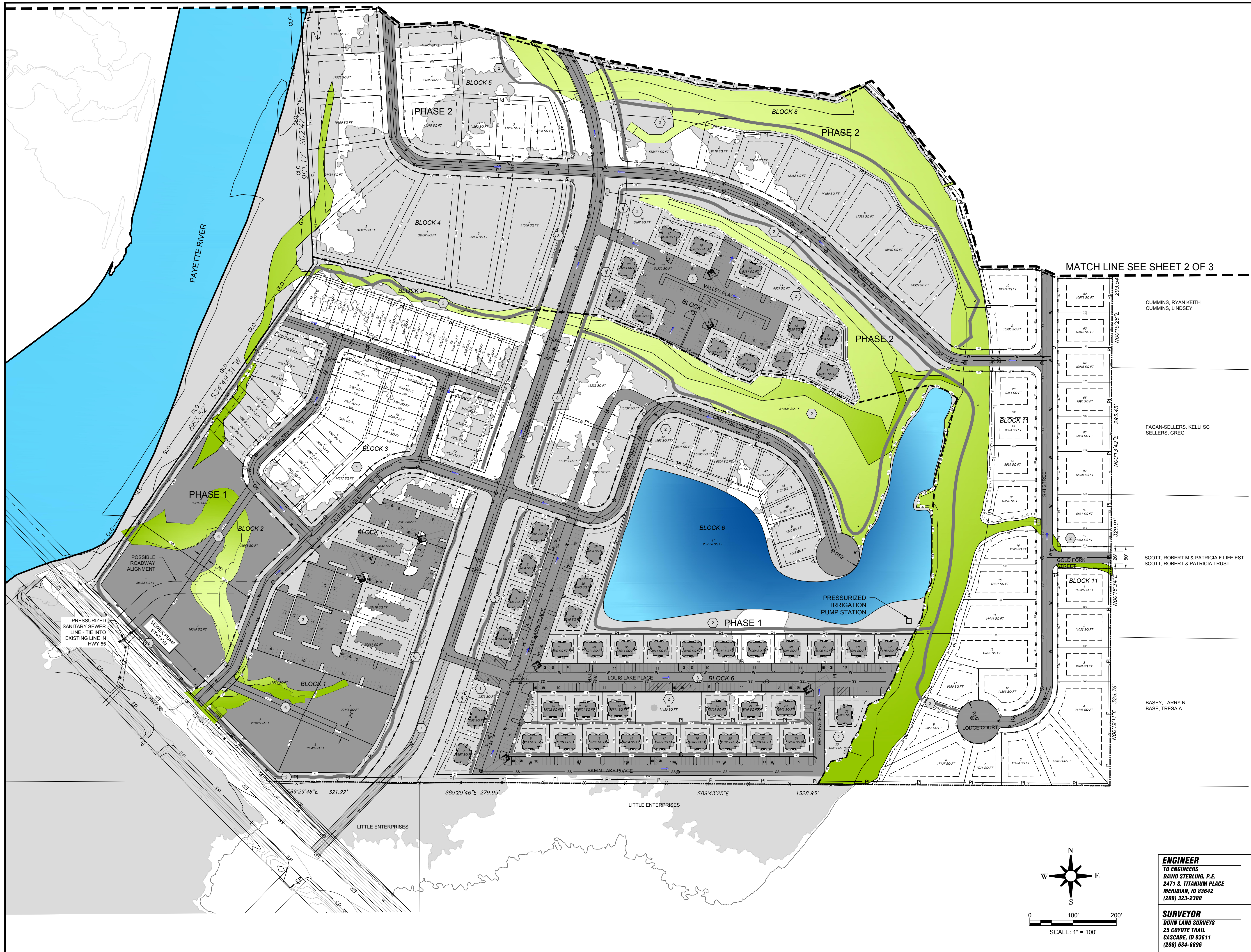
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 DUNN LAND SURVEYS
 25 COYOTE TRAIL
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SHEET 2 OF 3
 DRAWN BY: CJ SHERLOCK
 DATE: September 4, 2019
 FILE: CORR_PRELIM_PLAT_PG 1.dwg



KEYNOTE SCHEDULE

- ① PARK AND RIVER ACCESS
- ② COMMON LOT
- ③ PRIVATE DRIVE ISLE
- ④ CROSS ACCESS EASEMENT
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MATCH LINE SEE SHEET 2 OF 3

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CUMMINS, RYAN KEITH
CUMMINS, LINDSEY

FAGAN-SELLERS, KELLI SC
SELLERS, GREG

SCOTT, ROBERT M & PATRICIA F LIFE EST
SCOTT, ROBERT & PATRICIA TRUST

BASEY, LARRY N
BASEY, TRESA A

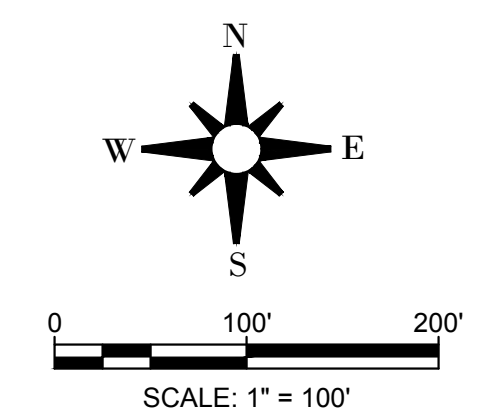
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SHEET 3 OF 3
DRAWN BY: CJ SHERLOCK
DATE: September 5, 2019
FILE: ORR_PRELIM_PLAT_PG 2.dwg

