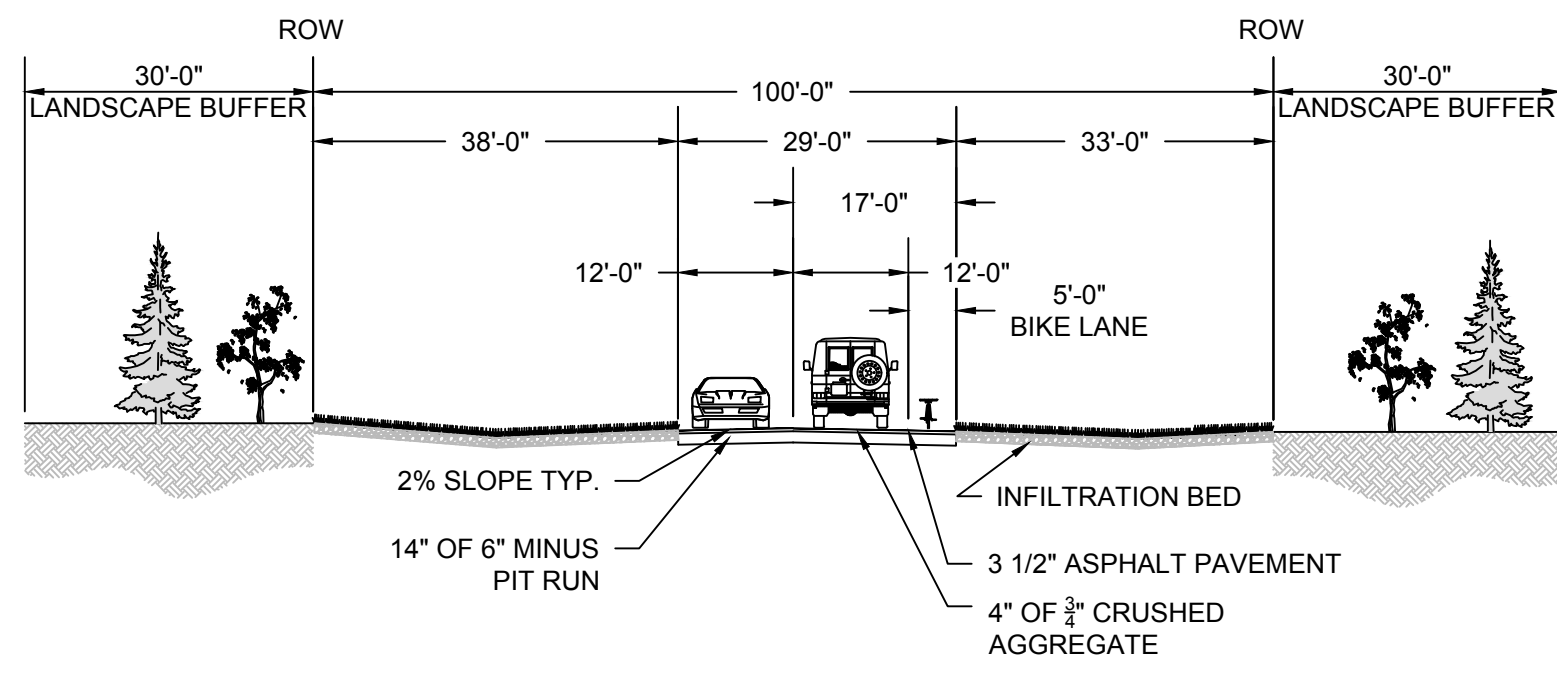
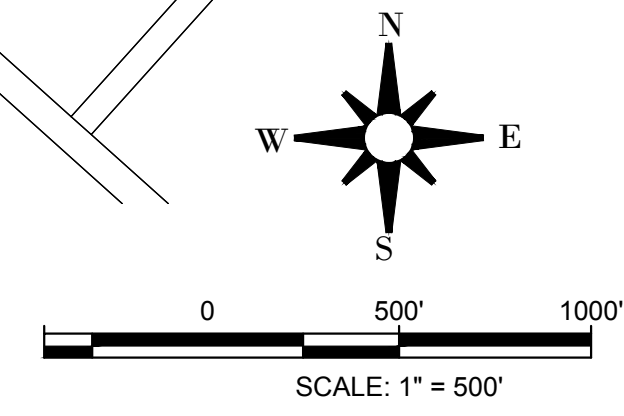
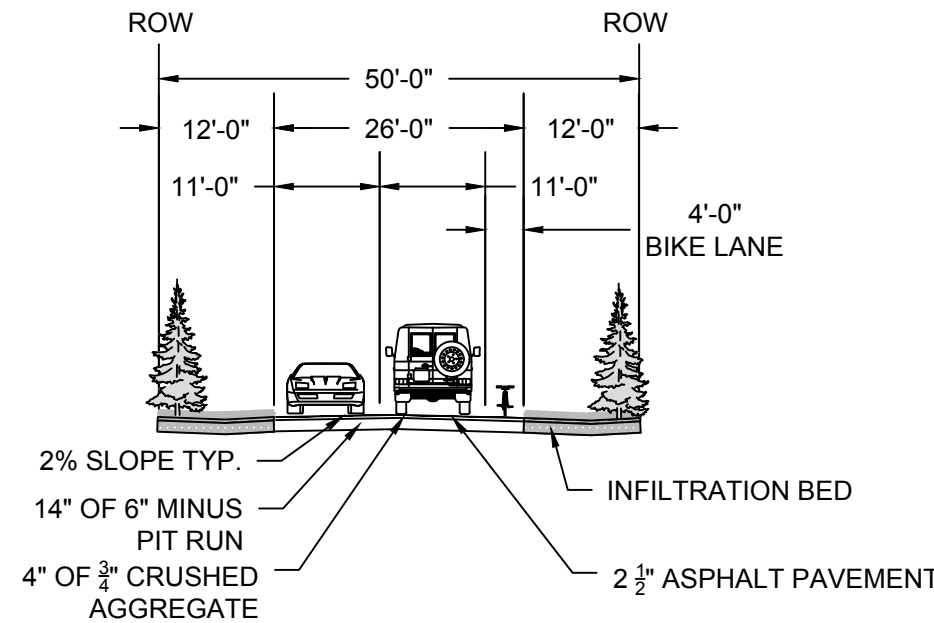


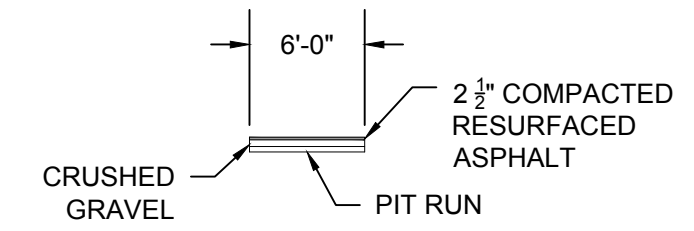
VICINITY MAP



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 3, 15, 32, 33, 34 BLOCK 2, LOT 11, 12, 17 BLOCK 3, LOT 1, 12 BLOCK 4, LOT 1, 16 BLOCK 5, LOT 5, 8, 16, 25, 41, 42, 52 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 - 16 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 - 4 PLEX VISITOR	23 SPACES
WETLAND & PARK AREA:	30.47 ACRE	TOTAL:	337 SPACES
SINGLE FAMILY:	64.16 ACRE	BLOCK 6 - (12) 4 PLEX	96 SPACES
COMMERCIAL:	6.17 ACRE	BLOCK 6 - HANDICAP	4 SPACES
MULTIFAMILY:	10.07 ACRE	BLOCK 6 - 4 PLEX VISITOR	4 SPACES
TOWNHOME:	4.99 ACRE	TOTAL:	104 SPACES
COTTAGES:	1.23 ACRE	SETBACKS:	
LINEAR STREET LENGTH:	14242.61 LF	FRONT	
LINEAR PATHWAY LENGTH:	12845.69 LF	SINGLE FAMILY	20'
		COTTAGE	15'
		TOWNHOUSES	10'
		MULTIFAMILY	10'
		COMMERCIAL	0'
		RIVERSIDE/ShORE	35'
TOTAL LOTS:	284	BACK	
COMMON LOTS:	33	SINGLE FAMILY	20'
COTTAGE:	9	COTTAGE	15'
TOWNHOME:	43	TOWNHOUSES	10'
MULTIFAMILY:	52 (256 UNITS)	MULTIFAMILY	10'
COMMERCIAL:	12	COMMERCIAL	0'
SINGLE FAMILY:	135		
DENSITY:		SITE AMENITIES:	
SINGLE FAMILY:	2.10/ACRE	GAZEBO, PICNIC AREAS, WALKING & BIKE PATHS,	
COTTAGE:	8.13/ACRE	PLAZA	
TOWNHOUSE:	9.42/ACRE		
MULTIFAMILY:	28.59/ACRE		

LEGEND

---	SITE BOUNDARY LINE	⊠
---	PHASE LINE	⊠
---	LOT LINE	⊠
---	BUILDING ENVELOPE	⊠
---	RIGHT-OF-WAY LINE	⊠
SS	SANITARY SEWER LINE	⊠
PSS	PRESSURIZED SANITARY SEWER LINE	⊠
W	WATER LINE	⊠
PI	PRESSURE IRRIGATION LINE	⊠
---	BIO SWALE	⊠
---	CENTERLINE	⊠
SS	EXISTING SANITARY SEWER LINE	⊠
OH-P	EXISTING OVER HEAD POWER LINE	⊠
W	EXISTING WATER LINE	⊠
IRR	EXISTING IRRIGATION LINE	⊠
EP	EXISTING EDGE OF PAVEMENT	⊠
GLO	GOVERNMENT LAND OFFICE MEANDER LINE	⊠
---	NEW FENCE LINE	⊠
X	EXISTING FENCE	⊠
---	WETLANDS	⊠
---	100 YR FLOODPLAIN	⊠
---	PEDESTRIAN PATHWAY	⊠
---	MULTIFAMILY VISITOR PARKING	⊠
---	FLOODWAY	⊠

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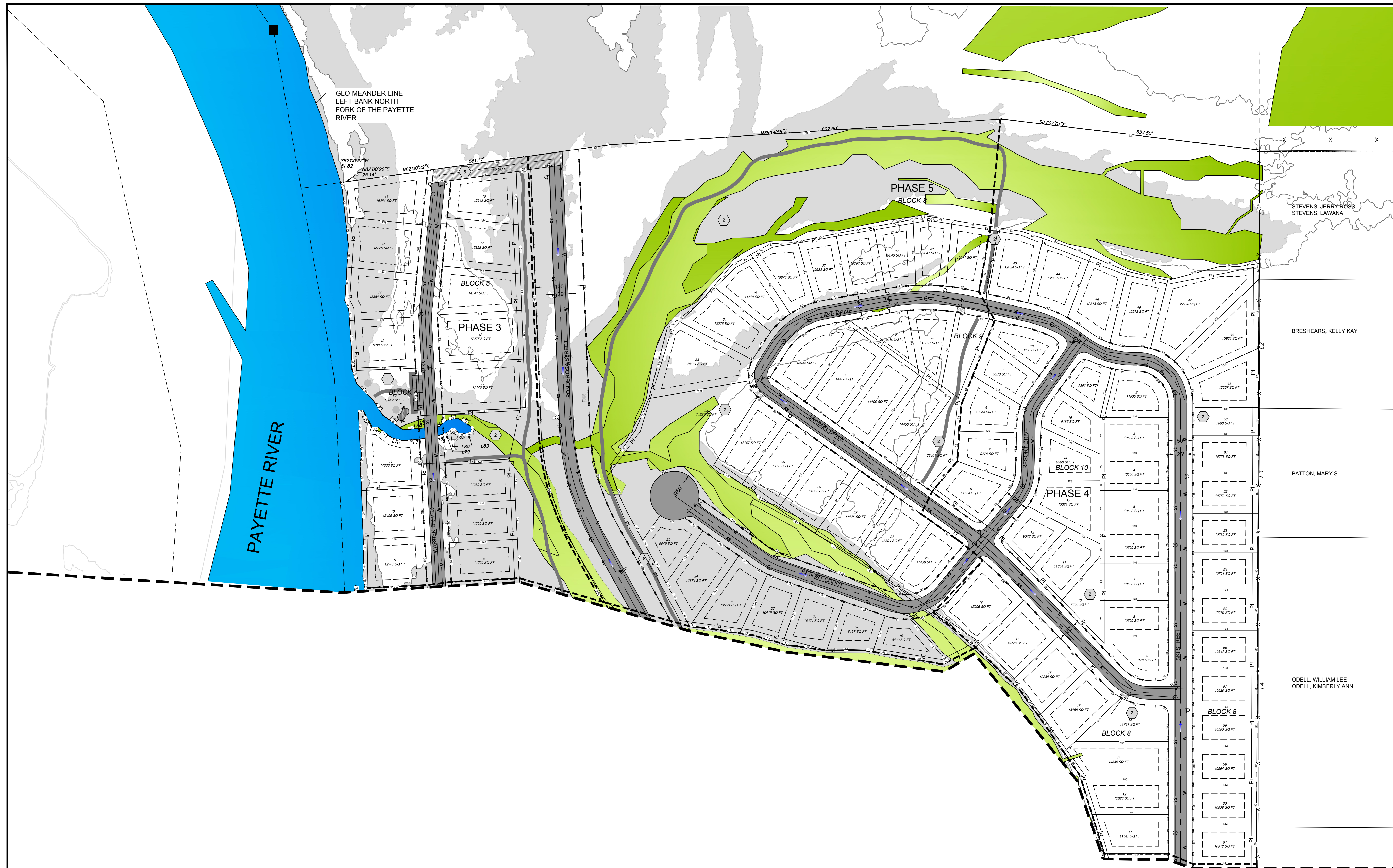
THE RIVER DISTRICT
PRELIMINARY PLAT/PUD MAP
LOCATED IN A PORTION OF SECTION 31
TOWNSHIP 14 N., RANGE 4 E., B.M.
VALLEY COUNTY, IDAHO

ENGINEER
TO ENGINEERS
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2471 S. TITANIUM PLACE
MERIDIAN, ID 83642
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SURVEYOR
DUNN LAND SURVEYS
25 COYOTE TRAIL
CASCADE, ID 83611
(208) 634-6896



SHEET 1 OF 3
DRAWN BY: CJ SHERLOCK
DATE: October 14, 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

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	256.77'	9925.00'	1°28'56"	S44°19'49"E	256.76'
(R2)	256.79'	9925.00'	1°28'57"	S44°19'32"E	256.78'

LINE TABLE

LINE	LENGTH	BEARING
L1	264.80'	S00°16'59"W
L2	264.68'	S00°14'35"W
L3	264.76'	S00°13'04"W
L4	594.80'	S00°14'39"W
L5	293.54'	S00°15'26"W
L6	293.45'	S00°13'42"W
L7	329.91'	S00°16'34"W
L8	329.76'	S00°19'11"W
L9	279.95'	N89°29'46"W
L10	321.22'	N89°29'46"W
L11	408.83'	N43°35'21"W
L12	43.13'	S84°46'04"W
L13	25.36'	S70°15'52"W
L14	21.33'	N70°17'27"W
L15	57.11'	S56°40'02"W
L16	44.70'	N87°27'04"E
L17	81.42'	S77°09'45"E
L18	36.18'	N86°24'49"E
L19	26.12'	N76°38'03"E
L20	22.75'	N49°23'22"E
L21	22.61'	N18°08'45"E
L22	38.32'	N74°41'52"W
L23	48.32'	N86°36'46"W
L24	31.12'	S79°59'26"W
L25	13.64'	N58°56'18"W
L26	56.42'	N21°29'59"E
L27	14.91'	N64°19'31"E
L28	113.29'	N44°18'58"E
L29	47.10'	N56°55'24"W
L30	23.34'	S57°15'54"W
L31	51.01'	S57°12'04"W
L32	19.69'	S31°32'26"W
L33	50.90'	S13°45'51"W
L34	45.66'	S34°49'29"W
L35	15.26'	S51°42'00"W
L36	78.23'	N87°47'55"W
L37	76.92'	N36°25'43"E
L38	15.92'	N16°53'15"E
L39	11.74'	N49°48'55"E
L40	26.84'	N70°20'28"W
L41	23.56'	N84°13'28"W
L42	30.26'	S79°27'16"W

LINE TABLE

LINE	LENGTH	BEARING
L48	27.06'	N19°13'54"E
L49	51.08'	N34°03'50"E
L50	12.85'	S60°34'24"E
L51	14.76'	S03°51'11"E
L52	34.86'	S33°04'55"W
L53	22.28'	S07°03'16"W
L54	58.51'	S03°06'17"E
L55	13.40'	N69°50'54"E
L56	43.03'	N39°06'06"E
L57	41.26'	N09°38'16"E
L58	37.44'	N20°13'35"E
L59	5.56'	S80°40'48"E
L60	9.29'	S16°17'15"E
L61	8.17'	S34°48'19"E
L62	5.18'	N68°23'07"E
L63	14.68'	N10°06'31"E
L64	18.40'	N13°35'37"W
L65	14.80'	N02°08'37"E
L66	46.01'	N03°55'23"W
L67	25.14'	N07°43'49"E
L68	18.09'	N10°58'21"W
L69	71.71'	N02°42'19"W
L70	9.15'	N89°15'39"E
L71	39.66'	S28°34'14"E
L72	12.46'	S84°54'05"E
L73	34.50'	S52°12'49"E
L74	24.37'	S75°29'46"E
L75	60.44'	N84°33'55"E
L76	34.88'	N70°11'14"E
L77	9.75'	N41°07'48"E
L78	6.08'	N78°05'20"E
L79	13.19'	S39°11'54"E
L80	14.76'	S81°04'23"E
L81	12.07'	N67°52'49"E
L82	11.29'	N00°37'45"E
L83	31.70'	N57°57'04"W
L84	23.73'	S79°29'15"W
L85	19.65'	S49°24'59"W
L86	74.55'	S84°42'23"W
L87	51.76'	N53°51'26"W
L88	35.06'	N32°42'31"W
L89	49.65'	N44°38'04"W
L90	32.60'	N17°34'34"W
L91	26.29'	N00°58'27"E
L92	18.33'	N26°53'57"W

PLANNER / CONTACT

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THE RIVER DISTRICT

PRELIMINARY PLAT/PUD MAP

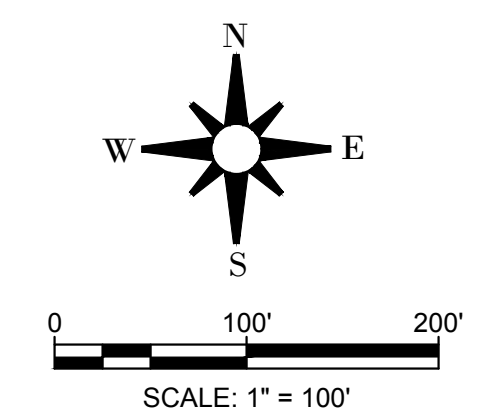
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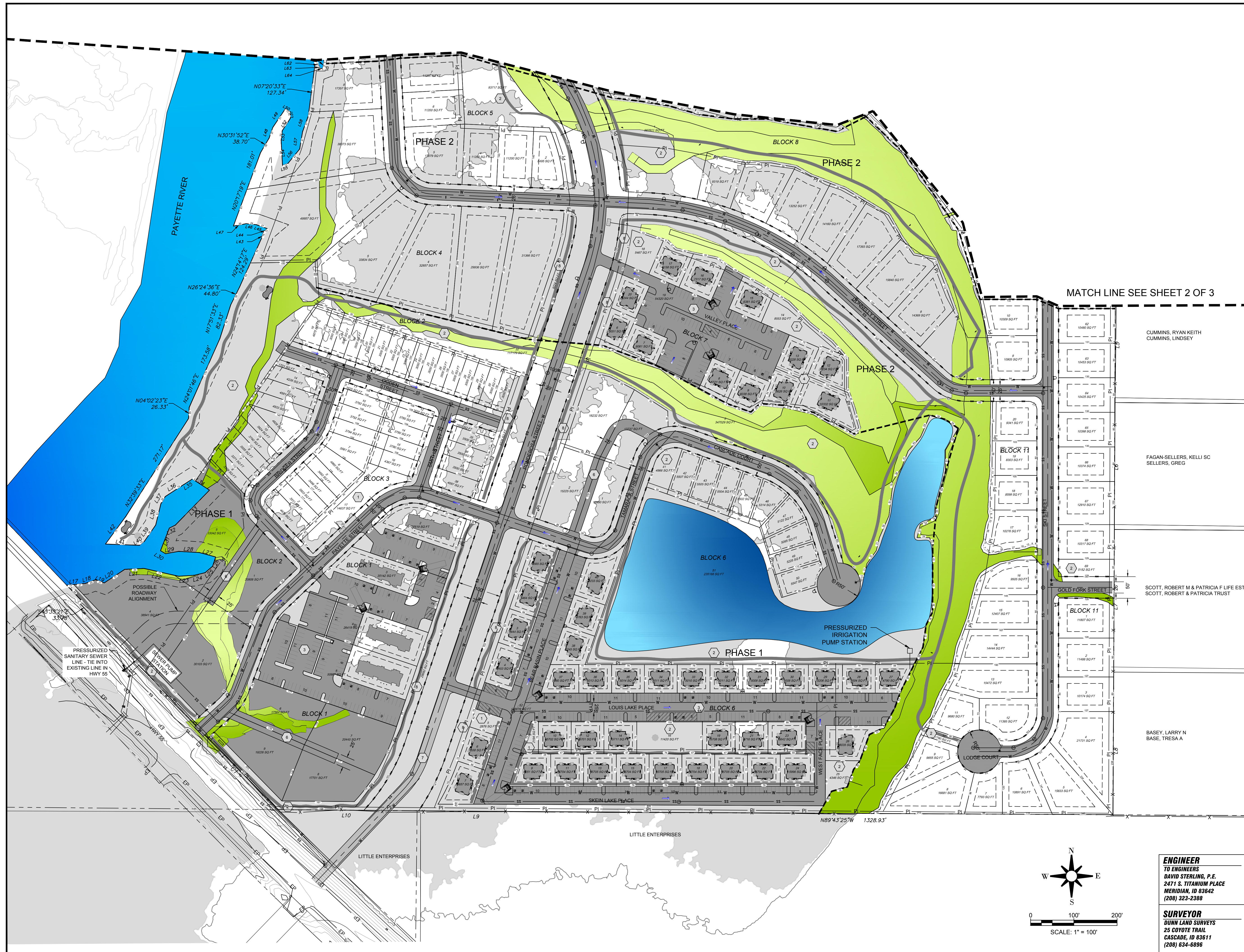
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SHEET 2 OF 3

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DATE: October 11, 2019
FILE: CRR_PRELIM_PLAT_PG_1.dwg





KEYNOTE SCHEDULE

- ① PARK AND RIVER ACCESS
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L3	264.76'	S00°13'04"W	L50	12.85'	S60°34'24"E
L4	594.80'	S00°14'39"W	L51	14.76'	S03°51'11"E
L5	293.54'	S00°15'26"W	L52	34.86'	S33°04'55"W
L6	293.45'	S00°13'42"W	L53	22.28'	S07°03'16"W
L7	329.91'	S00°16'34"W	L54	58.51'	S03°06'17"E
L8	329.76'	S00°19'11"W	L55	13.40'	N69°50'54"E
L9	279.95'	N89°29'46"W	L56	43.03'	N39°06'06"E
L10	321.22'	N89°29'46"W	L57	41.26'	N09°38'16"E
L11	408.83'	N43°35'21"W	L58	37.44'	N20°13'35"E
L12	43.13'	S84°46'04"W	L59	5.56'	S80°40'48"E
L13	25.36'	S70°15'52"W	L60	9.29'	S16°17'15"E
L14	21.33'	N70°17'27"W	L61	8.17'	S34°48'19"E
L15	57.11'	S56°40'02"W	L62	5.18'	N68°23'07"E
L16	44.70'	N87°27'04"E	L63	14.68'	N10°06'31"E
L17	81.42'	S77°09'45"E	L64	18.40'	N13°35'37"W
L18	36.18'	N86°24'49"E	L65	43.68'	N02°08'37"E
L19	22.75'	N49°23'22"E	L66	46.01'	N03°55'23"W
L20	22.61'	N18°06'45"E	L67	25.14'	N07°43'49"E
L21	38.32'	N74°41'52"W	L68	18.09'	N10°58'21"W
L22	48.32'	N86°36'46"W	L69	71.71'	N02°42'19"W
L23	31.12'	S79°59'26"W	L70	9.15'	N89°15'39"E
L24	13.64'	N58°56'18"W	L71	39.66'	S28°34'14"E
L25	56.42'	N21°29'59"E	L72	12.46'	S84°54'05"E
L26	14.91'	N64°19'31"E	L73	34.50'	S52°12'49"E
L27	113.29'	N44°18'58"E	L74	24.37'	S75°29'46"E
L28	47.10'	N56°55'24"W	L75	60.44'	N84°33'55"E
L29	23.34'	S57°15'54"W	L76	34.88'	N70°11'14"E
L30	51.01'	S57°12'04"W	L77	9.75'	N41°07'48"E
L31	19.69'	S31°32'26"W	L78	6.08'	N78°05'20"E
L32	50.90'	S13°45'51"W	L79	13.19'	S39°11'54"E
L33	45.66'	S34°49'29"W	L80	14.76'	S81°04'23"E
L34	15.26'	S51°42'00"W	L81	12.07'	N67°52'49"E
L35	78.23'	N87°47'55"W	L82	11.29'	N00°37'45"E
L36	76.92'	N36°25'43"E	L83	31.70'	N57°57'04"W
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L40	23.56'	N84°13'28"W	L87	51.76'	N53°51'26"W
L41	30.26'	S79°27'16"W	L88	35.06'	N32°42'31"W
L42			L89	26.29'	N00°58'27"E
L43			L90	18.33'	N26°53'57"W
L44			L91		
L45			L92		
L46			L93		
L47			L94		

MATCH LINE SEE SHEET 2 OF 3

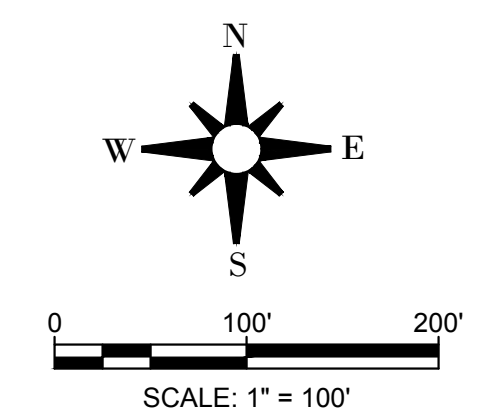
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SHEET 3 OF 3
 DRAWN BY: CJ SHERLOCK
 DATE: October 14, 2019
 FILE: CRR_PRELIM_PLAT_PG 2.dwg

