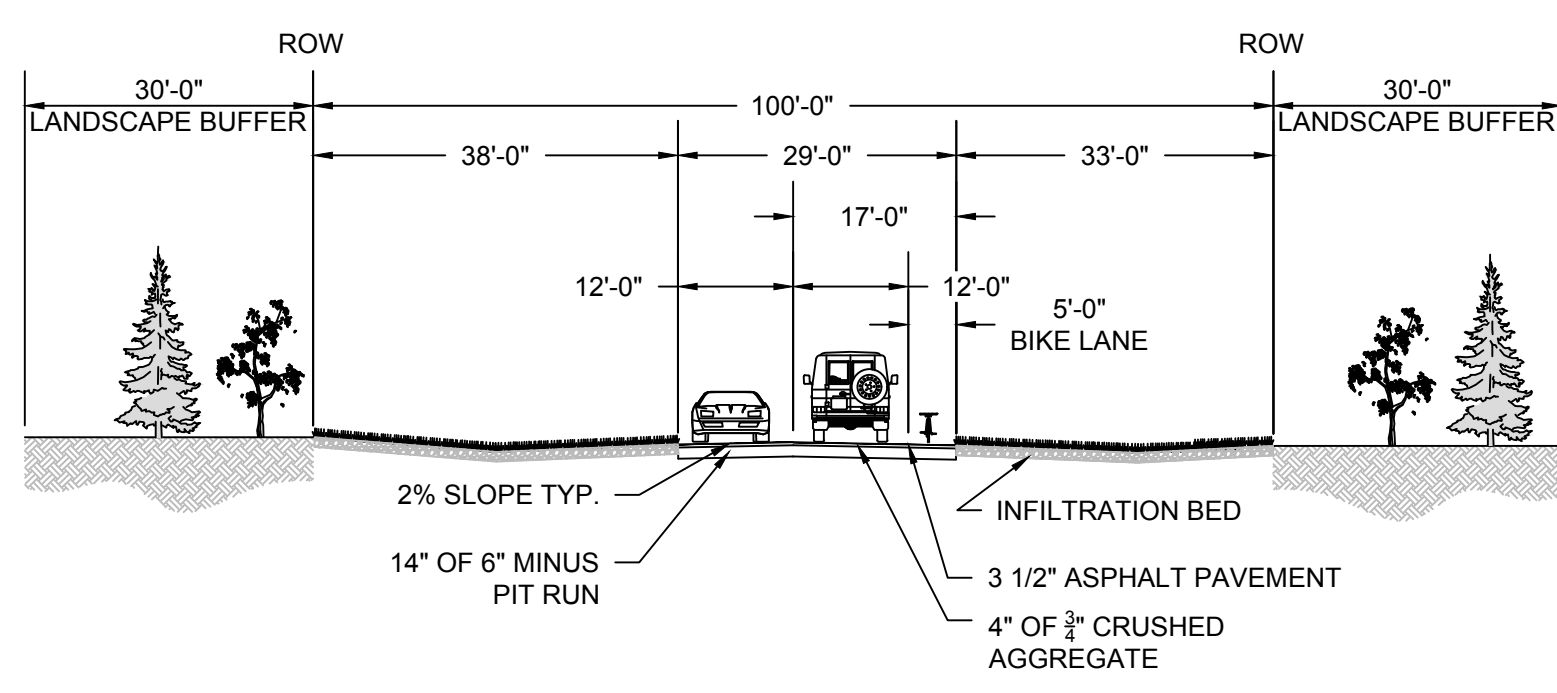
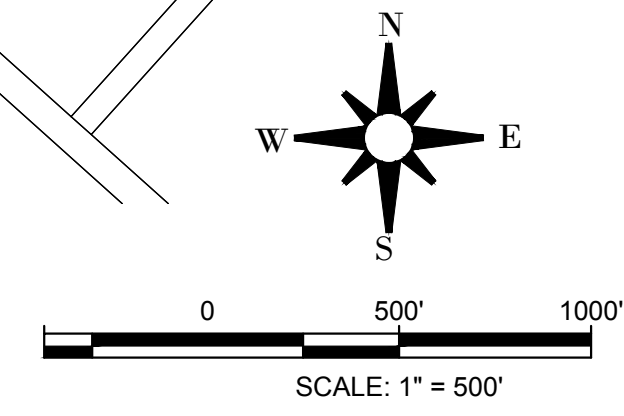
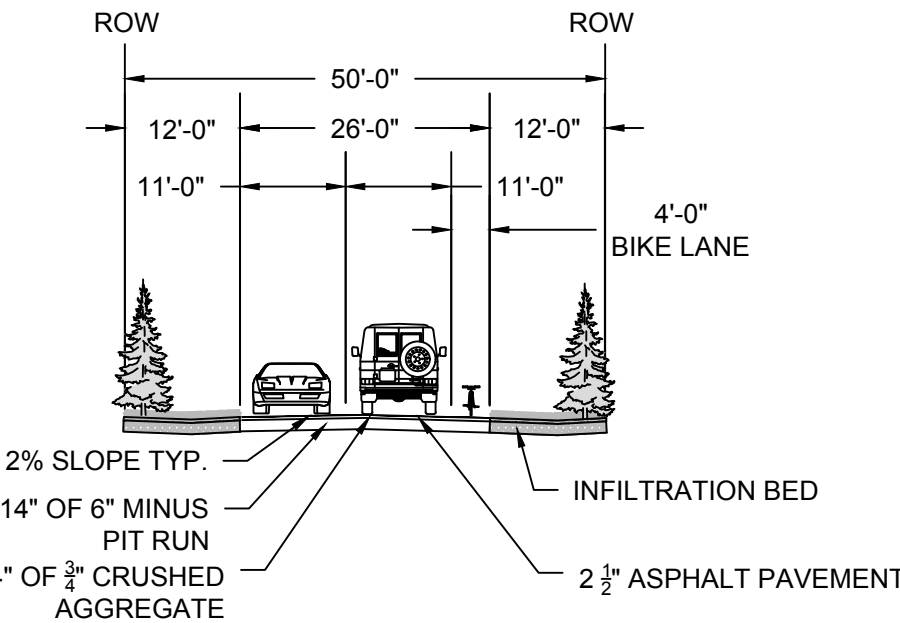


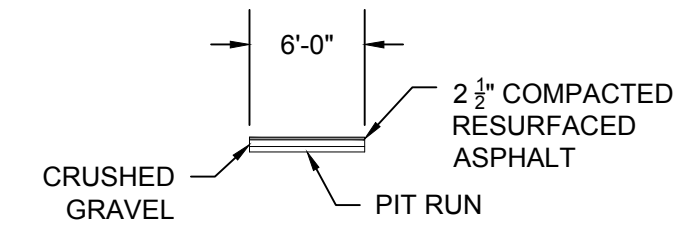
VICINITY MAP



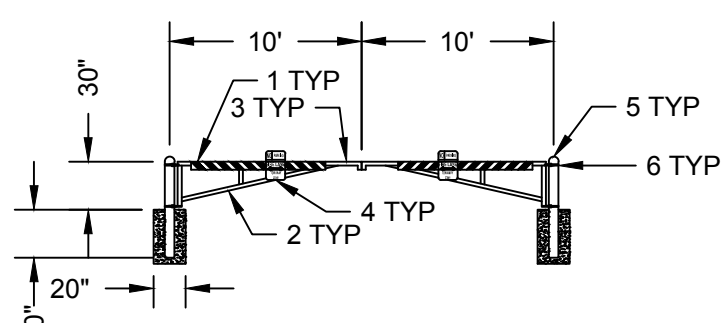
100' MINOR ARTERIAL STREET SECTION  
SCALE - 1:20



50' LOCAL ROAD STREET SECTION  
SCALE - 1:20



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



- NOTES:**
- 1) CONTRACTOR TO INSTALL TYPE III REFLECTIVE STRIPING ON BOTH SIDES OF GATES. STRIPING SHALL BE ALTERNATING RED AND WHITE 6" WIDE AND AT A 45 DEGREE ANGLE.
  - 2) PIPE BRACING
  - 3) 2 1/2" PIPE RAIL
  - 4) CONTRACTOR TO INSTALL NO PARKING FIRE LANE SIGN ON BOTH SIDES OF GATE. MEETING THE REQUIREMENTS OF THE CITY OF CASCADE.
  - 5) 6" PIPE BOLLARD
  - 6) HINGE BI DIRECTIONAL SWING
- ALL MATERIALS SHALL BE SCH 40 GALV STEEL PIPE  
PROTECTIVE FINISH SHALL BE HOT DIPPED GALV GRAY  
CONCRETE SHALL BE 3,000 PSI  
COORDINATE THE INSTALLATION OF KNOX PADLOCK WITH THE CITY OF CASCADE FIRE DEPARTMENT

GATE FIRE ACCESS  
SCALE - 1:10

**NOTES**

1. CITY OF CASCADE SEWER AND WATER WILL BE EXTENDED TO ALL BUILDABLE LOTS.
2. 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.
3. EACH LOT WILL BE PROVIDED WITH PRESSURIZED IRRIGATION. NO CITY WATER TO BE UTILIZED FOR PRESSURIZED IRRIGATION.
4. STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SURFACE AND SUBSURFACE FACILITIES AS APPROVED BY THE CITY OF CASCADE
5. LOTS 1, 2, 3, 4, 11, 12 & 17 BLOCK 2, LOTS 1, 2, 9, 10, 18, 27, 43, 44 & 54 BLOCK 3, LOTS 1 & 12 BLOCK 4, LOTS 1 & 16 BLOCK 5, LOTS 14, 18 & 19 BLOCK 6, LOTS 1, 14, 32, 42, 50 & 69 BLOCK 7, LOT 5 BLOCK 8, LOT 10 BLOCK 9, LOT 10 BLOCK 10 ARE ALL COMMON LOTS. ALL COMMON LOTS SHALL BE OWNED AND MAINTAINED BY THE RIVER DISTRICT HOMEOWNERS ASSOCIATION.
6. ALL COMMON LOTS MAY BE UTILIZED FOR SNOW STORAGE.
7. THE COMMERCIAL DRIVE ISLE AND SECONDARY ACCESS WILL BE KEPT FREE OF SNOW AND NO PARKING WILL BE ALLOWED ALONG THE ISLE. THE DEVELOPER SHALL INSTALL SIGNAGE RESTRICTING THE PARKING ALONG THIS DRIVE ISLE.

**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
<b>SITE DETAILS:</b>		BLOCK 5 - (36) 4 PLEX	288 SPACES
PROPERTY SIZE:	122.407 ACRE	BLOCK 5 - HANDICAP	23 SPACES
COMMON LOTS:	34.93 ACRE	BLOCK 5 - 4 PLEX VISITOR	337 SPACES
POUNDS:	4.08 ACRE		
WETLAND & PARK AREA:	30.85 ACRE	BLOCK 6 - (12) 4 PLEX	96 SPACES
SINGLE FAMILY:	64.16 ACRE	BLOCK 6 - HANDICAP	4 SPACES
COMMERCIAL:	5.79 ACRE	BLOCK 6 - 4 PLEX VISITOR	4 SPACES
MULTIFAMILY:	10.07 ACRE	TOTAL:	104 SPACES
TOWNHOME:	4.99 ACRE	<b>SETBACKS:</b>	
COTTAGES:	1.23 ACRE	FRONT	
LINEAR STREET LENGTH:	15817.17 LF	SINGLE FAMILY	20'
LINEAR PATHWAY LENGTH:	12845.69 LF	COTTAGE	15'
		TOWNHOUSES	10'
		MULTIFAMILY	10'
		COMMERCIAL	15'
TOTAL LOTS	284	BACK	
COMMON LOTS:	34	SINGLE FAMILY	20'
COTTAGE:	9	COTTAGE	15'
TOWNHOME:	43	TOWNHOUSES	10'
MULTIFAMILY:	52 (256 UNITS)	MULTIFAMILY	10'
COMMERCIAL:	11	COMMERCIAL	0'
SINGLE FAMILY:	135	RIVERSIDE/SHORE	35'
DENSITY:		SIDE	
SINGLE FAMILY:	2.10/ACRE	SINGLE FAMILY	15'
COTTAGE:	8.13/ACRE	COTTAGE	5'
TOWNHOUSE:	9.42/ACRE	TOWNHOUSES	0'
MULTIFAMILY:	28.59/ACRE	MULTIFAMILY	10'
		COMMERCIAL	0'
		<b>SITE AMENITIES:</b>	
		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
---	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		

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

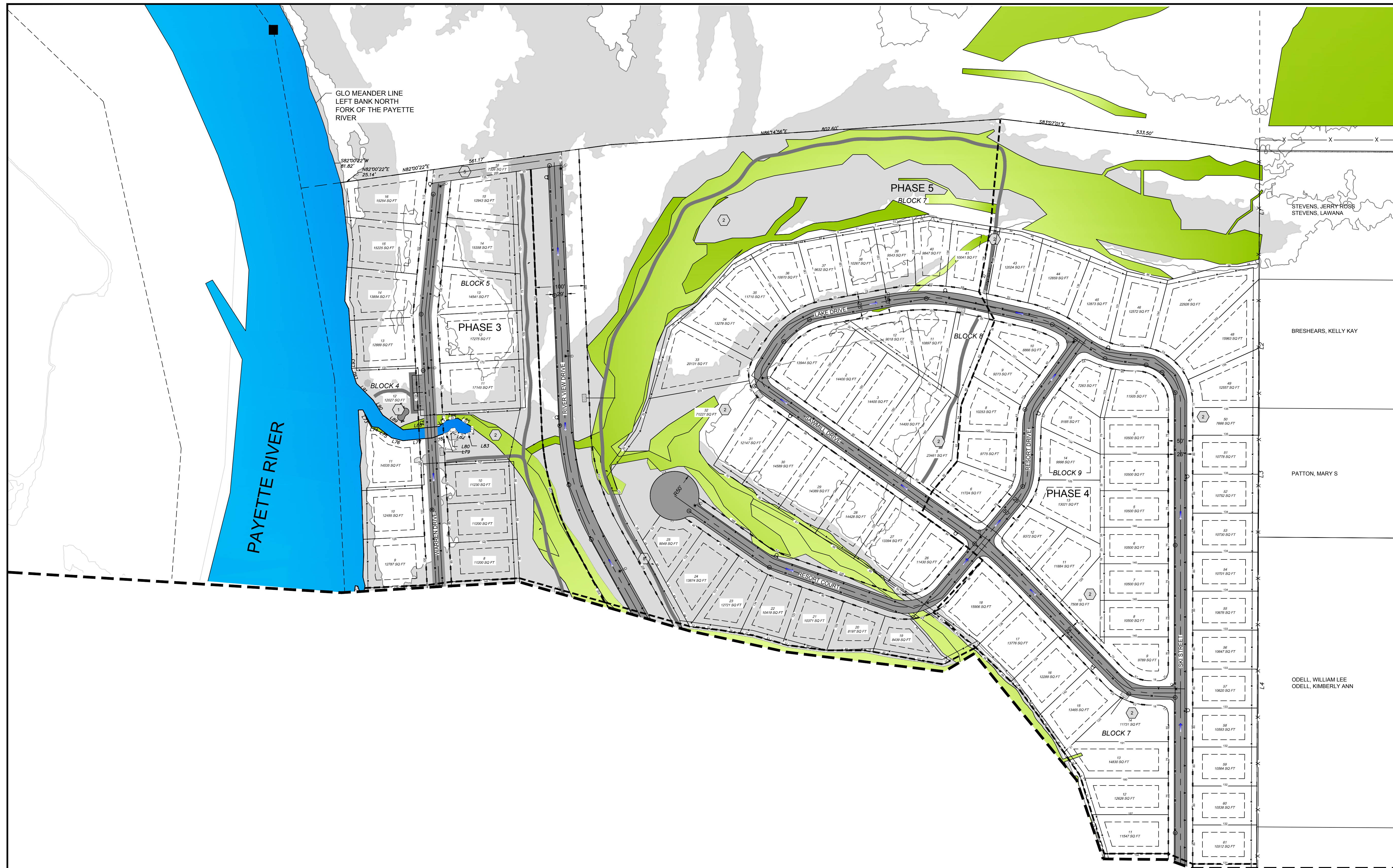
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TO ENGINEERS  
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**SURVEYOR**  
DUNN LAND SURVEYS  
25 COYOTE TRAIL  
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(208) 634-6896



SHEET 1 OF 3  
DRAWN BY: CJ SHERLOCK  
DATE: March 11, 2020  
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	43.68'	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

MATCH LINE SEE SHEET 3 OF 3

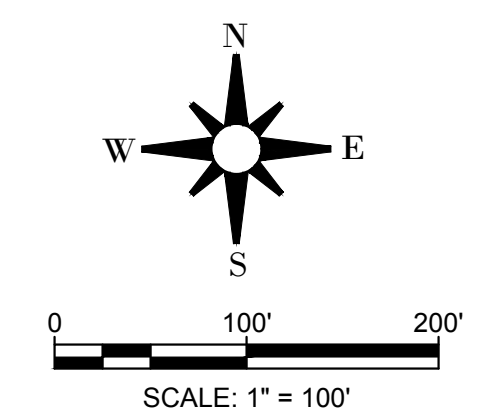
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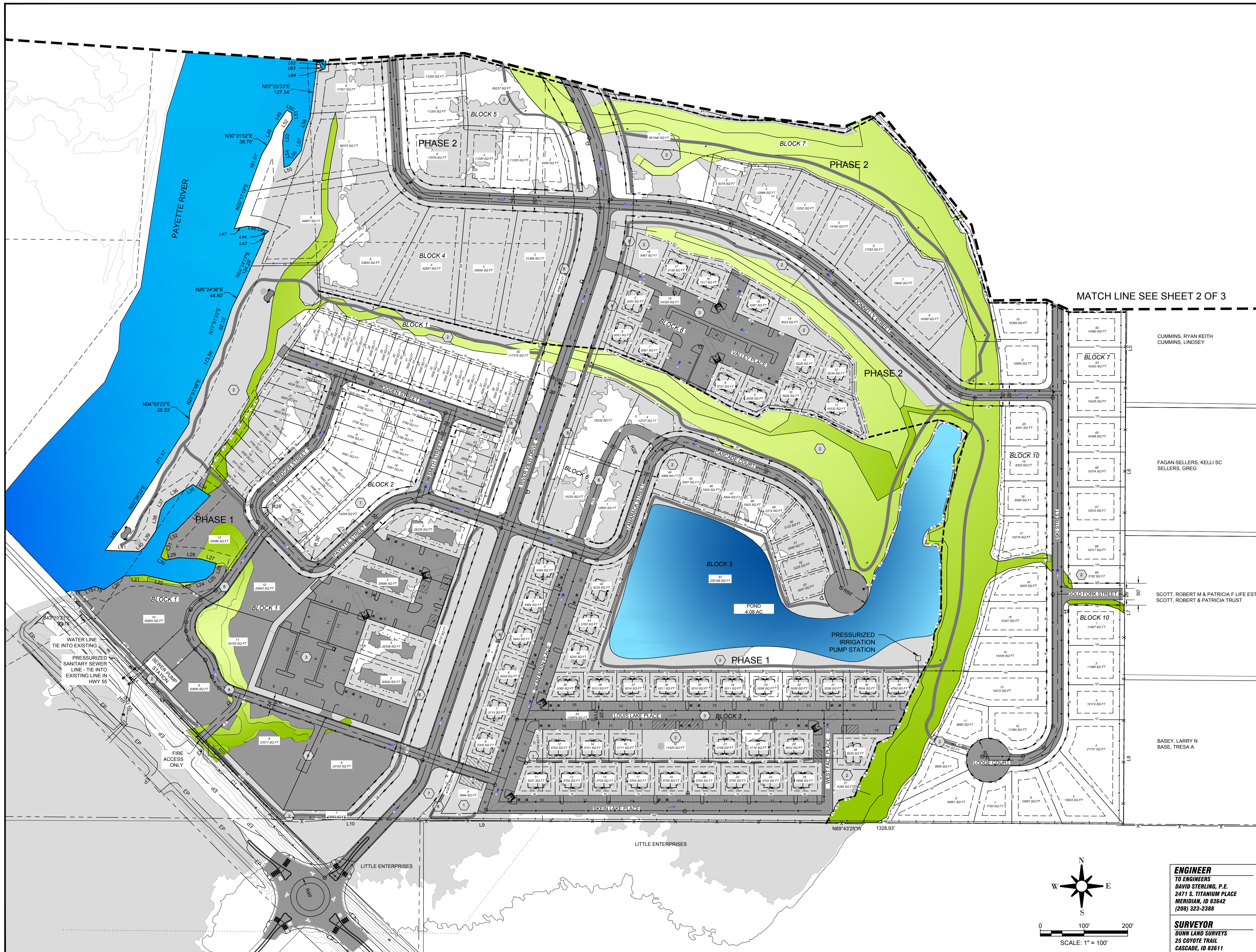
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**SURVEYOR**  
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SHEET 2 OF 3  
 DRAWN BY: CJ SHERLOCK  
 DATE: March 11, 2020  
 FILE: ORR\_PRELIM\_PLAT\_PG 1.dwg





**KEYNOTE SCHEDULE**

- 1 PARK AND RIVER ACCESS
- 2 COMMON LOT
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L27	113.29'	N44°18'58"E
L28	47.10'	N56°55'24"W
L29	23.34'	S57°15'54"W
L30	51.01'	S57°12'04"W
L31	19.69'	S31°32'26"W
L32	50.90'	S13°45'51"W
L33	45.66'	S34°49'29"W
L34	15.26'	S51°42'00"W
L35	78.23'	N87°47'55"W
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L42	27.06'	N19°13'54"E
L43	51.08'	N34°03'50"E
L44	12.85'	S60°34'24"E
L45	14.76'	S03°51'11"E
L46	34.86'	S33°04'55"W
L47	22.28'	S07°03'16"W
L48	58.51'	S03°06'17"E
L49	13.40'	N69°50'54"E
L50	43.03'	N39°06'06"E
L51	41.26'	N09°38'16"E
L52	37.44'	N20°13'35"E
L53	5.56'	S80°40'48"E
L54	9.29'	S16°17'15"E
L55	8.17'	S34°48'19"E
L56	5.18'	N68°23'07"E
L57	14.68'	N10°06'31"E
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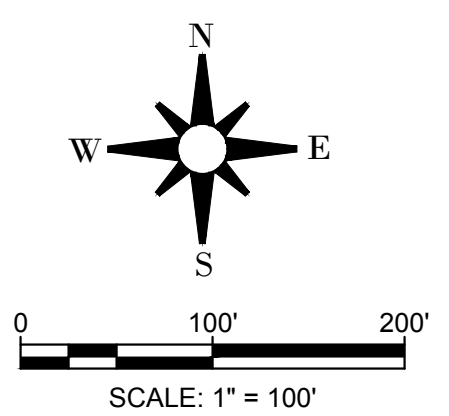
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SHEET 3 OF 3

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FILE: CRR\_PRELIM\_PLAT\_PG\_2.dwg

