

## Heather Soelberg

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**From:** steve@ateamboise.com  
**Sent:** Thursday, May 07, 2020 5:22 PM  
**To:** Heather Soelberg  
**Subject:** FW: City Comments on the Final Fiscal Impact Report  
**Attachments:** RD\_PRELIM PLAT\_PG 1\_03-20-2020.pdf; RD\_PRELIM PLAT\_PG 2\_03-20-2020.pdf; RD\_PRELIM PLAT\_COVER\_03-20-2020.pdf; TRD 3-11-20 Plat Pg. 3 - CITY REDLINES 3-17-20 App Comm.pdf; TRD 3-11-20 Plat Pg. 1 - CITY REDLINES 3-17-20 App Comm.pdf; TRD 3-11-20 Plat Pg. 2 - CITY REDLINES 3-17-20 App Comm.pdf

Heather,

Here are the documents that we will want to discuss Monday. Could you send me a Zoom request for sometime after 10am so try it out again, it would be just you and I. I'm hoping to try and draw on these a little and would like some help walking through how to do it.

I appreciate the help.

Thank You,



Steve Arnold, Project Manager

**208-871-7020**

[Steve@ateamboise.com](mailto:Steve@ateamboise.com)



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**From:** steve@ateamboise.com <steve@ateamboise.com>

**Sent:** Friday, March 20, 2020 7:01 PM

**To:** 'Peggy Breski' <peggyb@horrocks.com>; 'Stephen Bradbury' <steve@williamsbradbury.com>

**Cc:** 'Matthew A. Johnson' <mjohnson@WHITEPETERSON.com>; 'Judith R. Nissula' <mayor@cascadeid.us>; 'Trevor Howard' <TrevorH@horrocks.com>; 'Josh Davis' <josh@graniteexcavation.com>; 'Heather Soelberg' <clerk@cascadeid.us>; 'Yvette Davis' <yvetteidavis@gmail.com>; fphillipdavis@gmail.com

**Subject:** RE: City Comments on the Final Fiscal Impact Report

Peggy,

Attached are most of the modification as requested by the City, we have comments on the City's redlines that are also attached as labeled "App Comm". We did not modify all the notes as requested and we are still reviewing those requests but I thought I'd get the maps back to you for review to make sure there were not additional comments. Please keep in mind notes on a preliminary plat are not binding to a project and if there are concerns they should probably best be addressed through our DA. I will keep you posted on our response to the requested changes to the notes.

Please let me know if you have additional comments on the maps.

Thank You,



Steve Arnold, Project Manager

**208-871-7020**

[Steve@ateamboise.com](mailto:Steve@ateamboise.com)



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**From:** Peggy Breski <[peggyb@horrocks.com](mailto:peggyb@horrocks.com)>

**Sent:** Wednesday, March 18, 2020 10:35 AM

**To:** [steve@ateamboise.com](mailto:steve@ateamboise.com); 'Stephen Bradbury' <[steve@williamsbradbury.com](mailto:steve@williamsbradbury.com)>

**Cc:** 'Matthew A. Johnson' <[mjohnson@WHITEPETERSON.com](mailto:mjohnson@WHITEPETERSON.com)>; Judith R. Nissula <[mayor@cascadeid.us](mailto:mayor@cascadeid.us)>; Trevor Howard <[TrevorH@horrocks.com](mailto:TrevorH@horrocks.com)>; 'Josh Davis' <[josh@graniteexcavation.com](mailto:josh@graniteexcavation.com)>; Heather Soelberg <[clerk@cascadeid.us](mailto:clerk@cascadeid.us)>; 'Yvette Davis' <[yvetteidavis@gmail.com](mailto:yvetteidavis@gmail.com)>; [fphillipdavis@gmail.com](mailto:fphillipdavis@gmail.com)

**Subject:** RE: City Comments on the Final Fiscal Impact Report

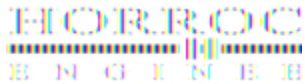
Steve A,

Please find attached redlines on the most recent Plat Map as sent. I'm reviewing if we need to add any NOTES, so additions there may be forthcoming.

Thanks so much,

**Peggy Breski**

Senior Planner | Project Manager



2775 W. Navigator Dr., Suite 210  
Meridian, Idaho 83642

**Phone** 208-895-2520, ext. 435

**Email** [peggyb@horrocks.com](mailto:peggyb@horrocks.com)

**Web** [www.horrocks.com](http://www.horrocks.com)

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**From:** [steve@ateamboise.com](mailto:steve@ateamboise.com) <[steve@ateamboise.com](mailto:steve@ateamboise.com)>

**Sent:** Friday, March 13, 2020 3:03 PM

**To:** Peggy Breski <[peggyb@horrocks.com](mailto:peggyb@horrocks.com)>; 'Stephen Bradbury' <[steve@williamsbradbury.com](mailto:steve@williamsbradbury.com)>

**Cc:** 'Matthew A. Johnson' <[mjohnson@WHITEPETERSON.com](mailto:mjohnson@WHITEPETERSON.com)>; Judith R. Nissula <[mayor@cascadeid.us](mailto:mayor@cascadeid.us)>; Trevor Howard <[TrevorH@horrocks.com](mailto:TrevorH@horrocks.com)>; 'Josh Davis' <[josh@graniteexcavation.com](mailto:josh@graniteexcavation.com)>; Heather Soelberg <[clerk@cascadeid.us](mailto:clerk@cascadeid.us)>; 'Yvette Davis' <[yvetteidavis@gmail.com](mailto:yvetteidavis@gmail.com)>; [fphillipdavis@gmail.com](mailto:fphillipdavis@gmail.com)

**Subject:** RE: City Comments on the Final Fiscal Impact Report

Peggy/Heather,

Attached is the modified preliminary plat reflecting the changes that ITD wanted, a hard copy will be delivered Monday.

Have a great weekend!

Thank You,



Steve Arnold, Project Manager

**208-871-7020**

[Steve@ateamboise.com](mailto:Steve@ateamboise.com)



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**From:** Peggy Breski <[peggyb@horrocks.com](mailto:peggyb@horrocks.com)>

**Sent:** Friday, March 13, 2020 1:01 PM

**To:** [steve@ateamboise.com](mailto:steve@ateamboise.com); 'Stephen Bradbury' <[steve@williamsbradbury.com](mailto:steve@williamsbradbury.com)>

**Cc:** Matthew A. Johnson <[mjohnson@WHITEPETERSON.com](mailto:mjohnson@WHITEPETERSON.com)>; Judith R. Nissula <[mayor@cascadeid.us](mailto:mayor@cascadeid.us)>; Trevor Howard <[TrevorH@horrocks.com](mailto:TrevorH@horrocks.com)>; 'Josh Davis' <[josh@graniteexcavation.com](mailto:josh@graniteexcavation.com)>; Heather Soelberg <[clerk@cascadeid.us](mailto:clerk@cascadeid.us)>

**Subject:** City Comments on the Final Fiscal Impact Report

Good afternoon,

Please find attached comments on the final Fiscal Impact Report, as discussed in yesterday's face-to-face meeting.

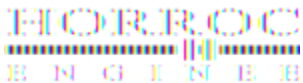
I plan to have a call with staff at City Hall and the consultant on Monday or Tuesday to resolve our concerns/questions, if that works with their schedules.

Matt: after such meeting I'll memorialize the call and send to you.

Thanks so much,

**Peggy Breski**

Senior Planner | Project Manager



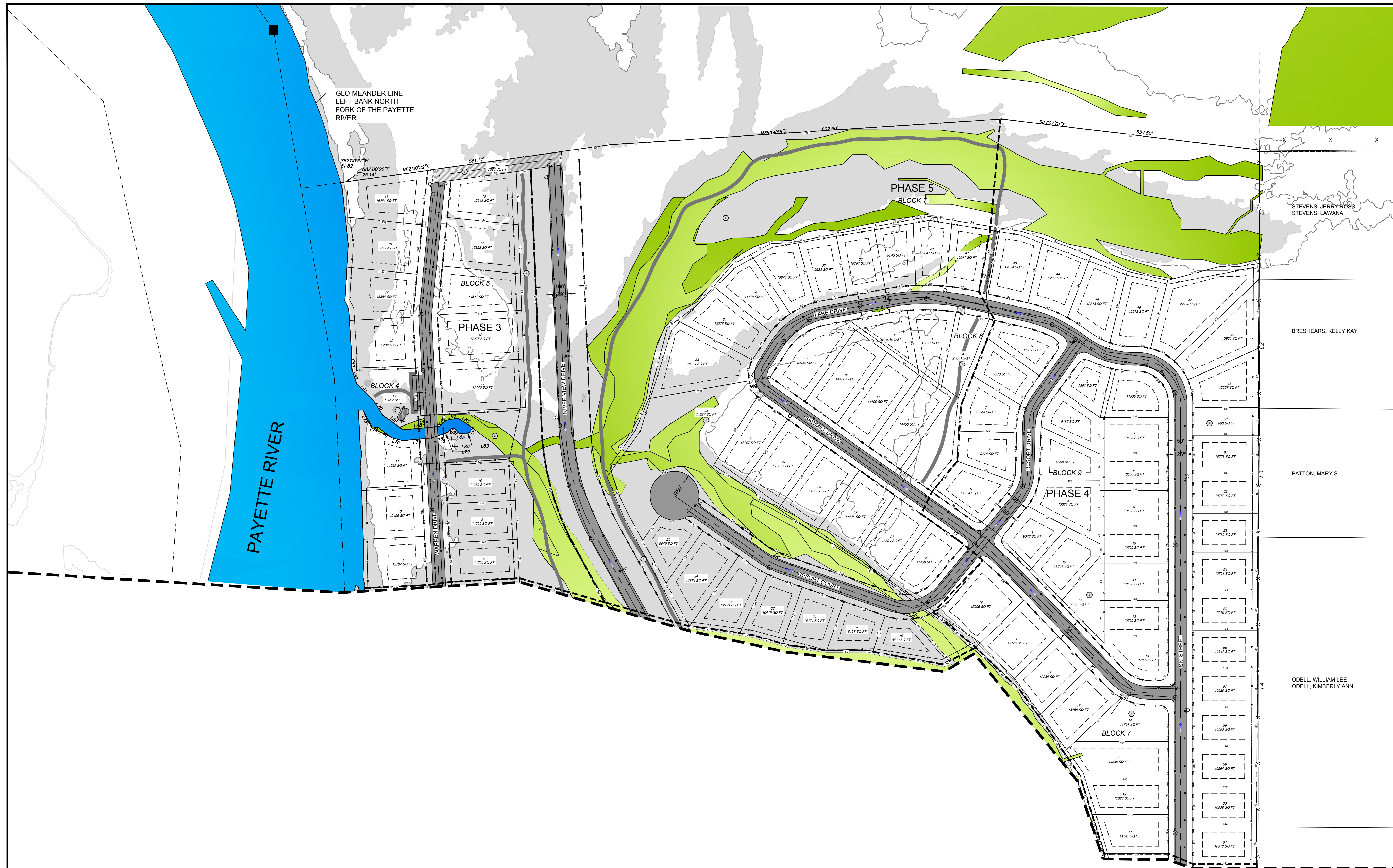
2775 W. Navigator Dr., Suite 210  
Meridian, Idaho 83642

**Phone** 208-895-2520, ext. 435

**Email** [peggyb@horrocks.com](mailto:peggyb@horrocks.com)

**Web** [www.horrocks.com](http://www.horrocks.com)





**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 EMERGENCY ACCESS
- 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
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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
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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
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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
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L83	31.70'	N57°57'04"W
L84	23.73'	S79°29'15"W
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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

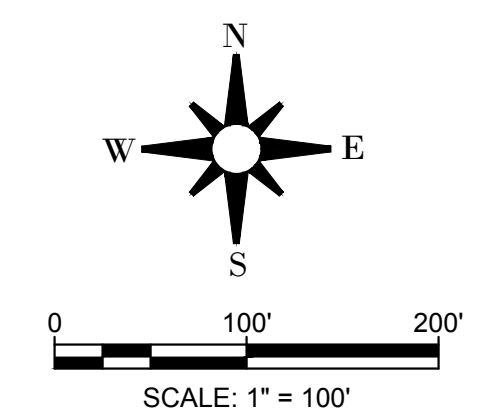
**PLANNER / CONTACT**  
 STEVE ARNOLD  
 A-TEAM LAND CONSULTANTS  
 1785 WHISPER COVE AVE.  
 BOISE, ID 83709  
 208-871-7020

**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

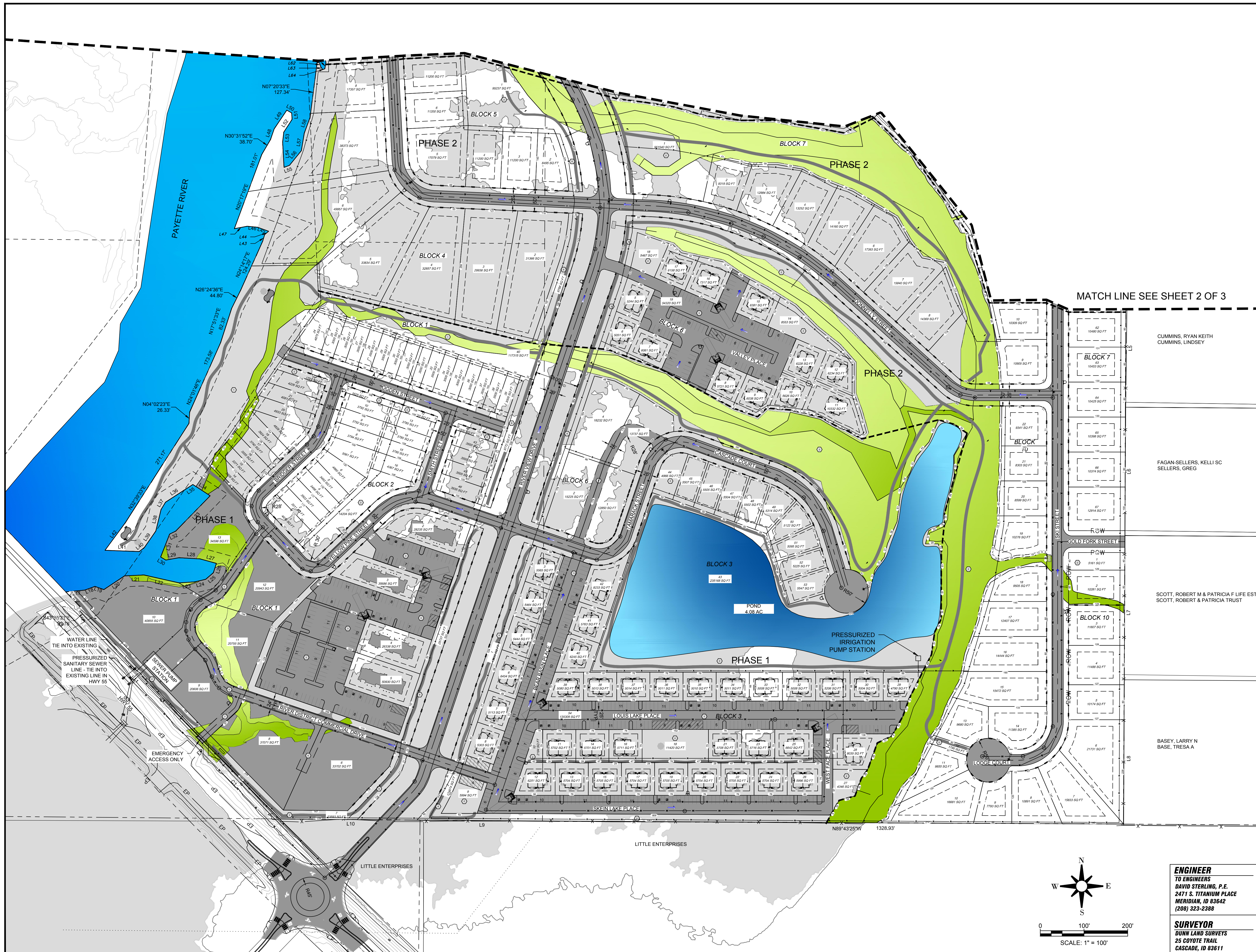
**ENGINEER**  
 TO ENGINEERS  
 DAVID STERLING, P.E.  
 2471 S. TITANIUM PLACE  
 MERIDIAN, ID 83642  
 (208) 323-2388

**SURVEYOR**  
 DUNN LAND SURVEYS  
 25 COYOTE TRAIL  
 CASCADE, ID 83611  
 (208) 634-6886



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
- ③ PRIVATE DRIVE ISLE
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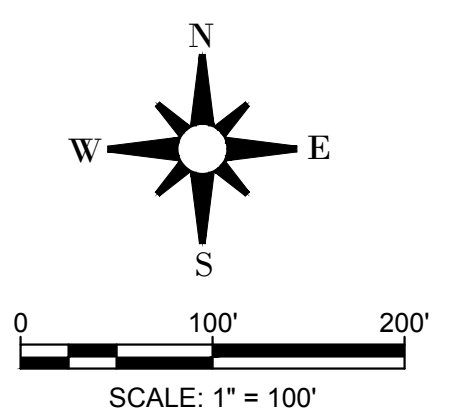
**THE RIVER DISTRICT**  
**PRELIMINARY PLAT/PUD MAP**  
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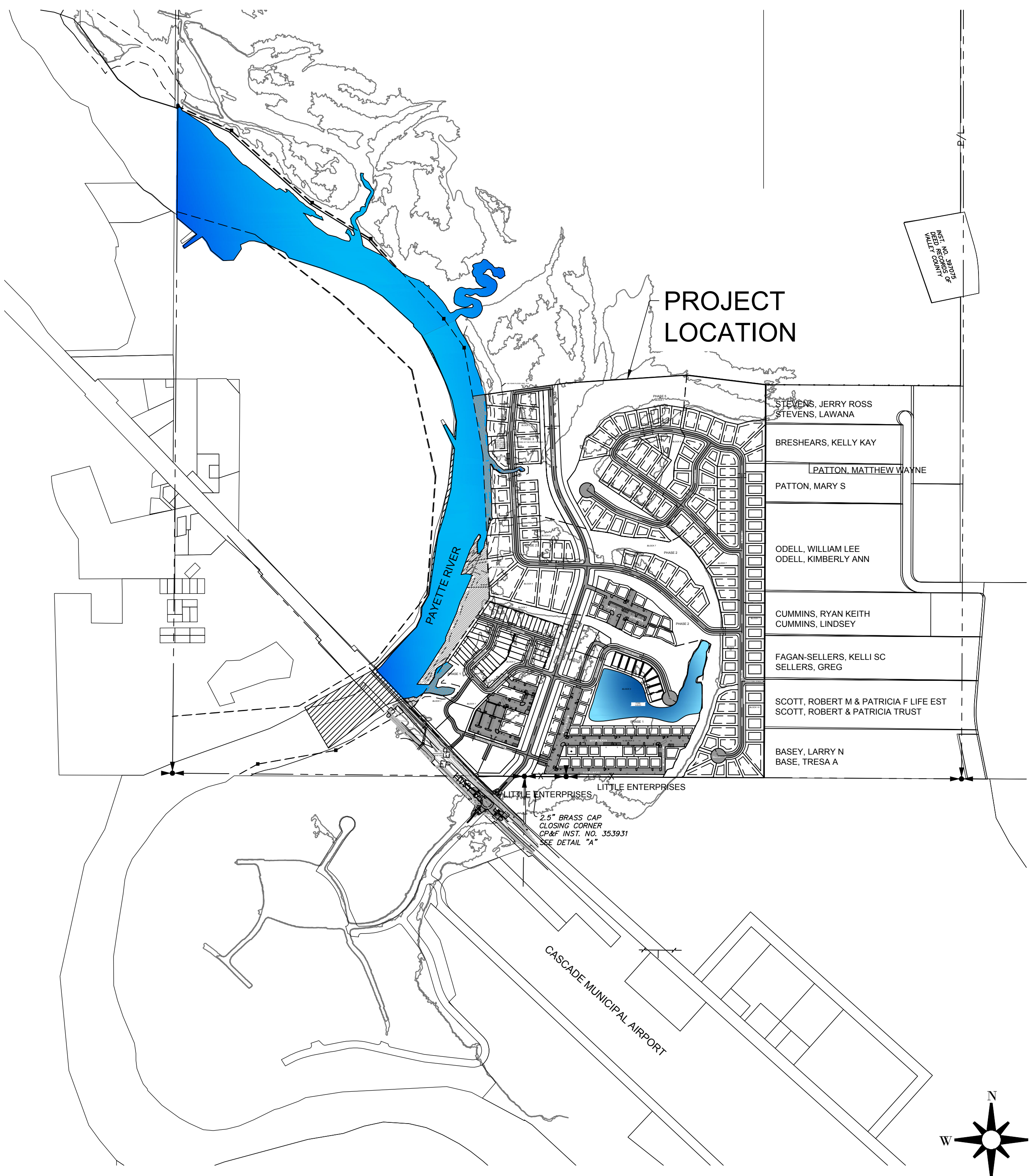
**SURVEYOR**  
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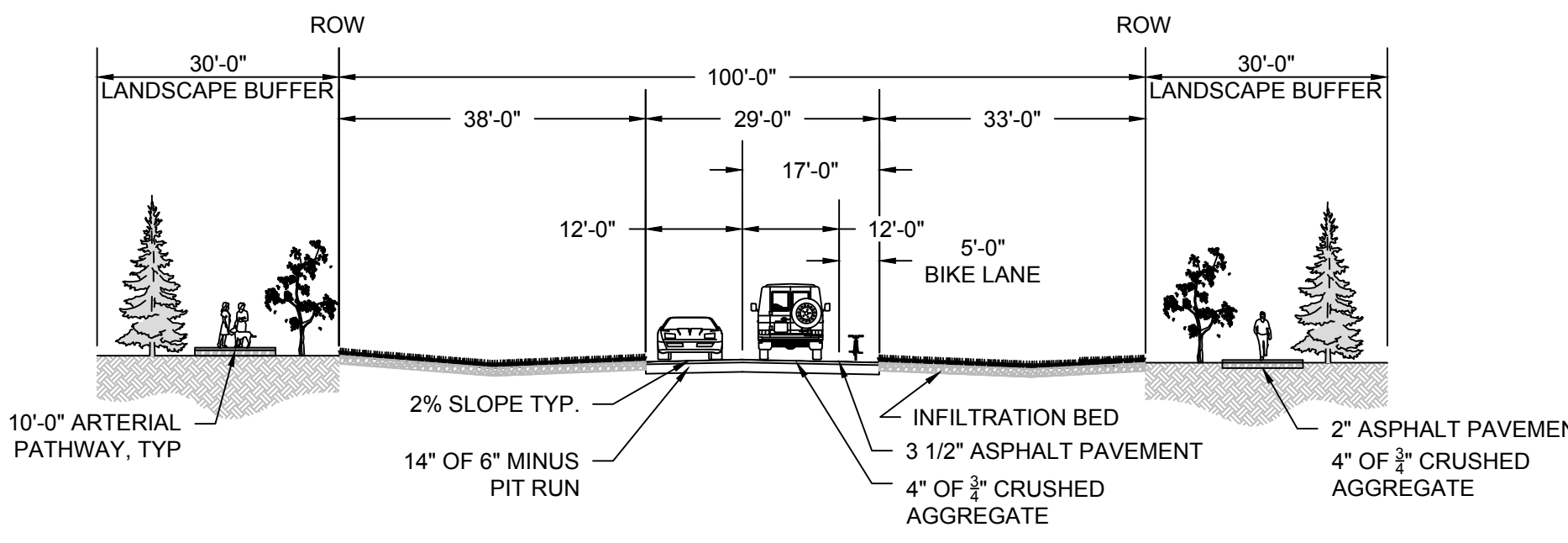
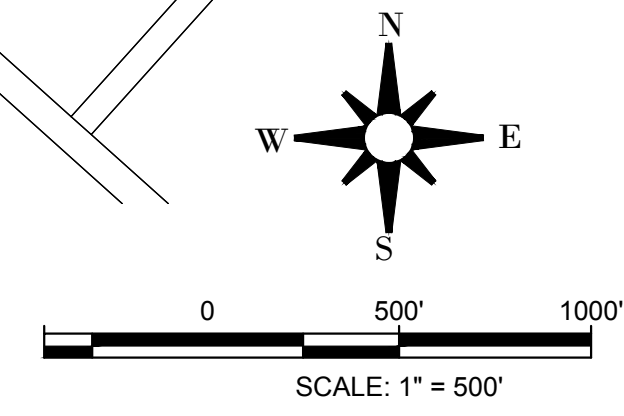
SHEET 3 OF 3  
 DRAWN BY: CJ SHERLOCK  
 DATE: March 11, 2020  
 FILE: CRR\_PRELIM\_PLAT\_PG\_2.dwg



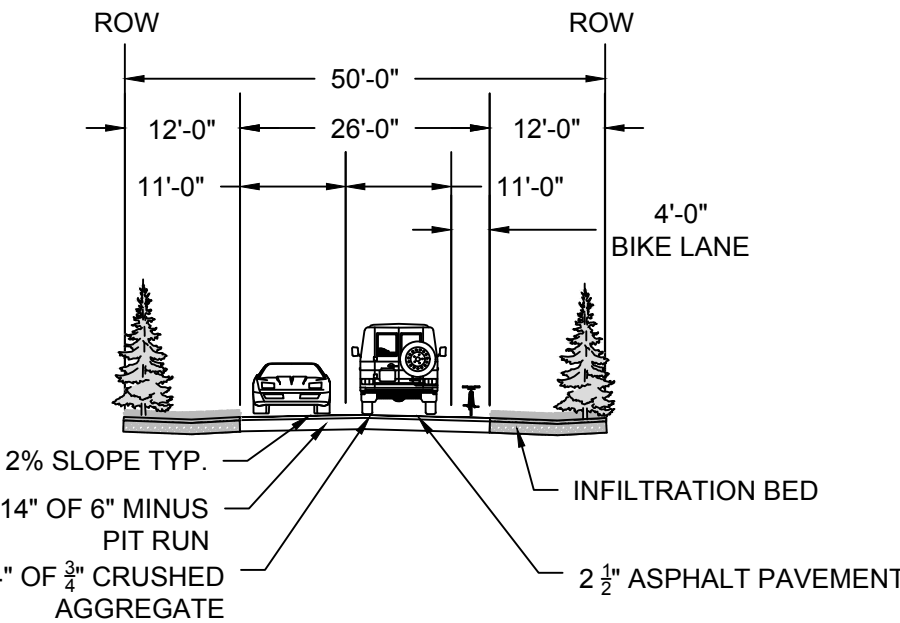




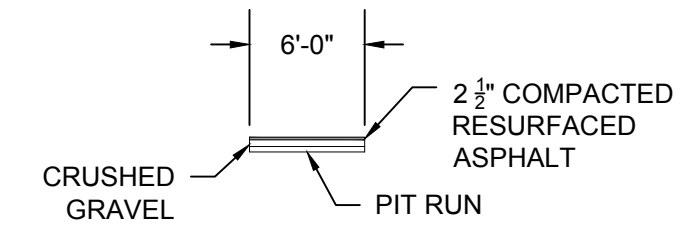
VICINITY MAP



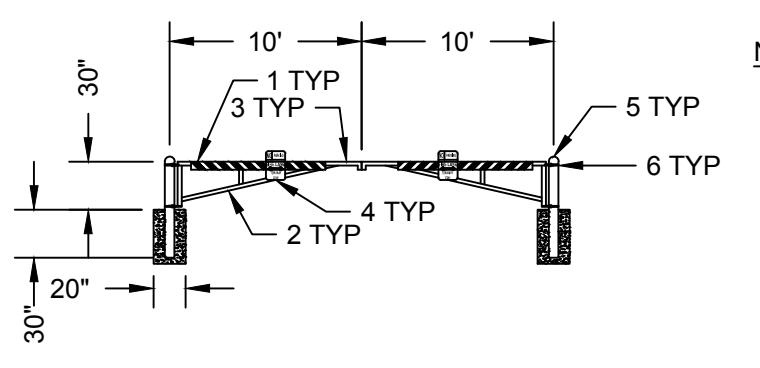
100' MINOR ARTERIAL STREET SECTION  
SCALE - 1:20



50' LOCAL ROAD STREET SECTION  
SCALE - 1:20



6' COMPACTED RESURFACED ASPHALT  
DETACHED 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, BLOCK 7, LOT 4 BLOCK 8, LOT 14 BLOCK 9, LOT 1 & 12 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. RIVER DISTRICT COMMERCIAL DRIVE AND SECONDARY EMERGENCY 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	<b>MULTIFAMILY PARKING:</b>	
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	28 SPACES
COMMON LOTS:	34.93 ACRE	BLOCK 5 - 4 PLEX VISITOR	23 SPACES
POUNDS:	4.08 ACRE	TOTAL:	337 SPACES
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	50'
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

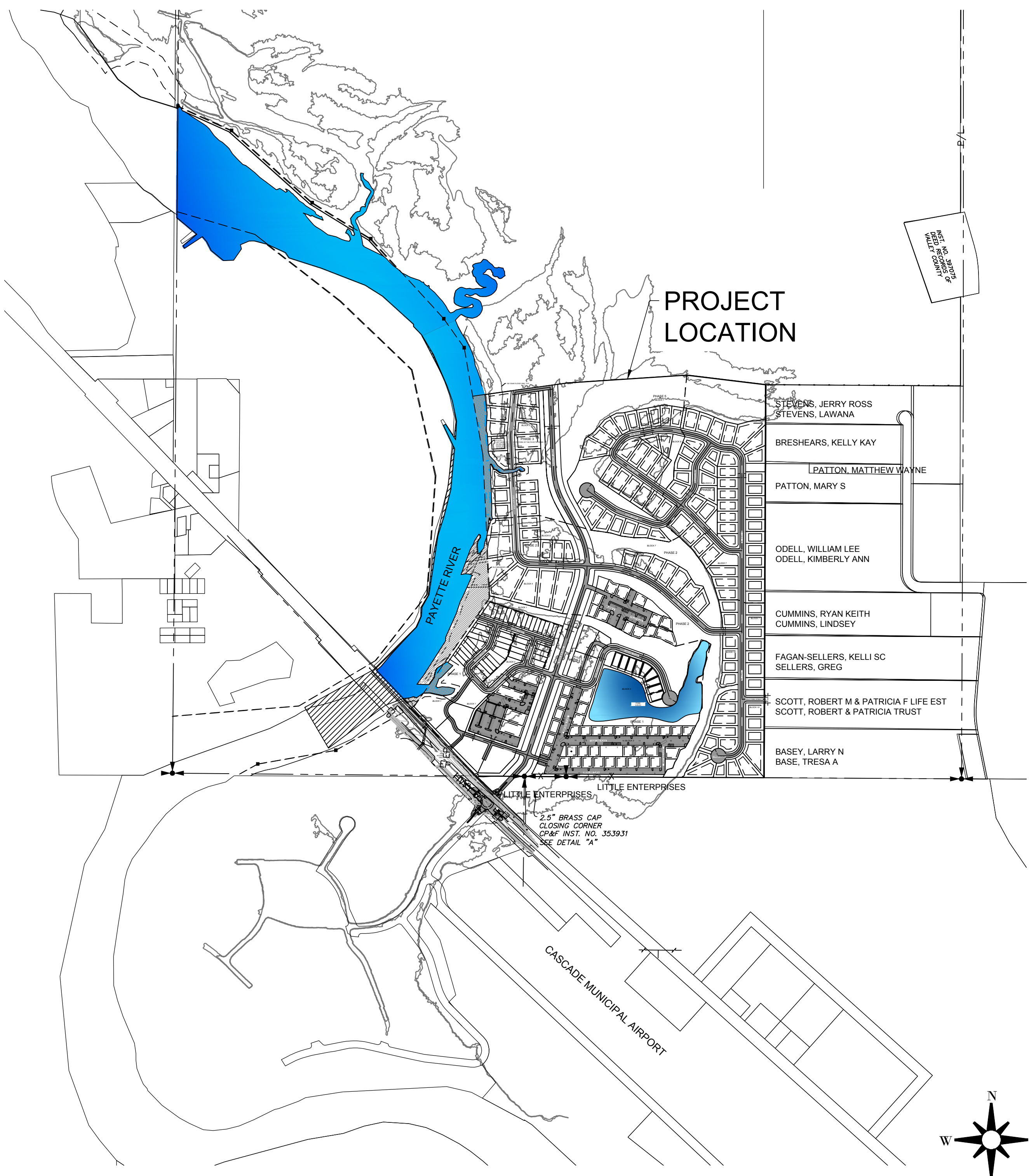
**ENGINEER**  
TO ENGINEERS  
DAVID STERLING, P.E.  
2471 S. TITANIUM PLACE  
MERIDIAN, ID 83642  
(208) 323-2388

**SURVEYOR**  
DUNN LAND SURVEYS  
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CASCADE, ID 83611  
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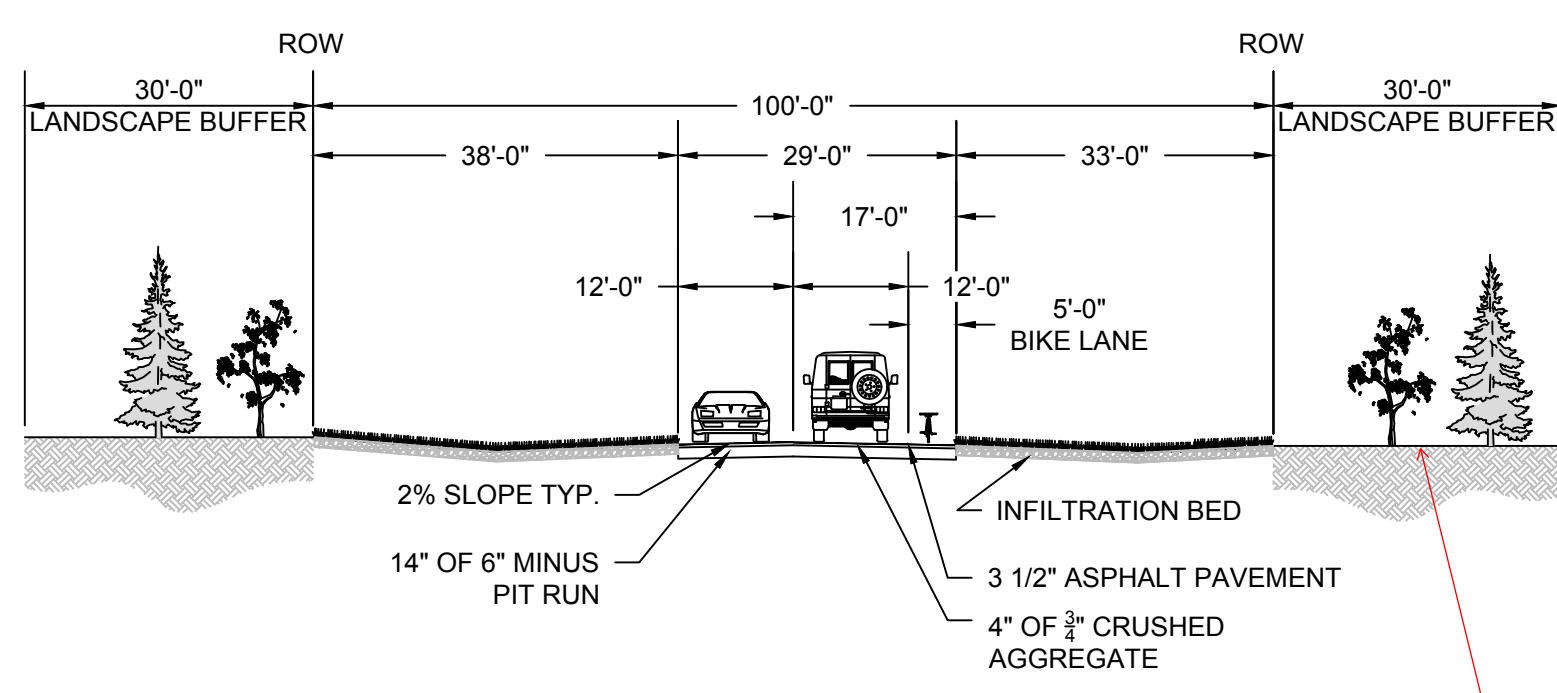


SHEET 1 OF 3  
DRAWN BY: CJ SHERLOCK  
DATE: March 20, 2020  
FILE: CRR\_PRELIM PLAT COVER.dwg

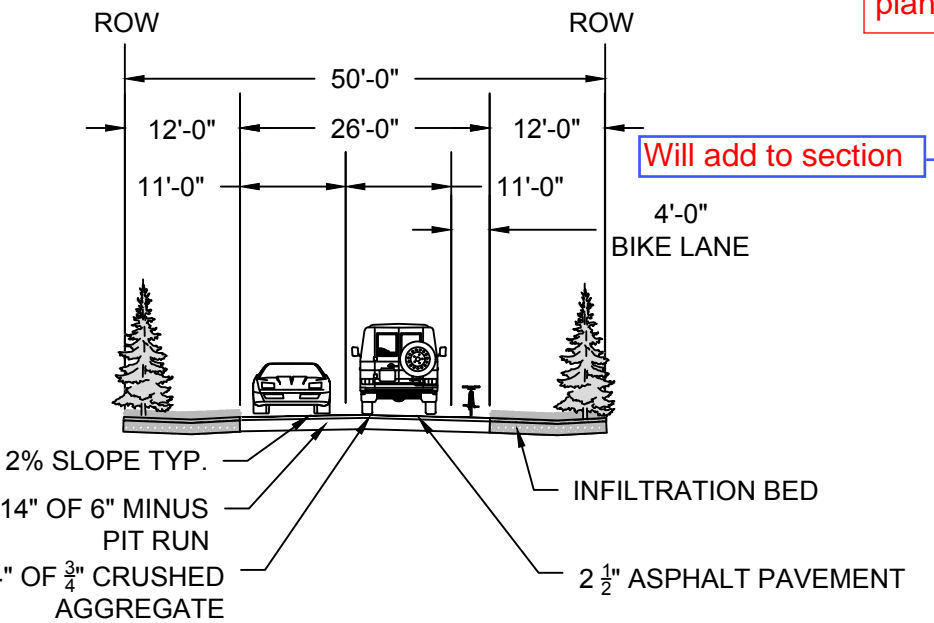




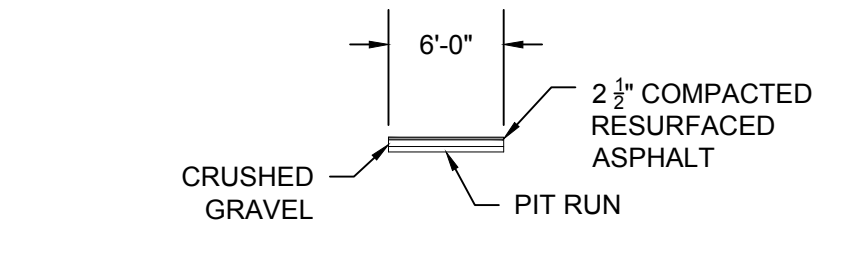
VICINITY MAP



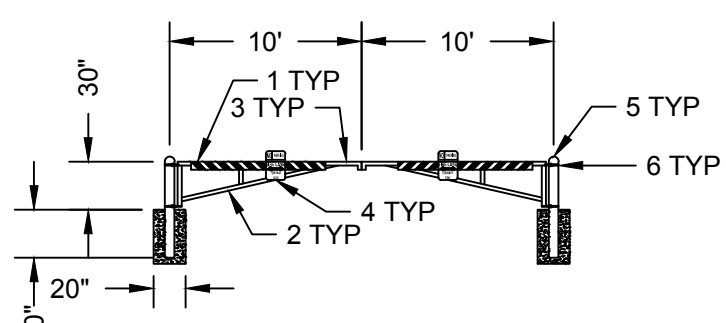
100' MINOR ARTERIAL STREET SECTION  
SCALE - 1:20



50' LOCAL ROAD STREET SECTION  
SCALE - 1:20



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



GATE FIRE ACCESS  
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" 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

**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.
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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:
Label by name		BLOCK 1 - (4) 16 PLEX
Emergency access		BLOCK 1 - HANDICAP
ADDRESSES:	55 S31 T14N R4E	BLOCK 2 - 16 PLEX VISITOR
CURRENT ZONING:	MU	TOTAL:
PROPOSED ZONING:	R3, C	BLOCK 5 - (36) 4 PLEX
Modified as requested		BLOCK 5 - HANDICAP
ILS:		BLOCK 5 - 4 PLEX VISITOR
PROPERTY SIZE:	122.407 ACRE	TOTAL:
COMMON LOTS:	34.93 ACRE	BLOCK 6 - (12) 4 PLEX
PONDS:	4.08 ACRE	BLOCK 6 - HANDICAP
WETLAND & PARK AREA:	30.85 ACRE	BLOCK 6 - 4 PLEX VISITOR
SINGLE FAMILY:	64.16 ACRE	TOTAL:
COMMERCIAL:	5.79 ACRE	BLOCK 5 - (36) 4 PLEX
MULTIFAMILY:	10.07 ACRE	BLOCK 5 - HANDICAP
TOWNHOME:	4.99 ACRE	BLOCK 5 - 4 PLEX VISITOR
COTTAGE:	1.23 ACRE	TOTAL:
LINEAR STREET LENGTH:	15817.17 LF	BLOCK 6 - (12) 4 PLEX
LINEAR PATHWAY LENGTH:	12845.69 LF	BLOCK 6 - HANDICAP
TOTAL LOTS:	284	BLOCK 6 - 4 PLEX VISITOR
COMMON LOTS:	39	TOTAL:
COTTAGE:	9	192 SPACES
TOWNHOME:	43	10 SPACES
MULTIFAMILY:	11	9 SPACES
COMMERCIAL:	1	211 SPACES
SINGLE FAMILY:	135	288 SPACES
DENSITY:		28 SPACES
SINGLE FAMILY:	2.10/ACRE	23 SPACES
COTTAGE:	8.13/ACRE	337 SPACES
TOWNHOUSE:	9.42/ACRE	96 SPACES
MULTIFAMILY:	28.59/ACRE	4 SPACES
SETBACKS:		4 SPACES
FRONT		104 SPACES
SINGLE FAMILY	20'	
COTTAGE	15'	
TOWNHOUSES	10'	
MULTIFAMILY	10'	
COMMERCIAL	0'	
RIVERSIDE/SHORE	15'	
BACK		
SINGLE FAMILY	20'	
COTTAGE	15'	
TOWNHOUSES	10'	
MULTIFAMILY	10'	
COMMERCIAL	0'	
RIVERSIDE/SHORE	20'	
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SINGLE FAMILY	15'	
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MULTIFAMILY	10'	
COMMERCIAL	0'	
Modified as requested		
SITE AMENITIES:		
GAZEBO, PICNIC AREAS, WALKING & BIKE PATHS, PLAZA		

**LEGEND**

---	SITE BOUNDARY LINE	▲	FOUND ALUMINUM CAP MONUMENT
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---	FLOODWAY		

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

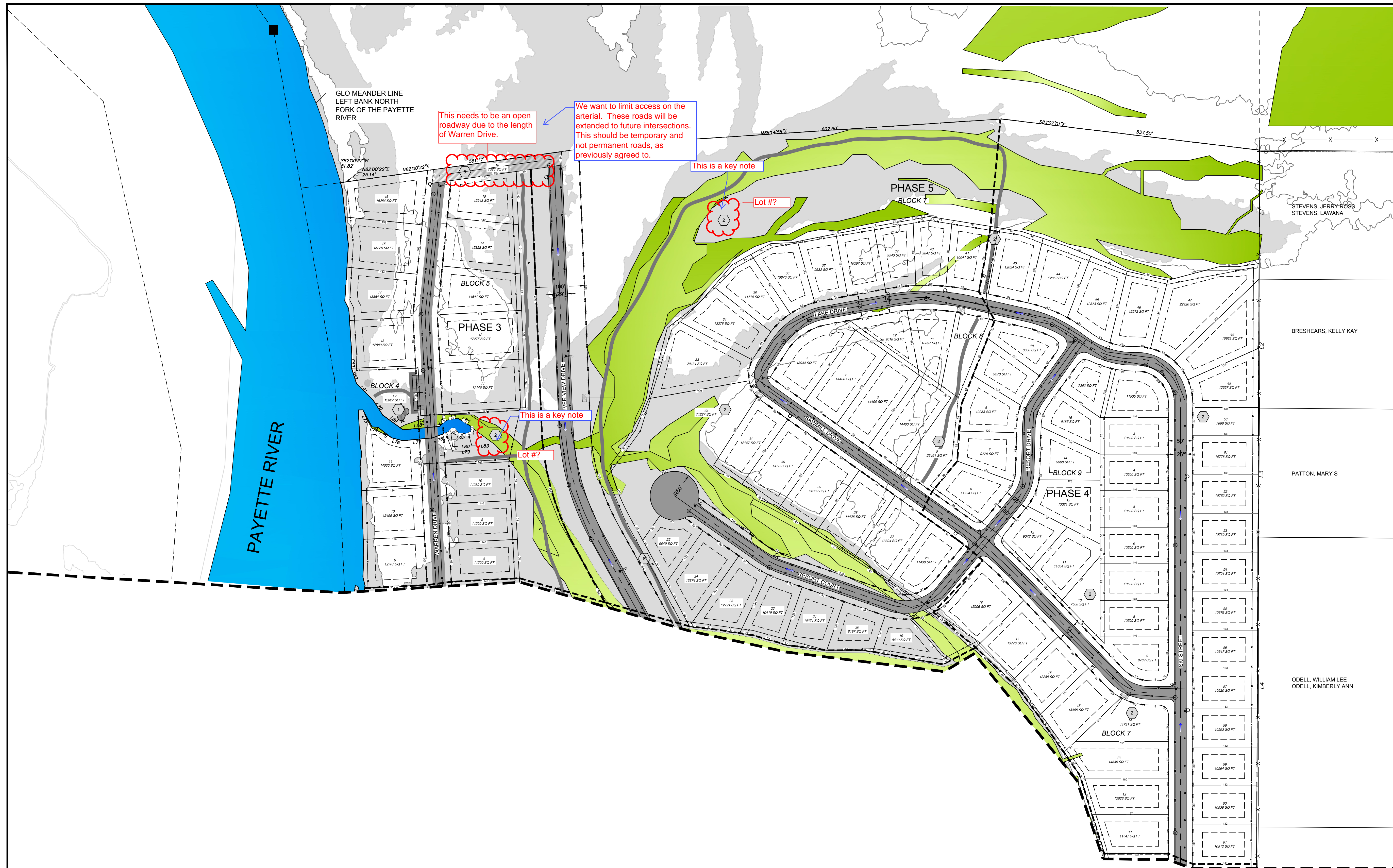
**ENGINEER**  
TO ENGINEERS  
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MERIDIAN, ID 83642  
(208) 323-2388

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



SHEET 1 OF 3  
DRAWN BY: CJ SHERLOCK  
DATE: March 11, 2020  
FILE: CRR\_PRELIM PLAT COVER.dwg





This needs to be an open roadway due to the length of Warren Drive.

We want to limit access on the arterial. These roads will be extended to future intersections. This should be temporary and not permanent roads, as previously agreed to.

This is a key note

Lot #?

This is a key note

Lot #?

MATCH LINE SEE SHEET 3 OF 3

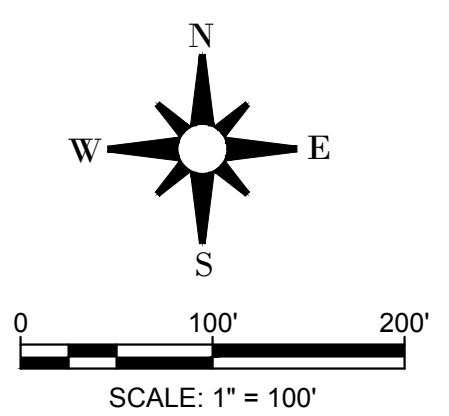
**PLANNER / CONTACT**  
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 208-871-7020

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 19 WARM LAKE HWY  
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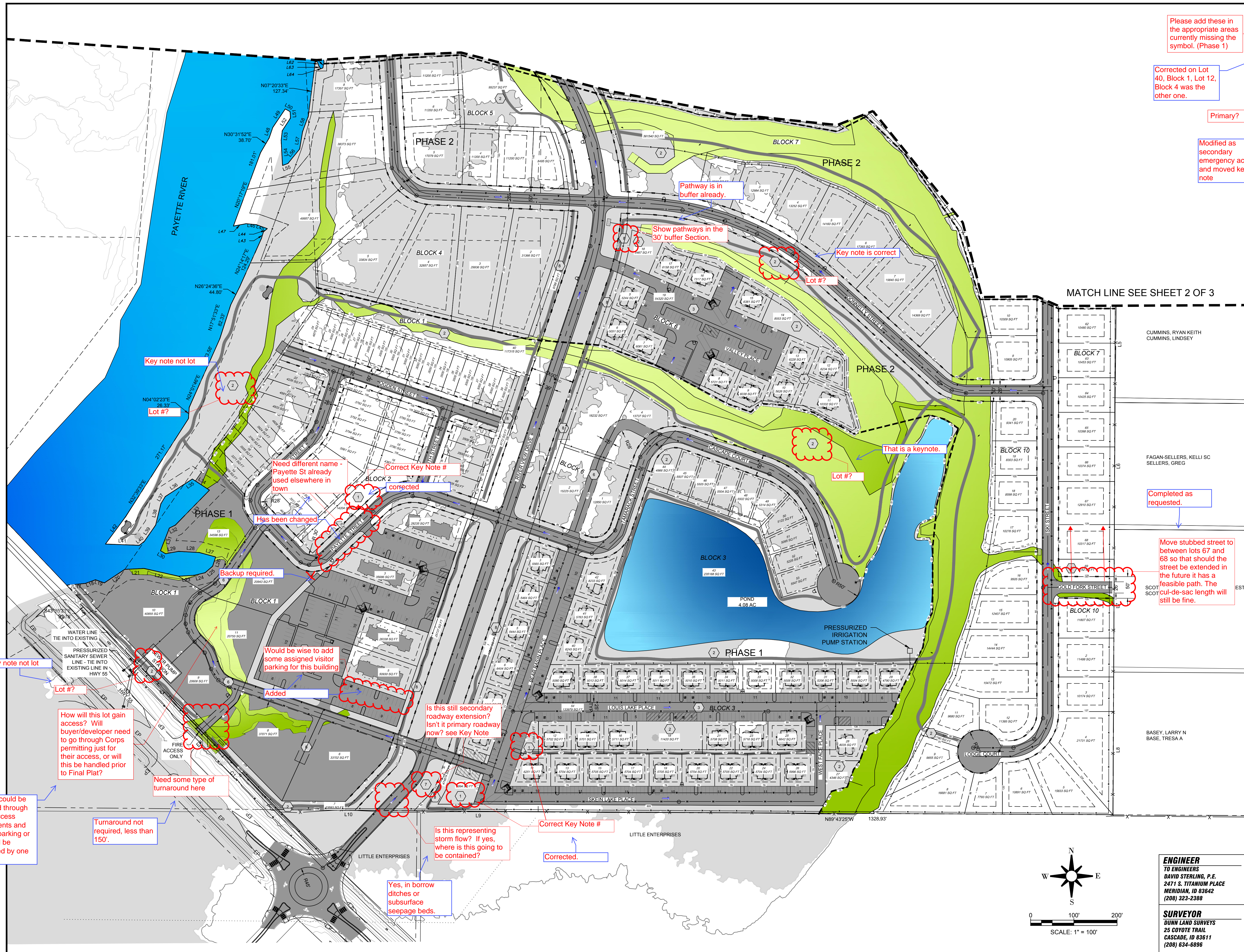
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 DUNN LAND SURVEYS  
 25 COYOTE TRAIL  
 CASCADE, ID 83611  
 (208) 634-6886



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





Please add these in the appropriate areas currently missing the symbol. (Phase 1)

Corrected on Lot 40, Block 1, Lot 12, Block 4 was the other one.

Primary?

Modified as secondary emergency access and moved key note

- 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	LINE	LENGTH	BEARING
L1	264.80'	S00°16'59"W	L48	27.06'	N19°13'54"E
L2	264.68'	S00°14'35"W	L49	51.08'	N34°03'50"E
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	25.14'	N07°43'49"E
L13	25.36'	S70°15'52"W	L60	18.09'	N10°58'21"W
L14	21.33'	N70°17'27"W	L61	7.17'	N02°42'19"W
L15	57.11'	S56°40'02"W	L62	9.15'	N89°15'39"E
L16	44.70'	N87°27'04"E	L63	39.66'	S28°34'14"E
L17	81.42'	S77°09'45"E	L64	12.46'	S84°54'05"E
L18	36.18'	N86°24'49"E	L65	34.50'	S52°12'49"E
L19	22.75'	N49°23'22"E	L66	24.37'	S75°29'46"E
L20	22.61'	N18°06'45"E	L67	60.44'	N84°33'55"E
L21	38.32'	N74°41'52"W	L68	78.23'	N70°11'14"E
L22	48.32'	N86°36'46"W	L69	9.75'	N41°07'48"E
L23	31.12'	S79°59'26"W	L70	6.08'	N78°05'20"E
L24	13.64'	N58°56'18"W	L71	13.19'	S39°11'54"E
L25	56.42'	N21°29'59"E	L72	14.76'	S81°04'23"E
L26	14.91'	N64°19'31"E	L73	12.07'	N67°52'49"E
L27	113.29'	N44°18'58"E	L74	11.29'	N00°37'45"E
L28	47.10'	N56°55'24"W	L75	19.65'	S49°24'59"W
L29	23.34'	S57°15'54"W	L76	74.55'	S84°42'23"W
L30	51.01'	S57°12'04"W	L77	51.76'	N53°51'26"W
L31	19.69'	S31°32'26"W	L78	35.06'	N32°42'31"W
L32	50.90'	S13°45'51"W	L79	49.65'	N44°38'04"W
L33	45.66'	S34°49'29"W	L80	32.60'	N17°34'34"W
L34	15.26'	S51°42'00"W	L81	26.29'	N00°58'27"E
L35	78.23'	N87°47'55"W	L82	18.33'	N26°53'57"W
L36	11.74'	N49°48'55"E			
L37	76.92'	N36°25'43"E			
L38	15.92'	N16°53'15"E			
L39	23.56'	N84°13'28"W			
L40	30.26'	S79°27'16"W			

MATCH LINE SEE SHEET 2 OF 3

Completed as requested

Move stubbed street between lots 67 and 68 so that should the street be extended in the future it has a feasible path. The cul-de-sac length will still be fine.

BASEY, LARRY N  
BASE, TRESA A

Key note not lot

Lot #?

Need different name - Payette St already used elsewhere in town

Has been changed

Backup required.

Correct Key Note # corrected

Would be wise to add some assigned visitor parking for this building

Added

Key note not lot

Lot #?

How will this lot gain access? Will buyer/developer need to go through Corps permitting just for their access, or will this be handled prior to Final Plat?

Need some type of turnaround here

Access could be obtained through cross access agreements and shared parking or lot could be combined by one use.

Turnaround not required, less than 150'.

Is this representing storm flow? If yes, where is this going to be contained?

Yes, in borrow ditches or subsurface seepage beds.

Pathway is in buffer already.

Show pathways in the 30' buffer Section.

Key note is correct

Lot #?

That is a keynote.

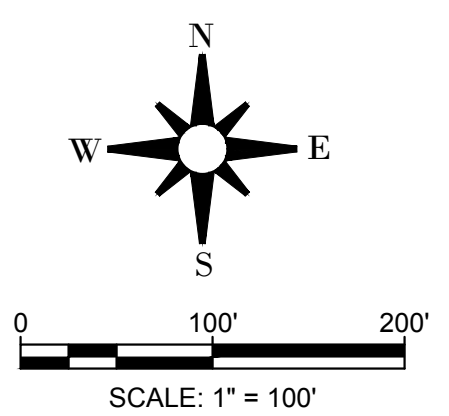
Lot #?

Correct Key Note #

Corrected.

Correct Key Note #

Corrected.



**PLANNER / CONTACT**  
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SHEET 3 OF 3  
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