

PRELIMINARY PLAT SHOWING WILDERNEST RIVER SUBDIVISION

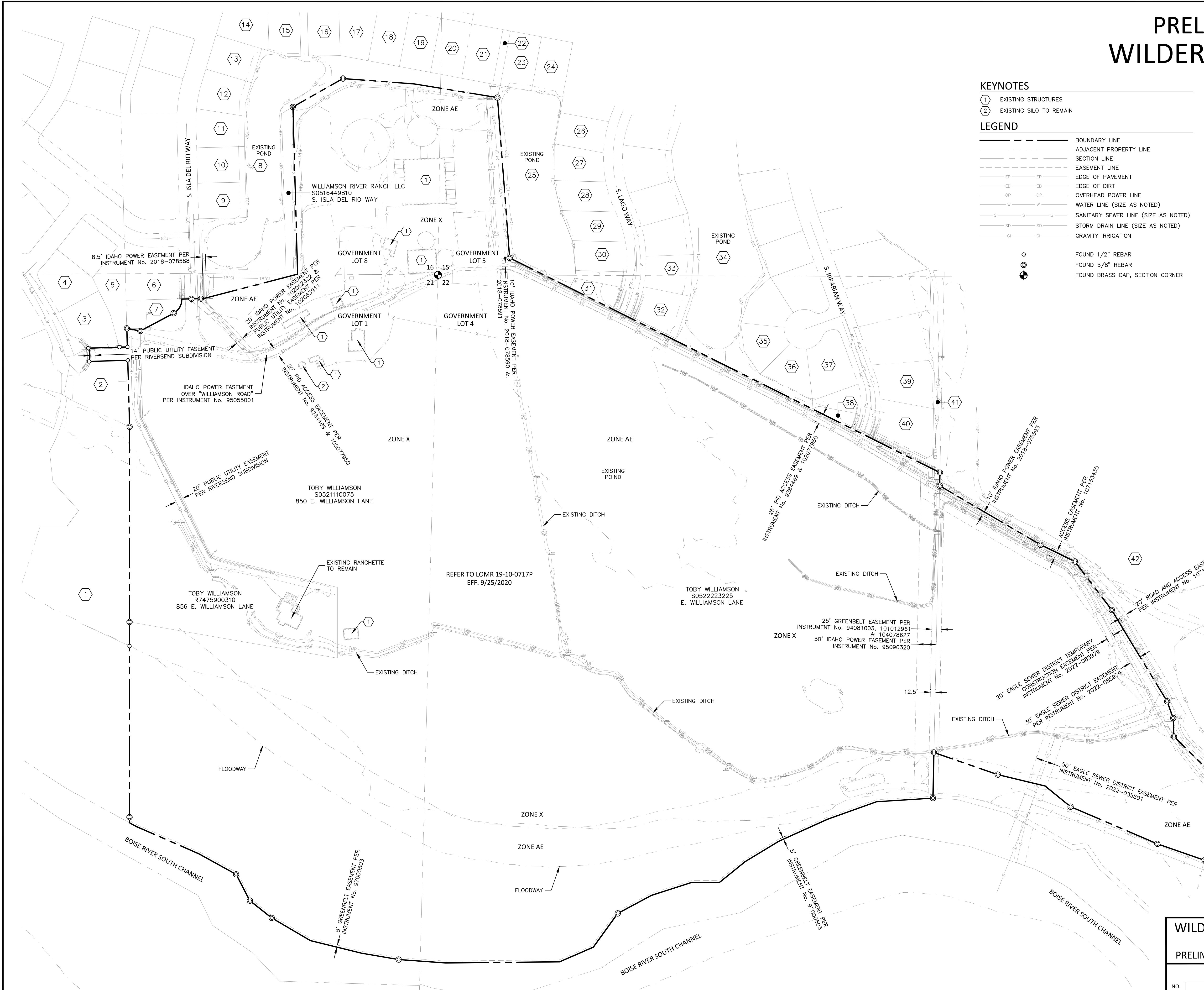
KEYNOTES

- ① EXISTING STRUCTURES
- ② EXISTING SILO TO REMAIN

LEGEND

- BOUNDARY LINE
- - - ADJACENT PROPERTY LINE
- SECTION LINE
- - - EASEMENT LINE
- EP EP EDGE OF PAVEMENT
- ED ED EDGE OF DIRT
- OP OP OVERHEAD POWER LINE
- W W WATER LINE (SIZE AS NOTED)
- S S SANITARY SEWER LINE (SIZE AS NOTED)
- SD SD STORM DRAIN LINE (SIZE AS NOTED)
- GI GI GRAVITY IRRIGATION
- FOUND 1/2" REBAR
- ⊙ FOUND 5/8" REBAR
- ⊙ FOUND BRASS CAP, SECTION CORNER

#	PARCEL NO.	PRIMARY OWNER	PROPERTY ADDRESS
1	R7475960100	GIANNONE FAMILY TRUST	1582 E. RIVERS END COURT
2	R7475900300	JOHN SWAIM	1540 E. RIVERS END COURT
3	R7475900320	MICHAEL HOWSE	1512 E. RIVERS END COURT
4	R7475900330	PAUL & SANDY MANN LIVING TRUST	1968 S. RIVERBIRCH WAY
5	R7475900350	RIVERS END NEIGHBORHOOD ASSOC.	E. ISLAND WOOD DRIVE
6	R9435070040	DEAN & LINDA JEDRY FAMILY TRUST	1951 S. ISLA DEL RIO WAY
7	R9435070060	WILLIAMSON RIVER RANCH LLC.	S. ISLA DEL RIO WAY
8	R9435070540	WILLIAMSON RIVER RANCH LLC.	1920 S. ISLA DEL RIO WAY
9	R9435070560	ROBERT HERRMAN	1874 S. ISLA DEL RIO WAY
10	R9435070580	HUNTER FAMILY TRUST	1848 S. ISLA DEL RIO WAY
11	R9435070600	FRANK CHRISTOPHER	1822 S. ISLA DEL RIO WAY
12	R9435070620	FOLEY FAMILY TRUST	1796 S. ISLA DEL RIO WAY
13	R9435070640	TRI SLAVEN	1770 S. ISLA DEL RIO WAY
14	R9435070660	KIMBERLY TARUM	1744 S. ISLA DEL RIO WAY
15	R9435070680	MORGAN FAMILY TRUST	1499 E. CROWNE POINTE DRIVE
16	R9435070700	ANDREW KNOWLES	1521 E. CROWNE POINTE DRIVE
17	R9435070720	STEVEN JEHRING	1543 E. CROWNE POINTE DRIVE
18	R9435070740	BRYAN HILL	1565 E. CROWNE POINTE DRIVE
19	R9435070760	RICHARD ILLIA	1587 E. CROWNE POINTE DRIVE
20	R9435070780	RANDY TROBOCK	1609 E. CROWNE POINTE DRIVE
21	R9435080520	LOREN MONTIERTH	1625 E. CROWNE POINTE DRIVE
22	R9435080540	WILLIAMSON RIVER RANCH OA INC.	E. CROWNE POINTE DRIVE
23	R9435080560	JANIE BIRD	1659 E. CROWNE POINTE DRIVE
24	R9435080580	ENRIQUE GARCIA JR.	1693 E. CROWNE POINTE DRIVE
25	R9435090380	WILLIAMSON RIVER RANCH OA INC.	S. LAGO WAY
26	R9435090280	DANIEL GRATTAN	1803 S. LAGO WAY
27	R9435090300	JOHN RACZ	1819 S. LAGO WAY
28	R9435090320	DANIEL VANDERMEULEN	1829 S. LAGO WAY
29	R9435090340	O'BERGIN FAMILY TRUST	1847 S. LAGO WAY
30	R9435090360	TOY RICH	1871 S. LAGO WAY
31	R9435090400	WILLIAMSON RIVER RANCH LLC.	1889 S. LAGO WAY
32	R9435090540	SEAN LEMP	1888 S. LAGO WAY
33	R9435090520	PAUL & SUSAN DIETZ	1872 S. LAGO WAY
34	R9435090560	WILLIAMSON RIVER RANCH OA INC.	1935 S. RIPARIAN WAY
35	R9435090760	YAIR BARNIV	1879 S. RIPARIAN WAY
36	R9435090780	WILLIAMSON RIVER RANCH LLC.	1887 S. RIPARIAN WAY
37	R9435090800	JOHN OSMER	1895 S. RIPARIAN WAY
38	R9435090820	WILLIAMSON RIVER RANCH LLC.	S. RIPARIAN WAY
39	R9435090200	PETER & SHIRLEY BRANDL	1926 S. RIPARIAN WAY
40	R9435090220	DIGIUSEPPE FAMILY TRUST	1950 S. RIPARIAN WAY
41	R9435090240	WILLIAMSON RIVER RANCH OA INC.	S. RIPARIAN WAY
42	S0522212400	OLDCASTLE MMG INC.	E. STATE STREET



PRELIMINARY PLAT - EXISTING CONDITIONS

0 120 240 360
Plan Scale: 1" = 120'

WILDERNEST RIVER SUBDIVISION
EAGLE, IDAHO
PRELIMINARY PLAT - EXISTING CONDITIONS

REVISIONS		
NO.	ITEM	DATE

5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: DECEMBER 2023

PROJECT: 22-247

SHEET NO. PP2.0

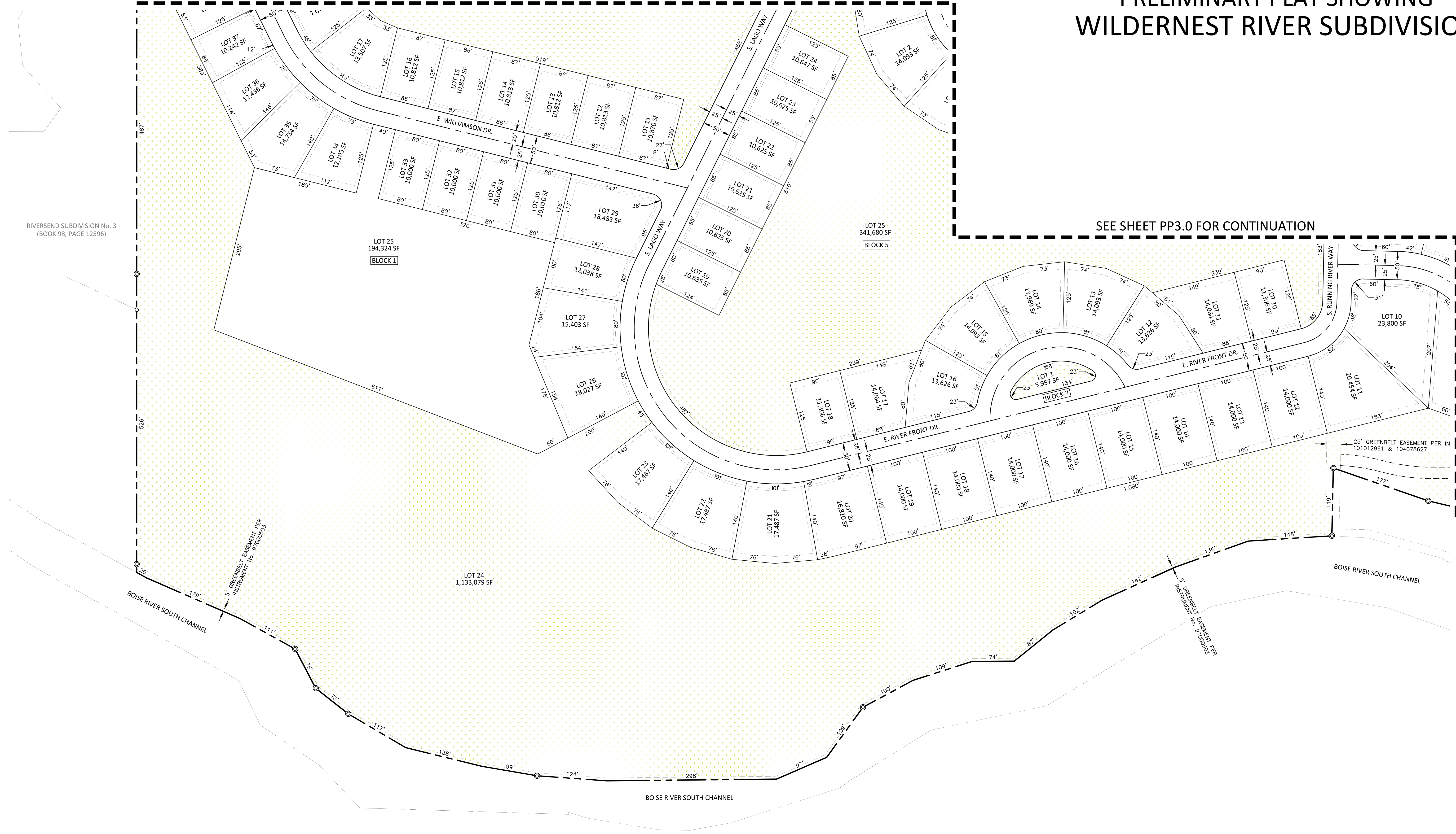
P:\22-247\CAD\PLAT\PRELIMINARY\22-247 PP EXISTING CONDITIONS.DWG, JOSHUA LANZ, 11/25/2023, DWG TO PDF, ACS, 18X36, LIPD

PRELIMINARY PLAT SHOWING WILDERNEST RIVER SUBDIVISION

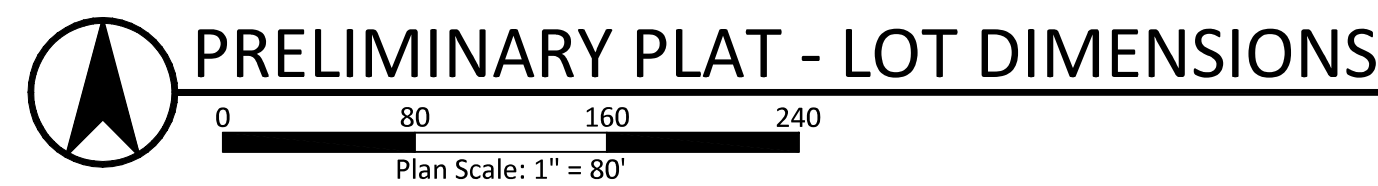
SEE SHEET PP3.0 FOR CONTINUATION

SEE SHEET PP3.0 FOR CONTINUATION

SEE SHEET PP3.2 FOR CONTINUATION



RIVERSEND SUBDIVISION No. 3
(BOOK 98, PAGE 12596)

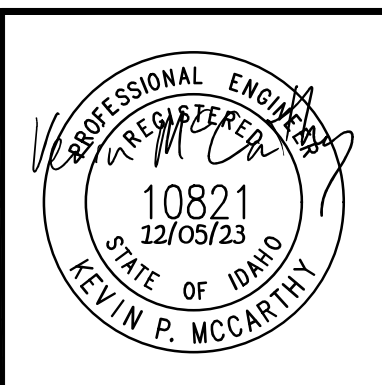


LEGEND

	PROJECT BOUNDARY LINE
	ADJACENT PROPERTY LINE
	SECTION LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	COMMON AREA
	FOUND 1/2" REBAR
	FOUND 5/8" REBAR
	FOUND BRASS CAP, SECTION CORNER

WILDERNEST RIVER SUBDIVISION
EAGLE, IDAHO
PRELIMINARY PLAT - LOT DIMENSIONS

REVISIONS		
NO.	ITEM	DATE



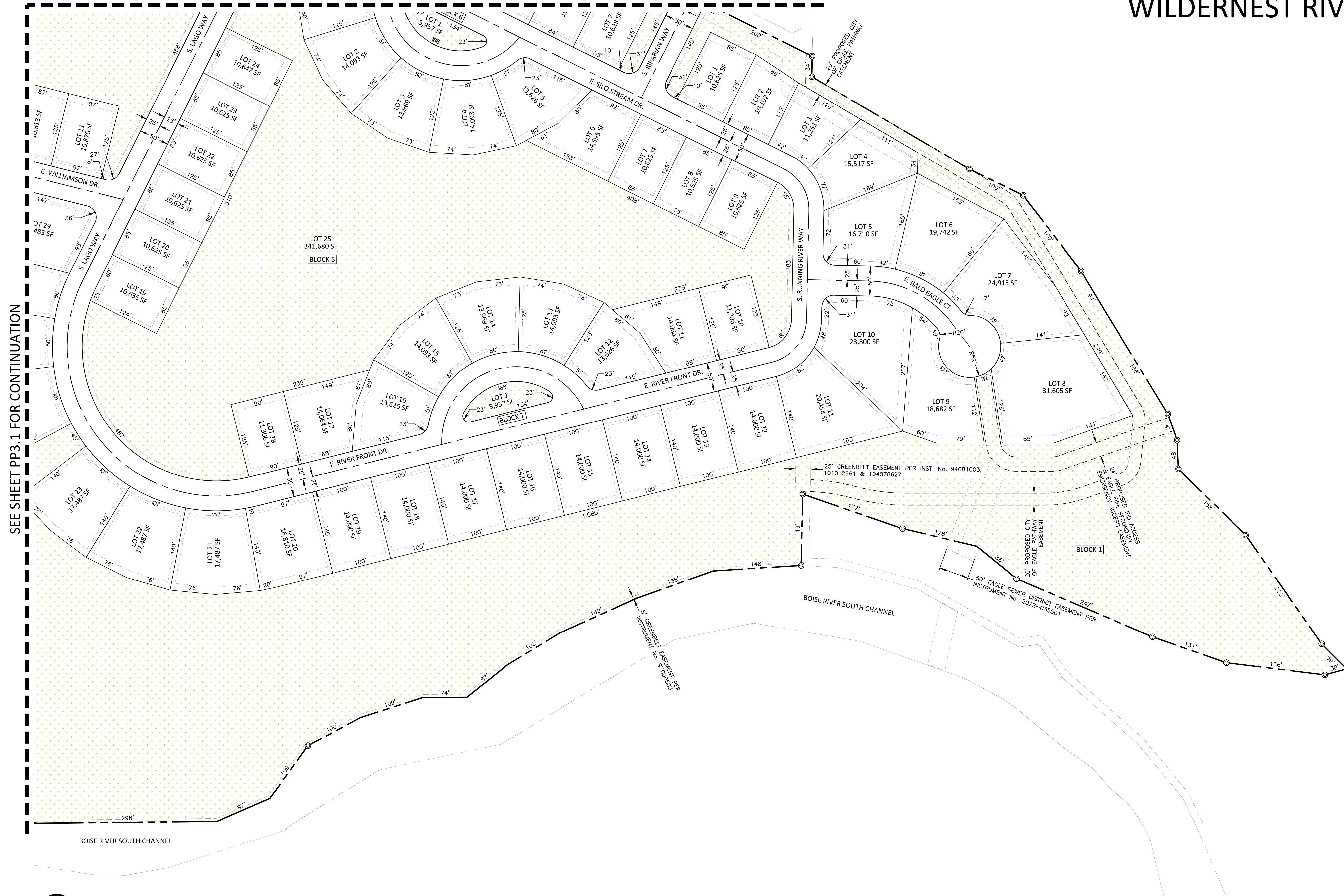
km
ENGINEERING
5725 NORTH DISCOVERY WAY
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PHONE (208) 639-6939
kmengllp.com

DATE: DECEMBER 2023
PROJECT: 22-247
SHEET NO.
PP3.1

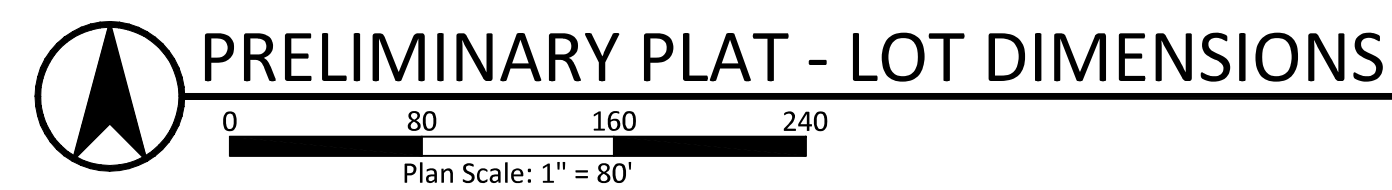
P:\22-ART\CAD\PLAT\PRELIMINARY\22-247 PP LOT DIMENSIONS.DWG, JOSHUA LANTZ, 11/25/2023, DWG TO PDF A3, ANKSA, LP01

PRELIMINARY PLAT SHOWING WILDERNEST RIVER SUBDIVISION

SEE SHEET PP3.0 FOR CONTINUATION



SEE SHEET PP3.1 FOR CONTINUATION

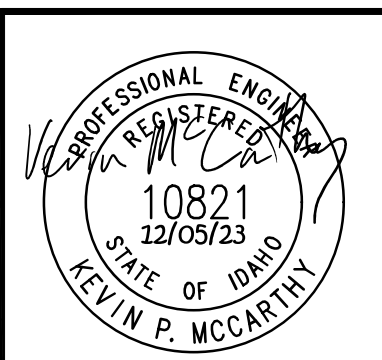


LEGEND

- PROJECT BOUNDARY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- COMMON AREA
- FOUND 1/2" REBAR
- FOUND 5/8" REBAR
- FOUND BRASS CAP, SECTION CORNER

WILDERNEST RIVER SUBDIVISION EAGLE, IDAHO PRELIMINARY PLAT - LOT DIMENSIONS

REVISIONS		
NO.	ITEM	DATE



DATE: DECEMBER 2023
PROJECT: 22-247
SHEET NO.
PP3.2

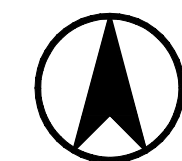
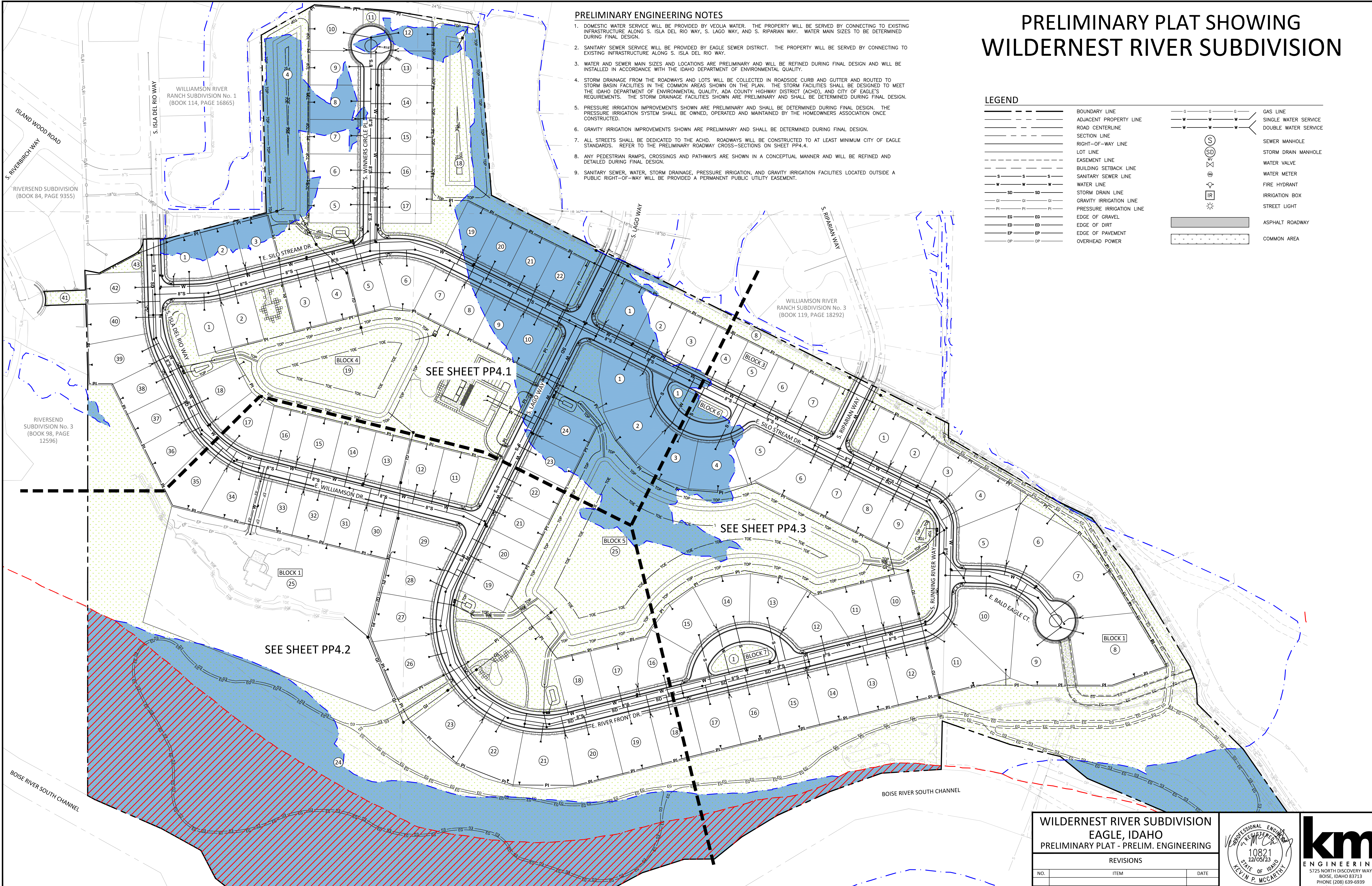
PRELIMINARY PLAT SHOWING WILDERNEST RIVER SUBDIVISION

PRELIMINARY ENGINEERING NOTES

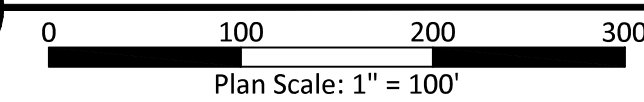
- DOMESTIC WATER SERVICE WILL BE PROVIDED BY VEOLIA WATER. THE PROPERTY WILL BE SERVED BY CONNECTING TO EXISTING INFRASTRUCTURE ALONG S. ISLA DEL RIO WAY, S. LAGO WAY, AND S. RIPARIAN WAY. WATER MAIN SIZES TO BE DETERMINED DURING FINAL DESIGN.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY EAGLE SEWER DISTRICT. THE PROPERTY WILL BE SERVED BY CONNECTING TO EXISTING INFRASTRUCTURE ALONG S. ISLA DEL RIO WAY.
- WATER AND SEWER MAIN SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN AND WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY.
- STORM DRAINAGE FROM THE ROADWAYS AND LOTS WILL BE COLLECTED IN ROADSIDE CURB AND GUTTER AND ROUTED TO STORM BASIN FACILITIES IN THE COMMON AREAS SHOWN ON THE PLAN. THE STORM FACILITIES SHALL BE DESIGNED TO MEET THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY, ADA COUNTY HIGHWAY DISTRICT (ACHD), AND CITY OF EAGLE'S REQUIREMENTS. THE STORM DRAINAGE FACILITIES SHOWN ARE PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN.
- PRESSURE IRRIGATION IMPROVEMENTS SHOWN ARE PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN. THE PRESSURE IRRIGATION SYSTEM SHALL BE OWNED, OPERATED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION ONCE CONSTRUCTED.
- GRAVITY IRRIGATION IMPROVEMENTS SHOWN ARE PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN.
- ALL STREETS SHALL BE DEDICATED TO THE ACHD. ROADWAYS WILL BE CONSTRUCTED TO AT LEAST MINIMUM CITY OF EAGLE STANDARDS. REFER TO THE PRELIMINARY ROADWAY CROSS-SECTIONS ON SHEET PP4.4.
- ANY PEDESTRIAN RAMPS, CROSSINGS AND PATHWAYS ARE SHOWN IN A CONCEPTUAL MANNER AND WILL BE REFINED AND DETAILED DURING FINAL DESIGN.
- SANITARY SEWER, WATER, STORM DRAINAGE, PRESSURE IRRIGATION, AND GRAVITY IRRIGATION FACILITIES LOCATED OUTSIDE A PUBLIC RIGHT-OF-WAY WILL BE PROVIDED A PERMANENT PUBLIC UTILITY EASEMENT.

LEGEND

	BOUNDARY LINE		GAS LINE
	ADJACENT PROPERTY LINE		SINGLE WATER SERVICE
	ROAD CENTERLINE		DOUBLE WATER SERVICE
	SECTION LINE		SEWER MANHOLE
	RIGHT-OF-WAY LINE		STORM DRAIN MANHOLE
	LOT LINE		WATER VALVE
	EASEMENT LINE		WATER METER
	BUILDING SETBACK LINE		FIRE HYDRANT
	SANITARY SEWER LINE		IRRIGATION BOX
	WATER LINE		STREET LIGHT
	STORM DRAIN LINE		ASPHALT ROADWAY
	GRAVITY IRRIGATION LINE		COMMON AREA
	PRESSURE IRRIGATION LINE		
	EDGE OF GRAVEL		
	EDGE OF DIRT		
	EDGE OF PAVEMENT		
	OVERHEAD POWER		

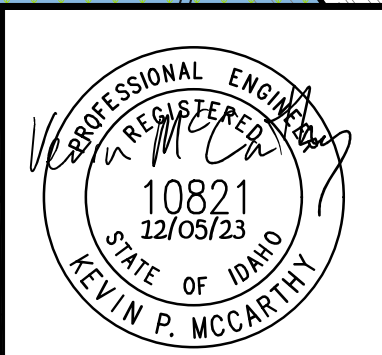


PRELIMINARY PLAT - PRELIMINARY ENGINEERING



WILDERNEST RIVER SUBDIVISION
EAGLE, IDAHO
PRELIMINARY PLAT - PRELIM. ENGINEERING

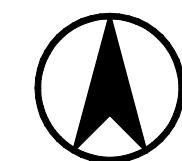
REVISIONS		
NO.	ITEM	DATE



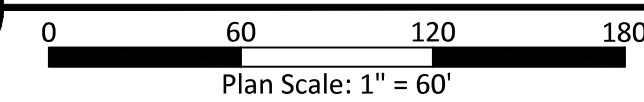
DATE: DECEMBER 2023
PROJECT: 22-247
SHEET NO.
PP4.0

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PRELIMINARY PLAT SHOWING WILDERNEST RIVER SUBDIVISION

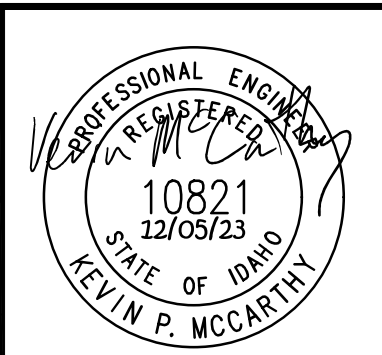


PRELIMINARY PLAT - PRELIMINARY ENGINEERING



WILDERNEST RIVER SUBDIVISION
EAGLE, IDAHO
PRELIMINARY PLAT - PRELIM. ENGINEERING

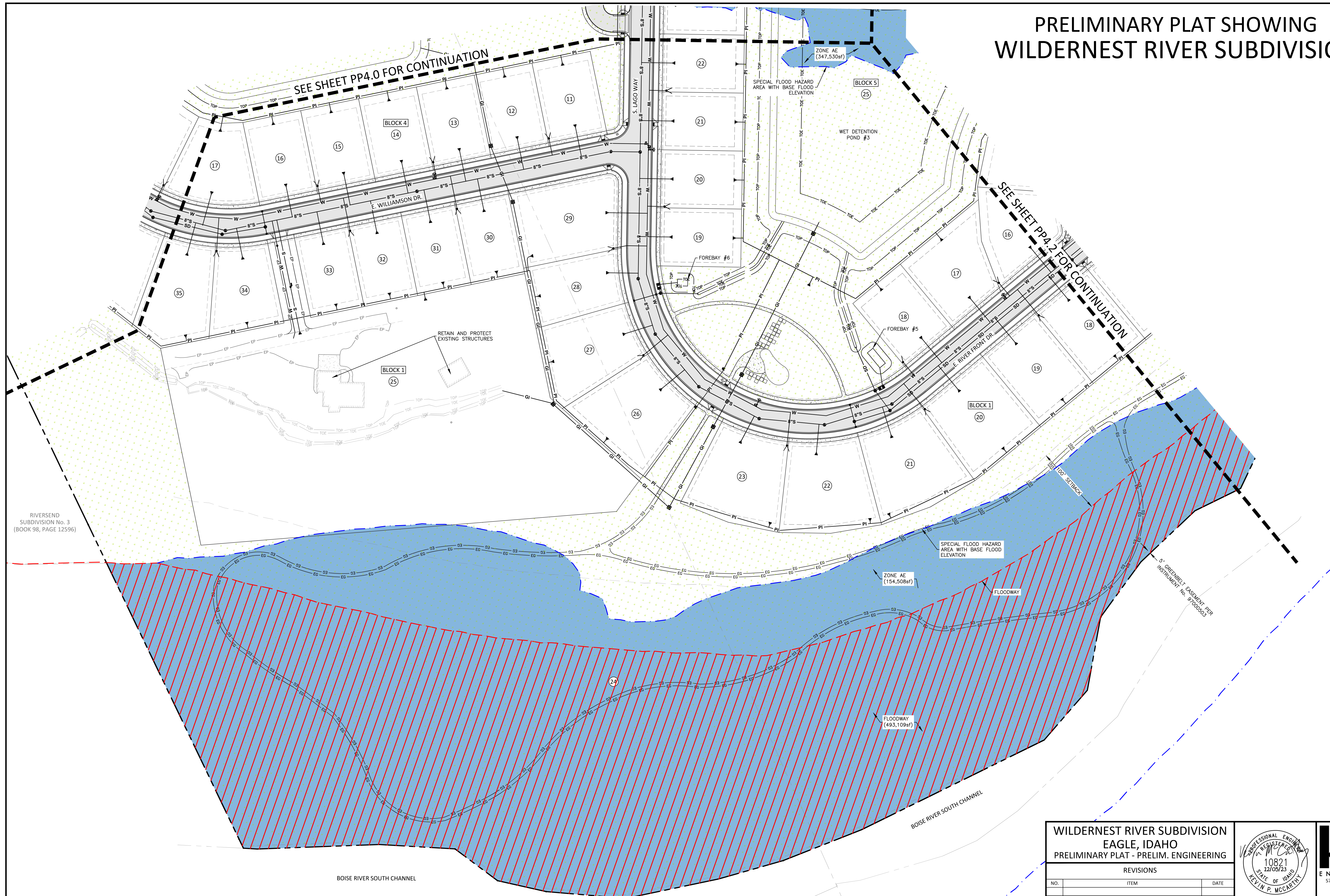
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DATE: DECEMBER 2023
PROJECT: 22-247
SHEET NO.
PP4.1

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PRELIMINARY PLAT SHOWING WILDERNEST RIVER SUBDIVISION



RIVERSEND
SUBDIVISION No. 3
(BOOK 98, PAGE 12596)

PRELIMINARY PLAT - PRELIMINARY ENGINEERING
 0 60 120 180
 Plan Scale: 1" = 60'

**WILDERNEST RIVER SUBDIVISION
EAGLE, IDAHO
PRELIMINARY PLAT - PRELIM. ENGINEERING**

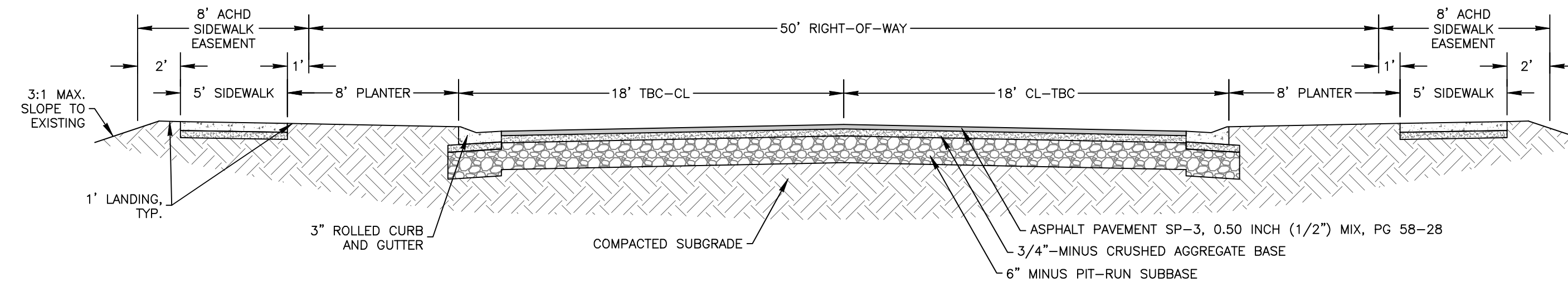
REVISIONS		
NO.	ITEM	DATE



DATE: DECEMBER 2023
 PROJECT: 22-247
 SHEET NO.
PP4.2

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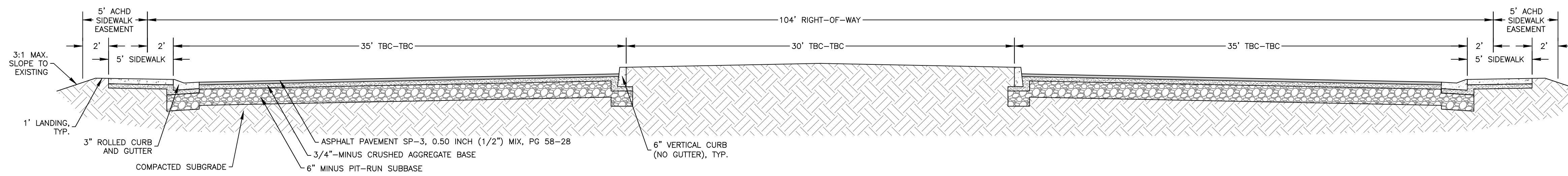
PRELIMINARY PLAT SHOWING WILDERNEST RIVER SUBDIVISION



TYPICAL STREET SECTION (LOCAL)

SCALE: NTS

- PAVEMENT SECTION WILL BE DETERMINED DURING FINAL DESIGN BASED ON THE RECOMMENDATIONS PROVIDED WITH THE GEOTECHNICAL ENGINEERING REPORT.



TYPICAL CUL-DE-SAC WITH ISLAND (LOCAL)

SCALE: NTS

- PAVEMENT SECTION WILL BE DETERMINED DURING FINAL DESIGN BASED ON THE RECOMMENDATIONS PROVIDED WITH THE GEOTECHNICAL ENGINEERING REPORT.

WILDERNEST RIVER SUBDIVISION
EAGLE, IDAHO
PRELIMINARY PLAT - PRELIM. ENGINEERING

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DATE: DECEMBER 2023
PROJECT: 22-247
SHEET NO.
PP4.4