

**LEGEND:**

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- ROAD CENTER LINE
- QUARTER SECTION LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EASEMENT LINE
- PROPOSED LOT LINE

**PRELIMINARY PLAT—RAVEN RIDGE SUBDIVISION**

A RESIDENTIAL SUBDIVISION LOCATED IN  
E 1/2 OF SECTION 36  
T.14N., R.3E., B.M.  
CASCADE, IDAHO  
2022

**NOTES:**

THE SUBDIVIDER OF THIS PROPOSED DEVELOPMENT IS:

EVLD, LLC  
2589 S. GROOM WAY  
MERIDIAN, ID 83642

1. THE LAND SURVEYOR OF THIS PROPOSED DEVELOPMENT IS:

DUNN LAND SURVEYS, INC.  
25 COYOTE TRAIL  
CASCADE, ID 83611

2. LOT 27 IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).
3. PUBLIC UTILITY AND SNOW STORAGE EASEMENT WILL BE 12' WIDE ADJACENT TO THE PUBLIC RIGHT-OF-WAY. ALL OTHER EASEMENTS ARE AS SHOWN.
4. STORMWATER RUNOFF CALCULATIONS TO BE BASED UPON THE SCS METHOD AND IN ACCORDANCE WITH THE CITY OF CASCADE ORDINANCE AND POLICY.
5. 60' OF RIGHT-OF-WAY IS TO BE PRIVATE AND MAINTAINED BY THE HOA.
6. THE 15' WIDE PEDESTRIAN AND DRAINAGE EASEMENT SHOWN ON THE PROPERTY LINE BETWEEN LOTS 11 AND 12 SHALL BE COMPRISED OF COMPACTED GRAVEL AND SHALL PROVIDE ACCESS TO FUTURE RAILROAD/COMMUNITY PATHWAY NETWORKS. EASEMENT SHALL BE MAINTAINED BY THE CITY OF CASCADE.
7. THE HOA SHALL BE RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE OF THE PUBLIC RIGHT-OF-WAY INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.
8. ALL LOTS ARE SUBJECT TO THE RULES, STANDARDS AND REGULATIONS AS ADOPTED BY THE HOA AND AS CONTAINED IN THE CC&RS.
9. SNOW REMOVAL SHALL BE THE RESPONSIBILITY OF THE LAND OWNERS AND HOA.
10. NO LOT SHALL HAVE DIRECT ACCESS TO CABARTON ROAD.
11. IN LIEU OF SIDEWALK AND GUTTER PEDESTRIAN FACILITIES IN THE RIGHT-OF-WAY SHALL BE COMPRISED OF A 8' WIDE DELINEATED STRIP ATTACHED TO THE VEHICLE LANES.

**FLOOD PLAIN NOTE:**

FEMA FIRM PANEL(S): 16085C1593C  
FIRM EFFECTIVE DATE(S): 2/1/2019  
FLOOD ZONE(S): ZONE X  
BASE FLOOD ELEVATION(S): N/A  
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA AND ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

**PROPERTY CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD LENGTH
C1	301.04	2839.01	6.08	N04° 28' 47"W	300.90
C2	28.23	2839.01	0.57	N01° 09' 26"W	28.23

**DEVELOPMENT DATA:**

**LOT SUMMARY**  
RESIDENTIAL = 36  
STREET = 1 PRIVATE  
COMMON = 1  
DENSITY = 12 DU/ACRE

**SEWER PROVIDER**  
CITY OF CASCADE

**WATER PROVIDER**  
CITY OF CASCADE

**ZONING**  
EXISTING - RESIDENTIAL (R111)

**ROADWAY JURISDICTION**  
PRIVATE

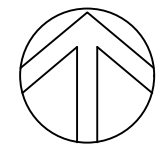
**BENCHMARK**  
NAD 83 (2011)

**ACREAGE SUMMARY**  
TOTAL = 6.34 ACRES  
RESIDENTIAL LOT = 4.74 ACRES  
COMMON LOTS = 0.14 ACRES  
STREET RIGHT-OF-WAY = 1.46 ACRES

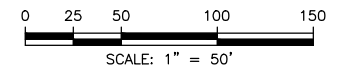
**FIRE DISTRICT**  
CITY OF CASCADE



EXISTING 100' WIDE RAILROAD RIGHT-OF-WAY



**NORTH**



Path: \\MS01\EEVLD\2019\Civil\Draw\DD\2019\_PrelimDrawings.dwg File Name: 2019\_PrelimDrawings.dwg Plot Date: 12/14/2022 2:38 PM Crestline

NO.	REVISION	BY	DATE	DESIGN
				GTT/AMD
				DRAWN
				AMD
				CHECKED
				GTT
				APPROVED
				GTT

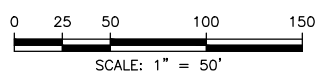
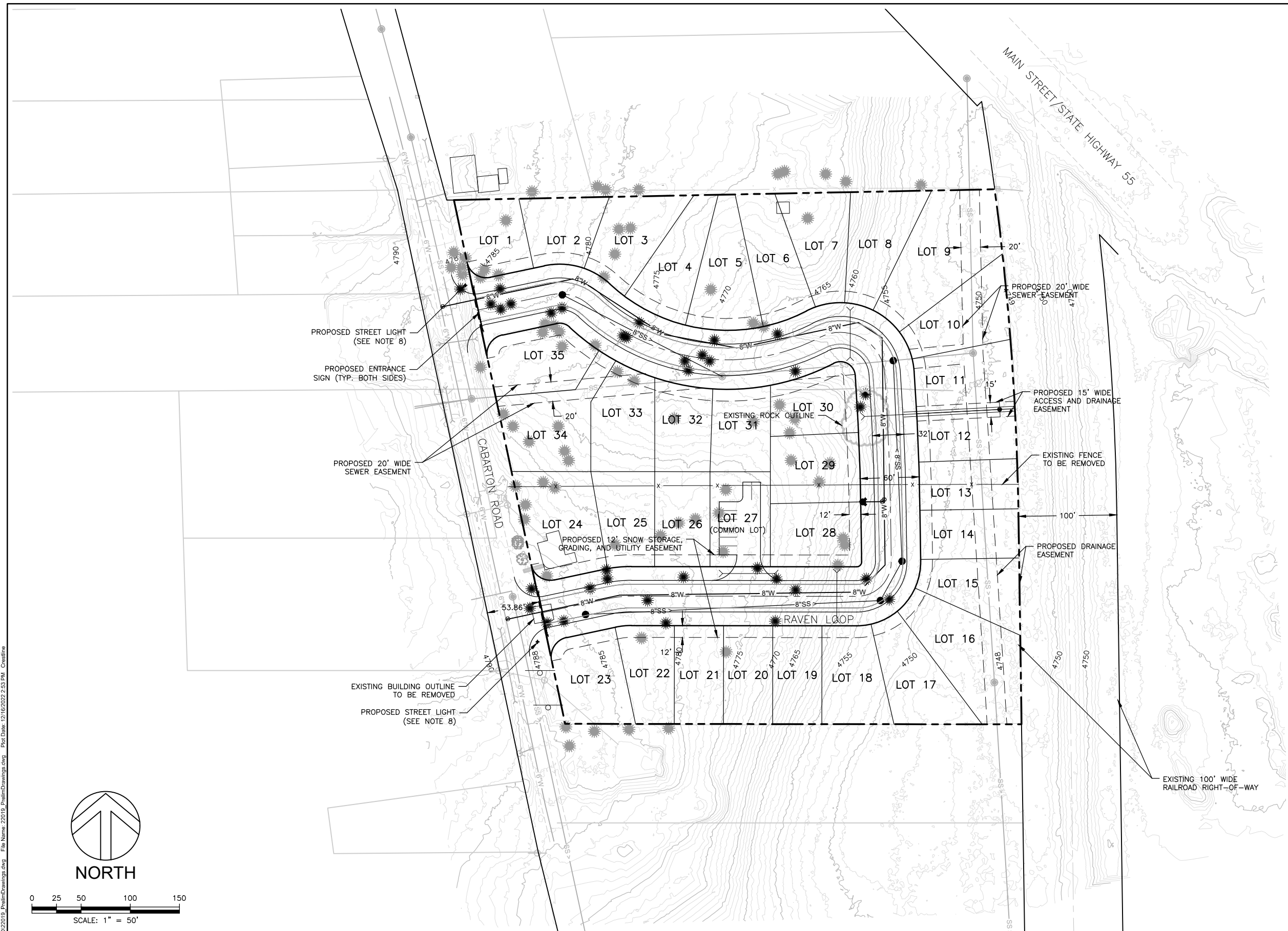

**CRESTLINE**  
**ENGINEERS**  
 323 DEINHARD LANE, SUITE C · PO BOX 2330  
 McCALL, IDAHO 83638  
 208.634.4140 · 208.634.4146 FAX

**RAVEN RIDGE SUBDIVISION**  
 CASCADE, IDAHO  
 PRELIMINARY PLAT

VERIFY SCALE	
PROJECT	22019
DATE	12/14/2022
DRAWING NO.	SHEET NO.
EX-1	1 OF 6

- NOTES:**
- EXISTING PROPERTY BOUNDARIES, BASE MAP AND TOPOGRAPHY DATA AS SHOWN ON THIS PLAN ARE BASED UPON SURVEY DATA PROVIDED BY DUNN LAND SURVEYS, INC.
  - CONTOUR INTERNALS ARE 1 FOOT MINOR AND 5 FOOT MAJOR.
  - THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE EXISTENCE OF OBJECTS OR UTILITIES SHOWN ON THESE DRAWINGS AS THE INFORMATION HAS BEEN OBTAINED FROM SOURCES OF VARYING RELIABILITY.
  - THE PROPERTY SLOPES ACROSS THE SITE ARE APPROXIMATELY 2% TO 25%. THE SOILS LOCATED ON THE PROPERTY CONSISTS OF ARCHABAL LOAM AND BLACKWELL CLAY LOAM.
  - PROPOSED WATER AND SEWER SYSTEM IMPROVEMENTS SHALL BE CONNECTED TO THE CITY OF CASCADE PUBLIC UTILITIES. ALL WORK SHALL CONFORM TO THE MOST CURRENT EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORK CONSTRUCTION (ISPC) AND CITY OF CASCADE STANDARDS.
  - WATER AND SEWER LAYOUTS ARE CONCEPTUAL. FINAL CONSTRUCTION DRAWINGS SHOWING DETAILED DESIGN WILL BE SUBMITTED FOR REVIEW AND APPROVAL TO CITY OF CASCADE PUBLIC WORKS AND IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (IDEQ) PRIOR TO ANY CONSTRUCTION.
  - ALL PROPOSED UTILITIES (ELECTRIC, CABLE TELEVISION AND TELEPHONE) ARE TO BE INSTALLED UNDERGROUND AND LOCATED WITHIN THE PUBLIC RIGHT-OF-WAYS. APPROPRIATE EASEMENTS WILL BE PROVIDED FOR ANY UTILITIES INSTALLED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
  - PROPOSED STREET LIGHT DESIGN TO BE COORDINATED WITH THE CITY OF CASCADE.
  - REFER TO EXHIBIT 3 FOR PRELIMINARY SITE GRADING, DRAINAGE, AND STORMWATER MANAGEMENT PLAN.

- LEGEND:**
- PROPERTY BOUNDARY
  - - - EXISTING RIGHT-OF-WAY LINE
  - - - EXISTING EASEMENT LINE
  - - - ADJACENT PROPERTY LINE
  - 5010 EXISTING CONTOUR
  - - - EXISTING EDGE OF PAVEMENT
  - x EXISTING FENCE
  - OH EXISTING OVERHEAD POWER LINE AND POLE
  - EXISTING BUILDING OUTLINE
  - 6"W EXISTING WATER MAIN AND SIZE
  - W EXISTING FIRE HYDRANT
  - ⊗ EXISTING GATE VALVE
  - W EXISTING WATER SERVICE
  - SS EXISTING SEWER MAIN AND MANHOLE
  - UGPH EXISTING UNDERGROUND PHONE LINE
  - - - PROPOSED RIGHT-OF-WAY
  - - - PROPOSED EASEMENT LINE
  - PROPOSED LOT LINE
  - PROPOSED EDGE OF ASPHALT
  - 8"W PROPOSED WATER MAIN AND SIZE
  - PROPOSED FIRE HYDRANT
  - ⊗ PROPOSED GATE VALVE
  - 8"SS PROPOSED SEWER MAIN, SIZE AND MANHOLE
  - PROPOSED STORM DRAIN MAIN AND MANHOLE
  - ☼ EXISTING TREE TO REMAIN
  - ☼ EXISTING TREE TO BE REMOVED



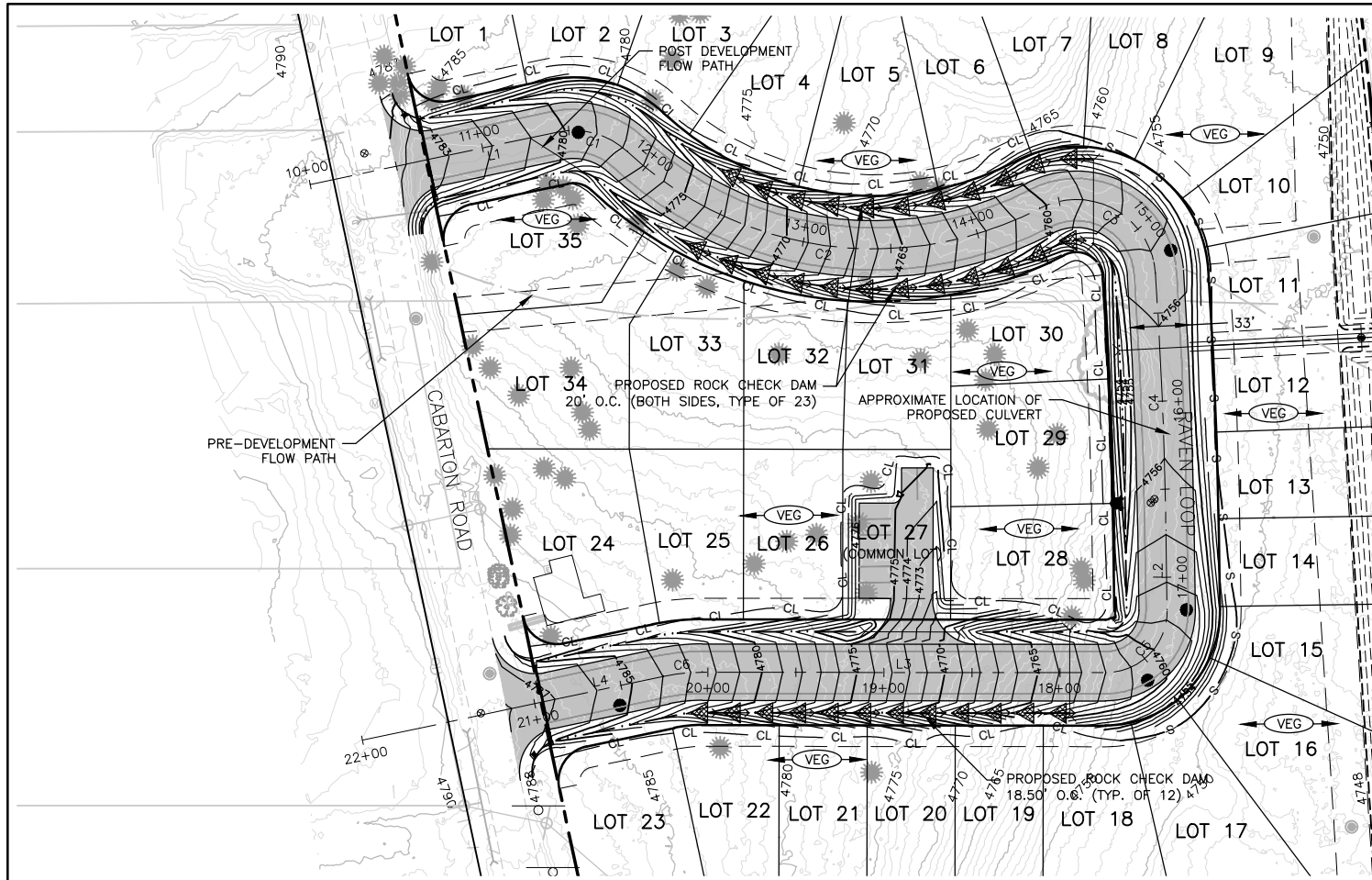
Path: \\MS01\EE\U\22019\Civil\Drawings\22019\_PrelimDrawings.dwg File Name: 22019\_PrelimDrawings.dwg Plot Date: 12/16/2022 2:53 PM Crestline

NO.	REVISION	BY	DATE	DESIGN
				GTT/AMD
				DRAWN
				AMD
				CHECKED
				GTT
				APPROVED
				GTT

**CRESTLINE**  
**ENGINEERS**  
 323 DEINHARD LANE, SUITE C · PO BOX 2330  
 McCall, IDAHO 83638  
 208.634.4140 · 208.634.4146 FAX

**RAVEN RIDGE SUBDIVISION**  
**CASCADE, IDAHO**  
 EXISTING PHYSICAL CONDITIONS WITH SITE PLAN  
 AND PROPOSED UTILITY IMPROVEMENTS

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING	
PROJECT	22019
DATE	12/14/2022
DRAWING NO.	SHEET NO.
EX-2	2 OF 6



**LEGEND:**

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING CULVERT
- PROPOSED ASPHALT ROADWAY
- PROPOSED DRAINAGE SWALE/FLOW LINE
- PRESERVE EXISTING VEGETATION
- PROPOSED CULVERT
- SILT FENCE
- CLEARING/CONSTRUCTION LIMITS
- PROPOSED ROCK CHECK DAM
- PROPOSED DETENTION BASIN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED SEWER MANHOLE
- EXISTING SEWER MANHOLE
- EXISTING OVERHEAD POWER POLE AND LINE
- EXISTING WATER METER
- PRE-DEVELOPMENT FLOW PATH
- POST DEVELOPMENT FLOW PATH

**GRADING AND DRAINAGE NOTES:**

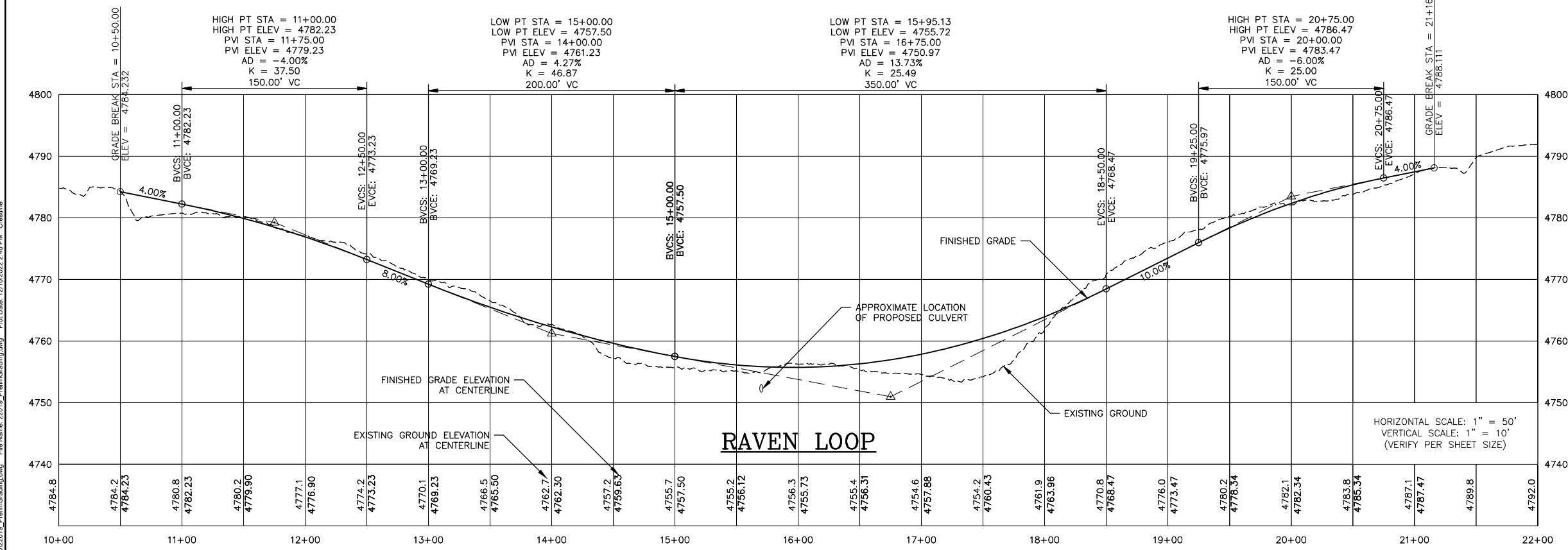
- STORMWATER MANAGEMENT TO BE COMPLETED ON-SITE USING VEGETATED SWALES AND SURFACE DETENTION IF NECESSARY.
- THE GRADING AND STORMWATER DRAINAGE AS SHOWN ON THIS DRAWING IS CONCEPTUAL. FINAL CONSTRUCTION DRAWINGS SHOWING DETAILED DESIGN WILL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY OF CASCADE PRIOR TO THE START OF ANY PROJECT CONSTRUCTION.
- STORMWATER MANAGEMENT INCLUDING EROSION AND SEDIMENT CONTROL FOR THE PROJECT WILL BE IMPLEMENTED PER CITY OF CASCADE REQUIREMENTS.
- REFER TO THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY'S CATALOG OF STORMWATER BEST MANAGEMENT PRACTICES FOR FURTHER DETAILS ON BMP IMPLEMENTATION AND INSTALLATION.
- ALL EROSION AND SEDIMENT CONTROL BMP'S SHALL BE INSTALLED PRIOR TO THE START OF ANY PROJECT CONSTRUCTION OR EARTH DISTURBING ACTIVITIES AND SHOULD REMAIN IN PLACE UNTIL ALL DISTURBED/EXPOSED AREAS HAVE BEEN STABILIZED AND/OR REVEGETATED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL BMP'S IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
- WORK ACTIVITIES SHALL TAKE PLACE WITHIN THE CLEARING LIMITS AS SHOWN ON THIS PLAN. CONTRACTOR SHALL PRESERVE NATURAL VEGETATION OUTSIDE OF CLEARING LIMITS.
- THE IMPLEMENTATION OF THESE EROSION AND SEDIMENT CONTROL MEASURES INCLUDING INSTALLATION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THIS PLAN IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL PROJECT CONSTRUCTION IS COMPLETED AND APPROVED BY THE OWNER. THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AFTER THE PROJECT IS APPROVED.
- IN GENERAL, ALL SITE GRADING ADJACENT TO NEW BUILDING STRUCTURES SHALL BE SLOPED TO DRAIN AWAY FROM THE BUILDING AT A MINIMUM OF 1.5% IN HARDSCAPE AREAS AND 4% IN LANDSCAPE AREAS. AREAS BETWEEN NEW STRUCTURES AND PROPERTY BOUNDARIES WILL BE SLOPED TO KEEP STORMWATER ON SITE AND RELEASED INTO EXISTING LANDSCAPED AREAS.
- CONTRACTOR TO COMPLY WITH THE PREVISIONS OF THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM 2022 GENERAL PERMIT FOR DISCHARGES FROM CONSTRUCTION ACTIVITIES. TOTAL DISTURBED AREA = ±1.70 AC.

PROPOSED STORMWATER DETENTION BASIN  
3' DEEP WITH 3:1 SIDE SLOPE  
VOLUME: ±16,398 C.F.

EXISTING 100' WIDE RAILROAD RIGHT-OF-WAY

**NORTH**

0 25 50 100 150  
SCALE: 1" = 50'



**LINE TABLE**

LINE	LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING
L1	76.00	1035380.792	2551340.081	1035365.010	2551265.733
L2	44.97	1035109.625	2551686.508	1035154.589	2551685.850
L3	228.97	1035074.372	2551422.503	1035074.113	2551651.472
L4	71.08	1035057.323	2551331.050	1035072.083	2551400.581

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	43.20	45.00	55.00	N74° 29' 03"W	41.56
C2	251.88	205.00	70.40	N82° 10' 59"W	236.34
C3	89.13	45.00	113.49	N60° 38' 21"W	75.26
C4	146.18	2708.83	3.09	N2° 20' 59"W	146.16
C5	55.53	35.00	90.90	N44° 36' 47"E	49.89
C6	22.08	105.00	12.05	N84° 02' 24"E	22.04

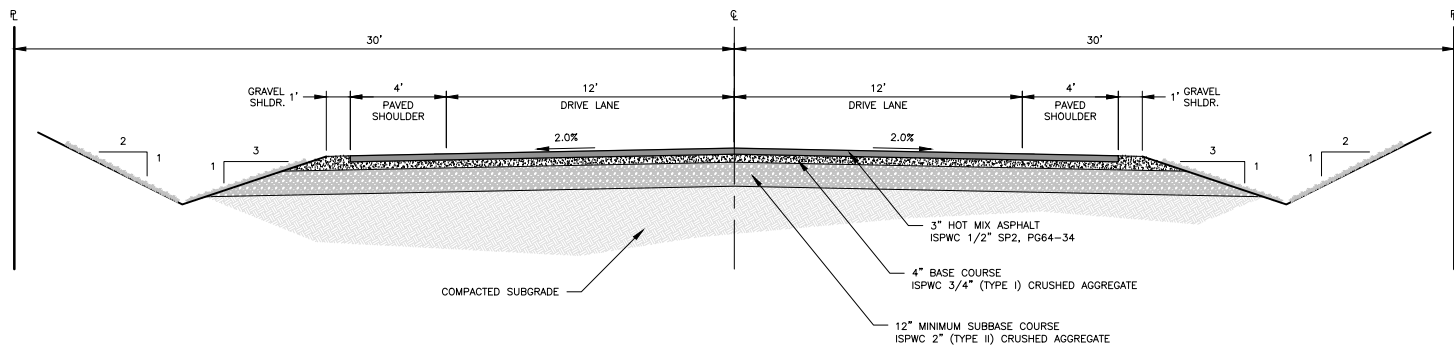
NO.	REVISION	BY	DATE	DESIGN
				AMD
				DRAWN
				AMD
				CHECKED
				GTT
				APPROVED
				GTT

**CRESTLINE ENGINEERS**  
323 DEINHARD LANE, SUITE C · PO BOX 2330  
McCALL, IDAHO 83638  
208.634.4140 · 208.634.4146 FAX

**RAVEN RIDGE SUBDIVISION**  
CASCADE, IDAHO  
PRELIMINARY ROAD, GRADING, DRAINAGE,  
AND STORMWATER MANAGEMENT PLAN

VERIFY SCALE  
BAR IS ONE INCH ON FULL SIZE DRAWING  
0 1"

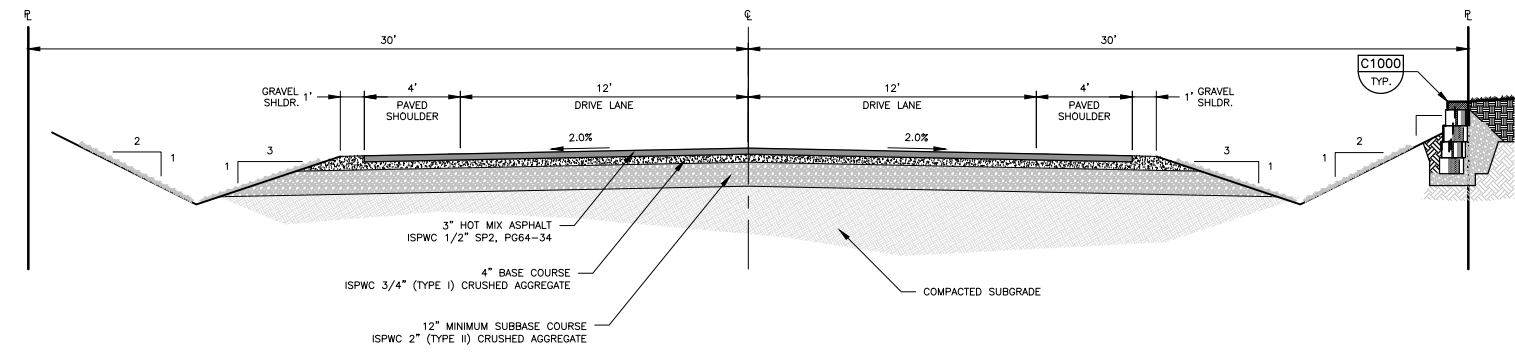
PROJECT	22019
DATE	12/14/2022
DRAWING NO.	SHEET NO.
EX-3	3 OF 6



**NOTES:**

1. ROADWAY SECTION TO CONFORM TO CITY OF CASCADE STANDARDS ROAD DESIGN AND CONSTRUCTION REQUIREMENTS.
2. COMPACTION AND TESTING FOR ALL AGGREGATE BASE/SUBBASE MATERIAL SHALL BE IN ACCORDANCE WITH ISPC SECTION 802.
3. VEGETATED SWALE TO BE A MINIMUM OF 6" BELOW THE BOTTOM SUBBASE. REVEGETATE USING A GRASS MIXTURE NATIVE TO THE PROJECT AREA.
4. FLEXIBLE DELINEATORS MAY BE MOVED IF CONFLICTING WITH A DRIVEWAY APPROACH. IF MOVED, FLEXIBLE DELINEATOR TO BE PLACED AS CLOSE TO THE ORIGINAL LOCATION AS POSSIBLE.

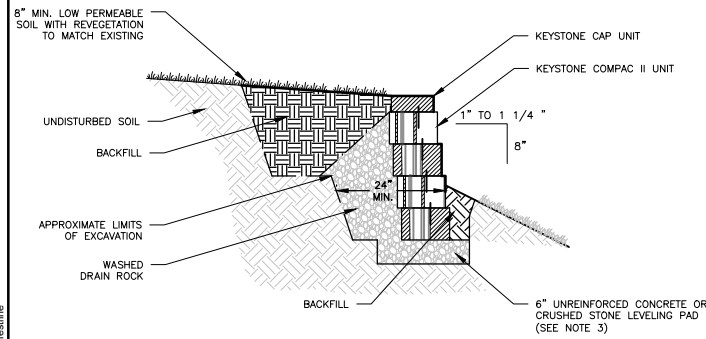
**C802** ROADWAY TYPICAL SECTION – ASPHALT ROADWAY  
TYP SCALE: 1" = 4'



**NOTES:**

1. ROADWAY SECTION TO CONFORM TO CITY OF CASCADE STANDARDS ROAD DESIGN AND CONSTRUCTION REQUIREMENTS.
2. COMPACTION AND TESTING FOR ALL AGGREGATE BASE/SUBBASE MATERIAL SHALL BE IN ACCORDANCE WITH ISPC SECTION 802.
3. VEGETATED SWALE TO BE A MINIMUM OF 6" BELOW THE BOTTOM SUBBASE. REVEGETATE USING A GRASS MIXTURE NATIVE TO THE PROJECT AREA.
4. KEYSTONE WALL TO BE INSTALLED PER MANUFACTURER'S CONSTRUCTION MANUAL.

**C804** ROADWAY TYPICAL SECTION – ASPHALT ROADWAY WITH RETAINING WALL  
TYP SCALE: 1" = 4'



**NOTES:**

1. LEVELING PAD TO BE CONSTRUCTED OF CRUSHED STONE OR 2000± PSI UNREINFORCED CONCRETE.
2. SECURE ALL CAPSTONES WITH KEYSTONE KAPSEAL® OR EQUIVALENT.
3. CONTRACTOR TO INSTALL KEYSTONE WALL PER MANUFACTURER CONSTRUCTION MANUAL.
4. THE PROPOSED KEYSTONE WALL DESIGN IS PRELIMINARY AND MAY CHANGE UPON ADDITIONAL ENGINEERING.

**C1000** TYPICAL GRAVITY WALL SECTION  
TYP NOT TO SCALE

NO.	REVISION	BY	DATE	DESIGN
				AMD/GTT
				DRAWN
				AMD
				CHECKED
				BEJ
				APPROVED
				GTT

PRELIMINARY  
DRAFT NOT FOR  
CONSTRUCTION

**CRESTLINE**  
ENGINEERS  
323 DEINHARD LANE, SUITE C · PO BOX 2330  
McCALL, IDAHO 83638  
208.634.4140 · 208.634.4146 FAX

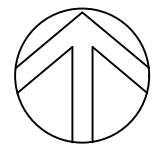
RAVEN RIDGE SUBDIVISION  
CASCADE, IDAHO  
CIVIL TYPICAL DETAILS

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING	
PROJECT	22019
DATE	12/14/2022
DRAWING NO.	SHEET NO.
EX-4	4 OF 6

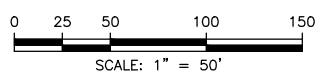
Path: \\M01VE\ENL\2019\CAD\DWG\2019\_GG-1.dwg File Name: 2019\_GG-1.dwg Plot Date: 12/16/2022 2:09 PM Cmsline

LOT COVERAGE/DEVELOPMENT CONDITIONS			
	S.F.	PERCENT BY AREA	ADJUSTED TOTAL (S.F.)
TOTAL AREAS TO BE PLOWED (ROADWAY)	37,542	33%	12,514
SNOW STORAGE <sup>1</sup> PROVIDED	14,869	40%	

1. SNOW STORAGE AREA HATCHED ON THIS DRAWING IS ACTUALLY 24,781 S.F. IT WAS ASSUMED ONLY 60% OF THE HATCHED AREA WOULD BE AVAILABLE FOR SNOW STORAGE DUE TO DRIVEWAY CONNECTIONS. IN THE EVENT OF A LARGE SNOW STORM EVENT, SNOW WILL BE TEMPORARILY STORED ON THE COMMON LOT BEFORE BEING TRUCKED OFFSITE.
2. IT WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS TO PLOW SNOW FROM THEIR LOTS. NO SNOW FROM THE INDIVIDUAL LOTS WILL BE ALLOWED TO BE STORED WITHIN THE RIGHT-OF-WAY OR EASEMENT.



NORTH



Path: \\MS01\EEV\DD\2019\Civil\Draw\22019\_snowstorage.dwg File Name: 22019\_snowstorage.dwg Plot Date: 12/14/2022 3:05 PM Crestline

NO.	REVISION	BY	DATE	DESIGN
				GTT/AMD
				DRAWN
				AMD
				CHECKED
				GTT
				APPROVED
				GTT


**CRESTLINE**  
**ENGINEERS**  
 323 DEINHARD LANE, SUITE C · PO BOX 2330  
 McCall, IDAHO 83638  
 208.634.4140 · 208.634.4146 FAX

**RAVEN RIDGE SUBDIVISION**  
**CASCADE, IDAHO**  
**SNOW STORAGE**

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING	
PROJECT	22019
DATE	12/14/2022
DRAWING NO.	SHEET NO.
EX-5	5 OF 6



Path: \\MS01\EEV\DD\2019\Civil\Draw\DD\2019\_urnimgmovement.dwg File Name: 22019\_urnimgmovement.dwg Plot Date: 12/14/2022 2:40 PM Crestline



NO.	REVISION	BY	DATE	DESIGN
				GTT/AMD
				DRAWN
				AMD
				CHECKED
				GTT
				APPROVED
				GTT


**CRESTLINE**  
**ENGINEERS**  
 323 DEINHARD LANE, SUITE C · PO BOX 2330  
 McCALL, IDAHO 83638  
 208.634.4140 · 208.634.4146 FAX

**RAVEN RIDGE SUBDIVISION**  
**CASCADE, IDAHO**  
 VEHICLE TURNING MOVEMENT  
 SINGLE UNIT TRUCK

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING	
0 1"	
PROJECT	22019
DATE	12/14/2022
DRAWING NO.	SHEET NO.
EX-6	6 OF 6