COAST TO COAST SUBDIVISION

LOT 40, BLOCK 1

COAST TO COAST SUBDIVISION – BEING A SUBDIVISION OF A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOTS 2, 3, AND 4 OF SECTION 16, A PORTION OF THE SW¼ OF THE SW¼ OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 1 EAST OF BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO.

ALL INFORMATION SHOWN ON THIS PLAN WAS DERIVED FROM THE COAST TO COAST SUBDIVISION (A.K.A. LAGUNA POINTE) CONSTRUCTION PLANS. LOCATION OF PUBLIC IMPROVEMENTS HAVE NOT BEEN VERIFIED THROUGH A FIELD AS–BUILT SURVEY.

LEGEND

- BUILDING SETBACKS (WITH DIMENSIONS)
- FLOODWAY LINE
- EDGE OF WATER
- MIN. FFE: 2567.50 — MINIMUM TOP FINISHED FLOOR ELEVATION – SEE NOTES
- TBC:/TBVC: — DESIGN TOP OF CURB ELEVATION AT LOT CORNER, HIGHPOINT OR LOWPOINT
- MAXIMUM BUILDABLE AREA
- WETLAND CONSERVATION AREA

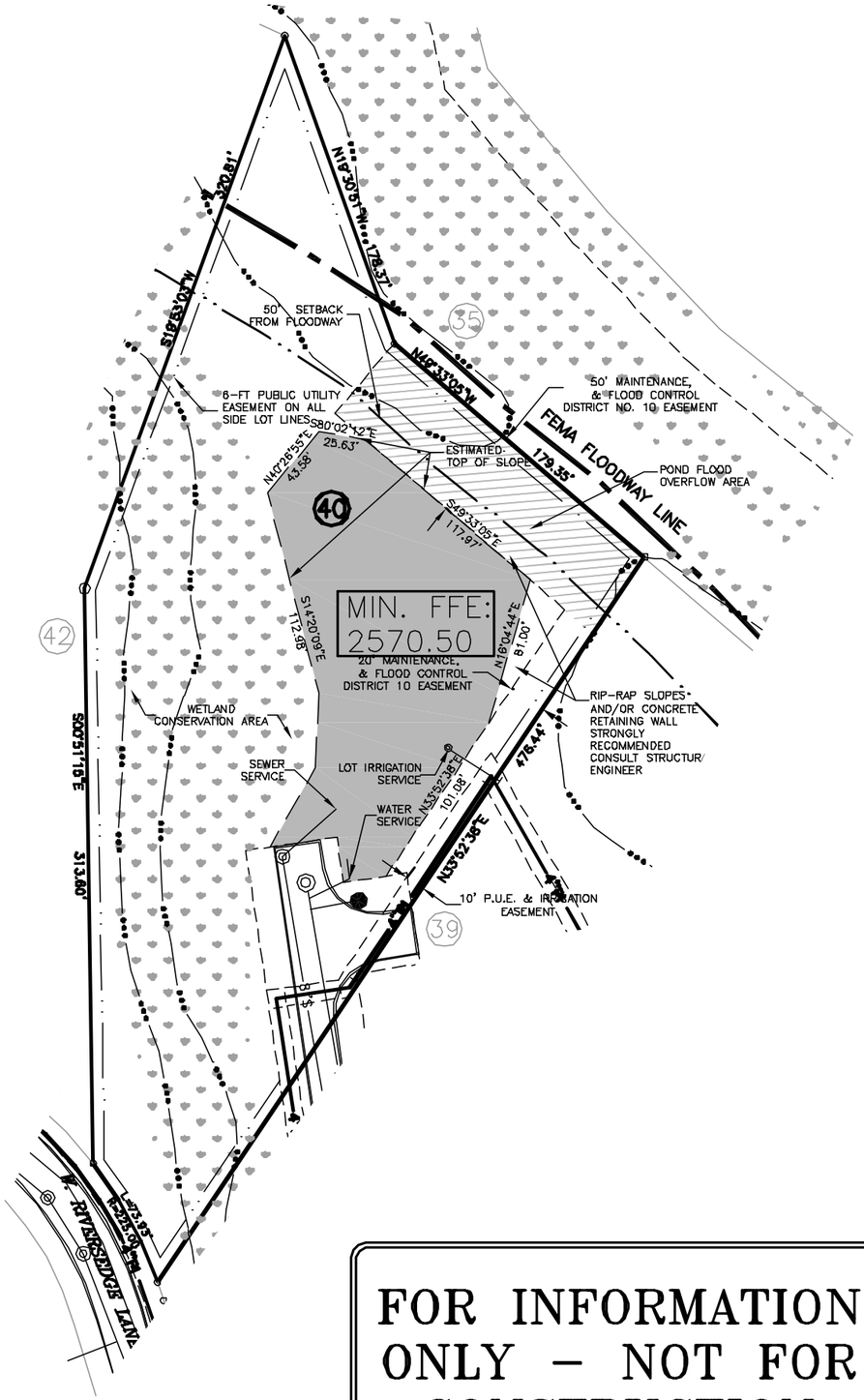
NOTES

1. MINIMUM FINISHED FLOOR ELEVATION (F.F.E.) IS THE HIGHEST OF EITHER; 2–FEET ABOVE THE FEMA BASE FLOOD ELEVATION IN THE RIVER OR ABOVE THE ESTIMATED FLOOD ELEVATION WITHIN THE POND.
2. BOTTOM OF FOOTING ELEVATION SHALL BE PER GEOTECHNICAL REPORT.
3. REQUIREMENTS SHOWN HEREON DO NOT ADDRESS INTERNATIONAL BUILDING CODE REQUIREMENTS WHICH ARE THE RESPONSIBILITY OF THE BUILDER AND HOMEOWNER.
4. IN ACCORDANCE WITH THE COAST TO COAST SUBDIVISION CC&Rs AND ADG GUIDELINES, THE BUILDER SHALL COORDINATE WITH H.O.A. TO OBTAIN A FINISHED FLOOR ELEVATION CERTIFICATE TO DEMONSTRATE COMPLIANCE WITH THE ELEVATION REQUIREMENTS STATED HEREIN.
5. AS SHOWN ON THE LOT PLAT, THE MAXIMUM BUILDABLE AREA IS THE MOST RESTRICTIVE OF:
   - CITY OF EAGLE SETBACKS FOR ZONING
   - WETLAND CONSERVATION AREAS
   - 50–FOOT FLOODWAY SETBACK
   - OTHER EASEMENTS
6. NO BASEMENTS ARE ALLOWED WITHIN THE COAST TO COAST SUBDIVISION.
7. ALL ELEVATIONS SHOWN ARE BASED ON THE NAVD 88 DATUM.
8. THERE IS A 12–FOOT WIDE PUBLIC UTILITY EASEMENT ABUTTING ALL PUBLIC STREETS & HIGHWAYS AND CENTERED ON ALL LOT LINES.

0 40 80 160 240

	INDIVIDUAL LOT ENCUMBRANCES
NO	GREENBELT EASEMENT
YES	PRIVATE ROAD EASEMENT
YES	WETLAND CONSERVATION AREAS
YES	LOT WITHIN 50–FOOT OF FLOODWAY
YES	LOT LOCATED IN FLOODPLAIN
YES	MAINTENANCE, FLOOD CONTROL DISTRICT NO. 10 ACCESS EASEMENT
NO	ROADSIDE SWALE ON OR ADJACENT TO LOT
YES	SEWER AND PUBLIC UTILITY EASEMENT
YES	RESTRICTED MINIMUM FINISHED FLOOR ELEVATION
YES	PRESSURE IRRIGATION AND/OR PUBLIC UTILITY EASEMENT
NO	DRAINAGE DISTRICT NO. 4 EASEMENT

LOT 40, BLOCK 1	ZONED: R–E
ADDRESS:	448 W. Riversedge Lane



FOR INFORMATION ONLY – NOT FOR CONSTRUCTION