

COAST TO COAST SUBDIVISION

LOT 45 & 46, 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 SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 1 EAST OF BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO.

**FOR INFORMATION
ONLY - NOT FOR
CONSTRUCTION**

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

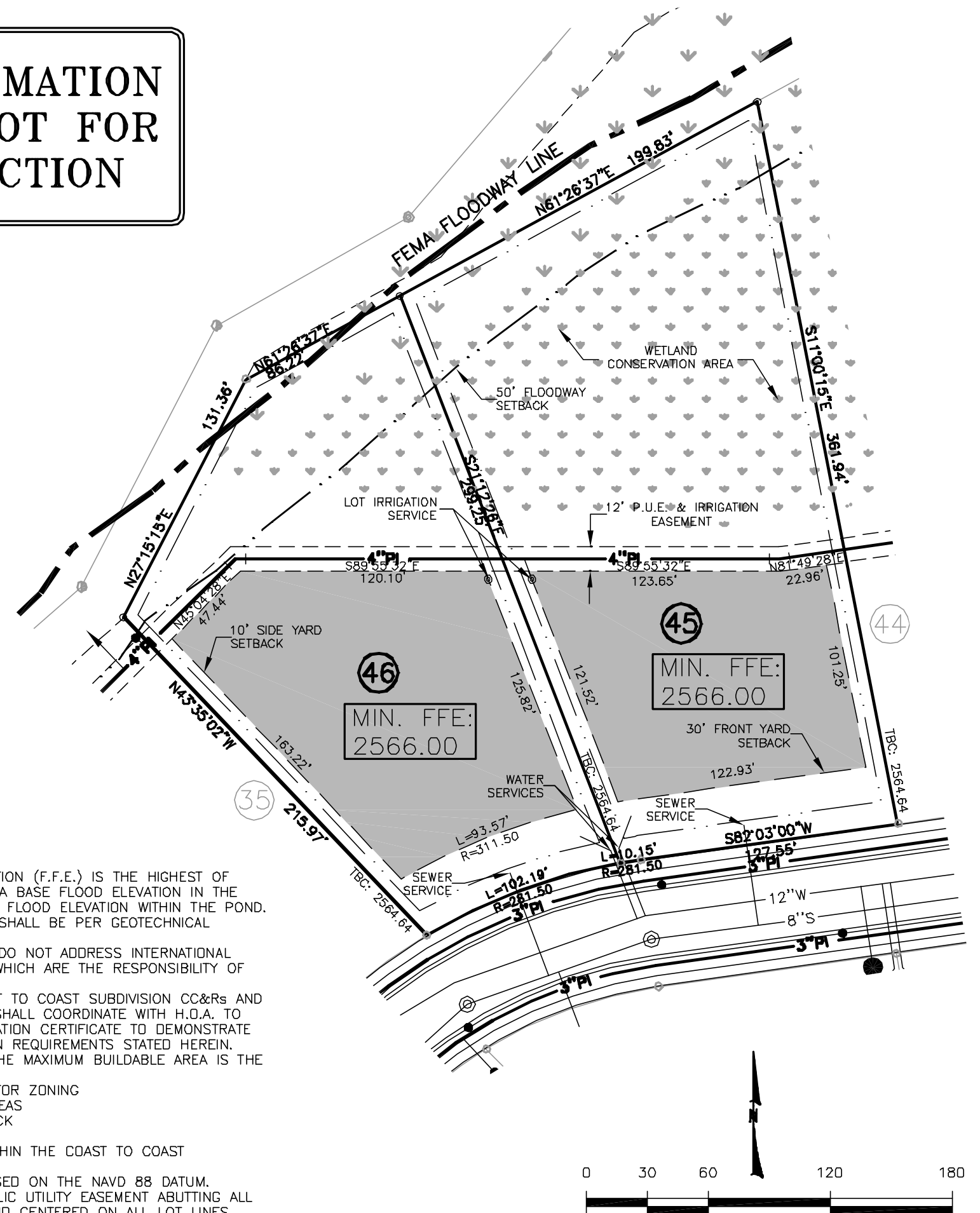
INDIVIDUAL LOT ENCUMBRANCES	
NO	GREENBELT EASEMENT
NO	PRIVATE ROAD EASEMENT
YES	WETLAND CONSERVATION AREAS
YES	LOT WITHIN 50-FOOT OF FLOODWAY
YES	LOT LOCATED IN FLOODPLAIN
NO	MAINTENANCE, FLOOD CONTROL DISTRICT NO. 10 ACCESS EASEMENT
YES	ROADSIDE SWALE ON OR ADJACENT TO LOT
NO	SEWER AND PUBLIC UTILITY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

LOT 45 & 46, BLOCK 1

ZONED: R-2

ADDRESS:

282 W. Riversedge Drive, 254 W. Riversedge Drive



NOTES

- 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.
- BOTTOM OF FOOTING ELEVATION SHALL BE PER GEOTECHNICAL REPORT.
- REQUIREMENTS SHOWN HEREON DO NOT ADDRESS INTERNATIONAL BUILDING CODE REQUIREMENTS WHICH ARE THE RESPONSIBILITY OF THE BUILDER AND HOMEOWNER.
- 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.
- 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
- NO BASEMENTS ARE ALLOWED WITHIN THE COAST TO COAST SUBDIVISION.
- ALL ELEVATIONS SHOWN ARE BASED ON THE NAVD 88 DATUM.
- THERE IS A 12-FOOT WIDE PUBLIC UTILITY EASEMENT ABUTTING ALL PUBLIC STREETS & HIGHWAYS AND CENTERED ON ALL LOT LINES.