

EDINGTON ESTATES PLANNED UNIT DEVELOPMENT

MOSCOW, ID

PARCEL: RP39N05W193200
OWNER: BBC LLC

PARCEL: RP39N05W193400
OWNER: BBC LLC
LOT 1
48,664 sq.ft.
1.12 acres

GROSS LAND AREA
457,537 SQ. FT.
10.50 AC.

PARCEL: RP39N06W240016
OWNER: BENARD OLSON

LOT 3
63,227 sq.ft.
1.45 acres

LOT 4
60,707 sq.ft.
1.39 acres

LOT 5
39,587 sq.ft.
0.91 acres

TRACT B
8,477 sq.ft.
0.19 acres

LOT 9
31,928 sq.ft.
0.73 acres

LOT 8
34,875 sq.ft.
0.80 acres

LOT 7
48,938 sq.ft.
1.12 acres

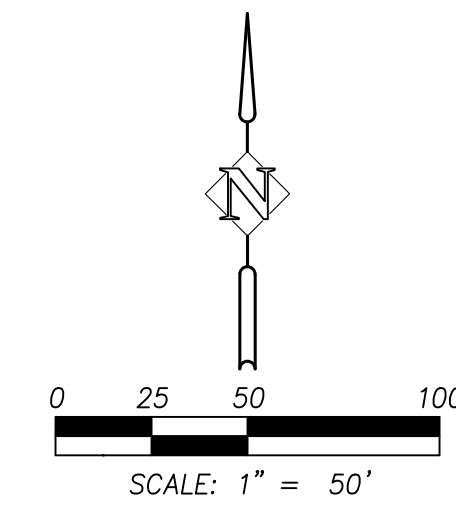
LOT 6
40,051 sq.ft.
0.92 acres

EXISTING LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- SECTION LINE

PROPOSED LEGEND

- PROPERTY LINE
- - - EASEMENT LINE



SHEET INDEX

- 1 C1.0 COVER SHEET
- 2 C2.0 GRADING PLAN
- 3 C3.0 UTILITY PLAN
- 4 C4.0 PRELIMINARY PLAT
- 5 C5.0 SITE PLAN

OWNER

BBC LLC
ATTN: RICH BEEBE
4930 LENVILLE RD.
MOSCOW, ID 83843

LAND AREAS

GROSS LAND: 10.50 ACRES
NET LOTS: 10.50 ACRES

LEGAL DESCRIPTION

AS DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 620198, LATAH COUNTY RECORDS, A PARCEL OF LAND LOCATED IN GOVERNMENT LOTS 1 & 2 (THE WEST HALF OF THE NORTHWEST QUARTER) OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 5 WEST OF THE BOISE MERIDIAN, LATAH COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE ALONG THE WEST LINE OF SAID SECTION SOUTH 00°04'52" EAST A DISTANCE OF 1227.60 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID WEST LINE NORTH 62°57'23" EAST A DISTANCE OF 289.57 FEET; THENCE NORTH 48°37'42" EAST A DISTANCE OF 183.72 FEET TO A POINT ON THE WESTERLY LINE OF EDINGTON SUBDIVISION NO. 1; THENCE ALONG SAID WESTERLY LINE SOUTH 42°59'48" EAST A DISTANCE OF 242.03 FEET; THENCE SOUTH 21°01'42" EAST A DISTANCE OF 349.08 FEET; THENCE SOUTH 31°02'30" WEST A DISTANCE OF 467.38 FEET; THENCE SOUTH 89°53'16" WEST A DISTANCE OF 444.18 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 19; THENCE ALONG SAID WEST LINE NORTH 00°04'52" WEST A DISTANCE OF 651.08 FEET TO THE POINT OF BEGINNING, CONTAINING: 457,537 SQUARE FEET OR 10.50 ACRES, MORE OR LESS.

SITE ADDRESS

EDINGTON AVENUE
MOSCOW, ID 83843

LAND USE

AG FORESTRY

LAND SURVEYOR

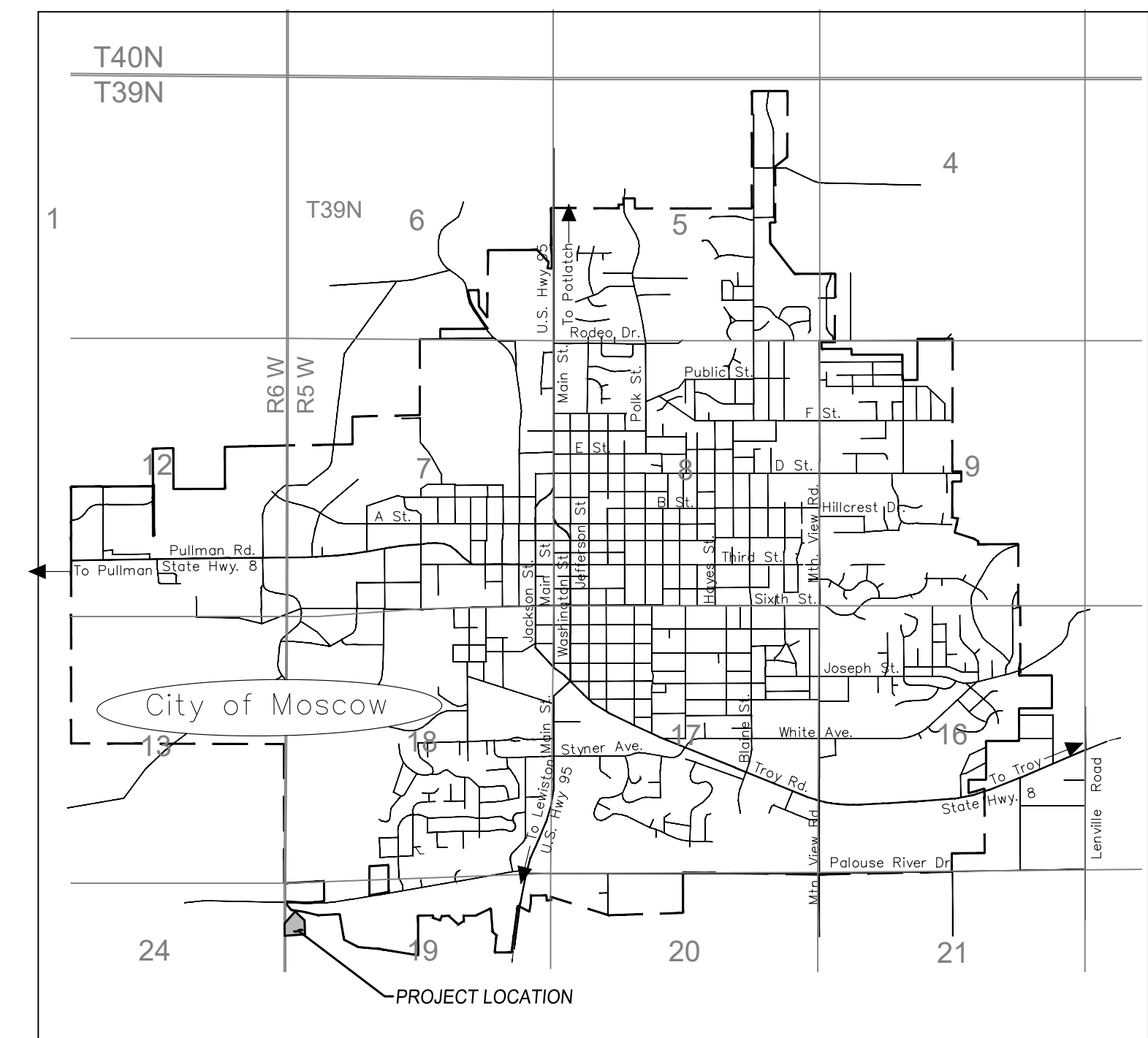
SYNTIER ENGINEERING, INC
JASON VON LINDERN, PLS

ENGINEER

SYNTIER ENGINEERING, INC
ATTN: SCOTT SUMNER, P.E.
405 SE BRELSFORD DRIVE, STE C
PULLMAN, WA 99163
TEL: 509.339.6187
CELL: 208.596.7912
EMAIL: SCOTT@SYNTIERENGR.COM

FLOOD PLAIN DESIGNATION

AREA WITHIN LATAH COUNTY FEMA BOUNDARY
FLOOD ZONE C
PANEL NUMBER 160086 0330 D
PANEL 330 OF 475



VICINITY MAP
N.T.S.

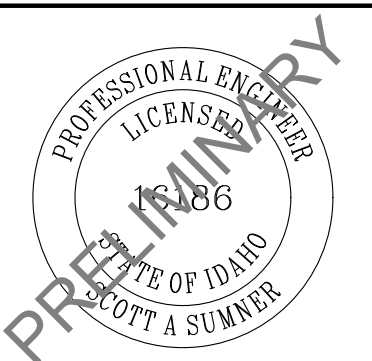
UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. SYNTIER ENGINEERING, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, WE DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED, ALTHOUGH WE DO CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.



COVER SHEET
EDINGTON ESTATES PUD
MOSCOW, IDAHO

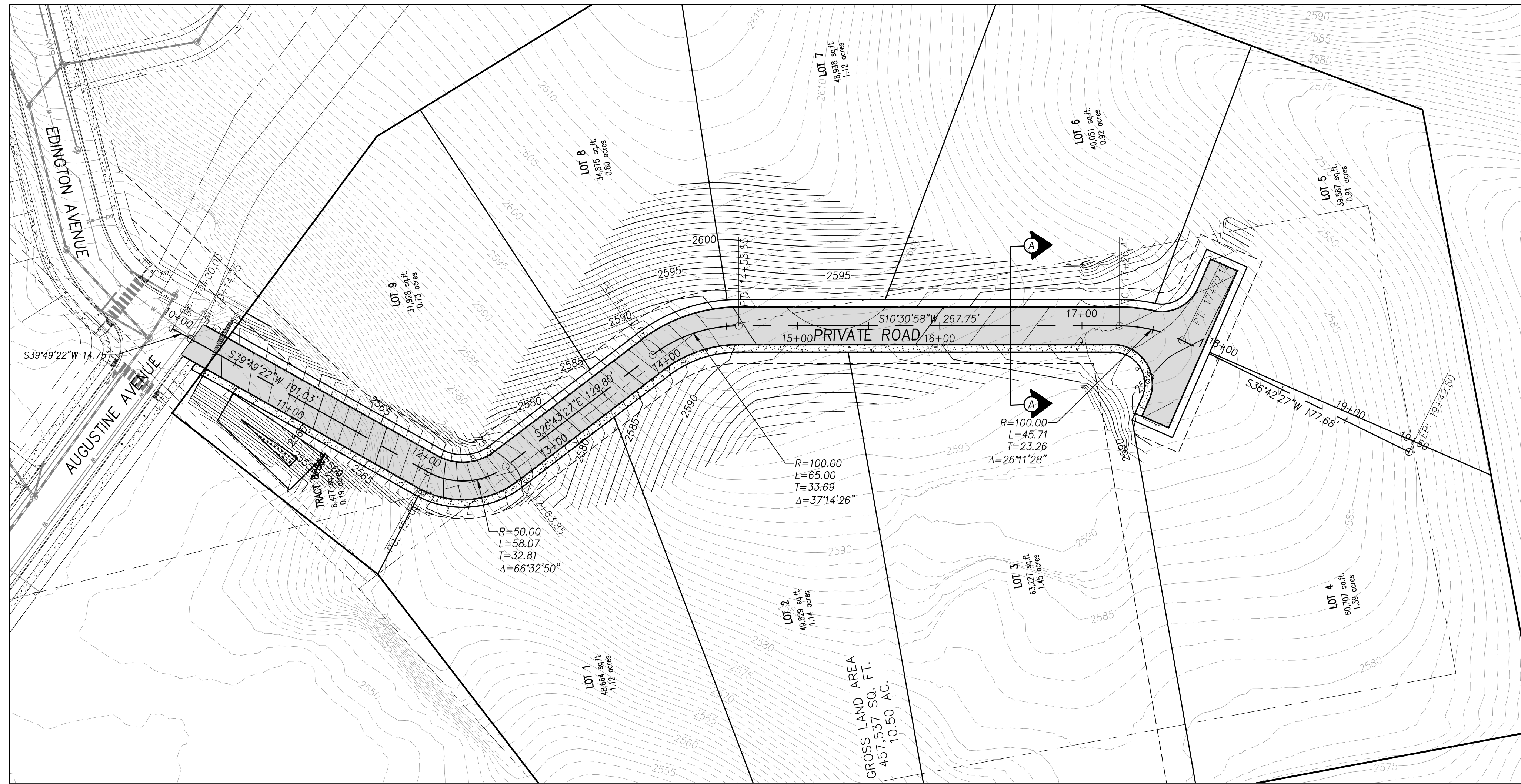
SYNTIER
Engineering, Inc.
405 SE Brelsford Drive, Suite C Pullman, WA 99163
www.SyntierEng.com 509.339.6187



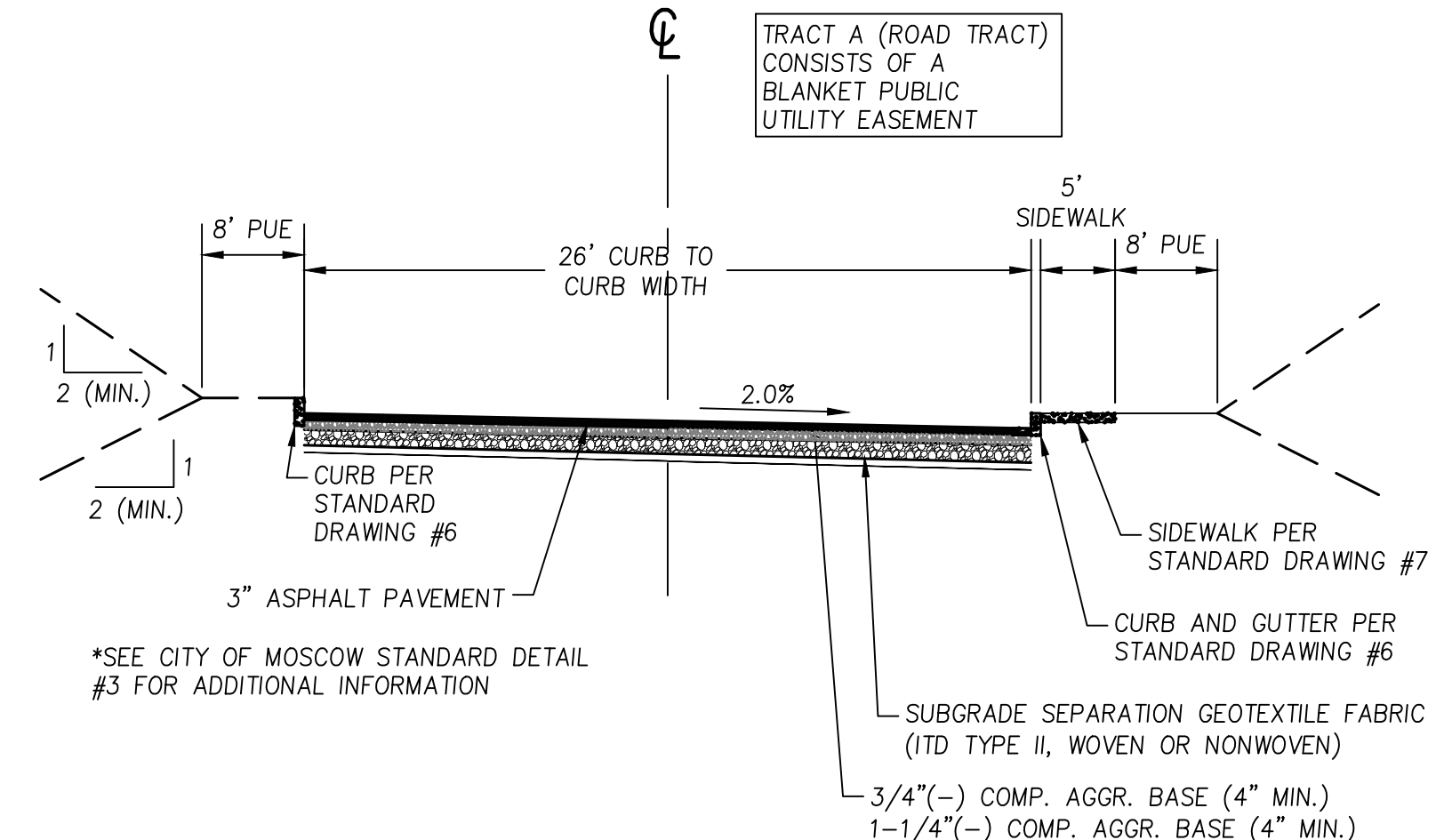
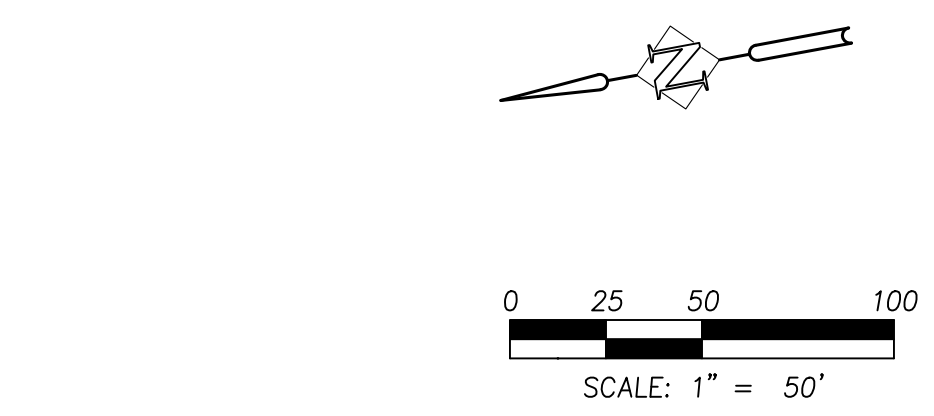
DESIGNED:	SAS/ATS
DRAWN:	ATS
CHECKED:	SAS
DATE:	AUGUST 22, 2022

REVISIONS	NO.	DATE	DESCRIPTION

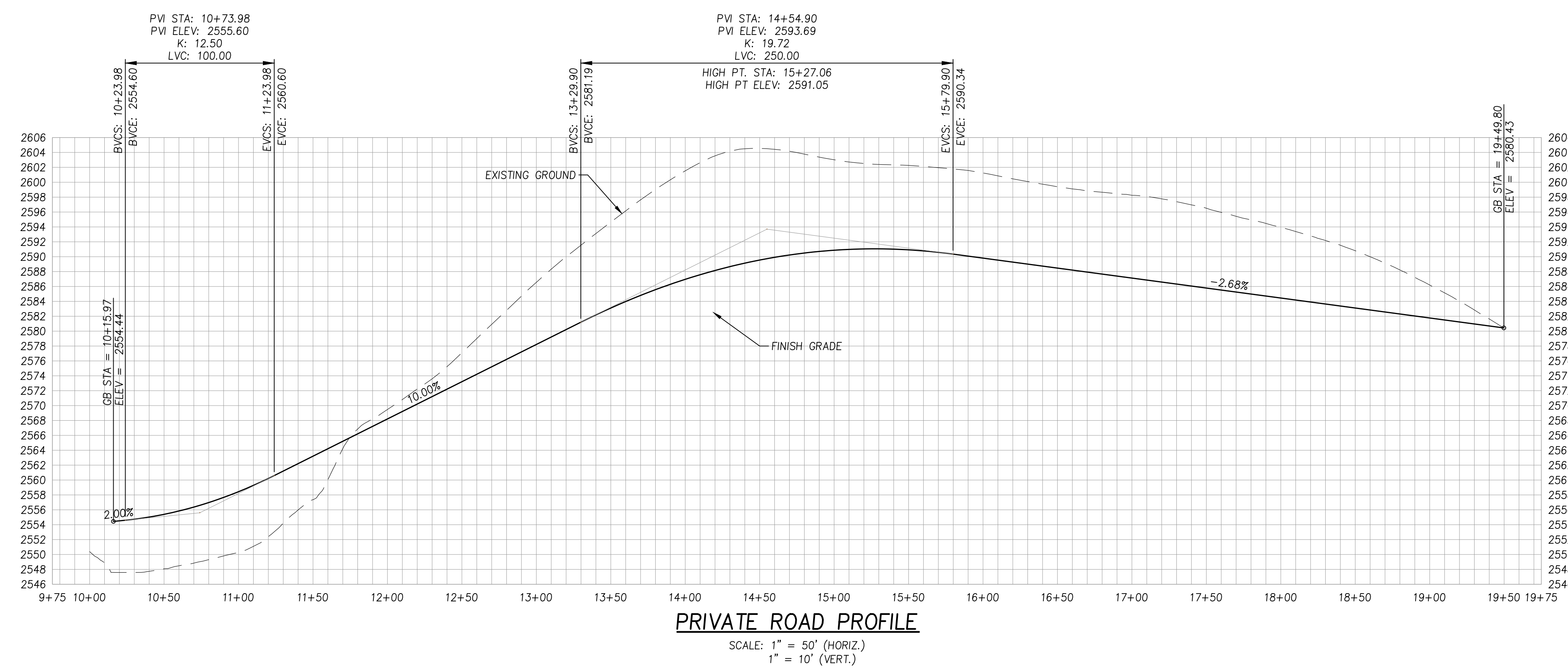
SHEET NO.
C1.0
1 OF 5
JOB NO. BCC-03



PRIVATE ROAD PLAN



PRIVATE ROAD SECTION A-A



P:\BCC-03 (MB Rezene & Shortt)\BCC03-DVGS\Sheets\Clyde Project\PRELIMINARY PLAT\BCC03-C2.0-GRADING PLAN.dwg

GRADING PLAN
 EDINGTON ESTATES PUD
 MOSCOW, IDAHO

SYNTIER
 Engineering, Inc.
 405 SE Bristolwood Drive, Suite C, Moscovia, WA 99163
 www.SyntierEng.com 509.339.6187

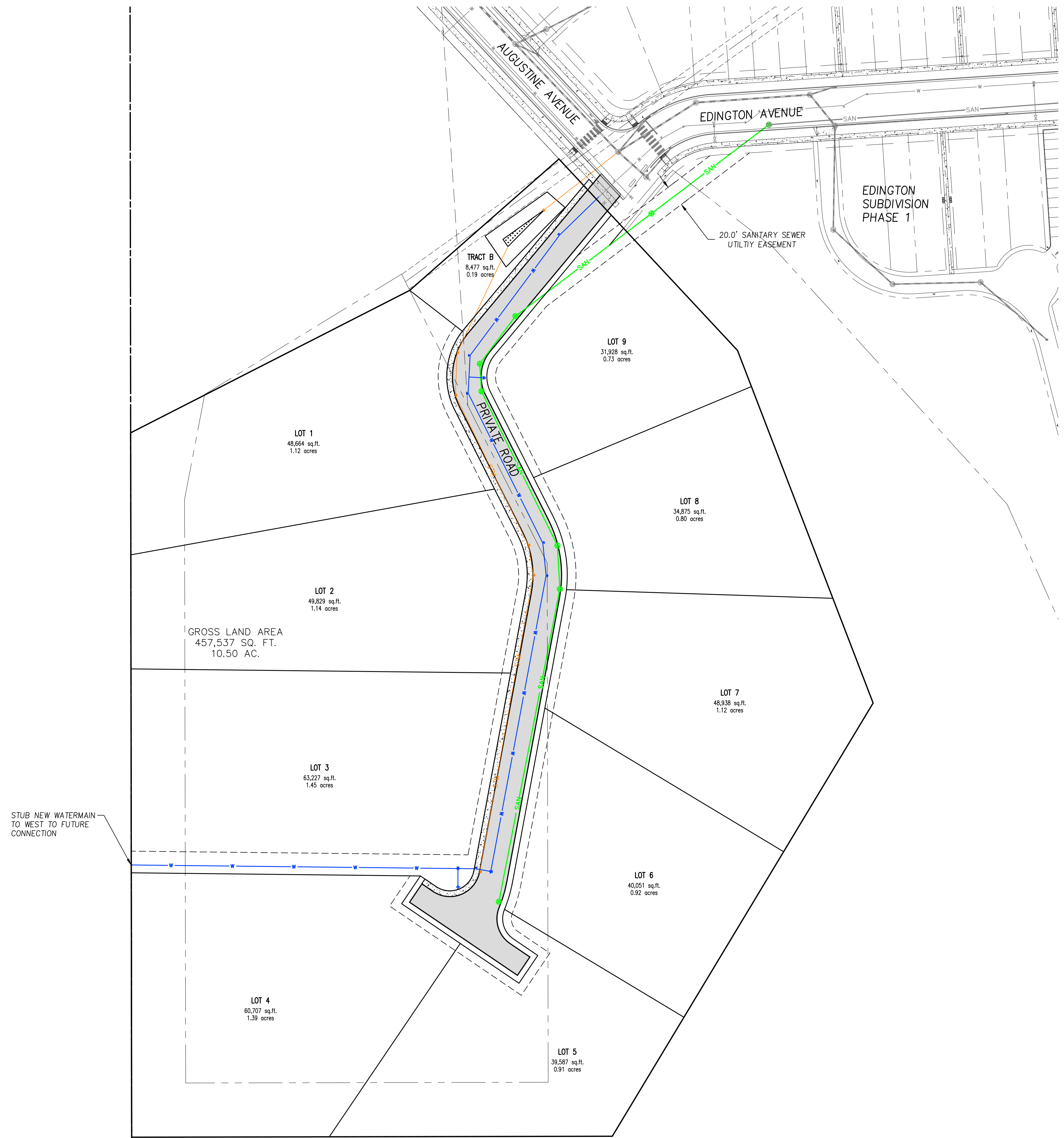
PROFESSIONAL ENGINEER
 LICENSE NO. 1886
 STATE OF IDAHO
 PRELIMINARY
 SCOTT A SUMNER

DESIGNED:	SAS/ATS
DRAWN:	ATS
CHECKED:	SAS
DATE:	AUGUST 22, 2022

DATE	NO.	DESCRIPTION
		R E V I S I O N S

SHEET NO.
C2.0
 2 of 5
 JOB NO. BCC-03

P:\BBC-03 (MB) Fezerie & Shortliff\BBC03-DWGSS\Sheets\Clyde PROJECT\PRELIMINARY PLAT\BBC03-C3.0-UTILITY PLAN.dwg



LEGEND

	STORM LINE
	SANITARY LINE
	WATER LINE

UTILITY PLAN
EDINGTON ESTATES PUD
 MOSCOW, IDAHO

SYNTIER
 Engineering, Inc.
 405 SE Bristolwood Drive, Suite C, Portland, WA 99163
 www.SyntierEng.com 509.339.6187

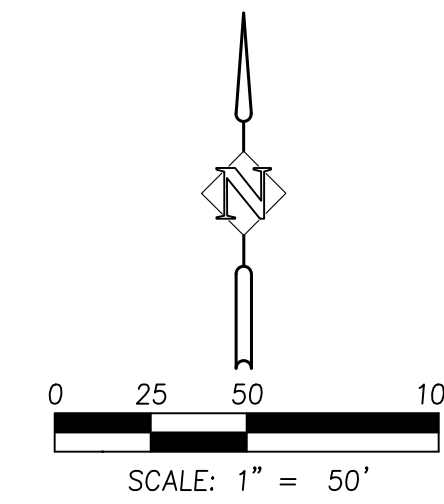
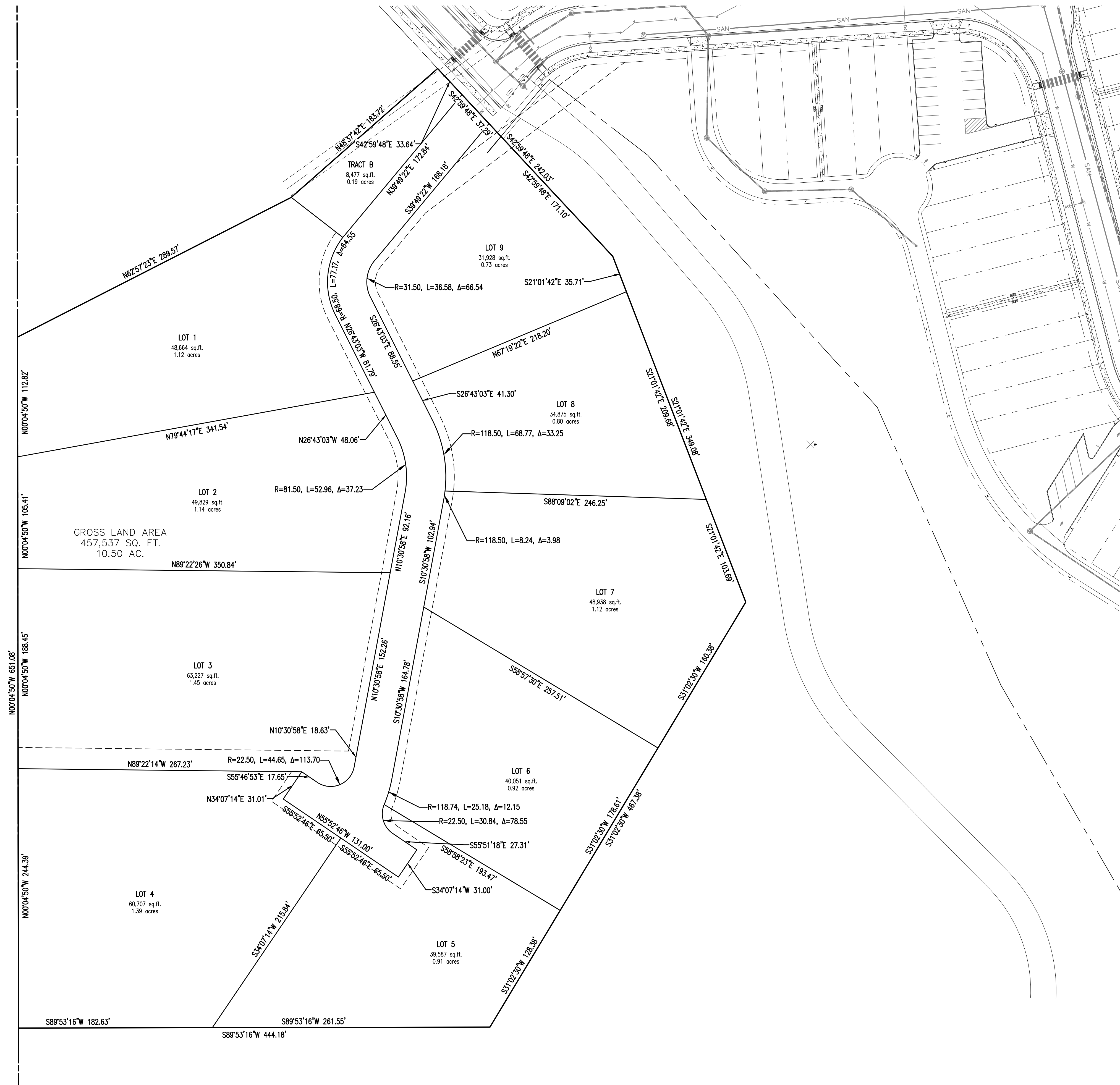


DESIGNED:	SASIATS
DRAWN:	ATS
CHECKED:	SAS
DATE:	AUGUST 22, 2022

NO.	DATE	DESCRIPTION

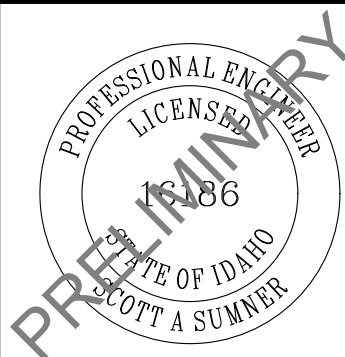
SHEET NO.
C3.0
 3 OF 5
 JOB NO. BBC-03

P:\BCC-03 (MB) Rezette & Shortt\BIBCC03-DIVSS\Sheets\Clyde Project\PRELIMINARY PLAT\BIBCC03-C4.0-PRELIMINARY PLAT.dwg



PRELIMINARY PLAT
EDINGTON ESTATES PUD
MOSCOW, IDAHO

SYNTIER
Engineering, Inc.
405 SE Bessieford Drive, Suite C, Boise, WA 99163
www.SyntierEng.com 509.339.6187



DESIGNED: SASIATS
DRAWN: ATS
CHECKED: SAS
DATE: AUGUST 22, 2022

DATE	NO.	DESCRIPTION	R	E	V	I	S	I	O	N	S

SHEET NO.

C4.0
4 of 5

JOB NO. BBC-03

P:\BBC-03 (MB) Rezoning & Shortfall\BBC03-DIV\SS\Sheets\Clyde Project\PRELIMINARY PLAT\BBC03-C4.1-SITE PLAN.dwg

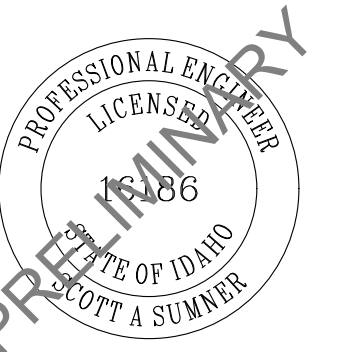


BUILDING LEGEND

- A = ACADIAN HILLHOUSE II
- B = PALOUSE FARMHOUSE XVIII
- C = NORTHWEST FARMVIEW I

SITE PLAN
EDINGTON ESTATES PUD
 MOSCOW, IDAHO

SYNTIER
 Engineering, Inc.
 405 SE Bristolwood Drive, Suite C, Portland, WA 99163
 www.SyntierEng.com 509.339.6187



DESIGNED:	SASIATS
DRAWN:	ATS
CHECKED:	SAS
DATE:	AUGUST 22, 2022

DATE	NO.	DESCRIPTION

SHEET NO.	C5.0
	5 OF 5
JOB NO.	BBC-03