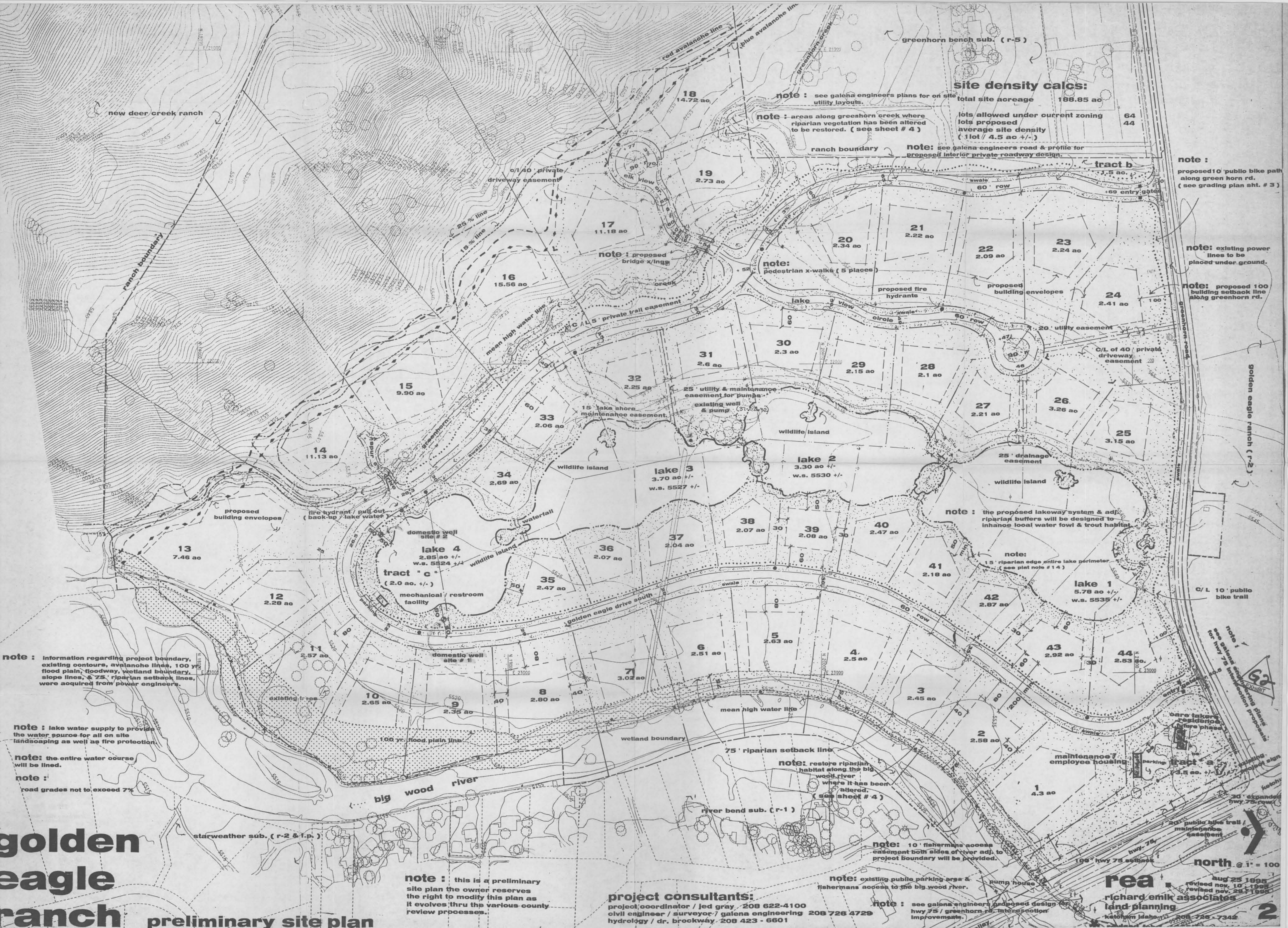




golden eagle ranch
preliminary site plan

note : information regarding project boundary, existing contours, avalanche lines, 100 yr flood plain, floodway, wetland boundary, slope lines, & 75' riparian setback lines, were acquired from power engineers.

note : lake water supply to provide the water source for all on site landscaping as well as fire protection.

note: the entire water course will be lined.

note : road grades not to exceed 7%.

note : this is a preliminary site plan the owner reserves the right to modify this plan as it evolves thru the various county review processes.

project consultants:
project coordinator / jed gray 208 622-4100
civil engineer / surveyor / galena engineering 208 726 4729
hydrology / dr. brockway 208 423 - 6601

note: 10' fisherman's access easement both sides of river adj. to project boundary will be provided.

note: existing public parking area & fisherman's access to the big wood river.

note : see galena engineers proposed design for hwy 75 / greenhorn rd. intersection improvements.

rea
richard emik associates
land planning
ketchikan idaho 208 736-7342

aug 25 1995
revised nov. 10 1995
revised nov. 29 1995

2

site density calcs:
total site acreage 188.85 ac
lots allowed under current zoning 64
lots proposed 44
average site density (1 lot / 4.5 ac +/-)

note : proposed 10' public bike path along green horn rd. (see grading plan sht. # 3)

note: existing power lines to be placed under ground.

note: proposed 100' building setback line along greenhorn rd.

note : the proposed lakeway system & adjacent riparian buffers will be designed to enhance local water fowl & trout habitat.

note: 15' riparian edge entire lake perimeter (see plat note # 14)

note: restore riparian habitat along the big wood river where it has been altered. (see sheet # 4)

note : see galena engineers plans for hwy 75 intersection proposals

note : 30' expanded hwy 75 power

note : 20' public bike trail maintenance easement