

Land Around Tank Site will be Dedicated to Utility Company Apart of PUMP 1

Land Around Substation site to be Dedicated to Utility Company Apart of PUMP 1

BLM Easement Area Grant IDI-35854 & IDI-37523 for Construction of Aerie Way and Associated Trails

BLM Easement Area Grant IDI-36222 & IDI-37524 for Construction of Linder Lane and Associated Trails

BLM Easement Area Grant IDI-36341 for Construction of Drainage Improvements and Trails

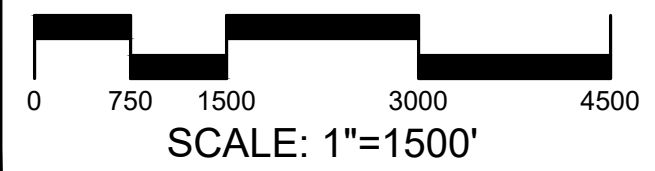
- LEGEND**
- - - - - Foothills Principal Arterial Section
  - - - - - Foothills Minor Arterial Section
  - - - - - Collector
  - - - - - Gated Gravel Road  
Emergency/Maintenance Access (No Public Access)
  - 2-Lane Local Street
  - BLM Easement Area
  - - - - - Chevron Gas Pipeline
  - ~ ~ ~ ~ ~ Farmers Union Canal
  - Property Boundary
  - PUMP #1 Boundary

F - STREET AND CIRCULATION PLAN  
MAP DATE APRIL 2021

# SPRING VALLEY

## PLANNING UNIT MASTER PLAN #1

CITY OF EAGLE, IDAHO



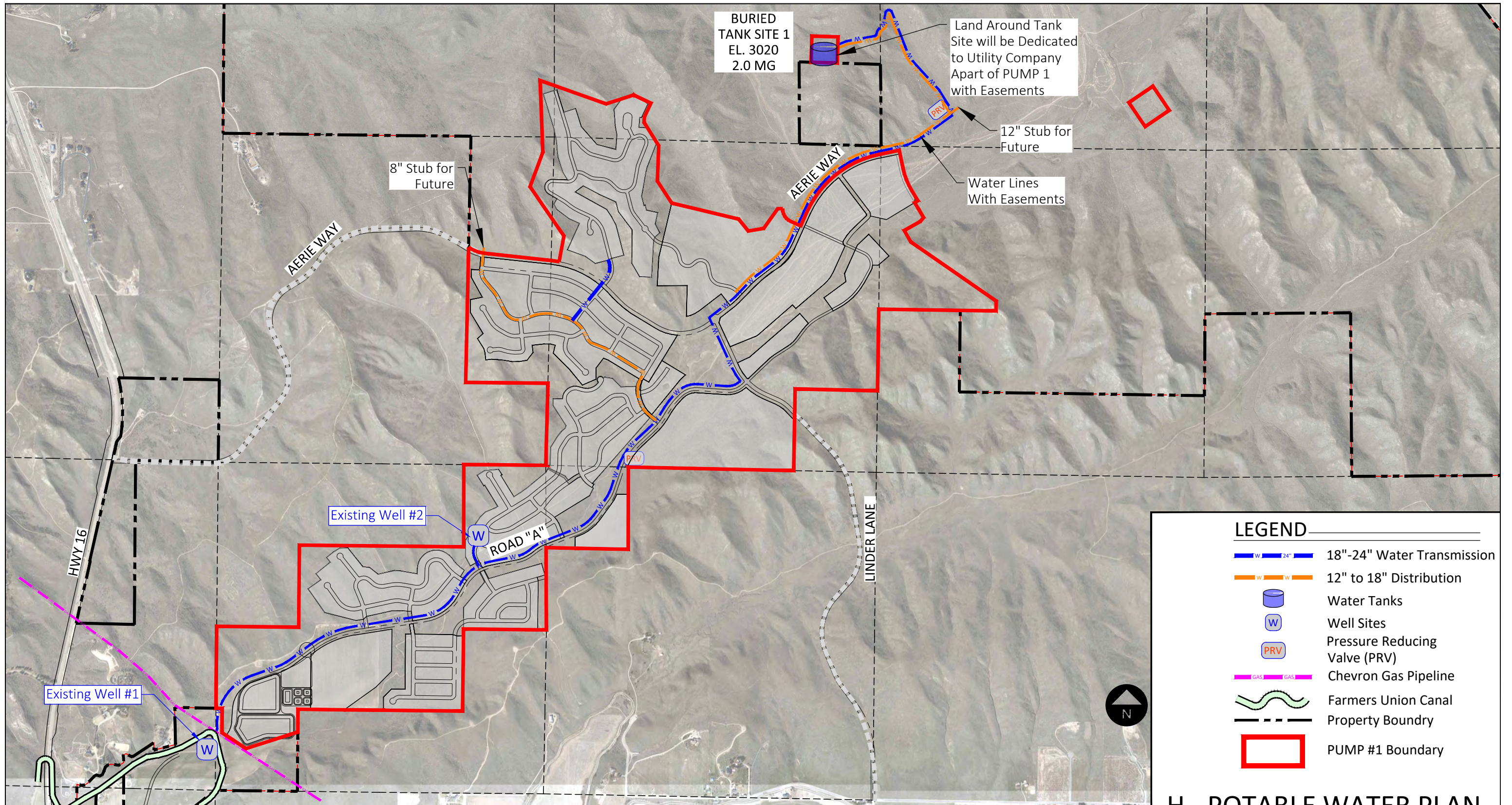
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CONTACT: ERIC LANGVARDT  
#801.505.8090  
328 WEST 200 SOUTH SUITE 102  
SALT LAKE CITY, UT 84101

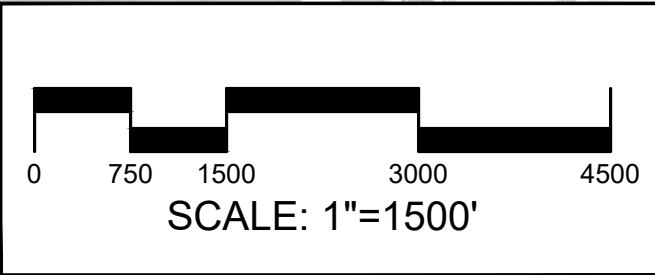


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**LEGEND**

- 18"-24" Water Transmission
- 12" to 18" Distribution
- Water Tanks
- Well Sites
- Pressure Reducing Valve (PRV)
- Chevron Gas Pipeline
- Farmers Union Canal
- Property Boundary
- PUMP #1 Boundary



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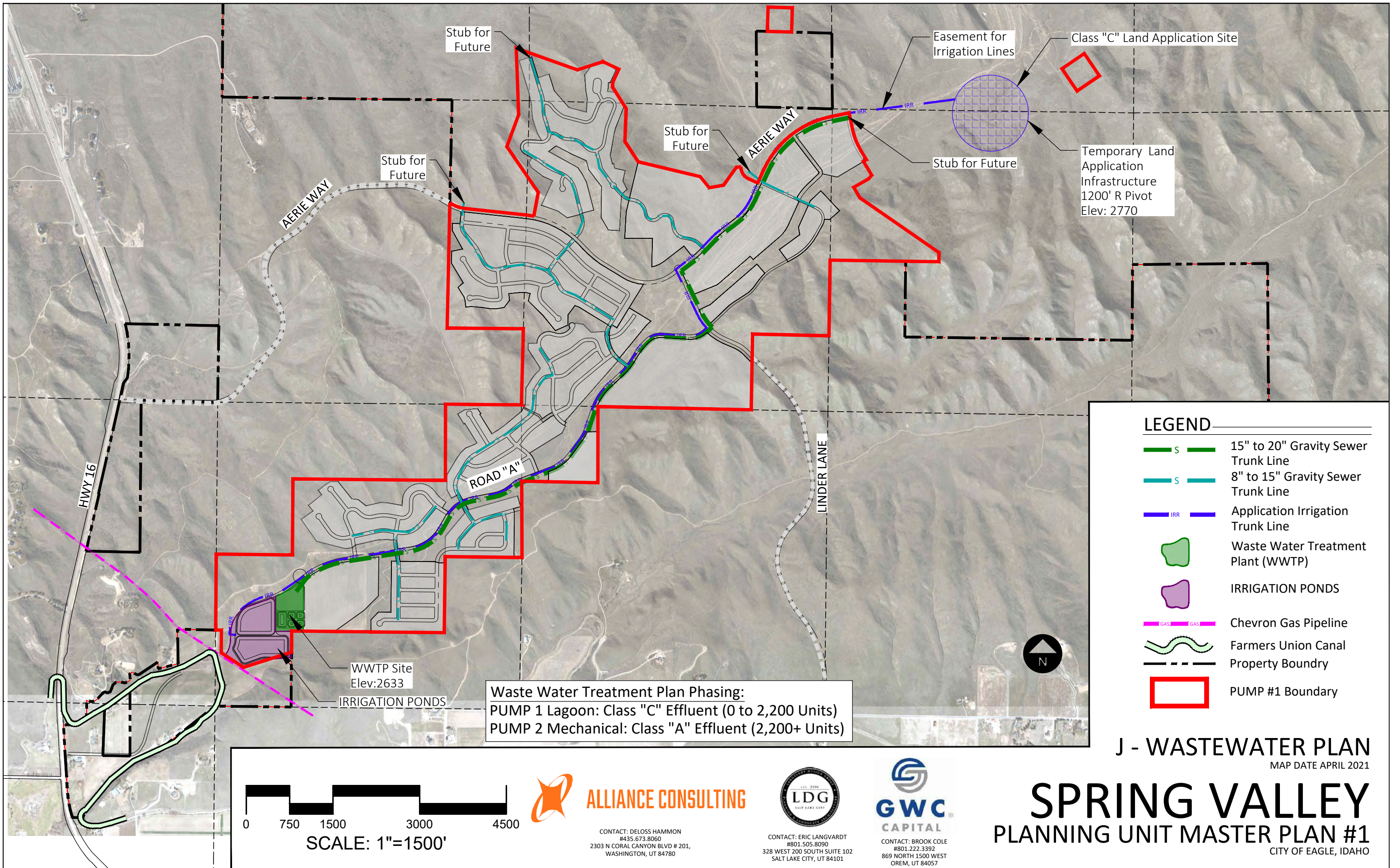
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H - POTABLE WATER PLAN  
 MAP DATE APRIL 2021

# SPRING VALLEY

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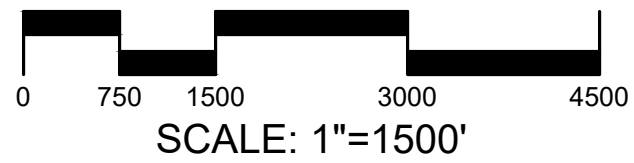
Waste Water Treatment Plan Phasing:  
 PUMP 1 Lagoon: Class "C" Effluent (0 to 2,200 Units)  
 PUMP 2 Mechanical: Class "A" Effluent (2,200+ Units)

**LEGEND**

- 15" to 20" Gravity Sewer Trunk Line
- 8" to 15" Gravity Sewer Trunk Line
- Application Irrigation Trunk Line
- Waste Water Treatment Plant (WWTP)
- IRRIGATION PONDS
- Chevron Gas Pipeline
- Farmers Union Canal
- Property Boundary
- PUMP #1 Boundary

**J - WASTEWATER PLAN**  
 MAP DATE APRIL 2021

**SPRING VALLEY**  
 PLANNING UNIT MASTER PLAN #1  
 CITY OF EAGLE, IDAHO



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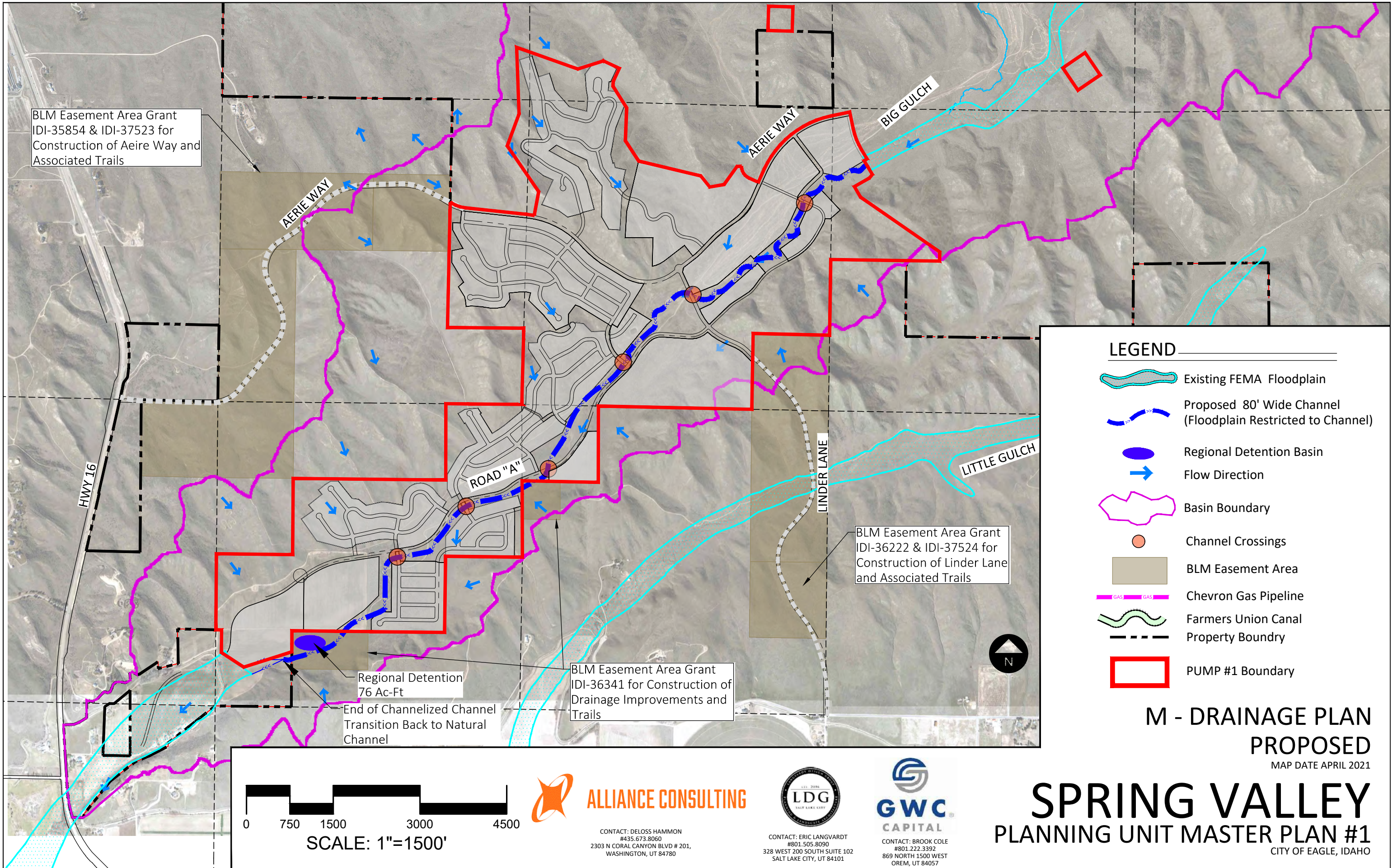
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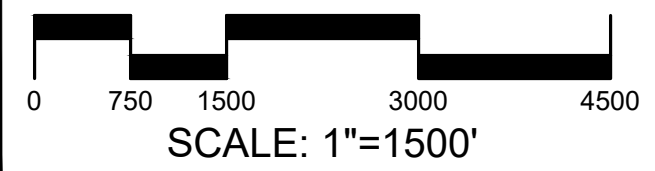


**LEGEND**

-  Existing FEMA Floodplain
-  Proposed 80' Wide Channel (Floodplain Restricted to Channel)
-  Regional Detention Basin
-  Flow Direction
-  Basin Boundary
-  Channel Crossings
-  BLM Easement Area
-  Chevron Gas Pipeline
-  Farmers Union Canal
-  Property Boundary
-  PUMP #1 Boundary

**M - DRAINAGE PLAN  
PROPOSED**  
MAP DATE APRIL 2021

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PLANNING UNIT MASTER PLAN #1**  
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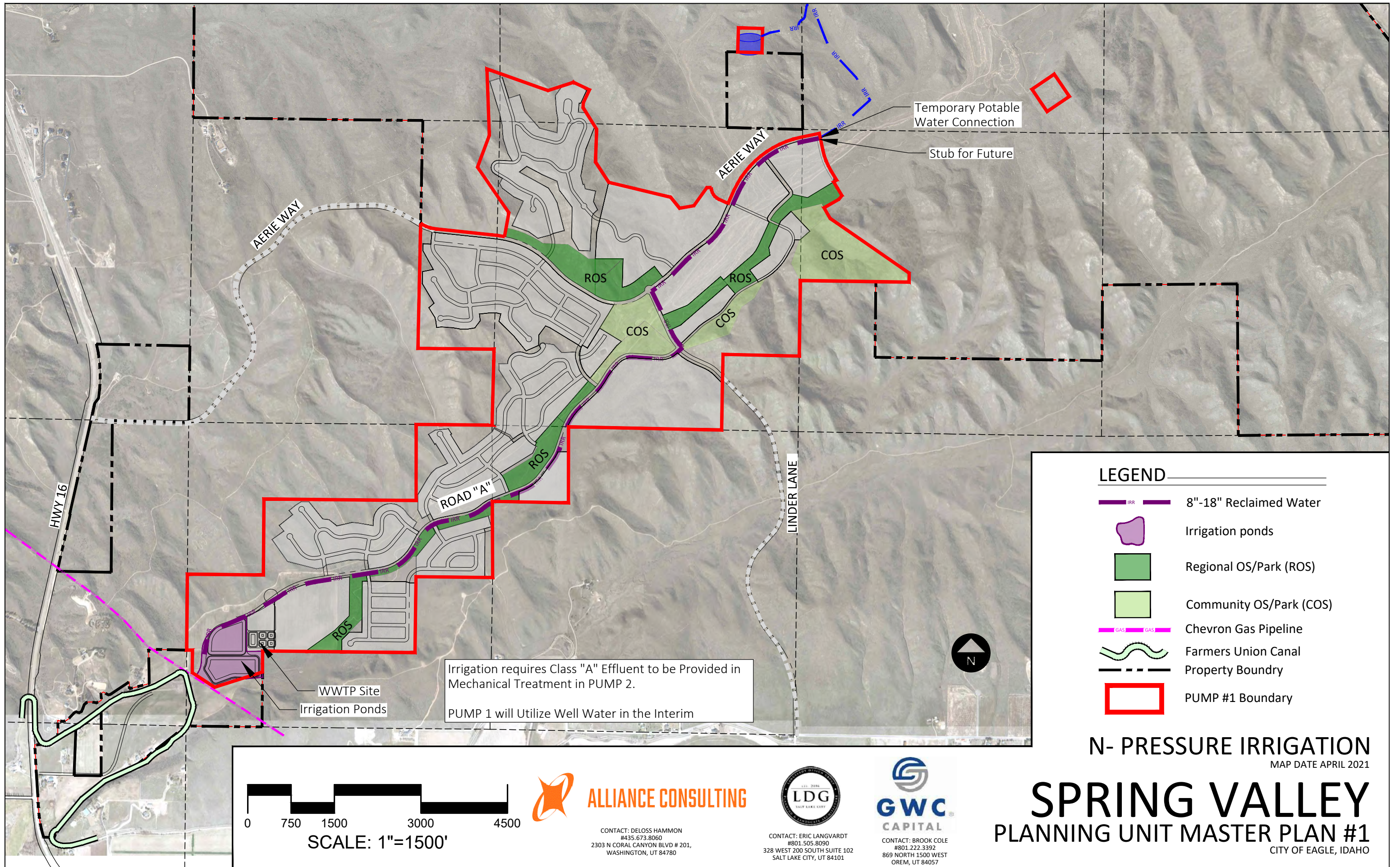
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Temporary Potable Water Connection

Stub for Future

COS

ROS

ROS

COS

COS

ROS

ROAD "A"









LINDER LANE

HWY 16

WWTP Site  
Irrigation Ponds

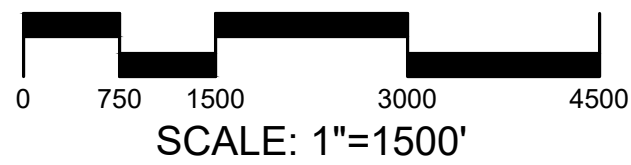

Irrigation requires Class "A" Effluent to be Provided in Mechanical Treatment in PUMP 2.  
PUMP 1 will Utilize Well Water in the Interim

**LEGEND**

-  8"-18" Reclaimed Water
-  Irrigation ponds
-  Regional OS/Park (ROS)
-  Community OS/Park (COS)
-  Chevron Gas Pipeline
-  Farmers Union Canal
-  Property Boundry
-  PUMP #1 Boundary

**N- PRESSURE IRRIGATION**  
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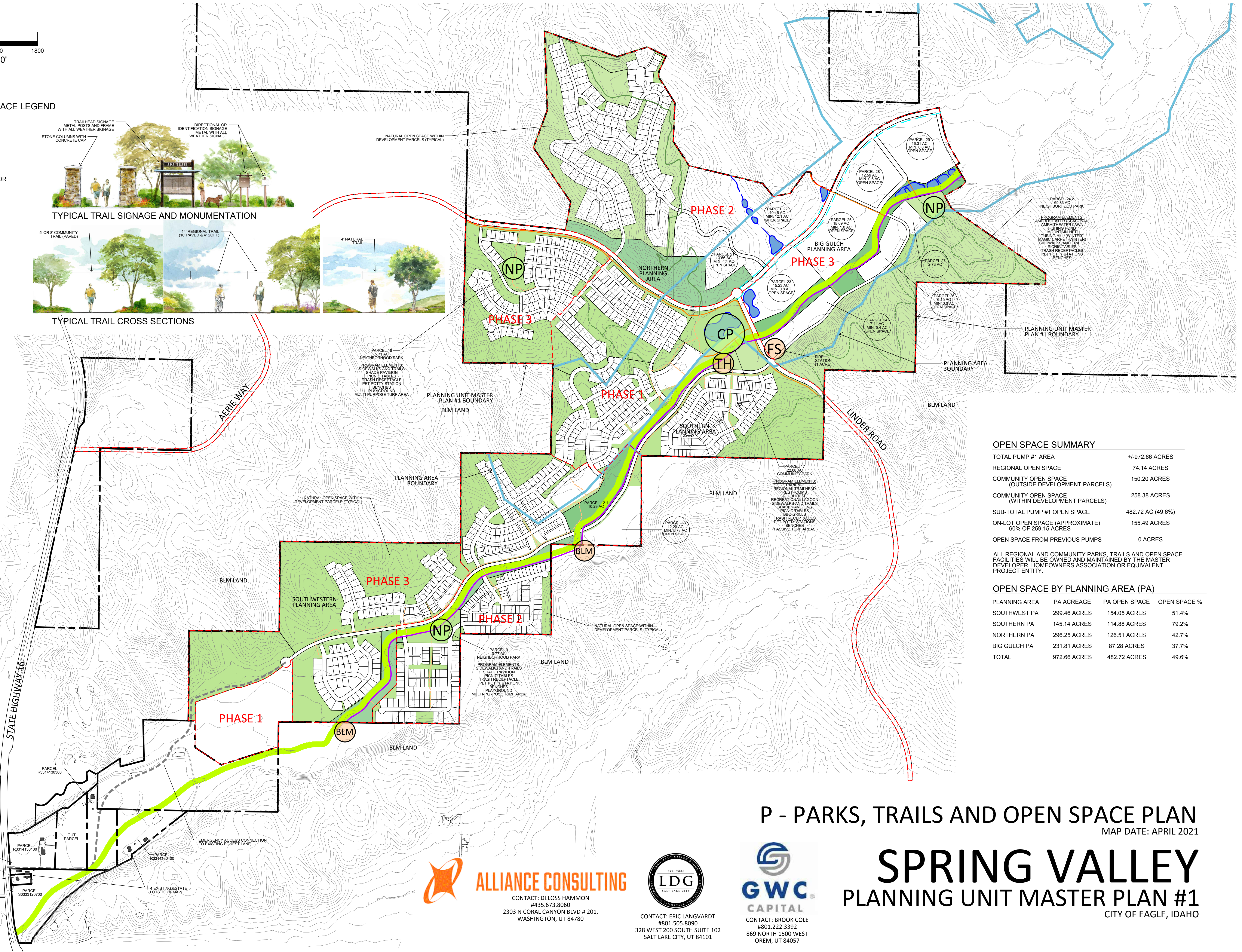
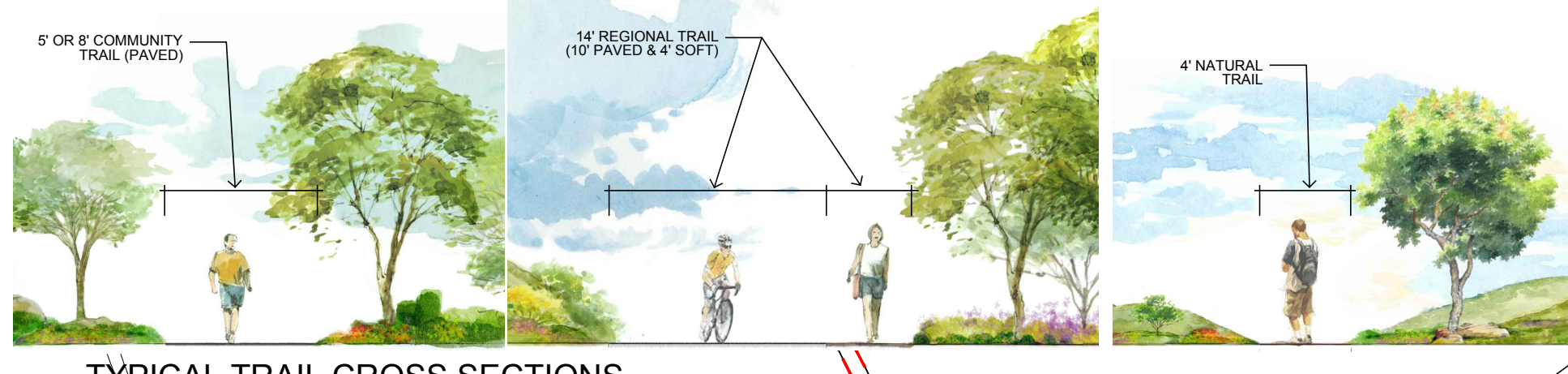
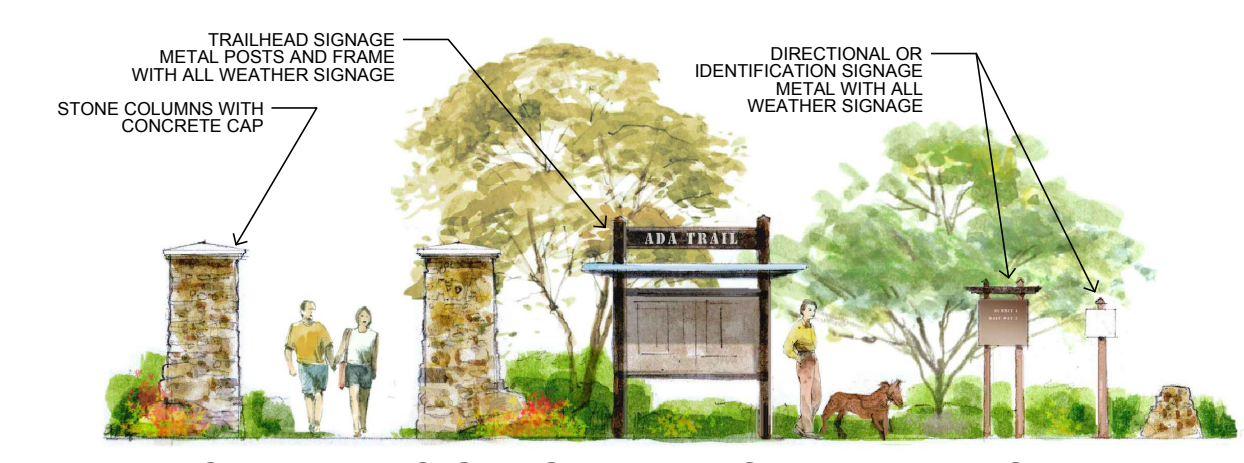


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**PARKS, TRAILS AND OPEN SPACE LEGEND**

- REGIONAL OPEN SPACE
- COMMUNITY OPEN SPACE
- REGIONAL TRAIL
- 8' COMMUNITY TRAIL
- 5' COMMUNITY TRAIL
- NATURAL TRAIL
- FLOODWAY/RIPARIAN CORRIDOR
- TH REGIONAL TRAILHEAD
- LAKE/POND
- NP NEIGHBORHOOD PARK
- CP COMMUNITY PARK
- FS FIRE STATION
- BLM POSSIBLE REGIONAL TRAIL CONNECTION TO BLM LAND



**OPEN SPACE SUMMARY**

TOTAL PUMP #1 AREA	+/-972.66 ACRES
REGIONAL OPEN SPACE	74.14 ACRES
COMMUNITY OPEN SPACE (OUTSIDE DEVELOPMENT PARCELS)	150.20 ACRES
COMMUNITY OPEN SPACE (WITHIN DEVELOPMENT PARCELS)	258.38 ACRES
SUB-TOTAL PUMP #1 OPEN SPACE	482.72 AC (49.6%)
ON-LOT OPEN SPACE (APPROXIMATE) 60% OF 259.15 ACRES	155.49 ACRES
OPEN SPACE FROM PREVIOUS PUMPS	0 ACRES

**OPEN SPACE BY PLANNING AREA (PA)**

PLANNING AREA	PA ACREAGE	PA OPEN SPACE	OPEN SPACE %
SOUTHWEST PA	299.46 ACRES	154.05 ACRES	51.4%
SOUTHERN PA	145.14 ACRES	114.88 ACRES	79.2%
NORTHERN PA	296.25 ACRES	126.51 ACRES	42.7%
BIG GULCH PA	231.81 ACRES	87.28 ACRES	37.7%
<b>TOTAL</b>	<b>972.66 ACRES</b>	<b>482.72 ACRES</b>	<b>49.6%</b>

**P - PARKS, TRAILS AND OPEN SPACE PLAN**  
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