Canyon County, ID Web Map

7/3/2023, 4:46:07 PM

Multiple Parcel Search _Query result

Hydro_NHDFlowline

CanyonCountyRoads

Roads

ITDFunctionalClassification

Major Collector

Minor Arterial

Canyon County Imagery_2019

Red: Band_1

Green: Band_2

Blue: Band_3

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.17 km

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Canyon County, ID

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #140, Caldwell, ID 83605
www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633

PROPERTY OWNER	OWNER NAME: Eagle Cap Homes LLC
	MAILING ADDRESS: PO Box 220, Star, ID 83669
	PHONE: 208-608-1200 EMAIL: gjohnston2@gmail.com

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: Gary Johnston *Date:* 8-12-2022

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Gary Johnston
	COMPANY NAME:
	MAILING ADDRESS: Same
	PHONE: EMAIL:

SITE INFO	STREET ADDRESS: 0 Kings Lane Rd, Middleton, ID 83644
	PARCEL #: R3746301081 LOT SIZE/AREA: 8.89 acres
	LOT: BLOCK: SUBDIVISION:
	QUARTER: SW SECTION: 26 TOWNSHIP: 5N RANGE: 2W
	ZONING DISTRICT: FLOODZONE (YES/NO): No

HEARING LEVEL APPS	_____CONDITIONAL USE	_____COMP PLAN AMENDMENT	_____CONDITIONAL REZONE
	_____ZONING AMENDMENT (REZONE)	_____DEV. AGREEMENT MODIFICATION	_____VARIANCE > 33%
	_____MINOR REPLAT	_____VACATION	_____APPEAL
	_____SHORT PLAT SUBDIVISION	_____ PRELIMINARY PLAT SUBDIVISION	X FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	_____ ADMINISTRATIVE LAND DIVISION	_____EASEMENT REDUCTION	_____SIGN PERMIT
	_____PROPERTY BOUNDARY ADJUSTMENT	_____HOME BUSINESS	_____VARIANCE 33% >
	_____PRIVATE ROAD NAME	_____TEMPORARY USE	_____DAY CARE
	_____OTHER_____		

CASE NUMBER: SD2022-0042 DATE RECEIVED: 8/30/22 Pd. Fee

RECEIVED BY: APPLICATION FEE $1210.00 CK MO CC CASH

-Correct ck amt Recd JA 8/30/22

$1000 FP fee
$ 100 ACCI fee
$ 110 Per lot fee
$1210.00 Due

Revised 1/3/21

Development Services Department

Canyon County, 111 North 11th Avenue, Caldwell, ID 83605

(208) 454 7458 ▪ (208) 454 6633 Fax ▪ Zoninginfo@canyonco.org ▪ www.canyonco.org/dsd

Dear Property Owners/Applicants,

On behalf of the Canyon County Development Services Department – Planning Division, we thank you for your interest in developing in our community. Our department's number one priority is providing quality customer service. Unfortunately, due to the lack of planning staff and the current labor market conditions, we are falling short of that mission.

As of September 1, 2022, we have over 200 planning projects currently in queue. We are also working diligently on the adoption and implementation of the 2030 Canyon County Comprehensive Plan. The Planning Division has recently lost experienced planners, which has impacted application processing time. Besides myself, our division has just one (1) Planner III, whose primary focus is the 2030 Canyon County Comprehensive Plan. The rest of the division is mainly new planners and planner technicians training to get up to speed.

As our department works to get back to a normal processing time, we ask that you please be patient with our staff. They are working day in and day out to keep up with the growing needs of our county. Moving forward, we will continue to review applications in the order they are received and prioritize them accordingly. If your application has been recently filed and you want to withdraw, we will be more than happy to refund your application fee. If you wish to remain on file, please know that we will get to it as quickly as possible.

Please don't hesitate to contact us with questions or concerns.

Thanks in advance for your patience and understanding.

Sincerely,

Dan Lister
Planning Official - Development Services Department

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #140, Caldwell, ID 83605
www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633

PROPERTY OWNER	OWNER NAME: Gregory Spohn
	MAILING ADDRESS: PO Box 220, Star, ID 83669
	PHONE: EMAIL:

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: Gregory Spohn *Date:* 8/12/2022

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Gary Johnston
	COMPANY NAME: Eagle Cap Homes LLC
	MAILING ADDRESS: PO Box 220, Star, ID 83669
	PHONE: 208-608-1200 EMAIL: gjohnston78@gmail.com

SITE INFO	STREET ADDRESS: 25153 ~~25250~~ Kingsbury Rd, Caldwell, ID
	PARCEL #: 05N02W266010 ; R3746300 LOT SIZE/AREA: 2.54 Acres
	LOT: BLOCK: SUBDIVISION:
	QUARTER: SW SECTION: 26 TOWNSHIP: 5N RANGE: 2W
	ZONING DISTRICT: FLOODZONE (YES/NO): NO

HEARING LEVEL APPS	____CONDITIONAL USE	____COMP PLAN AMENDMENT	____CONDITIONAL REZONE
	____ZONING AMENDMENT (REZONE)	____DEV. AGREEMENT MODIFICATION	____VARIANCE > 33%
	____MINOR REPLAT	____VACATION	____APPEAL
	____SHORT PLAT SUBDIVISION	____PRELIMINARY PLAT SUBDIVISION	__X__FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	____ADMINISTRATIVE LAND DIVISION	____EASEMENT REDUCTION	____SIGN PERMIT
	____PROPERTY BOUNDARY ADJUSTMENT	____HOME BUSINESS	____VARIANCE 33% >
	____PRIVATE ROAD NAME	____TEMPORARY USE	____DAY CARE
	____OTHER____		

CASE NUMBER:	DATE RECEIVED:	
RECEIVED BY:	APPLICATION FEE:	CK MO CC CASH

Revised 1/3/21

Appendix C – Geotechnical Report

ATLAS

January 27, 2022

Atlas No. B213478g

Mr. Gary Johnson
Eagle Cap Homes LLC
PO Box 220
Star, ID 83669

Subject: Pavement Section Recommendations
Eagle Cap Subdivision
2520 Kingsbury Road
Middleton, ID

Dear Mr. Johnson:

In compliance with your instructions, Atlas has collected a soil sample by hand excavation and performed R-value laboratory testing. This report presents the test results and a recommended pavement section in accordance with the Association of Canyon County Highway Districts.

RECOMMENDED PAVEMENT SECTIONS

Atlas has used a traffic index of 6 to determine the necessary pavement cross-section for the site. Atlas has made assumptions for traffic loading variables based on the character of the proposed construction. The Client should review these assumptions to make sure they reflect intended use and loading of pavements both now and in the future. Atlas collected a sample of near-surface soils for Resistance Value (R-value) testing representative of soils to depths of 2 feet below existing ground surface. This sample, consisting of lean clay with sand collected from a hand excavation, yielded a R-value of 15. The following are minimum thickness requirements for assured pavement function. Depending on site conditions, additional work, e.g. soil preparation, may be required to support construction equipment. Results of the test are graphically depicted as an **Attachment**. These have been listed within the **Soft Subgrade Soils** section of the original report.

Flexible Pavement Section

The Gravel Equivalent Method, as defined in Section 500 of the State of Idaho Department of Transportation (ITD) Materials Manual, was used to develop the pavement section. A calculation sheet provided in the **Attachment** section indicates the soils constant, traffic loading, traffic projections, and material constants used to calculate the pavement section. Atlas recommends that materials used in the construction of asphaltic concrete pavements meet the requirements of the ISPWC Standard Specification for Highway Construction. Construction of the pavement section should be in accordance with these specifications and should adhere to guidelines recommended in the **Construction Considerations** section of this report.

Table 1 – Gravel Equivalent Method Flexible Pavement Specifications

Pavement Section Component	Roadway Section
Asphaltic Concrete	2.5 Inches
Crushed Aggregate Base	4.0 Inches
Structural Subbase	14.0 Inches
Compacted Subgrade	Not Required

[1]**It will be required for Atlas personnel to verify subgrade competency at the time of construction.**

- Asphaltic Concrete: Asphalt mix design shall meet the requirements of ISPWC, Section 810. Materials shall be placed in accordance with ISPWC Standard Specifications for Highway Construction.
- Aggregate Base: Material complying with ISPWC Standards for Crushed Aggregate Materials.
- Structural Subbase: Granular structural fill material complying with the requirements detailed in the **Structural Fill** section of this report except that the maximum material diameter is no more than ½ the component thickness. Gradation and suitability requirements shall be per ISPWC Section 801, Table 1.

Common Pavement Section Construction Issues

The subgrade upon which above pavement sections are to be constructed must be properly stripped, compacted (if indicated), inspected, and proof-rolled. Proof rolling of subgrade soils should be accomplished using a heavy rubber-tired, fully loaded, tandem-axle dump truck or equivalent. Verification of subgrade competence by Atlas personnel at the time of construction is required. Fill materials on the site must demonstrate the indicated compaction prior to placing material in support of the pavement section. Atlas anticipated that pavement areas will be subjected to light traffic. Subgrade clayey and silty soils near and above optimum moisture contents may pump during compaction. Pumping or soft areas must be removed and replaced with structural fill.

Fill material and aggregates, as well as compacted native subgrade soils, in support of the pavement section must be compacted to no less than 95 percent of the maximum dry density as determined by ASTM D698 for flexible pavements and by ASTM D1557 for rigid pavements. If a material placed as a pavement section component cannot be tested by usual compaction testing methods, then compaction of that material must be approved by observed proof rolling. Minor deflections from proof rolling for flexible pavements are allowable. Deflections from proof rolling of rigid pavement support courses should not be visually detectable.

SOFT SUBGRADE SOILS

Shallow fine-grained subgrade soils that are high in moisture content should be expected to pump and rut under construction traffic. During periods of wet weather, construction may become very difficult if not impossible. The following recommendations and options have been included for dealing with soft subgrade conditions:

- Track-mounted vehicles should be used to strip the subgrade of root matter and other deleterious debris. Heavy rubber-tired equipment should be prohibited from operating directly on the native subgrade and areas in which structural fill materials have been placed. Construction traffic should be restricted to designated roadways that do not cross, or cross on a limited basis, proposed roadway or parking areas.
- Soft areas can be over-excavated and replaced with granular structural fill.
- Construction roadways on soft subgrade soils should consist of a minimum 2-foot thickness of large cobbles of 4 to 6 inches in diameter with sufficient sand and fines to fill voids. Construction entrances should consist of a 6-inch thickness of clean, 2-inch minimum, angular drain-rock and must be a minimum of 10 feet wide and 30 to 50 feet long. During the construction process, top dressing of the entrance may be required for maintenance.
- Scarification and aeration of subgrade soils can be employed to reduce the moisture content of wet subgrade soils. After stripping is complete, the exposed subgrade should be ripped or disked to a depth of 1½ feet and allowed to air dry for 2 to 4 weeks. Further disking should be performed on a weekly basis to aid the aeration process.
- Alternative soil stabilization methods include use of geotextiles, lime, and cement stabilization. Atlas is available to provide recommendations and guidelines at your request.

STRUCTURAL FILL

Soils recommended for use as structural fill are those classified as GW, GP, SW, and SP in accordance with the Unified Soil Classification System (USCS) (ASTM D2487). Use of silty soils (USCS designation of GM, SM, and ML) as structural fill may be acceptable. These materials require very high moisture contents for compaction and require a long time to dry out if natural moisture contents are too high and may also be susceptible to frost heave under certain conditions. Therefore, these materials can be quite difficult to work with as moisture content, lift thickness, and compactive effort becomes difficult to control. If silty soil is used for structural fill, lift thicknesses should not exceed 6 inches (loose), and fill material moisture must be closely monitored at both the working elevation and the elevations of materials already placed. Following placement, silty soils must be protected from degradation resulting from construction traffic or subsequent construction.

Recommended granular structural fill materials, those classified as GW, GP, SW, and SP, should consist of a 6-inch minus select, clean, granular soil with no more than 50 percent oversize (greater than ¾-inch) material and no more than 12 percent fines (passing No. 200 sieve). These fill materials should be placed in layers not to exceed 12 inches in loose thickness. Prior to placement of structural fill materials, surfaces must be prepared as outlined in the **Common Pavement Section Construction Issues** section. Structural fill material should be moisture-conditioned to achieve optimum moisture content prior to compaction. All fill materials must be monitored during placement and tested to confirm compaction requirements, outlined below, have been achieved.

Each layer of structural fill must be compacted, as outlined below:

- Below Rigid Pavements: A minimum of 95 percent of the maximum dry density as determined by ASTM D1557.
- Below Flexible Pavements: A minimum of 92 percent of the maximum dry density as determined by ASTM D1557 or 95 percent of the maximum dry density as determined by ASTM D698.

The ASTM D1557 test method must be used for samples containing up to 40 percent oversize (greater than ¾-inch) particles. If material contains more than 40 percent but less than 50 percent oversize particles, compaction of fill must be confirmed by proof rolling each lift with a 10-ton vibratory roller (or equivalent) until the maximum density has been achieved. Density testing must be performed after each proof rolling pass until the in-place density test results indicate a drop (or no increase) in the dry density, defined as maximum density or "break over" point. The number of required passes should be used as the requirements on the remainder of fill placement. Material should contain sufficient fines to fill void spaces, and must not contain more than 50 percent oversize particles.

Often, questions arise concerning soil conditions because of design and construction details that occur on a project. Atlas would be pleased to continue our role as geotechnical engineers during project implementation. If you have any questions, please call us at (208) 376-4748.

Respectfully submitted,

Bryar Jensen, EI
Staff Engineer

Monica Saculles, PE
Senior Geotechnical Engineer

PROFESSIONAL ENGINEER
LICENSED
14919
1-27-22
STATE OF IDAHO
MONICA SACULLES

Attachments: Gravel Equivalent Method Pavement Design
R-Value Laboratory Test Data

GRAVEL EQUIVALENT METHOD PAVEMENT DESIGN

Pavement Section Design Location: Eagle Cap Subdivision, Residential Roadways

Average Daily Traffic Count:	500	All Lanes & Both Directions			
Design Life:	20	Years			
Traffic Index:	6.00				
Climate Factor:	1		**R-Value of Subgrade:**	15.00	
Subgrade CBR Value:	6		**Subgrade Mr:**	9,000	
R-Value of Aggregate Base:	80				
R-Value of Granular Borrow:	60				
Subgrade R-Value:	15				
Expansion Pressure of Subgrade:	0.14				
Unit Weight of Base Materials:	130				
Total Design Life 18 kip ESAL's:	33,131				
ASPHALTIC CONCRETE:					
Gravel Equivalent, Calculated:	0.384				
Thickness:	0.174545455		**Use =**	**2.5**	**Inches**
Gravel Equivalent, ACTUAL:	0.46				
CRUSHED AGGREGATE BASE:					
Gravel Equivalent (Ballast):	0.768				
Thickness:	0.310		**Use =**	**4**	**Inches**
Gravel Equivalent, ACTUAL:	0.792				
SUBBASE:					
Gravel Equivalent (Ballast):	1.632				
Thickness:	1.120		**Use =**	**14**	**Inches**
Gravel Equivalent, ACTUAL:	1.667				
TOTAL Thickness:	1.708				
Thickness Required by Exp. Pressure:	0.155				

	Design Depth Inches	**CHD4 Substitution Ratios**
Asphaltic Concrete (at least 2.5):	**2.50**	2.20
Asphalt Treated Base (at least 4.2):	**0.00**	
Cement Treated Base (at least 4.2):	**0.00**	
Crushed Aggregate Base (at least 4.2):	**4.00**	1.00
Subbase (at least 4.2):	**14.00**	0.75

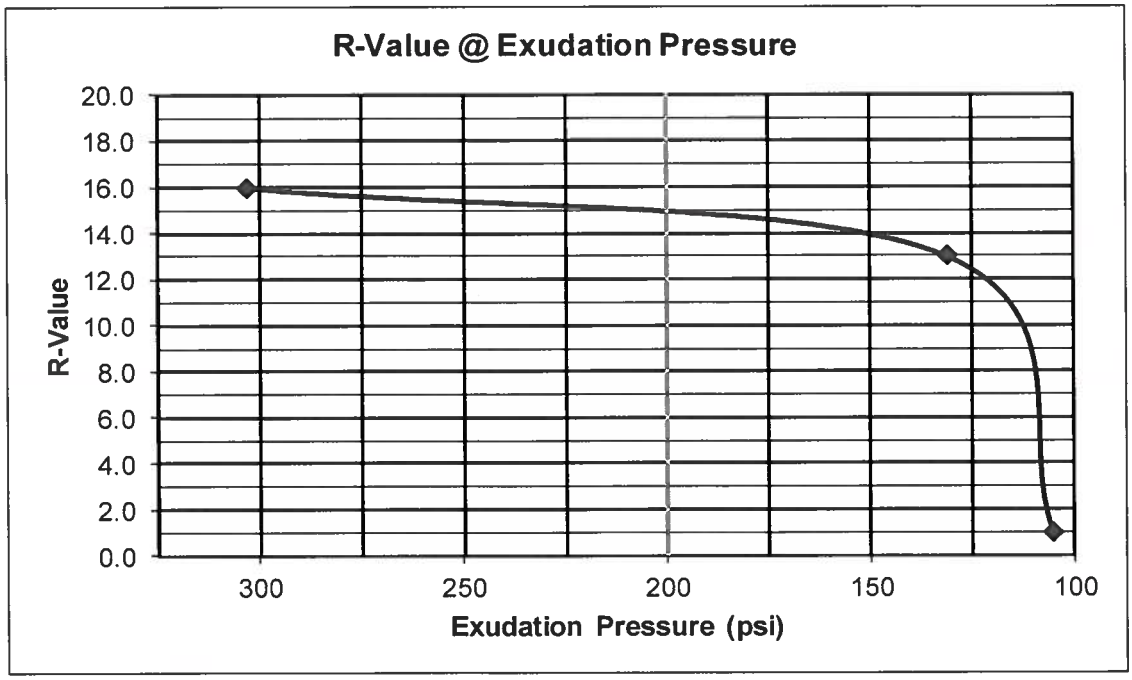
ATLAS

R-VALUE LABORATORY TEST DATA

Source and Description:	TP-1: 1.0-2.0, Lean Clay with Sand							
Date Obtained:	January 4th, 2022							
Sample ID:	22-0004							
Sampling and Preparation:	ASTM D75:		AASHTO T2:	X	ASTM D421:		AASHTO T87:	X
Test Standard:	ASTM D2844:		AASHTO T190:		Idaho T8:	X		

Sample	A	B	C
Dry Density (lb/ft^3)	108.2	106.1	104.6
Moisture Content (%)	14.4	18.3	20.6
Expansion Pressure (psi)	0.15	0.0	0.0
Exudation Pressure (psi)	303	131	105
R-Value	16	13	1

R-Value @ 200 psi Exudation Pressure = 15



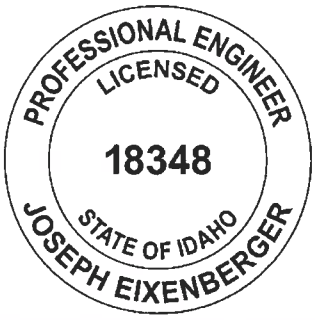
Subdivision Engineering Report
for
Eagle Cap Subdivision

Canyon County, Idaho

February 8, 2022

Joseph Eixenberger

Digitally signed by Joseph Eixenberger
Date: 2022.02.08 08:28:35 -07'00'



Prepared By:

HECO ENGINEERS

32 N Main Street • PO Box 235 • Payette, ID 83661
208 642 3304 • info@hecoengineers.com

HECO Project: PR 21-0319

Table of Contents

1. Project Description

a. Eagle Cap Subdivision

b. The Eagle Cap Subdivision property is in Canyon County approximately 4 miles northeast of Middleton, Idaho. The proposed lots are located north of Purple Sage Rd.

c. The property is a portion of the North ½ of the Southwest ¼ of Section 26, Township 5 North, Range 2 West, B.M., Canyon County, Idaho.
   i. Owner: Gary Johnston
      PO Box 220
      Star, ID 83669
      (208) 608-1200

d. Engineer
   i. Joe Eixenberger P.E.
      c/o HECO Engineers
      32 N. Main St/ PO Box 235
      Payette, ID 83661
      Telephone 208-642-3304

e. Area of the subdivision is approximately 14.3 acres.
   i. Eleven residential lots are proposed.
      1. All lots will have individual drinking water well, drives, septic tanks, and seepage beds.
   ii. Buildable gross lot areas range from 0.96 and 1.43 acres.
   iii. Average lot area is 1.00 acres.
   iv. Restricted to single family dwellings only.

2. Subdivision Plat Map

a. Topographic Map: See attached Informational Plat Map.

b. Proposed Lot Lines: See attached Informational Plat Map.

c. Average Lots size has been achieved.

d. This project is not within the 100-year flood plain.

e. None of the lots proposed has areas with ground slope greater than 20°.

3. Test Soils Test Pit

Depth Logs and Soil Profiles

a. 11 Lot Split
   i. North ½ of the Southwest ¼ of Section 26, Township 5 North, Range 2 West, B.M., Canyon County, Idaho.
   ii. Date: 04/21/21 and 05/04/21
   iii. Originally, 13 test pits were dug for 13 lots, but the number of lots were reduced to 11. The original test pit number and lot number are given in the following log for ease of comparison for SWDH. The updated lot number corresponding to the test pit is given in parenthesis. Based on the new layout, Lot 8 already has an existing drainfield that will continue to be utilized.
   iv. Inspectors: Joe Eixenberger, P.E.
   Briggita Gruenberg , SWDH

b. Test Pit Log – Test Pit 1 on Lot 13 (Lot 11)- Location shown on Informational Plat Maps

Depth	Soil Type	Notes
0-4'5"	Sandy-Clay-Loam	C-1
4'5"-7'8"	Compacted Hardpan	NS
7'8"-10'6"	Compacted fine sand w/gravel	A-2b downgrade to B-1

c. Test Pit Log – Test Pit 2 on Lot 12 (Lot 10)- Location shown on Informational Plat Maps

Depth	Soil Type	Notes
0-3'5"	Sandy-Clay-Loam	C-1
3'5"-4'5"	Clay	NS
4'5"-7'2"	Compacted hardpan	NS
7'2"-8'	Medium/coarse sand w/gravel	A-2a downgrade to A-2b
8'-10'	Coarse sand and gravel	NS

d. Test Pit Log – Test Pit 3 on Lot 11 (Lot 9)- Location shown on Informational Plat Maps

Depth	Soil Type	Notes
0-3'	Silt-Loam topsoil	B-2
3'-7'8"	Compacted hardpan	NS
7'8"-10'	Sandy Loam w/gravel <35%	B-1

e. Test Pit Log – Test Pit 4 on Lot 10 (Lot 8)- Location shown on Informational Plat Maps

Depth	Soil Type	Notes
0-4'	Sandy-Clay-Loam topsoil	C-1
4'-8'	Compacted hardpan	NS
8'-10'6"	Coarse sand and gravel	NS

f. Test Pit Log – Test Pit 5 on Lot 9 (Lot 7)- Location shown on Informational Plat Maps

i.

Depth	Soil Type	Notes
0-3'7"	Sandy-Clay-Loam topsoil	C-1
3'7"-8'6"	Compacted hardpan	NS
8'6"-10'	Coarse sand and gravel	NS

g. Test Pit Log – Test Pit 6 on Lot 8 (not utilized)- Location shown on Informational Plat Maps

i.

Depth	Soil Type	Notes
0-2'9"	Silty-Loam topsoil	B-2
2'9"-8'	Compacted hardpan	NS
8'-10'	Coarse sand and gravel	NS

h. Test Pit Log – Test Pit 7 on Lot 7 (Lot 6)- Location shown on Informational Plat Maps

i.

Depth	Soil Type	Notes
0-3'	Silty-Loam topsoil	B-2
3'-8'	Compacted hardpan	NS
8'-10'	Coarse sand and gravel	NS

i. Test Pit Log – Test Pit 8 on Lot 6 (Lot 5)- Location shown on Informational Plat Maps

i.

Depth	Soil Type	Notes
0-3'	Silty-Loam topsoil	B-2
3'-8'	Compacted hardpan	NS
8'-10'	Coarse sand and gravel	NS

j. Test Pit Log – Test Pit 9 on Lot 5 (Lot 4)- Location shown on Informational Plat Maps

i.

Depth	Soil Type	Notes
0-3'5"	Silty-Loam topsoil	B-2
3'5"-9'	Compacted hardpan	NS
9'-10'	Coarse sand and gravel	NS

k. Test Pit Log – Test Pit 10 on Lot 4 (Lot 3)- Location shown on Informational Plat Maps

i.

Depth	Soil Type	Notes
0-3'	Silty-Loam topsoil	B-2
3'-6'8"	Compacted hardpan	NS
6'8"-10'	Sand and gravel	A-2b downgrade to B-2

l. Test Pit Log – Test Pit 11 on Lot 3 (Not utilized)- Location shown on Informational Plat Maps

i.

Depth	Soil Type	Notes
0-3'	Silty-Loam topsoil	B-2
3'-7'	Compacted hardpan	NS
7'-10'	Coarse sand and gravel	NS

m. Test Pit Log – Test Pit 12 on Lot 2 (Lot 2)- Location shown on Informational Plat Maps

i. Depth	Soil Type	Notes
0-2'6"	Silty-Loam topsoil	B-2
2'6"-6'	Compacted hardpan	NS
6'-9'	Compacted sandy-loam	B-1 downgrade to B-2

n. Test Pit Log – Test Pit 13 on Lot 1 (Lot 1)- Location shown on Informational Plat Maps

i. Depth	Soil Type	Notes
0-4'7"	Silty-Loam topsoil w/moderate CaCO3	B-2
4'7"-8'	Compacted sandy loam	B-1 downgrade to B-2
8'-9'	Medium loamy sand	A-2b
9'-10'	Unsuitable coarse sand and gravel	NS

4. Subsurface Sewage Disposal System

a. Individual Sewage Disposal Systems are proposed for the development.
   i. Soils: See SWDH soils test pits log.
   ii. Soil Suitability: Soils encountered in the test pits were judged to be suitable for treatment and disposal of effluent in accordance with the Technical Guidance Manual for Individual and Subsurface Sewage Disposal Systems. To be suitable the trenches will require to be over excavated past the hardpan and filled with manufactured sand below the drain field.
   iii. Capability of Sewage Treatment: See attached Statement of Compliance.
   iv. Groundwater: Groundwater was not encountered at any of the test hole excavated on site. Additional well logs were reviewed and have an average depth to static water of more than 20 feet.
   v. Geological and Hydrological Hazards: No geological or hydrological hazards were discovered in the preparation of this report, nor are known to exist on the site.
   vi. Subdivision Lot Specifications: See the attached Informational Plat Maps for lot dimensions.
   vii. Additional Test Holes: In the event the owner or contractor desires to construct the septic drainfield in a different location than that the test pit(s) provided for each lot, additional test pits may be required by the Health District to verify the soil and/or groundwater conditions for that location.
   viii. Site Specific Well and Drainfield Locations: The Drainfield Placement Map has been prepared to show site specific well and drainfield locations, under the guidelines established by Southwest District Health Department. Accordingly, well drillers and septic installers are strongly encouraged to closely follow the dimension and setbacks presented on the attached Informational Plat Map. Recommended well placement and drainfield

placement areas are indicated for each proposed lot, to satisfy current setback and separation requirements. Locating new wells or septic drainfields outside of these recommended areas may results in improper separations from known features of concern (existing wells, bodies of water, pipelines, etc....), or may invalidate usable drainfield or well areas on adjacent lots. Property owners who wish to vary from the recommended well or drainfield placement areas should contact Southwest District Health Department or HECO Engineers for re-design of these locations. HECO Engineers may, at additional cost to the property owner, re-design the recommended placement areas provided such re-design does not violate rules established by the Health District or other jurisdiction in place at the time re-design is requested. The property owner may also be liable for additional review fees imposed by the Health Department or other reviewing jurisdiction.

b. Nutrient-Pathogen Study
    i. At the time of application for this development, a Nutrient Pathogen Evaluation was not required by the Southwest District Health Department.

c. Large Soil Absorption System (LSAS)
    i. Does not apply for this Subdivision.

5. Wells

a. Each lot will have a single drinking water well that will be drilled prior to construction of the home.

6. Other Items

a. Safety Hazards
    i. At the time of this report, no known hazards to safety exist on the site.

b. Findings of Fact, Conclusion of Law and Order (FCO's):
    i. A Conditional Use Permit will be processed by the Canyon County Board of Commissioners. FCO's will be provided upon completion of review by Canyon County.

c. Existing Well
    i. There is an existing well that provides water to Lot 12 that is just within Lot 11's boundary. A user agreement will need to be established so the existing well can continue to be utilized.

7. Final Plat

Notes shall be placed on the face of the plat as follows:

a. "Sanitary restrictions as required by Idaho code, Title 50, Chapter 13 are in force for all Lots. No owner shall construct any building, dwelling, or shelter which necessitates the supplying of water or sewage facilities for persons using such premises until sanitary restriction requirements are satisfied."

b. "Sanitary restrictions as required by Idaho code, Title 50, Chapter 13 have been satisfied for all Lots. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval."

c. "Lots shall not be reduced in size, divided, or otherwise changed, without prior approval from the Southwest District Health Department."

d. "Domestic water for the subdivision shall be provided by individual wells on each lot."

Site Evaluation
Eagle Cap Subdivision
Statement of Compliance

Thirteen (13) test pits on the proposed eleven (11) lots were excavated to consider the soil for the report and has been classified by SWDH. Test pits were excavated to a depth of ten (10) feet, with the exception of Test Pit 12 which was dug to a depth of nine (9) feet and stopped due to the hole collapsing on itself. The test pits were dug with the use of a mechanical excavator to determine soil type and determine the presence of groundwater. The location of the test pits, proposed drinking water wells, and septic locations are shown on the attached Site Plan and the soil types are indicated on the test pit and soil evaluation logs that accompany this report.

Subsurface disposal systems are being recommended for the subdivision. The system design for each individual lot is shown on the following pages of the report.

There shall be six inches of gravel placed under the drain pipe, and two inches of gravel placed over the top of the installed drain pipe. The finished grade of gravel over the drainpipe shall be covered with geotextile or an equivalent as shown the "Technical Guidance Manual". Due to the hardpan layer encountered in each test pit, the trenches will be over excavated past the hardpan and filled with manufactured sand. As home sizes have not been determined at this time, the drain field areas were based on 4-bedroom homes in B-1 soil including the required replacement area. See attached trench details.

All lots in the subdivision conform to the minimum separation distances outlined by the State of Idaho regulations for Individual and Subsurface Sewage Disposal. No drainfields shall be installed at a depth greater than forty-eight (48) inches. This depth shall be inclusive of any fill material added to the existing ground elevations.

Joe Eixenberger, P.E.
Idaho Registered Professional Engineer
Certificate No. 18348

Well Evaluation
Eagle Cap Subdivision
Statement of Compliance

The proposed Eagle Cap Subdivision will utilize drinking water wells for domestic purposes. The proposed well locations are included in the Informational Plat Maps that accompany this report. There appears to be sufficient ground water in the area for drilling and use of individual wells for domestic purposes based off current well logs near the proposed subdivision. The following table includes well logs from existing permitted wells within 500 feet of the proposed subdivision showing static water level, casing depth, and well test yield.

Well Logs			
Well ID	Static Water Level (ft)	Casing Depth (ft)	Well Test Yield (gpm)
303386	130	199	30
381253	185	405	27
398407	155	325	25
398699	155	313	40
399184	155	327	30
399679	155	361	30
401859	163	277	30
403525	165	332	30
408046	160	300	20
421081	173	303	30
423674	170	288	75
433518	169	312	100
434041	167	311	100
434085	167	359	75
435140	164	425	100
435570	170	338	N/A

438039	169	337	85
438192	160	277	50
438505	178	429	120
438755	184	330	37
438986	172	376	130
440603	171	N/A	100
441501	171	N/A	110
443111	162	251	30
446013	170	376	30
446468	179	N/A	60
454456	155	258	90

It appears a production rate of 20-50 gallons per minute (gpm) for domestic purposes can be expected from groundwater wells in this area.

Joe Eixenberger, P.E.
Idaho Registered Professional Engineer
Certificate No. 18348

Attachments

Eagle Cap Subdivision Soil Map and Report

Eagle Cap Subdivision Surrounding Well Map and Well Logs

Informational Plat Maps

United States Department of Agriculture

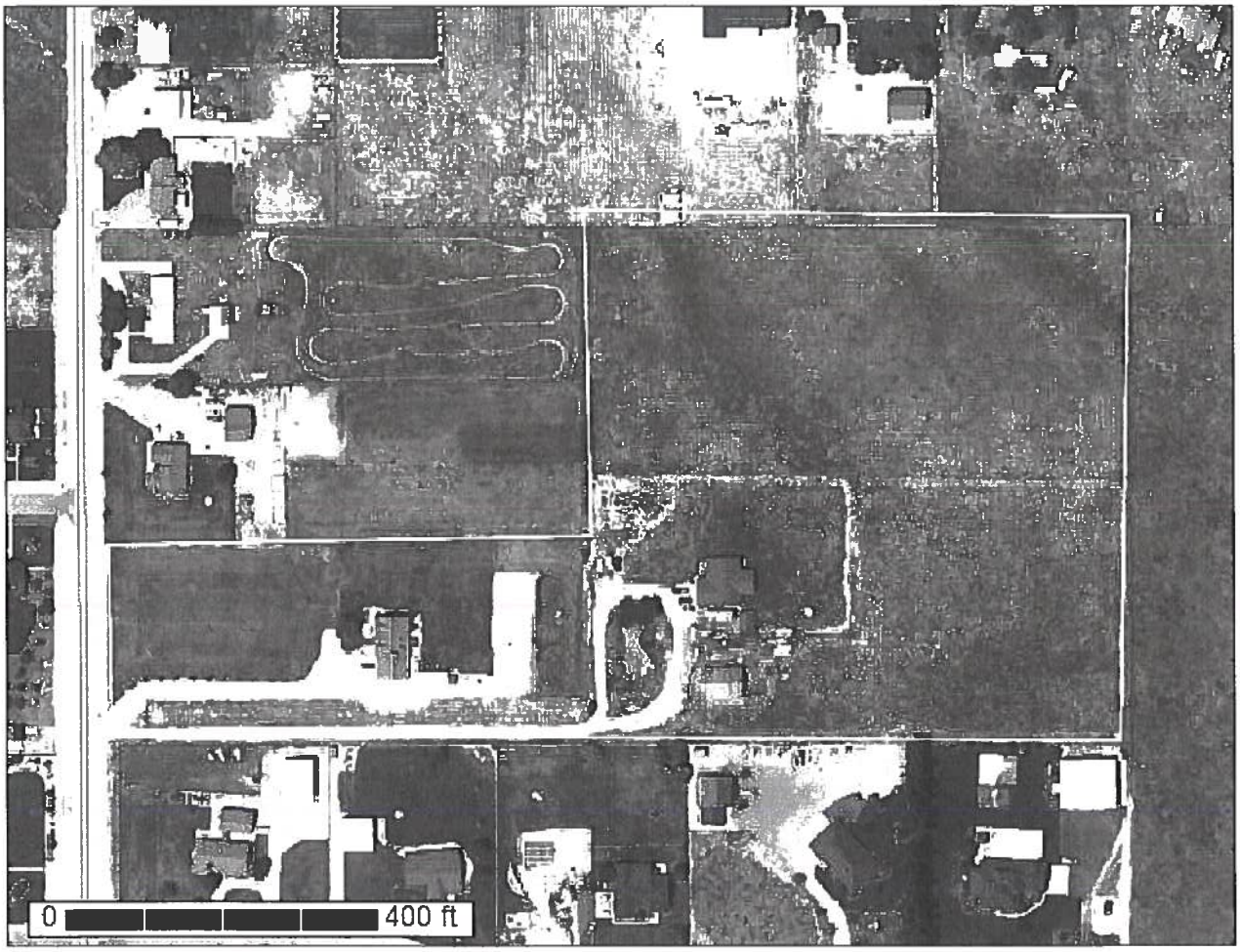
NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Canyon Area, Idaho

Johnston Kingbury Subdivision



May 13, 2021

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

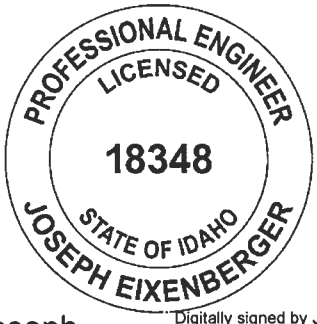
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Drainage Report
for
Eagle Cap Subdivision

Canyon County, Idaho

August 11, 2022



Joseph Eixenberger

Digitally signed by Joseph Eixenberger
Date: 2022.08.11 16:52:38 -06'00'

Prepared By:

HECO ENGINEERS

32 N Main Street • PO Box 235 • Payette, ID 83661
208 642 3304 • info@hecoengineers.com

HECO Project: PR 21-0319

Table of Contents

Attachments

1. Project Description

a. Eagle Cap Subdivision is located near Middleton, Idaho in Canyon County approximately 2.5 miles north of Highway 44. The proposed 11 lot subdivision is located north of Purple Sky Ranch Subdivision, south of Mills Willow Creek Subdivision.

b. The property is a portion of the North ½ of the Southwest ¼ of Section 26, Township 5 North, Range 2 West, B.M., Canyon County, Idaho.
   i. Owner: Gary Johnston
      PO Box 220
      Star, ID, 83669
      (208) 608-1200

c. Engineer
   i. Joe Eixenberger, P.E.
      c/o HECO Engineers
      32 N. Main St
      Payette, ID 83661
      Telephone (208) 642-3304

d. Area of the subdivision is approximately 14.30 acres.
   i. Eleven residential lots (Lots 1-11) are proposed.
      1. The subdivision will take access from Kingsbury Road.
      2. The new streets will be public access dedicated to Canyon County.
   ii. Buildable gross lot areas range from 0.96 acres to 1.43 acres.
   iii. Restricted to single-family dwellings only.

2. Purpose

The purpose of this storm drainage report is to determine the size of the retention and pre-treatment facilities for the construction of the Eagle Cap Subdivision.

3. On-Site Stormwater Drainage Facilities

Below is a discussion of the drainage design for the drainage area of the site.

Subdivision Drainage

Stormwater for the individual lots shall be retained on site using rear and side lot swales. The shared driveway is a public access road. The public access road will be dedicated to Canyon County and will have associated drainage facilities to keep drainage from discharging off site. Private access driveway off the shared public access road shall be maintained by the individual lot owners.

The public access road will consist of 30-ft wide pavement (13-foot width lanes and 2-foot shoulders) with a public road connecting to Kingsbury Rd. The proposed road will consist of a 2% cross slope that will direct runoff to borrow ditches on either side of the road.

Stormwater runoff will be directed through the ditches to the west side of the subdivision. This runoff will be directed to stormwater inlets located on each side of the public road at the west ends of the subdivision. The southernmost ditch will flow through an 18" in culvert (located at the western end of the ditch) to the northern ditch where it will then flow through a 12" storm drainage pipe and discharge into the percolation pond. All drain inlets will convey stormwater to the percolation pond located near Block 1 Lot 11. Refer to Sheet C1.0 of the Construction Drawings in Appendix B.

Stormwater drainage for Kingsbury Rd. utilizes a swale on the side of the road to convey runoff into the percolation pond through a 12" storm drainpipe located at the north side of the swale along Kingsbury Rd.

The percolation pond will contain a 3 ft sand window to filter and slow down the infiltration rate before the storm water percolates into the natural soil. The percolation pond sizing assumes the roadway area is impermeable and a run-off volume of 1-inch over the roadway surface will be collected in each of the new stormwater inlets. The pond's required volume was calculated to be approximately 8,184 cubic feet. The pond is designed to provide adequate storage.

4. Drainage System Calculations

Calculations are provided demonstrating the project conveyance facilities are capable of conveying storage facilities for a 100-year return frequency, 60-minute storm event or the calculated time of concentration (30.4 min), 100-year return frequency, whichever yields the greatest required storage volume. In this storm design, the 100 year, 60 minute storm yielded higher net storage volume. For this storm event, the rainfall intensity corresponds to 1-inch per hour. The method chosen to determine runoff quantities was the Rational Method. See Exhibit B for the Area Classification Map, Intensity-Duration-Frequency curves, and recommended "C" Coefficients in Appendix A. Drainage Calculations are included in Appendix A. The Construction Drawings are included in Appendix B.

The total drainage area is all Minam Drive, half of Kingsbury Road, the swales that run along both roadways, and five feet beyond the swales where the property allows. The total area is calculated to be 124,722 Square Feet (2.86 AC). See the attached Drainage map in appendix A.

Stormwater Calculations are as follows:

Subdivision Seepage Bed

- Approximate Area, A = 124,722 square feet (sf) or 2.86 acres (ac)
- Calculated Run-Off Coefficient, C = 0.52
- Rainfall Intensity, I = 1-inch per hour (in/hr)
- Runoff Volume, V = 8,184 cubic feet (cf)
- Storage Volume, V = 8,301 cubic feet (cf)
- Dimensions:
    - Percolation Pond: L = Varies, W = 36 feet, H = 4 feet with 4:1 slope on all sides

A 15% increase to accommodate sediment storage has been included in the volume calculations

Soil Type

The soil type for the pond is based on soils observed on site. A test pit was dug in the vicinity of the proposed drainage basins to determine soil type, depth to ground water, and depth to free draining material. At approximately 92 inches the soil becomes a free draining sand and gravel soil. No ground water was encountered to a total depth of 10 feet.

The test pit was utilized to create this generalized subsurface profile noted below.

Stratum I: Sandy Clay Loam – encountered from the surface to 4.5 feet below ground surface (BGS).

Stratum II: Compacted hardpan – This material was encountered at depths ranging between 4.5 and 7.67 feet BGS.

Stratum III: Coarse sand with gravel – This was encountered from 7.67 to 10.5 feet BGS.

Testing for the percolation rate was unsuccessful due to the high permeability of the native soil. After breaking through the hardpan layer, water was added to presoak the soil in preparation of a percolation test. A total of 18 inches of water depth was added initially, but it drained in less than 18 minutes. This was attempted other times with the same result. Due to the high permeability of the soil, a percolation test could not be conducted. The percolation rate was then assumed at the maximum rate per HS DP standards of 8 in/hr.

5. Pre-Treatment Structures

Stormwater run-off will be treated by a 3 ft sand window at the bottom of the percolation pond. There are two outlets into the percolation pond. One on the South side and one on the Western side. There are two inlets along Minam Dr and under normal operation, one inlet at each end of the road will convey stormwater to the second inlet prior to discharging into the southern outlet of the percolation pond. Refer to Sheet C1.0 of the Construction Drawings in Appendix B

6. Other Items

The road ends in a cul-de-sac to allow access to the individual lots, and the cul-de-sac has the required minimum 50' radius as required by Canyon County so a fire truck can turn around. A roadway plan and profile for the public access roads has been attached to this report for review and approval. The roadway profiles meet the Canyon County requirements which are more conservative than what was required according to a geotechnical investigation. See the attached geotechnical report.

Attachments

Appendix A – Drainage Calculations

Appendix B – Construction Drawings (24-Sheets)

Appendix C – Geotechnical Report

Appendix A – Drainage Calculations

Drainage Calculations
PR 21-0319 Eagle Cap Subdivision
Aug-22
Runoff Calculations for Percolation Pond Capturing Areas on North and South of Minam Dr and along Kingsbury Frontage

A. Determine Time of Concentration (T_c)

Most remote point is center of cul-de-sec traveling to high point of swale

Saturation Time:	10	mins.	
Sheet Flow Time:	2.298325	mins.	from center of cul-de-sac to swale; n=0.011;L=50 ft; I=1 in/hour; s=1.5%)
Swale flow Time:	17.27778	mins.	L=1557 ft; v=1.5 fps per HS DP 3070.010.C.5
Pipe flow time:	0.833333	mins.	L=100 ft; v=2 fps per HS DP 3070.010.C.4
Total Time	30.40944	mins.	

Time will be total time of concentration or 60 minutes whichever produces the greatest volume per HS DP 3070.010.E

B. Find Runoff Coefficient (C)

1.) Find Percent Coverage for Drainage Area

Drainage Calcs are for Minam Drive and Kingsbury Rd. Due to individual lots maintaining stormwater with side and rear lot swales. Area includes 5 feet beyond road swales to account for additional water from roofs, lots, driveways, etc

Given:

Swale Area	0	SF	
Roof Area	0	SF	
Asphalt & Concrete	54908	SF	paved area of Kingsbury and Minam drive
Landscape Area	68127	SF	used for areas outside of paved section; used landscape conservatively for swale/pond
Gravel Area	1687	SF	
Unimproved Area	0	SF	
Total Area	**124722**	SF	
	2.86	AC	

Assume: The drainage area is covered by:
Landscape, Asphalt, Concrete. Each surface area will be calculated and used to generate a weighted runoff coefficient (C). The calculation is based on the estimated area of the respective type of surface.

Solution:

Surface	Area (SF)	Area (%)
Drainage Swale/Pond	0	0%
Roof	0	0%
Asphalt & Concrete	54908	44%
Landscape	68127	55%
Gravel	1687	1%
Unimproved Area	0	0%
Total Area	**124722**	100%
Total Area (AC)	**2.86**	

2.) Find Weighted Runoff Coefficient (C)

Given:

Drainage Swale Coeffici	1
Roof Coefficient	0.95
Asphalt Coefficient	0.95
Concrete Coefficient	0.9
Landscape Coefficient	0.17
Gravel Coefficient	0.45
Unimproved Area Coeff	0.1

(Coefficients obtained from Exhibit A Recommended "C" Coefficients for "Rational Method Equation" Peak Rate of Flow in N Drive)

Solution:

Surface	Area (SF)	C	A*C
Drainage Swale/Pond	0%	0	0.000
Roof	0%	0.95	0.000
Asphalt & Concrete	44%	0.95	0.418
Landscape	55%	0.17	0.093
Gravel	1%	0.45	0.006
Unimproved Area	0%	0.1	0.000
Total Area	100%	-	**0.52**

Eagle Cap Subdivision
PR21-0319

Weighted Runoff Coefficient (C) = **0.52**

B. Find Peak Flow and Storage Requirements

Drainage Area: 2.86 Acres 124722 Sq. Ft

Storm Duration (min.)	Storm Duration (hrs.)	Rainfall Intensity (in/hr)	Runoff Coefficient, C	Peak Runoff Rate (cfs)	Runoff Volume (cf)	Basin Outflow (cf)	Net Storage Volume (cf)
30.40944	0.51	1.75	0.52	2.59	6312	197.32	6115
60	1.00	1	0.52	1.48	7117	389.33	6727

Percolation Rate: 8 in/hr.
Sand Window Area 584 ft^2
Infiltration Rate: 6.4888889 ft^3/min

*percolation rate was not able to be performed due to the high permeability of native soil rate is controlled by sand window. Sand has rate of up to 8 in/hr use 4 in/hr

Max Flow 2.59 cfs
Max Volume Retained 7117 cf

E. Find Available Storage Volume for Swale

Vd **Design Volume** **8184** cf **needs to be increased by 15% per**

Size Swales

Short side of Swale
Ls Length 159 **ft**
Long Side of Swale
SL Length 193 **ft**
W Width 36 **ft**
S Slope 4 **to 1**
H Height 4 **ft**

FB Freeboard 1 **ft**
HW water hght 3 **ft**
Area at Base Ab = 584 **ft^2** *Calculated From Autocad
Area at top of Water Aw = 4950 ft^2 *Calculated From Autocad
V= HW*((Ab+Aw)/2)
V= 8301 cf

F. Check Available Storage > Required Storage (V)

Available Storage Volume	**8301 CF**
Total Available Drainage	**8301 CF**
Required Runoff Volume	**8184 CF**

VOLUME>REQUIRED,OK

H. Check time to drain design volume

I	Infiltration Rate	8 in/hr	Test pits proved drainage rates were too high. Infiltration rate based on permeability of sand filter.

Infiltration Area = Bottom of Seepage Bed,

Ab	Bottom Area = W*L	584 ft^2

T_{tot} Infiltrate Time = (Vd)/(Ab*Ie*1ft/12in)

= **21.02** hr

24 hr

Time to Infiltrate (Ti) < 24 hr

Infiltration Time>REQUIRED,OK

Canyon County Development Services
111 N. 11th Ave. Room 140, Caldwell, ID 83605
(208) 454-7458

Building Division Email: buildinginfo@canyonco.org **Planning Division Email:** zoninginfo@canyonco.org

Receipt Number: 75992 Date: 8/30/2022

Date Created: 8/30/2022 **Receipt Type:** Normal Receipt **Status:** Active

Customer's Name: Eagle Cap Homes, LLC.

Comments:

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Final Plat	SD2022-0042	$1,000.00	$0.00	$0.00
Planning - Final Plat Addition Per Lot Fee (Per Application)	SD2022-0042	$110.00	$0.00	$0.00
Planning - Final Plat Addition City Impact Area Fee	SD2022-0042	$100.00	$0.00	$0.00

Sub Total:	$1,210.00
Sales Tax:	$0.00
Total Charges:	$1,210.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Check	1024	$1,210.00

Total Payments:	$1,210.00

ADJUSTMENTS

Receipt Balance:	$0.00

Issued By: Jalmeida

FINAL PLAT SUBMITTAL LIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov | Phone: 208-454-7458 | Fax: 208-454-6633

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

☑	Master Application completed and signed
☒	Copy of Final Plat*
☒	Final Drainage Plan*, if applicable
☐	Final Irrigation Plan*, if applicable N/A
☒	Final Grading Plan*, if applicable
☒	Construction Drawings for all required improvements*, if applicable CCZO §07-17-29(3)
☒	**$1000 +$10/lot +$100(if in an area of impact) non-refundable fee** 1100+1000 = $2100

* Submittal must include a full-size paper copy, an electronic copy in PDF format, and the CAD file (if a CAD file exists).

NOTES:

1. Any conditions of approval given during the rezoning or preliminary plat process, if applicable, must be addressed as part of submittal materials to ensure condition compliance is met.
2. After the plat is reviewed and found to be in compliance, an **additional five (5) paper copies of the final plat** may be required to be submitted.
3. Evidence that all improvements have been completed or bonded per CCZO § 07-17-29(4) must be submitted after construction drawing approval and before final plat signature by the Board of County Commissioners.

November 11, 2020

Canyon County Planning & Zoning Committee
1115 Albany Street
Caldwell, ID 83607

RE: Letter of Intent - Rezone of land from AG to R-1

The enclosed application is for a request to change the zoning of three parcels that are currently zoned AG to R-1 located at the northeast corner of Kingsbury and Purple Sage. As you know, the R-1 zoning allows for an average minimum lot size of 1 acre for a residential lot. The three parcels are located at 25158 and 25250 Kingsbury Road and borders the Purple Sky Ranch subdivision. There are currently two houses on two of the parcels and the rest is bare ground.

Normally the rezoning process requires a public neighborhood meeting for all property owners within 600 feet of the proposed rezoning. However, given the situation with COVID-19, the process has changed from an in person meeting to a ten day comment period, soliciting feedback via mail. We received one letter of opposition from Ted and Charlotte Salyer from Tulare, California stating their opposition (included in application package). No other feedback was received.

07-06-05: ZONING AMENDMENT CRITERIA:

A. Is the proposed zone change generally consistent with the comprehensive plan;

The Canyon County 2020 Comprehensive Plan Future Land Use map shows the area where the three parcels are located as residential.

B. When considering the surrounding land uses, is the proposed zone change more appropriate than the current zoning designation;

The rezone would fit the surrounding areas as you can see on the map on Exhibit A. Kingsbury Meadows subdivision is directly across Kingsbury and it borders the Purple Sky Ranch subdivision.

C. Is the proposed zoning map amendment compatible with surrounding land uses;

The rezone would fit the surrounding areas as you can see on the map on Exhibit A. Kingsbury Meadows subdivision is directly across Kingsbury and the parcels border the Purple Sky Ranch subdivision.

D. Will the proposed zoning map amendment negatively affect the character of the area? What measures will be implemented to mitigate impacts?

The area is generally residential at this point and would improve the astetics of the area by more closely matching the Kingsbury Meadows and Purple Sky Ranch subdivisions.

E. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the proposed zoning map amendment;

Any future properties would require individual wells and septic systems. There is no irrigation water available at the properties besides the individual wells.

F. Does legal access to the subject property for the zoning map amendment exist or will it exist at the time of development;

The parcels currently have legal access off of Kingsbury Road. In a preliminary meeting with the Canyon Highway District No. 4, they did not see any issues with the rezone. They did request a 50 foot setback from the centerline of Kingsbury Road as well as requirements if any internal roads were built.

G. Does the proposed zoning map amendment require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the proposed development? What measures have been taken to mitigate road improvements or traffic impacts; and

In a preliminary meeting with the Canyon Highway District No. 4 on August 6, they did not see any issues with the rezone. They did request a 50 foot setback from the centerline of Kingsbury Road as well as a few road requirements for any future plat.

H. Will the proposed zoning map amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts? (Ord. 16-007, 6-20-2016)

Not at this time.

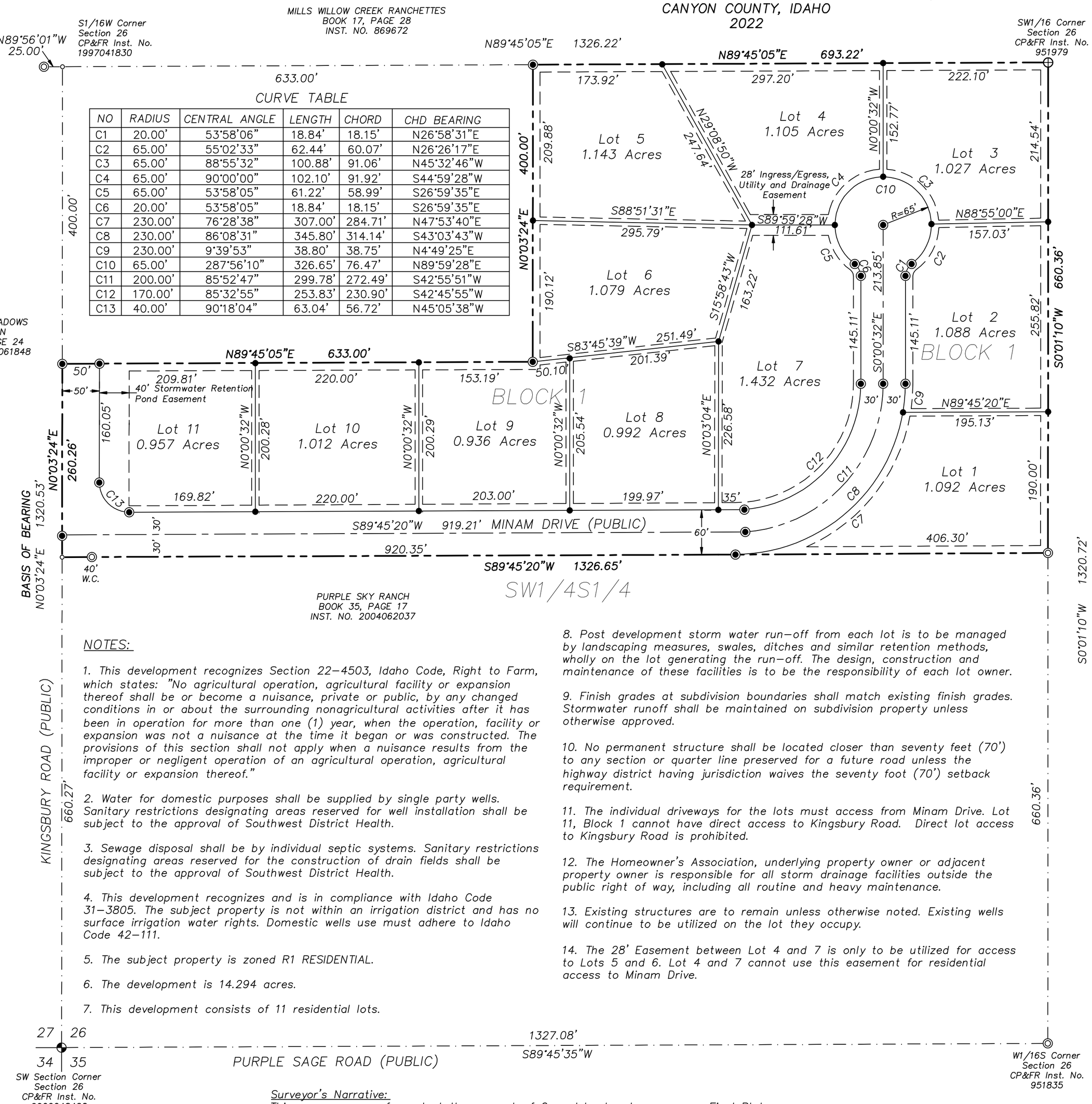
We respectively request that the Canyon County Planning and Zoning Committee approve the rezone of the three parcels from AG to R-1.

Thank you for your consideration.

Eagle Cap Homes, L.L.C.

EAGLE CAP SUBDIVISION

A PORTION OF THE N 1/2 SW 1/4 SW 1/4 OF SECTION 26,
TOWNSHIP 5 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO
2022



CURVE TABLE

NO	RADIUS	CENTRAL ANGLE	LENGTH	CHORD	CHD BEARING
C1	20.00'	53°58'06"	18.84'	18.15'	N26°58'31"E
C2	65.00'	55°02'33"	62.44'	60.07'	N26°26'17"E
C3	65.00'	88°55'32"	100.88'	91.06'	N45°32'46"W
C4	65.00'	90°00'00"	102.10'	91.92'	S44°59'28"W
C5	65.00'	53°58'05"	61.22'	58.99'	S26°59'35"E
C6	20.00'	53°58'05"	18.84'	18.15'	S26°59'35"E
C7	230.00'	76°28'38"	307.00'	284.71'	N47°53'40"E
C8	230.00'	86°08'31"	345.80'	314.14'	S43°03'43"W
C9	230.00'	9°39'53"	38.80'	38.75'	N4°49'25"E
C10	65.00'	287°56'10"	326.65'	76.47'	N89°59'28"E
C11	200.00'	85°52'47"	299.78'	272.49'	S42°55'51"W
C12	170.00'	85°32'55"	253.83'	230.90'	S42°45'55"W
C13	40.00'	90°18'04"	63.04'	56.72'	N45°05'38"W

Reference Surveys:
Inst. No. 2016043888
Mills Willow Creek Ranchettes
Book 17, Page 28
Purple Sky Ranch
Book 35, Page 17
Inst. No. 1998004239
Inst. No. 1996019248
Inst. No. 2018014637

Reference Deeds:
Inst. No. 2016044654
Inst. No. 2021004720
Inst. No. 2020035487

0' 100' 200'

Scale: 1" = 100'

LEGEND

- BRASS CAP MONUMENT – FOUND
- ALUMINUM CAP MONUMENT – FOUND
- 5/8" REBAR – FOUND
- 5/8" X 24" REBAR – SET
- 1/2" x 24" REBAR – SET
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- SECTION/ALIQUOT PART LINE
- LOT LINE
- INGRESS/EGRESS, UTILITY, & DRAINAGE EASEMENT LINE

UNLESS OTHERWISE NOTED, EASEMENT WIDTHS SHALL BE:
10 FEET ALONG SUBDIVISION BOUNDARY & PUBLIC RIGHT OF WAYS
5 FEET ON EACH SIDE OF INTERIOR LOT LINES
IF A LOT LINE IS MOVED, THE EASEMENT(S) SHALL MOVE WITH THE LOT LINE, PROVIDED THAT UTILITIES HAVE NOT BEEN INSTALLED WITHIN THE EASEMENT(S)

NOTES:

1. This development recognizes Section 22–4503, Idaho Code, Right to Farm, which states: "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."

2. Water for domestic purposes shall be supplied by single party wells. Sanitary restrictions designating areas reserved for well installation shall be subject to the approval of Southwest District Health.

3. Sewage disposal shall be by individual septic systems. Sanitary restrictions designating areas reserved for the construction of drain fields shall be subject to the approval of Southwest District Health.

4. This development recognizes and is in compliance with Idaho Code 31–3805. The subject property is not within an irrigation district and has no surface irrigation water rights. Domestic wells use must adhere to Idaho Code 42–111.

5. The subject property is zoned R1 RESIDENTIAL.

6. The development is 14.294 acres.

7. This development consists of 11 residential lots.

8. Post development storm water run–off from each lot is to be managed by landscaping measures, swales, ditches and similar retention methods, wholly on the lot generating the run–off. The design, construction and maintenance of these facilities is to be the responsibility of each lot owner.

9. Finish grades at subdivision boundaries shall match existing finish grades. Stormwater runoff shall be maintained on subdivision property unless otherwise approved.

10. No permanent structure shall be located closer than seventy feet (70') to any section or quarter line preserved for a future road unless the highway district having jurisdiction waives the seventy foot (70') setback requirement.

11. The individual driveways for the lots must access from Minam Drive. Lot 11, Block 1 cannot have direct access to Kingsbury Road. Direct lot access to Kingsbury Road is prohibited.

12. The Homeowner's Association, underlying property owner or adjacent property owner is responsible for all storm drainage facilities outside the public right of way, including all routine and heavy maintenance.

13. Existing structures are to remain unless otherwise noted. Existing wells will continue to be utilized on the lot they occupy.

14. The 28' Easement between Lot 4 and 7 is only to be utilized for access to Lots 5 and 6. Lot 4 and 7 cannot use this easement for residential access to Minam Drive.

CERTIFICATION

I, Thomas J. Wellard, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, that this map is an accurate representation of said survey, and that it is in conformity with the Corner Perpetuation Act, Idaho Code 55–1601 through 55–1612.

PROFESSIONAL LAND SURVEYOR
LICENSED
15352
5/9/22
STATE OF IDAHO
THOMAS J. WELLARD

Surveyor's Narrative:
This survey was performed at the request of Gary Johnston to prepare a Final Plat for subdivision of the parcels described in the reference deeds. The boundary was previously surveyed, retraced and held. Section control and property corner monuments were found and held per record data.

REVISIONS
2
1

Sheet 1 of 2

Drawn By: SLW/ZCL
Date: May 29, 2021
Surveyed By: TJW/KPL
Job No. FE2720

Skinner Land Survey
17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)–454–0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

BOOK_____ PAGE_____

EAGLE CAP SUBDIVISION

A PORTION OF THE N 1/2 SW 1/4 SW 1/4 OF SECTION 26,
TOWNSHIP 5 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO
2022

OWNERS' CERTIFICATE

We, Eagle Cap Homes, LLC and Gregory Spohn say we are the owners of this property, being more particularly described in the legal description below, state that it is our intention to include said property in the subdivision plat, and that we do for ourselves, heirs, transferees, successors and assigns, do hereby dedicate, donate and convey to the public forever the public right of way shown on this plat. The easements shown on the plat are not dedicated to the public but intended only for the right and purpose set forth on the plat and no structures other than those for Utility, Irrigation and Drainage purposes are to be erected within limits of the easements.

This parcel is a portion of the N ½ SW ¼ SW ¼ of Section 26 in Township 5 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southwest corner of said SW ¼ SW ¼ (SW Section Corner, Section 26), a brass cap monument;

thence North 00°03'24" East along the West boundary of the SW ¼ SW ¼ a distance of 660.27 feet to the TRUE POINT OF BEGINNING, the Southwest corner of the N ½ SW ¼ SW ¼, witnessed by a found 5/8 inch diameter rebar bearing North 89°45'20" East a distance of 40.00 feet;

thence North 00°03'24" East along the West boundary of the N ½ SW ¼ SW ¼ a distance of 260.26 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 89°45'05" East, parallel with the North boundary of the N ½ SW ¼ SW ¼, a distance of 633.00 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 00°03'24" East, parallel with the West boundary of the N ½ SW ¼ SW ¼, a distance of 400.00 feet to a point on the North boundary of the N ½ SW ¼ SW ¼, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 89°45'05" East along said North boundary a distance of 693.22 feet to the Northeast corner of the N ½ SW ¼ SW ¼, a found aluminum cap monument;

thence South 00°01'10" West along the East boundary of the N ½ SW ¼ SW ¼ a distance of 660.36 feet to the Southeast corner of the N ½ SW ¼ SW ¼, a found 5/8 inch diameter rebar;

thence South 89°45'20" West along the South boundary of the N ½ SW ¼ SW ¼ a distance of 1326.65 feet to the TRUE POINT OF BEGINNING, said parcel being 14.294 acres more or less, and being subject to any and all easements and rights of way of record or implied.

Gary Johnston, Manager Eagle Cap Homes, LLC

Gregory Spohn

ACKNOWLEDGEMENT

STATE OF IDAHO)
)S.S.
COUNTY OF CANYON)

On this ___ day of _____, in the year of 20____, before me, the undersigned, a notary public, personally appeared Gary Johnston, known or identified to me to be the manager of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

_____

SURVEYOR'S CERTIFICATE

I, Thomas J. Wellard, P.L.S., do hereby certify that I am a professional land surveyor licensed by the State of Idaho, and that this plat, as described in the certificate of owners' and the attached plat, was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon in conformity with the State of Idaho codes relating to plats, surveys and the corner perpetuation and filing act, Idaho Code 55–1601 through 55–1612.

PROFESSIONAL LAND SURVEYOR LICENSED 15352 4/8/22 STATE OF IDAHO THOMAS J. WELLARD

Thomas J. Wellard P.L.S. 15352

CERTIFICATION AND APPROVAL OF SOUTHWEST DISTRICT HEALTH DEPARTMENT

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be re–imposed, in accordance with Section 50–1326, Idaho Code, by the issuance of a certificate of disapproval.

Southwest District Health Department Date

APPROVAL OF CANYON HIGHWAY DISTRICT

Canyon Highway District No. 4 does hereby accept this plat, and the dedicated public streets, highways and rights–of–way as are depicted on this plat, in accordance with the provisions of I.C. § 50–1312.

Chairman Date

ACKNOWLEDGEMENT

STATE OF IDAHO)
)S.S.
COUNTY OF CANYON)

On this _____ day of _____, in the year of 20__, before me, the undersigned, a notary public, personally appeared Gregory Spohn proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

_____

CERTIFICATION AND APPROVAL OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor, for Canyon County, Idaho do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.

County Surveyor Date

CERTIFICATE OF COUNTY TREASURER

I, Tracie Lloyd, County Treasurer in and for the County of Canyon, State of Idaho, per the requirements of I.C.50–1308, do hereby certify that any and all current and/or delinquent County Property Taxes for the property included in this proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

County Treasurer Date

APPROVAL OF BOARD OF COUNTY COMMISSIONERS OF CANYON COUNTY

Accepted and approved this ____ day of _____, 20__ by by the Canyon County Commissioners, Canyon County, Idaho.

Chairman Clerk

COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NUMBER: _____ FEE _____

STATE OF IDAHO } S.S.
COUNTY OF CANYON }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF SKINNER LAND SURVEY Co. AT ___ MINUTES PAST ___ O'CLOCK ___ M. THIS _____ DAY OF _____ 20__, IN BOOK ___ OF SURVEYS, AT PAGE ___.

EX–OFFICIO RECORDER DEPUTY

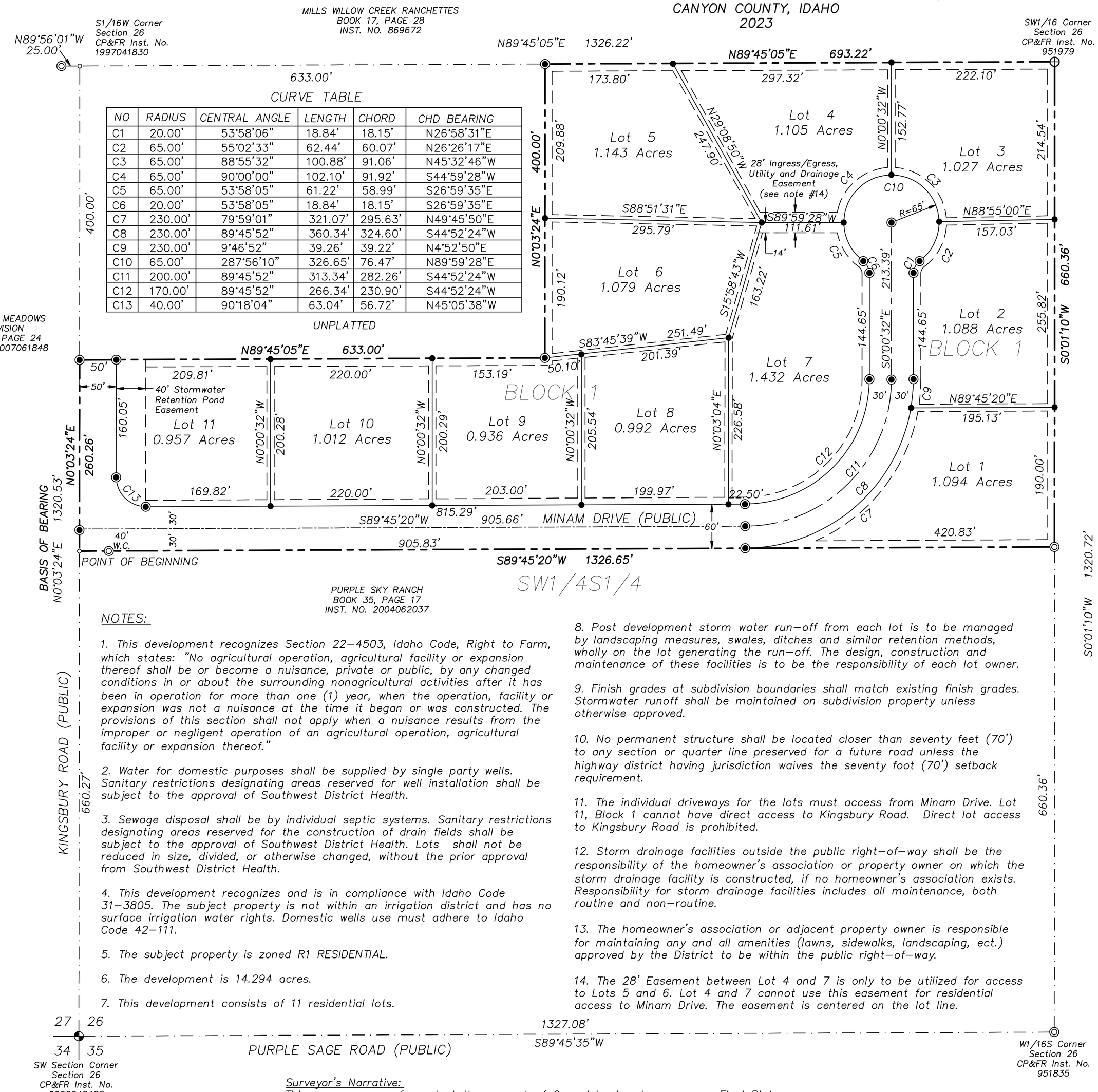
Sheet 2 of 2

BOOK_____ PAGE_____

Drawn By: SLW/ZCL	Skinner Land Survey
Date: May 29, 2021	17842 Sand Hollow Road Caldwell, Idaho 83607 (208)–454–0933 WWW.SKINNERLANDSURVEY.COM surveys@skinnerlandsurvey.com
Surveyed By: TJW/KPL	
Job No. FE2720	

EAGLE CAP SUBDIVISION

A PORTION OF THE N 1/2 SW 1/4 SW 1/4 OF SECTION 26,
TOWNSHIP 5 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO
2023



CURVE TABLE

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C6	20.00'	53°58'05"	18.84'	18.15'	S26°59'35"E
C7	230.00'	79°59'01"	321.07'	295.63'	N49°45'50"E
C8	230.00'	89°45'52"	360.34'	324.60'	S44°52'24"W
C9	230.00'	9°46'52"	39.26'	39.22'	N4°52'50"E
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C12	170.00'	89°45'52"	266.34'	230.90'	S44°52'24"W
C13	40.00'	90°18'04"	63.04'	56.72'	N45°05'38"W

NOTES:

1. This development recognizes Section 22–4503, Idaho Code, Right to Farm, which states: "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."

2. Water for domestic purposes shall be supplied by single party wells. Sanitary restrictions designating areas reserved for well installation shall be subject to the approval of Southwest District Health.

3. Sewage disposal shall be by individual septic systems. Sanitary restrictions designating areas reserved for the construction of drain fields shall be subject to the approval of Southwest District Health. Lots shall not be reduced in size, divided, or otherwise changed, without the prior approval from Southwest District Health.

4. This development recognizes and is in compliance with Idaho Code 31–3805. The subject property is not within an irrigation district and has no surface irrigation water rights. Domestic wells use must adhere to Idaho Code 42–111.

5. The subject property is zoned R1 RESIDENTIAL.

6. The development is 14.294 acres.

7. This development consists of 11 residential lots.

8. Post development storm water run–off from each lot is to be managed by landscaping measures, swales, ditches and similar retention methods, wholly on the lot generating the run–off. The design, construction and maintenance of these facilities is to be the responsibility of each lot owner.

9. Finish grades at subdivision boundaries shall match existing finish grades. Stormwater runoff shall be maintained on subdivision property unless otherwise approved.

10. No permanent structure shall be located closer than seventy feet (70') to any section or quarter line preserved for a future road unless the highway district having jurisdiction waives the seventy foot (70') setback requirement.

11. The individual driveways for the lots must access from Minam Drive. Lot 11, Block 1 cannot have direct access to Kingsbury Road. Direct lot access to Kingsbury Road is prohibited.

12. Storm drainage facilities outside the public right–of–way shall be the responsibility of the homeowner's association or property owner on which the storm drainage facility is constructed, if no homeowner's association exists. Responsibility for storm drainage facilities includes all maintenance, both routine and non–routine.

13. The homeowner's association or adjacent property owner is responsible for maintaining any and all amenities (lawns, sidewalks, landscaping, ect.) approved by the District to be within the public right–of–way.

14. The 28' Easement between Lot 4 and 7 is only to be utilized for access to Lots 5 and 6. Lot 4 and 7 cannot use this easement for residential access to Minam Drive. The easement is centered on the lot line.

Surveyor's Narrative:
This survey was performed at the request of Gary Johnston to prepare a Final Plat for subdivision of the parcels described in the reference deeds. The boundary was previously surveyed, retraced and held. Section control and property corner monuments were found and held per record data.

Reference Surveys:
Inst. No. 2016043888
Mills Willow Creek Ranchettes
Book 17, Page 28
Purple Sky Ranch
Book 35, Page 17
Inst. No. 1998004239
Inst. No. 1996019248
Inst. No. 2018014637

Reference Deeds:
Inst. No. 2016044654
Inst. No. 2021004720
Inst. No. 2020035487

0' 100' 200'
Scale: 1" = 100'

LEGEND

- BRASS CAP MONUMENT – FOUND
- ALUMINUM CAP MONUMENT – FOUND
- 5/8" REBAR – FOUND
- 5/8" X 24" REBAR – SET
- 1/2" x 24" REBAR – SET
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- SECTION/ALIQUOT PART LINE
- LOT LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT LINE

UNLESS OTHERWISE NOTED, EASEMENT WIDTHS SHALL BE:
10 FEET ALONG SUBDIVISION BOUNDARY & PUBLIC RIGHT OF WAYS
5 FEET ON EACH SIDE OF INTERIOR LOT LINES

CERTIFICATION

I, Thomas J. Wellard, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, that this map is an accurate representation of said survey, and that it is in conformity with the Corner Perpetuation Act, Idaho Code 55–1601 through 55–1612.

PROFESSIONAL LAND SURVEYOR LICENSED 15352 6/6/23 STATE OF IDAHO THOMAS J. WELLARD

REVISIONS

2	
1	6/6/23 Address County Surveyor and Highway District Comments

Sheet 1 of 2

Drawn By: SLW/ZCL
Date: May 29, 2021
Surveyed By: TJW/KPL
Job No. FE2720

Skinner
Land Survey
17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)–454–0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

BOOK_____ PAGE_____

EAGLE CAP SUBDIVISION

A PORTION OF THE N 1/2 SW 1/4 SW 1/4 OF SECTION 26,
TOWNSHIP 5 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO
2023

OWNERS' CERTIFICATE

We, Eagle Cap Homes, LLC and Gregory Spohn say we are the owners of this property, being more particularly described in the legal description below, state that it is our intention to include said property in the subdivision plat, and that we do for ourselves, heirs, transferees, successors and assigns, do hereby dedicate, donate and convey to the public forever the public right of way shown on this plat. The easements shown on the plat are not dedicated to the public but intended only for the right and purpose set forth on the plat and no structures other than those for Utility, Irrigation and Drainage purposes are to be erected within limits of the easements.

This parcel is a portion of the N ½ SW ¼ SW ¼ of Section 26 in Township 5 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southwest corner of said SW ¼ SW ¼ (SW Section Corner, Section 26), a brass cap monument;

thence North 00°03'24" East along the West boundary of the SW ¼ SW ¼ a distance of 660.27 feet to the TRUE POINT OF BEGINNING, the Southwest corner of the N ½ SW ¼ SW ¼, witnessed by a found 5/8 inch diameter rebar bearing North 89°45'20" East a distance of 40.00 feet;

thence North 00°03'24" East along the West boundary of the N ½ SW ¼ SW ¼ a distance of 260.26 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 89°45'05" East, parallel with the North boundary of the N ½ SW ¼ SW ¼, a distance of 633.00 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 00°03'24" East, parallel with the West boundary of the N ½ SW ¼ SW ¼, a distance of 400.00 feet to a point on the North boundary of the N ½ SW ¼ SW ¼, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 89°45'05" East along said North boundary a distance of 693.22 feet to the Northeast corner of the N ½ SW ¼ SW ¼, a found aluminum cap monument;

thence South 00°01'10" West along the East boundary of the N ½ SW ¼ SW ¼ a distance of 660.36 feet to the Southeast corner of the N ½ SW ¼ SW ¼, a found 5/8 inch diameter rebar;

thence South 89°45'20" West along the South boundary of the N ½ SW ¼ SW ¼ a distance of 1326.65 feet to the TRUE POINT OF BEGINNING, said parcel being 14.294 acres more or less, and being subject to any and all easements and rights of way of record or implied.

Gary Johnston, Manager Eagle Cap Homes, LLC

Gregory Spohn

ACKNOWLEDGEMENT

STATE OF IDAHO)
)S.S.
COUNTY OF CANYON)

On this ___ day of _____, in the year of 20____, before me, the undersigned, a notary public, personally appeared Gary Johnston, known or identified to me to be the manager of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

_____

SURVEYOR'S CERTIFICATE

I, Thomas J. Wellard, P.L.S., do hereby certify that I am a professional land surveyor licensed by the State of Idaho, and that this plat, as described in the certificate of owners' and the attached plat, was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon in conformity with the State of Idaho codes relating to plats, surveys and the corner perpetuation and filing act, Idaho Code 55–1601 through 55–1612.

Thomas J. Wellard — P.L.S. 15352

PROFESSIONAL LAND SURVEYOR LICENSED 15352 6/6/23 STATE OF IDAHO THOMAS J. WELLARD

CERTIFICATION AND APPROVAL OF SOUTHWEST DISTRICT HEALTH DEPARTMENT

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be re–imposed, in accordance with Section 50–1326, Idaho Code, by the issuance of a certificate of disapproval.

Southwest District Health Department — Date

APPROVAL OF CANYON HIGHWAY DISTRICT

Canyon Highway District No. 4 does hereby accept this plat, and the dedicated public streets, highways and rights–of–way as are depicted on this plat, in accordance with the provisions of I.C. § 50–1312.

Chairman — Date

ACKNOWLEDGEMENT

STATE OF IDAHO)
)S.S.
COUNTY OF CANYON)

On this _____ day of _____, in the year of 20__, before me, the undersigned, a notary public, personally appeared Gregory Spohn proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

_____

CERTIFICATION AND APPROVAL OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor, for Canyon County, Idaho do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.

County Surveyor — Date

CERTIFICATE OF COUNTY TREASURER

I, Tracie Lloyd, County Treasurer in and for the County of Canyon, State of Idaho, per the requirements of I.C.50–1308, do hereby certify that any and all current and/or delinquent County Property Taxes for the property included in this proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

County Treasurer — Date

APPROVAL OF BOARD OF COUNTY COMMISSIONERS OF CANYON COUNTY

Accepted and approved this ____ day of _____, 20__ by by the Canyon County Commissioners, Canyon County, Idaho.

Chairman — Clerk

COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NUMBER: _____ FEE _____

STATE OF IDAHO } S.S.
COUNTY OF CANYON }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF SKINNER LAND SURVEY Co. AT ___ MINUTES PAST ___ O'CLOCK ___ M. THIS _____ DAY OF _____ 20__, IN BOOK ___ OF SURVEYS, AT PAGE ___.

EX–OFFICIO RECORDER — DEPUTY

BOOK_____ PAGE_____

Drawn By: SLW/ZCL
Date: May 29, 2021
Surveyed By: TJW/KPL
Job No. FE2720

Skinner Land Survey
17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)–454–0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com