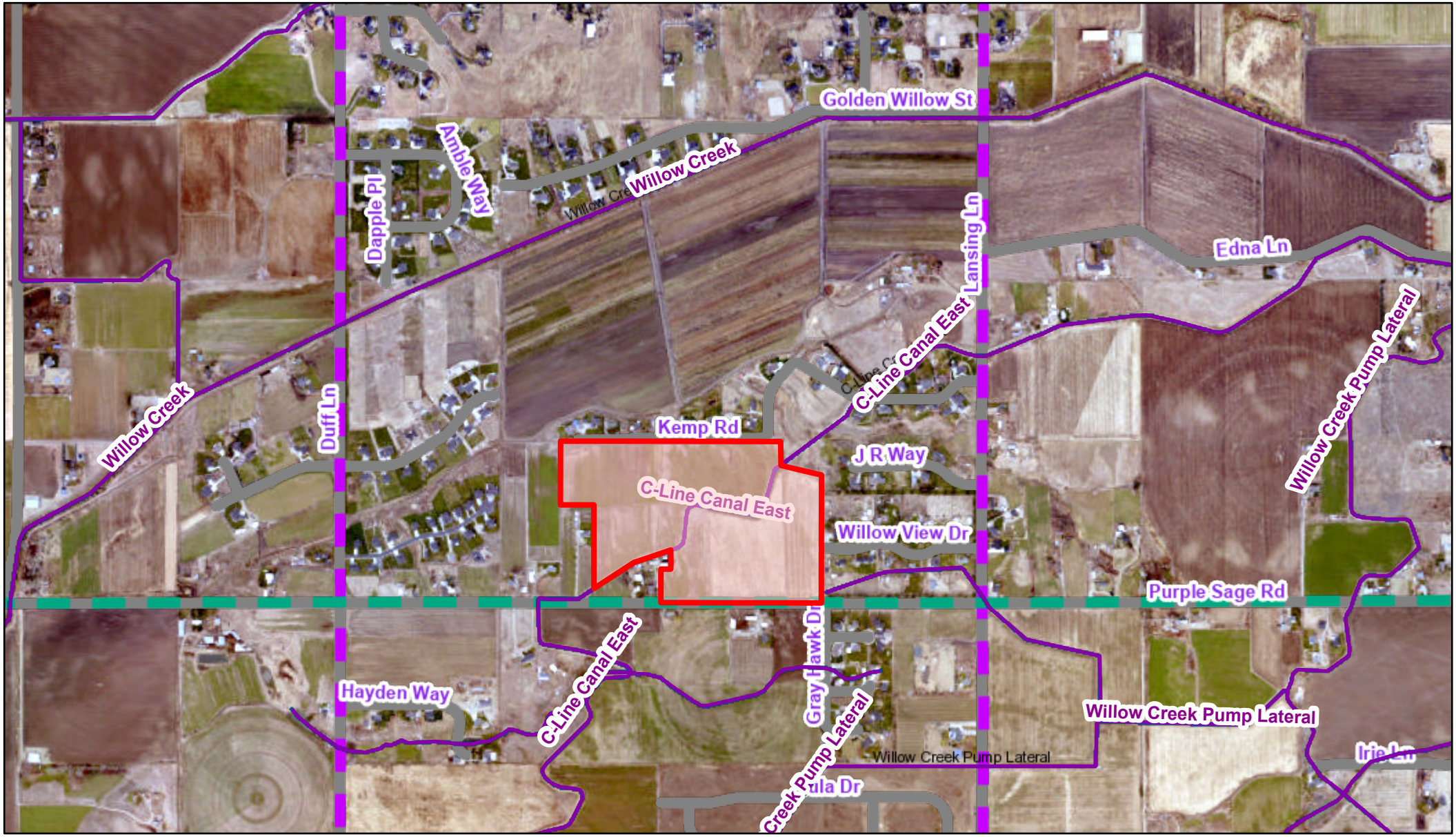
Canyon County, ID Web Map



6/30/2023, 2:15:23 PM

Multiple Parcel Search _Query result

Hydro_NHDFlowline

Hydro_NHDFlowline

CC_PrivateRoads

CanyonCountyRoads

Roads

ITDFunctionalClassification

Major Collector

Minor Arterial

Canyon County Imagery_2019

Red: Band_1

Green: Band_2

1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

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

Canyon County, ID

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA | COMPASS | Nampa GIS | City of Nampa |

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: DALE & KATHI LEE
	MAILING ADDRESS: 9640 PURPLE SAGE RD, MIDDLETON ID 83644
	PHONE: [redacted] EMAIL: [redacted]

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: Dale T. Lee *Date:* 9/28/2028

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: DARIN TAYLOR
	COMPANY NAME: SUBDIVISION MAKER LLC
	MAILING ADDRESS: 1434 NEW YORK ST, MIDDLETON ID 83644
	PHONE: 208-899-9556 EMAIL: darin.taylor@subdivisionmaker.com

SITE INFO	STREET ADDRESS: Ø PURPLE SAGE RD
	PARCEL #: R37513 LOT SIZE/AREA: 54.9 Acres
	LOT: — BLOCK: — SUBDIVISION: —
	QUARTER: SE & SW SECTION: 28 TOWNSHIP: 5N RANGE: 2W
	ZONING DISTRICT: R-1 FLOODZONE (YES/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 ✓ 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: SD2021-0054	DATE RECEIVED: 10/5/21
RECEIVED BY: J Almeida	APPLICATION FEE: $1290.00 (CK) MO CC CASH

- Appears to be for 3 Phases?

Revised 1/3/21

DT 10-6-2021
Filed

Subdivision Maker LLC
1434 New York Street, Middleton, Idaho 83644
208-899-9556
darin.taylor@subdivisionmaker.com

January 5, 2022

Jennifer Almeida
Canyon County Development Services Dept.
111 N. 11th Avenue #140
Caldwell, ID 83605

Re: Case No. SD2020-0003, Oaklee Estates Subdivision

Dear Ms. Almeida:

I represent Dale and Kathy Lee, who own and are developing their real property into Oaklee Estates Subdivision. The Board of County Commissioners approved the preliminary plat with conditions on September 21, 2020. Intermountain Engineering prepared infrastructure-construction plans that I filed at Canyon County with an application for final plat on October 6, 2021.

Canyon Highway District No. 4 provided review comments on November 9, 2021. Intermountain Engineering revised to the plans on January 4, 2022 and now are being resubmitted to the Canyon County. The Storm Drainage Calculations and Intermountain Engineering's response to the highway district comments are being submitted now also.

We request the county review and approve the final plat, infrastructure construction plans and storm drainage calculations. Please contact me if additional information is needed.

Sincerely,

Darin Taylor

Darin Taylor
Subdivision Maker, LLC

Copy: Kurt Smith, Intermountain Engineering
Dale and Kathy Lee

FINAL PLAT SUBMITTAL LIST

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

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
☑	Final Grading Plan, if applicable
☑	Construction Drawings for all required improvements § 07-17-29 (3)
☑	**$930 +$10/lot +~~$100~~(if in an area of impact) non-refundable fee** Not

NOTE:

1. After the plat is reviewed and found to be in compliance, an **additional five (5) copies and one electronic version of the final plat** shall be submitted.
2. Evidence that all improvements have been completed or bonded per CCZO § 07-17-29 (4) should be provided as needed.

PROCESS: PUBLIC HEARING

10-6-2021
DT

FINAL PLAT CHECKLIST-CANYON COUNTY

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Ave, Ste.140, Caldwell, ID 83605 www.canyoncounty.org/dsd Phone: 208-454-7458 Fax: 208-454-6633

APPLICANT: Dale & Kathi Lee / Darin Taylor **SUBDIVSION NAME:** Oaklee Estates Subdivision No. 1

LAND USE CASE NUMBER: PH2016-0065 **SUBDIVISION CASE NUMBER:** SD2021-0054

CANYON COUNTY CODE OF ORDINANCES 07-17-13 (1-6)

The information hereinafter required as part of the final plat submitted shall be shown graphically or by note on plans, and may comprise several sheets showing various elements or required data.

	APP.	DSD/SRT
1. METHOD & MEDIUM OF PRESENTATION:		
A. All plats to be recorded shall be prepared on a drafting medium in accordance with Requirements of Idaho Code title 55, chapter 19, paragraph (1) for Records of Survey Maps	☐	☒
B. The plat shall be drawn to an accurate scale of not more than one hundred feet to an inch (100'=1") unless otherwise approved by DSD prior to submission.	☐	☒
C. The final plat drawing shall be additionally submitted in digital form approved by the Director.	☐	☒
2. IDENTIFICATION DATA REQUIRED:		
A. A title which includes the name of the subdivision and its location by number of section, township, range and county shall be placed together at one location at the top of the sheet and generally centered. **Subdivision Name needs changed to Oaklee Estates No. 1**	☐	☐
B. Name, address and official seal of the surveyor preparing the plat.	☐	☒
C. North arrow	☐	☒
D. Date of the preparation	☐	☒
E. Revision block showing dates of any revisions subsequent to the original preparation date. the revision block shall be part of the title block which shall be placed along the right edge of the drawing.	☐	☒
3. SURVEY DATA REQUIRED:		
A. Boundaries of the tract to be subdivided and the interior lots are to be fully balanced and closed, showing all bearings and distances determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.	☐	☒
B. Any excepted lots within the plat boundaries shall show all bearings and distances determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.	☐	☒
C. Basis of bearing on the plat shall be referenced.	☐	☒

4. DESCRIPTIVE DATA REQUIRED:	**APP.**	**DSD/SRT**
A. Name, right-of-way lines, courses, lengths, width of all private and public streets, alleys, Pedestrian ways and utility easements.	☐____	☒____
B. All drainage ways.	☐____	☒____
C. All easements provided for public services or utilities and any limitations of the easements.	☐____	☒____
D. All lots and blocks shall be numbered throughout the plat in accordance with Idaho Code. "Exceptions", "tracts", and "private parks" shall be so designated, lettered or named and clearly dimensioned.	☐____	☒____
E. All sites to be dedicated to the public will be indicated and the intended use specified.	☐____	☒____
F. All roads must be labeled as either "private" or "public" behind or beneath the road name.	☐____	☒____
G. The area of each lot shall be stated in acres and decimals thereof.	☐____	☒____
H. The statement from Idaho Code 22-4503 or any later amended statutory language shall appear on all final plats located in a zone where agricultural uses are allowed or permitted.	☐____	☒____
I. A note as to the type of sewage disposal facilities to be provided.	☐____	☒____
J. A note as to the type of water supply facilities to be provided.	☐____	☒____
K. Required section and quarter-section line setbacks.	☐____	☒____
5. DEDICATION AND ACKNOWLEDGMENT:		
A. A statement of dedication of all streets, alleys, pedestrian ways and other easements for public use by the person holding title of record and by person holding title as vendees under land contract.	☐____	☒____
B. Acknowledgement of dedication: The dedication referred to in Section 07-18-17 of this Chapter shall be in the form of a certificate acknowledged in accordance with Idaho Code 50-1309.	☐____	☒____
6. REQUIRED CERTIFICATIONS: *The following certifications shall be placed on the signature page of the final plat.*		
A. Landowner's signature	☐____	☒____
B. Certification by a surveyor stating that the plat is correct and accurate and that the Monuments described in it have been located as described.	☐____	☒____
C. Certification of plat approval by the county surveyor.	☐____	☒____

D. Certification of plat approval by the board	☐___	☒___
E. Approval or certification of comment by impacted agencies that may include: highway districts, health department, the city when the development is in an area of city impact, treasurer, recorder, and state and federal agencies having jurisdiction.	☐___	☒___
	☐___	☒___

DSD SUBDIVISION REVIEW TEAM USE ONLY:

FINAL PLAT REVIEWED ON: 7 / 7 / 22 .

COMPLIANCE WITH CONDITIONS OF APPROVAL:

☐ **YES** ☐ **NO** ☐ **N/A**

VERIFICATION OF APPROVED ROAD NAMES IN ACCORDANCE WITH PRELIMINARY PLAT:

☐ **YES** ☐ **NO** ☐ **N/A**

SRT COMMENTS: _____

_____

_____

DECISION:

☐ **APPROVED** ☐ **DENIED**

SRT COMMENTS: _____

_____

_____

If you would like to attend the Subdivision Review Team Meeting please contact our office at 208-454-7458.

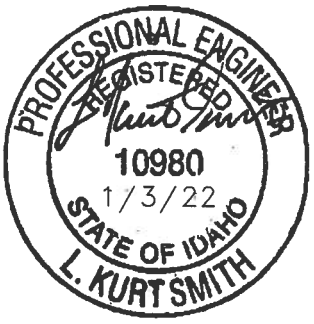
If you are submitting revisions of your plat and there are items you feel were marked in error, please provide a written explanation as to why these items should not have been redlined.

STORM DRAINAGE CALCULATIONS FOR:

OAKLEE ESTATES SUBDIVIISON
Middleton, Idaho

February 12, 2020
Revised January 3, 2021

AS PREPARED BY:
Intermountain Engineering
2587C Southside BLVD.
Melba, Idaho 83641
(208) 941-1245



CALCULATION METHODOLOGY

FLOW CALCULATIONS

Flow for the basin areas are calculated using the Rational Method. The "C" coefficient used in the calculations is based on weighted values as shown. Since historical discharge is not available, a 100-yr event is examined.

PIPE SIZING AND HYDRAULIC GRADE CALCULATIONS

These calculations employ the Manning Equation. The hydraulic grade is based on calculated flow and selected pipe size.

DETENTION VOLUME CALCULATIONS

A detention volume is based on the rational method using the 100 year storm over the worst case time of concentration.

STORAGE VOLUME CALCULATIONS

Pond volume caulations are based in an average of the water surface area and the pond bottom area applied over the design pond depth. Seepage beds are not used on this plan set.

GENERAL NOTES

Runoff water will enter the under ground seepage bed and percolate into the subsurface soils.. Runoff for a 100 year storm event will be stored on site in the stormdrainage facilities.

EQUATIONS USED IN CALCULATIONS

RATIONAL METHOD

$Q=CiA$

where: Q = Runoff Rate, cfs
C = Runoff Coefficient
i = Storm Intensity, in./hr.
A = Basin Area(s), acres

SHEET FLOW TRAVEL TIME

$Ts=0.9333\ (nL)^{0.6}/(I^{0.4}\ S^{0.3})$

where: Ts = Sheet
n=Manning's Roughness Coefficient for sheet flow
L=Flow length
I=Storm Intensity, in./hr.
S=slope (feet/foot)

SHALLOW CONCENTRATED FLOW TIME

$Tcon=L/60ks^{0.5}$

where: Tcon = Shallow Concentrated Flow Travel Time
k=Intercept Coefficient for Overland Flow
L=Flow length
S=slope (feet/foot)

MANNING EQUATION

$V=1.49R^{2/3}S^{1/2}/n$

where: V = Velocity, fps
R = Hydraulic Radius, ft.
S = Channel Slope, ft./ft.
n = Manning Roughness Coefficient

PERCOLATION VOLUME (SCS TRIANGULAR UNIT HYDROGRAPH METHOD)

$V=(Area)(Perc.\ rate)(t\ )/\ (12)(60)$

where: V = Volume, cu. ft.
Area = Infiltration bed area, sf

Area = Infiltration bed area, sf
Perc. rate = percolation rate, in/hr
t = worst-case duration, min.

ORIFICE EQUATION

$$Q=(\text{Coefficient})(3.1416 \times \text{Radius}^2)(64.4 \times \text{Head})^{1/2}$$

where: Head=W.S.E. - Center of Orifice
=81.50-78.14
=3.4'

OTHER EQUATIONS USED

$$Q=VA$$

where: Q = Flow, cfs
V = Velocity, fps
A = Cross Sectional Area, sq. ft.

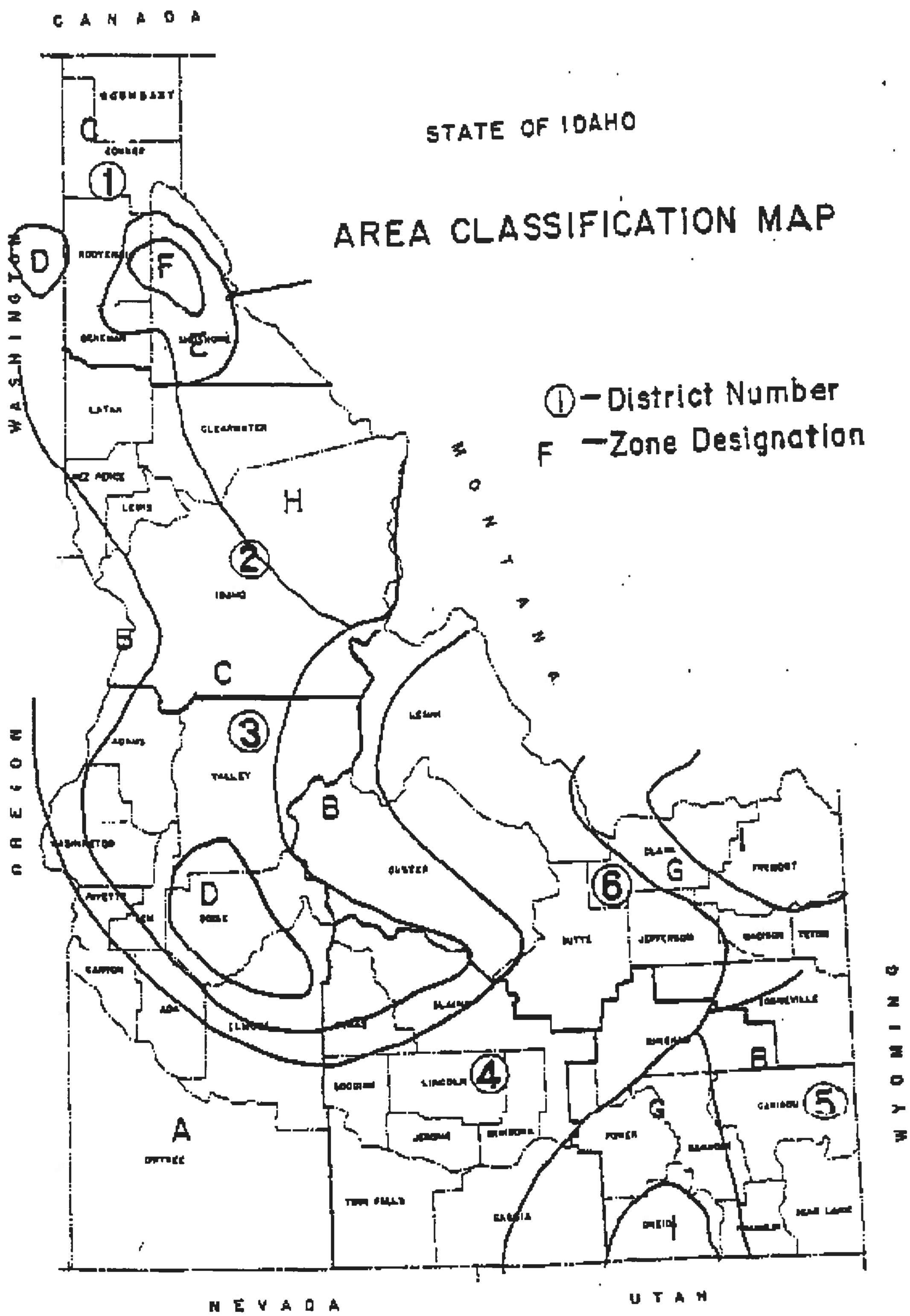
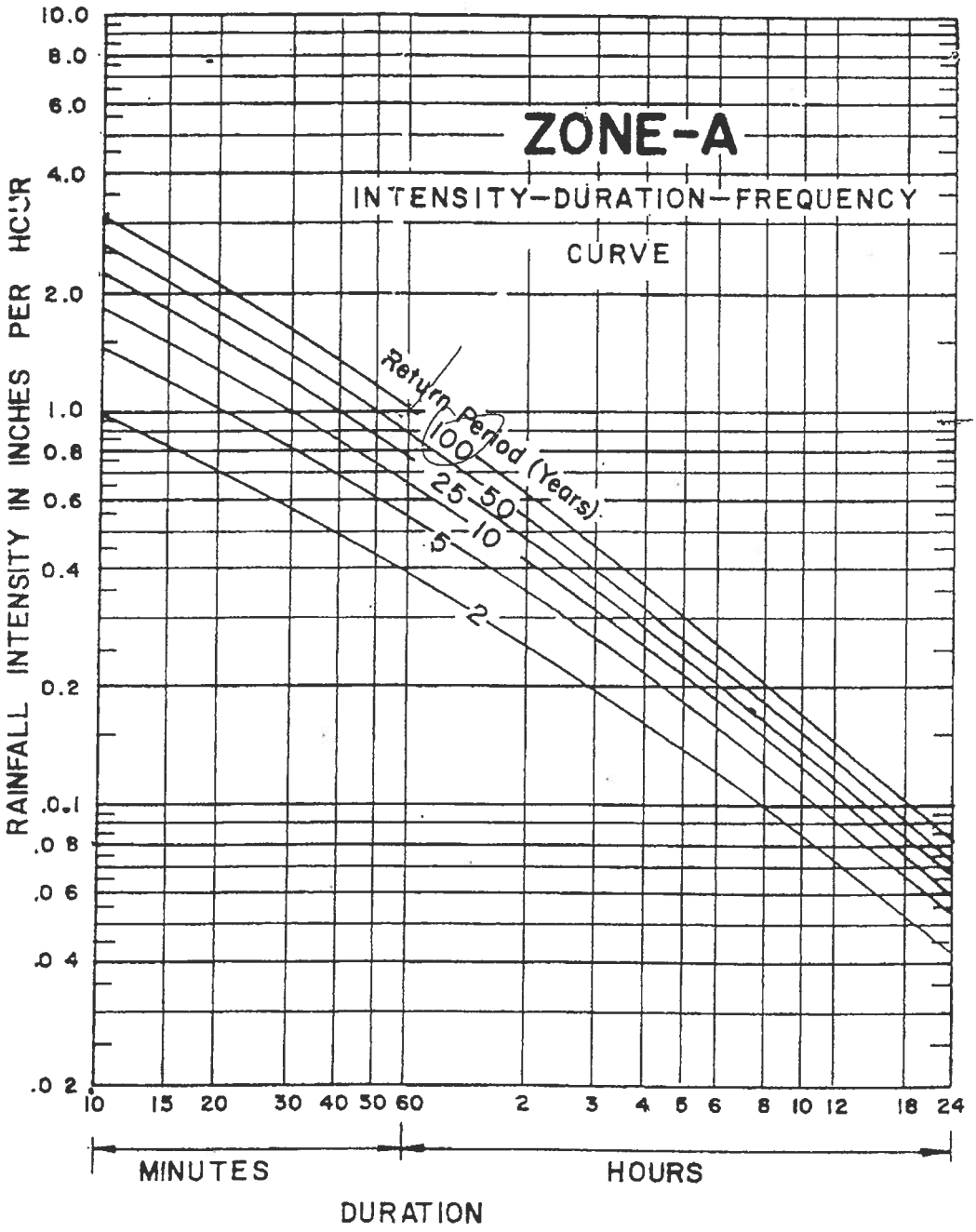
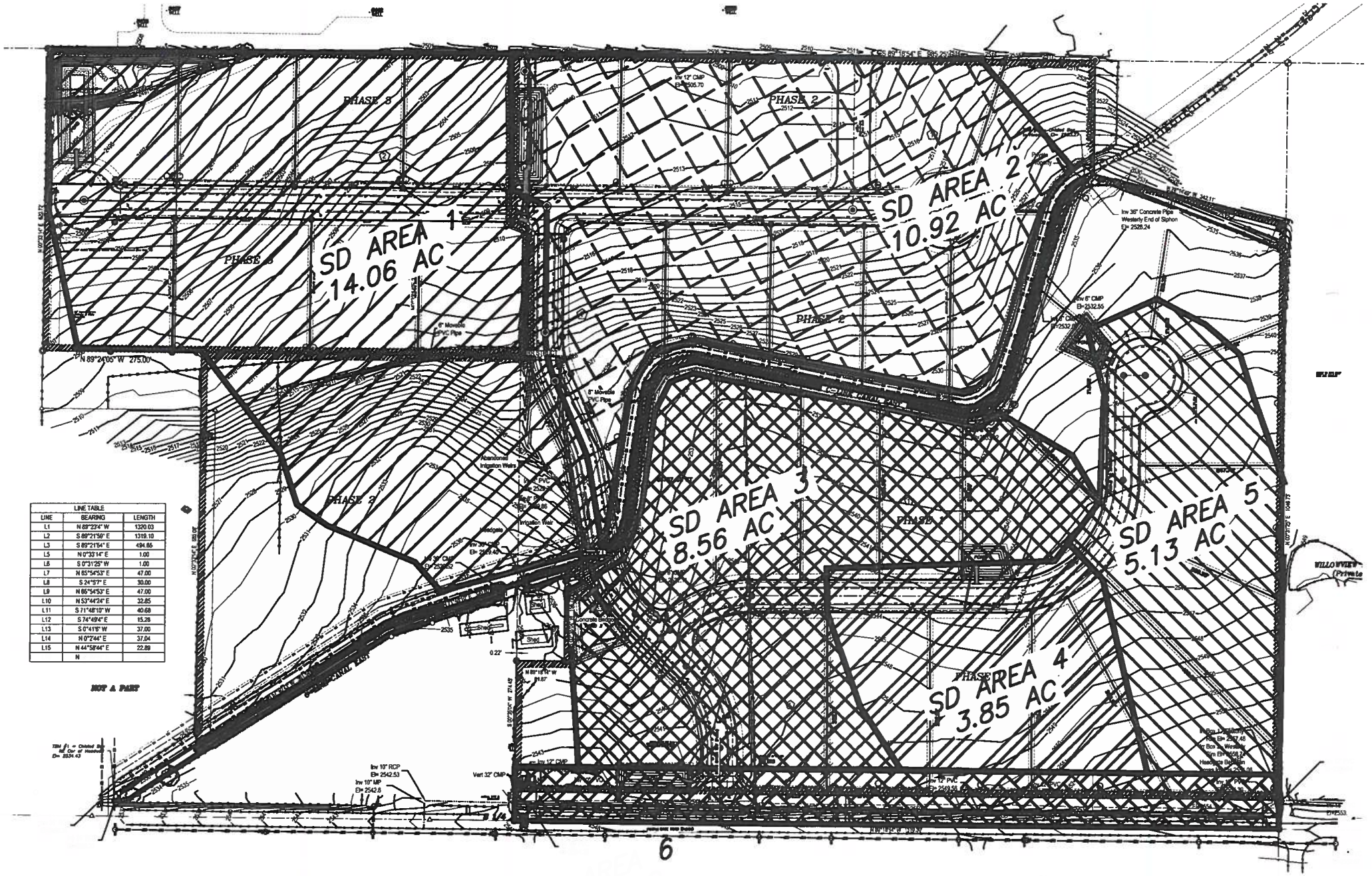


Figure D-1. State of Idaho Area Classification Map

Exhibit A


ZONE-A
INTENSITY-DURATION-FREQUENCY
CURVE
RAINFALL INTENSITY IN INCHES PER HOUR
10.0
8.0
6.0
4.0
2.0
1.0
0.8
0.6
0.4
0.2
.0 1
.0 8
.0 6
.0 4
.0 2
Return Period (Years)
100
50
25
10
5
2
10 15 20 30 40 50 60 2 3 4 5 6 8 10 12 18 24
MINUTES
HOURS
DURATION



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89°23'4" W	1320.03
L2	S 89°21'56" E	1319.10
L3	S 89°21'54" E	494.66
L5	N 0°33'14" E	1.00
L6	S 0°31'25" W	1.00
L7	N 85°54'53" E	47.00
L8	S 24°57'7" E	30.00
L9	N 85°54'53" E	47.00
L10	N 53°44'24" E	32.85
L11	S 71°48'10" W	40.68
L12	S 74°49'4" E	15.28
L13	S 0°41'6" W	37.00
L14	N 0°2'44" E	37.04
L15	N 44°58'44" E	22.89
	N	

Stormdrain system #1

POST-DEVELOPED FLOW AND VOLUME CALCULATIONS

STORM RETURN PERIOD = 100 YEAR

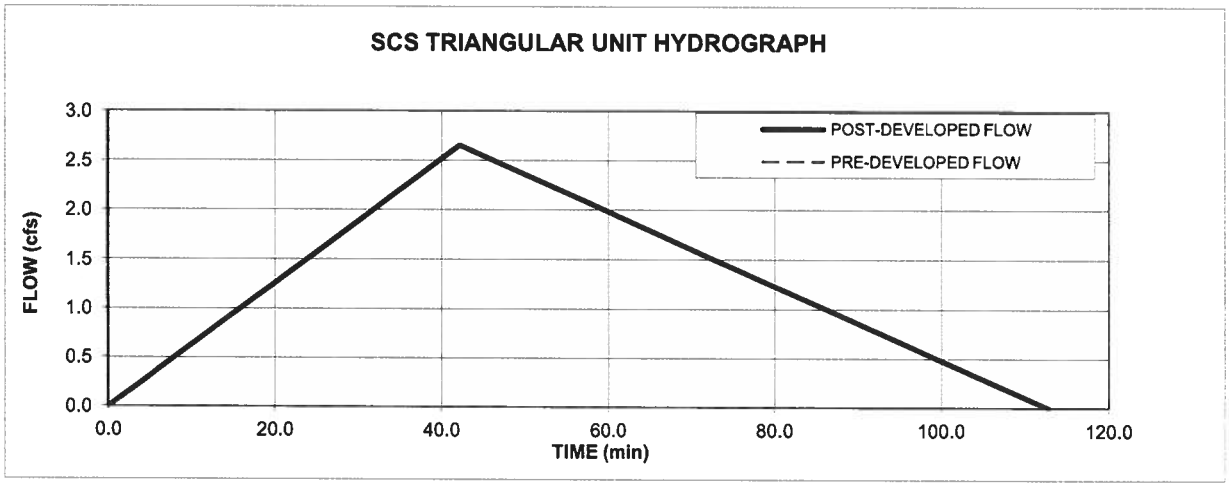
BASIN CHARACTERISTICS

BASIN AREA=	14.06	acres		
DISTANCE TO BARROW DITCH=	910.00	feet	DISTANCE ACCOSS ASPHALT=	0.00
LOT SLOPE =	4.18%		LOT SLOPE TO VG=	1.25%
MANNING'S n FOR Range=	0.130		MANNING'S n FOR ASPHALT=	0.015
INTERCEPT Coeff short grass	7.0			
BARROW DITCH FLOW				
FLOW LENGTH=	276	feet		
Barrow Ditch SLOPE=	1.08%			
AVERAGE Ditch Velocity=	1.50	ft/sec		
PIPE LENGTH=	30	feet		
AVERAGE PIPE VELOCITY=	2.00	ft/sec		
RUNOFF COEFFICIENT (C)=	0.2	CHART		

FLOW AND VOLUME CALCULATION RESULTS

LOT TRAVEL TIME =	21.79 min.	Sheet flow	
LOT TRAVEL TIME=	7.10 min.	Shallow Concentrated Flow	
BARROW DITCH TRAVEL TIME=	3.1 min.		
PIPE TRAVEL TIME=	0.3 min.		USE 32.7 MIN
TOTAL TIME OF CONCENTRATION		42.2 min	60 min.
100 YEAR STORM INTENSITY (i)=		0.94 in/hr	
100 YEAR PEAK FLOW (Q)=		2.65 cfs	

100 YEAR VOLUME (from SCS triangular unit hydrograph)= 12,744 cf



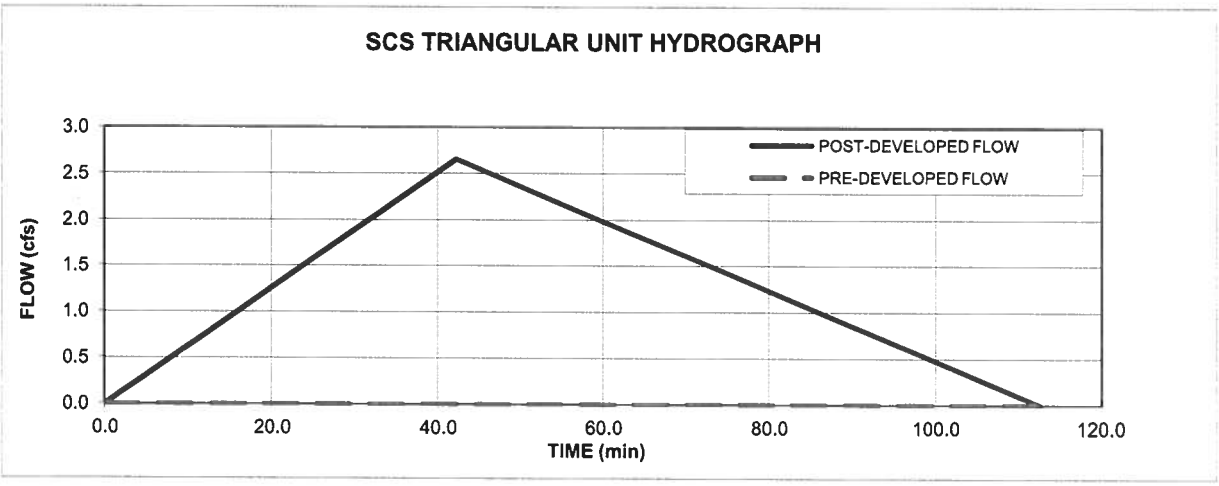
Stormdrain system #1

DETENTION VOLUME CALCULATIONS

STORM RETURN PERIOD = 100 YEAR

METHOD ONE - UNIT HYDROGRAPH METHOD

PRE-DEVELOPED SITE DISCHARGE = 0.00 cfs
POST-DEVELOPED VOLUME = 12,744 cf



DETENTION VOLUME REQUIRED = 12744 cf
+ 15% 14656 cF

Stormdrain system #1

BASIN SUB-AREA CALCULATIONS

POST-DEVELOPED RUNOFF COEFFICIENT (C) = 0.2
LOT TRAVEL TIME = 28.9 min

Location	AREA DATA				CALCULATIONS						
SUB-BASIN AREA #	SUB-BASIN AREA ac	BARROW DITCH	FLOW LENGTH ft	AVERAGE ROAD SLOPE	ROW DITCH TIME min	INLET CAPACITY cfs	TOTAL TIME Tc	25yr		100yr	
								I in/hr	Q cfs	I in/hr	Q cfs
1	15.20	Y	276	1.08%	3.1	0.03	32.0	1.15	3.50	1.55	4.70
2	0.00	Y	-	2.00%	-	0.04	28.9	1.24	0.00	1.67	0.00

PIPE SIZING CALCULATIONS					
FLOW DATA		PIPE DATA			
Location	25 YEAR Q	SLOPE (MIN)	Mannings n	REQ'D DIA (in)	DIA.(min.) (in)
PIPE-1	3.50	0.22%	0.012	15.35	18
PIPE-2	0.00	0.00%	0.012	#DIV/0!	0
PIPE-3	0.00	0.00%	0.012	#DIV/0!	0
PIPE-4	0.00	0.00%	0.012	#DIV/0!	0

STORM DRAINAGE CALCULATIONS
Stormdrainage System #1
RETENTION POND DESIGN

TOTAL STORAGE REQ'D=	14,656	cf
WORST CASE STORM DURATION	32	minutes
OFFSITE DISCHARGE	0.00	cfs

POND VOLUME CALCULATION

POND BOTTOM AREA =	3196	sf	
POND WATER SURFACE AREA =	5979	sf	
POND TOP BANK ELEV =	2496.50	ft	
POND WATER SURFACE ELEV =	2495.50		
POND INVERT ELEV =	2492.50		
SEASONAL GROUND WATER =	2475.00		Not a concern

POND FREEBOARD =	1.00	ft	
INVERT TO GROUND H2O =	17.50	ft	
POND DEPTH =	3.00	ft	
POND STORAGE =			13762.5 cf

POND BOTTOM PERCOLATION CALCULATION

PERCOLATION SURFACE AREA =	2550	sf	
PERCOLATION RATE =	8.00	in/hr	silt-loam

POND PERCOLATION VOLUME = 907 cf

INFILTRATION BED CALCULATION

INFILTRATION AREA =	0	sf (bottom)	
ROCK BED DEPTH =	0	ft	
SAND BED DEPTH =	0	ft	
VOID SPACE IN SAND=	25%		
VOID SPACE IN DRAIN ROCK=	40%		
PERCOLATION RATE =	8.00	in/hr	

	W	L
ROCK	0	0
SAND	0	0

VOLUME IN VOIDS =	0 cf	(rock & sand)
PERCOLATION VOLUME =	0 cf	

INFILTRATION BED STORAGE = 0 cf

TOTAL STORED VOLUME = 14670 cf

> 14656 cf

THEREFORE STORAGE IS ADEQUATE

TIME REQUIRED TO DISSIPATE VOLUME

TIME = 8.62 hours (Based on 100-yr event)

Stormdrain system #2

POST-DEVELOPED FLOW AND VOLUME CALCULATIONS

STORM RETURN PERIOD = 100 YEAR

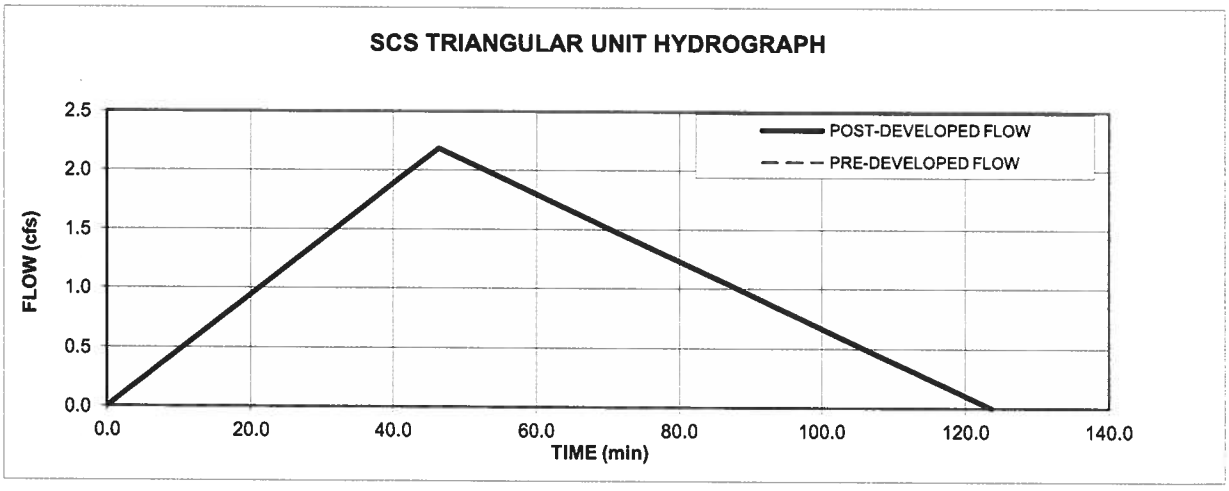
BASIN CHARACTERISTICS

BASIN AREA=	10.92	acres		
DISTANCE TO BARROW DITCH=	544.00	feet	DISTANCE ACCOSS ASPHALT=	0.00
LOT SLOPE =	3.49%		LOT SLOPE TO VG=	1.25%
MANNING'S n FOR Range=	0.130		MANNING'S n FOR ASPHALT=	0.015
INTERCEPT Coeff short grass	7.0			
BARROW DITCH FLOW				
FLOW LENGTH=	906	feet		
Barrow Ditch SLOPE=	0.79%			
AVERAGE Ditch Velocity=	1.50	ft/sec		
PIPE LENGTH=	15	feet		
AVERAGE PIPE VELOCITY=	2.00	ft/sec		
RUNOFF COEFFICIENT (C)=	0.2	CHART		

FLOW AND VOLUME CALCULATION RESULTS

LOT TRAVEL TIME =	23.00 min.	Sheet flow		
LOT TRAVEL TIME=	3.11 min.	Shallow Concentrated Flow		
BARROW DITCH TRAVEL TIME=	10.1 min.			
PIPE TRAVEL TIME=	0.1 min.			USE 60 MIN
TOTAL TIME OF CONCENTRATION			46.3 min	60 min.
100 YEAR STORM INTENSITY (i)=			0.88 in/hr	1 in/hr
100 YEAR PEAK FLOW (Q)=			2.18 cfs	

100 YEAR VOLUME (from SCS triangular unit hydrograph)= 10,496 cf



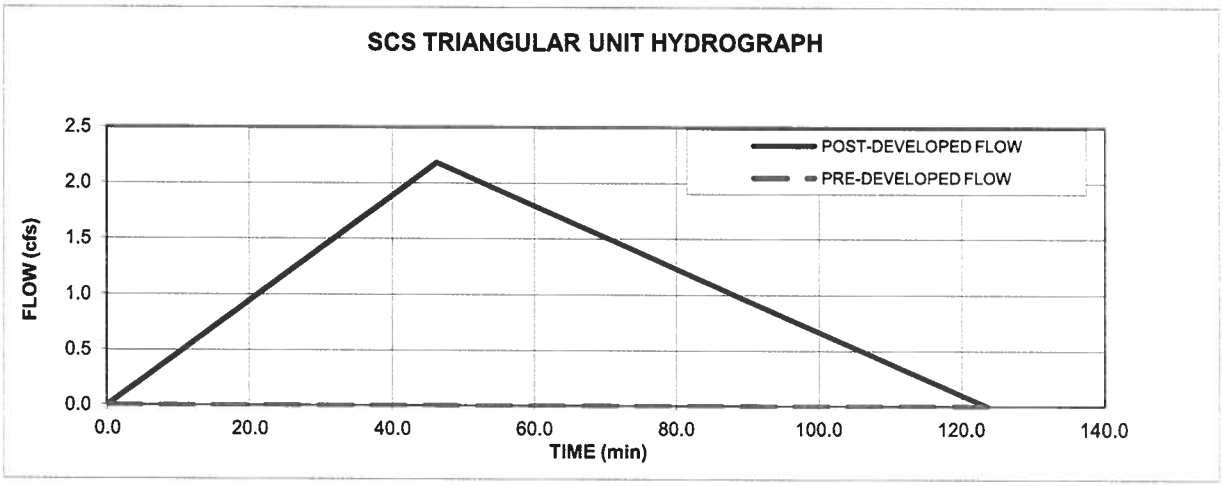
Stormdrain system #2

DETENTION VOLUME CALCULATIONS

STORM RETURN PERIOD = 100 YEAR

METHOD ONE - UNIT HYDROGRAPH METHOD

PRE-DEVELOPED SITE DISCHARGE = 0.00 cfs
POST-DEVELOPED VOLUME = 10,496 cf



DETENTION VOLUME REQUIRED = 10496 cf
+ 15% 12071 cF

Stormdrain system #2

BASIN SUB-AREA CALCULATIONS

POST-DEVELOPED RUNOFF COEFFICIENT (C) = 0.2
LOT TRAVEL TIME = 26.1 min

Location	AREA DATA				CALCULATIONS						
SUB-BASIN AREA #	SUB-BASIN AREA ac	BARROW DITCH	FLOW LENGTH ft	AVERAGE ROAD SLOPE	ROW DITCH TIME min	INLET CAPACITY cfs	TOTAL TIME Tc	25yr I in/hr	25yr Q cfs	100yr I in/hr	100yr Q cfs
1	7.68	Y	537	2.00%	6.0	0.04	32.1	1.15	1.76	1.54	2.37
2	3.24	Y	515	2.00%	5.7	0.04	31.8	1.15	0.75	1.55	1.01

PIPE SIZING CALCULATIONS					
FLOW DATA		PIPE DATA			
Location	25 YEAR Q	SLOPE (MIN)	Mannings n	REQ'D DIA (in)	DIA.(min.) (in)
PIPE-1	3.38	0.30%	0.012	14.29	15
PIPE-2	1.01	0.22%	0.012	9.63	12
PIPE-3	0.00	0.00%	0.012	#DIV/0!	0
PIPE-4	0.00	0.00%	0.012	#DIV/0!	0

STORM DRAINAGE CALCULATIONS
Stormdrainage System #2
RETENTION POND DESIGN

TOTAL STORAGE REQ'D=	12,071	cf
WORST CASE STORM DURATION	60	minutes
OFFSITE DISCHARGE	0.00	cfs

POND VOLUME CALCULATION

POND BOTTOM AREA =	2153	sf	
POND WATER SURFACE AREA =	6100	sf	
POND TOP BANK ELEV =	2508.00	ft	
POND WATER SURFACE ELEV =	2507.00		
POND INVERT ELEV =	2504.00		
SEASONAL GROUND WATER =	2486.00		Not a concern

POND FREEBOARD =	1.00	ft
INVERT TO GROUND H2O =	18.00	ft
POND DEPTH =	3.00	ft
POND STORAGE =	12379.5	cf

POND BOTTOM PERCOLATION CALCULATION

PERCOLATION SURFACE AREA =	800	sf	
PERCOLATION RATE =	8.00	in/hr	silt-loam

POND PERCOLATION VOLUME = 533 cf

INFILTRATION BED CALCULATION

				W	L
INFILTRATION AREA =	0	sf (bottom)	ROCK	0	0
ROCK BED DEPTH =	0	ft	SAND	0	0
SAND BED DEPTH =	0	ft			
VOID SPACE IN SAND=	25%				
VOID SPACE IN DRAIN ROCK=	40%				
PERCOLATION RATE =	1.00	in/hr			

VOLUME IN VOIDS =	0	cf (rock & sand)
PERCOLATION VOLUME =	0	cf

INFILTRATION BED STORAGE = 0 cf

TOTAL STORED VOLUME = 12913 cf

> 12071 cf

THEREFORE STORAGE IS ADEQUATE

TIME REQUIRED TO DISSIPATE VOLUME

TIME = 22.63 hours (Based on 100-yr event)

Stormdrain system #3

POST-DEVELOPED FLOW AND VOLUME CALCULATIONS

STORM RETURN PERIOD = 100 YEAR

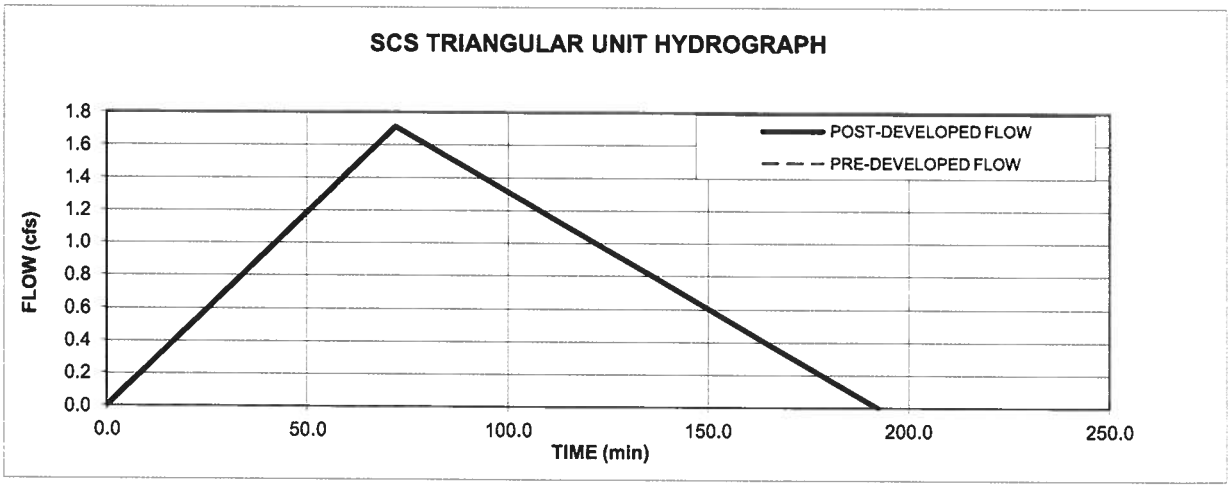
BASIN CHARACTERISTICS

BASIN AREA=	8.56	acres		
DISTANCE TO BARROW DITCH=	1120.00	feet	DISTANCE ACCOSS ASPHALT=	0.00
LOT SLOPE =	0.67%		LOT SLOPE TO VG=	1.25%
MANNING'S n FOR Range=	0.130		MANNING'S n FOR ASPHALT=	0.015
INTERCEPT Coeff short grass	7.0			
BARROW DITCH FLOW				
FLOW LENGTH=	5	feet		
Barrow Ditch SLOPE=	0.40%			
AVERAGE Ditch Velocity=	1.50	ft/sec		
PIPE LENGTH=	52	feet		
AVERAGE PIPE VELOCITY=	2.00	ft/sec		
RUNOFF COEFFICIENT (C)=	0.2	CHART		

FLOW AND VOLUME CALCULATION RESULTS

LOT TRAVEL TIME =	37.74 min.	Sheet flow		
LOT TRAVEL TIME=	23.85 min.	Shallow Concentrated Flow		
BARROW DITCH TRAVEL TIME=	0.1 min.			
PIPE TRAVEL TIME=	0.4 min.			USE 43.9 MIN
TOTAL TIME OF CONCENTRATION			72.1 min	60 min.
100 YEAR STORM INTENSITY (i)=			0.64 in/hr	1 in/hr
100 YEAR PEAK FLOW (Q)=			1.71 cfs	

100 YEAR VOLUME (from SCS triangular unit hydrograph)= 8,228 cf



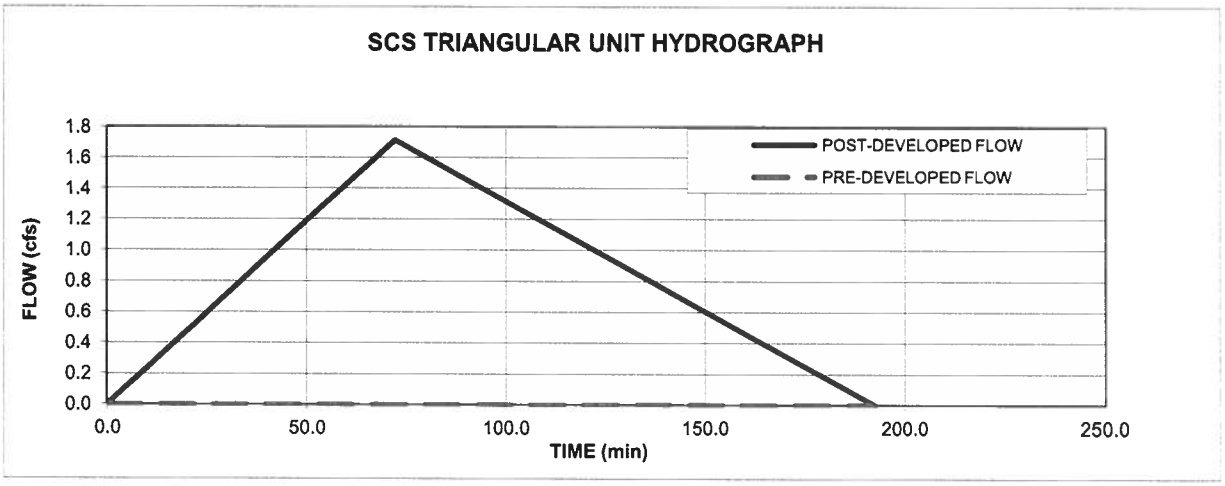
Stormdrain system #3

DETENTION VOLUME CALCULATIONS

STORM RETURN PERIOD = 100 YEAR

METHOD ONE - UNIT HYDROGRAPH METHOD

PRE-DEVELOPED SITE DISCHARGE = 0.00 cfs
POST-DEVELOPED VOLUME = 8,228 cf



DETENTION VOLUME REQUIRED = 8228 cf
+ 15% 9462 cF

Stormdrain system #3

BASIN SUB-AREA CALCULATIONS

POST-DEVELOPED RUNOFF COEFFICIENT (C) = 0.2
LOT TRAVEL TIME = 61.6 min

Location	AREA DATA				CALCULATIONS						
SUB-BASIN AREA #	SUB-BASIN AREA ac	BARROW DITCH	FLOW LENGTH ft	AVERAGE ROAD SLOPE	ROW DITCH TIME min	INLET CAPACITY cfs	TOTAL TIME Tc	25yr I in/hr	25yr Q cfs	100yr I in/hr	100yr Q cfs
1	7.68	Y	537	2.00%	6.0	0.04	67.6	0.67	1.03	0.89	1.37
2	2.43	Y	515	2.00%	5.7	0.04	67.3	0.68	0.33	0.89	0.43

PIPE SIZING CALCULATIONS					
FLOW DATA		PIPE DATA			
Location	25 YEAR Q	SLOPE (MIN)	Mannings n	REQ'D DIA (in)	DIA.(min.) (in)
PIPE-1	1.41	0.22%	0.012	10.92	12
PIPE-2	0.00	0.00%	0.012	#DIV/0!	0
PIPE-3	0.00	0.00%	0.012	#DIV/0!	0
PIPE-4	0.00	0.00%	0.012	#DIV/0!	0

STORM DRAINAGE CALCULATIONS
Stormdrainage System #3
RETENTION POND DESIGN

TOTAL STORAGE REQ'D=	9,462	cf
WORST CASE STORM DURATION	60	minutes
OFFSITE DISCHARGE	0.00	cfs

POND VOLUME CALCULATION

POND BOTTOM AREA =	3017	sf	
POND WATER SURFACE AREA =	5264	sf	
POND TOP BANK ELEV =	2536.00	ft	
POND WATER SURFACE ELEV =	2535.00		
POND INVERT ELEV =	2533.00		
SEASONAL GROUND WATER =	2515.36		Not a concern

POND FREEBOARD =	1.00	ft
INVERT TO GROUND H2O =	17.64	ft
POND DEPTH =	2.00	ft
POND STORAGE =	8281	cf

POND BOTTOM PERCOLATION CALCULATION

PERCOLATION SURFACE AREA =	1800	sf	
PERCOLATION RATE =	8.00	in/hr	silt-loam

POND PERCOLATION VOLUME = 1,200 cf

INFILTRATION BED CALCULATION

				W	L
INFILTRATION AREA =	0	sf (bottom)	ROCK	0	0
ROCK BED DEPTH =	0	ft	SAND	0	0
SAND BED DEPTH =	0	ft			
VOID SPACE IN SAND=	25%				
VOID SPACE IN DRAIN ROCK=	40%				
PERCOLATION RATE =	1.00	in/hr			

VOLUME IN VOIDS =	0	cf (rock & sand)
PERCOLATION VOLUME =	0	cf

INFILTRATION BED STORAGE = 0 cf

TOTAL STORED VOLUME = 9481 cf

> 9462 cf

THEREFORE STORAGE IS ADEQUATE

TIME REQUIRED TO DISSIPATE VOLUME

TIME = 7.89 hours (Based on 100-yr event)

Stormdrain system #4

POST-DEVELOPED FLOW AND VOLUME CALCULATIONS

STORM RETURN PERIOD = 100 YEAR

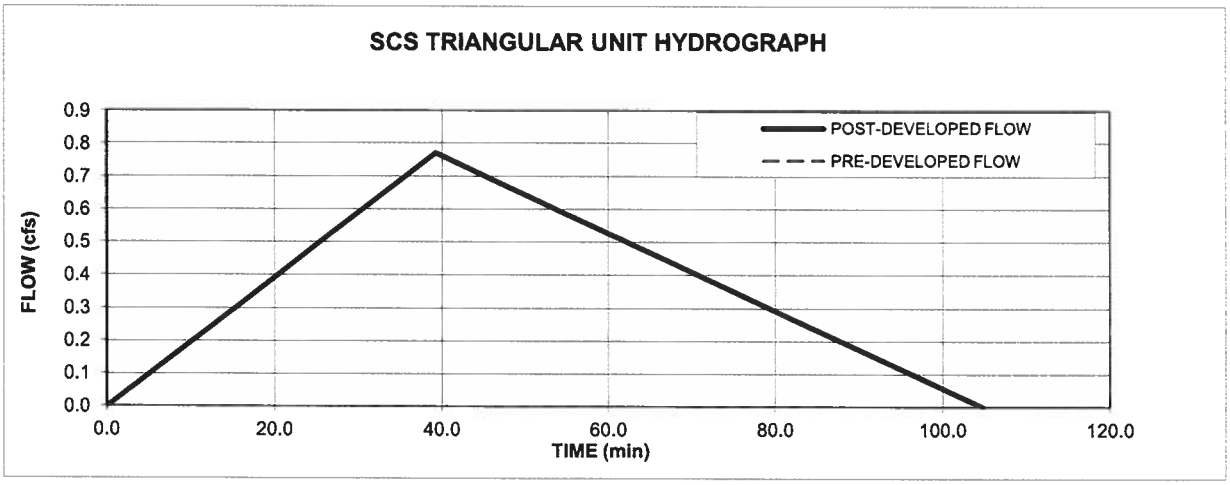
BASIN CHARACTERISTICS

BASIN AREA=	3.85	acres		
DISTANCE TO BARROW DITCH=	336.00	feet	DISTANCE ACCOSS ASPHALT=	0.00
LOT SLOPE =	2.23%		LOT SLOPE TO VG=	1.25%
MANNING'S n FOR Range=	0.130		MANNING'S n FOR ASPHALT=	0.015
INTERCEPT Coeff short grass	7.0			
BARROW DITCH FLOW				
FLOW LENGTH=	175	feet		
Barrow Ditch SLOPE=	1.42%			
AVERAGE Ditch Velocity=	1.50	ft/sec		
PIPE LENGTH=	52	feet		
AVERAGE PIPE VELOCITY=	2.00	ft/sec		
RUNOFF COEFFICIENT (C)=	0.2	CHART		

FLOW AND VOLUME CALCULATION RESULTS

LOT TRAVEL TIME =	26.31 min.	Sheet flow	
LOT TRAVEL TIME=	0.57 min.	Shallow Concentrated Flow	
BARROW DITCH TRAVEL TIME=	1.9 min.		
PIPE TRAVEL TIME=	0.4 min.		USE 43.9 MIN
TOTAL TIME OF CONCENTRATION		39.3 min	60 min.
100 YEAR STORM INTENSITY (i)=		0.99 in/hr	1 in/hr
100 YEAR PEAK FLOW (Q)=		0.77 cfs	

100 YEAR VOLUME (from SCS triangular unit hydrograph)= 3,701 cf



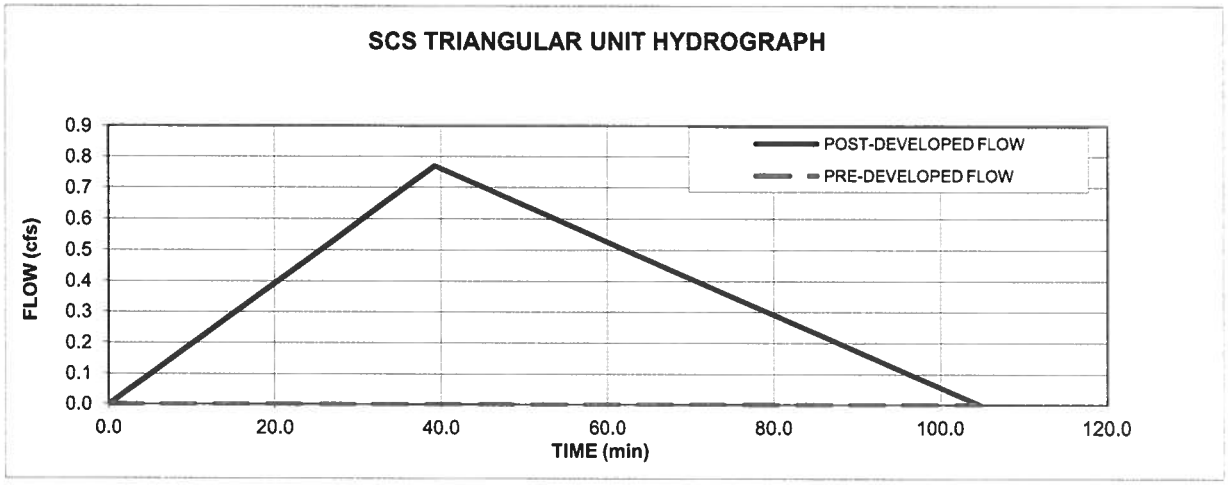
Stormdrain system #4

DETENTION VOLUME CALCULATIONS

STORM RETURN PERIOD = 100 YEAR

METHOD ONE - UNIT HYDROGRAPH METHOD

PRE-DEVELOPED SITE DISCHARGE = 0.00 cfs
POST-DEVELOPED VOLUME = 3,701 cf



DETENTION VOLUME REQUIRED = 3701 cf
+ 15% 4256 cF

Stormdrain system #4

BASIN SUB-AREA CALCULATIONS

POST-DEVELOPED RUNOFF COEFFICIENT (C) = 0.2
LOT TRAVEL TIME = 26.9 min

Location	AREA DATA				CALCULATIONS						
SUB-BASIN AREA #	SUB-BASIN AREA ac	BARROW DITCH	FLOW LENGTH ft	AVERAGE ROAD SLOPE	ROW DITCH TIME min	INLET CAPACITY cfs	TOTAL TIME Tc	25yr		100yr	
								I in/hr	Q cfs	I in/hr	Q cfs
1	7.68	Y	537	2.00%	6.0	0.04	32.9	1.13	1.73	1.52	2.33
2	2.43	Y	515	2.00%	5.7	0.04	32.6	1.13	0.55	1.53	0.74

PIPE SIZING CALCULATIONS					
FLOW DATA		PIPE DATA			
Location	25 YEAR Q	SLOPE (MIN)	Mannings n	REQ'D DIA (in)	DIA.(min.) (in)
PIPE-1	1.41	0.22%	0.012	10.92	12
PIPE-2	0.00	0.00%	0.012	#DIV/0!	0
PIPE-3	0.00	0.00%	0.012	#DIV/0!	0
PIPE-4	0.00	0.00%	0.012	#DIV/0!	0

STORM DRAINAGE CALCULATIONS
Stormdrainage System #4
RETENTION POND DESIGN

TOTAL STORAGE REQ'D=	4,256	cf
WORST CASE STORM DURATION	39	minutes
OFFSITE DISCHARGE	0.00	cfs

POND VOLUME CALCULATION

POND BOTTOM AREA =	1477	sf	
POND WATER SURFACE AREA =	3058	sf	
POND TOP BANK ELEV =	2540.50	ft	
POND WATER SURFACE ELEV =	2539.50		
POND INVERT ELEV =	2537.50		
SEASONAL GROUND WATER =	0.00		Not a concern

POND FREEBOARD =	1.00	ft
INVERT TO GROUND H2O =	2520.00	ft
POND DEPTH =	2.00	ft
POND STORAGE =	4535	cf

POND BOTTOM PERCOLATION CALCULATION

PERCOLATION SURFACE AREA =	275	sf	
PERCOLATION RATE =	8.00	in/hr	silt-loam

POND PERCOLATION VOLUME = 120 cf

INFILTRATION BED CALCULATION

				W	L
INFILTRATION AREA =	0	sf (bottom)	ROCK	0	0
ROCK BED DEPTH =	0	ft	SAND	0	0
SAND BED DEPTH =	0	ft			
VOID SPACE IN SAND=	25%				
VOID SPACE IN DRAIN ROCK=	40%				
PERCOLATION RATE =	1.00	in/hr			

VOLUME IN VOIDS =	0	cf (rock & sand)
PERCOLATION VOLUME =	0	cf

INFILTRATION BED STORAGE = 0 cf

TOTAL STORED VOLUME = 4655 cf 4449 cf

> 4256 cf

THEREFORE STORAGE IS ADEQUATE

TIME REQUIRED TO DISSIPATE VOLUME

TIME = 23.21 hours (Based on 100-yr event)

Stormdrain system #5

POST-DEVELOPED FLOW AND VOLUME CALCULATIONS

STORM RETURN PERIOD = 100 YEAR

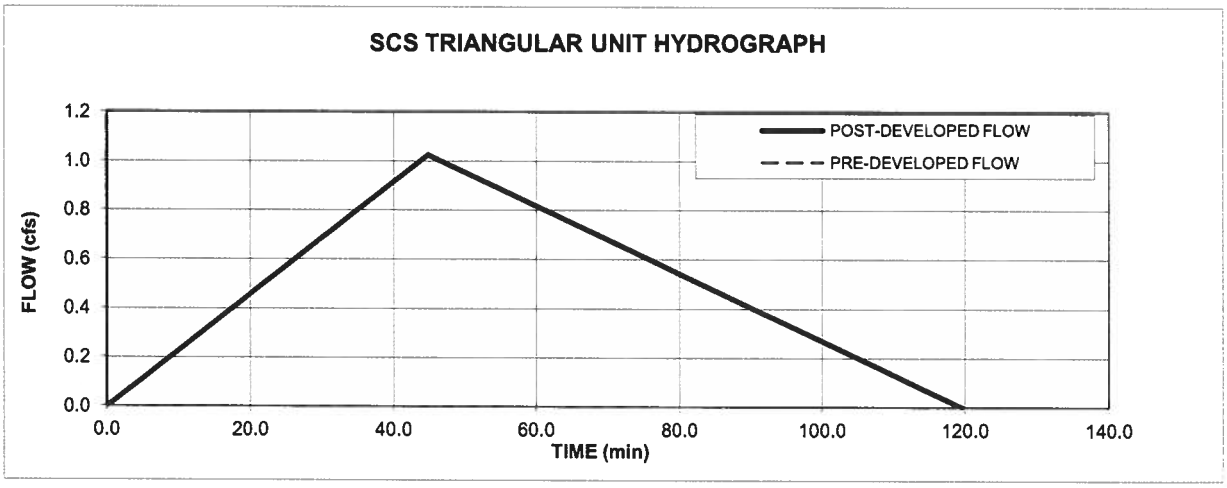
BASIN CHARACTERISTICS

BASIN AREA=	5.13 acres			
DISTANCE TO BARROW DITCH=	618.00 feet	DISTANCE ACCOSS ASPHALT=	0.00
LOT SLOPE =	1.94%	LOT SLOPE TO VG=	1.25%
MANNING'S n FOR Range=	0.130	MANNING'S n FOR ASPHALT=	0.015
INTERCEPT Coeff short grass	7.0		
BARROW DITCH FLOW			
FLOW LENGTH=	135 feet		
Barrow Ditch SLOPE=	1.65%		
AVERAGE Ditch Velocity=	1.50 ft/sec		
PIPE LENGTH=	52 feet		
AVERAGE PIPE VELOCITY=	2.00 ft/sec		
RUNOFF COEFFICIENT (C)=	0.2 CHART		

FLOW AND VOLUME CALCULATION RESULTS

LOT TRAVEL TIME =	27.44 min.	Sheet flow	
LOT TRAVEL TIME=	5.44 min.	Shallow Concentrated Flow	
BARROW DITCH TRAVEL TIME=	1.5 min.		
PIPE TRAVEL TIME=	0.4 min.		USE 43.9 MIN
TOTAL TIME OF CONCENTRATION		44.8 min	60 min.
100 YEAR STORM INTENSITY (i)=		0.90 in/hr	1 in/hr
100 YEAR PEAK FLOW (Q)=		1.03 cfs	

100 YEAR VOLUME (from SCS triangular unit hydrograph)= 4,931 cf



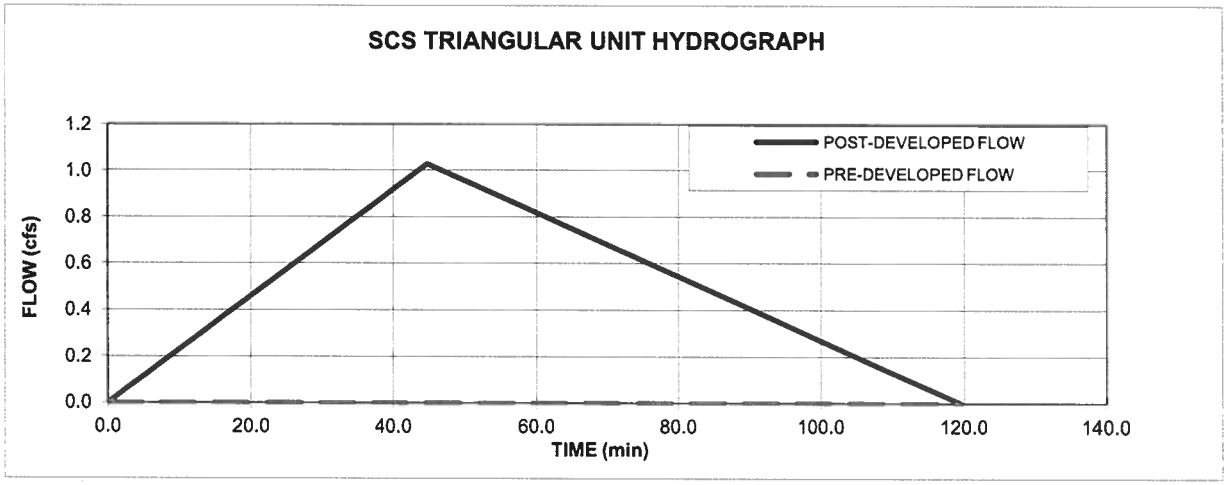
Stormdrain system #5

DETENTION VOLUME CALCULATIONS

STORM RETURN PERIOD = 100 YEAR

METHOD ONE - UNIT HYDROGRAPH METHOD

PRE-DEVELOPED SITE DISCHARGE = 0.00 cfs
POST-DEVELOPED VOLUME = 4,931 cf



DETENTION VOLUME REQUIRED = 4931 cf
+ 15% 5671 cF

Stormdrain system #5

BASIN SUB-AREA CALCULATIONS

POST-DEVELOPED RUNOFF COEFFICIENT (C) = 0.2
LOT TRAVEL TIME = 32.9 min

Location	AREA DATA				CALCULATIONS						
SUB-BASIN AREA #	SUB-BASIN AREA ac	BARROW DITCH	FLOW LENGTH ft	AVERAGE ROAD SLOPE	ROW DITCH TIME min	INLET CAPACITY cfs	TOTAL TIME Tc	25yr I in/hr	25yr Q cfs	100yr I in/hr	100yr Q cfs
1	7.68	Y	537	2.00%	6.0	0.04	38.8	1.00	1.54	1.34	2.06
2	2.43	Y	515	2.00%	5.7	0.04	38.6	1.01	0.49	1.35	0.65

PIPE SIZING CALCULATIONS					
FLOW DATA		PIPE DATA			
Location	25 YEAR Q	SLOPE (MIN)	Mannings n	REQ'D DIA (in)	DIA.(min.) (in)
PIPE-1	1.41	0.22%	0.012	10.92	12
PIPE-2	0.00	0.00%	0.012	#DIV/0!	0
PIPE-3	0.00	0.00%	0.012	#DIV/0!	0
PIPE-4	0.00	0.00%	0.012	#DIV/0!	0

STORM DRAINAGE CALCULATIONS
Stormdrainage System #5
RETENTION POND DESIGN

TOTAL STORAGE REQ'D=	5,671	cf
WORST CASE STORM DURATION	60	minutes
OFFSITE DISCHARGE	0.00	cfs

POND VOLUME CALCULATION

POND BOTTOM AREA =	947	sf	
POND WATER SURFACE AREA =	3077	sf	
POND TOP BANK ELEV =	2537.50	ft	
POND WATER SURFACE ELEV =	2536.50		
POND INVERT ELEV =	2533.50		
SEASONAL GROUND WATER =	2517.00		Not a concern

POND FREEBOARD =	1.00	ft	
INVERT TO GROUND H2O =	16.50	ft	
POND DEPTH =	3.00	ft	
POND STORAGE =	6036	cf	

POND BOTTOM PERCOLATION CALCULATION

PERCOLATION SURFACE AREA =	400	sf	
PERCOLATION RATE =	8.00	in/hr	silt-loam

POND PERCOLATION VOLUME =	267	cf

INFILTRATION BED CALCULATION

				W	L
INFILTRATION AREA =	0	sf (bottom)	ROCK	0	0
ROCK BED DEPTH =	0	ft	SAND	0	0
SAND BED DEPTH =	0	ft			
VOID SPACE IN SAND=	25%				
VOID SPACE IN DRAIN ROCK=	40%				
PERCOLATION RATE =	1.00	in/hr			

VOLUME IN VOIDS =	0	cf	(rock & sand)
PERCOLATION VOLUME =	0	cf	

INFILTRATION BED STORAGE =	0	cf

TOTAL STORED VOLUME =	6303	cf
>	5671	cf

THEREFORE STORAGE IS ADEQUATE

TIME REQUIRED TO DISSIPATE VOLUME

TIME = 21.27 hours (Based on 100-yr event)

Stormdrain system #6

POST-DEVELOPED FLOW AND VOLUME CALCULATIONS

STORM RETURN PERIOD = 100 YEAR

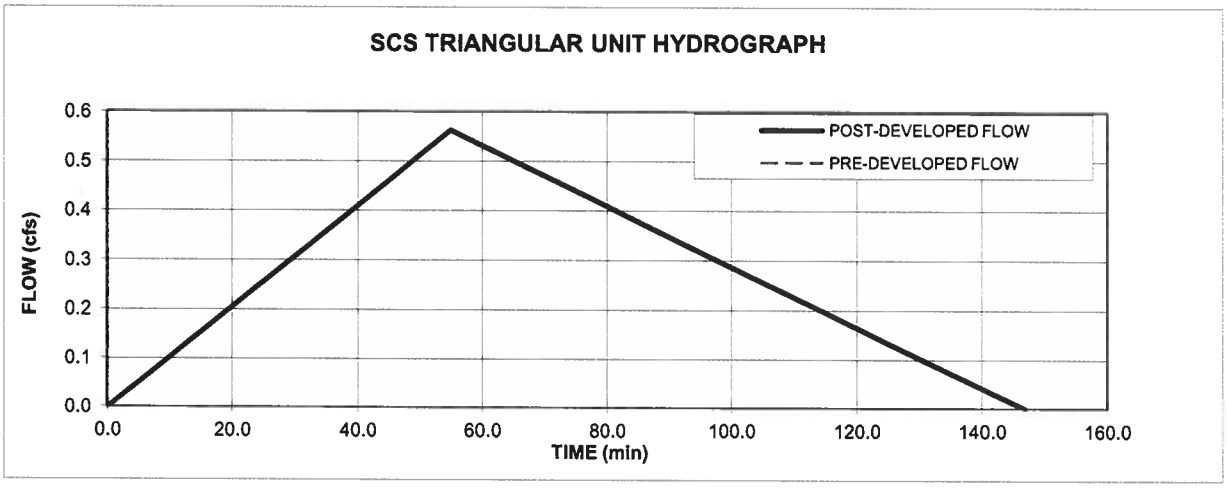
BASIN CHARACTERISTICS

BASIN AREA=	2.81	acres		
DISTANCE TO BARROW DITCH=	30.00	feet	DISTANCE ACCOSS ASPHALT=	0.00
LOT SLOPE =	0.67%		LOT SLOPE TO VG=	1.25%
MANNING'S n FOR Range=	0.130		MANNING'S n FOR ASPHALT=	0.015
INTERCEPT Coeff short grass	7.0			
BARROW DITCH FLOW				
FLOW LENGTH=	1320	feet		
Barrow Ditch SLOPE=	0.72%			
AVERAGE Ditch Velocity=	1.50	ft/sec		
PIPE LENGTH=	52	feet		
AVERAGE PIPE VELOCITY=	2.00	ft/sec		
RUNOFF COEFFICIENT (C)=	0.2	CHART		

FLOW AND VOLUME CALCULATION RESULTS

LOT TRAVEL TIME =	37.74 min.	Sheet flow		
LOT TRAVEL TIME=	-7.85 min.	Shallow Concentrated Flow		
BARROW DITCH TRAVEL TIME=	14.7 min.			
PIPE TRAVEL TIME=	0.4 min.			USE 60 MIN
TOTAL TIME OF CONCENTRATION			55.0 min	60 min.
100 YEAR STORM INTENSITY (i)=			0.78 in/hr	1 in/hr
100 YEAR PEAK FLOW (Q)=			0.56 cfs	

100 YEAR VOLUME (from SCS triangular unit hydrograph)= 2,701 cf



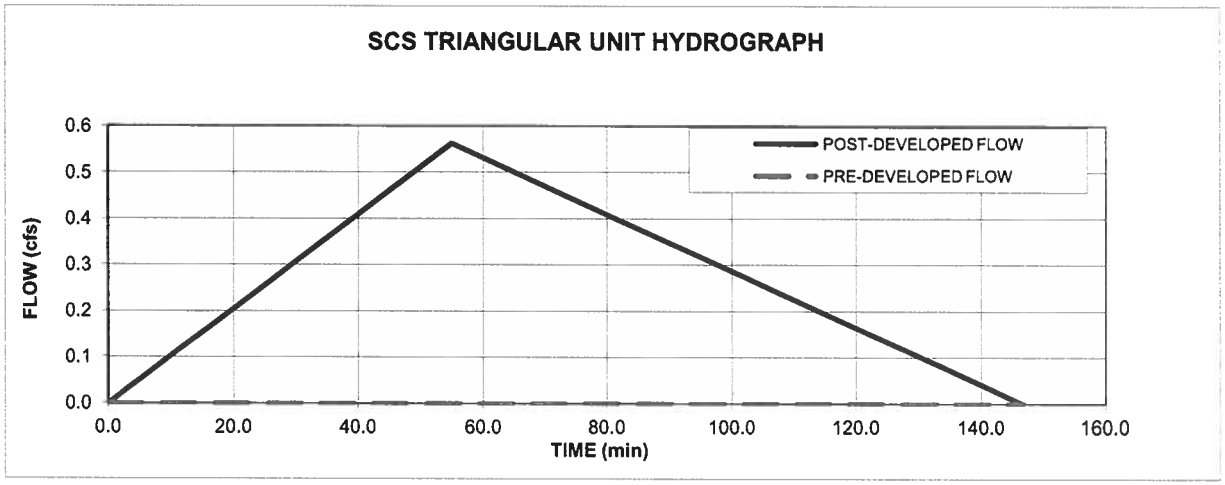
Stormdrain system #6

DETENTION VOLUME CALCULATIONS

STORM RETURN PERIOD = 100 YEAR

METHOD ONE - UNIT HYDROGRAPH METHOD

PRE-DEVELOPED SITE DISCHARGE = 0.00 cfs
POST-DEVELOPED VOLUME = 2,701 cf



DETENTION VOLUME REQUIRED = 2701 cf
+ 15% 3106 cF

Stormdrain system #6

BASIN SUB-AREA CALCULATIONS

POST-DEVELOPED RUNOFF COEFFICIENT (C) = 0.2
LOT TRAVEL TIME = 29.9 min

Location	AREA DATA				CALCULATIONS						
SUB-BASIN AREA #	SUB-BASIN AREA ac	BARROW DITCH	FLOW LENGTH ft	AVERAGE ROAD SLOPE	ROW DITCH TIME min	INLET CAPACITY cfs	TOTAL TIME Tc	25yr		100yr	
								I in/hr	Q cfs	I in/hr	Q cfs
1	2.91	Y	1,320	0.70%	14.7	0.02	44.6	0.91	0.53	1.21	0.71

PIPE SIZING CALCULATIONS					
FLOW DATA		PIPE DATA			
Location	25 YEAR Q	SLOPE (MIN)	Mannings n	REQ'D DIA (in)	DIA.(min.) (in)
PIPE-1	0.53	0.22%	0.012	7.56	12
PIPE-2	0.00	0.00%	0.012	#DIV/0!	0
PIPE-3	0.00	0.00%	0.012	#DIV/0!	0
PIPE-4	0.00	0.00%	0.012	#DIV/0!	0

STORM DRAINAGE CALCULATIONS
Stormdrainage System #6
RETENTION POND DESIGN

TOTAL STORAGE REQ'D=	3,106	cf
WORST CASE STORM DURATION	60	minutes
OFFSITE DISCHARGE	0.00	cfs

POND VOLUME CALCULATION

POND BOTTOM AREA =	713	sf	
POND WATER SURFACE AREA =	2594	sf	
POND TOP BANK ELEV =	2544.25	ft	
POND WATER SURFACE ELEV =	2543.25		
POND INVERT ELEV =	2541.25		
SEASONAL GROUND WATER =	0.00		Not a concern

POND FREEBOARD =	1.00	ft	
INVERT TO GROUND H2O =	2541.25	ft	
POND DEPTH =	2.00	ft	
POND STORAGE =			3307 cf

POND BOTTOM PERCOLATION CALCULATION

PERCOLATION SURFACE AREA =	200	sf	
PERCOLATION RATE =	8.00	in/hr	silt-loam

POND PERCOLATION VOLUME = 133 cf

INFILTRATION BED CALCULATION

INFILTRATION AREA =	0	sf (bottom)	
ROCK BED DEPTH =	0	ft	
SAND BED DEPTH =	0	ft	
VOID SPACE IN SAND=	25%		
VOID SPACE IN DRAIN ROCK=	40%		
PERCOLATION RATE =	1.00	in/hr	

	W	L
ROCK	0	0
SAND	0	0

VOLUME IN VOIDS =	0 cf	(rock & sand)
PERCOLATION VOLUME =	0 cf	

INFILTRATION BED STORAGE = 0 cf

TOTAL STORED VOLUME = 3440 cf

> 3106 cf

THEREFORE STORAGE IS ADEQUATE

TIME REQUIRED TO DISSIPATE VOLUME

TIME = 23.30 hours (Based on 100-yr event)

BK_____PG_____

PLAT OF

OAKLEE ESTATES SUBDIVISION NO. 1

LOCATED IN A PORTION OF THE
SW1/4 SE1/4 OF SECTION 28,
T. 5 N., R. 2 W., B.M., CANYON COUNTY, IDAHO

NOTES:

1. Any Resubdivision of this Plat shall Comply with the Applicable Zoning Regulations in Effect at that time.
2. Building Setbacks and Dimensional Standards in this Subdivision shall conform to the Applicable Zoning Regulations at the time of Resubdivision, or as Allowed by the Current Zoning and Regulations set forth by Canyon County. "Setbacks not shown for Clarity".
3. Lots in this Subdivision will be Served by Individual Septic Systems.
4. Lots in this Subdivision will be Served by Individual Wells per IDWR Specifications/Requirements.
5. Oaklee Estates Home Owners Association will Provide an Irrigation System to each Lot and will be Owned and Maintained by the Oaklee Estates Home Owners Association. Irrigation Water is being Provided from Black Canyon Irrigation District in Compliance with Section 31-3805(B). Lots within this Subdivision will be Entitled to Irrigation Water Rights and will be Obligated for Assessments from Black Canyon Irrigation District.
6. A Permanent Easement for Public Utilities, Drainage and Irrigation is hereby Designated as follows, Unless otherwise Dimensioned:
   A) 10' along Subdivision Boundary, unless otherwise shown.
   B) 10' along the Frontage of each Lot, Public Right-of-Way or Private road.
   C) 10' along the Rear Lot Lines, unless otherwise noted.
   D) 5' along each side of the interior Lot Lines.
7. This Development Recognizes Section 22-4503, Idaho Code, Right to Farm Act, 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.
8. Lot 10 through Lot 12, Block 1, and Lot 2, Block 2 have a storm drain retention easement as shown hereon.
9. The Homeowner's Association, Underlying Property Owner, or adjoining Property Owner is Responsible for all Storm Drainage Facilities Outside of the Public Right of Way, including all routine and heavy maintenance.
10. No direct Lot Access to Purple Sage Road.
11. No Permanent Structures shall be Located any closer than Seventy Feet (70') to any Section Line or Quarter Section Line which is Preserved for a Future Road (Ord. 10-006, 8-16-2010).
12. Right of Way Dedication Area as shown hereon will be Dedicated to and Owned and Maintained by the Canyon Highway District No.4.
13. The C-Line Canal East has a 35' wide Irrigation Right-of-Way, 25' North and 10' South of the centerline.
14. Lot 1, Block 2 is subject to a pump station easement and two drainage retention area easements. The Homeowner's Association will be responsibile for all maintainace for said areas.
15. The homeowners association or adjacent property owner is responsible for maintaining any and all amenities (lawns, sprinklers, sidewalks, landscaping, etc.) approved by the District to be within the public right-of-way.

LINE TABLE

LINE	BEARING	LENGTH
L1	N 71°48'10" E	40.68
L2	N 55°27'36" E	65.67
L3	N 53°44'20" E	32.85
L4	N 44°58'44" E	22.89
L5	N 89°58'44" E	37.00
L6	N 00°01'16" W	37.06
L7	N 00°01'16" W	88.62
L8	N 00°01'16" W	63.70
L9	N 00°01'16" W	24.92
L10	N 00°01'16" W	38.87
L11	N 36°55'11" E	58.10
L12	N 64°45'40" W	87.71
L13	N 36°55'11" E	21.00
L14	S 36°47'20" E	78.22
L15	S 09°38'28" E	13.86
L16	N 81°55'15" W	10.00
L17	N 81°41'26" W	10.00
L18	N 09°41'49" E	10.00
L19	N 71°40'59" W	10.00
L20	N 73°48'06" W	10.00
L21	N 35°06'33" W	10.00
L22	S 45°01'16" E	6.68

CURVE TABLE

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	43.19	92.76	26°40'42"	N 23°9'34" E	42.80
C2	117.41	75.14	89°31'44"	N 53°06'45" E	105.83
C3	94.55	70.20	77°10'21"	N 55°21'39" E	87.57
C4	55.91	92.67	34°34'13"	N 34°45'22" E	55.07
C5			NOT USED		
C6	157.06	200.00	45°00'03"	N 22°31'16" W	153.07
C7	122.67	200.00	35°8'26"	S 27°19'53" E	120.75
C8	157.46	200.00	45°06'36"	N 67°32'02" E	153.43
C9	314.54	200.00	90°06'36"	N 45°02'02" E	283.11
C10	63.32	40.00	90°42'22"	N 45°19'55" E	56.92
C11	133.52	170.00	45°00'00"	N 22°31'16" W	130.11
C12	127.40	230.00	31°44'9"	S 29°2'3" E	125.77
C13	104.23	170.00	35°7'51"	S 27°19'35" E	102.61
C14	42.79	30.00	81°43'52"	S 85°53'9" E	39.26
C15	83.48	226.00	20°58'40"	S 63°46'14" W	83.01
C16	62.99	226.00	15°49'47"	S 82°10'27" W	62.79
C17	146.47	226.00	36°48'26"	S 71°41'07" W	143.96
C18	222.29	172.00	74°02'48"	N 53°03'56" E	207.14
C19	48.22	172.00	16°03'48"	N 08°00'36" E	48.06
C20	270.51	172.00	90°06'36"	N 45°02'02" E	243.48
C21	44.50	65.00	39°13'39"	S 19°35'27" W	43.64
C22	67.24	65.00	59°15'57"	S 68°50'15" W	64.26
C23	68.62	65.00	60°29'22"	N 51°17'05" W	65.48
C24	111.46	65.00	98°14'58"	N 28°05'05" E	98.30
C25	291.83	65.00	257°13'57"	N 51°24'24" W	101.58
C26	40.44	30.00	77°13'45"	S 36°35'36" W	37.44
C27	94.51	226.00	23°45'01"	N 11°51'14" E	93.84
C28	84.84	226.00	21°19'12"	N 34°23'20" E	84.35
C29	69.17	226.00	17°22'55"	N 53°44'24" E	68.90
C30	65.85	226.00	16°32'53"	N 70°42'18" E	65.62
C31	44.21	226.00	11°06'35"	N 84°32'03" E	44.14
C32	358.58	226.00	90°06'36"	N 45°02'02" E	322.75
C33	89.75	174.79	29°25'12"	S 75°06'04" W	88.77
C34	55.33	30.00	105°39'50"	S 07°35'33" W	47.81
C35	181.52	230.00	45°13'07"	N 22°37'48" W	176.84
C36	62.33	40.00	89°16'57"	S 44°39'45" E	56.21
C37	53.02	70.20	43°16'11"	N 72°16'44" E	51.76
C38	41.54	70.20	33°54'10"	N 33°43'34" E	40.94

PROFESSIONAL LAND SURVEYOR
REGISTERED
7732
07/25/22
STATE OF IDAHO
RICHARD A. GRAY

COMPASS LAND SURVEYING, PLLC
623 11th Avenue South Nampa, ID 83651
Office: (208) 442-0115

JN 3819 07/13/2022

BK_____PG_____

PLAT OF

OAKLEE ESTATES SUBDIVISION NO. 1

LOCATED IN A PORTION OF THE SW1/4 SE1/4 OF SECTION 28, T. 5 N., R. 2 W., B.M., CANYON COUNTY, IDAHO

CERTIFICATE OF OWNERS

Know all men by these presents that Dale and Kathi Lee, are the Owners of a Real Parcel of Land herein after described and that it is their intention to include said Real Property in this Subdivision Plat.

The following Describes a Parcel of Land being a portion of the NE 1/4 SW1/4 of Section 27, Township 5 North, Range 3 West, Boise Meridian, Canyon County Idaho, and more particularly described as follows:

A parcel of land being a portion of the SW 1/4 SE 1/4 of Section 28, Township 5 North, Range 2 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

BEGINNING at the South West corner of said SW 1/4 SE 1/4, (South 1/4 corner), which is being monumented with a found 5/8 inch diameter iron pin, from which the South East corner of said SW 1/4 SE 1/4, (East 1/16 corner common to sections 28 and 33), bears S. 89° 18' 14" E., a distance of 1319.30 feet;

Thence along the westerly boundary of said SW 1/4 SE 1/4, N. 00° 35' 04" E., a distance of 274.45 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence leaving said westerly boundary, S. 89° 18' 14" E., a distance of 81.87 feet a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence parallel with the westerly boundary of said SW 1/4 SE 1/4, N. 00° 35' 04" E., a distance of 156.78 feet to the centerline of the "C-Line Canal East", from which a 5/8 inch diameter iron pin Witness Corner stamped " WC PLS 7732" bears S. 00° 35' 04" W., a distance of 10.56 feet;

Thence along the centerline of said "C-Line Canal East" the following courses and distances:

Thence N. 71° 48' 10" E., a distance of 40.68 feet;

Thence N. 55° 27' 36" E., a distance of 66.28 feet to the beginning of a non tangent curve left;

Thence a distance of 42.63 feet along the arc of said curve left, having a radius of 96.77 feet, a central angle of 25° 14' 25", the long chord of which bears N. 22° 42' 51" E., a distance of 42.29 feet;

Thence tangent to said curve, N. 08° 04' 45" E., a distance of 215.07 feet to the beginning of a non tangent curve right;

Thence a distance of 117.41 feet along the arc of said curve right, having a radius of 75.14 feet, a central angle of 89° 31' 44", the long chord of which bears N. 53° 06' 45" E., a distance of 105.86 feet;

Thence tangent to said curve, S. 78° 09' 35" E., a distance of 470.96 feet to the beginning of a non tangent curve left;

Thence a distance of 94.55 feet along the arc of said curve left, having a radius of 70.20 feet, a central angle of 77° 10' 21", the long chord of which bears N. 55° 31' 39" E., a distance of 87.57 feet;

Thence tangent to said curve, N. 17° 39' 03" E., a distance of 312.96 feet to the beginning of a non tangent curve right;

Thence a distance of 55.91 feet along the arc of said curve right, having a radius of 92.67 feet, a central angle of 34° 34' 13", the long chord of which bears N. 34° 45' 22" E., a distance of 55.07 feet;

Thence tangent to said curve, N. 53° 44' 20" E., a distance of 32.85 feet to the southerly boundary of Willow Creek Ranch Estates No. 3 as on file in Book 33 of Plats at Page 42 in the Office of the Recorder of Canyon County, Idaho;

Thence along said southerly boundary, S. 76° 14' 49" E., a distance of 342.11 feet to a found 5/8 inch diameter iron pin with no cap marking the easterly boundary of said SW 1/4 SE 1/4 and being a portion of the westerly boundary of said Willow Creek Ranch Estates No. 3;

Thence along the easterly boundary of said SW 1/4 SE 1/4 which is also a portion of the westerly boundary of said Willow Creek Ranch Estates No. 3 and also being the westerly boundary of Willow Creek Ranch Estates No. 1 as on file in Book 20 of Plats at Page 33 in the Office of the Recorder of Canyon County, Idaho, S. 00° 31' 25" W., a distance of 1046.73 feet to a found 5/8 inch diameter iron pin with no cap marking the South East corner of said SW 1/4 SE 1/4, (East 1/16 corner common to sections 28 and 33);

Thence along the southerly boundary of said SW 1/4 SE 1/4, N. 89° 18' 14" W., a distance of 1319.30 feet to the POINT OF BEGINNING.

This parcel contains 24.43 acres more or less.

The Public Streets and rights-of-way shown on this Plat are dedicated to the public forever.

The Public Utility and Drainage Easements are not Dedicated to the Public, but the right of access to and use of Public Utility and Drainage Easements required to Service all Lots and Parcels within this Plat are Perpetually Reserved.

The Individual Lots Described in this Plat will not be served by any Water System common to one (1) or more of the Lots, but will be Served by Individual Wells.

In witness whereof, we have here unto set our hands this _____ Day of _____, 20____.

_____ _____

Dale Lee Date

_____ _____

Kathi Lee Date

ACKNOWLEDGMENT

STATE OF IDAHO } SS
COUNTY OF CANYON }

On this___ day of _____ , in the year 2021, before me, Dale Lee, personally appeared, known or identified to me to be an Owner that Executed the Instrument.

In witness whereof, I have hereunto set my hand and notarial seal the day last above written.

_____

Notary Public for _____
Residing at _____
Commission expires _____

ACKNOWLEDGMENT

STATE OF IDAHO } SS
COUNTY OF CANYON }

On this___ day of _____ , in the year 2021, before me, Kathi Lee, personally appeared, known or identified to me to be an Owner that Executed the Instrument.

In witness whereof, I have hereunto set my hand and notarial seal the day last above written.

_____

Notary Public for _____
Residing at _____
Commission expires _____

CERTIFICATE OF SURVEYOR

I, Richard A. Gray 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, made by me or under my direct supervision and accurately represents the points Platted hereon, and is in Conformity with State of Idaho codes relating to Plats, Surveys and the Corner Perpetuation and filing act, Idaho Codes 55-1601 through 55-1612.

PROFESSIONAL LAND SURVEYOR REGISTERED 7732 07/25/22 STATE OF IDAHO RICHARD A. GRAY

_____ _____

RICHARD A. GRAY LICENSE No. 7732

COMPASS LAND SURVEYING, PLLC
623 11th Avenue South Nampa, ID 83651
Office: (208) 442-0115

JN 3819 07/13/2022

BK_____PG_____

PLAT OF

OAKLEE ESTATES SUBDIVISION NO. 1

LOCATED IN A PORTION OF THE
SW1/4 SE1/4 OF SECTION 28,
T. 5 N., R. 2 W., B.M., CANYON COUNTY, IDAHO

APPROVAL OF CANYON COUNTY COMMISSIONERS

I, the Undersigned, Chairman of Canyon County Commissioners, Canyon County, Idaho, do hereby certify that at a regular meeting of the Commissioners held on the _____ day of _____, in the year of 2021 , this plat was duly accepted and approved.

_____ _____
Chairman Date

APPROVAL OF CANYON HIGHWAY DISTRICT NO. 4

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 Idaho Code 50-1312.

_____ _____
Chairman Date

CERTIFICATE OF CANYON COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor, in and 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.

_____ _____
Canyon County Surveyor Date

CERTIFICATE OF COUNTY TREASURER

I, the undersigned, 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 SOUTHWEST DISTRICT HEALTH DEPARTMENT

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

_____ _____
Southwest District Health Department, EHS Date

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