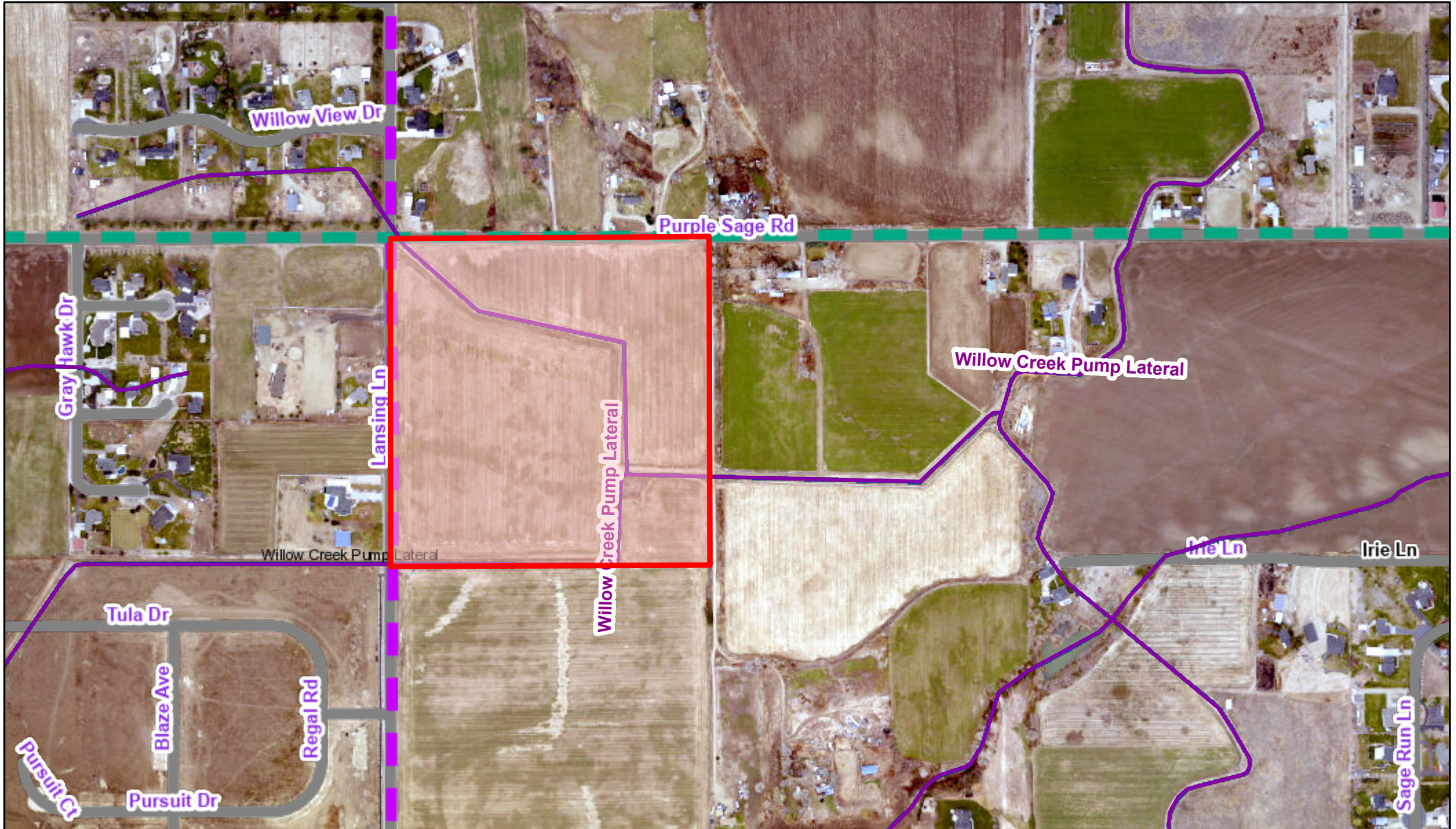
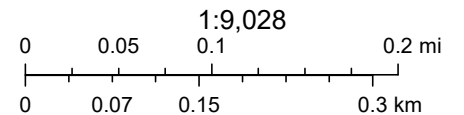


Canyon County, ID Web Map



6/27/2023, 1:31:43 PM

- Multiple Parcel Search_Query result
- Hydro_NHDFlowline
- Hydro_NHDFlowline
- CC_PrivateRoads
- CanyonCountyRoads
- Roads
- ITDFunctionalClassification
- Major Collector
- Minor Arterial
- Red: Band_1
- Green: Band_2



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

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: ANN MARIE MOLENAAR-SCHRAM
	MAILING ADDRESS: 3353 N. MUNGER RD STAR, ID 83669
	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: Ann Marie Molenaar-Schram Date: 8/1/2022

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Maximilian Biron
	COMPANY NAME: T-O Engineers
	MAILING ADDRESS: 332 N. Broadmore Way, Nampa, ID 83687
	PHONE: (208) 442-6300 EMAIL: aegurrola@to-engineers.com

SITE INFO	STREET ADDRESS: 24476 Lansing Ln., Middleton, ID 83644		
	PARCEL #: a portion of R3761701000 LOT SIZE/AREA: 45.87 acres		
	LOT:	BLOCK:	SUBDIVISION:
	QUARTER: NW NW & NW SW	SECTION: 34	TOWNSHIP: 5N RANGE: 2W
	ZONING DISTRICT: A	FLOODZONE (YES/NO): No	

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input checked="" type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE)	<input type="checkbox"/> DEV. AGREEMENT MODIFICATION	<input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT	<input type="checkbox"/> VACATION	<input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION	<input checked="" type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION	<input type="checkbox"/> EASEMENT REDUCTION	<input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT	<input type="checkbox"/> HOME BUSINESS	<input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME	<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER		

CASE NUMBER: CF 2022-0025 / SD 2022-0041 DATE RECEIVED: 8/5/2022

RECEIVED BY: SH APPLICATION FEE: \$1,400.00 MO CASH

+ 2,070.00
Total \$ 3,470.00

===== Applicant Acknowledgement =====

I, the undersigned, agree that prior to the Development Services Department accepting this application I am responsible to have all of the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior the Board's signature on the final plat.

Signed: April Marie Malinowski Schmitt Date: 8/1/2022
Property Owner (Application Submitted)

Signed: [Signature] Date: 8/1/22
Applicant/Representative (if not property owner) (Application Submitted)

Accepted By: _____ Date: ____/____/____
Director / Staff

PRELIMINARY 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:

	<input checked="" type="checkbox"/> Master Application completed and signed
	<input checked="" type="checkbox"/> Completed Application for Irrigation Plan Approval form
N/A	<input type="checkbox"/> Completed Application for Hillside Development form (if applicable)
	<input checked="" type="checkbox"/> Detailed letter fully describing the request or project, include total number of lots, buildable lots, open space lots, size of lots, improvements, and how you will mitigate adverse impacts
	<input checked="" type="checkbox"/> Subdivision Worksheet
N/A	<input type="checkbox"/> Private Road Name application (if internal roads are private) with additional \$80 fee
	<input checked="" type="checkbox"/> Easement reduction application (if requesting an easement width less than 60 feet) with additional \$80 fee
	<input checked="" type="checkbox"/> Preliminary Drainage Plan*
	<input checked="" type="checkbox"/> Preliminary Irrigation Plan*
	<input checked="" type="checkbox"/> Preliminary Grading Plan*
	<input checked="" type="checkbox"/> Copy of Preliminary Plat*
	<input checked="" type="checkbox"/> Deed or evidence of property interest to all subject properties
	<input checked="" type="checkbox"/> \$1440 ^{41,550} + \$10/lot + \$100 (if in a city area of impact) non-refundable fee

*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 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. Since other affected agencies have their own subdivision review process, it is highly recommended you approach agencies such as the local Highway District, local Fire Department, local Irrigation District, Idaho Department of Water Resources and Southwest District Health and meet regarding the proposed subdivision development prior to submittal to this department.

EASEMENT & ROAD REDUCTION CHECKLIST

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



CCZO § 07-10-03 (1) Frontage, Easement, or Road Lot Required: For the purpose of providing adequate access for equipment, emergency vehicles and other services to inhabited buildings, each parcel must demonstrate access by one of the following prior to issuance of a Certificate of Zoning Compliance (A) Frontage, (B) Easement or (C) Road Lot.

CHECK THE APPROPRIATE APPLICATION TYPE:

- Easement Reduction Request** – The easement width requirement may be reduced to a width not less than twenty eight feet (28') as determined by the director, upon approval of criteria outlined in the Zoning Ordinance § 07-10-03 (1)(B).
- Frontage Reduction Request** – The frontage width requirement may be reduced to a width not less than fifty feet (50'), as determined by the director, upon approval of criteria outlined in the Zoning Ordinance § 07-10-03 (1)(A).
- Road Lot Reduction Request** – The road width requirement may be reduced to a width not less than fifty feet (50') as determined by the director, upon approval of criteria outlined in the Zoning Ordinance § 07-10-03 (1)(C).

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST

- Master Application completed and signed
- Site Plan 8 ½" x 11" showing the proposed reduction and any circumstances that may justify the need
- Detailed letter fully describing the request, and justifications for the request such as how it will provide adequate access, do physical characteristics of the site require the reduction, does the request cause injury, damage, or a safety hazard?
- Deed or evidence of property interest to all subject properties
- \$100 non-refundable fee (\$80 when combined with other applications)

PROCESS: DIRECTORS DECISION

ZONING AMENDMENT CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyoncounty.id.gov | Phone: 208-454-7458 | Fax: 208-454-6633



Select Application Type:

- Zoning **Map** Amendment (Rezone)
 - Rezone (No conditions; CCZO §07-06-05)
 - Conditional Rezone (With conditions; CCZO 07-06-07, See Note 1)
- Zoning **Text** Amendment (propose amendment to ordinance)

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

<input type="checkbox"/> Master Application completed and signed (See attached application)
<input type="checkbox"/> Letter of Intent: <ul style="list-style-type: none">- Map Amendments: Detailed letter fully describing how the request meets the following criteria (CCZO §07-06-05 & 07-06-07(6):<ul style="list-style-type: none">• Is the request generally consistent with the comprehensive plan?• When considering the surrounding land uses, is the request more appropriate than the current zoning designation?• Is the request compatible with surrounding land uses?• Will the request negatively affect the character of the area? What measures will be implemented to mitigate impacts? (See Note 2)• Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the request? (See Note 2)• Does legal access to the subject property for the request exist or will it exist at the time of development?• Does the request 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 request? What measures have been taken to mitigate road improvements or traffic impacts? (See Note 2)• Will the request impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts? (See Note 2)<ul style="list-style-type: none">○ Conditional rezone requests must include proposed conditions of approval, restrictions, and/or conceptual plans (if a plan is applicable) that will be considered with the rezone in a development agreement. <u>See conditional rezone option disclosure below.</u>- Text Amendments: Detailed letter fully describing the text amendment request. Text amendments must be consistent with the comprehensive plan.
<input checked="" type="checkbox"/> Neighborhood meeting sign-up sheet and copy of neighborhood notification letter (See attached neighborhood meeting requirements, sample letter and sign-up sheet.)
<input checked="" type="checkbox"/> Land Use Worksheet (map amendment only) – See attached worksheet
N/A <input type="checkbox"/> Draft of proposed ordinance change (text amendment only)
<input checked="" type="checkbox"/> Deed or evidence of property interest to subject property
<input checked="" type="checkbox"/> \$850 Rezone or \$1,235 for a Conditional Rezone
<input type="checkbox"/> \$2,500 Text Amendment ^{\$1,300}
(Fees are non-refundable)



First American Title™

Customer Service Department

Report Generated: 4/7/2020

Ownership

Legal Owner(s): Ann & John Schram

Site Address: 24476 Lansing Ln Middleton, ID 83644

Mailing Address: 3353 N Munger Rd Star, ID 83669

Parcel #: R3761701000

APN: R3761701000

County: Canyon

Property Characteristics

Bedrooms: 0
Total Bathrooms: 2
Full Bathrooms: 2
Half Bathrooms: 0
Units: 0
Stories:
Fire Place: N
Air Conditioning:
Heating Type:
Electric Type:

Year Built: 1997
Building SqFt: 931
First Floor SqFt: 931
Basement Sqft: 0
Basment Type:

Lot SqFt: 5132675
Lot Acres: 117.83
Roof Type:
Roof Shape:
Porch Type:
Building Style: Mobile Home
Garage:
Garage SqFt: 0
Parking Spots: 0
Pool:

Property Information

Land Use: AGRICULTURAL
Improvement Type: Farm land
Legal Description: 34-5N-2W NW TX 5 IN NW & TX 5 SWNW T72725

Zoning: AG
School District: Middleton District
Neighborhood:
Subdivision:

Assessor & Tax

Market Land: \$0
Market Total: \$0
Market Structure: \$0
Assessed Total: \$0

Taxes: \$3,110.80
% Improved: 5
Levy Code:
Millage Rate:

Sale History

Last Sale Date:
Prior Sale Date:

Doc #:
Prior Doc #:

Last Sale Price: \$0
Prior Sale Price: \$0

Mortgage

1st Mortgage Date:
1st Mortgage Type:
2nd Mortgage Type:

Doc #:
1st Mortgage Lender:

1st Mortgage: \$0
2nd Mortgage: \$0

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- Viticulture_Points_of_Interest
- Taxlot



Notes

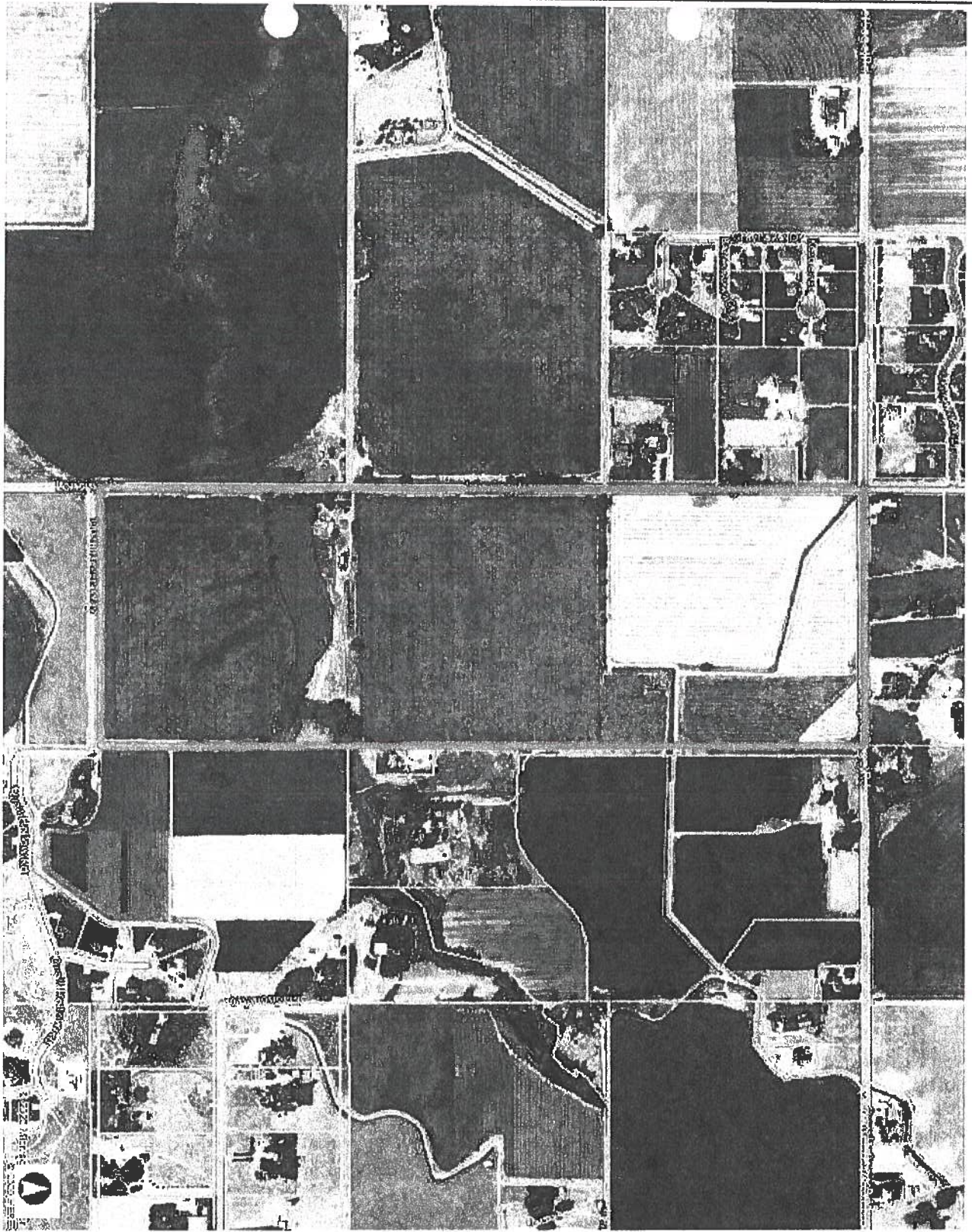
4/7/2020

0.6 0 0.28 0.6 Miles

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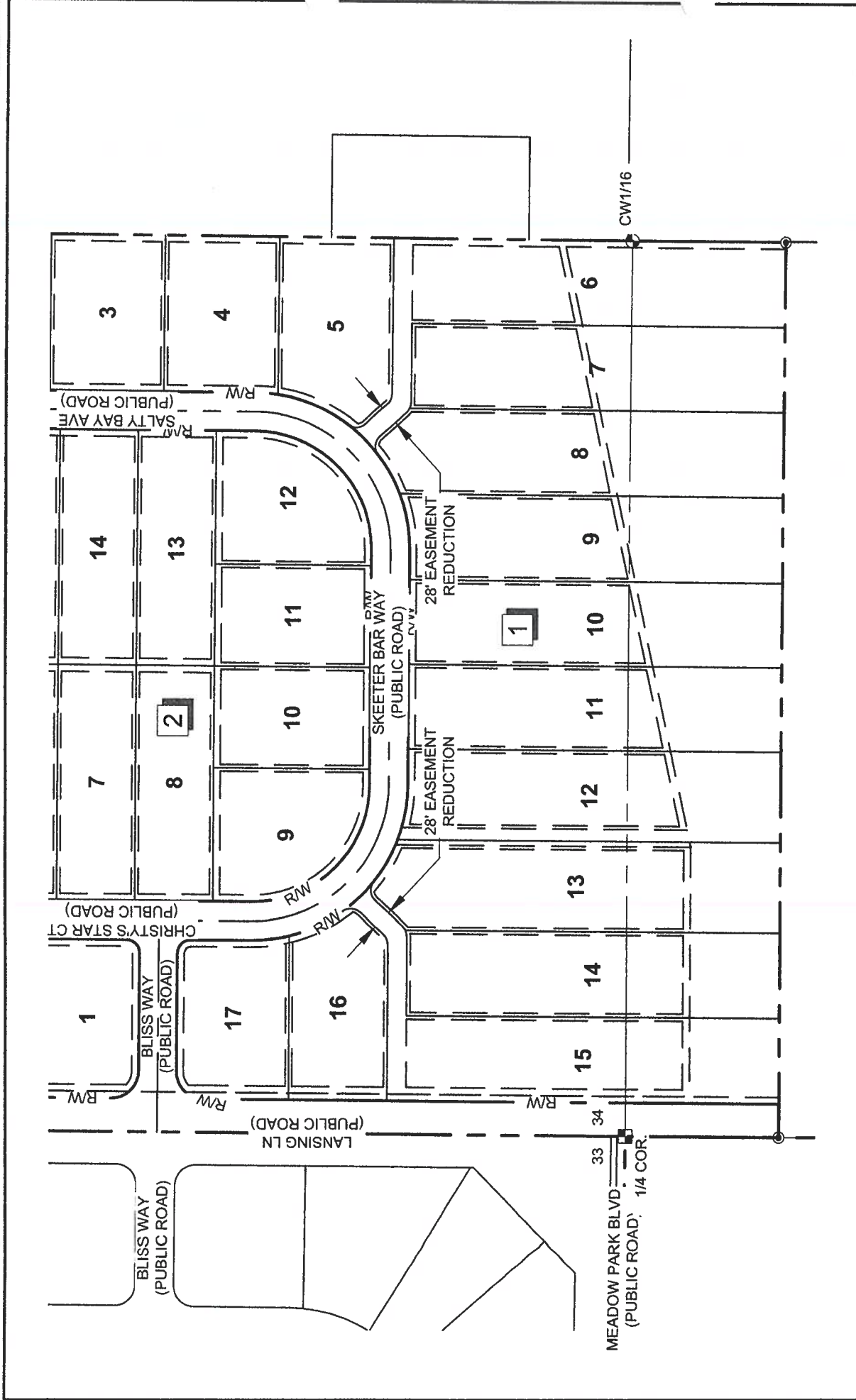
- Viticulture_Points_of_Interest
- Taxlot



Notes

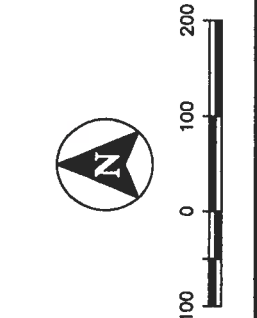
4/7/2020

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DATE: 8/2/22 JOB: 210794

T-O ENGINEERS
 332 N. BROADMORE WAY
 NAMPA, IDAHO 83687
 208-442-6300 | WWW.TO-ENGINEERS.COM



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: 75656

Date: 8/5/2022

Date Created: 8/5/2022

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Ann Marie Molenaar

Comments:

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Rezone with Development Agreement	CR2022-0025	\$1,400.00	\$0.00	\$0.00
Planning - Preliminary Plat (Including Irrigation, Drainage, Grading Plans)	SD2022-0041	\$1,550.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional City Impact Area Fee	SD2022-0041	\$100.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional Per Lot Fee (Per Application)	SD2022-0041	\$340.00	\$0.00	\$0.00
Planning - Multiple Director Decisions without Notification on Single Application	SD2022-0041	\$80.00	\$0.00	\$0.00

Sub Total: \$3,470.00

Sales Tax: \$0.00

Total Charges: \$3,470.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	2239	\$3,215.00
Credit Card	118948663	\$255.00

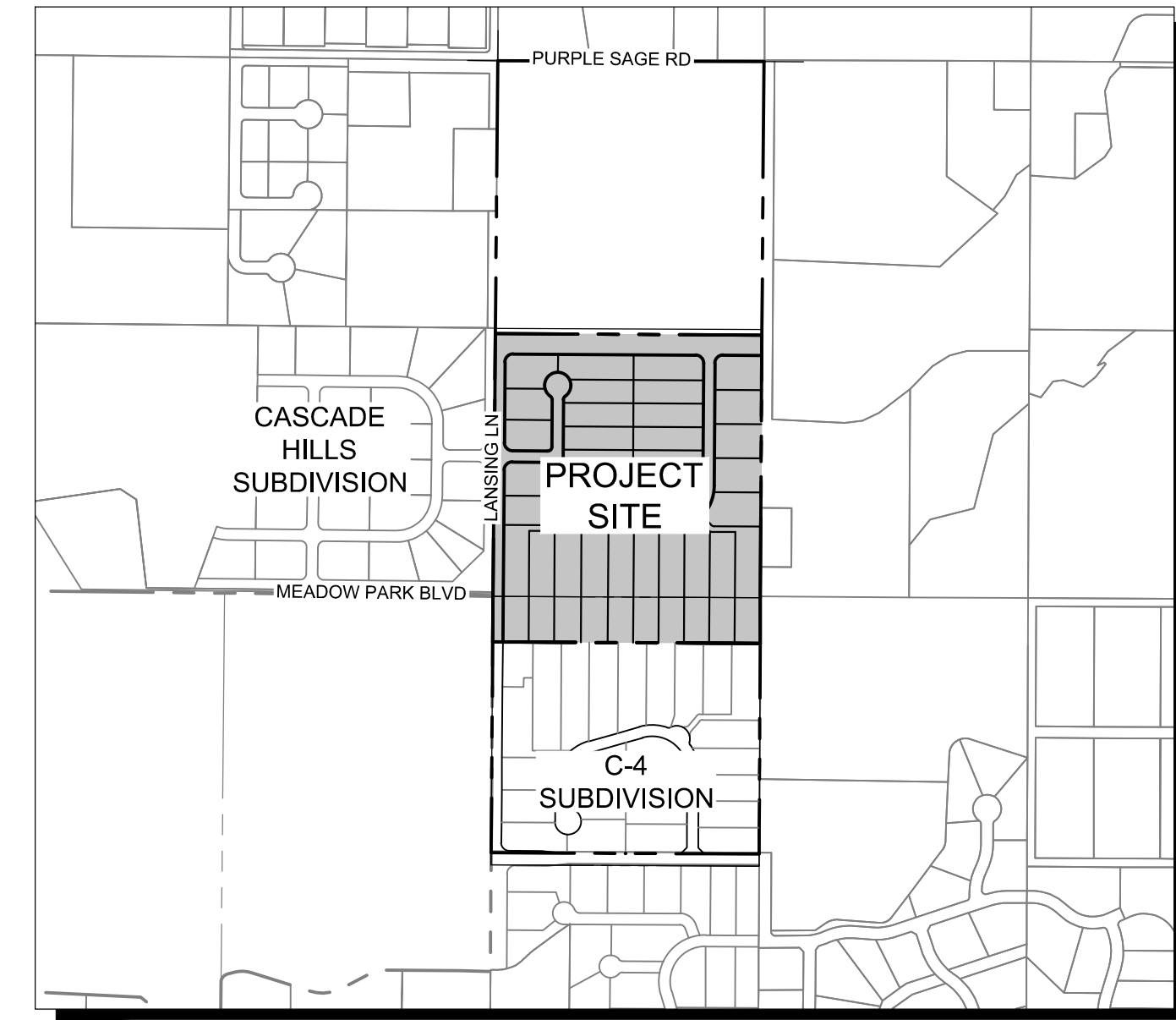
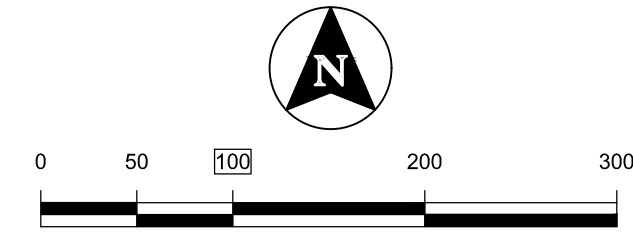
Total Payments: \$3,470.00

ADJUSTMENTS

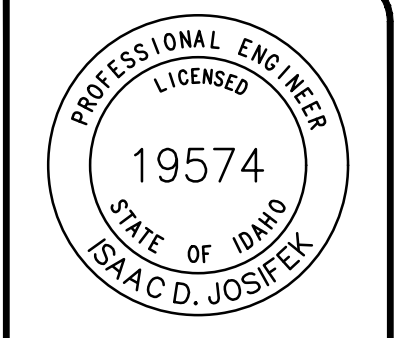
Receipt Balance: \$0.00

PRELIMINARY PLAT FOR C-5 SUBDIVISION

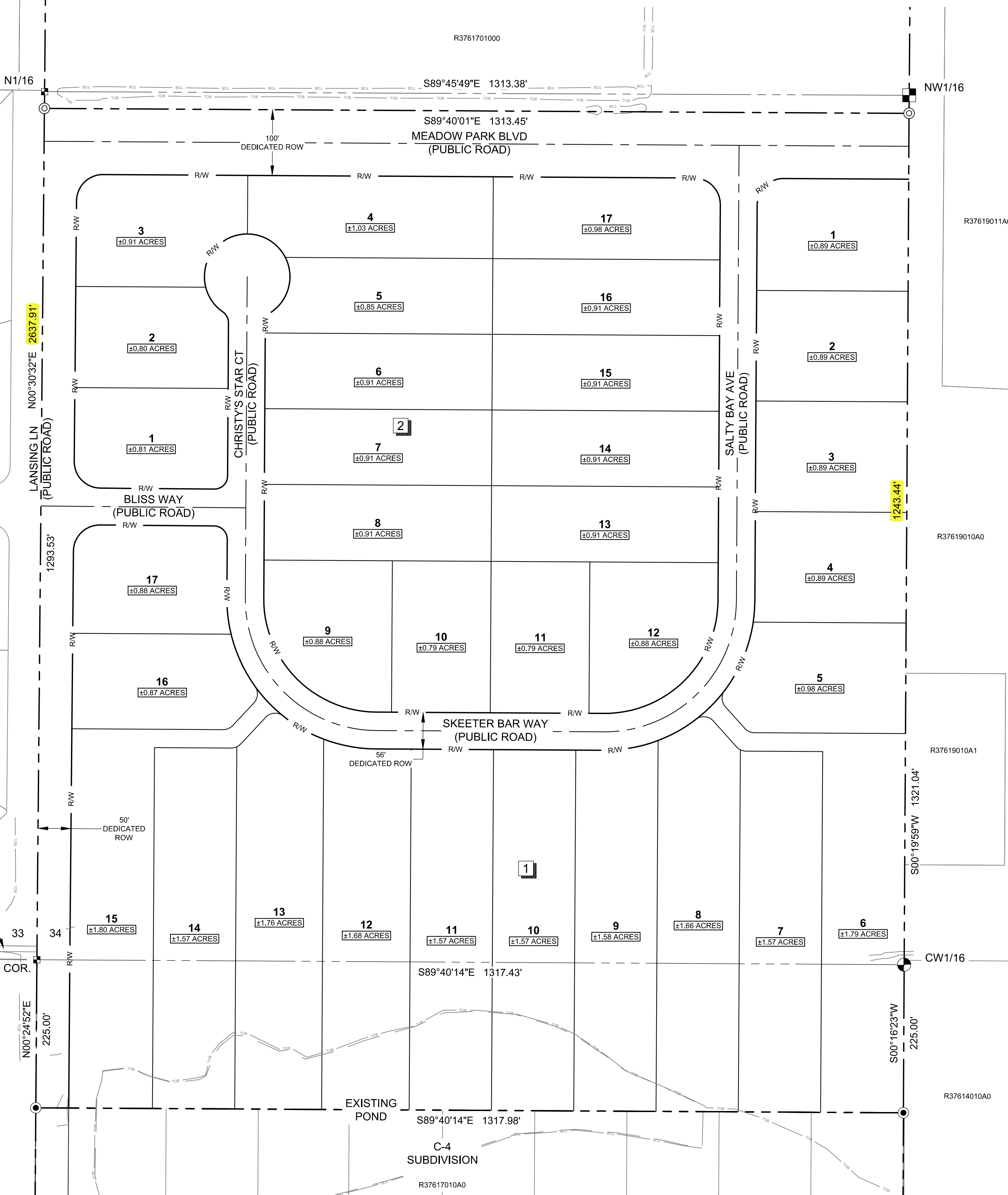
A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 34
TOWNSHIP 5 NORTH, RANGE 2 WEST, BOISE MERIDIAN
CANYON COUNTY, IDAHO
JULY 28, 2022



VICINITY MAP
SCALE: 1" = 800'



NO.	REVISIONS DESCRIPTION	DATE	BORDER SIZE
227x34"	DESIGNED		L. MILLER
	DRAWN		L. MILLER
	CHECKED		T. JOSIFEK
	APPROVED		L. JOSIFEK



SHEET INDEX

C0.00	COVER
C1.00	EXISTING CONDITIONS
C2.00	LOT DIMENSIONS
C3.00	SITE PLAN & UTILITIES
C4.00	DRAINAGE & IRRIGATION PLAN

LEGEND

---	SUBDIVISION BOUNDARY
---	ROAD RIGHT-OF-WAY
---	ROAD CENTERLINE
---	EXISTING TOP OF BANK
---	EXISTING EDGE OF WATERWAY
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR

AREA AND LOT SUMMARY

TOTAL PROPERTY AREA	±45.87 AC
RESIDENTIAL AREA	±37.95 AC
RIGHT-OF-WAY TO BE DEDICATED	±7.92 AC
TOTAL LOTS	34
BUILDABLE LOTS	34
AVERAGE LOT SIZE	±1.12 AC

SITE DATA

OWNER ANN MARIE MOLENAAR-SCHRAM 3353 N MURGER RD STAR, IDAHO 83669	PARCEL R3761701000 24476 LANSING LN
DEVELOPER DAVE CALLISTER 2873 W WIND DRIVE EAGLE, IDAHO 83616 PH: (208) 573-3149	ROADWAY JURISDICTION CANYON HIGHWAY DISTRICT NO. 4
ENGINEER ISAAC JOSIFEK, P.E. 332 N BROADMORE WAY NAMPÁ, IDAHO 83687 PH: (208) 442-6300	SEWER & WATER DISTRICT PRIVATE
SURVEYOR ROB O'MALLEY, P.L.S. T-O ENGINEERS, INC. 332 N BROADMORE WAY NAMPÁ, IDAHO 83687 PH: (208) 442-6300	FIRE DISTRICT MIDDLETON FIRE
LAND USE PLANNER MAX BIRON T-O ENGINEERS, INC. 332 N BROADMORE WAY NAMPÁ, IDAHO 83687 PH: (208) 442-6300	SCHOOL DISTRICT MIDDLETON SCHOOL DISTRICT
	ZONING EXISTING ZONING: (AG) AGRICULTURAL PROPOSED ZONING: (R1) RESIDENTIAL
	IRRIGATION DISTRICT BLACK CANYON IRRIGATION DISTRICT

- ### NOTES
- BUILDING SETBACK AND DIMENSION STANDARDS SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CANYON COUNTY.
 - A GENERAL UTILITY EASEMENT OF 10 FEET WILL EXIST ALONG ALL FRONT AND REAR LOT LINES PER CANYON COUNTY SUBDIVISION CONSTRUCTION REQUIREMENTS.
 - THERE ARE NO KNOWN FLOOD PLAINS OR FLOODWAYS IN THE PROJECT AREA.
 - DIRECT RESIDENTIAL LOT ACCESS TO LANSING LANE AND MEADOW PARK BOULEVARD IS PROHIBITED.
 - INDIVIDUAL PRESSURE IRRIGATION SERVICES WILL BE PROVIDED TO THE REAR OF EACH LOT. THE SYSTEM WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - POTABLE WATER WILL BE SUPPLIED BY PRIVATE WELLS.
 - SEWER WILL BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.
 - STORM WATER TO BE DIRECTED THROUGH A SERIES OF BORROW DITCHES, PIPES, AND INFILTRATION SWALES TO THE EXISTING POND AT THE SOUTH END OF THE SITE.
 - DESIGN INFORMATION SHOWN HEREIN IS PRELIMINARY AND SUBJECT TO CHANGE BASED ON FINAL DESIGN AND AGENCY COMMENT.

SURROUNDING PROPERTY OWNERS (300')

PARCEL	NAME	ADDRESS
R3759520200	BAIDEN JOHN WILLIAM JR	24799 LANSING LN, MIDDLETON, ID 83644
R3759540200	CHERRY NICOLE	9056 TULA DR, MIDDLETON, ID 83644
R3759540100	WORTHAM KEVIN SR	24696 REGAL RD, MIDDLETON, ID 83644
R3759540000	CLARE JEFFREY A	24658 REGAL RD, MIDDLETON, ID 83644
R3759540600	WADDLE LEIDA M	24608 REGAL RD, MIDDLETON, ID 83644
R3759540700	COLLINS ROBERT J JR	24564 REGAL RD, MIDDLETON, ID 83644
R3759540800	TRADITION CAPITAL PARTNERS LLC	9019 PURSUIT DR, MIDDLETON, ID 83644
R3759540900	WOOD JONATHAN	9043 PURSUIT DR, MIDDLETON, ID 83644
R3759600000	HULL BRIAN J	24499 LANSING LN, MIDDLETON, ID 83644
R3759601000	GRAYSON BART AND JACQUELINE TRUST	24503 LANSING LN, MIDDLETON, ID 83644
R3759700000	MIDDLETON 187 LLC	0 LANSING LN, MIDDLETON, ID 83644
R37617010A0	CALLISTER LLC	0 LANSING LN, MIDDLETON, ID 83644
R37614010A0	VESTAL FRANKLIN J	8510 RUSTIN RD, MIDDLETON, ID 83644
R37619010A0	RICHARDS TERRY	8771 PURPLE SAGE RD, MIDDLETON, ID 83644
R37619010A1	AUSTIN TROY	8775 PURPLE SAGE RD, MIDDLETON, ID 83644
R37619011A0	HALL ROBERT KELLY	0 PURPLE SAGE RD, MIDDLETON, ID 83644
R3761701000	MOLENAAR-SCHRAM ANN MARIE	24476 LANSING LN, MIDDLETON, ID 83644

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
332 N BROADMORE WAY
NAMPÁ, IDAHO 83687
208-442-6300 | WWW.T-OENGINEERS.COM
BOISE • COYD • CHEYENNE • COEUR D'ALENE
HEBER CITY • MERIDIAN • NAMPÁ • SPOKANE

PRELIMINARY PLAT FOR:
C-5 SUBDIVISION
COVER

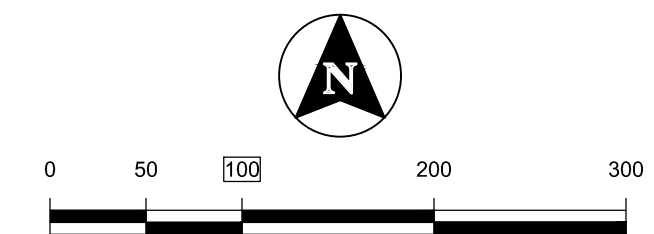
ATTENTION: 1" ON 22x34 SHEET OR 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE.

DATE:	July 28, 2022
PROJECT:	210794
SHEET:	C0.00

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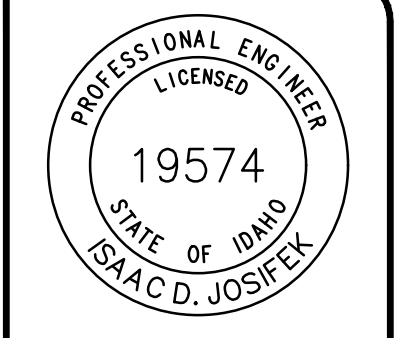
L:\210794\CADD\DWG\PRELIMINARY PLAT\210794-C0.00-CP-COVER.DWG, 1/27/2022

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LEGEND	
---	SUBDIVISION BOUNDARY
EP	EXISTING EDGE OF PAVEMENT
X - X	EXISTING FENCE
TOB	EXISTING TOP OF BANK
OHP	EXISTING OVERHEAD POWER LINES
-----	EXISTING MAJOR CONTOUR
-----	EXISTING MINOR CONTOUR
→	DRAINAGE FLOW DIRECTION
---	DRAINAGE DITCH / CANAL FLOWLINE

NOTES
 1. NO KNOWN EXISTING WELLS LOCATED WITHIN THE PROPERTY BOUNDARIES.



BORDER SIZE	DESIGNED	DRAWN	CHECKED	APPROVED
22"x34"	L. MILLER	L. MILLER	T. JOSIFEK	L. JOSIFEK

T-O ENGINEERS
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS
 332 N. BROADMORE WAY
 NAMPÁ, IDAHO 83667
 208-442-6300 | WWW.T-O-ENGINEERS.COM
 BOISE • CODY • CHEYENNE • COEUR D'ALENE
 HEBER CITY • MERIDIAN • NAMPÁ • SPOKANE

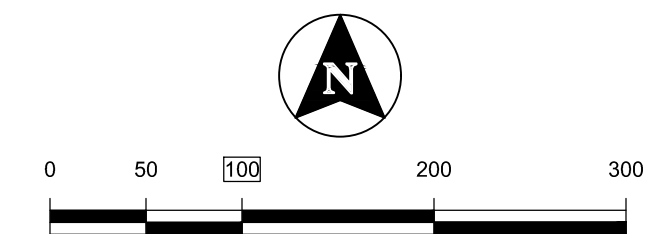
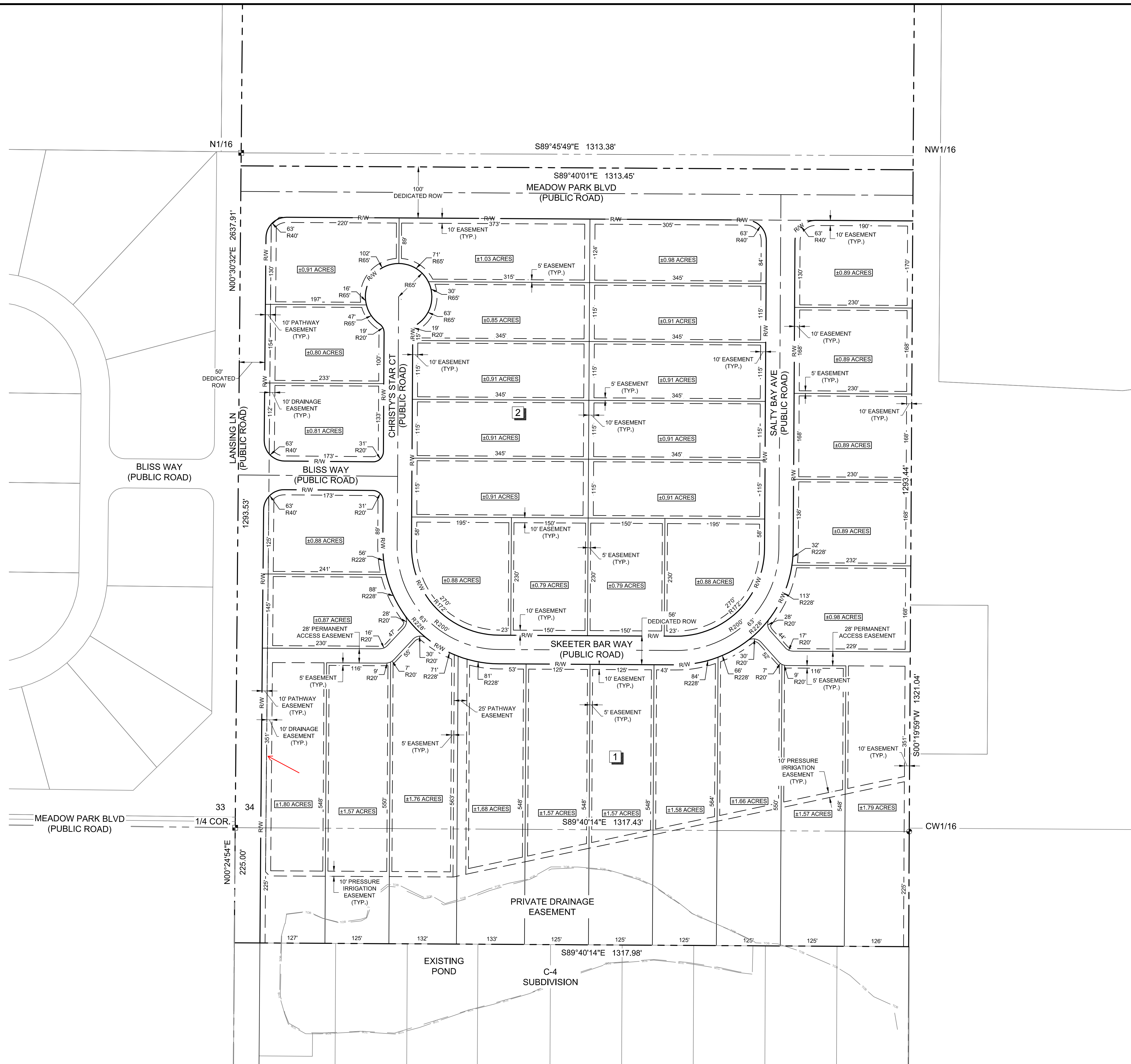
PRELIMINARY PLAT FOR:
C-5 SUBDIVISION
 EXISTING CONDITIONS

ATTENTION:
 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE.

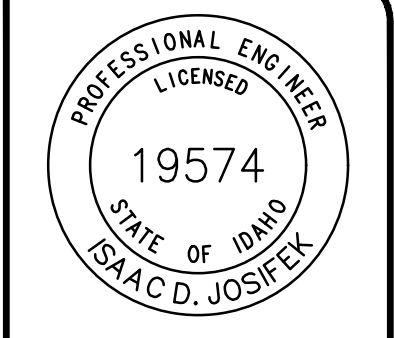
DATE: July 27, 2022
 PROJECT: 210794
 SHEET:

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L:\210794_LACADON\68\68\PRELIMINARY\PLAT\210794-C2-04-PLLOT DIMENSIONS.DWG, 7/27/2022



LEGEND	
	SUBDIVISION BOUNDARY LINE
	RIGHT-OF-WAY LINE
	CENTER LINE
	LOT LINE
	EASEMENT LINE
	LOT NUMBER
	BLOCK NUMBER



BORDER SIZE	DESIGNED	DRAWN	CHECKED	APPROVED
22"x34"	L. MILLER	L. MILLER	T. JOSIFEK	L. JOSIFEK

NO.	DATE	DESCRIPTION

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
332 N. BROADMORE WAY
NANPA, IDAHO 83667
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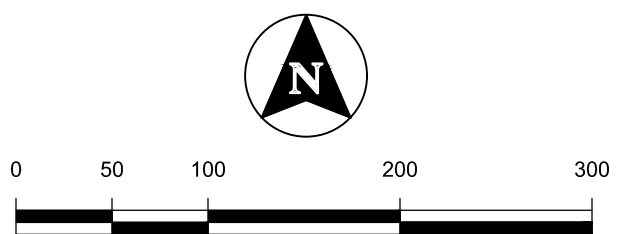
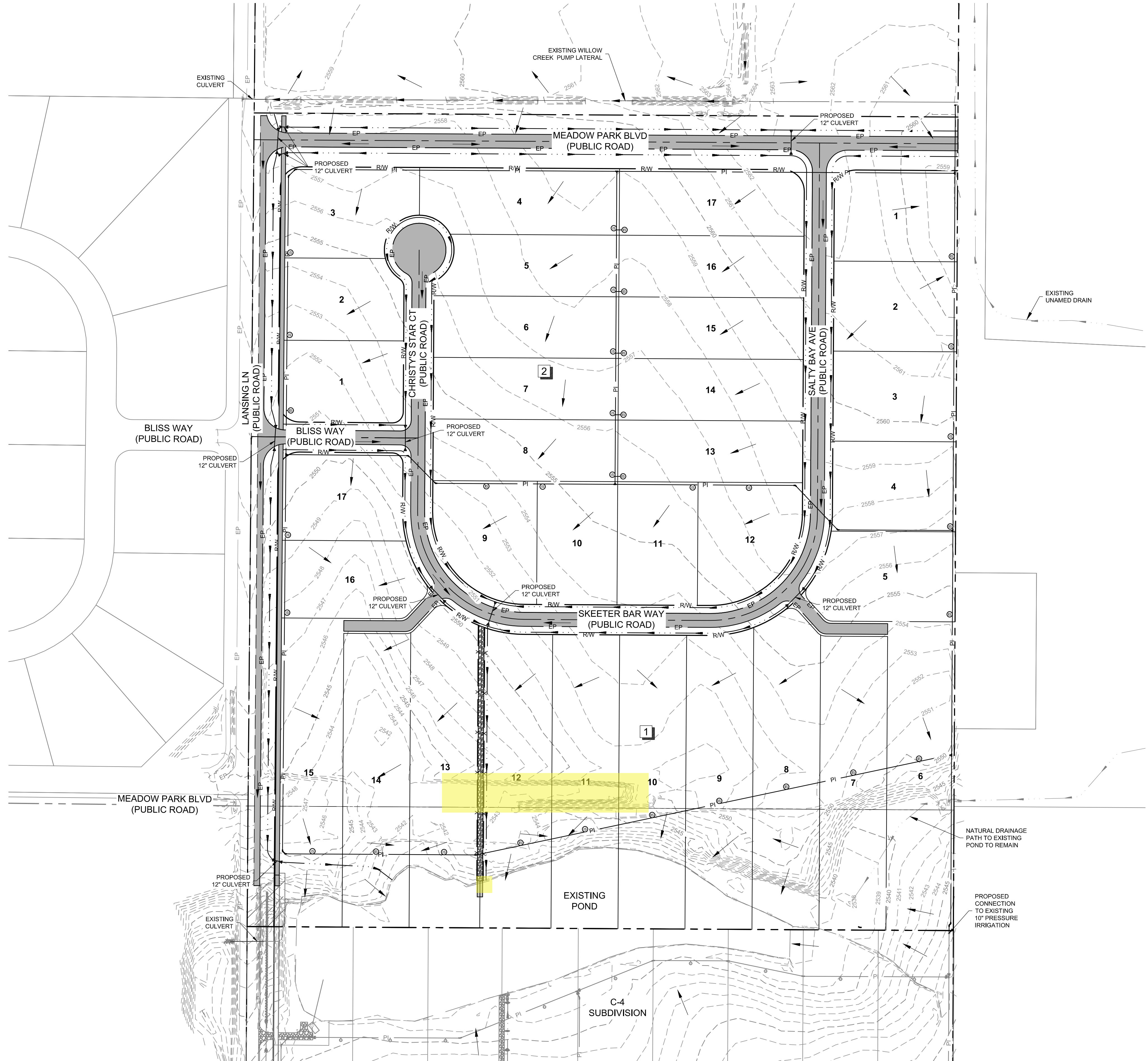
PRELIMINARY PLAT FOR:
C-5 SUBDIVISION
LOT DIMENSIONS

ATTENTION: 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE.

DATE:	July 28, 2022
PROJECT:	210794
SHEET:	C2.00

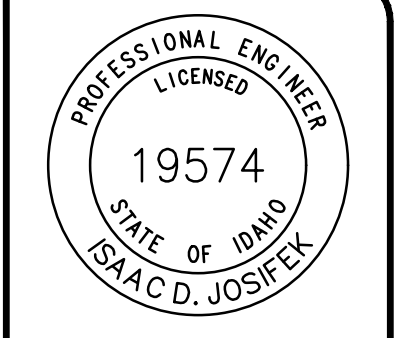
L:\210794_LACADON\818\PRELIMINARY PLAT\210794-C4-00-PP-DRAINAGE & IRRIGATION PLAN.DWG: 7/27/2022

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LEGEND

	SUBDIVISION BOUNDARY
	ROAD RIGHT-OF-WAY
	ROAD CENTERLINE
	PROPOSED EASEMENT
	EXISTING EDGE OF PAVEMENT
	PROPOSED EDGE OF PAVEMENT
	BLOCK NUMBER
	LOT NUMBER
	PROPOSED STORM DRAIN STRUCTURE
	PROPOSED STORM DRAIN LINE
	PROPOSED PRESSURE IRRIGATION SERVICE
	PROPOSED PRESSURE IRRIGATION LINE
	EXISTING PRESSURE IRRIGATION LINE
	PROPOSED DRAINAGE
	WATER FLOW DIRECTION



BORDER SIZE	
DESIGNED	22"x34"
DRAWN	L. MILLER
CHECKED	L. MILLER
APPROVED	I. JOSIFEK
	L. JOSIFEK

NO.	REVISIONS	DESCRIPTION	DATE

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PRELIMINARY PLAT FOR:
C-5 SUBDIVISION
DRAINAGE & IRRIGATION PLAN

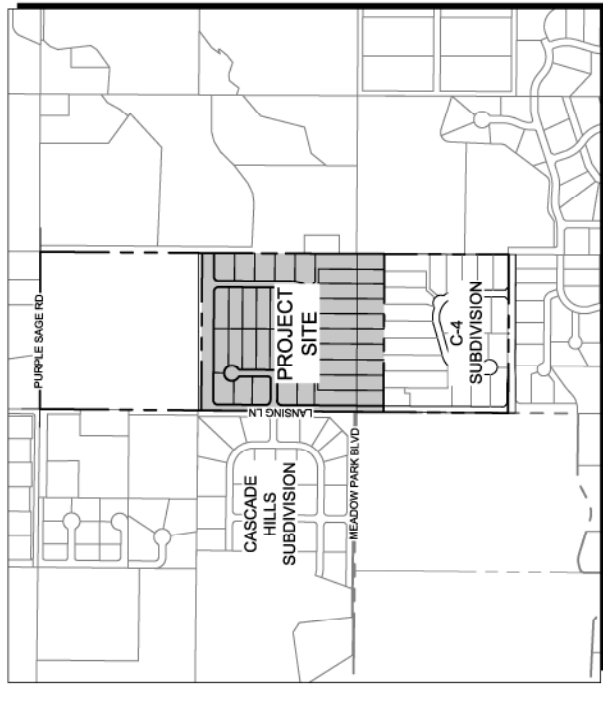
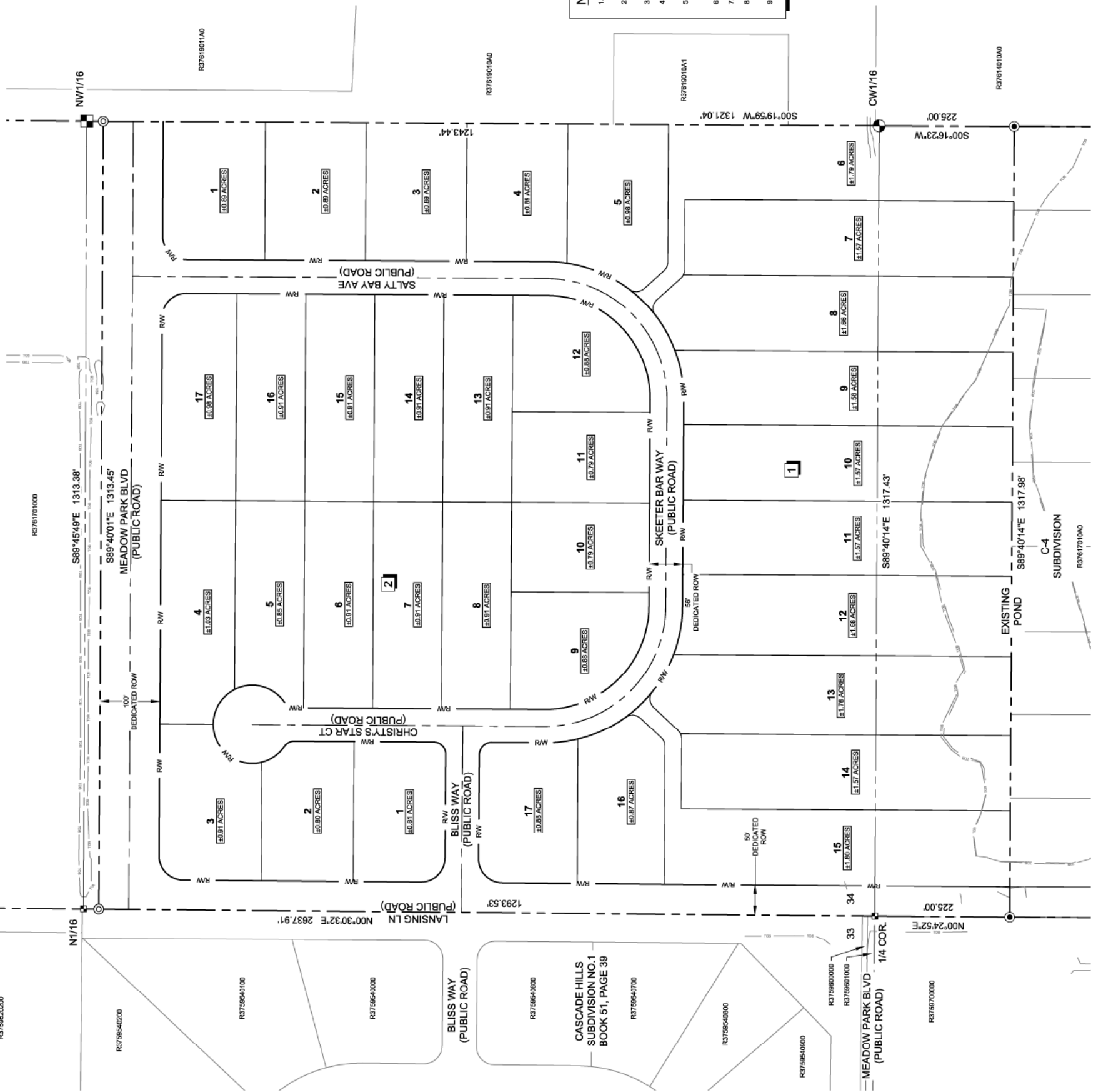
ATTENTION: 1

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DATE: July 28, 2022
PROJECT: 210794
SHEET: **C4.00**

PRELIMINARY PLAT FOR C-5 SUBDIVISION

A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 34
TOWNSHIP 5 NORTH, RANGE 2 WEST, BOISE MERIDIAN
CANYON COUNTY, IDAHO
JULY 28, 2022



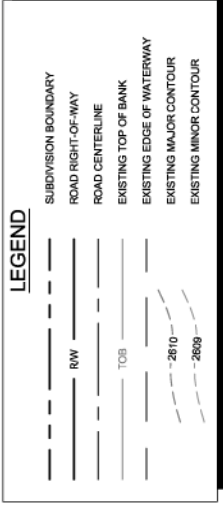
SHEET INDEX

C0.00	COVER
C1.00	EXISTING CONDITIONS
C2.00	LOT DIMENSIONS
C3.00	SITE PLAN & UTILITIES
C4.00	DRAINAGE & IRRIGATION PLAN

AREA AND LOT SUMMARY

TOTAL PROPERTY AREA	465.87 AC
RESIDENTIAL AREA	437.96 AC
RIGHT-OF-WAY TO BE DEDICATED	47.92 AC
TOTAL LOTS	34
BUILDABLE LOTS	34
AVERAGE LOT SIZE	±1.12 AC

- ### NOTES
- BUILDING SETBACK AND DIMENSION STANDARDS SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CANYON COUNTY.
 - A GENERAL UTILITY EASEMENT OF 10 FEET WILL EXIST ALONG ALL FRONT AND REAR LOT LINES PER CANYON COUNTY SUBDIVISION CONSTRUCTION REQUIREMENTS.
 - THERE ARE NO KNOWN FLOOD PLANS OR FLOODWAYS IN THE PROJECT AREA.
 - DIRECT RESIDENTIAL LOT ACCESS TO LANSING LANE AND MEADOW PARK BOULEVARD IS PROHIBITED.
 - INDIVIDUAL PRESSURE IRRIGATION SERVICES WILL BE PROVIDED TO THE REAR OF EACH LOT. THE SYSTEM WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - POTABLE WATER WILL BE SUPPLIED BY PRIVATE WELLS.
 - SEWER WILL BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.
 - STORM WATER TO BE DIRECTED THROUGH A SERIES OF BORROW DITCHES, PIPES, AND INFILTRATION WALES TO THE EXISTING POND AT THE SOUTH END OF THE SITE.
 - DESIGN INFORMATION SHOWN HEREIN IS PRELIMINARY AND SUBJECT TO CHANGE BASED ON FINAL DESIGN AND AGENCY COMMENT.



SITE DATA

OWNER
ANN MARIE MOLENAAR-SCHRAM
3328 BROADMORE WAY
NAMPFA, IDAHO 83887
PH: (208) 442-8300

DEVELOPER
DAVE CALLISTER
2873 W WIND DRIVE
EAGLE, IDAHO 83616
PH: (208) 973-3149

ENGINEER
ISAAC JOSIFEK, P.E.
332 N BROADMORE WAY
NAMPFA, ID 83887
PH: (208) 442-8300

SURVEYOR
ROB O'HALLEY, P.L.S.
T-O ENGINEERS, INC.
332 N BROADMORE WAY
NAMPFA, IDAHO 83887
PH: (208) 442-8300

LAND USE PLANNER
MAX BRON
T-O ENGINEERS, INC.
332 N BROADMORE WAY
NAMPFA, ID 83887
PH: (208) 442-8300

PARCEL
R3761701000
24176 LANSING LN
MIDDLETON FIRE

ROADWAY JURISDICTION
CANYON HIGHWAY DISTRICT NO. 4

SEWER & WATER DISTRICT
PRIVATE

FIRE DISTRICT
MIDDLETON FIRE

SCHOOL DISTRICT
MIDDLETON SCHOOL DISTRICT

ZONING
EXISTING ZONING: (AG) AGRICULTURAL
PROPOSED ZONING: (R1) RESIDENTIAL

IRRIGATION DISTRICT
BLACK CANYON IRRIGATION DISTRICT

SURROUNDING PROPERTY OWNERS (300')

PARCEL	NAME	ADDRESS
R3761701000	BAIRDEN JOHN WILLIAM JR	24076 LANSING LN, MIDDLETON, ID 83844
R3761701000	CHEERY NICOLE	9558 TULA DR, MIDDLETON, ID 83844
R3761701000	WORTHAM KEVIN SR	24698 REGAL RD, MIDDLETON, ID 83844
R3761701000	CLARE JEFFREY A	24658 REGAL RD, MIDDLETON, ID 83844
R3761701000	WADDLE LEDA M	24608 REGAL RD, MIDDLETON, ID 83844
R3761701000	COLLINS ROBERT J JR	24564 REGAL RD, MIDDLETON, ID 83844
R3761701000	TRADITION CAPITAL PARTNERS LLC	9019 PURSUIT DR, MIDDLETON, ID 83844
R3761701000	WOOD JONATHAN	9643 PURSUIT DR, MIDDLETON, ID 83844
R3761701000	HULL BRIAN J	24699 LANSING LN, MIDDLETON, ID 83844
R3761701000	GRAYSON BART AND JACQUELINE TRUST	24603 LANSING LN, MIDDLETON, ID 83844
R3761701000	LANSGING LUCAS	0 LANSING LN, MIDDLETON, ID 83844
R3761701000	VESTAL FRANK IN J	8610 RUSTIN RD, MIDDLETON, ID 83844
R3761701000	RICHARDS TERRY	8771 PURPLE SAGE RD, MIDDLETON, ID 83844
R3761701000	AUSTIN TROY	8775 PURPLE SAGE RD, MIDDLETON, ID 83844
R3761701000	HALL ROBERT KELLY	0 PURPLE SAGE RD, MIDDLETON, ID 83844
R3761701000	MOLENAAR-SCHRAM ANN MARIE	24176 LANSING LN, MIDDLETON, ID 83844



REVISIONS

NO.	DESCRIPTION	DATE
27	27/3/24	
DESIGNED	L. MILLER	
CHECKED	L. JOSIFEK	
APPROVED	L. JOSIFEK	

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BOISE • COV • CHEYENNE • COEUR D'ALENE
IDAHO • SPOKANE

PRELIMINARY PLAT FOR:
C-5 SUBDIVISION
COVER

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE
1" ON 22x34 SHEET OR 1/2" ON
11x17 SHEET THE DRAWING IS
NOT TO SCALE.

DATE: July 28, 2022
PROJECT: 210794
SHEET: C0.00

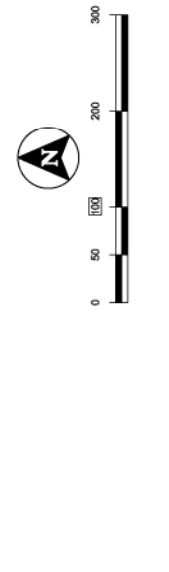


NO.	REVISIONS	DATE
22	DESIGNED	L. MILLER
21	CHECKED	L. JOSEF
20	APPROVED	L. JOSEF
19		
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PRELIMINARY PLAT FOR:
C-5 SUBDIVISION
 EXISTING CONDITIONS

ATTENTION: 1/2" = 1'
 IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET OR 1/2" ON 11x17 SHEET THE DRAWING IS NOT TO SCALE.
 DATE: July 27, 2022
 PROJECT: 210794
 SHEET: C1.00



LEGEND

---	SUBDIVISION BOUNDARY
---	EXISTING EDGE OF PAVEMENT
X	EXISTING FENCE
X	EXISTING TOP OF BANK
---	EXISTING OVERHEAD POWER LINES
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	DRAINAGE FLOW DIRECTION
---	DRAINAGE DITCH / CANAL FLOWLINE

NOTES

- NO KNOWN EXISTING WELLS LOCATED WITHIN THE PROPERTY BOUNDARIES.



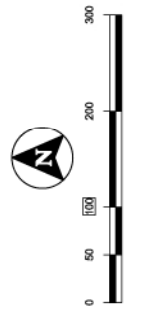


NO.	REVISIONS	DATE
27	27x34"	
	DESIGNED	L. MILLER
	DRAWN	L. MILLER
	CHECKED	L. JOSEF
	APPROVED	L. JOSEF

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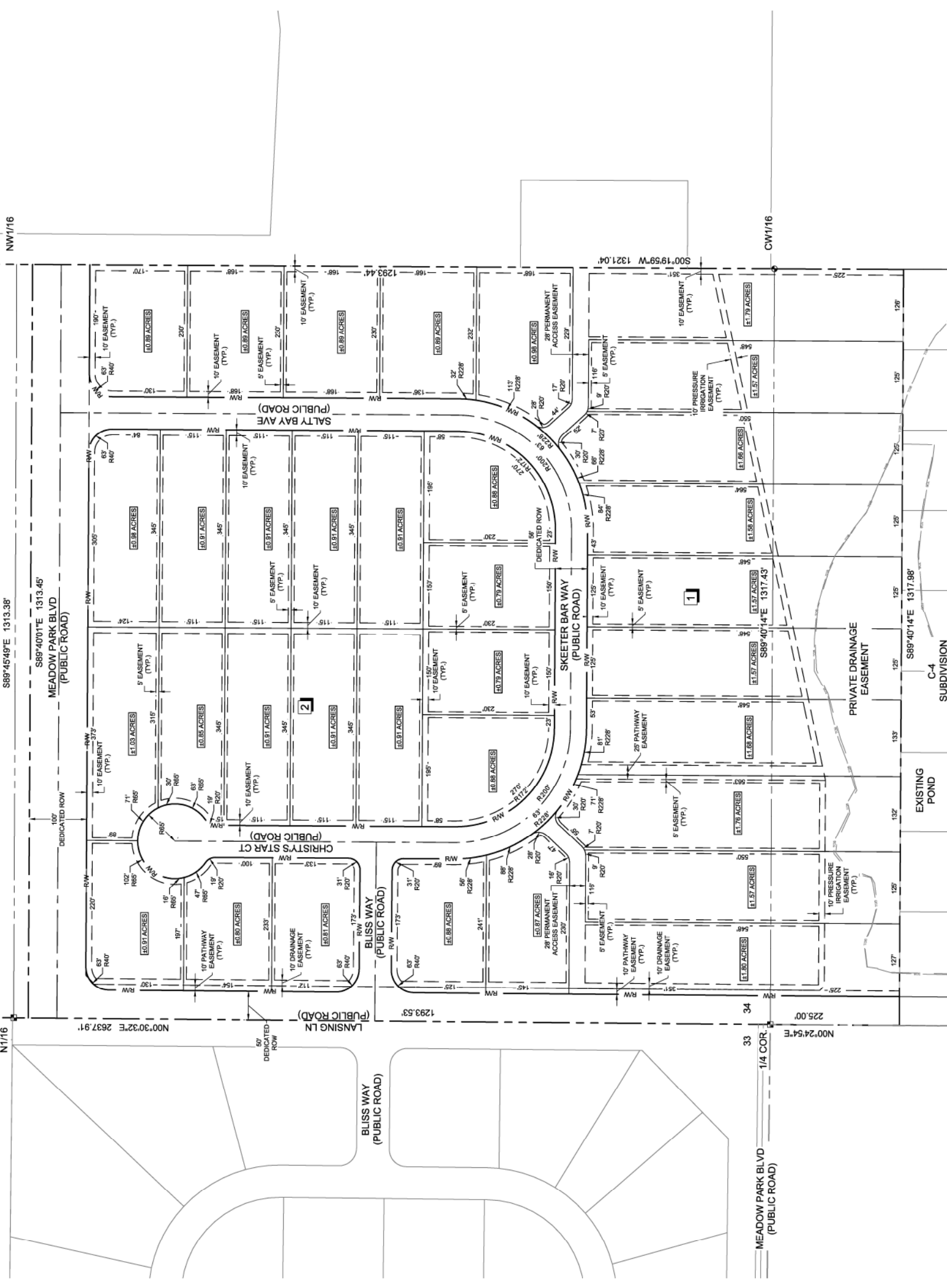
PRELIMINARY PLAT FOR:
C-5 SUBDIVISION
 LOT DIMENSIONS

ATTENTION: 1/2" = 1'
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 DATE: July 28, 2022
 PROJECT: 210794
 SHEET: **C2.00**



LEGEND

---	SUBDIVISION BOUNDARY LINE
---	RIGHT-OF-WAY LINE
---	CENTER LINE
---	LOT LINE
---	EASEMENT LINE
1	LOT NUMBER
1	BLOCK NUMBER



NW1/16

CW1/16

S89°45'49"E 1313.38'

S89°40'01"E 1313.45'
 MEADOW PARK BLVD
 (PUBLIC ROAD)

S89°40'14"E 1317.43'

N1/16

N00°30'32"E 2637.91'

LANING LN
 (PUBLIC ROAD)

1293.53'

50' DEDICATED ROW

BLISS WAY
 (PUBLIC ROAD)

33

1/4 COR

N00°24'54"E

225.00'

MEADOW PARK BLVD
 (PUBLIC ROAD)

34

S89°40'14"E 1317.98'

EXISTING POND

C-4 SUBDIVISION

PRIVATE DRAINAGE EASEMENT

125'

125'

125'

125'

125'

125'

125'

125'

125'

125'

125'

125'

125'

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