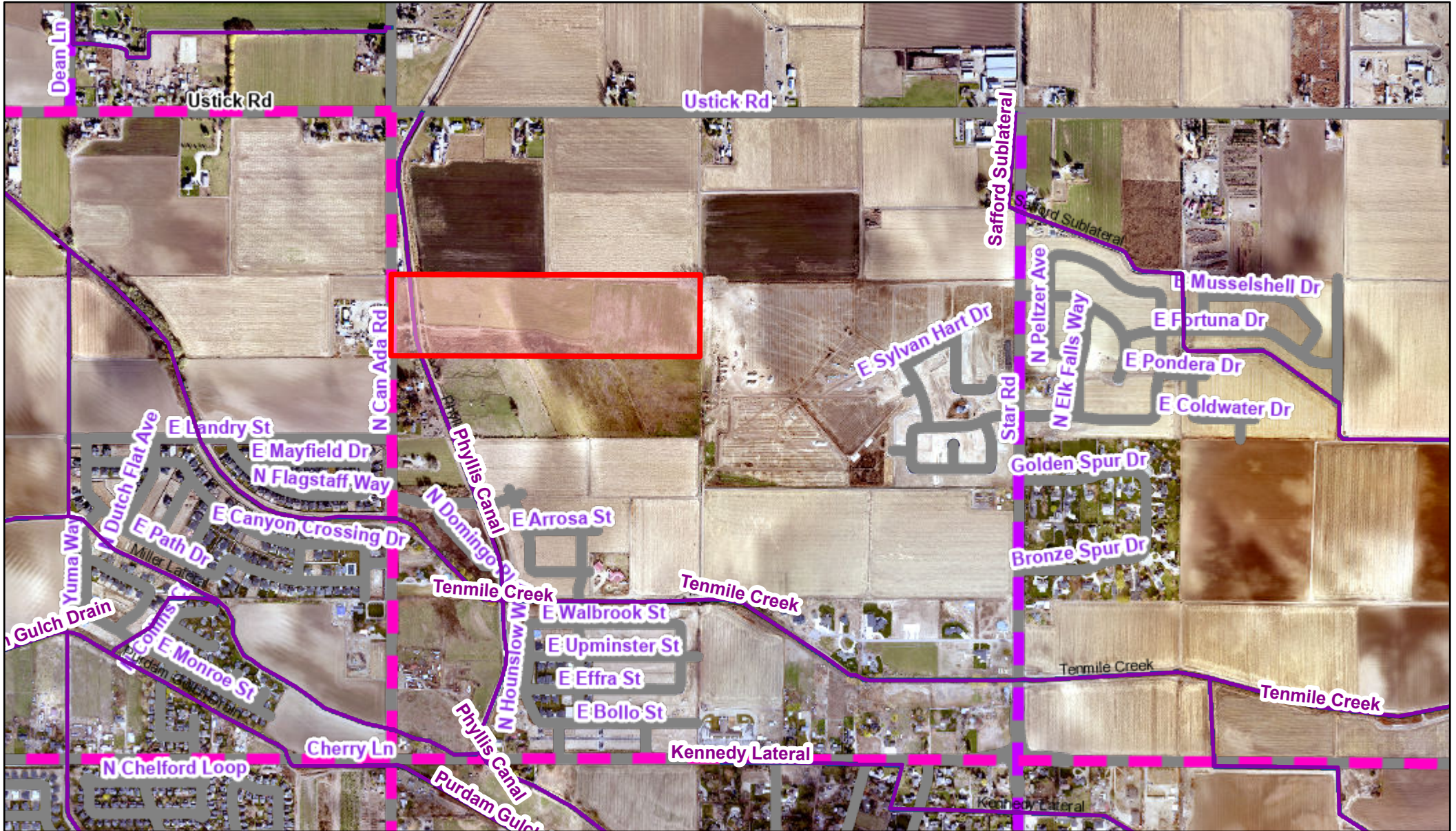









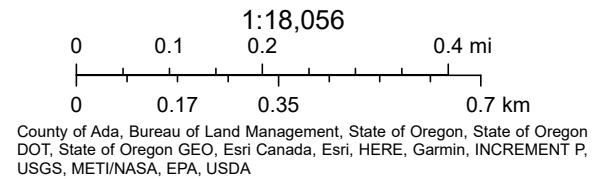


# Canyon County, ID Web Map



6/27/2023, 11:51:09 AM

- |  |                                     |   |                           |
|--|-------------------------------------|---|---------------------------|
|  | Multiple Parcel Search_Query result |  | Other Principal Arterials |
|  | Hydro_NHDFlowline                   |  | Roads                     |
|  | Hydro_NHDFlowline                   |  | Red: Band_1               |
|  | CC_PrivateRoads                     |  | Green: Band_2             |
|  |                                     |  | Major Collector           |



# PRELIMINARY PLAT SUBMITTAL LIST

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto: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
<del>N/A</del> 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
<del>N/A</del> Private Road Name application (if internal roads are private) with additional \$80 fee
<del>N/A</del> 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"/> <b>\$1440 + \$10/lot + \$100 (if in a city area of impact) non-refundable fee</b>

\*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.

# SITE PLAN & LETTER OF INTENT - CHECKLIST

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



**The site plan is a detailed GRAPHICAL description of existing and proposed site features. Include all applicable items on your site plan:**

<input checked="" type="checkbox"/> All existing and proposed structures and dimensions (i.e. 40'X30' shop, 20'x20' shed, 40'x50' house, 10' windmill, etc. )
<input checked="" type="checkbox"/> Infrastructure: well, septic, irrigation ditch, settling ponds, drainage swales, etc.
<input checked="" type="checkbox"/> Transportation: parking, loading areas, driveways, etc. adjacent driveways, roads, highways or other accesses
<input checked="" type="checkbox"/> Easement locations and dimensions
<input checked="" type="checkbox"/> Setbacks from property lines, section lines, collectors and arterial roads and/or building envelope
<input checked="" type="checkbox"/> Areas of steep slopes, wetlands, and/or floodplain
<input checked="" type="checkbox"/> Existing or proposed fences
<input checked="" type="checkbox"/> Signs
<input checked="" type="checkbox"/> Major landscaping or hardscaping, such as large trees, berms, or retaining walls, water features
<input checked="" type="checkbox"/> Areas of activity, outdoor seating, food vendor area, stockpiling, open pit, etc.
<input checked="" type="checkbox"/> Any other site features worth noting

**The Letter of Intent is a detailed WRITTEN description of proposed and existing uses at the site. Include all applicable items in your letter:**

<input checked="" type="checkbox"/> A description of the proposed use and existing uses
<input checked="" type="checkbox"/> A description of the proposed request and why it is being requested
<input checked="" type="checkbox"/> Expected traffic counts and patterns
<input checked="" type="checkbox"/> Phasing of development
<input checked="" type="checkbox"/> How proposed use may affect neighboring uses
<input checked="" type="checkbox"/> A description or further explanation of the site features (see site plan list above)
<input checked="" type="checkbox"/> Explanation of any other permits through other agencies that may be required
<input checked="" type="checkbox"/> Description of business operations, such as number of employees, hours of operation, delivery and shipping
<input checked="" type="checkbox"/> A description of how the proposed use is consistent with specific zoning criteria or comprehensive plan policies
<input checked="" type="checkbox"/> Any other items which may require further explanation



Professional Engineers, Land Surveyors and Planners

924 3<sup>rd</sup> St. So. Ste B, Nampa, ID 83651  
Ph (208) 454-0256 Fax (208) 467-4130  
Email: wmason@masonandassociates.us

LETTER OF EXPLANATION  
CAMBRIDGE ESTATES  
PRELIMINARY PLAT

This property is located at 17672 N Can Ada Road, parcel number R30395. It is generally located east of Can Ada Road and south of Ustick Road. The current use of the property is agricultural.

The property is in the City of Nampa impact area and is contiguous to the City. The City can not provide the development with City services at this time and so the development is moving forward in the County. A R1 rezone request has been approved by the County. This development will in no way endanger the surrounding residents or public.

A preliminary plat is being requested for a 36 total lot, 29 residential and, 7 common lot subdivision. Average size of residential lots is 1.07 AC. The 29 residential lots will be serviced by individual wells and individual septic systems. The common lots will be maintained by the subdivision homeowner's association. The property also has surface irrigation right and the subdivision will be serviced by a pressure irrigation system.

A variance request with the City of Nampa has been submitted to exclude City improvements of curb, gutter, sidewalk, landscaping. A request for City approval of the irrigation system has also been submitted.

A geotechnical report has been completed and is attached.

Work with Irrigation Districts and Highway District has begun to update the crossing of the Phyllis Canal and Weick Drain.

No traffic impact study has been completed at this time.

Development will be completed in one phase.

# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



<b>PROPERTY OWNER</b>	OWNER NAME: <u>Intermountain Pacific LLC</u>
	MAILING ADDRESS: <u>2541 E Gala Street Ste 310, Meridian, ID 83642</u>
	PHONE: <u>208-871-6844</u> EMAIL: <u>mike.chidester@altonco.com</u>
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: <u>[Signature]</u> Date: <u>6/2/2022</u>	

<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	CONTACT NAME: <u>Will Mason</u>
	COMPANY NAME: <u>Mason &amp; Associates Inc</u>
	MAILING ADDRESS: <u>924 3rd street S, Ste B, Nampa ID 83651</u>
	PHONE: <u>208-454-0256</u> EMAIL: <u>wmason@masonandassociates.us</u>

<b>SITE INFO</b>	STREET ADDRESS:	
	PARCEL #: <u>R30395</u>	LOT SIZE/AREA: <u>38.92</u>
	LOT: _____	BLOCK: _____
	SUBDIVISION: _____	
	QUARTER: <u>N 1/2 SE 1/4 NW 1/4</u>	SECTION: <u>06</u> TOWNSHIP: <u>3N</u> RANGE: <u>1W</u>
ZONING DISTRICT: _____		FLOODZONE (YES/NO): <u>(NO)</u>

<b>HEARING LEVEL APPS</b>	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input 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

<b>DIRECTORS DECISION APPS</b>	<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:	DATE RECEIVED:
RECEIVED BY:	APPLICATION FEE: CK MO CC CASH

# IRRIGATION PLAN APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



Applicant(s) Intermountain Pacific LLC  
Name Daytime Telephone Number  
2541 E Gala Street, Ste 310, Meridian, ID 83642  
Street Address City, State Zip

Representative Name Mason : Associates Inc - wmason@masonandassociates.us  
Daytime Telephone Number / E-mail Address  
924 3<sup>rd</sup> Street S, Ste B, Nampa ID 83651  
Street Address City, State Zip

Location of Subject Property: South of Ustick, east of Can Ada Rd  
Two Nearest Cross Streets or Property Address City

Assessor's Account Number(s): R 30395 Section 06 Township 3N Range 1W

This land:



Has water rights available to it.



Is dry and has no water rights available to it. If dry, please sign this document and return to the Development Services Department representative from whom you received it.

**Idaho Code 31-3805** states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water delivery entity ... **no subdivision plat or amendment to a subdivision plat or any other plat or may recognized by the city or county for the division of land will be accepted, approved, and recorded unless:**"

- a. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- b. The owner, person, firm, or corporation filing the subdivision plat or amendment to a subdivision plat or map has provided underground tile or conduit for lots of one (1) acre or less, or a suitable system for lots of more than one (1) acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:
  1. For proposed subdivisions located within negotiated area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with Idaho Code Section 50-1306. In addition, the irrigation entity charged with the delivery of water to said lands must be advised regarding the irrigation system.

2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

To better understand your irrigation request, we need to ask you a few questions. A list of the map requirements follows the short questionnaire. **Any information missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners.**

1. Are you within an area of negotiated City Impact?  Yes  No  
If yes, please include a copy of approvals by the City Planning & Zoning Commission and City Council of your Irrigation Plan.

2. What is the name of the irrigation and drainage entities servicing the property?

Irrigation: Nampa / Meridian Irrigation District + Pioneer Irrigation

Drainage: \_\_\_\_\_

3. How many acres is the property being subdivided? 38.92

4. What percentage of this property has water? 95%

5. How many inches of water are available to the property? 23.34

6. How is the land currently irrigated?  Surface  Irrigation Well  
 Sprinkler  Above Ground Pipe  Underground Pipe

7. How is the land to be irrigated after it is subdivided?  Surface  Irrigation Well  
 Sprinkler  Above Ground Pipe  Underground Pipe

8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches and/or pipes go.

Headgate in North eastern part of property Headgate # 18677 Sifford Lateral

9. Are there irrigation easement(s) on the property?  Yes  No

10. How do you plan to retain storm and excess water on each lot?

swales and grading

11. How do you plan to remove the storm water /excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

filtration through vegetation and storm drainage areas.

===== 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: Alan B. Gator, Manager Date: 7/6/2022  
Property Owner (Application Submitted)

Signed: Angie Culler Date: 7/20/22  
Applicant/Representative (if not property owner) (Application Submitted)

Accepted By: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Director / Staff



## Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on you map:

- 1  All canals, ditches, and laterals with their respective names.
- 2  Head gate location and/or point of delivery of water to the property by the irrigation entity.
- 3  Rise locations and types, if any.
- 4  Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- 5  Slope of the property in various locations.
- 6  Direction of water flow (use short arrows → on your map to indicate water flow direction).
- 7  Direction of wastewater flow (use long arrows -----→ on you map to indicate wastewater direction).
- 8  Location of drainage ponds or swales, anywhere wastewater will be retained on the property.
- 9  Other information: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Also, provide the following documentation:**

**N/A**

Copy of any water users' association / agreement (s) that are currently in effect, which outlines water schedules and maintenance responsibilities.

# SUBDIVISION WORKSHEET

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



### GENERAL

1. HOW MANY LOTS ARE YOU PROPOSING?  
Residential 29 Non-buildable \_\_\_\_\_ Common 7
2. AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS  
1.07 ACRES

### IRRIGATION

1. IRRIGATION WATER IS PROVIDED VIA:  
 Irrigation Well  Surface Water
2. WHAT PERCENTAGE OF THE PROPERTY HAS WATER? 95% %
3. HOW MANY INCHES OF WATER ARE AVAILABLE TO PROPERTY? 23.34
4. HOW DO YOU PLAN TO RETAIN STORM AND EXCESS WATER ON EACH LOT?  
swales and grading
5. HOW DO YOU PLAN TO PROCESS STORM WATER / EXCESS IRRIGATION WATER PRIOR TO IT ENTERING THE ESTABLISHED DRAINAGE SYSTEM?  
filtration through vegetation and storm drainage areas

### ROADS

1. ROADS WITHIN THE DEVELOPMENT WILL BE:  
 Public  Private  N/A

\* Private Road names must be approved by the County and the private road application submitted with the Preliminary Plat\*

### HILLSIDE DEVELOPMENT N/A

1. OF THE TOTAL LOTS REQUESTED, HOW MANY OF THE LOTS WILL CONTAIN SLOPES GREATER THAN 15%?  
Residential 0 Non-Buildable 0 Common 0
2. WILL THE PROPOSED ROAD (S) BE LOCATED WITHIN ANY AREA THAT HAS SLOPES GREATER THAN 15%?  
 YES  NO

\*If YES, a grading plan is required.

# **SUBDIVISION WORKSHEET**

## **CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



### **SUBDIVISIONS WITHIN AN AREA OF CITY IMPACT**

1. **WILL YOU BE REQUESTING WAIVERS OF SUBDIVISION IMPROVEMENT REQUIREMENTS FROM THE CITY?**  
 YES  NO
  
2. **IF YES, WHICH WAIVERS WILL YOU BE REQUESTING?**  
 CURBS  GUTTERS  SIDEWALKS  STREETLIGHTS  LANDSCAPING

2022-002062  
RECORDED  
01/12/2022 12:21 PM  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pg#2 EHOWELL \$15.00  
TYPE: DEED  
ETRCO, LLC  
ELECTRONICALLY RECORDED



11148EID TT

WARRANTY DEED

FOR VALUE RECEIVED


L T D STRO, LLC, an Idaho limited liability company GRANTOR(s) does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto:

Intermountain Pacific, LLC, an Idaho limited liability company GRANTEE(s), whose current address is: 2541 East Gala Street Suite 310, Meridian, ID 83642 the following described real property in Canyon County, State of ID more particularly described as follows, to wit:

The North half of Lot 5 and the North half of the Southeast quarter of the Northwest quarter of Section 6, Township 3 North, Range 1 West of the Boise Meridian, Canyon County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee(s), and Grantee(s) heirs and assigns forever. And Grantor(s) does(do) hereby covenant to and with said Grantee(s) that Grantor(s) is/are the owner(s) in fee simple of said premises, that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, if any, of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year which are not yet due and payable and the Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated this 11th day of January, 2022  
LTD STRO, LLC, an Idaho limited liability company

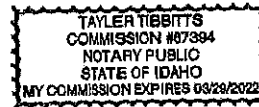
By: Timothy James Strosnider  01/11/2022 04:22 PM EST  
Timothy James Strosnider, Manager

State of Idaho  
County Ada

On this 11th day of January, in the year of 2022, before me the undersigned Notary Public in and for said State, personally appeared Timothy James Strosnider, 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.

Taylor W. Tibbitts  01/11/2022 04:38 PM EST

Notary Public for IDAHO  
Residing at: Kuna, ID  
My Commission Expires: 3/29/2022



Online Notary Public. This notarial act involved the use of online audio/video communication technology.

By: Douglas James Strosnider  
Douglas James Strosnider, Manager

01/11/2022  
05:36 PM EST

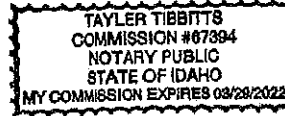
State of Idaho  
County Ada

On this 11th day of January, in the year of 2022, before me the undersigned Notary Public in and for said State, personally appeared Douglas James Strosnider, 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.

Tayler W. Tibbitts



01/11/2022  
05:38 PM EST



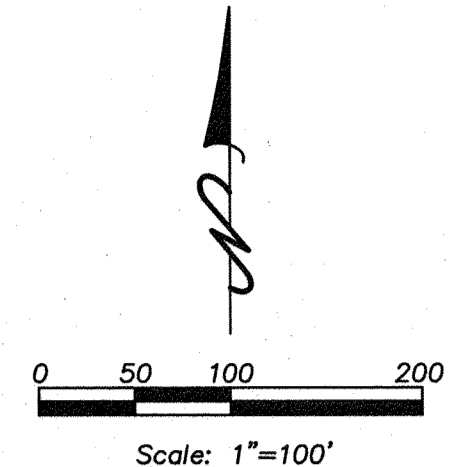
Notary Public for IDAHO  
Residing at: Kuna, ID  
My Commission Expires: 3/29/2022

Online Notary Public. This notarial act involved the use of online audio/video communication technology.

# CAMBRIDGE ESTATES SUBDIVISION PRELIMINARY PLAT

THE N 1/2 OF GOV'T LOT 5 AND THE N 1/2 SE 1/4 NW 1/4,  
SECTION 06, T. 3 N., R. 1 W., B.M.,  
CANYON COUNTY, IDAHO  
2022

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	56.09	150.00	21°25'33"	N79°54'51"E	55.77	28.38
C2	56.09	150.00	21°25'33"	S79°54'51"W	55.77	28.38
C3	55.93	150.00	21°21'43"	N78°41'32"W	55.60	28.29
C4	55.93	150.00	21°21'43"	S78°41'32"E	55.60	28.29



VICINITY MAP  
SCALE: 1"=1000'

**OWNER/DEVELOPER**  
INTERMOUNTAIN PACIFIC, LLC  
2541 E. GALA STREET STE. 310  
MERIDIAN, ID 83642  
(208) 871-6844

**ENGINEER/SURVEYOR**  
MASON & ASSOCIATES, INC.  
524 3rd ST. SOUTH  
NAMPA, ID 83651  
(208) 454-0256

**TBM'S**  
TBM #1 - 1/2" IRON PIN SOUTH SIDE OF GRAVEL ROAD 60' EAST OF THE EAST EDGE OF PAVEMENT ON N. CAN-ADA ROAD. NAVD88 EL=2503.51'

**PROJECT NARRATIVE**

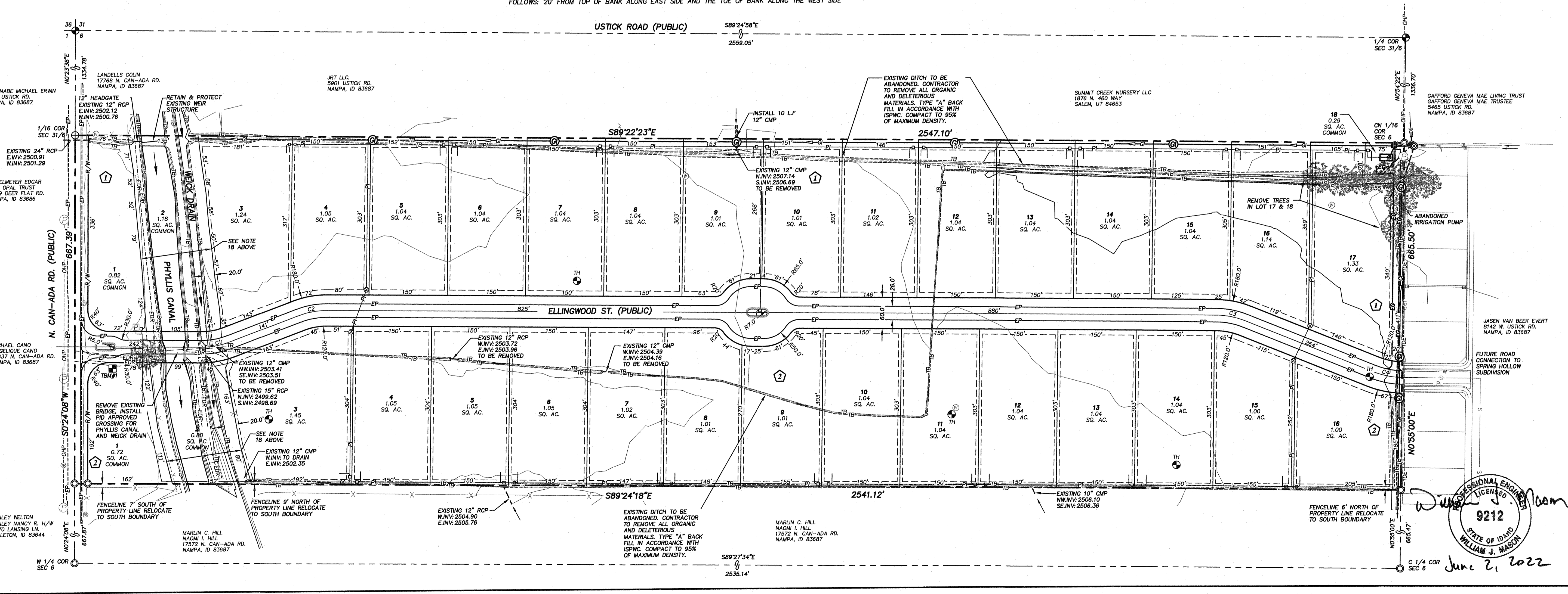
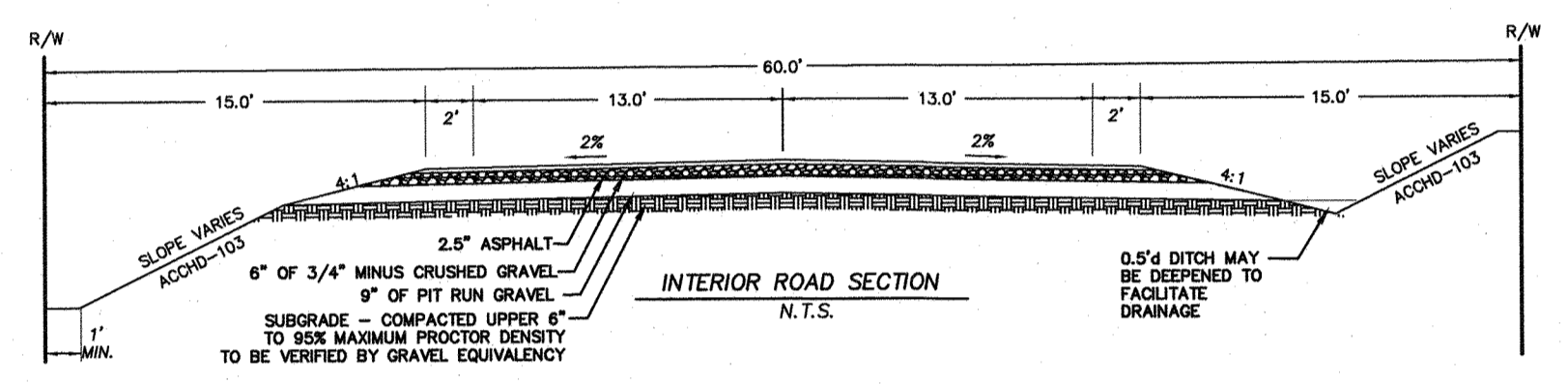
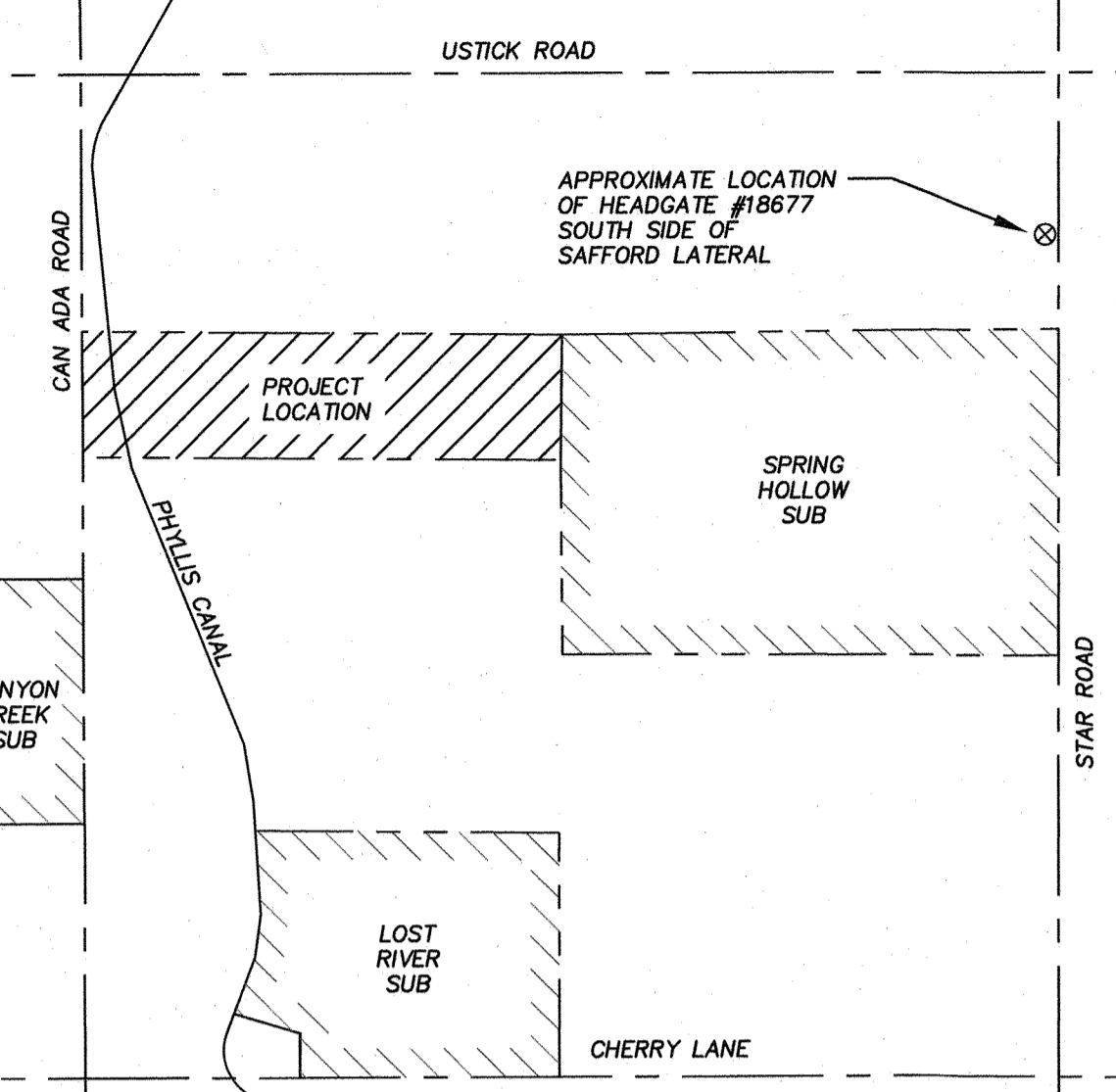
- CURRENT CANYON COUNTY ZONE AG, PROPOSED ZONE R-1
- NO. OF RESIDENTIAL LOTS IS 29  
NO. OF COMMON LOTS IS 5  
TOTAL NUMBER OF LOTS IS 34
- AREA: ±38.92 ACRES
- MINIMUM LOT SIZE: 1.00 ACRE
- A PRESSURE IRRIGATION SYSTEM SHALL BE PROVIDED PER IDAHO CODE, SECTION 31-3805. PIPING TO BE PLACED ALONG REAR LOT LINES, TYPICAL IRRIGATION WATER SHALL BE PROVIDED BY NAMPA MERIDIAN IRRIGATION DISTRICT
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH CANYON COUNTY STANDARDS FOR THE APPLICABLE ZONE
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT TO THE TIME OF THE RE-SUBDIVISION
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE. -- EXCEPTION. 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
- IRRIGATION, DRAINAGE AND PUBLIC UTILITY EASEMENTS TO BE PROVIDED  
UNLESS OTHERWISE SHOWN  
SUBDIVISION BOUNDARY : 10 FEET  
STREET FRONTAGE : 10 FEET  
REAR LOTS : 10 FEET  
SIDE LOTS : 5 FEET
- LOTS 1 & 18, BLOCK 1 AND LOT 1, BLOCK 2 TO BE OWNED AND OPERATED BY CAMBRIDGE ESTATES SUBDIVISION HOA. SUBJECT TO PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE BLANKET EASEMENT
- EXISTING WATER WELLS ON LOTS 9, & 17, BLOCK 1 AND LOT 11, BLOCK 2 TO BE ABANDONED PER IDWR REQUIREMENTS
- INDIVIDUAL PRIVATE WELLS WILL BE INSTALLED BY HOMEOWNER
- INDIVIDUAL PRIVATE SEPTIC SYSTEMS WILL BE INSTALLED BY HOMEOWNER
- IMPROVEMENTS SHOULD NOT SIGNIFICANTLY INCREASE STORM WATER RUNOFF. INCREASED RUNOFF WILL BE RETAINED VIA SWALES. INDIVIDUAL LOTS ARE RESPONSIBLE FOR RETENTION AND TREATMENT OF STORM WATER RUNOFF INCLUDING THE APPLICATION OF PERIMETER LOT BERMING TO PREVENT DIRECT LOT DISCHARGE INTO IRRIGATION FACILITIES. INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE. FINISH GRADES AT SUBDIVISION BOUNDARIES SHALL MATCH EXISTING FINISH GRADES. STORM WATER RUNOFF SHALL BE MAINTAINED ON SUBJECT PROPERTY
- THE HOMEOWNERS 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
- WAIVER WILL BE REQUESTED TO ELIMINATE SIDEWALK, CURB, & GUTTER ALONG PUBLIC ROADS
- HISTORIC IRRIGATION LATERAL, DRAIN, AND DITCH FLOW PATTERNS SHALL BE MAINTAINED UNLESS APPROVED IN WRITING BY THE LOCAL IRRIGATION DISTRICT OR DITCH COMPANY
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**LEGEND**

- 1 BLOCK NUMBER
- 2 BENCHMARK
- 3 FOUND BRASS CAP MONUMENT
- 4 FOUND ALUMINUM CAP MONUMENT
- 5 FOUND 5/8" IRON PIN
- 6 EXISTING IRRIGATION MANHOLE
- 7 TELEPHONE RISER
- 8 POWER POLE
- 9 IRRIGATION VALVE/GATE VALVE
- 10 TEST HOLE
- 11 EXISTING WELL
- 12 INSTALL NEW IRRIGATION MANHOLE
- 13 DECIDUOUS TREE
- 14 CONTOUR LINE
- 15 PROPERTY BOUNDARY LINE
- 16 SECTION LINE
- 17 CENTERLINE ROAD
- 18 EASEMENT LINE
- 19 LOT LINE
- 20 R/W RIGHT OF WAY LINE
- 21 EP EDGE OF PAVEMENT
- 22 EP EXISTING EDGE OF PAVEMENT
- 23 OHP OVERHEAD POWER LINE
- 24 EDR EDGE OF DIRT ROAD
- 25 EG EDGE OF GRAVEL ACCESS ROAD
- 26 TOE OF SLOPE
- 27 X FENCE LINE
- 28 TB TOP OF BANK
- 29 EXISTING PIPE
- 30 IG INSTALL GRAVITY IRRIGATION LINE
- 31 INP INSTALL NEW PRESSURE IRRIGATION LINE
- 32 INPS INSTALL NEW PRESSURE IRRIGATION SERVICE
- 33 PIP PI PUMP OUT WITH AIR RELEASE VALVE
- 34 FA FLOW ARROWS

**SHEET INDEX**

SHEET 1 - PRELIMINARY PLAT  
SHEET 2 - IRRIGATION & DRAINAGE PLAN

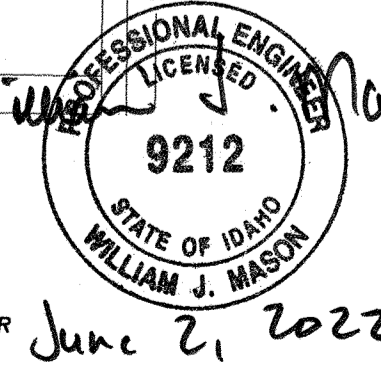


DESCRIPTION				
NO.	BY	DATE		
DESIGNED BY:	CS	9/21		
DRAWN BY:	CS	9/21		
CHECKED BY:	DL	9/21		
APPROVED BY:	WM	9/21		

Professional Engineers,  
Land Surveyors  
& Planners  
**Mason & Associates**  
524 3rd St. South, Meridian, ID 83651  
(208) 454-0256 Fax (208) 871-6844

JOB NO. JY0821 CLIENT: INTERMOUNTAIN PACIFIC  
DWG NO. JY0821PP 2541 E GALA STREET  
SCALE: N/A SITE 301  
Vert: 1"=100' MERIDIAN, ID 83642  
Horz: FIELD BOOK NO. (208) 871-6844

DRAWING TITLE: CAMBRIDGE ESTATES SUBDIVISION  
PRELIMINARY PLAT  
SHEET NO. 1 OF 2 SHEETS

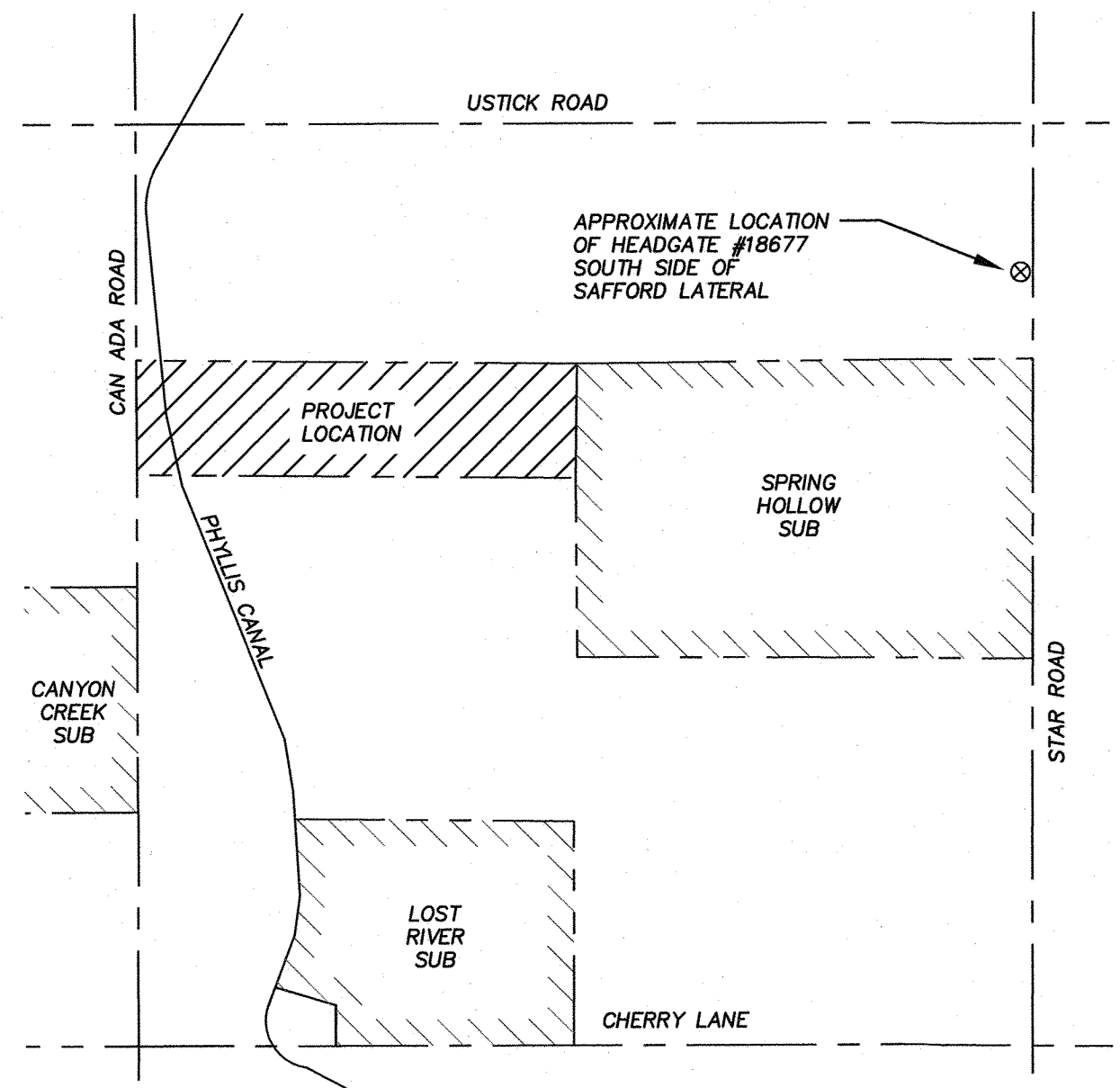
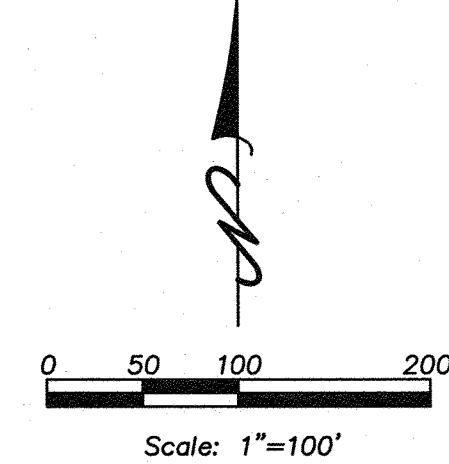


June 21, 2022

# CAMBRIDGE ESTATES SUBDIVISION IRRIGATION & DRAINAGE PLAN

THE N 1/2 OF GOV'T LOT 5 AND THE N 1/2 SE 1/4 NW 1/4,  
SECTION 06, T. 3 N., R. 1 W., B.M.,  
CANYON COUNTY, IDAHO  
2022

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	56.09	150.00	21°25'33"	N79°54'51"E	55.77	28.38
C2	56.09	150.00	21°25'33"	S79°54'51"W	55.77	28.38
C3	55.93	150.00	21°21'43"	N78°41'32"W	55.60	28.29
C4	55.93	150.00	21°21'43"	S78°41'32"E	55.60	28.29



**OWNER/DEVELOPER**  
INTERMOUNTAIN PACIFIC, LLC  
2541 E. GALA STREET STE. 310  
MERIDIAN, ID 83642  
(208) 871-6844

**ENGINEER/SURVEYOR**  
MASON & ASSOCIATES, INC.  
924 3rd ST. SOUTH  
NAMPA, ID 83651  
(208) 454-0256

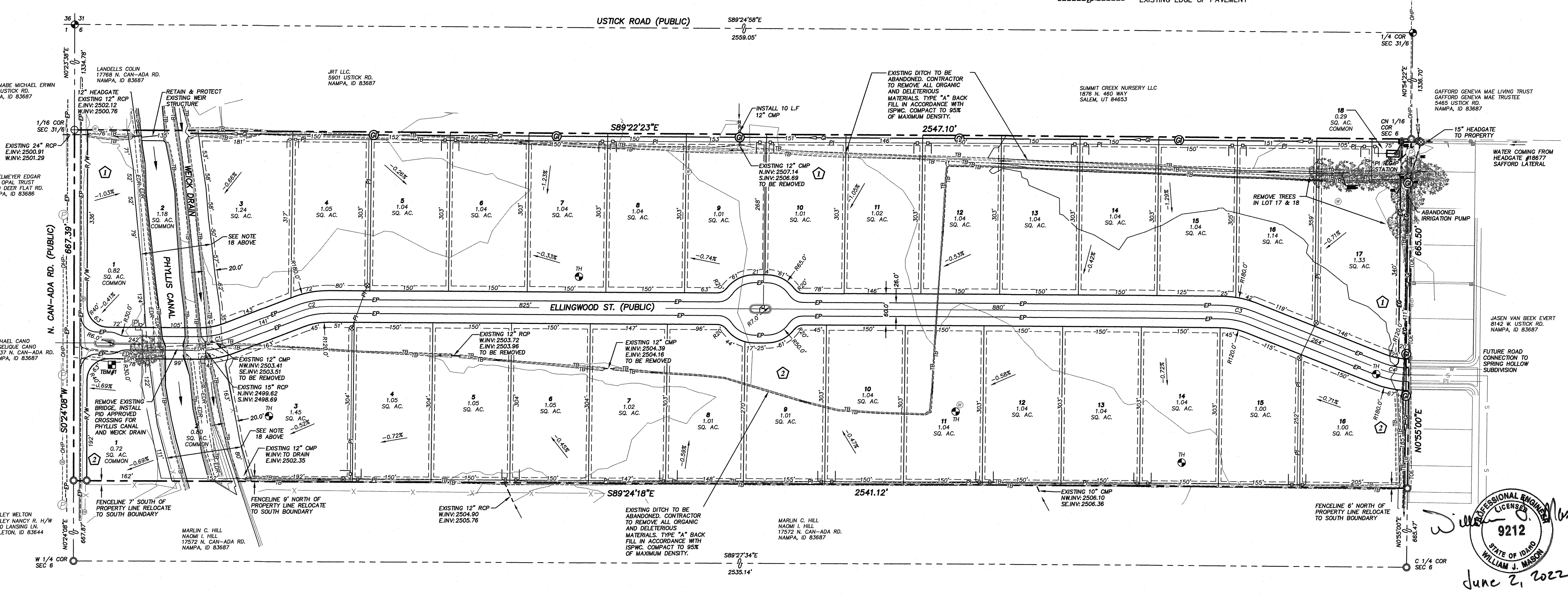
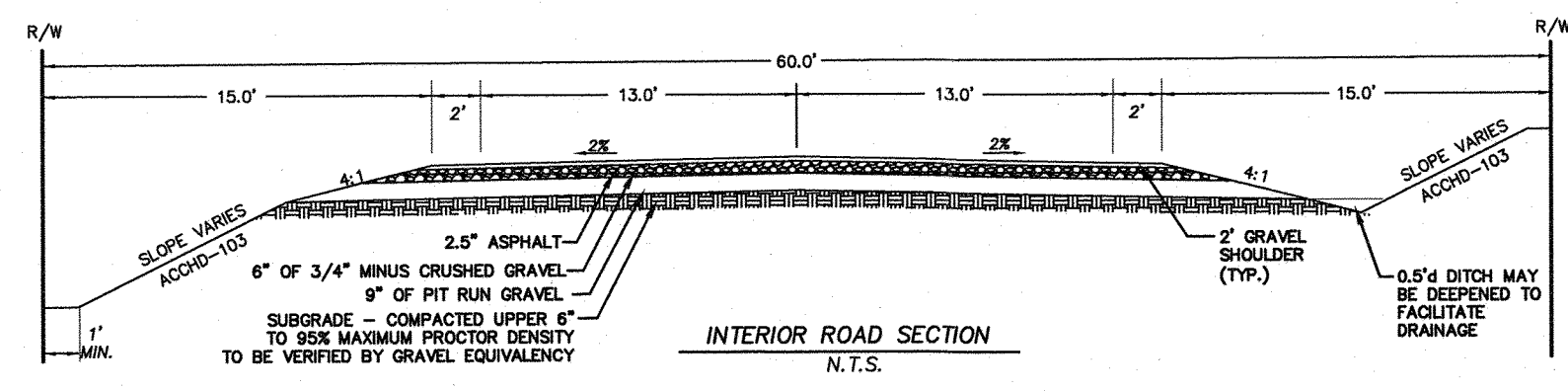
**TBM'S**  
TBM #1 - 1/2" IRON PIN SOUTH SIDE OF  
GRAVEL ROAD, 60' EAST OF THE EAST  
EDGE OF PAVEMENT ON N. CAN-ADA  
ROAD. NAVD88 EL=2503.51'

**PROJECT NARRATIVE**

- CURRENT CANYON COUNTY ZONE AG, PROPOSED ZONE R-1
- NO. OF RESIDENTIAL LOTS IS 29  
NO. OF COMMON LOTS IS 5  
TOTAL NUMBER OF LOTS IS 34
- AREA: ±38.92 ACRES
- MINIMUM LOT SIZE: 1.00 ACRE
- A PRESSURE IRRIGATION SYSTEM SHALL BE PROVIDED PER IDAHO CODE, SECTION 31-3805. PIPING TO BE PLACED ALONG REAR LOT LINES, TYPICAL. IRRIGATION WATER SHALL BE PROVIDED BY NAMPA MERIDIAN IRRIGATION DISTRICT
- IRRIGATION, DRAINAGE AND PUBLIC UTILITY EASEMENTS TO BE PROVIDED UNLESS OTHERWISE SHOWN:  
SUBDIVISION BOUNDARY :10 FEET  
STREET FRONTAGE :10 FEET  
REAR LOTS :10 FEET  
SIDE LOTS : 5 FEET
- LOTS 1 & 18, BLOCK 1 AND LOT 1, BLOCK 2 TO BE OWNED AND OPERATED BY CAMBRIDGE ESTATES SUBDIVISION HOA. SUBJECT TO PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE BLANKET EASEMENT
- EXISTING WATER WELLS ON LOTS 9, & 17, BLOCK 1 AND LOT 11, BLOCK 2 TO BE ABANDONED PER IDWR REQUIREMENTS
- INDIVIDUAL PRIVATE WELLS WILL BE INSTALLED BY HOMEOWNER
- INDIVIDUAL PRIVATE SEPTIC SYSTEMS WILL BE INSTALLED BY HOMEOWNER
- IMPROVEMENTS SHOULD NOT SIGNIFICANTLY INCREASE STORM WATER RUNOFF. INCREASED RUNOFF WILL BE RETAINED VIA SWALES. INDIVIDUAL LOTS ARE RESPONSIBLE FOR RETENTION AND TREATMENT OF STORM WATER RUNOFF INCLUDING THE APPLICATION OF PERIMETER LOT BERMING TO PREVENT DIRECT LOT DISCHARGE INTO IRRIGATION FACILITIES. INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE. FINISH GRADES AT SUBDIVISION BOUNDARIES SHALL MATCH EXISTING FINISH GRADES. STORM WATER RUNOFF SHALL BE MAINTAINED ON SUBJECT PROPERTY
- THE HOMEOWNERS 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
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- PI PUMP OUT WITH AIR RELEASE VALVE
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June 2, 2022

DESIGNED BY: CS 9/21 DRAWN BY: CS 9/21 CHECKED BY: DL 9/21 APPROVED BY: WM 9/21	NO. BY DATE 00000 SN01513/3
Professional Engineers, Land Surveyors & Planners <b>Mason &amp; Associates</b> 2541 E. GALA STREET MERIDIAN, ID 83642 (208) 871-6844	
CLIENT: INTERMOUNTAIN PACIFIC 2541 E GALA STREET SITE 301 MERIDIAN, ID 83642 (208) 871-6844	
JOB NO. JY0821 DWG NO. JY0821PP SCALE: N/A Vert: 1"=100' Horiz: 1"=100' FIELD BOOK NO.	
<b>CAMBRIDGE ESTATES SUBDIVISION IRRIGATION &amp; DRAINAGE PLAN</b>	
SHEET NO. 2 OF 2 SHEETS	