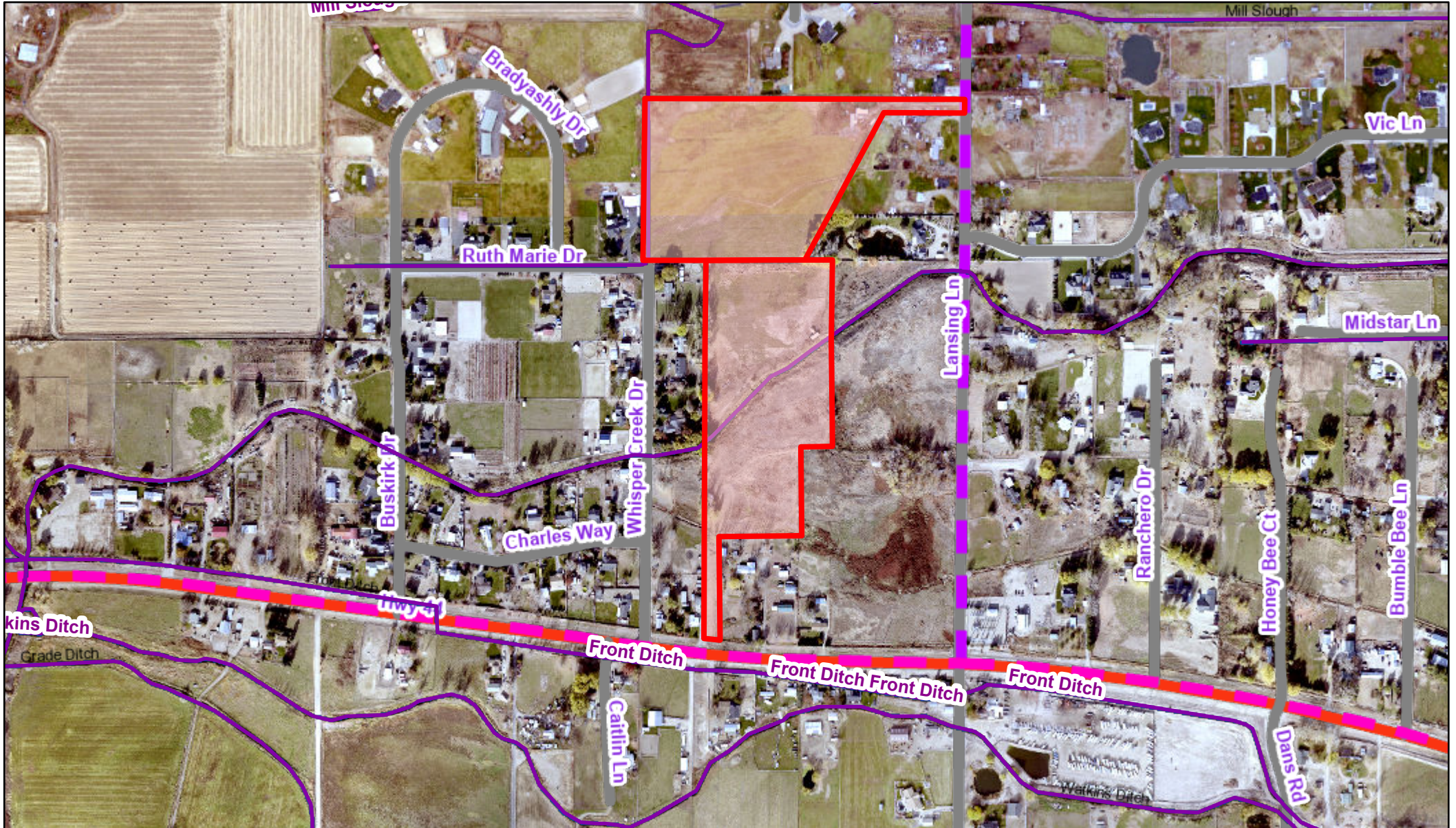










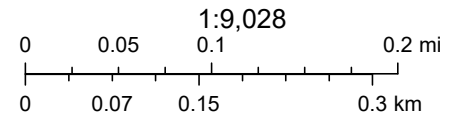


Canyon County, ID Web Map



6/26/2023, 4:20:43 PM

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



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



PRELIMINARY PLAT PUBLIC HEARING - MASTER APPLICATION

| | | |
|--|---|-------------------------------|
| PROPERTY OWNER | OWNER NAME: Whisper Creek Investments, LLC (C/O Greg Schatzel) | |
| | MAILING ADDRESS: 1484 N Weldon Pl., Eagle, Idaho 83616-4400 | |
| | PHONE: 208 249 9876 | EMAIL: gschatzel@yahoo.com |
| <p>I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.</p> | | |
| Signature: | | Date: 6/20/2023 |

| | | |
|--|--|---|
| APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER | APPLICANT NAME: Brent Orton | |
| | COMPANY NAME: Orton Engineering | |
| | MAILING ADDRESS: 17338 Sunnysdale Place, Caldwell, ID 83607 | |
| | PHONE: 208 350 9422 | EMAIL: brentorton@ortonengineers.com |

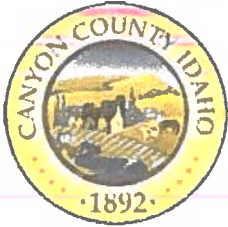
| | | |
|------------------|--|---|
| SITE INFO | STREET ADDRESS: 23201 Lansing Lane & 9164 SH44, Middleton, ID 83644 | |
| | PARCEL NUMBER: R23921, R23928 Section 09, 4N, 2W | |
| | PARCEL SIZE: 26.38 Acres | |
| | NUMBER OF LOTS: Two Existing Lots - -17 single family lots proposed | |
| | PROPOSED SUBDIVISION NAME: Hidden Creek Estates | |
| | FLOOD ZONE (YES/NO) No | ZONING DISTRICT: RR - Rural RESidential R1 |

FOR DSD STAFF COMPLETION ONLY:

| | | | |
|--------------|--------------------|-------------------------|---|
| CASE NUMBER | SD 2023-0014 | DATE RECEIVED: | 6/26/23 |
| RECEIVED BY: | Madelyn VanderVein | APPLICATION FEE: \$1990 | CK MO <input checked="" type="radio"/> CASH |

$$\$1550 + (10 \cdot 18) + 100 + (80 \cdot 2) = 1990$$

¹
 2 private roads



PRELIMINARY PLAT

PUBLIC HEARING - CHECKLIST

PRELIMINARY PLAT - CCZO Section 07-17-09

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

| Description | Applicant | Staff |
|--|--|--------------------------------|
| Master Application Completed and Signed | Attached | ✓ |
| Copy of Preliminary Plat (1 Hard Copy & Digital Copy – Flash Drive Preferred) | Attached | ✓ |
| Preliminary Drainage Plan, if applicable | Attached | |
| Preliminary Irrigation Plan, if applicable | Attached | ✓ |
| Preliminary Grading Plan, if applicable | | |
| Completed Preliminary Plat Checklist | Attached | ✓ |
| Subdivision Worksheet | Attached | ✓ |
| Irrigation Plan Application | Attached | ✓ |
| Proof of application with: | | |
| Southwest District Health | Predev Meeting | ✓ |
| Irrigation District | Email and Meetings w/Board | ✓ |
| Fire District | Application Submitted | ✓ |
| Highway District/ Idaho Transportation Dept. | Application Submitted | ✓ |
| Area of City Impact (if applicable) | Email correspondence | ✓ |
| Deed or evidence of property interest to the subject property | Attached | ✓ |
| Fee: \$1550.00 +\$10.00/lot +\$100.00 for Area of City Impact +\$80.00 Private Road +\$80.00 Easement Reduction | +\$1550 17 lots x \$10 = \$170 Middleton Impact: \$100 Prvt Rd x 2 = \$160 Total: \$1980 | \$1980 + 10 Prvt Rd 1490 25 |
| **Fees are non-refundable** | | |

| Additional Information | Applicant | Staff |
|---|--------------------------|-------|
| Hillside Development Requirements (07-17-33(1)) | N/A | |
| Private Road Name Application | Attached after Sub. Wkst | |
| Easement Reduction Application | N/A | |
| Floodplain Development Permit | N/A | |

***DISCLAIMER: The subject property shall comply with the public nuisance ordinance, the building code, and the zoning code before the Director can accept the application.**



Development Services Department



Canyon County, 111 North 11th Avenue, #310, Caldwell, ID 83605

▪ Engineering Division ▪

Preliminary Plat Check-List

| | |
|--|------------------------------|
| Applicant: Brent Orton, Orton Engineering | Case Number: |
| Subdivision Name: Hidden Creek Estates | Plat Date (Review #): |

CANYON COUNTY CODE OF ORDINANCES 07-17-09

The information hereinafter required as part of the preliminary plat submitted shall be shown graphically or by note on plans, and may comprise several sheets showing various elements or required data. *Italicized items are supplemental to CCZO 07-17-09.*

| GENERAL REVIEW ITEMS | <u>Meets Code / Comments</u> |
|--|--|
| 1. Complete initial review of all information given graphically and by note on the plat | BO: Reviewed |
| 2. Check for compliance with FCOs and/or Development Agreement from entitlement process if applicable | No Development Agreement Recorded |
| 3. Check for compliance with CCO Chapter 9 - Areas of City Impact. Chapter 9 lists requirements unless waived. | CC Ord Applies - No Imp Area Agnt |
| 4. Check for applicable agency comment. These comments could have been made at the entitlement stage or after. | Comments Solicited, included below |
| 5. Make note of agencies that should be noticed if not typically included on the notice list and pass information along to planner | No unusual notification need known |
| Items A through E below are directly from CCZO 07-17-09. Italicized items are checklist items related to requirements found in ordinance and may not be strictly required. | |
| A. FORM OF PRESENTATION | <u>Meets Code / Comments</u> |
| 1. Scale of Drawing (No more than 1"=100' unless approved by DSD prior to submission) | Preplat Scale - 1"=40' Other Drawings - 1"=<100' |
| 2. Size of Drawing (No larger than 24' x 36") • <i>Obtain electronic version of all submittals</i> | BO: 24"x36" |
| B. IDENTIFICATION AND DESCRIPTIVE DATA | <u>Meets Code / Comments</u> |
| 1. Proposed name of subdivision and its location by section, township, and range | BO: On Plat 6/20/23 - Phone call with Tony Almeda - |

| | |
|---|---|
| <ul style="list-style-type: none"> Name of sub needs to be reserved through DSD GIS | Reservations no longer done in advance Subdivision Name available. |
| 2. Reference by dimension and bearing to a section corner or quarter section corner | BO: On Plat |
| 3. Name, address and phone number of developer | BO: On Plat under Plat Notes |
| 4. Name address and phone number of the person preparing the plat | BO: On Plat Title Block and Plat Notes |
| 5. North arrow | BO: Present on all sheets |
| 6. Date of preparation | BO: On Plat |
| 7. Revision block showing dates if 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 sheet. | BO: On Plat Title Block |
| 8. Vicinity map drawn to scale, clearly showing proposed subdivision location in relationship to adjacent subdivisions, main arterial routes, collector streets, etc. <ul style="list-style-type: none"> Check for consistency between pre-plat and vicinity map | BO: On Plat |

| C. EXISTING CONDITIONS DATA | <u>Meets Code / Comments</u> |
|--|---|
| 1. 2 Foot Contours shown unless otherwise approved; show all areas in excess of 15% slope | BO: On Plat |
| 2. Location of water wells, streams, canals, irrigation laterals, private ditches, washes, lakes or other water features; direction of flow; location and extent of known areas subject to inundation. | BO: On Plat and Irrigation Plan |
| 3. Location, widths and names of all platted streets, railroads, utility rights of way of public record, public areas, permanent structures to remain including water wells and municipal corporation lines within or adjacent to the tract <ul style="list-style-type: none"> Future use of remaining wells, if applicable | BO: On Plat and Plan View and Irrigation. |
| 4. Name, book and page numbers of any recorded adjacent subdivisions having a common boundary with the tract | |
| 5. Existing zoning classification, by note <ul style="list-style-type: none"> Proposed zoning, by note, if new zoning is being proposed concurrently with pre-plat application | BO: On Plat under Design Data: R1 |
| 6. Approximate acreage of the tract, by note | BO: On Plat under Design Data |
| 7. Boundary dimensions of the tract | BO: On Plat |
| 8. Names and addresses of adjoining property owners within three hundred (300) feet of the exterior boundary of the tract | BO: On Plat |

| D. PROPOSED CONDITIONS DATA | <u>Meets Code / Comments</u> |
|---|--|
| <p>1. Road layout, including location, width and proposed names of roads, alleys, pathways, easements, and roadway connections, if any, to an adjoining platted tract</p> <ul style="list-style-type: none"> • <i>Confirmation that highway district will allow proposed access if new access is on an arterial</i> • <i>Check alignment of stub streets with adjacent developments, if applicable</i> • Private roads shall not have direct access to arterials or local roads within a platted subdivision (ACCHD 2020.040) • Private road names need to be reserved through DSD GIS. Private roads require a separate application. • Public road names must be checked for availability with DSD GIS • <i>If typical sections are shown make sure they are consistent with what will be required</i> | <p>BO: Road details on Plat Private and Public Road names checked</p> <p>Private Road Applications attached after Subdivision Worksheet.</p> |
| <p>2. Typical lot dimensions including curvilinear data to scale; each lot numbered individually; total number of lots by type and grand total. A private road must be a lot.</p> <ul style="list-style-type: none"> • <i>Curve table is present and matches data shown graphically</i> • <i>Minimum lot size</i> • <i>Average lot size (calculated as total residential area divided by the number of residential lots)</i> • <i>Check block numbering</i> • <i>Consider any phasing shown</i> | <p>BO: On Plat. See also Lot Detail sheet</p> |
| <p>3. Location, width and use of easements</p> <ul style="list-style-type: none"> • <i>Provide documentation of or reference to any existing easements, especially access easements for existing parcels that are part of the plat.</i> • <i>Show easements for all shared infrastructure</i> | <p>Known easements are prescriptive. Appropriate easements will be created via the final plat to house utilities and shared infrastructure.</p> |
| <p>4. Designation of all land to be dedicated or reserved for public use with use indicated</p> | <p>BO: On Plat. Legendary Drive to be Public</p> |
| <p>5. If plat includes land for which multi-family, commercial, or indust use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any</p> | <p>RR - Rural Residential</p> |
| <p>6. If the proposed subdivision is part of a larger area intended for development, a development master plan of the entire area shall be provided</p> | <p>The Proposal is inclusive of all future plans</p> |
| <p>7. Appropriate information that sufficiently details the proposed development within any special development area such as hillside, PUD, flood plain, cemetery, manufactured home, large scale development, hazardous and unique areas of development</p> <ul style="list-style-type: none"> • <i>Check mapping layers for above special development items. Include wetland and natural drainage ways.</i> • <i>Consider recommended conditions related to special development areas and related reports</i> | <p>N/A</p> |

| | |
|--|--|
| 8. All roads must be labeled as either "private" or "public" behind or beneath the road name | BO: Labeled on Plat |
| E. PROPOSED UTILITY METHODS | <u>Meets Code / Comments</u> |
| <p>1. Sewage: A statement as to the type of proposed sanitary sewage facilities</p> <ul style="list-style-type: none"> • Preliminary location/layout of proposed sewage facilities • Nutrient-Pathogen study if required by SWDH • If sewage facilities will be shared, provide preliminary arrangements for future operation and maintenance of the facilities, including financial arrangements. Also include preliminary sewer plan. DSD should complete high level feasibility review of shared utilities | <p>Sewage disposal will be by individual Septic Systems in accordance with the Technical Guidance Manual for Sub-surface Sewage Disposal Systems and a Subdivision Engineering Report approved by Southwest District Health. Groundwater has been monitored around each lot for two seasons.</p> |
| <p>2. Water Supply: A statement as to the type of proposed water supply facilities</p> <ul style="list-style-type: none"> • Preliminary location/layout of proposed potable water facilities • If potable water facilities will be shared, provide preliminary arrangements for future operation and maintenance of the facilities, including financial arrangements. Also include preliminary potable water plan. DSD should complete high level feasibility review of shared utilities | <p>Water Supply to be individual wells OR community well or wells for the subdivision.</p> <p>Wells are to contain full depth seals to protect the aquifer, the subdivision's supply, and the neighbors systems</p> |
| <p>3. Storm Water Disposal: A statement as to the type of storm water disposal facilities which may include evidence as may be required relative to the design and operation of proposed storm water system</p> <ul style="list-style-type: none"> • Include statement that all storm water shall be retained on site, if appropriate • Consider any required protection for roadside swales during home construction and/or long-term protection from landscaping, roadside parking, regrading/filling swale, ect • Maintenance easements for storm drain facilities treating drainage from public roads should be in place | <p>Stormwater Disposal will be via a system compliant with Canyon Highway District No. 4 Standards on public streets. For Private Streets Stormwater will be managed in roadside biofiltration swales or detention basins. This development reserves the right to perpetuate the historic drainage rights associated with the property.</p> <p>Storm facilities will be operated and maintained by the HOA in appropriate easements. More known at const design.</p> |
| <p>4. Irrigation System: A statement as to the proposed irrigation system, which may include evidence as may be required relative to the design and operation of any proposed irrigation system</p> <ul style="list-style-type: none"> • Irrigation Supply And Distribution Systems: The developer shall disclose, pursuant to Idaho Code section 31-3805, and file as part of the preliminary plat with DSD, evidence that an adequate irrigation supply and distribution system to serve the land within the plat to be recorded will be provided and must include consideration of using existing water rights that go with the land being platted. Such evidence shall include, but not be limited to, the following: <ul style="list-style-type: none"> - Copies of the plans of the proposed distribution system for the lots and areas to be served in the proposed development; and - Copies of the community association's or similar organization's documents which may be required precedent | <p>The subdivision will be served by a pressure irrigation system with the pump station placed just west of the existing end/corner of Whisper Creek Street on the West mid of the subdivision.</p> <p>An irrigation plan depicting both the irrigation delivery system and irrigation return, conveyance, and structures in concept is also attached.</p> <p>Water Users Documents will be drafted at the time of subdivision approval.</p> |

| | |
|--|---|
| to the establishment of an irrigation distribution system within the proposed development. | |
| <p>5. Utility Easement: The utility easement width shall be a minimum of ten (10) feet from the exterior boundaries and five (5) feet from the interior boundaries. Utility easements shall be shown graphically on the plat.</p> | <p>A 10 foot public utility easement is planned at the street front of each lot to home all joint trench utilities. Separate easements for other utilities.</p> |
| <p>GENERAL RECOMMENDED CONDITIONS</p> | |
| <ol style="list-style-type: none"> 1. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved. 2. Development shall comply with requirements of the local highway district. Evidence shall include written correspondence from the highway district prior to the first public hearing held for the preliminary plat and highway district signature on the final plat. 3. Development shall comply with irrigation district requirements. Evidence shall include written correspondence from the irrigation district prior to the first public hearing held for the preliminary plat and prior to Board of County Commissioner's signature on the final plat. 4. Development shall comply with Southwest District Health requirements. Evidence shall include written correspondence from the Southwest District Health prior to the first public hearing held for the preliminary plat and Southwest District Health signature on the final plat. 5. Development shall comply with Fire District requirements. Evidence shall include written correspondence from the Fire District prior to the first public hearing held for the preliminary plat and prior to Board of County Commissioner's signature on the final plat. 6. After preliminary plat approval applicant shall provide GIS data containing georeferenced lot line and roadway linework to be included in Development Services GIS mapping. (Solo pre-plats only) | |

SUBDIVISION WORKSHEET

Overview:

| | |
|---|--|
| Number of Buildable Residential Lots: <small>17 Residential Lots</small> | Buildable Lots: <small>1 (Private Roadway Common Lot)</small> |
| Number of Common Lots: | Total Subdivision Size: 26.36 Acres |
| Number of Common Lots: | Average Residential Lot Size: 1.11 Acres |

Area of City Impact:

Is the property in an Area of City Impact? No Yes- What City: **Middleton**

Will you be requesting subdivision Improvement Waivers? No Yes

If yes, which waivers will you be requesting?

Curbs Gutters Sidewalks Street Lights Landscaping Other

If you are located in an Area of City Impact the following is required:

- Evidence of compliance with IC 31-3805 which could include evidence of irrigation system plan approval by the planning and zoning authority and city council and coordination with the irrigation entity.
- Communication with the City.

Roads:

Roads within the development will utilize:

Public Private* Not Applicable Lansing Connection is Public, Internal Streets are private

*Private Roads Require: Name approved prior to submittal & a Private Road Application at the Time of submittal. *Talked to Tony Almeda. Names are available. Private Road application included after the Subdivision Worksheet.

Hillside Development:

Of the total lots requested how many of each contain slopes +15%?

Residential: 17 Non-Buildable: 1 Common: 1 (Prvt Rd Cmn Lt)

Will the proposed roads be located within any area containing +15% slopes?

Yes* No

*If any development or construction activities will occur on slopes > 15% please submit the information required by CCZO 07-17-33

Irrigation:

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

Irrigation: **Middleton Mill**

Drainage: No Drainage District: Storm Drainage Per CHD4 Dev Manual

This property has: Water rights available No water rights available.

If No Water Rights are available, please fill out an Irrigation Plan Worksheet

Irrigation Water is Provided via: Irrigation Well Surface Water

Percentage of property that has water:

Volume of water or diversion rate available at the property:

Please describe, in detail, how the property is currently irrigated and how it will be irrigated after it is subdivided:

A pressurized irrigation system will serve the development with a pump station located at the irrigation box located at the SW corner of the subdivision at Whisper Creek. This has been vetted with the irrigation entity and the current beneficiaries of the existing irrigation box.

Are there irrigation easement(s) on the property? Irrigation Well Surface Water

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

Stormwater management will comply with the Canyon Highway District No. 4 Development Manual. Stormwater will be retained on site or detained and discharged at predevelopment discharge rates using historic drainage rights associated with the property.

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

Stormwater quality will be addressed using sand and grease interceptors and/or bioswales or similar.

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: DocuSigned by:
Greg Schatzel
1C0B02C1A1E841E _____ Date: 6/20/2023
Property Owner (Application Submitted)

Signed: *[Signature]* _____ Date: 24 / Jun / 2023
Applicant/Representative (if not property owner) (Application Submitted)

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

Hidden Creek Estates Lot Detail Sheet

Development: Hidden Creek Estates, Middleton Idaho
 Prepared by: Brent Orton, PE, Orton Engineering
 Date: 6/24/2023

| Total Lot Counts | |
|------------------|----|
| Residential | 17 |
| Commercial | 0 |
| Common | 1 |

| Bins | |
|-------|-------|
| 43560 | 43560 |
| 46000 | 48000 |
| 48000 | 50000 |
| 50000 | 53000 |

26.38 Ac total

| Lot # | Block | Area (SF) | Type | Location |
|----------|-------|-----------|-------------|--------------------|
| 1 | 1 | 43560 | Residential | |
| 2 | 1 | 43560 | Residential | |
| 3 | 1 | 43560 | Residential | |
| 4 | 1 | 43560 | Residential | |
| 5 | 1 | 43560 | Residential | |
| 6 | 1 | 43560 | Residential | |
| 7 | 1 | 57499 | Residential | |
| 8 | 1 | 58806 | Residential | |
| 1 | 2 | 56628 | Residential | |
| 2 | 2 | 48352 | Residential | |
| 3 | 2 | 50530 | Residential | |
| 4 | 2 | 56192 | Residential | |
| 1 | 3 | 45302.4 | Residential | |
| 2 | 3 | 43995.6 | Residential | |
| 3 | 3 | 44866.8 | Residential | |
| 4 | 3 | 46173.6 | Residential | |
| 5 | 3 | 53143.2 | Residential | |
| ROW Cm L | 0 | 326264.4 | Common | Roadway Common Lot |

| Lot Size Distribution | |
|-------------------------|-----------------------|
| Minimum Residential Lot | 43560 ft ² |
| Maximum Residential Lot | 58806 ft ² |
| Size Range | |
| One Acre Lots | 7 Lots |
| 1.0 Ac to 1.05 Ac | 3 Lots |
| 1.05 to 1.1 Ac | 1 Lots |
| 1.1 Ac to 1.15 Ac | 1 Lots |
| 1.15 Ac to 1.22 Ac | 1 Lots |
| Larger than 1.22 Ac | 6 Lots |

| Average Lot Size | |
|------------------|-----------------------|
| Residential Lots | 48403 ft ² |

| Qualifying Green Space | |
|---------------------------------|------------|
| Total Common Lot Area | 4.06 Acres |
| Proportion of Total Development | 15.4% |

| Total NET Project Acreage | |
|---------------------------|-------------------------|
| Commercial | 0 ft ² |
| Residential | 1149113 ft ² |

| Total Gross Project Acreage 26.38 Ac (Less ROW) | |
|---|------------|
| Commercial | 0.00 Acres |
| Residential | 18.9 Acres |

| Gross Density (Residential Only) | |
|----------------------------------|--------------|
| Residential | 0.90 DU/Acre |
| Total ROW Dedication | 3.43 Acres |

PRIVATE ROAD NAME 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



Addressing Ordinance § 06-05-13(11): Changing an existing street or private road name requires a public hearing by the Board and an affirmative action by the Board before any name change shall take effect. All property owners having frontage on the affected street or private road shall be notified by mail of the public hearing at least thirty (30) days before the hearing.

Applicant(s): Whisper Creek Investments, LLC (C/O Greg Schatzel) Phone: 208 249 9876
Please Print Name

1484 N. Weldon Pl. Eagle, Idaho 83616-4400
Current Street Address City/State Zip

Location of Private Road: 232101 Lansing Lane & 9164 SH 44, Middleton, Idaho 83644
Two Nearest Cross Streets

Parcel Number of owner requesting private road name: R23921 R23928

The following must be provided as part of this application:

1. A dimensioned sketch showing the location, configuration and length of the private road.
2. A typewritten or printed list of names and addresses of all persons having a legal right to use the road. (They must sign below.)
3. A list containing a minimum of three proposed road names in preferential order, i.e. first choice as number one, etc.
 - a. First Choice: Mythical Lane (This is the main private road into the subdivision)
 - b. Second Choice: _____
 - c. Third Choice: _____

NOTE: Words that are difficult to spell or pronounce are generally prohibited. The Director may reject a street name if the street name is found to be vulgar, rude or offensive. Private road names cannot be first, last names, or initials. Proposed roads names cannot use words, sound alike or similar spelling from an existing road name. If the parties who have the legal right to utilize the road cannot agree on a name, Development Services Department will take suggestions from all parties and make the final decision and approval. (§ 06-05-13(13))

We, the undersigned, declare that we are owners of all or portions of the land upon which the private road lies or have legal right of ingress and egress upon said road. We understand that we are responsible for the purchasing of a private road sign of a design approved by the Board of County Commissioners, and installed in accordance with the most current edition of the Manual On Uniform Traffic Control Devices, such installation to be inspected and approved by the County Engineer. **We further understand that our address will change as a result of naming this private road.**

Signed:  Date: 6/20/2023
Primary Applicant/Property Owner Application Date

Signed: _____ Printed Name: _____ Date: _____
Applicant/Property Owner

Signed: _____ Printed Name: _____ Date: _____
Applicant/Property Owner

Signed: _____ Printed Name: _____ Date: _____
Applicant/Property Owner

(Please attach additional sheets if more signatures are required)

Accepted By: _____ Date: _____
Director / Staff Signature Application Accepted

| | | | | | |
|-------------------------|---------|--------------|-------|-------|------------|
| Office Use Only: | Case #: | Received by: | Date: | Fees: | Receipt #: |
|-------------------------|---------|--------------|-------|-------|------------|



PRIVATE ROAD NAME 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

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Please Print Name

1484 N. Weldon Pl. Eagle, Idaho 83616-4400
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Two Nearest Cross Streets

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The following must be provided as part of this application:

1. A dimensioned sketch showing the location, configuration and length of the private road.
2. A typewritten or printed list of names and addresses of all persons having a legal right to use the road. (They must sign below.)
3. A list containing a minimum of three proposed road names in preferential order, i.e. first choice as number one, etc.
 - a. First Choice: Mysterious Court (This will be the Cul-de-sac)
 - b. Second Choice: _____
 - c. Third Choice: _____

NOTE: Words that are difficult to spell or pronounce are generally prohibited. The Director may reject a street name if the street name is found to be vulgar, rude or offensive. Private road names cannot be first, last names, or initials. Proposed roads names cannot use words, sound alike or similar spelling from an existing road name. If the parties who have the legal right to utilize the road cannot agree on a name, Development Services Department will take suggestions from all parties and make the final decision and approval. (§ 06-05-13(13))

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Signed:  Date: 6/20/2023
Primary Applicant/Property Owner Application Date

Signed: _____ Printed Name: _____ Date: _____
Applicant/Property Owner

Signed: _____ Printed Name: _____ Date: _____
Applicant/Property Owner

Signed: _____ Printed Name: _____ Date: _____
Applicant/Property Owner

(Please attach additional sheets if more signatures are required)

Accepted By: _____ Date: _____
Director / Staff Signature Application Accepted

| | | | | | |
|-------------------------|---------|--------------|-------|-------|------------|
| Office Use Only: | Case #: | Received by: | Date: | Fees: | Receipt #: |
|-------------------------|---------|--------------|-------|-------|------------|

IRRIGATION PLAN APPLICATION



Applicant(s) Whisper Creek Investments, LLC (C/O Greg Schatzel) 208 249 9876
 Name 1484 N. Weldon Pl., Daytime Telephone Number Eagle, ID 83616-4400
 Street Address City, State Zip

Representative Name Brent L. Orton, PE, MSCE 208 350 9422 brenton@ortonengineers.com
 Daytime Telephone Number / E-mail Address 17338 Sunnysdale Place Caldwell, Idaho 83607
 Street Address City, State Zip

Location of Subject Property: 23201 Lansing Lane & 9164 SH44 , Middleton, Idaho 83644
 Two Nearest Cross Streets or Property Address City

Assessor's Account Number(s): R R23921, R23928 Section 04, 09 Township 4N Range 2W

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. N/A - No agreement currently exists respecting processing applications in Middleton's Impace Area

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

Irrigation: Middleton Mill Irrigation Company

Drainage: No Drainage District: Storm Drainige Per CHD4 Dev Manual

3. How many acres is the property being subdivided? 26.38 Acres

4. What percentage of this property has water? 100 %

5. How many inches of water are available to the property? 1 miners inch/acre

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.

An irrigation pump station is intended to be constructed at the corner of Whisper Creek co-located with the headgate irrigation box - this is located at the South West Corner of the Northern parcel (R23921). This plan has already been discussed and derived in cooperation with the Irrigation District.

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?

Runoff will be captured in a roadside swale. The project will utilize historic drainage and discharge rights.

Use of a detention basin for public road right-of-way is likeley.

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)

This is yet to be determined. Sand and Grease separators and /or a detention swale may be used.

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. Plan and profile show pipe and ground slopes
- 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:

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

A water users agreement will be incorporated into the Covenants, Conditions, and Restrictions (CC&Rs) or accompany them.

Applicant Acknowledgement

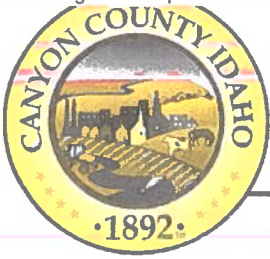
I, the undersigned, agree that prior to the Development Services Department accepting this application I am responsible to have all of the required information and site plans.

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: DocuSigned by:
Greg Schatzel
1C0693C1A8B41E _____ Date: 6/20/2023
Property Owner (Application Submitted)

Signed: *[Handwritten Signature]* _____ Date: 24 / Jun / 2023
Applicant/Representative (if not property owner) (Application Submitted)

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



AGENCY ACKNOWLEDGMENT

Date: 6/21/2023

Applicant: Whisper Creek Investments, LLC (C/O Greg Schatzel)

Parcel Number: R23921, R23928

Site Address: 23201 Lansing Lane & 9164 SH44, Middleton, ID 83644

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

Applicant submitted/met for official review. Predevelopment Meeting 3/29/2022

Date: 3/29/2022 Signed: _____
Predevelopment Meeting Date Authorized Southwest District Health Representative
*Also have been Monitoring Wells (This signature does not guarantee project or permit approval)
for 2 seasons - See receipt below

Fire District:

District: Middleton Star Fire

Applicant submitted/met for official review.

Date: 6/22/2023 Signed: _____
Application and Drawings on Authorized Fire District Representative
Jump Drive Submitted to (This signature does not guarantee project or permit approval)
Middleton Star Fire - see receipt

Highway District:

District: Canyon Highway District 4

Applicant submitted/met for official review.

Date: 6/22/2023 Signed: _____
Application and Drawings Authorized Highway District Representative
submitted on this date (This signature does not guarantee project or permit approval)
see Receipt below

Irrigation District:

District: Middleton Mills Ditch Co.

Applicant submitted/met for official review.

Date: _____ Signed: _____
Authorized Irrigation Representative
See Email Communication below (This signature does not guarantee project or permit approval)
Also held several meetings with Alan
and Board.

Area of City Impact:

City: City of Middleton

Applicant submitted/met for official review. DocuSigned by:

Date: 6/22/2023 Signed: Roberta Stewart
Authorized AOCI Representative
See Email Communication Below (This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: _____ Signed: _____
Canyon County Development Services Staff

| AGENCY LOCATION AND CONTACT | | |
|--|--|-----------------------------|
| Southwest District Health | | |
| | Address | Phone Number |
| | 13307 Miami Lane, Caldwell | (208) 455-5400 |
| Highway Districts | | |
| Agency | Address | Phone Number |
| Canyon | 15435 ID-44, Caldwell | (208) 454-8135 |
| Golden Gate | 500 Golden Gate Ave. E, Wilder | (208) 482-6267 |
| Nampa | 4507 12 th Ave Road, Nampa | (208) 467-6576 |
| Notus-Parma | 106 S. 4 th Str., Parma | (208) 722-5343 |
| Idaho Transportation Department | | |
| | Address | Phone Number |
| | 11331 W. Chinden Blvd., Boise | (208) 334-8300 |
| Fire Districts | | |
| Agency | Address | Phone Number |
| Caldwell Rural | 310 S. Seventh Ave., Caldwell | (208) 896-4511 |
| Homedale Rural | 120 S. Main St., Homedale | (208) 337-3450 |
| Kuna Rural | 150 W. Boise St., Kuna | (208) 922-1144 |
| Marsing Rural | 303 Main St., Marsing | (208) 896-4796 |
| Melba Rural | 408 Carrie Rex, Melba | (208) 495-2351 |
| Middleton Rural | 302 E. Star Blvd., Middleton | (208) 585-6650 |
| Nampa Rural | 820 Second Str. South, Nampa | (208) 468-5770 |
| Parma Rural | 29200 HWY 95, Parma | (208) 722-6753 |
| Star Rural | 11665 State Str., Suite B, Star | (208) 286-7772 |
| Upper Deer Flat Rural | 9500 Missouri Ave., Nampa | (208) 466-3589 |
| Wilder Rural | 601 Patriot Way, Wilder | (208) 482-7563 |
| Irrigation Districts | | |
| Agency | Address | Phone Number |
| Famer Cooperative Ditch Co/Si | PO Box 69, Parma | (208) 722-2010 |
| Farmers Union Ditch Co | PO Box 1474, Eagle | (208) 870-7919 |
| Black Canyon | 474 Elgin Ave., Notus | (208) 459-4141 |
| Boise-Kuna | 129 N. School Ave., Kuna | (208) 922-5608 |
| Boise project Board of Control | 2465 Overland Road, Boise | (208) 344-1141 |
| Eureka | 21766 Howe Road, Caldwell | (208) 250-8000 |
| Franklin Ditch Co | 3401 W. Pine Ave., Meridian | (208) 466-3819 |
| Middleton Mill Ditch Co | PO Box 848, Middleton | (208) 585-3207 |
| Nampa-Meridian | 1503 1 st Str. South, Nampa | (208) 466-7861 |
| New York | 6616 W. Overland Road, Boise | (208) 378-1023 |
| Pioneer | 3804 S. Lake Ave., Caldwell | (208) 459-3617 |
| Pioneer-Dixie | 19724 Dixie River Road, Caldwell | (208) 454-1559 |
| Riverside | PO Box 180, Greenleaf | (208) 722-2010 |
| Settlers | PO Box 7571, Boise | (208) 343-5271 |
| Siebenberg Cooperative Ditch Co | PO Box 642, Parma | kchamberlain.fcde@gmail.com |
| Wilder | 709 Cleveland Blvd., Caldwell | (208) 459-3421 |
| Mason Creek Ditch Co | 1905 Mason Rd., Caldwell | johnmcavoy48@yahoo.com |
| Poor Boy Ditch Co | PO Box 395, Greenleaf | (208) 407-7681 (F) 498-9690 |
| Canyon County Water Co./Flake Ditch | PO Box 11/PO Box 6, Star | (208) 455-1735 |
| City Impact Area | | |
| Agency | Address | Phone Number |
| Caldwell | 621 Cleveland Blvd., Caldwell | (208) 455-3000 |
| Nampa | 500 12 th Ave. S., Nampa | (208) 468-4430 |
| Middleton | 1103 W. Main St., Middleton | (208) 585-3133 |
| Parma | 305 N. 3 rd St., Parma | (208) 722-5138 |
| Melba | 401 Carrie Rex Ave., Melba | (208) 495-2722 |
| Greenleaf | 20523 Whittier Dr., Greenleaf | (208) 454-0552 |
| Notus | 375 Notus Road, Notus | (208) 459-6212 |
| Homedale | 31 W. Wyoming Ave., Homedale | (208) 337-4641 |
| Star | 10769 W. State St., Star | (208) 286-7247 |
| Wilder | 107 4 th St., Wilder | (208) 482-6204 |

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED



RECEIPT

Paid By:

Brent Orton

17338 Sunnydale Place Caldwell ID 83607

For:

Schatzel Subdivision

Between Whisper Creek Lansing Lane
Middleton 83644 ID

Account Number: 010188

| Date | Service(s) | Charges | Payments |
|-----------|--|---------|----------|
| 29-Mar-22 | Pre- Development Meeting | 100.00 | |
| 29-Mar-22 | Payment Pre- Development Meeting - Schatzel Subdivision [011215] | | -100.00 |

Amount Due 0.00

Payment method Credit

Receipt Number 194911

Reference # 011215-010188

Message Pre- Development Meeting- fee to be applied to SER
Application Fees

Printed on April 7, 2022 9:39 AM
Olivia Howard

Healthier Together

13307 Miami Lane - Caldwell, Idaho 83607 - (208) 455-5400 - Fax (208) 455-5405



FIRE DEPARTMENT PRELIMINARY PLAT APPLICATION

PLEASE PRINT

Date: 6/20/2023

| | | | |
|--|--|--------------------------------|---|
| Applicant Name: Whisper Creek Investments, LLC | Primary Contact: <input checked="" type="checkbox"/> Applicant | <input type="checkbox"/> Owner | <input type="checkbox"/> Representative |
| Address: 1484 N. Weldon Pl. | City: Eagle | Zip: 83616-4400 | |
| Phone/Mobile: 208 249 9876 | Email Address: gschatzel@yahoo.com | | |
| Owner(s): Greg Schatzel | | | |
| Address: 1484 N. Weldon Pl. | City: Eagle | Zip: 83616-4400 | |
| Phone/Mobile: 208 249 9876 | Email Address: gschatzel@yahoo.com | | |
| Representative: Orton Engineering | Contact Name: Brent Orton, PE, MSCE | | |
| Phone/Mobile: 208 350 9422 | Email Address: brentorton@ortonengineers.com | | |
| Billing: Name and Email: Greg Schatzel gschatzel@yahoo.com | | | |

PROJECT INFORMATION

| | | |
|---|--|--|
| Subdivision Name: Hidden Creek Estates | | |
| Site Location: 23201 Lansing Lane & 9164 SH44, Middleton, ID 83644 | | |
| Approved Zoning Designation: R1 – Rural Res. | Parcels # R23921, R23928 | Legal Description: 04T4NR2W & 09T4NR2W |
| Total Acreage of Site: 26.38 Acres | Dwelling Units Per Gross Acre: 17 residential lots | |
| Minimum Lot Size: 1 Acre. | Minimum Lot Width: 76' | |
| Total Number of Lots: 18 | Residential: 17 | Commercial: None |
| Industrial: None | Common: 1 Roadway Common Lot | Other: |
| Total Number of Units: 17 proposed | Single-family: 17 proposed | Duplex: None |
| Multi-family: None | Other: | Water Services: Wells and Irrigation sys. |
| Streets: <input checked="" type="checkbox"/> Public (1) <input checked="" type="checkbox"/> Private (2) | # Entrances: 1 | Gated: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |

FIRE CODE OFFICAL USE ONLY

| | | | |
|----------------------|---|---|---------------------------------|
| REVIEW NOTES: | Application & Plans Received: (Date/By) | | |
| | Permit Fee: \$200.00 Paid <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card <input type="checkbox"/> Check # | | |
| | Fire Authority Having Jurisdiction: | | |
| | Fire District Permit # | | |
| | City/County Jurisdiction: | | |
| | County/City Permit # | | |
| | FIRE DISTRICT APPLICATION STATUS | | |
| | Approved <input type="checkbox"/> | Approved with Conditions <input type="checkbox"/> | Denied <input type="checkbox"/> |
| | Fire Code Official: | Date: | |



Thank you!

PURCHASE RECEIPT

Middleton Rural Fire District

302 East Main Street
Middleton ID 83644
(208)286-7772
OTC Local Ref ID: 83865354
6/22/2023 05:11 PM

Your payment card or bank statement will show a charge from IDAHO.GOV.

Status: **APPROVED**
Customer Name: **ORTON/TANYA**
Type: **MasterCard**
Credit Card Number: ****** * 8116**

| Items | Quantity | TPE Order ID | Total Amount |
|---|----------|--------------|-----------------|
| Preliminary Plat Base Fee | 1 | 58334696 | \$200.00 |
| Contact Name: Brent Orton | | | |
| Phone Number: 208 249 9876 | | | |
| Business Name: Orton Engineering | | | |
| Email Address: brenton@ortonengineers.com | | | |
| Note/Comment: Permit 23MS-136 | | | |
| Total remitted to the Middleton Rural Fire District | | | \$200.00 |
| Access Idaho Fee | 1 | 58334696 | \$6.00 |
| Total Amount Charged | | | \$206.00 |

Signature _____

To offer the convenience of using your bank card, a service fee of 3% has been added to your transaction (\$1.00 for electronic checks). This fee goes to our third-party provider, Idaho.gov. The Fire District does not keep any portion of this fee.



CANYON HIGHWAY DISTRICT No. 4

15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208/454-8135
FAX 208/454-2008

MASTER DEVELOPMENT APPLICATION

(Required for all development submittals)

Name of Project: Hidden Creek Estates
Owner/Developer: Whisper Creek Investments, LLC (C/O Greg Schatzel)
Telephone No.: 208 249 9876
Email Contact: gschatzel@yahoo.com

Representative (if different than above): Brent L Orton, PE, MSCE - Orton Engineering
Telephone No.: 208 350 9422
Email Contact: brentorton@ortonengineers.com

Project Location (Street/highway frontage or nearest intersection): 23201 Lansing Lane & 9164 SH44, Middleton, ID 83644

Project Address: 23201 Lansing Lane & 9164 SH44, Middleton, ID 83644

Canyon Co Parcel No.: R R23921, R23928

City Impact Area (Any within one mile): Caldwell Middleton Nampa Star

Development Application Type:

- Entitlements Inquiry
- Rezone or Conditional Use Permit
- Preliminary Plat (\$200 + \$6 / buildable lot)
- Final Plat (\$300 + \$20 / buildable Lot)
- Development Concept Review
- Administrative Lot Split (\$250)
- Improvement Dwg (\$450 + \$15 / buildable lot)
- Commercial Building Permit (Fee Varies)

Development Description: 17 lot subdivision, Lot average siz: 1.11 acres. Will extend Whisper Creek Drive and build public road Legendary Drive to Lansing Lane. Subdivision to contain 2 private roads that are gated: Mythical Lane and Mysterious Court.

Is this a re-submittal? Yes No

Application Fee and required submittals included? Yes Amount: \$ 302

Applicant Signature: 

Date: 6/20/2023

New project applications will be reviewed in the order received, subject to staff availability and workload. Reviews are prioritized based on application type and date received (older projects are reviewed first).

Specific application checklists and submittal requirements are available on the CHD4 website at <https://www.canyonhd4.org/about-us/what-we-do/development/>

Current CHD4 access and development related policy may be found in the latest edition of the Highway Standards and Development Procedures Manual (HSDP Manual) available on the CHD4 website at <https://www.canyonhd4.org/download/highway-standards-development-proccdures-manual/>

**PLAN REVIEW CHECKLIST
CONDITIONAL USE, REZONE, PRELIMINARY PLAT**

Submitter: Hidden Creek Estates Date: 8/21/2023
 Project Location: 23201 Lansing Lane & 9164 SH44, Middleton, ID 83644
 Developer: Whisper Creek Investments LLC (C/O Greg Schatzel)
 Phone: 208 249 9876 Fax: _____
 Engineer: Great West Engineering C/O Andrew Kimmel, PE Trent Olson, PE
 Phone: 208 576 6646 (GWE) Fax: _____ (OTTE PLATTMANN)
208 750 7422 (OTTE)

Reference the Highway Standards and Development Procedures for the Canyon County Highway Districts when completing the Improvement Plans, Preliminary Plat and this check list.

| INCLUDED | NOT APPLICABLE | SUBMITTAL ITEM |
|----------|---------------------------|---|
| ✓ | | RIGHT-OF-WAY |
| ✓ | | Roadway and cul-de-sac right-of-way meet standards |
| ✓ | | All obstructions and right-of-way encroachments are shown to be removed |
| ✓ | | Out parcels and associated right-of-way dedication are properly addressed |
| ✓ | | Intersection of right-of-way lines have minimum required radii |
| ✓ | (N/A) | Sufficient right-of-way is provided for extreme cut and fill locations |
| ✓ | (N/A) | Stub streets are included as required by the District |
| ✓ | MOD WILL BE RECD & COMPLY | Utility, drainage and other required easements are shown |
| ✓ | (N/A) | Parallel frontage roads are included where required by the District adjacent to collector and arterial roadways |
| ✓ | | Roadway alignment (curve radii, tangent lengths) meet standards |
| | | INTERSECTIONS AND APPROACHES |
| ✓ | | Roadway intersections and approaches meet the minimum spacing requirements |
| ✓ | | Access to adjacent properties is available with no landlocked or intervening strip parcels |
| ✓ | | Approaches and intersections have adequate sight distance |
| | NOT YET ANALYZED | Turn lane requirements have been analyzed |
| | (N/A) | Multiple access points to a single parcel have been pre-approved and meet the applicable spacing requirements |
| | ROAD TO BE PAVED (N/A) | Commercial approaches and approaches serving three or more parcels are paved |
| ✓ | | No direct access to adjacent collector and arterial roadways |

| INCLUDED | NOT APPLICABLE | SUBMITTAL ITEM |
|---|----------------|---|
| <p>✓</p> <p>CITY STANDARDS ARE NOT APPLIED FOR THIS TRAIL AS IT IS A PRIVATE PROPERTY (N/A)</p> <p>(SEE COMMENTS)</p> | | <p>ROADWAY</p> <p>Roadway design meets District of Columbia (DC) standards including but not limited to intersection geometry, horizontal alignment, profile, cross section and roadside grading.</p> <p>Special considerations (e.g. curb and gutter) are included for development within the area of city impact.</p> <p>The limits of pavement repair for existing roadways extends to the lane line or centerline.</p> |
| | (N/A) | <p>TRAFFIC IMPACT STUDIES</p> <p>A traffic impact study is included based on the established criteria or requirement of the District (17 UNITS → 170 DAILY TRIPS)</p> |
| | (N/A) | <p>Parameters and requirements of the traffic impact study have been discussed with the District.</p> |
| | (N/A) | <p>Traffic impact mitigation measures are identified.</p> |
| | (N/A) | <p>The traffic impact study is stamped by an Idaho Registered Professional Engineer.</p> |
| <p>NOT YET, BUT REE IS WORKING NOW & WILL BE COMPLETED WITHIN 6 MONTHS.</p> | | <p>DRAINAGE</p> <p>An area outside the public right-of-way and within an easement is provided for storm drainage disposal facilities.</p> |
| <p>TO BE NOTED ON PLAT</p> <p>✓</p> | (SEE NOTES) | <p>The Homeowner's Association, underlying property owner or adjacent property owner is responsible for all storm drainage facilities outside the public right-of-way, including all routine and heavy maintenance.</p> |

WE ARE IN COMMUNICATION WITH CITY OF MIDDLETOWN. DEVELOPMENT WILL COMPLY WITH ANY LEGALLY APPLICABLE STANDARDS.

Transaction Receipt

| | |
|---------------------|-------------------------------------|
| Merchant Name | Canyon Highway District #4 |
| Card Number | ****8116 |
| Expiry Date | 02/2025 |
| Name on Card | Tanya Orton |
| Amount | \$302.00 |
| Street | 17338 |
| Zip Code | 83607 |
| Email | brentorton@ortonengineers.com |
| Type | Charge |
| Date | 06/22/2023 |
| Status | Approved |
| Auth Code | 364285 |
| AVS Result | Address: Match & 5 Digit Zip: Match |
| CVV Result | Match |
| Source | Process transaction |
| Total Amount | \$302.00 |



Brent Orton <brentorton@ortonengineers.com>

Hidden Creek Subdivision

2 messages

Gloria Stokes <irrigation.mm.mi@gmail.com>
To: brentorton@ortonengineers.com

Thu, Jun 22, 2023 at 10:12 AM

Hi Brent,

Attached, please find a copy of the **Developer Requirements** for Middleton Mill Ditch Co. and Middleton Irrigation. The requirements should be carefully reviewed and adhered to as you prepare the preliminary plat for Hidden Creek Subdivision.

If you could please share this document with Andrew Kimell or Mountain West, that would be greatly appreciated, as I do not have an email address for him.

After you make certain that our requirements are met, contact me and I will let you know what needs to happen next.

Let me know if you have any questions. Thanks!

Gloria Stokes, Secretary

Middleton Irrigation Association, Inc.

Middleton Mill Ditch Co.

P.O. Box 848

Middleton, ID 83644

Email: irrigation.mm.mi@gmail.com

Phone: 208-585-3207

 **Developer Requirements.docx**
27K

brentorton@ortonengineers.com <brentorton@ortonengineers.com>
To: akimmel@greatwesteng.com, millscorealty@msn.com, gschatzel@yahoo.com

Fri, Jun 23, 2023 at 7:17 PM

Good afternoon Team – for our use as we move forward on design.

Thanks!

Brent

Brent L. Orton, PE, MSCE

Orton Engineering

Phone: (208)350-9422

Email: brentorton@ortonengineers.com

Web: www.ortonengineers.com



Brent Orton <brentorton@ortonengineers.com>

Fwd: FW: Hidden Creek Subdivision Application

Brent Orton <brentorton@gmail.com>
To: Brent Orton <brentorton@ortonengineers.com>

Tue, Jun 20, 2023 at 8:43 PM

----- Forwarded message -----

From: **Roberta Stewart** <rstewart@middletoncity.com>
Date: Tue, Jun 20, 2023 at 10:04 AM
Subject: FW: Hidden Creek Subdivision Application
To: brentorton@gmail.com <brentorton@gmail.com>
Cc: Becky Crofts <bcrofts@middletoncity.com>, Jason VanGilder <jvangilder@middletoncity.com>

Hi Brent: The City had objected to Mr. Schatzel's project off of Lansing in 2022 when he sought a rezone. County still proceeded with the rezone. At this point, we would simply ask for a pre-annexation agreement using the form attached. All we need is to have a utility corridor defined on the final plat along with an agreement that once City limits are contiguous to the project, the City will be able to automatically annex it into the City. Then we will need to merely attach a legal description of the project along with an Exhibit showing only the exterior boundary. Those 2 documents will allow us to complete the annexation years down the line with the project finally becomes contiguous.

Please request Mr. Schatzel to consider the attached pre-annexation. thanks,

Roberta L. Stewart

PLANNING & ZONING OFFICIAL

City of Middleton, Planning & Zoning

1103 W. Main St.

P.O. Box 487

Middleton, ID 83644

Tele - (208) 585-3133

Fax – (208) 585-9601

rstewart@middletoncity.com

www.middleton.id.gov



From: Jason VanGilder <jvangilder@middletoncity.com>
Sent: Tuesday, June 20, 2023 7:50 AM
To: Roberta Stewart <rstewart@middletoncity.com>
Cc: Becky Crofts <bcrofts@middletoncity.com>
Subject: FW: Hidden Creek Subdivision Application

Request for comment on a development off Lansing Lane...

-Jason

Jason Van Gilder, PE
Public Works Director
CITY OF MIDDLETON
1103 W. Main St.
Middleton, ID 83644
208.585.3133 (Main)
jvangilder@middletoncity.com

From: Brent Orton <brentorton@gmail.com>
Sent: Monday, June 19, 2023 3:58 PM
To: Jason VanGilder <jvangilder@middletoncity.com>; Becky Crofts <bcrofts@middletoncity.com>
Cc: Brent Orton <brentorton@gmail.com>
Subject: Fwd: Hidden Creek Subdivision Application

Hello Jason and Becky!

Embarrassingly it appears I messed up both of your email addresses in different ways when I sent this previously! Please see the email attached below.

I have been working with Greg Schatzel for the past 2 seasons collecting groundwater data for southwest district health and he is ready to move forward on his project. Because of the product type that he is looking for it would be difficult to make off sites for city services pencil out.

We are seeking your feedback on this project to satisfy the requirements for Canyon County Preliminary Plat Application as the property is in your impact area.

I appreciate you both and look forward to hearing back from you! Have a wonderful day!

Brent Orton, PE

Orton Engineering

(208)350-9416

----- Forwarded message -----

From: **Brent Orton** <brentorton@gmail.com>

Date: Sat, May 6, 2023 at 9:34 PM

Subject: Hidden Creek Subdivision Application

To: <permits@starfirerescue.org>, **Becky Crofts** <bcrofts@middletoncity.com>, **Chris Hopper** <chopper@canyonhd4.org>, <jvangilder@middletoncity.org>

Cc: **Andrew Kimmel** <akimmel@greatwesteng.com>, **Greg Schatzel** <gschatzel@yahoo.com>, **Devin Krasowski** <devin.krasowski@canyoncounty.id.gov>, <stephanie.hailey@canyonco.id.gov>, <debbie.root@canyoncounty.id.gov>, <gtiminisky@starfirerescue.org>

Good evening Friends!

I have the privilege of working on a subdivision in Canyon County and within your jurisdiction or impact area for owner, Greg Schatzel. I suggested the Name to Greg of Schatzel Flats but wiser minds prevailed. There is a drainage with substantially groundwater (I presume because it is clear during the summer) that passes through the subdivision and it is isolated from major streets so that the Hidden Creek name matches nicely.

Access: Thanks to many of the folks on this email chain we know that we need to construct an extension of whisper creek drive and connect it through the available property through to Lansing Lane. This will be a public street with a 50 foot ROW. No direct lot access will occur to this Public Street.

A private road within a 50 foot Common Lot will extend south from the public road across the drainage. The subdivision will be served with pressure irrigation and individual wells (some possibility of a common well or multiple shared wells) and individual septic systems. The Vision is for large lots intended to align with the nature and character of the adjacent homes and lots.

We anticipate a Rural estates type road section internally with a concrete mow strip bounding the asphalt street. The Private road is intended to be gated with appropriate access for Emergency Services (Knox? Clicker? Code?) A cul de sac will be built as shown on the attached preliminary plat with adequate radii for Fire Apparatus turn around.

We expect to submit the preliminary plat application to Canyon County in the next few weeks and would appreciate your feedback as we dig into this part of the process.

We're excited to "dig" into the project both figuratively and literally. Thank you for the help to this point and for your partnership.

Sincerely,

Brent Orton

Brent L. Orton, PE, MSCE

Orton Engineering

17338 Sunnydale Place

Caldwell, Idaho 83607

brentorton@gmail.com


Ph: 208 350 9422



3 attachments

 **4-23102 - Sheet 4 - Hidden Creek Estates Subdivision Plan View.pdf**
635K

 **4-23102 - Sheet 1-3 LANSING LANE SUBDIVISION .pdf**
940K

 **FORM - Updated Consent to Annex Utility Corridor.pdf**
155K



TitleOne

www.titleonecorp.com

a title & escrow co.

PROPERTY INFORMATION

Date:

6/22/2023

Prepared By:

TitleOne Customer Service

Property Address:

23201 Lansing Ln Middleton 83644

Parcel Number:

R2392100000

Warmest Regards,

The TitleOne Team
TitleOne Corporation
www.TitleOneCorp.com

Disclaimer

Any property information contained in this email is subject to the following: This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.

Canyon County Property Profile Information



Parcel ID: R2392100000
Alt Parcel ID: 05210000013B
Property Addr: 23201 Lansing Ln
Middleton ID 83644 - 5652



Owner Information

Name: Whisper Creek Investments LLC
Address: 1484 N Weldon Pl
Eagle ID 83616 - 4400

Assessor Information

Legal Description: 04-4N-2W SE LEMP PARK URBAN TRS TX
1 IN LTS 13 & 14
Twn/Range/Section: 04N / 02W / 04 / SE
Acres: 13.18 (574,121 SqFt)
Irrigation Dist: Non-District Area
School District: 765 Middleton School Dist
Instrument #: 2023008494
Subdivision: Lemp Park Urban Tracts
Plat Instr. #: 38173

Treasurer Information

Year: 2022 Tax: \$1,140.32
Year: 2021 Tax: \$1,361.72
Year: 2020 Tax: \$1,378.56
Levy Year: 2022
Levy Code: 109-00
Levy Rate: 0.0047

Assessor Land Categories

| Use Code | Description | Value |
|----------|-------------------|--------------|
| 15H | 15H Rural Res Sub | \$200,000.00 |
| 02 | 02 Irr pasture | \$13,040.00 |

Assessed Values

Land Value: \$213,040.00
Improvement Value: \$0.00
Total Value: \$213,040.00 (2023)

Transfer Information

| | | |
|--------------------------------------|--------------------------|----------------------|
| Rec. Date: 03/17/2023 | Doc Num: 8494 | Doc Type: Quit Claim |
| Buyer: WHISPER CREEK INVESTMENTS LLC | Seller: DELMAS LLC | |
| Rec. Date: 08/05/2005 | Doc Num: 48043 | Doc Type: Deed |
| Owner: James E Bishop | Grantor: HUNTLEY RICHARD | |
| Orig. Loan Amt: | Title Co: TITLE ONE | |
| Finance Type: | Loan Type: | Lender: |

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



2020-020229
 RECORDED
04/16/2020 11:31 AM
 CHRIS YAMAMOTO
 CANYON COUNTY RECORDER
 Pgs=2 HCRETAL \$15.00
 TYPE: DEED
 ALLIANCE TITLE - BOISE PRODUCTION
 ELECTRONICALLY RECORDED

WARRANTY DEED

Alliance Title & Escrow Corp. Order No.:473777

FOR VALUE RECEIVED

Estates at Whisper Creek, LLC, an Idaho Limited Liability Company

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Delmas, LLC, an Idaho Limited Liability Company

whose current address is

**1484 N. Weldon Pl.
 Eagle, ID 83616**

the grantee(s), the following described premises, in Canyon County, Idaho, TO WIT:

See attached Exhibit 'A'

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: April 13, 2020

Estates at Whisper Creek, LLC

Don Board
 By: Don Board, Managing Member

State of Idaho } ss
 County of Blaine }

On this 13th day of April, 2020, before me, the undersigned, a Notary Public in and for said state, personally appeared Don Board known or identified to me to be the Managing Member in the Limited Liability Company known as Estates at Whisper Creek, LLC who executed the foregoing instrument, and acknowledged to me that he executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Linda J. Woods
 Notary Public for the State of Idaho
 Residing at: Twins Falls
 Commission Expires: 06/14/2024

LINDA J. WOODS
 COMMISSION NO. 20181105
 NOTARY PUBLIC
 STATE OF IDAHO
 COMM. EXPIRES 06/14/2024

Exhibit 'A'

Parcel 1:

This parcel is a portion of Tracts 24 and 25 of the Amended Plat of LEMP PARK URBAN TRACTS as on file in Book 4 of Plats at Page 32 in the office of the Recorder for Canyon County, Idaho, and is situated in the Northeast Quarter of Section 9 and the Southeast Quarter of Section 4, Township 4 North, Range 2 West of the Boise Meridian and is more particularly described as follows:

COMMENCING AT THE Northeast corner of the said Northeast Quarter; thence South 89°46'00" West along the North boundary of the said Northeast Quarter, a distance of 540.70 feet to the East boundary of said Tract 25 which is the TRUE POINT OF BEGINNING; thence South along the said East boundary, a distance of 434.98 feet (formerly a distance of 437.79 feet); thence South 89°46'00" West along a line parallel with the said North boundary a distance of 130.00 feet; thence South along a line parallel with the said East boundary, a distance of 365.63 feet; thence West along a line perpendicular to the said East boundary, a distance of 340.89 feet to a point on a line that is parallel with and 50.00 feet Easterly of the West boundary of said Tract 24; thence South 0°00'57" West along the said parallel line, a distance of 428.87 feet to the Northerly right of way boundary of State Highway 44; thence Northwesterly along the said right of way boundary, a distance of 50.23 feet along the arc of a curve to the right having a radius of 5669.58 feet, a central angle of 0°30'27.5" and a long chord which bears North 84°28'07" West a distance of 50.23 feet to the Southwest corner of said Tract 24; thence North 0°00'57" East (of record North 0°21'25" East) along the said West boundary, a distance of 1223.05 feet to a point on the said North boundary of the Northeast Quarter; thence North 0°24'35" East (of record North 0°45'03" East) along the said West boundary, a distance of 330.91 feet to the Northwest corner of said Tract 24; thence North 89°46'33" East along the North boundaries of said Tracts 24 and 25, a distance of 520.72 feet (platted as 520.8 feet) to the Northeast corner of said Tract 25; thence South 0°25'07" West along the said East boundary of Tract 25, a distance of 330.83 feet to the TRUE POINT OF BEGINNING.

Parcel 2:

A part of Tracts 13 and 14 of the Amended Plat of LEMP PARK URBAN TRACTS, being a part of the Southeast Quarter of the Southeast Quarter of Section 4, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described to wit:

Commencing at the Northeast corner of the Southeast Quarter of the Southeast Quarter, Section 4, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho; thence South 0°06'20" East 330.80 feet along the East line of the said Southeast Quarter of the Southeast Quarter to the INITIAL POINT of this description; thence continue South 0°06'20" East 56.00 feet; thence South 89°17'30" West 337.00 feet; thence South 27°25'30" West 686.93 feet to a point on the South line of the said Tract 14; thence South 89°16'30" West 668.58 feet along the said South line to a point on the West line of the said Southeast Quarter to the Southeast Quarter; thence North 0°03'30" West 662.00 feet along the said West line to a point on the North line of the said Tract 13; thence North 89°17'30" East 1322.58 feet along the said North line to the INITIAL POINT of this description.



1211 W Myrtle Street, Plaza II Suite 100
Boise, ID 83702

2023-008494
RECORDED
03/17/2023 10:55 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 JWINSLOW \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

ELECTRONICALLY RECORDED-DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT

ACCOMMODATIONS

QUITCLAIM DEED

For Value Received

Delmas, LLC, an Idaho Limited Liability Company

do hereby convey, release, remise and forever quit claim unto

Whisper Creek Investments, LLC, an Idaho Limited Liability Company

whose address is 1484 N Weldon Place, Eagle, ID 83616

the following described premises, to-wit:

See Exhibit "Parcel A" attached

Together with their appurtenances.

Dated: March 15, 2023

Delmas, LLC, an Idaho Limited Liability Company



Greg Schatzel, Managing Member

State of _____, County of _____

See Attached
Jurat **Ack** 3/15/2023

This record was acknowledged before me on _____ by Greg Schatzel, as
Managing Member of Delmas, LLC, an Idaho Limited Liability Company.

Signature of notary public
Commission Expires:

CLEAR

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

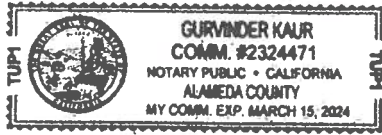
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Santa Clara)
On 03/15/2023 before me, Gurvinder Kaur, Notary Public
Date Here Insert Name and Title of the Officer
Personally appeared Greg Curtis Schatzel
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document Quitclaim Deed Document Date 03/15/2023
Number of Pages 2 Signer(s) Other Than Named Above

Capacity(ies) Claimed by Signer(s)

Signer's Name Signer's Name
[] Corporate Officer—Title(s) [] Corporate Officer—Title(s)
[] Partner [] Limited [] General [] Partner [] Limited [] General
[] Individual [] Attorney in Fact [] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator [] Trustee [] Guardian or Conservator
[] Other [] Other

Signer Is Representing Signer Is Representing

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Canyon County Development Services

111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Division Email: buildinginfo@canyoncounty.i **Planning Division Email:** zoninginfo@canyoncounty.id

Receipt Number: 79590

Date: 6/26/2023

Date Created: 6/26/2023 **Receipt Type:** Normal Receipt **Status:** Active
Customer's Name: Tanya Orton - Orton Engineering
Comments: SD2023-0014

CHARGES

| <u>Item Being Paid For:</u> | <u>Application Number:</u> | <u>Amount Paid:</u> | <u>Prevs Pymnts:</u> | <u>Unpaid Amnt:</u> |
|---|----------------------------|---------------------|----------------------|---------------------|
| Planning - Preliminary Plat (Including Irrigation, Drainage, Grading Plans) | SD2023-0014 | \$1,550.00 | \$0.00 | \$0.00 |
| Planning - Preliminary Plat Additional City Impact Area Fee | SD2023-0014 | \$100.00 | \$0.00 | \$0.00 |
| Planning - Preliminary Plat Additional Per Lot Fee (Per Application) | SD2023-0014 | \$180.00 | \$0.00 | \$0.00 |
| Planning - Multiple Director Decisions without Notification on Single Application | SD2023-0014 | \$160.00 | \$0.00 | \$0.00 |

Sub Total: \$1,990.00

Sales Tax: \$0.00

Total Charges: \$1,990.00

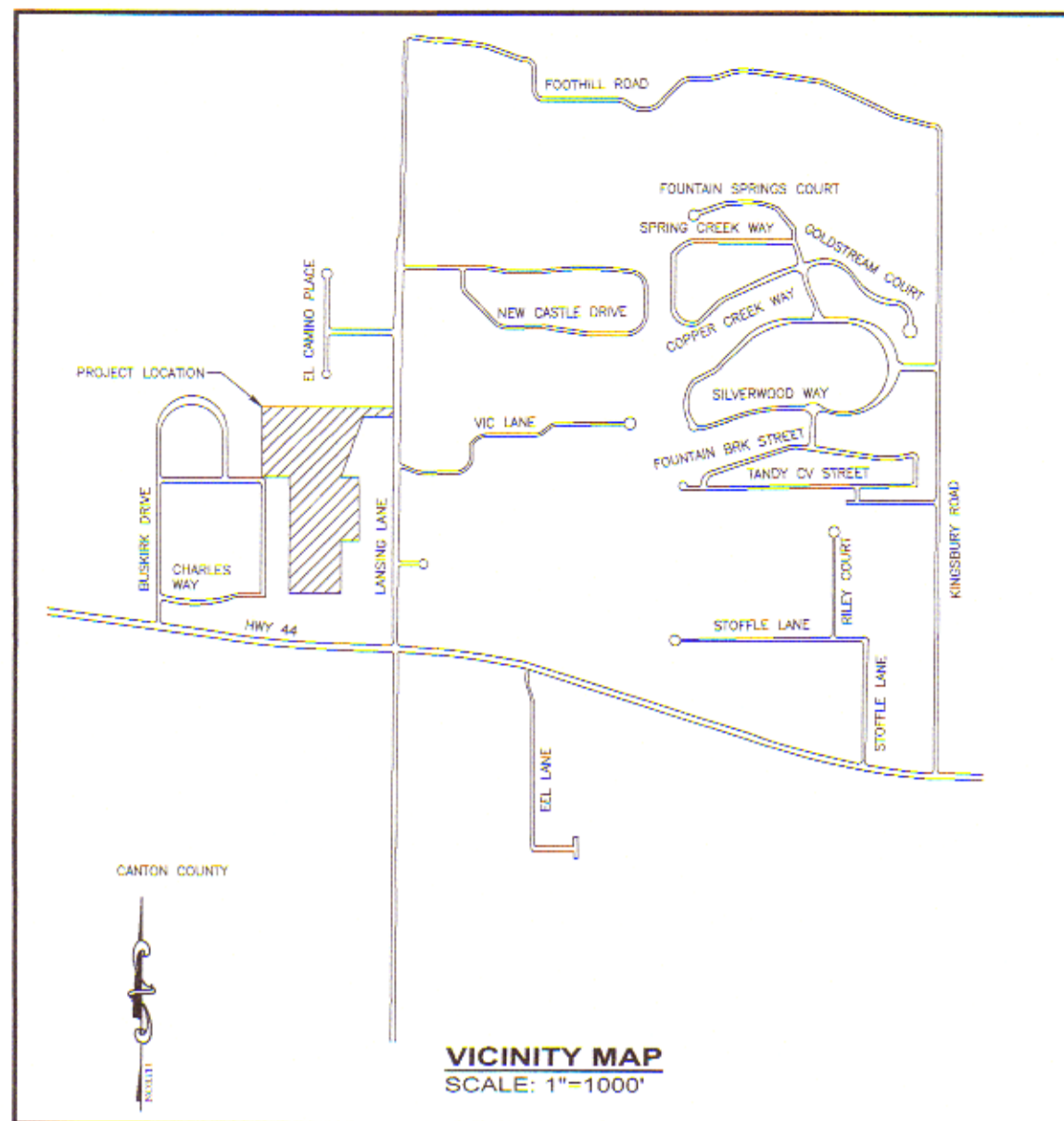
PAYMENTS

| <u>Type of Payment:</u> | <u>Check/Ref Number:</u> | <u>Amount:</u> |
|-------------------------|--------------------------|----------------|
| Credit Card | 137977296, 137978336 | \$1,990.00 |

Total Payments: \$1,990.00

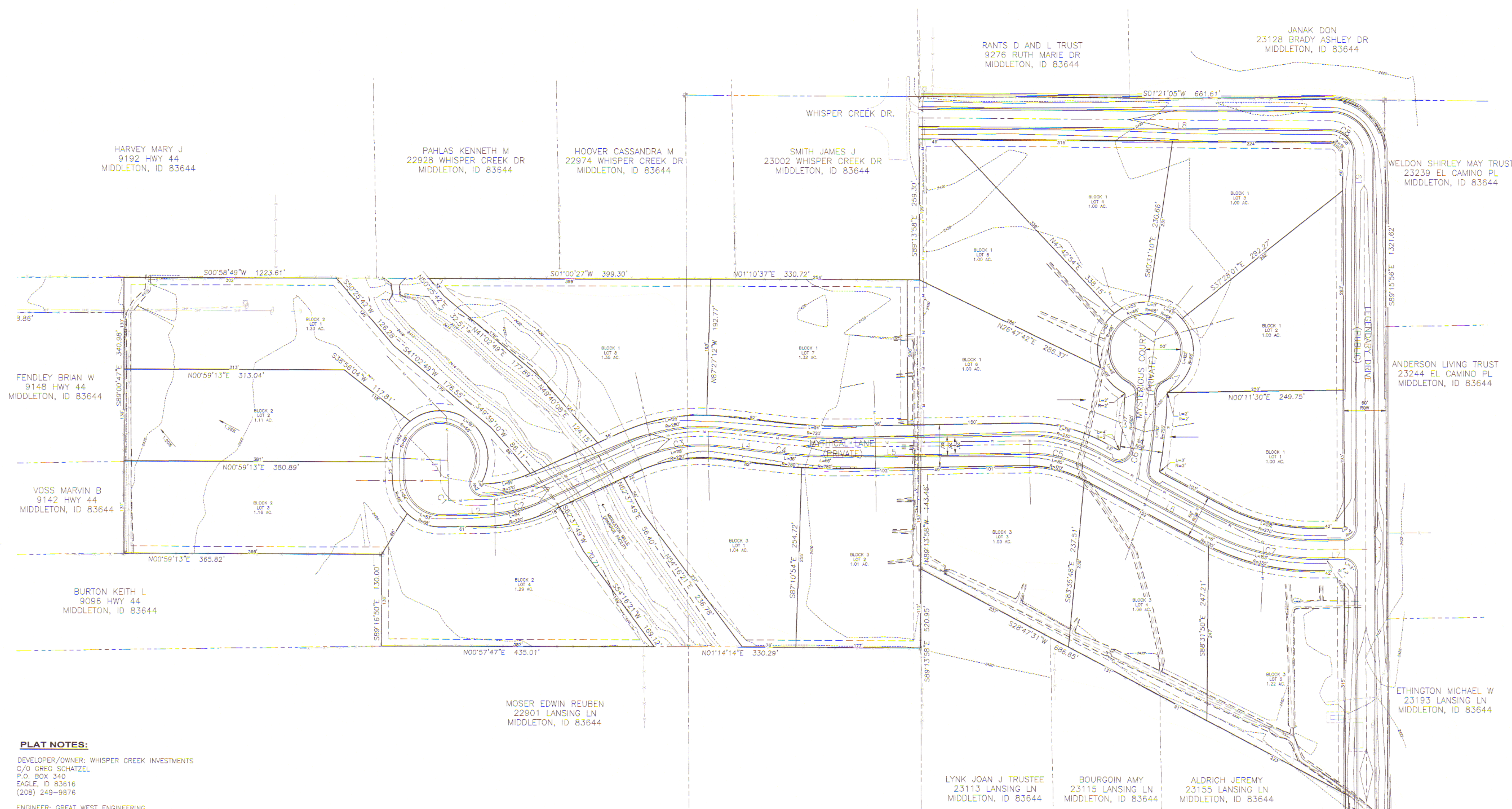
ADJUSTMENTS

Receipt Balance: \$0.00



DESIGN DATA:
 ZONE: R1 SINGLE FAMILY RESIDENTIAL
 EXISTING USE: R1 SINGLE FAMILY RESIDENTIAL
 PROPOSED USE: R1 SINGLE FAMILY RESIDENTIAL
 DEVELOPMENTAL AREA: 26.38 ACRES
 SEWER: INDIVIDUAL SEPTIC SYSTEMS SHALL BE UTILIZED FOR THIS PROJECT
 WATER: INDIVIDUAL WELLS WILL BE UTILIZED FOR THIS PROJECT
 STREETS: STREET WIDTH SHALL CONFORM TO THE STANDARDS OF THE CANYON COUNTY HIGHWAY DISTRICT.
 SETBACKS: SETBACKS SHALL CONFORM TO THE CODE OF THE CANYON COUNTY.
 EASEMENTS:
 - A TEN FOOT WIDE UTILITY EASEMENT SHALL EXIST AND BE MAINTAINED ADJACENT TO ALL STREET FRONTAGES.
 DRAINAGE: THE ROAD DITCH WILL CARRY DRAINAGE. DRAINAGE EASEMENTS, IF NECESSARY, WILL BE NOTED ON THE FINAL PLAT.
 OTHER UTILITIES: CABLE, POWER, TELEPHONE, AND OTHER AVAILABLE SERVICES.
 TOTAL LOT DENSITY: 0.64 LOTS PER ACRE
 TOTAL LOTS: 17 RESIDENTIAL, 1 COMMON LOT (PRIVATE ROADS)

- CONSTRUCTION NOTES:**
- ALL CONSTRUCTION SHALL CONFORM TO THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, CANYON HIGHWAY DISTRICT NO. 4, AND ALL OTHER LOCAL, STATE, AND FEDERAL AGENCIES WHICH ARE APPLICABLE UNLESS OTHERWISE SHOWN.
 - THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH SITE CONSTRUCTION.
 - EXISTING UTILITIES ARE LOCATED ON THE PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE PROTECTION OF UTILITIES AND THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN ON THE PLANS OR NOT IN THE LOCATION SHOWN ON THE PLANS. THIS INCLUDES ALL SERVICE LATERALS OF ANY KIND.
 - CONTRACTOR SHALL REMOVE AND SORT ALL EXCAVATED MATERIAL AND USE SUITABLE MATERIAL WHERE DESIGNATED ON THE CONSTRUCTION PLANS AS REQUIRING FILL MATERIAL. FILL MATERIAL SHALL BE PLACED AND COMPACTED BY METHODS APPROVED BY CANYON HIGHWAY DISTRICT NO. 4, AND APPROVED BY THE ENGINEER.
 - ALL STRIPPED MATERIAL NOT SUITABLE FOR FILL MATERIAL ON LOTS OR ROADWAYS SHALL BE USED AS DIRECTED BY THE ENGINEER OR DEVELOPER.
 - ALL MATERIAL NOT SUITABLE FOR FILL OR LANDSCAPE BERMS SHALL BE DISCARDED OFF SITE BY THE CONTRACTOR. ALL REMAINING SUITABLE FILL MATERIAL SHALL BE STOCKPILED IN A LOCATION DETERMINED BY THE DEVELOPER.
 - ALL LOT DRAINAGE WILL BE RETAINED ON EACH LOT. EACH LOT OWNER SHALL PROVIDE A GRADING AND DRAINAGE PLAN TO CANYON COUNTY DSD UPON BUILDING PERMIT SUBMITTAL.
 - THE HOMEOWNER'S ASSOCIATION, UNDERLYING PROPERTY OWNER, OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.



PLAT NOTES:
 DEVELOPER/OWNER: WHISPER CREEK INVESTMENTS
 C/O GREG SCHATZEL
 P.O. BOX 340
 EAGLE, ID 83616
 (208) 249-9876
 ENGINEER: GREAT WEST ENGINEERING
 C/O ANDREW KIMMEL, PE
 3050 N. LAKEHARBOR LN. SUITE 201
 BOISE, ID 83703
 (208)-576-6646
 SURVEYOR: LR GEO
 C/O AARON P. RUSH, PLS
 2308 N COLE RD.
 BOISE, ID 83704
 (208)-556-3911
 DATUM: NAD 83 (2011) 2010.00, IDAHO SPCS WEST ZONE PROJECTION. COORDINATES SHOWN ARE AT GROUND, WITH A COMBINED SCALE FACTOR OF 1.000120154 APPLIED ABOUT THE ORIGIN (0,0).
 V: NAVD 88, Brought to the site via static observation processed through the NGS OPUS UTILITY.

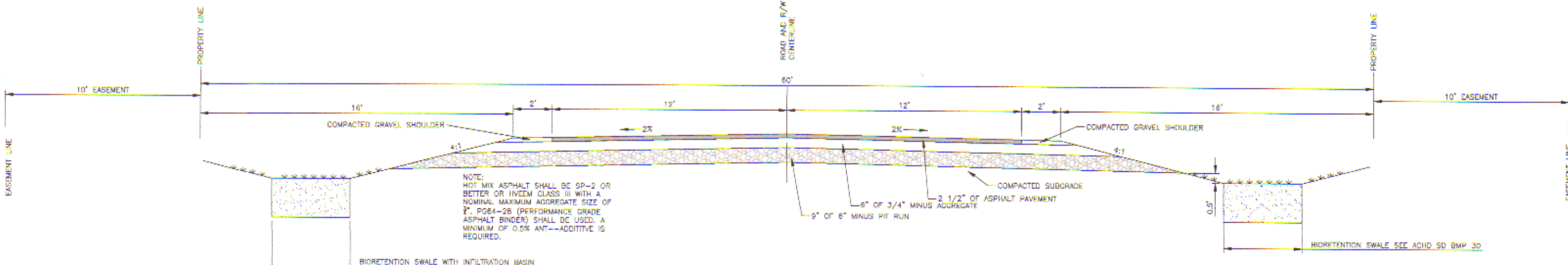
LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|--------------------------|
| --- | --- | CITY LAND/OWNER BOUNDARY |
| --- | --- | DITCH (CENTER LINE) |
| --- | --- | DITCH (TOP) |
| --- | --- | DITCH (BOTTOM) |
| --- | --- | FENCE |
| --- | --- | FILTRATION BASIN CONTOUR |
| --- | --- | IRRIGATION (GRAVITY) |
| --- | --- | IRRIGATION (PRESSURE) |
| --- | --- | MAJOR CONTOUR |
| --- | --- | MINOR CONTOUR |
| --- | --- | NATURAL GAS |
| --- | --- | OVERHEAD POWER |
| --- | --- | OVERHEAD TELEPHONE |
| --- | --- | PAVED ROAD |
| --- | --- | ROAD CENTERLINE |
| --- | --- | ROAD CURB |
| --- | --- | ROAD DITCH |
| --- | --- | ROADWAY |
| --- | --- | UTILITY POLE |
| --- | --- | WELL |

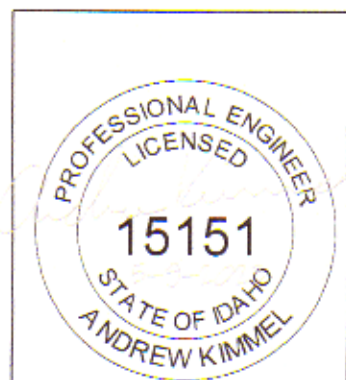
ROAD CENTERLINE

| Line # | Length | Direction |
|--------|----------|------------------|
| L1 | 28.383 | N90° 00' 00.00"W |
| L2 | 20.486 | S0° 00' 00.71"E |
| L3 | 140.193 | S23° 21' 59.04"E |
| L4 | 81.541 | S7° 29' 05.26"W |
| L5 | 252.587 | S0° 00' 00.00"E |
| L6 | 193.295 | S28° 47' 31.27"W |
| L7 | 75.744 | S0° 44' 04.39"W |
| L8 | 584.449 | S1° 21' 05.28"W |
| L9 | 1243.845 | N89° 15' 55.61"W |

| Curve # | Length | Radius | Delta |
|---------|---------|---------|---------|
| C1 | 62.202 | 38,120 | 93,4920 |
| C2 | 81.563 | 200,000 | 23,3662 |
| C3 | 134.614 | 250,000 | 30,8512 |
| C4 | 97.976 | 750,000 | 7,4848 |
| C5 | 100.503 | 200,000 | 28,7920 |
| C6 | 189.340 | 725,004 | 14,9632 |
| C7 | 146.909 | 300,000 | 28,0575 |
| C8 | 74.881 | 48,000 | 89,3831 |



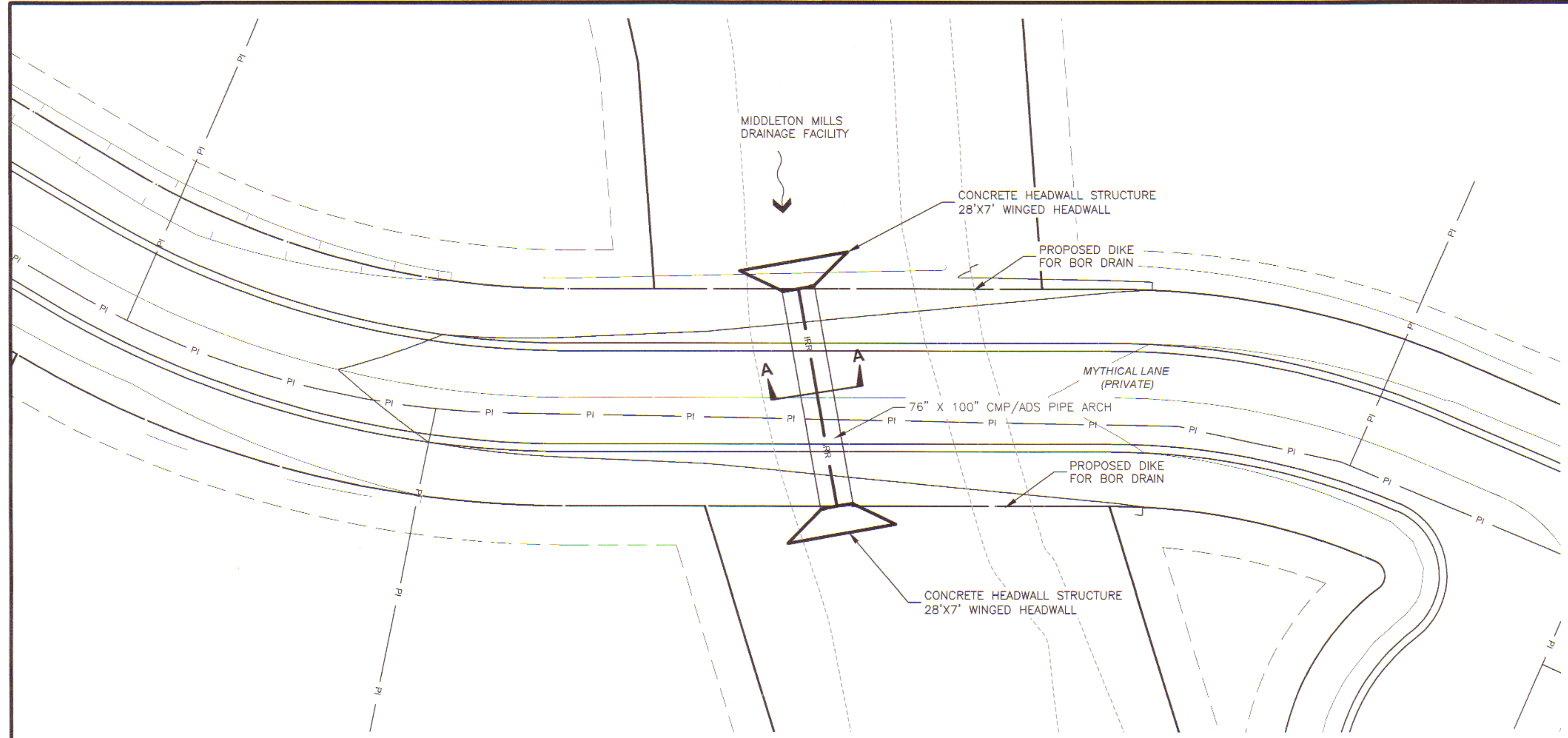
TYPICAL 60' ROW STREET SECTION:
 TWO LANE RURAL ROAD SECTION PER CANYON COUNTY HIGHWAY DISTRICT STANDARD DRAWING NO. ACC-101
 SCALE: 1"=5'



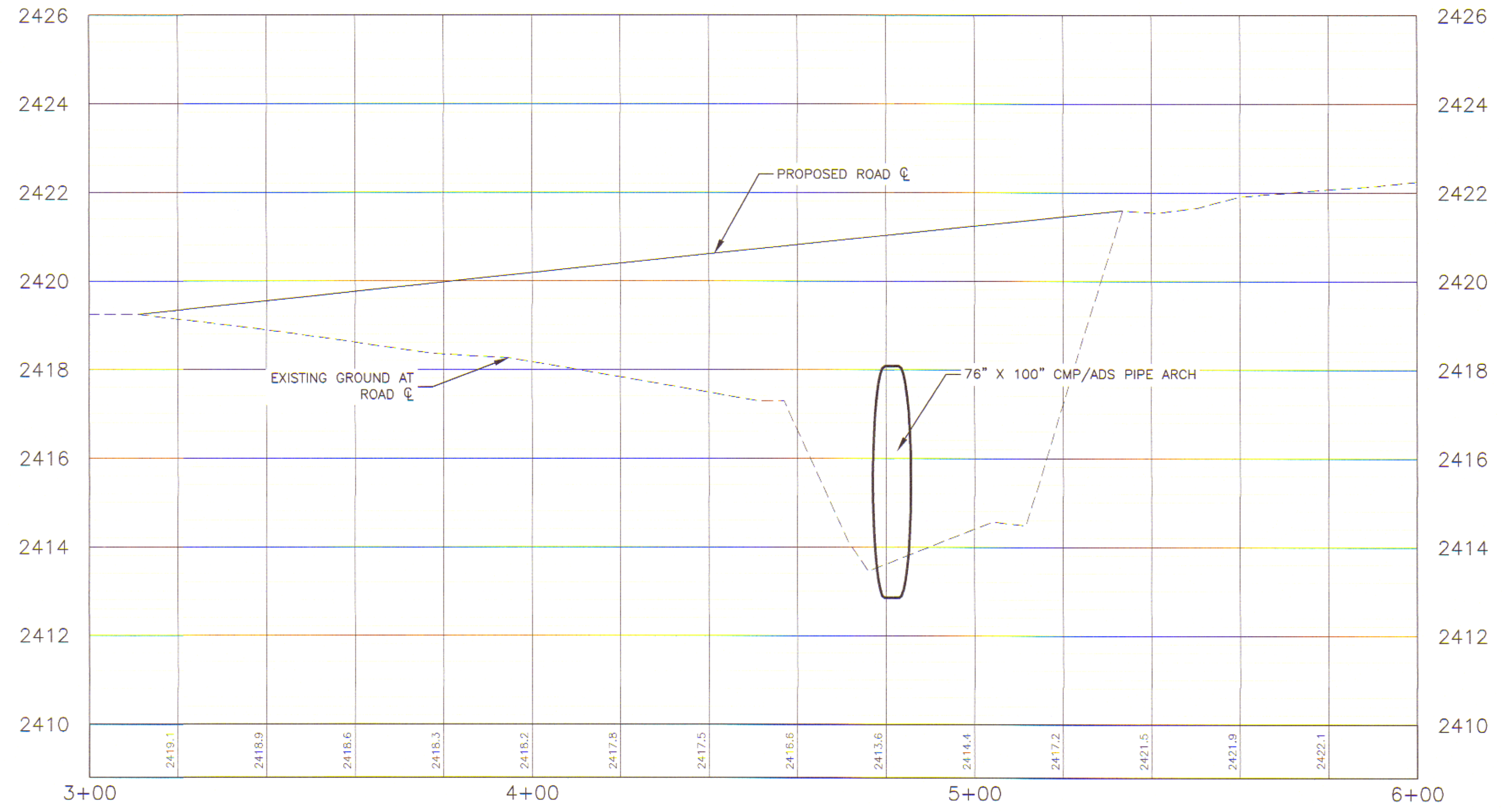
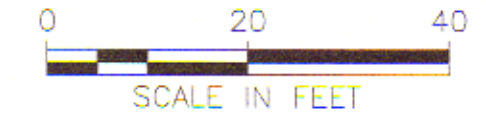
| PROJECT: | NO. | REVISION DESCRIPTION | BY | DATE |
|----------------|-----|----------------------|----|--------|
| 4-23102 | △ | ROW MODIFICATION | AR | 5-8-23 |
| DESIGNED: ACR | | | | |
| DRAWN: AMB | | | | |
| CHECKED: AJK | | | | |
| APPROVED: AJK | | | | |
| DATE: 5-9-2023 | | | | |

PRELIMINARY PLAT FOR HIDDEN CREEK ESTATES
 LOCATED WITHIN THE SE 1/4 OF SE 1/4 OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 2 WEST AND THE NE 1/4 OF NE 1/4 OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 2 WEST AND, BOISE MERIDIAN
 CANYON COUNTY, IDAHO MARCH 2023

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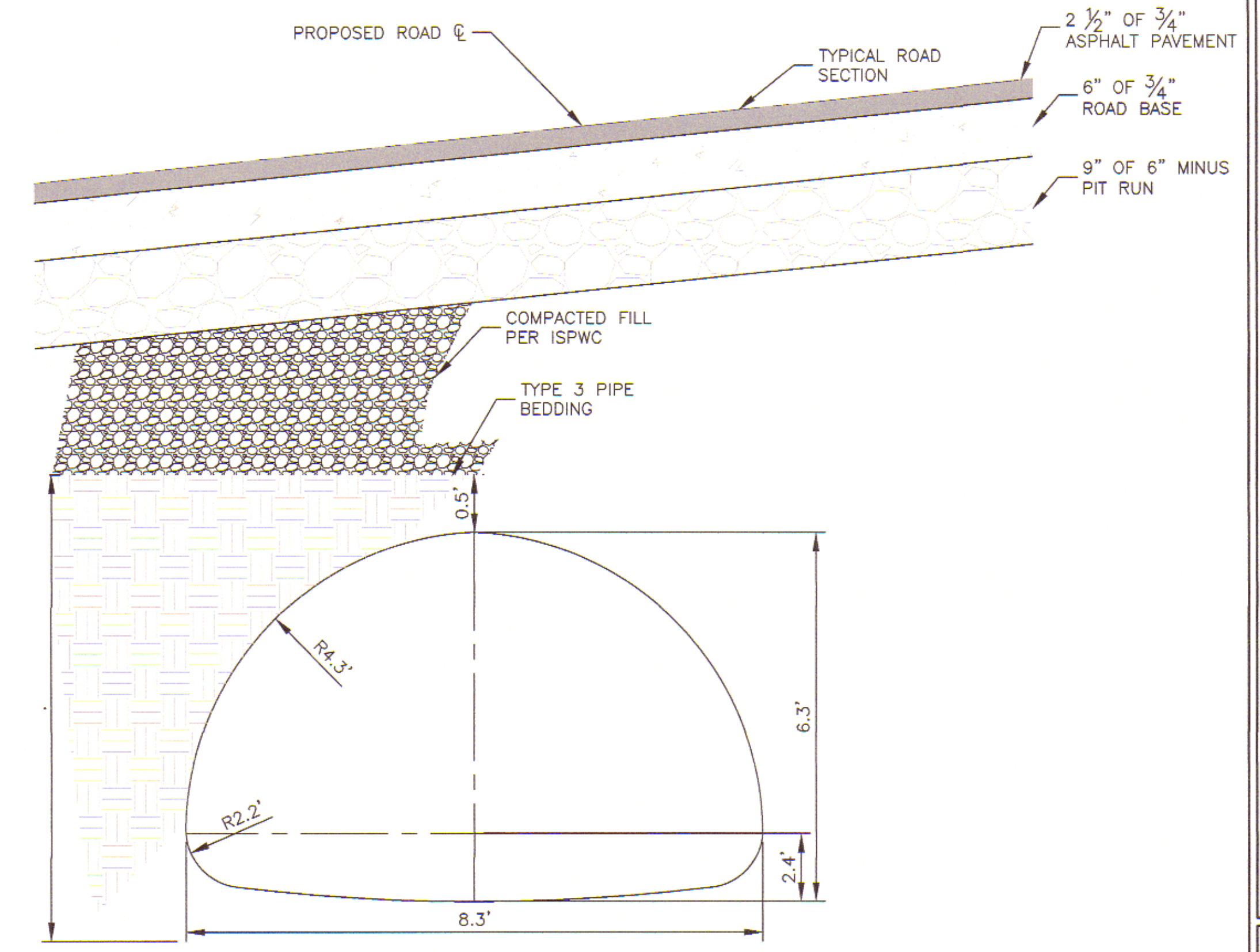


PLAN VIEW OF BOR DRAIN CROSSING



PROFILE VIEW OF ROAD CL - STA. 3+00 TO STA. 6+00

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



A-A: SQUASH PIPE SECTION

NTS:

| NO. | REVISION DESCRIPTION | BY | DATE |
|-----|----------------------|----|------|
| | | | |
| | | | |
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PROJECT: 4-23102
DESIGNED: ---
DRAWN: AB
CHECKED: ---
APPROVED: ---
DATE: MARCH 17, 2023

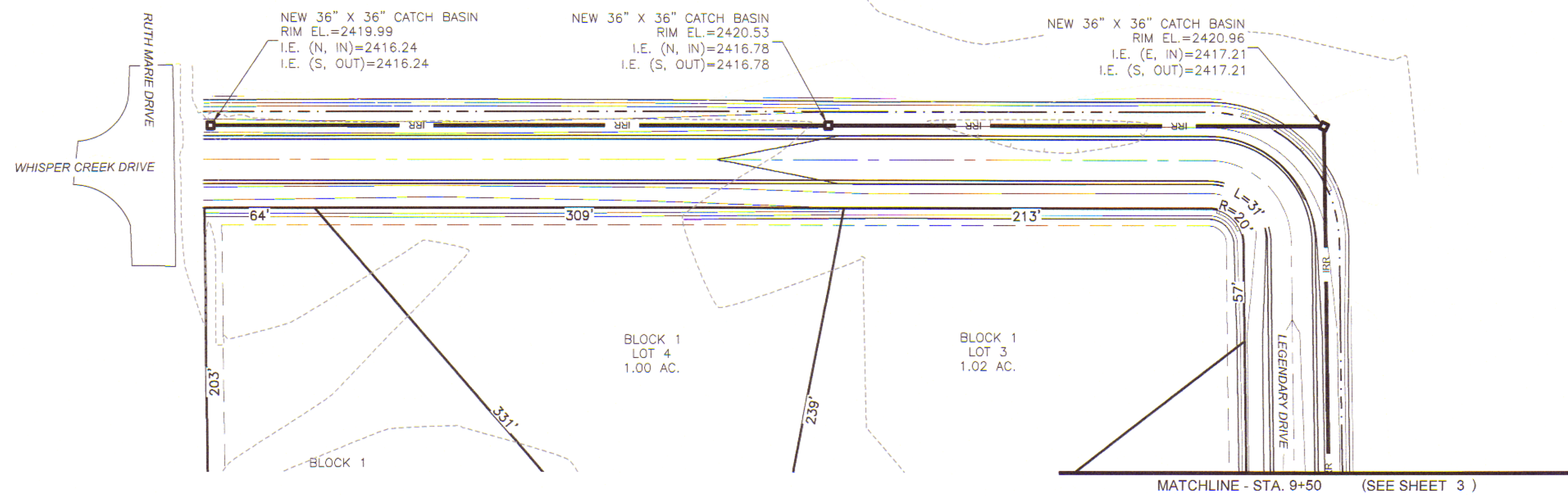
DRAFT

Great West
3050 N. LAVERGNE LANE SUITE 201
BOISE, ID 83703
(208) 756-6646

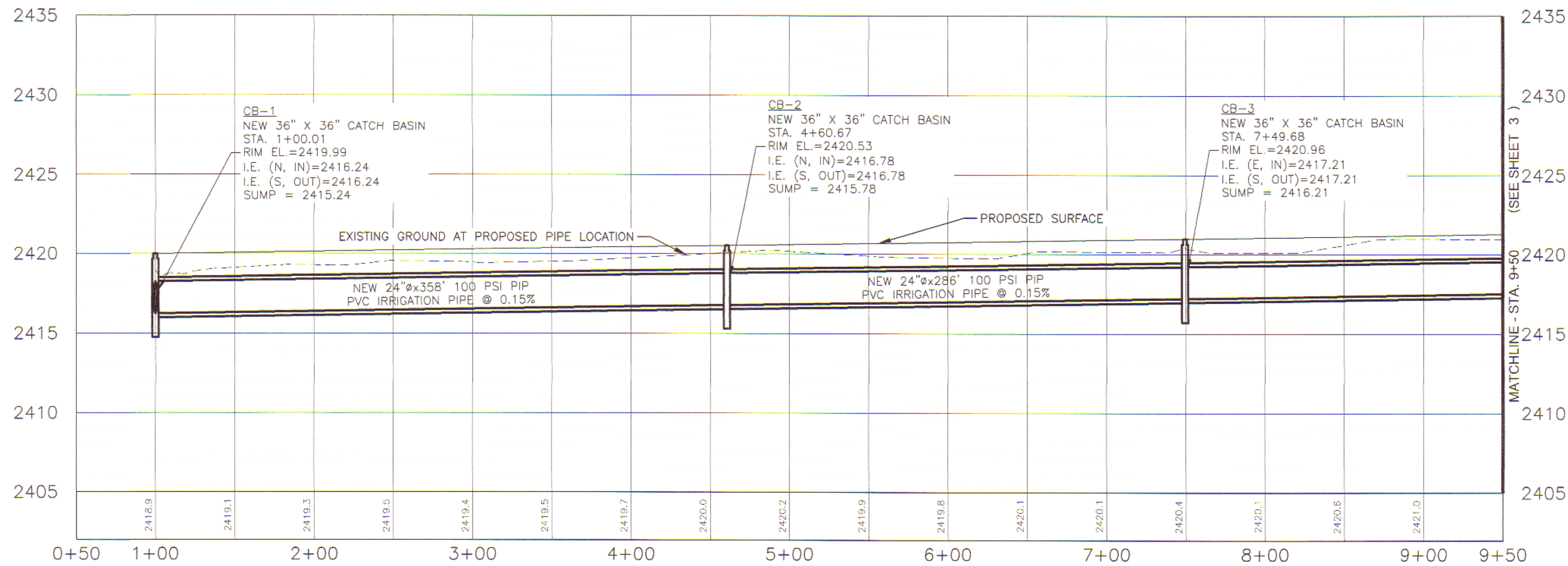
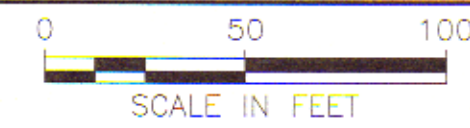
WHISPER CREEK INVESTMENTS
HIDDEN CREEK ESTATES
IRRIGATION PLAN AND PROFILE 1
STA 3+00 TO STA 6+00

SHEET NO.
1
OF 4

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PLAN VIEW OF LANSING LATERAL BURIED PIP PVC



PROFILE VIEW OF IRRIGATION CL - STA. 0+50 TO STA. 9+50

HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: 1" = 10'

| NO. | REVISION DESCRIPTION | BY | DATE |
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PROJECT: 4-23102
DESIGNED: ---
DRAWN: AB
CHECKED: ---
APPROVED: ---
DATE: MARCH 17, 2023

DRAFT



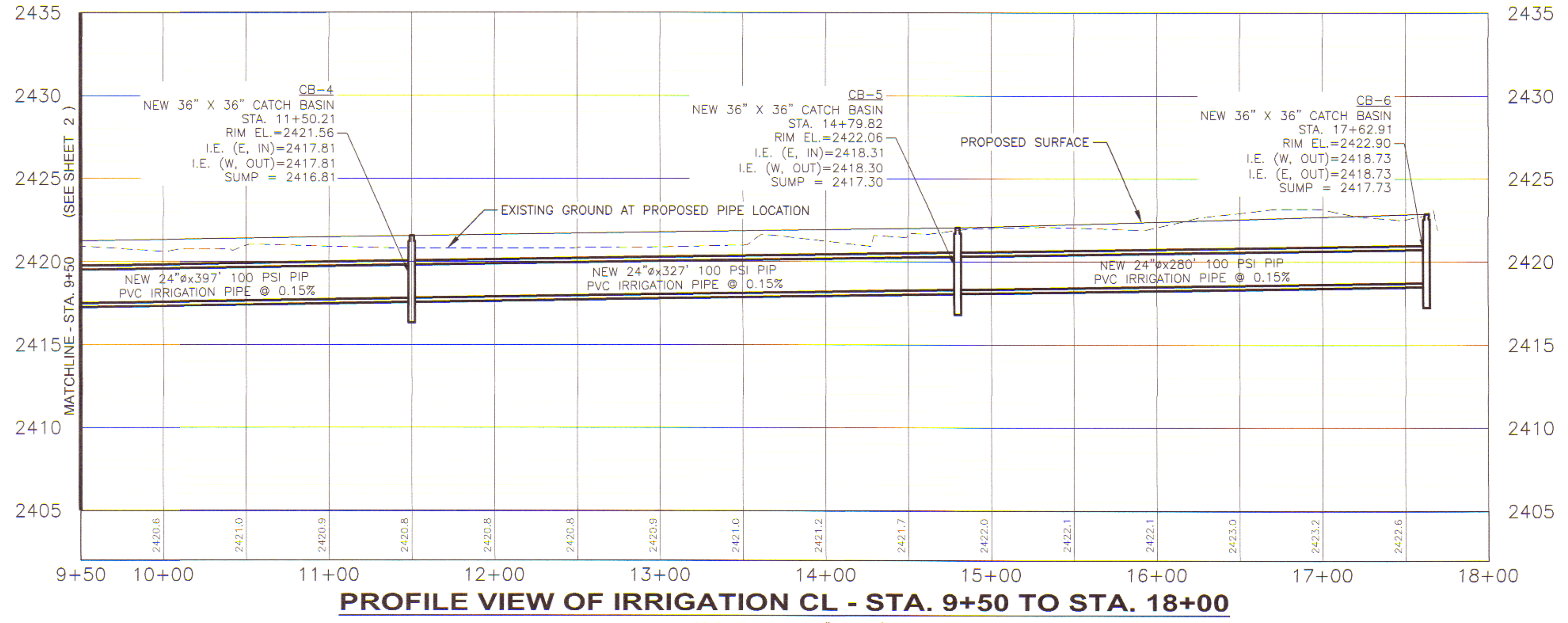
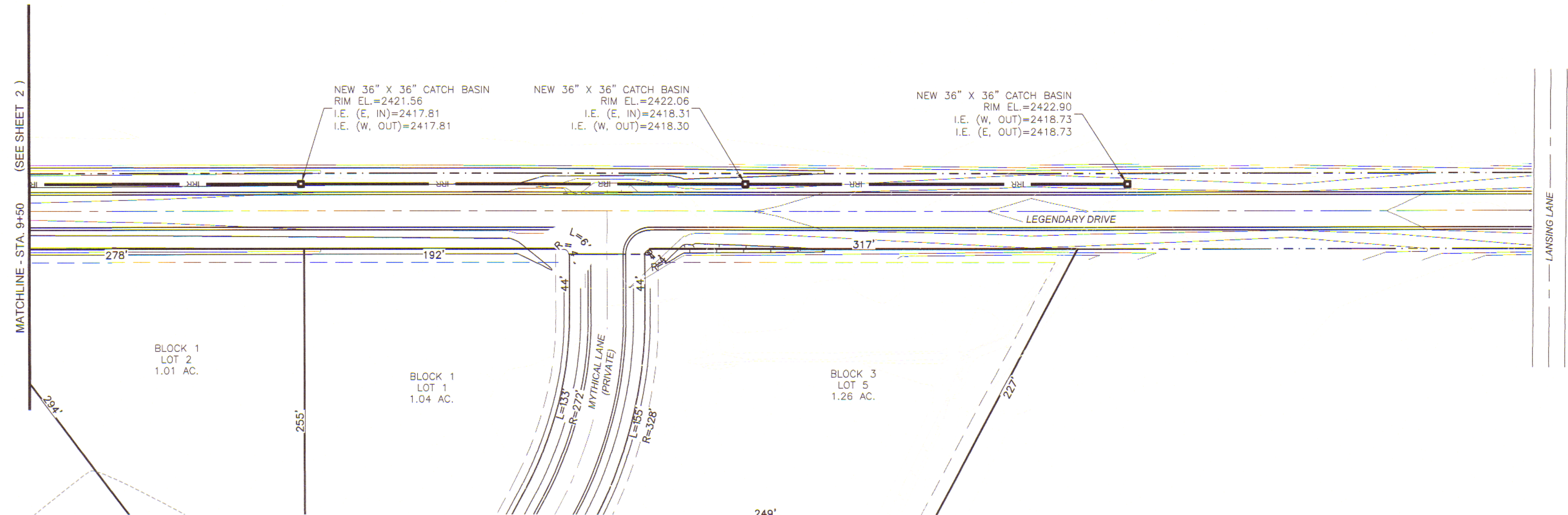
WHISPER CREEK INVESTMENTS
HIDDEN CREEK ESTATES
IRRIGATION PLAN AND PROFILE 2
STA 0+50 TO STA 9+50

SHEET NO.

2

OF 4

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| NO. | REVISION DESCRIPTION | BY | DATE |
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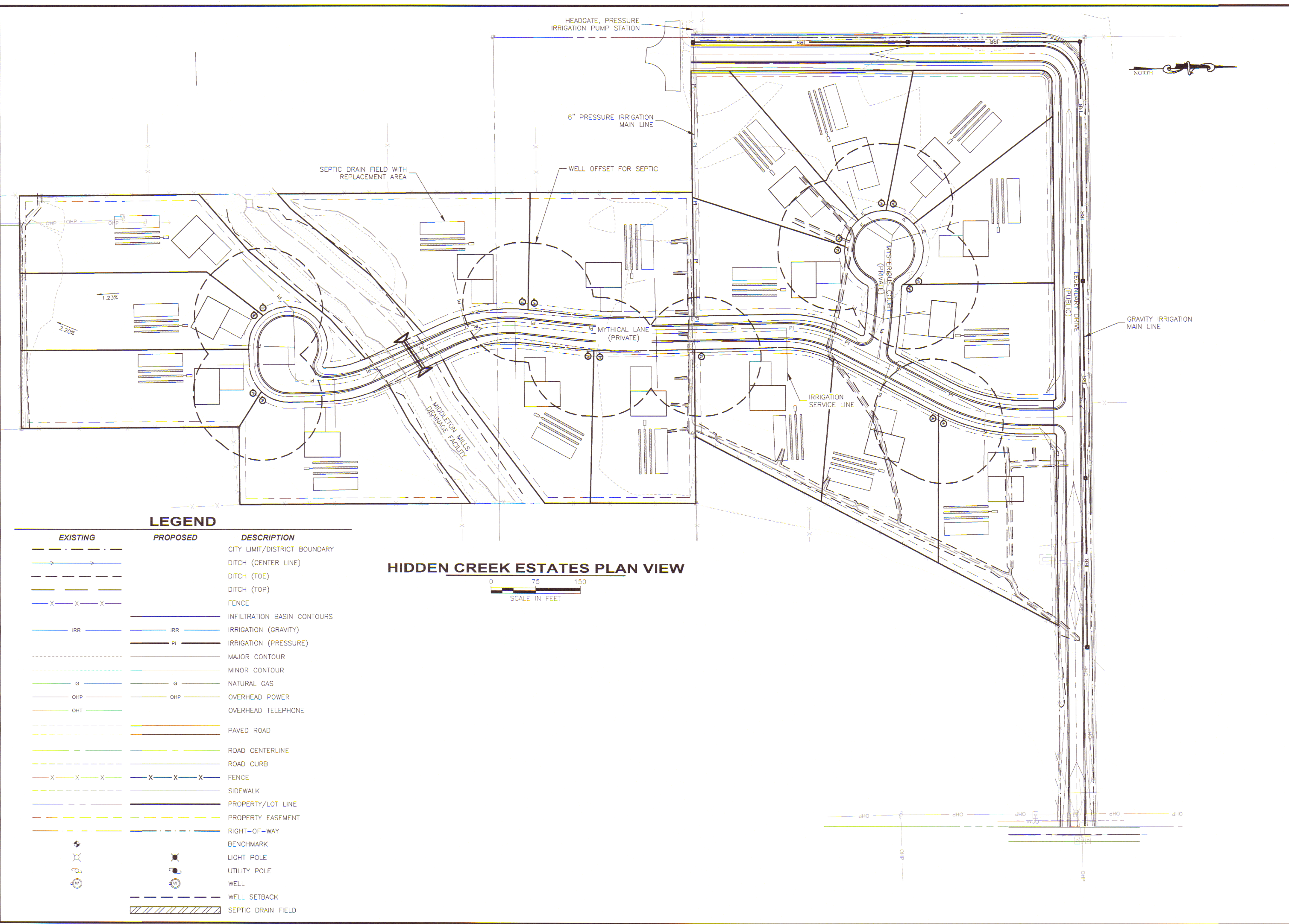
PROJECT: 4-23102
DESIGNED: ---
DRAWN: AB
CHECKED: ---
APPROVED: ---
DATE: MARCH 17, 2023

DRAFT



WHISPER CREEK INVESTMENTS
HIDDEN CREEK ESTATES
IRRIGATION PLAN AND PROFILE 3
STA 9+50 TO STA 18+00

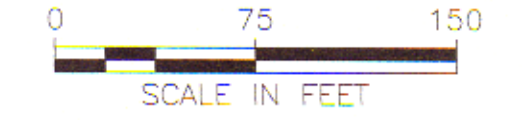
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LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|------------------------------|
| --- | --- | CITY LIMIT/DISTRICT BOUNDARY |
| --- | --- | DITCH (CENTER LINE) |
| --- | --- | DITCH (TOE) |
| --- | --- | DITCH (TOP) |
| -X-X-X- | -X-X-X- | FENCE |
| --- | --- | INFILTRATION BASIN CONTOURS |
| IRR | IRR | IRRIGATION (GRAVITY) |
| --- | PI | IRRIGATION (PRESSURE) |
| --- | --- | MAJOR CONTOUR |
| --- | --- | MINOR CONTOUR |
| G | G | NATURAL GAS |
| OHP | OHP | OVERHEAD POWER |
| OHT | OHT | OVERHEAD TELEPHONE |
| --- | --- | PAVED ROAD |
| --- | --- | ROAD CENTERLINE |
| --- | --- | ROAD CURB |
| -X-X-X- | -X-X-X- | FENCE |
| --- | --- | SIDEWALK |
| --- | --- | PROPERTY/LOT LINE |
| --- | --- | PROPERTY EASEMENT |
| --- | --- | RIGHT-OF-WAY |
| + | + | BENCHMARK |
| ⊕ | ⊕ | LIGHT POLE |
| ⊕ | ⊕ | UTILITY POLE |
| ⊕ | ⊕ | WELL |
| --- | --- | WELL SETBACK |
| ▨ | ▨ | SEPTIC DRAIN FIELD |

HIDDEN CREEK ESTATES PLAN VIEW



| | | | | | |
|--|---------------|-----------|--------------|---------------|----------------------|
| PROJECT: 4-23102 | DESIGNED: --- | DRAWN: AB | CHECKED: --- | APPROVED: --- | DATE: MARCH 17, 2023 |
| DRAFT | | | | | |
| 3050 N LAKEHARBOR LANE SUITE 201 BOISE, ID 83703 (208)576-6646 | | | | | |
| WHISPER CREEK INVESTMENTS HIDDEN CREEK ESTATES SUBDIVISION PLAN VIEW | | | | | |
| SHEET NO. | | | | | |
| 4 | | | | | |
| OF 4 | | | | | |