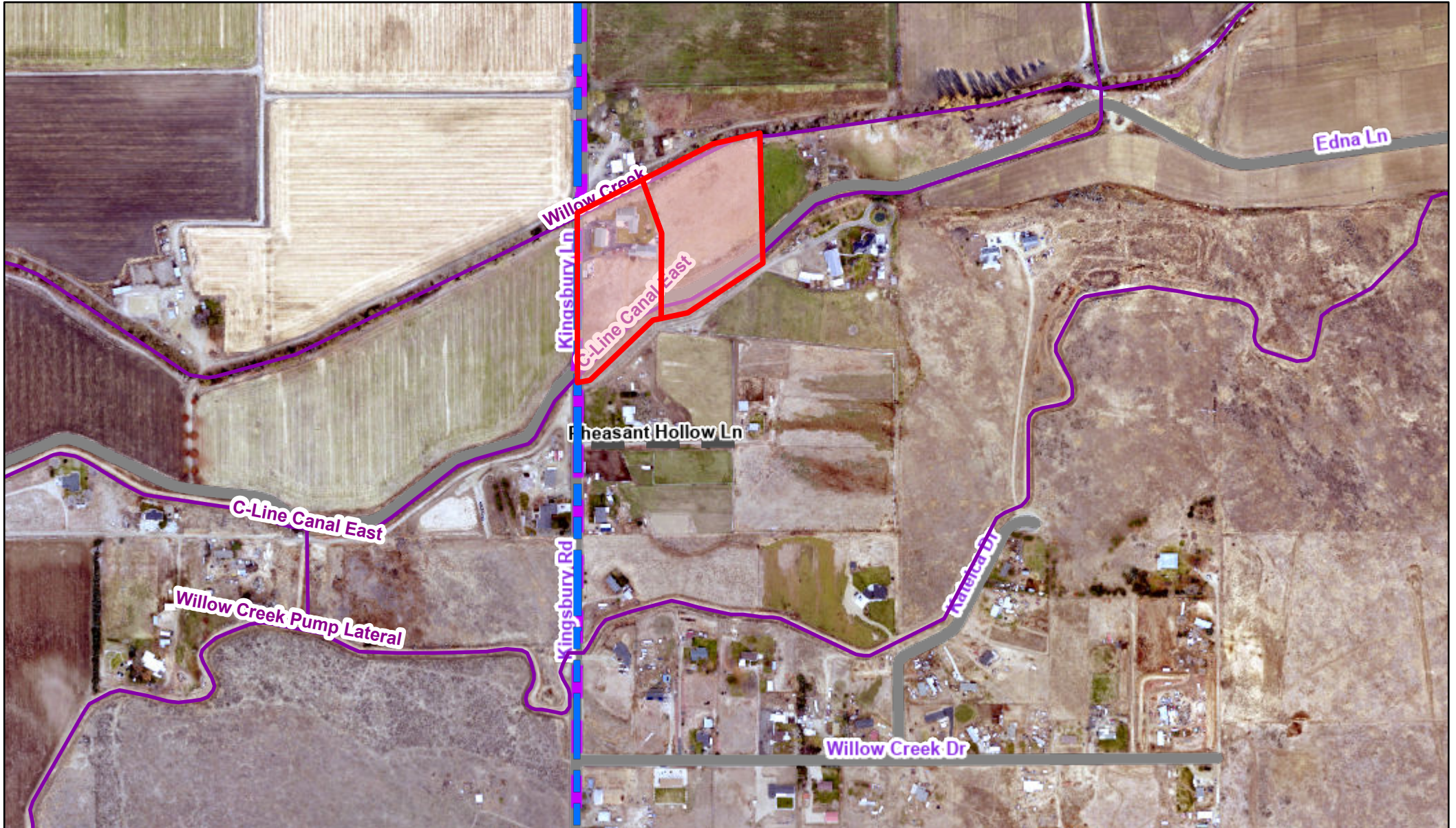
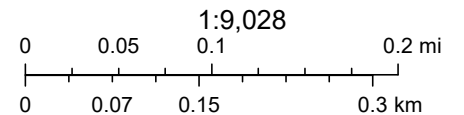


Canyon County, ID Web Map



5/1/2023, 9:43:07 AM

- Multiple Parcel Search_Query result
- Hydro_NHDFlowline
- County Boundary
- Current Impact Area
- City Limits
- CC_PrivateRoads
- CanyonCountyRoads
- Roads
- ITDFunctionalClassification
- Major Collector
- Canyon County Imagery_2019
- Red: Band_1
- Green: Band_2



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



**PRELIMINARY PLAT
PUBLIC HEARING - APPLICATION**

PROPERTY OWNER	OWNER NAME: Chris & Mary Jeggere Avery Family Trust
	MAILING ADDRESS: 25744 Kingsbury Ln. Middleton
	PHONE: [REDACTED] EMAIL: [REDACTED]
<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> <p>Signature: <u>[Signature]</u> / Mary Jeggere Date: _____</p>	

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Keri Smith
	COMPANY NAME: Treasure Valley Planning
	MAILING ADDRESS: 17741 Linden Ln. Caldwell
	PHONE: 208 9604811 EMAIL: KeriKag@hotmail.com

SITE INFO	STREET ADDRESS: 25744 Kingsbury Ln. Middleton
	PARCEL NUMBER: R37468012A1 3 R37468012A
	PARCEL SIZE: 4.997 3 5.973
	NUMBER OF LOTS: 2
	PROPOSED SUBDIVISION NAME: Bow-Tie Estates Subdivision
	FLOOD ZONE (YES/NO) <input checked="" type="radio"/> NO A ZONING DISTRICT: Ag to R-R

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER: SD2023-0012	DATE RECEIVED: 4-28-23
RECEIVED BY: S. Hammond	APPLICATION FEE: 1470.00 <input checked="" type="checkbox"/> CK <input type="checkbox"/> MO <input type="checkbox"/> CC CASH

IRRIGATION PLAN APPLICATION



Applicant(s) Treasure Valley Planning 208-960-4811
 Name Daytime Telephone Number
17741 Linden Ln. Caldwell, ID 83407
 Street Address City, State Zip

Representative Name Keri Smith 208 960 4811 KeriKay@hotmail.com
 Street Address Daytime Telephone Number / E-mail Address
SAA
 Street Address City, State Zip

Location of Subject Property: Kingsbury & Edna Ln. 25744 Kingsbury Ln Middleton
 Two Nearest Cross Streets or Property Address City

Assessor's Account Number(s): R 37468012A1 Section 26 Township 5N Range 2W
R 37468012A

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 Stan
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: Black Canyon

Drainage: _____

3. How many acres is the property being subdivided? 10.97

4. What percentage of this property has water? 45.5%

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

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.

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?

on site with

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)

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: _____

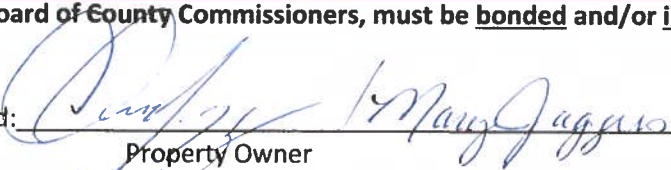
Also, provide the following documentation:


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

===== 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:  Date: ____/____/____
Property Owner (Application Submitted)

Signed:  Date: 4/28/23
Applicant/Representative (if not property owner) (Application Submitted)

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

Drainage:

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: 45.5%

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:

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?

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):

SUBDIVISION WORKSHEET

Overview:

Number of Buildable Residential Lots: 2	Number of Non-Buildable Lots: 0
Number of Common Lots: 0	Total Subdivision Size: 10.97
Number of Common Lots: 0	Average Residential Lot Size: 5.5

Area of City Impact:

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

Will you be requesting subdivision Improvement Waivers? No Yes

If yes, which waivers will you be requesting? All

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

*Private Roads Require: Name approved prior to submittal & a Private Road Application at the Time of submittal.

Hillside Development:

Of the total lots requested how many of each contain slopes +15%? NO

Residential: _____ Non-Buildable: _____ Common: _____

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:

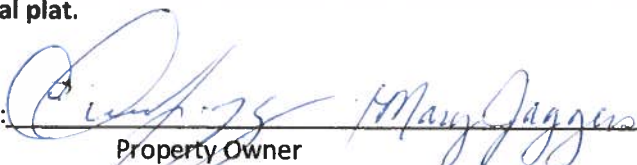
What is the name of the irrigation and drainage entities servicing the property?

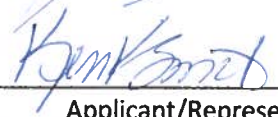
Irrigation: Black Canyon Irrigation

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:  Date: ____/____/____
Property Owner (Application Submitted)

Signed:  Date: 5 / 28 / 23
Applicant/Representative (if not property owner) (Application Submitted)

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



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	KS	✓
Copy of Preliminary Plat (1 Hard Copy & Digital Copy – Flash Drive Preferred)	KS	✓
Preliminary Drainage Plan, if applicable	N/A	
Preliminary Irrigation Plan, if applicable	↓	✓
Preliminary Grading Plan, if applicable	↓	
Completed Preliminary Plat Checklist	KS	
Subdivision Worksheet	KS	✓
Irrigation Plan Application		✓
Proof of application with:		
Southwest District Health	Email	✓
Irrigation District	↓	
Fire District	↓	
Highway District/ Idaho Transportation Dept.	↓	
Area of City Impact (if applicable)	↓	
Deed or evidence of property interest to the subject property	KS	
Fee: \$1550.00 +\$10.00/lot +\$100.00 for Area of City Impact +\$80.00 Private Road +\$80.00 Easement Reduction	1550 20 100 N/A N/A = \$1670	
Fees are non-refundable		

Additional Information	Applicant	Staff
Hillside Development Requirements (07-17-33(1))	N/A	
Private Road Name Application	↓	
Easement Reduction Application	↓	
Floodplain Development Permit - NO WORK in Floodplain	↓	

*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.

Combined Application Request

April 28, 2023

Canyon County Development Services
111 North 11th Avenue #140
Caldwell, ID 83605

Re: Combined Application Request Rezone, Preliminary and Final Plat Applications for Parcel
#R37468012A & R37468012A1

07-01-11: COMBINING APPLICATIONS:

Pursuant to Idaho Code section 67-6522, the board or commission may combine related applications for the convenience of applicants. If combined applications are authorized, DSD shall establish forms and procedures to combine related applications for the convenience of applicants. Fees for combined permits shall be established through a board resolution as provided in article 4 of this chapter. (Ord. 10-006, 8-16-2010)

In accordance with the application requirements, this is a letter of intent to officially request a combined application process and fee for a rezone and subdivision of private property also known as Bow-Tie Estates Subdivision.

The full amount of fees per the adopted fee schedule are included with the application, but if the application is noticed jointly the County should have reduced costs in noticing, staff time and actual hearings being conducted. Thus, the request to officially consider them as a joint application and to reduce the fees be a fair percentage of work to be completed. If you need any additional information, I am happy to develop or provide upon request.

Thank you for this consideration.



Keri Smith
Treasure Valley Planning



Development Services Department



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

▪ Engineering Division ▪

Preliminary Plat Check-List

Applicant: <i>Treasure Valley Planning</i>	Case Number:
Subdivision Name: <i>Bow-Tie Estates Subdivision</i>	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	
2. Check for compliance with FCOs and/or Development Agreement from entitlement process if applicable	
3. Check for compliance with CCO Chapter 9 - Areas of City Impact. Chapter 9 lists requirements unless waived.	
4. Check for applicable agency comment. These comments could have been made at the entitlement stage or after.	
5. Make note of agencies that should be noticed if not typically included on the notice list and pass information along to planner	
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)	
2. Size of Drawing (No larger than 24' x 36") <ul style="list-style-type: none"> <i>Obtain electronic version of all submittals</i> 	
B. IDENTIFICATION AND DESCRIPTIVE DATA	<u>Meets Code / Comments</u>
1. Proposed name of subdivision and its location by section, township, and range	

<ul style="list-style-type: none"> • <i>Name of sub needs to be reserved through DSD GIS</i> 	
2. Reference by dimension and bearing to a section corner or quarter section corner	
3. Name, address and phone number of developer	
4. Name address and phone number of the person preparing the plat	
5. North arrow	
6. Date of preparation	
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.	
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"> • <i>Check for consistency between pre-plat and vicinity map</i> 	

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	
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.	
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"> • <i>Future use of remaining wells, if applicable</i> 	
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"> • <i>Proposed zoning, by note, if new zoning is being proposed concurrently with pre-plat application</i> 	
6. Approximate acreage of the tract, by note	
7. Boundary dimensions of the tract	
8. Names and addresses of adjoining property owners within three hundred (300) feet of the exterior boundary of the tract	

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>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>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>4. Designation of all land to be dedicated or reserved for public use with use indicated</p>	
<p>5. If plat includes land for which multi-family, commercial, or industrial use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any</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>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> 	

8. All roads must be labeled as either "private" or "public" behind or beneath the road name	
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"> • <i>Preliminary location/layout of proposed sewage facilities</i> • <i>Nutrient-Pathogen study if required by SWDH</i> • <i>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</i> 	
<p>2. Water Supply: A statement as to the type of proposed water supply facilities</p> <ul style="list-style-type: none"> • <i>Preliminary location/layout of proposed potable water facilities</i> • <i>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</i> 	
<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"> • <i>Include statement that all storm water shall be retained on site, if appropriate</i> • <i>Consider any required protection for roadside swales during home construction and/or long-term protection from landscaping, roadside parking, regrading/filling swale, ect</i> • <i>Maintenance easements for storm drain facilities treating drainage from public roads should be in place</i> 	
<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 	

to the establishment of an irrigation distribution system within the proposed development.

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.

GENERAL RECOMMENDED CONDITIONS

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)

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: 78941

Date: 4/28/2023

Date Created: 4/28/2023 **Receipt Type:** Normal Receipt **Status:** Active
Customer's Name: Chris and Mary Jagers
Comments: RZ2023-0003; SD2023-0012; SD2023-0013

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Final Plat	RZ2023-0003	\$1,000.00	\$0.00	\$0.00
Planning - Final Plat Addition City Impact Area Fee	RZ2023-0003	\$100.00	\$0.00	\$0.00
Planning - Final Plat Addition Per Lot Fee (Per Application)	RZ2023-0003	\$20.00	\$0.00	\$0.00
Planning - Preliminary Plat (Including Irrigation, Drainage, Grading Plans)	RZ2023-0003	\$1,550.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional City Impact Area Fee	RZ2023-0003	\$100.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional Per Lot Fee (Per Application)	RZ2023-0003	\$20.00	\$0.00	\$0.00
Planning - Zoning Amendment (Rezone)	RZ2023-0003	\$950.00	\$0.00	\$0.00

Sub Total: \$3,740.00

Sales Tax: \$0.00

Total Charges: \$3,740.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	104	\$3,740.00

Total Payments: \$3,740.00

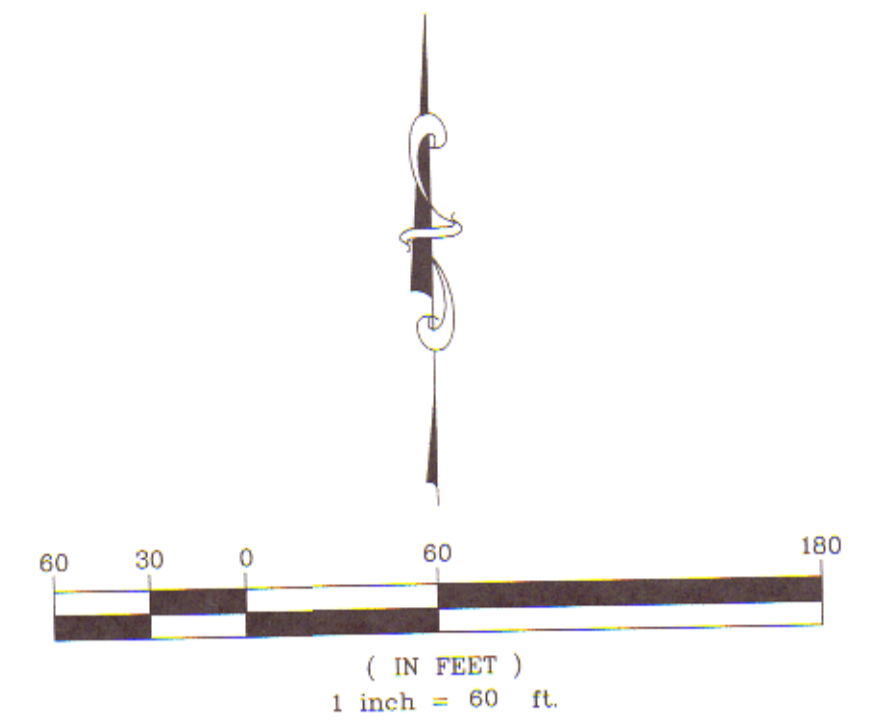
ADJUSTMENTS

Receipt Balance: \$0.00

PRELIMINARY PLAT OF
BOW-TIE ESTATES SUBDIVISION
 PART OF THE W 1/2 OF THE NW 1/4 OF
 SECTION 26, T. 5 N., R. 2 W., B.M.
 CANYON COUNTY, IDAHO
 2023



VICINITY MAP
 SCALE: 1"=800'



NOTES

- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF INDIVIDUAL BUILDING PERMITS, OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- IRRIGATION WATER SHALL BE PROVIDED TO EACH LOT THROUGH A PRESSURIZED IRRIGATION SYSTEM, OWNED AND MAINTAINED BY THE BOW-TIE ESTATES SUBDIVISION HOMEOWNERS ASSOCIATION IN COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805(1)(b). ALL LOTS WILL BE SUBJECT TO ASSESSMENTS OF THE BLACK CANYON IRRIGATION DISTRICT.
- ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY, SHALL HAVE A TEN (10) FOOT WIDE LANDSCAPE, PROPERTY DRAINAGE, IRRIGATION, AND PUBLIC UTILITY EASEMENT.
- ALL REAR LOT LINES ADJACENT TO THE SUBDIVISION BOUNDARY, SHALL HAVE A TEN (10) FOOT WIDE PROPERTY DRAINAGE, IRRIGATION, AND PUBLIC UTILITY EASEMENT UNLESS SHOWN OTHERWISE.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
- LOT 1 WILL BE REQUIRED TO DRILL A WELL FOR DOMESTIC WATER.
- LOT 1 WILL BE REQUIRED TO PROVIDE AN INDIVIDUAL SEPTIC SYSTEM.
- STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR PROPERTY OWNER ON WHICH THE STORM DRAINAGE FACILITY IS CONSTRUCTED IF NO HOMEOWNER'S ASSOCIATION EXISTS. RESPONSIBILITY FOR STORM DRAINAGE FACILITIES INCLUDES ALL MAINTENANCE BOTH ROUTINE AND NON-ROUTINE.
- NO NEW DEVELOPMENT OR REDEVELOPMENT OF LAND MAY DISCHARGE STORM WATER ONTO HIGHWAY DISTRICT RIGHT-OF-WAY OR INTO THE DISTRICT'S MUNICIPAL SEPARATE STORM SEWER SYSTEM.
- A PORTION OF THIS PROPERTY IS LOCATED IN THE "ZONE A" FLOODPLAIN PER PANEL NUMBER 16027C0275F DATED 5/24/2011.
- LOTS FRONTING EDNA LANE ARE SUBJECT TO A ROADWAY SLOPE EASEMENT FOR THE ROAD RIGHT-OF-WAY EASEMENT, IN FAVOR OF CANYON HIGHWAY DISTRICT NO. 4 FOR THE CONSTRUCTION AND MAINTENANCE OF THE ROADWAY SHOWN HEREON.

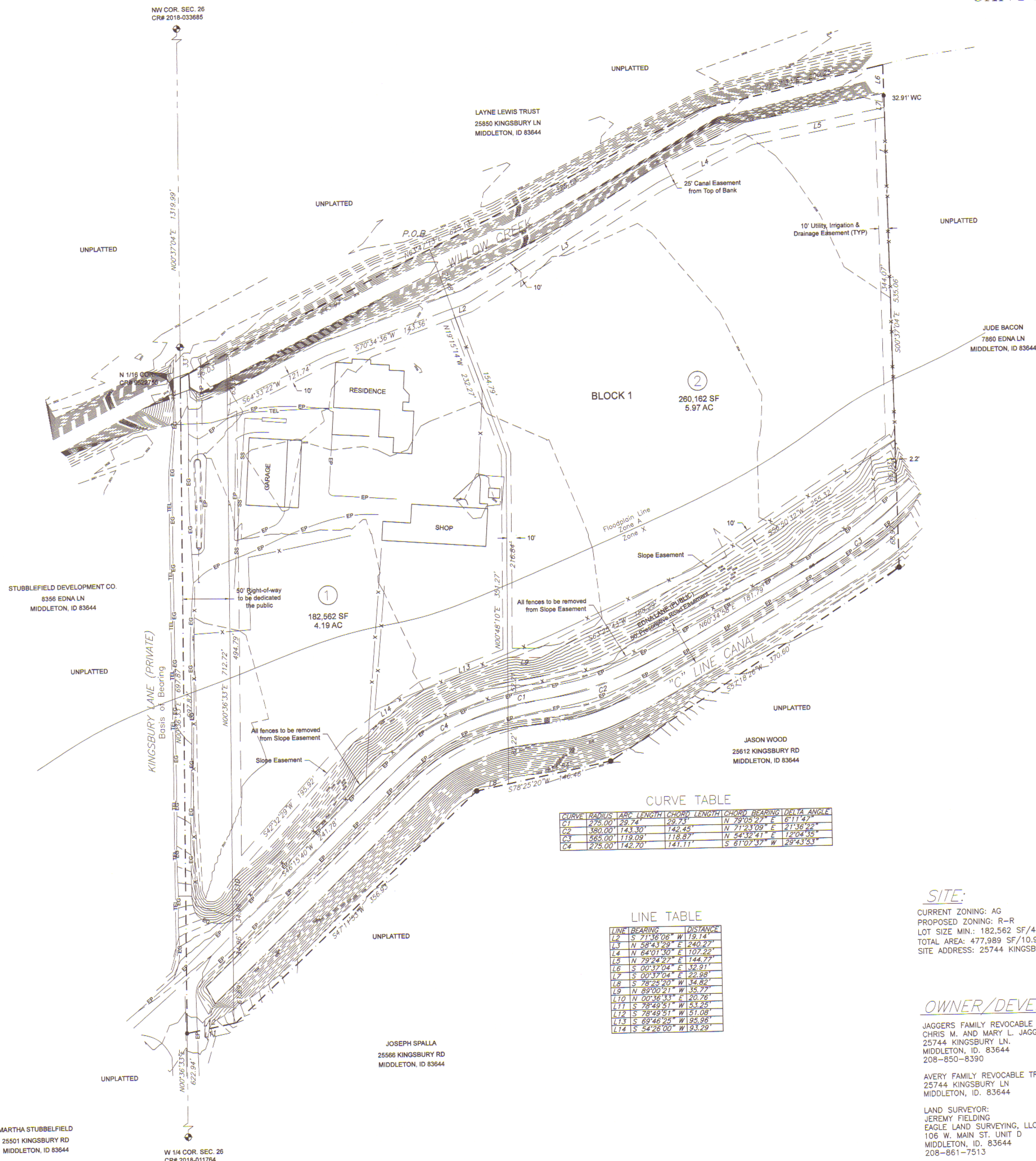
SURVEYOR'S CERTIFICATE

I, JEREMIAH B. FIELDING, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.



LEGEND

- Found Brass Cap
- Found 5/8" rebar
- Found 1/2" rebar
- () Record Distance
- ② Lot Number
- P.O.B. Point of Beginning
- WC Witness Corner
- Boundary Line
- Section Line
- Lot Line
- Centerline
- Easement Line
- x-x-x- Existing Fence Line
- Contour Line
- TEL Existing Telephone Line
- CHP Existing Overhead Power
- EP Existing Edge of Pavement
- EG Existing Edge of Gravel
- SS Existing Septic Line
- Existing Top of Bank
- Existing Edge of Water



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	275.00'	129.74'	29.71'	N 79°05'27" E	6°11'47"
C2	360.00'	174.30'	142.45'	N 71°23'09" E	21°36'22"
C3	565.00'	119.09'	118.87'	N 54°49'41" E	15°04'55"
C4	275.00'	142.70'	141.11'	S 61°07'37" W	29°43'53"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 71°36'06" W	19.14'
L2	N 58°43'29" E	240.27'
L3	N 64°07'30" E	102.22'
L4	N 79°24'27" E	144.77'
L5	S 00°37'04" E	36.91'
L6	S 00°37'04" E	29.98'
L7	S 78°22'20" W	34.85'
L8	N 89°00'21" W	35.79'
L9	N 00°16'33" E	29.76'
L10	S 78°49'51" W	53.25'
L11	S 78°49'51" W	57.08'
L12	S 69°46'29" W	93.98'
L13	S 54°26'00" W	23.29'

SITE:
 CURRENT ZONING: AG
 PROPOSED ZONING: R-R
 LOT SIZE MIN.: 182,562 SF/4.19 AC
 TOTAL AREA: 477,989 SF/10.97 AC
 SITE ADDRESS: 25744 KINGSBURY LANE

OWNER/DEVELOPER:

JAGGERS FAMILY REVOCABLE TRUST
 CHRIS M. AND MARY L. JAGGERS
 25744 KINGSBURY LN.
 MIDDLETON, ID. 83644
 208-850-8390

AVERY FAMILY REVOCABLE TRUST
 JEREMY FIELDING
 EAGLE LAND SURVEYING, LLC.
 106 W. MAIN ST. UNIT D
 MIDDLETON, ID. 83644
 208-861-7513

EAGLE LAND SURVEYING, LLC.
 106 W. MAIN ST. UNIT D, MIDDLETON, ID. 83644
 (208) 861-7513; pjs12220@yahoo.com

PRELIMINARY PLAT OF
 BOW-TIE ESTATES SUB.
 SEC. 26, T. 5 N., R. 2 W., B.M.

REVISED:	5-24-22	SHEET	1
	2-23-23	OF	1
DATE:	5-24-22	PROJECT:	22-074
DRAWN BY:	JBF	CHECKED BY:	JBF
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