

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: CS2, LLC (Cory Swain)
	MAILING ADDRESS: 3363 E Presidential Drive, Suite 201, Meridian, ID 83642
	PHONE: 208-629-7333 EMAIL: Cory Swain [Cory.Swain@pmrloans.com]

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: _____ Date: 12/22/2022

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Bob Unger
	COMPANY NAME: Unger Enterprises, LLC
	MAILING ADDRESS: 901 N 29th St., Boise, ID 83702
	PHONE: 208-861-5220 EMAIL: ungerbob134@gmail.com

SITE INFO	STREET ADDRESS: 0000 Linden St., Caldwell, Idaho			
	PARCEL #: R35590000	LOT SIZE/AREA: 40 acres		
	LOT:	BLOCK:	SUBDIVISION:	
	QUARTER: NW 1/4	SECTION: 32	TOWNSHIP: 4N	RANGE: 3W
	ZONING DISTRICT: A		FLOODZONE (YES/NO): NO	

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

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

CASE NUMBER: 22-2021-047	DATE RECEIVED: 12/27/22
RECEIVED BY:	APPLICATION FEE: 485 ⁰⁰ <input checked="" type="checkbox"/> MO <input type="checkbox"/> CC CASH

Cond. RZ + notification fee

Revised 1/3/21

UNGER ENTERPRISES

TO: Canyon County Development Services
111 N. 11th Ave.
Caldwell, Idaho 83605

DATE: December 22, 2022

RE: Alyson Meadows Subdivision

On behalf of CS2, LLC, we are submitting this Conditional Zoning Amendment (Map) Application for Alyson Meadows Subdivision. The site is 40 acres in size and located on Linden Street, Caldwell, Idaho parcel # R35590.

We are proposing to develop 18 two acre single family lots. The property is currently zoned A. We are proposing to amend the zoning to RR Zoning. The gross density for the project is 2.22 dwelling units per acre. Uses and zoning surrounding the site are; a 3 lot subdivision to the east zoned RR and agricultural land to the north, west, and south zoned A.

Access to the site is via Linden Street. Sewer and water are not available to the project. We are proposing individual wells and individual septic with the approval of Southwest District Health and Idaho Department of Water Resources.

The property has surface water irrigation rights from the Pioneer Irrigation District, located on the southern boundary of the property, which will continue to be utilized. A pump station and pressurized irrigation system will be installed to meet County standards.

A private street is proposed to access all lots with an Emergency Services access from Tranquil Place to the east.

Conditional Zoning Amendment

We are requesting a Conditional Zoning to RR subject to conditions of a development agreement identifying 18 building lots. We would also request that any recommendations from The City of Caldwell pertaining to extension and connection to Caldwell water and public roads built to City of Caldwell standards not be imposed. The zoning to the west is A with large acre lots. The zoning to the east is RR with 2+ acre lots. Our proposal of 2 acre lots is compatible with the surrounding land uses and zones and the County Land Use Map.

We look forward to working with you and your staff on this project and request your approval. If you have any questions or concerns please contact me at (208) 861-5220.

Sincerely,



Robert C. Unger
Manager

LAND USE WORKSHEET

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



Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

- 1. DOMESTIC WATER:** ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City
☐ N/A – Explain why this is not applicable: _____
☐ How many Individual Domestic Wells are proposed? _____

- 2. SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system
☐ N/A – Explain why this is not applicable: _____

3. IRRIGATION WATER PROVIDED VIA:

- ☒ Surface ☐ Irrigation Well ☐ None

4. IF IRRIGATED, PROPOSED IRRIGATION:

- ☒ Pressurized ☐ Gravity

5. ACCESS:

- ☒ Frontage ☐ Easement Easement width _____ Inst. # _____

6. INTERNAL ROADS:

- ☐ Public ☒ Private Road User's Maintenance Agreement Inst # _____

7. FENCING

- ☐ Fencing will be provided (Please show location on site plan)

Type: _____ Height: _____

8. STORMWATER:

- ☒ Retained on site ☒ Swales ☐ Ponds ☒ Borrow Ditches

☐ Other: _____

9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY: (i.e. creeks, ditches, canals, lake)

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☒ Residential 18 ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

- ☒ Water supply source: Individual Wells

3. INCLUDED IN YOUR PROPOSED PLAN?

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: N/A

2. DAYS AND HOURS OF OPERATION:

- ☐ Monday _____ to _____
☐ Tuesday _____ to _____
☐ Wednesday _____ to _____
☐ Thursday _____ to _____
☐ Friday _____ to _____
☐ Saturday _____ to _____
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☐ Yes If so, how many? _____ ☐ No

4. WILL YOU HAVE A SIGN? ☐ Yes ☐ No ☐ Lighted ☐ Non-Lighted

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? _____

Is there is a loading or unloading area? _____

ANIMAL CARE RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: N/A

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

ZONING AMENDMENT CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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Select Application Type:

- ☒ Zoning **Map** Amendment (change the zoning district)
 - ☐ Rezone (change zoning district)
 - ☒ Conditional Rezone (to add conditions to rezone)
- ☐ Zoning **Text** Amendment (propose amendment to ordinance text)

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

<input checked="" type="checkbox"/> Master Application completed and signed
<input checked="" type="checkbox"/> Detailed letter fully describing the request and reasoning including compatibility with neighboring uses and density, address any applicable Comprehensive Plan Policies that support the change, and access points. If a conditional rezone include desired number of lots and homes, and designate which area will remain agriculture.
<input checked="" type="checkbox"/> Neighborhood meeting sign-up sheet and copy of neighborhood notification letter
<input checked="" type="checkbox"/> Land Use Worksheet, map amendment only
<input checked="" type="checkbox"/> Site or Concept Plan showing proposed lots or development, map amendment only
<input type="checkbox"/> Draft of proposed ordinance change for text amendment (if applicable)
<input checked="" type="checkbox"/> Deed or evidence of property interest to subject property, map amendment only
<input checked="" type="checkbox"/> \$850 non-refundable fee for Rezone or \$1235 for a Conditional Rezone includes Development Agreement fee

NOTE:

1. A Conditional Rezone requires a development agreement between the applicant and county to outline development restrictions, such as a limited number of homes and parcels.
2. Additional studies and information may be required to fully understand the impact to traffic, the environment, economics and surrounding properties.

PROCESS: PUBLIC HEARING

NEIGHBORHOOD MEETING SIGN-UP

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



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: 0000 LINDEN ST	Parcel Number: R35590000	
City: CALDWELL	State: ID	ZIP Code: 83706
Notices Mailed Date: 11/29/22	Number of Acres: 40	Current Zoning: A
Description of the Request: CONDITIONAL REZONE TO RR		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: BOB UNGER, UNGER ENTERPRISES, LLC		
Company Name: CSR, LLC		
Current address: 3363 E. PRESIDENTIAL DR, SUITE 201		
City: MERIDIAN	State: ID	ZIP Code: 83642
Phone: 208-861-6220	Cell: 541-2	Fax: N/A
Email: UNGERBOB134@gmail.com		

MEETING INFORMATION

DATE OF MEETING: 12/10/22	MEETING LOCATION: TRANQUIL LAKE	
MEETING START TIME: 2:00 PM	MEETING END TIME: 2:40 PM	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Brian Tish	[Signature]	16354 W. LINDEN
2. Gary Beers	[Signature]	16840 W. LINDEN
3. Kristina Beers	[Signature]	" "
4. TOM BARRETT	[Signature]	16575 W. LINDEN
5. Bryon Lawrence	[Signature]	18532 Tranquil Pl.
6. Jan Harper	[Signature]	16365 W. LINDEN
7. Kerry Thomas	[Signature]	19128 Wagner
8. David Thomas	[Signature]	" "
9. Darren Heher	[Signature]	16670 Bochner Rd

10.
11.
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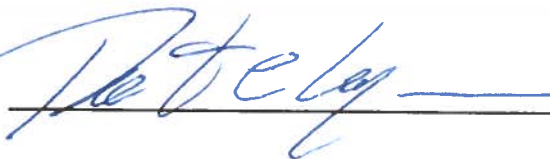
NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

BOB UNGER, UNGER ENTERPRISES LLC

APPLICANT/REPRESENTATIVE (Signature):



DATE: 12 / 10 / 22

UNGER ENTERPRISES

October 25, 2022

FROM: Bob Unger
Unger Enterprises, LLC

TO: Interested Neighbors

RE: Alyson Meadows Project

I am writing to invite you to attend a meeting of interested neighbors to provide your input on our project plan. We are proposing a Conditional Rezone to R-1 for 33 one acre single family lots on approx. 40 acres located at on the south side of Linden Street approx. ¼ mile east of Wagner Road in Caldwell, Idaho.

The meeting will be held at 6:00 p.m., Monday, November 14, 2022, at the entrance of Tranquil Place & Linden Street. I have attached a copy of the Vicinity Map and Preliminary Plan for your review.

If you have any questions or need information prior to the meeting, please contact me at (208) 861-5220.

Sincerely,



Robert C. Unger
Manager

VICINITY MAP



UNGER ENTERPRISES, LLC · 9662 W. ARNOLD ROAD · BOISE, IDAHO 83714
(208) 861-5220 · BUNGER@ULCMANAGEMENT.COM

SITE PLAN & LETTER OF INTENT - CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



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

- | | |
|--|------|
| <input type="checkbox"/> All existing and proposed structures and dimensions (i.e. 40'x30' shop, 20'x20' shed, 40'x50' house, 10' windmill, etc.) | NONE |
| <input checked="" type="checkbox"/> Infrastructure: well, septic, irrigation ditch, settling ponds, drainage swales, etc. | |
| <input checked="" type="checkbox"/> Transportation: parking, loading areas, driveways, etc. adjacent driveways, roads, highways or other accesses | |
| <input checked="" type="checkbox"/> Easement locations and dimensions | |
| <input checked="" type="checkbox"/> Setbacks from property lines, section lines, collectors and arterial roads and/or building envelope | |
| <input checked="" type="checkbox"/> Areas of steep slopes, wetlands, and/or floodplain | |
| <input checked="" type="checkbox"/> Existing or proposed fences | |
| <input type="checkbox"/> Signs | NONE |
| <input type="checkbox"/> Major landscaping or hardscaping, such as large trees, berms, or retaining walls, water features | NONE |
| <input type="checkbox"/> Areas of activity, outdoor seating, food vendor area, stockpiling, open pit, etc. | NONE |
| <input type="checkbox"/> Any other site features worth noting | NONE |

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

- | | |
|--|------|
| <input checked="" type="checkbox"/> A description of the proposed use and existing uses | |
| <input checked="" type="checkbox"/> A description of the proposed request and why it is being requested | |
| <input checked="" type="checkbox"/> Expected traffic counts and patterns | |
| <input type="checkbox"/> Phasing of development | NONE |
| <input checked="" type="checkbox"/> How proposed use may affect neighboring uses | |
| <input type="checkbox"/> A description or further explanation of the site features (see site plan list above) | |
| <input type="checkbox"/> Explanation of any other permits through other agencies that may be required | |
| <input type="checkbox"/> Description of business operations, such as number of employees, hours of operation, delivery and shipping | |
| <input checked="" type="checkbox"/> A description of how the proposed use is consistent with specific zoning criteria or comprehensive plan policies | |
| <input checked="" type="checkbox"/> Any other items which may require further explanation | |



Development Services Department

Canyon County, 111 North 11th Ave. Suite 310, Caldwell, ID 83605

(208) 454 7458 ▪ zoninginfo@canyoncounty.id.gov ▪ www.canyoncounty.id.gov

Memo

To: SD2021-0039 Alyson Meadows file
From: Michelle Barron
Date: July 15, 2024
Re: Change of Representative for Alyson Meadows

In October of 2023, at the time of the Rezone approval, the representative Bob Unger informed me that he would be handing off this case to a different Engineer as he has moved to France.

In January of 2024, I was informed by the applicant over the phone that the new contact will be Elwin Butler of Matrix Engineering.

Planning • Zoning • Building • Code Enforcement

Dedicated to providing quality, efficient and equitable service to the citizens of Canyon County by planning for orderly growth and development through consistent administration and enforcement of County Ordinances.

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): Matrix Engineering / CS2, LLCPhone: 208 739-8668

Please Print Name

Elwin Butler, Matrix Engineering, 1020 W. Main St Suite 100J

Boise, ID

83702

Current Street Address

City/State

Zip

Location of Private Road: Birchwood and Linen Road

Two Nearest Cross Streets

Parcel Number of owner requesting private road name: R35590

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: Vista Lane
 - b. Second Choice: Cortney Lane
 - c. Third Choice: Longview Lane

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: _____

Property Applicant/Property Owner

Date: 01/29/2024

Application Date

Signed: _____

Applicant/Property Owner

Printed Name: COM SWAINDate: 1/29/24CS2, LLC

Signed: _____

Applicant/Property Owner

Printed Name: _____

Date: _____

Signed: _____

Applicant/Property Owner

Printed Name: _____

Date: _____

(Please attach additional sheets if more signatures are required)

Accepted By: _____

Director / Staff Signature

Date: _____

Application Accepted

Office Use Only:	Case #:	Received by:	Date:	Fees:	Receipt #:
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O:\Department Forms\500 - Zoning Compliance\Addressing\507 Application for Private Road Name.doc

rev.10.2015

PRIVATE ROAD NAME INFORMATIONAL AND CHECK LIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



DO NOT COMPELETE THE PRIVATE ROAD NAME APPLICATION UNTIL YOU HAVE COMFIRMED WITH CANYON COUNTY DEVELOPMENT SERVICES THAT THE NAMES REQUESTED ARE AVAILABLE. THIS WILL SAVE YOU TIME AND ENSURE THAT YOUR REQUEST CAN BE FULFILLED.

The purpose of this informational and check list is to ensure the public health, safety, general welfare, peace, good order, comfort and convenience of the county and provide a coordination of street names and numbering grid system, coordination of addresses for quick efficient delivery of emergency services and administration of enforcement by defining powers and duties of the director.

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))

Prior to filling out the official Private Road Application please submit a minimum of five (5) proposed road names in preferential order to Tony Almeida at talmeida@canyonco.org so the proposed names can be checked to verify they are not already used within the County. You may request a current and reserved road names list so you can verify on your own if your proposed road name is used or reserved. Current and reserved road name list are in excel format (.xlsx). You may also download the list from our website, named "Current Road Names Table Public.pdf" located under the GIS tab; <https://www.canyonco.org/elected-officials/commissioners/development-services>

Note: Proposed road names will only be reserved for sixty (60) days from when the application was accepted by Canyon County Development Services. If the sixty (60) days have expired you will need to reply.


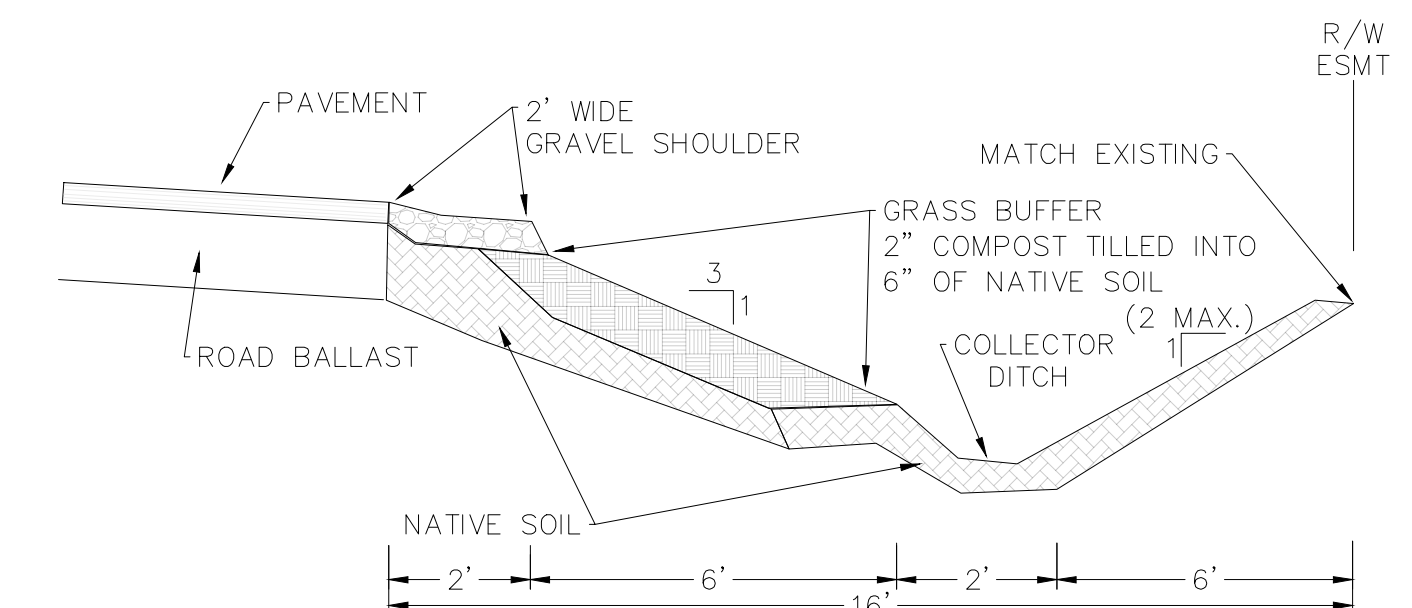
Please provide the following information with your completed application:

- ☐ **Parcel Number(s)** R35590
(Private Road Application Form)
- ☐ **A dimensioned sketch showing the location, configuration and length of the private road.**
(Private Road Application Form) (Alyson Meadows Plat enclosed)
- ☐ **A typewritten or printed list of names and addresses of all persons having a legal right to use the road. (Private Road Application Form) (Lots 1 through 22 of Alyson Meadows currently owed by CS2, LLC, 3363 East Presidential Drive, Meridian, ID 83642)**
- ☐ **Copy of the Road Name verification by Canyon County, ID Development Services, usually by email. (email on this form is not valid)**
- ☐ **A list containing a minimum of three proposed road names in preferential order, i.e. first choice as number one, etc. (Private Road Application Form)**



- ENGINEERING NOTES:

- BMP 03, ACHD DESIGN MANUAL:

[illegible]

CS2, LLC
3363 E. PRESIDENTIAL DRIVE
MERIDIAN, ID 83642
PARCEL R35590

ALYSON MEADOWS
SUBDIVISION
PARCEL R35590
CANYON COUNTY, ID

DATE
3/29/2024

SHEET
P101

PRELIMINARY PLAT
ALYSON MEADOWS SUBDIVISION
NW 1/4 SECTION 32, T4N, R3W, BM
CANYON COUNTY, IDAHO 2024

OWNERS/DEVELOPERS
CS2, LLC
3363 E. PRESIDENTIAL DRIVE
MERIDIAN, IDAHO 83642
(208) 629-7333

PLANNER
BOB UNGER
UNGER ENTERPRISES, LLC
901 N 29TH STREET
BOISE, IDAHO 83702
(208) 861-5220

SURVEYOR
SKINNER LAND SURVEY
17842 SANDHOLLOW ROAD
CALDWELL, IDAHO, 83607
(208) 459-0933
www.skinnerlandsurvey.com

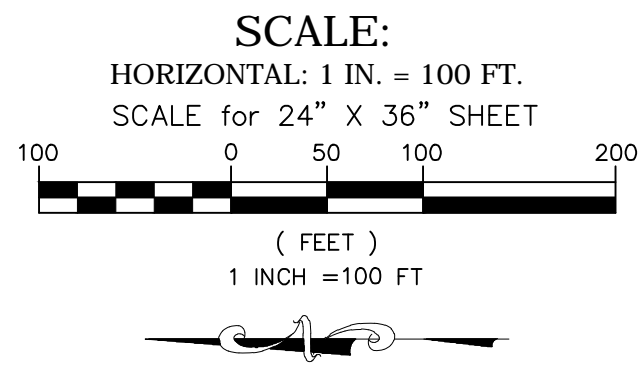
ENGINEER
ELWIN T. BUTLER, PE
MATRIX ENGINEERING, INC.
1020 W MAIN, SUITE 100J
BOISE, IDAHO 83702
(208) 739-8668
ebutler@mat-eng.com

PRELIMINARY PLAT DEVELOPMENT FEATURES

TOTAL ACRES..... 40.84 ACRES
TOTAL LOTS..... 22
SINGLE-FAMILY LOTS..... 18
COMMON LOTS..... 4
MINIMUM LOT SIZE..... 87,159 SF
AVERAGE LOT SIZE..... 89328 SF
TOTAL SINGLE FAMILY DENSITY 2.27 UNITS/AC.
PROPOSED ZONING..... CR-RR
PHASING..... ONE PHASE
SETBACKS RR ZONE
FRONT 20'
REAR 20'
SIDE 10'
CORNER 20'

CURVE TABLE

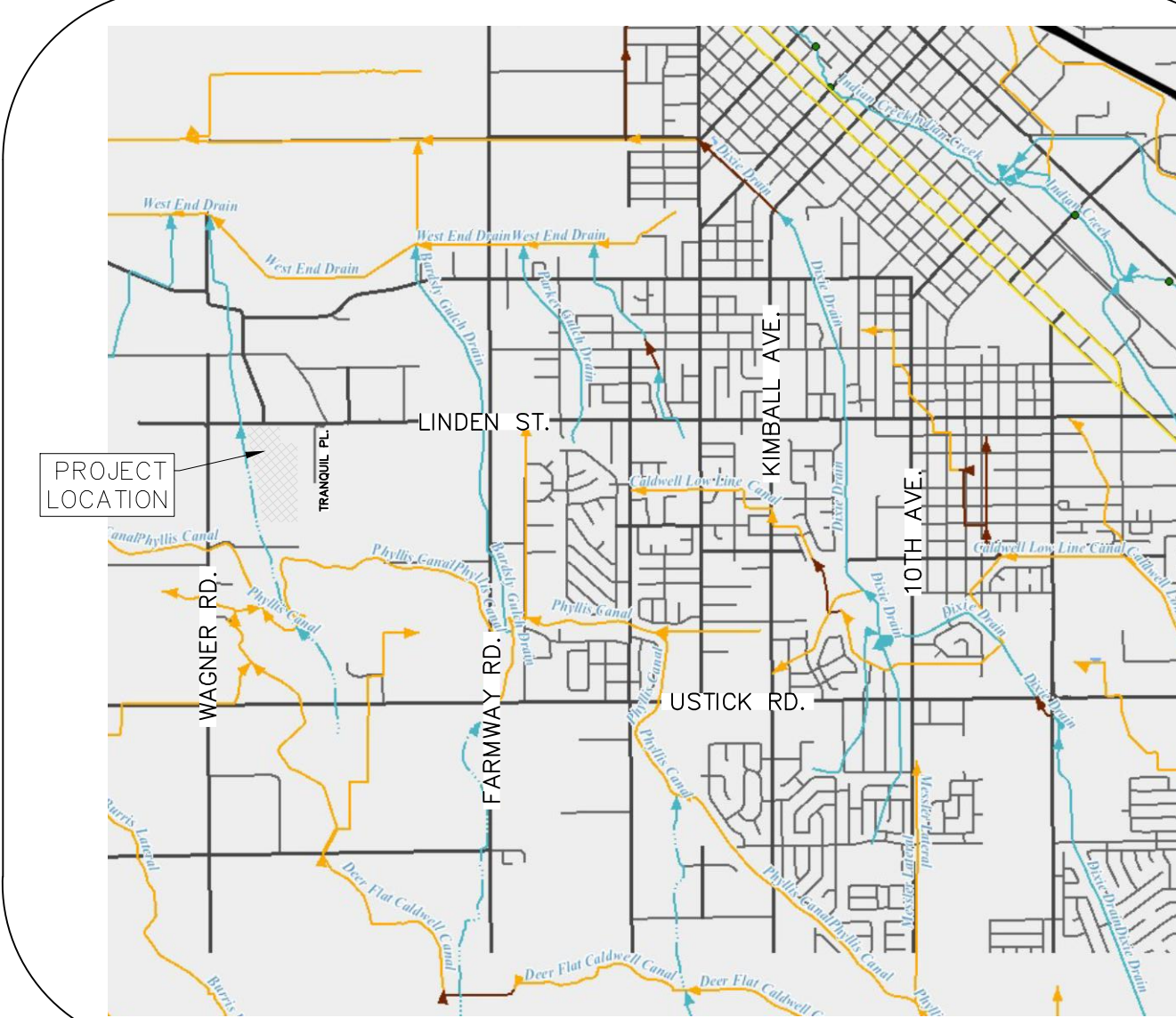
CURVE #	RADIUS	LENGTH	DELTA	CH BEARING	CH DISTANCE
C1	200.00'	35.07'	10°02'50"	S4°14'16"E	35.03'
C2	170.00'	29.81'	10°02'50"	S4°14'16"E	29.77'
C3	230.00'	40.33'	10°02'50"	N4°14'16"W	40.28'
C4	28.00'	25.13'	51°24'59"	S34°58'11"E	24.29'
C5	28.00'	25.14'	51°26'37"	N16°27'37"E	24.30'
C7	100.00'	172.64'	98°54'31"	S40°34'26"E	151.98'
C15	65.00'	100.10'	88°14'10"	N16°33'36"W	90.50'
C16	65.00'	136.11'	119°58'42"	N87°32'51"E	112.57'
C17	65.00'	84.65'	74°36'55"	S4°50'45"W	78.79'
C18	65.00'	320.86'	282°49'58"	S80°44'19"W	81.08'
C19	70.00'	120.84'	98°54'44"	S40°34'23"E	106.39'
C20	65.00'	32.23'	28°24'24"	S61°16'17"E	31.90'
C21	65.00'	16.57'	14°36'16"	N39°45'56"W	16.52'



PRELIMINARY PLAT NOTES:

IN THE FOLLOWING NOTES THE WORD "UTILITY" SHALL INCLUDE IRRIGATION AS A UTILITY. IF IRRIGATION IS MENTIONED IT IS TO EMPHASIZE THIS UTILITY. EASEMENT WITH THE HIGHEST PRIORITY OR RIGHTS EXTEND TO THE BOUNDARY. EASEMENT WITH EQUAL PRIORITY OR RIGHTS END AT THE EASEMENT INTERSECTION.

- LOT LINES COMMON TO LINDEN ROAD HAVE A 10' UTILITY EASEMENT. UTILITY AGENCIES SHALL NOT LIMIT OR RESTRICT USES FOR IRRIGATION STRUCTURES, DRAINAGE, OR LANDSCAPE BUFFER. LOT LINES COMMON TO LOT 22, A PRIVATE ROAD, HAVE A 10' UTILITY, AND DRAINAGE EASEMENT. THE UTILITY EASEMENTS IN THIS NOTE ARE FOR THE BENEFIT OF ALYSON MEADOWS SUBDIVISION.
- UNLESS OTHERWISE NOTED, INTERNAL LOT LINES HAVE A 5' UTILITY AND FENCE EASEMENT. UNLESS OTHERWISE NOTED, BOUNDARY LOT LINES HAVE A 10' UTILITY AND FENCE EASEMENT. THESE UTILITY AND FENCE EASEMENT ARE FOR THE BENEFIT OF THE SUBJECT AND ADJACENT LOT OWNERS OF EACH EASEMENT.
- WEST BOUNDARY OF LOTS 13 THROUGH 21 HAVE A PIONEER IRRIGATION DISTRICT 25' WIDE "D"-DRAIN EASEMENT STARTING AT THE FROM TOP OF BANK, ANY ENCROACHMENT OF THIS EASEMENT REQUIRES WRITTEN PERMISSION FROM PIONEER IRRIGATION DISTRICT PRIOR PER IDAHO CODE 42-1209. THIS EASEMENT IS FOR THE BENEFIT OF PIONEER IRRIGATION DISTRICT.
- ALL LOTS ARE SINGLE FAMILY RESIDENTIAL EXCEPT LOTS 1, 12, 21, & 22 WHICH ARE COMMON LOTS MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA). LOTS 1 & 21 ARE LANDSCAPE BUFFER LOTS. LOT 12 IS AN INGRESS/EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF ALYSON MEADOWS, RHETTS ACRES, EMERGENCY, AND SERVICE VEHICLES. EASEMENT IS TO BE GATED. LOT 22 IS A PRIVATE ROAD LOT FOR INGRESS/EGRESS, UTILITIES, AND DRAINAGE FOR THE SOLE BENEFIT OF ALYSON MEADOWS.
- A 30 FOOT EASEMENT AT THE EAST BOUNDARY OF LOT 12 IS GRANTED FOR THE BENEFIT OF RHETTS ACRES FOR TRANQUILL PLACE, HAMERHEAD TURNAROUND. RHETTS ACRES HOA IS RESPONSIBLE FOR ALL MAINTENANCE AND COST OF TURNAROUND.
- SOUTH SIDE EASEMENTS OF LOT 11 ARE DESIGNATED INGRESS/EGRESS, UTILITIES, AND IRRIGATION FACILITIES EASEMENTS. IRRIGATION FACILITIES INCLUDE PUMPING STATION, DISTRIBUTION MAIN LINES, AND IRRIGATION DITCH. THIS EASEMENT IS FOR THE BENEFIT OF ALYSON MEADOWS, RHETTS ACRES, EMERGENCY, AND SERVICE VEHICLES. EASEMENT IS TO BE GATED.
- DRAINAGE SHALL BE REMOVED VIA ROADSIDE SWALES / SWALES / SUBSURFACE FACILITIES AND / OR DISCHARGING RUNOFF INTO EXISTING DRAINS AS HISTORIC RATES AS APPROVED BY THE HIGHWAY DISTRICT AND CANYON COUNTY.
- THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER. IRRIGATION WATER IS PROVIDED BY PIONEER IRRIGATION DISTRICT. THE HOA WILL BE SUBJECT TO DISTRICT ASSESSMENTS. EACH LOT WILL RECEIVE PRESSURIZED IRRIGATION WATER VIA A PUMPING STATION AND IRRIGATION FACILITIES MAINTAINED AND OPERATED BY THE HOA.
- EXISTING IRRIGATION OPEN DITCH DELIVERY TO PHEASANT RIDGE WILL BE PIPED.
- POTABLE WATER WILL BE PROVIDED BY INDIVIDUAL WELLS LOCATED ON EACH LOT AS APPROVED BY THE DEPARTMENT OF WATER RESOURCES.
- SANITARY SEWER WILL BE PROVIDED BY INDIVIDUAL SEPTIC AND DRAIN FIELDS ON EACH LOT AS APPROVED BY SOUTHWEST DISTRICT HEALTH.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE 22-4503, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION BEGAN; PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROVER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATION IN EFFECT AT THE TIME OF RE-SUBDIVISION.
- LOT DIRECT ACCESS ONTO LINDEN ROAD (A MAJOR COLLECTOR) IS PROHIBITED. LOT ACCESS SHALL BE ONTO PRIVATE OR LOCAL ROADS.
- NEPA 13 D (FIRE SPRINKLERS) SYSTEMS AND FIRE FLOW RATES FOR EACH SINGLE FAMILY DWELLING SHALL BE DETERMINED BY THE CALDWELL FIRE DEPARTMENT BASED ON THE CURRENT FIRE CODE AT THE TIME OF BUILDING PERMIT APPLICATION.



VICINITY MAP
NTS

LEGEND:

MONUMENT (FOUND)
SECTION LINE
PROPERTY BOUNDARY
ROAD CENTER LINE
ROW /ROAD EASEMENT
EASEMENT
PARCEL LINE (NOT SURVEYED)
15 PERCENT GRADE AREA

