Canyon County, ID Web Map



Green: Band_2

Sections

County Boundary

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

Blue: Band_3 Canyon County, ID Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | City of Nampa |

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



		7
	OWNER NAME: Cory & Cristine Codr	
PROPERTY	MAILING ADDRESS: 7952 N 164th St, Bennington, NE 68007	
OWNER		
I consent to this	application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity,	
- 10 - 10 - 10 - 10 - 10 - 10 - 10 - 10	please include business documents, including those that indicate the person(s) who are eligible to sign.	1
Signature:	ij D (tol - Date: Dat - B 2024	Ø
(AGENT)	CONTACT NAME: Kurt Norrell]
ARCHITECT	COMPANY NAME: Western Consulting Group	1
ENGINEER BUILDER	MAILING ADDRESS: 1452 W Bannock St, Boise, ID 83702	1
	PHONE: (208) 391 - 3715 EMAIL: kurt.norrell@wcgid.com	
	STREET ADDRESS: 0 Gilbert Rd, Middleton, ID	7
	PARCEL #: R37431017A LOT SIZE/AREA: 14 AC	┥
SITE INFO	LOT: BLOCK: SUBDIVISION:	┥
	QUARTER: SE1/4 of NW 1/4 SECTION: 21 TOWNSHIP: 5N RANGE: 2W	-
	ZONING DISTRICT: CR-RR FLOODZONE (YES/NO): NO	
HEARING	CONDITIONAL USECOMP PLAN AMENDMENTCONDITIONAL REZONE	
LEVEL	ZONING AMENDMENT (REZONE)DEV. AGREEMENT MODIFICATIONVARIANCE > 33%	
APPS	MINOR REPLATVACATIONAPPEAL	
AFFJ		1
DIRECTORS	ADMINISTRATIVE LAND DIVISIONEASEMENT REDUCTIONSIGN PERMIT	
DECISION	PROPERTY BOUNDARY ADJUSTMENTHOME BUSINESSVARIANCE 33% =	
APPS	X PRIVATE ROAD NAMETEMPORARY USEDAY CARE	
	OTHER	
CASE NUMBE	R: SD2024-0011 DATE RECEIVED:	d
RECEIVED BY		
	NA	
an	10 RD 2024-0028 \$330	1
00.	\$1550	
	AUN EDOD	
	\$ MISC	

October 24, 2024

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

Re: Letter of Intent - Gilbert Subdivision

Dear Department of Development Services,

I am writing to submit the preliminary plat and private road-naming applications for the proposed Gilbert Subdivision. This letter serves as the required letter of intent and will provide an overview of the proposed development.

The subject property is located within Canyon County, outside of city limits or impact areas, with the parcel number R37431017A. The 14-acre parcel is located in the SE ¼ of the NW ¼ of Section 21 Township 5N Range 2W. The zoning of the parcel is CR-RR (Conditional Rezone – Rural Residential).

The proposed development involves subdividing the existing 14-acre lot into six residential lots (roughly 2 acres each) and one lot for the private road. The site is currently bare, consisting primarily of sagebrush, bunchgrass, and other native weeds and grasses, along with a handful of dirt pathways (visible from Aerial Imagery). There are no existing structures or utilities on the property. The project, in cooperation with the property owner, is in its preliminary phase of development as we seek preliminary plat approval. The development will proceed in a single phase, with all construction occurring concurrently.

	Gilbert Subdivision	
Lot #	Lot Type	Acres
1	Private Road	1.65
2	Residential	2.06
3	Residential	2.09
4	Residential	2.08
5	Residential	2.08
6	Residential	2.03
7	Residential	2.01
Avera	age Lot Size	2.06

Each residential lot will include its own potable water well and septic system. Drain fields are proposed for septic discharge, as well as a required replacement area. The drain fields and replacement areas adhere to required setbacks from potable water wells, property lines, and residences. The private wells for each residential lot also adhere to required setbacks. The

1542 W Bannock St · Boise, Idaho, 83702 · 208-391-3715

proposed locations of the residences, wells, and drainage systems are so that no drainage system is located upstream of a well or residence.

The proposed private road begins at the intersection of Eric Lane and the existing portion of Gilbert Road and will extend westward through a 70-foot easement to the southeast corner of the subject property. The private road lot is 70-feet wide and culminates in a cul-de-sac designed per Canyon County Highway District Highway 4 Standards. The private road is designed per Canyon County code for private roads, and the private road lot allows for public utility access. Proposed power will run through the private road lot, and stormwater runoff from the road will be retained/infiltration on site.

The proposed development is not expected to cause significant impacts to neighboring properties in terms of noise, dust generation, traffic, water table levels, etc. Appropriate dust suppression and erosion control measures will be put in place during construction.

According to an Atlas Geotechnical Engineering Report from August 2024, groundwater was measured at depths between 120 and 184 feet below ground surface (bgs) within approximately $\frac{1}{2}$ mile of the project site. Groundwater levels for surrounding residences are likely to remain at more than 20 feet bgs year-round.

Traffic impacts are expected to be minimal, as the development will generate an estimated 60 additional vehicle trips per day, based on the Institute of Transportation Engineers Trip Generation Report (average 10 trips per day per single-family home). Gilbert Road can reasonably accommodate this additional trip generation.

The proposed development aligns with Canyon County's Comprehensive Plan, which supports low-density rural residential development. The project maintains the rural character of the area, and the proposed subdivision is consistent with the CR-RR zoning designation.

Western Consulting Group does not anticipate any additional permits required beyond those through Canyon County.

Thank you for your consideration of our application. Please contact us with any questions, concerns, or need for additional information.

Sincerely,

WESTERN CONSULTING GROUP, PLLC

he which

Kurt Norrell, PE, PMP Managing Partner

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Canyon County Development Service 111 North 11 th Avenue, #310 Caldwell, Idaho 83605 www.canyoncounty.id.gov 208-454-7458	S AFFIDAVIT OF LEGAL INTEREST
1. Jory B (all	, <u>7952</u> 164 Ast (address)
Bennatar . 1	(state) (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

2 W Bannock St- Bose TD 8502 onsulting Group.

to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this day of ,20 24 (signature) Nebracka STATE OF IDAHO SS Pouglas COUNTY OF CANYON On this 28th day of October, in the year 2024, before me Kickard Turobs a notary public, personally appeared Cory Code , personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.



Notary: <u>Richard June</u> My Commission Expires: <u>12/11/27</u>

IRRIGATION PLAN 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



	Cory & Cristine Codr		
Applicant(s)	_{Name} 7952 N 164th St	Daytime Teleph Bennington, NE	one Number 68007
	Street Address	City, State	Zip
	Kurt Norrell	(208) 391 - 3715 kurt.norr	rell@wcgid.com
Representative Nar	ne 1452 W Bannock St	Daytime Telephone Number / E-ma Boise, ID	ail Address 83702
	Street Address	City, State	Zip
Location of Subject	Property:Eric Lane & Gilbe	rt Road	Canyon County
Location of Subject		rt Road Streets or Property Address	Canyon County City
,			City
,	Two Nearest Cross	Streets or Property Address	City
Assessor's Account This land:	Two Nearest Cross	Streets or Property Address	City
Assessor's Account This land: Has X Is d	Two Nearest Cross Number(s): R <u>37431017A</u> water rights available to it. ry and has no water rights availab	Streets or Property Address	City <u>5N</u> Range <u>2W</u> nt and

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? YesX No
	If yes, please include a copy of approvals by the City Planning & Zoning Commission and City Council of you
	Irrigation Plan.

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

	Dusta					
	Draina	age: <u>N/A</u>				
. н	low many	y acres is the property being sub	divided?	14 acres		
N	Vhat perc	centage of this property has wat	er? Cu	rrently none		
. н	low many	y inches of water are available to	the pro	perty? Currently none		
6. H	low is the	e land <u>currently</u> irrigated? <mark>N/A</mark> Sprinkler		Surface Above Ground Pipe		Irrigation Well Underground Pipe
'. н	low is the	e land to be irrigated <u>after</u> it is su Sprinkler	ıbdivide	d? Surface Above Ground Pipe		Irrigation Well Underground Pipe
pi No	ipes go. existinç			to the canal and irrigated land a ate/pump. No existing or pro		
pip	es			· · · · · · · · · · · · · · · · · · ·		
). A	re there	irrigation easement(s) on the pro	operty?	Yes No		
			ss water ion. Pri	on each lot? ivate road lot: ditches on eit	her si	de of the road +
DIC	oinfiltrat	ion swale.				

 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)
 N/A

*Groundwater rights (potable + irrigation) will be applied for after preliminary plat approval

and a second a

I, the undersigned, agree that prior to the Development Services Department accepting this application Lam 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: Brdr	Ca Code	Date: 10 128 12024	
Property Owner		(Application Submitted)	

Signed:____

Applicant/Representative (if not property owner) (Application Submitted)

Accepted By: _____

Director / Staff

_____ Date: ____/

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 if 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 \rightarrow 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.

No irrigation plan map. See preliminary plat for proposed location of wells and drain fields.

SUBDIVISION WORKSHEET

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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



<u>GENER/</u>	
1.	HOW MANY LOTS ARE YOU PROPOSING? Residential Non-buildable Common
2.	AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS 2.06 ACRES
IRRIGAT	ΓΙΟΝ
1.	IRRIGATION WATER IS PROVIDED VIA:
2.	WHAT PERCENTAGE OF THE PROPERTY HAS WATER? 0%
3.	HOW MANY INCHES OF WATER ARE AVAILABLE TO PROPERTY?0
4.	HOW DO YOU PLAN TO RETAIN STORM AND EXCESS WATER ON EACH LOT?
	Residential lots are 2+ acres, surface infiltration. Private road lot: ditches on either side of the road, bioinfiltration swale.
5.	HOW DO YOU PLAN TO PROCESS STORM WATER / EXCESS IRRIGATION WATER PRIOR TO IT ENTERING THE ESTABLISHED DRAINAGE SYSTEM? N/A
ROADS	
1.	ROADS WITHIN THE DEVELOPMENT WILL BE:
* Privat Plat*	e Road names must be approved by the County and the private road application submitted with the Preliminary
HILLSID	E DEVELOPMENT
1.	OF THE TOTAL LOTS REQUESTED, HOW MANY OF THE LOTS WILL CONTAIN SLOPES GREATER THAN 15%? Residential 0 Non-Buildable 0 Common
2.	WILL THE PROPOSED ROAD (S) BE LOCATED WITHIN ANY AREA THAT HAS SLOPES GREATER THAN 15%? YES NO Private road lot on the subject property does not contain slopes >15%.
*If YES,	a grading plan is required. There are slopes >15% outside of the proposed roadway (max road slope 8%) within the 70' easement on the neighboring Lippert property. See shaded area on PrePlat.

SUBDIVISION WORKSHEET

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SUBDIVISIONS WITHIN AN AREA OF CITY IMPACT

- 1. WILL YOU BE REQUESTING WAIVERS OF SUBDIVISION IMPROVEMENT REQUIREMENTS FROM THE CITY?
- 2. IF YES, WHICH WAIVERS WILL YOU BE REQUESTING?

SITE PLAN & LETTER OF INTENT - CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605 www.canvonco.org/dsd.aspx Phone: 208-454-7458

8 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:

All existing and proposed structures and dimensions (i.e. 40'X30' shop, 20'x20' shed, 40'x50' house, 10' windmill, etc.)

Infrastructure: well, septic, irrigation ditch, settling ponds, drainage swales, etc.

ITransportation: parking, loading areas, driveways, etc. adjacent driveways, roads, highways or other accesses

Easement locations and dimensions

Setbacks from property lines, section lines, collectors and arterial roads and/or building envelope

Areas of steep slopes, wetlands, and/or floodplain

Existing or proposed fences

Signs

Major landscaping or hardscaping, such as large trees, berms, or retaining walls, water features

Areas of activity, outdoor seating, food vendor area, stockpiling, open pit, etc.

Any other site features worth noting

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

X A description of the proposed use and existing uses

X A description of the proposed request and why it is being requested

Expected traffic counts and patterns

Phasing of development

How proposed use may affect neighboring uses

A description or further explanation of the site features (see site plan list above)

Explanation of any other permits through other agencies that may be required

Description of business operations, such as number of employees, hours of operation, delivery and shipping

A description of how the proposed use is consistent with specific zoning criteria or comprehensive plan policies

Any other items which may require further explanation





PRIVATE ROAD NAME CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT 111 North 11th Avenue, #310, Caldwell, ID 83605 <u>zoninginfo@canyoncounty.id.gov</u> Phone: 208-454-7458 Fax: 208-454-6633



Private roads serving more than 2 permanent dwellings or inhabited buildings shall be named and signed. CCZO 07-10-03 (3.A.5)

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

I am applying for: 🛛 New Private Road Name

Change an Existing Private Road Name

Master Application completed and signed

Site plan, sketch, or record of survey with easement length, width, location, configuration, and the two nearest cross streets. The easement or right-of-way parcel that is intended for the private road MUST BE HIGHLIGHTED!

□ Name Change Application (if changing the name of an existing private road)

A printed list of names and addresses of all persons having legal right to use the private road

X A copy of the Road Name verification from Canyon County Development Services, usually an email (see #2 below)

A list proposing a minimum of 5 distinct road names in preferential order, i.e. first choice as number one, etc

A copy of the easement legal description and Road User's Maintenance Agreement (RUMA)

Easement Reduction application (if requesting an easement less than 60 feet wide down to 28 feet)

□ Your engineers certification that road meets the minimum County Private Road requirements and proof the sign has been installed is required before the certificate of occupancy is issued, record of survey or platting is approved

Solution State and State and State and State application such as Administrative Land Division, Short Plat Subdivision, Easement Reduction or other application

NOTES:

- The purpose of this application 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.
- Prior to submitting this application please propose a minimum of five (5) distinct road names in preferential order to <u>GISAddressing@canyoncounty.id.gov</u>, so the proposed names can be checked to verify they are not already used within the County.
- 3. You may request a current and reserved road names list so you can verify on your own if yj proposed road name is used or reserved. The 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.canyoncounty.id.gov/elected-officials/commissioners/dsd/dsd-gis/. Proposed road names will only be reserved once we have received an application and fees are paid. Reserved private road names for land divisions or a private road requirement due to building permit, will only be reserved for a period of sixty (60) days. After the sixty (60) day time period, the reservation will expire and you will need to re-apply. Reserved private names for a subdivision plat will be reserved for two (2) years.
- 4. 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, the Development Services Director will take suggestions from all parties and make the final decision and approval. (§ 06-05-13(13))
- 5. Please note that the County makes every effort to notify public and private agencies of new address, address changes or new private roads. The County cannot guarantee the agencies will update their records to reflect this new address, address change or new private road. It is suggested that you make "Suggested Edits" on Google Maps to update your new private road and new addresses.

MASTER APPLICATION

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CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605 <u>www.canyonco.org/dsd.aspx</u> Phone: 208-454-7458 Fax: 208-454-6633



	OWNER NAME: Cory & Cristine Codr
00000000	
PROPERTY OWNER	MAILING ADDRESS: 7952 N 164th St, Bennington, NE 68007
	PHON
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Signature:	in B (dr Date: Dat 28, 2024
(AGENT)	CONTACT NAME: Kurt Norrell
ARCHITECT	COMPANY NAME: Western Consulting Group
ENGINEER BUILDER	MAILING ADDRESS: 1452 W Bannock St, Boise, ID 83702
	PHONE: (208) 391 - 3715 EMAIL: kurt.norrell@wcgid.com
·····	STREET ADDRESS: 0 Gilbert Rd, Middleton, ID
	PARCEL #: R37431017A LOT SIZE/AREA: 14 AC
SITE INFO	LOT: BLOCK: SUBDIVISION:
	QUARTER: SE1/4 of NW 1/4 SECTION: 21 TOWNSHIP: 5N RANGE: 2W
	ZONING DISTRICT: CR-RR FLOODZONE (YES/NO): NO
HEARING	CONDITIONAL USECOMP PLAN AMENDMENTCONDITIONAL REZONE
LEVEL	ZONING AMENDMENT (REZONE)DEV. AGREEMENT MODIFICATIONVARIANCE > 33%
APPS	MINOR REPLATVACATIONAPPEAL
DIRECTORS	ADMINISTRATIVE LAND DIVISIONEASEMENT REDUCTIONSIGN PERMIT
DECISION	PROPERTY BOUNDARY ADJUSTMENTHOME BUSINESSVARIANCE 33% >
APPS	TEMPORARY USEDAY CARE
	other = h - 29 - 27 - 24
CASE NUMBE	R: RD2024-0028 DATE RECEIVED: 11-23-2024
RECEIVED BY	: Och Root APPLICATION FEE: 330 CK MO CC CASH
	included with SD2024-001 Roser L + 21

PRIVATE ROAD NAME APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605 <u>zoninginfo@canyoncounty.id.gov</u> Phone: 208-454-7458 Fax: 208-454-6633 COUNTY IB THO

pplicant(s): C	Cory & Cristine	Codr	Phone:	
		Please Print Name		
	N 164th St		Bennington, NE	68007
Applica	nt Mailing Street A	Address	City/State	Zip
ocation of Priva	te Road:Eric	Lane & Gilbert Roa	d	
			Two Nearest Cross Streets	
arcel Number o	of owner requestir	ng private road name:	R37431017A	
 A dimer A typew sign bel A list co <u>If propos</u> 	nsioned sketch sh vritten or printed low.) ontaining a minim sed are private road	list of names and addres um of three proposed ro Is, the street type must be l	lguration and length of the private road. ses of all persons having a legai right to u ad names in preferential order, i.e. first cl ane.	
 A dimer A typew sign bel A list co 	nsioned sketch sh vritten or printed low.) ontaining a minim	owing the location, confi list of names and addres um of three proposed ro	ses of all persons having a legal right to u ad names in preferential order, i.e. first cl ane.	hoice as number one
 A dimer A typew sign bel A list co <u>if propos</u> a. 	nsioned sketch sh vritten or printed low.) ontaining a minim sed are private road	owing the location, confi list of names and addres um of three proposed ro <u>ls, the street type must be l</u> <u>Codr Lane</u>	ses of all persons having a legal right to u ad names in preferential order, i.e. first cl ane. Fourth Choice:	hoice as number one
 A dimer A typew sign bel A list co <u>If propos</u> a. b. c. 	nsioned sketch sh vritten or printed low.) ontaining a minim <u>sed are private road</u> First Choice: Second Choice: Third Choice:	owing the location, confi list of names and addres um of three proposed ro <u>ls, the street type must be l</u> <u>Codr Lane</u> <u>Asha Lane</u> <u>Afterglow Lane</u>	ses of all persons having a legal right to u ad names in preferential order, i.e. first cl ane. Fourth Choice: Fifth Choice: Au	hoice as number one Lowen Lane Igust Lane
 A dimer A typew sign bel A list co <u>If propos</u> a. b. c. If project belongs 	nsioned sketch sh vritten or printed low.) ontaining a minim <u>sed are private road</u> First Choice: Second Choice: Third Choice: ct requires multip is to each road seg	owing the location, confi list of names and addres um of three proposed ro is, the street type must be l Codr Lane Asha Lane Afterglow Lane le road names provide ro ment. If more than three ate roads, the street type m	ad names in preferential order, i.e. first cl ad names in preferential order, i.e. first cl ane. Fourth Choice: Fifth Choice: Au pad names use this section. Mark on sketc road names are needed, please write the	hoice as number one Lowen Lane Igust Lane
 A dimer A typew sign bel A list co lf propos a. b. c. If project belongs paper. In 	nsioned sketch sh vritten or printed low.) ontaining a minim sed are private road First Choice: Second Choice: Third Choice: Third Choice: ct requires multip t o each road seg f proposed are prive	owing the location, confi list of names and addres um of three proposed ro ls, the street type must be l Codr Lane Asha Lane Afterglow Lane le road names provide ro ment. If more than three ate roads, the street type m	ad names in preferential order, i.e. first cl ad names in preferential order, i.e. first cl ane. Fourth Choice: Fifth Choice: Au pad names use this section. Mark on sketc road names are needed, please write the	hoice as number one Lowen Lane Igust Lane

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Ą	pplicant/Property Owner		ts if more signatu	res are required)
	pplicant/Property Owner	Printed Name:	D	ate:
Signed:		Printed Name: _	 D	ate:
A	pplicant/Property Owner		 	ate:

58444 8 M. 25

SITE PLAN & LETTER OF INTENT - CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633



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

All existing and proposed structures and dimensions (i.e. 40'X30' shop, 20'x20' shed, 40'x50' house, 10' windmill, etc.)

Infrastructure: well, septic, irrigation ditch, settling ponds, drainage swales, etc.

ITransportation: parking, loading areas, driveways, etc. adjacent driveways, roads, highways or other accesses

Easement locations and dimensions

Setbacks from property lines, section lines, collectors and arterial roads and/or building envelope

X Areas of steep slopes, wetlands, and/or floodplain

X Existing or proposed fences

Signs

1. 16

Major landscaping or hardscaping, such as large trees, berms, or retaining walls, water features

X Areas of activity, outdoor seating, food vendor area, stockpiling, open pit, etc.

Any other site features worth noting

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

X	A description of the	proposed use and existing uses
	A description of the	proposed use and existing uses

A description of the proposed request and why it is being requested

Expected traffic counts and patterns

D Phasing of development

How proposed use may affect neighboring uses

A description or further explanation of the site features (see site plan list above)

X Explanation of any other permits through other agencies that may be required

Description of business operations, such as number of employees, hours of operation, delivery and shipping

A description of how the proposed use is consistent with specific zoning criteria or comprehensive plan policies

Any other items which may require further explanation





RE: [External] Private Road Naming Suggestions

From GIS and Addressing Division <GISAddressing@canyoncounty.id.gov> Date Wed 10/9/2024 11:09 AM То Lily Norwood <Lily.Norwood@wcgid.com>

Caution: This is an external email. Please take care when clicking links or opening attachments. All the names below are good.

Codr Lane -Asha Lane -Lowen Lane -August Lane -Afterglow Lane

Tony

From: Lily Norwood <Lily.Norwood@wcgid.com> Sent: Wednesday, October 9, 2024 10:59 AM To: GIS and Addressing Division <GISAddressing@canyoncounty.id.gov> Subject: Re: [External] Private Road Naming Suggestions

Got it. I wasn't sure if those would be allowed since they would be the same name as other names, but Lane instead of Ave/Street/Rd/etc.

What about these:

-Codr Lane -Asha Lane -Lowen Lane -August Lane -Afterglow Lane

Thanks,







RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

Arkoosh Law Offices 913 W. River Street, Suite 450 Boise, Idaho 83702

With a copy to:

Wayne Lippert 9626 E. Gilbert Road Middleton, Idaho 83644



RICK HOGABOAM CANYON COUNTY RECORDER Pgs=8 PBRIDGES \$31.00 EASEMENT DENNIS CODER

(Space Above For Recorder's Use)

EASEMENT AGREEMENT

This Easement Agreement ("Easement Agreement") is made and entered into this 3° day of <u>May</u>, 2024, by and between WAYNE A. LIPPERT ("Grantor"), whose current address is 9626 E. Gilbert Road, Middleton, Idaho 83644 (Canyon County Parcel Number R3743101000), and CORY B. CODR and CRISTINE L. CODR (collectively "Grantee"), whose current address is 0 Gilbert Road, Middleton, Idaho 83644 (Canyon County Parcel Number R37431017A0).

1. Background.

1.1 Grantor Real Property. Grantor is the owner of the real property described in *Exhibit A*, attached hereto and incorporated herein (the "Grantor Real Property").

1.2 Benefited Real Property. Grantee is the owner of the real property described in *Exhibit B*, attached hereto and incorporated herein (the "Benefited Real Property").

1.3 Request for Easement. Grantee has requested Grantor to convey to Grantee a nonexclusive access easement on a portion of the Grantor Real Property in favor of the Benefited Real Property for the purposes described herein. The portion of the Grantor Real Property requested for the easement is described in *Exhibit C*, attached hereto and incorporated herein (the "Easement Real Property").

1.4 **Purpose of Agreement.** The purposes of this Easement Agreement are (i), to describe the easement granted, and (ii), to establish the relative rights and obligations of the parties regarding the easement granted under this Easement Agreement.

2. Grant of Easement.

2.1 Grant. For value received, Grantor hereby GRANTS AND CONVEYS to the Grantee a nonexclusive ingress-egress, access, utility, and power easement on the Easement Real Property (the "Easement"). Said Easement is described in *Exhibit C*, burdens the Grantor Real Property in *Exhibit A*, and nonexclusively benefits the Benefited Real Property in *Exhibit B*.

2.2 Purposes of Easement. The Easement is granted solely for the purpose of nonexclusive ingress-egress, access, utility, power, and the construction and maintenance of a road over the Easement, and for no other purposes.

2.3 Term of Easement. This Easement Agreement shall continue in perpetuity and may only be terminated upon mutual agreement in writing entered, executed, and recorded in Canyon County by Grantee and Grantor.

2.4 Covenants and Agreements of the Grantor. Grantor, on behalf of Grantor and Grantor's heirs, successors, assigns, purchasers, or transferees of any kind, covenants and agrees with Grantee and Grantee's heirs, successors, assigns, purchasers, or transferees of any kind, that the provisions of this Easement Agreement (i) shall run with and bind the Easement Real Property, and (ii) shall inure to the benefit of, and be enforceable (at law or in equity) by any owner of all or part of, the Benefited Real Property.

2.5 Covenants and Agreements of the Grantee. Grantee, on behalf of Grantee and Grantee's heirs, successors, assigns, purchasers, or transferees of any kind, covenants and agrees with Grantor and Grantor's heirs, successors, assigns, purchasers, or transferee of any kind, as follows:

2.5.1 Consideration to Grantor. To pay Grantor the single lump sum of Fifty Thousand Dollars (\$50,000.00), the receipt of which is hereby acknowledged, as consideration for Grantee's grant of the Easement pursuant to this Easement Agreement.

2.5.2 Repair and Maintenance. To construct, maintain in good and sufficient repair, and pay for all improvements desired by the Grantee on the Easement Real Property, including moving utility poles if needed, and control within the Easement Real Property weeds per Canyon County Code and noxious weeds per Idaho Code.

3. General Provisions.

3.1 Governing Law, Jurisdiction, and Venue. This Easement Agreement shall be construed and interpreted in accordance with the laws of the State of Idaho. The parties agree that the courts of Idaho shall have exclusive jurisdiction and that Canyon County is the proper venue.

3.2 Time of the Essence. Time is of the essence with respect to the obligations to be performed under this Easement Agreement.

Rights Cumulative. Except as expressly provided in this Easement Agreement, 3.3 and to the extent permitted by law, any remedies described in this Easement Agreement are cumulative and not alternative to any other remedies available at law or in equity.

3.4 Nonwaiver of Remedies. The failure or neglect of a party to enforce any remedy available by reason of the failure of the other party to observe or perform a term or condition set forth in this Easement Agreement shall not constitute a waiver of such term or condition. A waiver by a party (i) shall not affect any term or condition other than the one specified in such waiver, and (ii) shall waive a specified term or condition only for the time and in a manner specifically stated in the waiver.

3.5 Successors and Assigns. This Easement Agreement shall be binding upon and inure to the benefit of the parties and their respective successors, assigns, heirs, personal representatives, purchasers, or transferees of any kind.

Entire Agreement. All Exhibits to this Easement Agreement constitute a part of 3.6 this Easement Agreement. This Easement Agreement, together with the accompanying Exhibits, constitutes the entire agreement among the parties and supersedes all prior memoranda, correspondence, conversations, and negotiations.

4. Signatures.

GRANTOR:

Dated: 5-31 24

WAYNE A LIPPERT

Dated: 05/30/24

Dated: 05/30/24

GRANTEE:

CORY B.CODR

CRISTINE L. CODR

STATE OF NEBRASKA) : ss COUNTY OF DOUGLAS)

On the 30^{h} day of 30^{h} , 2024, before me the undersigned, a notary public in and for said state, personally appeared CORY B. CODR, known or identified to me to be the Grantee and owner of the Benefited Real Property, and the person who executed the instrument.

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

I homas M Chader

Notary Public My commission expires: 03-30 - 2026

GENERAL NOTARY-State of Nebraska	
	THOMAS M CHADER My Comm. Exp. March 30, 2028

STATE OF NEBRASKA) : ss COUNTY OF DOUGLAS)

On the <u>30</u>th day of <u>May</u>, 2024, before me the undersigned, a notary public in and for said state, personally appeared CRISTINE L. CODR, known or identified to me to be the Grantee and owner of the Benefited Real Property, and the person who executed the instrument.

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

Thromers M Chader

Notary Public My commission expires: 03-30-2026



STATE OF IDAHO) : ss COUNTY OF CANYON)

On the 31 day of 2024, before me the undersigned, a notary public in and for said state, personally appeared WAYNE A. LIPPERT, known or identified to me to be the Grantor and owner of the Grantor Real Property, and the person who executed the instrument.

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

YOLANDA ADAME Commission #32346 Notary Pub c Notary Public My commission expires: State of Idaho My Commission Expires: 07/25/2029

EXHIBIT A

Grantor Real Property

The following described real property in Canyon County, State of Idaho, more particularly described as follows to wit:

The West Half of the Southwest Quarter of the Northcast Quarter of Section 21, Township 5 North, Range 2 West, Boise Meridian, Canyon County, Idaho.

EXHIBIT B

Benefited Real Property

The following described real property in Canyon County, State of Idaho, more particularly described as follows to wit:

A parcel of land being a portion of the East Half of the Southeast Quarter of the Northwest Quarter of Section 21, Township 5 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of said East Half of the Southeast Quarter of the Northwest Quarter; thence South 00°00'29" East along the East boundary of said East Half of the Southeast Quarter of the Northwest Quarter a distance of 395.65 feet to the TRUE POINT OF BEGINNING; thence continuing

South 00°00'29" East along said East boundary a distance of 924.71 feet to the Southeast corner of said East Half of the Southeast Quarter of the Northwest Quarter; thence

North 89°59'00" West along the South boundary of said East Half of the Southeast Quarter of the Northwest Quarter a distance of 660.33 feet to the Southwest corner of said East Half of the Southeast Quarter of the Northwest Quarter; thence

North 00°01'20" West along the West boundary of said East Half of the Southeast Quarter of the Northwest Quarter a distance of 923.67 feet; thence

North 89°55'35" East parallel with the North boundary of said East Half of the Southeast Quarter of the Northwest Quarter a distance of 660.56 feet to the TRUE POINT OF BEGINNING.

EXHIBIT C

Easement Real Property

The following described real property in Canyon County, State of Idaho, more particularly described as follows to wit:

70-Foot Ingress-Egress, Access, Utility, and Power Easement.

A 70-Foot Ingress-Egress, Access, Utility, and Power Easement that is located in the Southwest ¼ of the Northeast ¼ of Section 21, Township 5 North, Range 2 West of the Boise Meridian, Canyon County, Idaho described as:

Beginning at the Southwest corner of the Southwest ¼ of the Northeast ¼ of Section 21, Township 5 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and running thence N00°00'30"W 70.00 feet along the West line of the Southwest ¼ of the Northeast ¼ of said Section; thence S89°56'02"E 661.32 feet; thence S00°00'34"E 70.00 feet to a point on the South line of the Southwest ¼ of the Northeast ¼ of said Section; thence N89°56'03"W 661.32 feet along said South line to the Point of Beginning.

Staff Added to file

2022-052057 RECORDED 11/23/2022 12:37 PM

CHRIS YAMAMOTO CANYON COUNTY RECORDER Pgs=11 MBROWN NO FEE AGR NO FEE



Canyon County Recorder's Office Document

Cover Sheet



CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT



111 11th Ave. #140 • Caldwell, Idaho • 83605 • Phone (208) 454-7458 Fax: (208) 454-6633 • www.canyoncounty.org/dsd

DEVELOPMENT AGREEMENT BETWEEN CANYON COUNTY AND APPLICANT

Agreement number: 22139

THIS AGREEMENT, made and entered into this <u>23</u> day of <u>Nov.</u>, 2022 by and between Canyon County, Idaho, a political subdivision of the state of Idaho, hereinafter referred to as "COUNTY" and Cory and Cristine Codr, hereinafter referred to as "Applicant."

RECITALS

WHEREAS, Applicant has applied to County for a conditional rezone from an "A" (Agricultural) zone to a "CR-R-R" (Conditional Rezone - Rural Residential) zone on a portion of Parcel R37431017A, which is legally described in the attached Exhibit "A," incorporated by reference herein (hereinafter referred to as "Subject Property"); and

WHEREAS, Parcel R37431017A, approximately 14 acres, is owned by Cory and Cristine Codr;

WHEREAS, on the 14 day of NN., 2022, the Canyon County Board of Commissioners approved a conditional rezone with conditions of the subject property to a "CR-R-R" (Conditional Rezone - Rural Residential) zone, which was done with the Applicants' approval. The conditions of the approval for the conditional rezone are attached hereto as Exhibit "B";

WHEREAS, the parties desire to enter into an agreement to comply with Canyon County Code of Ordinances §07-06-07(2) & 07-06-07(7), Canyon County Zoning Ordinance No. 16-007 as amended, and to ensure the Applicants will implement and be bound by the conditions of the conditional rezone order issued by the Canyon County Board of Commissioners; and

WHEREAS, the County and Applicants desire to formalize their respective rights and responsibilities as required by Canyon County Amended Resolution Number 95-232 entitled, "Rules Governing the Creation, Form, Recording, Modification, Enforcement and Termination of Written Commitments (Development Agreements)" and the Canyon County Code.

NOW THEREFORE, the parties hereto do hereby agree to the following terms:

SECTION 1. AUTHORIZATION.

This Agreement is authorized and required by Idaho Code §67-6511A; Canyon County Code of Ordinances 07-06-07 (Conditional Rezoning).

Agreement Number 22-139 Development Agreement

Page 1

SECTION 2. PROPERTY OWNER.

Applicant is the owner(s) of Subject Property which is located in the unincorporated area of Canyon County, Idaho, more particularly described in Exhibit "A", attached hereto and incorporated herein, which real property is the subject matter of this Agreement. Applicants represent that they currently hold complete legal or equitable interest in the Subject Properties and that all persons holding legal or equitable interests in the Subject Properties or the operation of the business are to be bound by this Agreement.

SECTION 3. RECORDATION.

Pursuant to Idaho Code §67-6511A and Canyon County Code of Ordinances, this Agreement shall be recorded by the Clerk in the Canyon County Recorder's Office and will take effect upon the adoption, by the Board of County Commissioners, of the amendment to the zoning ordinance as set forth herein.

SECTION 4. TERM.

The parties agree that this Agreement shall run with the land and bind the Subject Property in perpetuity, and shall inure to the benefit of and be enforceable by the parties, and any of their respective legal representatives, heirs, successors, and assignees. Provided, however, this Agreement shall terminate if the Board of County Commissioners subsequently rezones the property to allow for a higher density use or if annexation of the Subject Property by a city occurs. In this event, however, the Agreement shall only terminate in regards to the portion of the Property that is actually rezoned or annexed, while the remainder of the Property shall remain subject to the Agreement.

If any of the privileges or rights created by this Agreement would otherwise be unlawful or void for violation of (1) the rule against perpetuities or some analogous statutory provision, (2) the rule restricting restraints on alienation, or (3) any other statutory or common law rules imposing time limits, then such provision shall continue until twenty-one (21) years after the death of the last survivor of the now living lawful descendants of George Herbert Walker Bush, former President of the United States, or for such shorter period as may be required to sustain the validity of such provision.

SECTION 5. MODIFICATION.

This Agreement may be modified only in writing signed by the parties, or their successors in interest, after complying with the notice and hearing procedures of Idaho Code §67-6509 and the requirements of Canyon County Code of Ordinances. The modification proposal must be in the form of a revised Development Agreement and must be accompanied by a statement demonstrating the necessity for the requested modification.

SECTION 6. APPLICATION OF OTHER LAWS TO THE SUBJECT PROPERTIES.

This Agreement shall not prevent the County in subsequent actions applicable to the Subject Property from applying new rules, regulations, or policies that do not conflict with this Agreement.

SECTION 7. COMMITMENTS.

Applicants will fully and completely comply with the conditions of the approved conditional rezone of the Subject Property from an "A" (Agricultural) to "CR-R-R" (Conditional Rezone – Rural Residential)

Agreement Number: _______ Development Agreement

Page 2

zoning on the northern portion of the subject property as legally described in Exhibit "A" and conditions as attached hereto as Exhibit "B".

SECTION 8. USES, DENSITY, AND HEIGHT AND SIZE OF BUILDINGS

The density or intensity of use of the Subject Property is specified in the commitments of Section 7. The uses and maximum height and size of the buildings on the Subject Properties shall be those set pursuant to law, including those contained in the Canyon County Code of Ordinances, that are applicable to a "CR-R-R" (Conditional Rezone – Rural Residential) zone and those provisions of law that are otherwise applicable to the Subject Property.

SECTION 9. LIABILITY AND INDEMNITY OF COUNTY.

A. COUNTY REVIEW.

Applicants acknowledge and agree that the County is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the County's review and approval of any plans or improvements, or the issuance of any approvals, permits, certificates or acceptances, relating to the use and development of the property described in Exhibit "A," and that the County's review and approval of any such plans and the improvements or the issuance of any such approvals, permits, certificates, or acceptances does not, and shall not, in any way, be deemed to insure or ensure Applicants or any of Applicants' heirs, successors, assigns, tenants, and licensees, against damage or injury of any kind and/or at any time.

B. COUNTY PROCEDURES.

Applicants acknowledge that notices, meetings, and hearings have been lawfully and properly given and held by the County with respect to Applicant's conditional rezone application in Development Services Department Case Number RZ2021-0055 and any related or resulting development agreements, ordinances, rules and regulations, resolutions or orders of the Board of County Commissioners. Applicants agree not to challenge the lawfulness, procedures, proceedings, correctness or validity of any of such notices, meetings, hearings, development agreements, ordinances, rules, resolutions or orders.

C. INDEMNITY.

Applicants agree to, and do hereby, defend, hold harmless and indemnify the County, the Board of County Commissioners, all County elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any such parties in connection with (i) the County's review and approval of any plans or improvements, or the issuance of any approvals, permits, certificates, or acceptances relating to the use and/or development of the Subject Property; (ii) any actions taken by the County pursuant to Subsection 9(B) of this Agreement; (iii) the development, construction, and maintenance of the property; and (iv) the performance by County of its obligations under this Agreement and all related ordinances, resolutions, or other agreements.

D. DEFENSE EXPENSES

Applicants shall, and do hereby agree, to pay, without protest, all expenses incurred by the Agreement Number: 22-139 Page 3 Development Agreement

County in defending itself with regard to any and all of the claims identified in Subsection 9 of this Agreement. These expenses shall include all out-of-pocket expenses, including, but not limited to, attorneys' and experts' fees, and shall also include the reasonable value of any services rendered by any employees of the County.

SECTION 10. PERIODIC REVIEW.

The County's Development Services Department will administer the Agreement after it becomes effective and will conduct a review of compliance with the terms of this Agreement on a periodic basis, including, but not limited to, each time a development of the Property is platted. Applicants shall have the duty to demonstrate Applicants' compliance with the terms of this Agreement during such review.

SECTION 11. REQUIRED PERFORMANCE.

Applicants shall timely carry out all steps required to be performed and maintain all commitments set forth in this Agreement and as set forth in County laws, ordinances, rules and regulations as they pertain to the Subject Property including, but not limited to, those concerning the commencement of development, completion of development, preliminary platting and final platting.

SECTION 12. DEFAULT AND REMEDIES.

In the event of a default or breach of this Agreement or of any of its terms or conditions, the party alleging default shall give the breaching party not less than thirty (30) days' Notice of Default, in writing, unless an emergency exists threatening the health and safety of the public. If such an emergency exists, written notice shall be given in a reasonable time and manner in light of the circumstances of the breach. The time of the giving of the notice shall be measured from the date of the written Notice of Default. The Notice of Default shall specify the nature of the alleged default and, where appropriate, the manner and period of time during which said default may be satisfactorily cured. During any period of curing, the party charged shall not be considered in default for the purposes of termination or zoning reversion, or the institution of legal proceedings. If the default is cured, then no default shall exist and the charging party shall take no further action.

SECTION 13. ZONING REVERSION CONSENT.

The execution of this Agreement shall be deemed written consent by Applicants to change the zoning of the Subject Properties to its prior designation upon failure to comply with the terms and conditions imposed by the approved conditional rezone and this Agreement. No reversion shall take place until after a hearing on this matter pursuant to Idaho Code §67-6511A. Upon notice and hearing, as provided in this Agreement and in Idaho Code §67-6509, if the properties described in attached Exhibit "A " are not used as approved, or if the approved use ends or is abandoned, the Board of County Commissioners may order that the property will revert to the zoning designation (and land uses allowed by that zoning designation) existing immediately prior to the rezone action, i.e., the area of the Subject Property conditionally rezoned from "CR-R-R" (Conditional Rezone - Rural Residential) designation shall revert back to the "A" (Agricultural) Zone designation.

SECTION 14. COMPLIANCE WITH LAWS.

Applicants agree that they will comply with all federal, state, county and local laws, rules and regulations, which appertain to the Subject Properties.

Agreement Number Development Agreement

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SECTION 15. RELATIONSHIP OF PARTIES.

It is understood that this Agreement between Applicants and the County is such that Applicants are an independent party and are not an agent of the County.

SECTION 16. CHANGES IN LAW.

Any reference to laws, ordinances, rules, regulations, or resolutions shall include such laws, ordinances, rules, regulations, or resolutions as they have been, or as they may hereafter be amended.

SECTION 17. NOTICES.

Except as otherwise provided in this Agreement and/or by law, all notices and other communications in connection with this Agreement shall be in writing and shall be deemed delivered to the addressee thereof, (1) when delivered in person on a business day at the address set forth below, or (2) in the third business day after being deposited in any main or branch United States post office, for delivery by properly addressed, postage paid, certified or registered mail, return receipt requested, at the addresses set forth below.

Notices and communications required to be given to County shall be addressed to, and delivered at, the following address:

Director Development Services Department Canyon County Administration Building 111 11th Ave. N. Ste.310 Caldwell, Idaho 83605

Notices and communications required to be given to Applicants shall be addressed to, and delivered at, the following addresses:

Name: Cory and Cristine Codr Street Address: 7952 N. 164th Street City, State, Zip: Bennington, NE 68007

A party may change its address by giving notice, in writing, to the other party, in the manner provided for in this section. Thereafter, notices, demands, and other pertinent correspondence shall be addressed and transmitted to the new address.

SECTION 18. TERMINATION.

This Agreement may be terminated in accordance with the notice and hearing procedures of Idaho Code §67-6509, and the zoning designation upon which the use is based reversed, upon failure of Applicants, a subsequent owner, or other person acquiring an interest in the property described in attached Exhibit "A" to comply with the terms of this Agreement. Applicants shall comply with all commitments in this Agreement prior to establishing the approved land use.

Agreement Number: Development Agreement

SECTION 19. EFFECTIVE DATE.

The commitments contained in this Agreement shall take effect in the manner described in this Agreement upon the County's adoption of the amendment to the zoning ordinance as set forth herein.

SECTION 20. TIME OF ESSENCE.

Time is of the essence in the performance of all terms and provisions of this Agreement.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

BOARD OF COUNTY COMMISSIONERS CANYON COUNTY, IDAHO

Commissioner Leslie Van Beek

Commissione Smith

Commissioner Pam White

Chris Yamamoto, Clerk ATTEST BY: Deputy DATE: 11-23

APPLICANT Corv Codr. Property Owner

Cristine Codr, Property Owner



Agreement Number: **Development Agreement**

(All Applicants must sign and their signatures must be notarized)

Nebrisky STATE OF JDAHO) County of Ganyon) Jour kis) SS. On this 18 day of Nov, 2022, before me, a notary public, personally appeared , known to me to be the person whose name is subscribed Lory Lode to the within and foregoing instrument and acknowledged to me that he/she executed the same on behalf of the Applicant. Notary Public for-Idaher Nebasky Residing at: _ Elkhorn, NE JAKE LOZANO General Notary - State of Nebraska 10 21 2024 My Commission Expires Feb 1, 2024 My Commission Expires: Mebrasky STATE OF IDAHO) Don, 145) SS. County of Canyon-) , 20.22, before me, a notary public, personally appeared On this 18 day of , known to me to be the person whose name is subscribed to the within and foregoing instrument and acknowledged to me that he/she executed the same on behalf of the Applicant. Notary Public for Idaho JAKE LOZANO General Notary - State of Nebraska My Commission Expires Feb 1, 2024 -Ikha Residing at: My Commission Expires:

Agreement Number **Development Agreement**

EXHIBIT "A" LEGAL DESCRIPTION R37431017A

A parcel of land being a port on of the East Half of the Southeast Quarter of the Northwest Quarter of Section 21 Township 5 North: Range 2 West of the Boise Mendian, Canyon County, Idaho and is more particularly described as follows

COMMENCING at the Northeast corner of said East Half of the Southeast Quarter of the Northwest Quarter; thence South 00°00'29" East along the East boundary of said East Half of the Southeast Quarter of the Northwest Quarter a distance of 395.65 feet to the TRUE POINT OF BEGINNING, thence continuing

South 00°00'29" East along said East boundary a distance of 924.71 feet to the Southeast corner of said East Half of the Southeast Quarter of the Northwest Quarter, thence

North 89°59'00" West along the South boundary of said East Half of the Southeast Quarter of the Northwest Quarter a distance of 660.33 feet to the Southwest comer of said East Half of the Southeast Quarter of the Northwest Quarter; thence

North 00°01'20* West along the West boundary of said East Half of the Southeast Quarter of the Northwest Quarter a distance of 923 67 feet: thence

North 89°55'35" East parallel with the North boundary of said East Ha'f of the Southeast Quarter of the Northwest Quarter a distance of 660.56 feet to the TRUE POINT OF BEGINNING

139 Agreement Number Development Agreement

EXHIBIT "B" CONDITIONS OF APPROVAL

- 1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the property.
- 2. The subject property, parcel R37341017A, shall be platted in compliance with Chapter 7 Article 17 of Canyon County Zoning Ordinance (Subdivisions) subject to the following restrictions:
 - a. Future subdivision/development shall be in substantial compliance with the conceptual site plan herein attached as Attachment "B" subject to the following restrictions:
 - i. The development shall not exceed six (6) lots.
 - The applicant shall construct future private driveways and private roads to meet the Canyon County Zoning Code Standards (Section 07-10-03 - Private Road and Driveway Standards).
 - b. At the time of preliminary plat submittal, the development shall either (1) demonstrate access has been obtained from the east of the property through the Lippert property to Gilbert Road/Breezy Lane; or (2) demonstrate through documentation the attempts to gain access through the Lippert property and how it was not possible.
 - e. Historic irrigation lateral, drain and ditch flow patterns shall be maintained unless approved in writing by Black Canyon Irrigation District prior to any encroachment or modification to casements or flow patterns.
- 3. Development of the property shall be required to meet Canyon Highway District No. 4 requirements, and a Road Users Maintenance Agreement shall be required at the time of platting.
- 4. No golf courses or secondary residences shall be permitted on the property or future lots.
- 5. The developer shall comply with CCZO§07-06-07(4) Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."

-139 Agreement Number: Development Agreement

EXHIBIT "C" CONCEPTUAL SITE PLAN



Agreement Number. 22 Development Agreement 139

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N

CANYON COUNTY DEVELOPMENT SERVICES MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

h And

10/29/2024 11:18:32 AM

R37431017A PARCEL INFORMATION REPORT

PARCEL NUMBER: R37431017A

OWNER NAME: CODR CORY B

CO-OWNER: CODR CRISTINE L

MAILING ADDRESS: 7952 N 164TH ST BENNINGTON NE 68007

SITE ADDRESS: 0 GILBERT RD

TAX CODE: 0310000

TWP: 5N RNG: 2W SEC: 21 QUARTER: NW

ACRES: 14.00

HOME OWNERS EXEMPTION: No

AG-EXEMPT: No

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: CR-RR / CONDITIONAL REZONE - RURAL RESIDENTIAL

HIGHWAY DISTRICT: HIGHWAY DISTRICT #4

FIRE DISTRICT: MIDDLETON FIRE

SCHOOL DISTRICT: MIDDLETON SCHOOL DIST #134

IMPACT AREA: NOT In Impact Area

FUTURE LAND USE 2011-2022 ; Res

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: AG

IRRIGATION DISTRICT: BLACK CANYON IRRIGATION DIST

FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0150F

WETLAND: NOT IN WETLAND

NITRATE PRIORITY: NO Nitrate Prio

FUNCTIONAL Classification: NOT In COLLECTOR

INSTRUMENT NO. : 2021051030

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 21-5N-2W NW TX 02788 SENW SURFACE RIGHTS ONLY

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:

DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER. 2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES. 3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.

4 COLLECTORS AND ARTERIALS ARE BASED ON THE SHERRIFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

CANYON COUNTY DEVELOPMENT SERVICES MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

10/29/2024 11:18:49

R37431010 PARCEL INFORMATION REPORT

PARCEL NUMBER: R37431010

OWNER NAME: LIPPERT WAYNE A

CO-OWNER:

MAILING ADDRESS: 9626 E GILBERT RD MIDDLETON ID 83644

SITE ADDRESS: 9626 GILBERT RD

TAX CODE: 0310000

TWP: 5N RNG: 2W SEC: 21 QUARTER: NE

ACRES: 20.06

HOME OWNERS EXEMPTION: No

AG-EXEMPT: No

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: CR-RR / CONDITIONAL REZONE - RURAL RESIDENTIAL

HIGHWAY DISTRICT: HIGHWAY DISTRICT #4

FIRE DISTRICT: MIDDLETON FIRE

SCHOOL DISTRICT: MIDDLETON SCHOOL DIST #134

IMPACT AREA: NOT In Impact Area

FUTURE LAND USE 2011-2022 : Res

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: AG

IRRIGATION DISTRICT: BLACK CANYON IRRIGATION DIST

FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0150F

WETLAND: NOT IN WETLAND

NITRATE PRIORITY: NO Nitrate Prio

FUNCTIONAL Classification: NOT In COLLECTOR

INSTRUMENT NO.: 8820111

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 21-5N-2W NE W 1/2 SW NE SURFACE RIGHTS ONLY

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:

DISCLAIMER:

I. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.

2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES. 3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.

4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERRIFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

Canyon County Development Services

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

Building Divsn Email: buildinginfo@canyoncounty.id.gov Planning Divsn Email: zoninginfo@canyoncounty.id.gov

Receipt Number: 84143			Date:	11/20/2	2024
Date Created: 11/20/2024 Customer's Name: Western Consulti Comments: SD2024-0011	Receipt Type: Normaing Group PLLC	l Receipt		Status:	Active
Site Address: 0 GILBERT RD, Middlet	on ID 83644 / Parcel Nur	nber: 37431017A	0		
CHARGES					
Item Being Paid For: Planning - Preliminary Plat (Including Irrigation, Drainage, Grading Plans)	Application Number: SD2024-0011	Amount Paid: \$1,550.00	Prevs Pymnts: \$0.00	Unpaid	Amnt : \$0.00
Planning - Preliminary Plat Additional Per Lot Fee (Per Application)	SD2024-0011	\$70.00	\$0.00		\$0.00
Planning - Director's Decision without Notification to Property Owners - All Others	SD2024-0011	\$330.00	\$0.00	20	\$0.00
	Sub Total:	\$1,950.00	-		
	Sales Tax:	\$0.00			
	Total Charges:	\$1,950.00			
PAYMENTS					
Type of Payment:	Check/Ref Number:	Amount:			_
Check	0255	\$1,950.00			
	Total Payments	\$1,950.00			

ADJUSTMENTS

Receipt Balance: \$0.00

CANYON COUNTY DEVELOPMENT SERVICES MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

R37431017A PARCEL INFORMATION REPORT 11/20/2024 7:17:39 AM

PARCEL NUMBER: R37431017A

OWNER NAME: CODR CORY B

CO-OWNER: CODR CRISTINE L

MAILING ADDRESS: 7952 N 164TH ST BENNINGTON NE 68007

SITE ADDRESS: 0 GILBERT RD

TAX CODE: 0310000

TWP: 5N RNG: 2W SEC: 21 QUARTER: NW

ACRES: 14.00

HOME OWNERS EXEMPTION: No

AG-EXEMPT: No

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: CR-RR / CONDITIONAL REZONE - RURAL RESIDENTIAL

HIGHWAY DISTRICT: HIGHWAY DISTRICT #4

FIRE DISTRICT: MIDDLETON FIRE

SCHOOL DISTRICT: MIDDLETON SCHOOL DIST #134

IMPACT AREA: NOT In Impact Area

FUTURE LAND USE 2011-2022 : Res

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: AG

IRRIGATION DISTRICT: BLACK CANYON IRRIGATION DIST

FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0150F

WETLAND: NOT IN WETLAND

NITRATE PRIORITY: NO Nitrate Prio

FUNCTIONAL Classification: NOT In COLLECTOR

INSTRUMENT NO. : 2021051030

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 21-5N-2W NW TX 02788 SENW SURFACE RIGHTS ONLY

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:

DISCLAIMER:

I. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS, POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.

THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
 WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
 COLLECTORS AND ARTERIALS ARE BASED ON THE SHERRIFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

Canyon County Development Services

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

Building Divsn Email: buildinginfo@canyoncounty.id.gov Planning Divsn Email: zoninginfo@canyoncounty.id.gov

Receipt Number: 84143			Date:	11/26/2024
Date Created: 11/20/2024 Customer's Name: Western Consultin Comments: SD2024-0011 Site Address: 0 GILBERT RD, Middlete CHARGES			7	Status: Active
Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Preliminary Plat (Including Irrigation, Drainage, Grading Plans)	SD2024-0011	\$1,550.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional Per Lot Fee (Per Application)	SD2024-0011	\$70.00	\$0.00	\$0.00
Planning - Director's Decision without Notification to Property Owners - All Others	SD2024-0011	\$330.00	\$0.00	\$0.00
	Sub Tota	: \$1,950.00	-	
	Sales Tax	:: \$0.00		
	Total Charges	\$1,950.00		
PAYMENTS				
<u>Type of Payment:</u>	Check/Ref Number:	Amount:		
Check	0255	\$1,950.00		
	Total Payment	s: \$1,950.00		
ADJUSTMENTS				

ADJUSTMENTS

Receipt Balance: \$0.00



PRELIMINARY PLAT FOR GILBERT SUBDIVISION SITUATE IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE BOISE PRINCIPAL MERIDIAN CANYON COUNTY, IDAHO NOVEMBER 2024

BASIS OF BEARING:

THE BASIS OF BEARING FOR THE SURVEY WAS ESTABLISHED BY GPS OBSERVATIONS, PROJECTED TO THE IDAHO STATE PLANE COORDINATE SYSTEM, NAD83 DATUM, WEST ZONE. ALL BEARINGS SHOWN ARE ON GRID AZIMUTH AND ALL DISTANCES SHOWN ARE AT GROUND. REFER TO SURVEY DRAWINGS FOR THE SPECIFIC LINE AND MONUMENTS USED. ALL ELEVATIONS SHOWN ARE DERIVED FROM NAD88.

NOTES:

10.0' Idaho

Power

Easement

Instrument

#9211032

28.0'

Ingress/Egress

Easement

Instrument

#9008367

#200240906

#200259077

#200631254

25.0'

ngress/Egress

Easement

Instrument

#8820111

- EACH LOT IS REQUIRED TO DRILL A WELL FOR DOMESTIC WATER.
 EACH LOT IS REQUIRED TO HAVE AN INDIVIDUAL SEPTIC SYSTEM, DRAIN FIELD, AND REPLACEMENT AREA. AREAS SHOWN ARE THE MAXIMUM ALLOWABLE AREA.
- MINIMUM SEPARATION DISTANCES FOR PROPOSED WELLS, DRAIN FIELDS, AND STORMWATER SWALES FROM IDAPA AND SOUTHWEST DISTRICT HEALTH HAVE BEEN MET.
- RESIDENTIAL LOT DRAINAGE SHALL BE RETAINED ON SITE VIA BIOINFILTRATION SWALES PER DETAIL TO BE APPROVED BY CANYON COUNTY. SEE PRELIMINARY GRADING AND DRAINAGE PLAN.
 RUNOFF FROM THE PRIVATE ROAD WILL BE MANAGED IN THE ROAD
- SIDE INFILTRATION DITCH.
 IRRIGATION RIGHTS WILL BE APPLIED FOR/DETERMINED PENDING APPROVAL OF THIS PRELIMINARY PLAT AND CORRESPONDING APPLICATION.
- APPLICATION.
 CONTOURS SHOWN ARE 2' INTERVALS.
 SEE PRELIMINARY ROAD GRADING PLAN FOR THE PRIVATE ROAD
- GRADING.
 INDIVIDUAL LOT GRADING SHALL BE DETERMINED AND DESIGNED FOR
- THE FINAL PLAT.
- 10. A PRIVATE ROAD NAMING APPLICATION WILL BE SUBMITTED IN CONCURRENCE WITH THE PRELIMINARY PLAT APPLICATION. AS SUCH, THE PRIVATE ROAD IS UN-NAMED AT THIS TIME.

DEVELOPER:

CORY & CRISTINE CODR 7952 N 164th St BENNINGTON, NE 68007 (208) 731 - 4960

SURVEYOR:	

HMH ENGINEERING 680 S PROGRESS AVE, SUITE 2B MERIDIAN, ID 83642 RONALD HODGE, PLS (208) 342 - 7957 RHODGE@HMH-LLC.COM

DEVELOPMENT FEATURES:

PROJECT AREA EXISTING LOT PROPOSED LOTS AVERAGE LOT SIZE EXISTING USE PROPOSED USE EXISTING ZONE PROPOSED ZONE

~15.4 ACRES (EX. LOT + PRIVATE ROAD) 14.01 ACRES 7 LOTS 2.06 ACRES (SEE LOT COUNT) NONE

A CR-RR (APPROVED)

RESIDENTIAL

SEWER WATER STORMWATER

IRRIGATION UTILITIES SEPTIC, DRAIN FIELDS (6) PRIVATE POTABLE WELLS (6) BIOINFILTRATION SWALES (RESIDENTIAL) INFILTRATION DITCH (PRIVATE ROAD) PRIVATE WELLS (SAME AS POTABLE WELL) LOT 7, PRIVATE ROAD ALLOWS PUBLIC UTILITY ACCESS

LOT COUNT

LOT 1 - 1.65 ACRES PRIVATE ROAD LOT 2 - 2.06 ACRES RESIDENTIAL LOT 3 - 2.09 ACRES RESIDENTIAL LOT 4 - 2.08 ACRES RESIDENTIAL LOT 5 - 2.08 ACRES RESIDENTIAL LOT 6 - 2.03 ACRES RESIDENTIAL LOT 7 - 2.01 ACRES RESIDENTIAL

ENGINEER:

WESTERN CONSULTING GROUP, PLLC 1452 W BANNOCK ST BOISE, ID 83702 KURT NORRELL, PE, PMP (208) 391 - 3715 KURT.NORRELL@WCGID.COM

Curve Table						
Curve #	Length	Radius	Delta			
C1	17.38	20.00	049°47'16"			
C2	79.21	65.00	069°49'09"			
C3	89.78	65.00	079°08'27"			
C4	87.54	65.00	077°10'06"			
C5	60.39	65.00	053°13'52"			
C6	17.30	20.00	049°34'18"			

	C4	87.54	65.00	077°10'06"		
	C5	60.39	65.00	053°13'52"		
PRELIMINARY PLAT	C6	17.30	20.00	049°34'18"		
SCALE: 1" = 60'						
Feet						
R3743101000 Wayne Lippert Preliminary-Plat : (Lippert Subdivision) 9626 Gilbert Rd, Middleton, ID 83644					- ESH	
	1000	resur		2560		- ,
	ESNT (T-	THE LEWIT CONTRACTOR	20.01			7
			7		0.00	<
R2376100000 nneane & Stephen Petersen 444 Gloria Rd, Middleton, ID 83644	25.0' Ingres Instrum	s/Egress E nent #8820			1918	HO IN
LANSING HE 26495 Eric Ln, 1						







NOTES

4.

- 1. CONTOURS SHOWN ARE 2' INTERVALS.
- GRADING FOR PROPOSED BUILDINGS/STRUCTURES, DRIVEWAYS, AND STORMWATER SWALES WILL BE PERFORMED AT THE TIME OF FINAL PLAT/CONSTRUCTION DOCUMENTS.
- STORMWATER BIOINFILTRATION SWALES ARE PROPOSED FOR ALL RESIDENTIAL LOTS (2-7).
 - RUNOFF FROM THE PRIVATE ROAD WILL BE MANAGED IN THE ROAD SIDE INFILTRATION DITCH. SEE DETAIL SHEET C-1.1 FOR ROADWAY SECTION.
- SEE SHEET C-1.1 FOR PRIVATE ROAD GRADING.
- MINIMUM SEPARATION DISTANCES FOR PROPOSED WELLS, DRAINFIELDS, AND BIOINFILTRATION SWALES FROM IDAPA AND SOUTHWEST DISTRICT HEALTH HAVE BEEN MET.
- NET EARTHWORK: ~35 CU. YD. (CUT).

EXISTING

2000.00

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0

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LOT 1 BOUNDARY

EXISTING SLOPES EXCEED 15%

LEGEND

GRADING POINT MARKER SLOPE/FLOW ARROW CONTOUR (2' INTERVALS) AREA WITH >15% SLOPE PROPERTY LINE EASEMENT RIGHT OF WAY EXISTING FENCE EDGE OF PAVEMENT EDGE OF GRAVEL ROAD CENTERLINE DITCH CENTERLINE OVERHEAD POWER UNDERGROUND POWER SEPTIC DRAINFIELD STORMWATER SWALE WATER WELL POWER POLE FOUND ALUMINUM CAP FOUND 1/2" REBAR FOUND 5/8" REBAR SET 5/8"X24" REBAR

PROPOSED
2000.00 2000
so so so

		WESTERN CONSULTING	GROUP	
	WESTERN CONSULTING GROUP PLLC	1452 W. BANNOCK ST.	BOISE, ID 83702	
				BY DATE
				REVISIONS
3-012				ON N
PROJ NO. 01-23-012	DRAWN LN	DESIGNED LN	CHECKED KN	APPROVED KN
GILBERT SUBDIVISION	PARCEL: R37431017A0			AND DRAINAGE PLAN
DA	TE:	-1		







3 OF 3