



April 28, 2025

Daniel Lister, Assistant Planning Manager
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
Daniel.Lister@canyoncounty.id.gov

Subject: Agency Notice for SD2024-0005 Walker Hills

Dear Mr. Lister:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:
<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss the potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for planning development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells are included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for planning development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity. For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate the best construction management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material released to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in blue ink, appearing to read "Troy G. Smith". The signature is stylized with a large, sweeping initial "T" and "S".

Troy Smith
Regional Administrator

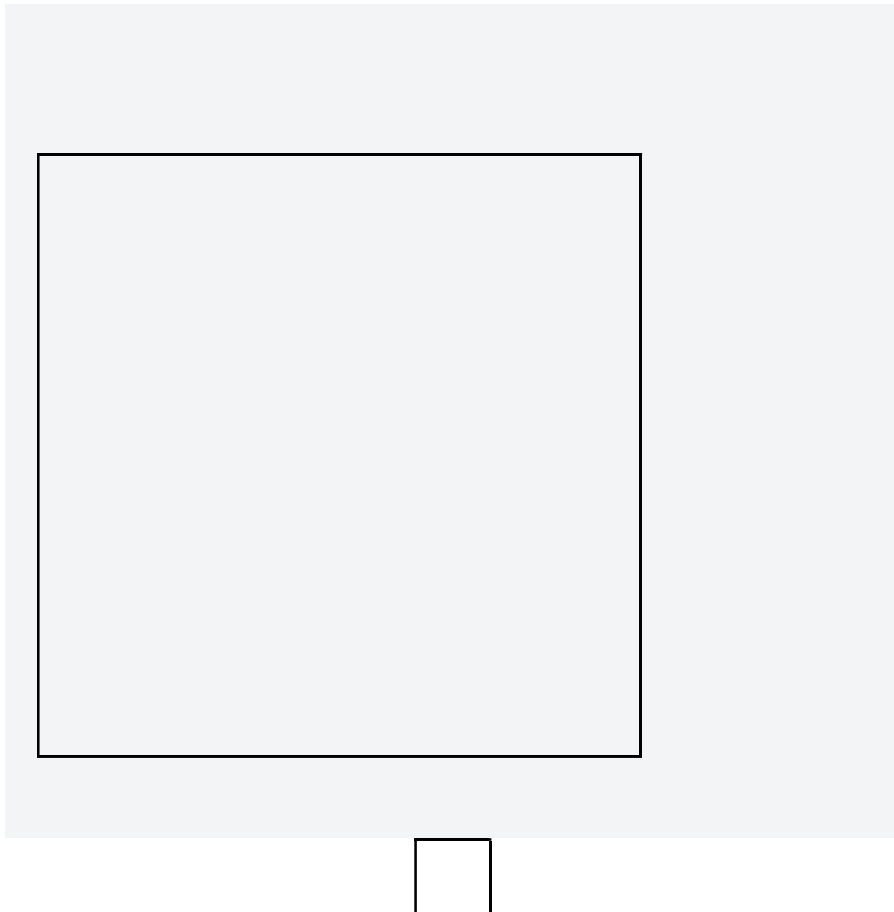
Dan Lister

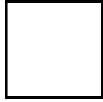
From: Tony Almeida
Sent: Thursday, April 24, 2025 9:58 AM
To: Dan Lister
Subject: SD2024-0005 & RD2024-0018 Walker Hills Prelim. SD

The private road application has "Sparkys Ln", which is already in use.
The preliminary plat has "Sparkys Ridge", which is ok but they need a road type, St, Dr, etc.
We need to verify if they want to use Sparkys Ridge Rd or St.

Tony

From: Daniel Lister via monday.com <notifications@monday.com>
Sent: Tuesday, April 22, 2025 1:31 PM
To: Tony Almeida <tony.almeida@canyoncounty.id.gov>
Subject: [External] [You're assigned] SD2024-0005 & RD2024-0018 Walker Hills Prelim. SD





Daniel Lister [assigned you](#) to **SD2024-0005
& RD2024-0018 Walker Hills Prelim. SD**

Current Planning - Hearings ☐ Application Assignment

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Dan Lister

From: Bradbury, Allen <Allen.Bradbury@idwr.idaho.gov>
Sent: Wednesday, June 26, 2024 3:26 PM
To: Emily Kiester
Cc: Storms, Scott
Subject: [External] RE: Preliminary Plat (Walker Investments) - Water Right Question
Attachments: 63-7156D_irr_Map.png; 63-35419_irr_Map.png; 63-35420_irr_Map.png; 63-3597F_irr_Map.png

Dear Ms. Kiester,

To answer your question, I'll give a little background. Transfer No. 88597 for Walker Investments was received by IDWR on July 12, 2023. The purpose of the transfer was to change the point of diversion for water right numbers 63-35419 and 63-35420 to a new well to serve an HOA pressurized irrigation system for six residential lots. Water rights 63-35419 and 63-35420 are decreed rights both decreed on 2/6/2009. Also, there are two additional rights 63-3597F, 63-7156D overlapping this property.

IDWR has statutory jurisdiction to consider forfeiture in certain administrative matters which require an injury analysis, such as in water right transfer applications pursuant to Idaho Code § 42-222. Since the transfer proposed a change to these water rights Walker Investments would be subject to a comprehensive forfeiture analysis. According to Idaho Statute 42-222, if appropriated water is not put to beneficial use any right to the use may be lost through nonuse or forfeiture and the water will revert to the state and be again subject to appropriation.

A quick review using aerial photography and remote sensing tools from satellite imagery in 2016 to 2023 revealed that the areas described in transfer may be subject to forfeiture. This situation initiated the information request attached to your email. That letter requested evidence of irrigation use to continue processing of the transfer application or a defense to forfeiture as outlined in section §42-223, Idaho Code. The third option was to withdraw the transfer. Walker Investments chose to withdraw the transfer application on December 18, 2023.

To answer your question about forfeiture, the withdrawal of the transfer avoided a comprehensive forfeiture analysis. Therefore, these rights continue to be valid water rights and have not been forfeited. This also means that this property could resume use of those water rights for the purpose of irrigation.

Please contact me, if you have any additional questions.

Allen Bradbury



Allen Bradbury | Water Resource Agent, Sr.
IDWR-Western Region | 208.334.2190
allen.bradbury@idwr.idaho.gov

From: Emily Kiester <Emily.Kiester@canyoncounty.id.gov>
Sent: Tuesday, June 25, 2024 4:17 PM
To: Bradbury, Allen <Allen.Bradbury@idwr.idaho.gov>
Subject: FW: Preliminary Plat (Walker Investments) - Water Right Question

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Dear Mr. Bradbury,

Our office has received an application for a preliminary plat for Walker Investments.

In the attached letter, it shows you had correspondence with Mr. Walker on forfeiture of water rights. Have these water rights been forfeited? Or is there any update on your end from the applicant?

The only other information they gave us is stating there is water rights available, and they are working with IDWR on the location of the irrigation well with your department.

I am checking with you, as we need to check there is an actually irrigation water available for the irrigation plan they turned in.

Thank you for your time,



Emily Kiester,
Associate Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.kiester@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

**We will not be closed during lunch hour **

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

Dan Lister

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Friday, April 25, 2025 8:32 AM
To: Dan Lister
Subject: [External] RE: Agency Notice for SD2024-0005 / Walker Hills

Hi Dan,

- 1.) Will a Nutrient Pathogen Study be required? **The development is NOT in a designated Nitrate Priority Area (NPA) and does not require a Nutrient Pathogen Study.**
- 2.) Will adequate sanitary systems be provided to accommodate the use? **Test holes have not been conducted, and septic systems have not been proposed for each lot.**
- 3.) Any concerns about the request? If so, are there any conditions or improvements recommended? **The applicant/developer must schedule a pre-development meeting with SWDH to discuss the details of this project.**

Please let me know if you have any questions.

Thank you,



Check out our new online self-service portal here! [PORTAL](#)

Anthony Lee, RS/BS | Land Development Senior
o 208.455.5384 | c 208.899.1285 | f 208.455.5300
anthony.lee@swdh.id.gov | SWDH.org
13307 Miami Ln., Caldwell, ID 83607

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, April 24, 2025 10:07 AM
To: 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; joseph.palmer@vallivue.org; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 'brentc@brownbuscompany.com' <brentc@brownbuscompany.com>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian

Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'brandon.flack@idfg.idaho.gov' <brandon.flack@idfg.idaho.gov>; 'laura.j.freedman@usps.gov' <laura.j.freedman@usps.gov>; 'Rakesh.N.Dewan@usps.gov' <Rakesh.N.Dewan@usps.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>; 'edward_owens@fws.gov' <edward_owens@fws.gov>

Subject: Agency Notice for SD2024-0005 / Walker Hills

CAUTION: This email originated outside Southwest District Health's network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact IT with any concerns.

Please see the attached agency notice. You are invited to provide written testimony or comments by **May 25, 2025**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Dan Lister** at daniel.lister@canyoncounty.id.gov.

Thank you,



Caitlin Ross

Hearing Specialist

Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-7463

Email: Caitlin.Ross@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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Lisa Boyd, Superintendent

5207 S. Montana Avenue
Caldwell, ID 83607
Phone (208) 454-0445
Fax (208) 454-0293

May 8, 2025

Re: SD2024-0005

Dear Canyon County Planning and Zoning,

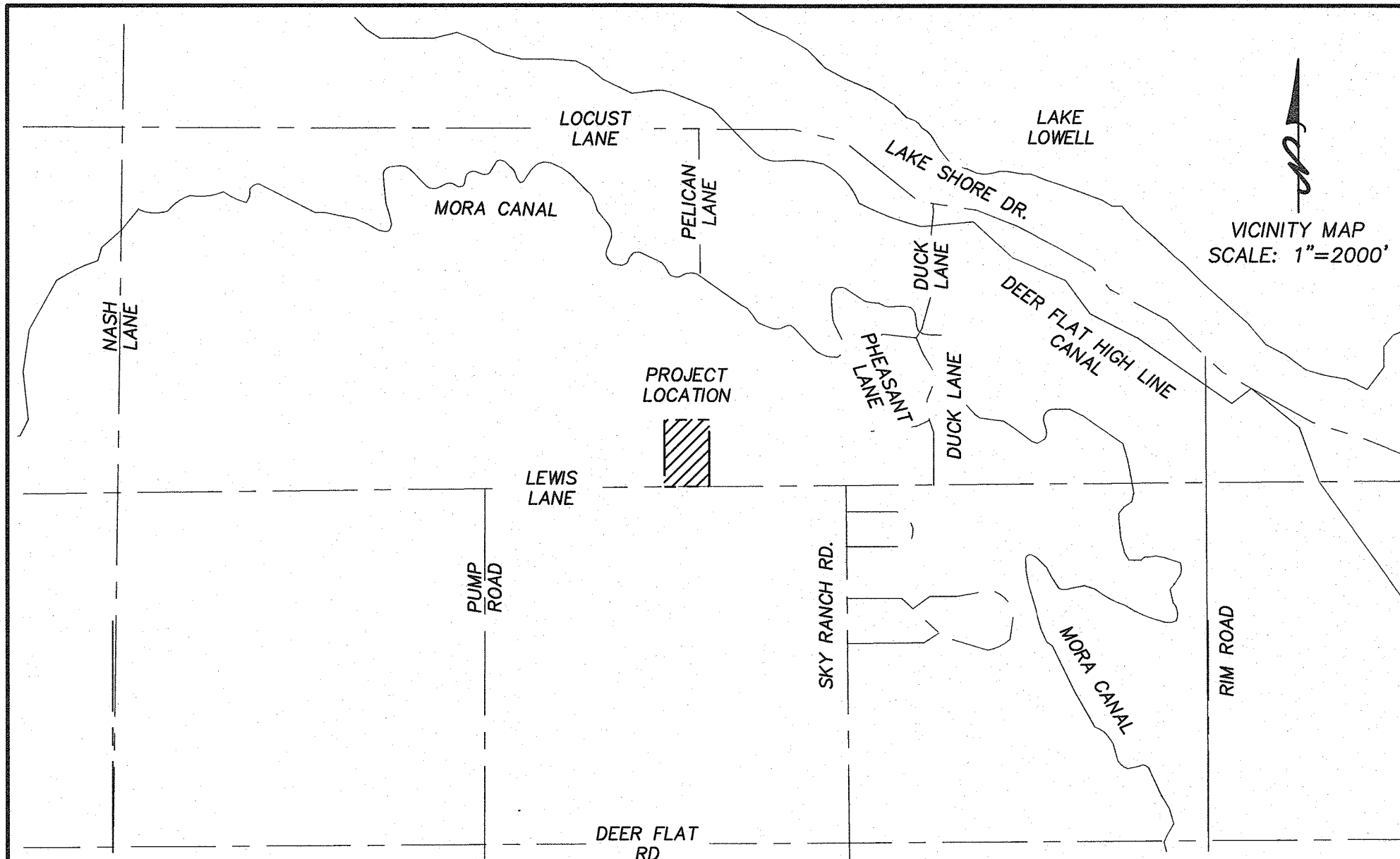
If the application is approved, the students would attend West Canyon Elementary, Vallivue Middle School, and Vallivue High School.

Currently, the surrounding schools can accommodate such a small development. The district's main concern is with large swaths of land approved for major developments that could compromise the district's overall capacity to provide appropriate services over the next ten years.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Palmer", is written over a light blue horizontal line.

Joseph Palmer
Assistant Superintendent

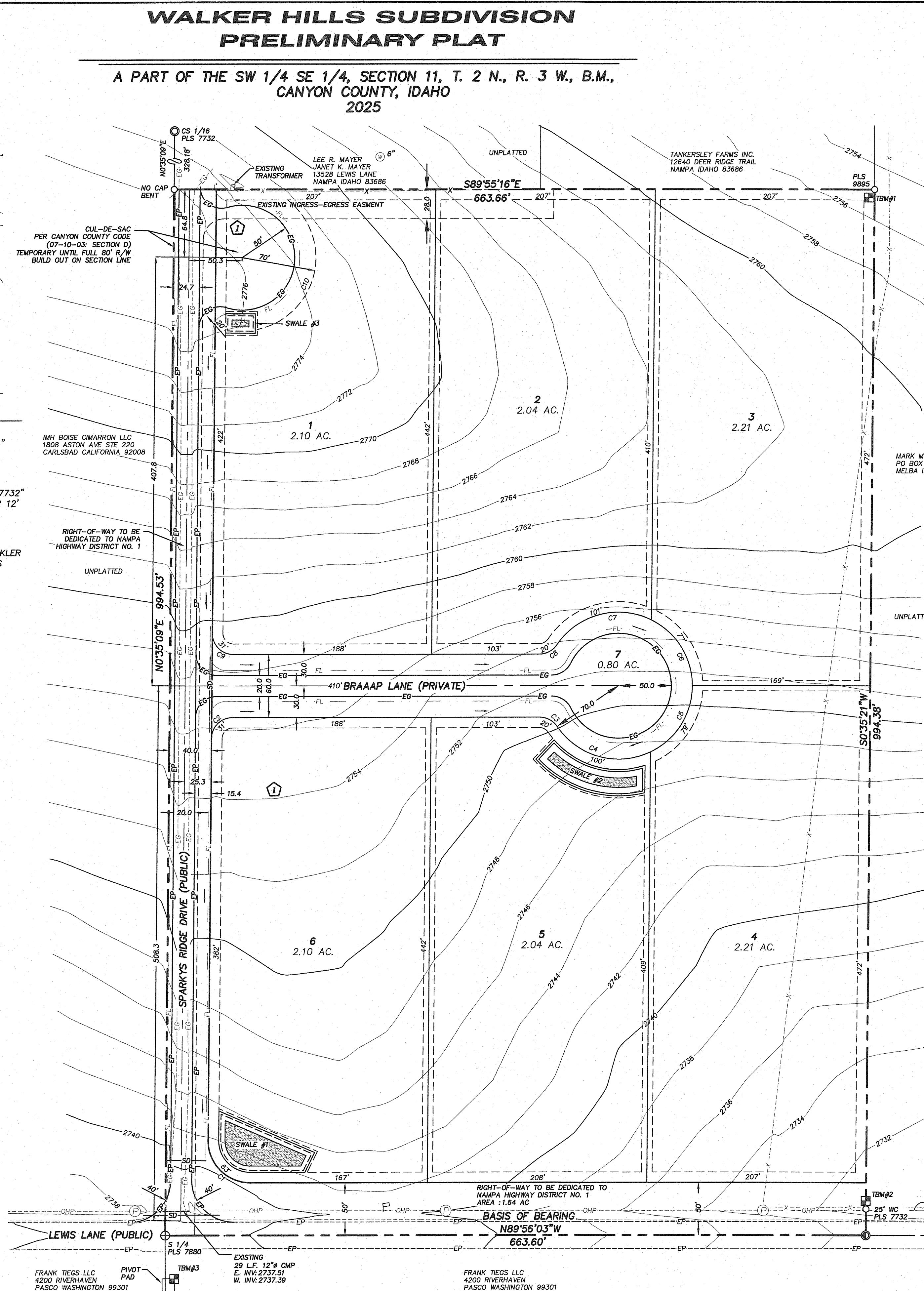


PROJECT NARRATIVE

- CURRENT CANYON COUNTY ZONE R-R.
- NO. OF RESIDENTIAL LOTS IS 6.
NO. OF COMMON LOTS IS 0.
NO. OF PRIVATE ROAD LOTS IS 1.
TOTAL NUMBER OF LOTS IS 7.
- AREA: ±15.15 ACRES (±13.51 AFTER NAMPA HIGHWAY DISTRICT NO. 1 DEDICATION)
- MINIMUM LOT SIZE: 2.00 ACRE
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH CANYON COUNTY STANDARDS FOR THE APPLICABLE ZONE.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT TO THE TIME OF THE RE-SUBDIVISION.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE -- EXCEPTION: NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
- PUBLIC UTILITY EASEMENTS TO BE PROVIDED
UNLESS OTHERWISE SHOWN
SUBDIVISION BOUNDARY : 10 FEET
STREET FRONTAGE : 10 FEET
REAR LOTS : 10 FEET
SIDE LOTS : 5 FEET
- INDIVIDUAL PRIVATE WELLS WILL BE INSTALLED BY HOMEOWNER.
- INDIVIDUAL SEPTIC SYSTEMS WILL BE INSTALLED BY HOMEOWNER.
- IMPROVEMENTS SHOULD NOT SIGNIFICANTLY INCREASE STORM WATER RUNOFF. INCREASED RUNOFF WILL BE RETAINED VIA SWALES. PUBLIC STREET STORM DRAINAGE SHALL BE CONVEYED VIA ROADSIDE BARRIOW DITCHES INTO STORM DRAINAGE DISPOSAL FACILITIES. STORM DRAINAGE FACILITIES SHALL BE LOCATED WITHIN AN EASEMENT, OUTSIDE OF THE PUBLIC RIGHT OF WAY. THE HOMEOWNERS ASSOCIATION, UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE. INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR THE APPLICATION OF PERIMETER LOT BERMING TO PREVENT DIRECT LOT STORMWATER DISCHARGE INTO IRRIGATION FACILITIES.
- FINISH GRADES AT SUBDIVISION BOUNDARIES SHALL MATCH EXISTING FINISH GRADES. RUNOFF SHALL BE MAINTAINED ON SUBDIVISION PROPERTY UNLESS OTHERWISE APPROVED.
- PRIVATE ROAD TO BE MAINTAINED BY BRAAAP LANE ROAD USER'S AGREEMENT.

PROJECT BENCHMARKS

- TBM #1
FOUND 1/2" IRON PIN PLASTIC CAP "KHC 9895"
NORTHEAST PROPERTY CORNER.
NAVDB8 ELEVATION=2754.80'
- TBM #2
FOUND 1/2" IRON PIN PLASTIC CAP "CLS PLS 7732"
25' WITNESS TO SOUTHEAST PROPERTY CORNER 12'
NORTH OF NORTH EP LEWIS LANE.
NAVDB8 ELEVATION=2731.10'
- TBM #3
CHISELED "X" IN NORTHEAST CORNER OF SPRINKLER
PIVOT PAD 28' SOUTH OF THE SOUTH EP LEWIS
LANE AND 31.5' SOUTHEAST OF SOUTHWEST
PROPERTY CORNER ALSO S 1/4 SEC 11
NAVDB8 ELEVATION=2735.75'



OWNER/DEVELOPER

WALKER INVESTMENT TRUST
4718 EAST GOLDSTONE DRIVE
MERIDIAN, ID 83642
(602) 432-6474

ENGINEER/SURVEYOR

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

LEGEND

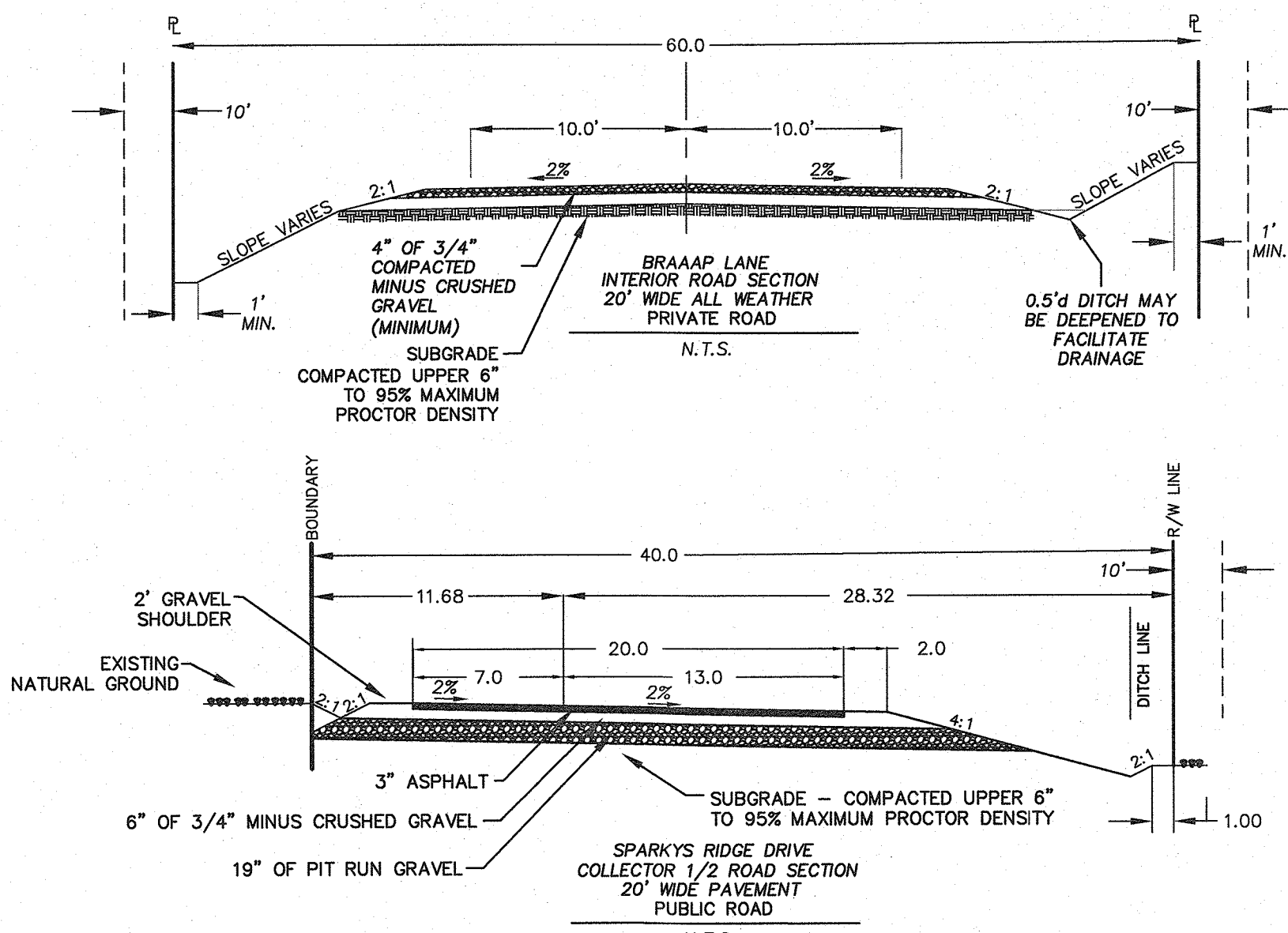
- Project Benchmark
- Found Aluminum Cap Monument
- Found 1/2" Iron Pin
- Found 5/8" Iron Pin
- Found Mag Nail
- Existing Power Pole
- Existing Well
- Existing Mail Box
- Seepage Bed
- Block Number
- Natural Ground Contour Line
- Property Boundary Line
- Section Line
- Easement Line
- Existing Edge of Pavement
- Existing Edge of Gravel
- Existing Fence
- Existing Overhead Power
- Existing Irrigation Pipe
- Centerline
- Edge Gravel Road
- Edge Of Pavement
- Storm Drain
- Right-of-Way
- Lot Line
- Storm Drain
- Flow Line of Borrow Ditch

SHEET INDEX

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


Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	63.19	40.00	90°31'12"	S44°40'27"E	56.82	40.36
C2	31.23	20.00	89°28'48"	S45°19'33"W	28.16	19.82
C3	19.64	20.00	56°15'04"	N61°48'31"W	18.86	10.69
C4	99.95	70.00	81°48'29"	S74°35'14"E	91.67	60.64
C5	78.73	70.00	64°26'34"	N32°17'14"E	74.65	44.12
C6	77.46	70.00	63°24'10"	N31°38'08"W	73.57	43.24
C7	101.22	70.00	82°50'54"	S75°14'20"W	92.63	61.77
C8	19.64	20.00	56°15'04"	N61°56'26"E	18.86	10.69
C9	31.60	20.00	90°31'12"	S44°40'27"E	28.41	20.18
C10	158.72	70.00	129°55'02"	N13°15'03"E	126.84	149.63

WILLIAM J. MASON
LICENSED PROFESSIONAL ENGINEER
9212
STATE OF IDAHO
JUNE 4, 2025



DRAWING TITLE:		CLIENT:		JOB NO.		FIELD BOOK NO.	
WALKER HILLS SUBDIVISION		WALKER INVESTMENT TRUST		MY0122		Rev	
PRELIMINARY PLAT		4718 E. GOLDSTONE DRIVE		MY0122PP		SHEET NO. 1 OF 2 SHEETS	
		MERIDIAN, ID 83642		SCALE:			
		(602) 432-6474		N/A			
				Vert:		1" = 60'	
				Horz:			

A PART OF THE SW 1/4 SE 1/4, SECTION 11, T. 2 N., R. 3 W., B.M.,
CANYON COUNTY, IDAHO
2025

DRAWING TITLE:		JOB NO.		CLIENT:	Professional Engineers, Land Surveyors & Planners <i>Mason & Associates</i>		DESIGNED BY:	NO.	BY	DATE	DESCRIPTION	
WALKER HILLS SUBDIVISION		MY0122		WALKER INVESTMENT TRUST				1	BP	6/2/25	COUNTY COMMENT'S	
DRAINAGE, IRRIGATION & GRADING PLAN		SCALE:		4718 E. GOLDSTONE DRIVE								
SHEET NO. 2 OF 2 SHEETS		1" = 60'		ERIAN, ID 83642 (602) 432-6474								
Rev		FIELD BOOK NO.					DRAWN BY:	BP	7/22			
							CHECKED BY:					
							APPROVED BY:					



Professional Engineers, Land Surveyors and Planners

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Ph (208) 454-0256

e-mail: wmason@masonandassociates.us

June 4, 2025

Canyon County Development Services
Attn: Dan Lister
111 North 11th Avenue #310
Caldwell, ID, 83605

Re: Walker Hills Subdivision Review #1

Mr. Lister:

Mason & Associates, Inc has updated the Preliminary Plat to address Canyon County Development Services and Engineering review comments. The following information is in response to the Engineering Review for Walker Hills Subdivision.

Identification and Descriptive Data

1. The title block year has been changed from 2024 to 2025.
2. Basis of bearing has been listed as Lewis Lane.

Proposed Conditions Data

1. Sparkys Ridge is now listed as Sparkys Ridge Drive.
2. Cul-De-Sac has been updated to have a 70 foot radius.
3. Curve Table has been added.

Please let me know if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink that reads "William J. Mason".

William J. Mason, P.E.
Mason & Associates, Inc.