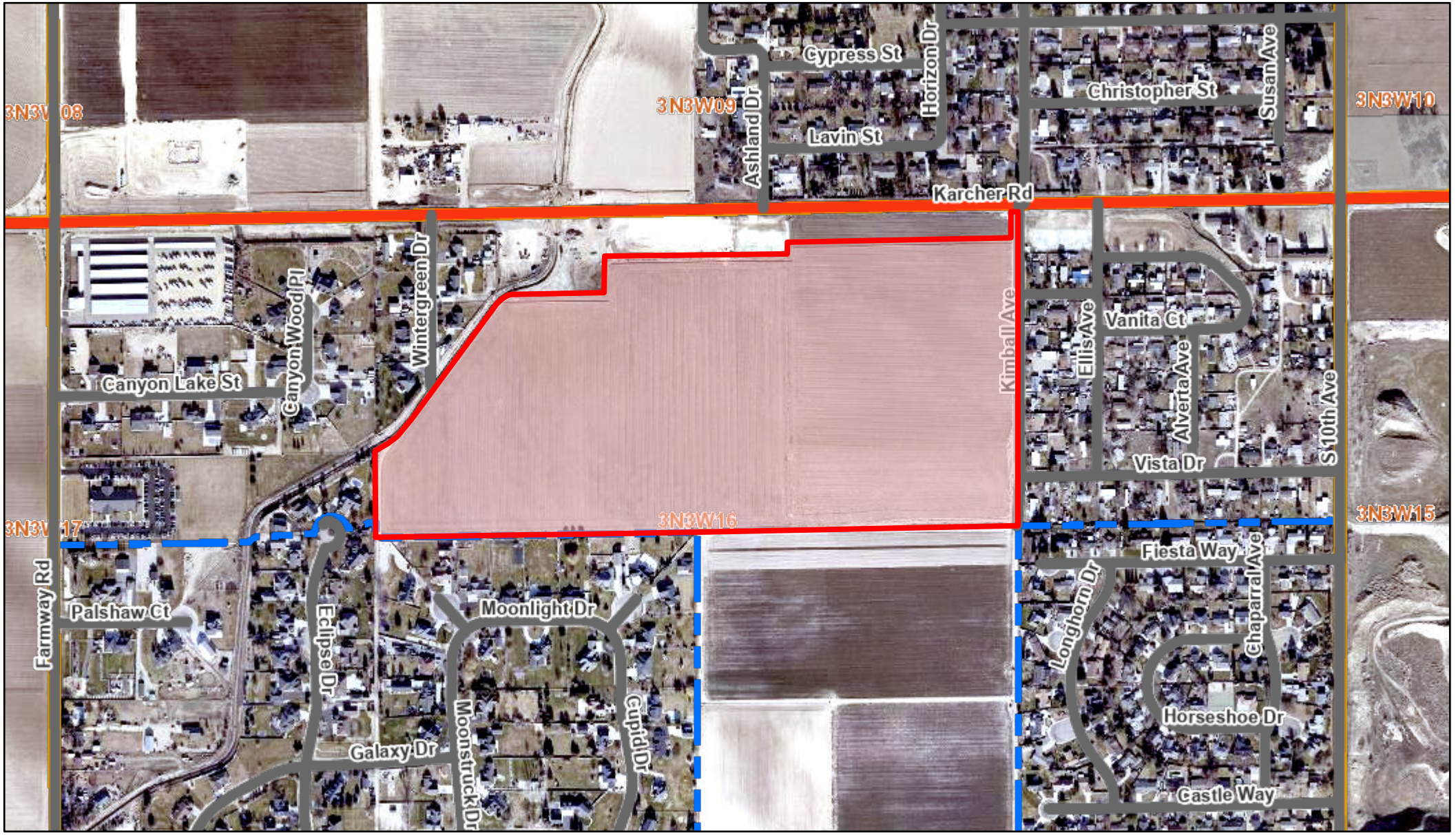
Canyon County, ID Web Map



1/9/2026, 12:13:14 PM

Multiple Parcel Search _Query result

CanyonCountyRoads

Hwy

Roads

County Boundary

Current Impact Area

City Limits

Sections

Imagery_2025_3in

Red: Band_1

Green: Band_2

Blue: Band_3

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

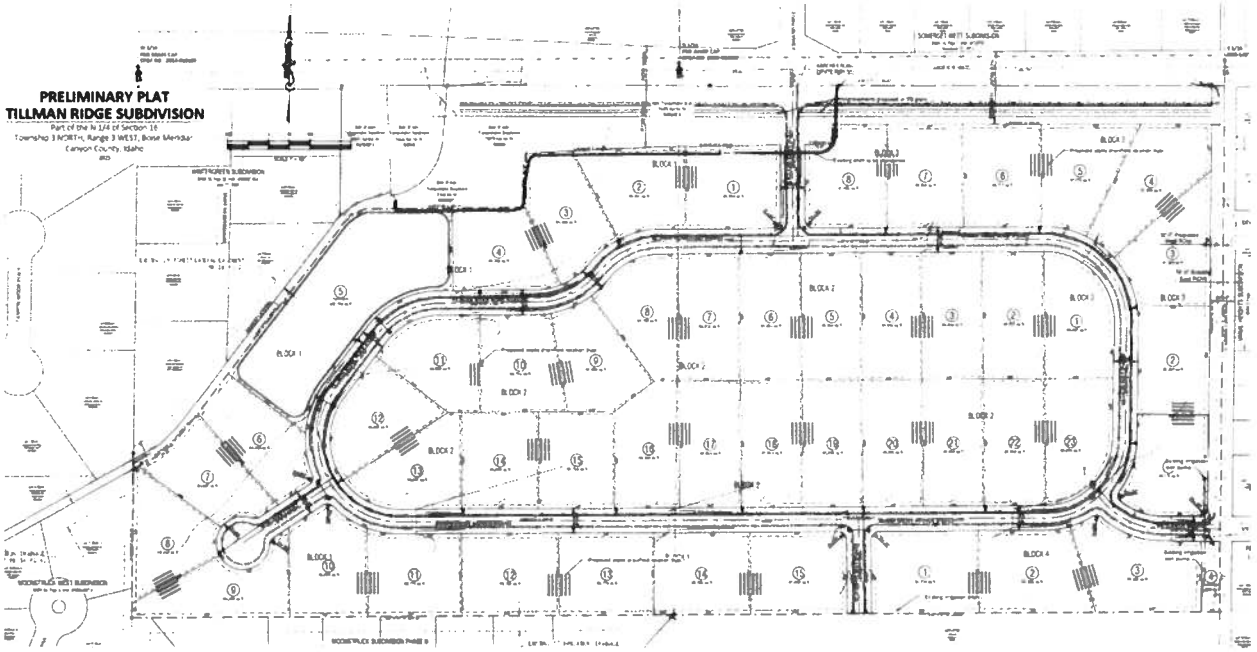
Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

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, Intermap, USGS, METI/NASA, EPA, USDA | City of Nampa |

Tillman Ridge Subdivision

Preliminary Plat Application Packet



January 8, 2026

Application Submittal Materials

1. Master Application
2. Letter of Intent
3. Preliminary Plat Checklist
4. Subdivision Worksheet
5. Irrigation Plan Application
6. Agency Signatures
7. Deed
8. Preliminary Plat

1. Master Application

PRELIMINARY PLAT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Tillman, LLC	
	MAILING ADDRESS: 16402 Orchard Ave, Caldwell, ID 83607	
	PHONE: [redacted]	EMAIL: [redacted]

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

Signature: Kristin Short *Date:* 1/8/2026

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Elizabeth Allen	
	COMPANY NAME: Bristlecone Land Use Consulting	
	MAILING ADDRESS: 1330 Williams Lane, Nampa, Idaho 83686	
	PHONE: [redacted]	EMAIL: [redacted]

SITE INFO	STREET ADDRESS:	
	PARCEL NUMBER: R3286200000	
	PARCEL SIZE: 62.11 acres	
	NUMBER OF LOTS: 50	
	PROPOSED SUBDIVISION NAME: Tillman Ridge Subdivision	
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: CR-R1

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	SD 2026 - 0001	DATE RECEIVED:	1/9/26
RECEIVED BY:	N. Olachea	APPLICATION FEE: $4,870.00	(CK) MO CC CASH

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov - Phone: 208-402-4164
Revised 3/30/23

PRELIMINARY PLAT
PUBLIC HEARING - CHECKLIST

PRELIMINARY PLAT - CCZO Section 07-17-09

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

Description	Applicant	Staff
Master Application Completed and Signed	✓	
Copy of Preliminary Plat (1 Hard Copy & Digital Copy – Flash Drive Preferred)	✓	
Preliminary Drainage Plan, if applicable	✓	
Preliminary Irrigation Plan, if applicable	✓	
Preliminary Grading Plan, if applicable	✓	
Completed Preliminary Plat Checklist	✓	
Subdivision Worksheet	✓	
Irrigation Plan Application	✓	
Proof of application with:		
Southwest District Health	✓	
Irrigation District	✓	
Fire District	✓	
Highway District/ Idaho Transportation Dept.	✓	
Area of City Impact (if applicable)	✓	
Deed or evidence of property interest to the subject property	✓	
Fee: Per Adopted Fee Schedule **+ per lot fee** **+ for Area of City Impact** **+ Private Road** **+ Easement Reduction**		
Fees are non-refundable		

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

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

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov - Phone: 208-402-4164
Revised 3/30/23

2. Letter of Intent

Dan Lister
Planning Supervisor
Canyon County
111 N. 11th Ave. Room 310
Caldwell, Idaho 83605

RE: Tillman Ridge Subdivision
Preliminary Plat Application

Dear Mr. Lister,

We are pleased to submit the Preliminary Plat for the Tillman Ridge Subdivision, a single-family residential development located at the southwest corner of Karcher Road and Kimball Avenue.

The subject property consists of approximately 62.11 acres and is identified as Parcel No. R3286200000. In 2025, the subject property was approved for a Conditional Rezone to Single-Family Residential (CR-R1) and an associated Development Agreement. The subject property and surrounding lands are designated as Residential on the Canyon County future land use map.

The Tillman Ridge Subdivision includes a total of 50 lots, consisting of 48 single-family residential lots and two common lots dedicated to drainage and an irrigation well. The subdivision has an average lot size of 1.08 acres (46,293 square feet), which exceeds the minimum average lot size of 0.75 acres required under the Tillman Ridge Development Agreement.

Access is provided from Karcher Road and Vista Drive. Internal circulations will be accommodated by a network of public local streets, including Tillman Ridge Road, Amber Grove Avenue, Vista Drive, and Wigeon Way. All internal public streets will be constructed with a 26-foot paved width within a 60-foot right-of-way and designed as two-lane rural roadway sections in accordance with Canyon Highway District No. 4 standards.

Domestic water service will be provided through a connection to the City of Caldwell water main along Karcher Road, with individual water services extended to each residential lot. Pressurized irrigation water will be supplied to each lot via connections to two existing irrigation wells located in the southeast corner of the site. Each residential lot will utilize an individual septic system designed in compliance with Southwest District Health requirements, as City sewer is not available to the site.

Emergency services for the subdivision will be provided by the Caldwell Police Department, the Canyon County Sheriff's Office, and the Caldwell Fire Department. Vallivue School District will serve residents of the subdivision.

The Tillman Ridge Subdivision is designed to complement the existing residential development pattern, is consistent with the Comprehensive Plan, preserves the rural character of the surrounding area, and provides additional housing opportunities to support continued growth in this area of Canyon County.

Sincerely,

Elizabeth Allen

3. Preliminary Plat Checklist



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

▪ Engineering Division ▪

Preliminary Plat Check-List

Applicant: Six Point Development	**Case Number:**
Subdivision Name: Tillman Ridge Subdivision	**Plat Date (Review #):**

CANYON COUNTY CODE OF ORDINANCES 07-17-09

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

GENERAL REVIEW ITEMS	**Meets Code / Comments**
1. Complete initial review of **all** information given graphically and by note on the plat	✓
2. Check for compliance with FCOs and/or Development Agreement from entitlement process if applicable	✓
3. Check for compliance with CCO Chapter 9 - Areas of City Impact. Chapter 9 lists requirements unless waived.	✓
4. Check for applicable agency comment. These comments could have been made at the entitlement stage or after.	✓ Comments provided from Caldwell Fire
5. Make note of agencies that should be noticed if not typically included on the notice list and pass information along to planner	
Items A through E below are directly from CCZO 07-17-09. Italicized items are checklist items related to requirements found in ordinance and may not be strictly required.	
A. FORM OF PRESENTATION	**Meets Code / Comments**
1. Scale of Drawing (No more than 1"=100' unless approved by DSD prior to submission)	✓
2. Size of Drawing (No larger than 24' x 36") • *Obtain electronic version of all submittals*	✓
B. IDENTIFICATION AND DESCRIPTIVE DATA	**Meets Code / Comments**
1. Proposed name of subdivision and its location by section, township, and range	✓

• *Name of sub needs to be reserved through DSD GIS*	
2. Reference by dimension and bearing to a section corner or quarter section corner	✓
3. Name, address and phone number of developer	✓
4. Name address and phone number of the person preparing the plat	✓
5. North arrow	✓
6. Date of preparation	✓
7. Revision block showing dates if any revisions subsequent to the original preparation date. The revision block shall be part of the title block which shall be placed along the right edge of the drawing sheet.	✓
8. Vicinity map drawn to scale, clearly showing proposed subdivision location in relationship to adjacent subdivisions, main arterial routes, collector streets, etc. • *Check for consistency between pre-plat and vicinity map*	✓

C. EXISTING CONDITIONS DATA	**Meets Code / Comments**
1. 2 Foot Contours shown unless otherwise approved; show all areas in excess of 15% slope	✓
2. Location of water wells, streams, canals, irrigation laterals, private ditches, washes, lakes or other water features; direction of flow; location and extent of known areas subject to inundation.	✓
3. Location, widths and names of all platted streets, railroads, utility rights of way of public record, public areas, permanent structures to remain including water wells and municipal corporation lines within or adjacent to the tract • *Future use of remaining wells, if applicable*	✓
4. Name, book and page numbers of any recorded adjacent subdivisions having a common boundary with the tract	✓
5. Existing zoning classification, by note • *Proposed zoning, by note, if new zoning is being proposed concurrently with pre-plat application*	✓
6. Approximate acreage of the tract, by note	✓
7. Boundary dimensions of the tract	✓
8. Names and addresses of adjoining property owners within three hundred (300) feet of the exterior boundary of the tract	✓

D. PROPOSED CONDITIONS DATA	**Meets Code / Comments**
1. Road layout, including location, width and proposed names of roads, alleys, pathways, easements, and roadway connections, if any, to an adjoining platted tract • *Confirmation that highway district will allow proposed access if new access is on an arterial* • *Check alignment of stub streets with adjacent developments, if applicable* • Private roads shall not have direct access to arterials or local roads within a platted subdivision (ACCHD 2020.040) • Private road names need to be reserved through DSD GIS. Private roads require a separate application. • Public road names must be checked for availability with DSD GIS • *If typical sections are shown make sure they are consistent with what will be required*	✓
2. Typical lot dimensions including curvilinear data to scale; each lot numbered individually; total number of lots by type and grand total. A private road must be a lot. • *Curve table is present and matches data shown graphically* • *Minimum lot size* • *Average lot size (calculated as total residential area divided by the number of residential lots)* • *Check block numbering* • *Consider any phasing shown*	✓
3. Location, width and use of easements • *Provide documentation of or reference to any existing easements, especially access easements for existing parcels that are part of the plat.* • *Show easements for all shared infrastructure*	✓
4. Designation of all land to be dedicated or reserved for public use with use indicated	N/A
5. If plat includes land for which multi-family, commercial, or industrial use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any	N/A
6. If the proposed subdivision is part of a larger area intended for development, a development master plan of the entire area shall be provided	N/A
7. Appropriate information that sufficiently details the proposed development within any special development area such as hillside, PUD, flood plain, cemetery, manufactured home, large scale development, hazardous and unique areas of development • *Check mapping layers for above special development items. Include wetland and natural drainage ways.* • *Consider recommended conditions related to special development areas and related reports*	N/A

8. All roads must be labeled as either "private" or "public" behind or beneath the road name	✓
E. PROPOSED UTILITY METHODS	**Meets Code / Comments**
1. **Sewage:** A statement as to the type of proposed sanitary sewage facilities • *Preliminary location/layout of proposed sewage facilities* • *Nutrient-Pathogen study if required by SWDH* • *If sewage facilities will be shared, provide preliminary arrangements for future operation and maintenance of the facilities, including financial arrangements. Also include preliminary sewer plan. DSD should complete high level feasibility review of shared utilities*	✓
2. **Water Supply:** A statement as to the type of proposed water supply facilities • *Preliminary location/layout of proposed potable water facilities* • *If potable water facilities will be shared, provide preliminary arrangements for future operation and maintenance of the facilities, including financial arrangements. Also include preliminary potable water plan. DSD should complete high level feasibility review of shared utilities*	✓
3. **Storm Water Disposal:** A statement as to the type of storm water disposal facilities which may include evidence as may be required relative to the design and operation of proposed storm water system • *Include statement that all storm water shall be retained on site, if appropriate* • *Consider any required protection for roadside swales during home construction and/or long-term protection from landscaping, roadside parking, regrading/filling swale, ect* • *Maintenance easements for storm drain facilities treating drainage from public roads should be in place*	✓
4. **Irrigation System:** A statement as to the proposed irrigation system, which may include evidence as may be required relative to the design and operation of any proposed irrigation system • Irrigation Supply And Distribution Systems: The developer shall disclose, pursuant to Idaho Code section 31-3805, and file as part of the preliminary plat with DSD, evidence that an adequate irrigation supply and distribution system to serve the land within the plat to be recorded will be provided and must include consideration of using existing water rights that go with the land being platted. Such evidence shall include, but not be limited to, the following: - Copies of the plans of the proposed distribution system for the lots and areas to be served in the proposed development; and - Copies of the community association's or similar organization's documents which may be required precedent	✓

to the establishment of an irrigation distribution system within the proposed development.	
5. **Utility Easement:** The utility easement width shall be a minimum of ten (10) feet from the exterior boundaries and five (5) feet from the interior boundaries. Utility easements shall be shown graphically on the plat.	✓

GENERAL RECOMMENDED CONDITIONS

1. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
2. Development shall comply with requirements of the local highway district. Evidence shall include written correspondence from the highway district prior to the first public hearing held for the preliminary plat and highway district signature on the final plat.
3. Development shall comply with irrigation district requirements. Evidence shall include written correspondence from the irrigation district prior to the first public hearing held for the preliminary plat and prior to Board of County Commissioner's signature on the final plat.
4. Development shall comply with Southwest District Health requirements. Evidence shall include written correspondence from the Southwest District Health prior to the first public hearing held for the preliminary plat and Southwest District Health signature on the final plat.
5. Development shall comply with Fire District requirements. Evidence shall include written correspondence from the Fire District prior to the first public hearing held for the preliminary plat and prior to Board of County Commissioner's signature on the final plat.
6. After preliminary plat approval applicant shall provide GIS data containing georeferenced lot line and roadway linework to be included in Development Services GIS mapping. (Solo pre-plats only)

4. Subdivision Worksheet

SUBDIVISION WORKSHEET

Overview:

Number of Buildable Residential Lots: 48	Number of Non-Buildable Lots:
Number of Common Lots: 2	Total Subdivision Size: 62.11 acres
Number of Common Lots:	Average Residential Lot Size: 1.06 acres

Area of City Impact:

Is the property in an Area of City Impact? ☐No ☒Yes- What City: Caldwell

Will you be requesting subdivision Improvement Waivers? ☒No ☐Yes

If yes, which waivers will you be requesting?

☐Curbs ☐Gutters ☐Sidewalks ☐Street Lights ☐Landscaping ☐Other

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

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

Roads:

Roads within the development will utilize:

☒Public ☐Private* ☐Not Applicable

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

Hillside Development:

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

Residential: 0 Non-Buildable: 0 Common: 0

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

☐Yes* ☒No

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

Irrigation:

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

Irrigation: Wilder Irrigation District. Not part of a drainage district.

Drainage:

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

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

Irrigation Water is Provided via: ☒Irrigation Well ☐Surface Water

Percentage of property that has water: 100%

Volume of water or diversion rate available at the property: Well 1 capacity 975 gpm. Well 2 capacity 600 gpm.

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

The subject property is currently irrigated via two irrigation wells. After subdividing the irrigation wells will provide irrigation water to each lot.

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

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

Street storm drainage will be collected in the borrow areas adjacent to the streets and routed in the borrow to Lot 5 Block 1. Lot runoff will be retained on the lot.

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

The contractor shall maintain all existing drainage and irrigation facilities within the construction area until the drainage improvements are in place and functioning.

========== **Applicant Acknowledgement** ==========

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

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior the Board's signature on the final plat.

Signed: Kristin Short Date: 1/8/2026
Property Owner (Application Submitted)

Signed: Elizabeth Allen Date: _____/_____/_____
Applicant/Representative (if not property owner) (Application Submitted)

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

Revised 3/29/23

5. Irrigation Plan Worksheet

IRRIGATION PLAN APPLICATION

Applicant(s) Six Point Development [redacted]
Name Daytime Telephone Number

Street Address City, State Zip

Representative Name Bristlecone Land Use Consulting [redacted]
Daytime Telephone Number / E-mail Address

Street Address City, State Zip

Location of Subject Property: Karcher Road and Kimball Avenue Caldwell
Two Nearest Cross Streets or Property Address City

Assessor's Account Number(s): R 3286200000 Section 16 Township 3N Range 3W

This land:

☒ Has water rights available to it.

☐ Is dry and has no water rights available to it. If dry, please sign this document and return to the Development Services Department representative from whom you received it.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water delivery entity ... **no subdivision plat or amendment to a subdivision plat or any other plat or may recognized by the city or county for the division of land will be accepted, approved, and recorded unless:**"

a. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or

b. The owner, person, firm, or corporation filing the subdivision plat or amendment to a subdivision plat or map has provided underground tile or conduit for lots of one (1) acre or less, or a suitable system for lots of more than one (1) acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:

1. For proposed subdivisions located within negotiated area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with Idaho Code Section 50-1306. In addition, the irrigation entity charged with the delivery of water to said lands must be advised regarding the irrigation system.

2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

To better understand your irrigation request, we need to ask you a few questions. A list of the map requirements follows the short questionnaire. **Any information missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners.**

1. Are you within an area of negotiated City Impact? _X_ Yes _____ No
   If yes, please include a copy of approvals by the City Planning & Zoning Commission and City Council of your Irrigation Plan.

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

   Irrigation: Wilder Irrigation District

   Drainage: Not part of a drainage district.

3. How many acres is the property being subdivided? 62.11 acres

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

5. How many inches of water are available to the property? 600 GPM and 975 GPM

6. How is the land currently irrigated?
   ☐ Surface ☒ Irrigation Well
   ☐ Sprinkler ☒ Above Ground Pipe ☐ Underground Pipe

7. How is the land to be irrigated after it is subdivided?
   ☐ Surface ☒ Irrigation Well
   ☒ Sprinkler ☐ Above Ground Pipe ☐ Underground Pipe

8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches and/or pipes go.

9. Are there irrigation easement(s) on the property? ☒ Yes ☐ No

10. How do you plan to retain storm and excess water on each lot?
    Stormwater runoff will be contained onsite by means of drainage swales and rentention facilities.

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

Stormwater runoff will be contained onsite by means of drainage swales and rentention facilities.

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 → 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.

Revised 3/29/23

Applicant Acknowledgement

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

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior the Board's signature on the final plat.

Signed: Kristin Short Date: 1/8/2026
Property Owner (Application Submitted)

Signed: Elizabeth Allen Date: _____/_____/_____
Applicant/Representative (if not property owner) (Application Submitted)

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

6. Agency Signatures

AGENCY ACKNOWLEDGMENT

Date: January 6, 2026
Applicant: Tillman Ridge LLC - RZ2022-0012
Parcel Number: R32867
Site Address: Portion of the NE 1/4 of Section 16, Township 3N, Range 3W, Canyon County

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 01/06/2025 Signed: Anthony Lee

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

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

AGENCY ACKNOWLEDGMENT

Date: December 30, 2025

Applicant: Tillman Ridge LLC - RZ2022-0012

Parcel Number: R32862

Site Address:

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: Wilder Irrigation District

☒ Applicant submitted/met for informal review.

Date: 12/30/25 Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

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

AGENCY ACKNOWLEDGMENT

Date: January 5, 2026

Applicant: Tillman Ridge LLC - RZ2022-0012

Parcel Number: R32862

Site Address: Portion of the NE¼ of Section 16, Township 3N, Range 3W, Canyon County

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: District: _____

☐ Applicant submitted/met for informal review.

Date: 1/5/2026 Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: CRFD

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

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

Date: 01/05/2026

Canyon County – Development Services
Re: Case Number: Case No. RZ2022-0012/SD2022-0044:
Name: Tillman Subdivision
Location: 15453 Karcher Rd. / Parcel R32862, R32862010

Dear, Canyon County Development Services Department

The Caldwell Rural Fire Protection District has reviewed and can approve the proposal is subject to compliance with all the following code requirements and conditions of approval. Any deviation from this plan is subject to Fire Department approval. Please note that unless stated otherwise, this memo represents the requirements of the 2018 International Fire Code (IFC) as adopted by the Idaho State Fire Marshal's Office.

Details:

Nearest Fire Station:

- Station 12 724 E Ustick Rd. Caldwell,
- Distance: 2.7
- Estimated response time: 6 minutes

Distance from Station	Service Expectation	Staffing & Apparatus	Typical Response Time Goal
0–1 mile	Immediate—high-priority	First-due company (engine)	≤4min travel, ≤5min total
1–2 miles	Very rapid—high-priority	First-due company, backup	≤4min travel, ≤5min total
2–3 miles	Rapid—standard coverage	First-due w/ backup	≤6min travel, ≤9min total (full alarm)
3–4 miles	Slower—moderate	Closest available, limited	6–8min travel
4–5 miles	Extended	Closest company, delayed	>8min travel, variable

Properties located 3–4 miles from a fire station are at the limit of effective coverage and may experience service delays.

Developments beyond 5 miles are generally not recognized by ISO as having fire protection, and response to these areas will be significantly delayed.

Conditions:

1. Water Supply

   For residential (R-3) structures under 3,600 square feet, the required fire flow is 1,000 gallons per minute for a duration of one hour, per 2018 IFC Table B105.1(1). Structures exceeding 3,600 square feet require additional fire flow and duration as specified in 2018 IFC Table B105.1(2).

   Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).

   - **Option 1**

     Install fire hydrants throughout the project to meet the minimum fire flow requirements for structures under 3,600 square feet. Any structure exceeding 3,600 square feet must provide an additional water supply meeting the minimum threshold of the adopted fire code through an approved method.

   - **Option 2**

     Install fire hydrants throughout the project to meet the minimum fire flow requirements for the largest structures approved to be built per the plat plan. This should be in accordance with the state adopted fire code at the time of approval.

   - **Option 3**

     If all structures within the subdivision are equipped with NFPA 13D fire suppression systems as an alternative water supply, the installation of hydrants and supporting infrastructure shall be waived.

     **Ponds are not an approved source for water supply

     ***One of these options must be clearly noted on the subdivision plat plans for reference.

2. 6-05-19: DISPLAY OF ROAD ADDRESS NUMBERS: (1)
   Approved residential address numbers a minimum of six inches (6") in height and in a contrasting color shall be placed on all new buildings in such a position as to be clearly visible and legible from the street or road fronting the property.

3. Roadway serving a fire hydrant shall be a minimum of 26-feet in width. (IFC D103.1)

4. Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)

5. Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)

6. Monument signage for addressing will be required at the entrance and at all intersections within the project. (IFC 505.1)

7. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)

8. The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)

9. Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 80,000 pounds. Please provide documentation the road surface meets this standard. (IFC D102.1)

10. Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)

11. For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 feet back of curb to back of curb parking shall be restricted on both sides. A note on the face of the final plat is required noting the parking

restriction prior to signing of the final plat. In addition, No Parking signs shall be installed in accordance with the requirements of the IFC. (IFC 503.8)

12. Access gates shall comply with requirements of the IFC. If gates are electronically operated, they shall be equipped with an automatic opening mechanism activated by the Opticom or eKnox System.

13. Approved secondary access roads shall be provided per section D106 of the 2018 IFC.

14. A phasing plan shall be included in documentation to city at time of submittal in accordance with infrastructure 2018 IFC.

15. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except where approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection where construction of new roadways allows passage by vehicles in accordance with (IFC Section 505.2.

16. **SECTION D107 ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS D107.1** One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

    Exceptions: 1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.

17. Private water mains shall be provided in accordance with NFPA 24 507.2.1

1. Commercial/Residential building plans shall be submitted to the Canyon County Development Services Department first. Once the Canyon County Development Services Department provides the applicant with an address & receipt of fees, the applicant shall fill out the appropriate rural construction form and submit the project to the Caldwell Fire Department

through the Caldwell City's CitizanServe (CS) & Project Dox (PD) portal. The CS portal will issue the project an "FCP" number for tracking purposes and be assigned to a plan reviewer. • Submit your application packet through the online portal found Citizenserve Online Portal

The Commercial & Residential Fire Permit application can be found on-line at Fire Safety Permits | City of Caldwell, Idaho

General Requirement:
Fire Department required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Regards,
Alan Perry
Deputy Chief
Fire Marshal
Caldwell Rural Fire Protection District
Aperry@cityofcaldwell.org

AGENCY ACKNOWLEDGMENT

Date: January 5, 2026
Applicant: Tillman Ridge LLC - RZ2022-0012
Parcel Number: R32862
Site Address: Portion of the NE¼ of Section 16, Township 3N, Range 3W, Canyon County

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:
☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: District: _____
☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: _____
☒ Applicant submitted/met for informal review.

Date: 1-6-2026 Signed: _____
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: _____
☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact City: _____
☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

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

AGENCY ACKNOWLEDGMENT

Date: January 5, 2026

Applicant: Tillman Ridge LLC - RZ2022-0012

Parcel Number: R32862

Site Address: Portion of the NE¼ of Section 16, Township 3N, Range 3W, Canyon County

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: _____

☒ Applicant submitted/met for informal review.

Date: 1/7/26 Signed: _____ ITD

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

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

AGENCY ACKNOWLEDGMENT

Date: December 30, 2025

Applicant: Tillman Ridge LLC - RZ2022-0012

Parcel Number: R32862

Site Address:

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact City: _____

☐ Applicant submitted/met for informal review.

Date: 12/30/2025 Signed: Joseph Dodson, AICP for City of Caldwell

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

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

7. Deed

Fidelity National Title

Escrow No.: 34602542784-JF

2025-014819
RECORDED
05/01/2025 09:08 AM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=2 TYOUREN $15.00
TYPE: DEED
VCR
ELECTRONICALLY RECORDED

QUITCLAIM DEED

FOR VALUE RECEIVED

6 Point Properties, LLC, an Idaho limited liability company

do(es) hereby convey, release and forever quitclaim unto: **Tillman Ridge, LLC, a Californina limited liability company**

whose current address is **24 Hammond, Ste C, Irvine, CA 92618,** the following described premises, to-wit:

This parcel is a portion of the Northwest Quarter of the Northeast Quarter and of the Northeast Quarter of the Northwest Quarter of Section 16, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho, and is more particularly described as follows:

BEGINNING at the Northeast corner of said Northwest Quarter of the Northeast Quarter the REAL POINT OF BEGINNING,
Thence South 0°05'58" East, along the East boundary of said Northwest Quarter of the Northeast Quarter, a distance of 1326.07 feet to the Southeast corner of said Northwest Quarter of the Northeast Quarter,
Thence South 88°53'02" West, along the South boundary of said Northwest Quarter of the Northeast Quarter, a distance of 1326.51 feet to the Southeast corner of said Northeast Quarter of the Northwest Quarter,
Thence South 88°54'31" West, along the South boundary of said Northeast Quarter of the Northwest Quarter, a distance of 1327.91 feet to the Southwest corner of said Northeast Quarter of the Northwest Quarter,
Thence North 0°05'11" West, along the West boundary of said Northeast Quarter of the Northwest Quarter, a distance of 361.35 feet to a point on the Easterly right-of-way for the Forest Canal;

Thence traversing said right-of-way as follows:
North 59°45°05" East, a distance of 65.17 feet;
North 52°31'18" East, a distance of 46.07 feet;
North 40°06'17" East, a distance of 92.19 feet;
North 36°48'31" East, a distance of 580.70 feet;
Northeasterly 78.28 feet along the arc of a curve to the right having a central angle of 34°23'51", a radius of 130.38 feet and a long chord which bears North 54°00'26" East, a distance of 77.11 feet to a point which lies on a line 300.00 feet Southerly from and parallel with the South right-of-way boundary for Idaho State Highway 55;
Thence North 88°54'00" East, along said parallel line, a distance of 383.66 feet to the Southeast corner of the parcel described in the Deed recorded as Instrument No. 348628, Records of Canyon County, Idaho;
Thence North 1°06'00" West, along the East boundary of said parcel, a distance of 148.67 feet to a point on the Westerly extension of the South boundary of the parcel described in the Deed recorded as Instrument No. 952783, Records of Canyon County;
Thence North 89°08'53" East, along said extension and said South boundary, a distance of 757.20 feet to the Southeast corner of said parcel;
Thence North 0°43'44" East, along the East boundary of said parcel, a distance of 188.00 feet to a point on the North boundary of said Northwest Quarter of the Northeast Quarter; Thence North 88°51'19" East,

QUITCLAIM DEED
(continued)

along said North boundary, a distance of 949.54 feet to the REAL POINT OF BEGINNING.
Also shown as Parcel 1 on Record of Survey, recorded October 6, 1997 as Instrument No. 9733745

EXCEPTING THEREFROM that portion of Land deeded to the State of Idaho, Idaho Transportation Board, by and through the Idaho Transportation Department by Warranty Deed recorded June 18, 2024, as Instrument No. 2024-018770, records of Canyon County, Idaho.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Date: April 30, 2025

6 Point Properties LLC, an Idaho limited liability company

BY: _____
Kristen Short
Manager

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 30 day of April, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Kristen Short, known or identified to me to be the person whose name is subscribed to the within instrument, as the Manager of 6 Point Properties LLC, an Idaho limited liability company, a LimitedLiabilityCompany and acknowledged to me that he executed the same as such Manager.

Signature: _____
Name: Jessica Frazier
Residing at: Nampa, ID
My Commission Expires: 9/21/2026

(SEAL)

JESSICA FRAZIER
COMMISSION #20203345
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 09/21/2026

8. Preliminary Plat

GENERAL LEGEND

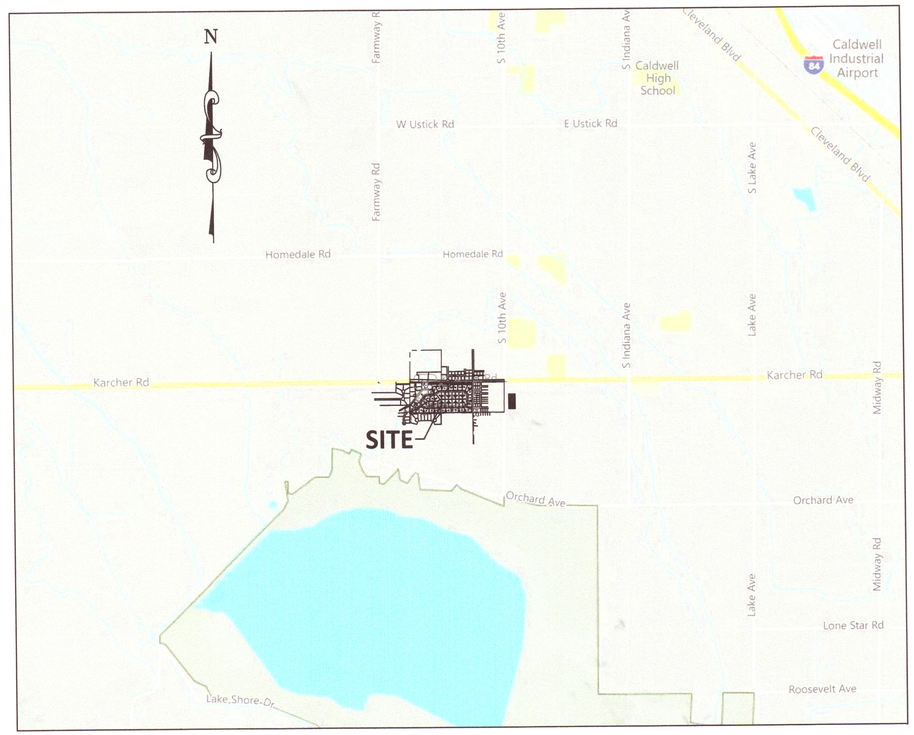
W(8")	EXISTING WATER MAIN (SIZE)
W(8")	NEW WATER MAIN (SIZE)
S(8")	EXISTING SEWER MAIN (SIZE)
S(8")	NEW SEWER MAIN (SIZE)
FS(6")	FIRE SERVICE LINE
OHP	EXISTING OVERHEAD POWER
EP	EDGE OF PAVEMENT
	EXISTING FENCE LINE
	NEW FENCE LINE
EG	EDGE OF GRAVEL
W	PRESSURE IRRIGATION LINE
UGP	UNDERGROUND POWER
	EASEMENT
	EXISTING DECIDUOUS TREE
S	SEWER MANHOLE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
M	EXISTING WATER METER
C.O.	EXISTING SEWER LINE CLEANOUT
	EXISTING POWER POLE
AC	EXISTING AIR CONDITIONING UNIT
GM	EXISTING GAS METER
EM	EXISTING ELECTRICAL METER
CT	EXISTING TELECOMMUNICATIONS BOX
	EXISTING TELEPHONE JUCTION BOX
30.50	SPOT ELEVATION
TOG	TOP OF GRATE
TOA	TOP OF ASPHALT
EX	EXISTING
FF	FINISHED FLOOR
M.E.	MATCH EXISTING
TOC	TOP OF CONCRETE
Gravel	TOP OF GRAVEL
1	SOILS TEST PIT LOCATION

811 Know what's below. Call before you dig.

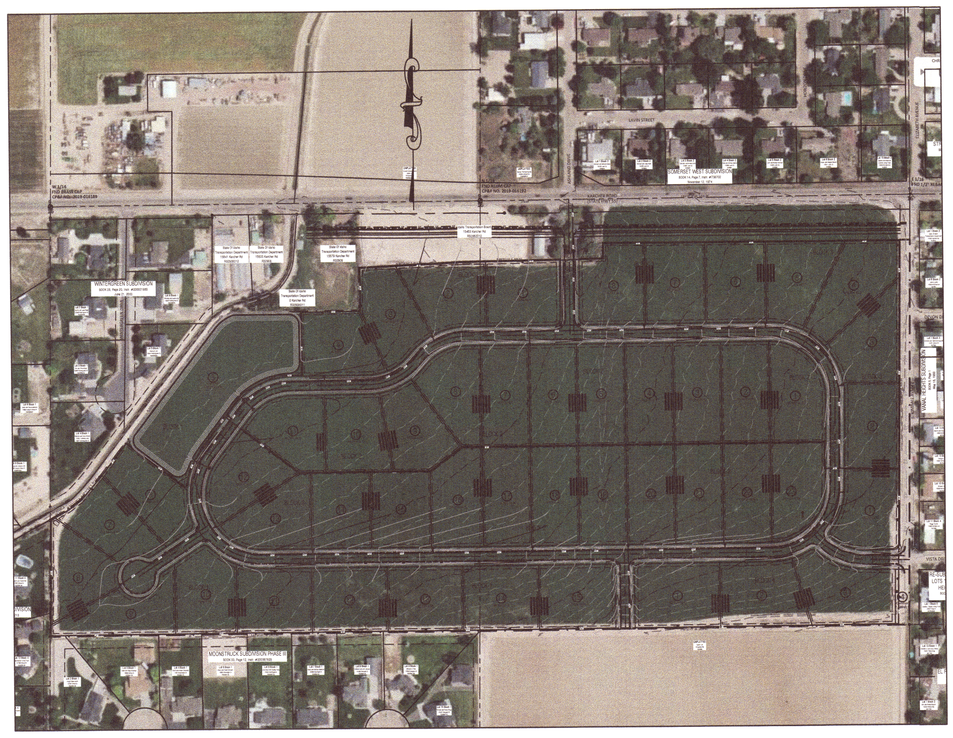
The location of existing underground utilities are shown approximately only prior to construction. It shall be the responsibility of the contractor to inform all utility companies of the construction schedule. The contractor shall determine the exact location of all existing utilities before commencing work. The contractor is responsible for any and all damage which may occur by failure to exactly locate and protect all utilities. Call Digline, Inc. before commencing underground work, (800) 342-1585, (208) 342-1585, or **811**.

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GENERAL VICINITY MAP



AERIAL MAP



COVER SHEET
TILLMAN RIDGE SUBDIVISION

REVISED

Date	November 24, 2025
Project Number	25003
Drawn	R J Smith
Checked	R J Smith, P.E.

SHEET INDEX

1	COVER SHEET
2	NOTES
3	PRELIMINARY PLAT
4	PRELIMINARY GRADING AND DRAINAGE PLAN
5	PRELIMINARY IRRIGATION PLAN
6	PRELIMINARY WATER PLAN

PROJECT SPECIFIC INFORMATION

OWNER/DEVELOPER
SIX POINT DEVELOPMENT
KRISTIN SHORT
16402 Orchard Avenue
Caldwell, ID 83607
6pointdevelopment@gmail.com
(541) 786-2403

ENGINEER
SMITH CIVIL, INC.
ROGER J. SMITH, P.E.
2485 E. Oakborough Ct.
Eagle, ID 83616
roger-j-smith@msn.com
(208) 870-1015

PLANNER
BRISTLECONE LAND USE PLANNING
ELIZABETH ALLEN
1330 Williams Lane
Nampa, ID 83686
elizabeth@bristleconelanduseconsulting.com
(208) 477-1059

ACREAGE
62.11 acres (2,705,654 SF)

ZONING
AG (Agricultural)(Existing)
R1 (Single Family Residential)(Proposed)

IRRIGATION DISTRICT
Boise Project Board of Control

SCHOOL DISTRICT
Caldwell School District

SEWER DISTRICT
None

FIRE DISTRICT
Caldwell

FLOOD ZONE
Zone X

LOTS
Total: 50
Single Family Residential: 48
Common: 2 (Drainage, Irrigation Well)
Avg: 46,293 ft² (buildable)
Min: 43,687 ft² (buildable)

TILLMAN RIDGE SUBDIVISION
15453 KARCHER ROAD, CANYON COUNTY, ID
Six Point Development
COVER SHEET

SMITH Civil Engineering
2485 E. Oakborough Ct., Eagle, ID 83616
(208) 870-1015

PROFESSIONAL ENGINEER REGISTERED 11/24/2025 8140 STATE OF IDAHO ROGER J. SMITH

Sheet 1

GENERAL CONSTRUCTION:

1. All work shall be completed in accordance with the Idaho Standard for Public Works Construction (latest edition), the Highway Standards and Development Procedures for the Canyon Highway Districts, and the Project Specifications. The more stringent of any of these standards shall be the controlling standards or specifications.

2. The Contractor shall have a copy of the latest Highway Standards and Development Procedures for the Canyon Highway Districts on site at all times during construction (available on the website). Failure to have a current copy of the Standard Specifications on site could be grounds for a stop work order until the situation is resolved.

3. The Contractor shall have plans stamped "Approved for Construction" by Canyon Highway Districts on site at all times.

4. All Contractors, Sub-Contractors, and Utility Contractors shall attend a pre-construction conference a minimum of two (2) days prior to commencing any construction on the project.

5. Contractors shall notify the appropriate agency when materials are on site or inspection of the work is required. No work may begin on any project without twenty-four (24) hours prior notice.

6. All material furnished on, or for the project must meet the minimum requirements of the approving agencies. At the request of the approving agency or the Design Engineer, Contractors shall furnish proof that all materials installed on this project meet the specification requirements set forth in General Construction Note No. 1.

7. Work subject to approval by any governmental agency must be approved prior to (A) backfilling trenches for pipe; (B) placing of aggregate base; (C) placing of concrete; (D) placing of asphalt paving.

8. Any deviation from the approved plans and specifications must have the applicable agency approval in writing prior to construction.

9. Take all lot and site dimensions and easements from the Final Plat for this development.

10. The contractor shall maintain all existing drainage and irrigation facilities within the construction area until the drainage improvements are in place and functioning.

11. All contractors working within the project boundaries are responsible for compliance with all applicable safety laws of any jurisdictional body. The contractor shall be responsible for all barricades, safety devices and control of traffic within and around the construction area.

12. The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. The contractor assumes all responsibility for any and all damages caused by his failure to exactly locate and preserve any and all underground utilities.

13. Quantity and placement of street lights is contingent upon the electrical design by Idaho Power Company.

14. The contractor shall keep on site at all times a copy of the approved construction plans on which is recorded the actual locations of the constructed pipe line and any other utilities encountered. The contractor shall provide these locations to the design engineer for use in the production of record drawings prior to final approval of the pipe line installation.

ROADWAY CONSTRUCTION NOTES:

1. All Contractors working within the public road right-of-way are required to secure a right-of-way construction permit from Canyon Highway Districts or ITD at least twenty-four (24) hours prior to any construction.

2. Canyon Highway Districts or ITD will inspect all work within the public rights-of-way to include utility trenches above the pipe zone.

3. Abandoned buildings, test pits, or waterways located within current or future right-of-way shall be re-excavated to native soil and backfilled with structural fill per ISPWC specifications. Provide soils data to verify native material meets the requirements for engineered fill per ISPWC specifications and a copy of the compaction tests."

5. Canyon Highway Districts will inspect all work within the Right-of-Ways.

6. Set the tops of all valve boxes and sewer manholes flush with the slope of the finished street grades.

7. Canyon Highway Districts will inspect and approve all storm drainage improvements.

8. Place all water valves, blow-offs and manholes so that they do not conflict with any concrete curb and gutter, valley gutter or sidewalk improvements.

9. Retain and protect all utilities unless noted otherwise on these plans.

10. Compaction shall not be less than 95% of the Standard Proctor Density as determined by ASTM D-698.

11. Direction of slope (typical) ——►

12. The contractor is to call Canyon Highway Districts for the inspection of all street construction. 24 hour notice is required. Drainage facilities will not be approved by Canyon Highway Districts unless this inspection is performed.

13. The contractor shall have a stamped, Canyon Highway Districts approved, set of plans at the worksite.

14. The contractor shall contact Digline 48 hours prior to digging to verify the location of existing utilities.

15. All construction in the public right-of-way shall conform to the latest edition of the ISPWC and the Canyon Highway Districts specifications. No exception to district policy, standards, or the ISPWC will be allowed unless specifically and previously approved in writing by Canyon Highway Districts.

16. If any utility or irrigation facility interferes with required street improvements, all such utilities or irrigation facilities shall be relocated at the owner's expense so as not to interfere with required street improvements.

17. Local street Plant Mix Pavement shall be Class II with a nominal maximum aggregate size of 0.5 inch (1/2".) PG-64-28 (Performance Graded Asphalt Binder) shall be used. A minimum of 0.5% Anti-Stripping additive is specified.

18. All SD numbers refer to the Idaho Standards for Public Works Construction (ISPWC) Manual Standard Drawings and the Canyon Highway Districts specifications as applicable.

19. Prior to placement of any pavement markings contact Canyon Highway Districts for verification of compliance with policy and existing pavement markings".

20. The Contractor shall be responsible for providing and paying for all costs associated with all testing required by the Project Specifications. All tests shall be performed by a certified testing laboratory and certified test results shall be submitted to the Owner's Engineer. Work performed without certified test results shall not be accepted.

21. Locate subsurface stormwater disposal facilities (including infiltration beds and drywells) at least 25 feet from water mains. This requirement does not apply to catch basins or sand and grease vaults.

PRESSURE IRRIGATION NOTES:

1. Install all crossings of the Public Rights-of-Way, private roadways and travelways with pressure irrigation at a maximum depth of two-and one-half (2-1/2) feet and in an AWWA C-900 pipe sleeve with locator wire. Canyon Highway Districts shall inspect all crossings prior to backfilling.

2. The horizontal separation of potable water mains and non-potable water mains (sanitary sewer, storm drain, and irrigation) shall be a minimum of ten (10) feet. Where it is necessary for a potable water main and non-potable water main to cross with less than eighteen (18) inches of vertical separation, the crossing shall be constructed in accordance with Section 542.07 of the Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08) and Section 430.02 of the Wastewater Rules (IDAPA 58.01.16).

3. The horizontal separation of non-potable services and potable water services or potable water mains shall be a minimum of six (6) feet. Where it is necessary for a potable water main and non-potable water main to cross with less than eighteen (18) inches of vertical separation, the crossing shall be constructed in accordance with Section 542.07 of the Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08) and Section 430.02 of the Wastewater Rules (IDAPA 58.01.16).

4. Install finder tape with all irrigation mains. Tape shall be two (2) inches wide, purple in color, with the words **DANGER - UNSAFE WATER** or **NON-POTABLE WATER** clearly marked along its length. Place the tape between six (6) inches below the surface and eighteen (18) inches above the top of the pipe.

5. Label all irrigation risers and faucets with durable tags carrying the warning **DANGER - UNSAFE WATER** or **NON-POTABLE WATER**.

6. Label all valve boxes and vaults with durable tags carrying the warning **DANGER - UNSAFE WATER** or **NON-POTABLE WATER.** The valves and boxes are to be located a minimum of ten (10) feet outside of the Public Right-of-Way, private roadways and travelways.

7. Install a reduced pressure backflow preventer in any connection between the potable water system and the pressure irrigation system. The device must be approved by the Idaho Department of Environmental Quality (DEQ) and the Water Company.

8. Provide thrust blocking as required.

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1	GENERAL CONSTRUCTION NOTES	2	ROADWAY CONSTRUCTION NOTES	5	PRESSURE IRRIGATION NOTES

REVISED

Date
November 24, 2025

Project Number
25003

Drawn
R J Smith

Checked
R J Smith, P.E.

TILLMAN RIDGE SUBDIVISION
15453 KARCHER ROAD, CANYON COUNTY, ID
Six Point Development
NOTES

SMITH Civil Engineering
2485 E. Oakborough Cir., Eagle, ID 83616
(208) 870-1015

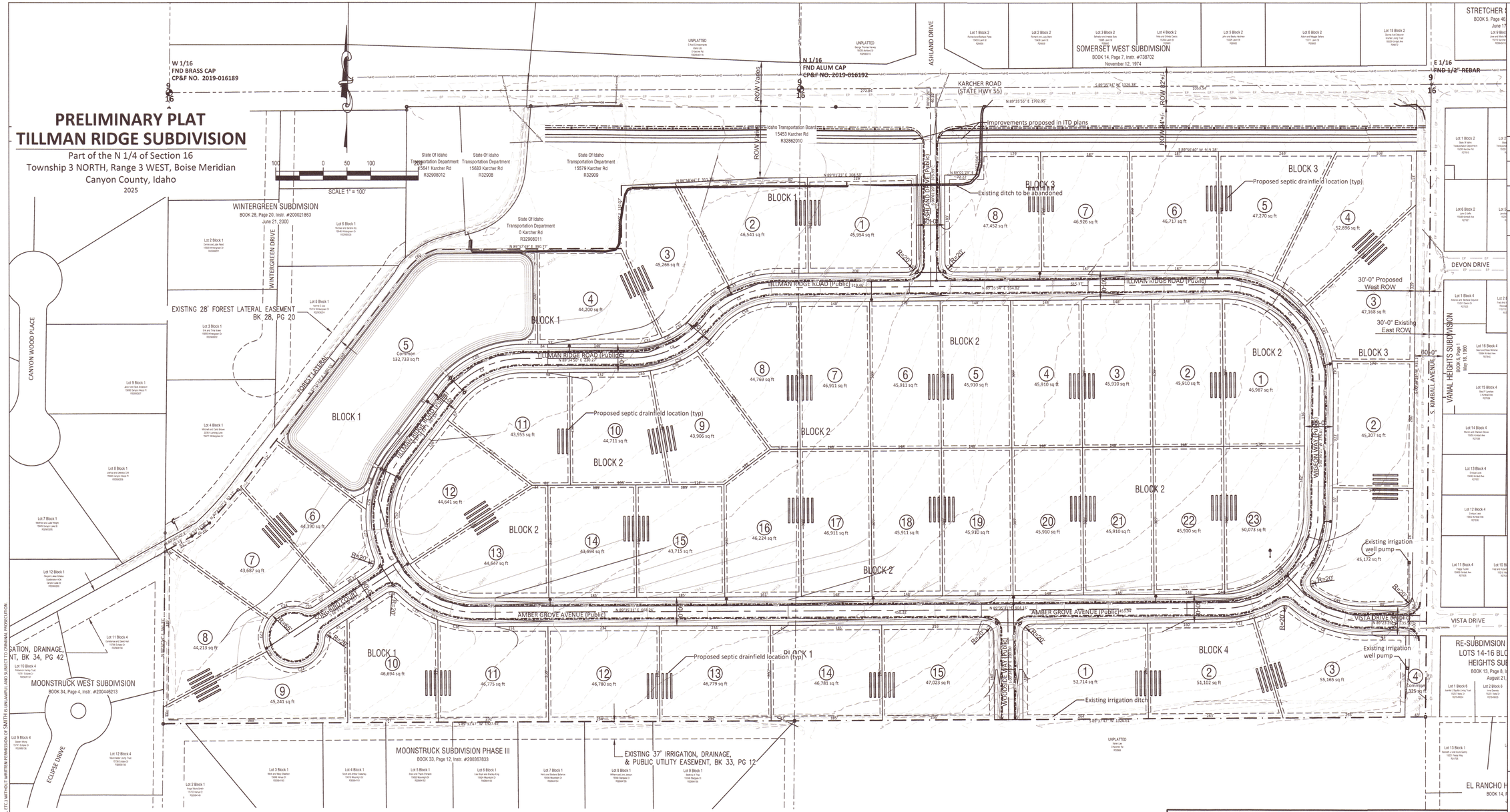
PROFESSIONAL ENGINEER REGISTERED 11/24/2025 8140 STATE OF IDAHO ROGER J. SMITH

Sheet
2

PRELIMINARY PLAT
TILLMAN RIDGE SUBDIVISION

Part of the N 1/4 of Section 16
Township 3 NORTH, Range 3 WEST, Boise Meridian
Canyon County, Idaho
2025

SCALE 1" = 100'



OWNER/DEVELOPER
SIX POINT DEVELOPMENT
KRISTIN SHORT
16402 Orchard Avenue
Caldwell, ID 83607
6pointdevelopment@gmail.com
(541) 786-2403

ENGINEER
SMITH CIVIL, INC.
ROGER J. SMITH, P.E.
2485 E. Oakborough Ct.
Eagle, ID 83616
roger-j-smith@msn.com
(208) 870-1015

PLANNER
BRISTLECONE LAND USE PLANNING
ELIZABETH ALLEN
1330 Williams Lane
Nampa, ID 83686
elizabeth@bristleconelanduseconsulting.com
(208) 477-1059

ACREAGE
62.11 acres (2,705,654 SF)

ZONING
AG (Agricultural)(Existing)
R1 (Single Family Residential)(Proposed)

IRRIGATION DISTRICT
Boise Project Board of Control

SCHOOL DISTRICT
Caldwell School District

SEWER DISTRICT
None

FIRE DISTRICT
Caldwell

FLOOD ZONE
Zone X

LOTS
Total: 50
Single Family Residential: 48
Common: 2 (Drainage, Irrigation Well)
Avg: 46,293 ft² (buildable)
Min: 43,687 ft² (buildable)

NOTES:

1. Utilities and drainage easement 5' wide at each interior lot line and 10' wide at public R-O-W and at subdivision exterior boundaries.

2. Sewer will be provided by individual lot owners using septic drainfields.

3. Water will be provided by the City of Caldwell.

4. Street storm drainage will be collected in the borrow areas adjacent to the streets and routed in the borrow to Lot 5 Block 1. Lot runoff will be retained on the lot.

5. Pressure irrigation will be provided using the existing irrigation pumps near the southeast corner of the subdivision.

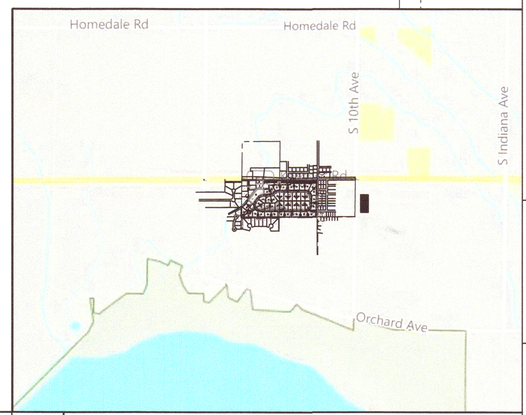
6. Power, gas, and communications utilities layout will be designed by the corresponding utility company.

7. All roads are public.

8. Site work and utility construction shall be performed in accordance with the requirements of the Canyon Highway Districts, the current edition of the Idaho Standards for Public Works Construction (ISPWC), International Plumbing Code (IPC), OSHA, and all other applicable local, state, national requirements.

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	88°59'10"	200.00	310.62	S 45°05'56" W	280.33
C2	142°58'37"	200.00	446.43	N 26°14'19" W	358.79
C3	37°09'05"	200.00	181.88	N 63°34'33" E	175.68
C4	38°32'57"	200.00	176.51	N 64°16'12" E	170.84
C5	38°35'20"	200.00	176.65	N 64°17'24" E	170.96
C6	90°09'55"	200.00	317.70	S 44°54'02" E	285.33
C7	42°43'18"	200.00	164.30	S 65°51'38" E	159.71
C8	40°31'34"	230.00	162.68	N 69°07'52" W	159.31
C9	72°18'08"	20.00	25.24	N 85°01'09" W	23.60
C10	30°45'44"	230.00	123.49	S 74°12'39" W	122.01
C11	15°13'54"	230.00	59.28	S 66°12'50" W	59.12
C12	15°31'50"	230.00	64.20	S 81°35'42" W	64.00
C13	90°00'00"	20.00	31.42	S 44°35'41" W	28.28
C14	90°00'00"	20.00	31.42	N 45°24'29" W	28.28
C15	45°21'34"	230.00	182.09	N 67°41'26" W	177.37
C16	19°46'14"	230.00	82.34	N 80°06'53" W	81.90
C17	25°35'20"	230.00	99.75	N 57°26'06" W	98.97
C18	78°27'46"	20.00	27.35	N 84°14'32" W	25.30
C19	53°57'54"	20.00	18.84	S 29°32'32" W	18.15
C20	287°56'10"	65.00	326.65	N 33°28'25" W	76.47
C21	53°58'05"	65.00	18.84	N 83°30'37" E	18.15
C22	120°40'47"	65.00	169.40	S 77°13'06" W	125.37
C23	64°08'36"	65.00	72.44	N 03°45'13" E	68.72
C24	74°45'03"	65.00	84.80	N 73°07'08" E	78.92
C25	78°27'47"	20.00	27.39	N 17°17'41" E	24.15
C26	59°27'35"	230.00	238.69	N 07°47'35" E	228.12
C27	25°44'57"	230.00	103.36	N 09°03'44" W	102.50
C28	33°42'39"	230.00	135.32	N 20°40'04" E	133.38
C29	52°06'19"	230.00	209.16	N 63°34'33" E	202.03
C30	50°33'57"	170.00	150.03	N 64°16'12" E	145.21
C31	21°46'47"	170.00	64.62	N 78°39'47" E	64.23
C32	28°47'10"	170.00	85.41	N 53°22'49" E	84.52
C33	50°36'20"	230.00	203.14	N 64°17'24" E	196.61
C34	23°23'04"	230.00	93.87	N 50°40'46" E	93.22

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C35	27°13'16"	230.00	109.27	N 75°58'56" E	108.25
C36	89°35'34"	20.00	31.28	N 44°47'47" E	28.18
C37	90°23'06"	20.00	31.55	S 45°12'23" E	28.38
C38	90°00'47"	230.00	365.35	S 44°54'02" E	328.13
C39	26°44'29"	230.00	107.35	S 77°02'11" E	106.38
C40	21°26'01"	230.00	86.04	S 52°56'56" E	85.54
C41	32°15'21"	230.00	129.48	S 26°06'16" E	127.78
C42	10°34'57"	230.00	42.48	S 04°41'07" E	42.42
C43	34°55'47"	230.00	140.22	S 18°04'15" W	138.06
C44	87°37'22"	20.00	30.88	S 08°42'00" E	27.90
C45	36°27'30"	170.00	108.17	N 71°09'54" E	106.36
C46	89°56'25"	20.00	31.41	N 45°36'21" E	28.28
C47	88°59'10"	170.00	264.03	S 45°05'56" W	238.28
C48	88°09'15"	170.00	261.56	S 44°40'51" W	236.51
C49	00°49'55"	170.00	2.47	S 89°10'34" W	2.47
C50	142°06'24"	170.00	379.47	N 26°25'25" W	305.45
C51	54°27'30"	170.00	161.58	N 63°08'28" W	155.57
C52	73°26'06"	170.00	217.89	N 00°48'20" E	203.28
C53	52°06'19"	170.00	154.60	N 63°34'33" E	149.33
C54	50°33'57"	230.00	202.98	N 64°16'12" E	196.46
C55	09°37'28"	230.00	37.15	N 84°50'51" E	37.11
C56	27°02'18"	230.00	108.18	N 66°60'88" E	107.17
C57	14°21'42"	230.00	57.65	N 46°10'04" E	57.50
C58	50°36'20"	170.00	150.15	N 64°17'24" E	145.32
C59	90°00'47"	200.00	270.04	S 44°54'02" E	242.53
C60	34°26'26"	130.38	78.37	N 54°34'08" E	77.20



1"=100'

1"=2500'

REVISED

Date	November 24, 2025
Project Number	25003
Drawn	R J Smith
Checked	R J Smith, P.E.

TILLMAN RIDGE SUBDIVISION
15453 KARCHER ROAD, CANYON COUNTY, ID
Six Point Development
PRELIMINARY PLAT

SMITH
Civil Engineering
2485 E. Oakborough Ct., Eagle, ID 83616
(208) 870-1015

PROFESSIONAL ENGINEER
REGISTERED
8140
STATE OF IDAHO
ROGER J. SMITH

Sheet
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1 PRELIMINARY PLAT

2 VICINITY MAP

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PRELIMINARY DRAINAGE AND GRADING PLAN
TILLMAN RIDGE SUBDIVISION

Part of the N 1/4 of Section 16
Township 3 NORTH, Range 3 WEST, Boise Meridian
Canyon County, Idaho
2025

NOTES

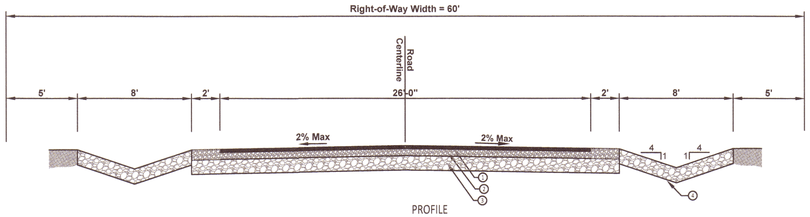
(A) All construction shall be per ISPWC specifications.

(B) Street longitudinal profile grades 0.4% minimum.

(C) Asphalt and aggregate base thickness are minimum allowed. Actual thickness shall be designed by the engineer based on the traffic index and "R" value of subgrade soils and approved by Canyon Highway Districts.

(D) Vertical curve and horizontal curve requirements based on AASHTO policy on geometric design of highways and streets.

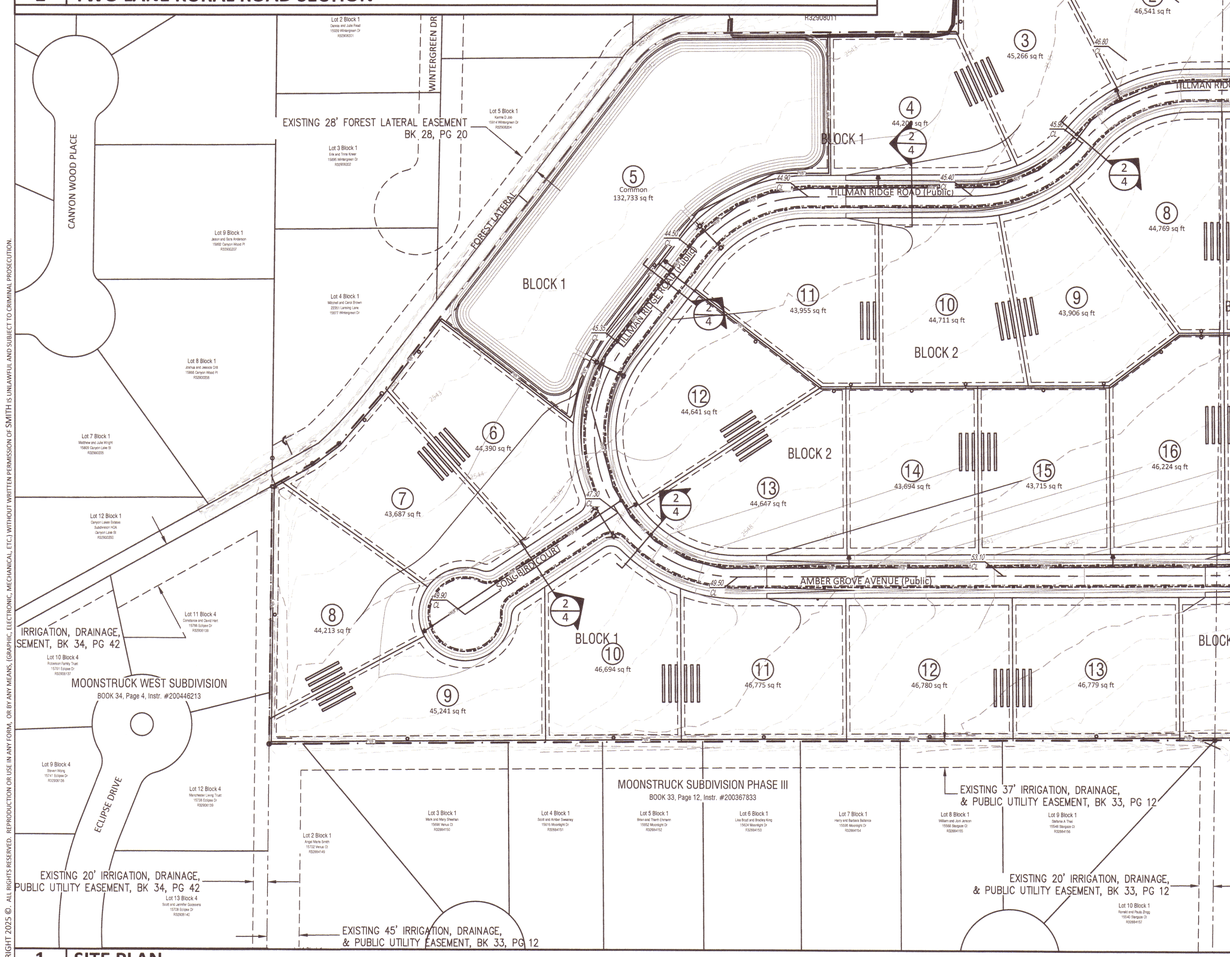
(E) Grass conveyance swales and depressed driveway approaches may be constructed for nuisance water only. Storage may not be considered in drainage design.



PROFILE
N.T.S.

ITEM	TYPE	MINIMUM DEPTH
(1) Hot plant mix asphalt	Class III	3"
(2) Crushed aggregate base or leading course	3/4" (Type I)	6"
(3) Uncrushed aggregate base course	6" uncrushed	12"
(4) Gravel shoulder		12"
(5) Gravel borrow with 3:1 side slopes		12"

2 TWO LANE RURAL ROAD SECTION



1 SITE PLAN

REVISED

Date	November 24, 2025
Project Number	25003
Drawn	R J Smith
Checked	R J Smith, P.E.

TILLMAN RIDGE SUBDIVISION
15453 KARCHER ROAD, CANYON COUNTY, ID
Six Pointe Development
PRELIMINARY DRAINAGE AND GRADING PLAN

SMITH Civil Engineering
2485 E. Oakhaven Ct., Eagle, ID 83616
(208) 870-1015

PROFESSIONAL ENGINEER REGISTERED 8140 STATE OF IDAHO ROGER J. SMITH
11/24/2025

Sheet 4

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PRELIMINARY IRRIGATION PLAN
TILLMAN RIDGE SUBDIVISION

Part of the N 1/4 of Section 16
Township 3 NORTH, Range 3 WEST, Boise Meridian
Canyon County, Idaho
2025

SCALE 1" = 100'

W 1/16 FND BRASS CAP CP&F NO. 2019-016189

N 1/16 FND ALUM CAP CP&F NO. 2019-016192

E 1/16 FND 1/2" REBAR

KARCHER ROAD (STATE HWY 55)

ASHLAND DRIVE

HORIZON DRIVE

ELIZABETH AVENUE

LAVIN STREET

SOMERSET WEST SUBDIVISION
BOOK 14, Page 7, Instr. #738702
November 12, 1974

WINTERGREEN SUBDIVISION
BOOK 28, Page 20, Instr. #200021863
June 21, 2000

WINTERGREEN DRIVE

CANYON WOOD PLACE

EXISTING 28' FOREST LATERAL EASEMENT BK. 28, PG 20

FOREST LATERAL

MOONSTRUCK WEST SUBDIVISION
BOOK 34, Page 4, Instr. #2004462I3

IRRIGATION, DRAINAGE, EASEMENT, BK 34, PG 42

ECLIPSE DRIVE

EXISTING 20' IRRIGATION, DRAINAGE, PUBLIC UTILITY EASEMENT, BK 34, PG 42

MOONSTRUCK SUBDIVISION PHASE III
BOOK 33, Page 12, Instr. #200367833

EXISTING 37' IRRIGATION, DRAINAGE, & PUBLIC UTILITY EASEMENT, BK 33, PG 12

EXISTING 20' IRRIGATION, DRAINAGE, & PUBLIC UTILITY EASEMENT, BK 33, PG 12

EXISTING 45' IRRIGATION, DRAINAGE, & PUBLIC UTILITY EASEMENT, BK 33, PG 12

Idaho Transportation Board
15453 Karcher Rd
R32862010

State Of Idaho Transportation Department
15641 Karcher Rd
R32908012

State Of Idaho Transportation Department
15633 Karcher Rd
R32908

State Of Idaho Transportation Department
15579 Karcher Rd
R32909

State Of Idaho Transportation Department
0 Karcher Rd
R32908011

UNPLATTED

TILLMAN RIDGE ROAD [PUBLIC]

COLD RIDGE COURT

AMBER GROVE AVENUE [Public]

WOODHOUSE WAY [PUBLIC]

WAGON WAY [PUBLIC]

DEVON DRIVE

VISTA DRIVE

S. KIMBALL AVENUE

VANAL HEIGHTS SUBDIVISION
BOOK 6, Page 1
May 16, 1960

BLOCK 1

BLOCK 2

BLOCK 3

BLOCK 4

Roadside borrow (typ)

New pressure irrigation service (typ)

New perimeter irrigation system piping

New internal irrigation system piping

Existing drainage ditch to be removed

Existing irrigation well pump to be connected to new perimeter irrigation system

Existing irrigation supply ditch to be removed

1	45,954 sq ft	
2	46,541 sq ft	
3	45,266 sq ft	
4	44,200 sq ft	
5	Common 132,733 sq ft	
6	44,390 sq ft	
7	43,687 sq ft	
8	44,213 sq ft	
9	45,241 sq ft	
10	46,694 sq ft	
11	46,775 sq ft	
12	46,780 sq ft	
13	46,779 sq ft	
14	46,781 sq ft	
15	47,023 sq ft	
16	46,224 sq ft	
17	46,911 sq ft	
18	45,911 sq ft	
19	45,930 sq ft	
20	45,910 sq ft	
21	45,910 sq ft	
22	45,910 sq ft	
23	50,073 sq ft	
1	46,987 sq ft	
2	45,910 sq ft	
3	45,910 sq ft	
4	45,910 sq ft	
5	45,910 sq ft	
6	45,911 sq ft	
7	46,911 sq ft	
8	44,769 sq ft	
9	43,906 sq ft	
10	44,711 sq ft	
11	43,955 sq ft	
12	44,641 sq ft	
13	44,647 sq ft	
14	43,694 sq ft	
15	43,715 sq ft	
1	47,452 sq ft	
2	46,926 sq ft	
3	46,717 sq ft	
4	47,270 sq ft	
5	52,896 sq ft	
1	47,168 sq ft	
2	45,207 sq ft	
1	45,172 sq ft	
1	52,714 sq ft	
2	51,102 sq ft	
3	55,165 sq ft	
4	Common 1,429 sq ft	

1 SITE PLAN

1"=100'

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REVISED

Date
November 24, 2025

Project Number
25003

Drawn
R J Smith

Checked
R J Smith, P.E.

TILLMAN RIDGE SUBDIVISION
15453 KARCHER ROAD, CANYON COUNTY, ID
Six Point Development
PRELIMINARY IRRIGATION PLAN

SMITH Civil Engineering
2485 E. Oakborough Ct., Eagle, ID 83616
(208) 870-1415

PROFESSIONAL ENGINEER REGISTERED 11/24/2025 8140 STATE OF IDAHO ROGER J. SMITH

Sheet
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PRELIMINARY WATER PLAN
TILLMAN RIDGE SUBDIVISION

Part of the N 1/4 of Section 16
Township 3 NORTH, Range 3 WEST, Boise Meridian
Canyon County, Idaho
2025

SCALE 1" = 100'

W 1/16 FND BRASS CAP CP&F NO. 2019-016189

N 1/16 FND ALUM CAP CP&F NO. 2019-016192

E 1/16 FND 1/2" REBAR

KARCHER ROAD (STATE HWY 55)

Connect to city water main (to be extended spring 2026)

Idaho Transportation Board 15453 Karcher Rd R32862010

State Of Idaho Transportation Department 15541 Karcher Rd R32908012

State Of Idaho Transportation Department 15633 Karcher Rd R32908

State Of Idaho Transportation Department 15579 Karcher Rd R32909

State Of Idaho Transportation Department 0 Karcher Rd R32908011

WINTERGREEN SUBDIVISION
BOOK 28, Page 20, Instr. #200021863
June 21, 2000

SOMERSET WEST SUBDIVISION
BOOK 14, Page 7, Instr. #738702
November 12, 1974

LAVIN STREET

HORIZON DRIVE

ELIZABETH AVENUE

ASHLAND DRIVE

CHRISTO

STRETC
BOOK 5,

WINTERGREEN DRIVE

CANYON WOOD PLACE

EXISTING 28' FOREST LATERAL EASEMENT BK. 28, PG 20

FOREST LATERAL

TILLMAN RIDGE ROAD [PUBLIC]

BLOCK 1

BLOCK 2

BLOCK 3

1 45,954 sq ft
2 46,341 sq ft
3 45,266 sq ft
4 44,200 sq ft
5 Common 132,733 sq ft
6 44,390 sq ft
7 43,687 sq ft
8 44,213 sq ft
9 45,241 sq ft
10 46,694 sq ft
11 46,775 sq ft
12 46,780 sq ft
13 46,779 sq ft
14 46,781 sq ft
15 47,023 sq ft
16 46,224 sq ft
17 46,911 sq ft
18 45,911 sq ft
19 45,930 sq ft
20 45,910 sq ft
21 45,910 sq ft
22 45,910 sq ft
23 50,073 sq ft
1 46,987 sq ft
2 45,910 sq ft
3 45,910 sq ft
4 45,910 sq ft
5 45,910 sq ft
6 45,911 sq ft
7 46,911 sq ft
8 44,769 sq ft
9 43,906 sq ft
10 44,711 sq ft
11 43,955 sq ft
12 44,641 sq ft
13 44,647 sq ft
14 43,694 sq ft
15 43,715 sq ft
1 47,452 sq ft
2 46,926 sq ft
3 46,717 sq ft
4 47,270 sq ft
5 32,896 sq ft
1 47,158 sq ft
2 45,207 sq ft
1 45,172 sq ft
1 52,714 sq ft
2 51,102 sq ft
3 55,165 sq ft
4 Common 1,125 sq ft

12'-0"

12'-0"

12'-0"

12'-0"

12'-0"

WILSON WAY [PUBLIC]

AMBER GROVE AVENUE [Public]

VISTA DRIVE [Public]

DEVON DRIVE

Stub with blowoff for future main extension

Stub with blowoff for future main extension

VANAL HEIGHTS SUBDIVISION
BOOK 6, Page 1
May 18, 1960

S. KIMBALL AVENUE

RE-SUBDIVI
LOTS 14-1
HEIGHT
BOOK 13,

EL RANC

MOONSTRUCK WEST SUBDIVISION
BOOK 34, Page 4, Instr. #200048213

MOONSTRUCK SUBDIVISION PHASE III
BOOK 33, Page 12, Instr. #200367833

IRRIGATION, DRAINAGE, SEMENT, BK 34, PG 42

ECLIPSE DRIVE

EXISTING 20' IRRIGATION, DRAINAGE, PUBLIC UTILITY EASEMENT, BK 34, PG 42

EXISTING 45' IRRIGATION, DRAINAGE, & PUBLIC UTILITY EASEMENT, BK 33, PG 12

EXISTING 37' IRRIGATION, DRAINAGE, & PUBLIC UTILITY EASEMENT, BK 33, PG 12

EXISTING 20' IRRIGATION, DRAINAGE, & PUBLIC UTILITY EASEMENT, BK 33, PG 12

EXISTING 3
EASEMENT,

UNPLATTED

1 SITE PLAN

1"=100'

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REVISED

Date
November 24, 2025

Project Number
25003

Drawn
R J Smith

Checked
R J Smith, P.E.

TILLMAN RIDGE SUBDIVISION
15453 KARCHER ROAD, CANYON COUNTY, ID
Six Point Development
PRELIMINARY WATER PLAN

SMITH
Land Engineering
2485 E. Oakcrest Ct., Eagle, ID 83616
(208) 870-1015

PROFESSIONAL ENGINEER REGISTERED 11/24/2025 8140 STATE OF IDAHO ROGER J. SMITH

Sheet
6