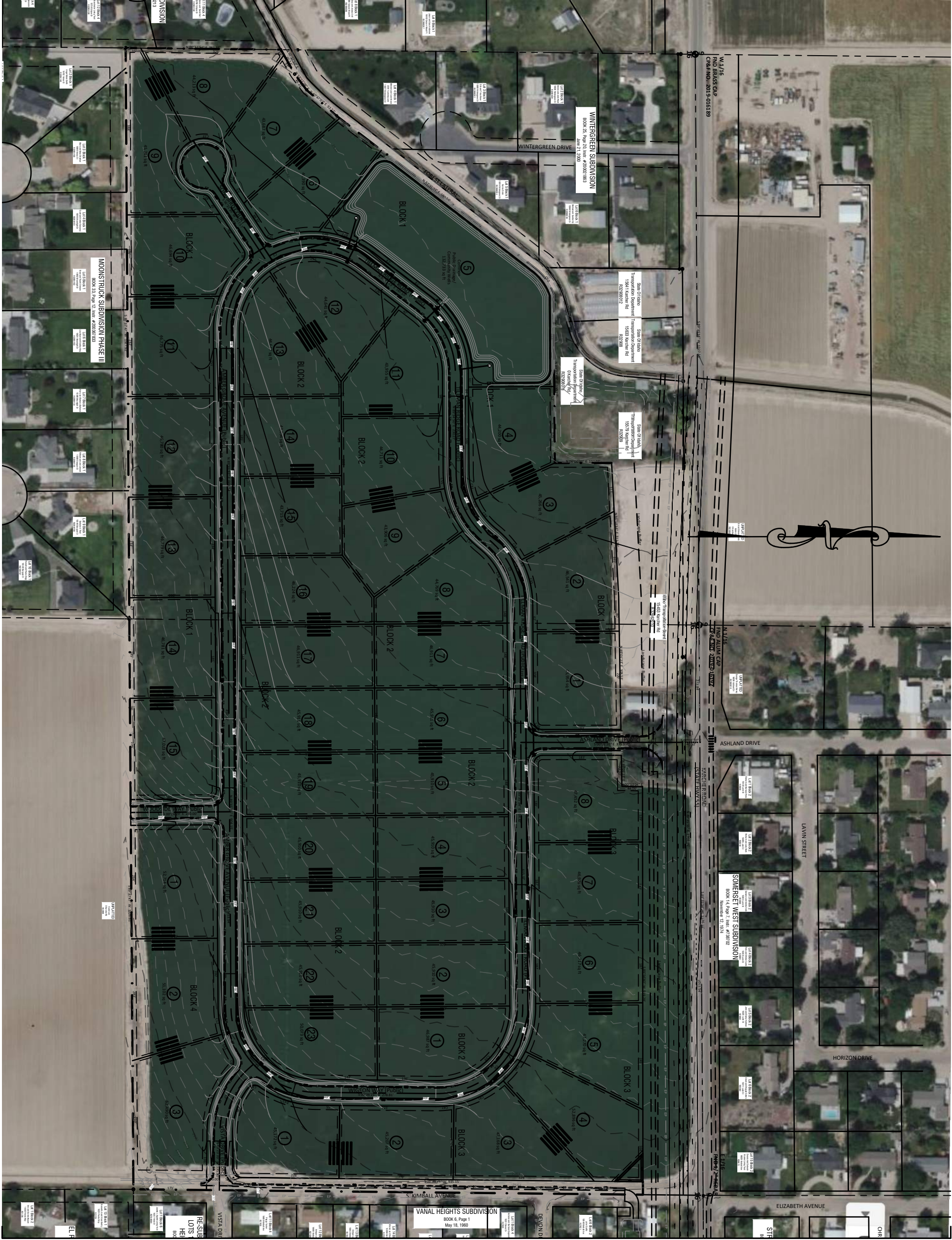
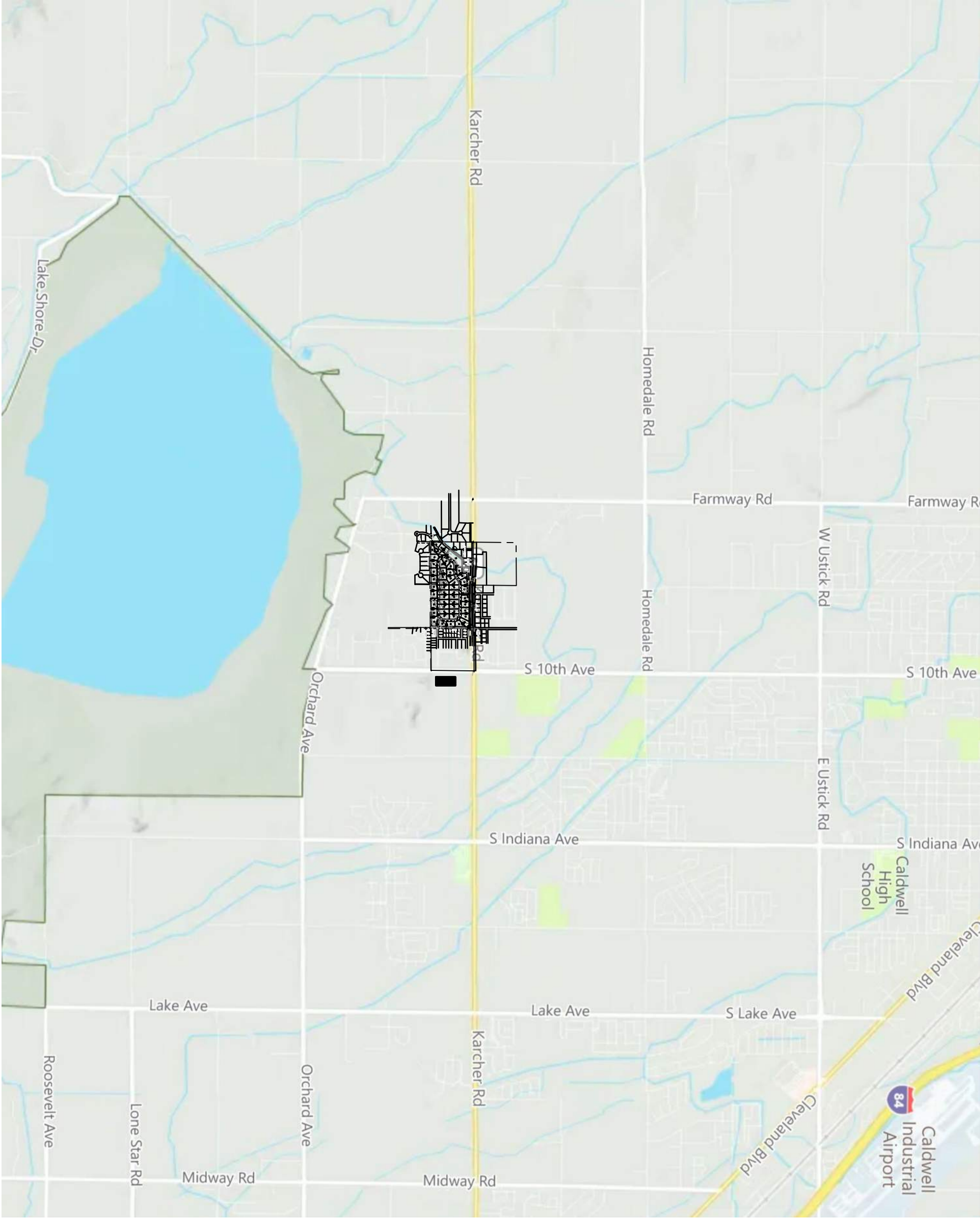




PROJECT SPECIFIC INFORMATION

OWNER/DEVELOPER	ENGINEER	PLANNER
SIX POINT DEVELOPMENT KRISTIN SHORT 16402 Orchard Avenue Caldwell, ID 83607	SMITH CIVIL, INC. ROGER J. SMITH, P.E. 2485 E. Oakborough Ct. Eagle, ID 83616	BRISTLECONE LAND USE PLANNING ELIZABETH ALLEN 1330 Williams Lane Nampa, ID 83686
ACREAGE	ZONING	IRRIGATION DISTRICT
62.11 acres (2,705,654 SF)	CR-R-1 (Single Family Residential)	Boise Project Board of Control
SCHOOL DISTRICT	SEWER DISTRICT	FIRE DISTRICT
Caldwell School District	None	Caldwell
FLOOD ZONE	LOTS	
Zone X	Total: 50 Single Family Residential: 48 Common: 1 (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 SHI



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 Highway District 4, 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 Highway District 4 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 Highway District 4 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 Highway District 4 or ITD at least twenty-four (24) hours prior to any construction.
2. Highway District 4 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 ISWVC specifications. Provide soils data to verify native material meets the requirements for engineered fill per ISWVC specifications and a copy of the compaction tests."
5. Highway District 4 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. Highway District 4 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 Highway District 4 for the inspection of all street construction. 24 hour notice is required. Drainage facilities will not be approved by Highway District 4 unless this inspection is performed.
13. The contractor shall have a stamped, Highway District 4 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 ISWVC and the Highway District 4 specifications. No exception to district policy, standards, or the ISWVC will be allowed unless specifically and previously approved in writing by Highway District 4.
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 (ISWVC) Manual Standard Drawings and the Highway District 4 specifications as applicable.
19. Prior to placement of any pavement markings contact Highway District 4 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. All Pressure irrigation must be outside the ROW, except at crossings, which must be at 90° (no skew), meeting HSDP policy and approved pipe type.
2. 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. Highway District 4 shall inspect all crossings prior to backfilling.
3. 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).
4. 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).
5. 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.
6. Label all irrigation risers and faucets with durable tags carrying the warning **DANGER - UNSAFE WATER** or **NON-POTABLE WATER**.
7. 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.
8. 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.
9. Provide thrust blocking as required.

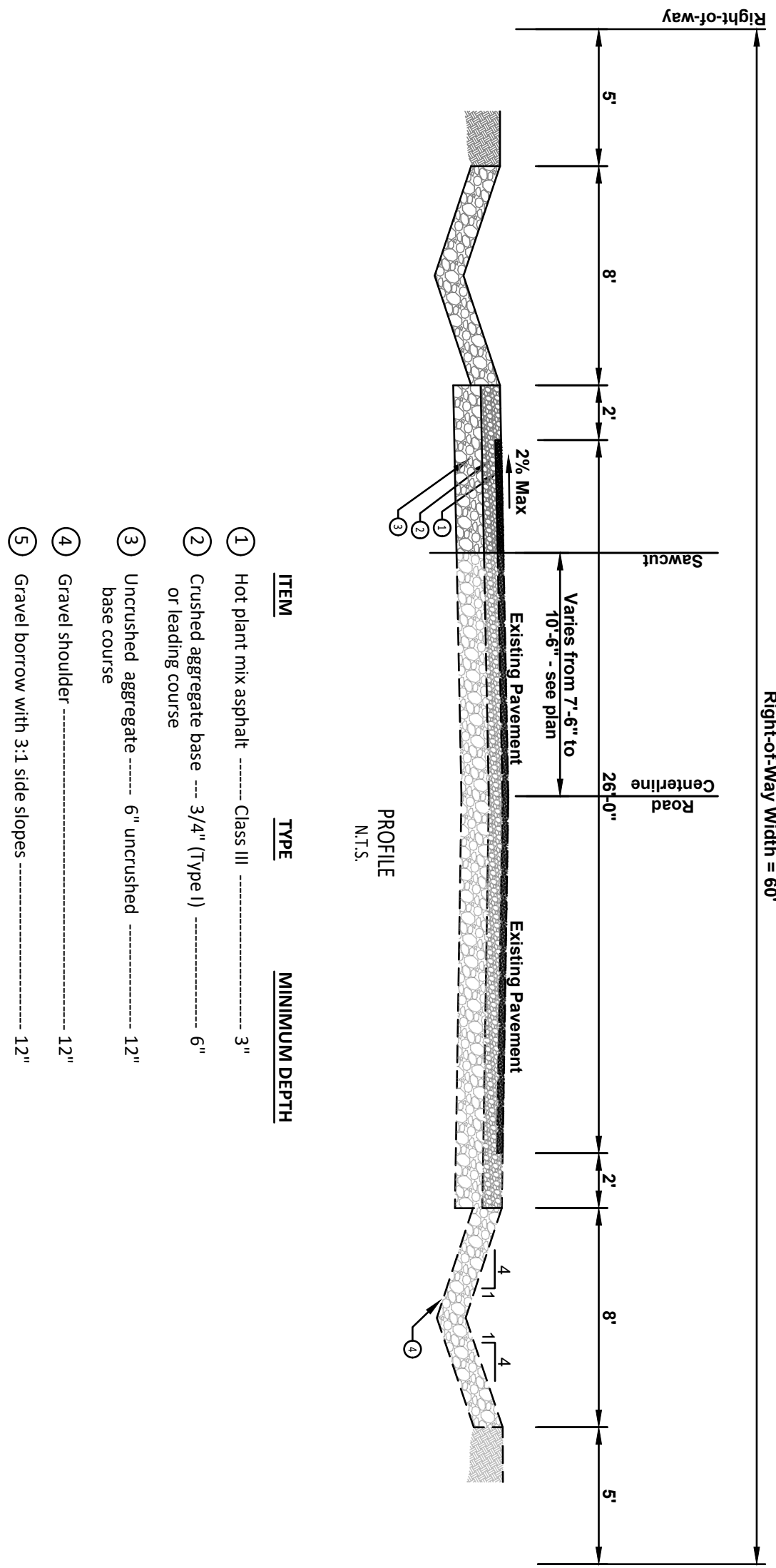
1 GENERAL CONSTRUCTION NOTES

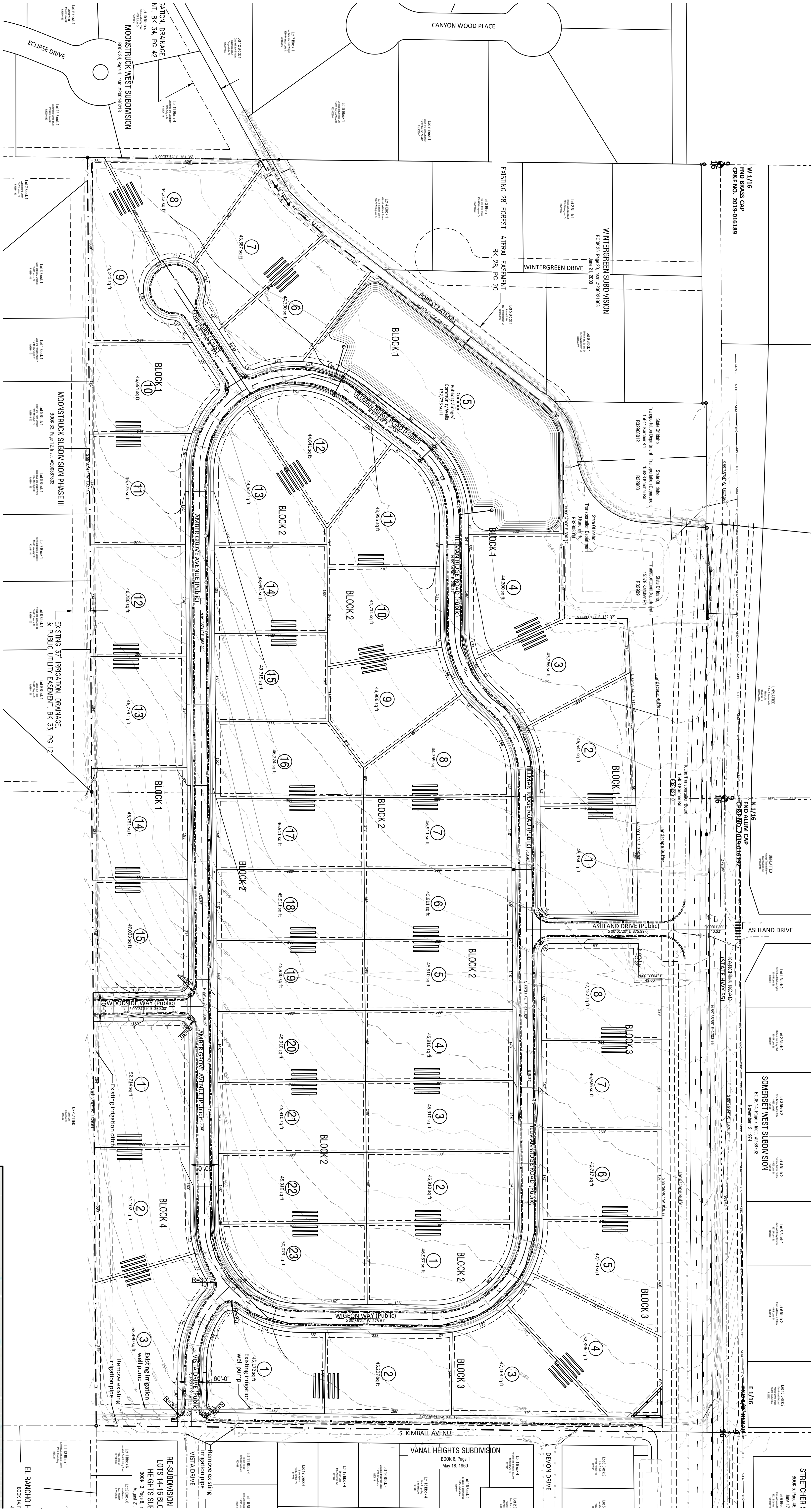
2 ROADWAY CONSTRUCTION NOTES

3 PRESSURE IRRIGATION NOTES

4 TWO LANE RURAL ROAD SECTION WIDENING

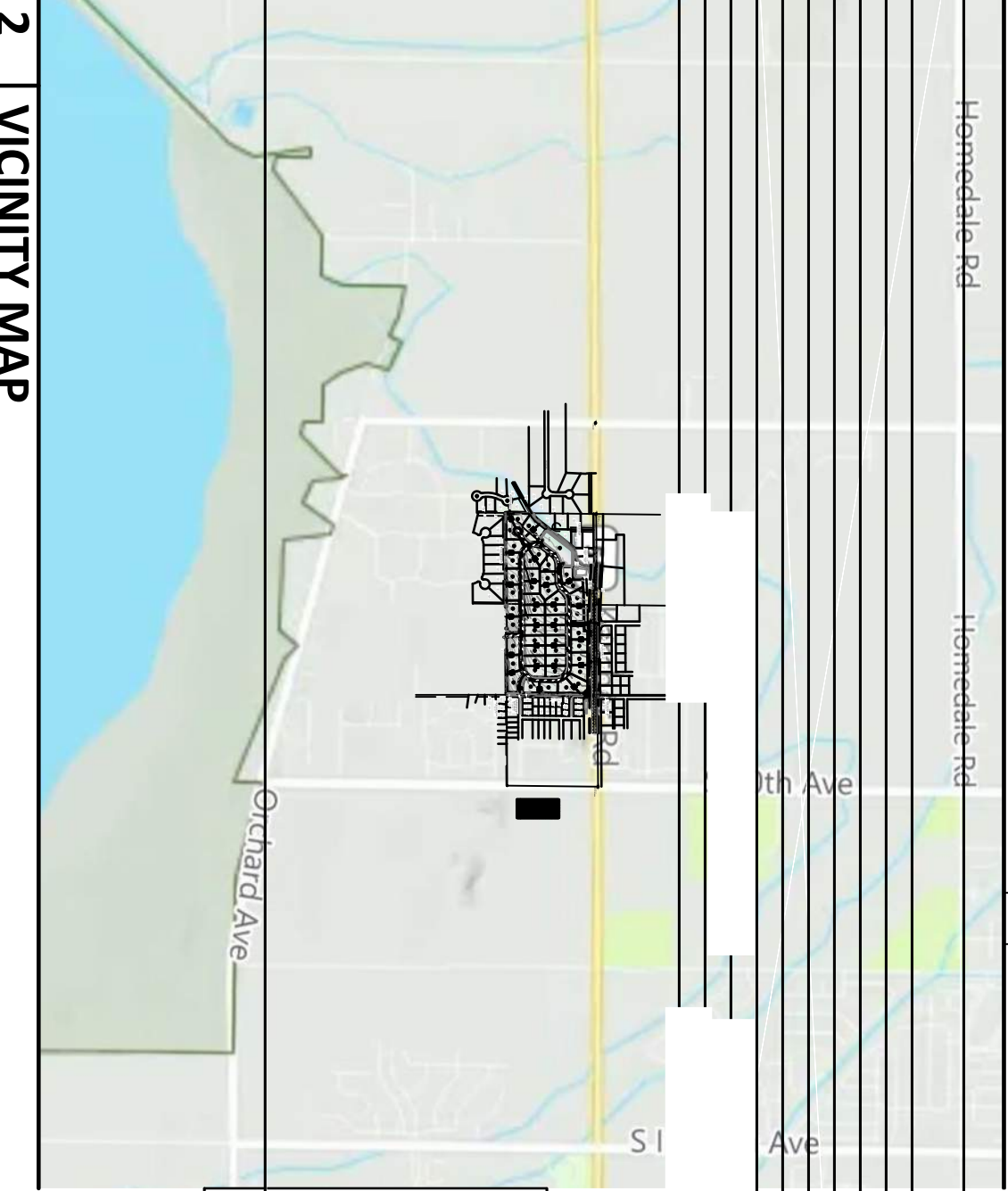
- NOTES
- (A) All construction shall be per ISWVC specifications.
 - (B) Street longitudinal profile grades 0.4% minimum.
 - (C) Asphalt and aggregate base thickness are minimum allowed. Actual thickness shall be designed by the engineer based on the traffic index and "R" value of subgrade soils and 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.





DELTA	RADIUS	LENGTH	BEARING	CHORD
27°13'16"	230.00	109.27	N 75°58'56" E	108.25
89°35'34"	20.00	31.28	N 44°47'47" E	28.18
90°00'00"	230.00	31.28	S 44°54'02" E	328.13
90°00'00"	230.00	31.28	S 44°54'02" E	328.13
26°44'29"	230.00	107.35	S 77°02'11" E	106.38
21°26'01"	230.00	86.04	S 52°56'56" E	85.54
32°15'21"	230.00	129.48	S 26°06'16" E	127.78
34°45'27"	230.00	142.63	S 08°41'01" E	138.06
87°37'22"	20.00	30.88	S 08°42'00" E	27.90
36°27'30"	170.00	108.17	N 71°09'54" E	106.35
89°56'25"	20.00	31.43	N 45°36'21" E	28.28
88°59'10"	20.00	26.03	S 45°05'58" W	23.82
88°59'10"	20.00	26.03	S 45°05'58" W	23.82
100°49'55"	170.00	2.47	S 89°10'34" W	2.47
142°06'24"	170.00	379.47	N 26°25'25" W	305.45
154°27'30"	170.00	161.58	N 63°08'28" W	155.57
5°3'6'6"	170.00	117.89	N 60°48'40" E	203.38
5°3'6'6"	170.00	117.89	N 60°48'40" E	203.38
50°33'27"	230.00	202.88	N 64°16'12" E	196.46
09°37'28"	230.00	37.15	N 84°50'51" E	37.11
27°02'18"	230.00	108.18	N 66°50'88" E	107.17
57°14'32"	230.00	57.65	N 46°10'04" E	57.50
57°14'32"	230.00	57.65	N 46°10'04" E	57.50
90°00'00"	230.00	270.04	S 44°54'02" E	262.53
34°26'26"	130.38	78.37	N 54°34'08" E	177.20

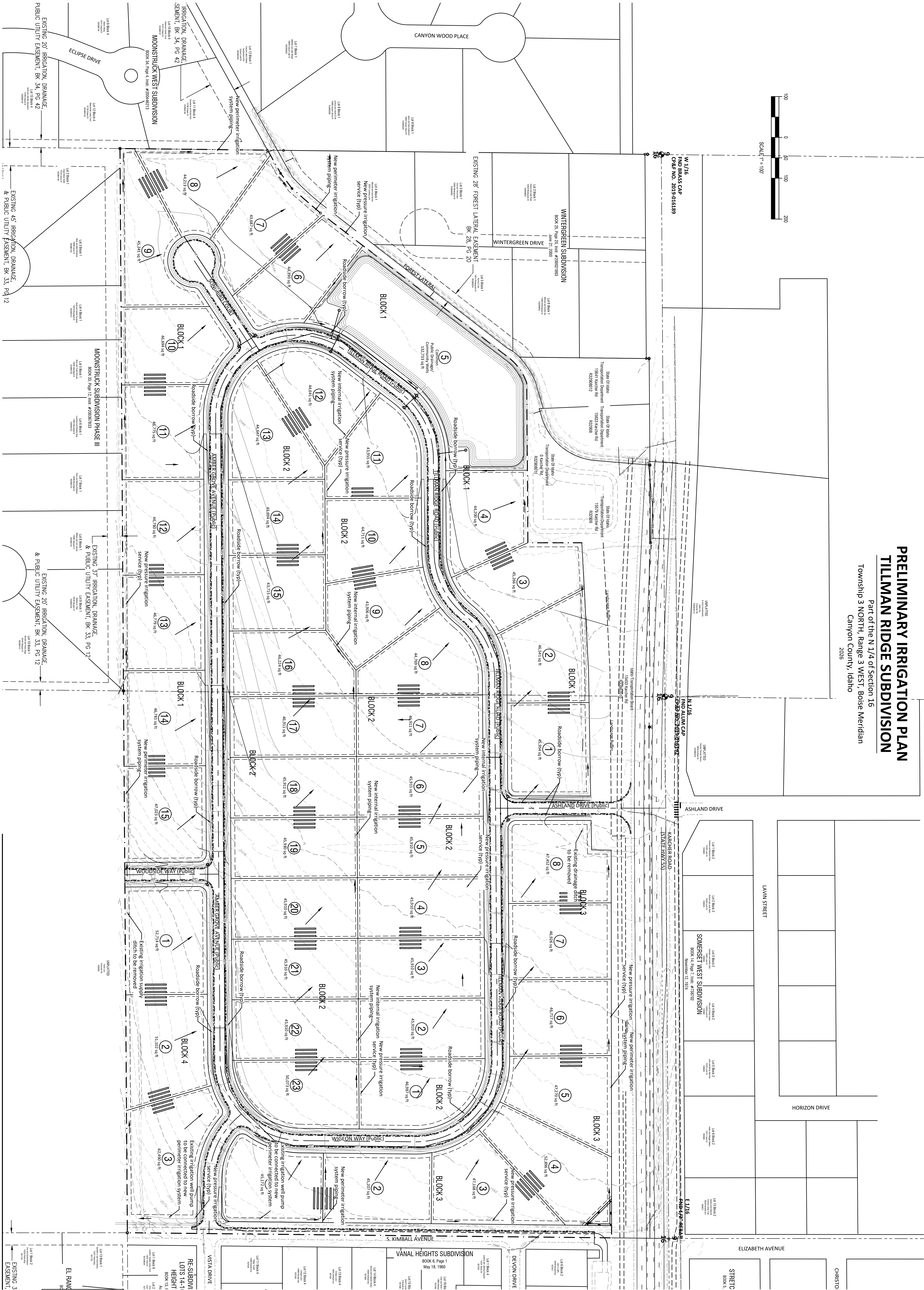
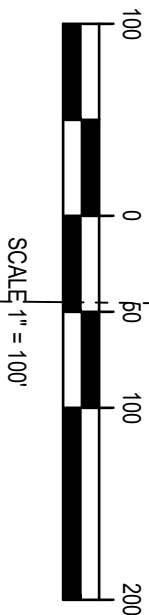
TILLMAN RIDGE S
15453 KARCHER ROAD, C/
Six Point Devel
PRELIMINARY



2 VICINITY MAP

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
2026

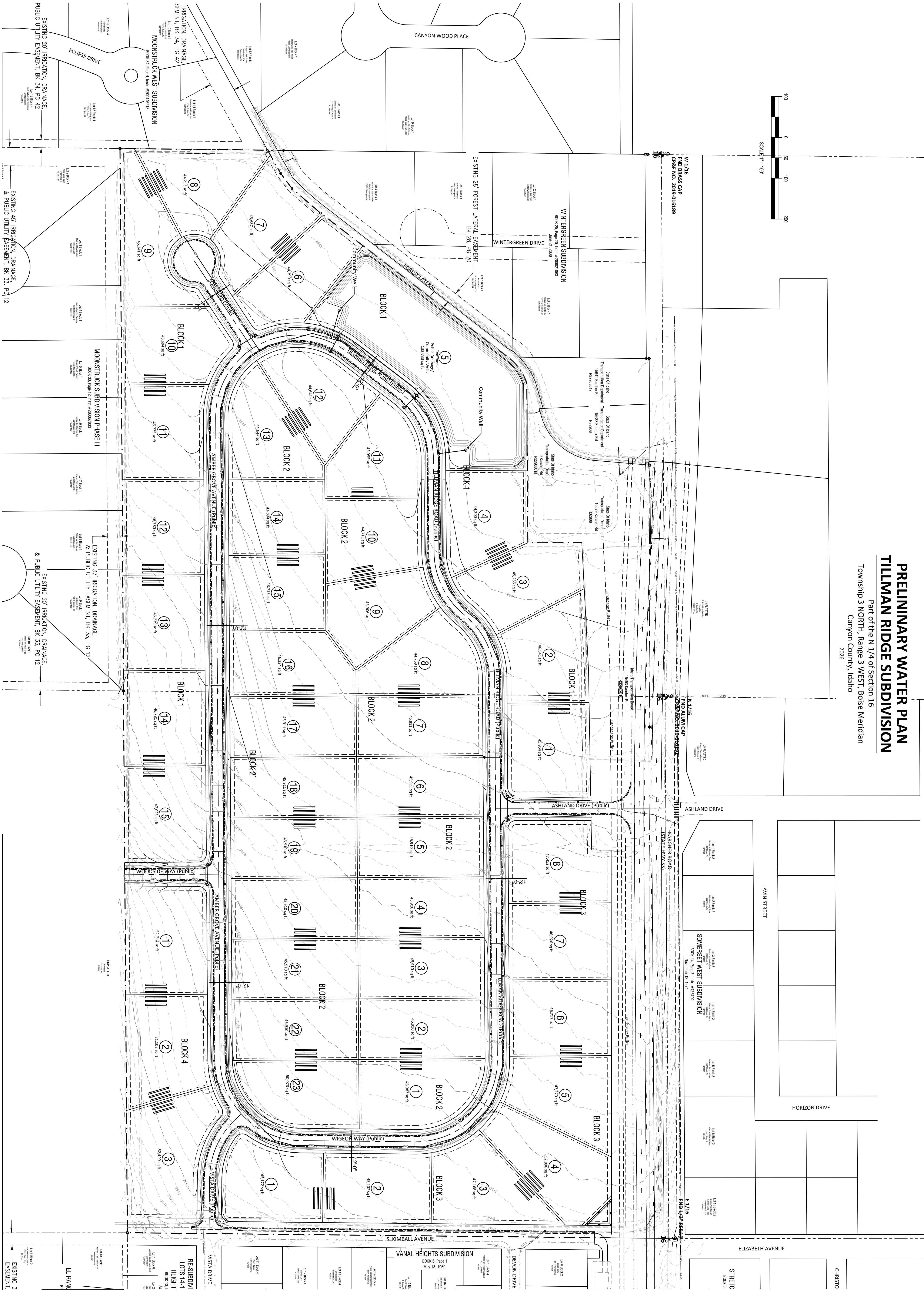
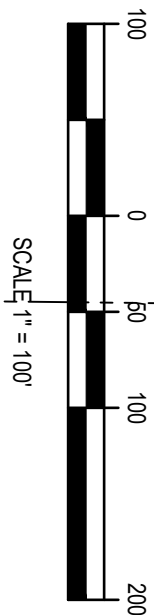


TILLMAN RIDGE S
15453 KARCHER ROAD, C/
Six Point Devl
PRELIMINARY IRRIG



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
2026



TILLMAN RIDGE S
15453 KARCHER ROAD, C/
Six Point Devel
PRELIMINARY WA





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

Preliminary Plat Requirements Checklist (CCCO §07-17-09)

Applicant: Ackerman-Estvold	Case Number: SD2026-0001
Subdivision Name: Tillman Ridge	Plat Date: 3rd Review (Plat date 7/16/2026)
Planning Review	
Scale of Drawing (No more than 1" = 100' unless approved by DSD before submission. Size of Drawing (No larger than 24' x 36"). <i>Obtain an electronic version of all submittals.</i> (CCZO 07-17-09(1)A).	
Review Comment: Compliant. Physical and digital versions submitted. 2 nd Review: Compliant. 3rd Review: Still Compliant.	
Proposed name of the subdivision and its location by section, township, and range (CCZO 07-17-09(1)B.1).	
Review Comment: Compliant. However, the year should be updated to 2026. 2 nd review: Compliant (Sheets 3-6). 3rd review: Still Compliant.	
Name, address, and phone number of the developer (CCZO 07-17-09(1)B.3).	
Review Comment: Compliant. 2 nd Review: Still Compliant (Sheet 1 & 3). 3 rd Review: Still Compliant	
Name, address, and phone number of the person preparing the plat (CCZO 07-17-09(1)B.4).	
Review Comment: Compliant. 2 nd Review: Still Compliant (Sheets 1 & 3). 3rd review: Still compliant	
North arrow (CCZO 07-17-09(1)B.5).	
Review Comment: Compliant. 2 nd Review: Still compliant (Sheets 1, 3-6). 3rd Review: Still Compliant.	
Date of preparation (CCZO 07-17-09(1)B.6)	
Review Comment: Compliant. 11/24/2025. 2 nd Review: Still compliant (3/25/2026). 3rd Review: Still Compliant (7/16/26).	
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 (CCZO 07-17-09(1)B.7). Rev blocks added. to title blocks top right corner.	
Review Comment: Compliant. 2 nd Review: Revision block missing revision dates. 3rd Review: Still missing revision dates (11/24/2025 and 3/25/2026...now 7/16/26 once you make revisions).	
The vicinity map is drawn to scale, clearly showing the proposed subdivision location in relationship to adjacent subdivisions, main arterial routes, collector streets, etc. (CCZO 07-17-09(1)B.8).	
Review Comment: Compliant. 2 nd Review: Still Compliant (Sheet 1 & 3). 3rd Review: Still Compliant	
Existing Conditions: Two-foot contours are shown unless otherwise approved; show all areas in excess of 15% slope (CCZO 07-17-09(1)C.1).	
Review Comment: Compliant. Based on contours, there are no slopes 15% or greater. 2 nd Review: Still compliant (Contours on Sheet 3). 3rd Review: Still compliant	
Existing Conditions: 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 (CCZO 07-17-09(1)C.2).	
Review Comment: Compliant. 2 nd Review: IDWR well logs show possibly three wells on the parcel. Please indicate their location on the plat and if they are remaining or being removed. 3rd Review: The applicant provided two well logs and future use of the wells for irrigation but did not clearly indicate the location of the wells on the preliminary plat (preferably sheet 5). Add to legend: EXISTING WELL and then show the location of the existing wells.	

Symbol added to legend and well locations called out along Kimball on sheets 3 & 5.
(In easement on the East edge of lots 1 & 3 in the Southeast Corner of project.)

Proposed Conditions: 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 (CCZO 07-17-09(1)C.3).
Review Comment: Compliant. Roads are public (HD4/City review & approval); Preliminary septic locations (SWDH review and approval); municipal water (City review and approval). 2nd Review: Per HD4's February 10th letter, a number of corrections are required, and a preliminary plat application review has not occurred and has not been accepted by the HD4 Board. The plat should not go to a hearing until that has occurred. 3rd Review: Compliant subject to approval from the City of Caldwell and HD4. However, Caldwell is still concerned about the landscaping being located in ITD right-of-way, which would be removed if ITD expanded the road. Caldwell requests that at least a 10' landscape buffer be added to the subdivision in case ITD removes landscaping due to expansion.
If the 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 (CCZO 07-17-09(1)D.5).
Review Comment: N/A
If the proposed subdivision is part of a larger area intended for development, a development master plan of the entire area shall be provided (CCZO 07-17-09(1)D.6).
Review Comment: Compliant. The plat shows the full development of the parcel. No notes were provided on the plat if it's a phased development. 2nd Review: Applicant stated there is no phasing. Compliant. 3rd Review: Still Compliant
All roads must be labeled as either "private" or "public" behind or beneath the road name (CCZO 07-17-09(1)D.8). Private roads must be in a road lot (CCZO 07-17-09(1)D).
Review Comment: Compliant. 2nd Review: Still compliant (Sheet 3, public). 3rd Review: Still Compliant
- A statement as to the type of proposed sanitary sewage facilities (CCZO 07-17-09(1)E.1). - A statement as to the type of proposed water supply facilities (CCZO 07-17-09(1)E.2). - 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 (CCZO 07-17-09(1)E.5).
Review Comment: Compliant. See notes on Page 3 of the preliminary plat. 2nd Review: Still compliant (Sheet 3). 3rd Review: Still Compliant
Are the development agreement conditions met?
Review Comment: DA#25-118 requires an average lot size of 0.75 acres to be served by community water or city water. Lots appear to be one acre or greater in size. Water is shown to be from Caldwell's public water services. Staff did not find the location of the required fire hydrants. 2nd Review: Note 12 states NFPA 13D fire suppression in each home will be installed in lieu of hydrants. This is in violation of DA #25-118. Provide locations of hydrants for the subdivision or modify the DA through the public hearing process to remove the fire hydrant condition. 3rd Review: The applicant's response believes the DA provides a way out of the fire hydrant requirement, subject to fire district approval. DSD disagrees. The fire hydrant condition is included to meet development agreement conditions at the time of plat.
Check for applicable agency and city comments. These comments could have been made at the entitlement stage or after (CCZO 07-17-09(3), 07-17-31.B).
Review Comment: A courtesy agency review notice was sent on January 16, 2026. 2nd Review: SWDH had no concerns. Fire District comments found the request in compliance, subject to conditions. However, the comments were based on the city water being provided. <u>The applicant may want the fire district to review and provide revised comments.</u> ITD accepted the TIS and allows for the one access approach onto SH-55. 3rd Review: Compliant subject to approval from the City of Caldwell and HD4. Fire district review provided by applicant.
Any existing natural features that should be incorporated into the design of the subdivision (CCZO 07-17-27)?
Review Comment: Compliant. No existing natural features were found that should be incorporated in the design of the plat. 2nd Review: Still compliant. 3rd Review: Still Compliant
GIS/Addressing Review

Check the name of the subdivision to ensure it's available and check the location by section, township, range, and county to ensure it's correct (CCCO 07-17-09(1)B.1).
Review Comment: Tillman Ridge name, section, township, range, and county are good.
Name, book, and page numbers of any recorded adjacent subdivisions having a common boundary with the tract (CCZO 07-17-09(1)C.4).
Review Comment: Wintergreen Subdivision BK 25, PG 20 is missing. 2nd Review: Compliant
Boundary dimensions of the tract (CCZO 07-17-09(1)C.7).
Review Comment: Compliant.
Reference by dimension and bearing to a section corner or quarter section corner (CCZO 07-17-09(1)B.2).
Review Comment: Preliminary plat is incomplete. There are no bearings, and it cannot provide a reference. 2nd review: Still missing (see email beginning on page 6 below). Still missing in 3rd review
Names and addresses of adjoining property owners within three hundred (300) feet of the exterior boundary of the tract (CCZO 07-17-09(1)C.8). Basis of Bearings added and tie Line call added.
Review Comment: Compliant.
Check proposed and existing roads for consistency with CCCO Chapter 6, Article 5. Are all road names approved?
Review Comment: Road names are good.
Engineering Review
Existing Conditions: Two-foot contours are shown unless otherwise approved; show all areas in excess of 15% slope (CCZO 07-17-09(1)C.1).
Review Comment: Two-foot contours are shown on the preliminary plat
Existing Conditions: 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 (CCZO 07-17-09(1)C.2).
Review Comment: Flow direction (if any open channels remain) and how they are protected during/after construction.
Proposed Conditions: 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 (CCZO 07-17-09(1)C.3).
Review Comment: Meet
Road layout including location, width, and proposed names of roads, alleys, pathways, easements, and roadway connections, if any, to an adjoining platted tract (CCZO 07-17-09(1)D.2). Approval letter from Lenny.
Review Comment: 1st & 2nd, 3rd review - Provide highway district preliminary plat approval.
Typical lot dimensions, including curvilinear data to scale; each lot numbered individually; the total number of lots by type and total (CCZO 07-17-09(1)D.2). See CCCO 07-17-25 regarding lot requirements.
Review Comment:
2 nd Review: Clarify common lot designations. Revise the lot summary table and plat labeling to identify each common lot by its intended use (e.g., Drainage Common Lot, Irrigation Well Common Lot)
3rd Review: Compliant
Location, width, and use of easements (CCZO 07-17-09(1)D.3).
Review Comment: 2nd Review: Provide drainage and maintenance easements for all stormwater conveyance facilities and identify the responsible party for long-term operation and maintenance prior to final plat approval.
3rd Review: Compliant
Designation of all land to be dedicated or reserved for public use, with use indicated (CCZO 07-17-09(1)D.4).
Review Comment: Meet
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 (CCZO 07-17-09(1)D.7). See CCZO 07-17-33.
Review Comment: N/A

• Storm Water Disposal: A statement as to the type of storm water disposal facilities, which may include evidence that may be required relative to the design and operation of the proposed storm water system (CCZO 07-17-09(1)E.3). - o <i>Include a statement that all stormwater shall be retained on site, if appropriate</i> - o <i>Consider any required protection for roadside swales during home construction and/or long-term protection from landscaping, roadside parking, regrading/filling swale, etc.</i> - o <i>Maintenance easements for storm drain facilities treating drainage from public roads should be in place.</i>		
Review Comment: 2nd Review: Provide a drainage report demonstrating that post-development runoff will be retained on-site and will not adversely impact adjacent properties in accordance with CCZO §07-17-09(1)(E)(3). The report shall include retention sizing, conveyance paths, and overflow routing for major storm events. Provide maintenance easements for all stormwater facilities conveying drainage from public roads and identify the responsible party for long-term operation and maintenance. Include notes protecting roadside swales from regrading, filling, landscaping obstruction, or parking. 3rd Review: Compliant with Conditions: Before final plat approval, all required drainage and maintenance easements shall be shown and dimensioned, and the final plat and CC&Rs shall assign long-term operation and maintenance responsibility for all stormwater facilities outside the public right-of-way.		
• 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 (CCZO 07-17-09(1)E.4). - o <i>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:</i> ▪ <i>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. See CCZO 07-17-29(2).</i>		
Review Comment: 2nd Review: A preliminary irrigation layout has been provided; however, additional information is required to comply with CCZO §07-17-09(1)(E)(4) and Idaho Code §31-3805. Please provide evidence that an adequate irrigation supply and distribution system will be available to serve the subdivision, including identification of applicable water rights associated with the land. Written confirmation from the irrigation provider and documentation identifying ownership, operation, and maintenance responsibility for the irrigation system shall be submitted. If applicable, provide copies of the irrigation district approval. Water Rights & Irrigation narrative showing adequate supply in submittal paperwork.		
• Review city engineering comments if located in the area of city impact. Also, review affected agency comments and studies regarding subdivision improvement requirements (CCZO 07-17-09(3)).		
Review Comment: 2nd Review: Please revise plans to incorporate all outstanding agency requirements.		
• Based on review, recommend necessary improvements (CCZO 07-17-31(B)2).		
Review Comment: 2nd Review: Based on this review, additional revisions and clarifications are required prior to approval. All comments must be addressed to demonstrate compliance with Canyon County Code.		
Conclusion		
<table style="width: 100%; border: none;"> <tr> <td style="border: none;"> Planning: ☐ Approved, ☒ Approved with conditions, or ☐ Denied </td> <td style="border: none; text-align: right;"> Planner: Dan Lister 8/4/2026 </td> </tr> </table>	Planning: ☐ Approved, ☒ Approved with conditions , or ☐ Denied	Planner: Dan Lister 8/4/2026
Planning: ☐ Approved, ☒ Approved with conditions , or ☐ Denied	Planner: Dan Lister 8/4/2026	
Comments: See items highlighted in yellow above that need to be fixed before scheduling a hearing.		
<table style="width: 100%; border: none;"> <tr> <td style="border: none;"> GIS/Addressing: ☐ Approved, ☐ Approved with conditions, or ☒ Denied </td> <td style="border: none; text-align: right;"> GIS: Tony Almeida – 8/4/26 </td> </tr> </table>	GIS/Addressing: ☐ Approved, ☐ Approved with conditions, or ☒ Denied	GIS: Tony Almeida – 8/4/26
GIS/Addressing: ☐ Approved, ☐ Approved with conditions, or ☒ Denied	GIS: Tony Almeida – 8/4/26	
Comments: Still missing basis of bearings on 3rd review. See note dated 5/6/26 beginning on page 6.		
<table style="width: 100%; border: none;"> <tr> <td style="border: none;"> Engineering: ☐ Approved, ☒ Approved with conditions, or ☐ Denied </td> <td style="border: none; text-align: right;"> Engineer: Dalia Alnajjar-8/21/26 </td> </tr> </table>	Engineering: ☐ Approved, ☒ Approved with conditions , or ☐ Denied	Engineer: Dalia Alnajjar-8/21/26
Engineering: ☐ Approved, ☒ Approved with conditions , or ☐ Denied	Engineer: Dalia Alnajjar-8/21/26	
Comments: • Drainage Report with retention, conveyance, overflow routing, and O&M/easements for all stormwater facilities (including Lot 5/Block 1 and any drainage common lot).		

- **Agency approvals:** Highway District (access/roads), City of Caldwell (water/will-serve & fire flow), Fire District, Irrigation District.
- **Easements:** Revise the plat to graphically depict and dimension all easements, including utility, drainage, irrigation, and access easements. Maintenance and access easements shall be provided for all shared infrastructure and stormwater facilities.
- **Common Lots:** All common lots intended for drainage and irrigation facilities, as shown on the plat, shall be privately owned and maintained by the Homeowners Association. A corresponding note shall be added to the final plat identifying the purpose of each common lot and assigning long-term ownership and maintenance responsibility to the HOA, if applicable.

2nd Review: At this stage, the project appears partially compliant, but additional revisions and supporting documentation are still required before engineering approval, mainly related to:

- HD4 approval,
- drainage report review and acceptance,
- long-term drainage maintenance responsibility,
- irrigation/water rights documentation,
- revised Fire District approval for NFPA 13D/no hydrants (DA Modification),
- clarification of ownership and maintenance for community wells and irrigation systems.

3rd Review: Before final plat approval, provide final HD4 approval, the second irrigation well log, verification of current well capacity, and documents clearly assigning ownership and long-term operation and maintenance responsibility for the community wells, irrigation system, drainage common lot, and other shared facilities. All applicable requirements shall be incorporated into the final plat, construction drawings, and CC&Rs.

Recommended Conditions of Approval (so far)

1. All subdivision improvements (public or private roads, irrigation, landscaping, and drainage swales/basins) and amenities shall be bonded or completed prior to the Board of County Commissioners' signature on the final plat. Public roads and community water system cannot be bonded.
 - a. Construction plans/drawings shall be submitted per CCCO Section 07-17-11. Construction plans/drawings are to be reviewed and approved by the County Engineer prior to construction beginning.
 - i. A stormwater management plan shall be submitted prior to final plat signature by the Board. The plan shall address: Short-term construction protections (e.g., roadside swale protection during home building) and Long-term O&M (via CC&Rs or other enforceable mechanisms) to ensure the continued function of drainage systems.
 - ii. Provide the second irrigation well log and verification of current well capacity.
 - iii. Per DA25-118, fire hydrants shall be provided and must be included in the construction drawings and final plat.
2. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
3. Development shall comply with the requirements of the local highway district. Evidence shall include the final plat approval document and the highway district's signature on the final plat.
 - a. ITD review and approval of the final plat and construction drawings are required before the Board signs the final plat. Evidence shall be written approval from ITD.
4. Development shall comply with the requirements of the City of Caldwell. Evidence shall include the city engineer's signature on the final plat.
5. Evidence shall include written correspondence from the Idaho Department of Water Resources (IDWR) ensuring water rights have been obtained before the Board of County Commissioners' signature on the final plat.

6. Development shall comply with Southwest District Health requirements. Evidence shall be Southwest District Health's signature on the final plat.
7. Development shall comply with access and fire hydrant fire district requirements. Evidence shall include written correspondence from the Fire District before the Board of County Commissioners' signature on the final plat.
8. Per DA25-118, the recorded development agreement shall be noted on the final plat, including that secondary residences are prohibited.
9. Per DA25-118, fire hydrants shall be provided and must be included in the construction drawings and final plat.
10. Before the Board signs the final plat, an easement or common lot shall be added to provide a United States Postal Service community mailbox unless waived by the United States Postal Service.
11. Prior to final plat signing, provide documents clearly assigning ownership and long-term operation and maintenance responsibility for the community wells, irrigation system, drainage common lot, and other shared facilities. All applicable requirements shall be incorporated into the final plat, construction drawings, and CC&Rs.

8/21/26:

[External] RE: Tillman Ridge Preliminary Plat - SD2026-0001



Morgan Bessaw <[REDACTED]>

To: Dan Lister; Steve Pendleton

Reply Reply All Forward

Fri 8/21/2026 5:38 PM



Hi Dan,

I appreciate the changes the developer has made to try and meet Caldwell's landscaping code. However, I am still slightly concerned that the north-easter corner of the property has the entire 35 feet of landscape buffer located entirely in the Karcher Rd. ROW. Our concern would be if ITD ever needed that ROW there would no longer be any landscaping left for the corner for the development. Therefore, the City would recommend a condition of approval that the landscape buffer be extended to include a minimum of 10 feet of landscaping on the subject property.

Sincerely,



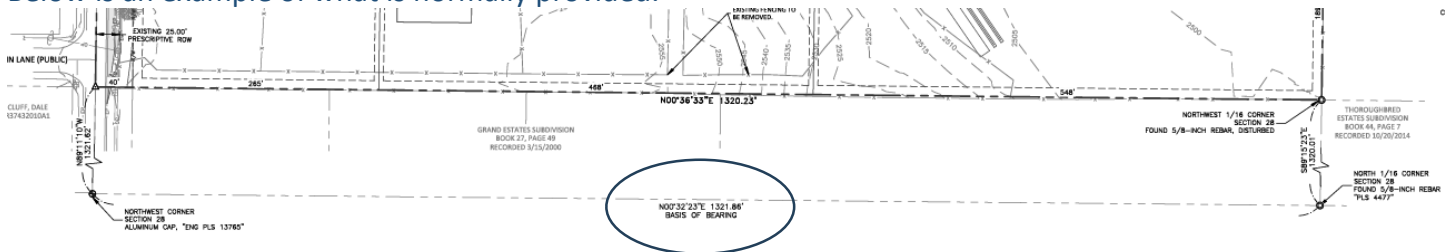
COMMUNITY DEVELOPMENT

Morgan Bessaw

Deputy Director

EMAIL – GIS & PLANNING – 5/6/26

Below is an example of what is normally provided.



Sincerely,

Dan Lister, Planning Supervisor

DSD Office: (208) 454-7458 - Direct Line: (208) 455-5959

Development Services Department (DSD)

Public office hours

Monday, Tuesday, Thursday, and Friday

8 am – 5 pm

Wednesday

1 pm – 5 pm

**We will not be closed during the 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.

From: Tony Almeida <[REDACTED]>

Sent: Wednesday, May 6, 2026 12:43 PM

To: Dan Lister <[REDACTED]>

Subject: RE: 2nd Review - Tillman Ridge Sub SD2026-0001

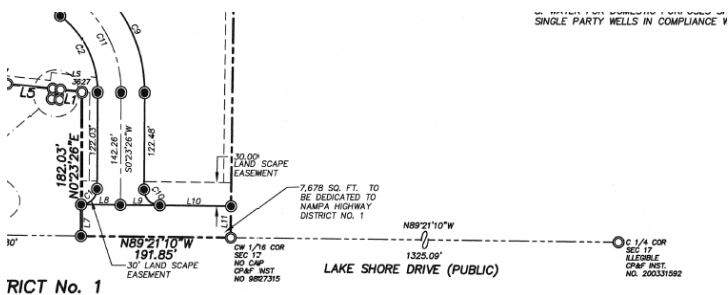
I'm not a surveyor, but simply referencing a corner does not demonstrate that the surveyor actually measured to and from that control point. Our ordinance (CCZO 07-17-09(1)B.2) requires that a bearing and distance tie from that corner to the subdivision boundary be shown on the face of the plat: "Reference by dimension and bearing to a section corner or quarter section corner."

Right now, I only see the 1/16 corner being called out.

Being that this is preliminary, it might be ok without it for now?

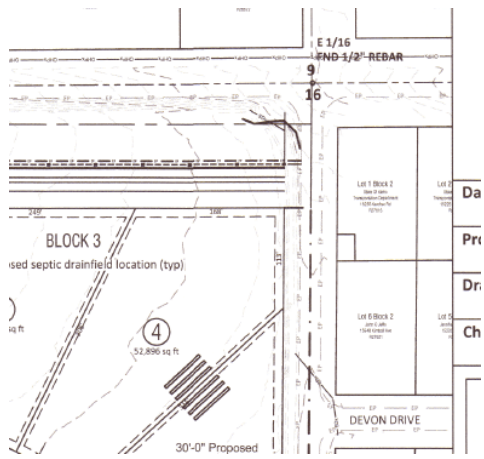
Below is a good example that shows the surveyor explicitly calling out the bearing and distance from a corner, which demonstrates that the measurement was actually performed.

Example is from Three Forks Estates



Tillman Ridge Estates: there are no distances or bearings.

Property tied to Northeast Corner of Section 16. (Basis of Bearing) added to Call (below Lot 5 Block 2 of Summerset West Subdivision).



Tony



Date: September 03, 2026

Regarding: Irrigation Calculations / Water Rights
Tillman Ridge Subdivision, 15453 Karcher Road, Canyon County, Idaho

Water Rights Owner: Water Right #63-31463
Double K Investments LLC
3775 Cassia
Boise, ID 83705

- ☐ Volume of water needed for Subdivision properties (including Landscape Buffer on Karcher):
64.4 Gross Acres @ 9 gpm per Gross Acre = 579.6 gpm
- The 9 gpm per Gross Acre is per the City of Caldwell municipal irrigation standards.

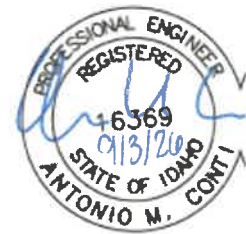
- ☐ Water Rights Entitlement:
1.34 cfs @ 448.83117 cfs per gpm = 601.433 gpm

- ☐ Existing Well Pump capacity:
750 gpm per well report

The current Water Right #63-31463 for the property exceeds the calculated needs established for development of said property. Water rights entitle the property to use 601.443 gpm of water and the calculated needs of the lots and open space within the subdivision amount to 579.6 gpm, giving a surplus of 21.843 gpm allowable water.

Current Water Rights will be transferred to the HOA once said HOA is established prior to development on any lots within the subdivision. The HOA will be responsible for all maintenance and allocation of irrigation water for the Lots and Open Space contained within the Tillman Ridge Estates Subdivision in perpetuity.

By: Karl Koeppen PLA
Karl Koeppen, PLA



Cc: File

HEADQUARTERS
1907 17TH ST SE
MINOT, ND 58701
701.837.9737

3315 45TH ST S
SUITE 100
FARGO, ND 58104
701.561.1250

3210 27TH ST W
SUITE 200
WILLISTON, ND 58801
701.575.1407

7661 W RIVERSIDE DR
SUITE 102
GARDEN CITY, ID 83714
208.266.1111



HIGHWAY DISTRICT No.4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE [REDACTED]
FAX [REDACTED]

April 8, 2026 (LJR)

**RE: HD4 Board of Commissioners
Tillman Ridge Subdivision
Preliminary Plat**

Approved by the Board on 4/8/2026 with no changes.

**Leonard
Riccio**

Digitally signed by Leonard Riccio
DN: O=Highway District No. 4, CN=Leonard
Riccio, E=lriccio@hwydistrict4.org
Reason: I am the author of this document
Location:
Date: 2026.04.08 10:59:13-06'00'
Foxit PDF Reader Version: 2023.2.0

Staff reviewed the preliminary plat for Tillman Ridge Subdivision. Plans reviewed were signed by Roger J. Smith, P.E. with stamp date 3/11/2026 and consists of 6 pages.

The subdivision is approximately ¼-mile west of Caldwell City Limits. The Subdivision is located at the SW corner of SH-55 Karcher Road and Kimball Avenue. The development is more specifically located within the North ½ of the North ½ of Section 16 within the Township 3 North and Range 3 West. The Canyon County parcel affected by the request is R32862 approximately 63 acres. See attached vicinity map for further information.

General

The subject property fronts SH-55 Karcher Road and Kimball Avenue. Per the COMPASS Functional Classification map dated July 26, 2023, SH-55 is classified as a principal arterial road and Kimball Avenue is classified as a local road.

Given the proximity to Caldwell City Limits HD4 staff requested comments from Caldwell City on the preliminary plat and traffic impact study. Caldwell City did not provide any comments on the request.

Background

SH-55 is under construction with an anticipated improvement date of 2027. Those improvements affect this subdivision as follows:

- Karcher EB to be one left turn lane and two through lanes
- Karcher WB to be two through lanes and one right-turn lane into Ashland Drive
- ITD permitted a RIRO approach for Tillman Ridge Subdivision. Said approach is directly across from Ashland Drive
- Existing Kimball approach to be removed
- Left outs to be provided from 10th Avenue/Karcher intersection via existing Vista Drive

The subdivision request consists of 48 residential lots and 1 common lot on 62.11 acres. Total gross acreage density is 0.77 du/acre. The site will generate 523 daily trips with 39 AM peak hour trips and 51 PM peak hour trips. The TIS did not identify any significant increases in delay from the subdivision request. Traffic mitigation for Tillman Ridge Subdivision will be by ROW dedication, frontage improvements, and traffic impact fees.

Access

Tillman Ridge Subdivision fronts Karcher Road and S. Kimball Avenue. ITD permitted a right-in-right-out (RIRO) approach onto Karcher Road. To access the 10th Avenue/Karcher intersection

the subdivision's second proposed approach is to align with Vista Drive at the Vista/Kimball intersection.

Frontage Improvements

The subdivision will improve S Kimball Avenue from the south side of Vista Drive to the north side of well lot, approximately 990 LF. Improvements are shown on sheet 2 of the preliminary plat and generally consists of widening west of the centerline to provide 26' of pavement EP to EP plus a 2' gravel shoulder and borrow ditch. Runoff from Kimball will be captured in a pond located in the NE corner of Block 3 Lot 4.

Interior roads are to be improved per HD4's typical local road section and is shown on sheet 4 of the preliminary plat.

No frontage improvements are proposed on Karcher Road nor requested from ITD.

ROW Dedication

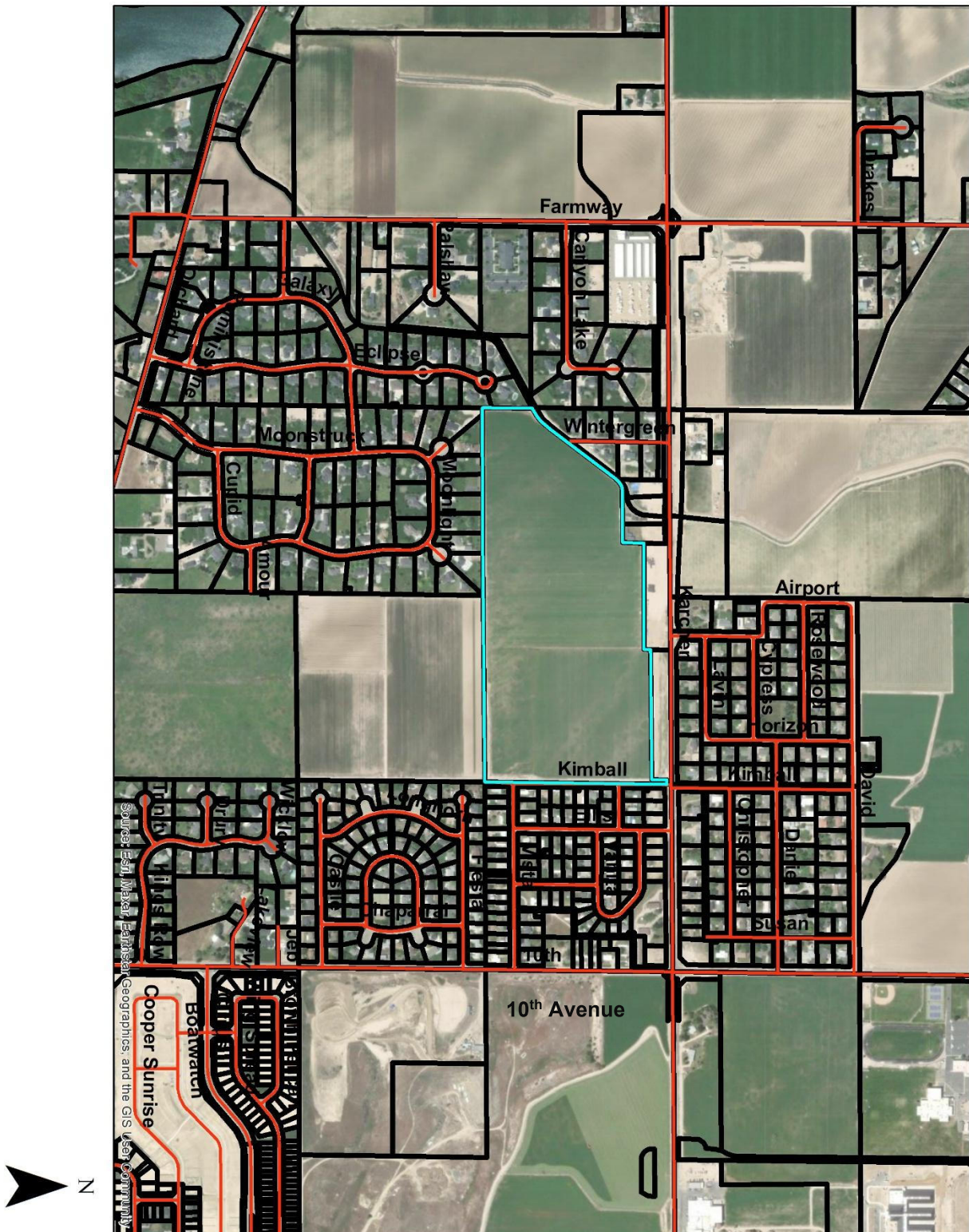
Development has provided ROW necessary for the Karcher Road improvements. Applicant will dedicate an additional 30' of ROW for S Kimball Avenue. ROW dedication to begin at the south side of Vista Drive and terminate at the north property line of existing well lot. Dedication consists of 990 LF. While Vanal Heights dedicated 30' of ROW for Kimball Avenue the abutting subdivision to the south, El Rancho Heights did not. By plat that subdivision conveyed a "30' drainage and future road easement." This language is nebulous, require a validation hearing to establish legitimacy, and the County when issuing building permits did not protect this "future road easement". That easement is presently encumbered by 3 residential structures. Therefore, extending S Kimball Avenue south of Vista Drive is not practical nor a recommended condition of approval. Access for the land locked parcel R328690000 will be provided with a stub road generally centered on the south boundary of Tillman Ridge rather than extending Kimball south.

Staff Recommendations

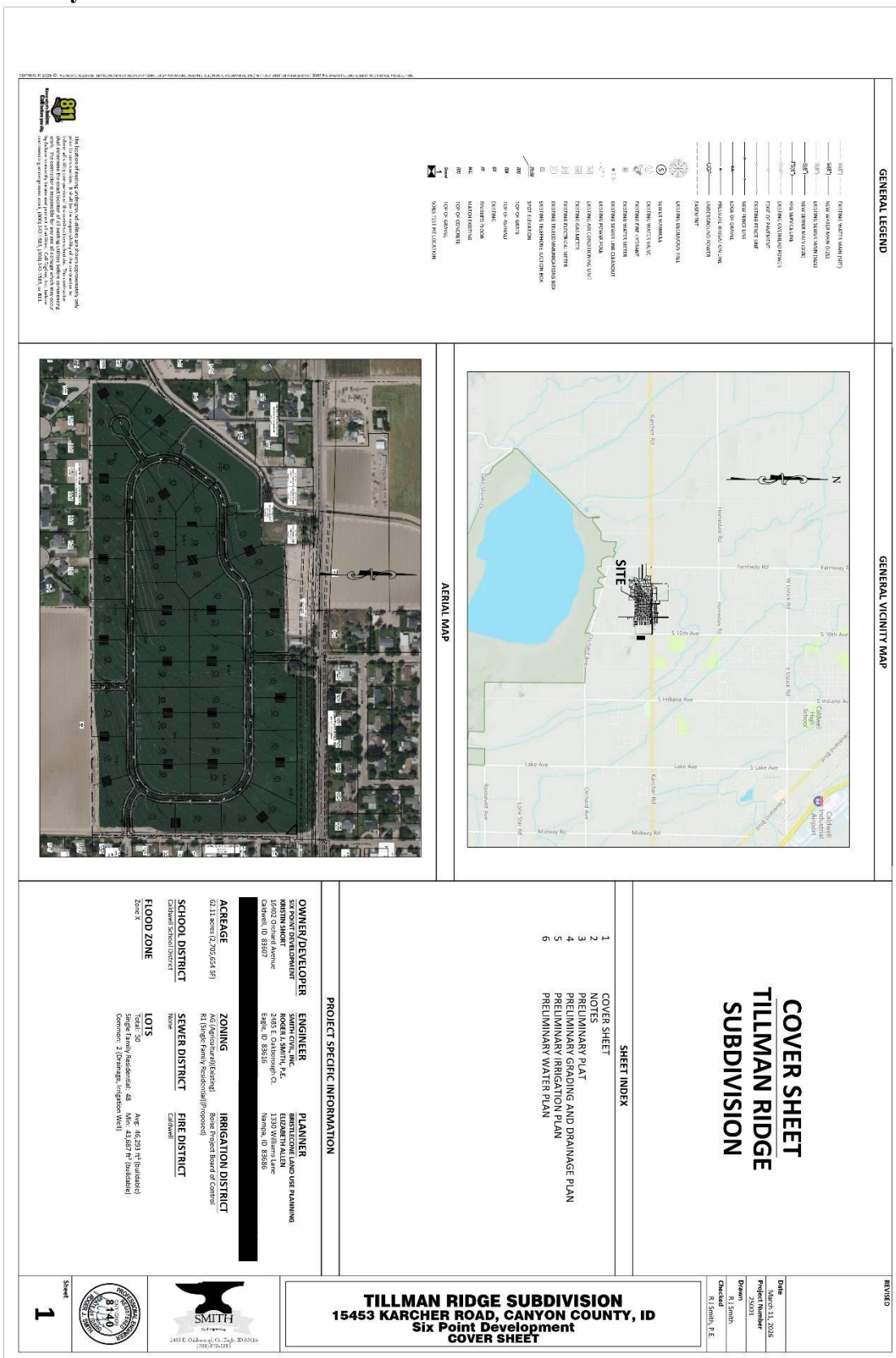
HD4 staff recommend approving the Tillman Ridge Subdivision preliminary plat dated 3/11/26 with the following conditions:

1. Revise Sheet 4, Typical section:
 - a. Remove Note E
 - b. Revise item callout #5 to specify 4:1 side slopes, (Per ACCHD-101 dwg)
 - c. Revise callout circle 4 to have leader pointing to the shoulder
 - d. Revise to add callout circle 5 to gravel borrow
2. Revise ROW dedication and improvements to begin at the south side of Vista Drive and terminate at the north property line of existing well lot. Dedication consists of ~990 LF
3. Add note on sheet 4, "Pavement design determined at time of improvement drawings"
4. Revise curve radii for EP and ROW at intersections to match policy
5. All other platting and improvement requirements to be in accordance with the current edition of the Highway Standards and Development Procedures Manual and those ACHD standards adopted for use in the City of Star in effect at the time of improvement drawing submittal.

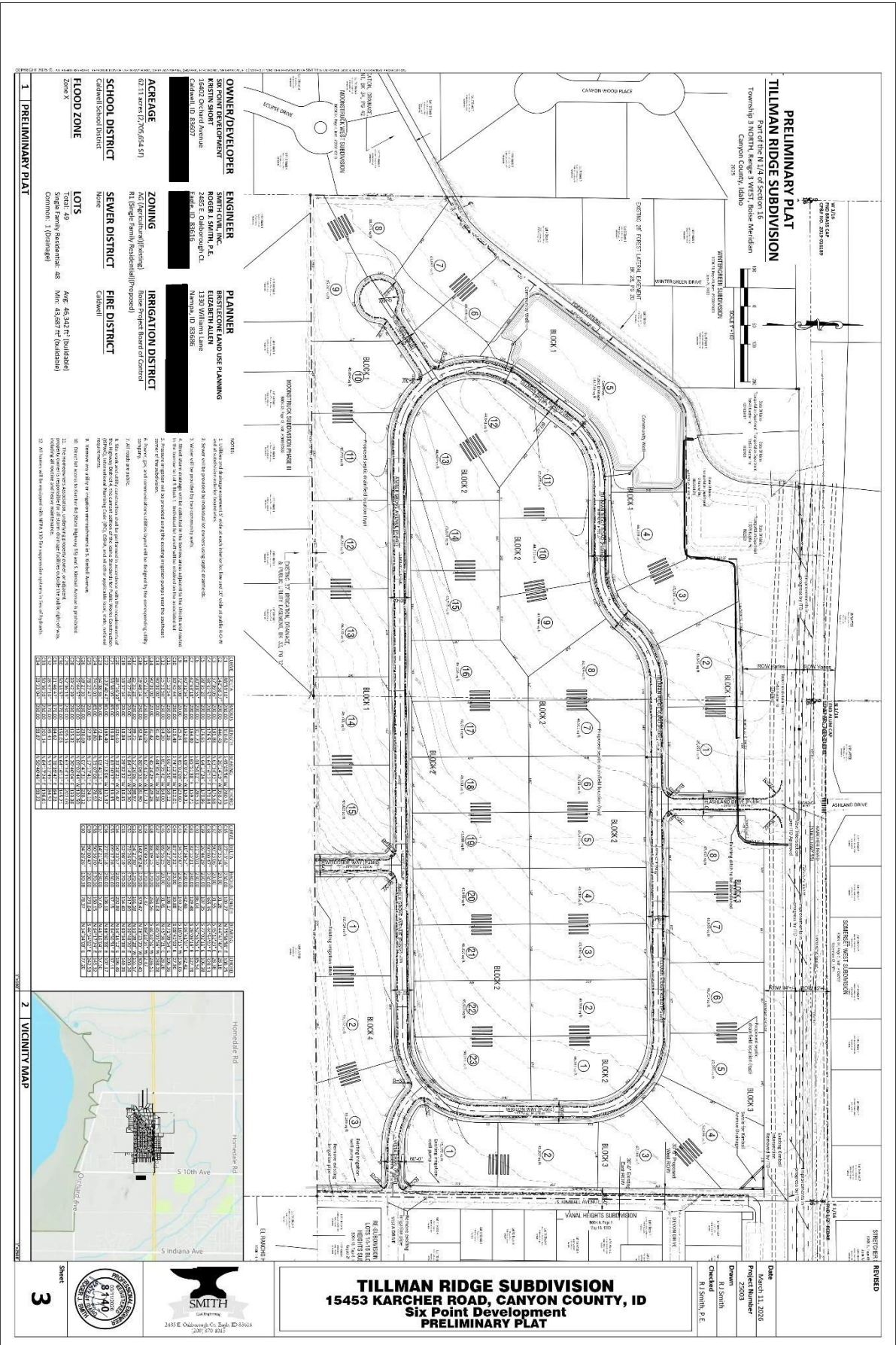
Vicinity Map

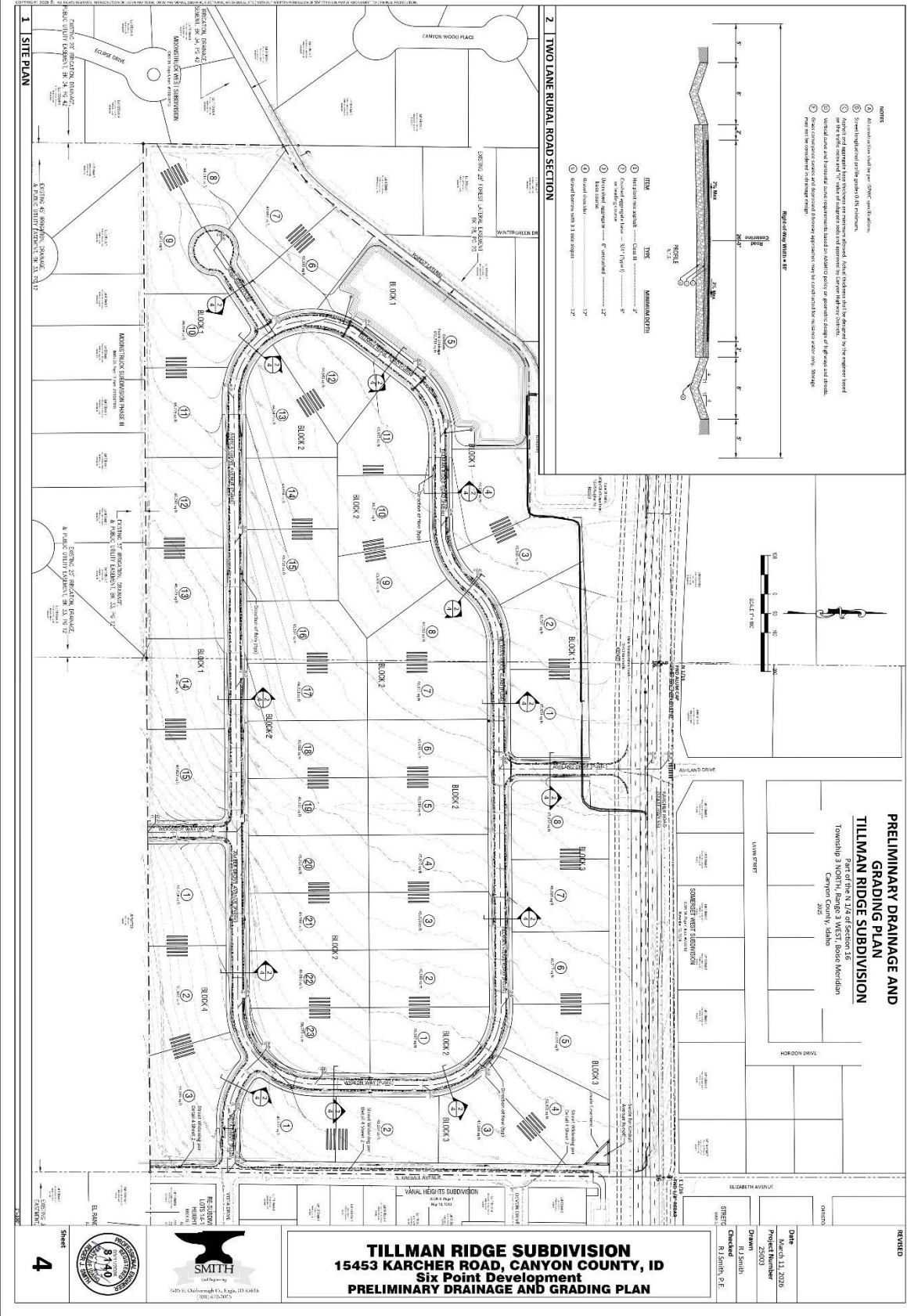


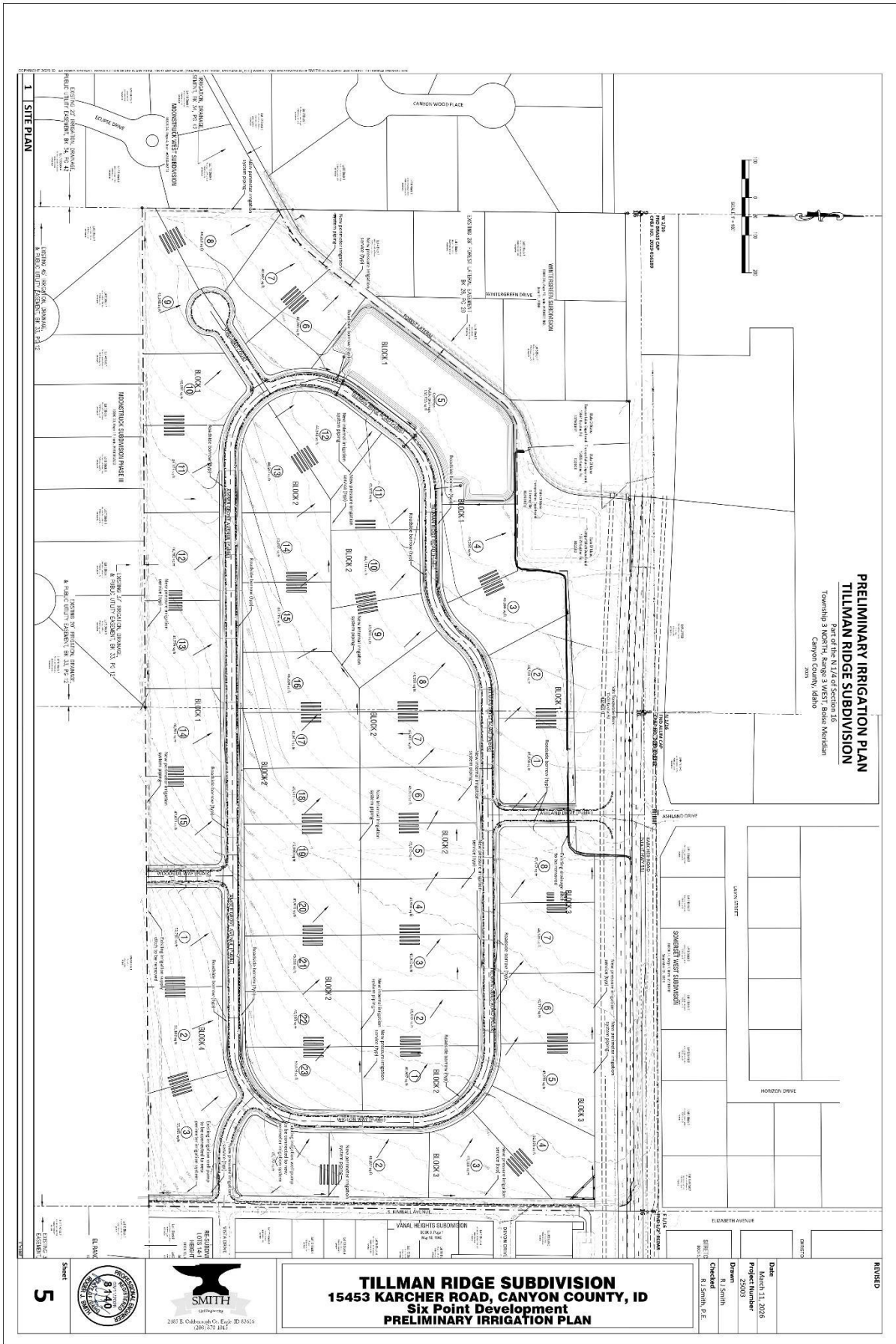
Page 4 of 9

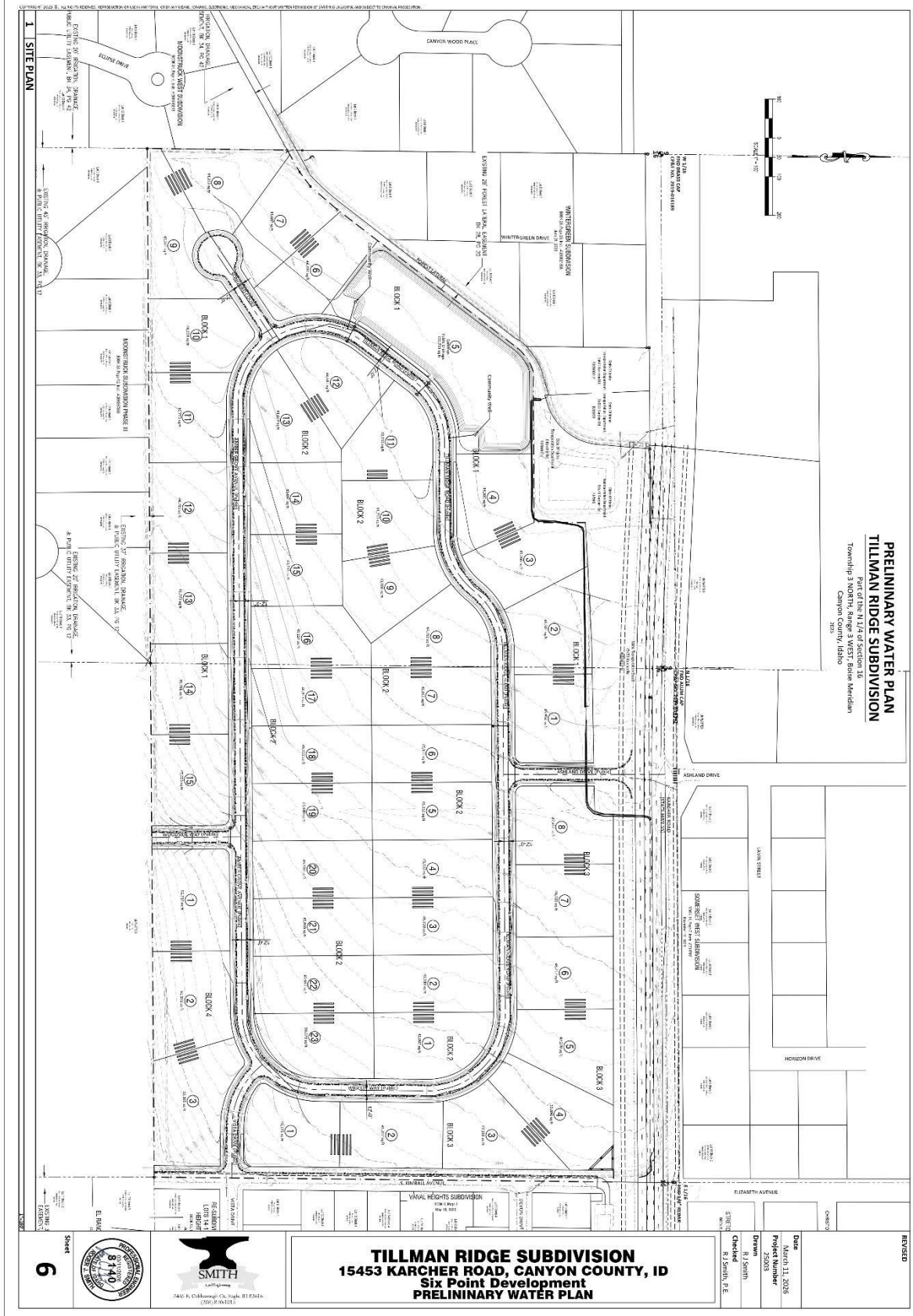


REVIEWED DATE: 03-11-2026 PROJECT NUMBER: 22003 DRAWN: R. Smith CHECKED: R. Smith, P.E. TILLMAN RIDGE SUBDIVISION 15453 KARCHER ROAD, CANYON COUNTY, ID Six Point Development NOTES Sheet 2				GENERAL CONSTRUCTION NOTES: 1. All work shall be completed in accordance with the Idaho Standard for Public Works Construction (latest edition) and the Standard Specifications for Highway Construction for the Highway District 4, and the Project Specifications. The more stringent of any of these specifications shall be the controlling standards or specifications. 2. The Contractor shall have a copy of the latest edition of the Idaho Standard for Public Works Construction and the Standard Specifications for Highway District 4 on site at all times during construction (available on the website). Failure to have these documents 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 Highway District 4 on site at all times. 4. All Contractors, Sub-Contractors, and Utility Contractors shall attend a pre-construction conference prior to commencing any construction on the project. 5. Contractors shall notify the appropriate agency when materials are ready for inspection. If 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 agency. 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 shall be approved prior to construction. The contractor shall be responsible for obtaining all necessary permits for piping (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 acre 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 shall be responsible for maintaining all applicable safety laws of any jurisdiction body. The contractor shall be responsible for barricades, traffic control, and safety of traffic within and around the construction area. 12. The locations of existing underground utilities are shown on the approved plans. The contractor shall determine the exact location of all existing utilities before commencing work. The contractor shall be responsible for any damage caused by his failure to 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 shown the location of all existing underground utilities 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 the approval of the pipe installation.	ROADWAY CONSTRUCTION NOTES: 1. All Construction working within the public road right-of-way are required to secure a right-of-way construction permit from the Idaho Department of Transportation (IDOT) at least twenty-four (24) hours prior to any construction. 2. Highway District 4 or IDOT will inspect all work within the public right-of-way to include utility trenches above the pipe zone. 3. All existing buildings, topography, easements, located within the current right-of-way shall be maintained to same soil and backfilled with structural fill per IDOT specifications. Provide solid data to verify yamse material meets the requirements for compaction tests. 4. Highway District 4 will inspect all work within the Right-of-Way. 5. Set the top of all valve boxes and sewer manholes flush with the slope of the finished street grade. 6. Highway District 4 will inspect and approve all storm drainage improvements. 7. 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. 8. Rectify and protect all utilities unless noted otherwise on these plans. 9. Compaction shall not be less than 95% of the Standard Proctor Density as determined by ASTM D 698. 10. Direction of slope (typical) 11. The contractor is to call Highway District 4 for the inspection of all street construction. 24-hour notice is required. Damage facilities will not be approved by Highway District 4 unless this inspection is performed. 12. The contractor shall have a stamped, Highway District 4 approved, set of plans at the worksite. 13. The contractor shall contact Highway District 4 to verify the location of existing utilities. 14. The contractor shall contact Highway District 4 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 IDOT and the Highway District 4 specifications. No exception to strict policy, standards, or the IDOT will be allowed. All work shall be previously approved in writing by Highway District 4. 16. If any utility or irrigation facility intersects with required street improvements, all such utilities or irrigation facilities shall be relocated at the owner's expense so as not to interfere with the required street improvements. 17. Local Street Plant Mix Pavement shall be Class 1 with a nominal maximum aggregate size of 5 inch (12.5") per Idaho Performance Specifications. The minimum depth shall be a minimum of 6 inches. 18. All 18" numbers refer to the Idaho Standards for Public Works Construction (IDPMC) Manual Standard Drawings and the Highway District 4 specifications as applicable. 19. Prior to placement of any pavement markings contact Highway District 4 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 Engineer and certified test results shall be submitted to the Owner's Engineer. Work performed without certified test results shall not be accepted. 21. Locate and place stormwater disposal facilities (including infiltration basins and drywells) at least 25 feet from water mains, sewer lines, and other utilities. This requirement does not apply to certain basins or tanks and grease vaults.	PRESSURE IRRIGATION NOTES: 1. All Pressure Irrigation must be outside the ROW, except at crossings, which must be at least 50 feet (150 feet) from the ROW, meeting IDOT policy and approved pipe type. 2. Install all crossings of the Public Right-of-Way, private easements, and boundaries with pressure irrigation lines, and crossings shall be constructed in accordance with Section 542.07 of the Idaho Rules and Section 430.02 of the Waterwater Rules (IDAPA 5403.10). 3. The horizontal separation of potable water mains and pressure irrigation lines shall be a minimum of ten (10) feet. Where it is necessary for a potable water main and non-potable water main to cross separation, the crossing shall be constructed in accordance with Section 542.07 of the Idaho Rules and Section 430.02 of the Waterwater Rules (IDAPA 5403.10). 4. The horizontal separation of non-potable service and potable water services or potable water mains shall be a minimum of six (6) feet. Where it is necessary for a 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 and Section 430.02 of the Waterwater Rules (IDAPA 5403.10). 5. Install fence tape with all irrigation mains. Tape shall be two (2) inches wide, orange color with the word "DANGER" clearly marked along its length. Place the tape between six (6) inches below the top of the pipe and six (6) inches above the top of the pipe. 6. Label all irrigation lines and furnish with double labels carrying the warning DANGER - UNSAFE WATER or NON-POTABLE WATER. 7. Label all valve boxes and vaults with double labels carrying the warning DANGER - UNSAFE WATER or NON-POTABLE WATER. The valves and boxes are to be labeled with the word "DANGER" and "DANGER - UNSAFE WATER" or "DANGER - NON-POTABLE WATER". 8. Install a reduced pressure backflow preventer in any connection between the potable water system and the pressure irrigation system. The device shall be labeled with the word "DANGER" and "DANGER - UNSAFE WATER" or "DANGER - NON-POTABLE WATER". 9. Provide thrust blocking as required.	Diagram of a two-lane rural road section widening. The diagram shows a cross-section of the road with various layers and dimensions. Key features include: Right-of-Way Width: 60' (indicated by a dashed line). Roadway Width: 24' (indicated by a solid line). Shoulder Width: 18' (indicated by a solid line). Subgrade Width: 24' (indicated by a solid line). Base Width: 24' (indicated by a solid line). Pavement Width: 24' (indicated by a solid line). Slope: 2:1 (indicated by a dashed line). Dimensions: 18' (shoulder), 24' (roadway), 24' (subgrade), 24' (base), 24' (pavement). Notes: 1. All construction shall be in accordance with the Idaho Standard for Public Works Construction (latest edition) and the Standard Specifications for Highway Construction for the Highway District 4, and the Project Specifications. 2. The Contractor shall have a copy of the latest edition of the Idaho Standard for Public Works Construction and the Standard Specifications for Highway District 4 on site at all times during construction. 3. The Contractor shall have plans stamped "Approved for Construction" by Highway District 4 on site at all times. 4. All Contractors, Sub-Contractors, and Utility Contractors shall attend a pre-construction conference prior to commencing any construction on the project. 5. Contractors shall notify the appropriate agency when materials are ready for inspection. If 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 agency. 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 shall be approved prior to construction. The contractor shall be responsible for obtaining all necessary permits for piping (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 acre 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 shall be responsible for maintaining all applicable safety laws of any jurisdiction body. The contractor shall be responsible for barricades, traffic control, and safety of traffic within and around the construction area. 12. The locations of existing underground utilities are shown on the approved plans. The contractor shall determine the exact location of all existing utilities before commencing work. The contractor shall be responsible for any damage caused by his failure to 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 shown the location of all existing underground utilities 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 the approval of the pipe installation.
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Date 01/16/2026

Canyon County – Development Services
Re: Case Number: SD2026-0001

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 Miles
- 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 – application states water will be supplied by the City of Caldwell. The piping for the hydrants shall be looped. See the City Engineer for further.

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).

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. 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)
7. 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)
8. 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 about whether the road surface meets this standard. (IFC D102.1)

9. Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)
10. 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)
11. Approved secondary access roads shall be provided per section D106 of the 2018 IFC.
12. A phasing plan shall be included in documentation to city at time of submittal in accordance with infrastructure 2018 IFC.
13. 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.
14. **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.



15.D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

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 CitizenServe (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,

Joseph Bongiorno
Fire Prevention Office
Caldwell Rural Fire Protection District
[REDACTED]

Dan Lister

From: Anthony Lee <[REDACTED]>
Sent: Friday, January 16, 2026 3:04 PM
To: Dan Lister
Cc: Mitch Kiester
Subject: [External] RE: Agency Notification - Tillman Ridge Subdivision / SD2026-0001

Hi Dan,

- 1.) Will a Nutrient Pathogen Study be required? **This proposal is outside the designated nitrate priority, therefore there is no requirement for conducting an N-P study.**
- 2.) Will adequate sanitary systems be provided to accommodate the use? **Test holes have not been conducted on site.**
- 3.) Any concerns about the plat/development of the plat? Any conditions/mitigation measures to reduce impacts or concerns? **There are no concerns with the proposed plat development, provided all Southwest District Health (SWDH) requirements are met in compliance with IDAPA 58.01.03.**

The applicant will need to schedule a pre-development meeting with SWDH.

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 [REDACTED] | c [REDACTED] | f [REDACTED]

[REDACTED] | SWDH.org

[13307 Miami Ln., Caldwell, ID 83607](#)

From: Jennifer Almeida <[REDACTED]>
Sent: Friday, January 16, 2026 10:03 AM
To: [REDACTED]

Carpenter (brentc@brownbuscompany.com) <brentc@brownbuscompany.com>;
D3Development.services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; Brian Crawford
<Brian.Crawford@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; kmassie@ccparamedics.com;
edward_owens@fws.gov; laura.j.freedman@usps.gov; Assessor Website <2cAsr@canyoncounty.id.gov>;
tricia.canaday@ishs.idaho.gov; Nichole Schwend <Nichole.Schwend@canyoncounty.id.gov>; Dalia Alnajjar
<Dalia.Alnajjar@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>;
smith.carolyn.d@epa.gov; file@idwr.idaho.gov; brandon.flack@idfg.idaho.gov

Cc: Dan Lister <Dan.Lister@canyoncounty.id.gov>

Subject: Agency Notification - Tillman Ridge Subdivision / SD2026-0001

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. The complete application for Tillman Ridge for your review can be found here: <https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/572>

You are invited to provide written testimony or comments by **FEBRUARY 16, 2026** 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.

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 **DAN LISTER** at Daniel.lister@canyoncounty.id.gov

Thank you,



Jennifer Almeida

Office Manager

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-5957

Email: Jennifer.Almeida@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028
(208) [REDACTED] • itd.idaho.gov

February 3, 2025

Elizabeth Allen
Owner/Principal Planner
Bristlecone Land Use Consulting
[REDACTED]

RE: Tillman Ridge - ITD Development Staff Report

Dear Elizabeth,

The Idaho Transportation Department (ITD) has completed our review of the Tillman Ridge Traffic Impact Study (TIS). The proposed development abuts the southern Right of Way of SH-55 (Karcher Road) MP 11.03, Canyon County, Idaho.

Development Summary

Tillman Ridge is a proposed residential development consisting of 49 single-family residential lots, estimating a 2027 build-out year. One full access approach onto SH-55 (Karcher Road) is being requested.

ITD Staff Requirements

ITD accepts the TIS as submitted with no further recommendation or requirements.

Expiration of Staff Report

In the event the proposed development has not obtained necessary permits within two years, this staff report will no longer be valid and ITD may request an updated TIS to reflect current traffic conditions.

Notices

- This report does not supersede or nullify any local land use requirements or legal property restrictions. Legal property restrictions include but are not limited to easements, access agreements, deed restrictions, plat restrictions, liens or other encumbrances. Removing, modifying, or establishing legal property restrictions is the responsibility of the developer.
- This report does not constitute a permit approval, or denial issued pursuant to IDAPA 29.03.42.

ITD Staff Recommendations are intended to assure that the proposed development will not place an undue burden on the existing State Highway system within the vicinity impacted by the proposed development. Maintaining safety and



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mobility for Idaho's motorists is of utmost importance to ITD. We appreciate your improvements to livability in Canyon County, Idaho as we want all residents to travel safely and efficiently on the highway system.

If you have any questions, feel free to contact me at [REDACTED] or Niki Benyakhlef, Development Services Coordinator at (208)334-8337 or email [REDACTED]

Sincerely,

Brian Duran
Development Services Manager
Idaho Transportation Department | District 3

Cc: Dan Lister, Canyon County Development Services, Principal Planner
Chris Hopper, Highway District 4, District Engineer



ERIC PHILLIPS
Mayor



City Hall
205 South 6th Ave.
Caldwell, Idaho 83605

Post Office Box
P.O. Box 1179
Caldwell, Idaho 83606

For a list of the City
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www.cityofcaldwell.org

CITY OF *Caldwell, Idaho*

February 13, 2026

Dan Lister, Planning Supervisor
Canyon County Development Services Dept.
111 North 11th Ave. Ste. 340
Caldwell, Idaho 83605

Re: SD2026-0001 Tillman Ridge Subdivision

Dear Mr. Lister,

Our office received a notification regarding a preliminary plat for parcel R32862 from Bristlecone Land Use Consulting for Tillman Ridge Subdivision. The proposed plat consists of 48 residential lots and 2 common lots on approximately 62.11 acres of land in Canyon County.

The applicant proposes to utilize City water service, however, no City water services are currently available at this location, nor do our records indicate that the applicant has worked with the City of Caldwell to obtain a Municipal Services Agreement to utilize City water outside the City limits. There is a proposed development in the vicinity, that if approved for annexation, could bring water service near the Tillman Ridge development. However, the Tillman Ridge site would then be contiguous to the City limits and the City would ask the applicant to apply to the City for annexation if they wanted to access City water service.

This parcel is currently located just south west of the City of Caldwell's Area of City Impact (AOCI) and is approximately 1,200 feet from any existing City of Caldwell's incorporated limits. Despite being outside of the current AOCI, the Comprehensive Plan depicts this property within the future land use map as being split, with a Community Center place-type on the eastern half of the property and Mixed Use Center on the western half of the site. Both place-types require mixed-use development and higher densities than are being proposed with this development (8 du/ac minimum, 25 du/ac maximum).

Therefore, the City finds the proposed residential preliminary plat with an average density of 0.77 units per acre to be inconsistent with the Comprehensive Plan both in terms of use residential densities. Additionally, with the question of water service unresolved at this time, the City would request that the application be denied or tabled until these issues can be resolved.

Sincerely,

Morgan Bessaw
Deputy Director

"The Treasure of the Valley"



ERIC PHILLIPS
Mayor

City Hall
205 South 6th Ave.
Caldwell, Idaho 83605

Post Office Box
P.O. Box 1179
Caldwell, Idaho 83606

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CITY OF *Caldwell, Idaho*

June 5, 2026

Dan Lister, Planning Supervisor
Canyon County Development Services Dept.
111 North 11th Ave. Ste. 340
Caldwell, Idaho 83605

Re: SD2026-0001 Tillman Ridge Subdivision

Dear Mr. Lister,

Our office received a notification regarding a revised preliminary plat for parcel R32862 from Bristlecone Land Use Consulting for Tillman Ridge Subdivision. The proposed plat consists of 48 residential lots and 2 common lots on approximately 62.11 acres of land in Canyon County. The applicant no longer proposes to utilize City services, instead the applicant proposes to utilize two community wells for water and individual septic drainfields for sewer service.

This parcel is currently located approximately 1,200 feet from any existing City of Caldwell's incorporated limits. The Comprehensive Plan depicts this property within the future land use map as being split, with a Community Center place-type on the eastern half of the property and Mixed Use Center on the western half of the site. Both place-types require mixed-use development and higher densities than are being proposed with this development (8 - 25 du/ac). Therefore, the City finds the proposed preliminary plat with an average density of 0.77 units per acre to be inconsistent with the Comprehensive Plan both in terms of use & residential densities.

However, we also acknowledge that the surrounding properties adjacent to this parcel have been developed as single-family detached dwellings and therefore the proposed use is compatible with the adjacent development. Additionally, the place-type designation of the parcel immediately adjacent to the south is Neighborhood 1, which anticipates a low-density residential development of no more than 2 units per acre or agricultural uses.

Therefore, we are not opposed to the development provided the applicant provide a 35-foot-wide street landscaping buffer in accordance with Caldwell City Code 10-02-09-5(11) along Karcher Rd. Please let me know if you have any questions.

Sincerely,

Morgan Bessaw
Deputy Director

"The Treasure of the Valley"

Memorandum

To: Dan Lister, Planning Supervisor
Canyon County Development Services Department

From: Steven Pendleton, Land Development Manager
Hallie Hart, City of Caldwell Public Works Director

Re: Case No. SD2026-0001 (Tillman Ridge Subdivision)

Date: June 2, 2026

The Engineering Department provides the following comments on a request for a Preliminary Plat Application 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 received approval for a Conditional Rezone to Single-Family Residential (CR-R1) together with 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.

Per CCCO 09-01-21 of the area of city impact agreement, the following applies unless waived:

- (2) *City of Caldwell's subdivision ordinance, ordinance 1758, in the form existing as of April 1, 2005, except for simple division (lot split) provisions and except for hearing procedures. The county's hearing procedures shall apply.*
- (3) *The following city of Caldwell ordinances apply, even when in conflict with otherwise applicable county provisions:*
 - A. *City road widths and profiles found in subsections 11-03-03(2), (3), (4), and (5) of the City of Caldwell municipal code, in the form existing as of April 1, 2005.*
 - B. *Caldwell city ordinance 2541, and all standards and specifications adopted thereby, in the form existing as of April 1, 2005.*
 - C. *Caldwell city ordinance 2548, in the form existing as of April 1, 2005.*
 - D. *Municipal code of the city of Caldwell, chapter 10, article 7, "Caldwell Landscape Ordinance", in the form existing as of April 1, 2005.*
 - E. *Municipal code of the city of Caldwell, chapter 10, article 8, "Caldwell Tree Ordinance", in the form existing as of April 1, 2005.*
 - F. *Municipal code of the city of Caldwell, chapter 10, article 10, "Transportation Policies and Practices", in the form existing as of April 1, 2005.*
 - G. *Municipal code of the city of Caldwell, chapter 4, article 17, "Caldwell Irrigation Utility Ordinance", in the form existing as of April 1, 2005.*

- (4) *Except as set forth above, all other standards of applicable Canyon County codes and ordinances; and*
- (5) *For subdivisions and planned unit developments applied for in the Caldwell area of city impact, Canyon County will require, on the face of each final plat, a certification line for execution by the city of Caldwell engineer attesting to the plat's conformance with the city standards set forth above. Also, Canyon County will not sign a final plat or authorize the plat to be recorded prior to the city engineer's signing the plat.*

- *Additionally, the plat is proposing a community water system instead of wells or connecting to city water in the area of city impact (Authority: Pursuant to Section 31-3805 Idaho Code, Idaho Ground Water Act Title 42 Idaho Code, IDAPA 58.01.08 - Idaho Rules for Public Drinking Water Systems, and IDAPA 37.03.09 – Well Construction Standards Rules). I believe the city has a review process for such requests.*

Applicant must work with the City of Caldwell to ensure facility is designed and constructed to meet all operational requirements in addition to all master plan and design standards. The City will require the opportunity to comment on the design documents of the well and well house as well as issue final approval of all water infrastructure. The City will also require a preconstruction meeting with associated inspections.

Chapter 38, Title 31, Idaho Code - 31-3805. DELIVERY OF WATER WITHIN SUBDIVISIONS.

- (1) **The provisions of this section shall apply to any proposed subdivision, as defined in chapter 13, title 50, Idaho Code, within the state of Idaho or to a subdivision subject to a more restrictive county or city zoning ordinance.**
- (2) **For any subdivision that lies within the service area or area of city impact of a municipal provider, the following requirements apply:**
 - If a shared well or public water system is installed, it shall be designed to meet the requirements of that municipal provider and be planned to integrate with and connect to the municipal provider's system when appropriate. The requirements of this paragraph shall not apply if an agreement is reached with the municipal provider.**
 - (b) The municipal provider shall be consulted in the design of the shared well or public water system to ensure proper integration; and**
 - (c) Upon connection to the municipal provider's system, the water rights associated with the subdivision's shared well or public water system shall be conveyed to the municipal provider.**

The well construction standards for Municipal Water are written into the Idaho Code (Idaho Department of Environmental Quality (DEQ) under IDAPA 58.01.08 and the Idaho Department of Water Resources (IDWR) under IDAPA 37.03.09). This includes setbacks and construction standards.

DEQ Well Permitting Requirements include:

- 1. *Well PER*
- 2. *Wellsite Evaluation*
- 3. *Well P&S*
- 4. *Well Completion Report*
- 5. *Well House PER*
- 6. *Well House P&S*

7. *Operations & Maintenance Manual*
8. *Record Drawings*
9. *Final Inspection*