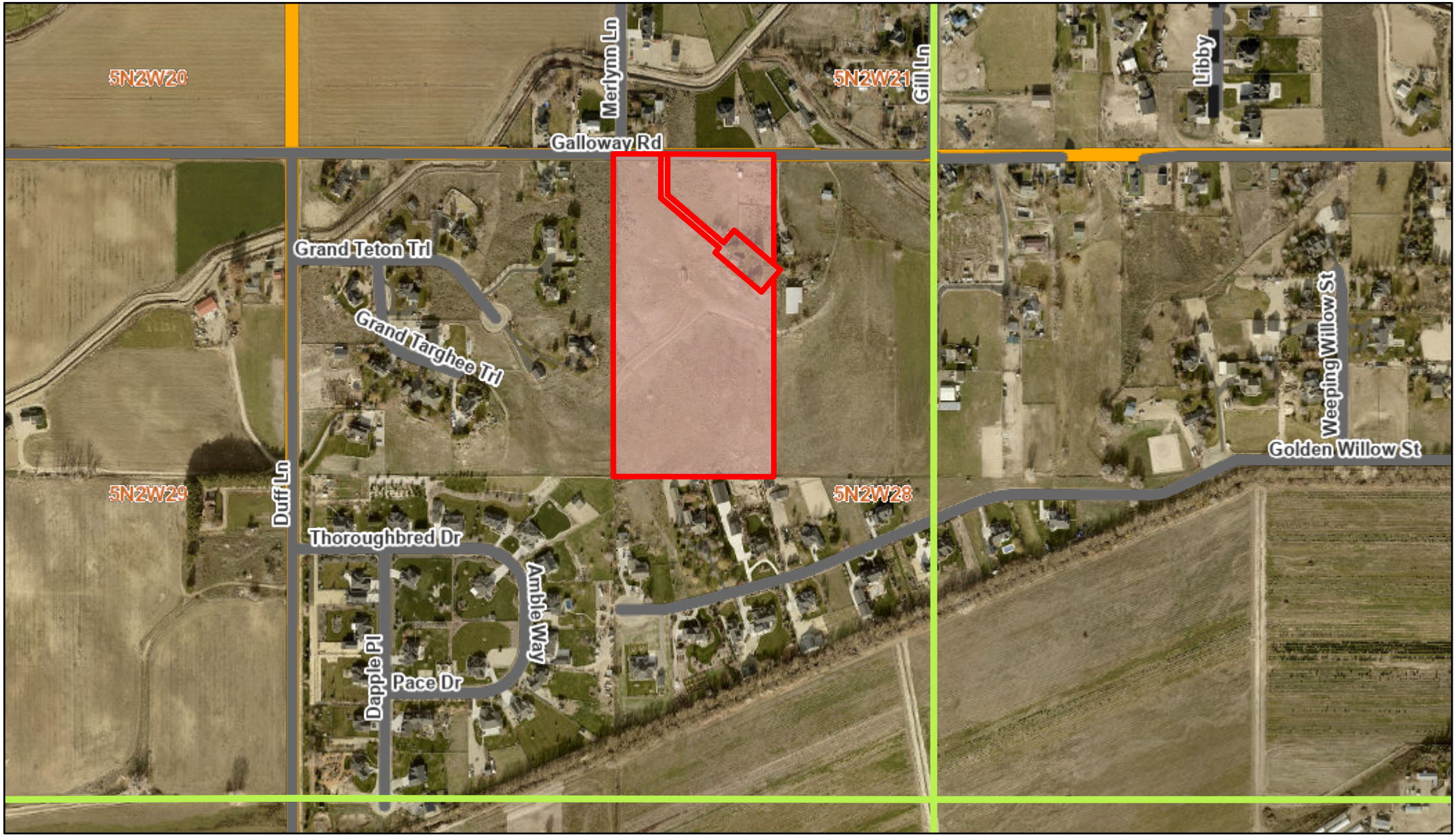
Canyon County, ID Web Map



2/27/2026, 10:01:46 AM

Multiple Parcel Search _Query result

Quarter Line

CanyonCountyRoads

Roads

CC_PrivateRoads

County Boundary

Current Impact Area

City Limits

Sections

Imagery_2025_2026

Red: Band_1

Green: Band_2

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

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 |

FINAL PLAT
PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Tracy Vance - Vermaas Estates, Inc.	
	MAILING ADDRESS: 2695 E. Romeo Drive, Meridian, ID 83642	
	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: Tracy V Vance, Vice-President Date: 2/20/2026

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME:	
	COMPANY NAME: KM Engineering, LLP.	
	MAILING ADDRESS: 5725 N Discovery Way	
	PHONE: [redacted]	EMAIL: [redacted]

SITE INFO	STREET ADDRESS: 9713 Galloway Road, Middleton, Idaho 83644	
	PARCEL NUMBER: R3751900000 & R3751700000	
	PARCEL SIZE: +/- 20 acres	
	NUMBER OF LOTS: 7	
	PROPOSED SUBDIVISION NAME: Easy Flyer Subdivision	
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: R-R

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER SD2026-0005		DATE RECEIVED: 2-25-26	
RECEIVED BY: Arbay M	APPLICATION FEE $1485	CK MO CC CASH	pd 2-26-26

Final Plat $700
Conformity w/ D.A. $125 } $1325 + $1485
Eng review $500
Eng review Per Lot fee $20 X 8 = 160

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

FINAL PLAT
PUBLIC HEARING - CHECKLIST

FINAL PLAT - CCZO Section 07-02-03

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 Final Plat: 1 Hard Copy, 1 Digital	✓	✓
Final Drainage Plan, if applicable	✓	✓
Final Irrigation Plan, if applicable	n/a	
Final Grading Plan, if applicable	✓	✓
Completed Final Plat Checklist	✓	✓
As-Built or Record Drawings if applicable CCZO §07-17-29(3)	forthcoming	
Condition Compliance Proof (Conditional Rezone/D.A.)	✓	✓ DA25-020
Proof of approval from:		
Southwest District Health	✓	✓
Irrigation District	✓	✓
Fire District	✓	✓
Highway District/ Idaho Transportation Dept.	✓	✓
City Impact Area	n/a	✓ Not in AOI
Bonding Instructions	n/a	✓ Not required
Deed or evidence of property interest to the subject property	✓	✓
Fee: $1000.00 **+$10.00/lot** $1,170.00 **+$100.00 for Area of City Impact**	✓	~~$1,485~~ updated Fees*
Fees are non-refundable		

All boxes have been checked off by applicant

*see breakdown on the master app.

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

NOTES:

1. Any conditions of approval given during the rezoning or preliminary plat process, if applicable, must be addressed as part of submittal materials to ensure condition compliance is met.
2. Evidence that all improvements have been completed or bonded per CCZO §07-17-29(4) must be submitted after construction drawing approval and before the final plat signature by the Board of County Commissioners.

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

▪ Engineering Division ▪

Final Plat Check-List

Applicant: KM Engineering, LLP	**Case Number:**
Subdivision Name: Easy Flyer Subdivision	**Plat Date:**

CANYON COUNTY CODE OF ORDINANCES 07-17-13 (1-6)
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.

1. METHOD & MEDIUM OF PRESENTATION	**Meets Code / Comments**
A. All plats to be recorded shall be prepared on a drafting medium in accordance with Requirements of Idaho Code Title 55, Chapter 19, paragraph (1) for Records of Survey Maps.	✓
B. The plat shall be drawn to an accurate scale of not more than one hundred feet to an inch (1"=100') unless otherwise approved by DSD *prior to submission*.	✓
C. The final plat drawing shall be additionally submitted in digital form approved by the Director.	✓
2. IDENTIFICATION DATA REQUIRED	
A. A title which includes the name of the subdivision and its location by number of section, township, range and county shall be placed together at one location at the top of the sheet and generally centered.	✓
B. Name, address and official seal of the surveyor preparing the plat.	✓
C. North arrow.	✓
D. Date of preparation.	✓
E. Revision block showing dates of 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.	✓

3. SURVEY DATA REQUIRED	**Meets Code / Comments**
A. Boundaries of the tract to be subdivided and the interior lots are to be fully balanced and closed, showing all bearings and distances determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof. • *Check boundary measurements on plat with legal description measurements, verify they are the same* • *Request closure report be sent along with final plat when it gets routed to the County Surveyor. Closure report should include the metes and closure error ratio for each individual lot and the metes and closure error ratio for the exterior boundary of the subdivision.*	✓
B. Any excepted lots within the plat boundaries shall show all bearings and distances determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.	✓
C. Basis of bearing on the plat shall be referenced. • *Make sure it matches the legal description* • *Reference to point of beginning*	✓

4. DESCRIPTIVE DATA REQUIRED	**Meets Code / Comments**
A. Name, right-of-way lines, courses, lengths, width of all private and public streets, alleys, pedestrian ways and utility easements.	✓
B. All drainage ways.	✓
C. All easements provided for public services or utilities and any limitations of the easements. • Applicable description for easements	✓
D. All lots and blocks shall be numbered throughout the plat in accordance with Idaho Code. "Exceptions", "tracts", and "private parks" shall be so designated, lettered or named and clearly dimensioned.	✓
E. All sites to be dedicated to the public will be indicated and the intended use specified.	✓
F. All roads must be labeled as either "private" or "public" behind or beneath the road name.	✓
G. The area of each lot shall be stated in acres and decimals thereof.	✓
H. The statement from Idaho Code 22-4503 or any later amended statutory language shall appear on all final plats located in a zone where agricultural uses are allowed or permitted.	✓
I. A note as to the type of sewage disposal facilities to be provided.	✓

J. A note as to the type of water supply facilities to be provided.	✓
K. Required section and quarter-section line setbacks.	✓
5. DEDICATION AND ACKNOWLEDGMENT	**Meets Code / Comments**
A. A statement of dedication of all streets, alleys, pedestrian ways and other easements for public use by the person holding title of record and by person holding title as vendees under land contract.	✓
B. Acknowledgement of dedication: The dedication referred to in Section 07-18-17 of this Chapter shall be in the form of a certificate acknowledged in accordance with Idaho Code 50-1309.	✓
6. REQUIRED CERTIFICATIONS	**Meets Code / Comments**
A. Landowner's signature.	✓
B. Certification by a surveyor stating that the plat is correct and accurate and that the monuments described in it have been located as described. *Make sure stamp is signed and dated.*	✓
C. Certification of plat approval by the County Surveyor.	✓
D. Certification of plat approval by the Board.	✓
E. Approval or certification of comment by impacted agencies that may include: Highway Districts, Health Department, the City when the development is in an area of City Impact, Treasurer, Recorder, and State and Federal agencies having jurisdiction.	✓

AGENCY ACKNOWLEDGMENT

Date: 11/24/2025

Applicant: KM Engineering, LLP

Parcel Number: R3751900000 & R3751700000

Site Address: 9713 Galloway Road, Middleton, ID 83664

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: HD4

☑ Applicant submitted/met for informal review.

Date: 11/24/25 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: 11/24/2025

Applicant: KM Engineering, LLP

Parcel Number: R3751900000 & R3751700000

Site Address: 9713 Galloway Road, Middleton, ID 83664

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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: 11/24/25 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: 3/7/2025

Applicant: KM Engineering, LLP

Parcel Number: R3751900000 & R3751700000

Site Address: 9713 & 0 Galloway Road Middleton, ID 83633

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: Middleton RFD

☒ Applicant submitted/met for informal review.

Date: 3/14/25 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: 11/24/2025

Applicant: KM Engineering, LLP

Parcel Number: R3751900000 & R3751700000

Site Address: 9713 Galloway Road, Middleton, ID 83664

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: 11-24-25 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: 11/24/2025

Applicant: KM Engineering, LLP

Parcel Number: R3751900000 & R3751700000

Site Address: 9713 Galloway Road, Middleton, ID 83664

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: 11/24/2025 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

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 N. 11th Avenue #310 • Caldwell, Idaho • 83605 • Phone (208) 454-7458

DEVELOPMENT AGREEMENT
BETWEEN CANYON COUNTY AND APPLICANT

Agreement number: 25080

THIS AGREEMENT, made and entered into this 4 day of March, 2025, by and between Canyon County, Idaho, a political subdivision of the state of Idaho, hereinafter referred to as "COUNTY" and Bonnie Vance Vermaas, hereinafter referred to as "Applicant."

RECITALS

WHEREAS, The Applicant has applied to the County for a conditional rezone from an "A" (Agricultural) Zone to "CR-R-R" (Conditional Rezone – Rural Residential) Zone (CR2022-0022), which are legally described in the attached EXHIBIT "A," incorporated by reference herein (hereinafter referred to as "Subject Property"); and

WHEREAS, Parcels R37517 and R37519, approximately 20 acres, are owned by the Applicant; and

WHEREAS, on the 4 day of Feb., 2025, the Canyon County Board of Commissioners approved a conditional rezone with conditions of the Subject Property to a "CR-R-R" Zone, which was done with Applicant's approval. The conditions of the approval for the conditional rezone are attached hereto as EXHIBIT "B"; and

WHEREAS, the parties desire to enter into an agreement to comply with Canyon County Code of Ordinances §07-06-07(2) & 07-06-07(7), Canyon County Zoning Ordinance, or as amended, and to ensure the Applicants will implement and be bound by the conditions of the rezone order issued by the Canyon County Board of Commissioners; and

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

2025-007216
RECORDED
03/04/2025 11:45 AM
00854693202500072160090093
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=9 MBROWN NO FEE
AGR
CANYON COUNTY

SECTION 1. AUTHORIZATION.

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

SECTION 2. PROPERTY OWNER.

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

SECTION 3. RECORDATION.

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

SECTION 4. TERM.

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

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

SECTION 5. MODIFICATION.

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

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

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

SECTION 7. COMMITMENTS.

Applicants will fully and completely comply with the conditions of the approved conditional rezone of the Subject Properties from "A" (Agricultural) Zone to "CR-R-R" (Conditional Rezone – Rural Residential) Zone, which conditions are attached hereto as EXHIBIT "B".

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

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

SECTION 9. LIABILITY AND INDEMNITY OF COUNTY.

A. COUNTY REVIEW.

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

B. COUNTY PROCEDURES.

Applicants acknowledge that notices, meetings, and hearings have been lawfully and properly given and held by the County with respect to Applicant's conditional rezone application in Development Services Department Case Number CR2022-0022 and any related or resulting development agreements, ordinances, rules and regulations, resolutions or orders of the Board of County Commissioners. Applicants agree not to challenge the lawfulness, procedures, proceedings, correctness, or validity of any of such notices, meetings, hearings, development agreements, ordinances, rules, regulations, resolutions, or orders.

C. INDEMNITY.

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

D. DEFENSE EXPENSES.

Applicants shall and do hereby agree, to pay, without protest, all expenses incurred by the County in defending itself with regard to any and all of the claims identified in Subsection 9 of this Agreement. These expenses shall include all out-of-pocket expenses, including, but not limited to, attorneys' and experts' fees, and shall also include the reasonable value of any services rendered by any employees of the County.

SECTION 10. PERIODIC REVIEW.

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

SECTION 11. REQUIRED PERFORMANCE.

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

SECTION 12. DEFAULT AND REMEDIES.

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

SECTION 13. ZONING REVERSION CONSENT.

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

SECTION 14. COMPLIANCE WITH LAWS.

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

SECTION 15. RELATIONSHIP OF PARTIES.

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

SECTION 16. CHANGES IN LAW.

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

SECTION 17. NOTICES.

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

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

Director
Development Services Department
Canyon County Administration
111 North 11th Avenue, #140
Caldwell, Idaho 83605

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

Name:	Bonnie Vance Vermaas
Street Address:	P.O Box 442
City, State, Zip:	Middleton, ID 83644

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

SECTION 18. TERMINATION.

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

SECTION 19. EFFECTIVE DATE.

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

SECTION 20. TIME OF ESSENCE.

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

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

BOARD OF COUNTY COMMISSIONERS
CANYON COUNTY, IDAHO

Commissioner, Leslie Van Beek

Did not participate
Commissioner, Brad Holton

Commissioner, Zach Brooks

ATTEST: Rick Hogaboam, Clerk

BY: Monica Reyes
Deputy

DATE: March 4, 2025

APPLICANT

Bonnie Vance Vermaas
Bonnie Vance Vermaas, Property Owner

CANYON COUNTY IDAHO 1892

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

STATE OF IDAHO)
) ss.
County of Canyon)

On this 21st day of February, 2025, before me, a notary public, personally appeared Bonnie Vance Vermaas, known to me to be the person whose name is subscribed to the within and foregoing instrument and acknowledged to me that he/she executed the same on behalf of the Applicant.

TRACY V. VANCE
COMMISSION # 20223849
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 8/12/2028

Notary Public for Idaho

Residing at: Meridian, ID

My Commission Expires: 8-12-2028

EXHIBIT "A"

LEGAL DESCRIPTION

Description of Property

Parcel 1

The West Half of the Northeast Quarter of the Northwest Quarter, Section 28, Township 5 North, Range 2 West of the Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM:

Beginning at the West 1/16 corner between Section 21 and 28, Township 5 North, Range 2 West of the Boise Meridian; thence running South 89°46' East, a distance of 196.4 feet to the real point of beginning; thence running South, a distance of 180.35 feet to a point; thence running South 49°45; East a distance of 314.49 feet to a point; thence running South 40°15' West a distance of 26.0 feet to a point; thence running South 49°45' East, a distance of 250.0 feet to a point; thence running North 40°15' East, a distance of 120.0 feet to a point; thence running North 49°45' West, a distance of 250.0 feet to a point; thence running South 40°15' West, a distance of 66.0 feet to a point; thence running North 49°45' West, a distance of 301.51 feet to a point; thence running North a distance of 167.25 feet to a point; thence running North 89°46' West, a distance of 28.0 feet to the real point of beginning.

Parcel 2

Beginning at the West 1/16 corner between Section 21 and 28, Township 5 North, Range 2 West of the Boise Meridian; thence running South 89°46' East, a distance of 196.4 feet to the real point of beginning; thence running South, a distance of 180.35 feet to a point; thence running South 49°45' East, a distance of 314.49 feet to a point; thence running South 40°15' West a distance of 26.0 feet to a point; thence running South 49°45' East, a distance of 250.0 feet to a point; thence running North 40°15' East, a distance of 120.0 feet to a point; thence running North 49°45' West, a distance of 250.0 feet to a point; thence running South 40°15' West, a distance of 66.0 feet to a point; thence running North 49°45' West, a distance of 301.51 feet to a point; thence running North a distance of 167.25 feet to a point; thence running North 89°46' West, a distance of 28.0 feet to the real point of beginning.

EXHIBIT "B"

CONDITIONS OF APPROVAL

1. **The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the property.**
2. **The subject property, R37517, and R37519, approximately 20 acres, shall be divided in compliance with Chapter 7, Article 17 of the Canyon County Zoning Ordinance (Subdivision) subject to the following restrictions:**
   a. **Residential lots shall maintain an average lot size of 2.5 acres. Secondary residences per CCZO Section 07-02-03, 07-10-27, and 07-14-25 are prohibited.**
   b. **The subdivision shall provide adequate bus stop spacing for school buses.**
   c. **Further division of parcel is prohibited unless rezoned and re-platted.**
3. **The developer shall comply with CCZO §07-06-07(4) Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."**

ORDINANCE NO. 25-001

ORDINANCE DIRECTING AMENDMENTS TO THE CANYON COUNTY ZONING MAP (Vermaas – Conditional Rezone CR2022-0022)

An ordinance of Canyon County, Idaho directing amendments to the Canyon County Zoning Map (Ordinance No. 12-021); providing for title, structure, purpose, and authority clauses; rezone; severability; and an effective date.

Be It Ordained by the Board of County Commissioners of Canyon County, Idaho:

SECTION 1. TITLE.

This Ordinance shall be known as the "Ordinance Directing Amendments to Canyon County Zoning Map (for approximately 20 acres; Parcels R37517 and R37519).

SECTION 2. STRUCTURE.

Titles and subtitles of this Ordinance are only used for organization and structure and the language in each paragraph of this Ordinance should control with regard to determining the legislative intent and meaning of the Board of County Commissioners.

SECTION 3. PURPOSE.

The purpose of this Ordinance is to authorize the rezone of the property described in Section 5 of this Ordinance from "A" (Agricultural) to "CR-R-R" (Conditional Rezone Rural Residential). The purpose of this Ordinance also authorizes amendments to the Official Maps of Canyon County to reflect the rezone authorized by this Ordinance.

SECTION 4. AUTHORITY.

This Ordinance amending the Official Zoning Maps of Canyon County (is enacted pursuant to the authority conferred by Canyon County Zoning Ordinance 7, Chapter 7, Article 6; and Idaho Code § 67-6511, 67-6511A, 31-714, 31-801 and 31-828.

SECTION 5. REZONE.

The subject property shall be and is rezoned from "A" (Agricultural) to "CR-R-R" (Conditional Rezone Rural Residential), as specifically identified and described in the attached Exhibit "A", pursuant to the Findings of Fact, Conclusions of Law and Order signed on March 4, 2025 by the Board of Canyon County Commissioners as authorized by Canyon County Zoning Ordinance, Chapter 7, Article 6; the Idaho Constitution; and Idaho Code § 67-6511, 67-6511A.

2025-007215
RECORDED
03/04/2025 11:44 AM

00854692202500072150030035

RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=3 MBROWN NO FEE
ORDINANCE
CANYON COUNTY

SECTION 6. SEVERABILITY CLAUSE.

Should any provision of this Ordinance be declared by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of this Ordinance in whole or in part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 7. EFFECTIVE DATE.

This Ordinance shall be in full force and effect on March 11, 2025.

ADOPTED AND APPROVED this 4 day of March, 2025.

BOARD OF COUNTY COMMISSIONERS
CANYON COUNTY, IDAHO

	Yes	No	Did Not Vote
Commissioner Leslie Van Beek	✓		
Commissioner Brad Holton	Did not participate		
Commissioner Zach Brooks	X		

Attest: Rick Hogaboam, Clerk

By: _____ Deputy

Date: 3-4-25

CANYON COUNTY IDAHO 1892

Publication Date: March 11, 2025, Idaho Press-Tribune

EXHIBIT "A"

Description of Property

Parcel 1

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EXCEPTING THEREFROM:

Beginning at the West 1/16 corner between Section 21 and 28, Township 5 North, Range 2 West of the Boise Meridian; thence running South 89°46' East, a distance of 196.4 feet to the real point of beginning; thence running South, a distance of 180.35 feet to a point; thence running South 49°45; East a distance of 314.49 feet to a point; thence running South 40°15' West a distance of 26.0 feet to a point; thence running South 49°45' East, a distance of 250.0 feet to a point; thence running North 40°15' East, a distance of 120.0 feet to a point; thence running North 49°45' West, a distance of 250.0 feet to a point; thence running South 40°15' West, a distance of 66.0 feet to a point; thence running North 49°45' West, a distance of 301.51 feet to a point; thence running North a distance of 167.25 feet to a point; thence running North 89°46' West, a distance of 28.0 feet to the real point of beginning.

Parcel 2

Beginning at the West 1/16 corner between Section 21 and 28, Township 5 North, Range 2 West of the Boise Meridian; thence running South 89°46' East, a distance of 196.4 feet to the real point of beginning; thence running South, a distance of 180.35 feet to a point; thence running South 49°45' East, a distance of 314.49 feet to a point; thence running South 40°15' West a distance of 26.0 feet to a point; thence running South 49°45' East, a distance of 250.0 feet to a point; thence running North 40°15' East, a distance of 120.0 feet to a point; thence running North 49°45' West, a distance of 250.0 feet to a point; thence running South 40°15' West, a distance of 66.0 feet to a point; thence running North 49°45' West, a distance of 301.51 feet to a point; thence running North a distance of 167.25 feet to a point; thence running North 89°46' West, a distance of 28.0 feet to the real point of beginning.

2019-053209
RECORDED
11/04/2019 01:34 PM

CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 SDUPUIS $15.00
DEED
BONNIE VERMAAS

After recorded, return to:

Bonnie Vance Vermaas
9819 Galloway Road
Middleton, Idaho 83644

WARRANTY DEED

Warranty deed made this 4th day of November, 2019, between Bonnie Vance Vermaas, as trustee of The Bonnie Vance Vermaas Revocable Trust, a trust established under the laws of the State of Idaho by an agreement dated November 18, 1994, ("Grantor"), and Bonnie Vance Vermaas, a married woman dealing with her sole and separate property, whose address is 9819 Galloway Road, Middleton, Idaho 83644 ("Grantee"), witnesseth:

Grantor, for and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents, grant bargain, sell, convey, and confirm unto Grantee and her heirs and assigns forever, all of the following described real estate situated in the County of Canyon, State of Idaho:

See **Exhibit A** attached to and made a part hereof

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title, and interest in and to the property, as well in law as in equity.

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and her heirs and assigns forever.

Grantor warrants and by these presents forever defend the premises in the quiet and peaceable possession of Grantee, her heirs, and assigns against Grantor against all and every person or persons whomsoever, lawfully claiming the same.

[*Signature and acknowledgment on following page*]

BV

IN WITNESS WHEREOF, Grantor has hereunto set her hand on the day and year first above written.

GRANTOR:

Bonnie Vance Vermaas, as Trustee of the Bonnie Vance Vermaas Revocable Trust a trust established under the laws of the State of Idaho by an agreement dated November 18, 1994

Bonnie Vance-Vermaas

By: Bonnie Vance Vermaas
Its: Trustee

STATE OF IDAHO)
) ss.
County of Ada)

The foregoing instrument was acknowledged before on 11/4, 2019, by **Bonnie Vance Vermaas**, the **Trustee** of **The Bonnie Vance Vermaas Revocable Trust a trust established under the laws of the State of Idaho by an agreement dated November 18, 1994.**

TRACY V. VANCE
COMMISSION #31149
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 12/16/2022

Notary Public for Meridian, ID
My commission Expires: 12-16-2022

EXHIBIT A

Description of Property

Parcel 1

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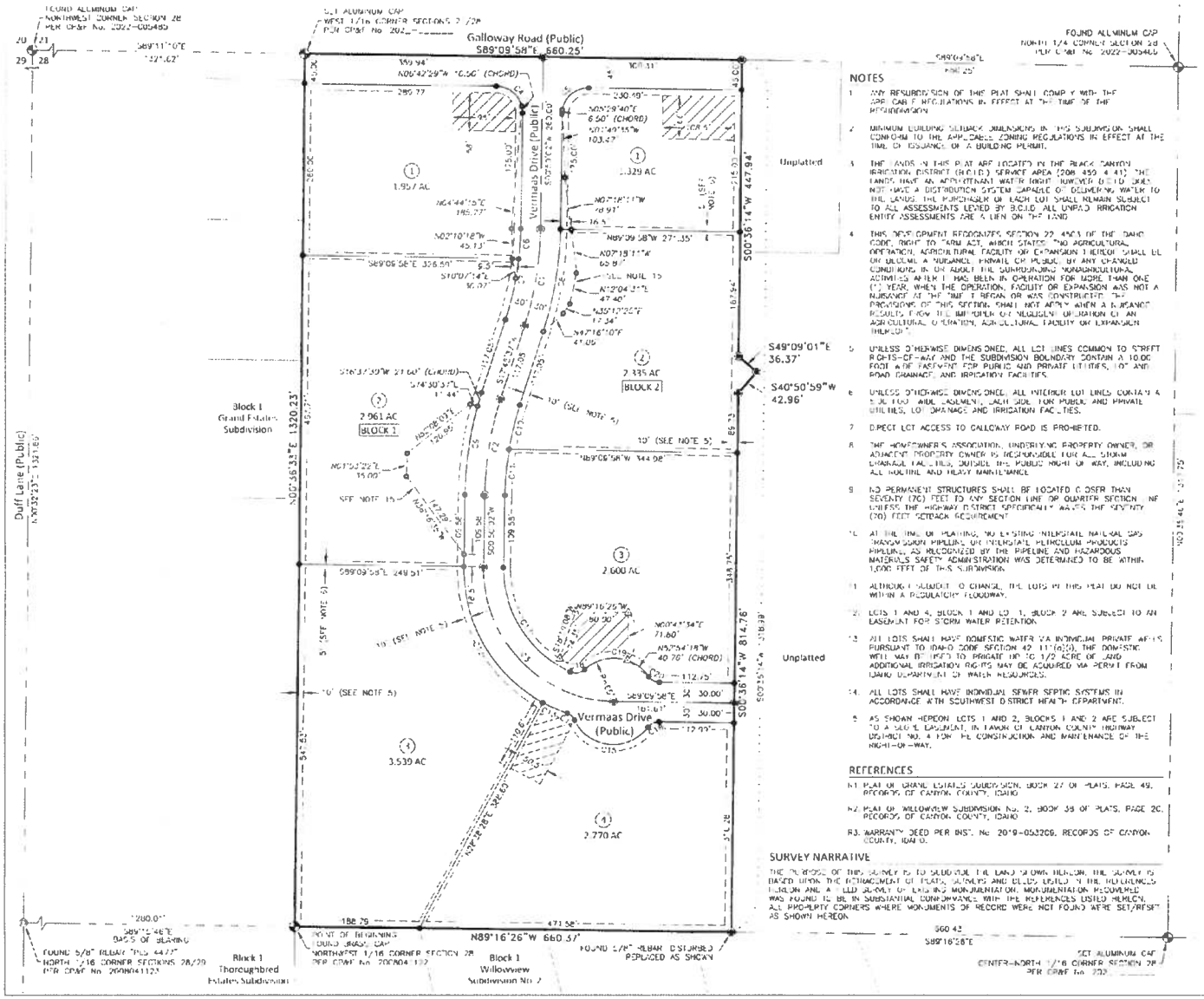
PLAT OF
Easy Flyer Subdivision

Situated in a portion of the Northeast 1/4 of the Northwest 1/4 of Section 28, Township 5 North, Range 2 West, B.M., Canyon County, Idaho
2026



NOTES

1. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
2. MINIMUM BUILDING SETBACK DIMENSIONS IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
3. THE LANDS IN THIS PLAT ARE LOCATED IN THE BLACK CANYON IRRIGATION DISTRICT (BCID.) SERVICE AREA (2008 459 & 461). THE LANDS HAVE AN APPURTENANT WATER RIGHT, HOWEVER BCID. DOES NOT HAVE A DISTRIBUTION SYSTEM CAPABLE OF DELIVERING WATER TO THE LANDS. THE PURCHASER OF EACH LOT SHALL REMAIN SUBJECT TO ALL ASSESSMENTS LEVIED BY BCID. ALL UNPAID IRRIGATION ENTITY ASSESSMENTS ARE A LIEN ON THE LAND.
4. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
5. UNLESS OTHERWISE DIMENSIONED, ALL LOT LINES COMMON TO STREET RIGHTS-OF-WAY AND THE SUBDIVISION BOUNDARY CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC AND PRIVATE UTILITIES, LOT AND ROAD DRAINAGE, AND IRRIGATION FACILITIES.
6. UNLESS OTHERWISE DIMENSIONED, ALL INTERIOR LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR PUBLIC AND PRIVATE UTILITIES, LOT DRAINAGE AND IRRIGATION FACILITIES.
7. DIRECT LOT ACCESS TO GALLOWAY ROAD IS PROHIBITED.
8. THE HOMEOWNER'S ASSOCIATION, UNDERLYING PROPERTY OWNER, OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT OF WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.
9. NO PERMANENT STRUCTURES SHALL BE LOCATED CLOSER THAN SEVENTY (70) FEET TO ANY SECTION LINE OR QUARTER SECTION LINE UNLESS THE HIGHWAY DISTRICT SPECIFICALLY WAIVES THE SEVENTY (70) FEET SETBACK REQUIREMENT.
10. AT THE TIME OF PLATTING, NO EXISTING INTERSTATE NATURAL GAS TRANSMISSION PIPELINE OR INTERSTATE PETROLEUM PRODUCTS PIPELINE, AS RECOGNIZED BY THE PIPELINE AND HAZARDOUS MATERIALS SAFETY ADMINISTRATION, WAS DETERMINED TO BE WITHIN 1,000 FEET OF THIS SUBDIVISION.
11. ALTHOUGH SUBJECT TO CHANGE, THE LOTS IN THIS PLAT DO NOT LIE WITHIN A REGULATORY FLOODWAY.
12. LOTS 1 AND 4, BLOCK 1 AND LOT 1, BLOCK 2 ARE SUBJECT TO AN EASEMENT FOR STORM WATER RETENTION.
13. ALL LOTS SHALL HAVE DOMESTIC WATER VIA INDIVIDUAL PRIVATE WELLS PURSUANT TO IDAHO CODE SECTION 42-111(2)(a), THE DOMESTIC WELL MAY BE LIMITED TO PRIVATE USE OF 1/2 ACRE OF LAND. ADDITIONAL IRRIGATION RIGHTS MAY BE ACQUIRED VIA PERMIT FROM IDAHO DEPARTMENT OF WATER RESOURCES.
14. ALL LOTS SHALL HAVE INDIVIDUAL SEWER SEPTIC SYSTEMS IN ACCORDANCE WITH SOUTHWEST DISTRICT HEALTH DEPARTMENT.
15. AS SHOWN HEREON, LOTS 1 AND 2, BLOCK 1 AND 2 ARE SUBJECT TO A 30.0' EASEMENT, IN FAVOR OF CANYON COUNTY HIGHWAY DISTRICT NO. 4 FOR THE CONSTRUCTION AND MAINTENANCE OF THE RIGHT-OF-WAY.

REFERENCES

R1. PLAT OF GRAND ESTATES SUBDIVISION, BOOK 27 OF PLATS, PAGE 49, RECORDS OF CANYON COUNTY, IDAHO.

R2. PLAT OF WILLOWVIEW SUBDIVISION NO. 2, BOOK 38 OF PLATS, PAGE 20, RECORDS OF CANYON COUNTY, IDAHO.

R3. WARRANTY DEED PER INST. No. 2019-053209, RECORDS OF CANYON COUNTY, IDAHO.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, SURVEYS AND DEEDS LISTED IN THE REFERENCES HEREON AND A FIELD SURVEY OF EXISTING MONUMENTATION. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED HEREON. ALL PROPERTY CORNERS WHERE MONUMENTS OF RECORD WERE NOT FOUND WERE SET/RESET AS SHOWN HEREON.

0 100 200 300
Plan Scale: 1" = 100'

LEGEND

- ALUMINUM CAP AS NOTED
- FOUND BRASS CAP
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "BTH 23906"
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "TESM" BTH 20906" FOR EASEMENT
- CALCULATED POINT
- (1) LOT NUMBER
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- EASEMENT LINE AS NOTED
- DRAINAGE EASEMENT (SEE NOTE 12)
- P1/P2 EASEMENT TIE

SHEET INDEX

SHEET 1 – SUBDIVISION MAP, LEGEND, CURVE TABLE, AND NOTES

SHEET 2 – CERTIFICATE OF OWNERS

SHEET 3 – CERTIFICATES AND APPROVALS

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	500.00'	147.71'	16°55'35"	S09°17'49"W	147.17'
C2	500.00'	147.71'	16°55'35"	S09°17'49"W	147.17'
C3	200.00'	314.16'	90°00'00"	S44°09'58"E	282.84'
C4	40.00'	62.83'	90°00'00"	S44°09'58"E	56.57'
C5	40.00'	62.83'	90°00'00"	S45°50'02"W	56.57'
C6	470.00'	45.07'	5°29'58"	S03°34'15"W	45.05'
C7	470.00'	93.78'	11°25'56"	S02°02'43"W	93.62'
C8	530.00'	156.57'	16°55'35"	S09°17'49"W	156.00'
C9	530.00'	156.57'	16°55'35"	S09°17'49"W	156.00'
C10	470.00'	69.42'	8°27'47"	S13°31'43"W	69.36'
C11	470.00'	86.42'	8°27'47"	S05°03'56"W	86.36'
C12	230.00'	249.66'	62°11'34"	S30°15'45"E	237.58'
C13	230.00'	40.64'	10°07'26"	S66°25'15"E	40.59'
C14	20.00'	15.92'	45°37'11"	S48°40'22"E	15.51'
C15	65.00'	133.04'	117°16'18"	S84°29'54"E	111.00'
C16	20.00'	18.84'	53°58'05"	N62°50'59"E	18.15'
C17	170.00'	139.17'	67°00'14"	N30°43'15"E	131.33'
C18	20.00'	21.12'	66°14'17"	N86°36'20"E	21.86'
C19	65.00'	110.40'	97°18'56"	N83°51'21"E	97.66'
C20	20.00'	18.84'	53°58'05"	S82°10'55"E	18.15'

PROFESSIONAL LAND SURVEYOR LICENSED 20906 STATE OF IDAHO BILL WYNSON
2/20/2026

REVISIONS

Developer
Vermaas Estates, Inc.
Middleton, Idaho

km ENGINEERING
[illegible] NORTH DISCOVERY WAY
[illegible], IDAHO [illegible]
PHONE [illegible]
kmengineer

JOB NO. 23-151 SHEET 1 OF 3

PLAT OF

Easy Flyer Subdivision

CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A FOUND BRASS CAP MARKING NORTHEAST 1/16 CORNER OF SAID SECTION 29, WHICH BEARS S80°15'48"E A DISTANCE OF 1,280.01 FEET FROM A FOUND 5/8"-INCH REBAR MARKING THE NORTH 1/16 CORNER COMMON TO SECTIONS 28 AND 29;
THENCE FOLLOWING THE WESTERLY LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, N00°34'33"E A DISTANCE OF 1,320.23 FEET TO THE WEST 1/16 CORNER COMMON TO SECTIONS 21 AND 29;
THENCE LEAVING SAID WESTERLY LINE AND FOLLOWING THE NORTHERLY LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, S89°09'34"E A DISTANCE OF 660.25 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4;
THENCE LEAVING SAID NORTHERLY LINE AND FOLLOWING THE EASTERLY LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, S00°36'14"W A DISTANCE OF 447.84 FEET;
THENCE LEAVING SAID EASTERLY LINE, S49°01'01"E A DISTANCE OF 36.37 FEET;
THENCE S40°50'19"W A DISTANCE OF 42.98 FEET TO SAID EASTERLY LINE;
THENCE FOLLOWING SAID EASTERLY LINE, S00°26'14"W A DISTANCE OF 814.76 FEET TO A 5/8 INCH REBAR MARKING THE SOUTHEAST CORNER OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4;
THENCE LEAVING SAID EASTERLY LINE AND FOLLOWING THE SOUTHERLY LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, N89°16'26"W A DISTANCE OF 660.37 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 20.091 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT, NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PURPOSES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC ALL PUBLIC STREETS AS SHOWN ON THIS PLAT.

THE OWNER(S) HEREBY CERTIFY THAT SURFACE WATER FOR IRRIGATION IS NOT REASONABLY AVAILABLE, PER SECTION 67-6537, IDAHO CODE, AND ITS REQUIREMENTS OF SECTION 31-3805, IDAHO CODE ARE NOT APPLICABLE. ALL LOTS WITHIN THIS PLAT WILL BE SERVED BY INDIVIDUAL WELLS.

DONNIE VANCE VERMAAS

ACKNOWLEDGMENT

STATE OF IDAHO)
) SS
COUNTY)

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON _____, 202_
BY DONNIE VANCE VERMAAS

SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES_____

TRACY V. VANCE, VICE PRESIDENT
VERMAAS ESTATES, INC

ACKNOWLEDGMENT

STATE OF IDAHO)
) SS
COUNTY OF)

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON _____, 202_
BY TRACY V. VANCE, AS VICE-PRESIDENT OF VERMAAS ESTATES, INC.

SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES_____

CERTIFICATE OF SURVEYOR

I, BILL HYNSON, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF EASY FLYER SUBDIVISION AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

BILL HYNSON, P.L.S. 20906

PROFESSIONAL LAND SURVEYOR LICENSED 20906 STATE OF IDAHO BILL HYNSON

7/10/2026

Developer
Vermaas
Estates, Inc.
Middleton, Idaho

km ENGINEERING
1325 N. HITT LOOP WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
email@km.com

JOB NO. 21-181 | SHEET 1 OF 3

PLAT OF

Easy Flyer Subdivision

APPROVAL OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

CANYON COUNTY SURVEYOR — DATE

CERTIFICATE OF APPROVAL - SOUTHWEST DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REPRESENTING THE CITY OF MIDDLETON AND THE USE, APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER, OR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS: WATER AND SEWER SYSTEMS HAVE BEEN COMPLETED AND SERVICES CERTIFIED AS AVAILABLE. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DISTRICT
SOUTHWEST DISTRICT HEALTH DEPARTMENT — DATE

APPROVAL OF CITY OF MIDDLETON ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

CITY OF MIDDLETON ENGINEER — DATE

CERTIFICATE AND APPROVAL OF CANYON COUNTY COMMISSIONERS

I, THE UNDERSIGNED, CHAIRMAN OF THE CANYON COUNTY COMMISSIONERS, CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE COMMISSIONERS HELD ON THE _____ DAY OF _____ IN THE YEAR OF 202__ THIS PLAT WAS DULY ACCEPTED AND APPROVED

CHAIRMAN — DATE

CLERK — DATE

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, IDAHO, PER THE REQUIREMENTS OF IDAHO STATE CODE, TITLE 50, CHAPTER 13, SECTION 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

CANYON COUNTY TREASURER — DATE

PROFESSIONAL LAND SURVEYOR LICENSED 20806 STATE OF IDAHO BILL HYNSON
7/20/2016

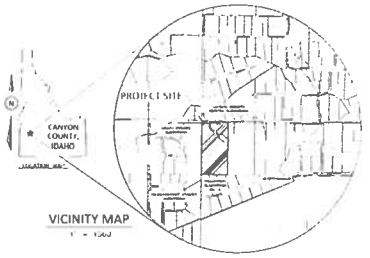
Developer
Vermaas
Estates, Inc.
Middleton, Idaho

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmeng.com

EASY FLYER SUBDIVISON

CANYON COUNTY, IDAHO

SITUATED IN A PORTION OF THE NE 1/4 OF THE NW 1/4, SECTION 28,
TOWNSHIP 5 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO



LEGEND

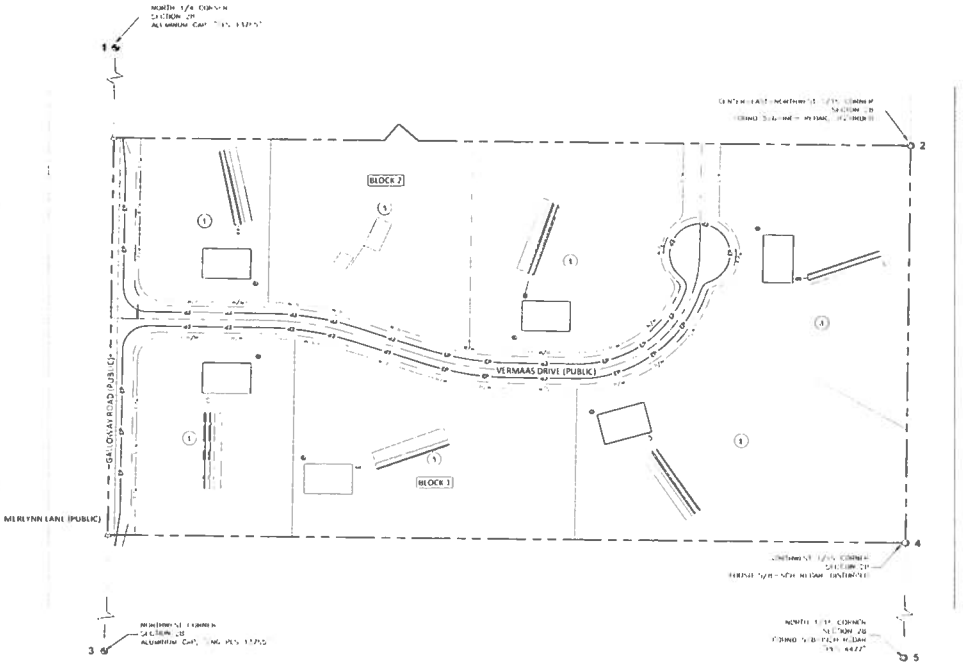
- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- SETBACK
- ROAD CENTERLINE
- LOT LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- FOUND 1/2 INCH REBAR
- FOUND 5/8 INCH REBAR
- FOUND TACKS CAP
- FOUND ALUMINUM CAP
- CALCULATED POINT

PROPOSED IMPROVEMENTS

- SEWER LINE
- WATER LINE
- IRRIGATION LINE
- PRESSURE IRRIGATION LINE
- SEPTIC SHADED
- WELL
- DRAINAGE SWALE
- FINISHED GRADE CONTOUR
- STORM DRAINAGE POND

EXISTING IMPROVEMENTS

- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- OVERHEAD POWER LINE
- GRAVITY IRRIGATION LINE
- POWER MARKER
- SURVEY MONUMENT
- POWER POLE
- POWER BOX
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- TREE OR SHRUB
- EXISTING GRADE CONTOUR



INDEX OF DRAWINGS

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C1.1	GENERAL IMPROVEMENT PLANS	NOTES SHEET
C1.2	GENERAL IMPROVEMENT PLANS	EXISTING CONDITIONS AND DEMOLITION
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C2.1	ROADWAY IMPROVEMENT PLANS	VERMAAS DRIVE PLAN AND PROFILE
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C5.1	SEWER IMPROVEMENT PLANS	SEWER PLANS - NORTHERN LOTS
C5.2	SEWER IMPROVEMENT PLANS	SEWER PLANS - SOUTHERN LOTS

CONTACT INFORMATION

DEVELOPER/OWNER

[redacted]

ENGINEERING & SURVEYING CONSULTANT

KM ENGINEERING, LLP
2725 NORTH DISCOVERY WAY
DOVE, IDAHO 83713
PHONE (208) 939-1659
FAX (208) 939-1690
CONTACT: [redacted]
EMAIL [redacted]

0 100 200 400
Plan Scale: 1" = 100'

BENCHMARK

POINT NUMBER	POINT STYLE	NORTHING	EASTING	ELEVATION	DESCRIPTION
1		[redacted]	[redacted]	[redacted]	NW 1/16TH SECTION ALUM CAP
2		[redacted]	[redacted]	[redacted]	C 1/4 NW 1/4 COR SEC 28 5/8" REBAR
3		[redacted]	[redacted]	[redacted]	NW COR SEC 28 ALUM CAP
4		[redacted]	[redacted]	[redacted]	NW 1/4 COR SEC 28 5/8" REBAR
5		[redacted]	[redacted]	[redacted]	N 1/4 COR SEC 28 5/8" REBAR

**CONTRACTOR SHALL VERIFY BENCHMARKS WITH KM ENGINEERING SURVEY DEPARTMENT PRIOR TO CONSTRUCTION **

DIGLINE

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE BEGINNING ANY WORK. THE CONTRACTOR SHALL CONTACT DIGLINE (1-800-342-1585) BEFORE BEGINNING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH OCCUR AS A RESULT OF THE FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

SURVEY CONTROL NOTES

1. ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND VERTICAL (NAVD88) DATUM.
2. SURVEY CONTROL MONUMENTS ESTABLISHED DURING CONSTRUCTION SHALL BE REPLACED BY THE DEVELOPER'S SURVEYOR IN ACCORDANCE WITH THE PERPETUITY OF CORNER RECORDS.

PROFESSIONAL ENGINEER
SCOTT PHILLAMAN
9351051
10-23-2020
STATE OF IDAHO

REVISIONS

EASY FLYER SUBDIVISON
CANYON COUNTY, IDAHO
GENERAL IMPROVEMENT PLANS
COVER SHEET

km ENGINEERING
2725 NORTH DISCOVERY WAY
DOVE, IDAHO 83713
PHONE (208) 939-1659
kmeng.com

DESIGNED BY	[redacted]
DRAWN BY	[redacted]
CHECKED BY	[redacted]
DATE	[redacted]
PROJECT	[redacted]

SHEET NO.
C1.0

PROJECT GENERAL NOTES

1. THE CONTRACTOR SHALL CONSTRUCT ALL IMPROVEMENTS IN ACCORDANCE WITH THE "STANDARDS" APPROVED FOR CONSTRUCTION BY THE VARIOUS GOVERNING AGENCIES. THESE PLANS WILL BE MADE TO THE CONTRACTOR OR THE ENGINEER PRIOR TO CONSTRUCTION. WORK SHALL NOT BE DONE WITHOUT THE CURRENT SET OF APPROVED PLANS.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF THE CANYON HIGHWAY DISTRICT (CHD) #1, THE LATEST EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC) AND THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (IDEQ), EXCEPTIONS WILL BE ALLOWED UNLESS SPECIFICALLY AND PREVIOUSLY APPROVED IN WRITING BY ALL APPROPRIATE ENTITIES.
3. WORK SUBJECT TO APPROVAL BY ANY MUNICIPAL SUBDIVISION OR 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. WORK DONE WITHOUT SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER.
4. 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 ANY WORK. IF ANY DISCREPANCY EXISTS BETWEEN THE CONTRACTOR'S FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND UTILITIES.
5. UTILITIES ON THESE PLANS ARE BASED UPON ORIGINAL MAPS, RECORD DRAWINGS, AND FACILITY MAPS. NEITHER THE ENGINEER MAKES ANY GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, NEITHER ENGINEER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED AND HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL TAKE EXPLORATION TO PROTECT AND PRESERVE EXISTING FACILITIES AND SCHEDULE FOR REMOVAL AND COORDINATE WITH THE PROJECT ENGINEER IF UNDERGROUND FACILITIES ARE ENCOUNTERED.
6. ALL LOT LINE AND EASEMENT INFORMATION SHALL BE TAKEN FROM LAST FINAL SUBDIVISION PLAT.
7. THE CONTROL AND BENCHMARK ELEVATIONS ARE BASED ON THE NAVD 88 VERTICAL DATUM.
8. PROJECT BENCHMARKS SHALL BE ESTABLISHED THROUGHOUT THE SITE BY THE SURVEYOR AND WILL BE PROVIDED TO THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
9. THE CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTS AND BENCHMARKS FROM DISTURBANCE THROUGHOUT CONSTRUCTION. DAMAGE OR DISTURBANCE SHALL BE REPLACED BY THE PROJECT SURVEYOR AT THE CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY REQUIREMENTS OF ANY REGULATING BODY. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND TRAFFIC CONTROL WITHIN AND AROUND THE CONSTRUCTION AREA.
11. THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACCESS TO THE OWNER-APPROVED ACCESS POINTS.
12. NO WORK SHALL BE DONE WITHIN JURISDICTIONAL WETLAND AREAS UNTIL A 404 PERMIT HAS BEEN ISSUED BY THE U.S. ARMY CORPS OF ENGINEERS. ALL WORK WITHIN WETLAND AREAS SHALL ADHERE TO THE REQUIREMENTS OF THE 404 PERMIT.
13. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE PERMANENT DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
14. ALL MATERIAL SLOPES SHALL BE A MAXIMUM OF 2:1, UNLESS OTHERWISE STATED ON THE PLAN. ASPHALT MAINTAIN GRADE IS 1% OR MORE. FINISH GRADE SHALL SLOPE AWAY FROM ALL BUILDING.
15. WHERE NEWLY PAVED IS MET WITH EXISTING, THEY SHALL BE MATCHED AND PROPERLY FINISH, COMPACTED.
16. ALL MAINTENANCE STRUCTURES ON OR WITHIN THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE. FURTHERMORE, ALL THROUGH PROJECT SHALL BE MAINTAINED BY THE PROJECT MEET THE REQUIREMENTS AT THE REQUEST OF THE AGENCY AND/OR THE ENGINEER.

GRADING NOTES

1. NO GRADING WORK SHALL OCCUR UNTIL THE OWNER HAS FILED A NOTICE OF INTENT FOR CONSTRUCTION ACTIVITY WITH THE EPA.
2. ALL EROSION AND SEDIMENT CONTROL (E&SC) MEASURES, EMERGENCY PREVENTION ENVIRONMENT ACTIVITIES AND MEASURES CONTROL SHALL MEET THE MINIMUM CATEGORY OR SECTION 208 OF THE CLEAN WATER ACT AS WELL AS THE SPECIFICATIONS AND RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING REPORT.
3. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL TEMPORARY AND/OR PERMANENT DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
4. IF FEASIBLE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A SHORT TERM ACTIVITY EXEMPTION FROM THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (IDEQ). THE CONTRACTOR SHALL SUBMIT TO IDEQ A DEWATERING PLAN WHICH OUTLINES THE LOCATION OF DISPOSAL AREA AND THE ENGINEERING OF THE DEWATERING ACTIVITIES. ALL CONSTRUCTION WATER FROM AREAS FROM PLACES SHALL NOT BE PERMITTED TO ENTER THE STORM DRAIN SYSTEM OR ANY OTHER PLACE EXCEPT AS SPECIFIED BY IDEQ.
5. STOCKPILE AND STOCKPILE PLACEMENT AND DEPOSIT OR DEBRIS LOCATE THE DEPTH OF STOCKPILING COULD VARY BY THE FIELD PERFORMANCE ON THE DEPTH OF THE WORK ZONE. ALL EXCAVATION MATERIALS, SOIL TYPE, MOISTURE CONTENT AND STABILITY AND THE WEATHER CONDITIONS DURING CONSTRUCTION SHOULD BE CONSIDERED BY THE ON-SITE GEOTECHNICAL CONSULTANT FOR PLACEMENT OF STOCKPILED MATERIAL. SHALL BE COORDINATED WITH THE OWNER AND ENGINEER PRIOR TO PLACEMENT OR REMOVAL OF SOIL AT AN APPROVED LOCATION AND ALL EXCESS MATERIALS.
6. PRIOR TO PLACEMENT OF FILL MATERIAL THE CONTRACTOR SHALL PREPARE THE SUBGRADE AS RECOMMENDED BY THE GEOTECHNICAL ENGINEERING REPORT. THE GEOTECHNICAL ENGINEERING CONSULTANT SHALL PERFORM INSPECTION AND TESTING OF THE SUBGRADE ALONG WITH THE PLACEMENT AND COMPACTION OF STRUCTURAL FILL AS RECOMMENDED IN THE GEOTECHNICAL ENGINEERING REPORT.

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING DEMOLITION WITH THE APPROPRIATE PARTS OF CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEMOLISHED MATERIALS AT AN APPROVED OFF-SITE LOCATION. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THESE MATERIALS AFTER REMOVAL FROM THE SITE.
3. CONTRACTOR SHALL BE REQUIRED TO PROVIDE A WATER SUPPLY AS NECESSARY FOR DUST ABATEMENT DURING DEMOLITION AND REMOVAL OPERATIONS.
4. CONTRACTOR SHALL CONDUCT CONSTRUCTION OPERATIONS TO PREVENT ANY FILL OR DEBRIS FROM FALLING INTO, BEING WASHED INTO, OR OTHERWISE ENTERING THE STORM DRAIN SYSTEM OR WATERWAYS.
5. ITEMS SHOWN ON THE EXISTING CONDITIONS PLAN REPRESENT THE SITE PRIOR TO CONSTRUCTION.
6. OVER-EXCAVATION IN AREAS WHERE EXISTING GRANITE FORMATION IS ENCOUNTERED TO BE FILLED AND/OR BACKFILLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PRIOR REFERENCED GEOTECHNICAL ENGINEERING REPORT OR AS DIRECTED BY THE GEOTECHNICAL CONSULTANTS. FOR DEEP EXCAVATIONS AND TRENCHES, ALL EXCAVATED SOILS SHALL BE STOCKPILED AT A SAFE DISTANCE AWAY FROM THE EDGE OF THE EXCAVATION AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
7. CONCRETE GRAVITY IRRIGATION DITCH AND PIPE REMOVAL WITH DEVELOPMENT PRIOR TO COMMENCING CONSTRUCTION.
8. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO DETERMINE WHICH TREES WITHIN THE PROJECT LIMITS ARE TO REMAIN AND WHICH ARE TO BE REMOVED.

UTILITY NOTES

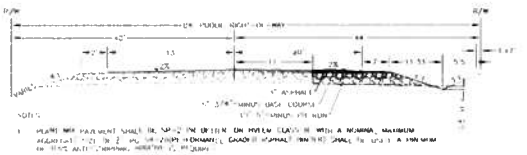
1. ALL WELL ABANDONMENT SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IDAHO DEPARTMENT OF WATER RESOURCES (IDWR) AND IDAHO CODE. THE CONTRACTOR SHALL MAINTAIN A LICENSED WELL DRILLER FOR ABANDONMENT OF COORDINATE WITH HOW WHETHER IT REMAINS OR NEEDS REGRADING (334-2190).
2. EXISTING OVERHEAD POWER LINES SHALL BE MAINTAINED AND PROTECTED AS NEEDED. TO MAINTAIN SERVICE TO ADJACENT PROPERTIES, THE CONTRACTOR SHALL COORDINATE WITH AND REMAIN CONSTANT TO ABANDON OR RELOCATE ALL OTHER OVERHEAD POWER LINES AND POLES AS REQUIRED.
3. EXISTING WATER SERVICES ASSOCIATED WITH ANY ABANDONED BUILDINGS ON THE SITE SHALL BE ABANDONED ACCORDING TO THE REQUIREMENTS OF THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (IDEQ). TO THE EXTENT POSSIBLE, THE CONTRACTOR SHALL VERIFY THE LOCATION OF THE SEPTIC TANK AND ALL ASSOCIATED PIPING. ALL INLET AND OUTLET PIPING SHALL BE DISCONNECTED FROM THE SEPTIC TANK. ALL DRAINED PIPING SHALL BE EXCAVATED AND REMOVED FROM THE SEPTIC TANK TO THE DRAIN FIELD TO THE FULL EXTENT. THE TANK AND PIPING SHALL MEET THE LOW LEVEL OF A DRAINFIELD AND SHALL EXCAVATE THE EXCAVATED SOILS TO AT LEAST THE MINIMUM GROUNDWATER LEVEL AS DIRECTED BY THE GEOTECHNICAL ENGINEER AFTER THE SITE INSPECTION OF THE DRAINFIELD AREA. THE DRAINFIELD SHALL SHALL BE DISPOSED OF ON-SITE OR AREAS WITH THE HELPING STRIPPING IF ALLOWED BY THE ENGINEER. AFTER INSPECTION OF EXCAVATED AREAS, THE CONTRACTOR SHALL BACKFILL THE UNDRAINED AREA WITH MINIMUM FILL.

TRAFFIC CONTROL NOTES

1. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. ALL WARNING FLAGS AND EQUIPMENT SHALL BE CONSIDERED INCIDENTAL TO THE TRAFFIC CONTROL BID ITEM.
3. THE FLAGGERS SHALL BE EQUIPPED WITH TWO WAY RADIO, CAPABLE OF TRANSMITTING A DISTANCE OF 2 MILES AND BATTERIES TO LAST THROUGH EACH DAY OF OPERATION.
4. SIGNS AND SIGN STANDS MAY BE USE SHALL BE REMOVED OR LAID DOWN AT LEAST 15 FEET FROM THE EDGE OF THE TRAVEL WAY.
5. ONE LANE OF TRAFFIC SHALL BE OPEN TO LOCAL TRAFFIC AT ALL TIMES.
6. CONTRACTOR SHALL PROVIDE ALL SIGNAGE NECESSARY TO ALERT THE SURROUNDING PUBLIC OF THE CONSTRUCTION TAKING PLACE. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR THE SIGNS NEEDED FOR PUBLIC SAFETY.
7. ALL CONTRACTORS WORKING WITH THE PUBLIC ROAD RIGHT-OF-WAY ARE REQUIRED TO SECURE A RIGHT-OF-WAY EXCAVATION PERMIT FROM HIGHWAY DISTRICT #1 AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO ANY CONSTRUCTION.
8. CONTRACTOR SHALL PROVIDE A DETAILED TRAFFIC CONTROL PLAN TO HIGHWAY DISTRICT #1 FOR APPROVAL PRIOR TO ANY CONSTRUCTION.

HD4 NOTES

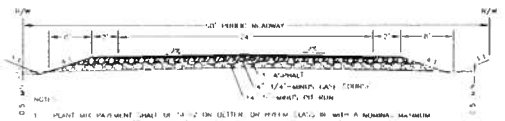
1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST STANDARDS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION) THE HIGHWAY STANDARDS, AND DEVELOPMENT PROCEDURES FOR CANYON COUNTY HIGHWAY DISTRICTS AND THE PROJECT SPECIFICATIONS.
2. ALL CONTRACTORS, SUB-CONTRACTORS AND UTILITY CONTRACTORS SHALL ATTEND A PRE-CONSTRUCTION CONFERENCE A MINIMUM OF TWO (2) DAYS TO COMMENCING ANY CONSTRUCTION ON THE PROJECT.
3. ONLY PLANS, SETS "STAMPED" OR "APPROVED FOR CONSTRUCTION" AND "ISSUED FOR CONSTRUCTION" SHALL BE USED FOR PROJECT CONSTRUCTION. USE OF PLANS THAT ARE NOT "APPROVED FOR CONSTRUCTION" SHALL BE ENFORCED BY THE ISSUANCE OF A STOP WORK ORDER.
4. ALL MATERIALS FURNISHED ON THE JOB FOR THE PROJECT SHALL MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCY OR AS SET FORTH IN THE PROJECT PLANS AND SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE. THE CONTRACTOR SHALL FURTHER ENSURE THAT ALL MATERIALS MEET THE REQUIREMENTS AT THE REQUEST OF THE OWNER OR ENGINEER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND PAYING FOR ALL TESTS, ACCORDING 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 THE CERTIFIED TEST RESULTS SHALL NOT BE ACCEPTED.
6. PLANT MIX PAVEMENT SHALL BE SP-2 OR BETTER, 1/2 INCH CLASS B WITH A NOMINAL MAXIMUM AGGREGATE SIZE OF 3/4" PG 58-28 (PERFORMANCE GRADED ASPHALT BINDER) SHALL BE USED A MINIMUM OF TWO ACTIVE ANTI-STRIPPING AGENTS IN COMPLIANCE.
7. CLASS 2 OR BETTER FINES OF 4" AND PG 58-28.
8. PRIOR TO THE SURFACE OF ROADWAYS IN ACCORDANCE WITH PAVING SECTION 810 AND ON AS REQUIRED BY THE ENGINEER.



NOTES:

1. PLANT MIX PAVEMENT SHALL BE SP-2 OR BETTER, 1/2 INCH CLASS B WITH A NOMINAL MAXIMUM AGGREGATE SIZE OF 3/4" PG 58-28 PERFORMANCE GRADED ASPHALT BINDER SHALL BE USED A MINIMUM OF TWO ACTIVE ANTI-STRIPPING AGENTS IN COMPLIANCE.

TYPICAL STREET SECTION GALLOWAY ROAD (PUBLIC)
NTS



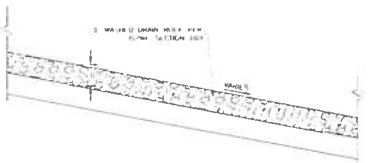
NOTES:

1. PLANT MIX PAVEMENT SHALL BE SP-2 OR BETTER, 1/2 INCH CLASS B WITH A NOMINAL MAXIMUM AGGREGATE SIZE OF 3/4" PG 58-28 PERFORMANCE GRADED ASPHALT BINDER SHALL BE USED A MINIMUM OF TWO ACTIVE ANTI-STRIPPING AGENTS IN COMPLIANCE.

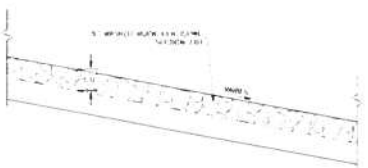
TYPICAL PUBLIC LOCAL ROAD SECTION (INTERNAL ROADWAY)
N.T.S.

NOTES:

1. PLANT MIX PAVEMENT SHALL BE SP-2 OR BETTER OR MEET CLASS B WITH A NOMINAL MAXIMUM AGGREGATE SIZE OF 3/4" PG 64-20 PERFORMANCE GRADED ASPHALT BINDER SHALL BE USED A MINIMUM OF TWO ACTIVE ANTI-STRIPPING AGENTS IN COMPLIANCE.
2. ALL SHRUB, STRUCTURAL SETBACKS TO BE DETERMINED BY FIELD PLACEMENT OF BERM AND BY SHALL MINIMUM SETBACKS PER ADOPTED STANDARDS IN THE TIME OF IMPROVEMENT DRAWING REVIEW.
3. APPLICATION RATE FOR SEED MIXTURE SHALL BE AT LEAST ONE (1) AT 10 POUNDS GALLONS PER ACRE (MIN).



BORROW DITCH LINING DETAIL #1



BORROW DITCH LINING DETAIL #2

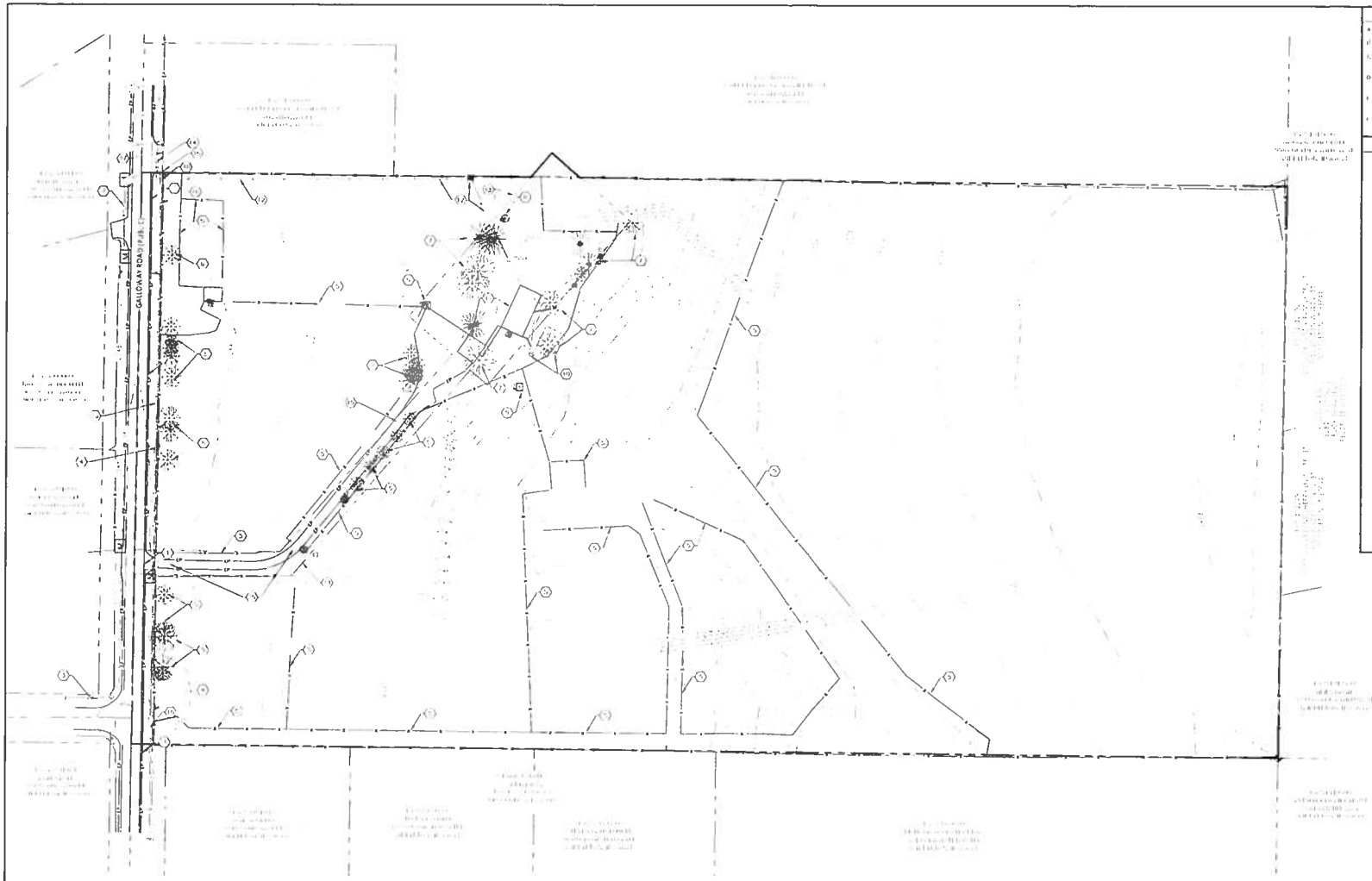
km ENGINEERING
5725 MITCHELL POINT WAY
BOISE, IDAHO 83703
PHONE (208) 377-0727
kmengineering.com

DESIGNED BY	MWC
DRAWN BY	MWC
CHECKED BY	MWC
DATE	2/2/21
PROJECT	21-108

SHEET NO.
C1.1

REVISIONS

EASY FLYER SUBDIVISON
CANYON COUNTY, IDAHO
GENERAL IMPROVEMENT PLANS
NOTES SHEET



EXISTING CONDITIONS AND DEMOLITION

0 60 120 180
Plan Scale 1" = 60'

SHEET NOTES

A SEE SHEET C1.1 FOR GENERAL AND GRADING NOTES.

B SEE SHEET C1.1 FOR TYPICAL ROAD SECTIONS.

C SEE SHEETS C1.3-C1.5 FOR GRADING IMPROVEMENT PLANS.

D SEE SHEETS C1.3-C1.5 FOR DRAINAGE IMPROVEMENT PLANS.

E SEE SHEETS C1.3-C1.5 FOR SEWER IMPROVEMENT PLANS.

F SEE SHEETS C1.3-C1.5 FOR WATER IMPROVEMENT PLANS.

KEYNOTES (#)

1. SAWCUT (2" MINIMUM INTO EXISTING PAVEMENT) AND PAVEMENT MATCH PER RAMC SD-301, SD-303 AND SD-306
2. RETAIN AND PROTECT EXISTING GRAVITY IRRIGATION SIPHON LINE AND RISER. (ENSURE NONE ARE DAMAGED DURING GRADING)
3. RETAIN AND PROTECT EXISTING POWER POLE
4. EXISTING POWER POLE TO BE RELOCATED
5. REMOVE EXISTING FENCE. CONTRACTOR TO COORDINATE WITH OWNER
6. REMOVE EXISTING TREES
7. RETAIN AND PROTECT EXISTING TREES
8. RETAIN AND PROTECT EXISTING WELL
9. RETAIN AND PROTECT EXISTING IRRIGATION STRUCTURES AND VALVES
10. RETAIN AND PROTECT EXISTING SEPTIC TANK AND STRUCTURE
11. RETAIN AND PROTECT STRUCTURE
12. RETAIN AND PROTECT EXISTING UNDERGROUND POWER AND TELEPHONE
13. EXISTING PAVILL TO BE VACATED
14. RETAIN AND PROTECT EXISTING STORM DRAIN CULVERT. DOT CAN REMOVE ANY PORTION NECESSARY TO COMPLETE ROADWAY PLANS. DRAINAGE SHOULD NO LONGER FLOW ACROSS DRIVEWAY BUT WILL FLOW TO PROPOSED STORM DRAIN CMP #4
15. EXISTING DRIVE TO BE MODIFIED CONTINUOUS TO COORDINATE WITH OWNER FOR EXTENT OF REMOVAL
16. RETAIN AND PROTECT EXISTING POWER/TELEPHONE/CABLE/GAS UNDERGROUND COORDINATE WITH UTILITIES FOR ANY NECESSARY RELOCATION
17. RETAIN AND PROTECT EXISTING GATE STRUCTURE
18. EXISTING IRRIGATION CHECKBOX AT POINT OF RETAIN WE DO NOT KNOW THEIR CONDITION EXISTING UNDERGROUND CONTRACTOR TO COORDINATE WITH OWNER PRIOR TO EXCAVATION SEE SHEET C2.3 FOR MORE INFORMATION

PROFESSIONAL ENGINEER
SCOTT PHILLEMAN
9351051
12-23-2020
STATE OF IDAHO

REVISIONS

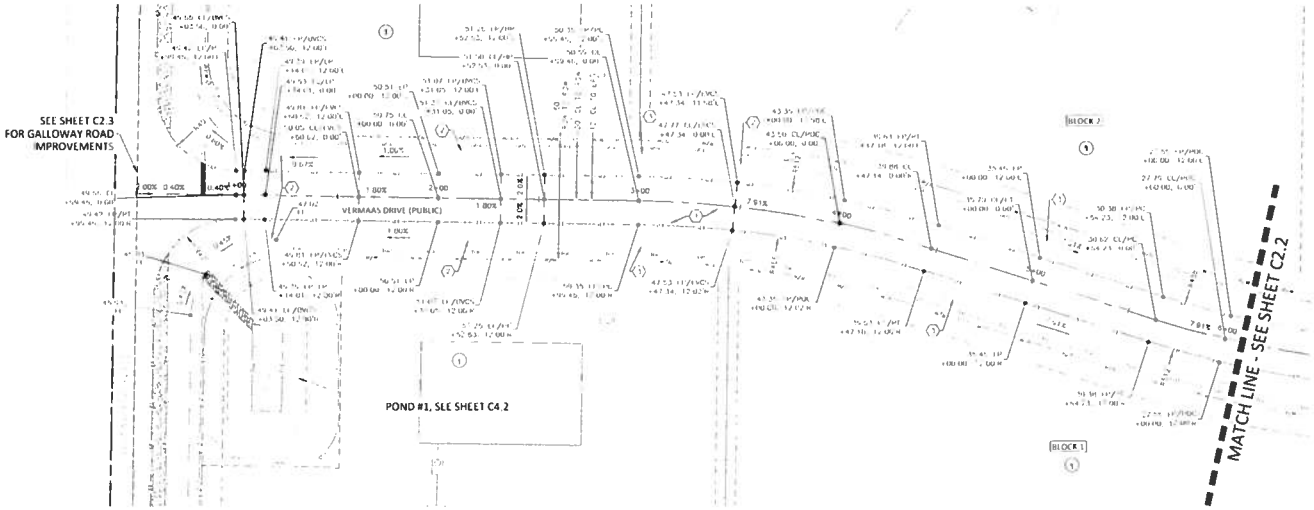
EASY FLYER SUBDIVISON
CANYON COUNTY, IDAHO

GENERAL IMPROVEMENT PLANS
EXISTING CONDITIONS AND DEMOLITION

km ENGINEERING

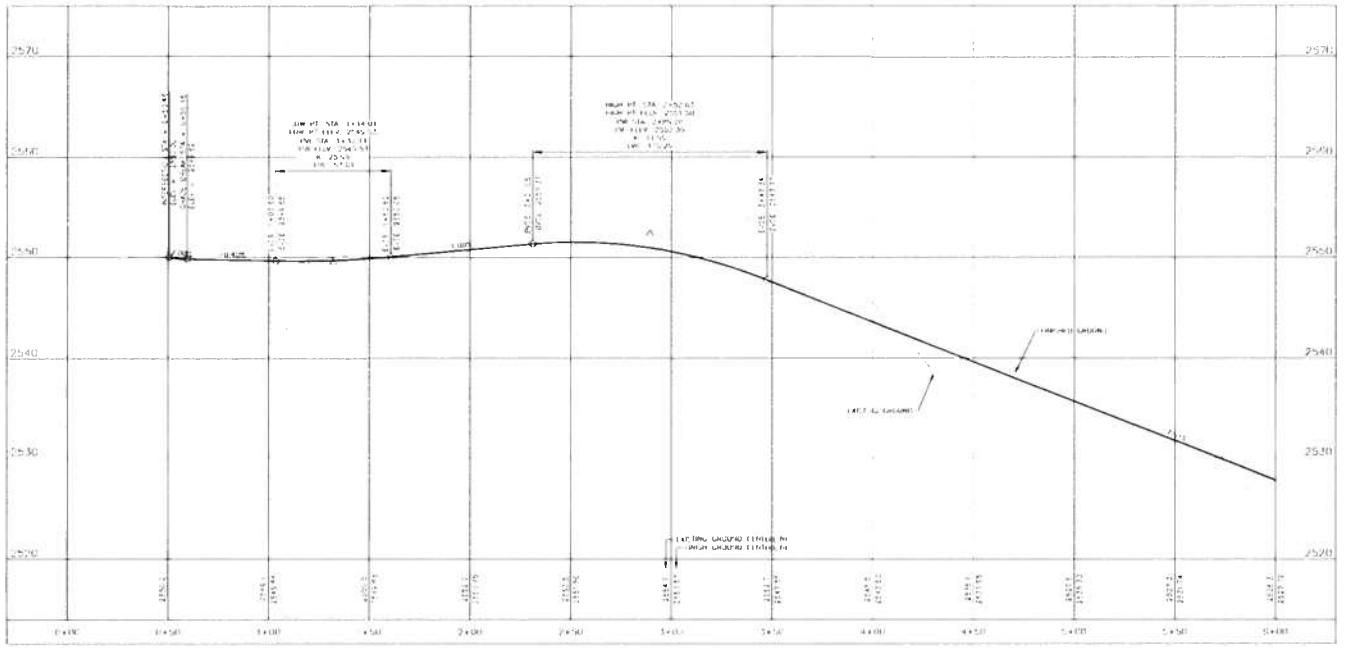
DESIGNED BY RNP
DRAWN BY BMR
CHECKED BY RNP
DATE 12/23/20
PROJECT 21-164

SHEET NO.
C1.2

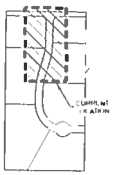


VERMAAS DRIVE PLAN AND PROFILE

Plan/Profile Scale: 1" = 10'
Profile Vertical Scale: 1" = 6'



KEYMAP



SHEET LEGEND

LEGEND & DESCRIPTION
FINISHED GRADE ELEVATION
STA OFFSET SAG
4.50%
FINISHED GRADE SLOPE
GRADE BREAK
SAWCUT LINE

CIVIL ACRONYMS

ALL GRADES ARE TO FINISH GRADE UNLESS NOTED AS FOLLOWS:

CL	= ROADWAY CENTERLINE
EP	= EDGE OF PAVEMENT
FL	= FLOW LINE
GB	= GRADE BREAK
HP	= HIGH POINT
INT	= INTERSECTION
L	= "STATION OFFSET" LEFT
LP	= LOW POINT
TOC	= TOP OF CURB
MA	= MATCH EXISTING
PC	= POINT OF CURVATURE
PT	= POINT OF TANGENCY
POC	= POINT ON CURVE
R	= "STATION OFFSET" RIGHT
RIM	= RIM OF STRUCTURE
S.E.	= ROADWAY STATION FROM CENTERLINE
SL	= SECTION LINE
SW	= SIDEWALK
TOAC	= TOP BACK OF ROLLED CURB
TOW	= TOP BACK OF VERTICAL CURB
TSA	= TOP OF ASPHALT
TOC	= TOP OF CONCRETE
BVC	= BEGIN VERTICAL CURVE STATION
EVC	= END VERTICAL CURVE STATION

SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL AND GRADING NOTES.

B. SEE SHEET C1.1 FOR TYPICAL ROAD SECTIONS.

C. ALL GRADES ARE TO FINISH GRADE UNLESS NOTED IN CIVIL ACRONYMS. SEE SHEET C1.1

D. SEE SHEET C3.1-C3.3 FOR GRADING.

E. ALL STATION AND OFFSET LABELING RELATED TO EACH SPOT ELEVATIONS ARE REFERENCED TO THE ROAD ALIGNMENT.

F. SEE SHEETS C4.1-C4.2 FOR STORMWATER PLANS.

G. SEE SHEETS C5.1-C5.2 FOR SEWER IMPROVEMENT PLANS.

KEYNOTES

1. CONSTRUCT STREET SECTION PER TYPICAL LOCAL ROAD SECTION DETAIL ON SHEET C1.1
2. INSTALL MINIMUM 24" CMP PER DETAIL B1 ON SHEET C1.1 ALONG BOTTOM OF DOWNHILL DITCH
3. INSTALL MINIMUM 24" CMP PER DETAIL B1 ON SHEET C1.1 IN LOW LYING AREA OF ROAD, STATION 3+00.00 CENTERLINE LINE TO STATION 4+00.00

REVISIONS

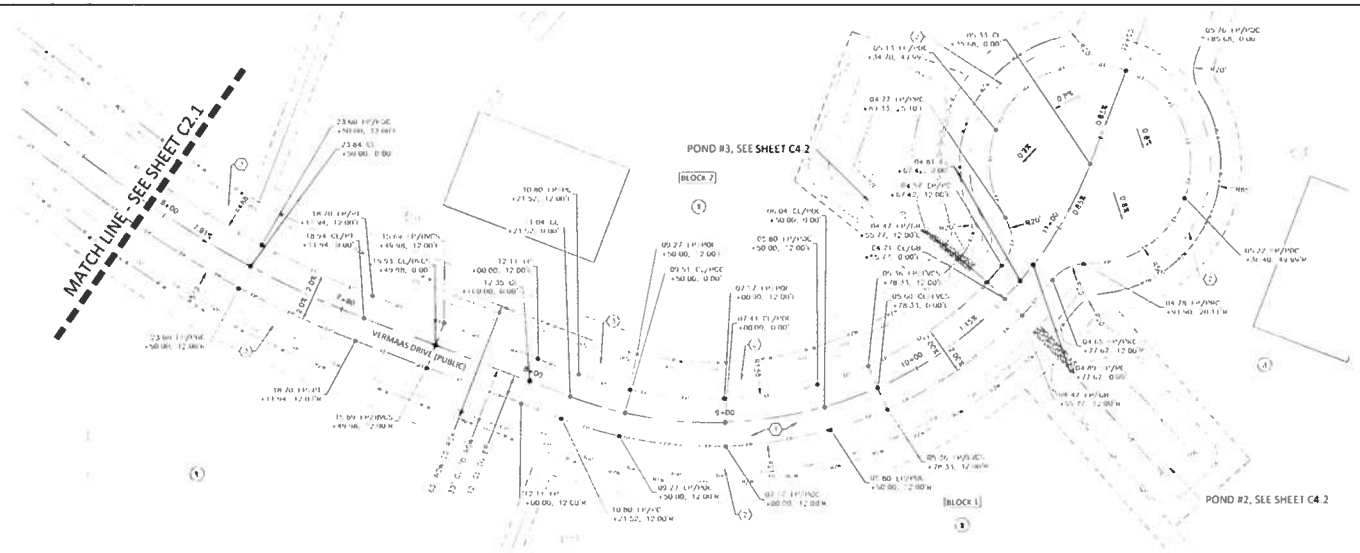
EASY FLYER SUBDIVISON
CANYON COUNTY, IDAHO

ROADWAY IMPROVEMENT PLANS
VERMAAS DRIVE PLAN AND PROFILE

km ENGINEERING
[redacted]
kmeng.com

DESIGNED BY	[illegible]
DRAWN BY	[illegible]
CHECKED BY	[illegible]
DATE	[illegible]
PROJECT	[illegible]

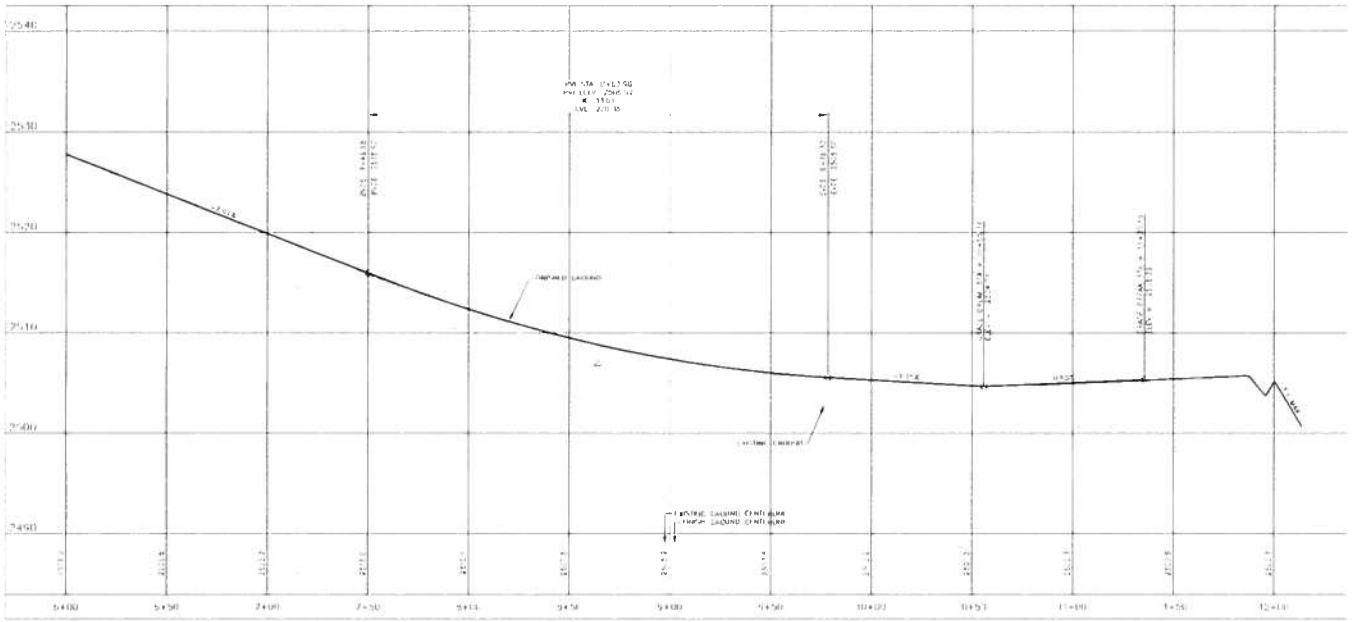
SHEET NO.
C2.1



VERMAAS DRIVE PLAN AND PROFILE

Plan/Profile Scale: 1" = 30'

Profile Vertical Scale: 1" = 6'



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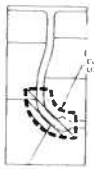


SHEET LEGEND

EXISTING DESCRIPTION
EXISTING GRADE ELEVATION
EXISTING SIDE SLOPE
FINISHED GRADE SLOPE
GRADE BREAK
PROPERTY LINE

CIVIL ACRONYMS

ALL GRADES ARE TO FINISH GRADE UNLESS NOTED AS FOLLOWS

CL	= ROADWAY CENTERLINE
EP	= EDGE OF PAVEMENT
FL	= FLOW LINE
GB	= GRAVEL BERM
HP	= HIGH POINT
INT	= INTERSECTION
L	= STATION OFFSET LEFT
LP	= LOW POINT
LIP	= LIP OF GUTTER
MA	= MATCH EXISTING
PC	= POINT OF CURVATURE
PT	= POINT OF TANGENCY
POP	= POINT ON CURVE
R	= STATION OFFSET RIGHT
RIM	= RIM OF STRUCTURE
ECL	= ROADWAY STATION FROM CENTERLINE
SL	= SLOPE LINE
SW	= SIDEWALK
TOBC	= TOP BACK OF CURBED CURB
TOW	= TOP WALL OF RETAINING WALL
TOA	= TOP OF ASPHALT
TOC	= TOP OF CONCRETE
BVCS	= BEGIN VERTICAL CURVE STATION
EVCS	= END VERTICAL CURVE STATION

SHEET NOTES

A SEE SHEET C1.1 FOR GENERAL AND GRADING NOTES

B SEE SHEET C1.1 FOR TYPICAL ROAD SECTIONS

C ALL GRADES ARE TO FINISH GRADE UNLESS NOTED OTHERWISE. SEE ACRONYMS ON SHEET C1.1

D SEE SHEETS C3.1-C3.3 FOR GRADING

E ALL STATION AND OFFSET DIMENSIONS RELATED TO EACH SPOT ELEVATION ARE REFERENCED TO THE ROAD ALIGNMENT

F SEE SHEETS C4.1-C4.2 FOR STORMWATER PLANS.

G SEE SHEETS C5.1-C5.2 FOR SEWER IMPROVEMENT PLANS

KEYNOTES (#)

(1) CONTINUE STREET SECTION PER TYPICAL LOCAL ROAD SECTION DETAIL ON SHEET C1.1

(2) INSTALL ASPHALT PER DETAIL 1 ON SHEET C1.1 ALONG PORTION OF ROADWAY WIDTH

(3) INSTALL ASPHALT LIVING PER DETAIL 2 SHEET C1.1 TRANSITION TO TYPICAL ASPHALT PER DETAIL 1 ON SHEET C1.1 AT STATION 0+00.00

PROFESSIONAL ENGINEER
LICENSED
23510511
12-23-22
STATE OF IDAHO
SCOTT PHILLAMAN

REVISIONS

NO.	DATE
1	

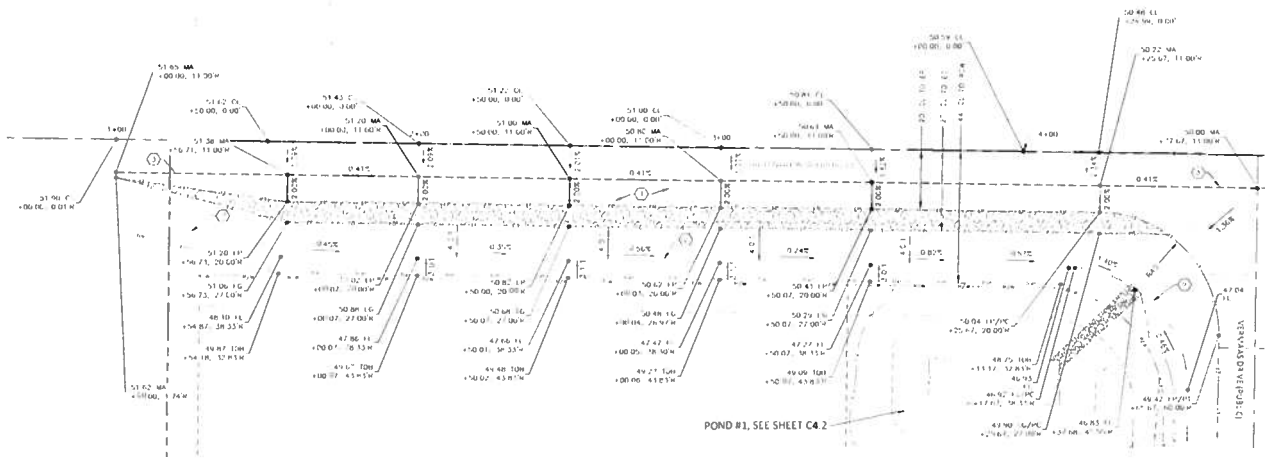
EASY FLYER SUBDIVISON
CANYON COUNTY, IDAHO

ROADWAY IMPROVEMENT PLANS
VERMAAS DRIVE PLAN AND PROFILE

km ENGINEERING
5725 N DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengineering.com

DESIGNED BY	BNP
DRAWN BY	BLK
CHECKED BY	BNP
DATE	12/14/22
PROJECT	21-164

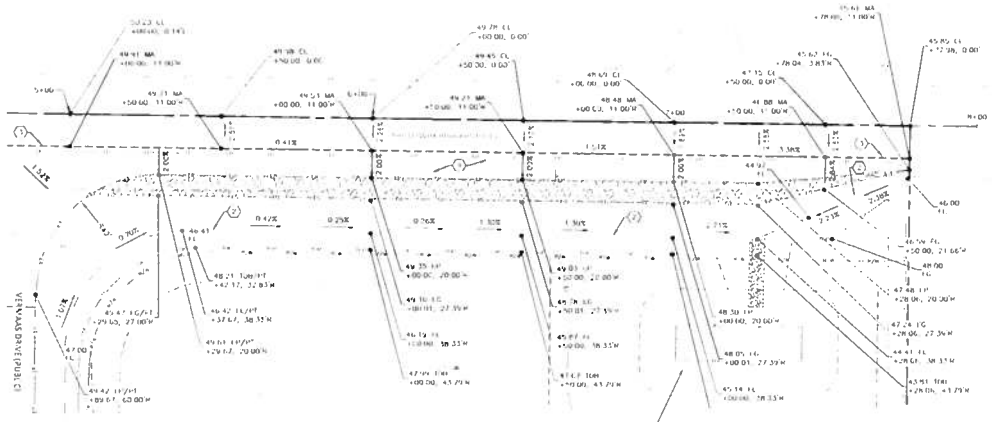
SHEET NO.
C2.2



GALLOWAY ROAD IMPROVEMENT PLANS

0 20 40 60

Plan/Profile Scale 1" = 20'

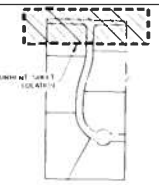


GALLOWAY ROAD IMPROVEMENT PLANS

0 20 40 60

Plan/Profile Scale 1" = 20'

KEYMAP



SHEET LEGEND

EXISTING GRADE ELEVATION

PROPOSED GRADE ELEVATION

PROPOSED GRADE SLOPE

GRADE BREAK

SANITARY SEWER LINE

CIVIL ACRONYMS

ALL GRADES ARE TO FINISH GRADE UNLESS NOTED AS FOLLOWS

CL	- ROADWAY CENTERLINE
EP	- EDGE OF PAVEMENT
FL	- FLOW LINE
GB	- GRADE BREAK
HP	- HIGH POINT
INT	- INTERSECTION
L	- STATION OR DIST. LEFT
LP	- LOW POINT
LIP	- LIP OF GUTTER
MB	- MATCH EXISTING
POC	- POINT OF CURVATURE
POT	- POINT OF TANGENCY
POV	- POINT ON VERTICAL CURVE
R	- STATION OR VERT. HEIGHT
RW	- R/W OR STRUCTURE
S	- ROADWAY STATION FROM CENTERLINE
SL	- SIDEWALK
TOP	- TOP BACK OF ROLLED CURB
TOW	- TOP OF WHEEL TRENCH
TOA	- TOP OF ASPHALT
TOC	- TOP OF CONCRETE
BVC	- BEGIN VERTICAL CURVE STATION
EVC	- END VERTICAL CURVE STATION

SHEET NOTES

A SEE SHEET C1.1 FOR GENERAL AND LEGEND NOTES.

B SEE SHEET C1.1 FOR TYPICAL ROAD SECTIONS.

C ALL GRADES ARE TO FINISH GRADE UNLESS NOTED AS CIVIL ACRONYMS. SEE SHEET C1.1

D SEE SHEETS C3.1-C3.3 FOR GRADING

E ALL STATION AND OFFSET LABELING RELATED TO EASEMENT ELEVATIONS ARE REFERENCED TO THE ROAD ALIGNMENT

F SEE SHEETS C4.1-C4.2 FOR STORMWATER PLANS.

G SEE SHEETS C5.1-C5.2 FOR SEWER IMPROVEMENT PLANS

KEYNOTES (P)

1. CONFORMANCE STREET SECTION PER GALLOWAY ROAD SECTION DETAIL ON SHEET C1.1
2. INSTALL DRIVEWAY PER DETAIL #1 ON SHEET C1.1 ALONG ENTIRE OF DRIVEWAY WIDTH
3. SAWCUT (2" MINIMUM INTO EXISTING ASPHALT) AND REMOVE ASPHALT WIDTH AS NEEDED TO TIE INTO SECTION AND CONFORM

PROFESSIONAL ENGINEER LICENSED 9351051 PE 07-23-2020 STATE OF IDAHO SCOTT PHILLAMAN

REVISIONS

EASY FLYER SUBDIVISON
CANYON COUNTY, IDAHO

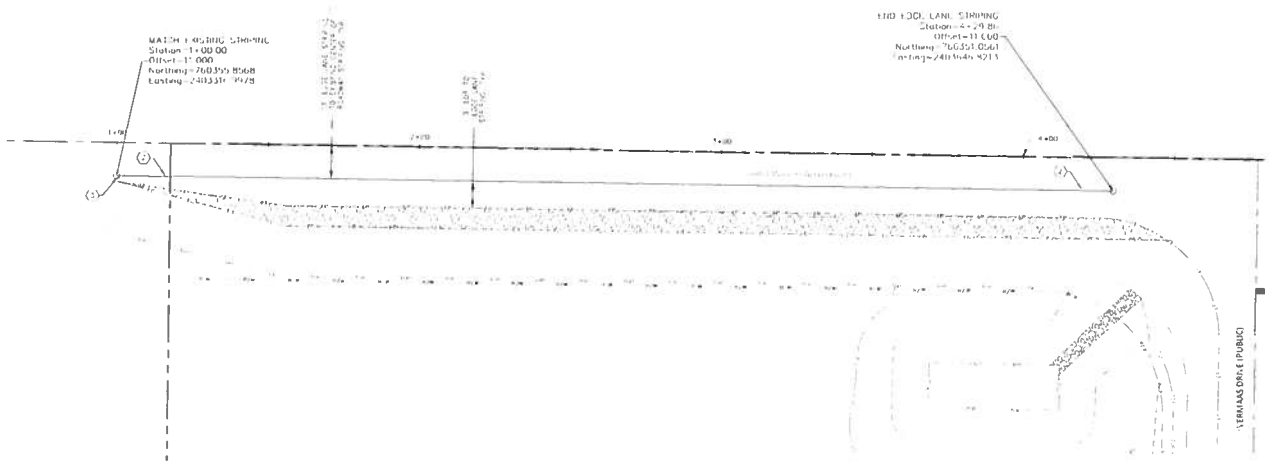
ROADWAY IMPROVEMENT PLANS
GALLOWAY ROAD IMPROVEMENT PLANS

km ENGINEERING

DESIGNED BY	KMP
DRAWN BY	BMK
CHECKED BY	KMP
DATE	07/2020
PROJECT	20-104

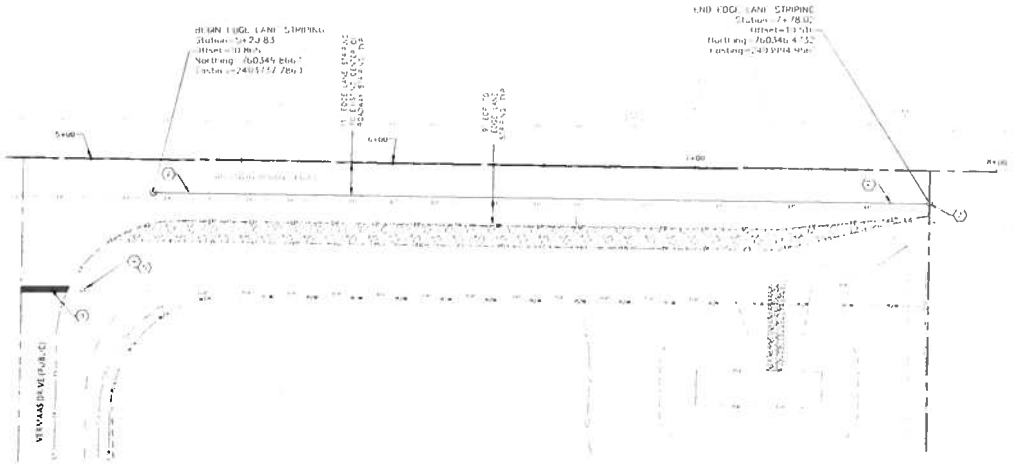
SHEET NO.

C2.3



STRIPING AND SIGNAGE PLAN

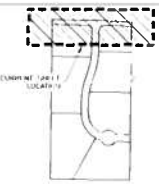
0 20 40 60
Plan/Profile Scale 1" = 20'



STRIPING AND SIGNAGE PLAN

0 20 40 60
Plan/Profile Scale 1" = 20'

KEYMAP



SHEET LEGEND

- LEC & DESCRIPTION FINISHED GRADE ELEVATION STA OFFSET SIDE
- +5.2% FINISHED GRADE SLOPE
- GRADE BREAK
- SAWCUT LINE

CIVIL ACRONYMS

ALL GRADES ARE TO FINISH GRADE UNLESS NOTED AS FOLLOW:

CL	– ROADWAY CENTERLINE
EP	– EDGE OF PAVEMENT
FL	– FLOW LINE
GB	– GRADE BREAK
HP	– HIGH POINT
INT	– INTERSECTION
L	– STATION OFFSET LEFT
LP	– LOW POINT
LIP	– LIP OF GUTTER
MH	– MATCH EXISTING
PC	– POINT OF CURVATURE
PT	– POINT OF TANGENCY
POC	– POINT ON CURVE
R	– STATION OFFSET RIGHT
RIM	– RIM OF STRUCTURE
E.E.	– ROADWAY STATION FROM CENTERLINE
SL	– SLOPE LINE
SW	– SIDEWALK
TOW	– TOP BACK OF ROLLED CURB
FLA	– TOP BACK OF VERTICAL CURB
TSA	– TOP OF ASPHALT
TOC	– TOP OF CONCRETE
BVC	– BEGIN VERTICAL CURVE STATION
EVC	– END VERTICAL CURVE STATION

SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL AND GRADING NOTES.

B. SEE SHEET C1.1 FOR TYPICAL ROAD SECTIONS.

C. ALL GRADES ARE TO FINISH GRADE UNLESS NOTED IN CIVIL ACRONYMS, SEE SHEET C1.1.

D. SEE SHEETS C2.1 – C2.3 FOR GRADING.

E. ALL STATION AND OFFSET LABELING RELATED TO EACH SPOT ELEVATIONS ARE REFERENCED TO THE ROAD ALIGNMENT.

F. SEE SHEETS C4.1 – C4.2 FOR STORMWATER PLANS.

G. SEE SHEETS C5.1 – C5.3 FOR SEWER IMPROVEMENT PLANS.

KEYNOTES (#)

1. INSTALL 24" SOLID WHITE THERMOPLASTIC STOP BAR. INSTALL PER THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), SECTION 4B.20 AND ITD MANUAL TABLES & INSTRUCTIONS.
2. INSTALL 4" THICK WHITE EDGELINE STRIPING, PER HIGHWAY DIVISION 4 AND MUTCD REQUIREMENTS.
3. MATCH EXISTING STRIPING.
4. INSTALL 12" X 12" STREET SIGN SIGN MATERIALS AND INSTALLATION PER ADAM ROAD STANDARD AND MUTCD D1-1 (GALLOWAY ROAD & VERVAAS DRIVE)
5. INSTALL 30" STOP SIGN PER MUTCD R1-1

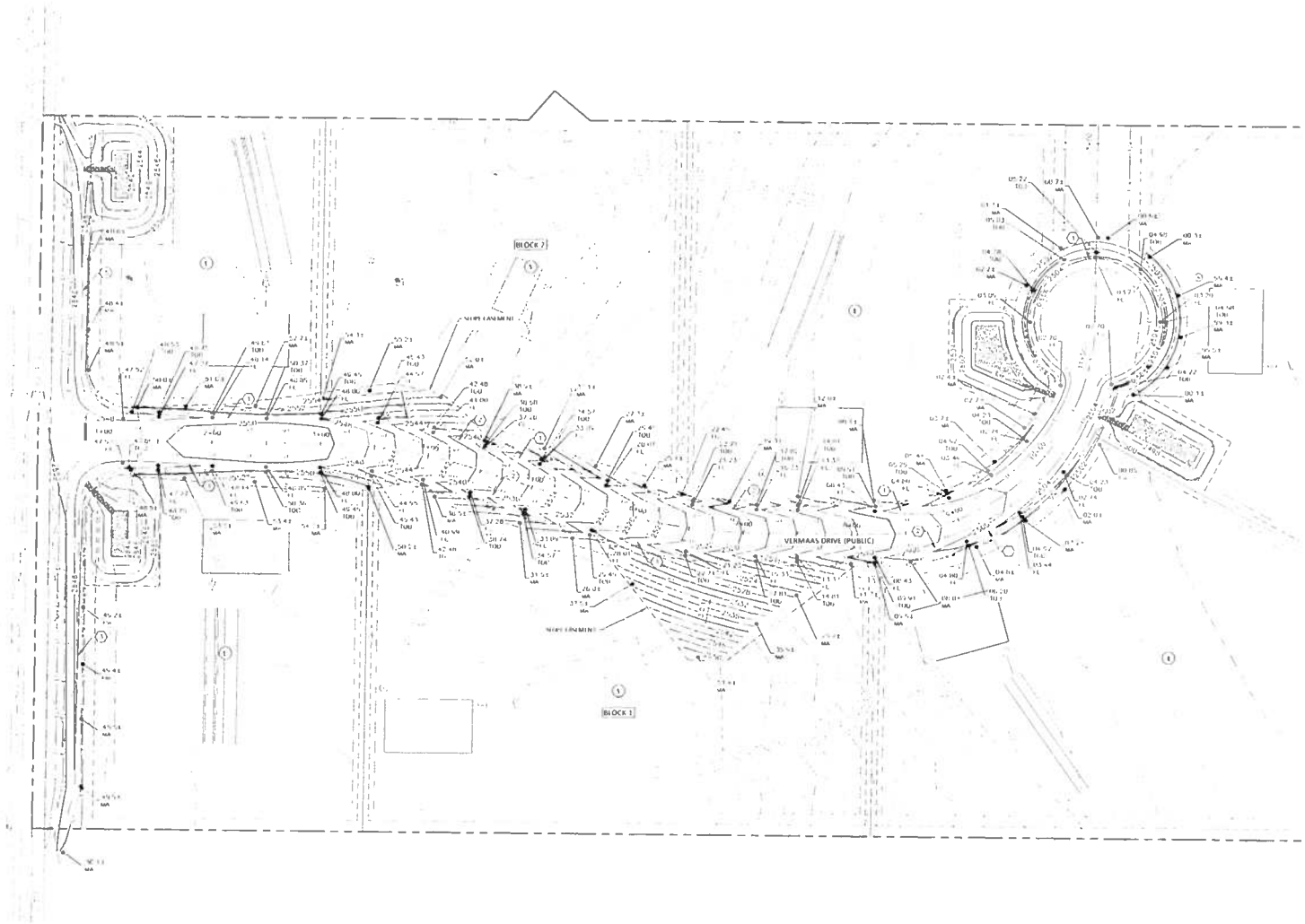
REVISIONS

EASY FLYER SUBDIVISON
CANYON COUNTY, IDAHO
ROADWAY IMPROVEMENT PLANS
GALLOWAY ROAD IMPROVEMENT PLANS
SIGNING & STRIPING PLAN

km ENGINEERING
[illegible]
BOISE, IDAHO 83709

DESIGNED BY	RNP
DRAWN BY	AMC
CHECKED BY	RNP
DATE	11/2025
PROJECT	21-144

SHEET NO.
C2.4



GRADING IMPROVEMENT PLAN

0 50 100 150

Plan/Profile Scale 1" = 50'

SHEET NOTES

A SEE SHEET C1.1 FOR GENERAL AND GRADING NOTES

B SEE SHEET C1.1 FOR TYPICAL ROAD SECTIONS

C SEE SHEET C1.2 FOR DEMOLITION PLAN

D SEE SHEETS C2.1 - C2.3 FOR ROADWAY IMPROVEMENT PLANS

E SEE SHEETS C4.1 - C4.2 FOR DRAINAGE IMPROVEMENT PLANS

F SEE SHEETS C5.1 - C5.2 FOR SEWER IMPROVEMENT PLANS

G INDIVIDUAL LOT GRADING IS NOT A PART OF THIS PLAN SET. GRADING PLANS SHALL BE SUBMITTED WITH INDIVIDUAL LOT BUILDING PLANS AND SHALL INCLUDE SWALES, SEE INCH DEPTH, AND STORM DRAIN FACILITIES TO MITIGATE THE STORM WATER RUN OFF ON IMPERVIOUS AREAS.

GRADING LEGEND

- 42.50 — FINISHED GRADE ELEVATION
- FINISHED GRADE SLOPE
- FINISHED GRADE CONTOUR
- EXISTING GRADE CONTOUR
- GRADE BREAK

KEYNOTES (#)

1 CONSTRUCT DEEP ROW DITCH PER TYPICAL LOCAL ROAD SECTION SHEET C1.1

2 INSTALL RIPRAP PER DETAIL SHEET C5.1 ALONG BOTTOM OF BORROW DITCH WITH ALL 4" - 5" THICK RIPRAP DITCH LINING FROM STATION 3+20.00 TO 5+30.00 MINIMUM THICKNESS SHALL BE 6 INCHES. RIPRAP ALL TO BE ANGULAR, SHALL BE EVENLY PLACED WITH 3" WASHED DRAIN ROCK FOR FILTER SECTION BELOW

3 CONSTRUCT DEEP ROW DITCH PER GALLOWAY ROAD SECTION SHEET C1.1

PROFESSIONAL ENGINEER
9351051
02-23-26
STATE OF IDAHO
SCOTT PHILLABAUM

REVISIONS

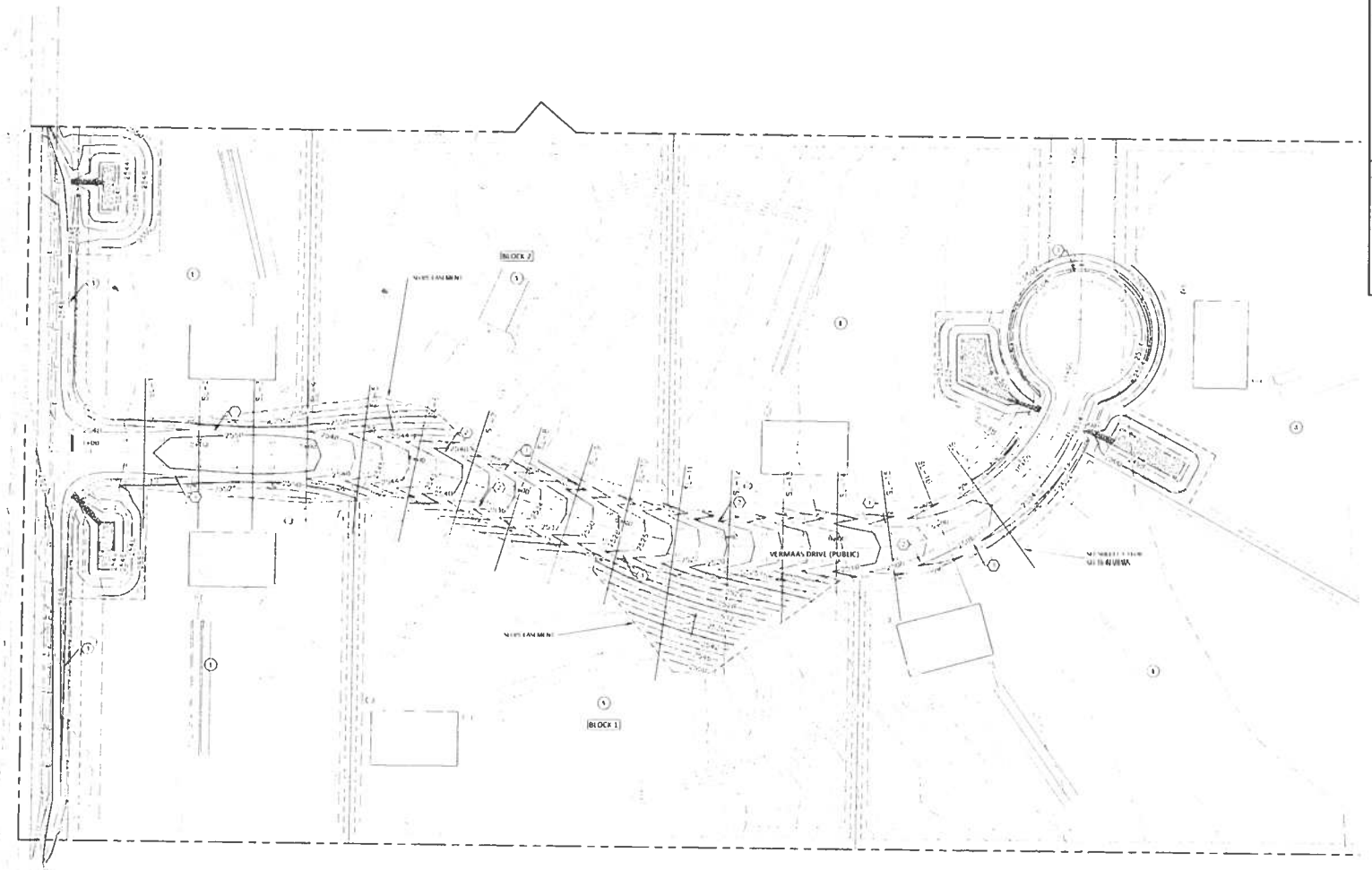
EASY FLYER SUBDIVISON
CANYON COUNTY, IDAHO

GRADING IMPROVEMENT PLANS

km ENGINEERING

DESIGNED BY	RNP
DRAWN BY	BAR
CHECKED BY	PNP
DATE	02-23-26
PROJECT	21-184

SHEET NO.
C3.1



GRADING SECTIONS

0 50 100 150

Plan/Profile Scale 1" = 50'

SHEET NOTES

A SEE SHEET C1.1 FOR GENERAL AND GRADING NOTES

B SEE SHEET C1.1 FOR TYPICAL ROAD SECTIONS

C SEE SHEETS C2.2 FOR [illegible] PLAN

D SEE SHEETS C2.1, C2.3 FOR ROADWAY IMPROVEMENT PLANS

E SEE SHEETS C4.1-C4.2 FOR DRAINAGE IMPROVEMENT PLANS

F SEE SHEETS C5.1-C5.2 FOR SEWER IMPROVEMENT PLANS

G INDIVIDUAL LOT GRADING IS NOT A PART OF THIS PLAN SET. GRADING PLANS SHALL BE SUBMITTED WITH INDIVIDUAL LOT BUILDING PLANS AND SHALL INCLUDE SWALES, SETBACK BERM, AND OTHER STORM DRAIN FACILITIES TO MITIGATE THE SEDIMENT WATER RUN OFF FROM INDIVIDUAL LOTS

GRADING LEGEND

42.50 FINISHED GRADE ELEVATION

FINISHED GRADE SLOPE

FINISHED GRADE CONTOUR

EXISTING GRADE CONTOUR

REVISIONS

NO.	DATE	BY
1		
2		

EASY FLYER SUBDIVISON
CANYON COUNTY, IDAHO

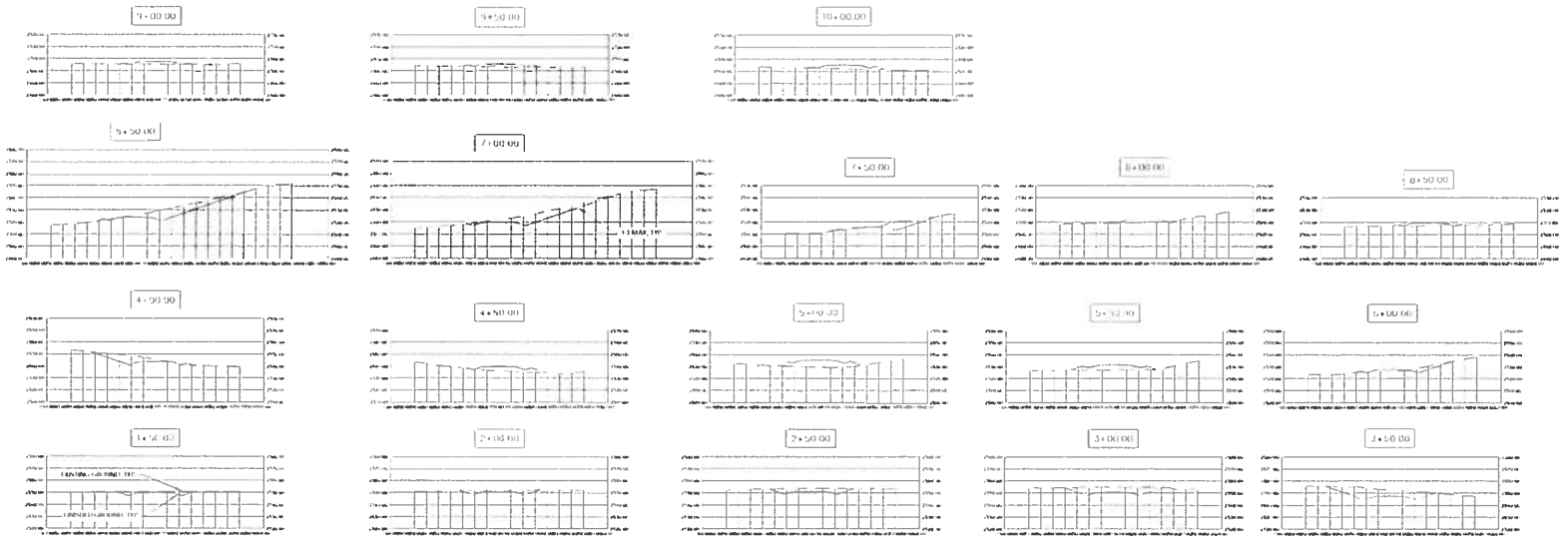
GRADING IMPROVEMENT PLANS

GRADING SECTIONS

km ENGINEERING
[illegible]

DESIGNED	RMT
DRAWN BY	BMB
CHECKED BY	RMT
DATE	11/17/21
PROJECT	21-168

SHEET NO.
C3.2



SECTION VIEWS

0 50 100 150 — Plan/Profile Scale: 1" = 50'

0 50 100 150 — Profile Vertical Scale: 1" = 50'

PROFESSIONAL ENGINEER
SCOTT PHILLAMON
9961051
12-23-20
STATE OF IDAHO

REVISIONS

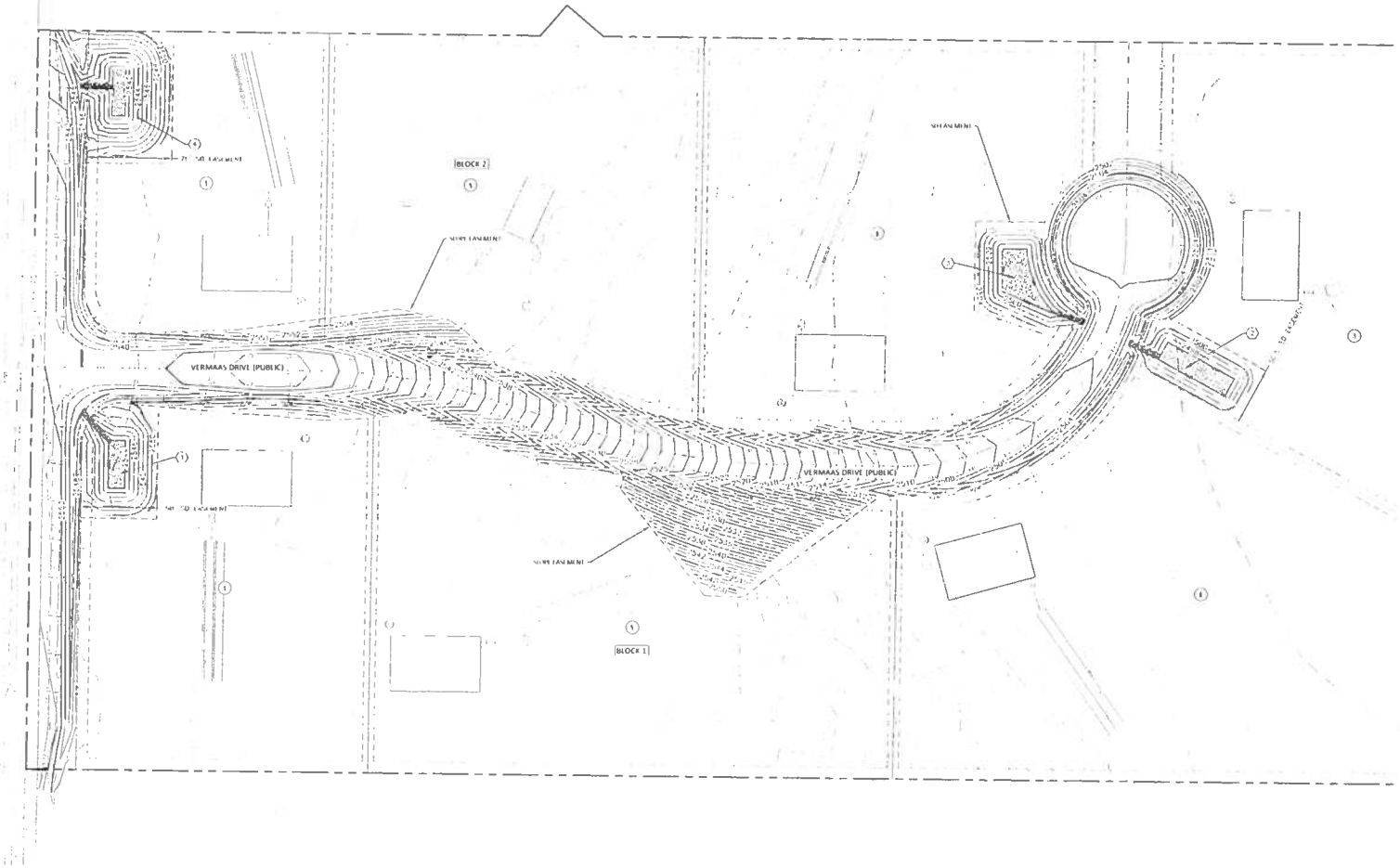
NO.	DESCRIPTION	DATE

EASY FLYER SUBDIVISON
CANYON COUNTY, IDAHO
GRADING IMPROVEMENT PLANS
SECTION VIEWS

km ENGINEERING

DESIGNED BY	BNP
DRAWN BY	BMA
CHECKED BY	BNP
DATE	12/4/20
PROJECT	21-164

SHEET NO.
C3.3



OVERALL DRAINAGE PLAN

0 50 100 150

Plan Scale: 1" = 50'

SHEET NOTES

A SEE SHEET C1.1 FOR GENERAL AND GRADING NOTES

B SEE SHEET C1.1 FOR TYPICAL ROAD SECTIONS

C SEE SHEET C1.1 FOR DEMOLITION PLAN

D SEE SHEETS C2.1 - C2.3 FOR ROADWAY IMPROVEMENT PLANS

E SEE SHEET C3.1 - C3.3 FOR GRADING IMPROVEMENT PLANS

F SEE SHEET C5.1 FOR SEWER IMPROVEMENT PLANS

G GROUNDWATER IS EXPECTED TO REMAIN AT A DEPTH OF GREATER THAN 20' BELOW EXISTING GROUND. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF GROUND WATER IS ENCOUNTERED. REFER TO THE "GEOTECHNICAL INVESTIGATION EASY FLYER SUBDIVISION" PREPARED FOR ARIAS DESIGN AT LOWER HAYES, DATED APRIL 12, 2023

KEYNOTES (#)

1 CONSTRUCT INLET #1 SEE DETAIL ON SHEET C4.2

2 CONSTRUCT INLET #2 SEE DETAIL ON SHEET C4.2

3 CONSTRUCT INLET #3 SEE DETAIL ON SHEET C4.2

4 CONSTRUCT INLET #4 SEE DETAIL ON SHEET C4.2

PROFESSIONAL ENGINEER
9951051
02-23-23
STATE OF IDAHO
SCOTT PHILLAMON

REVISIONS

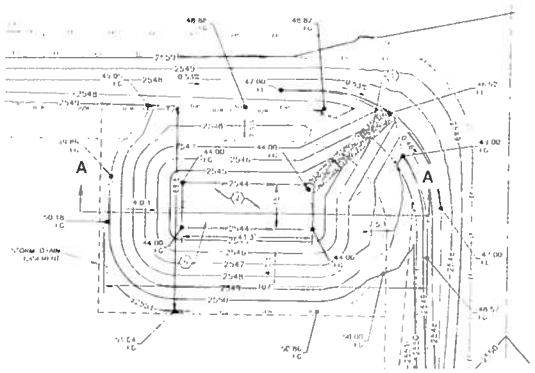
NO.	DATE

EASY FLYER SUBDIVISON
CANYON COUNTY, IDAHO
DRAINAGE IMPROVEMENT PLANS
OVERALL DRAINAGE PLAN

km ENGINEERING

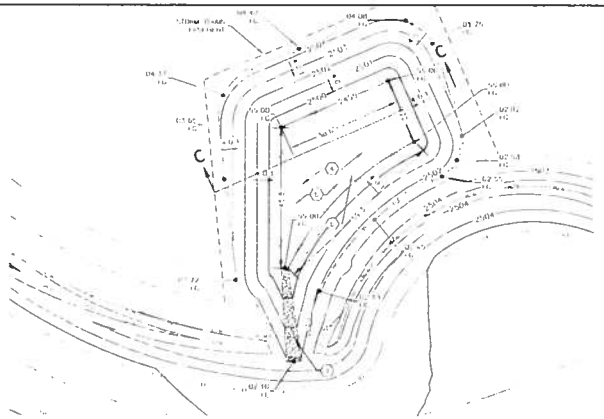
DESIGNED BY	RMP
DRAWN BY	RMB
CHECKED BY	RMP
DATE	11/14/23
PROJECT	21.164

SHEET NO.
C4.1



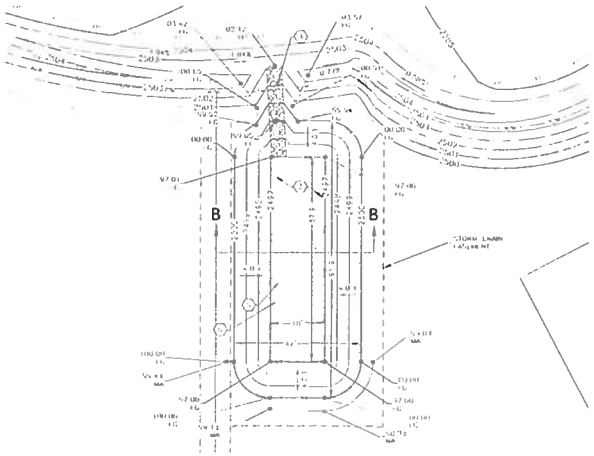
POND #1

Plan Scale: 1" = 20'



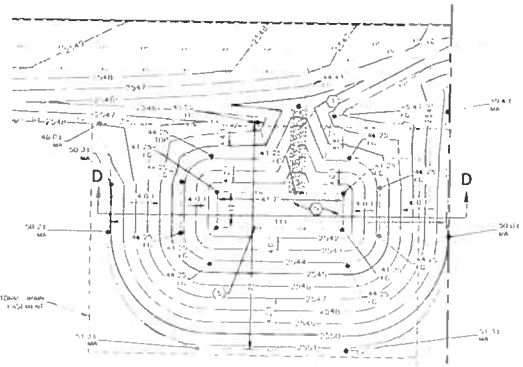
POND #3

Plan Scale: 1" = 20'



POND #2

Plan Scale: 1" = 20'



POND #4

Plan Scale: 1" = 20'

SHEET NOTES

A SEE SHEET C1.1 FOR GENERAL AND GRADING NOTES

B SEE SHEET C1.1 FOR TYPICAL ROAD SECTIONS

C SEE SHEET C1.2 FOR GEOMETRY DATA

D SEE SHEETS C2.1 – C2.3 FOR ROADWAY IMPROVEMENT PLANS

E SEE SHEETS C3.1 – C3.3 FOR GRADING IMPROVEMENT PLANS

F SEE SHEETS C4.1 – C4.3 FOR POND IMPROVEMENT PLANS

G GROUNDWATER IS EXPECTED TO REMAIN AT A DEPTH OF ONE FOOT OR MORE BELOW EXISTING GROUND. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF GROUNDWATER IS ENCOUNTERED. REFER TO THE "GEOTECHNICAL INVESTIGATION EASY FLYER SUBDIVISION" PREPARED BY ARIAS DATED OCTOBER 13, 2023

H POND STORAGE CAPACITY CALCULATIONS ARE BASED ON NARROW DITCH FLOWLINE ELEVATIONS. SOME POND AND BERM ARE TO EXISTING GRADE CONDITIONS

KEYNOTES

1 POND INLET TO BE ARMORED WITH 2' OF 3" DRAIN ROCK PER ISPWC SECTION 801 UNDERLAIN WITH NON-WOVEN GEOTEXTILE FABRIC

2 CONSTRUCT POND 1 PER CROSS SECTION A-A SEE DETAIL SHEET C4.2

3 CONSTRUCT POND 2 PER CROSS SECTION B-B SEE DETAIL SHEET C4.2

4 CONSTRUCT POND 3 PER CROSS SECTION C-C SEE DETAIL SHEET C4.2

5 CONSTRUCT POND 4 PER CROSS SECTION D-D SEE DETAIL SHEET C4.2

6 CONTRACTOR SHALL OVER EXCAVATE BOTTOM OF POND TO INCLUDE DRAINING MATERIAL. CONTRACTOR MAY BACKFILL WITH NATIVE DRAINING MATERIAL WITH WASHED DRAIN ROCK AND THEN PLACE 4 OZ MINIMUM CLOTH FABRIC BETWEEN DRAIN ROCK AND 1.5-FT THICK SAND WINDOW

POND 1 CROSS SECTION A-A

NTS

NOTES:

1. OVER EXCAVATE DRAINABLE POND TO INCLUDE DRAINING MATERIAL AS NEEDED
2. MAXIMUM WATER ELEVATION WITH 1' FREEBOARD
3. POND BOTTOM AREA 1,324 SF
4. POND BOTTOM ELEVATION 2442.0
5. POND REQUIRED STORAGE 4,543 CF
6. POND STORAGE CAPACITY 7,096 CF
7. CONTRACTOR TO HYDROSEED REVEGETATION DISTURBED SLOPES TO PROVIDE VEGETATION COVER

POND 2 CROSS SECTION B-B

NTS

NOTES:

1. OVER EXCAVATE DRAINABLE POND TO INCLUDE DRAINING MATERIAL AS NEEDED
2. MAXIMUM WATER ELEVATION WITH 1' FREEBOARD
3. POND BOTTOM AREA 1,324 SF
4. POND BOTTOM ELEVATION 2442.0
5. POND REQUIRED STORAGE 4,543 CF
6. POND STORAGE CAPACITY 7,096 CF
7. CONTRACTOR TO HYDROSEED REVEGETATION DISTURBED SLOPES TO PROVIDE VEGETATION COVER

POND 3 CROSS SECTION C-C

NTS

NOTES:

1. OVER EXCAVATE DRAINABLE POND TO INCLUDE DRAINING MATERIAL AS NEEDED
2. MAXIMUM WATER ELEVATION WITH 1' FREEBOARD
3. POND BOTTOM AREA 1,324 SF
4. POND BOTTOM ELEVATION 2442.0
5. POND REQUIRED STORAGE 4,543 CF
6. POND STORAGE CAPACITY 7,096 CF
7. CONTRACTOR TO HYDROSEED REVEGETATION DISTURBED SLOPES TO PROVIDE VEGETATION COVER

POND 4 CROSS SECTION D-D

NTS

NOTES:

1. OVER EXCAVATE DRAINABLE POND TO INCLUDE DRAINING MATERIAL AS NEEDED
2. MAXIMUM WATER ELEVATION WITH 1' FREEBOARD
3. POND BOTTOM AREA 500 SF
4. POND BOTTOM ELEVATION 2541.25
5. POND REQUIRED STORAGE 1,824 CF
6. POND STORAGE CAPACITY 3,525 CF
7. CONTRACTOR TO HYDROSEED REVEGETATION DISTURBED SLOPES TO PROVIDE VEGETATION COVER

PROFESSIONAL ENGINEER
SCOTT PHILLMAN
9351051
07-23-24
STATE OF IDAHO

REVISIONS

NO.	DESCRIPTION	DATE

EASY FLYER SUBDIVISON
CANYON COUNTY, IDAHO

DRAINAGE IMPROVEMENT PLANS

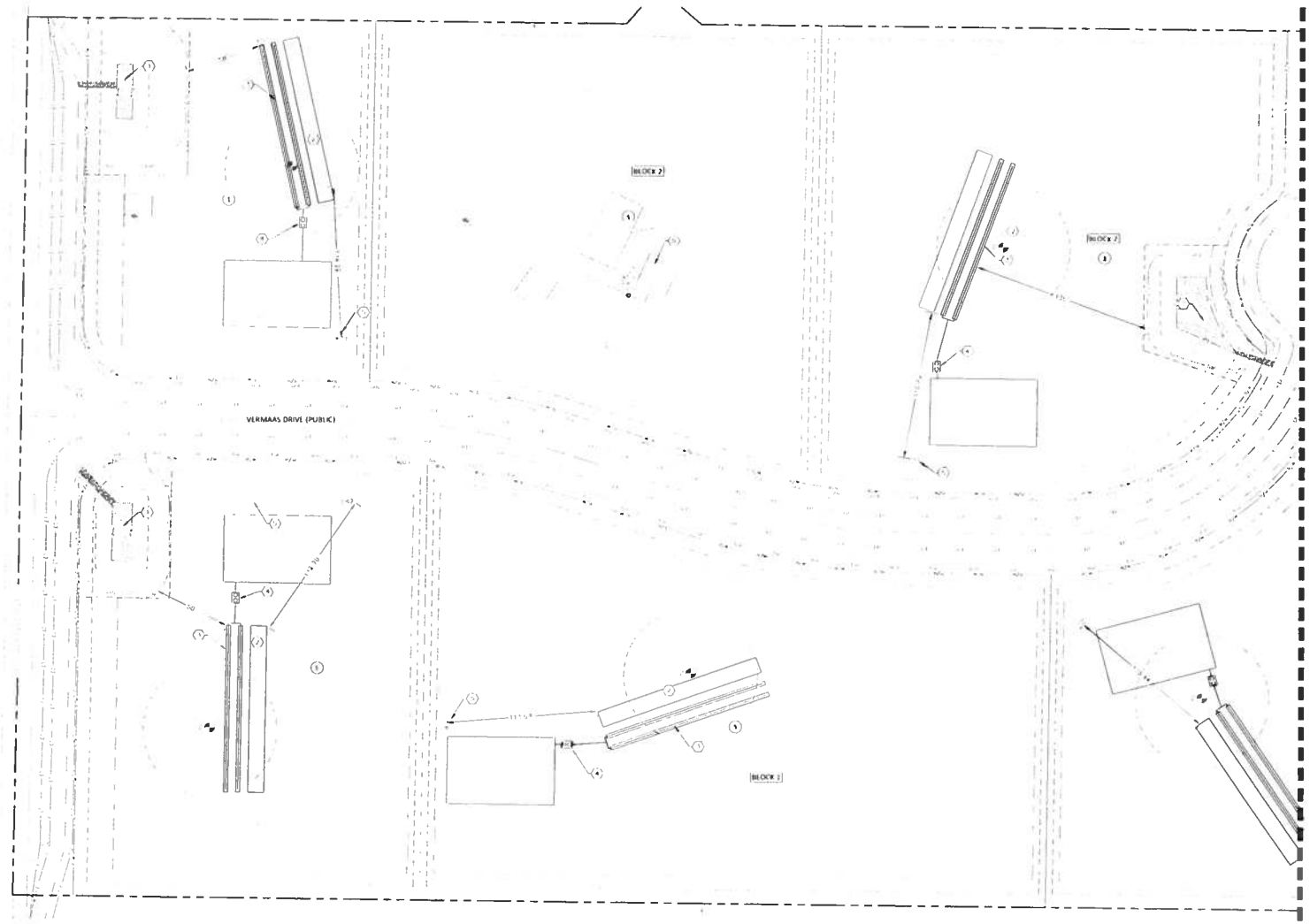
PONDS 1-3 DETAILS

km ENGINEERING

DESIGNED BY	RNC
DRAWN BY	AMA
CHECKED BY	RNC
DATE	7/24/24
PROJECT	23-164

SHEET NO.

C4.2



SEWER IMPROVEMENT PLANS

0 40 80 120

Plan Scale: 1" = 40'

SHEET NOTES

A. SEE SHEET C5.1 FOR GENERAL AND GRADING NOTES.

B. SEE SHEET C5.1 FOR TYPICAL ROAD SECTIONS.

C. SEE SHEET C5.1 FOR GRADING PLAN.

D. SEE SHEETS C5.2 & C5.3 FOR PLANTING IMPROVEMENT PLANS.

E. SEE SHEET C5.4 FOR DRAINAGE IMPROVEMENT PLANS.

F. BUILDING FOOTPRINTS AND SEWER LAYOUTS ARE SHOWN FOR TYPICAL LAYOUT TO COMPLY WITH SEPARATION REQUIREMENTS. ACTUAL BUILDING PADS AND WATER LAYOUT MAY VARY UPON APPROVAL OF SOUTHWEST DISTRICT HEALTH DEPARTMENT.

LEGEND

BUILDING PAD

REPLACEMENT AREA

SEPTIC TANK

BUILDING SETBACKS

EP EP MOUNTED LINE TO PAVEMENT

UNDERGROUND GAS LINE

WELL

MINIMUM SEPARATIONS

WELL TO DRAINFIELD	100'
WELL TO DWELLING	50'
SEPTIC TANK TO DWELLING	5'
SEPTIC TANK TO PRIVATE WELL	50'
SEPTIC TANK TO PROPERTY LINE	5'
SEPTIC TANK TO SURFACE WATER	50'
SEPTIC TANK TO IRRIGATION CANAL	5'
SEPTIC TANK TO JUNCTION BOX	5'
SEPTIC TANK TO WATER LINE (CLEAN)	10'
DRAINFIELD TO PROPERTY LINE	5'
DRAINFIELD TO SURFACE WATER	100'
DRAINFIELD TO IRRIGATION CANAL	50'
WELL TO STORM WATER POND	50'

KEYNOTES (#)

1. STORM DRAIN POND
2. REPLACEMENT AREA
3. DRAIN FIELD
4. 1000 GALLON SEPTIC TANK
5. WELL
6. LOT 2, BLOCK 2 WILL BE SERVED BY AN EXISTING SEPTIC SYSTEM PREVIOUSLY INSTALLED

ENGINEERING DESIGN ASSUMPTIONS

- SEPTIC SYSTEM DESIGN BASED UPON A 4 BEDROOM HOME GROSSING 300 GALLONS PER DAY OF WASTEWATER
- SEPTIC TRENCH DESIGNS ARE CALCULATED BASED UPON IDEQ TECHNICAL GUIDANCE MANUAL SPECIFICATIONS DETERMINED BY PERC TEST FOR EACH LOT
- SOIL CLASSIFICATIONS FOR EACH LOT WAS DETERMINED FROM TEST PIT ANALYSIS PERFORMED BY SWDH
- EXCAVATION THROUGH UNSUITABLE LAYERS MAY BE NECESSARY FOR SEPTIC DRAIN FIELD INSTALLATION. CONTRACTOR TO EXCAVATE THROUGH IMPERMEABLE LAYERS AS NEEDED AND BACKFILL WITH MANUFACTURED MEDIUM SAND MEETING IDEQ AND SOUTHWEST DISTRICT HEALTH REQUIREMENTS.
- 4 BEDROOM HOME TOTAL DRAINFIELD LENGTHS BY SOIL TYPE ARE AS FOLLOWS (2 FOOT WIDE TRENCHES)

A-1	1533 FT
A-2a	1000 FT
A-2b	1333 FT
B-1	1167 FT
B-2	727 FT
C-1	1333 FT
C-2	2000 FT

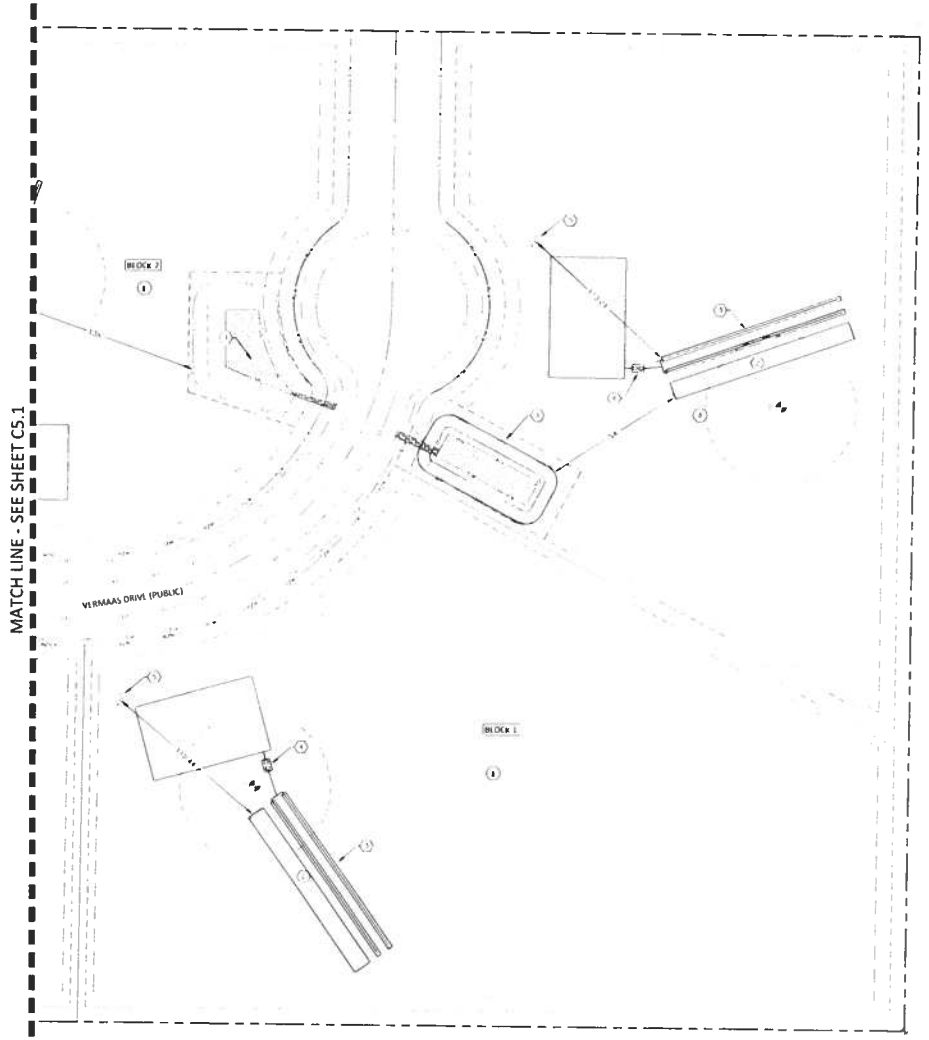
PROFESSIONAL ENGINEER — SCOTT PHILLAMAN — 9351051 — 12-23-20 — STATE OF IDAHO

REVISIONS

EASY FLYER SUBDIVISON
CANYON COUNTY, IDAHO
SEWER IMPROVEMENT PLANS

km ENGINEERING

SHEET NO
C5.1



SEWER IMPROVEMENT PLANS

0 40 80 120

Plan Scale: 1" = 40'

SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL AND GRADING NOTES.

B. SEE SHEET C1.1 FOR TYPICAL ROAD SECTIONS.

C. SEE SHEET C1.1 FOR MAINTENANCE PLAN

D. SEE SHEETS C2.1 - C2.5 FOR ROADWAY IMPROVEMENT PLANS.

E. SEE SHEET C3.1 FOR GRADING IMPROVEMENT PLANS.

F. SEE SHEETS C4.1 - C4.3 FOR DRAINAGE IMPROVEMENT PLANS.

G. BUILDING, ENTRYWAYS AND SEWER LAYOUTS ARE SHOWN FOR TYPICAL LAYOUT TO COMPLY WITH SEPARATION REQUIREMENTS. ACTUAL EXISTING HOUSE AND SEPTIC LAYOUT MAY VARY. REFER TO SURVEY DRAWINGS FOR EXISTING CONDITIONS.

LEGEND

- BUILDING PAD
- REPLACEMENT AREA
- SEPTIC TANK
- BUILDING SETBACKS
- PROPOSED EDGE OF PAVEMENT
- GRAVITY DRAINAGE
- WELL

MINIMUM SEPARATIONS

WELL TO DRAINFIELD	100'
WELL TO DWELLING	50'
SEPTIC TANK TO DWELLING	5'
SEPTIC TANK TO DRAIN WELL	100'
SEPTIC TANK TO PROPERTY LINE	5'
SEPTIC TANK TO SURFACE WATER	50'
SEPTIC TANK TO IRRIGATION CANAL	25'
SEPTIC TANK TO JUNCTION BOX	0'
SEPTIC TANK TO WATER LINE (CLEAN)	0'
DRAINFIELD TO PROPERTY LINE	5'
DRAINFIELD TO SURFACE WATER	200'
DRAINFIELD TO IRRIGATION CANAL	50'
WELL TO STORM WATER POND	50'

KEYNOTES

1. STORM DRAIN POND
2. REPLACEMENT AREA
3. DRAIN FIELD
4. 1000 GALLON SEPTIC TANK
5. WELL

ENGINEERING DESIGN ASSUMPTIONS

- SEPTIC SYSTEM DESIGN BASED UPON A 4 BEDROOM HOME DESIGN FLOW OF 300 GALLONS PER DAY OF WASTEWATER.
- SEPTIC SYSTEM DESIGNS ARE CALCULATED BASED UPON REQUIRED MECHANICAL, GRADANCE, & ANIMAL SPECIFICATIONS DETERMINED BY SOIL TYPE FOR EACH LOT.
- NEW EXCAVATIONS FOR TRENCH OR WALL TO BE BACKFILLED FROM TEST PIT ANALYSIS, AS APPROVED BY OWNER.
- EXCAVATION THROUGH UNSUITABLE LAYERS MAY BE NECESSARY FOR SEPTIC DRAIN FIELD INSTALLATION. CONTRACTOR TO EXCAVATE THROUGH IMPERMEABLE LAYERS AS NEEDED AND BACKFILL WITH MANUFACTURED MEDIUM SAND MEETING DEQ AND SOIL/MELT DISTRICT HEALTH REQUIREMENTS.
- 4 BEDROOM HOME TOTAL TRENCH LENGTHS BY SOIL TYPE, WITH ALL (3 FOOT WIDE TRENCHES)

A-1	613 FT
A-2H	100 FT
A-2b	153 FT
[illegible]	157 FT
[illegible]	222 FT
[illegible]	333 FT
[illegible]	500 FT

PROFESSIONAL ENGINEER LICENSE NUMBER 9351051 STATE OF IDAHO SCOTT PHILLMAN 12-23-20

REVISIONS

NO.	DATE

EASY FLYER SUBDIVISON
CANYON COUNTY, IDAHO
SEWER IMPROVEMENT PLANS

km ENGINEERING

DESIGNED BY	BNP
DRAWN BY	BME
CHECKED BY	BNP
DATE	12/19/20
PROJECT	21 166

SHEET NO.
C5.2

Canyon County Development Services

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

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

Receipt Number: 87644 Date: 2/26/2026

Date Created: 2/26/2026 **Receipt Type:** Normal Receipt **Status:** Active

Customer's Name: Vermaas Estate Inc.

Comments: SD2026-0005

Site Address: 9713 GALLOWAY RD, Middleton ID 83644 / Parcel Number: 37519000 0

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Final Plat	SD2026-0005	$700.00	$0.00	$0.00
Planning - Final Plat - Conformity Review with Development Agreement (If Applicable)	SD2026-0005	$125.00	$0.00	$0.00
Planning - Final Plat Engineering Fee	SD2026-0005	$500.00	$0.00	$0.00
Planning - Final Plat Engineering Fee - Per Lot Fee	SD2026-0005	$160.00	$0.00	$0.00

Sub Total: $1,485.00

Sales Tax: $0.00

Total Charges: $1,485.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Check	141	$1,325.00
Cash		$160.00

Total Payments: $1,485.00

ADJUSTMENTS

Receipt Balance: $0.00

Issued By: nolachea