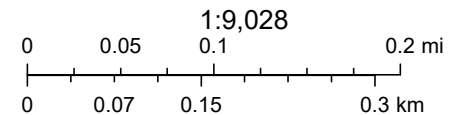


Canyon County, ID Web Map



3/2/2026, 9:09:17 AM

- | | | |
|--|---|--|
| Multiple Parcel Search _Query result | CC_PrivateRoads | Sections |
| Quarter Line | County Boundary | Imagery_2025_2026 |
| CanyonCountyRoads | Current Impact Area | Red: Band_1 |
| Roads | City Limits | Green: Band_2 |



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

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov

Phone: 208-402-4164



PROPERTY OWNER	OWNER NAME: Giannini Family Trust C/O Chris & Ashley Giannini
	MAILING ADDRESS: 27925 Hop Rd. Caldwell, ID 83607
	PHONE: [REDACTED] EMAIL: [REDACTED]

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

Signature: [Signature] [Signature] Date: 02/20/2026
Ashley Giannini (Feb 20, 2026 15:55:09 PST) Chris Giannini (Feb 20, 2026 17:56:10 PST)

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Keri Smith & Connie Lou Aebischer
	COMPANY NAME: Treasure Valley Planning Idaho
	MAILING ADDRESS: 17741 Linden Ln Caldwell ID 83607
	PHONE: [REDACTED] EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: tbd Market Rd. Notus
	PARCEL #: R38318-014 LOT SIZE/AREA: 43.091
	LOT: BLOCK: SUBDIVISION:
	QUARTER: NE SECTION: 14 TOWNSHIP: 5N RANGE: 4W
	ZONING DISTRICT: Agriculture FLOODZONE (YES/NO): No

HEARING LEVEL APPS	☐ CONDITIONAL USE ☐ COMP PLAN AMENDMENT ☐ CONDITIONAL REZONE
	☐ ZONING AMENDMENT (REZONE) ☐ DEV. AGREEMENT MODIFICATION ☐ VARIANCE > 33%
	☐ MINOR REPLAT ☐ VACATION ☐ APPEAL
	☒ SHORT PLAT SUBDIVISION ☐ PRELIMINARY PLAT SUBDIVISION ☐ FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	☐ ADMINISTRATIVE LAND DIVISION ☐ EASEMENT REDUCTION ☐ SIGN PERMIT
	☐ PROPERTY BOUNDARY ADJUSTMENT ☐ HOME BUSINESS ☐ VARIANCE 33% >
	☐ PRIVATE ROAD NAME ☐ TEMPORARY USE ☐ DAY CARE
	☐ OTHER

CASE NUMBER: SD 2026-0006	DATE RECEIVED: 2-21-26
RECEIVED BY: L. FOSTER	APPLICATION FEE: CK MO ☒ CASH

Giannini Estate

pd 3-2-26
Revised 3/1/22

SUBDIVISION WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov Phone: 208-402-4164



GENERAL

1. **HOW MANY LOTS ARE YOU PROPOSING?**
Residential 1 Non-buildable _____ Common _____
2. **AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS**
43.091 ACRES

IRRIGATION

See attached Irrigation Plan

1. **IRRIGATION WATER IS PROVIDED VIA:**
☐ Irrigation Well ☐ Surface Water
2. **WHAT PERCENTAGE OF THE PROPERTY HAS WATER?** _____%
3. **HOW MANY INCHES OF WATER ARE AVAILABLE TO PROPERTY?** _____
4. **HOW DO YOU PLAN TO RETAIN STORM AND EXCESS WATER ON EACH LOT?**

5. **HOW DO YOU PLAN TO PROCESS STORM WATER / EXCESS IRRIGATION WATER PRIOR TO IT ENTERING THE ESTABLISHED DRAINAGE SYSTEM?**

ROADS

1. **ROADS WITHIN THE DEVELOPMENT WILL BE:**
☐ Public ☐ Private ☒ N/A

* Private Road names must be approved by the County and the private road application submitted with the Preliminary Plat*

HILLSIDE DEVELOPMENT

1. **OF THE TOTAL LOTS REQUESTED, HOW MANY OF THE LOTS WILL CONTAIN SLOPES GREATER THAN 15%?**
Residential 0 Non-Buildable _____ Common _____
2. **WILL THE PROPOSED ROAD (S) BE LOCATED WITHIN ANY AREA THAT HAS SLOPES GREATER THAN 15%?**
☐ YES ☒ NO

*If YES, a grading plan is required.

SUBDIVISION WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov Phone: 208-402-4164



SUBDIVISIONS WITHIN AN AREA OF CITY IMPACT Not located in an AOI

1. WILL YOU BE REQUESTING WAIVERS OF SUBDIVISION IMPROVEMENT REQUIREMENTS FROM THE CITY?
☐ YES ☒ NO
2. IF YES, WHICH WAIVERS WILL YOU BE REQUESTING?
☐ CURBS ☐ GUTTERS ☐ SIDEWALKS ☐ STREETLIGHTS ☐ LANDSCAPING

IRRIGATION PLAN APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov

Phone: 208-402-4164



Applicant(s) Chris & Ashley Giannini [REDACTED]

Name	Daytime Telephone Number
tbd Market Rd.	Notus, ID
Street Address	City, State
Zip	

Representative Name Treasure Valley Planning Idaho, Keri Smith & Connie Lou Aebischer

Daytime Telephone Number / E-mail Address
17741 Linden Ln Caldwell ID 83607
Street Address
City, State
Zip

Location of Subject Property: Market & Conway

Two Nearest Cross Streets or Property Address	City
---	------

Assessor's Account Number(s): R R38318-014 Section 14 Township 5N Range 4W

This land:

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

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

- a. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- b. The owner, person, firm, or corporation filing the subdivision plat or amendment to a subdivision plat or map has provided underground tile or conduit for lots of one (1) acre or less, or a suitable system for lots of more than one (1) acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:
 1. For proposed subdivisions located within negotiated area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with Idaho Code Section 50-1306. In addition, the irrigation entity charged with the delivery of water to said lands must be advised regarding the irrigation system.

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

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

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

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

Irrigation: Black Canyon Irrigation District

Drainage: _____

3. How many acres is the property being subdivided? 43.091

4. What percentage of this property has water? 90.39%

5. How many inches of water are available to the property? See attached Irrigation Plan

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

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

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

See attached Irrigation Plan

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

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

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

===== Applicant Acknowledgement =====

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

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

Signed:   02/20/2026
Ashley Giannini (Feb 20, 2026 15:58:00 PST) Chris Giannini (Feb 20, 2026 17:58:10 PST) Date: ____/____/____
Property Owner (Application Submitted)

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

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

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: 87661

Date: 3/2/2026

Date Created: 3/2/2026

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Chris Giannini - Ashley Giannini

Comments: SD2026-0006

Site Address: 0 CONWAY RD, Notus ID 83656 / Parcel Number: 38318014 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Short Plat - (No Improvements Required)	SD2026-0006	\$1,000.00	\$0.00	\$0.00
Planning - Short Plat Engineering Fee - When No Improvements are Required	SD2026-0006	\$600.00	\$0.00	\$0.00
Planning - Short Plat Engineering Fee - Per Lot Fee	SD2026-0006	\$20.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (2 Hearings)	SD2026-0006	\$600.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	SD2026-0006	\$50.00	\$0.00	\$0.00

Sub Total: \$2,270.00

Sales Tax: \$0.00

Total Charges: \$2,270.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	192828937	\$2,270.00

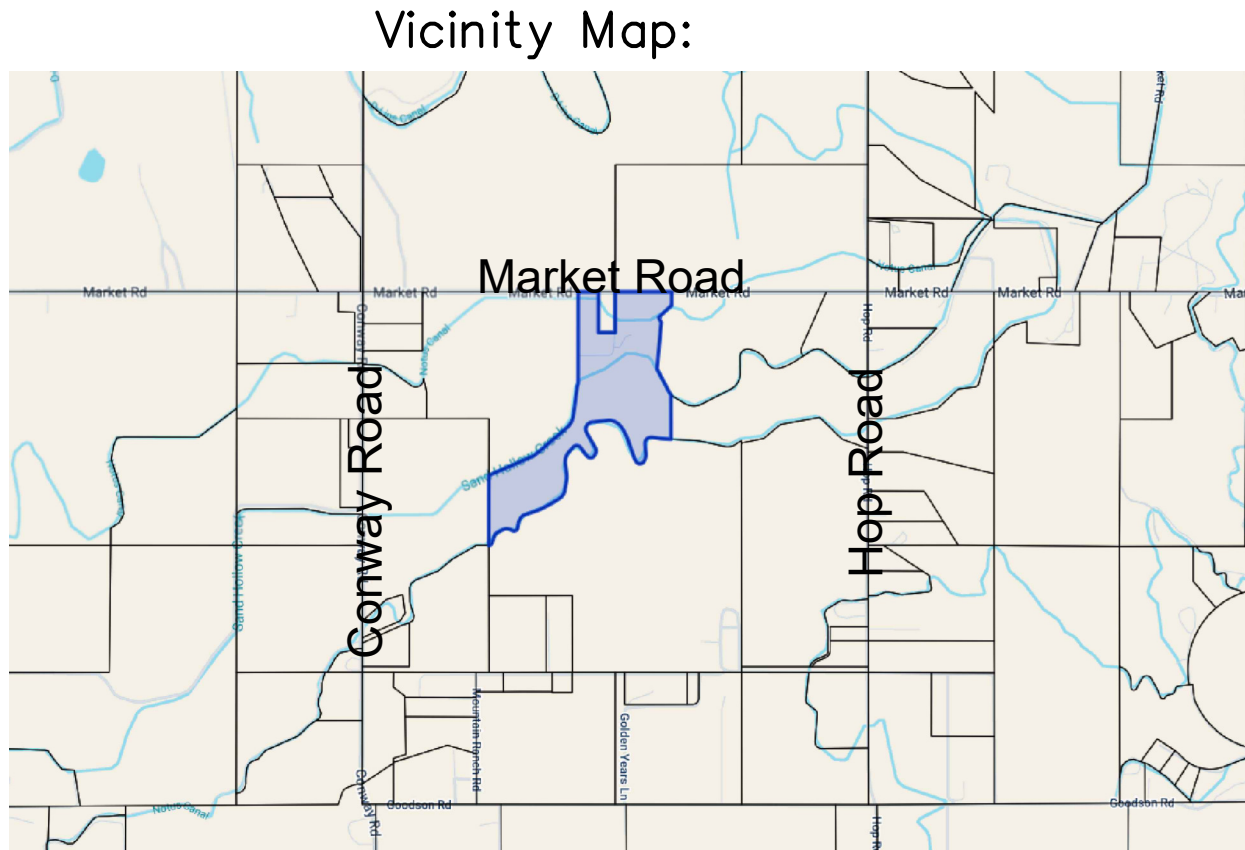
Total Payments: \$2,270.00

ADJUSTMENTS

Receipt Balance: \$0.00

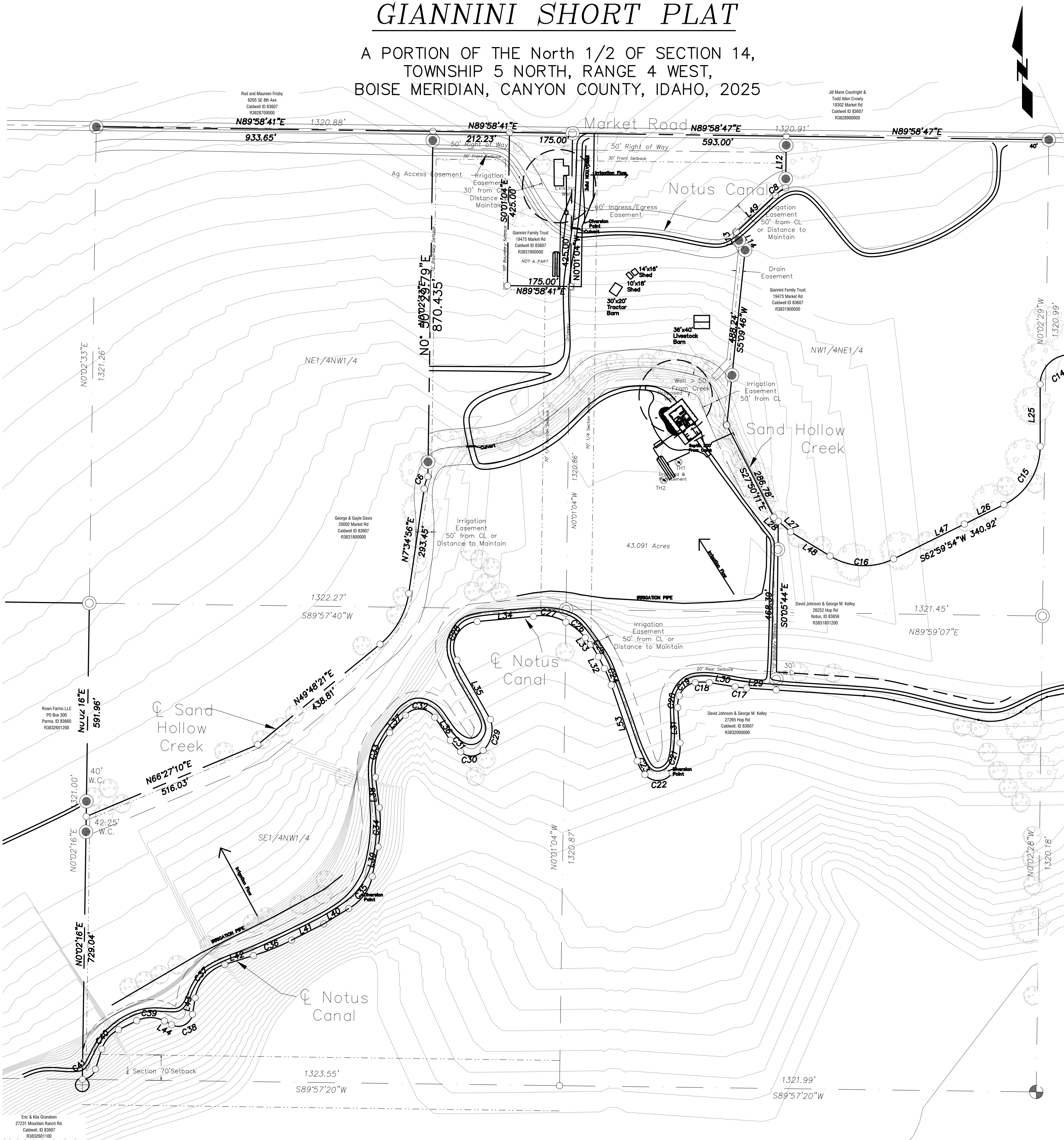
Issued By: pdilbeck

Page 1 of 1



SHORT PLAT NOTES:

5. POINT OF DIVERSION: Water is delivered through the Notus Canal, 28.95 miner's inches for 38.95 irrigable acres, and through a 2nd Point of Diversion through Sand Hollow Creek 29.60 irrigable acres & miner's inches.
6. IRRIGATION water will continue to be available via the existing points of diversion. Maintenance of any irrigation, drainage pipes or ditch crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an irrigation/drainage entity.
7. AVERAGE MINIMUM LOT SIZE of each phase of construction to comply with Canyon County Code (07-10-21) for ZONE AG: 40 ACRE Minimum.
8. SINGLE FAMILY RESIDENTIAL: Residential lot will be for single family residential use on Agricultural property under the ordinances of Canyon County.
9. EASEMENT WIDTHS: Unless otherwise noted, utility easement widths shall be: 12 feet along subdivision boundary and 6 feet on each side of interior lot lines. Black Canyon Irrigation District claims a 50' prescriptive easement, or distance to maintain, from the centerline of the Notus Canal and from Sand Hollow Creek.
10. SECTION LINE: No permanent structure shall be located closer than 70' to any section or quarter line preserved for a future road unless the highway district having jurisdiction waives the seventy foot (70') setback requirement.
11. POST DEVELOPMENT STORM WATER RUNOFF is to be managed by landscaping measures, swales, ditches, and similar retention methods, wholly on the lot generating the run-off. The design, construction, and maintenance of these facilities is to be the responsibility of the lot owner.
12. SITE DATA:
PARCEL: R3831801400
ZONE: Canyon County Agricultural
ACREAGE: 43.091 acres
SINGLE FAMILY LOTS: 1 Lot
13. SHARED DRIVEWAY: All Roads and Shared Driveway within the subdivision are private and do not fall under the jurisdiction of the Nampa-Parma Highway District #2. Shared Driveway to be built to Canyon County Private Road/Shared Driveway Standards and maintained per a recorded road user's maintenance agreement. The driveway must be constructed with an all-weather surface at least 12' wide with 6" gravel base graded and compacted and should meet 2012 International Fire Code minimum specifications (Section D103) for fire turnarounds. 60' Shared Driveway Easement created for existing driveway shared with Parcel R38319. Protect and retain existing agricultural Ingress/Egress Easement.
14. ACCESS: Lot to be accessed from Market Road through an approved driveway approach (Standard Drawing ACCHD-106) permitted by Nampa-Parma Highway District #2. Market Road is Classified as a minor arterial, with a 50' half right of way.
15. FIRE APPROVAL: Written approval of access from Caldwell Rural Fire must be provided prior to issuance of a building permit.
16. SPECIFICATIONS: Water, Sewer and Irrigation line sizes and locations are preliminary and will be refined during final construction design.
17. POWER to be provided by Idaho Power and layout may vary depending on utility company routing. Any other communication utilities are yet to be determined. All Power and joint trench utilities will be located underground.
18. SITE WORK AND UTILITY CONSTRUCTION shall be performed in accordance with requirements of Notus-Parma Highway District #2, the current edition of the Idaho Standards for Public Works Construction (ISPMC), International Plumbing Code (IPC), OSHA, and all other applicable local, state, and national requirements.
19. NO POTENTIALLY DANGEROUS AREAS, including geologically hazardous areas, areas subject to inundations or flood hazard and areas of high ground water have been identified in the project area.
20. HERD DISTRICT: This property is located in the herd district. All livestock must be fenced.
21. MAINTENANCE: New exterior lighting must be shielded. Abandoned and/or junk vehicles, debris, rubbish, or other solid waste will not be allowed to accumulate on the property. Trash cans must be contained to minimize wind or animals spreading trash to surrounding areas. Weeds and pests (including gophers) are to be controlled.
22. MAILBOXES shall be installed in accordance with ISPMC Standard Drawing SD-808.



OWNER/DEVELOPER:
GIANNINI FAMILY TRUST
PO BOX 179
SAN GREGORIO CA 94074
Contact: Ashley Giannini
Phone: (208)880-8925
Email: ashley4granch@gmail.com

ENGINEERING CONSULTANT:
Orton Engineering, LLC
17338 Sunnydale Place
Caldwell, ID 83607
Phone: (208) 350-9422
Contact: Brent L. Orton, P.E.
Email: brentonorton@ortonengineers.com

SURVEYOR:
Skinner Land Survey
17842 Sand Hollow Road
Caldwell, Idaho 83607
Phone: (208) 454-0933
Contact: TJ Wellard, PLS
Email: TJ@skinnerlandsurvey.com

SURVEY CONTROL NOTES:
Based on the NAD83 State Plane
Coordinate System (Idaho West 1103)
and vertical (NAVD83) Datum

PARCEL:
R3831801400

ACREAGE:
43.091 acres
(1,877,043.96 SF)

ZONING:
Canyon County 07-10-21
Current Zoning: Ag
Proposed Zoning: Ag
MIN. LOT SIZE: 40 ACRES
MIN LOT WIDTH: 60'
MAX. HEIGHT: 35'

SETBACKS:
FRONT: 30'
REAR: 20'
SIDE: 10'
CORNER: 20'
FROM Quarter and SECTION LINE: 70'

RIGHT OF WAY:
MARKET ROAD: 50'

IRRIGATION EASEMENT:
FROM SAND HOLLOW CREEK: 50' from CL
FROM NOTUS CANAL: 50' from CL
NW NOTUS CANAL BY HOME: 30' from CL

WATER:
Individual Well (Recommended)
Mud Rotary with a Full Depth Seal

SEPTIC: Southwest District Health

HIGHWAY DISTRICT: Notus-Parma Hwy #2

IRRIGATION DISTRICT: Black Canyon

SCHOOL DISTRICT: Notus School #135

FIRE DISTRICT: Caldwell Rural Fire

IMPACT AREA: City of Notus

FLOOD ZONE: Zone X, Minimal Flood Hazard
FIRM Panel 16027C0100F, eff 5/24/2001

Legend:
● BRASS CAP MONUMENT
⊙ FOUND
⊙ ALUMINUM CAP MONUMENT
- FOUND
⊙ 5/8" REBAR - FOUND
⊙ 5/8" x 24" REBAR - SET
○ 1/2" REBAR - FOUND
○ CALCULATED POINT
- PROPERTY BOUNDARY LINE
- SECTION/ALQUOT PART LINE
- EASEMENT LINE
W.C. WITNESS CORNER

0 150' 300'
SCALE: 1"=150'

ATTENTION:
0 1/2"
IF THIS BAR DOES NOT
MEASURE 1" ON 24x34 SHEET
OR 1/2" ON 11x17 SHEET, THEN
DRAWING IS NOT TO SCALE

DATE: November 11, 2025
PROJECT: 2501TVP-Giannini
SHEET: C-101



BORDER SIZE	DESIGNED	DATE	REVISIONS									
			NO.	DESCRIPTION								
27"x34"	1		1									
	2		2									
	3		3									
	4		4									
	5		5									
	6		6									
	7		7									
	8		8									
11Nov2025	DRAWN											
	EAD and TJO											
	CHECKED											
	BO											
	APPROVED											
	BO											

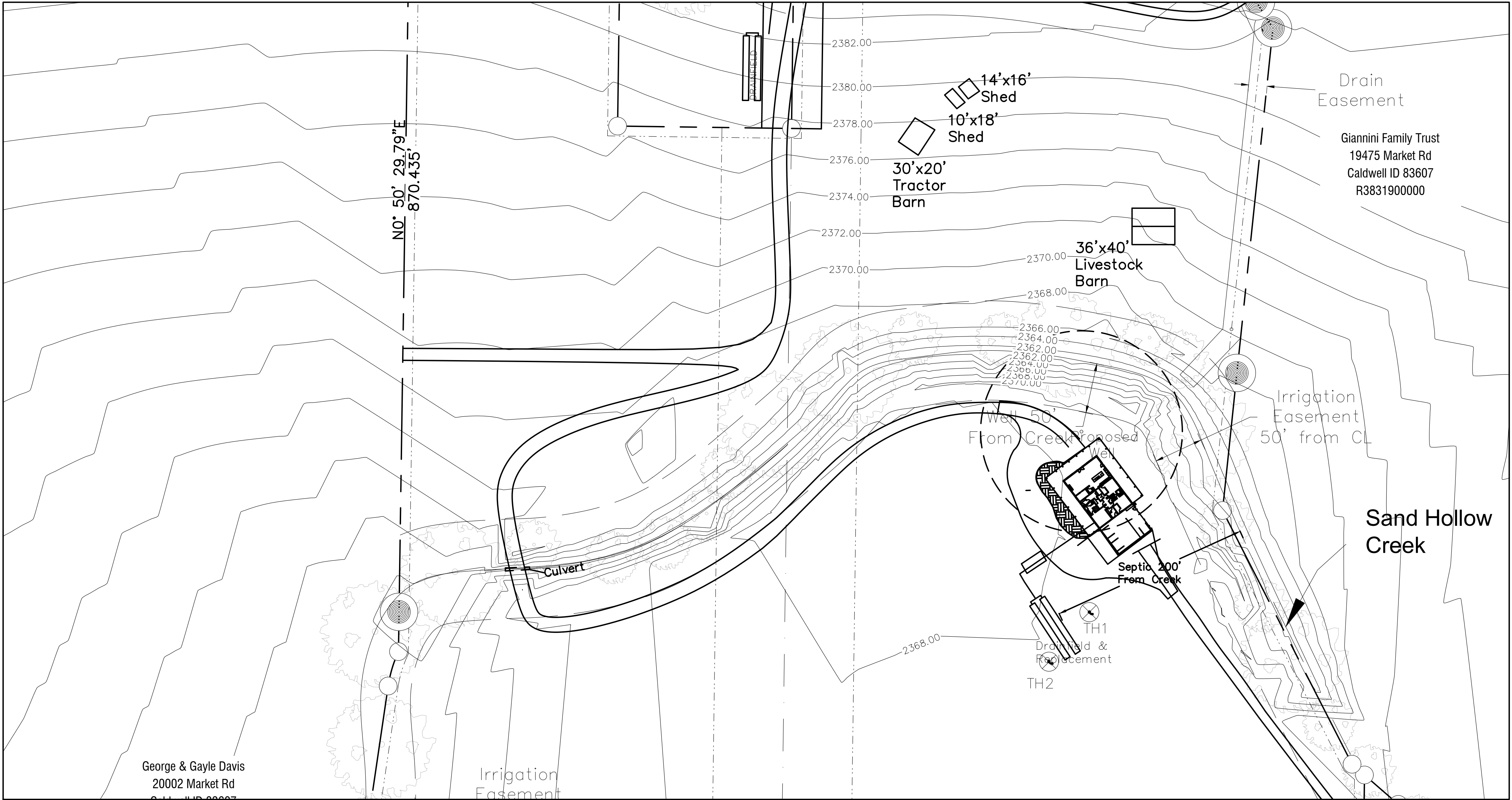


Brent L. Orton, PE
17338 Sunnydale Place Caldwell, ID 83607
(208) 350-9422 | brentonorton@ortonengineers.com

SHORT PLAT
GIANNINI SUBDIVISION
GIANNINI FAMILY TRUST

Giannini Short Plat–Page 2

A PORTION OF THE NORTH 1/2 OF SECTION 14,
TOWNSHIP 5 NORTH, RANGE 4 WEST,
BOISE MERIDIAN,CANYON COUNTY, IDAHO
2025



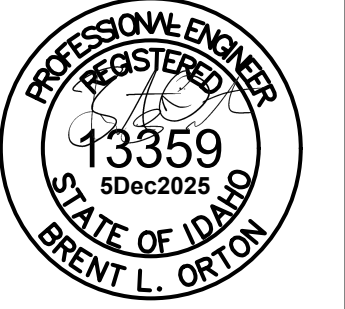
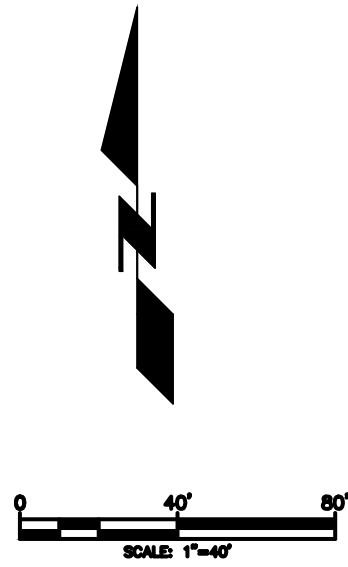
Line Table:

NO	BEARING	LENGTH
L1	S0°02'33\"W	22.88'
L2	NOT USED	
L3	N87°24'08\"W	148.40'
L4	N0°05'58\"E	139.78'
L5	S12°52'13\"E	145.69'
L9	S89°58'41\"W	32.56'
L12	S0°01'04\"E	143.24'
L13	S18°05'03\"E	24.02'
L14	S33°07'06\"E	31.94'
L17	S0°41'28\"E	35.17'
L18	S25°06'14\"E	46.93'
L19	S58°23'09\"W	130.04'
L20	S63°49'37\"W	84.20'
L21	S73°14'41\"W	66.60'
L22	N49°45'07\"W	34.85'
L23	N21°55'43\"W	12.03'
L24	N73°27'58\"W	33.34'
L25	S0°49'16\"E	172.15'
L26	S62°59'54\"W	122.16'
L27	N49°48'11\"W	61.56'
L28	S49°48'11\"E	16.48'
L29	N86°59'36\"W	82.16'
L30	N81°38'50\"W	72.65'
L31	S4°37'08\"E	98.26'
L32	N27°47'41\"W	36.55'
L33	N39°04'47\"W	23.81'
L34	S83°53'08\"W	156.30'
L35	S30°13'06\"E	188.69'
L36	N34°49'40\"W	76.87'
L37	S41°25'23\"W	65.43'
L38	S8°04'28\"E	85.05'
L39	S10°18'33\"W	83.64'
L40	S57°32'16\"W	80.96'
L41	S62°21'04\"W	100.00'
L42	S72°07'03\"W	83.41'
L43	S8°46'57\"W	45.96'
L44	N63°17'58\"W	22.25'
L45	S62°54'49\"W	56.45'
L46	S16°42'29\"W	58.86'
L47	S62°59'54\"W	218.76'
L48	N59°19'26\"W	128.31'
L49	S46°01'38\"W	148.66'
L52	N0°44'36\"E	216.89'
L53	N19°35'05\"W	222.69'

Curve Table:

NO	RADIUS	CENTRAL ANGLE	LENGTH	CHD BEARING	CHORD
C1	NOT USED				
C2	NOT USED				
C3	83.00'	128°59'29\"	186.86'	S61°47'23\"W	149.82'
C4	232.00'	33°41'16\"	136.41'	N70°33'30\"W	134.45'
C5	224.00'	42°13'25\"	165.07'	N28°41'38\"E	161.36'
C6	126.00'	16°30'10\"	36.29'	N15°50'01\"E	36.17'
C7	NOT USED				
C8	75.00'	27°10'25\"	35.57'	S52°26'19\"W	35.24'
C12	100.00'	57°00'12\"	99.49'	N78°15'13\"W	95.44'
C13	230.00'	51°32'15\"	206.89'	N47°41'50\"W	199.98'
C14	82.00'	107°21'18\"	153.64'	S52°51'23\"W	132.13'
C15	180.00'	63°49'10\"	200.50'	S31°05'19\"W	190.29'
C16	183.00'	57°40'40\"	184.22'	N88°09'46\"W	176.54'
C17	344.43'	5°20'48\"	32.14'	N84°19'14\"W	32.13'
C18	121.70'	18°26'09\"	39.16'	S89°08'08\"W	38.99'
C19	56.58'	61°11'47\"	60.43'	S49°19'11\"W	57.60'
C20	80.06'	23°21'21\"	32.64'	S7°03'04\"W	32.41'
C21	135.78'	36°49'08\"	87.25'	S13°47'25\"W	85.76'
C22	47.46'	106°43'56\"	88.41'	S85°35'30\"W	76.17'
C23	92.81'	26°47'44\"	43.40'	N30°19'39\"W	43.01'

NO	RADIUS	CENTRAL ANGLE	LENGTH	CHD BEARING	CHORD
C24	346.80'	8°12'35\"	49.69'	N23°41'23\"W	49.65'
C25	205.36'	11°17'04\"	40.45'	N33°26'15\"W	40.38'
C26	157.70'	25°19'51\"	69.72'	N51°46'11\"W	69.15'
C27	130.00'	41°23'27\"	93.91'	N80°49'19\"W	91.88'
C28	72.00'	114°08'59\"	143.44'	S26°48'38\"W	120.87'
C29	81.40'	65°49'50\"	93.53'	S12°14'28\"W	88.47'
C30	43.00'	93°30'06\"	70.17'	S85°55'15\"W	62.64'
C31	162.00'	15°14'16\"	43.08'	N42°31'48\"W	42.96'
C32	52.00'	103°44'57\"	94.16'	N86°42'08\"W	81.81'
C33	155.00'	49°29'51\"	133.90'	S16°40'28\"W	129.78'
C34	340.00'	18°23'01\"	109.09'	S1°07'03\"W	108.62'
C35	130.00'	50°24'23\"	114.37'	S35°30'45\"W	110.72'
C36	670.00'	9°45'59\"	114.20'	S67°14'03\"W	114.07'
C37	118.00'	63°20'06\"	130.44'	S40°27'00\"W	123.90'
C38	40.00'	107°55'06\"	75.34'	S62°44'30\"W	64.69'
C39	85.00'	53°47'13\"	79.79'	S89°48'26\"W	76.90'
C40	90.00'	46°12'20\"	72.58'	S39°48'39\"W	70.63'
C41	40.00'	70°09'07\"	48.98'	S51°46'32\"W	45.97'



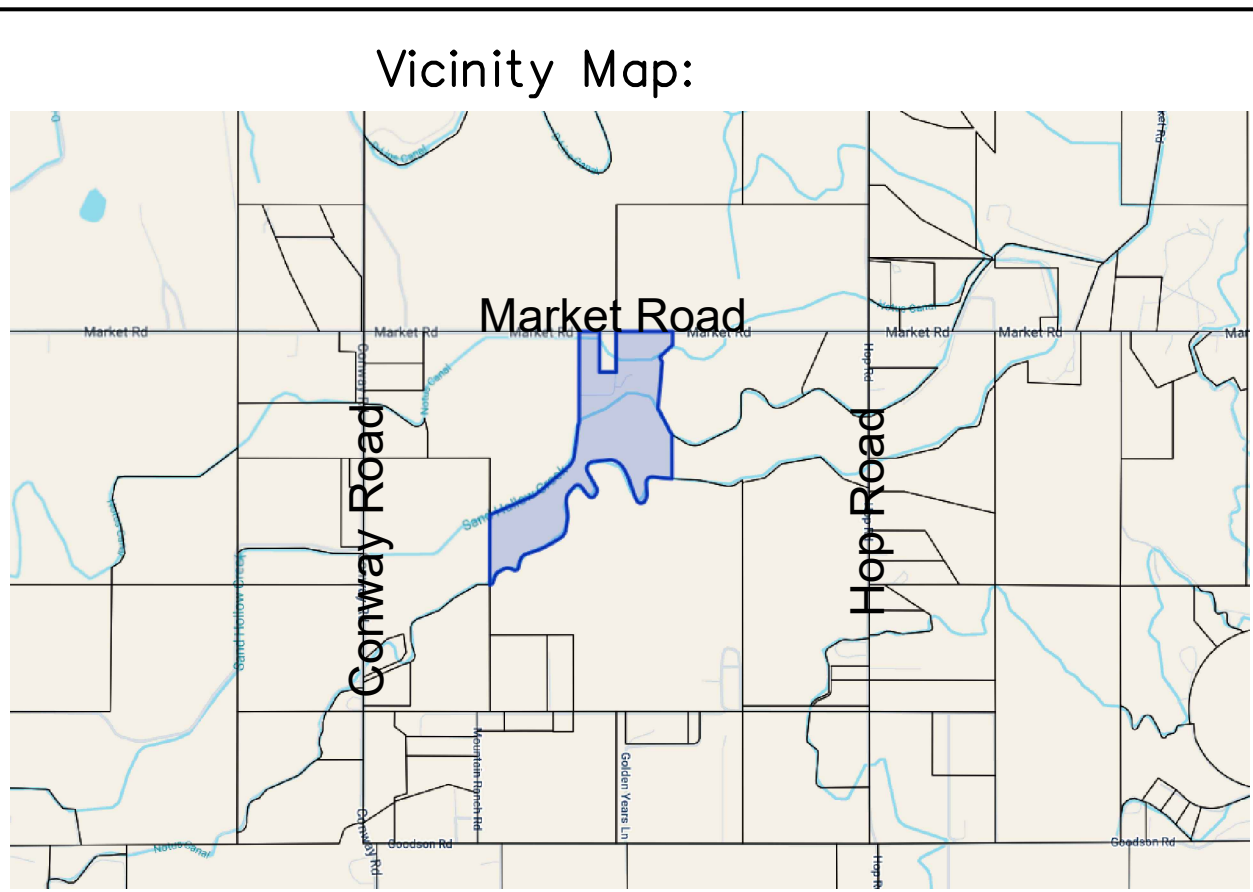
REVISIONS	NO.	DATE	DESCRIPTION
	1		
	2		
	3		
	4		
	5		
	6		
	7		
	8		



Brent L. Orton, PE
17338 Sunnydale Place Caldwell, ID 83607
(208) 350-9422 | brenton@ortonengineers.com

SHORT PLAT -2
GIANNINI SUBDIVISION
GIANNINI FAMILY TRUST

ATTENTION: 1
IF THIS BAR DOES NOT
MEASURE 1" ON 22x34 SHEET
or 1/2" ON 11x17 SHEET, THEN
DRAWING IS NOT TO SCALE
DATE: November 11, 2025
PROJECT: 2501 TYP-Giannini
SHEET: C-102

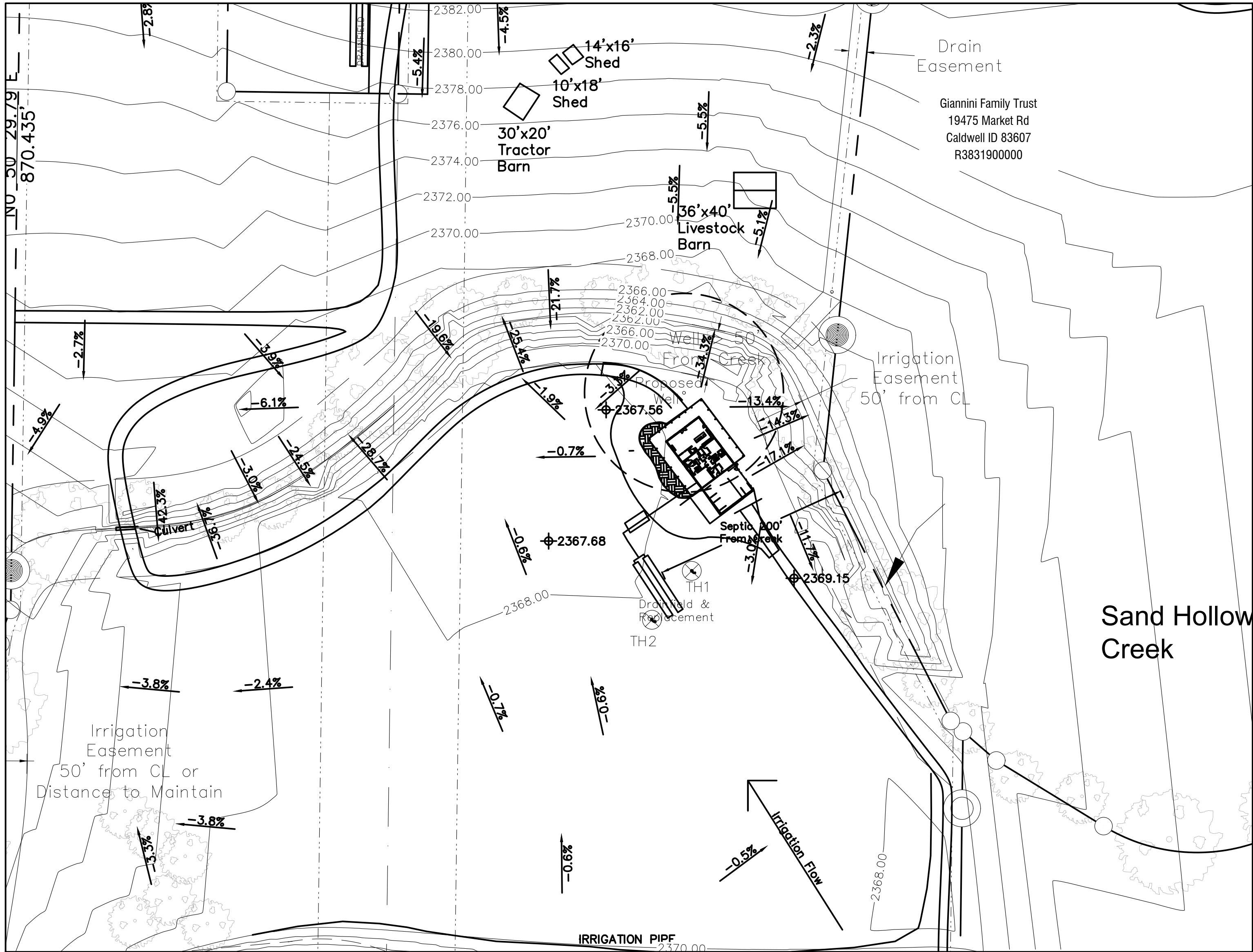


Giannini Short Plat–GRADING AND DRAINAGE

A PORTION OF THE NORTH 1/2 OF SECTION 14,
TOWNSHIP 5 NORTH, RANGE 4 WEST,
BOISE MERIDIAN,CANYON COUNTY, IDAHO
2025

GRADING AND DRAINAGE NOTES:

1. POST DEVELOPMENT STORM WATER RUNOFF is to be managed by landscaping measures, swales, ditches, and similar retention methods, wholly on the lot generating the run-off. The design, construction, and maintenance of these facilities is to be the responsibility of the lot owner
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3. SITE DATA:
PARCEL: R3831801400
ZONE: Canyon County Agricultural
ACREAGE: 43.091 acres
SINGLE FAMILY LOTS: 1 Lot
4. CALL DIGLINE: Location of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. The contractor is responsible for any and all damage which may occur by failure to exactly locate and protect all utilities. Call DIGLINE INC before commencing underground work, 811 or (800) 342-1585, <https://www.digline.com/>
5. CLEAR AND FILL: Prior to start of site grading or foundation excavation all building areas and fill areas should be cleared and grubbed in accordance with ISPMC Section 201.
6. PREPARATION OF SITE: Prepare home pad by compacting to a minimum of 95% of the maximum dry density in accordance with ASTM D698.
7. BUILDING PAD COMPACTION: After site preparation is completed, general fill should be placed in 8 inch maximum loose horizontal lifts and compacted to at least 95% of the maximum dry density as determined by ASTM D698.
8. DRAINFIELD: Septic Drainfield should be built per the Subdivision Engineering Report.
9. SLOPE STABILIZATION: Areas of disturbance shall be reseeded and protected to prevent erosion and trench loss. Drainage mats shall be placed on disturbed areas before winter in the year in which disturbance occurs.
10. FILL SLOPES: The site grading reflected on this sheet is considered a rough grading plan only. All cut and fill slopes shall be 2:1 or Flatter, or as specified on the grading plan. Individual lots shall be graded in accordance with the International building code.
11. DRAIN AWAY FROM STRUCTURES AND PROPERTIES: Grading shall be provided to direct drainage away from adjacent properties. No grading shall take place which allows runoff from this project to pass to adjacent property. Runoff or Snowmelt Runoff is generally expected to originate only from the subject building pad. Required 6 in 10 (5%) sloping around home foundation, 2% for concrete or other impervious areas. Should be graded toward the barrow ditch. A small berm should be placed between the building pad and high slope areas to prevent drainage passing onto high slope areas.
12. RAIN GUTTER RUNOFF: All Roof Slopes shall be protected with rain contained gutters. If chain gutter guides are used, an erosion resistant hard surface material shall be placed beneath the chains to prevent sediment transport or erosion. If adjacent to areas of 15% or greater slope, rain gutter discharge shall be captured and channeled into 4" flexible drain pipe or approved equivalent. Gutter Runoff may junction together and be directed off the building pad to areas of low slope in single or multiple pipes.
13. RAIN PIPE: If on areas of over 15% slope, Drain Pipe should be buried around the outside of the house and conveyed under ground to the barrow ditch, drainage ditch or to areas less than 15% slope beyond the drainfield and septic replacement area.
14. BARROW DITCH: Any barrow ditches shall be armored with weed barrier or geofabric and landscaping rock to the extent allowed.
15. DRAINAGE MATS/GEOFABRIC: Wherever drain pipes discharge, even in areas under 15% slope, drainage mats or unwoven geofabric shall be placed beneath discharge pipe and covered with uniformly graded 2" cobble or angular drain rock for discharge energy dissipation.
16. PERPETUAL MAINTENANCE: Areas of slope greater than 15% shall be revegetated or maintained in accordance with the plan and county code to protect the building. These and any other appropriate measures should be used to protect the building pad from ponding water, long term saturation or water system (potable or irrigation) system leakage that could promote soils saturation. (Some soils strength can be altered by saturation or long term saturation) Long term wet conditions can and should be avoided on the building site to minimize risks or impacts to hillside stability.



OWNER/DEVELOPER:
GIANNINI FAMILY TRUST
PO BOX 178
SAN GREGORIO CA 94074
Contact: Ashley Giannini
Phone: (208)880-8925
Email: ashley4granch@gmail.com

ENGINEERING CONSULTANT:
Orton Engineering, LLC
17338 Sunnydale Place
Caldwell, ID 83607
Phone: (208) 350-9422
Contact: Brent L. Orton, P.E.
Email: brentorton@ortonengineers.com

SURVEYOR:
Skinner Land Survey
17842 Sand Hollow Road
Caldwell, Idaho 83607
Phone: (208) 454-0933
Contact: TJ Wellard, PLS
Email: TJ@skinnerlandsurvey.com

SURVEY CONTROL NOTES:
Based on the NAD83 State Plane
Coordinate System (Idaho West 1103)
and vertical (NAVD83) Datum

PARCEL:
R3831801400

ACREAGE:
43.091 acres
(1,877,043.96 SF)

ZONING:
Canyon County 07-10-21
Current Zoning: Ag
Proposed Zoning: Ag
MIN. LOT SIZE: 40 ACRES
MIN LOT WIDTH: 60'
MAX. HEIGHT: 35'

SETBACKS:
FRONT: 30'
REAR: 20'
SIDE: 10'
CORNER: 20'
FROM Quarter and SECTION LINE: 70'

RIGHT OF WAY:
MARKET ROAD: 50'

IRRIGATION EASEMENT:
FROM SAND HOLLOW CREEK: 50'from CL
FROM NOTUS CANAL: 50'from CL

WATER:
Individual Well (Recommended
Mud Rotary with a Full Depth Seal)

SEPTIC: Southwest District Health

HIGHWAY DISTRICT: Notus-Parma Hwy #2

IRRIGATION DISTRICT: Black Canyon

SCHOOL DISTRICT: Notus School #135

FIRE DISTRICT: Caldwell Rural Fire

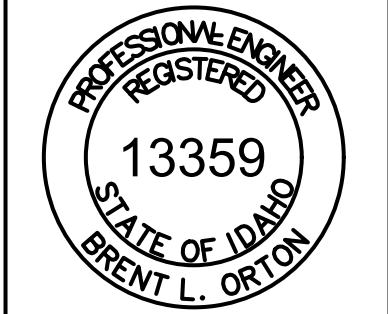
IMPACT AREA: City of Notus

FLOOD ZONE: Zone X, Minimal Flood Hazard
FIRM Panel 16027C0100F, eff 5/24/2001

Legend:	
⊕	BRASS CAP MONUMENT
⊙	— FOUND
⊕	ALUMINUM CAP MONUMENT
⊙	— FOUND
⊕	5/8" REBAR — FOUND
⊙	5/8" x 24" REBAR — SET
○	1/2" REBAR — FOUND
○	CALCULATED POINT
—	PROPERTY BOUNDARY LINE
—	SECTION/LIQUOT PART LINE
—	EASEMENT LINE
W.C.	WITNESS CORNER



0 50' 150'
SCALE 1"=50'



REVISIONS	NO.	DATE	DESCRIPTION
	1	11NOV2025	DESIGNED
	2		DRAWN
	3		EAD and TPO
	4		CHECKED
	5		BO
	6		APPROVED
	7		
	8		

Orton Engineering, LLC
17338 Sunnydale Place
Caldwell, ID 83607
Ph: 208 350 9422
brentorton@ortonengineers.com

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