

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: Cory Swain, CS@, LLC
	MAILING ADDRESS: 3363 E Presidential 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 owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.	
Signature: [Signature] Date: 4/1/2024	

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Edwin Butler, PE
	COMPANY NAME: Matrix Engineering, Inc.
	MAILING ADDRESS: 1020 W. Main, Suite 100J, Boise, ID, 83702
	PHONE: [REDACTED] EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: 0 Linden Road, Caldwell, ID
	PARCEL #: B35590 LOT SIZE/AREA: 40.34 ACRES
	LOT: 22 BLOCK: 4 SUBDIVISION: ALYSON MEADOWS
	QUARTER: NW 1/4 SECTION: 32 TOWNSHIP: 4N RANGE: 3W
	ZONING DISTRICT: CR-R-B 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: Alyson Meadows

CASE NUMBER: 502026-0009	DATE RECEIVED: 4/10/26
RECEIVED BY: [Signature]	APPLICATION FEE: 1840.00 ☒ MO ☐ CC ☐ CASH



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	x	
Copy of Final Plat: 1 Hard Copy, 1 Digital	x	
Final Drainage Plan, if applicable	x	
Final Irrigation Plan, if applicable	x	
Final Grading Plan, if applicable	x	
Completed Final Plat Checklist	x	
As-Built or Record Drawings if applicable CCZO §07-17-29(3)	request approval	
Condition Compliance Proof (Conditional Rezone/D.A.)		
Proof of approval from:		
Southwest District Health	in progress	
Irrigation District	in progress	
Fire District	in progress	
Highway District/ Idaho Transportation Dept.	in progress	
City Impact Area	waived	
Bonding Instructions		
Deed or evidence of property interest to the subject property	x	
Fee: Per Adopted Fee Schedule + Per lot fee + for Area of City Impact Fee	calculations and check included	
Fees are non-refundable		

*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:

- 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.
- 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.



1020 W. Main Street ■ Suite 100J ■ Boise, ID 83702 ■ [REDACTED]

Doug Unger, P.E. Elwin T. Butler, PE

Date: March 31, 2026

Transmittal

TO: Canyon County Development Services
111 N. 11th Ave., 310
Caldwell, ID 83605
C/O Michelle Barron, Principal Planner

From: Matrix Engineering, Inc.
Elwin T Butler, PE
[REDACTED]

Project: Alyson Meadows Subdivision, Final Plat/Construction Plans
0 Linden Road
Caldwell, ID

Included with this transmittal are:

- 1) Final Plat Application
- 2) Communication Proof of Agency Review
- 3) Construction Plans.
- 4) Final Plat.
- 5) Hydrological Analysis Report.
- 6) Geotechnical Investigation.
- 7) Addendum #1, Infiltration Testing, Geotechnical Investigation.
- 8) Level 1 Nutrient Pathogen Study, digital only.
- 9) Sign FCO's, Development Agreement, digital only.
- 10) Payment made at Office for the required \$1,840 (including email with fee calculations).
- 11) Digital copy of above documents on usb drive.

It is believed that each of the eleven Conditions of Approval have been met or is in the process of being met through agency review and approval.

Per our conversation 04/02/26, proof of agency communication is required with this application. It was discussed that final approval of the final plat will not be given until agency approval is obtained. Construction Drawing approval, construction, or bonding is required for final plat approval. Canyon County does not have mechanism for Construction Plan review and approval without the submittal of the final plat application. The intent of this submittal is for Construction Plan approval.

Please contact me at [REDACTED] if you have any questions, comments or need additional information associated with the Alyson Meadows Subdivision.

Thank you for your assistance,

Regards,
Elwin Butler



Canyon County Development Services
 111 North 11th Avenue, #310
 Caldwell, Idaho 83605
www.canyoncounty.idaho.gov
 208-454-7458

AFFIDAVIT OF LEGAL INTEREST

I, Cory Swain, CS2, LLC, 3363 E. Presidential Drive
 (name) (address)
Meridian Idaho 83642
 (city) (state) (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

Matrix Engineering, Inc., 1020 W Main, Suite 100J, Boise, ID, 83702
 (name) (address)

to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

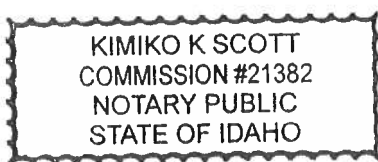
Dated this 1 day of April, 2024.

[Signature]
 (signature)

STATE OF IDAHO)

COUNTY OF CANYON)

On this 1 day of April in the year 2024, before me Kimiko K Scott
 a notary public, personally appeared Cory Swain, personally known
 to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that
 he/she executed the same.



Notary: [Signature]

My Commission Expires: 05/16/2024



Development Services



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

• Engineering Division •

Final Plat Check-List

Applicant:	Case Number:
Subdivision Name:	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	<u>Meets Code / Comments</u>
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.	X
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 <i>prior to submission</i> .	X
C. The final plat drawing shall be additionally submitted in digital form approved by the Director.	X
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.	X
B. Name, address and official seal of the surveyor preparing the plat.	X
C. North arrow.	X
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.	X

3. SURVEY DATA REQUIRED	<u>Meets Code / Comments</u>
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. • <i>Check boundary measurements on plat with legal description measurements, verify they are the same</i> • <i>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.</i>	X
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.	X
C. Basis of bearing on the plat shall be referenced. • <i>Make sure it matches the legal description</i> • <i>Reference to point of beginning</i>	X

4. DESCRIPTIVE DATA REQUIRED	<u>Meets Code / Comments</u>
A. Name, right-of-way lines, courses, lengths, width of all private and public streets, alleys, pedestrian ways and utility easements.	X
B. All drainage ways.	X
C. All easements provided for public services or utilities and any limitations of the easements. • <i>Applicable description for easements</i>	X
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.	X
E. All sites to be dedicated to the public will be indicated and the intended use specified.	X
F. All roads must be labeled as either "private" or "public" behind or beneath the road name.	X
G. The area of each lot shall be stated in acres and decimals thereof.	X
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.	X
I. A note as to the type of sewage disposal facilities to be provided.	X

J. A note as to the type of water supply facilities to be provided.	X
K. Required section and quarter-section line setbacks.	X
5. DEDICATION AND ACKNOWLEDGMENT	<u>Meets Code / Comments</u>
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.	X
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.	X
6. REQUIRED CERTIFICATIONS	<u>Meets Code / Comments</u>
A. Landowner's signature.	X
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. <i>Make sure stamp is signed and dated.</i>	X
C. Certification of plat approval by the County Surveyor.	X
D. Certification of plat approval by the Board.	X
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.	X

SOUTHWEST DISTRICT HEALTH

Have final submittal ready for review before printing SE Report. See the enclosed communication letter.

RE: Alyson Meadows SER Report

1 message

Anthony Lee <Anthony.Lee@swdh.id.gov>

Wed, Nov 26, 2025 at 3:54 PM

To: Elwin Butler [REDACTED]

Hi Elwin,

Please see the attached correction letter.

TP-3, Lot 5 can reduce the separation distance to unsuitable soils due to the use of an advanced (ETPS).

Please let me know if you have any questions.

Thank you,

**Check out our new online self-service portal here!** PORTAL**Anthony Lee, RS/BS | Land Development Senior**

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

anthony.lee@swdh.id.gov | SWDH.org

13307 Miami Ln., Caldwell, ID 83607

From: Elwin Butler [REDACTED]**Sent:** Friday, November 14, 2025 6:13 PM**To:** Anthony Lee <Anthony.Lee@swdh.id.gov>**Subject:** Re: Alyson Meadows SER Report

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

Anthony,

Attached is the digital pdf file of the Alyson Meadows SER.

CALDWELL FIRE DEPARTMENT

Caldwell Fire requested that the wording of Note 14 on page 1 of 5 of the final plat be changed. This revised sheet is included in the Final Plat folder of the digital files. This sheet has been resubmitted to the fire department.

Re: Alyson Meadows, Case# SD2021-0039

1 message

Elwin Butler [REDACTED]

Thu, Apr 2, 2026 at 12:34 PM

To: Alan Perry <aperry@cityofcaldwell.org>

Cc: Tom Crosby <Tom.Crosby@canyoncounty.id.gov>, [REDACTED]

Mr. Perry,

It has been some time since our last communication concerning Alyson Meadows. We went through hearings for a Development Agreement amendment and are now working to finalize Construction Plans. Canyon County requires agency final plat approvals before the County will look at construction drawings. I have attached both the final plat and the construction drawing in PDF format for your review. If you require paper copies, let me know and I will bring them to your office asap. Also attached is the Agency Acknowledgement form from the County Application. I assume you are acquainted with this process better than I.

Please note the following that pertain to the Fire Department:

- 1) The wording for a note we discussed during the preliminary plat is on the final plat as requested, see Note 13, page 1 of 5.
- 2) The turn around at the end of Birchwood Lane is 100-feet in diameter which exceeds the 96-foot diameter cul-de-sac required. This is shown on Sheet C403 of the Construction Drawings.
- 3) The street paved section is 26-feet wide and is shown on Sheet C402.
- 4) The road section is designed to meet or exceed the 75,000 lb fire apparatus load with 12-inches of sub-base, 6-inches of base, and 2.5-inches of pavement. This is also shown in the typical section on Sheet C402.

Let me know if you have any questions or requirements for your review and approval.

Thank you,

Elwin

Elwin Butler, PE

[REDACTED]
Matrix Engineering, Inc.

On Mon, Jan 6, 2025 at 8:00 AM Alan Perry <aperry@cityofcaldwell.org> wrote:

Mr. Butler

Thank you for your letter and update. I believe this will cover requirements for water supply concerning the Alyson Meadows Development. Please make sure that owners are aware of this requirement.

Note: Each individual lot will be required to submit the attached application (also found at NFD MFDCFDWFD_ACCESS WATER SUPPLY FORM2023.pdf) with fees to the City of Caldwell Fire Department for construction conditions and approval.

From: Elwin Butler [REDACTED]**Sent:** Saturday, January 4, 2025 9:18 AM**To:** Alan Perry <aperry@cityofcaldwell.org>**Cc:** Doug Unger [REDACTED]**Subject:** Alyson Meadows, Case# SD2021-0039

Mr. Perry,

Please see the attached letter regarding the current Development Agreement for Alyson Meadows. Feel free to contact me if you have any questions.



Elwin Butler

Your citizenserve application status has changed

1 message

noreply-portal@citizenserve.com <noreply-portal@citizenserve.com>

Thu, Apr 2, 2026 at 5:08 PM

Reply-To: noreply-portal@citizenserve.com

To: [REDACTED]

ONLINE APPLICATION STATUS UPDATED

The status of your request has been updated.

FCP26-000017

Description: Preliminary Subdivision Alyson Meadows, Final Plat

Address: 0 W LINDEN ST

New Status: Under Review

[CLICK HERE TO VIEW YOUR APPLICATION](#)

citi≡**en**serve



Elwin Butler [REDACTED]

Upload confirmation for FCP26-000017

1 message

DoNotReplyCWID@avolvecloud.com <DoNotReplyCWID@avolvecloud.com>

Wed, Apr 8, 2026 at 1:33 PM

To: [REDACTED]

 Logo

UPLOAD COMPLETED

Hello Elwin,

The following files have been received for project - **FCP26-000017 : Fire County Permit - 0 W LINDEN ST**
,CALDWELL ID 83607

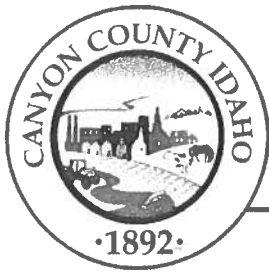
Files received:

1. FP-1 of 5.pdf

Please do not reply to this email.

HIGHWAY DISTRICT 4

Have submitted Construction Drawings for review. Also submitted Final Plat for review.
Enclosed are the submittal letter and acknowledgement from Highway District 4.



AGENCY ACKNOWLEDGMENT

Date: _____

Applicant: _____

Parcel Number: _____

Site Address: _____

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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

Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Fire District:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Highway District:

☒ Applicant submitted/met for informal review.

Date: 4/6/26 Signed: _____

Leonard Riccio

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

Digitally signed by Leonard Riccio
DN: O=Highway District No. 4, CN=Leonard Riccio, E=lrccio@hwydistrict4.org
Reason: I am the author of this document
Location:
Date: 2026.04.06 13:33:46-0600
Foxit PDF Reader Version: 2023.2.0

District: HD4

Irrigation District:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

District: _____

Area of City Impact

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

City: _____

PIONEER IRRIGATION DISTRICT

Pioneer Irrigation District has received both Construction Drawings and Final Plat. They asked that the Final Plat be sent with no comment on the Construction Drawings. This has been done. See the enclosed communication.



Re: Alyson Meadows Subdivision

1 message

Elwin Butler [REDACTED]

Wed, Apr 1, 2026 at 1:56 PM

To: Dave Watkins <davew@pioneerirrigation.com>

Cc: Doug Unger [REDACTED]

Hi Dave,

Attached is a PDF version of the Alyson Meadows Final Plat for your review. Please let me know if this addresses what is required, I appears to me that we do have the easement well documented.

Thank you,
Elwin

Elwin Butler, PE

[REDACTED]
Matrix Engineering, Inc

On Wed, Dec 3, 2025 at 10:33 AM Dave Watkins <davew@pioneerirrigation.com> wrote:

Elwin,

A digital copy of the final plat indicating the Drain easement submitted to PID will be sufficient for our records. Please let me know what the City would require from PID acknowledging this project.

Please let me know if you have further questions.

Respectfully,

Dave Watkins

Assistant Superintendent

Pioneer Irrigation District

Cell (208) 249-2509

Office (208) 459-3617

From: Elwin Butler [REDACTED]

Sent: Wednesday, November 12, 2025 8:54 AM

To: Dave Watkins <davew@pioneerirrigation.com>

Cc: [REDACTED]

Subject: Alyson Meadows Subdivision

Good Morning Dave,

We have been working on Alyson Meadows for some time now but have reached a point in time that we are able to move forward with the Construction Plan review. I have attached a set of review plans to this email. I was not sure if you need a paper copy or if a digital copy will suffice. The irrigation improvements are outside Pioneer's irrigation system. The proposed plans provide for water delivery to Pleasant Ridge, Rhetts Acres, and to Alyson Meadows. I have proposed a diversion box and overflow as we discussed when I met with you a couple of months ago. I know that the County will want to have at a minimum an email from you for the construction plan approval.

We are currently preparing the final plat and will forward that to you as soon as possible. We are making sure we have the 25-ft easement for the D-Drain is included in the final plat.

Please let me know if I should bring in a paper copy of the construction plans or not, and if there is an application and fee. I looked through your web site but did not locate an application for off site work.

Thanks,

Elwin

Elwin Butler, PE

[REDACTED]
Matrix Engineering, Inc.



125242 FP-ALL SHEETS 031826.pdf

960K

R35590

PARCEL INFORMATION REPORT

8/5/2024 2:27:01 PM

PARCEL NUMBER: R35590

OWNER NAME: SWAIN CORY

CO-OWNER:

MAILING ADDRESS: 1584 S LAKECREST WAY EAGLE ID 83616

SITE ADDRESS: 0 W LINDEN ST

TAX CODE: 0200000

TWP: 4N RNG: 3W SEC: 32 QUARTER: NW

ACRES: 40.84

HOME OWNERS EXEMPTION: No

AG-EXEMPT: Yes

DRAIN DISTRICT: NOT In Drain Dist

**ZONING DESCRIPTION: CR-RR / CONDITIONAL REZONE - SINGLE FAMILY
RESIDENTIAL**

HIGHWAY DISTRICT: HIGHWAY DISTRICT #4

FIRE DISTRICT: CALDWELL RURAL FIRE

SCHOOL DISTRICT: CALDWELL SCHOOL #132

IMPACT AREA: CALDWELL

FUTURE LAND USE 2011-2022 : Res

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: Res

IRRIGATION DISTRICT: PIONEER IRRIGATION DISTRICT

FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0240F

WETLAND: Riverine

NITRATE PRIORITY: ADA CANYON

FUNCTIONAL Classification: Minor Arterial

INSTRUMENT NO. : 2021022480

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 32-4N-3W NW TX 21065 IN NW

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS, POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERRIES CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM
THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.



RE: [External] Alyson Meadows, Final Plat, Construction Plan review fees

1 message

Michelle Barron <Michelle.Barron@canyoncounty.id.gov>
To: Elwin Butler [REDACTED]

Wed, Apr 1, 2026 at 5:12 PM

Elwin,

It looks like you have an older application. The fees are higher now, unfortunately. I am attaching the correct application. The master application that you have filled out can be used along with the checklist for the updated application. The fees are towards the back of this document. Unfortunately, the city still has signature authority on the plat, so you will need to pay the city impact fee. This is what I have figured for the 22 total lots:

Planning – Final Plat	\$700
\$20/lot fee if >29 lots	0
Engineering – Final Plat	\$500
\$20/lot fee (\$20 x 22 lots)	440
Area of Impact Review	<u>200</u>
TOTAL	\$1,840

Let me know if you have any questions.

Thanks,

Michelle Barron
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6033
DSD Office Phone: 208-454-7458
Email: Michelle.Barron@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

From: Elwin Butler [REDACTED]
Sent: Wednesday, April 1, 2026 3:00 PM
To: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>
Subject: [External] Alyson Meadows, Final Plat, Construction Plan review fees

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: 88091

Date: 4/10/2026

Date Created: 4/10/2026

Receipt Type: Normal Receipt

Status: Active

Customer's Name: CS2, LLC

Comments: SD2026-0009

Site Address: 0 W LINDEN ST, Caldwell ID 83607 / Parcel Number: 35590000 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 - Final Plat	SD2026-0009	\$700.00	\$0.00	\$0.00
Planning - Final Plat Engineering Fee	SD2026-0009	\$500.00	\$0.00	\$0.00
Planning - Final Plat Engineering Fee - Per Lot Fee	SD2026-0009	\$440.00	\$0.00	\$0.00
Planning - Final Plat Engineering Fee - Area of City Impact Review (If Applicable)	SD2026-0009	\$200.00	\$0.00	\$0.00

Sub Total: \$1,840.00

Sales Tax: \$0.00

Total Charges: \$1,840.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	533	\$1,840.00

Total Payments: \$1,840.00

ADJUSTMENTS

Receipt Balance: \$0.00

CONSTRUCTION PLANS COVER SHEET
ALYSON MEADOWS SUBDIVISION
NW 1/4 SECTION 32, T4N, R3W, BM
CANYON COUNTY, IDAHO 2026

AGENCY CONTACT NUMBERS
CANYON COUNTY (208) 454-7458
HIGHWAY DISTRICT 4 (208) 454-8135
SW DISTRICT HEALTH (208) 455-5384
IDAHO POWER (208) 388-2910
CALDWELL FIRE (208) 455-3032
PIONEER IRRIGATION (208) 459-3617

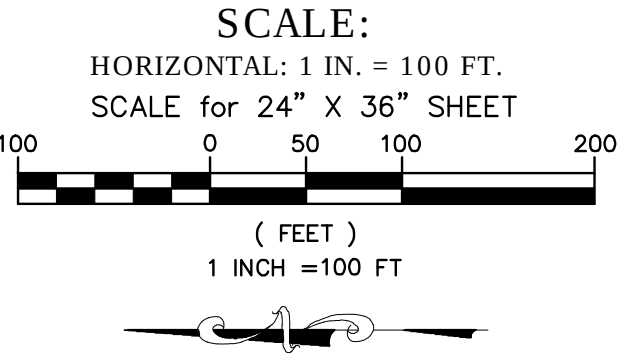
OWNERS/DEVELOPERS
CS2, LLC
3363 E. PRESIDENTIAL DR.
MERIDIAN, IDAHO 83642
(208) 629-7333

SURVEYOR
TOPO & PLAT SURVEY
SKINNER LAND SURVEY
17842 SANDHOLLOW ROAD
CALDWELL IDAHO, 83607
(208) 459-0933
www.skinnerlandsurvey.com

SURVEYOR
FINAL PLAT/CONSTRUCTION
SAWTOOTH LAND
SURVEYING, LLC
(208) 287-8450
amy@sawtooththis.com

ENGINEER
ELWIN T. BUTLER, PE
MATRIX ENGINEERING, INC.
1020 W MAIN, SUITE 100J
BOISE, IDAHO 83702
(208) 739-8668
ebutler@mat-eng.com
PLANNER
BOB UNGER
UNGER ENTERPRISES, LLC
901 N 29TH STREET
BOISE, IDAHO 83702
(208) 861-5220

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CH BEARING	CH DISTANCE
C1	200.00'	35.07'	10°02'50"	S4°14'16"E	35.03'
C2	170.00'	29.81'	10°02'50"	S4°14'16"E	29.77'
C3	230.00'	40.33'	10°02'50"	N4°14'16"W	40.28'
C4	28.00'	25.13'	51°24'59"	S34°58'11"E	24.29'
C5	28.00'	25.14'	51°26'37"	N16°27'37"E	24.30'
C7	100.00'	172.64'	98°54'31"	S40°34'26"E	151.98'
C15	65.00'	100.10'	88°14'10"	N16°33'36"W	90.50'
C16	65.00'	136.11'	119°58'42"	N87°32'51"E	112.57'
C17	65.00'	84.65'	74°36'55"	S4°50'45"W	78.79'
C18	65.00'	320.86'	282°49'58"	S80°44'19"W	81.08'
C19	70.00'	120.84'	98°54'44"	S40°34'23"E	106.39'
C20	65.00'	32.23'	28°24'24"	S61°16'17"E	31.90'
C21	65.00'	16.57'	14°36'16"	N39°45'56"W	16.52'



SHEET INDEX

- C100 COVER SHEET
C101 NOTES & DETAILS
C102 SURVEY
C103 PRELIMINARY PLAT
C201 DRAINAGE PLAN
C202 BASIN EASEMENT & INFILTRATION AREAS
C400 LINDEN ROAD DEMO PLAN
C401 LINDEN ROAD STA. 2+87 TO STA. 9+35
C401-2 LINDEN ROAD CROSS SECTIONS
C402 BIRCHWOOD LANE STA. 0+00 TO STA. 10+00
C403 BIRCHWOOD LANE STA. 10+00 TO STA. 18+50
C404 ALL WEATHER ROAD, DETAILS
C701 IRRIGATION STA. 0+50 TO STA. 10+00
C702 IRRIGATION STA. 10+00 TO STA. 20+16
C703 IRRIGATION PUMP DETAILS
C704 IRRIGATION DETAILS
C901 TEMPORARY TRAFFIC CONTROL

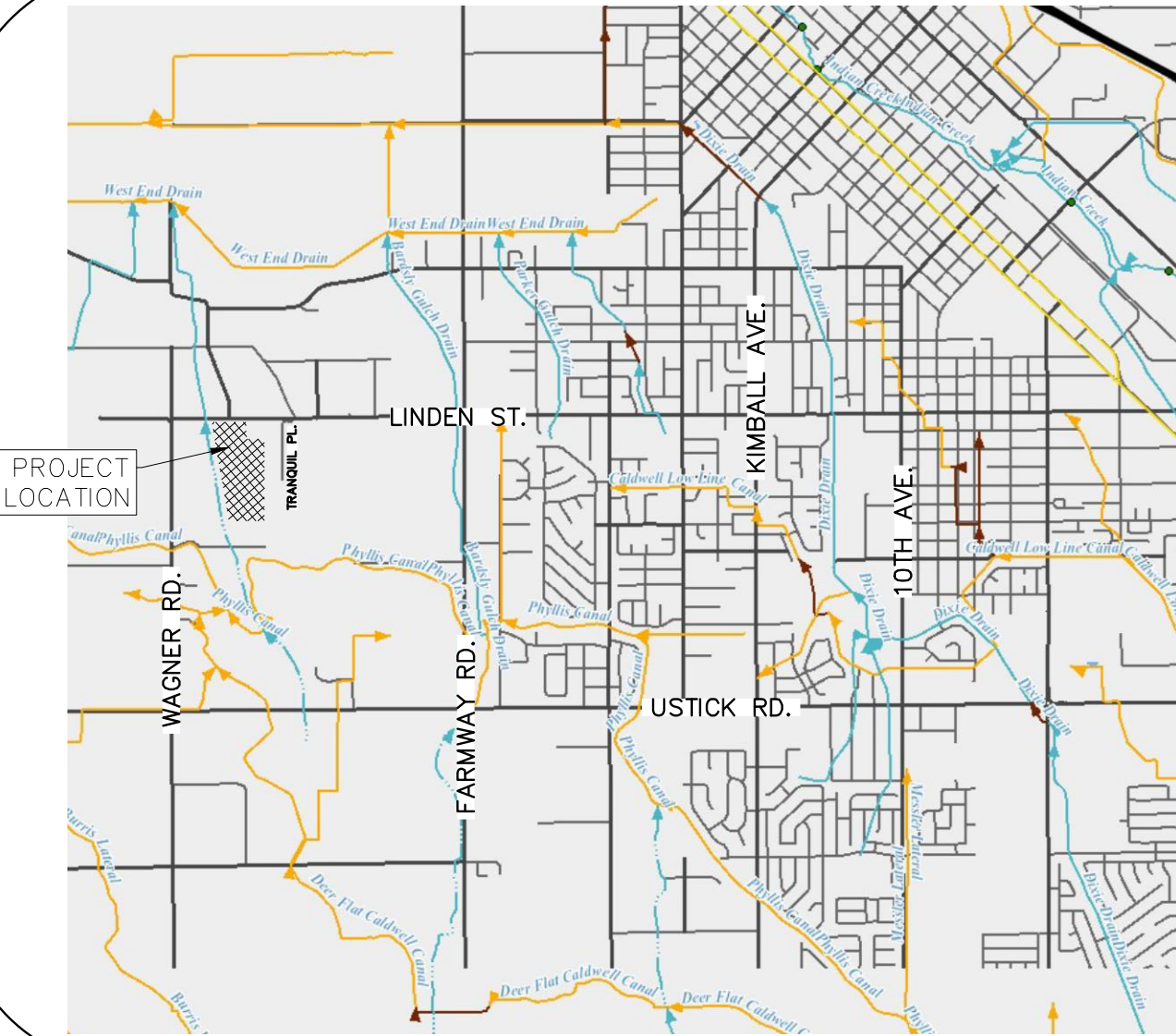
MONUMENTS AND SURVEY CONTROL

CONTROLS:
BOP, EOP, STA. 2+87, ELEV. 2371.34
N: 273,495.43
E: 2,365,118.69
EOP/EOP, STA. 9+35, ELEV. 2380.71
N: 723,493.94
E: 2,365,766.54

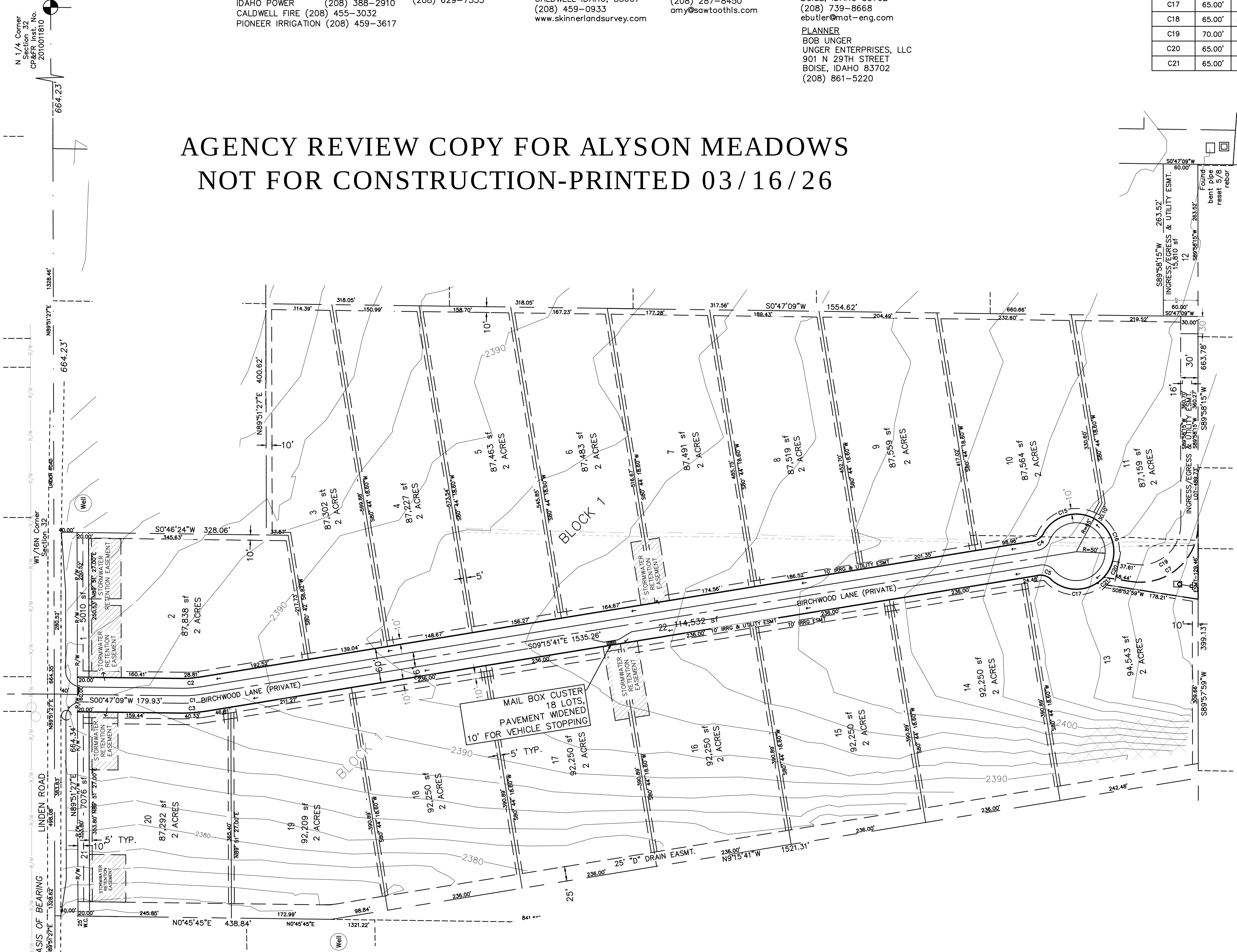
CONTRACTOR MAY SPECIFY ADDITIONAL LOCATION OF
HORIZONTAL AND VERTICAL CONTROLS AT THE
PRE-CONSTRUCTION MEETING. CONTROLS TO INCLUDE
NORTHING, EASTING, AND ELEVATIONS PER NAD 83 AND
NAVD 88.

SURVEY AND ELEVATIONS ARE PROVIDED BY SKINNER
LAND SURVEY PER NAD 83 AND NAVD88, SEE NOTE ON
SHEET C102.

SURVEY MONUMENTS DISTURBED DURING CONSTRUCTION
SHALL BE REPLACED BY THE DEVELOPER'S SURVEYOR, IN
ACCORDANCE WITH THE PROVISIONS OF I.C.55-1613.



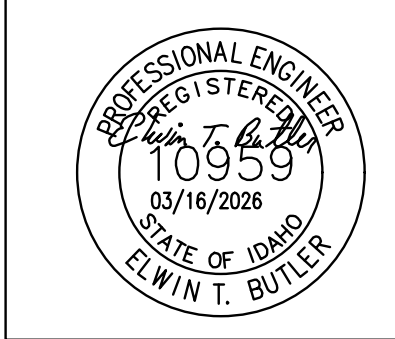
VICINITY MAP
NTS



LEGEND:

- MONUMENT (FOUND)
- SECTION LINE
- PROPERTY BOUNDARY
- ROAD CENTER LINE
- ROW /ROAD EASEMENT
- EASEMENT
- PARCEL LINE (NOT SURVEYED)
- 15 PERCENT GRADE AREA

MATRIX ENGINEERING, INC.
10059
Alaska Building 1020 W. Main St. Suite 100A-Boise, ID 83702-208.860.3120
Doug Unger, P.E. Principal Engineer
Email: dunger@mat-eng.com



DATE	BY	NO.	REVISION	APP'D
12/16/24	eb	1	ADDED GRAVITY IRRIGATION EASEMENT	
9/29/25	eb	2	ADDED MAIL BOX LOCATION & TURNOUT	
2/19/26	eb	3	CHANGES PER HD4 COMMENTS/CONTROLS ADDED	
3/16/26	eb	4	STORMWATER BASIN AREAS CHANGED	

CS2, LLC
3363 E. PRESIDENTIAL DRIVE
MERIDIAN, ID 83642
PARCEL R35590

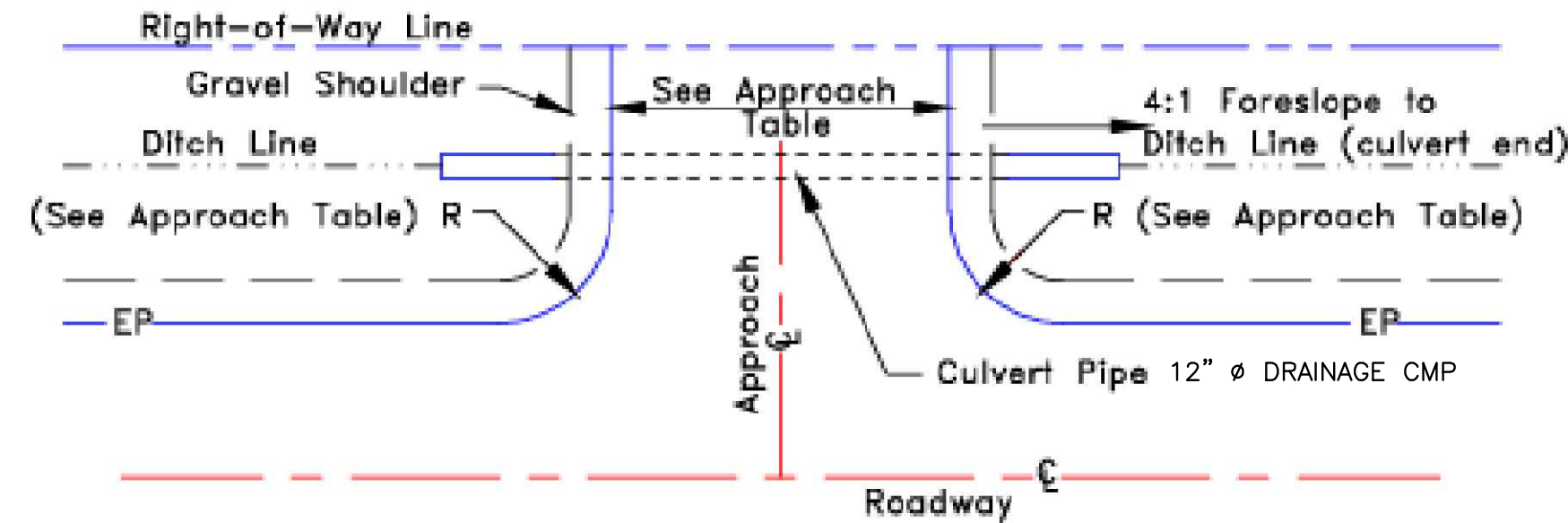
PREPARED FOR:
ALYSON MEADOWS
CONSTRUCTION PLANS
PARCEL R35590
CANYON COUNTY, ID

DATE
03/16/2026

SHEET
C100

PROJECT NOTES:

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (I.S.P.W.C.), (LATEST EDITION), THE HIGHWAY STANDARDS & DEVELOPMENT PROCEDURES FOR THE CANYON COUNTY HIGHWAY DISTRICTS AND THE PROJECT SPECIFICATIONS.
- F 2. ALL CONTRACTORS, SUB-CONTRACTORS & UTILITY CONTRACTORS SHALL ATTEND A PRE-CONSTRUCTION CONFERENCE A MINIMUM OF (2) DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ON THE PROJECT.
3. ONLY PLAN SETS STAMPED "APPROVED FOR CONSTRUCTION" & SIGNED BY THE ENGINEER SHALL BE USED FOR PROJECT CONSTRUCTION. USE OF PLANS NOT STAMPED "APPROVED FOR CONSTRUCTION" SHALL BE GROUNDS FOR THE ISSUANCE OF A STOP WORK ORDER.
4. ALL MATERIALS FURNISHED ON OR FOR THE PROJECT SHALL MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCY OR AS SET FORTH IN THE PROJECT PLAT LOCATION, WHICHEVER IS MORE RESTRICTIVE. CONTRACTOR SHALL FURNISH PROOF 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 COSTS ASSOCIATED WITH ALL TESTING REQUIREMENTS BY THE PROJECT SPECIFICATIONS. ALL TESTS SHALL BE PERFORMED BY A CERTIFIED TESTING LABORATORY AND CERTIFIED TEST RESULTS SHALL BE SUBMITTED TO THE OWNER'S ENGINEER. WORK PERFORMED WITHOUT CERTIFIED TEST RESULTS SHALL NOT BE ACCEPTED.
6. PLANT MIX PAVEMENT SHALL BE CLASS B WITH A NOMINAL MAXIMUM AGGREGATE SIZE OF $\frac{1}{2}$ ", PG 64-28 (PERFORMANCE GRADED ASPHALT BINDER) SHALL BE USED. A MINIMUM OF 0.5% ANTI-STRIPPING ADDITIVE IS SPECIFIED.
7. PROFILE THE SURFACE OF ROADWAYS IN ACCORDANCE WITH ISPCW SECTION 810 AND/OR AS REQUIRED BY THE DISTRICT..
8. ALL WORK OUTSIDE OF HD4 (HIGHWAY DISTRICT 4) JURISDICTION SHALL BE PERFORMED PER PLANS AND/OR ISPCW, APPLICABLE SECTION. DISCREPANCIES FOUND BETWEEN PLANS AND ISPCW THE MORE STRINGENT SHALL APPLY.
9. CONTRACTOR(S) SHALL RETAIN AND PROTECT ALL EXISTING FEATURES, BOTH ABOVE AND BELOW GROUND, UNLESS OTHERWISE NOTED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
10. A PRE-CONSTRUCTION CONFERENCE WILL BE HELD A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO START OF WORK. ALL CONTRACTORS, SUBCONTRACTORS, AND/OR UTILITY CONTRACTORS SHOULD BE PRESENT. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN AT THE PRE-CONSTRUCTION CONFERENCE. SAID TEMPORARY TRAFFIC CONTROL PLAN SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION. A PRE-APPROVED TRAFFIC PLAN HAS BEEN PROVIDED, SEE SHEET C901
- E 11. CONSTRUCTION ELEVATION CONTROL WILL BE PROVIDED BY SURVEY FOLLOWING PRE-CONSTRUCTION MEETING.
12. ALL LOT DIMENSIONS, EASEMENTS, AND CERTAIN OFF-SITE EASEMENTS ARE TO BE TAKEN FROM THE PLAT OF THE APPLICABLE SUBDIVISION.
13. ONE SET OF CONSTRUCTION STAKES FOR THE FOLLOWING ITEMS: PRESSURE IRRIGATION, GRAVITY IRRIGATION, ROUGH GRADING, ROAD TOP OF BASE, LOT CORNERS, SERVICE LOCATIONS, AND ELEVATION CONTROL. CONTRACTOR SHALL BE REQUIRED TO COVER ALL COSTS TO REPLACE CONSTRUCTION STAKING THAT IS REMOVED.
14. ALL CONSTRUCTION STAKES MUST BE REQUESTED A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO PLANNED USE.
15. THE CONTRACTOR(S) SHALL CLEAR AND GRUB PROPOSED STREETS WHICH SHALL CONSIST OF CLEARING THE GROUND SURFACE OF ALL MATERIAL NOT SUITABLE FOR THE FUTURE USE ON SITE. SAID MATERIAL SHALL BE DISPOSED OF OFF SITE AT THE CONTRACTORS EXPENSE.
16. CERTAIN CONTROL POINTS WILL BE SET BY THE ENGINEER, OR HIS REPRESENTATIVE, WHICH ARE CRITICAL TO THE CONSTRUCTION STAKING OF THE PROJECT. THESE POINTS WILL BE DESIGNATED AT THE TIME THEY ARE SET AND THE CONTRACTOR SO NOTIFIED. DESTRUCTION OF THESE POINTS BY THE CONTRACTOR OR HIS SUBCONTRACTORS SHALL BE GROUNDS FOR CHARGING THE CONTRACTOR FOR COST OF RE-ESTABLISHING SAID POINTS.
17. THE CONTRACTOR(S) SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
18. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTORS SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA.
19. EXISTING ASPHALT PAVEMENT SHALL BE CUT TO A NEAT STRAIGHT LINE PARALLEL OR PERPENDICULAR TO THE STREET CENTERLINE AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING.
- D 20. ALL MATERIALS FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE.
21. CONTRACTORS MUST FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THIS PROJECT MEET THE ABOVE REQUIREMENTS OF THE APPROVING AGENCIES AT THE REQUEST OF THE AGENCY AND/OR ENGINEER.
22. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTACT DIG-LINE AT 1-800-342-1585.
23. ALL COSTS OF RETESTING FOR PREVIOUSLY FAILED TESTS SHALL BE BACKCHARGED TO THE CONTRACTOR BY THE OWNER.
24. ALL COSTS TO THE CONTRACTOR INCURRED IN CORRECTING DEFICIENT WORK SHALL BE TO THE CONTRACTOR'S ACCOUNT. FAILURE TO CORRECT SUCH WORK WILL BE CAUSE FOR A STOP WORK ORDER AND POSSIBLE TERMINATION.
25. WORK SUBJECT TO APPROVAL BY ANY POLITICAL JURISDICTION AND/OR AGENCY MUST BE APPROVED PRIOR TO: (A) PLACING OF CONCRETE, (B) PLACING OF CURB, (C) PLACING OF ASPHALT PAVEMENT, (D) BACKFILLING TRENCHES FOR PIPE. WORK DONE WITHOUT SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER.
26. CONTRACTOR SHALL REQUEST A PERMIT TO USE RIGHT-OF-WAY; UTILITIES AND OTHERS FROM HIGHWAY DISTRICT NO. 4 PRIOR TO WORK ON LINDEN ROAD FOR WIDENING AND UTILITY WORK. REQUEST SHALL BE SUBMITTED A MINIMUM OF SEVEN (7) DAYS PRIOR TO WORK START DATE.
27. CONTRACTOR TO PROVIDE GRADE RINGS AS REQUIRED TO SET MANHOLES, SAND AND GREASE TRAPS, AND IRRIGATION BOX, RIM ELEVATIONS TO FINISHED GRADE.
28. NO PIT RUN, BALLAST OR SUBBASE AGGREGATE SHALL BE PLACED ON ANY ROAD OR STREET UNTIL THE SUBBASE HAS BEEN APPROVED BY THE ENGINEER OF RECORD.
29. TRENCH BACKFILL SHALL CONFORM TO THE CANYON COUNTY "RIGHT-OF-WAY TRENCH BACKFILL SPECIFICATIONS" LATEST EDITION.
- C 30. ENGINEER TO PROVIDE REPRODUCIBLE RECORD DRAWINGS OF COMPLETED FACILITIES. CONTRACTOR SHALL MAKE AVAILABLE ALL TESTING REPORTS AND NOTES TO THE ENGINEER. ENGINEER OF RECORD TO PROVIDE PROOF OF GENERAL CONFORMANCE WITH PLANS AND SPECIFICATIONS.
31. THE CANYON COUNTY HAS THE OPTION TO INSPECT ALL CONSTRUCTION AT ANYTIME. THE CONTRACTOR SHALL NOTIFY THE CANYON COUNTY TWENTY-FOUR (24) HOURS PRIOR TO CONSTRUCTION.
32. STREET SIGNS SHALL BE INSTALLED BY CONTRACTOR TO CHD4 SPECIFICATIONS UPON COMPLETION OF PAVING.
33. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY NECESSARY NPDES PERMITS, FILING ANY NOIS, AND PREPARING A POLLUTION PREVENTION PLAN (PPP) IN ACCORDANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY. CONTACT THE EPA AT (208) 334-9489 FOR THE REQUIRED INFORMATION. SAID PERMIT SHALL BE PRESENTED TO THE OWNER/DEVELOPER AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
34. IDAHO POWER SHALL PROVIDE STUBS INTO LANDSCAPE COMMON LOTS AT LOCATIONS AS DIRECTED BY THE PLANS, OWNER, & ENGINEER.
35. STREET LIGHTS ARE NOT REQUIRED ON THIS PROJECT.
36. THE ENGINEER OF RECORD (DESIGN CIVIL ENGINEER) SHALL BE RESPONSIBLE FOR PROVIDING THE FOLLOWING:
-CONSTRUCTION OBSERVATIONS (INSPECTIONS) AT SUFFICIENT INTERVALS TO INSURE CONSTRUCTION HAS BEEN COMPLETED IN GENERAL COMPLIANCE WITH THE APPROVED PLANS.
-CONSTRUCTION OBSERVATION DIARY.
-REPRODUCIBLE RECORD DRAWINGS.
-ENGINEER'S STATEMENT (CANYON COUNTY STANDARD FORMAT).
37. ALL CONTRACTORS PERFORMING WORK DEPICTED ON THESE PLANS SHALL HAVE IN THEIR POSSESSION AND ON THE JOB SITE AN APPROVED SET OF PLANS WHICH HAVE BEEN STAMPED AND SIGNED ON THE FRONT SHEET BY THE CANYON COUNTY ENGINEERING DEPARTMENT AND HIGHWAY DISTRICT NO. 4.
38. A PROOF TEST OF STORM WATER DITCHES & BASINS MAY BE REQUIRED PER CANYON COUNTY, AND HIGHWAY DISTRICT NO. 4.
- B 39. ALL PEDESTRIAN ACCESS ROUTES AND FACILITIES MUST FULLY COMPLY WITH ALL LOCAL, STATE, AND FEDERAL GUIDELINES/REQUIREMENTS.
40. PROPOSED ROAD SECTION SHALL COMPLY WITH CANYON HIGHWAY DISTRICT NO. 4 (CHD4).
41. NO ASPHALT SHALL BE PLACED WITHOUT ENGINEER AND DEVELOPER FIRST RECEIVING AN APPROVAL TO PAVE LETTER FROM CHD4 OR CANYON COUNTY.
42. TRENCH WORK LOCATED WITHIN THE LINDEN ROAD IS REQUIRED TO BE BACKFILLED, COMPACTED AND BROUGHT TO GRADE TO ACCOMMODATE TRAFFIC AT THE END OF EACH CONSTRUCTION DAY.
43. JOINT TRENCH CONDUIT WITH PULL CORD, 32" BURIAL DEPTH (PER SL-1136).
44. ALL TRAFFIC CONTROL SIGNAGE TO BE MAINTAINED IN PLACE AT ALL TIMES UNLESS APPROVED IN WRITING BY CANYON HIGHWAY DISTRICT NO. 4. MAINTAIN ALL TEMPORARY TRAFFIC CONTROL MEASURES UNTIL PERMANENT TRAFFIC CONTROL IS IN PLACE AND FUNCTIONAL.
45. PLANT MIX PAVEMENT SHALL BE PER HDSP SECTION 3060.0703 OR SP 2 OR BETTER, WITH A NOMINAL MAXIMUM AGGREGATE SIZE OF $\frac{3}{4}$ ", PG 64-28 (PERFORMANCE GRADED ASPHALT BINDER) SHALL BE USED ON LINDEN ROAD. A MINIMUM OF 0.5% ANTI-STRIPPING ADDITIVE IS SPECIFIED.
46. PRESSURE IRRIGATION CONSTRUCTION SHALL COMPLY WITH ISPCW, CURRENT ADDITION INCLUDING BURIAL DEPTH BETWEEN 36" MINIMUM AND 48" MAXIMUM CROWN. TRIP PLATE PER ISPCW SECTION 1103.02, FINDER TAPE PER ISPCW SECTION 1103.03, AND "NON-POTABLE WATER" TAG ON EACH SERVICE PER ISPCW SECTION 1103.08.
47. IT IS ANTICIPATED THAT DRIVEWAYS WILL BE INSTALLED BY LOT OWNERS AT DESIRED LOCATIONS. IT IS THE RESPONSIBILITY OF LOT OWNER TO PROTECT GRAVITY AND PRESSURE IRRIGATION MAINS UNDER DRIVEWAYS. LOT OWNERS WILL BE RESPONSIBLE FOR ANY DAMAGE TO IRRIGATION MAINS DUE TO CRUSHING OF PIPE.
48. CONTRACTOR SHALL HAVE ON SITE STAMPED "APPROVED FOR CONSTRUCTION" PLANS, SIGNED BY THE ENGINEER. A STOP WORK ORDER MAY BE ISSUED IF SUCH PLANS ARE NOT ON SITE.
- A 49. CONTRACTOR SHALL PROVIDE PROOF THAT PROJECT MATERIALS MEET MINIMUM REQUIREMENTS OF APPROVING AGENCY.
50. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND PAYING FOR ALL COSTS ASSOCIATED WITH TESTING PER PROJECT SPECIFICATIONS. FAILED TESTS, RE-TESTING, AND RAMIFICATION OF FAILED TEST IS THE RESPONSIBILITY OF THE CONTRACTOR. WORK PERFORMED WITHOUT CERTIFIED TEST RESULTS SHALL NOT BE ACCEPTED.
51. SURVEY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY THE DEVELOPER'S SURVEYOR, IN ACCORDANCE WITH THE PROVISIONS OF I.C.R. 1613. CONTRACTOR TO NOTIFY SURVEYOR OF ANY MONUMENTS REMOVED UNEXPECTEDLY. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SURVEY MONUMENTS OUTSIDE AREAS OF EXCAVATION.
52. ALL ENCROACHMENTS WITHIN THE ROW ARE TO BE REMOVED OR RELOCATED OUTSIDE OF THE ROW.
53. CONSTRUCTION TRAFFIC SHALL NOT USE TRANQUILL PLACE (A PRIVATE ROAD) FOR ACCESS.



The diagram illustrates a cross-section of a roadway and ditch. On the left, a 'Roadway' is shown with a centerline. To its right is an 'Outside Edge of Shoulder' with a 2% slope. Further right is a ditch with a 2% slope. A dashed line labeled 'EP' (Edge of Pavement) is shown. A 'Culvert Pipe' is shown at the bottom of the ditch, with a 'Required 12" Culvert Pipe Cover' indicated. The ditch is labeled 'To Centerline of Standard Ditch (See ACCHD-103)'. A maximum depth of '±5% Max' is indicated for the ditch. The diagram also shows a 'Roadway' and a 'Culvert Pipe'.

APPROACH TYPE	Appr Width*		Min
	Min	Max	Radius
Farmyard Field	20'	40'	20'
Residential [†] (Rural Roadway)	20'	30'	10'
Residential [†] (Subdivision Roadway)	20' 15'	36'	0' 5'

2.5" Surfacing (Optional)
6" Base
9" Subbase

SOURCE—HSDP MANUAL, ACCHD-105

NOTE: LOT OWNER RESPONSIBLE TO PROTECT IRRIGATION MAINS UNDER DRIVEWAYS FROM HEAVY TRUCK LOADS TO CONSTRUCT HOMES.

SCALE: N.T.S.

(2)
C101,

A PORTION OF THE NW 1/4 OF SECTION 32,
TOWNSHIP 4 NORTH, RANGE 3 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO

A horizontal scale bar with alternating black and white segments. It is labeled with '0'' at the left end, '200'' at the midpoint, and '400'' at the right end.

Scale: 1" = 200'

- BRASS CAP MONUMENT – FOUND
- ⊕ ALUMINUM CAP MONUMENT – FOUND
- ◎ 5/8" REBAR – FOUND
- 5/8" x 24" REBAR – SET
- 1/2" REBAR – FOUND
- 1/2" x 24" REBAR – SET
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- SECTION/ALIQUOT PART LINE
- EASEMENT LINE
- W.C. WITNESS CORNER
- TOP OF BANK
- EDGE OF PAVEMENT
- EDGE OF ROAD
- CORRUGATED PIPE
- CENTERLINE DITCH
- 3' DIAMETER STAND PIPE
- ELECTRICAL & TELE BOXES
- IRRIGATION BOXES

This survey was performed at the request of CS2, LLC to perform a topographic survey for design and submittal of a subdivision application. The boundary was established and shown on Record of Survey Inst. No. 2021003057. Elevations are derived from a GNSS observation processed through OPUS to NAVD88 Datum using GEOID18.

SEE ORIGINAL HARD COPY
ON FILE IN OUR OFFICE
SIGNED 3/4/22

INDEX No. 434-32-4-0-0-00-00

SURVEY FOR:

CS2, LLC

Drawn By: TJW/ZCL

Date: Jan. 4, 2021

Surveyed By: KPL

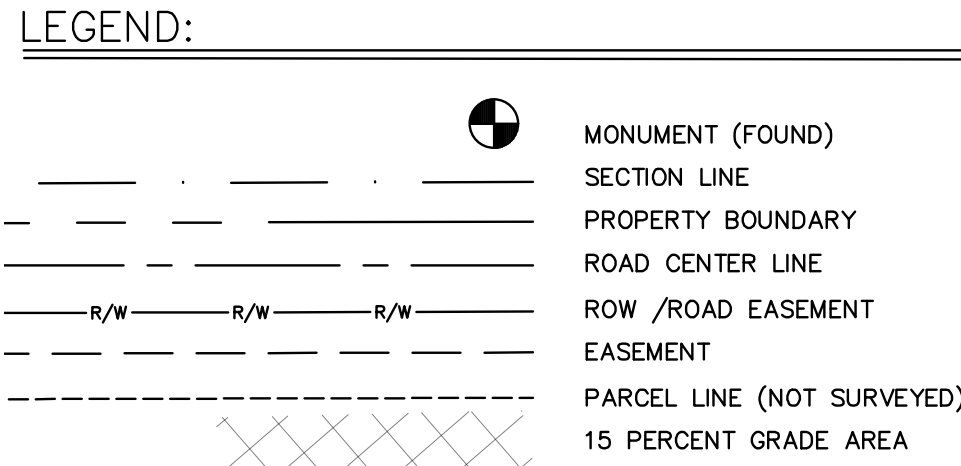
Job No. DE2720

Skinner

Land Survey

17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)-454-0933
WWW.SKINNERLANDSURVEY.COM

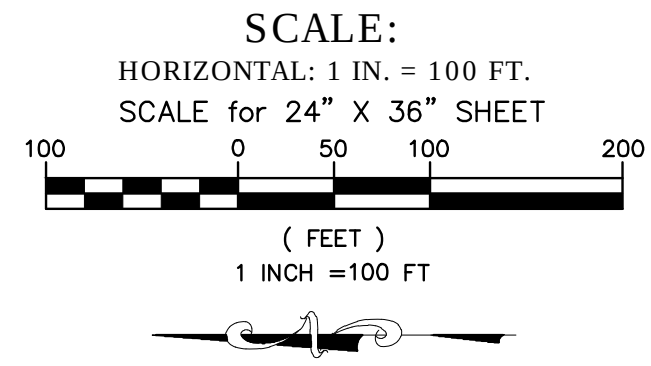
PRELIMINARY PLAT
ALYSON MEADOWS SUBDIVISION
NW 1/4 SECTION 32, T4N, R3W, BM
CANYON COUNTY, IDAHO



PRELIMINARY PLAT DEVELOPMENT FEATURES

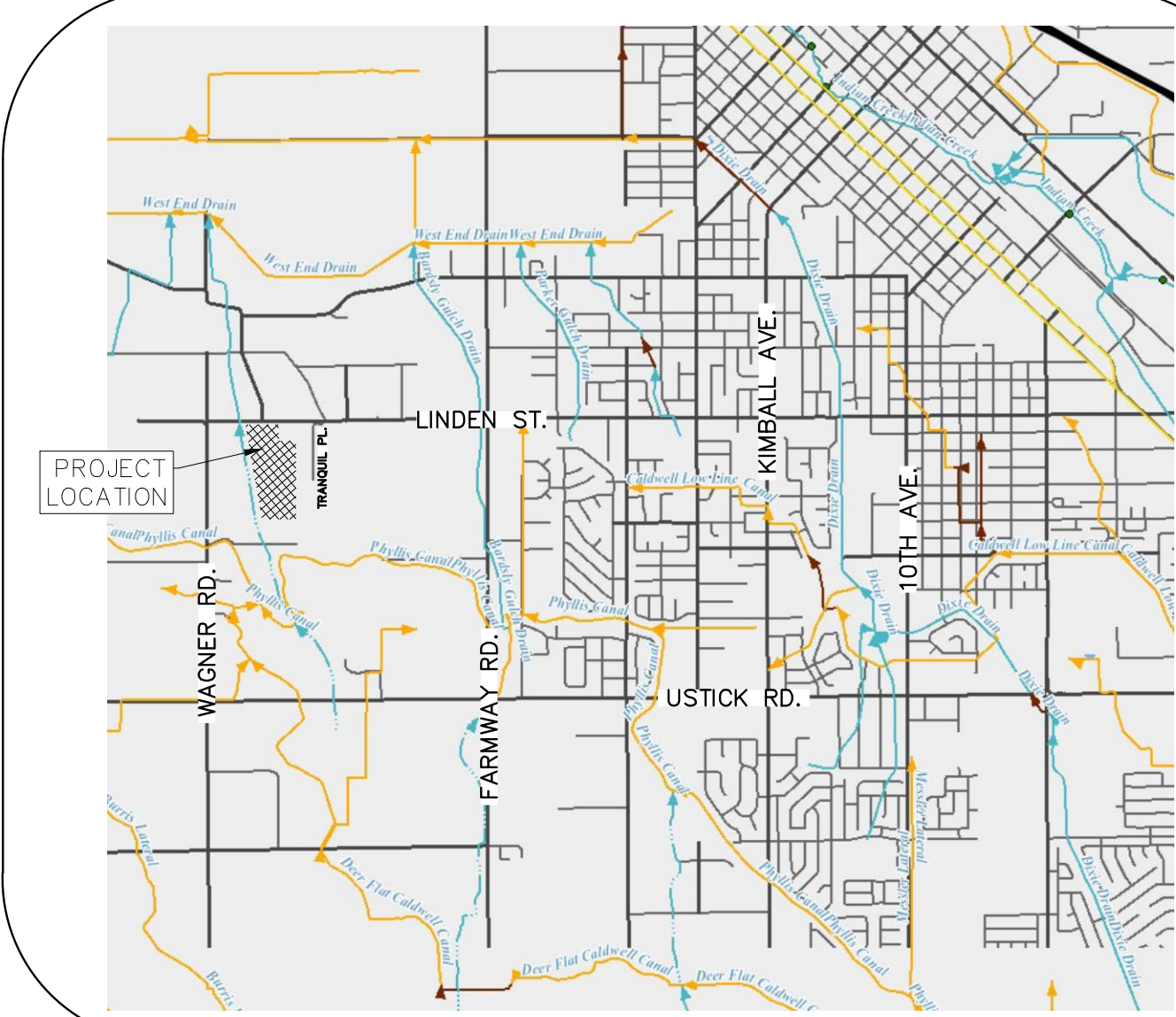
TOTAL ACRES..... 40.84 ACRES
TOTAL LOTS..... 22
SINGLE-FAMILY LOTS..... 18
COMMON LOTS..... 4
MINIMUM LOT SIZE..... 87,159 SF
AVERAGE LOT SIZE..... 89,328 SF
TOTAL SINGLE FAMILY DENSITY 2.27 UNITS/AC.
PROPOSED ZONING..... CR-RR
PHASING..... ONE PHASE
SETBACKS RR ZONE
FRONT 20'
REAR 20'
SIDE 10'
CORNER 20'

CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	CH BEARING	CH DISTANCE	
C1	200.00'	35.07'	10°02'50"	S4°14'16"E	35.03'	
C2	170.00'	29.81'	10°02'50"	S4°14'16"E	29.77'	
C3	230.00'	40.33'	10°02'50"	N4°14'16"W	40.28'	
C4	28.00'	25.13'	51°24'59"	S34°58'11"E	24.29'	
C5	28.00'	25.14'	51°26'37"	N16°27'37"E	24.30'	
C7	100.00'	172.64'	98°54'31"	S40°34'26"E	151.98'	
C15	65.00'	100.10'	88°14'10"	N16°33'36"W	90.50'	
C16	65.00'	136.11'	119°58'42"	N87°32'51"E	112.57'	
C17	65.00'	84.65'	74°36'55"	S4°50'45"W	78.79'	
C18	65.00'	320.86'	282°49'58"	S80°44'19"W	81.08'	
C19	70.00'	120.84'	98°54'44"	S40°34'23"E	106.39'	
C20	65.00'	32.23'	28°24'24"	S61°16'17"E	31.90'	
C21	65.00'	16.57'	14°36'16"	N39°45'56"W	16.52'	

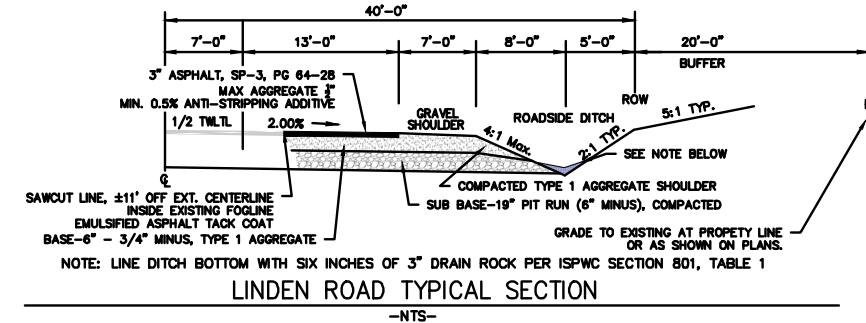
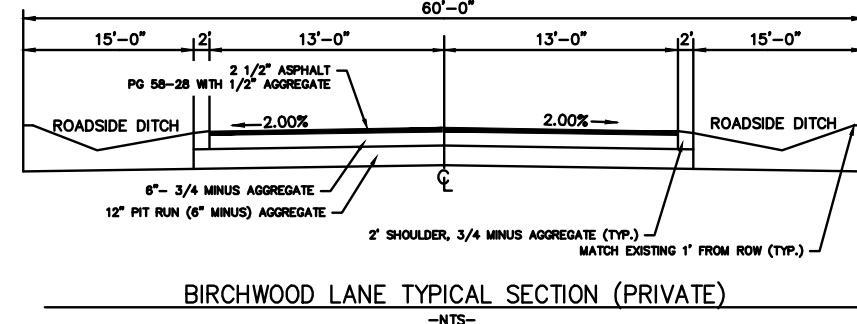


PRELIMINARY PLAT NOTES:

- IN THE FOLLOWING NOTES THE WORD "UTILITY" SHALL INCLUDE IRRIGATION AS A UTILITY. IF IRRIGATION IS MENTIONED IT IS TO EMPHASIZE THIS UTILITY.
- EASEMENT WITH THE HIGHEST PRIORITY OR RIGHTS EXTEND TO THE BOUNDARY. EASEMENT WITH EQUAL PRIORITY OR RIGHTS END AT THE EASEMENT INTERSECTION.
- LOT LINES COMMON TO LINDEN ROAD HAVE A 10' UTILITY EASEMENT. UTILITY AGENCIES SHALL NOT LIMIT OR RESTRICT USES FOR IRRIGATION STRUCTURES, DRAINAGE, OR LANDSCAPE BUFFER. LOT LINES COMMON TO LOT 22, A PRIVATE ROAD, HAVE A 10' UTILITY, AND DRAINAGE EASEMENT. THE UTILITY EASEMENTS IN THIS NOTE ARE FOR THE BENEFIT OF ALYSON MEADOWS SUBDIVISION. UNLESS OTHERWISE NOTED, INTERNAL LOT LINES HAVE A 5' UTILITY AND FENCE EASEMENT. UNLESS OTHERWISE NOTED, BOUNDARY LOT LINES HAVE A 10' UTILITY AND FENCE EASEMENT. THESE UTILITY AND FENCE EASEMENT ARE FOR THE BENEFIT OF THE SUBJECT AND ADJACENT LOT OWNERS OF EACH EASEMENT.
 - WEST BOUNDARY OF LOTS 13 THROUGH 21 HAVE A PIONEER IRRIGATION DISTRICT 25' WIDE "D"-DRAIN EASEMENT STARTING AT THE FROM TOP OF BANK, ANY ENCROACHMENT OF THIS EASEMENT REQUIRES WRITTEN PERMISSION FROM PIONEER IRRIGATION DISTRICT PRIOR PER IDAHO CODE 42-1209. THIS EASEMENT IS FOR THE BENEFIT OF PIONEER IRRIGATION DISTRICT.
 - ALL LOTS ARE SINGLE FAMILY RESIDENTIAL EXCEPT LOTS 1, 12, 21, & 22 WHICH ARE COMMON LOTS MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA). LOTS 1 & 21 ARE LANDSCAPE BUFFER LOTS. LOT 12 IS AN INGRESS/EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF ALYSON MEADOWS, RHETTS ACRES, EMERGENCY, AND SERVICE VEHICLES. EASEMENT IS TO BE GATED. LOT 22 IS A PRIVATE ROAD LOT FOR INGRESS/EGRESS, UTILITIES, AND DRAINAGE FOR THE SOLE BENEFIT OF ALYSON MEADOWS.
 - A 30 FOOT EASEMENT AT THE EAST BOUNDARY OF LOT 12 IS GRANTED FOR THE BENEFIT OF RHETTS ACRES FOR TRANQUILL PLACE HAMERHEAD TURNAROUND. RHETTS ACRES HOA IS RESPONSIBLE FOR ALL MAINTENANCE AND COST OF TURNAROUND.
 - SOUTH SIDE EASEMENTS OF LOT 1 ARE DESIGNATED INGRESS/EGRESS, UTILITIES, AND IRRIGATION FACILITIES EASEMENTS. IRRIGATION FACILITIES INCLUDE PUMPING STATION, DISTRIBUTION MAIN LINES, AND IRRIGATION DITCH. THIS EASEMENT IS FOR THE BENEFIT OF ALYSON MEADOWS, RHETTS ACRES, EMERGENCY, AND SERVICE VEHICLES. EASEMENT IS TO BE GATED.
 - DRAINAGE SHALL BE REMOVED VIA ROADSIDE DITCHES / DITCHES / AND / OR DISCHARGING RUNOFF INTO EXISTING DRAINS AS HISTORIC RATES AS APPROVED BY THE HIGHWAY DISTRICT AND CANYON COUNTY STORMWATER HOA.
 - THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER. IRRIGATION WATER IS PROVIDED BY PIONEER IRRIGATION DISTRICT. THE HOA WILL BE SUBJECT TO DISTRICT ASSESSMENTS. EACH LOT WILL RECEIVE PRESSURIZED IRRIGATION WATER VIA A PUMPING STATION AND IRRIGATION FACILITIES MAINTAINED AND OPERATED BY THE HOA.
 - EXISTING IRRIGATION OPEN DITCH DELIVERY TO PHEASANT RIDGE WILL BE PIPED VIA IRRIGATION EASEMENT WEST OF THE 10' UTILITY EASEMENT ADJACENT TO BIRCHWOOD LANE.
 - POTABLE WATER WILL BE PROVIDED BY INDIVIDUAL WELLS LOCATED ON EACH LOT AS APPROVED BY THE DEPARTMENT OF WATER RESOURCES.
 - SANITARY SEWER WILL BE PROVIDED BY INDIVIDUAL SEPTIC AND DRAIN FIELDS ON EACH LOT AS APPROVED BY SOUTHWEST DISTRICT HEALTH.
 - THIS DEVELOPMENT RECOGNIZES IDAHO CODE 22-4503, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITY AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION BEGAN; PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROVER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
 - ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATION IN EFFECT AT THE TIME OF RE-SUBDIVISION.
 - LOT DIRECT ACCESS ONTO LINDEN ROAD (A MAJOR COLLECTOR) IS PROHIBITED. LOT ACCESS SHALL BE ONTO PRIVATE OR LOCAL ROADS.
 - NEPA 13.D (FIRE SPRINKLERS) SYSTEMS AND FIRE FLOW RATES FOR EACH SINGLE FAMILY DWELLING SHALL BE DETERMINED BY THE CALDWELL FIRE DEPARTMENT BASED ON THE CURRENT FIRE CODE AT THE TIME OF BUILDING PERMIT APPLICATION.



VICINITY MAP
NTS



AGENCY CONTACT NUMBERS
CANYON COUNTY (208) 454-7458
HIGHWAY DISTRICT 4 (208) 454-8135
SW DISTRICT HEALTH (208) 455-5384
IDAHO POWER (208) 388-2910
CALDWELL FIRE (208) 455-3032
PIONEER IRRIGATION (208) 459-3617

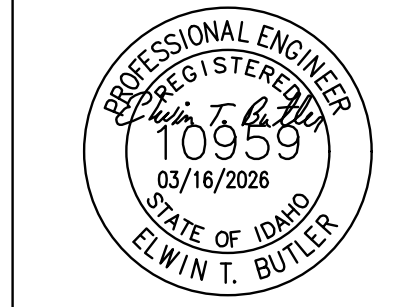
OWNERS/DEVELOPERS
CS2, LLC
3363 E. PRESIDENTIAL DR.
MERIDIAN, IDAHO 83642
(208) 629-7333

SURVEYOR
TOPO & PLAT SURVEY
SKINNER LAND SURVEY
17842 SANDHOLLOW ROAD
CALDWELL IDAHO, 83607
(208) 459-0933
www.skinnerlandsurvey.com

SURVEYOR
FINAL PLAT/CONSTRUCTION
SAWTOOTH LAND SURVEYING, LLC
(208) 287-8450
amy@sawtoothis.com

ENGINEER
ELWIN T. BUTLER, PE
MATRIX ENGINEERING, INC.
1020 W MAIN, SUITE 100J
BOISE, IDAHO 83702
(208) 739-8668
ebutler@mat-eng.com

PLANNER
BOB UNGER
UNGER ENTERPRISES, LLC
901 N 29TH STREET
BOISE, IDAHO 83702
(208) 861-5220



DATE	BY	NO.	REVISION	APP'D
12/16/24	bb	1	ADDED GRAVITY IRRIGATION EASEMENT	
12/19/25	bb	2	CHANGES PER H24 COMMENTS	
1/28/26	bb	3	UPDATED TYPICAL SECTION FOR LINDEN & SURVEYOR	
3/16/26	bb	4	STORMWATER BASIN AREAS CHANGED	

DRWN BY:	CHKD BY:	APP'D BY:
E		

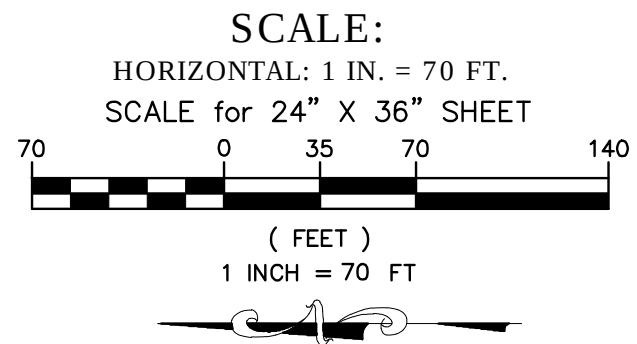
PP100

PREPARED FOR:
CS2, LLC
3363 E. PRESIDENTIAL DRIVE
MERIDIAN, ID 83642
PARCEL R35590

ALYSON MEADOWS
PRELIMINARY PLAT
PARCEL R35590
CANYON COUNTY, ID

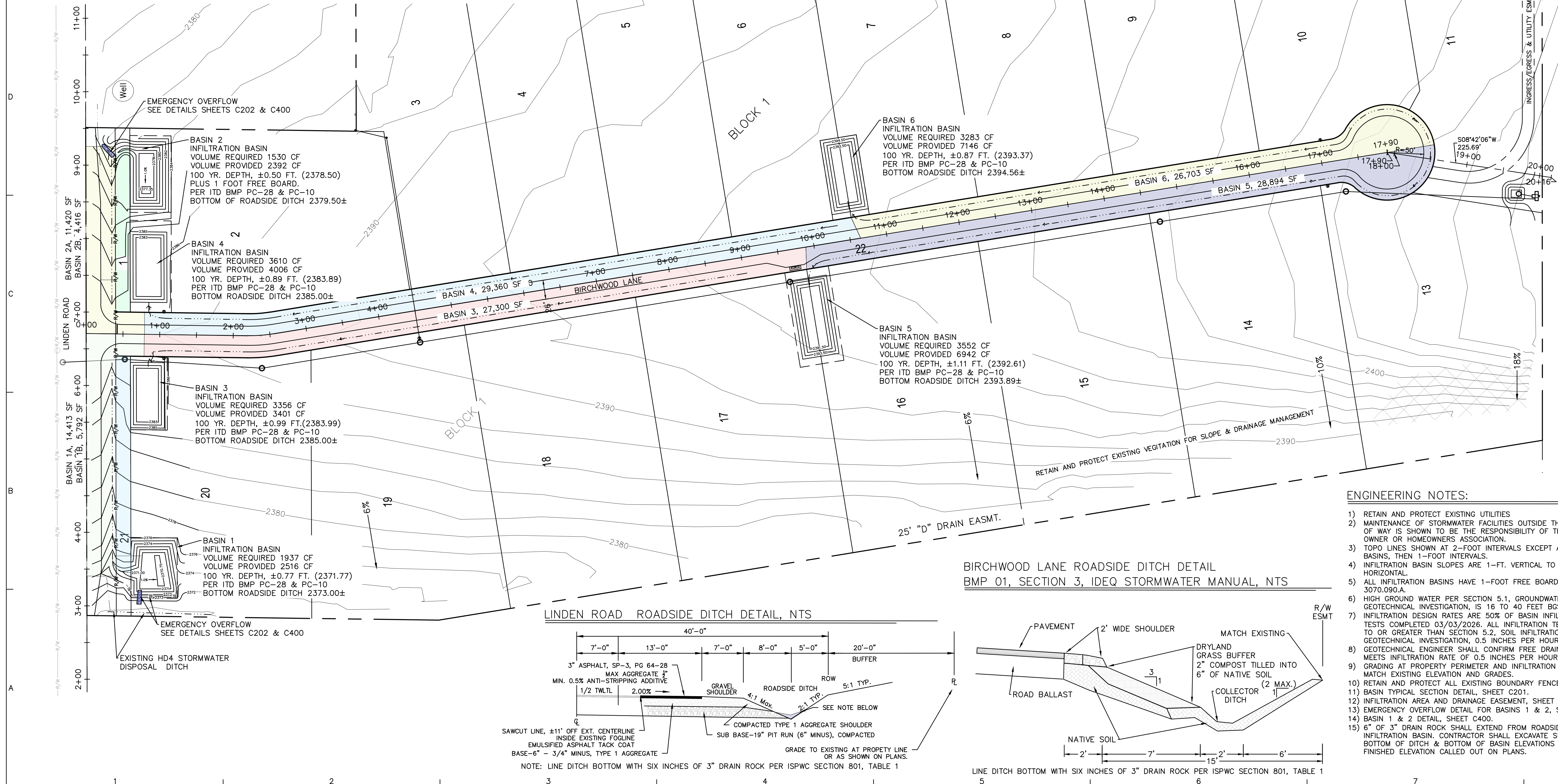
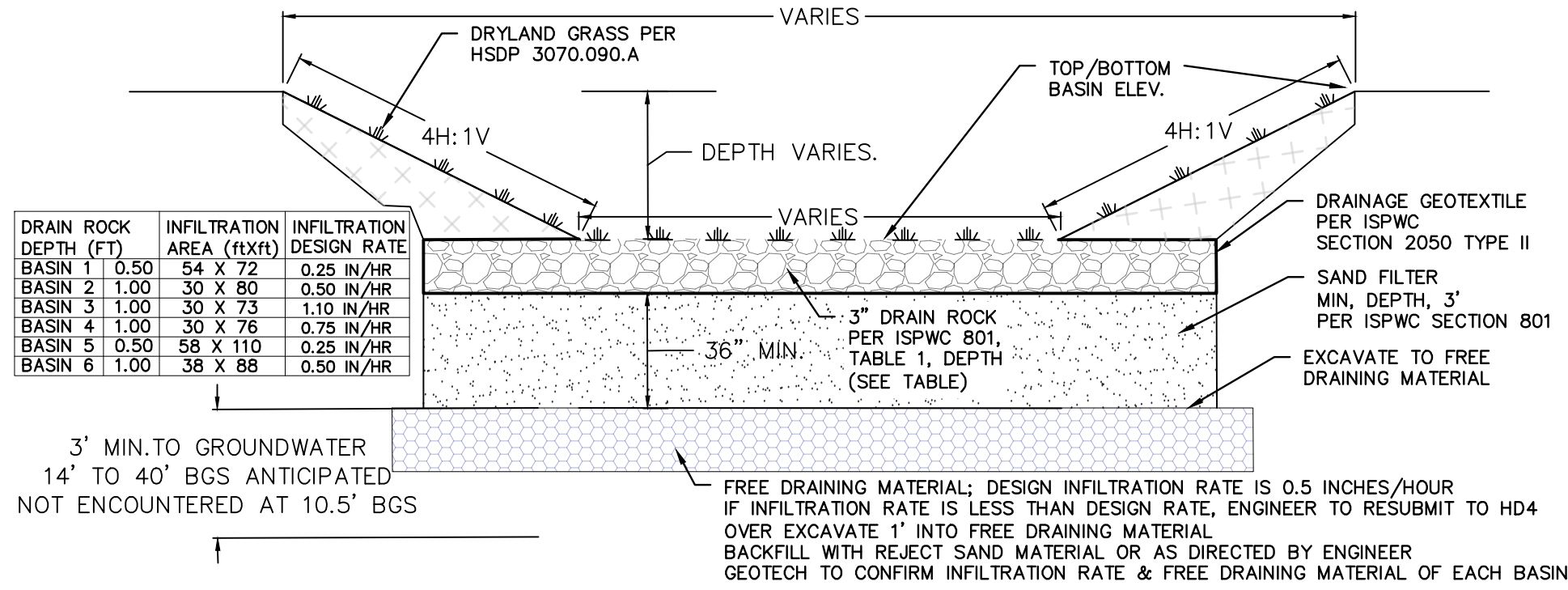
DATE
03/16/2026
SHEET
C103

DRAINAGE, CONSTRUCTION PLANS
ALYSON MEADOWS SUBDIVISION
NW 1/4 SECTION 32, T4N, R3W, BM
CANYON COUNTY, IDAHO



STORMWATER BASIN SUMMARY

BASIN NO.	CONTRIBUTING STORMWATER SF	RUNOFF COEFFICIENT	DITCH FLOW (cfs)	VELOCITY (fps)	STORM VOLUME (cf)	115% STORM VOLUME (cf)	STORAGE PROVIDE (cf)	INFILTRATION RATE FIELD TEST	INFILTRATION RATE DESIGN	HOURS FOR INFILTRATION	INFILTRATION AREA (sf)
1	20,205	0.74	0.69	3.2	1684	1937	2516	0.50	0.25	20.8	3888
2	15,836	0.75	0.54	2.2	1330	1530	2392	1.00	0.50	13.3	2400
3	27,300	0.95	1.01	1.6	2919	3356	3401	2.20	1.10	14.5	2190
4	29,360	0.95	1.09	1.7	3139	3610	4006	1.50	0.75	22.0	2280
5	28,894	0.95	1.13	1.8	3089	3552	6942	0.50	0.25	23.2	6380
6	26,703	0.95	1.11	1.7	2855	3283	7146	1.00	0.50	20.5	3344



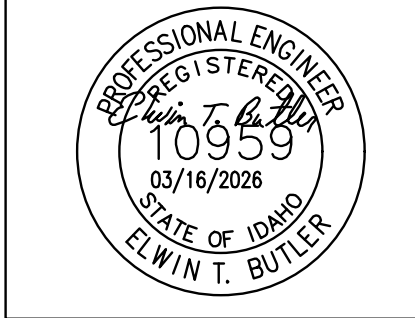
ENGINEERING NOTES:

- 1) RETAIN AND PROTECT EXISTING UTILITIES
- 2) MAINTENANCE OF STORMWATER FACILITIES OUTSIDE THE PUBLIC RIGHT OF WAY IS SHOWN TO BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION.
- 3) TOPO LINES SHOWN AT 2-FOOT INTERVALS EXCEPT AT INFILTRATION BASINS, THEN 1-FOOT INTERVALS.
- 4) INFILTRATION BASIN SLOPES ARE 1'-FT. VERTICAL TO 4'-FT. HORIZONTAL.
- 5) ALL INFILTRATION BASINS HAVE 1-FOOT FREE BOARD PER HSDP 3070.090.A.
- 6) HIGH GROUND WATER PER SECTION 5.1, GROUNDWATER, GEOTECHNICAL INVESTIGATION, IS 16 TO 40 FEET BGS.
- 7) INFILTRATION DESIGN RATES ARE 50% OF BASIN INFILTRATION FIELD TESTS COMPLETED 03/03/2026. ALL INFILTRATION TESTS ARE EQUAL TO OR GREATER THAN SECTION 5.2, SOIL INFILTRATION RATES, GEOTECHNICAL INVESTIGATION, 0.5 INCHES PER HOUR.
- 8) GEOTECHNICAL ENGINEER SHALL CONFIRM FREE DRAINING MATERIAL MEETS INFILTRATION RATE OF 0.5 INCHES PER HOUR.
- 9) GRADING AT PROPERTY PERIMETER AND INFILTRATION BASINS TO MATCH EXISTING ELEVATION AND GRADES.
- 10) RETAIN AND PROTECT ALL EXISTING BOUNDARY FENCES.
- 11) BASIN TYPICAL SECTION DETAIL, SHEET C201.
- 12) INFILTRATION AREA AND DRAINAGE EASEMENT, SHEET C202.
- 13) EMERGENCY OVERFLOW DETAIL FOR BASINS 1 & 2, SHEET C202.
- 14) BASIN 1 & 2 DETAIL, SHEET C400.
- 15) 6" OF 3" DRAIN ROCK SHALL EXTEND FROM ROADSIDE DITCH TO INFILTRATION BASIN. CONTRACTOR SHALL EXCAVATE SUCH THAT BOTTOM OF DITCH & BOTTOM OF BASIN ELEVATIONS EQUAL THE FINISHED ELEVATION CALLED OUT ON PLANS.

DRAINAGE PLAN
ALYSON MEADOWS
PARCEL R35590
CANYON COUNTY, ID

PREPARED FOR:
CS2, LLC
3363 E. PRESIDENTIAL DRIVE
MERIDIAN, ID 83642
PARCEL R35590

DATE	BY	NO.	REVISION	APP'D
12/19/25	eb	1	LINDEN ROAD CHANGES PER HD4 COMMENTS	
1/28/26	eb	2	REMOVED S&G TRAP & TRENCH, ADDED SURFACE BASIN	
2/25/26	eb	3	ADJUSTED BASIN SIZE FOR INFILTRATION RATE	
03/16/2026				
DESIGN BY:	DRAWN BY:	CHECK BY:	APP'D BY:	
PRJ# ND:	202362	DWG:	C201	



MATRIX ENGINEERING, INC.
(incl. tracks) the point from which
commencing originates or develops
Alaska Building 1020 W. Main St Suite 100A-Base ID 83702-208.860.3120
Doug Unger, P.E. Principal Engineer
Email: dunger@mat-eng.com

DATE
03/16/2026
SHEET
C201

DRAINAGE, CONSTRUCTION PLANS
ALYSON MEADOWS SUBDIVISION
NW 1/4 SECTION 32, T4N, R3W, BM
CANYON COUNTY, IDAHO
BASIN EASEMENTS & INFILTRATION AREAS

SCALE:
HORIZONTAL: 1 IN. = 70 FT.
SCALE for 24" X 36" SHEET

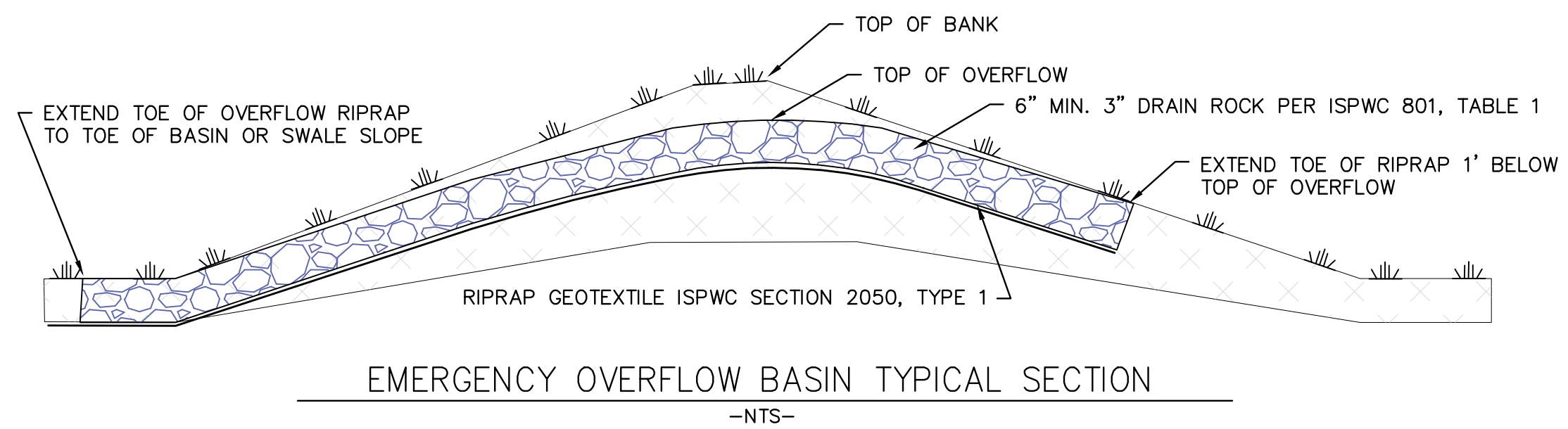
(FEET)
1 INCH = 70 FT

ENGINEERING NOTES:

- MAINTENANCE OF STORMWATER FACILITIES OUTSIDE THE PUBLIC RIGHT OF WAY IS SHOWN TO BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION.
- INFILTRATION DESIGN RATES ARE 50% OF BASIN INFILTRATION FIELD TESTS COMPLETED 03/03/2026. ALL INFILTRATION TESTS ARE EQUAL TO OR GREATER THAN SECTION 5.2, SOIL INFILTRATION RATES, GEOTECHNICAL INVESTIGATION, 0.5 INCHES PER HOUR.
- GEOTECHNICAL ENGINEER SHALL CONFIRM FREE DRAINING MATERIAL MEETS INFILTRATION RATE OF 0.5 INCHES PER HOUR.
- SHEET C201 FOR BASIN TYPICAL SECTION DETAIL AND DEPTH OF BASIN ROCK.
- SHEET C202 FOR INFILTRATION AREA AND DRAINAGE EASEMENT.

EMERGENCY OVERFLOW DETAIL
—NTS—

EMERGENCY OVERFLOW BASIN TYPICAL SECTION
—NTS—

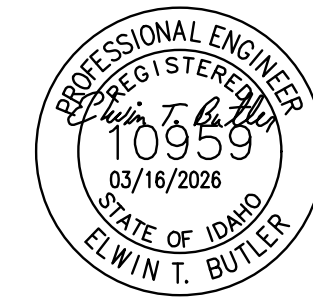


SCALE:
HORIZONTAL: 1 IN. = 70 FT.
SCALE FOR 24" X 36" SHEET

(FEET)
1 INCH = 70 FT

MATRIX ENGINEERING, INC.
*(mat trix) the point from which
something originates or develops*

Alaska Building • 1020 W. Main St. • Suite 100 • Boise, ID 83702 • 208.860.3120
Doug Unger, P.E. Principal Engineer
Email: dunger@mat-eng.com



DATE	BY	NO.	REVISION	APP'D
3/16/26	eb	1	DRAINAGE INFILTRATION AREAS & EASEMENTS	
DSGN BY:			CHK BY:	APP'D BY:
			E	
PRJ NO:	202362		DWG:	C202

PREPARED FOR:

CS2, LLC
33363 E. PRESIDENTIAL DRIVE
MERIDIAN, ID 83642
PARCEL R35590

DRAINAGE BASIN EASEMENTS
ALYSON MEADOWS
PARCEL R35590
CANYON COUNTY, ID

DATE
03/16/2026

SHEET
C202

SCALE:

HORIZONTAL: 1 IN. = 40 FT.

VERTICAL: 1 IN. = 4 FT.

SCALE for 24" X 36" SHEET

A horizontal graphic scale bar with alternating black and white segments. Numerical labels are placed above the bar at 40, 0, 20, 40, and 80. Below the bar, the text "(FEET)" is centered, followed by "1 INCH = 40 FT".

Plan view of Linden Road showing proposed excavation limits, stormwater basins, and utility relocations. The drawing includes stationing from 2+00 to 11+00 along Linden Road. Key features include:

- Excavation Limits:** Indicated by dashed lines, matching existing grades.
- Stormwater Basins:** SW BASIN 1, SW BASIN 3, SW BASIN 4, and SW BASIN 2. SW BASIN 1 and SW BASIN 3 are labeled "STORMWATER BASIN EXCAVATION SEE DETAIL THIS SHEET & SHEET C201". SW BASIN 4 is labeled "STORMWATER BASIN EXCAVATION SEE DETAIL THIS SHEET & SHEET C201".
- Utility Relocations:**
 - RELOCATE OVERHEAD POWER OUT OF ROW
 - RELOCATE 12" CMP PIPE
 - RELOCATE IRRIGATION STANDPIPE
 - RELOCATE TELEPHONE BOX
 - RELOCATE POWER POLE
 - RELOCATE COMMUNICATION BOX
- Other Features:**
 - EXIST. EDGE OF PAVEMENT
 - REMOVE EXT. CMP
 - REMOVE IRRIGATION STANDPIPE & 10" CMP
 - REMOVE TREES AND BRUSH FROM ROW, NOT SHOWN ON SURVEY
 - WELL
 - BIRCHWOOD LANE
 - EXCAVATION LIMITS MATCH EXISTING GRADES

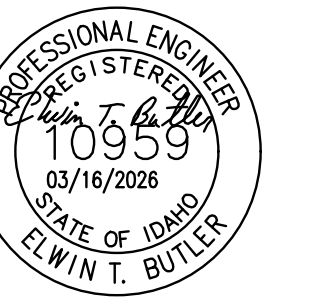
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The site plan illustrates the layout of Stormwater Basin 2, which is a rectangular structure measuring 20' by 60'. The basin's bottom is at an elevation of 2378. The plan shows a 1.0% slope towards the left, with a specific elevation of 2377.35 marked at the left end. The basin is situated within a larger lot, with a boundary line and a lot line indicated. To the left of the basin, a dashed line represents the location for a 'CONSTRUCT ROADSIDE DITCH'. The plan also shows an 'EMERGENCY OVERTFLOW' area with a top of bank at 2381.00 and a top of overflow at 2380.00. The plan is oriented with 'LINDEN RD.' at the top, marked with a stationing of '9+00'. The plan includes a north arrow pointing towards the top right. The plan also shows a 'BOUNDARY LINE' and a 'LOT LINE'. The plan includes a 'STORMWATER BASIN 2' with a bottom elevation of 2378, a size of 20'x60', and a top elevation of 2381. The basin is to be matched to the surface at a 4' horizontal to 1' vertical ratio. The plan also shows a 'GRADE TO EXISTING ROADSIDE DITCH' and a 'TOP OF BANK 2381.00' and 'TOP OF OVERTFLOW 2380.00' per detail, sheet C202. The plan includes a 'CONSTRUCT ROADSIDE DITCH' and a 'LOT LINE'. The plan also shows a 'BOUNDARY LINE' and a 'LOT LINE'. The plan includes a 'STORMWATER BASIN 2' with a bottom elevation of 2378, a size of 20'x60', and a top elevation of 2381. The basin is to be matched to the surface at a 4' horizontal to 1' vertical ratio. The plan also shows a 'GRADE TO EXISTING ROADSIDE DITCH' and a 'TOP OF BANK 2381.00' and 'TOP OF OVERTFLOW 2380.00' per detail, sheet C202.

MATRIX ENGINEERING, INC.
*(ma. trix) the point from which
something originates or develops*

Alaska Building • 1020 W. Main St-Suite 100A • Boise, ID 83702 • 208.860.3120

Doug Unger, P.E. Principal Engineer
Email: dunger@mat-eng.com

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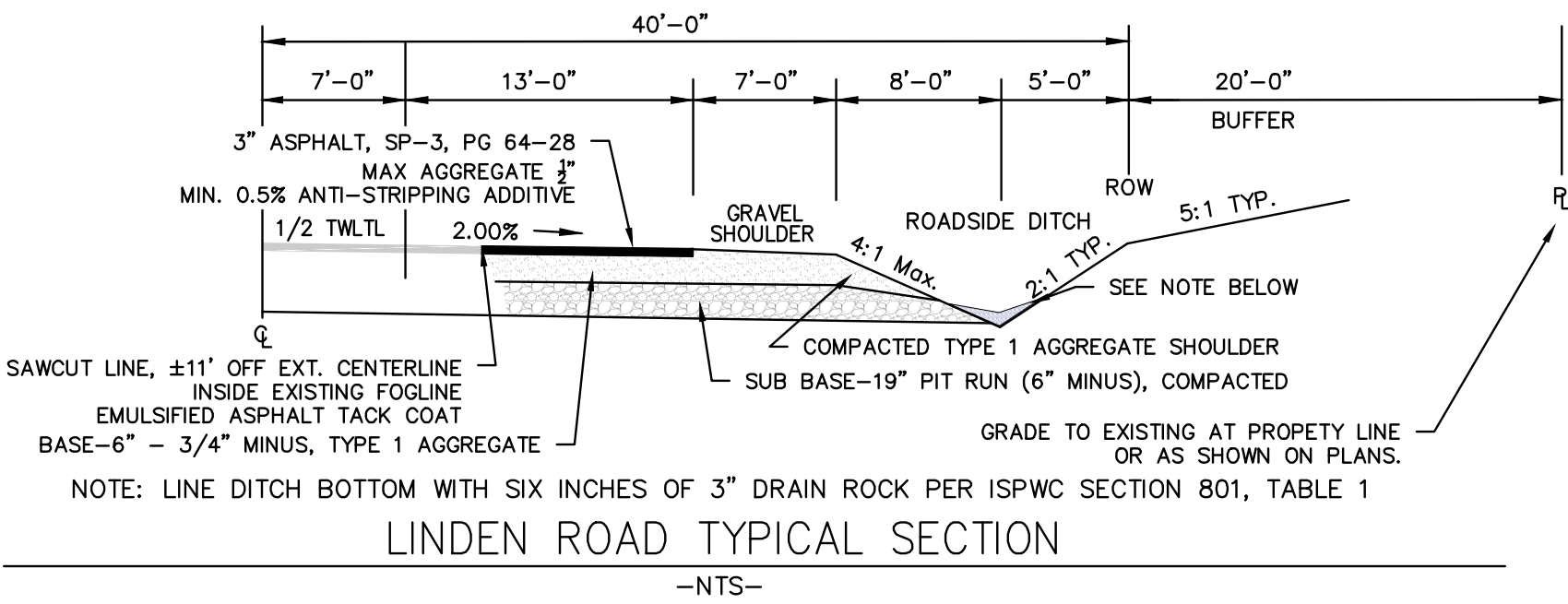
REPAIRED FOR:
CS2, LLC
3363 E. PRESIDENTIAL DR.
MERIDIAN, ID 83642
PARCEL R35590

ALYSON MEADOWS
LINDEN ROAD
DEMO & EXCAVATION PLAN
CANYON COUNTY, ID

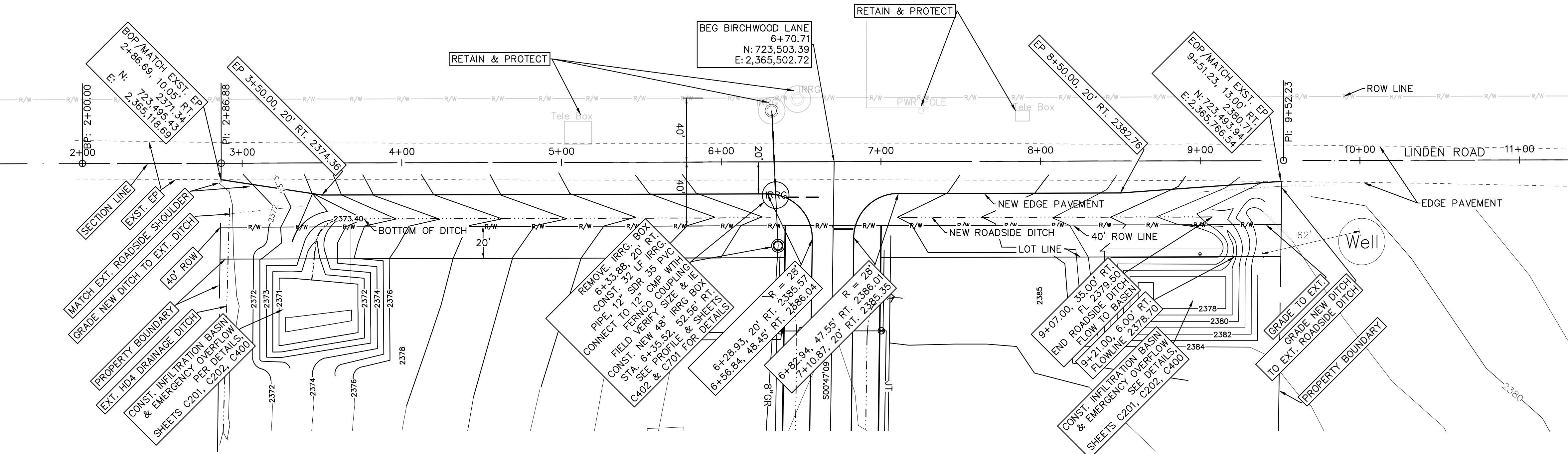
DATE
03/16/26

SHEET
C400

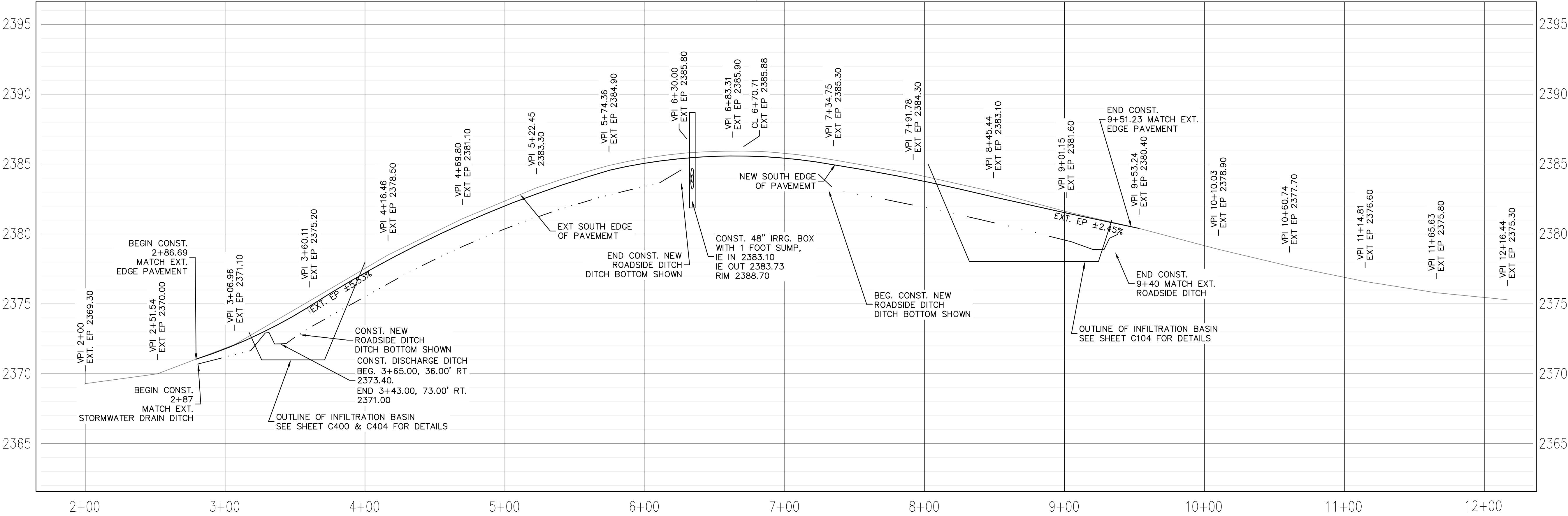
CONSTRUCTION DRAWINGS
ALYSON MEADOWS SUBDIVISION
CANYON COUNTY, IDAHO
LINDEN ROAD
PLAN & PROFILE



LINDEN ROAD PLANVIEW



LINDEN ROAD PROFILE, EDGE OF PAVEMENT



CONSTRUCTION NOTES:

- CONTACT DIGLINE PRIOR TO CONSTRUCTION. (CALL 811).
- ALL CONSTRUCTION TO BE PER HIGHWAY DISTRICT #4, HIGHWAY STANDARDS & DEVELOPMENT PROCEDURES FOR ACCHD, & THE ISPMC (CURRENT ADDITION).
- ALL OBJECTS AND ENCROACHMENTS LOCATED IN THE LINDEN RIGHT-OF-WAY DEDICATION TO BE REMOVED.
- CONSTRUCT ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION OF ROAD. PASSING COMPACTION TESTS OF UTILITY TRENCH REQUIRED PRIOR TO ROAD CONSTRUCTION. CONSTRUCT PER ISPMC DIVISION 300.
- SAW CUT EXISTING ASPHALT 1 FOOT FROM EXISTING EDGE. MATCH NEW ASPHALT AT A MINIMUM OF 2-PERCENT CROSS SLOPE PER TYPICAL SECTION. STA. 2+87 TO 9+35. EXISTING ASPHALT IS THE ELEVATION CONTROL.
- DILUTED EMULSIFIED ASPHALT FOR TACK COAT, PER ISPMC 806. PREPARE AND TREAT ALL SAWCUT & MATCH LINE SURFACES.
- COMPACTION TESTING / INSPECTION INCLUDES SUB-GRADE, SUB-BASE, BASE, & ASPHALT. MAXIMUM TEST INTERVALS IS 300 LF.
- CONSTRUCT STREET AND DITCH PER LINDEN ROAD TYPICAL SECTION, Sheet C401, CANYON HIGHWAY DISTRICT NO. 4 STANDARDS, AND ISPMC, DIVISION 800. BOTTOM OF DITCH 6" BELOW SUB BASE.
- CONTRACTOR TO CONTACT HIGHWAY DISTRICT NO. 4 BEFORE BEGINNING CONSTRUCTION. (208 454-8135) (hwydistrict4.org).
- CONSTRUCT SUB BASE 6" MINUS AGGREGATE PER ISPMC SECTION 801.
- CONSTRUCT BASE 1" MINUS CRUSHED AGGREGATE PER ISPMC SECTION 802.
- CONSTRUCT ASPHALT PER ISPMC SECTION 805. AGGREGATES FOR ASPHALT PER ISPMC SECTION 803, 1" AGGREGATE FOR PLANT MIX.
- CONSTRUCT ROADSIDE DITCH PER TYPICAL SECTION, DETAIL, SHEET C401. ROADSIDE DITCH TO INCLUDE 4" OF 2" D50 ROCK & 4" OF 1" D50 ROCK.
- PAINT FOG LINE 11' 6" OFF CENTER LINE, MATCHING EXISTING FOG LINE ON NEW ASPHALT SECTION (FOG LINE NOT SHOWN). STA. 2+87 TO 6+33, AND STA. 6+83 TO 9+35. PAINT MEETING REQUIREMENTS OF ISPMC, SECTION 1104. PAINT SHALL BE WHITE PER ITD WATERBORNE TRAFFIC LINE PAINT FORMULA NO. 14.
- CONSTRUCT ROAD SECTION ADDITION PER LINDEN ROAD TYPICAL SECTION AS SHOWN ON THE PLANS. STA. 2+87 TO 9+35 & ACCHD-101, THREE LANE RURAL ROADWAY SECTION.
- CONSTRUCT GRAVITY IRRIGATION BOX AND EXTEND EXISTING 12" CMP PIPE TO NEW BOX. STA. 6+33.88. USE 12" SDR 35 PVC PIPE AND FERMO COUPLING JOINT BAND AT CONNECTION OF 12" CMP.
- CONSTRUCT 30" X 30" STOP SIGN WITH TWO DOUBLE SIDED STREET SIGNS ON TOP. STA. 6+95, 42.00' RT. CONSTRUCT PER ISPMC SD-1130, TYPE E-1 POST WITH CONCRETE BASE. BOTTOM OF STOP SIGN NOT LESS THAN 5-FEET FROM TOP OF ASPHALT SHOULDER. ROAD SIDE EDGE OF STOP SIGN NOT LESS THAN 6-FEET FROM ASPHALT SHOULDER.
- CONSTRUCT 24" X 12" STOP BAR. STA. 6+70.60 TO 6+82.60, 42.00' RT. PAINT SHALL BE WHITE PER ITD WATERBORNE TRAFFIC LINE PAINT FORMULA NO. 14.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION. THE CONTRACTOR SHALL COMPLY WITH IDAHO CODE, CHAPTER 22, TITLE 55, REGARDING UNDERGROUND FACILITIES DAMAGE PREVENTION. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL CONTACT DIGLINE AT <http://www.digline.com/request-a-locate> OR CALL (811) 48 HOURS PRIOR TO DIGGING.
- CONSTRUCT TWO DRY BASINS AS SHOWN ON THE PLANS. SEE DETAILS ON SHEETS C201, C202, & C400. DRY BASIN SIDE SLOPES TO BE STABILIZED WITH DRYLAND GRASS.

MATRIX ENGINEERING, INC.
(not to scale) the point from which something originates or develops
Alaska Building 1020 W. Main St Suite 100A Boise ID 83702-208.860.3120
Doug Unger, P.E. Principal Engineer
Email: dunger@mat-eng.com

PROFESSIONAL ENGINEER
00959
03/16/2028
STATE OF IDAHO
ELWIN T. BUTCHER

DATE	BY	NO	REVISION	APP'D
12/19/25	eb	1	CHANGES PER HD4 COMMENTS	
1/20/26	eb	2	CHANGES PER HD4 COMMENTS	
2/25/26	eb	3	PER HD4 COMMENTS & FIELD INFILTRATION TESTS	
				APP'D BY:
				CHECK BY:
				DRAWN BY:
				PRJQ NO:

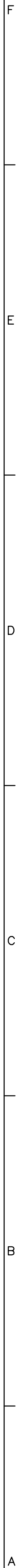
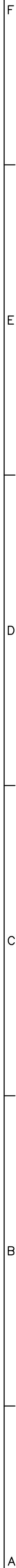
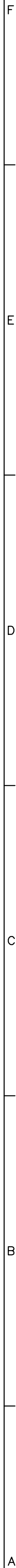
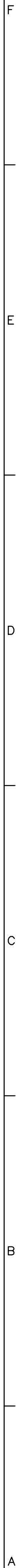
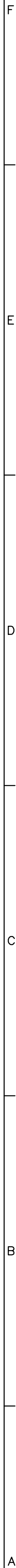
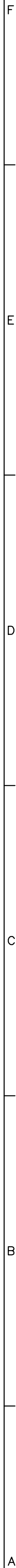
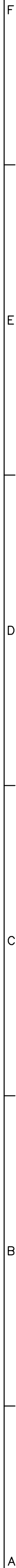
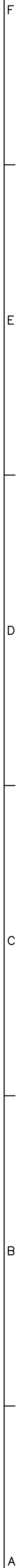
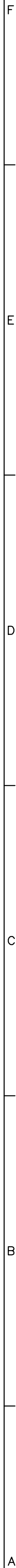
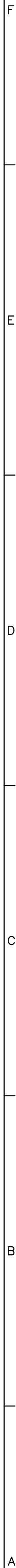
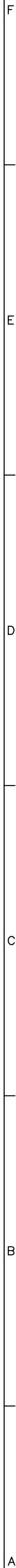
PREPARED FOR:
CS2, LLC
3363 E. PRESIDENTIAL DR.
MERIDIAN, ID 83642
PARCEL R35590

ALYSON MEADOWS
LINDEN ROAD
PLAN & PROFILE
CANYON COUNTY, ID

DATE
03/16/2026

SHEET
C401

A
B
C
D
E
F



- 1) LINDEN ROAD SECTIONS REPRESENT BEST AVAILABLE INFORMATION PROVIDED BY SURVEY.
- 2) LINDEN ROAD CROWN IS ASSUME AT 2.0%.
- 3) SL = SECTION LINE.
- 4) ROW = RIGHT OF WAY TO BE DONATED.
- 5) PL = PROPERTY LINE.
- 6) SURVEY ELEVATIONS DO NOT EXTEND BEYOND NORTH EDGE OF PAVEMENT.
- 7) TOP STATION IS FEATURE LINE STATION
- 8) BOTTOM STATION IS SECTION LINE STATION AS SHOWN ON SHEET C401.
- 9) STORMWATER INFILTRATION BASINS ARE SHOWN IN APPLICABLE SECTIONS.
- 10) ROADSIDE DITCH BACKSLOPE MATCH IS SHOWN AT ROW BOUNDARY.
- 11) BIRCHWOOD LANE & LINDEN ROAD INTERSECTION SECTION IS SHOWN ON SHEET C402 PROFILE VIEW.

[illegible]

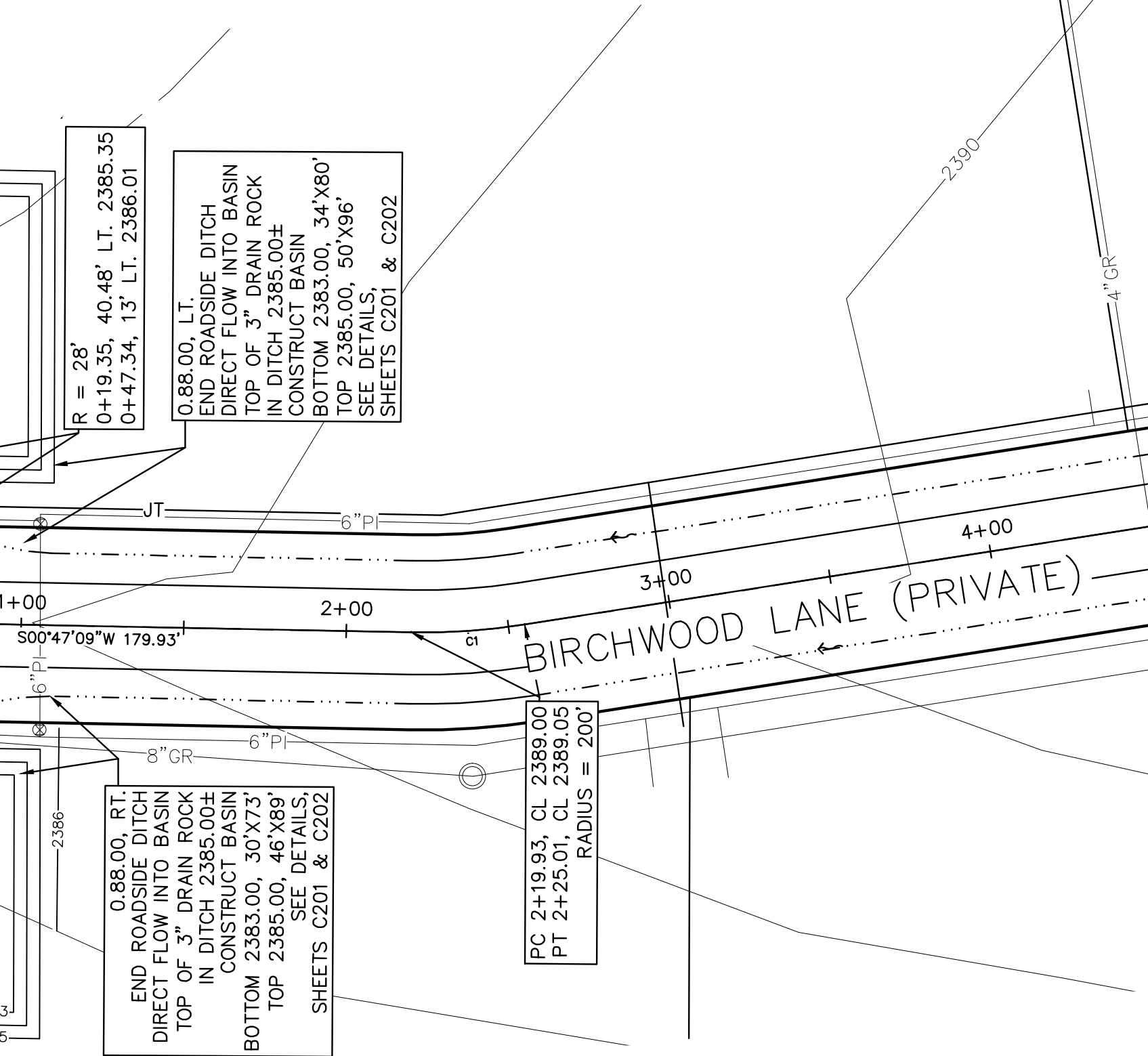
PREPARED FOR:
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MERIDIAN, ID 83642
PARCEL R35590

ALYSON MEADOWS
LINDEN ROAD
TYPICAL SECTIONS
CANYON COUNTY, ID

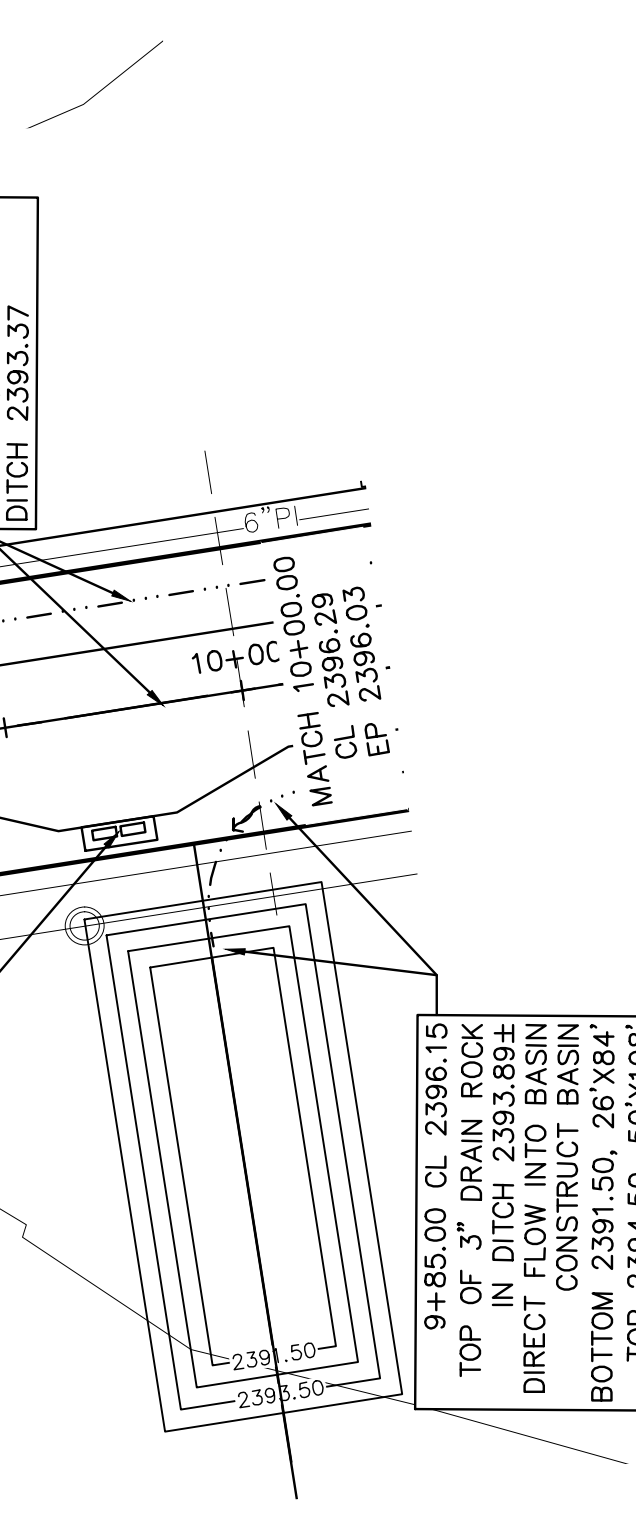
DATE
03/16/2026

SHEET
C401-2

C:\Users\etroy\OneDrive\Documents\2023_Matrix\Alyson Meadows\P-PLAT-3.dwg Mar 31, 2026 - 3:48pm



Technical drawing of a road cross-section. The drawing shows a road with a 6% slope indicated by a triangle with a vertical side of 6 and a horizontal side of 100. A station mark of 5+00 is shown on the road. The road is flanked by a dashed line and a solid line. A vertical line is drawn from the road to the bottom of the drawing.



ALYSON MEADOWS BIRCHWOOD LANE PLAN & PROFILE CANYON COUNTY, ID
DATE 03/16/2026
SHEET C402

SCALE:

HORIZONTAL: 1 IN. = 40 FT.
VERTICAL: 1 IN. = 4 FT.
SCALE for 24" X 36" SHEET

(FEET)

1 INCH = 40 FT

- E



	DATE	BY	No.	REVISION	APP'D
1	GRADE CHANGE PER H&M COMMENTS ON LINDEN				
2	ADDED BEARING TO EXTENDED CL OFF CUI-BE-SAC				
3	BASIN SIZE CHANGED PER FIELD INFILTRATION TEST				
DRAWN BY:				CHECK BY:	APP'D BY:
				E	
PROJECT NO:				DWG#	C403
				202362	

PREPARED FOR:

CS2, LLC

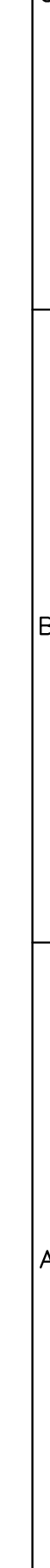
3363 E. PRESIDENTIAL DR.
MERIDIAN, ID 83642
PARCEL R35590

ALYSON MEADOWS
BIRCHWOOD LANE
PLAN & PROFILE
CANYON COUNTY, ID

DATE
03/16/2026

SHEET
C403

A	E	C	D	E	F
---	---	---	---	---	---



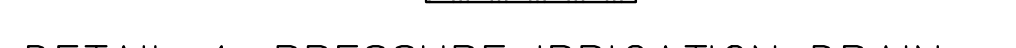
-NTS-



1. SEE PLANS FOR SPACING OF CHECK DAMS.

1. SEE PLANS FOR SPACING OF CHECK DAMS.

-NTS-



-NTS-



-NTS-

HORIZONTAL: 1 IN. = 40 FT.

VERTICAL: 1 IN. = 4 FT.
SCALE for 24" X 36" SHEET

SCALE 10' 24" X 36" SHEET

40 0 20 40 80

(FEET)

1 INCH = 40 FT



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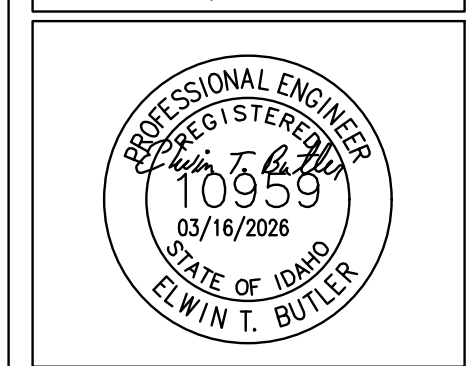
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SHEET

MATRIX ENGINEERING, INC.
*(not tricks) the point from which
something originates or develops*

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Doug Unger, P.E. Principal Engineer
Email: dunger@mat-eng.com

[illegible]

PREPARED FOR:

CS2, LLC

3363 E. PRESIDENTIAL DR.
MERIDIAN, ID 83642

PARCEL R35590

ALYSON MEADOWS
IRRIGATION
PLAN & PROFILE
CANYON COUNTY, ID

DATE
03/16/2026

SHEET
C702

NOTE: PUMP HP & PUMP STATION DISCHARGE
PIPE DIAMETER TO BE DETERMINED BY PUMP
PROVIDER.

A detailed profile view of the pump station assembly. The diagram shows the internal components of the pump station, including the pump motor (10), pump (11), and various valves and fittings (1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21). The assembly is mounted on a base (H) and includes a vertical support structure (F) and a horizontal support structure (G). A dimension line indicates a minimum height of 3' MIN. for the vertical support. The diagram is labeled with letters A through J and numbers 1 through 21.

The diagram is a plan view of a pump station. It features a large rectangular enclosure (20) containing several components. On the left, a horizontal pipe (2) enters the enclosure, passing through a flange (14) and a valve (13). This pipe connects to a larger circular component (4) which has a central opening (12). To the right of this is another valve (13) and a pipe (15). Further right is a large circular component (1) which is part of a pump assembly. This assembly includes two large circular tanks (7) and a central vertical pipe (27). Various other components are labeled with numbers: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20. A dashed circle (9) encloses the central pump assembly. A rectangular box (18) is located outside the enclosure on the left. The entire diagram is labeled 'PUMPSTATION PLAN VIEW' at the bottom, with 'NTS' (Not To Scale) below it.

NOTES:

- A. IRRIGATION WATER RIGHTS ARE 1" PER ACRE.
ALGONQUIN MEADOWS-- 40 INCHES (280 GPM)
PLEASANT RIDGE-- 40 INCHES (280 GPM)
RHETTS ACRES-- 20 INCHES (140 GPM)
WATER USE CONTROLLED BY PIONEER IRRIGATION
- B. FLOW TO DIVERSION BOX IS LIMITED TO
CONNECTING DITCH FROM CANAL. RECOMMEND
IMPROVEMENTS TO THIS SUPPLY DITCH TO
RECEIVE FULL WATER RIGHTS.
- C. OVER FLOW IRRIGATION WATER FLOWS WEST INTO
"D-DRAIN" VIA CONCRETE DITCH & SWALE.
- D. SEE SHEETS C702 FOR DIVERSION BOX DETAILS.
- E. PUMP BASE ELEVATION SHALL BE
APPROXIMATELY AT 2412.50.
- F. CONCRETE PAD FOR PUMP HOUSE MAY BE
REPLACE WITH 2" WASHED CHIPS WITH
APPROVAL FROM OWNER AND ENGINEER.

KEY IRRIGATION NOTES:

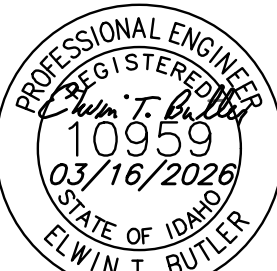
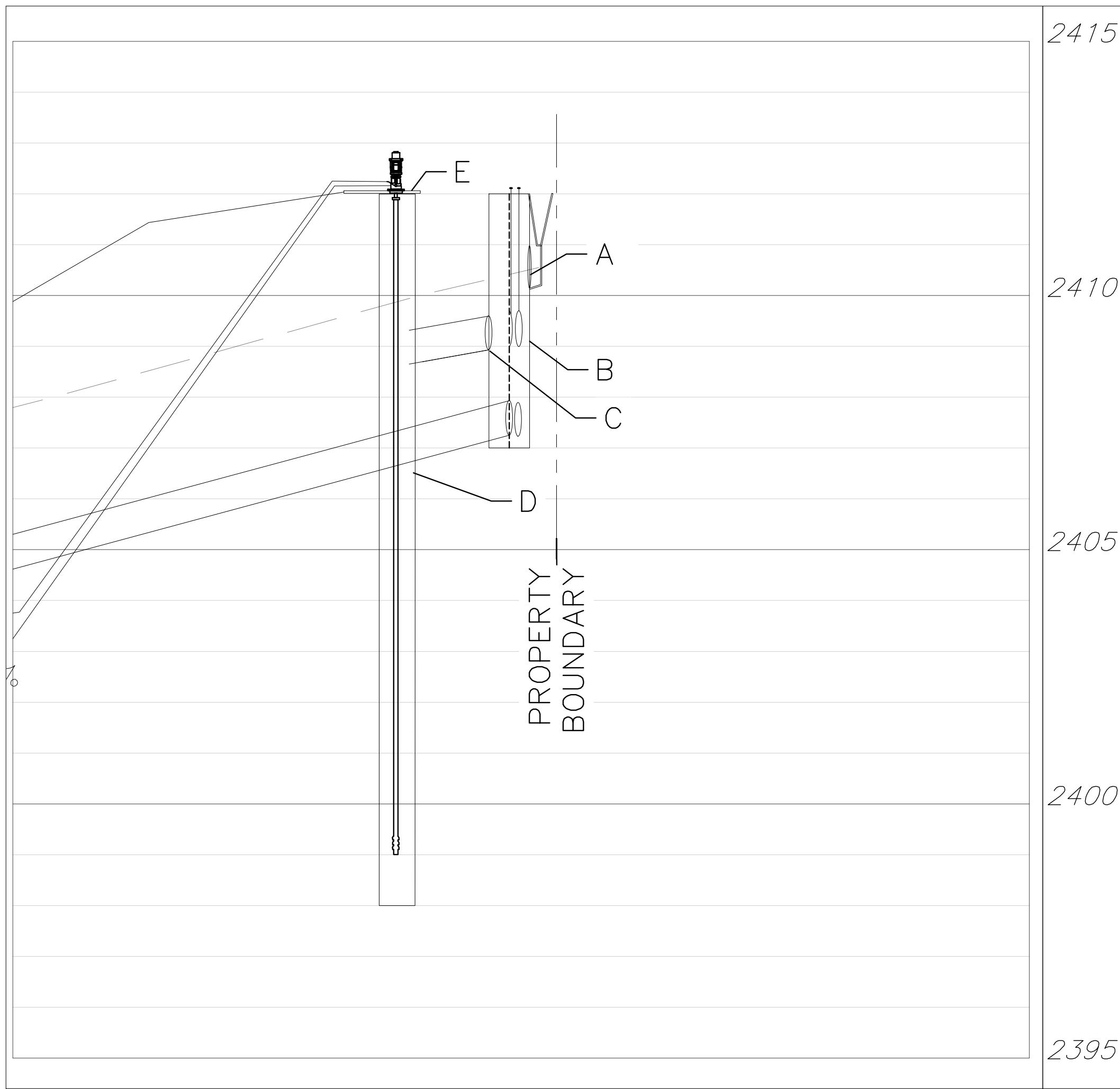
- A. INLET FROM CONCRETE DITCH, 20+02.25, 27.67' RT, IE 2410.25,
CONCRETE SQUARE CHANEL, 2' WIDE BY 8" DEEP MIN. BELOW BOTTOM OF CONCRETE
DITCH ELEVATION.
- B. HEAD GATE (DIVERSION BOX), TOP, 2412.00, MATCH TOP OF CONCRETE DITCH, FIELD
VERIFY.
WATERMAN 12" CONTROL VALVE, NORTH, EAST, WEST, IE 2409.00.
TO WELL OUT, 19+93.97, 29.21' RT, IE 2408.80
TO NORTH 8" GRAVITY MAIN OUT, 19+98.60, 32.73' RT, IE 2407.25
TO EAST, 8" GRAVITY MAIN OUT, 19+99.29, 21.76' RT, IE 2407.25
- C. CLEAR WATER SCREEN 19+93.97, 29.21' RT, IE 2408.80
TOP DIVERSION VAULT 2412.00, SEE KEY NOTE B.
- D. PUMP VAULT, CENTER, 19+75.60, 28.76' RT.
19+78.60, 28.82' RT. IE IN 2408.30
BOTTOM OF PUMP 2309.00
FLOOR OF VAULT 2308.00
- E. 4' CONCRETE PAD WITH 10' X 14' PUMP SHED.
FF 2412.34. GRADE A MAX. 4H:1V FROM TOP OF CONCRETE.

ALYSON MEADOWS SUBDIVISION PRESSURE IRRIGATION PUMP STATION & INLET STRUCTURE			
PRESSURE IRRIGATION PUMP STATION MAY BE SKID MOUNTED, PRE-FABRICATED, DESIGNED FOR A STEADY FLOW OF 350 GALLONS PER MINUTE (GPM) @ 70 PSI & MAX. FLOW OF 449 GPM. MAY BE SUBMERSIBLE OR TURBINE PUMPS USING 2 OR 3 PUMPS. ANTICIPATED MAIN PUMP SIZE IS 20 HP.			
STANDARD PUMP STATION & INLET STRUCTURE NOTES: ACCURAL TO BE DETERMINED BY PUMP PROVIDER			
ITEM NO.	DESCRIPTION	SIZE	QTY
1	PRE BUILT WOOD PUMP STATION SHED	8' X 12'	1
2	DISCHARGE PIPE (SIZE DETERMINED BY PUMP PROVIDER)	8"	1
3	GEAR OPERATED BUTTERFLY VALVE	8"	2
4	CLEAR WATER FILTER (SCREEN); SELF CLEANING	TBD	1
5	PUMP DISCHARGE MANIFOLD	8"	1
6	MAIN PUMP DISCHARGE VALVE (GEAR OF BUTTERFLY)	8"	2
7	MAIN PUMP DISCHARGE SPOOL	8"	2
8	MAIN PUMP DISCHARGE SILENT CHECK VALVE	8"	2
9	72" DIA. PRE-CAST CONCRETE WET WELL MH. ASSUMED DEPTH OF WET WELL = 14 FEET MINIMUM. THE PUMP STATION CONTRACTOR SHALL VERIFY THE WET WELL DEPTH IS ADEQUATE FOR THE PROPER OPERATION OF THE SUBMERSIBLE PUMPS.	72"	1
10	VERTICAL TURBINE SUBMERSIBLE PUMP WITH VFD & JOCKY PUMP*	"TBD" HP	2
11	PIPE SUPPORT	24" X 36"	1
12	PRESSURE GAGE, OIL FILLED WITH 4" FACE, 0-150 PSIG		1
13	AIR VACUUM VALVE (ARI MODEL D021-PL-2)	4" DIA.	1
14	SIEMEN'S "SITRANS" MAG FLOW METER OR APPRVED EQUAL	12"	1
15	HOSE BIB	3/4"	1
16	1-1/2" POLY WATER SUPPLY LINE TO CLEMONS SELF-CLEANING FILTER. PROVIDE 1 1/2" AMIAD SUPER FILTER WITH 500 MICRON WEAVEWIRE SCREEN AND BALL VALVE UPSTREAM OF FILTER. BOTTOM OF BOWL ASSEMBLY (FLUSH OUTLET) TO HAVE 1" 24 VOLT SOLENOID VALVE PLUMBED TO AMIAD SAF FLUSH LINE. VALVE TO BE WIRED TO RAIN BIRD ESP MODULAR CONTROLLER (TIME CLOCK) TO 110 VOLT OUTLET. ALL PIPING ON CLEMONS FLUSH LINE TO BE BRASS AND HAVE 3 WYE FITTINGS (ERIKSON) IN-LINE FOR FILTER REMOVAL.	1 1/2"	1
17	PRESSURE RELIEF VALVE	3/4"	1
18	WEATHER PROOF ENCLOSURE (ELECTRICAL AND CONTROL CIRCUITS) WITH THERMOSTAT CONTROLLED FANS. MOUNT IN LOCATION TO OPTIMIZE SHADE COVERAGE	AS REQD.	1
19	IRRIGATION PUMP OUT	1 1/2"	1
20	12' X 14' -8" THICK CONCRETE SLAB ON GRADE PAD SHALL BE PLACED AROUND THE PUMP STATION WET WELL. REINFORCE THE CONCRETE WITH # 4 BARS AT 12" ON-CENTER. CONTRACTOR SHALL ADJUST CONCRETE SLAB DIMENSIONS BASED ON FOOTPRINT DIMENSIONS OF PUMP STATION ENCLOSURE.	AS REQD.	1
21	12" DIA. PVC IRRIGATION SUPPLY LINE FROM CLEAWATER SCREEN TO PUMP STATION	AS REQD.	1
22	IRRIGATION SUPPLY DIVERSION INLET STRUCTURE-CONCRETE VAULT AND CLEARWATER SCREEN. VALIDATE DEPTH WITH SUPPLIER TO ENSURE VAULT DEPTH TO CLEARWATER SCREEN.	AS REQD.	1
23	CONNECT TO EXISTING PVC C900 12" PIPE FROM HEADGATE.	12"	AS REQ.

* SEE PUMP NOTES BELOW:

PUMP STATION NOTES:

1	THE IRRIGATION PUMP STATION WILL BE OWNED, OPERATED, AND MAINTAINED BY ALYSON MEADOWS HOME OWNERS ASSOCIATION (HOA). THE PUMP STATION FABRICATOR/CONTRACTOR SHALL PROVIDE THE HOA AN OPERATIONS AND MAINTENANCE (O&M) MANUAL FOR THE PUMPS, VFD'S, CONTROL PANEL, AND ALL PUMP STATION COMPONENTS. PUMP CONTRACTOR SHALL START UP AND SHUT DOWN THE PUMP STATION FOR THE FIRST IRRIGATION SEASON. START UP AND SHUT DOWN PROCEDURES SHALL ALSO BE INCLUDED IN THE O&M MANUAL.
2	ALL PUMP STATION CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT ADDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW), PUMBING, AND ELECTRICAL CODES. PUMP STATION FABRICATION/INSTALLER SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK.
3	THE CONTRACTOR SHALL COORDINATE ELECTRICAL POWER TO THE PUMP STATION WITH IDAHO POWER. PROPOSED 20 HP VFD PUMP & JOCKY PUMP SHALL BE 3 PHASE, 480V. THE PUMP STATION MUST MEET IDAHO POWER STANDARDS IEEE 519 UFP HARMONICS.
4	THE PUMP STATION MAY BE ENCLOSED WITH A BUILDING/ENCLOSURE AS DIRECTED BY THE OWNER. BUILDING/ENCLOSURE SUPPLIER SHALL PROVIDE SHOP DRAWING(S) TO THE OWNER AND/OR ENGINEER FOR APPROVAL.
5	THE SKID MOUNTED PUMP STATION PACKAGE SHOWN IS TYPICAL OF SYSTEMS FABRICATED AND INSTALLED BY PRECISION PUMPING SYSTEMS AND BURGESS PUMP & SUPPLY. OTHER QUALIFIED PUMP STATION AND SUPPLIERS/CONTRACTORS MAY BE CONSIDERED. SUPPLIER MAY SUMMIT BEST PUMP COMBINATION BASED ON SITE LOCATION. ENGINEER WILL BE ALLOWED TO COMMENT AND APPROVE SUBMITTAL.
6	PUMP APPROXIMATE ELEVATION: 2412.50 TOP HEADGATE ELEVATION: 2412.00 HIGHEST POINT TO BE IRRIGATED ELEVATION: 2408 PIPE RUN TO FARTHERMOST SERVICE: 1500 LF AT ELEVATION OF 2388 VIA TWO 6" PVC PIPE.

[illegible]

REPAIRED FOR:

ALYSON MEADOWS
IRRIGATION PUMP DETAILS
PLAN & PROFILE
CANYON COUNTY, ID

DATE
3/16/2026

SHEET
C703

KEY NOTES:

1. IRRIGATION BOX SHALL HAVE LIDS CONSISTING OF EXPANDED METAL WITH FLAT BAR AROUND EDGE OF EXPANDED METAL. EMBEDDED ANCHORS AT CORNERS ARE REQUIRED TO SECURE EACH LID.
2. PROVIDE NEW WATERMAN EXTE
3. BOX WALLS & FLOOR ARE 6" THICK WITH NUMBER 4 STEEL REINFORCEMENT STEEL AT 12" OC EACH WAY.
4. CONCRETE FOR BOX CONSTRUCTION SHALL BE CLASS 4000 PSI CONCRETE PER ISPCW, SECTION 703.
5. WEIR SLOTS SHALL HAVE 2" CLEAR FOR WOOD 2X MEMBERS, NOMINAL SIZE.
6. SEE SHEET C404, C702, & C703 FOR ADDITIONAL INFORMATION REGARDING THE DIVERSION BOX.
7. RETAIN & PROTECT CONCRETE DITCH AS SHOWN ON SHEET C404.

4" CURB STOP GATE VALE WITH STEM & LID SEE PLANS

TOP CONCRETE ELEV SEE PLANS

5'

3/4" EXPANDED METAL (TYP)

1/2" BOLT IMBEDDED 4" EACH CORNER (TYP)

TOP CONCRETE ELEV SEE PLANS

6" WALL AND FLOOR CAST IN PLACE CONCRETE 4000 PSI

STEEL REBAR, #4, 12" OC EACH WAY (TYP)

4" SDR 35 PVC IE OUT, SEE PLANS

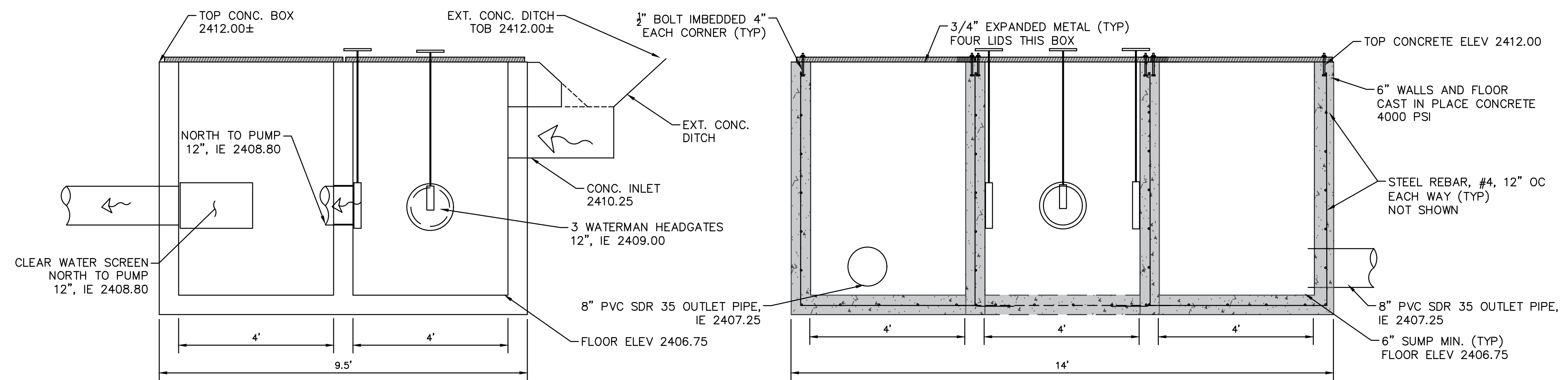
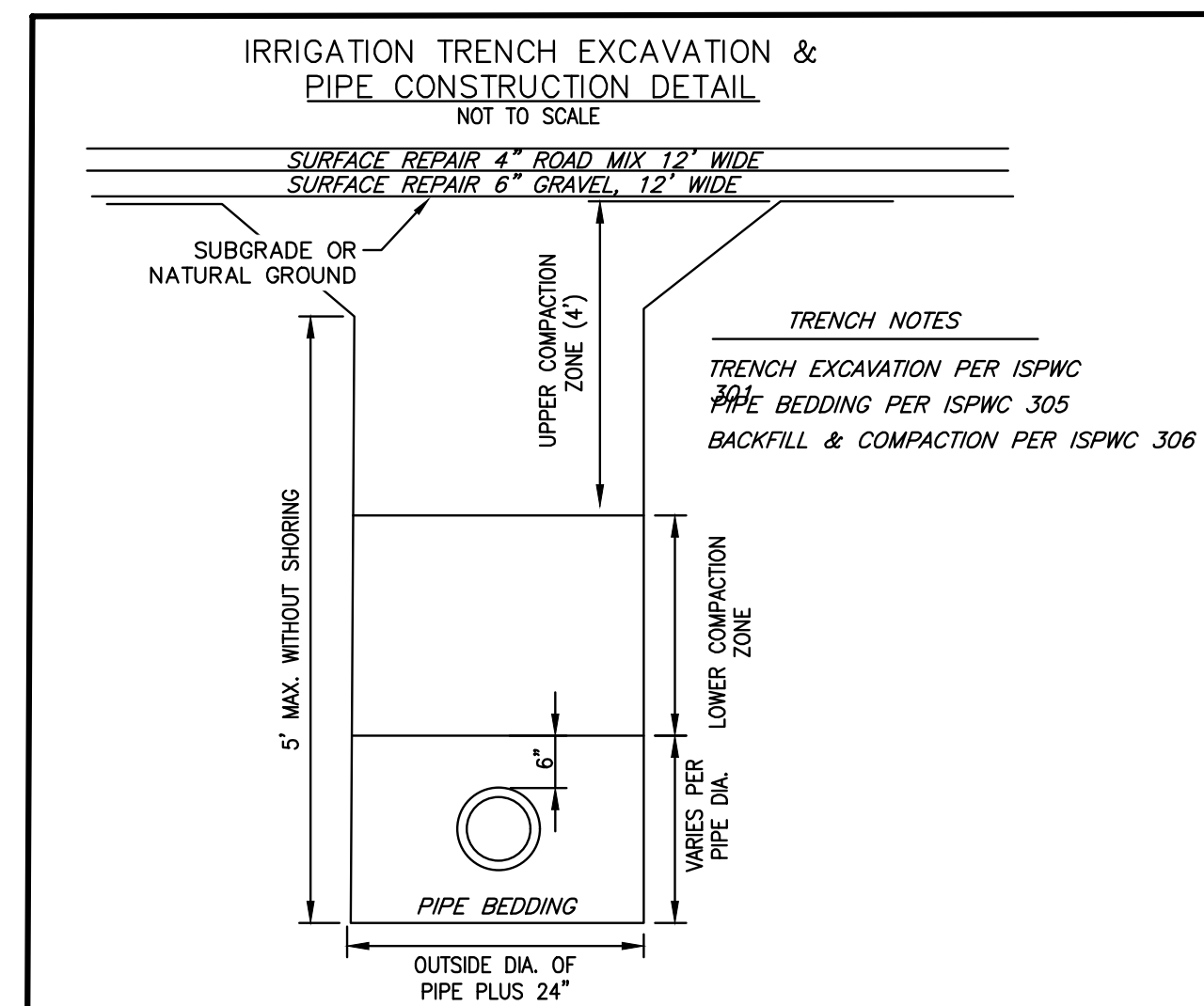
8" SDR 35 PVC IE IN, SEE PLANS IE OUT, SEE PLANS

6" SUMP MIN. (TYP) FLOOR ELEV. 2660.28

5'

1'

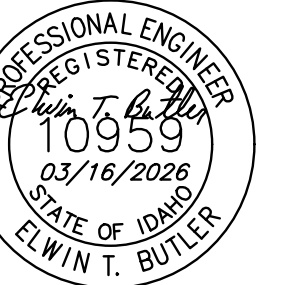
5'



MATRIX ENGINEERING, INC.
*(not "tricks") the point from which
something originates or develops*

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Doug Unger, P.E. Principal Engineer
Email: ounger@matrixeng.com

[illegible]

PREPARED FOR:

CS2, LLC
3363 E. PRESIDENTIAL DR.
MERIDIAN, ID 83642
PARCEL R35590

ALYSON MEADOWS
IRRIGATION DETAILS
PLAN & PROFILE
CANYON COUNTY, ID

DATE
03/16/2026

SHEET
C704

SCALE:
HORIZONTAL: 1 IN. = 70 FT.
SCALE FOR 24" X 36" SHEET

(FEET)
1 INCH = 70 FT
WORK ZONE SIGNAGE NOT TO SCALE!

Diagram illustrating the vertical spacing of three diamond-shaped traffic signs:

- Top sign: W20-1, 48" X 48", ROAD AHEAD
- Middle sign: W21-4, 48" X 48", ONE LANE
- Bottom sign: W20-7a, 48" X 48", Yield sign

The vertical spacing between the signs is 500 inches.

LEGEND:

- DRUM AT 20' MAX. SPACING
- TUBULAR MARKERS AT 100' MAX. SPACING
- WORK ZONE



1. ALL SIGNING AND TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD).
2. FLAGGING SHALL BE REQUIRED DURING PAVEMENT SAWCUT AND PAVING ACTIVITIES.
3. ADDITIONAL SIGNING MAY BE REQUIRED AS DIRECTED BY THE CANYON HIGHWAY DISTRICT NO. 4 (CHD4).
4. ALL TRAFFIC CONTROL SIGNS SHALL BE IN PLACE PRIOR TO CONSTRUCTION STARTING.
10. "ROAD CONSTRUCTION AHEAD" WORK ZONE WARNING SIGNS TO BE MAINTAINED ON SITE UNTIL PERMANENT PAVEMENT MARKINGS HAVE BEEN INSTALLED AND APPROVED BY THE CANYON HIGHWAY DISTRICT NO. 4.
11. SIGN LOCATION TO MAINTAIN MUTCD MINIMUM SPACING.
12. ALL EXISTING SIGNS IN CONFLICT WITH CONSTRUCTION SHALL BE REMOVED DURING CONSTRUCTION.
13. CONTRACTOR SHALL NOTIFY RESIDENCES AND BUSINESS OF AFFECTED NEIGHBORHOODS ONE WEEK PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY AFFECTED RESIDENCES AND BUSINESSES TWENTY-FOUR HOURS BEFORE ANY TEMPORARY DISRUPTION OF SERVICE OR ACCESS.
14. PRIVATE AND COMMERCIAL ACCESSES SHALL BE MAINTAINED. ALL DRIVEWAYS AND APPROACHES SHALL BE OPEN FOR TRAFFIC AT THE CLOSE OF EACH WORK DAY. EXCEPT AS NEEDED FOR SETTING OF CONCRETE APPROACHES. CONCRETE AT BUSINESS ACCESS SHALL BE STAGED SO THE BUSINESS HAS CONTINUOUS ACCESS.
15. A MINIMUM OF 12- FEET OF TRAVEL LANE SHALL BE MAINTAINED AT ALL TIMES. LANE DELINEATION OR FLAGGING WILL BE REQUIRED IF LANE WIDTH CANNOT BE MAINTAINED.
16. TRENCH WORK AND ROAD CONSTRUCTION SHALL BE BACKFILLED AND COMPACTED TO SUPPORT LOCAL TRAFFIC AT THE END OF EACH WORK DAY.



G20-2A
18" x 34"

W20-1,48" X 48"
W13-1, 18" X 18"

W21-5aR
48" X 48"

G20-2A
48" x 24"

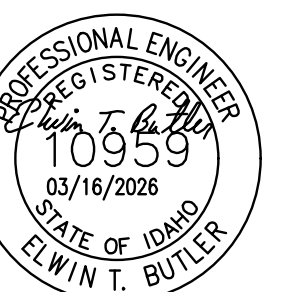
W21-5aL
48" X 48"

W20-1, 48" X 48"
W13-1, 18" X 18"



ROAD
WORK
AHEAD

END
ROAD WORK

[illegible]

CS2, LLC
3363 E. PRESIDENTIAL DRIVE
MERIDIAN, ID 83642
PARCEL R35590

ALYSON MEADOWS
PARCEL R35590
CANYON COUNTY, ID

DATE
03/16/2026

SHEET
C901