Canyon County, ID Web Map

4/22/2026, 3:28:26 PM

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

1:4,514

0 0.03 0.06 0.11 mi
0 0.04 0.09 0.17 km

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

Canyon County, ID

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | City of Nampa |

FINAL PLAT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Tradition Capital Partners - Spencer Kofoed	
	MAILING ADDRESS: P.O. Box 448 Star, ID 83669	
	PHONE: [redacted]	EMAIL: [redacted]

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

Signature: _____ *Date:* 4/13/2026

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Cheryl Heath	
	COMPANY NAME: KM Engineering, LLP	
	MAILING ADDRESS: 5725 N. Discovery Way, Boise, ID 83713	
	PHONE: [redacted]	EMAIL: [redacted]

SITE INFO	STREET ADDRESS: 0 Purple Sage Road, Caldwell, ID 83644	
	PARCEL NUMBER: R3819500000	
	PARCEL SIZE: +/- 23.934	
	NUMBER OF LOTS: 19	
	PROPOSED SUBDIVISION NAME: Green Hills Landing Subdivision No. 2	
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: CR-R1

Green Hills Landing SD No. 2

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	SD2026-0010	DATE RECEIVED:	4.20.26
RECEIVED BY:	PR	APPLICATION FEE:	$2205.00 CK MO CC CASH

#18889

Subject to DA2019-0005

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov - Phone: 208-402-4164
Revised 3/17/23

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	✓	dr
Copy of Final Plat: 1 Hard Copy, 1 Digital	✓	
Final Drainage Plan, if applicable	✓	
Final Irrigation Plan, if applicable	✓	
Final Grading Plan, if applicable	✓	
Completed Final Plat Checklist	✓	dr
As-Built or Record Drawings if applicable CCZO §07-17-29(3)	forthcoming	
Condition Compliance Proof (Conditional Rezone/D.A.)		
Proof of approval from: agency acknowledgment only		
Southwest District Health	✓	dr
Irrigation District	✓	dr
Fire District	✓	dr
Highway District/ Idaho Transportation Dept.	✓	dr
City Impact Area Not currently in impact area		
Bonding Instructions		
Deed or evidence of property interest to the subject property	✓	dr
Fee: Per Adopted Fee Schedule **+ Per lot fee** $1,705.00 **+ for Area of City Impact Fee**	✓	
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:

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

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

▪ Engineering Division ▪

Final Plat Check-List

Applicant: Tradition Capital Partners	**Case Number:**
Subdivision Name: Green Hills Landing Subdivision No. 2	**Plat Date:**

CANYON COUNTY CODE OF ORDINANCES 07-17-13 (1-6)
The information hereinafter required as part of the preliminary plat submitted shall be shown graphically or by note on plans, and may comprise several sheets showing various elements or required data.

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

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

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

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

AGENCY ACKNOWLEDGMENT

Date: April 9, 2026

Applicant: Tradition Capital Partners

Parcel Number: R3819500000

Site Address: 0 Purple Sage Road, Caldwell, ID

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: 04/10/2026 Signed: Anthony Lee

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

Fire District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Highway District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Irrigation District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Area of City Impact City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

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

AGENCY ACKNOWLEDGMENT

Date: April 9, 2026
Applicant: Tradition Capital Partners
Parcel Number: R3819500000
Site Address: 0 Purple Sage Road, Caldwell, ID

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

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

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

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

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

Date: _____ Signed: Leonard Riccio Digitally signed by Leonard Riccio DN: O=Highway District No. 4, CN=Leonard Riccio, E=lriccio@hwydistrict4.org Reason: I am the author of this document Location: Date: 2026.04.10 09:57:42-06'00' Foxit PDF Reader Version: 2023.2.0
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

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

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

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

Date: _____ Signed: _____
Authorized AOCI Representative
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Date: _____ Signed: _____

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

Fire District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Highway District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Irrigation District: District: Black Canyon Irrigation District

☒ Applicant submitted/met for informal review.

Date: 4-10-26 Signed: _____

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

Area of City Impact City: _____

☐ Applicant submitted/met for informal review.

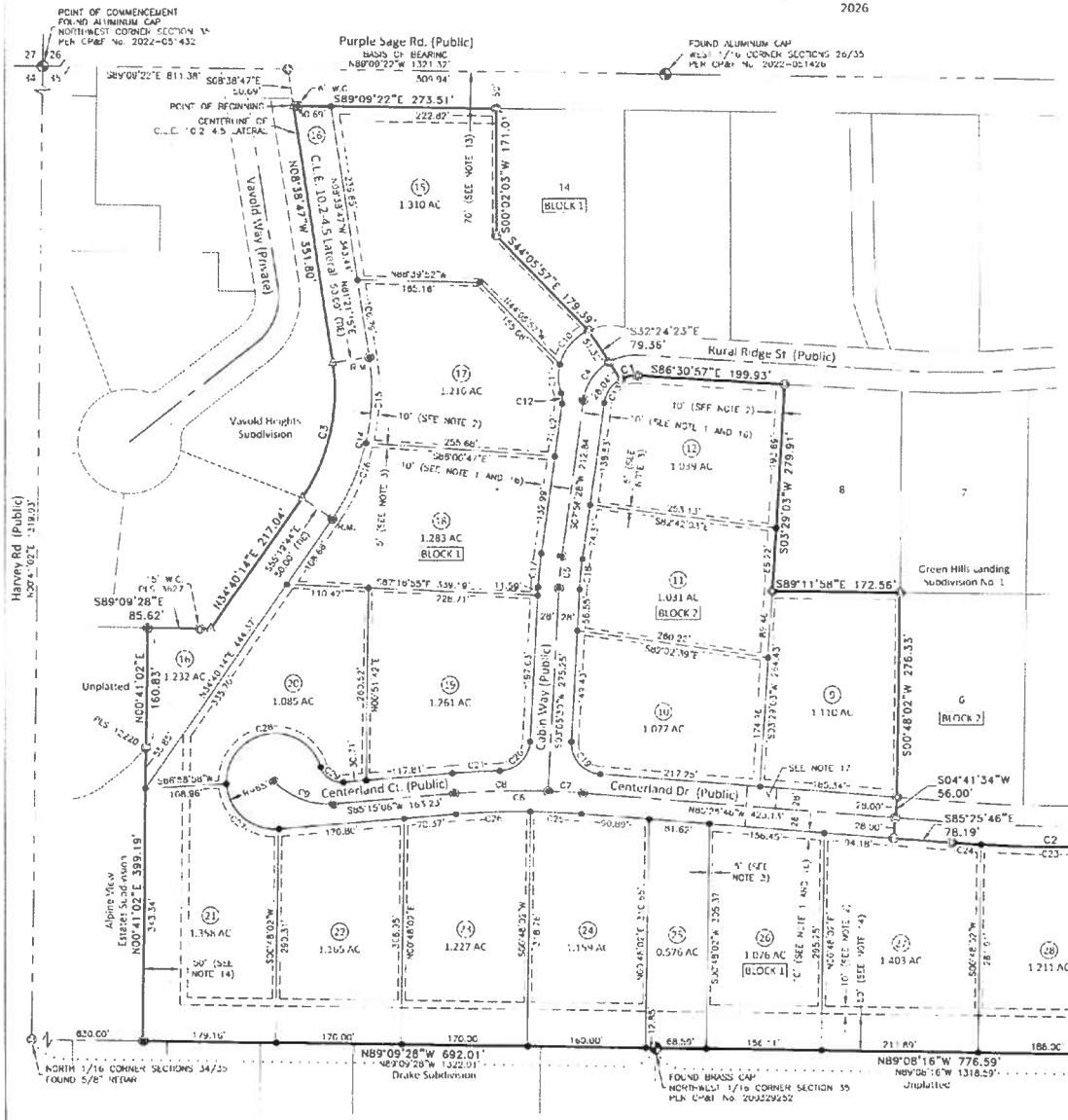
Date: _____ Signed: _____

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

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

PLAT OF
Green Hills Landing Subdivision No. 2

Situated in a portion of the North 1/2 of the Northwest 1/4 of Section 35, Township 5 North, Range 3 West, Boise Meridian, Canyon County, Idaho
2026



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	42.00'	23.34'	31°50'06"	N77°34'00"E	23.04'
C2	2008.00'	284.84'	8°07'44"	S89°29'38"E	284.64'
C3	251.82'	190.38'	43°19'01"	N13°00'43"E	185.88'
C4	70.00'	63.61'	52°05'04"	S33°59'00"W	61.46'
C5	520.00'	44.01'	4°50'58"	S05°30'59"W	44.00'
C6	1070.00'	174.03'	9°19'00"	S89°54'40"W	173.84'
C7	1070.00'	47.54'	2°32'44"	N86°42'08"W	47.53'
C8	1070.00'	126.50'	6°46'25"	S88°38'18"W	126.42'
C9	100.60'	86.17'	50°47'15"	S89°21'17"E	83.28'
C10	70.00'	62.41'	51°04'53"	S30°37'45"W	60.38'
C11	70.00'	39.64'	32°26'54"	S02°07'58"E	39.11'
C12	50.00'	13.77'	26°17'43"	N05°12'24"W	13.85'
C13	42.00'	39.37'	53°42'29"	S34°47'42"W	37.94'
C14	301.82'	226.18'	43°19'01"	N13°00'43"E	220.79'
C15	301.82'	116.13'	22°02'41"	N02°22'33"E	115.41'
C16	301.82'	112.06'	21°16'20"	N24°02'04"E	111.41'
C17	548.00'	46.38'	4°50'58"	S05°30'59"W	46.37'
C18	492.00'	41.64'	4°50'58"	S05°30'59"W	41.63'
C19	42.00'	64.89'	88°31'18"	S41°10'08"E	58.63'
C20	42.00'	62.68'	85°28'34"	N45°49'47"E	57.01'
C21	1308.00'	63.55'	3°18'58"	N86°54'35"E	63.54'
C22	2008.00'	58.86'	1°37'21"	N87°15'11"E	58.86'
C23	2008.00'	188.07'	5°21'59"	S89°15'10"E	188.00'
C24	2008.00'	38.95'	1°06'24"	S85°59'58"E	38.95'
C25	1042.00'	69.38'	3°48'50"	S87°20'11"E	69.36'
C26	1042.00'	100.12'	5°30'18"	N88°00'15"E	100.08'
C27	65.00'	104.10'	91°45'51"	S48°51'59"E	93.33'
C28	65.00'	187.71'	165°27'54"	S79°44'54"W	128.90'
C29	30.00'	40.44'	77°13'45"	N58°08'02"W	37.44'

0 100 200 300
Plan Scale: 1" = 100

LEGEND

- FOUND ALUMINUM CAP, AS NOTED
- FOUND BRASS CAP, AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "KSK 16662" UNLESS OTHERWISE NOTED
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "BH 20906"
- W.C. SET 5/8" REBAR WITH PLASTIC CAP MARKED "WC BH 20906"
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "BH 20906"
- CALCULATED POINT
- (2) LOT NUMBER
- 1 EXISTING LOT NUMBER
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- EASEMENT LINE AS NOTED
- W.C. WITNESS CORNER
- R.M. REFERENCE MONUMENT

SHEET INDEX

SHEET 1 – PLAT MAP, LEGEND, AND CURVE TABLE
SHEET 2 – NOTES
SHEET 3 – CERTIFICATE OF OWNERS
SHEET 4 – CERTIFICATES AND APPROVALS

REFERENCES

R1. GREEN HILLS LANDING SUBDIVISION No. 1, BOOK 59 OF PLATS, PAGE 41, RECORDS OF CANYON COUNTY, IDAHO
R2. VAVOLD HEIGHTS SUBDIVISION, BOOK 38 OF PLATS, PAGE 5, RECORDS OF CANYON COUNTY, IDAHO
R3. RECORD OF SURVEY PER INST. No. 887888, RECORDS OF CANYON COUNTY, IDAHO
R4. RECORD OF SURVEY PER INST. No. 200338272, RECORDS OF CANYON COUNTY, IDAHO
R5. WARRANTY DEED PER INST. No. 2020-033191, RECORDS OF CANYON COUNTY, IDAHO
R6. ALPINE VIEW ESTATES SUBDIVISION, BOOK 58 OF PLATS, PAGE 11, RECORDS OF CANYON COUNTY, IDAHO

SURVEY NARRATIVE

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

PROFESSIONAL LAND SURVEYOR LICENSED 20906 STATE OF IDAHO BILL HYNSON
3/26/2026

Developer
Tradition Capital Partners, LLC.
Middleton, ID

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

BOOK ____, PAGE ____ | JOB NO. 25-096 | SHEET 1 OF 4

PLAT OF

Green Hills Landing Subdivision No. 2

NOTES

1. UNLESS OTHERWISE SHOWN, ALL FRONT LOT LINES COMMON TO STREET RIGHTS-OF-WAY SHALL CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, PRESSURIZED IRRIGATION AND LOT DRAINAGE.

2. UNLESS OTHERWISE SHOWN, ALL REAR LOT LINES AND ALL SUBDIVISION BOUNDARY LINES SHALL CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, PRESSURIZED IRRIGATION AND LOT DRAINAGE.

3. UNLESS OTHERWISE SHOWN, ALL INTERIOR LOT LINES SHALL CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR PUBLIC UTILITIES, PRESSURIZED IRRIGATION AND LOT DRAINAGE.

4. ALL STREETS SHOWN HEREON ARE TO BE DEDICATED TO THE USE OF THE PUBLIC.

5. THE LANDS INCLUDED IN THIS PLAT ARE LOCATED IN THE BLACK CANYON IRRIGATION DISTRICT SERVICE AREA (208-454-4141). IRRIGATION WATER WILL BE PROVIDED TO ALL LOTS THROUGH A PRESSURE IRRIGATION DELIVERY SYSTEM WHICH HAS BEEN APPROVED PURSUANT TO SECTION 31-3805(4), IDAHO CODE. THE PURCHASER OF EACH LOT SHALL REMAIN SUBJECT TO ALL ASSESSMENTS LEVIED BY BLACK CANYON IRRIGATION DISTRICT. ALL UNPAID IRRIGATION UNITY ASSESSMENTS ARE A LIEN ON THE LAND.

6. ALL LOTS SHALL HAVE DOMESTIC WATER VIA INDIVIDUAL PRIVATE WELLS.

7. ALL LOTS SHALL HAVE INDIVIDUAL SEWER SEPTIC SYSTEMS IN ACCORDANCE WITH SOUTHWEST DISTRICT HEALTH DEPARTMENT.

8. LOTS 16 AND 25, BLOCK 1 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE GREEN HILLS SUBDIVISION HOMEOWNER'S ASSOCIATION. SAID LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION AND DRAINAGE.

9. THERE SHALL BE NO DIRECT LOT ACCESS TO PURPLE SAGE ROAD.

10. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, 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 ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."

11. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH APPLICABLE ZONING REGULATION IN EFFECT AT THE TIME OF RESUBDIVISION.

12. ALL ROADWAY STORM WATER SHALL BE COLLECTED AND INFILTRATED IN RETENTION BASINS LOCATED IN PERMANENT STORM WATER RETENTION EASEMENTS OVER A PORTION OF LOT 25, BLOCK 1 AND LOTS FROM THE PREVIOUS PHASE. THE HOMEOWNER'S ASSOCIATION, UNDERLYING PROPERTY OWNER, OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES LOCATED OUTSIDE THE RIGHT OF WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.

13. AS SHOWN HEREON, NO PERMANENT STRUCTURES SHALL BE LOCATED CLOSER THAN SEVENTY (70) FEET FROM ANY SECTION LINE OR QUARTER SECTION LINE UNLESS THE HIGHWAY DISTRICT SPECIFICALLY WAIVES THE SEVENTY (70) FEET SETBACK REQUIREMENT.

14. AS SHOWN HEREON, LOTS 20-29, BLOCK 1 ARE SUBJECT TO A BLACK CANYON IRRIGATION EASEMENT PER INST. NO. 202_-_____.

15. THE PRESSURE IRRIGATION PUMP SYSTEM THAT SERVES THIS SUBDIVISION IS TO BE LOCATED IN THE ADJACENT RIDGELAND ESTATES SUBDIVISION AND IS SUBJECT TO THE CONDITIONS NOTED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS PER INST. No. 202_-_____.

16. AS SHOWN HEREON, LOTS ARE SUBJECT TO A SLOPE EASEMENT IN FAVOR OF CANYON COUNTY HIGHWAY DISTRICT NO. 4 FOR THE CONSTRUCTION AND MAINTENANCE OF THE RIGHT OF WAY.

17. THE HOMEOWNERS ASSOCIATION OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING ANY AND ALL AMENITIES (LAWNS, SIDEWALKS, LANDSCAPING, ETC.) APPROVED BY THE DISTRICT TO BE WITHIN THE PUBLIC RIGHT-OF-WAY.

18. NO EXISTING INTERSTATE NATURAL GAS TRANSMISSION PIPELINE OR INTERSTATE PETROLEUM PRODUCTS PIPELINE AS RECOGNIZED BY THE PIPELINE AND HAZARDOUS MATERIALS SAFETY ADMINISTRATION, WAS DETERMINED TO BE WITHIN 1,000 FEET OF THIS SUBDIVISION.

19. THIS SUBDIVISION IS SUBJECT TO A WATER USERS MAINTENANCE AGREEMENT PER INST. NO. 202_-_____.

PROFESSIONAL LAND SURVEYOR LICENSED 20906 STATE OF IDAHO BILL HYNSON

3/16/2026

Developer

Tradition Capital Partners, LLC.

Middleton, ID

km ENGINEERING

5725 NORTH DISCOVERY WAY

BOISE, IDAHO 83713

PHONE (208) 639-6939

kmeng@pkcs.com

BOOK ___ , PAGE _____

JOB NO. 25-056

SHEET 2 OF 4

PLAT OF

Green Hills Landing Subdivision No. 2

CERTIFICATE OF OWNERS

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

A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM CAP MARKING THE NORTHWEST CORNER OF SAID SECTION 35, WHICH BEARS N89°09'22"W A DISTANCE OF 1,321.32 FEET FROM A FOUND ALUMINUM CAP MARKING THE WEST 1/16 CORNER COMMON TO SECTIONS 26 AND 35;
THENCE FOLLOWING THE NORTHERLY LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4, S89°09'22"E A DISTANCE OF 811.34 FEET TO A FOUND 5/8-INCH REBAR ON THE CENTERLINE OF C.L.E. 10.0-4.5 LATERAL;
THENCE LEAVING SAID NORTHERLY LINE AND FOLLOWING SAID CENTERLINE, S00°38'47"E A DISTANCE OF 50.69 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF PURPLE SAGE ROAD BEING WITNESSED BY A SET 5/8-INCH REBAR WHICH BEARS S89°09'22"E A DISTANCE OF 6.00 FEET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID CENTERLINE AND FOLLOWING SAID SOUTHERLY RIGHT-OF-WAY, S89°09'22"E A DISTANCE OF 273.51 FEET TO A FOUND 5/8-INCH REBAR ON THE BOUNDARY OF GREEN HILLS LANDING SUBDIVISION NO. 1 (BOOK 59 OF PLATS, PAGE 41, RECORDS OF CANYON COUNTY, IDAHO);
THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY AND FOLLOWING SAID SUBDIVISION BOUNDARY THE FOLLOWING THIRTEEN (13) COURSES:

1. S00°02'01"W A DISTANCE OF 171.01 FEET TO A FOUND 5/8 INCH REBAR;
2. S44°05'57"E A DISTANCE OF 179.36 FEET TO A FOUND 5/8-INCH REBAR;
3. S45°24'22"E A DISTANCE OF 79.36 FEET TO A FOUND 5/8 INCH REBAR;
4. 22.34 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 42.00 FEET, A DELTA ANGLE OF 31°50'06", A CHORD BEARING OF N77°34'00"E AND A CHORD DISTANCE OF 23.04 FEET TO A FOUND 5/8-INCH REBAR;
5. S89°30'57"E A DISTANCE OF 199.93 FEET TO A FOUND 5/8-INCH REBAR;
6. S01°29'03"W A DISTANCE OF 229.91 FEET TO A FOUND 5/8 INCH REBAR;
7. S80°11'58"E A DISTANCE OF 172.56 FEET TO A FOUND 5/8-INCH REBAR;
8. S00°48'02"W A DISTANCE OF 270.33 FEET TO A FOUND 5/8-INCH REBAR;
9. S04°41'34"W A DISTANCE OF 56.03 FEET TO A FOUND 5/8-INCH REBAR;
10. S85°29'46"E A DISTANCE OF 78.19 FEET TO A FOUND 5/8-INCH REBAR;
11. 284.68 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2,008.00 FEET, A DELTA ANGLE OF 08°07'44", A CHORD BEARING OF S89°29'38"E AND A CHORD DISTANCE OF 284.44 FEET TO A FOUND 5/8 INCH REBAR;
12. N86°26'30"E A DISTANCE OF 95.51 FEET TO A FOUND 5/8-INCH REBAR;
13. S00°48'02"W A DISTANCE OF 292.23 FEET TO A FOUND 5/8-INCH REBAR ON THE SOUTHERLY LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4;

THENCE LEAVING SAID SUBDIVISION BOUNDARY AND FOLLOWING SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES:

1. N89°09'18"W A DISTANCE OF 776.58 FEET TO A FOUND BRASS CAP MARKING THE NORTHWEST 1/16 CORNER OF SAID SECTION 35;
2. N89°09'28"W A DISTANCE OF 662.01 FEET TO THE EASTERLY BOUNDARY OF ALPINE VIEW ESTATES SUBDIVISION (BOOK 53 OF PLATS, PAGE 11, RECORDS OF CANYON COUNTY, IDAHO);

THENCE LEAVING SAID SOUTHERLY LINE AND FOLLOWING SAID EASTERLY SUBDIVISION BOUNDARY, N00°41'02"E A DISTANCE OF 389.19 FEET TO A FOUND 5/8-INCH REBAR;
THENCE LEAVING SAID EASTERLY SUBDIVISION BOUNDARY, N00°41'02"E A DISTANCE OF 180.83 FEET TO THE BOUNDARY OF WAYOLD HUGHES SUBDIVISION (BOOK 38 OF PLATS, PAGE 5, RECORDS OF CANYON COUNTY, IDAHO);
THENCE FOLLOWING SAID SUBDIVISION BOUNDARY THE FOLLOWING FOUR (4) COURSES:

1. S89°09'28"E A DISTANCE OF 85.62 FEET TO A POINT BEING WITNESSED BY A FOUND 5/8-INCH REBAR, WHICH BEARS N89°09'28"W A DISTANCE OF 15.00 FEET;
2. N34°49'14"E A DISTANCE OF 217.04 FEET TO A POINT BEING REFERENCED BY A SET 5/8-INCH REBAR, WHICH BEARS S55°10'44"E A DISTANCE OF 50.00 FEET;
3. 190.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 251.42 FEET, A DELTA ANGLE OF 43°23'01", A CHORD BEARING OF N13°03'43"E AND A CHORD DISTANCE OF 185.88 FEET TO A POINT BEING REFERENCED BY A SET 5/8-INCH REBAR, WHICH BEARS N61°21'15"E A DISTANCE OF 50.00 FEET;
4. N89°38'47"E A DISTANCE OF 351.80 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 23.929 ACRES, MORE OR LESS.

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

THE OWNER HEREBY CERTIFIES THAT SURFACE WATER FOR IRRIGATION IS REASONABLY AVAILABLE, PER SECTION 67-6537, IDAHO CODE, AND THAT THIS SUBDIVISION IS IN COMPLIANCE WITH SECTION 31-3805, IDAHO CODE.

SPENCER KOFORD, MANAGER
TRADITION CAPITAL PARTNERS, LLC

ACKNOWLEDGMENT

STATE OF IDAHO)
) ss
COUNTY OF)

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON _____, 202_
BY SPENCER KOFORD, AS MANAGER OF TRADITION CAPITAL PARTNERS, LLC.

_____
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEYOR

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

BILL HYNSON, P.L.S. 20906

PROFESSIONAL LAND SURVEYOR LICENSED 20906 STATE OF IDAHO BILL HYNSON
5/26/2026

Developer
Tradition Capital Partners, LLC.
Middleton, ID

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

BOOK ____, PAGE _____ | JOB NO. 25-096 | SHEET 1 OF 3

PLAT OF

Green Hills Landing Subdivision No. 2

CERTIFICATE AND APPROVAL OF COUNTY SURVEYOR

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

CANYON COUNTY SURVEYOR

PLS No. _____

DATE: _____

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

HEALTH DISTRICT SIGNATURE

DATE

APPROVAL OF HIGHWAY DISTRICT 4

HIGHWAY DISTRICT No. 4 DOES HEREBY ACCEPT THIS PLAT, AND THE DEDICATED PUBLIC STREETS, HIGHWAYS AND RIGHTS-OF-WAYS AS ARE EFFECTED ON THIS PLAT, IN ACCORDANCE WITH THE PROVISIONS OF IC § 50-1312.

CHAIRMAN

DATE

CERTIFICATE AND APPROVAL OF CANYON COUNTY COMMISSIONERS

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

CHAIRMAN

DATE

CLERK

DATE

CERTIFICATE OF THE COUNTY TREASURER

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

CANYON COUNTY TREASURER

DATE _____

PROFESSIONAL LAND SURVEYOR LICENSED 20806 STATE OF IDAHO BILL HYNSON

3/16/2026

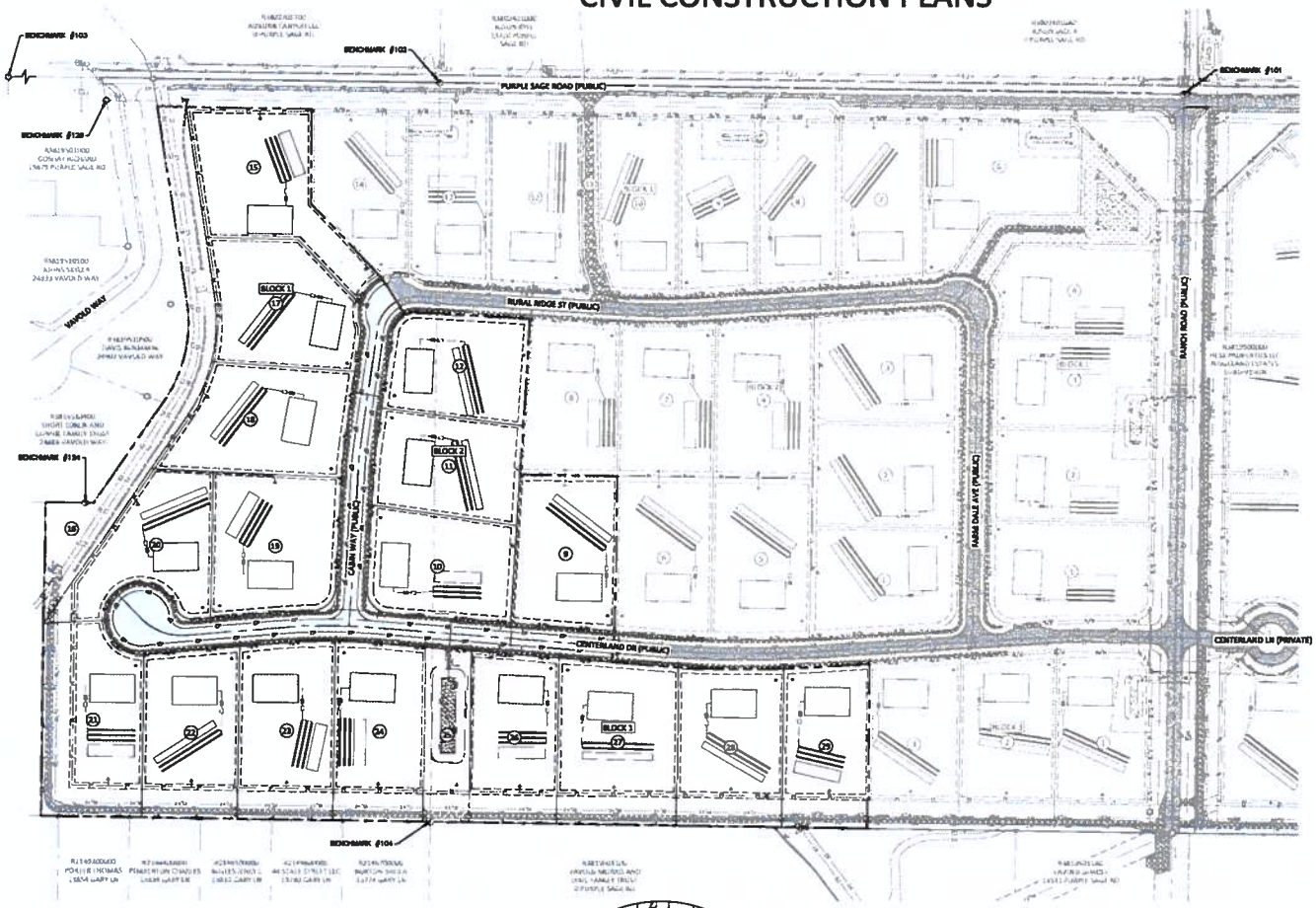
Developer
Tradition Capital Partners, LLC.
Middleton, ID

km ENGINEERING

BOOK ____, PAGE _____

JOB NO. 25-096

GREEN HILLS LANDING SUBDIVISION NO. 2
CANYON COUNTY, IDAHO
CIVIL CONSTRUCTION PLANS



COVER SHEET

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

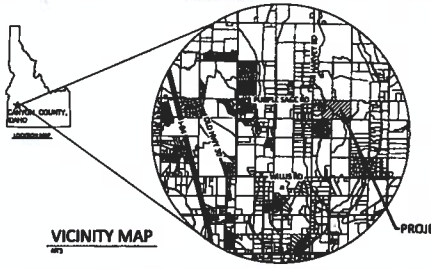
LEGAL DESCRIPTION

A PARCEL OF LAND BEING SITUATED IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO.

CONTACT INFORMATION

ENGINEERING CONSULTANT
KM ENGINEERING, LLP
9716 NORTH BROADWAY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
FAX: (208) 639-6930
CONTACT: JOE PACHNER, P.E.
EMAIL: joe@kmengllp.com

APPLICANT/ DEVELOPER
HESS PROPERTIES, LLC.
18831 SPYGLASS LANE
CALDWELL, IDAHO 83607
PHONE: (208) 412-0984
CONTACT: TYLER HESS



VICINITY MAP

CONTRACTOR SHALL VERIFY ALL BENCHMARKS PRIOR TO BEGINNING CONSTRUCTION AND SHALL NOTIFY ENGINEER WITH ANY DISCREPANCIES.

CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING.

BENCHMARK

POINT NUMBER	POINT STYLE	NORTHING	EASTING	ELEVATION	DESCRIPTION
101	⊙	706343.9980	2382125.3820	2463.602'	5/8" REBAR
102	⊙	706283.7200	2382148.4130	2467.078'	5/8" REBAR
103	⊕	706253.1680	2382119.2310	2469.463'	BRASS CAP
104	⊙	705344.8130	2382125.3820	2463.862'	ALUMINUM CAP
128	⊙	706813.9480	2381960.8090	2501.834'	5/8" REBAR
129	⊙	705228.4710	2381948.4370	2509.767'	5/8" REBAR

LEGEND

EXISTING FEATURES
- CONTOUR LINE
- GAS LINE
- OVERHEAD POWER LINE
- GRAVITY IRRIGATION LINE
- PRESSURE IRRIGATION LINE
- EXISTING FENCE
- POWER POLE
- POWER BOX
- IRRIGATION CONTROL VALVE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- UNDERGROUND TELEPHONE LINE
- SECTION LINE
- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- EASEMENT
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- FOUND 1/2 INCH REBAR
- FOUND 5/8 INCH REBAR
- ALUMINUM CAP
- CHISELED BOX
- BRASS CAP
- POST
- EXISTING ASPHALT ROADWAY

PROPOSED IMPROVEMENTS
- STORM DRAIN LINE
- PRESSURE IRRIGATION LINE
- DRAINAGE DIRECTION
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- GRAVEL ACCESS ROAD
- ASPHALT ROADWAY
- SAND WINDOW
- FINISH GRADE CONTOUR LINE
- WELL
- IRRIGATION SERVICE
- IRRIGATION VALVE
- GRAVITY IRRIGATION LINE
- LIMITS OF GRADING
- GROUNDWATER OBSERVATION WELL
- FLOWLINE
- GRADE BREAK
- SEPTIC SEWER DRAINFIELD

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C2.1 LOWER BASIN DR PLAN AND PROFILE — STA: 10+00 TO 18+50
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C2.3 CABIN WAY PLAN AND PROFILE — STA:10+00 TO 18+00

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C3.0 GRADING AND DRAINAGE PLAN — OVERALL
C3.1 GRADING AND DRAINAGE PLANS — NORTH
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C7.1 PRESSURE IRRIGATION PLAN
C7.2 DETAILS

JOSEPH A. PACHNER
8628
1/30/26
STATE OF IDAHO
Digitally signed by Joe Pachner
Date: 2026.04.01 12:10:36 -06'00'

REVISIONS

NO	DATE	ITEM

GREEN HILLS LANDING SUBDIVISION NO. 2
CANYON COUNTY, IDAHO
GENERAL IMPROVEMENT PLANS
COVER SHEET

km ENGINEERING
9716 NORTH BROADWAY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
kmengllp.com

DESIGNED BY:	JRP
DRAWN BY:	DMZ
CHECKED BY:	JRP
DATE:	3/30/26
PROJECT:	23-035

SHEET NO.
C1.0

PROJECT GENERAL NOTES

1. THE CONTOURS AND BENCHMARK ELEVATION ARE BASED ON THE NAVD 88 VERTICAL DATUM.
2. PROJECT BENCHMARKS SHALL BE ESTABLISHED THROUGHOUT THE SITE BY THE ENGINEER AND WILL BE APPROVED TO THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTS AND BENCHMARKS FROM DISTURBANCE THROUGHOUT CONSTRUCTION. DAMAGED BENCHMARKS WILL BE REPLACED BY THE PROJECT SURVEYOR AT THE CONTRACTOR'S EXPENSE.
4. ALL CONSTRUCTION STAKING IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. AS PER IDAHO CODE SECTION 55-1613, UPON COMPLETION OF SITE CONSTRUCTION ACTIVITIES, ALL DISTURBED PROPERTY MONUMENTATION, SECTIONAL, QUARTER-QUARTER-SECTION, RIGHT-OF-WAY MONUMENTATION, BENCHMARKS AND CONTROL POINTS SET BY AGENCIES OF THE UNITED STATES OR THE STATE OF IDAHO DEPICTED ON THESE PLANS OR DISCOVERED DURING THE COURSE OF CONSTRUCTION, SHALL BE REESTABLISHED AND REMONUMENTED UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO. ANY RECORDS OF SURVEY, CP&F'S, OR RELATED ITEMS REQUIRED AS A RESULT OF REMONUMENTING THOSE DISTURBED DURING THIS WILL BE AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY REQUIREMENTS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND TRAFFIC CONTROL WITHIN AND AROUND THE CONSTRUCTION AREA.
7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION), THE HIGHWAY STANDARDS AND DEVELOPMENT PROCEDURES FOR THE CANYON COUNTY HIGHWAY DISTRICTS AND THE PROJECT SPECIFICATIONS.
8. WHERE NOTED, EXISTING TEST PITS/MONITORING WELLS SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POTHOLING AND PROBING FOR ALL COSTS ASSOCIATED WITH ALL TESTING REQUIRED BY THE PROJECT SPECIFICATIONS. ALL TESTS SHALL BE PERFORMED BY A CERTIFIED TESTING LABORATORY AND CERTIFIED TEST RESULTS SHALL BE SUBMITTED TO THE OWNER'S ENGINEER. WORK PERFORMED WITHOUT CERTIFIED TEST RESULTS SHALL NOT BE ACCEPTED.
10. ALL CONTRACTORS, SUBCONTRACTORS, AND UTILITY CONTRACTORS SHALL ATTEND A PRE-CONSTRUCTION CONFERENCE A MINIMUM OF TWO (2) DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ON THE PROJECT.
11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF THE PRE-CONSTRUCTION CONFERENCE.
12. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE PROPOSED DRAINAGE FACILITIES ARE IN PLACE AND FUNCTIONING. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE EROSION SHOWING PLAN.
13. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA.
14. WORK SUBJECT TO APPROVAL BY ANY POLICY, SUBDIVISION OR AGENCY MUST BE APPROVED PRIOR TO (A) BACKFILLING TRENCHES FOR PIPE (B) PLACING OF AGGREGATE BASE (C) PLACING OF CONCRETE (D) PLACING OF ASPHALT PAVING. WORK DONE PRIOR TO SUCH APPROVALS SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER.
15. ALL CONSTRUCTION WORKING WITHIN EXISTING PUBLIC ROAD RIGHT-OF-WAY ARE REQUIRED TO SECURE A RIGHT-OF-WAY CONSTRUCTION PERMIT FROM HIGHWAY DISTRICT NO. 4 AT LEAST SEVEN (7) DAYS PRIOR TO ANY CONSTRUCTION.
16. THIS CONSTRUCTION SHALL CONSTRUCT ALL IMPROVEMENTS IN ACCORDANCE WITH THE PLANS STAMPED "APPROVED FOR CONSTRUCTION" BY THE VARIOUS GOVERNING AGENCIES. THESE PLANS WILL BE PROVIDED TO THE CONTRACTOR BY THE ENGINEER PRIOR TO CONSTRUCTION. WORK SHALL NOT BE DONE WITHOUT THE CURRENT SET OF APPROVED PLANS.
17. ONLY PLAN SETS STAMPED "APPROVED FOR CONSTRUCTION" AND 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.
18. ALL LOT LINE AND EASEMENT INFORMATION SHALL BE TAKEN FROM GREEN HILLS LANDING SUBDIVISION NO. 2 FINAL PLAT.
19. THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACCESS TO THE OWNER APPROVED ACCESS POINTS.
20. IF THE CONTRACTOR HAS ANY QUESTIONS CONCERNING THE PROJECT SPECIFICATIONS, HE/SHE SHALL CONTACT THE ENGINEER FOR DIRECTION. WHEN DISCREPANCIES OCCUR BETWEEN THE PLANS AND SPECIFICATIONS THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. UNTIMELY NOTIFICATIONS MAY NEGATE ANY CONSTRUCTION CLAIM FOR ADDITIONAL COMPENSATION.
21. ALL COSTS INCURRED IN CORRECTING DEFICIENT WORK SHALL BE CHARGED TO THE CONTRACTOR. FAILURE TO CORRECT SUCH WORK WILL BE CAUSE FOR A STOP WORK ORDER AND POSSIBLE TERMINATION.
22. ABANDONED BUILDINGS, TEST PITS OR MONITORING LOCATED WITHIN CURRENT OR FUTURE RIGHT OF-WAY SHALL BE RE-COMPACTED TO NATIVE SOIL AND BACKFILLED WITH STRUCTURAL FILL PER ISPWC SPECIFICATIONS. PROVIDE SOILS DATA TO VERIFY MATERIAL MEETS THE REQUIREMENTS FOR ENGINEERED FILL PER ISPWC SPECIFICATIONS AND COPY OF THE COMPACTION TESTS.
23. SUBGRADE SHALL BE INSPECTED BY THE GEOTECHNICAL CONSULTANT RESPONSIBLE FOR THE GEOTECHNICAL ASPECTS OF THE PROJECT.
24. FINAL GRADING SHALL BE INSPECTED BY THE PROJECT ENGINEER.
25. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), HIGHWAY DISTRICT No. 4 HIGHWAY STANDARDS AND DEVELOPMENT PROCEDURES MANUAL AND THE PROJECT STANDARDS AND SPECIFICATIONS. NO EXCEPTIONS SHALL BE ALLOWED UNLESS SPECIFICALLY AND PREVIOUSLY APPROVED IN WRITING BY ALL APPROPRIATE ENTITIES.
26. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH IDAHO CODE 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 AS A RESULT OF FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL CONTACT DIGLINE (345-1566) FOR UTILITY LOCATIONS A MINIMUM OF 48 HOURS PRIOR TO DIGGING.
27. ALL NATURAL SLOPES SHALL BE A MAXIMUM OF 3:1, UNLESS OTHERWISE STATED ON THIS PLAN. ASPHALT MINIMUM GRADE IS 1%. CONCRETE MINIMUM GRADE IS 0.4%. FINISH GRADE SHALL SLOPE AWAY FROM ALL BUILDINGS.
28. REMOVE AND DISPOSE OFF-SITE AT AN APPROVED LOCATION ANY AND ALL EXCESS MATERIALS.
29. ALL MATERIALS FURNISHED ON OR FOR THE PROJECT SHALL MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCY OR AS SET FORTH IN THE PROJECT PLANS AND SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE. CONTRACTOR SHALL FURNISH PROOF THAT ALL MATERIALS MEET THE REQUIREMENTS AT THE REQUEST OF THE OWNER OR ENGINEER.
30. CONTRACTOR SHALL PROFILE THE SURFACE OF ROADWAYS IN ACCORDANCE WITH ISPWC SECTION 810 AND/OR AS REQUIRED BY THE DISTRICT.
31. A RIGHT-OF WAY PERMIT FROM HD4 IS REQUIRED FOR ANY UTILITY, ACCESS, OR MISCELLANEOUS IMPROVEMENT CONSTRUCTION WITHIN THE PURPLE SAGE ROAD RIGHT-OF-WAY. CONTRACTOR(S) SHOULD INCLUDE A TEMPORARY TRAFFIC CONTROL PLAN WITH ANY PERMIT APPLICATION.
32. CONTRACTOR SHALL REQUEST A PERMIT TO USE RIGHT-OF-WAY: UTILITIES.

GRADING NOTES

1. ALL EARTHWORK INCLUDING CLEARING, GRUBBING, EXCAVATION, EMBANKMENT, BACKFILL, COMPACTING, AND EROSION CONTROL SHALL MEET THE SPECIFICATIONS OF SECTION 300 OF THE ISPWC AS WELL AS THE SPECIFICATIONS AND RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING REPORT.
2. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITH THE CONSTRUCTION AREA UNTIL TEMPORARY AND/OR PERMANENT DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
3. IF REQUIRED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A SHORT TERM ACTIVITY EXEMPTION PERMIT FROM THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ). CONTACT CHAD SHEPHARD AT THE SOUTHWEST REGIONAL DEQ OFFICE (372-0369). THE CONTRACTOR SHALL SUBMIT TO DEQ A DEWATERING PLAN WHICH OUTLINES THE LOCATION OF PROPOSED SUMPS AND THE SEQUENCING OF THE DEWATERING ACTIVITIES. ALL CONSTRUCTION WATER GENERATED FROM EXCAVATION SHALL BE FREE OF SEDIMENT AND DEBRIS BEFORE IT LEAVES THE SITE.
4. PRIOR TO PLACEMENT OF FILL MATERIAL, THE CONTRACTOR SHALL CLEAR THE SITE OF ALL WASTE MATERIALS AND VEGETATION AND PREPARE THE SUBGRADE AS RECOMMENDED IN THE GEOTECHNICAL REPORT. ALL WASTE MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. THE SITE SHALL BE BENCH-SCALED PRIOR TO PLACEMENT OF FILL MATERIAL TO ENSURE STABILITY OF SUBGRADE. A REPRESENTATIVE OF THE GEOTECHNICAL CONSULTANT SHALL REMAIN ON SITE TO ENSURE PROPER PLACEMENT AND COMPACTION OF STRUCTURAL FILL.
5. NO WORK SHALL BE DONE WITHIN WETLAND AREAS UNTIL A 404 PERMIT HAS BEEN ISSUED BY THE US ARMY CORPS OF ENGINEERS. ALL WORK WITHIN WETLAND AREAS SHALL ADHERE TO THE REQUIREMENTS OF THE 404 PERMIT.
6. STRIP AND STOCKPILE TOPSOIL AS RECOMMENDED IN THE GEOTECHNICAL REPORT AND DISPOSE OF DEBRIS ON-SITE. THE DEPTH OF STRIPPING COULD VARY IN THE FIELD DEPENDING ON THE DEPTH OF THE ROOT ZONE, SOIL CONDITIONS INCLUDING SOIL TYPES, MOISTURE CONTENT AND STABILITY AND THE WEATHER CONDITIONS DURING CONSTRUCTION. STRIPPING DEPTHS SHALL BE DIRECTED BY THE GEOTECHNICAL CONSULTANT. LOCATION OF STOCKPILED MATERIAL SHALL BE COORDINATED WITH THE OWNER AND ENGINEER PRIOR TO PLACEMENT.
7. TESTING SHALL BE PERFORMED PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. FILL MATERIAL WITHIN THE LOT AREAS SHALL BE COMPACTED TO 95% MODIFIED PROCTOR PER THE REQUIREMENTS OF ASTM D 1557. TESTING FREQUENCY SHALL ALLOW FOR A MINIMUM OF ONE COMPACTION TEST PER LIFT PER LOT. THE COMPACTION TESTS ON THE FINAL LIFT FOR EACH LOT SHALL BE SUPPLIED TO THE PROJECT ENGINEER AT THE COMPLETION OF THE PROJECT.
8. THE SUBGRADE WITHIN THE ROAD RIGHT-OF-WAYS SHALL BE STRIPPED, COMPACTED, INSPECTED AND PROOF ROLLED WITH A HEAVY RUBBER-TIRED FULL LOADED DWECH AXLE OR EQUIVALENT PRIOR TO PLACEMENT OF FILL. FILL WITHIN THE ROADWAY AREAS SHALL BE COMPACTED TO NOT LESS THAN 98% OF THE MAXIMUM DRY DENSITY OF THE SOIL AS INDICATED BY ASTM D698 IN FLEXIBLE PAVEMENT AREAS.
9. STRUCTURAL FILL IS DEFINED BY THE GEOTECHNICAL CONSULTANT. SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.
10. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO DETERMINE WHICH TREES WITHIN THE PROJECT LIMITS ARE TO REMAIN AND WHICH ARE TO BE REMOVED.
11. TOPSOIL AND OTHER STOCKPILE AREAS TO BE COORDINATED BETWEEN CONTRACTOR AND OWNER BEFORE THE START OF CONSTRUCTION.
12. NO GRADING WORK SHALL OCCUR UNTIL THE OWNER HAS FILED A NOTICE OF INTENT FOR CONSTRUCTION ACTIVITY WITH THE EPA.
13. ALL MATERIAL FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE. CONTRACTORS MUST FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THIS PROJECT MEET THE REQUIREMENTS AT THE REQUEST OF THE AGENCY AND/OR THE ENGINEER.

UTILITY NOTES

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BY CALLING DIGLINE AT PHONE # (800) 342-1585 BEFORE COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND UTILITIES.
2. ALL WELL ABANDONMENT SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IDAHO DEPARTMENT OF WATER RESOURCES (IDWR) AND IDAHO CODE. THE CONTRACTOR SHALL RETAIN A LICENSED WELL DRILLER FOR ABANDONMENT. COORDINATE WITH BOB WHITNEY AT IDWR WESTERN REGION (334-2190).
3. EXISTING OVERHEAD POWERLINES SHALL BE RETAINED AND PROTECTED AS NEEDED TO MAINTAIN SERVICE TO ADJACENT PROPERTIES. THE CONTRACTOR SHALL COORDINATE WITH IDAHO POWER COMPANY TO ARRANGE OR RELOCATE ALL OTHER OVERHEAD POWER LINES AND POLES AS REQUIRED.
4. EXISTING SEPTIC SYSTEMS ASSOCIATED WITH ANY ABANDONED BUILDINGS ON THE SITE SHALL BE ABANDONED ACCORDING TO THE REQUIREMENTS OF THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY TECHNICAL GUIDANCE MANUAL. THE CONTRACTOR SHALL VERIFY THE LOCATION OF THE SEPTIC TANK, DRAINFIELD AND ALL APPURTENANCES. ALL INLET AND OUTLET PIPING SHALL BE DISCONNECTED FROM THE SEPTIC TANK. ALL BURIED PIPING SHALL BE UNCOVERED AND REMOVED FROM THE SEPTIC TANK TO THE DRAIN FIELD TO ITS FULL EXTENTS. THE CONTRACTOR SHALL VERIFY THE DEPTHS OF A DRAINFIELD AND SHALL EXCAVATE THE DRAINFIELD SOILS TO AT LEAST THE MINIMUM GROUNDWATER LEVEL OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER AFTER FIELD SITE INSPECTION OF THE DRAINFIELD AREA. THE DRAINFIELD SOILS SHALL BE DISPOSED OF OFF SITE OR MIXED WITH THE RETAINED STRIPPINGS IF AUTHORIZED BY THE ENGINEER. AFTER INSPECTION OF EXCAVATED SOILS, THE CONTRACTOR SHALL BACKFILL THE DRAINFIELD AREA WITH STRUCTURAL FILL.

IRRIGATION NOTES (BLACK CANYON IRRIGATION DISTRICT)

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE PRESSURIZED IRRIGATION SPECIFICATIONS AND STANDARD DRAWINGS OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (I.S.P.W.R.C.), CANYON COUNTY PRESSURE IRRIGATION STANDARDS, THE IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS (RPDWS) AND THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (D.E.Q.). THE CONTRACTOR SHALL MAINTAIN ON-SITE, AT ALL TIMES, AT LEAST ONE COPY OF THE MOST CURRENT EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (I.P.S.W.C.) AND CANYON COUNTY, IDAHO PRESSURE IRRIGATION STANDARDS.
2. THE HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORMDRAIN, IRRIGATION, ASHLEY, ETC.) SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS, (I.R.P.D.W.S.) AND AS DETAILED IN SECTION 409 - NON POTABLE WATER LINE SEPARATION AND I.S.P.W.C. STANDARD DRAWING SD-407. IN CASE OF A DISCREPANCY, THE I.R.P.D.W.S. SHALL GOVERN.
3. GROUNDWATER LEVELS SHALL BE MAINTAINED BELOW THE BOTTOM OF THE TRENCH DURING THE PIPE LAYING AND PIPE JOINING OPERATIONS. CONTRACTOR SHALL OBTAIN A 5K/20T TEMP ACTIVITY EXEMPTION FROM D.E.Q. PRIOR TO ANY DEWATERING.
4. ALL PRESSURE IRRIGATION AND AMENITY LINES SHALL BE PLACED IN THE BERMS WITH THE PIPE INVERT BEING AT OR ABOVE THE ESTIMATED HIGH GROUNDWATER ELEVATION. FINISHED GRADE COVER OVER PRESSURE IRRIGATION AND AMENITY LINES SHALL BE A MINIMUM OF 30".
5. PIPE TRENCHING WILL OCCUR IN ACCORDANCE WITH THE I.S.P.W.C. INSTALLATION OF PIPE BEDDING SHALL CONFORM TO I.S.P.W.C. CLASS A-1 COMPACTED TO 95% MAXIMUM DENSITY IN THE LOWER ZONES AND 92% IN THE UPPER ZONES (ASTM D698). BEDDING MATERIALS SHALL CONFORM TO I.S.P.W.C. TYPE I BEDDING MATERIALS. BACKFILL SHALL CONFORM TO TYPE A BACKFILL AND COMPLY WITH I.S.P.W.C. STANDARD DRAWINGS SD-301 AND SD-302.
6. APPROXIMATE PIPE LENGTHS SHOWN ARE FROM CENTER OF ELBOW/TEE TO CENTER OF ELBOW/TEE.
7. RECORD INFORMATION SHALL BE ACCURATELY RECORDED BY THE CONTRACTOR AND SUPPLIED TO THE OWNER FOR FUTURE USE AND REFERENCE. SUBMITTAL OF RECORD INFORMATION IS A CONDITION OF FINAL ACCEPTANCE.
8. ALL IRRIGATION MAINS AND SERVICES SHALL BE PRESSURE TESTED IN ACCORDANCE WITH ISPWC SECTION 405. TEST PRESSURE, SHALL BE 160 PSI.
9. ALL IRRIGATION MAINS WITHIN FUTURE, RIGHT OF WAY OR UNDER PAVEMENT OR SIDEWALKS SHALL BE SLEEVED IN ACCORDANCE WITH THE DETAIL, SHEET C7.2.
10. CONTRACTOR MAY ELECT TO ELIMINATE ELBOWS WITH ANGLES LESS THAN 45° PROVIDED THE PIPE BARREL DEFLECTION IS WITHIN MANUFACTURER'S LIMITS. NO JOINT DEFLECTION IS ALLOWED.
11. ALL ISOLATION VALVES SHALL BE PRESSURE TESTED IN THE CLOSED POSITION.
12. ALL IRRIGATION MAINS SHALL BE INSTALLED WITH TRENCH TAPE 12" ABOVE PIPE CROWN. TRENCH TAPE SHALL BE 3" WIDE PURPLE COLORED PLASTIC TAPE PRINTED WITH "CAUTION - BURIED IRRIGATION WATER LINE" IN 1-1/2" LETTERS. ALL IRRIGATION MAINS SHALL BE INSTALLED WITH INSULATED 12 GAUGE SOLID COPPER LOCATOR WIRE THAT IS U.L. RATED FOR DIRECT BURIAL. PIPE MATERIALS 2 INCH AND SMALLER ARE SPECIFIED ON DETAIL.
13. ALL PIPE, FITTINGS, VARIES BLOCKING, IDENTIFYING TAPE, TRACER WIRE, COUPLERS, AND OTHER APPURTENANCES SHALL CONFORM TO SECTION 801 OF THE LATEST EDITION OF THE ISPWC.
14. ALL EXISTING SURFACE IRRIGATION DITCHES SHALL BE RETAINED AND PROTECTED EXCEPT WHERE INDICATED ON THE DEMOLITION SHEET, C1.2.

TRAFFIC CONTROL NOTES

1. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" FOR STREETS AND HIGHWAYS.
2. ALL WARNING FLAGS AND FLASHERS SHALL BE CONSIDERED INCIDENTAL TO THE TRAFFIC CONTROL BID ITEMS.
3. THE FLAGGERS SHALL BE EQUIPPED WITH TWO WAY RADIOS CAPABLE OF TRANSMITTING A DISTANCE OF 2 MILES AND BATTERIES TO LAST THROUGH EACH DAY OF OPERATION.
4. SIGNS AND SIGN STANDS NOT IN USE SHALL BE REMOVED OR LAID DOWN AT LEAST 15 FEET FROM THE EDGE OF THE TRAVEL WAY.
5. ONE LANE OF TRAFFIC SHALL BE OPEN TO LOCAL TRAFFIC AT ALL TIMES.
6. CONTRACTOR SHALL PROVIDE ALL SIGNAGE NECESSARY TO ALERT THE SURROUNDING PUBLIC OF THE CONSTRUCTION TAKING PLACE. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR THE SIGNS NEEDED FOR PUBLIC SAFETY.
7. ALL CONTRACTORS WORKING WITH THE PUBLIC ROAD RIGHT-OF-WAY ARE REQUIRED TO SECURE A RIGHT-OF-WAY CONSTRUCTION PERMIT FROM HD4 AT LEAST SEVEN (7) DAYS PRIOR TO ANY CONSTRUCTION.
8. CONTRACTOR SHALL PROVIDE A DETAILED TRAFFIC CONTROL PLAN TO HD4 FOR APPROVAL PRIOR TO ANY CONSTRUCTION.

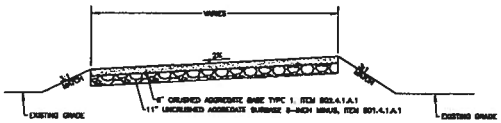
STORM DRAINAGE NOTES

1. ALL STORM DRAINAGE PIPES SHALL BE ALUMINIZED 14 GAUGE CORRUGATED METAL PIPE WITH METAL END SECTIONS.
2. PIPES SHALL BE PLACED WITH SUFFICIENT COVER AS DETAILED IN SECTION 3070.02 OF THE NSDP MANUAL.
3. MAINTENANCE OF STORM WATER FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY IS SHOWN TO BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION.

CIVIL ACRONYMS

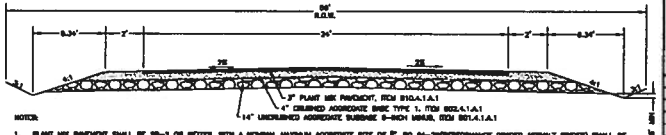
ALL GRADES ARE TO TOP BACK OF CURB UNLESS NOTED AS FOLLOWS:

CL	- CENTERLINE
CON	- TOP OF CONCRETE
EP	- EDGE OF PAVEMENT
FG	- FINISH GRADE
FL	- FLOW LINE
GB	- GRANDE BREAK
HP	- HIGH POINT
LG	- LIP OF GUTTER
LP	- LOW POINT
MA	- MATCH EXISTING
RIM	- RIM OF STRUCTURE
SW	- SIDEWALK
TA	- TOP OF ASPHALT
TBC	- TOP BACK OF CURB
TBRC	- TOP BACK OF ROLLED CURB
TBVC	- TOP BACK OF VERTICAL CURB
TC	- EDGE OF GRAVEL



GRAVEL ACCESS ROAD SECTION

NTS



NOTES:

1. PLANT MIX PAVEMENT SHALL BE SP-3 OR BETTER, WITH A NOMINAL MAXIMUM AGGREGATE SIZE OF ½". PG 64-28(PERFORMANCE GRADED ASPHALT BINDER) SHALL BE USED. A MINIMUM OF 0.5% ANTI-STRIPPING ADDITIVE IS REQUIRED.

TYPICAL LOCAL ROAD SECTION PER STANDARD DRAWING NO. ACCHD-101

NTS

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

DESIGN BY:	JSP
DRAWN BY:	CMC
CHECKED BY:	JSP
DATE:	5/19/2025
PROJECT:	23-026

SHEET NO.

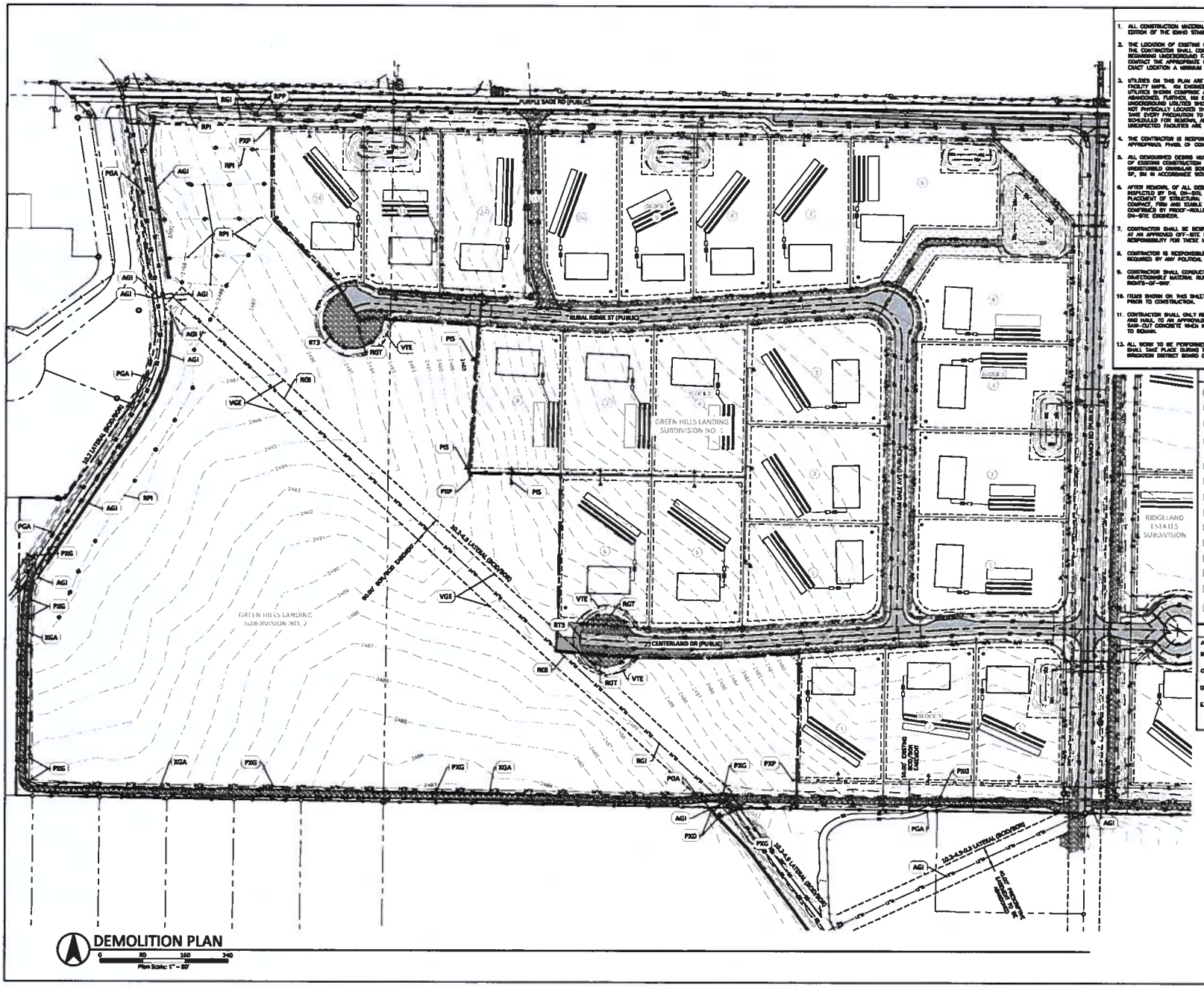
C1.1

REVISIONS			
NO.	ITEM	DATE	

GREEN HILLS LANDING SUBDIVISION NO. 2
CANYON COUNTY, IDAHO

GENERAL IMPROVEMENT PLANS
NOTES AND DETAILS

JEFF P. PACHNER
8628
3/30/26
STATE OF IDAHO
REGISTERED PROFESSIONAL ENGINEER



DEMOLITION PLAN

0 80 160 240

Plan Scale: 1" = 80'

DEMOLITION NOTES

1. ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE LATEST EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC).
2. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL COMPLY WITH IDAHO CODE, CHAPTER 32, TITLE 55 REGARDING UNDERGROUND FACILITIES DAMAGE PREVENTION. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES OR DIGLINE (1-800-342-1585) FOR EXACT LOCATION A MINIMUM OF 48 HOURS PRIOR TO DIGGING.
3. UTILITIES ON THIS PLAN ARE BASED UPON DIGLINE MARKS, RECORD DRAWINGS, AND FACILITY MAPS. KM ENGINEERING MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KM ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED AND WAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL HAVE EVERY PRECAUTION TO PRESERVE AND PROTECT EXISTING FACILITIES NOT INCLUDED FOR REMOVAL AND COORDINATE WITH THE PROJECT ENGINEER IF UNEXPECTED FACILITIES ARE ENCOUNTERED.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING DEMOLITION WITH THE APPROPRIATE PHASE OF CONSTRUCTION.
5. ALL DEMOLISHED DEBRIS MUST BE COMPLETELY REMOVED FROM THE SITE. REMOVAL OF EXISTING CONSTRUCTION DEBRIS MUST CONTINUE TO EXPOSE NATIVE, UNDISTURBED GRANULAR SOILS. SUITABLE NATIVE SOILS INCLUDE GW, GP, GM, SW, SP, SM IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS).
6. AFTER REMOVAL OF ALL DEBRIS, THE EXPOSED, ENCOMPASS AREA SHALL BE INSPECTED BY THE ON-SITE ENGINEER TO VERIFY SUITABILITY OF SUBGRADE FOR PLACEMENT OF STRUCTURAL FILL. THE EXPOSED SUBGRADE MUST BE IN A COMPACT, FIRM AND STABLE CONDITION PRIOR TO FILL PLACEMENT. THIS WILL BE CONFIRMED BY PROOF-ROLLING THE SUBGRADE IN A MANNER ACCEPTABLE TO THE ON-SITE ENGINEER.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEMOLISHED MATERIALS AT AN APPROVED OFF-SITE LOCATION. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THESE MATERIALS AFTER REMOVAL FROM THE SITE.
8. CONTRACTOR IS RESPONSIBLE FOR SECURING AND PAYING FOR ALL PERMITS REQUIRED BY ANY POLITICAL SUBDIVISION OR AGENCY.
9. CONTRACTOR SHALL CONDUCT CONSTRUCTION OPERATIONS TO PREVENT ANY SOIL OR CONSTRUCTION MATERIAL DEBRIS FROM LEAVING THE SITE, OR ENTERING THE PUBLIC RIGHTS-OF-WAY.
10. ITEMS SHOWN ON THIS SHEET REPRESENT ONLY EXISTING CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION.
11. CONTRACTOR SHALL ONLY REMOVE EXISTING CONCRETE IDENTIFIED FOR REMOVAL AND HAUL TO AN APPROVED OFF-SITE DISPOSAL LOCATION. CONTRACTOR SHALL SAW-CUT CONCRETE WHEN NECESSARY TO PROVIDE STRAIGHT EDGE ON CONCRETE TO REMAIN.
12. ALL WORK TO BE PERFORMED WITHIN BLACK CANYON IRRIGATION DISTRICT EASEMENTS SHALL TAKE PLACE DURING THE IRRIGATION OFF SEASON, SET FORTH BY THE IRRIGATION DISTRICT BOARD OF DIRECTORS.

KEYNOTES

RPP	REMOVE EXISTING OVERHEAD POWER AND POWER POLES.
RPI	REMOVE EXISTING PRESSURE IRRIGATION PIPE.
RGI	REMOVE EXISTING GRAVITY IRRIGATION PIPE. SEE DEMOLITION NOTE 12.
PXP	RETAIN AND PROTECT EXISTING PRESSURE IRRIGATION PIPE. CAP TO BE REMOVED FOR CONNECTION TO NEW IRRIGATION SYSTEM. SEE SHEET C7.1 FOR FURTHER INFORMATION.
RGT	REMOVE EXISTING GRAVEL TURNAROUND.
AGI	EXISTING GRAVITY IRRIGATION STRUCTURE OR PIPE TO BE ABANDONED IN PLACE.
PGA	RETAIN AND PROTECT EXISTING GRAVEL ACCESS ROAD.
RTS	REMOVE EXISTING TYPE III BARRICADE.
VTE	VACATE EXISTING TURNAROUND EASEMENT.
PIS	RETAIN AND PROTECT EXISTING PRESSURE IRRIGATION BOXFACE.
VGE	ROW/BOX EASEMENT TO BE VACATED.
PXD	RETAIN AND PROTECT EXISTING CONCRETE IRRIGATION DITCH AND WEIR.
XGA	EXISTING GRAVEL ACCESS ROAD TO BE IMPROVED AND RELOCATED. SEE GRADING CONSTRUCTION PLANS FOR FURTHER INFORMATION.
PXG	RETAIN AND PROTECT EXISTING GRAVITY IRRIGATION PIPE AND STRUCTURE.

SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL NOTES.
B. SEE SHEETS C3.0-C3.3 FOR ROADWAY IMPROVEMENT PLANS.
C. SEE SHEETS C3.0-C3.4 FOR GRADING IMPROVEMENT PLANS.
D. SEE SHEET C5.1 FOR SANITARY SEWER IMPROVEMENT PLAN.
E. SEE SHEETS C7.1-C7.3 FOR PRESSURE IRRIGATION IMPROVEMENT PLANS.

8628
1/30/25
STATE OF IDAHO
JOSE M. PACHECO

REVISIONS

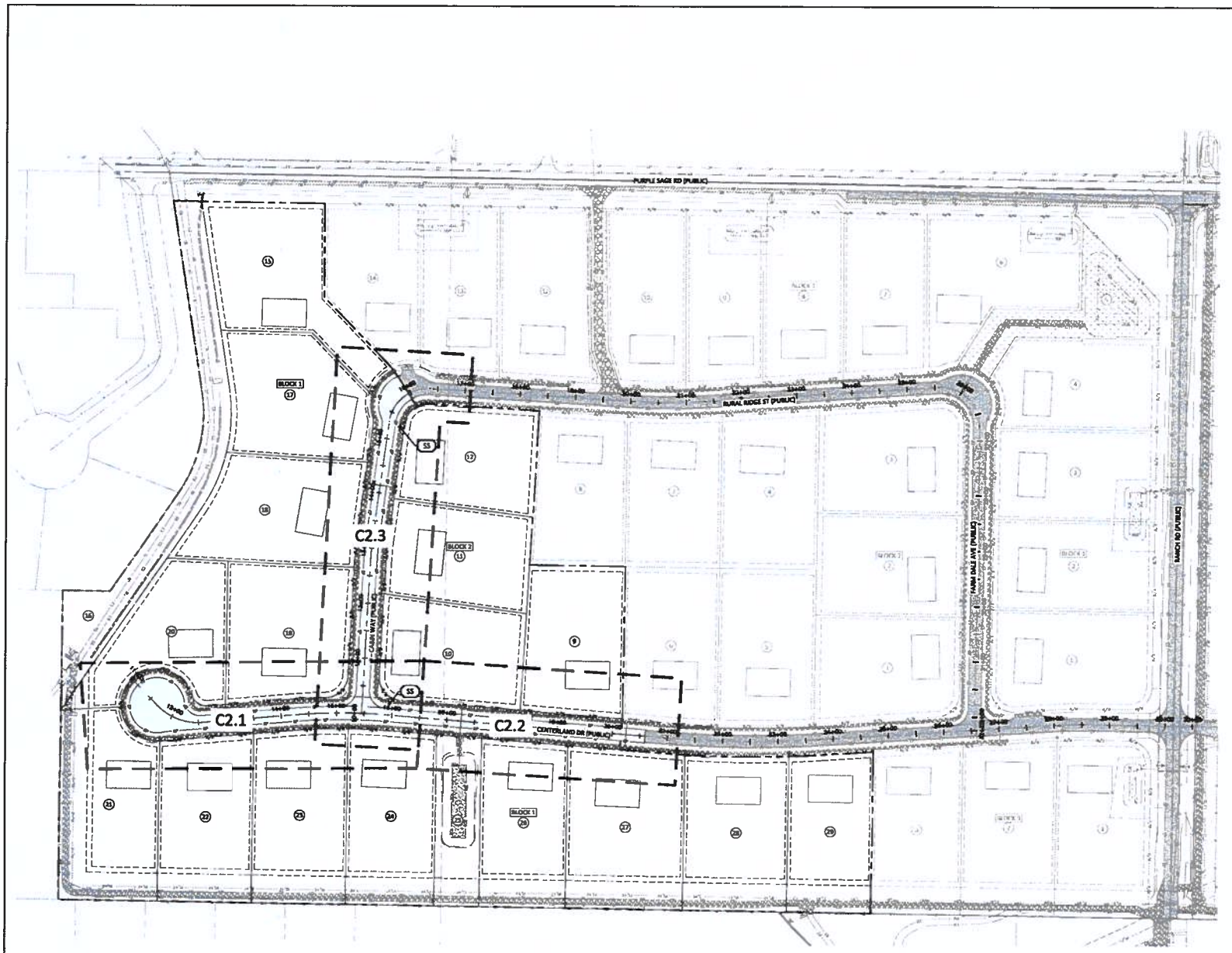
NO.	ITEM	DATE

GREEN HILLS LANDING SUBDIVISION NO. 2
CANYON COUNTY, IDAHO
GENERAL IMPROVEMENT PLANS
DEMOLITION PLAN

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

DESIGN BY:	JMP
DRAWN BY:	DMC
CHECKED BY:	JMP
DATE:	1/30/25
PROJECT:	23-086

SHEET NO.
C1.2



OVERALL ROADWAY PLAN

0 80 160 240

Plan Scale: 1" = 80'

SHEET NOTES

A. SEE SHEET C1.0 FOR LEGEND.
B. SEE SHEET C1.1 FOR GENERAL NOTES.
C. SEE SHEET C1.2 FOR DEMOLITION PLAN.
D. SEE SHEETS C3.0–C3.4 FOR GRADING IMPROVEMENT PLANS.
E. SEE SHEET C5.1 FOR SANITARY SEWER IMPROVEMENT PLAN.
F. SEE SHEETS C7.1–C7.2 FOR PRESSURE IRRIGATION IMPROVEMENT PLANS.

KEYNOTES

(SS) INSTALL 03-1.6" STREET SIGN. SIGN MATERIALS AND INSTALLATION PER NEW HIGHWAY STANDARDS AND DEVELOPMENT PROCEDURES (NHSDP) SECTION 3060.

JESSE M. PACHNER 8628 3/26/26 STATE OF IDAHO REGISTERED PROFESSIONAL ENGINEER

REVISIONS

NO.	ITEM	DATE

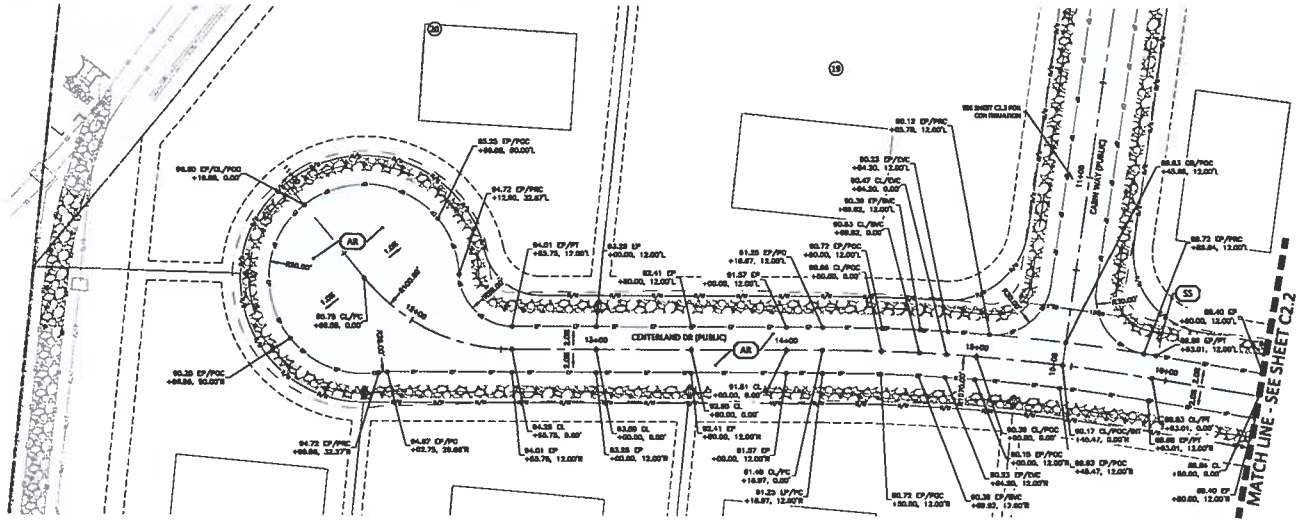
GREEN HILLS LANDING SUBDIVISION NO. 2
CANYON COUNTY, IDAHO

ROADWAY IMPROVEMENT PLANS
OVERALL ROADWAY PLAN

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

DESIGNED BY:	JMP
DRAWN BY:	DMC
CHECKED BY:	JMP
DATE:	3/26/26
PROJECT:	25-059

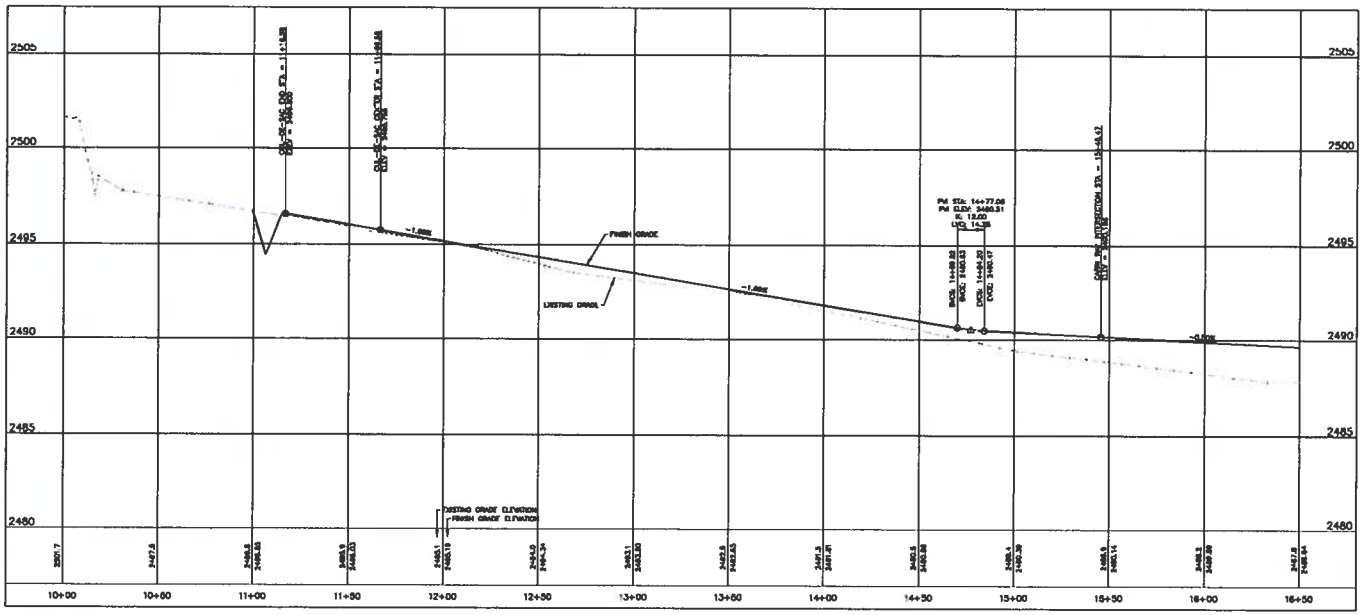
SHEET NO.
C2.0



LOWER BASIN DR PLAN AND PROFILE

Plan/Profile Scale: 1" = 30'

Profile Vertical Scale: 1" = 3'



SITE REFERENCE MAP

NTS

SHEET NOTES

A. SEE SHEET C1.0 FOR LEGEND.

B. SEE SHEET C1.1 FOR GENERAL NOTES.

C. SEE SHEET C1.2 FOR DEMOLITION PLAN.

D. SEE SHEETS C3.0–C3.4 FOR GRADING IMPROVEMENT PLANS.

E. SEE SHEET C5.1 FOR SANITARY SEWER IMPROVEMENT PLAN.

F. SEE SHEETS C7.1–C7.2 FOR PRESSURE IRRIGATION IMPROVEMENT PLANS.

KEYNOTES

(SS) INSTALL D3-1 6" STREET SIGN. SIGN MATERIALS AND INSTALLATION PER ONDA HIGHWAY STANDARDS AND DEVELOPMENT PROCEDURES (HSDP) SECTION 3060.

(AR) CONSTRUCT ASPHALT PER TYPICAL LOCAL ROAD SECTION DETAIL, SHEET C1.1.

REVISIONS

NO.	ITEM	DATE

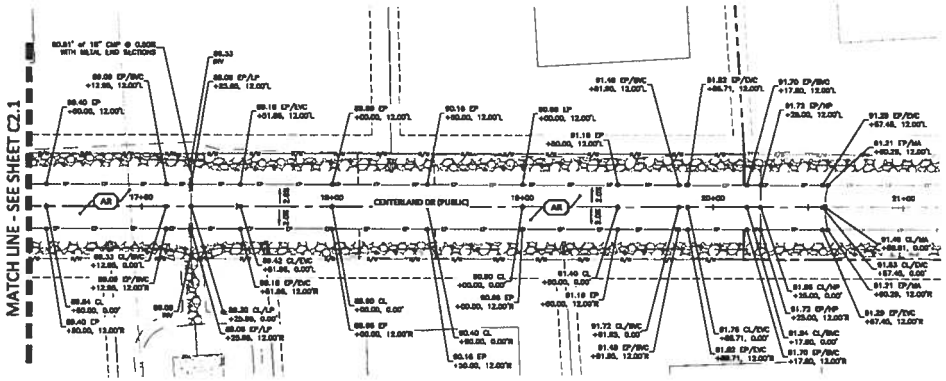
GREEN HILLS LANDING SUBDIVISION NO. 2
CANYON COUNTY, IDAHO

ROADWAY IMPROVEMENT PLANS
LOWER BASIN DR PLAN AND PROFILE
STA: 10+00 TO 16+50

km ENGINEERING
5725 MORITZ RD
BOISE, IDAHO 83709
PHONE: (208) 639-6939

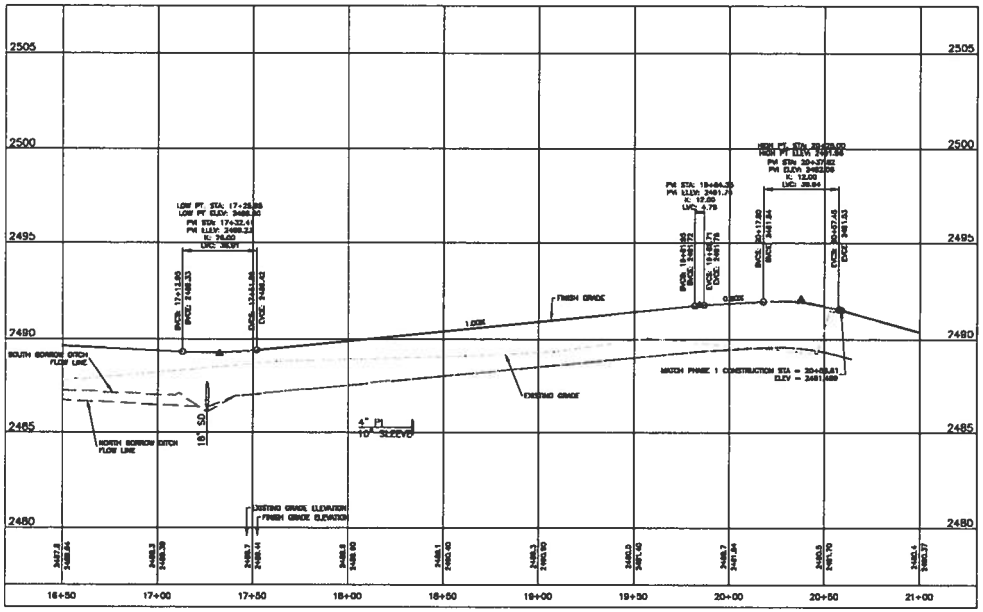
DESIGN BY:	JRP
DRAWN BY:	DMC
CHECKED BY:	JRP
DATE:	5/19/25
PROJECT:	23-089

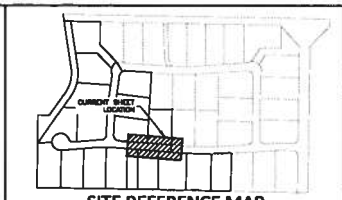
SHEET NO.
C2.1



LOWER BASIN DR PLAN AND PROFILE

Plan/Profile Scale: 1" = 30'
Profile Vertical Scale: 1" = 3'





SITE REFERENCE MAP

NTS

SHEET NOTES

A. SEE SHEET C1.0 FOR LEGEND.
B. SEE SHEET C1.1 FOR GENERAL NOTES.
C. SEE SHEET C1.2 FOR DEMOLITION PLAN.
D. SEE SHEETS C3.0–C3.4 FOR GRADING IMPROVEMENT PLANS.
E. SEE SHEET C5.1 FOR SANITARY SEWER IMPROVEMENT PLAN.
F. SEE SHEETS C7.1–C7.3 FOR PRESSURE IRRIGATION IMPROVEMENT PLANS.

KEYNOTES

(AR) CONSTRUCT ASPHALT PER TYPICAL LOCAL ROAD SECTION DETAIL, SHEET D1.1.

8528
3/30/79
STATE OF IDAHO
JOSE M. PACHECO

REVISIONS

NO.	ITEM	DATE

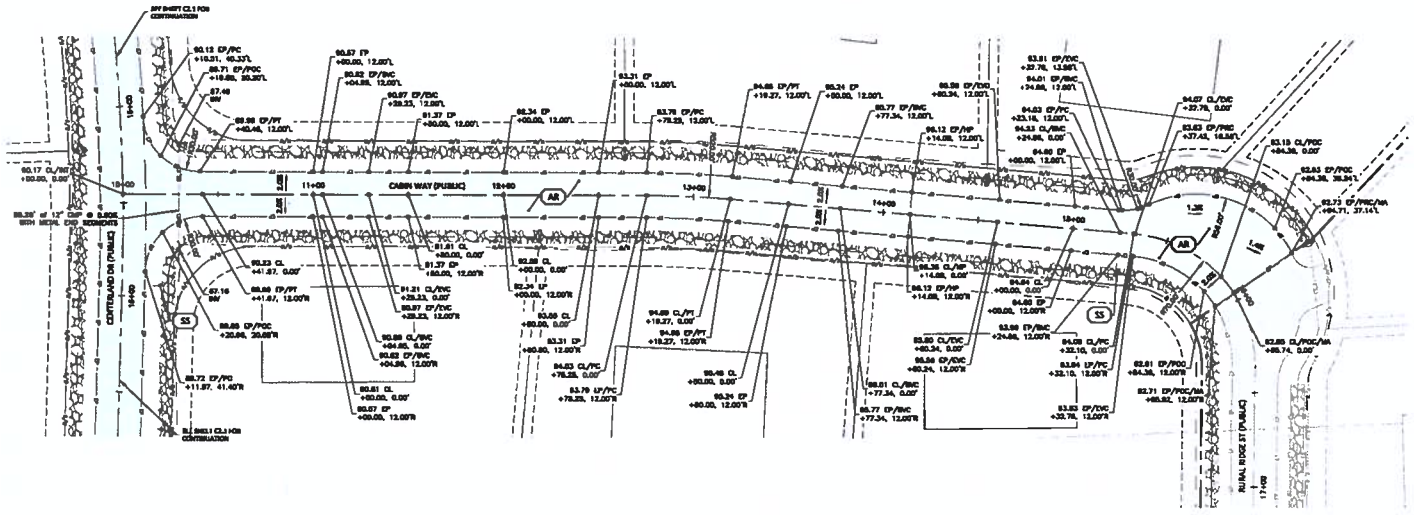
GREEN HILLS LANDING SUBDIVISION NO. 2
CANYON COUNTY, IDAHO

ROADWAY IMPROVEMENT PLANS
LOWER BASIN DR PLAN AND PROFILE
STA:16+50 TO 21+00

km ENGINEERING
1720 NORTH ENDICOTT WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939

DESIGNED BY:	JMP
DRAWN BY:	DMC
CHECKED BY:	JMP
DATE:	6/09/25
PROJECT:	25-026

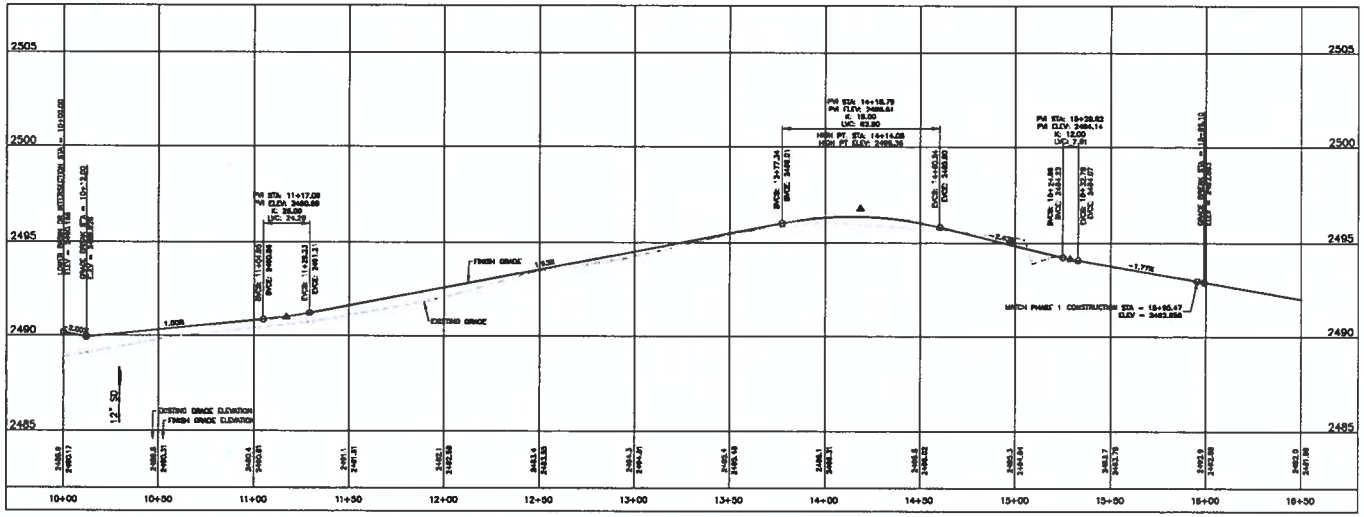
SHEET NO.
C2.2



CABIN WAY PLAN AND PROFILE

Plan/Profile Scale: 1" = 50'

Profile Vertical Scale: 1" = 5'



SITE REFERENCE MAP

NTS

SHEET NOTES

A. SEE SHEET C1.0 FOR LEGEND.
B. SEE SHEET C1.1 FOR GENERAL NOTES.
C. SEE SHEET C1.2 FOR DEMOLITION PLAN.
D. SEE SHEETS C3.0–C3.4 FOR GRADING IMPROVEMENT PLANS.
E. SEE SHEET C5.1 FOR SANITARY SEWER IMPROVEMENT PLAN.
F. SEE SHEETS C7.1–C7.2 FOR PRESSURE IRRIGATION IMPROVEMENT PLANS.

KEYNOTES

(SS) INSTALL 03-1 6" STREET SIGN. SIGN MATERIALS AND INSTALLATION PER ADA MUNIBY STANDARDS AND DEVELOPMENT PROCEDURES (MSDP) SECTION 3080.

(AR) CONSTRUCT ASPHALT PER TYPICAL LOCAL ROAD SECTION DETAIL, SHEET C1.1.

8628
3/30/26
STATE OF IDAHO
JOSE M. PACHECO

REVISIONS

NO.	ITEM	DATE

GREEN HILLS LANDING SUBDIVISION NO. 2
CANYON COUNTY, IDAHO

ROADWAY IMPROVEMENT PLANS
CABIN WAY PLAN AND PROFILE
STA:10+00 TO 16+50

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

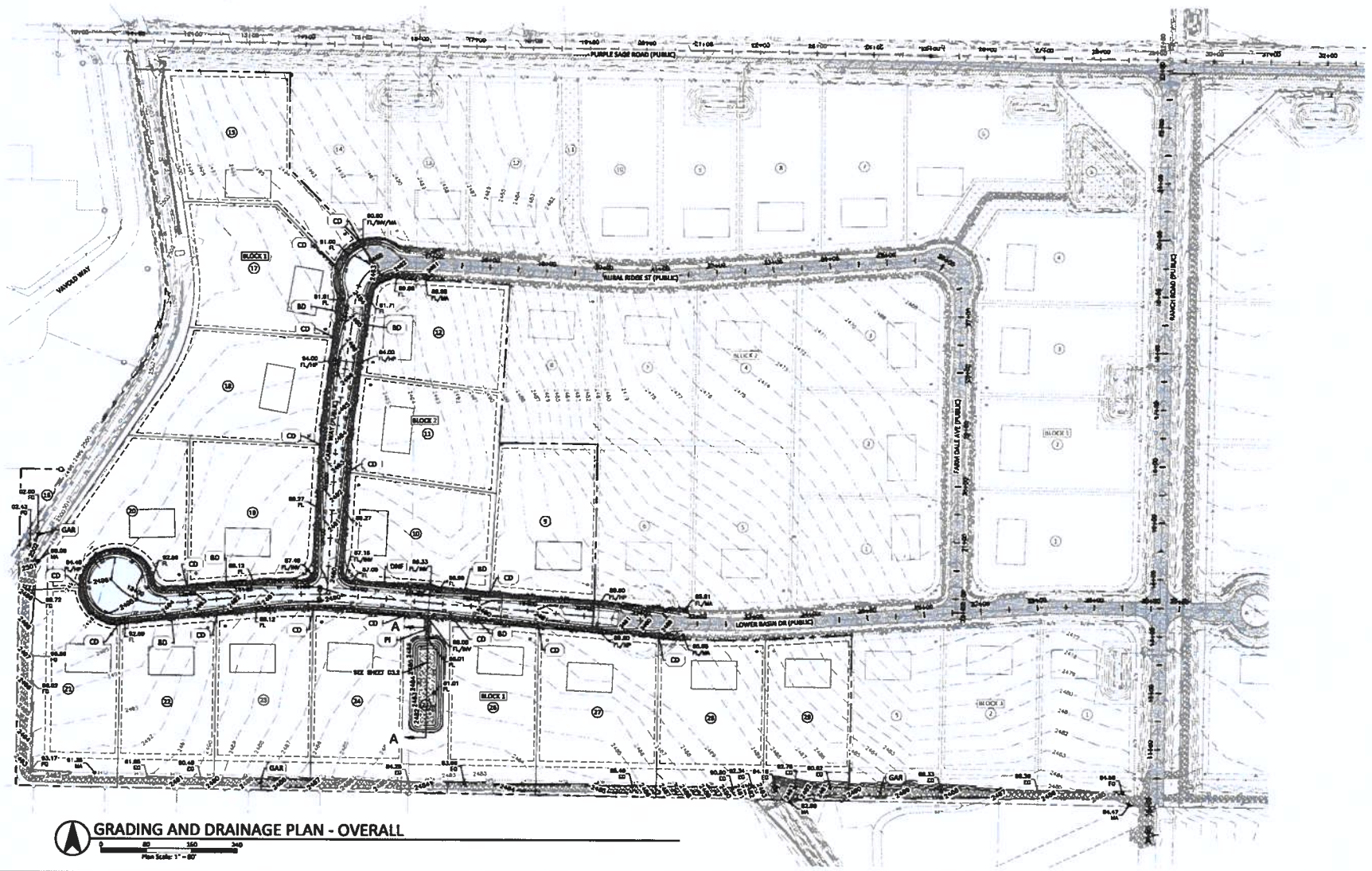
DESIGNED BY:	JMP
DRAWN BY:	DMC
CHECKED BY:	JMP
DATE:	3/30/26
PROJECT:	25-085

SHEET NO.
C2.3

KEYNOTES	
GAR	CONSTRUCT GRAVEL ACCESS ROAD PER DETAIL, SHEET C1.1.
BD	CONSTRUCT BERROW DITCH PER TYPICAL LOCAL ROAD SECTION, SHEET C1.1.
PI	POND INLET TO BE ARMORED WITH A 6" LAYER OF 3" DRAIN ROCK PER ISPWC UNDERLINED WITH A NON-WOVEN GEOTEXTILE FABRIC.
CD	INSTALL CHECK DAM PER DETAIL, SHEET C3.4.
DNF	BERROW DITCH DOES NOT FOLLOW TYPICAL ROAD SECTION. FLOWLINE EXTENDS FURTHER FROM CENTERLINE TO PROVIDE POSITIVE DRAINAGE.

GRADING LEGEND	
42.00	FINISHED GRADE ELEVATION
1.50%	FINISHED GRADE SLOPE
2630	FINISHED GRADE CONTOUR
2640	EXISTING GRADE CONTOUR
	GRADE BREAK
	LIMITS OF GRADING

SHEET NOTES	
A.	SEE SHEET C1.0 FOR LEGEND.
B.	SEE SHEET C1.1 FOR GENERAL AND GRADING NOTES.
C.	SEE SHEET C1.1 FOR TYPICAL ROAD SECTIONS.
D.	SEE SHEET C1.2 FOR DEMOLITION PLAN.
E.	SEE SHEETS C3.0-C3.3 FOR ROADWAY IMPROVEMENT PLANS.
F.	SEE SHEET C5.1 FOR SANITARY SEWER IMPROVEMENT PLAN.
G.	SEE SHEETS C7.1 C7.2 FOR PRESSURE IRRIGATION IMPROVEMENT PLANS.
H.	ALL FRONT LOT LINES COMMON TO STREET RIGHTS-OF-WAY SHALL CONTAIN A TEN (10') FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, PRESSURIZED IRRIGATION AND LOT DRAINAGE.
I.	ALL REAR LOT LINES SHALL CONTAIN A TEN (10') FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, PRESSURIZED IRRIGATION AND LOT DRAINAGE.
J.	ALL INTERIOR LOT LINES SHALL CONTAIN A FIVE (5') FOOT WIDE EASEMENT, EACH SIDE, FOR PUBLIC UTILITIES, PRESSURIZED IRRIGATION AND LOT DRAINAGE.
K.	ALL STORM DRAINAGE PIPES SHALL BE ALUMINIZED 14 GAUGE CORRUGATED METAL PIPE WITH METAL END SECTIONS. PIPES SHALL BE PLACED WITH SUFFICIENT COVER AS DETAILED IN SECTION 307.4.0.5 OF THE ISPWC MANUAL.



GRADING AND DRAINAGE PLAN - OVERALL

0 80 160 240
Plan Scale: 1" = 80'

REVISIONS

NO.	ITEM	DATE

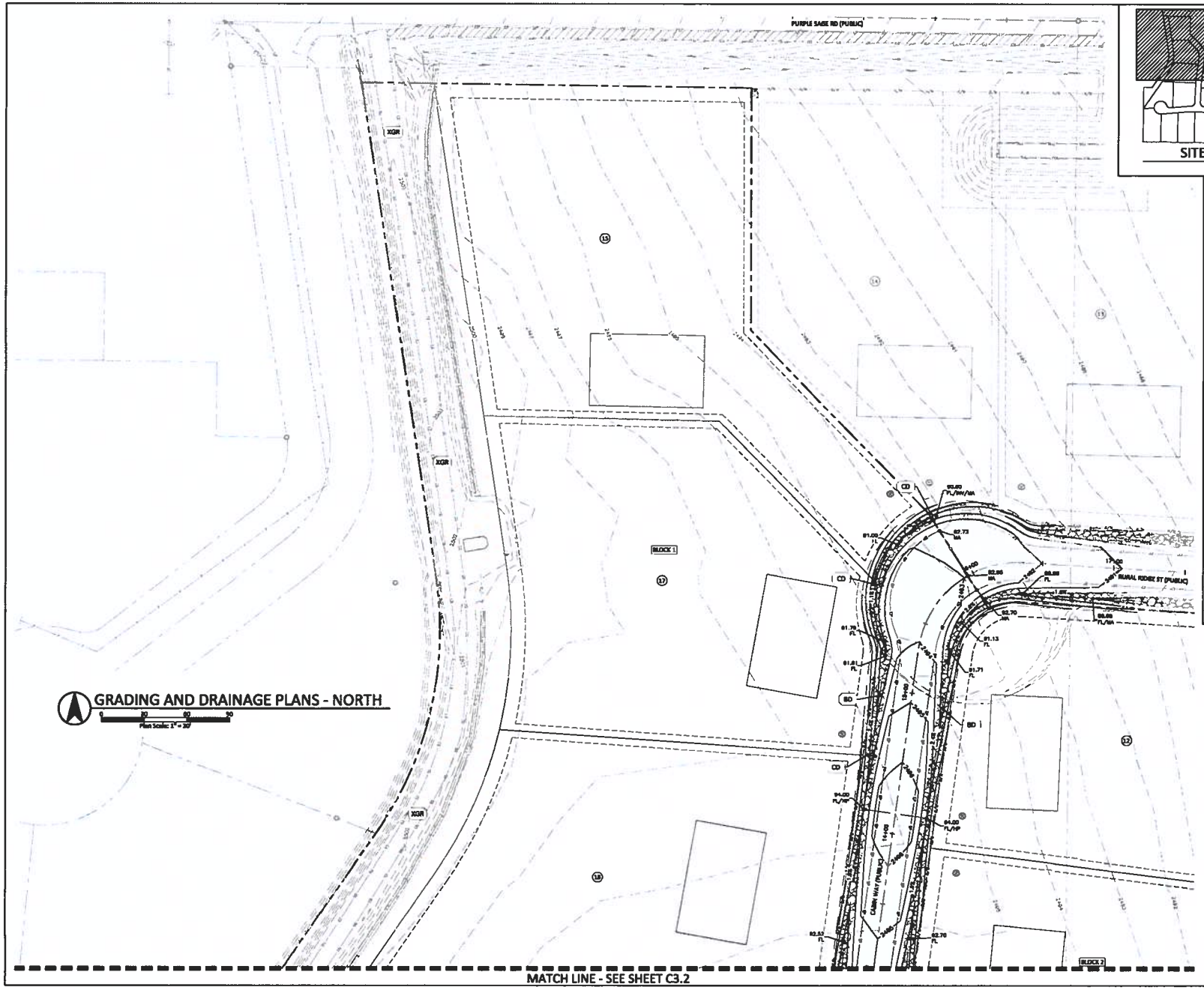
GREEN HILLS LANDING SUBDIVISION NO. 2
CANYON COUNTY, IDAHO

GRADING IMPROVEMENT PLANS
GRADING AND DRAINAGE PLAN

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

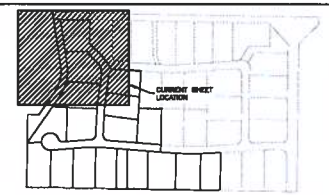
DESIGNED BY:	JWP
DRAWN BY:	CMC
CHECKED BY:	JWP
DATE:	3/11/26
PROJECT:	20-016

SHEET NO.
C3.0



GRADING AND DRAINAGE PLANS - NORTH

Plan Scale: 1" = 30'



SITE REFERENCE MAP

NTS

GRADING LEGEND

- FINISHED GRADE ELEVATION
- FINISHED GRADE SLOPE
- FINISHED GRADE CONTOUR
- EXISTING GRADE CONTOUR
- GRADE BREAK
- LIMITS OF GRADING
- GROUNDWATER OBSERVATION WELL

SHEET NOTES

A. SEE SHEET C1.0 FOR LEGEND.

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

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

D. SEE SHEET C1.2 FOR DEMOLITION PLAN.

E. SEE SHEETS C2.0–C2.3 FOR ROADWAY IMPROVEMENT PLANS.

F. SEE SHEET C5.1 FOR SANITARY SEWER IMPROVEMENT PLAN.

G. SEE SHEETS C7.1–C7.2 FOR PRESSURE IRRIGATION IMPROVEMENT PLANS.

H. ALL FRONT LOT LINES COMMON TO STREET RIGHTS-OF-WAY SHALL CONTAIN A TEN (10') FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, PRESSURIZED IRRIGATION AND LOT DRAINAGE.

I. ALL REAR LOT LINES SHALL CONTAIN A TEN (10') FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, PRESSURIZED IRRIGATION AND LOT DRAINAGE.

J. ALL INTERIOR LOT LINES SHALL CONTAIN A FIVE (5') FOOT WIDE EASEMENT, EACH SIDE, FOR PUBLIC UTILITIES, PRESSURIZED IRRIGATION AND LOT DRAINAGE.

K. ALL STORM DRAINAGE PIPES SHALL BE ALUMINIZED 14 GAUGE CORRUGATED METAL PIPE WITH METAL END SECTIONS. PIPES SHALL BE PLACED WITH SUFFICIENT COVER AS DETAILED IN SECTION 307S.03 OF THE MSHP MANUAL.

KEYNOTES

(BD) CONSTRUCT BORROW DITCH PER TYPICAL LOCAL ROAD SECTION, SHEET C1.1.

(CD) INSTALL CHECK DAM PER DETAIL, SHEET C3.4.

(XGR) RETAIN AND PROTECT EXISTING GRAVEL ACCESS ROAD.

REVISIONS

NO.	ITEM	DATE

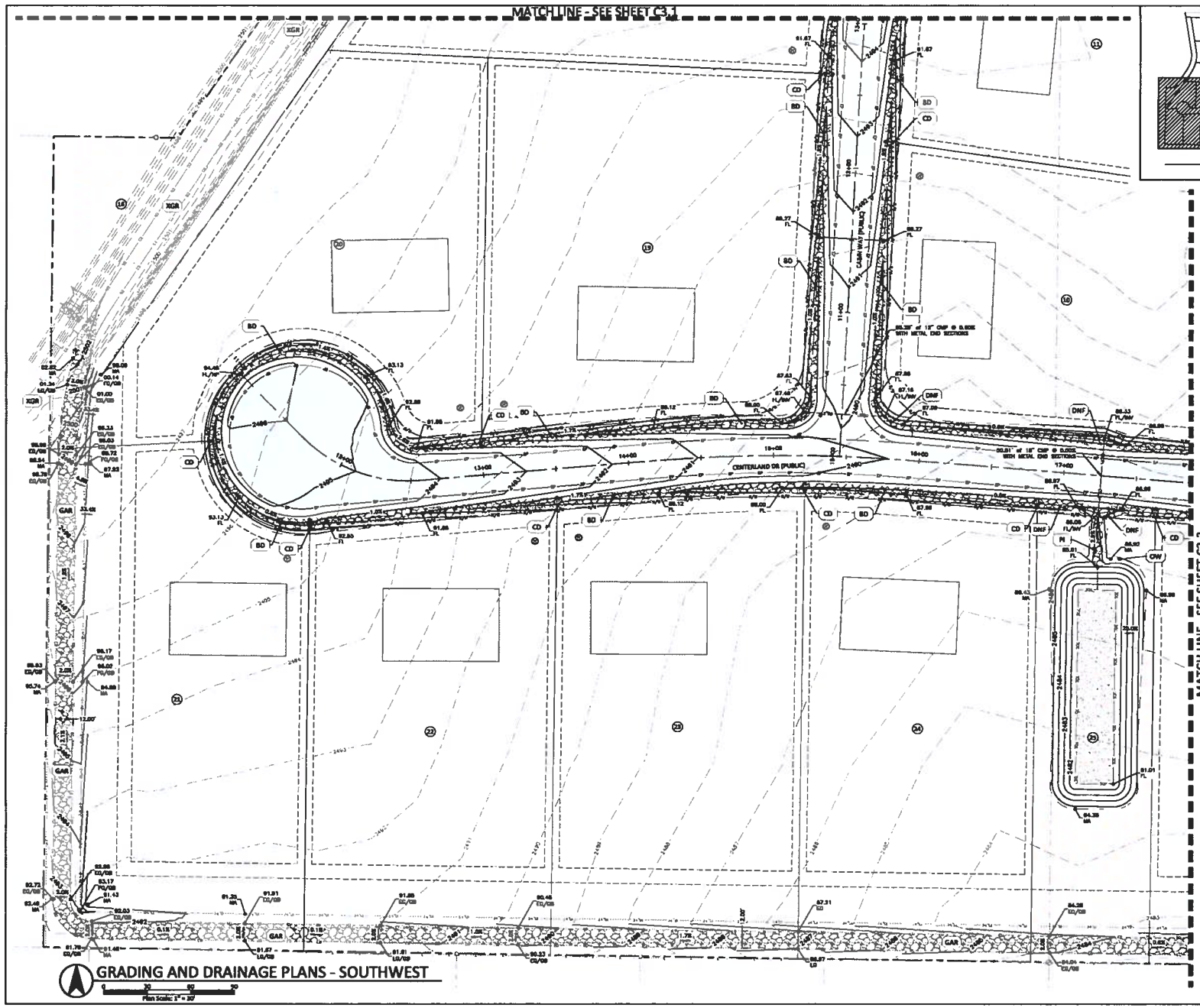
GREEN HILLS LANDING SUBDIVISION NO. 2
CANYON COUNTY, IDAHO

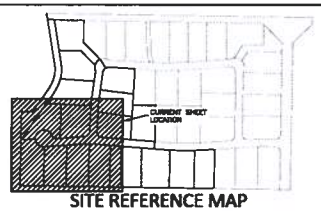
GRADING IMPROVEMENT PLANS
GRADING AND DRAINAGE PLANS
NORTH

km ENGINEERING
6720 NORTH GLENWOOD WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
kmengllc.com

DESIGN BY:	JBP
DRAWN BY:	CMC
CHECKED BY:	JBP
DATE:	6/30/26
PROJECT:	25-026

SHEET NO.
C3.1





SITE REFERENCE MAP

NTS

GRADING LEGEND

- FINISHED GRADE ELEVATION
- FINISHED GRADE SLOPE
- FINISHED GRADE CONTOUR
- EXISTING GRADE CONTOUR
- GRADE BREAK
- LIMITS OF GRADING
- GROUNDWATER OBSERVATION WELL

SHEET NOTES

A. SEE SHEET C1.0 FOR LEGEND.

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

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

D. SEE SHEET C1.2 FOR DEMOLITION PLAN.

E. SEE SHEETS C2.0–C2.3 FOR ROADWAY IMPROVEMENT PLANS.

F. SEE SHEET C5.1 FOR SANITARY SEWER IMPROVEMENT PLAN.

G. SEE SHEETS C7.1–C7.2 FOR PRESSURE IRRIGATION IMPROVEMENT PLANS.

H. ALL FRONT LOT LINES COMMON TO STREET RIGHTS-OF-WAY SHALL CONTAIN A TEN (10') FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, PRESSURIZED IRRIGATION AND LOT DRAINAGE.

I. ALL REAR LOT LINES SHALL CONTAIN A TEN (10') FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, PRESSURIZED IRRIGATION AND LOT DRAINAGE.

J. ALL INTERIOR LOT LINES SHALL CONTAIN A FIVE (5') FOOT WIDE EASEMENT, EACH SIDE, FOR PUBLIC UTILITIES, PRESSURIZED IRRIGATION AND LOT DRAINAGE.

K. ALL STORM DRAINAGE PIPES SHALL BE ALUMINIZED 14 GAUGE CORRUGATED METAL PIPE WITH METAL END SECTIONS. PIPES SHALL BE PLACED WITH BURIED/BURY COVER AS DETAILED IN SECTION 3070.03 OF THE ISDP MANUAL.

KEYNOTES

GAR	CONSTRUCT GRAVEL ACCESS ROAD PER DETAIL, SHEET C1.1.
BD	CONSTRUCT BORROW DITCH PER TYPICAL LOCAL ROAD SECTION, SHEET C1.1.
PI	POND INLET TO BE ARMORED WITH A 6" LAYER OF 3" DRAIN ROCK PER ISPWC UNDERLAIN WITH A NON-WOVEN GEOTEXTILE FABRIC.
CD	INSTALL CHECK DAM PER DETAIL, SHEET C3.4.
DNF	BORROW DITCH DOES NOT FOLLOW TYPICAL ROAD SECTION. FLOWLINE EXTENDS FURTHER FROM CENTERLINE TO PROVIDE POSITIVE DRAINAGE.
GW	INSTALL GROUNDWATER OBSERVATION WELL PER ISPWC 701-627
XGR	RETAIN AND PROTECT EXISTING GRAVEL ACCESS ROAD.

REVISIONS

NO.	ITEM	DATE

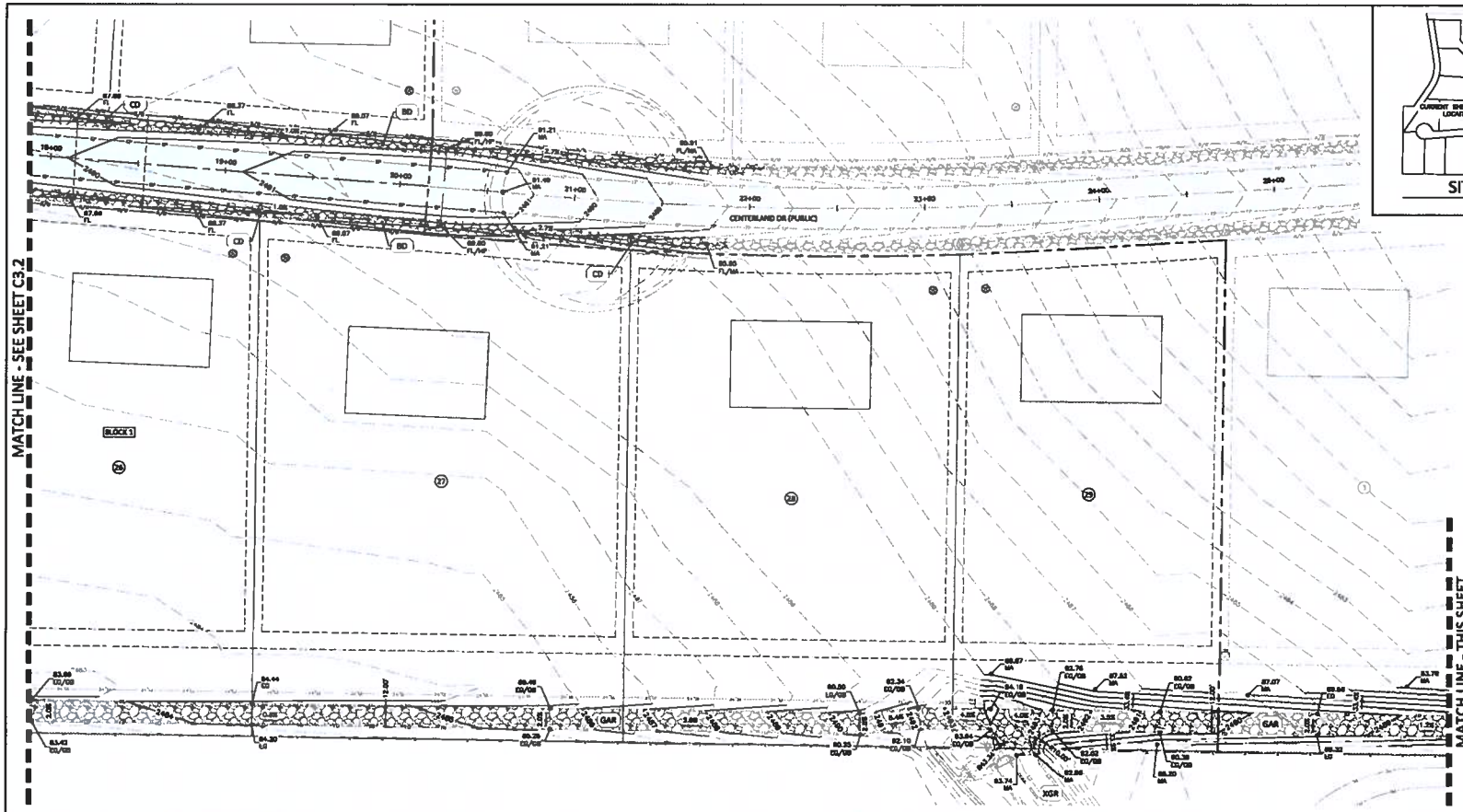
GREEN HILLS LANDING SUBDIVISION NO. 2
CANYON COUNTY, IDAHO

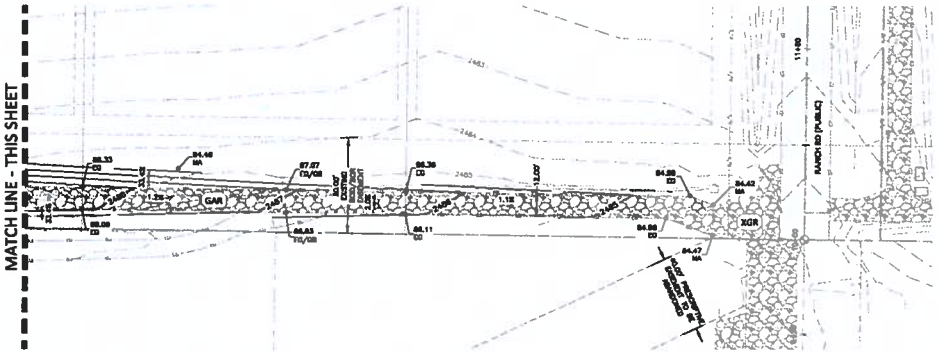
GRADING IMPROVEMENT PLANS
GRADING AND DRAINAGE PLANS
SOUTHWEST

km ENGINEERING
1723 NORTH RIVERSIDE WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
kmengllc.com

DESIGN BY:	JRP
DRAWN BY:	DMC
CHECKED BY:	JRP
DATE:	3/30/26
PROJECT:	23-089

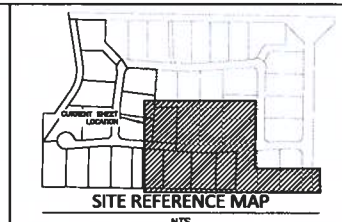
SHEET NO.
C3.2





GRADING AND DRAINAGE PLANS - SOUTH

0 30 60 90
Plan Scale: 1" = 30'



SITE REFERENCE MAP
NTS

GRADING LEGEND

- FINISHED GRADE ELEVATION
- FINISHED GRADE SLOPE
- FINISHED GRADE CONTOUR
- EXISTING GRADE CONTOUR
- GRADE BREAK
- LIMITS OF GRADING
- GROUNDWATER OBSERVATION WELL

SHEET NOTES

A. SEE SHEET C1.0 FOR LEGENDS.
B. SEE SHEET C1.1 FOR GENERAL AND GRADING NOTES.
C. SEE SHEET C1.1 FOR TYPICAL ROAD SECTIONS.
D. SEE SHEET C1.2 FOR DEMOLITION PLAN.
E. SEE SHEETS C3.0–C3.3 FOR ROADWAY IMPROVEMENT PLANS.
F. SEE SHEET C5.1 FOR SANITARY SEWER IMPROVEMENT PLAN.
G. SEE SHEETS C7.1–C7.2 FOR PRESSURE IRRIGATION IMPROVEMENT PLANS.
H. ALL FRONT LOT LINES COMMON TO STREET RIGHTS-OF-WAY SHALL CONTAIN A TEN (10') FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, PRESSURIZED IRRIGATION AND LOT DRAINAGE.
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J. ALL INTERIOR LOT LINES SHALL CONTAIN A FIVE (5') FOOT WIDE EASEMENT, EACH SIDE, FOR PUBLIC UTILITIES, PRESSURIZED IRRIGATION AND LOT DRAINAGE.
K. ALL STORM DRAINAGE PIPES SHALL BE ALUMINIZED 14 GAUGE CORRUGATED METAL PIPE WITH METAL END SECTIONS. PIPES SHALL BE PLACED WITH SUFFICIENT COVER AS DETAILED IN SECTION 3070.5.D OF THE MSEP MANUAL.

KEYNOTES

- BD — CONSTRUCT BORROW DITCH PER TYPICAL LOCAL ROAD SECTION, SHEET C1.1.
- CD — INSTALL CHECK DAM PER DETAIL, SHEET C3.4.
- GAR — CONSTRUCT GRAVEL ACCESS ROAD PER DETAIL, SHEET C1.1.
- XGR — RETAIN AND PROTECT EXISTING GRAVEL ACCESS ROAD.

REVISIONS

NO.	ITEM	DATE

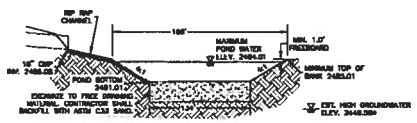
GREEN HILLS LANDING SUBDIVISION NO. 2
CANYON COUNTY, IDAHO

GRADING IMPROVEMENT PLANS
GRADING AND DRAINAGE PLANS
SOUTH

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

DESIGNED BY:	JMP
DRAWN BY:	DME
CHECKED BY:	JMP
DATE:	5/20/26
PROJECT:	23-085

SHEET NO.
C3.3

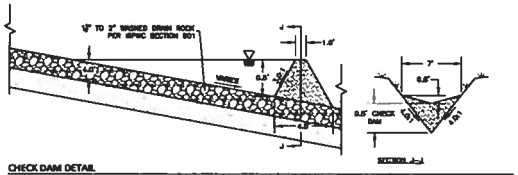


POND 1 CROSS SECTION A-A

NTS

NOTES:

1. OVER EXCAVATE DRAINAGE POND TO FREE DRAINING MATERIAL, APPROXIMATELY 0.75 FT BELOW NATURAL GROUND.
2. ASSUMED PERCOLATION RATE 4"/HR
3. DURING CONSTRUCTION HDA WILL REVIEW THAT THE DRAINAGE POND IS EXCAVATED INTO FREE DRAINING MATERIAL. HDA WILL REQUIRE ONSITE PERCOLATION TEST TO VERIFY ASSUMPTIONS. IF TESTED INFILTRATION RATE IS LESS THAN ASSUMED, CONTRACTOR SHALL EXCAVATE AND REPLACE ONSITE MATERIAL IN ACCORDANCE WITH HDA MEMO SECTION 3070.050.A.6.
4. POND BOTTOM AREA: 3,484 S.F.
5. POND BOTTOM ELEVATION: 2481.01
6. POND STORAGE CAPACITY: 16,899 C.F.



CHECK DAM DETAIL

NTS

NOTES:

1. CHECK DAMS TO BE CONSTRUCTED OF 3" MINUS ANGULAR RIP RAP FOR CONVEYANCE SWALES. OTHER MATERIALS MAY BE USED FOR CHECK DAMS WITH WRITTEN APPROVAL.

SHEET NOTES

1. SOIL CEMENTATION WAS OBSERVED IN TCW PITS.

8628
3/30/26
STATE OF IDAHO
JOE R. PACHNER

REVISIONS

NO.	ITEM	DATE

GREEN HILLS LANDING SUBDIVISION NO. 2
CANYON COUNTY, IDAHO

GRADING IMPROVEMENT PLANS
DETAILS

km ENGINEERING
9233 NORTH GRACEMONT WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
kmengllc.com

DESIGN BY:	JRP
DRAWN BY:	CMZ
CHECKED BY:	JRP
DATE:	3/30/26
PROJECT:	25-026

SHEET NO.
C3.4

SEPTIC SEWER PLAN

0 100 200 300

Plan Scale: 1" = 100'

GREEN HILLS LANDING SUBDIVISION NO. 2
SANITARY SEWER

LOT/ BLOCK	WASTEWATER DAILY FLOW BASED ON 4 BEDROOM HOME (GPD)	SOIL TYPE	SOIL APPLICATION RATE (WITH ATU) (GAL/DAY/FT²)	TOTAL DRAINFIELD TRENCH LENGTH (WITH 3' WIDTH) WITH ATU REDUCTION (ft)
1/1	300	D-1	0.4	250
2/1	300	D-1	0.4	250
3/1	300	D-1	0.4	250
4/1	300	D-1	0.4	250
6/1	300	C-1	0.4	250
7/1	300	D-1	0.4	250
8/1	300	D-1	0.4	250
9/1	300	D-1	0.4	250
10/1	300	D-1	0.4	250
12/1	300	D-1	0.4	250
13/1	300	C-1	0.4	250
14/1	300	D-1	0.4	250
15/1	300	D-1	0.4	250
1/2	300	D-1	0.4	250
2/2	300	D-1	0.4	250
3/2	300	D-1	0.4	250
4/2	300	D-1	0.4	250

LEGEND

- BUILDING PAD
- REPLACEMENT AREA
- SEPTIC AND TREATMENT TANKS
- PROPOSED EDGE OF PAVEMENT
- GRAVITY DRAINFIELD
- WELL

SHEET NOTES

A. SEE SHEET C1.0 FOR LEGEND.

B. SEE SHEET C1.1 FOR GENERAL AND SEWER NOTES.

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

D. SEE SHEET C1.2 FOR DEMOLITION PLAN.

E. SEE SHEETS C3.0–C3.3 FOR ROADWAY IMPROVEMENT PLANS.

F. SEE SHEETS C3.0–C3.4 FOR GRADING IMPROVEMENT PLANS.

G. SEE SHEETS C7.1–C7.2 FOR PRESSURE IRRIGATION IMPROVEMENT PLANS.

H. BUILDING FOOTPRINTS AND SEWER LAYOUT ARE SHOWN FOR TYPICAL LAYOUT TO COMPLY WITH SEPARATION REQUIREMENTS. ACTUAL BUILDING PADS AND SEPTIC LAYOUT MAY BE REVISED UPON APPROVAL OF SOUTH WEST DISTRICT HEALTH DEPARTMENT.

KEYNOTES

1. SEE SHEETS C3.0–C3.3 FOR ROADWAY INFORMATION.
2. REPLACEMENT AREA
3. BIO-MICROBICS MICROFAST 0.60 ADVANCED TREATMENT UNIT PLACED IN 1250 GALLON CONCRETE TANK – SYSTEM TO CONFORM TO 10 mg/L MAXIMUM NITROGEN LOADING AS REQUIRED BY NP STUDY (SEE SHEET NOTE H)
4. 1000 GALLON SEPTIC TANK
5. WELL

MINIMUM SEPARATIONS

WELL TO DRAINFIELD	100'
WELL TO DWELLING	10'
SEPTIC TANK TO DWELLING	5'
SEPTIC TANK TO PRIVATE WELL	50'
SEPTIC TANK TO PROPERTY LINE	5'
SEPTIC TANK TO SURFACE WATER	50'
SEPTIC TANK TO IRRIGATION CANAL	25
SEPTIC TANK TO JUNCTION BOX	5'
SEPTIC TANK TO WATER LINE CLOSE	10'
DRAINFIELD TO PROPERTY LINE	5'
DRAINFIELD TO TEMPORARY SURFACE WATER	50'
DRAINFIELD TO IRRIGATION MAIN	25'

ENGINEERING DESIGN ASSUMPTIONS

- SEPTIC SYSTEM DESIGN BASED UPON A 4 BEDROOM HOME DISCHARGING 300 GALLONS PER DAY OF WASTEWATER.
- SEPTIC TRENCH DESIGNS ARE CALCULATED BASED UPON IDEQ TCC-INDOX, GUIDANCE MANUAL SPECIFICATIONS DETERMINED BY SOIL TYPE FOR EACH LOT.
- SOIL CLASSIFICATIONS FOR EACH LOT WAS DETERMINED FROM 2157 PSI ANALYSIS PERFORMED BY WSDH.
- SITE IS LOCATED WITHIN A NITRATE PRIORITY AREA. SEPTIC DESIGN WILL UTILIZE AN ADVANCED TREATMENT UNIT, WHICH WILL REMEDIATE NITRATE LOADS DISCHARGED AT OR BELOW 10 mg/L AND INCREASE SOIL APPLICATION RATES AS SHOWN BELOW.
- SOIL APPLICATION RATES BY SOIL TYPE PER IDAHO CODIFICATION, WITH ADVANCED TREATMENT, SOUTHWEST DISTRICT HEALTH (SWDH)

SOIL TYPE	DESIGNAD	APP
A-1	1.2	1.7
A-2a	0.9	1.5
A-2b	0.75	1.0
A-3	0.6	0.8
A-4	0.5	0.6
A-5	0.4	0.5
A-6	0.3	0.4
A-7	0.2	0.3

- 4 BEDROOM HOME WITH TRENCH LENGTHS BY SOIL TYPE WITH ATU (1,000 GPD, 250 GPD/BDM)

A-1	83.77
A-2a	111.3 77
A-2b	150.0 77
A-3	225.0 77
A-4	300.0 77
A-5	375.0 77
A-6	450.0 77
A-7	525.0 77

REVISIONS

NO.	ITEM	DATE

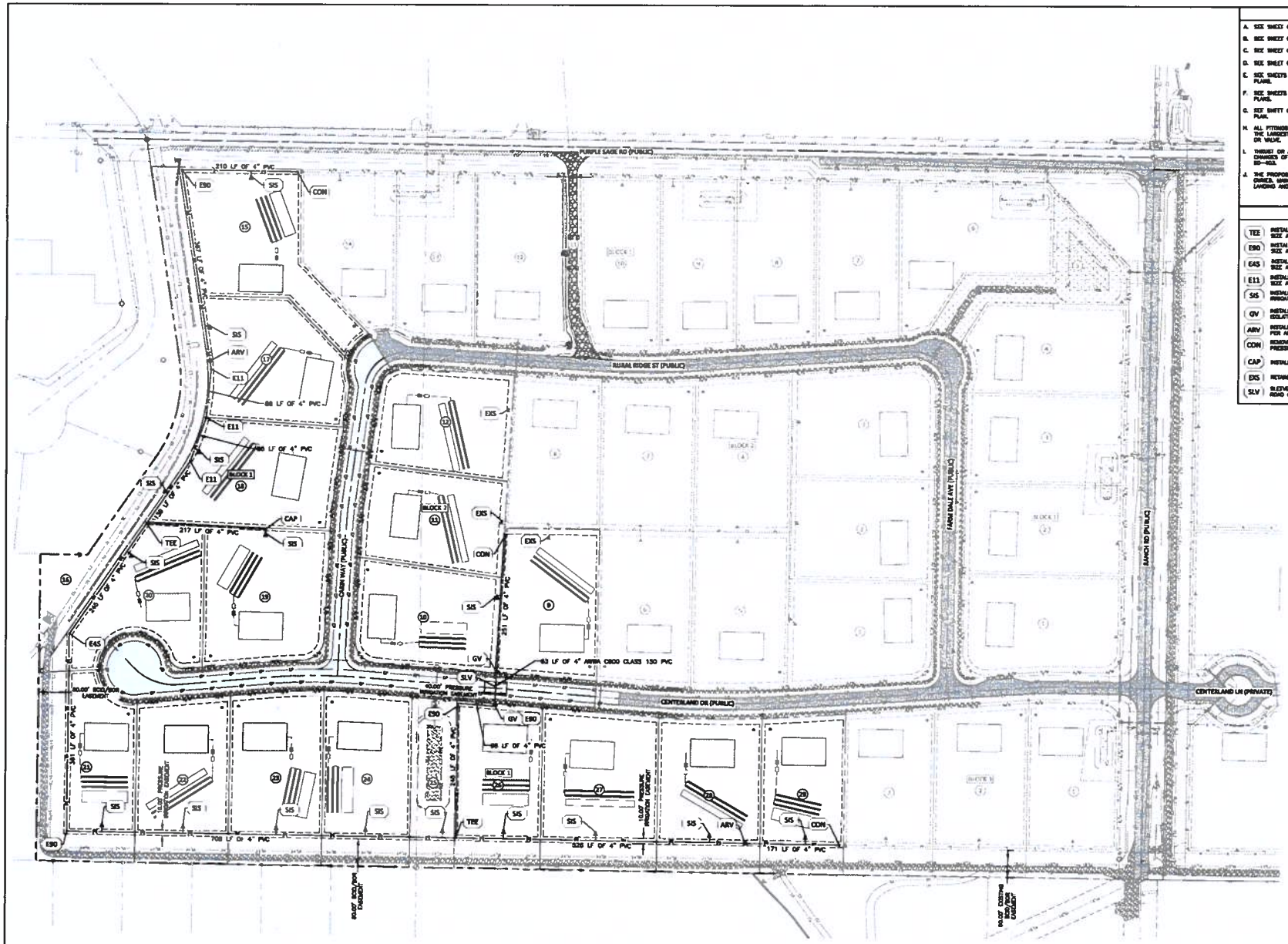
GREEN HILLS LANDING SUBDIVISION NO. 2
CANYON COUNTY, IDAHO

SEWER IMPROVEMENT PLAN
SEPTIC SEWER PLAN

km ENGINEERING
1765 NORTH ENGINEERING WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
km@pfc.com

DESIGNED BY:	JMP
DRAWN BY:	DMC
CHECKED BY:	JMP
DATE:	1/30/26
PROJECT:	23-085

SHEET NO.
C5.1



PRESSURE IRRIGATION PLAN

0 80 160 240

Plan Scale: 1" = 80'

SHEET NOTES

A. SEE SHEET C1.0 FOR LEGEND.
B. SEE SHEET C1.1 FOR GENERAL AND IRRIGATION NOTES.
C. SEE SHEET C1.1 FOR TYPICAL ROAD SECTIONS.
D. SEE SHEET C1.2 FOR DEMOLITION PLAN.
E. SEE SHEETS C3.0–C3.3 FOR ROADWAY IMPROVEMENT PLANS.
F. SEE SHEETS C3.0–C3.4 FOR GRADING IMPROVEMENT PLANS.
G. SEE SHEET C5.1 FOR SANITARY SEWER IMPROVEMENT PLAN.
H. ALL FITTINGS AND VALVES SHALL BE THE SAME SIZE AS THE LARGEST DIAMETER PIPE DOMING INTO THE FITTING OR VALVE.
I. THRUST OR ANCHOR BLOCKS ARE REQUIRED AT ALL CHANGES OF DIRECTIONS PER IDWG STANDARD DRAWING SD-403.
J. THE PROPOSED PRESSURE IRRIGATION SYSTEM WILL BE OWNED, MAINTAINED, AND OPERATED BY GREEN HILLS LANDING AND RIDGELAND ESTATES HOA.

KEYNOTES

TEE	INSTALL TEE. SIZE AS INDICATED.
E90	INSTALL 90° BEND. SIZE AS INDICATED.
E45	INSTALL 45° BEND. SIZE AS INDICATED.
E11	INSTALL 11.25° BEND. SIZE AS INDICATED.
SIS	INSTALL PI SERVICE PER TYPICAL IRRIGATION SERVICE DETAIL SHEET C7.2.
GV	INSTALL GATE VALVE, SIZE AS INDICATED, PER ISOLATION VALVE DETAIL, SHEET C7.2.
ARV	INSTALL AIR RELEASE VALVE PER AIR RELEASE ASSEMBLY DETAIL, SHEET C7.2.
CON	REMOVE EXISTING CAP AND CONNECT TO EXISTING PRESSURE IRRIGATION MAIN.
CAP	INSTALL 4" CAP
EXS	RETAIN AND PROTECT EXISTING PI SERVICE
SLV	SLEEVE ROAD CROSSING PER TYPICAL SLEEVED ROAD CROSSING DETAIL, SHEET C7.2

8628
3/30/26
STATE OF IDAHO
JOE R. PACHECO

REVISIONS

NO.	ITEM	DATE

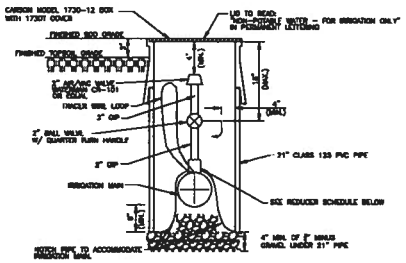
GREEN HILLS LANDING SUBDIVISION NO. 2
CANYON COUNTY, IDAHO

PRESSURE IRRIGATION IMPROVEMENT PLANS
PRESSURE IRRIGATION PLAN

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

DESIGN BY:	JWP
DRAWN BY:	DMB
CHECKED BY:	JWP
DATE:	3/30/26
PROJECT:	25-086

SHEET NO.
C7.1

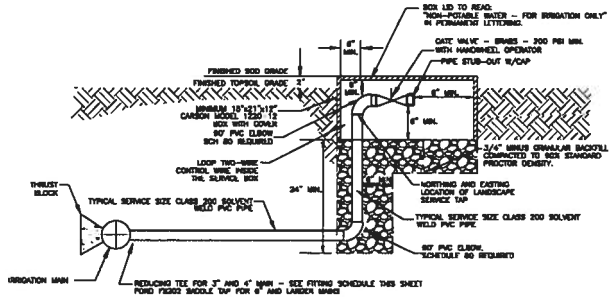


REDUCER SCHEDULE	
MAIN SIZE	REDUCER
3 INCH	SCH. 80 TEE w/ GALV. STEEL REDUCER BUSHING
4 INCH	FORD FB202 SADDLE TAP OR EQUAL
6 INCH	FORD FB202 SADDLE TAP OR EQUAL
8 INCH	FORD FB202 SADDLE TAP OR EQUAL

AIR RELEASE ASSEMBLY

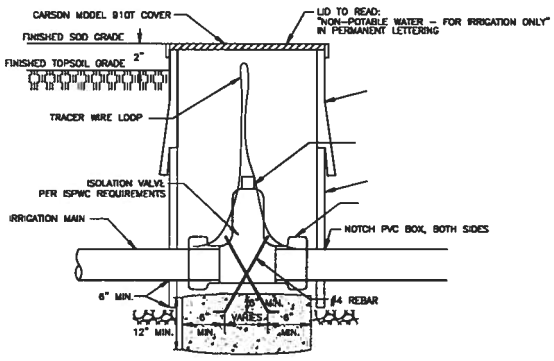
NTS

NOTE: LOCATE AIR RELEASE ASSEMBLY ON AS-BUILT HIGH POINT OF PIPELINE



TYPICAL IRRIGATION SERVICE

NTS

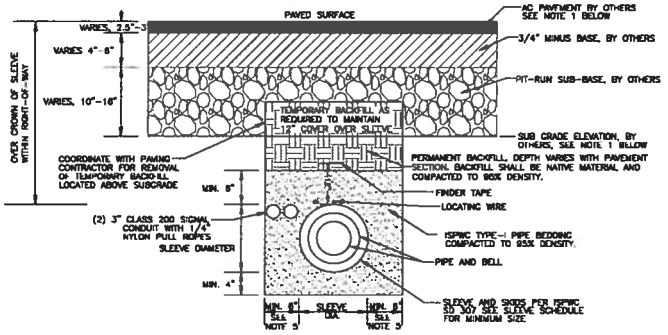


NOTE:

1. VALVES SHALL BE LOCATED OUTSIDE OF RIGHT-OF-WAY.

ISOLATION VALVE

NTS



TYPICAL SLEEVED ROAD CROSSING

NTS

SLEEVE SCHEDULE (INCHES)			
PIPE DIA.	PIPE BELL O.D.	SLEEVE MIN. DIA.	SLEEVE I.D.
1"	EST. 1.4"	3" PVC CLASS 200	3.1"
3"	4.4"	8" PVC CLASS 200	7.7"
4"	6.0"	10" PVC CLASS 200	9.6"
6"	8.5"	12" PVC CLASS 200	11.4"
8"	11.0"	15" ADS N-12	15.0"
10"	13.5"	18" ADS N-12	18.1"
15"	EST. 18.0"	24" ALUMINIZED CMP	EST. 24.1"
18"	EST. 22.5"	30" ALUMINIZED CMP	EST. 30.2"

NOTES:

A. SLEEVE SCHEDULE BASED ON 1 INCH MINIMUM CLEAR DISTANCE AROUND PIPE BELL.

B. CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING ACTUAL DIMENSIONS OF ALL PROPOSED MATERIALS AND SLEEVE SIZES REQUIRED FOR FIELD FIT.

NOTES:

1. COORDINATE WITH PAVING CONTRACTOR TO INSTALL SLEEVE, SIGNAL CONDUIT, FINDER TAPE AND LOCATING WIRE PRIOR TO INSTALLATION OF ROAD SUB-BASE, ROAD BASE, AND PAVEMENT.
2. SLEEVED ROAD CROSSING INSTALLATION REQUIREMENTS APPLY WITHIN THE FULL EXTENT OF RIGHT-OF-WAY PLUS SUFFICIENT SLEEVE LENGTH TO CLEAR BEDDING.
3. SLEEVED ROAD CROSSINGS SHALL COMPLY WITH ISPWC SD-307 EXCEPT THAT SLEEVE SHALL BE CLASS 200 PVC PIPE, ADS N-12 OR ALUMINIZED CMP PIPE AS SPECIFIED IN SLEEVE SCHEDULE.
4. IN CASE OF CONFLICTS WITH OTHER UTILITIES, IRRIGATION SLEEVE SHALL CROSS BELOW OTHER UTILITIES.
5. INCREASE STATED DISTANCE AS REQUIRED TO MEET COMPACTION.
6. THE CONTRACTOR SHALL CONSTRUCT ALL ROAD CROSSINGS OF PVC IRRIGATION PIPE AND POTABLE WATER PIPE IN ACCORDANCE WITH THE IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND I.S.P.W.C. SD-307.

8628
1/30/26
STATE OF IDAHO
JOE M. PACHECO

REVISIONS

NO.	ITEM	DATE

GREEN HILLS LANDING SUBDIVISION NO. 2
CANYON COUNTY, IDAHO

PRESSURE IRRIGATION IMPROVEMENT PLANS
DETAILS

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

DESIGNED BY:	JSP
DRAWN BY:	DMH
CHECKED BY:	JSP
DATE:	9/19/25
PROJECT:	23-055

SHEET NO.
C7.2

Prepared For:

Tradition Capital Partners, LLC,
Hess Properties, LLC,
Highway District No. 4

This full report is in D:\Sub file

Green Hills Landing Subdivision, Phase 2

Canyon County, Idaho

Storm Drainage Report

Prepared By:

Joe Pachner, P.E.
Principal
KM Engineering, LLP
5725 North Discovery Way
Boise, ID 83713
[redacted]

April, 2026

Project No: 25-096

km ENGINEERING
Engineers . Surveyors . Planners

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Site Description 1
Scope and Methods 1
Existing Drainage Conditions 1
Proposed Drainage Conditions and Analysis 1
Roadside Borrow Ditches 2
Infiltration Ponds 2
Summary 2

APPENDICES

Appendix A - Figures

Figure 1 - Vicinity Map
Figure 2 - Post-Development Drainage Map
Figure 3 - Grading Improvement Plans

Appendix B - Calculations

Post-Development 100-year Calculations

- Infiltration Pond Calculations

Post-Development 25-year Calculations

- Pipe Calculations
- Roadside Borrow Ditch Calculations

Appendix C – Geotechnical Engineering Report

Geotechnical Investigation Green Hills Subdivision (Atlas Technical Consultants, 6/8/22)
Addendum #1 – Infiltration Testing (Atlas Technical Consultants, 2/9/24)
Addendum #1 – Level 1 Nutrient Pathogen Study (MTI, 5/30/18)
Soil Evaluation on Kenridge Road Property (Natural Resource Solutions, LLC, 12/6/19)

GEOTECHNICAL INVESTIGATION

GREEN HILLS SUBDIVISION

Purple Sage Road
Caldwell, ID

PREPARED FOR:

Mr. Joe Pachner
KM Engineering, LLP
5725 North Discovery Way
Boise, ID 83713

PREPARED BY:

Atlas Technical Consultants, LLC
2791 South Victory View Way
Boise, ID 83709

June 8, 2022
B221041g

ATLAS

2791 South Victory View Way
Boise, ID 83709
[redacted] oneatlas.com

June 8, 2022

Atlas No. B221041g

Mr. Joe Pachner
KM Engineering, LLP
5725 North Discovery Way
Boise, ID 83713

Subject: **Geotechnical Investigation**
Green Hills Subdivision
Purple Sage Road
Caldwell, ID

Dear Mr. Pachner:

In compliance with your instructions, Atlas has conducted a soils exploration and foundation evaluation for the above referenced development. Fieldwork for this investigation was conducted on May 11, 2022. Data have been analyzed to evaluate pertinent geotechnical conditions. Results of this investigation, together with our recommendations, are to be found in the following report. We have provided a PDF copy for your review and distribution.

Often, questions arise concerning soil conditions because of design and construction details that occur on a project. Atlas would be pleased to continue our role as geotechnical engineers during project implementation.

If you have any questions, please call us at (208) 376-4748.

Respectfully submitted,

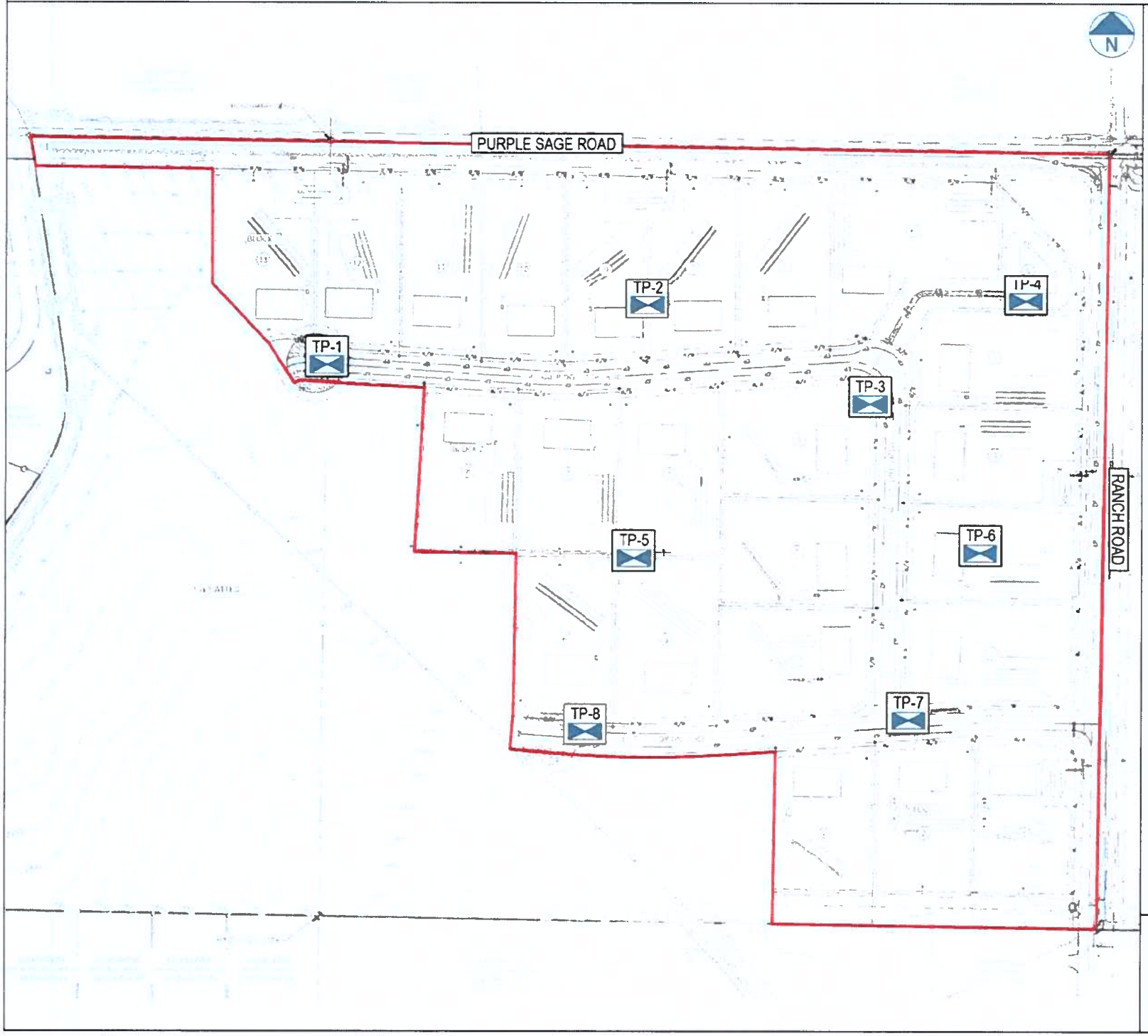
Clinton Wyllie, PG
Staff Geologist

Monica Saculles, PE
Senior Geotechnical Engineer

PROFESSIONAL ENGINEER
LICENSED
14919
6-8-22
STATE OF IDAHO
MONICA SACULLES

Site Map

Figure 2



NOTES:

- Not to Scale

LEGEND

Approximate Site Boundary

Approximate Atlas Test Pit Location

Green Hills Subdivision
Purple Sage Road
Caldwell, ID

Modified by: CCW
June 6, 2022
Drawing: B221041g

ATLAS
2791 S. Victory View Way
Boise, ID 83709
Phone: (208) 376-4748
Fax: (208) 322-6515
Web: oneatlas.com

NATURAL RESOURCE SOLUTIONS, LLC

Consulting, Soil Evaluations & Data Collection

HARLEY R. NOE
[redacted]
Fax: 208.939-8602

December 6, 2019

Hess Properties
Tyler Hess
15031 Spyglass Lane
Caldwell, ID 83607

RE: Soil evaluation on Kenridge Road property

On November 26th I examined and described 4 soil profiles on the Kenridge Lane site south of Purple sage road north of Caldwell. Attached are copies of the descriptions and a map with the test pit GPS locations identified.

SOIL CHARACTERISTICS

Three of the profiles (K1-19, K3-19 & K4-19) have quite similar profiles with silt loam and loam textures in the surface layers which are 14 to 17 inches thick. The subsoil is silt loam, loam or silty clay loam that extends to depths of 55 to 73 inches. A weakly cemented and fractured hardpan underlies those layers extending to depths of 80 to 96 inches. The pan occurs in discontinuous lenses 1 to 2 inches thick that can be broken with the hands. Beneath the hardpan is clean medium and coarse sand that was observed to the bottom of the excavation at more than 8.75 feet. No wetness evidence or free water was observed in these profiles. Permeability rates in the layers above the sands are generally less than 1 inch per hour.

Test pit K2-19 is located in the extreme southeast corner of the parcel and has unique and significantly different soils than the remainder of the parcel. The soil profile at that location has sandy loam textures from the surface to 26 inches and no hardpan was encountered. From that depth to more than the observed 8 feet are clean sands. This corner is south of the field boundary and slopes 2 to 4 percent. No free water or wetness features are present in the observed profile. The substratum sands are rapidly permeable with rates exceeding 15 inches per hour.

STORM WATER SYSTEMS

Seepage beds could be installed at any of the four test pit locations by removing all soil layers above the substratum sands. The sandy area at test pit K2-19 seems to be the most logical location from the soils point of view. At that location all layers will have moderate to moderately rapid permeability rates above 2 inches per hour and the corner is about ¾ of an acre in size. Regardless of the location selected, the substratum sands should be considered as the receiving soil due to their uniformity.

BEARING STRENGTHS

Allowable foundation pressures can be approximated from the Unified Soil Classification based on soil texture. The silt loams, loams and silty clay loams in the upper 3 feet of the profiles will have ML, CL or ML-CL Unified classifications. These classes have allowable pressures of 1,500 psf or less based on table 1806.2 of the International Building Code. If you need precise values I suggest you support these field approximations using testing of site specific samples.

If R-values are to be used for design of roadbed profiles, those can also be estimated from soil textures having higher silt and clay contents. The silt loams and silty clay loams in the upper 2 feet of soil will likely have R-values less than 15 and possibly less than 5. Again, if specific values are needed, soil samples should be collected and submitted to a lab for R-value testing.

CONCLUSIONS

There should be no significant soil related problems with the planned development on this site. If you are considering the southeast corner for a stormwater system, I suggest you dig 2 or 3 additional test pits in that area. You would not need me for those excavations, but it would be good for the engineer to examine those pits so he can verify suitability for that entire corner. If you have questions or need anything additional please contact me.

transmitted via e-mail

HARLEY R. NOE
Professional Soil Scientist

cc w/attachments via e-mail: Alex Green, KM Engineering, Boise

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
1115 Albany Street • Caldwell, Idaho • 83605 • Phone (208) 454-7458
Fax: (208) 454-6633 • www.canyoncounty.org/dsd

DEVELOPMENT AGREEMENT BETWEEN CANYON COUNTY AND APPLICANT

(Modification to DA2019-0005)

Agreement number: 19-184

THIS AGREEMENT, made and entered into this 5 day of November, 2019 by and between Canyon County, Idaho, a political subdivision of the state of Idaho, hereinafter referred to as "COUNTY" and Rein and Lieske Doornenbal Trust hereinafter referred to as "Applicants."

RECITALS

WHEREAS, Applicants have requested a modification to an approved development agreement (Agreement No. 19-074) related to a conditional rezone from the "A" (Agricultural) Zone to "CR-R-1" (Single Family Residential) Zone (RZ2018-0021/DA2019-0005), which are legally described in the attached EXHIBIT "A," incorporated by reference herein (hereinafter referred to as "Subject Property"); and

WHEREAS, Parcel R38195 is owned by Rein and Lieske Doornenbal Trust;

WHEREAS, on the 5th day of November, 2019 the Canyon County Board of Commissioners approved a modification to an approved development agreement (Agreement No. 19-074) related to a conditional rezone with conditions of the Subject Property to a "CR-R-1" Zone, which was done with Applicant's approval (RZ2018-0021/DA2019-0005). The modified conditions of the approval for the conditional rezone are attached hereto as EXHIBIT "B" with Conceptual Site Plan attached hereto as EXHIBIT "C";

WHEREAS, the parties desire to enter into an agreement to comply with Canyon County Code of Ordinances §07-06-07(2) & 07-06-07(7), Canyon County Zoning Ordinance No. 16-007 or as amended, and to ensure the Applicants will implement and be bound by the conditions of the rezone order issued by the Canyon County Board of Commissioners; and

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

2019-053533
RECORDED
11/05/2019 02:54 PM

00477251201900535330110118

CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=11 MBROWN NO FEE
AGR
CANYON COUNTY

SECTION 1. AUTHORIZATION.

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

SECTION 2. PROPERTY OWNER.

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

SECTION 3. RECORDATION.

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

SECTION 4. TERM.

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

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

SECTION 5. MODIFICATION.

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

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

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

SECTION 7. COMMITMENTS.

Applicants will fully and completely comply with the conditions of the approved conditional rezone of the Subject Properties from "A" (Agricultural) Zone to "CR-R-1" (Single Family Residential) Zone, which conditions are attached hereto as EXHIBIT "B".

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

The density or intensity of use of the Subject Properties is specified in the commitments of Section 7 unless conditioned otherwise (see Exhibit "B"). The uses and maximum height and size of the buildings on the Subject Properties shall be those set pursuant to law, including those contained in the Canyon County Code of Ordinances, that are applicable to an "CR-R1" (Single Family Residential) zone and those provisions of law that are otherwise applicable to the Subject Property.

SECTION 9. LIABILITY AND INDEMNITY OF COUNTY.

A. COUNTY REVIEW.

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

B. COUNTY PROCEDURES.

Applicants acknowledge that notices, meetings, and hearings have been lawfully and properly given and held by the County with respect to Applicant's conditional rezone application in Development Services Department Case Number RZ2019-0001 and any related or resulting development agreements, ordinances, rules and regulations, resolutions or orders of the Board of County Commissioners. Applicants agree not to challenge the lawfulness, procedures, proceedings, correctness or validity of any of such notices, meetings, hearings, development agreements, ordinances, rules, regulations, resolutions or orders.

C. INDEMNITY.

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

D. DEFENSE EXPENSES.

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

attorneys' and experts' fees, and shall also include the reasonable value of any services rendered by any employees of the County.

SECTION 10. PERIODIC REVIEW.

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

SECTION 11. REQUIRED PERFORMANCE.

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

SECTION 12. DEFAULT AND REMEDIES.

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

SECTION 13. ZONING REVERSION CONSENT.

The execution of this Agreement shall be deemed written consent by Applicants to change the zoning of the Subject Properties to its prior designation upon failure to comply with the terms and conditions imposed by the approved conditional rezone and this Agreement. No reversion shall take place until after a hearing on this matter pursuant to Idaho Code §67-6511A. Upon notice and hearing, as provided in this Agreement and in Idaho Code §67-6509, if the properties described in attached EXHIBIT "A " are not used as approved, or if the approved use ends or is abandoned, the Board of County Commissioners may order that the property will revert to the zoning designation (and land uses allowed by that zoning designation) existing immediately prior to the rezone action, i.e., the Subject Properties conditionally rezoned from "A" (Agricultural) Zone designation to "CR-R-1" (Single Family Residential) Zone designation shall revert back to the "A" (Agricultural) Zone designation.

SECTION 14. COMPLIANCE WITH LAWS.

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

SECTION 15. RELATIONSHIP OF PARTIES.

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

SECTION 16. CHANGES IN LAW.

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

SECTION 17. NOTICES.

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

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

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

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

Name:	Rein and Lieske Doornenbal
Street Address:	19116 E. Lone Tree Road
City, State, Zip:	Escalon, CA 95320

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

SECTION 18. TERMINATION.

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

SECTION 19. EFFECTIVE DATE.

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

SECTION 20. TIME OF ESSENCE.

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

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

BOARD OF COUNTY COMMISSIONERSAPPLICANTS
CANYON COUNTY, IDAHO

Commissioner, Pam White

Commissioner Tom Dale

Commissioner Leslie Van Beek

ATTEST: Chris Yamamoto, Clerk

BY: _____
Deputy

DATE: 11/5/19

Pete Doornenbal, Power of Attorney for Rein and Lieske Doornenbal Trust

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

STATE OF IDAHO)
) ss.
County of Canyon)

On this 5 day of November 2019, before me, a notary public, personally appeared Peter Doornenbal, known to me to be the person whose name is subscribed to the within and foregoing instrument and acknowledged to me that he/she executed the same on behalf of the Applicant.

JAMIE MILLER
COMMISSION #69686
NOTARY PUBLIC
STATE OF IDAHO

Notary Public for Idaho
Residing at: Nampa, ID
My Commission Expires: 3/28/23

STATE OF IDAHO)
) ss
County of Canyon)

On this _____ day of _____, 20___, before me, a notary public, personally appeared _____, known to me to be the person whose name is subscribed to the within and foregoing instrument and acknowledged to me that he/she executed the same on behalf of the Applicant.

Notary Public for Idaho
Residing at: _____
My Commission Expires: _____

EXHIBIT "A"

Parcel 1:

The North Half of the Northwest Quarter of Section 35, Township 5 North, Range 3 West, Boise Meridian, Canyon County, Idaho;

EXCEPTING THEREFROM:

BEGINNING at the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 35;
Thence North along the section line 560 feet;
Thence East on a line parallel with the South boundary line of said Northwest Quarter of the Northwest Quarter a distance of 630 feet;
Thence South on a line parallel with said West section line a distance of 560 feet to a point in the South boundary line of said Northwest Quarter of the Northwest Quarter;
Thence West 630 feet to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

BEGINNING at the Northwest corner of the Northwest Quarter of the Northwest Quarter of Section 35, Township 5 North, Range 3 West, Boise Meridian, Canyon County, Idaho;
Thence South along section line 760 feet;
Thence East a distance of 401.75 feet;
Thence North a distance of 760 feet;
Thence West 401.75 feet to the POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM:

A part of the Northwest Quarter of the Northwest Quarter, Section 35, Township 5 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

BEGINNING at the Northwest corner of said Northwest Quarter of the Northwest Quarter, monumented with a brass tablet marked PE 627;
Thence South 89° 51' 31" East 401.75 feet (of record as South 89° 54' East and South 89° 54' 20" East) along the North boundary of said Northwest Quarter of the Northwest Quarter to the POINT OF BEGINNING;
Thence continuing South 89° 51' 31" East 409.63 feet (of record as South 89° 54' East) along the North boundary of said Northwest Quarter of the Northwest Quarter to a point on the said centerline of irrigation lateral C.L.E. 10.2-4.5;
Thence traversing said centerline as follows:

South 9° 20' 56" East 402.49 feet; thence 190.38 feet along the arc of a 251.82 foot radius curve right, said curve having a chord bearing South 12° 18' 34" West 185.88 feet;
Thence South 33° 58' 04" West 217.04 feet;
Thence North 89° 51' 37" West (of record as North 89° 50' 30" West) and leaving said centerline 313.87 feet parallel with the South boundary of said Northwest Quarter of the Northwest Quarter;
Thence North 0° 01' 07" West 759.00 feet (of record as North 759.46 feet) parallel with the West boundary of said Northwest Quarter of the Northwest Quarter to the POINT OF BEGINNING.

Parcel 2:

A Non-exclusive easement for ingress-egress and utilities over, under and across the Westerly 30 feet of the Northwest Quarter of the Northeast Quarter of Section 35, Township 5 North, Range 3 West of the Boise Meridian, Canyon County, Idaho, as conveyed by that certain Agreement for Grant of Easement and Maintenance recorded July 17, 2000 as Instrument No. 200024928

EXHIBIT "B"
CONDITIONS OF APPROVAL FOR RZ2018-0021

1. **The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.**

2. **Subdivision of Parcel R38195, as described in Exhibit "A", shall be limited to no more than 40 buildable lots in substantial compliance with the conceptual site plan (Exhibit "C").**

3. **Historic irrigation lateral, drain and ditch flow patterns shall be maintained and protected. Modification shall be approved in writing by Black Canyon Irrigation District or authorized Ditch Company.**

4. **The developer shall comply with CCZO §07-06-07 (4) Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board." Commencement is the submittal of a preliminary plat, including associated fees, in accordance with CCZO §07-17-09.**

EXHIBIT "C"
Conceptual Site Plan

CONCEPTUAL SITE PLAN

Final Plat SD 2026-0010

NOTES

1. UNLESS OTHERWISE SHOWN, ALL FRONT LOT LINES COMMON TO STREET RIGHTS-OF-WAY SHALL CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, PRESSURIZED IRRIGATION AND LOT DRAINAGE.

2. UNLESS OTHERWISE SHOWN, ALL REAR LOT LINES AND ALL SUBDIVISION BOUNDARY LINES SHALL CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, PRESSURIZED IRRIGATION AND LOT DRAINAGE.

3. UNLESS OTHERWISE SHOWN, ALL INTERIOR LOT LINES SHALL CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR PUBLIC UTILITIES, PRESSURIZED IRRIGATION AND LOT DRAINAGE.

4. ALL STREETS SHOWN HEREON ARE TO BE DEDICATED TO THE USE OF THE PUBLIC.

5. THE LANDS INCLUDED IN THIS PLAT ARE LOCATED IN THE BLACK CANYON IRRIGATION DISTRICT SERVICE AREA (208-459-4141). IRRIGATION WATER WILL BE PROVIDED TO ALL LOTS THROUGH A PRESSURE IRRIGATION DELIVERY SYSTEM WHICH HAS BEEN APPROVED PURSUANT TO SECTION 31-3805(4), IDAHO CODE. THE PURCHASER OF EACH LOT SHALL REMAIN SUBJECT TO ALL ASSESSMENTS LEVIED BY BLACK CANYON IRRIGATION DISTRICT. ALL UNPAID IRRIGATION ENTITY ASSESSMENTS ARE A LIEN ON THE LAND.

6. ALL LOTS SHALL HAVE DOMESTIC WATER VIA INDIVIDUAL PRIVATE WELLS.

7. ALL LOTS SHALL HAVE INDIVIDUAL SEWER SEPTIC SYSTEMS IN ACCORDANCE WITH SOUTHWEST DISTRICT HEALTH DEPARTMENT.

8. LOTS 16 AND 25, BLOCK 1 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE GREEN HILLS SUBDIVISION HOMEOWNER'S ASSOCIATION. SAID LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION AND DRAINAGE.

9. THERE SHALL BE NO DIRECT LOT ACCESS TO PURPLE SAGE ROAD.

10. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, 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 ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."

11. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH APPLICABLE ZONING REGULATION IN EFFECT AT THE TIME OF RESUBDIVISION.

12. ALL ROADWAY STORM WATER SHALL BE COLLECTED AND INFILTRATED IN RETENTION BASINS LOCATED IN PERMANENT STORM WATER RETENTION EASEMENTS OVER A PORTION OF LOT 25, BLOCK 1 AND LOTS FROM THE PREVOUS PHASE. THE HOMEOWNER'S ASSOCIATION, UNDERLYING PROPERTY OWNER, OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES LOCATED OUTSIDE THE RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.

13. AS SHOWN HEREON, NO PERMANENT STRUCTURES SHALL BE LOCATED CLOSER THAN SEVENTY (70) FEET FROM ANY SECTION LINE OR QUARTER SECTION LINE UNLESS THE HIGHWAY DISTRICT SPECIFICALLY WAIVES THE SEVENTY (70) FEET SETBACK REQUIREMENT.

14. AS SHOWN HEREON, LOTS 20-29, BLOCK 1 ARE SUBJECT TO A BLACK CANYON IRRIGATION EASEMENT PER INST. No. 202_-_____.

15. THE PRESSURE IRRIGATION PUMP SYSTEM THAT SERVES THIS SUBDIVSION IS TO BE LOCATED IN THE ADJACENT RIDGELAND ESTATES SUBDIVISION AND IS SUBJECT TO THE CONDITIONS NOTED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS PER INST. No. 202_-_____.

16. AS SHOWN HEREON, LOTS ARE SUBJECT TO A SLOPE EASEMENT, IN FAVOR OF CANYON COUNTY HIGHWAY DISTRICT NO. 4 FOR THE CONSTRUCTION AND MAINTENANCE OF THE RIGHT-OF-WAY. HD4

17. THE HOMEOWNERS ASSOCIATION OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING ANY AND ALL AMENITIES (LAWNS, SIDEWALKS, LANDSCAPING, ETC.) APPROVED BY THE DISTRICT TO BE WITHIN THE PUBLIC RIGHT-OF-WAY.

18. NO EXISTING INTERSTATE NATURAL GAS TRANSMISSION PIPELINE OR INTERSTATE PETROLEUM PRODUCTS PIPELINE, AS RECOGNIZED BY THE PIPELINE AND HAZARDOUS MATERIALS SAFETY ADMINISTRATION, WAS DETERMINED TO BE WITHIN 1,000 FEET OF THIS SUBDIVISION.

19. THIS SUBDIVISION IS SUBJECT TO A WATER USERS MAINTENANCE AGREEMENT PER INST. No. 202_-_____.

Lot 21 is only .457 buildable area

Subj to DA2019-0005

19 Lots
2C & 17 Res.

PioneerTitleCo.
GOING BEYOND

610 S. Kimball Avenue
Caldwell, ID 83605

ELECTRONICALLY RECORDED-DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT

2021-086244
RECORDED
12/20/2021 01:49 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=4 PBRIDGES $15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 792849 VH/

WARRANTY DEED

For Value Received Watkins Properties, L.P., an Idaho limited partnership

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Hess Properties, LLC, an Idaho Limited Liability Company and Tradition Capital Partners, LLC, an Idaho Limited Liability Company

hereinafter referred to as Grantee, whose current address is 15301 Spyglass Lane Caldwell, ID 83607

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: December 17, 2021

Watkins Properties, L.P.

By: X Harold A. Watkins
By: Watkins Investments, LLC, General Partner
By: Harold A. Watkins, Member

State of AZ, County of YUMA

This record was acknowledged before me on December 17, 2021 by Harold A. Watkins, as Member of Watkins Investments, LLC, General Partner of Watkins Properties, L.P.

Signature of notary public
Commission Expires: 02/18/2025

JOHN PRESTON
Notary Public, State of Arizona
Yuma County
Commission # 597866
My Commission Expires
February 18, 2025

EXHIBIT A

A parcel of land being a portion of the South 1/2 of the Northwest 1/4 and a portion of Government lots 3 and 4, Section 8, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:
Commencing at a found axle marking the West 1/4 corner of said Section 8, which bears N89°30'32"W a distance of 2,657.54 feet from a found lead plug and tack marking the Center 1/4 corner of said Section 8, thence following the westerly line of said Northwest 1/4, N00°39'59"E a distance of 38.63 feet to a found 5/8-inch rebar and being the POINT OF BEGINNING.

Thence following said westerly line, N00°39'59"E a distance of 1,230.72 feet to a found 5/8-inch rebar;
Thence leaving said westerly line, S89°43' 48"E a distance of 797.00 feet to a found 5/8-inch rebar;
Thence N00°19'15"E a distance of 43.04 feet to the southerly right-of-way line of State Highway 44;
Thence following said southerly right-of-way line the following three (3) courses:
1. 549.62 feet along the arc of a circular cure to the left, said curve having a radius of 2,924.79 feet, a delta angle of 10°46'01", a chord bearing of S81°56'02"E, and a chord distance of 548.81 feet to a found 5/8-inch rebar marking a point of spiral curve;
2. 252.60 feet along said spiral curve to the left, said curve having a chord bearing of S88°56'46"E and a chord distance of 252.59 feet to a found 5/8-inch rebar;
3. S89°46'06"E a distance of 35.43 feet;
Thence leaving said southerly right-of-way line, S01°32'23"E a distance of 206.14 feet;
Thence S89°46'06"E a distance of 104.22 feet;
Thence N00°14'05"W a distance of 206.05 feet to said southerly right-of-way line;
Thence following said southerly right-of-way line, S89°46'06"E a distance of 858.09 feet;
Thence leaving said southerly right-of-way line, S00°35' 39"W a distance of 765.51 feet;
Thence N87°05'33"W a distance of 1,405.51 feet;
Thence 197.34 feet along the arc of a circular curve to the right, said curve having a radius of 374.99 feet, a delta angle of 30°09'07", a chord bearing of N72°03'56"W, and a chord distance of 195.07 feet;
Thence N84°21'58"W a distance of 298.48 feet;
Thence S54°40'39"W a distance of 40.24 feet;
Thence S00°38'51"W a distance of 1,144.83 feet to the North Bank Ordinary High Water line of the Boise River;
Thence following said North Bank Ordinary High Water line the following thirteen (13) courses:
1. S84°25'06"E a distance of 79.41 feet to a found 5/8-inch rebar;
2. N80°25'15"E a distance of 176.98 feet to a found 5/8-inch rebar;
3. S86°42'20"E a distance of 122.08 feet to a found 5/8-inch rebar;
4. S81°08'08"E a distance of 113.30 feet to a found 5/8-inch re bar;
5. S69°18'03"E a distance of 190.94 feet to a found 5/8-inch rebar;
6. S59°19'17"E a distance of 105.49 feet to a found 5/8-inch rebar;
7. S43°24'33"E a distance of 178.25 feet to a found 5/8-inch rebar;
8. S36°31' 41"E a distance of 100.89 feet to a found 5/8-inch rebar;
9. S73°03'40"E a distance of 96.44 feet to a found 5/8-inch rebar;
10. S67°11'47"E a distance of 231.63 feet to a found 5/8-inch rebar;
11. S73°15' 46"E a distance of 138.24 feet to a found 5/8-inch rebar;

12. S31°40'33"E a distance of 75.41 feet to a found 5/8-inch rebar;
13. N58°26'19"E a distance of 26.45 feet to the North Bank Meander Line of the Boise River;
Thence leaving said North Bank Ordinary High Water Line and following said North Bank Meander Line the following seven (7) courses:
1. S00°38'22"W a distance of 187.31 feet;
2. S80°16'08"W a distance of 690.50 feet;
3. N74°13'52"W a distance of 1,089.00 feet;
4. N17°50'35"W a distance of 808.81 feet to a found 5/8-inch rebar;
5. 195.10 feet along the arc of a circular curve to the left, said curve having a radius of 1,005.37 feet, a delta angle of 11°07'06", a chord bearing of N15°35'37"W, and a chord distance of 194.79 feet to a found 5/8-inch rebar;
6. 102.58 feet along the arc of a circular curve to the left, said curve having a radius of 1,960.08 feet, a delta angle of 02°59'55", a chord bearing of N22°39'07"W, and a chord distance of 102.57 feet to a found 5/8-inch rebar;
7. N24°09'05"W a distance of 95.48 feet to the POINT OF BEGINNING.

EXCEPT any portion thereof which lies South of a line further described as follows:

Commencing at the Center 1/4 corner of Section 8, Township 4 North, Range 2 West Boise Meridian, Canyon County, Idaho;
Thence following the Easterly line of Government Lot 3 of said Section 8, S00°50'37"W a distance of 910.81 feet to the North bank meander Line of the Boise river;
Thence leaving said Easterly line and following said meander line, S77°01'27"W a distance of 547.74 feet;
Thence S00°38'22"W a distance of 36.14 feet;
Thence S58°26'19"W a distance of 26.45 feet to the North bank Ordinary High Water line of said Boise river and the POINT OF BEGINNING of said line description;

Thence leaving said meander line and following said North Bank Ordinary High Water line the following twelve (12) courses:
1. N31°40'33"W a distance of 75.41 feet;
2. N73°15'46"W a distance of 138.24 feet;
3. N67°11'47"W a distance of 231.63 feet;
4. N73°03'40"W a distance of 96.44 feet;
5. N36°31'41"W a distance of 100.89 feet;
6. N43°24'33"W a distance of 178.25 feet;
7. N59°19'17"W a distance of 105.49 feet;
8. N69°18'03"W a distance of 190.94 feet;
9. N81°08'08"W a distance of 113.30 feet;
10. N86°42'20"W a distance of 122.08 feet;
11. S80°25'15"W a distance of 176.98 feet;
12. N84°25'06"W a distance of 79.41 feet, to a point, said point being the Southwest corner of that property described in Warranty Deed to Hess Properties, LLC, an Idaho limited liability company recorded June 13, 2019 in Instrument No. 2019-026156, Canyon County Records;

Thence continuing along a line shown on that certain Record of Survey recorded March 22, 2019 in Instrument No. 2019-011558, Canyon County Records, the following Six (6) courses:

1. N84°29'57"W a distance of 15.82 feet;
2. N78°39'05"W a distance of 146.48 feet;
3. N63°20'13"W a distance of 81.62 feet;
4. N60°49'38"W a distance of 107.78 feet;
5. N86°24'00"W a distance of 184.55 feet;
6. N17°50'09"W a distance of 92.62 feet to the TERMINUS of this line description.

Construction - Single Family Permit Application

Application Status: Processing on 4/20/2026

Linked Permit: *Not linked to a permit*

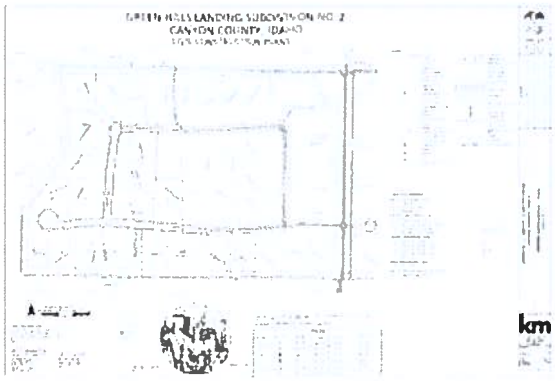
Project Name
Green Hills Landing Subdivision No. 2

Tradition Capital Partners, LLC
0 PURPLE SAGE ROAD
Caldwell, ID 83607
County Jurisdiction Canyon County
Municipal Jurisdiction None
Fire District Middleton Rural Fire District

Scope of Work Single-family residential community, 17 buildable lots and 2 common lots
Fire Code 2018 IFC
Applicant Cheryl Heath
Organization Name KM Engineering, LLP
Office Phone [redacted]
Cell Phone
Email [redacted]

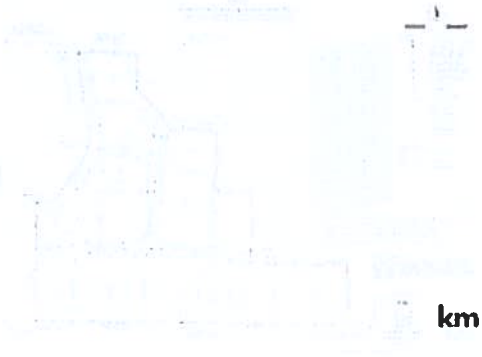
Also send email to
dzubizareta@kmengllp.com

Property Owner Spencer Kofoed
Organization Name Tradition Capital Partners, LLC
Address PO Box 448, Star, ID 83669
Office Phone [redacted]
Cell Phone [redacted]
Email [redacted]



Construction Plans

25-096 Green Hills No. 2 260330 Signed Copy.pdf



Final Plat

260326 Final Plat 25-096.pdf

Application

Construction Permit Land Development 04142025.pdf

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CANYON COUNTY DEVELOPMENT SERVICES MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

R38195 PARCEL INFORMATION REPORT

4/20/2026 10:43:20 AM

PARCEL NUMBER: R38195
OWNER NAME: TRADITION CAPITAL PARTNERS LLC
CO-OWNER:
MAILING ADDRESS: PO BOX 448 STAR ID 83669
SITE ADDRESS: 0 PURPLE SAGE RD
TAX CODE: 0320000
TWP: 5N **RNG:** 3W **SEC:** 35 **QUARTER:** NW
ACRES: 23.93
HOME OWNERS EXEMPTION: No
AG-EXEMPT: No
DRAIN DISTRICT: NOT In Drain Dist
ZONING DESCRIPTION: CR-R1 / CONDITIONAL REZONE - SINGLE FAMILY RESIDENTIAL
HIGHWAY DISTRICT: HIGHWAY DISTRICT #4
FIRE DISTRICT: MIDDLETON FIRE
SCHOOL DISTRICT: MIDDLETON SCHOOL DIST #134
IMPACT AREA: NOT In Impact Area
FUTURE LAND USE 2011-2022 : RES
FLU Overlay Zone Desc 2030:
FLU RR Zone Desc 2030:
FUTURE LAND USE 2030: RESIDENTIAL
IRRIGATION DISTRICT: BLACK CANYON IRRIGATION DIST
FEMA FLOOD ZONE: X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0235F

WETLAND: Riverine / Riverine
NITRATE PRIORITY: NE CANYON CO.
FUNCTIONAL Classification: MINOR ARTERIAL
INSTRUMENT NO. : 2025035156
SCENIC BYWAY: NOT In Scenic Byway
LEGAL DESCRIPTION: 35-5N-3W NW N1/2 NW LS TX 1,6,7,8,14, 18 & SUB
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 SHERRIFS 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.

Kentridge Rd
Kentridge Rd
Frontierview Ridge Ln
Breezeview Ln
Ranch Rd
Centerland Dr
Rural Ridge St
Purple Sage Rd
Adele Ln
Gary Ln
Harvey Rd

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: 88188 Date: 4/22/2026

Date Created: 4/22/2026 **Receipt Type:** Normal Receipt **Status:** Active

Customer's Name: Tradition Capital Partners

Comments: SD2026-0010

Site Address: 0 PURPLE SAGE RD, Caldwell ID / Parcel Number: 38195000 0

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Final Plat Engineering Fee	SD2026-0010	$500.00	$0.00	$0.00
Planning - Final Plat Engineering Fee - Per Lot Fee	SD2026-0010	$380.00	$0.00	$0.00
Planning - Grading/Drainage Review Engineering Fee - For 1 Engineered Drainage Facility	SD2026-0010	$500.00	$0.00	$0.00
Planning - Final Plat	SD2026-0010	$700.00	$0.00	$0.00
Planning - Final Plat - Conformity Review with Development Agreement (If Applicable)	SD2026-0010	$125.00	$0.00	$0.00

Sub Total: $2,205.00

Sales Tax: $0.00

Total Charges: $2,205.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Check	18889	$2,205.00

Total Payments: $2,205.00

ADJUSTMENTS

Receipt Balance: $0.00

Issued By: maqomez