



## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Ave., Ste. 310, Caldwell, ID 83605 | Office: 208-454-7458

[DSDInfo@canyonco.org](mailto:DSDInfo@canyonco.org) | [www.canyonco.org/dsd](http://www.canyonco.org/dsd)

### AGENCY NOTIFICATION – RESPONSE REQUESTED

Case No.:	<u>RZ2021-0056 &amp; SD2021-0059</u>	RESPOND BY:	<u>MARCH 24, 2023</u>
Address:	<u>R37597, R3706, R37605010, R37602010</u>	Hearing Body:	<u>PZ Commission</u>
Applicant:	<u>Middleton 187, LLC represented by</u> <u>Ardurra (Zane Cradic, PE)</u>	Transmission	
Planner:	<u>Deb Root</u>	Date:	<u>2/24/2023</u>
		Phone :	<u>208-455-6034</u>

Your agency is hereby notified that Canyon County Development Services has accepted an application:

**Case No. RZ2021-0056 & SD2021-0059:** Middleton 187, LLC is requesting a Conditional Rezone of approximately 217 acres from an “A” (Agricultural) zone to “CR-R1” (Single Family Residential) zone with municipal sewer and water subject to a pre-annexation agreement with the City of Middleton and development agreement with Canyon County. Also requested is approval of a preliminary plat, phasing plan, landscape, irrigation, drainage, and hillside development plans for Farmington Hills Subdivision. The proposed development contains 492 total lots: 421 residential lots with an average lot size of 12,780 sq. ft. and 71 common lots. The properties are designated “Residential” in the Canyon County 2020 Comprehensive Plan. The subject parcels R37605, R37605010, R37602010, R37597 are located north of Foothill Road between Lansing Lane and Duff Lane, Middleton, in a portion of the SW ¼ and the SE ¼ of Section 33, T5N, R2W, BM, Canyon County, Idaho.

The property is/is not located within a Floodplain and/or Floodway.

Flood Hazard Zone:  X

Your agency response is critical to the evaluation of this proposal. A copy of the letter of intent and other applicable documents are enclosed for your review. If you need further information please send an email request or phone call to the planner of record listed below. Your response will be forwarded to the hearing body for consideration and will be incorporated into the staff review and report.

Please reference the Case No. listed above in responses and/or correspondence regarding this case. You may respond in the following formats:

- Mail: 111 North 11<sup>th</sup> Ave., Ste. 310, Caldwell, ID 83605
- Email: [debbie.root@canyoncounty.id.gov](mailto:debbie.root@canyoncounty.id.gov)

### RESPONSE DEADLINE: 3/24/2023

At a minimum, please address the following questions specific to your agency listed below and any additional concerns regarding the requested use. Information submitted will be a part of the record as evidence for the Findings of this case:

#### SOUTHWEST DISTRICT HEALTH DEPARTMENT

- ✓ Will adequate sewer systems be provided to accommodate the use?

## **HIGHWAY DISTRICTS/ITD**

- ✓ Does legal access to the property exist for the requested use?
- ✓ Will there be any undue interference with existing or future traffic patterns created by the requested use?

## **IRRIGATION DISTRICTS**

- ✓ Will adequate irrigation be provided to accommodate said use?
- ✓ Will any of the services provided by the irrigation district be negatively impacted by the requested use or require additional public funding to meet the needs created by the requested use?

## **IDAHO DEPARTMENT OF WATER RESOURCES**

- ✓ Will adequate water be provided to accommodate said use?

## **SCHOOL FACILITIES**

- ✓ Will essential services be provided to accommodate the requested use?
- ✓ Will any school services be negatively impacted by the requested or require additional public funding in order to meet the needs created by the requested use? (For example, what is the school's existing capacity and will it meet the demand of any additional growth created from the requested use?)

## **POLICE, FIRE, AND EMERGENCY MEDICAL SERVICES**

- ✓ Will essential services be provided to accommodate said use?
- ✓ Will services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?
- ✓ What is the estimated response time to the subject property? Is this response time adequate for life safety concerns?

## **DEPARTMENT OF ENVIRONMENTAL QUALITY**

### **Air Quality**

- ✓ Will the use have a negative impact on air quality?

### **Waste Water & Drinking Water**

- ✓ Will essential services accommodate said use?

### **Surface Water**

- ✓ Will the use impact any nearby surface water sources?

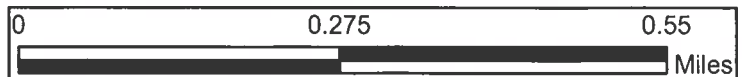
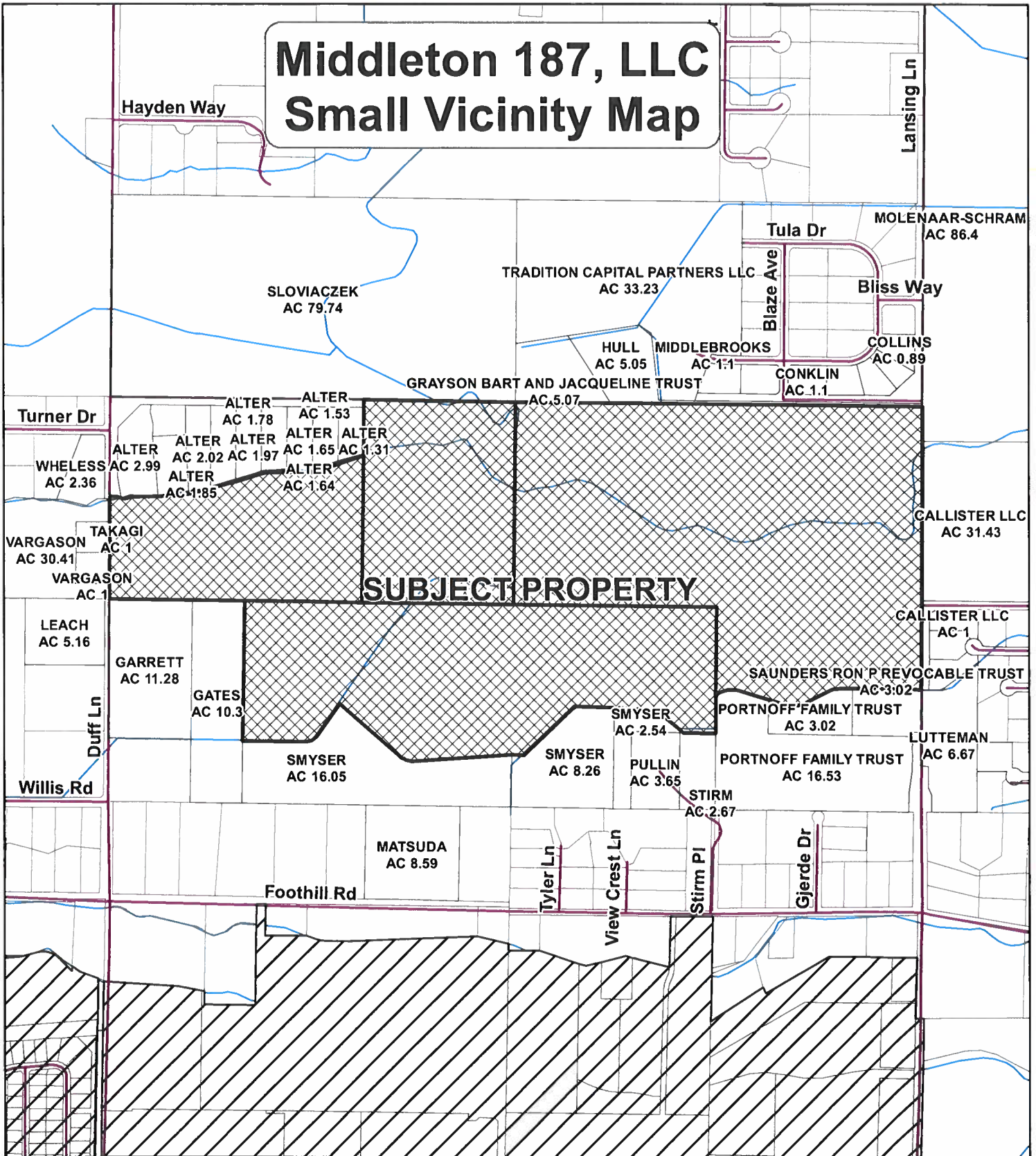
### **Hazardous Water & Ground Water Contamination**

- ✓ Will the use negatively impact ground water?
- ✓ Is there a hazardous waste concern?

If you have questions regarding the application and/or materials received, you may contact the planner assigned to the case, [debbie.root@canyoncounty.id.gov](mailto:debbie.root@canyoncounty.id.gov) or by phone (208) 455-6034.

*Idaho Code 37-6509(a) requires notice of a public hearing to be sent to political subdivisions of the state that provided services within the planning jurisdiction at least fifteen (15) days prior to the public hearing.*

# Middleton 187, LLC Small Vicinity Map



January 11, 2023

Canyon County  
Development Services Department  
111 N 11<sup>th</sup> Ave  
Caldwell, ID 83605

**RE: Farmington Hills Subdivision | Hillside Development, Conditional Zoning Amendment & Preliminary Plat**

Dear Canyon County Development Services Department, Planning & Zoning Commission, and Board of County Commissioners.

This letter is to accommodate and describe the intent of Farmington Hills Subdivision, preliminary plat, and conditional rezone. Canyon Highway District No. 4 has provided comments with an initial review of the preliminary plat, and the design team is resubmitting to address such comments. Along with this letter, applications & materials have been submitted for hillside development, revegetation plan, zoning amendment & preliminary plat.

#### Project Overview

- Project Size: ±216.65
- Location: between Duff Ln and Lansing Ln, north of Foothill Rd, & south of Meadow Park Blvd.
- Total Number of Lots: 492
  - ~~425~~ buildable, ~~67~~ Common *421 residential, 71 Common - Jan 17, 2023 email*
- Average lot size: 12,978 Sf.
- Density: 1.96 DUA
- Open Space: 22% or ±47.67 acres
- 13 Phases
- Parcel(s): R3759700000, R3760500000, R3760201000, & R3760501000

#### Current Zoning

- On site: Agricultural
- East: County zoned R-1 developments
- North: County zoned R-1 developments, Ag parcels
- West: County zoned Ag parcels
- South and Southwest: County R-R, Ag parcels & City of Middleton R-3 (med density residential)

#### Proposed Zoning

- R-1; Low Density Residential

## Applicable Canyon County 2020 Comprehensive Plan Policies for Rezone

### 9. Transportation Component

*Policy 7. Work with existing neighborhoods and highway district to manage traffic on local, neighborhood streets to promote safety through use of traffic calming and other measures.*

The project team has worked closely with the City of Middleton, Canyon Highway District, Idaho Department of Transportation, and surrounding neighbors to create a site layout that best manages local traffic conditions. Willis Rd, the main east-west corridor on site, will have landscaped medians as a traffic calming measures, along with landscape buffers on either side. Landscape buffers will also be provided along Duff Ln and Lansing Ln adjacent to the project.

*Policy 9. Promote the design of continuous collector streets that minimize impacts of traffic on local streets but aids internal circulation for new developments.*

Willis Rd is a master planned continuous collector to provide access and circulation for all internal lots on site. Willis will connect the internal access streets to Duff Ln and Lansing Ln, which are major north-south corridors.

*Policy 11. Promote connectivity through design of well-connected local street systems and pathways.*

With the multi-jurisdictional aid in the design of Farmington Hills, several pathways and local street systems are provided to promote local & greater community connectivity as shown in the Landscape Plan.

*Policy 12. Work with the highway districts and local jurisdictions to develop, implement, and apply minimum connectivity requirements to improve traffic flow, pedestrian connectivity, bicycle access, transit access and to minimize projected vehicle miles traveled from new development.*

Farmington Hills is designed beyond minimum connectivity requirements as depicted on the site and landscape plans. The implemented design will improve traffic flow, pedestrian connectivity, bicycle access, and transit access to ultimately minimize projected vehicle miles in the local and greater community.

### 10. Special Areas, Sites, and Recreation Component

*Policy 1. Encourage the continuation of existing and encourage the creation of new recreational areas and the opportunity for outdoor public recreation areas and activities.*

The design team has created a product with ample, connective pathways throughout the entirety of the project to connect the public and residents to outdoor recreational activities. These are to include landscaped pathways, natural ponds, play field areas, sporting courts, and a private pool.

*Policy 2. Encourage the development of new and the connection between parks, greenbelts, and walking paths.*

Again, Farmington Hills provides and encourages connection between its walking paths, outdoor activities, and ponds, as highlighted in the Landscape Plan. These will be easily accessed from the greater community system.

## 12. Community Design Component

***Policy 1. Consider community design features that promote the health, safety, and welfare of the citizens of the county.***

Farmington Hills is designed with easy, safe access to outdoor activities and open space via on-foot, bike, or car. The overall design of roadways and roadway orientation of development will provide efficient and safe access for residents and emergency services.

***Policy 4. Encourage innovation and excellence in design for all development.***

This product goes above and beyond design minimums and will provide housing with family-oriented amenities. Landscaping and focal points on site will distinguish this community from others.

***Policy 5. Encourage each development to address concerns regarding roads, lighting, drainage, stormwater runoff, landscaping, re-vegetation of disturbed areas, underground utilities, and weed control.***

The design team has worked and continues to work & communicate closely with neighbors, the City of Middleton, Canyon County, Canyon Highway District, Idaho Department of Transportation, Black Canyon Irrigation District to address all listed concerns.

***Policy 6. Encourage new or expanding subdivision to consider stub roads, pathways connecting to adjacent subdivision, and pathway connecting to schools.***

A stub road has been provided to an adjacent property due to a lack of direct roadway access. Pathways and roadways of Farmington Hills connect the internal sites to the greater City of Middleton and Canyon County pathway, bikeway, and roadway systems.

***Policy 9. Encourage pressurized irrigation systems using non-potable water where reasonably possible.***

All landscaping on site is to be irrigated with a pressurized irrigation system from existing water rights on site.

## Utilities

Water: Individual services provided by the City of Middleton. A municipal well will be provided in Lot 1, Block 2.

Sewer: Individual services provided by the City of Middleton. Lot 13, Block 1 will be the location for a new sewer lift station.

Irrigation: Individual services are provided with pressure irrigation from an irrigation pump located in Lot 1, Block 4.

### Roadways

Internal roadways on site are to be dedicated to the public and designed per City of Middleton standards with 50' ROW. Willis Rd will be a west-east corridor through the site connecting Lansing Ln & Duff Ln, major north-south corridors, as proposed in the City's Master Transportation Plan. Willis is to be constructed at 60' ROW with 24' landscape buffers and 8' detached walkways on either side with access to all internal streets. Landscaped islands will be strategically placed along this corridor for traffic calming & visual appeal. A local, north-south corridor, Blaze Ave, will be provided for connection and internal access between Willis Rd & Meadow Park Blvd, which forms the northern property boundary. Meadow Park Blvd is a proposed east-west corridor on Middleton's Master Transportation Plan. A 50' and 30' ROW has been given along Meadow Park Blvd for future build-out. The 30' ROW is adjacent to the two 20' flag lots between Farmington Hills Subdivision and Cascade Hills Subdivision. Beyond these flag lots, the full, 50' half-width ROW is provided. No residential lots are to the front, Willis Rd, Lansing Ln, and Duff Ln. Lansing and Duff have been given 50' ROW per request of Canyon Highway District with 8' detached, paved pathways once improved.

Local roadway spacing along Willis Rd was not in compliance with Canyon Highway District standards on the initially submitted preliminary plat. Also, internal local roadway alignments, intersections, and turning radii were also substandard per highway district and City of Middleton standards. The revised preliminary plat addresses comment provided by CHD and has brought all roadways to highway district standard. An additional approach off Meadow Park has been provided at Farmington Hills Way,

### Traffic

Expected traffic counts & patterns are determined in the included Traffic Impact Study (TIS). The study has been performed and is under review with Canyon Highway District, City of Middleton, and Idaho Department of Transportation. Impacts of this study are to be assessed by each agency for proposed impacts and to inform any improvements and/or mitigation required.

### Landscaping

Landscaping, park space, and other amenities have been provided within the development's open space areas as shown in the provided Landscape Plan. Lot 24 & 25, Block 10 will be the focal point of outdoor amenities, centrally located in the development with two 120' x 180' sports fields, a 75' x 125', and a tot lot. A private pool house will be in Lot 23, Block 10. Also, Lots 1, 36, 37, and 44, Block 4 are open spaces, park areas with ponds, pathways, and landscaping. Landscaped pathways are located throughout the entire project to provide pedestrian connectivity to the open space and amenities, homes, natural features, and the greater pathway system of Middleton. These will be publicly available. Trees and shrubs will line Willis Rd in a 24' landscape buffer throughout the entire project and an 8-foot planting median. Landscaping will be provided in a 25' landscape buffer along Duff, Lansing, Willis and most of Meadow Park Blvd.

Two entryway monuments are also proposed at the two main entrance points into the project at Willis Rd/Lansing Ln and Willis Rd/Duff Ln.

### Stormwater

Internal site stormwater will be routed to future infiltration facilities, as well as to the existing ponds located in common areas. Storm drainage will be designed in accordance with the Catalog of Storm Water Best Management Practices for Idaho Cities and Counties and the City of Middleton.

### Hillside Development

Where development is to impact areas with slopes at or greater than 15%, a preliminary grading plan has been included for the Hillside Development Application. Two specific areas of roadway development are applicable with included lots that are affected. A required revegetation plan has also been included in the landscape plan for areas impacted by the hillside development. Additionally, a preliminary hydrology report and geotechnical reports have been provided, as requested by Canyon County Engineering.

### Easements

An existing 75' gas pipeline easement runs through the central portion of the site with a no build restriction. A landscaped concrete pathway travels with this easement, as shown in the Landscape Plan. Also, a 60' irrigation easement will run through the development for the current and future realignment and piping of the C-Line Canal East. This same irrigation line will run along the southwest property line with a 30' irrigation easement. The Willow Creek Pump Lateral currently runs along the southern boundary of the site and travels north to the C-Line Canal. The north-flowing portion will be realigned to run west along the south property line to meet the C-Line. The unaffected alignment along the property line will be in a 25' easement, while the realigned portion will be contained in a 50' easement per discussion with Black Canyon Irrigation District.

### Fencing

Perimeter 6-foot vinyl fencing will be provided for the development. View lots will have 6-foot wrought-iron fencing to protect views and open space. See the Landscape plan.

### Housing

The homes will be designed & constructed by Todd Campbell Custom Homes, LLC who is also the owner of the development. These custom homes feature high end finishes and customizations and will range from 1,800 square feet to 3,500 square feet in size. The customization of homes will provide to a range of homeowners and be visually appealing with façade variability. See the following examples:









**Conclusion**

Thank you for your consideration for this project. We believe this will be a great, collaborative project for Canyon County, the City of Middleton, Canyon Highway District, and all other pertinent agencies. Our design team has worked diligently on this project to create a distinguishable, well-planned product. If you have any questions and/or comments pertaining to Farmington Hills, please contact me with the information below.

Sincerely,

T-O Engineers

Becky Yzaguirre  
Land Use Planner  
[BYzaguirre@to-engineers.com](mailto:BYzaguirre@to-engineers.com)  
(208) 323-2288

## Debbie Root

---

**From:** Zane Cradic <zcradic@to-engineers.com>  
**Sent:** Tuesday, January 17, 2023 1:26 PM  
**To:** Debbie Root  
**Cc:** Becky Yzaguirre  
**Subject:** RE: [External] RE: Please clarify...

Deb,

It looks like we have 421 residential lots and 71 common lots.

49 acres of common lot (22.6% gross open space)  
123.5 acres of buildable lots  
44 acres of ROW

I will get the preplat updated and back out to you this week.  
Thanks,



**Zane Cradic, PE (ID)**

*Project Manager*

**O:** 208.442.6300 | **M:** 602.456.ZANE

**From:** Debbie Root <Debbie.Root@canyoncounty.id.gov>  
**Sent:** Tuesday, January 17, 2023 9:33 AM  
**To:** Zane Cradic <zcradic@to-engineers.com>  
**Subject:** RE: [External] RE: Please clarify...

Zane,

Can you confirm for me the actual # of residential and common lots so that I can get my legal notification prepared.

Thank You,

Deb Root, MBA  
Canyon County Development Services  
[debbie.root@canyoncounty.id.gov](mailto:debbie.root@canyoncounty.id.gov)  
208-455-6034

Development Services Department (DSD)  
**NEW public office hours**  
Effective Jan. 3, 2023  
Monday, Tuesday, Thursday and Friday  
8am – 5pm  
Wednesday  
1pm – 5pm  
\*\*We will not be closed during lunch hour \*\*

**From:** Zane Cradic <[zcradic@to-engineers.com](mailto:zcradic@to-engineers.com)>  
**Sent:** Tuesday, January 17, 2023 8:38 AM  
**To:** Debbie Root <[Debbie.Root@canyoncounty.id.gov](mailto:Debbie.Root@canyoncounty.id.gov)>  
**Cc:** Becky Yzaguirre <[BYzaguirre@to-engineers.com](mailto:BYzaguirre@to-engineers.com)>  
**Subject:** RE: [External] RE: Please clarify...

Deb,  
  
Thanks for getting us on the calendar. We will get those updated and back over to you. It will probably be later this week before I have the preliminary plat updated.



**Zane Cradic, PE (ID)**  
*Project Manager*  
O: 208.442.6300 | M: 602.456.ZANE

**From:** Debbie Root <[Debbie.Root@canyoncounty.id.gov](mailto:Debbie.Root@canyoncounty.id.gov)>  
**Sent:** Tuesday, January 17, 2023 8:21 AM  
**To:** Zane Cradic <[zcradic@to-engineers.com](mailto:zcradic@to-engineers.com)>  
**Subject:** RE: [External] RE: Please clarify...

Zane,  
  
Thank you for the notes. I don't believe a meeting is necessary at this time but I need the correct residential and common lot count. My count of the residential lots is 420 versus the called out 425 and the common lot count is also off as indicated in my previous comments.

I have tentatively put this case on the calendar for March 16, 2023 with the Planning and Zoning Commission.

Deb Root, MBA  
Canyon County Development Services  
[debbie.root@canyoncounty.id.gov](mailto:debbie.root@canyoncounty.id.gov)  
208-455-6034

Development Services Department (DSD)  
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\*\*We will not be closed during lunch hour \*\*

**From:** Zane Cradic <[zcradic@to-engineers.com](mailto:zcradic@to-engineers.com)>  
**Sent:** Monday, January 16, 2023 11:45 AM  
**To:** Debbie Root <[Debbie.Root@canyoncounty.id.gov](mailto:Debbie.Root@canyoncounty.id.gov)>

# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: <b>Middleton 187, LLC</b>
	MAILING ADDRESS: <b>PO Box 140298 Boise, ID 83714</b>
	PHONE: <b>(208) 941-8607</b> EMAIL: <b>pm.tccinc@gmail.com</b>

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

Signature: \_\_\_\_\_ Date: **10/26/21**

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: <del>Alec Egurrola</del> <b>Becky Yeaguirre Zane Cradic</b>
	COMPANY NAME: <b>T-O Engineers</b>
	MAILING ADDRESS: <b>332 N. Broadmore Way Nampa, ID 83687</b>
	PHONE: <b>(208) 442-6300</b> EMAIL: <b>aegurrola@to-engineers.com</b>

SITE INFO	STREET ADDRESS: <b>B Yeaguirre@TO-Engineers.com</b>
	PARCEL #: <b>R3759700000, R3760500000, R3760201000, R3760501000</b> LOT SIZE/AREA: <b>+/- 217 acres</b>
	LOT: BLOCK: SUBDIVISION:
	QUARTER: <b>North 1/2</b> SECTION: <b>33</b> TOWNSHIP: <b>5N</b> RANGE: <b>2W</b>
	ZONING DISTRICT: <b>AG</b> FLOODZONE (YES/NO): <b>NO</b>

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input type="checkbox"/> CONDITIONAL REZONE
	<input checked="" type="checkbox"/> ZONING AMENDMENT (REZONE)	<input type="checkbox"/> DEV. AGREEMENT MODIFICATION	<input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT	<input type="checkbox"/> VACATION	<input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION	<input checked="" type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION	<input type="checkbox"/> EASEMENT REDUCTION	<input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT	<input type="checkbox"/> HOME BUSINESS	<input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME	<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> DAY CARE
	<input checked="" type="checkbox"/> OTHER <b>Hillside Development</b>		

CASE NUMBER: <b>RZ2021-0056</b>	DATE RECEIVED: <b>11-10-21</b>
RECEIVED BY: <b>SP2021-0059</b>	APPLICATION FEE: <b>CK MO CC CASH</b>

Add \$385 for DA and Cond. Rezone. 12/27/22  
 \$ 850.00  
 \$ 100.00 Impact  
 \$ 4,820.00 Lots  
 \$ 1,440.00 Sub  
 Total: \$ 6360.00  
 Revised 1/3/21

# LAND USE WORKSHEET

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx)

Phone: 208-454-7458

Fax: 208-454-6633



Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications

***PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:***

### GENERAL INFORMATION

**1. DOMESTIC WATER:**     Individual Domestic Well     Centralized Public Water System     City

N/A – Explain why this is not applicable: \_\_\_\_\_

How many Individual Domestic Wells are proposed? \_\_\_\_\_

**2. SEWER (Wastewater)**             Individual Septic             Centralized Sewer system

N/A – Explain why this is not applicable: \_\_\_\_\_

**3. IRRIGATION WATER PROVIDED VIA:**

Surface             Irrigation Well             None

**4. IF IRRIGATED, PROPOSED IRRIGATION:**

Pressurized             Gravity

**5. ACCESS:**

Frontage             Easement            Easement width \_\_\_\_\_ Inst. # \_\_\_\_\_

**6. INTERNAL ROADS:**

Public             Private            Road User's Maintenance Agreement Inst # \_\_\_\_\_

**7. FENCING**             Fencing will be provided (Please show location on site plan)

Type: Vinyl, wrought-iron            Height: 6'

**8. STORMWATER:**             Retained on site             Swales             Ponds             Borrow Ditches

Other: \_\_\_\_\_

**9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)

C-Line Canal East, Willow Creek Pump Lateral, 2 unnamed ponds, existing concrete drains & ditches -- See Sheets C1.00 & C1.01 of Preliminary Plat

**RESIDENTIAL USES**

**1. NUMBER OF LOTS REQUESTED:**

- Residential 420 421     Commercial \_\_\_\_\_     Industrial \_\_\_\_\_  
 Common 56 71     Non-Buildable \_\_\_\_\_

**2. FIRE SUPPRESSION:**

- Water supply source: Hydrants

**3. INCLUDED IN YOUR PROPOSED PLAN?**

- Sidewalks     Curbs     Gutters     Street Lights     None

**N/A**

**NON-RESIDENTIAL USES**

**1. SPECIFIC USE:** \_\_\_\_\_

**2. DAYS AND HOURS OF OPERATION:**

- Monday \_\_\_\_\_ to \_\_\_\_\_  
 Tuesday \_\_\_\_\_ to \_\_\_\_\_  
 Wednesday \_\_\_\_\_ to \_\_\_\_\_  
 Thursday \_\_\_\_\_ to \_\_\_\_\_  
 Friday \_\_\_\_\_ to \_\_\_\_\_  
 Saturday \_\_\_\_\_ to \_\_\_\_\_  
 Sunday \_\_\_\_\_ to \_\_\_\_\_

**3. WILL YOU HAVE EMPLOYEES?**     Yes    If so, how many? \_\_\_\_\_     No

**4. WILL YOU HAVE A SIGN?**     Yes     No     Lighted     Non-Lighted

Height: \_\_\_\_\_ ft    Width: \_\_\_\_\_ ft.    Height above ground: \_\_\_\_\_ ft

What type of sign: \_\_\_\_\_ Wall \_\_\_\_\_ Freestanding \_\_\_\_\_ Other

**5. PARKING AND LOADING:**

How many parking spaces? \_\_\_\_\_

Is there is a loading or unloading area? \_\_\_\_\_



**N/A ANIMAL CARE RELATED USES**

**1. MAXIMUM NUMBER OF ANIMALS:** \_\_\_\_\_

**2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?**

Building     Kennel     Individual Housing     Other \_\_\_\_\_

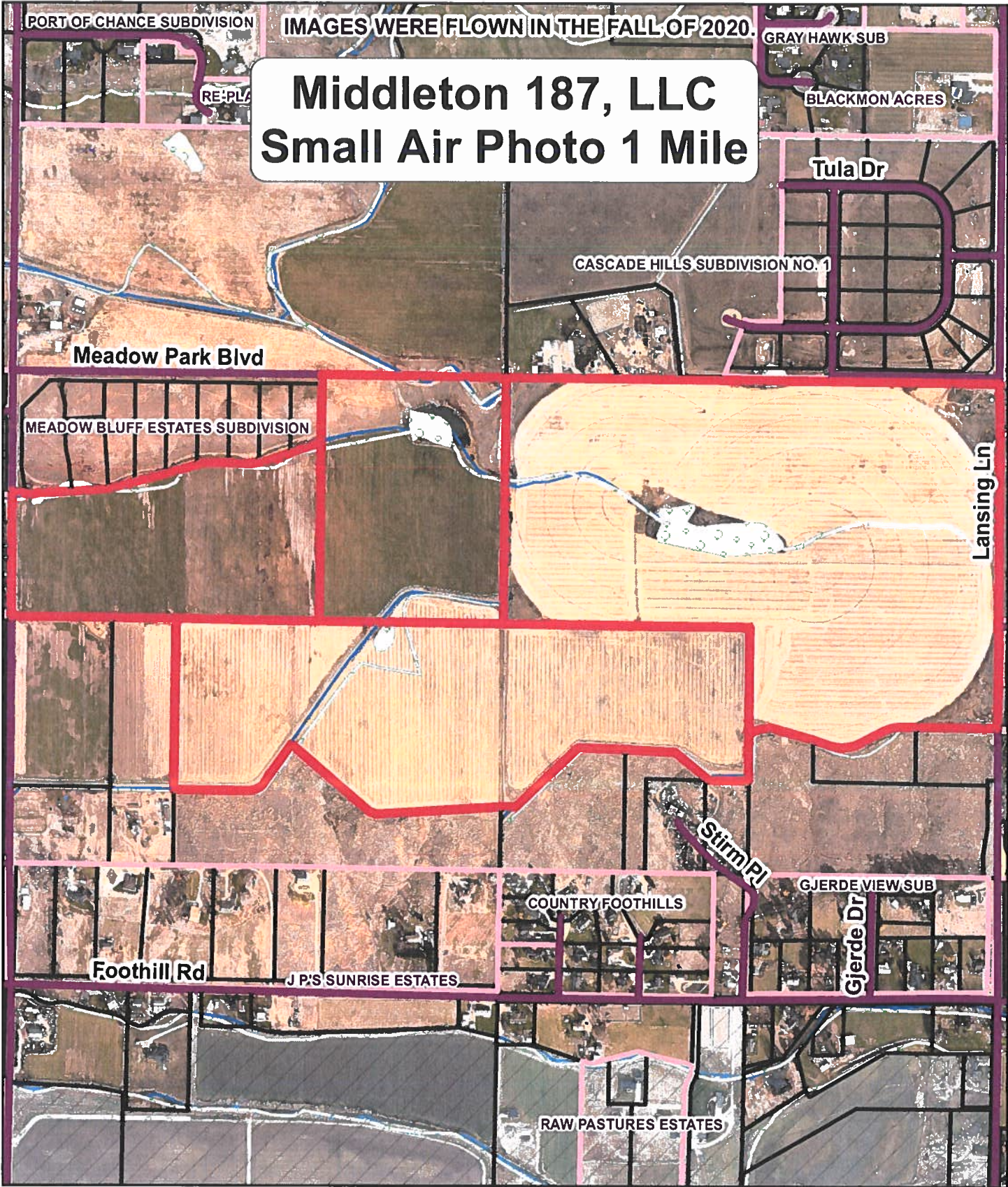
**3. HOW DO YOU PROPOSE TO MITIGATE NOISE?**

Building     Enclosure     Barrier/Berm     Bark Collars

**4. ANIMAL WASTE DISPOSAL**

Individual Domestic Septic System     Animal Waste Only Septic System

Other: \_\_\_\_\_



IMAGES WERE FLOWN IN THE FALL OF 2020.

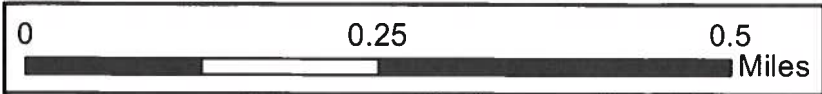
# Middleton 187, LLC

## Small Air Photo 1 Mile

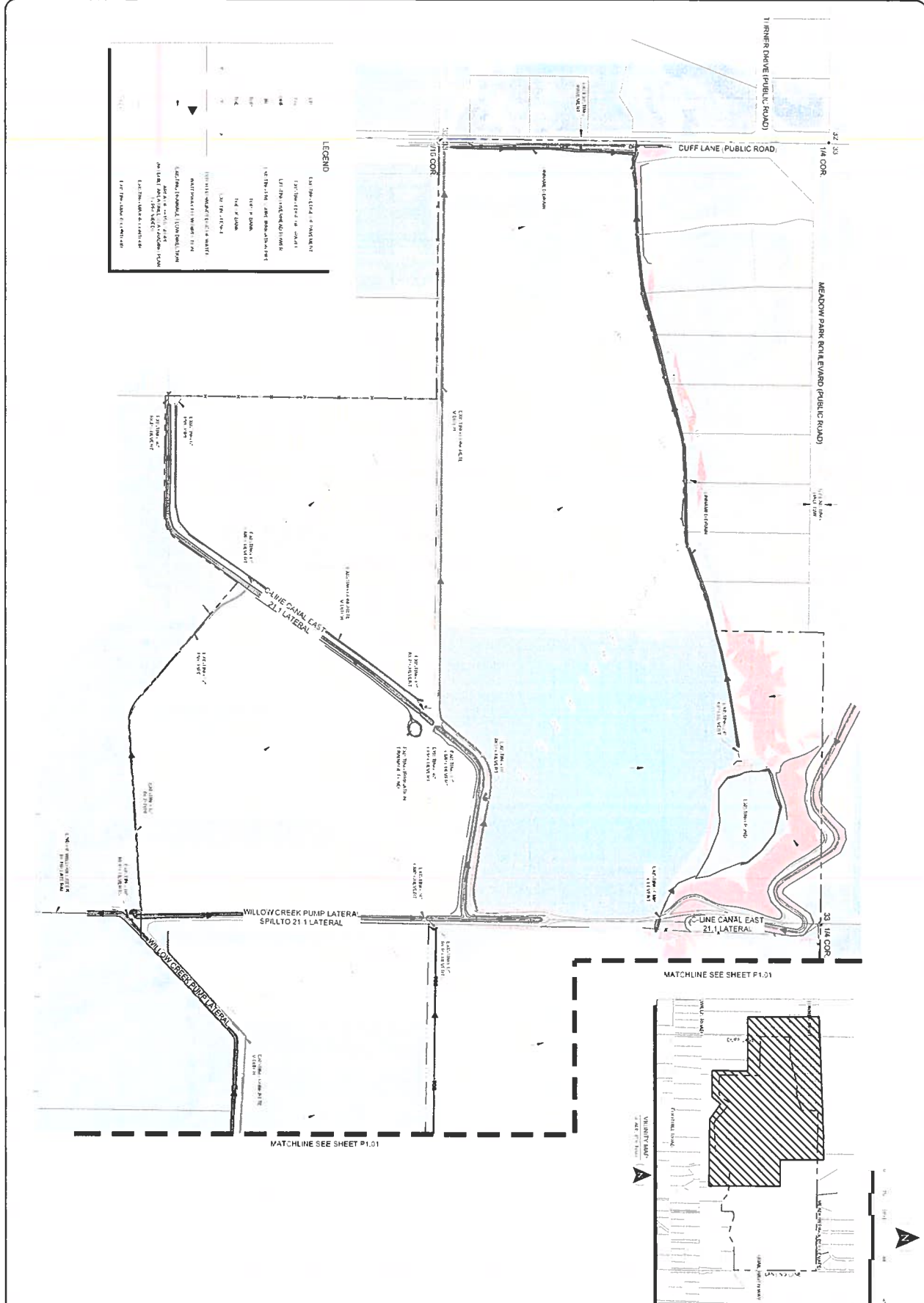


City\_Limits

Wetlands

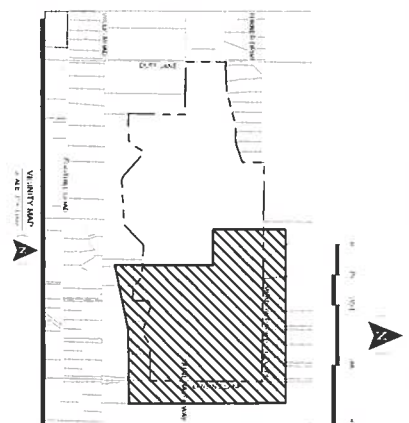
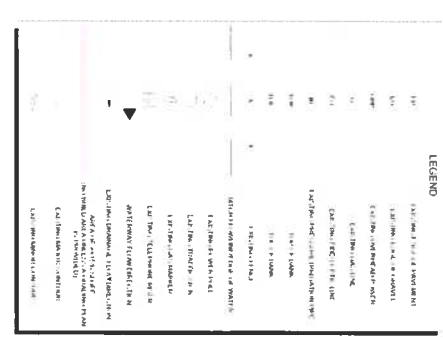




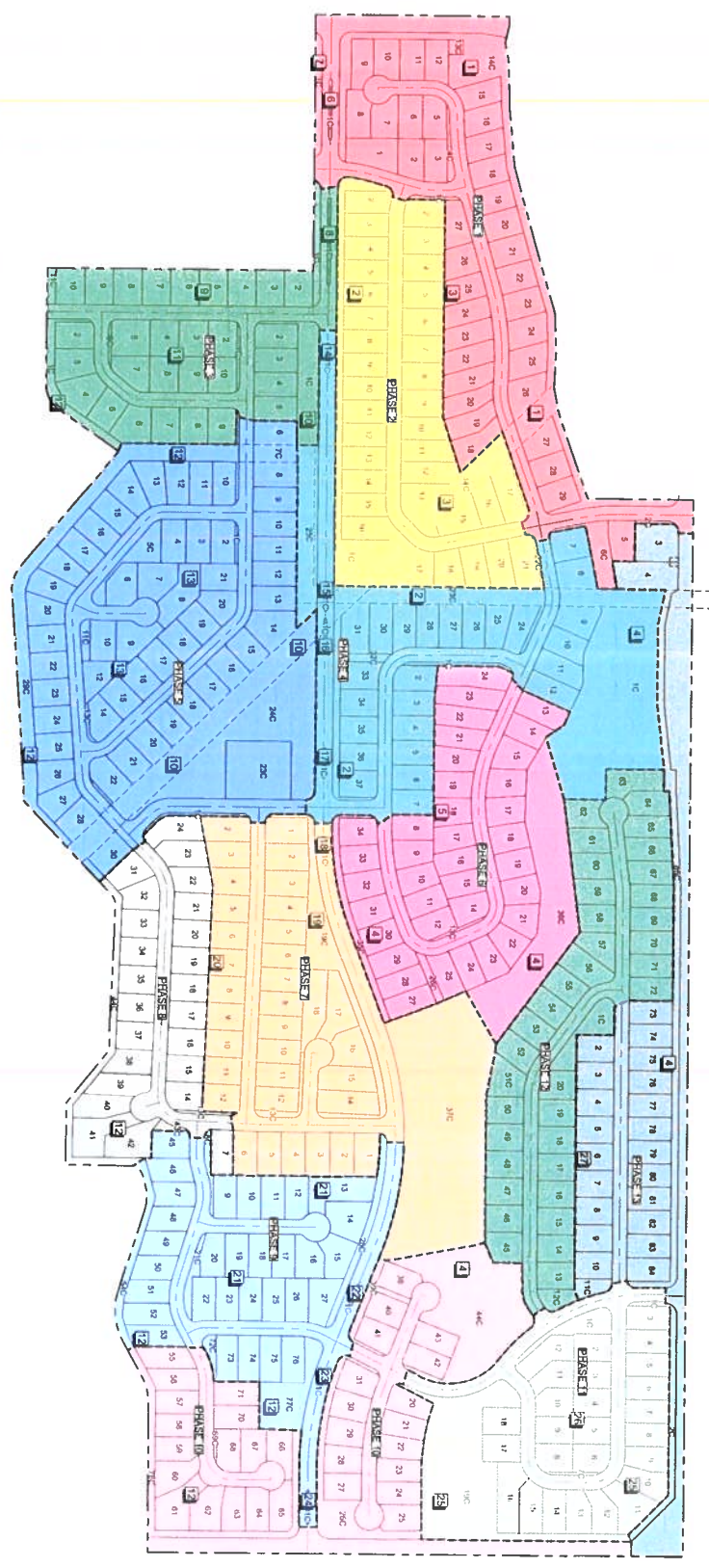


<p><b>P1.00</b></p>	<p>PRELIMINARY PLAT FOR:  <b>FARMINGTON HILLS SUBDIVISION</b>                  EXISTING CONDITIONS</p>	<p><b>T-O ENGINEERS</b>                  CONSULTING ENGINEERS, SURVEYORS &amp; PLANNERS                  332 N. BROADWAY                  SUITE 1200-D 53157                  FARMINGTON, UT 84201                  PHONE: 435-525-1200 FAX: 435-525-1201                  WWW.T-OENGINEERS.COM</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> <th>BY</th> <th>APPROVED BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISION	DATE	BY	APPROVED BY															
NO.	REVISION	DATE	BY	APPROVED BY																			





<p><b>P1.01</b></p>	<p><b>PRELIMINARY PLAT FOR:</b>  <b>FARMINGTON HILLS SUBDIVISION</b>  <b>EXISTING CONDITIONS</b></p>	<p><b>T-O ENGINEERS</b>          CONSULTING ENGINEERS, SURVEYORS &amp; PLANNERS          332 N. BROADMOORE WAY          NAPERVILLE, IL 60563          TEL: 630.240.0300          FAX: 630.240.0301          WWW.T-OENGINEERS.COM</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> <th>CHECKED</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DESCRIPTION	DATE	BY	CHECKED																									
NO.	DESCRIPTION	DATE	BY	CHECKED																													



**PHASING**

	PHASE 1 - 173 ACRES, 21 LOTS		PHASE 8 - 117 ACRES, 27 LOTS
	PHASE 2 - 147 ACRES, 28 LOTS		PHASE 9 - 115 ACRES, 41 LOTS
	PHASE 3 - 130 ACRES, 20 LOTS		PHASE 10 - 114 ACRES, 27 LOTS
	PHASE 4 - 100 ACRES, 34 LOTS		PHASE 11 - 100 ACRES, 31 LOTS
	PHASE 5 - 100 ACRES, 31 LOTS		PHASE 12 - 115 ACRES, 27 LOTS
	PHASE 6 - 102 ACRES, 41 LOTS		
	PHASE 7 - 121 ACRES, 20 LOTS		



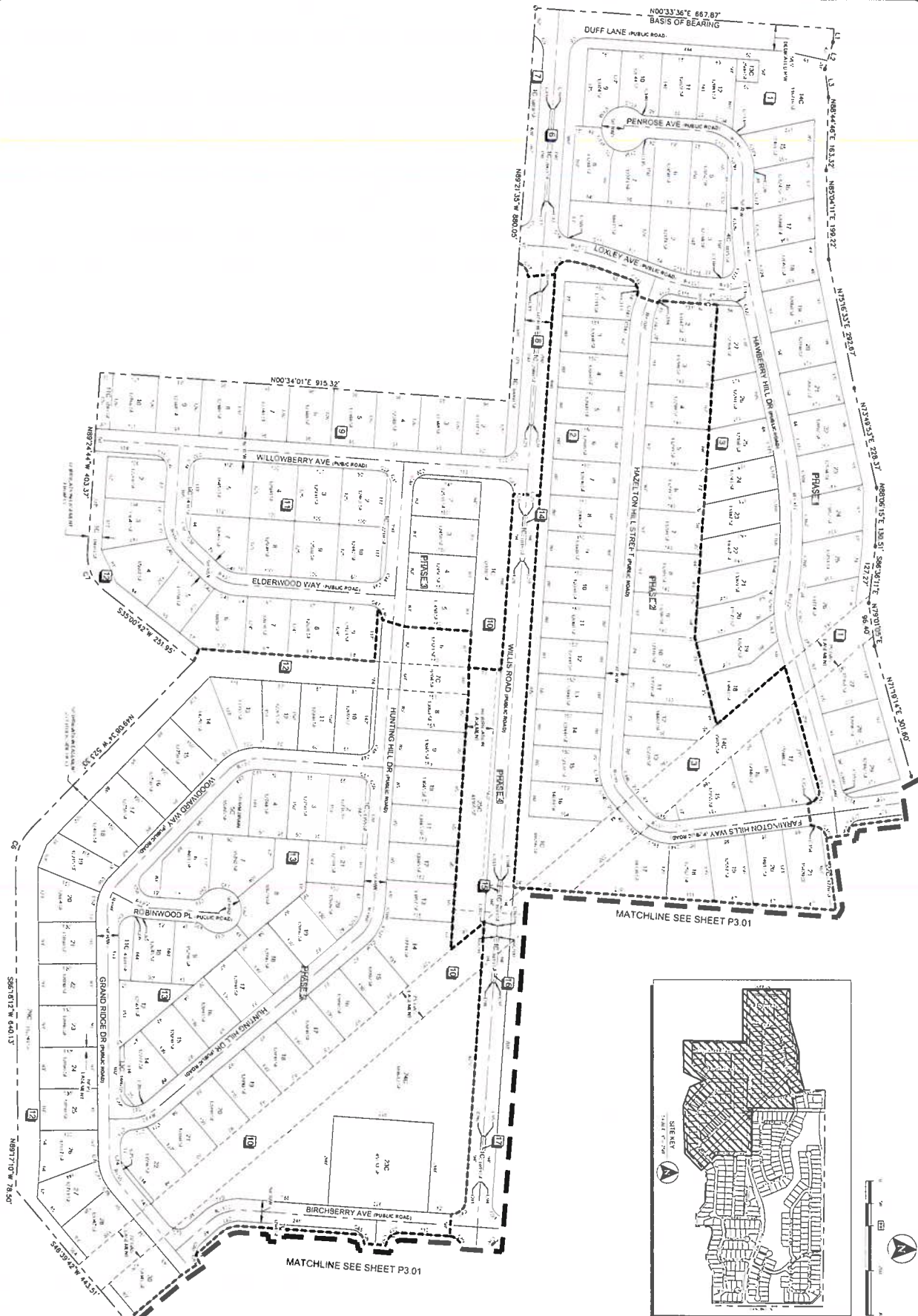
DATE: 11/15/23  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT: FARMINGTON HILLS SUBDIVISION  
 SHEET: P2.00

PRELIMINARY PLAN FOR:  
**FARMINGTON HILLS SUBDIVISION**  
 PHASING PLAN

**T-O ENGINEERS**  
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
 332 N. BROADMOORE WAY  
 SUITE 200 • DUBLINO, OH 43017  
 TEL: 614.885.1200 FAX: 614.885.1201  
 WWW.T-OENGINEERS.COM

NO.	REVISIONS	DATE	BY	CHKD BY
1	ISSUED FOR PERMIT	11/15/23	[Name]	[Name]
2	REVISED PER COMMENTS			
3				
4				





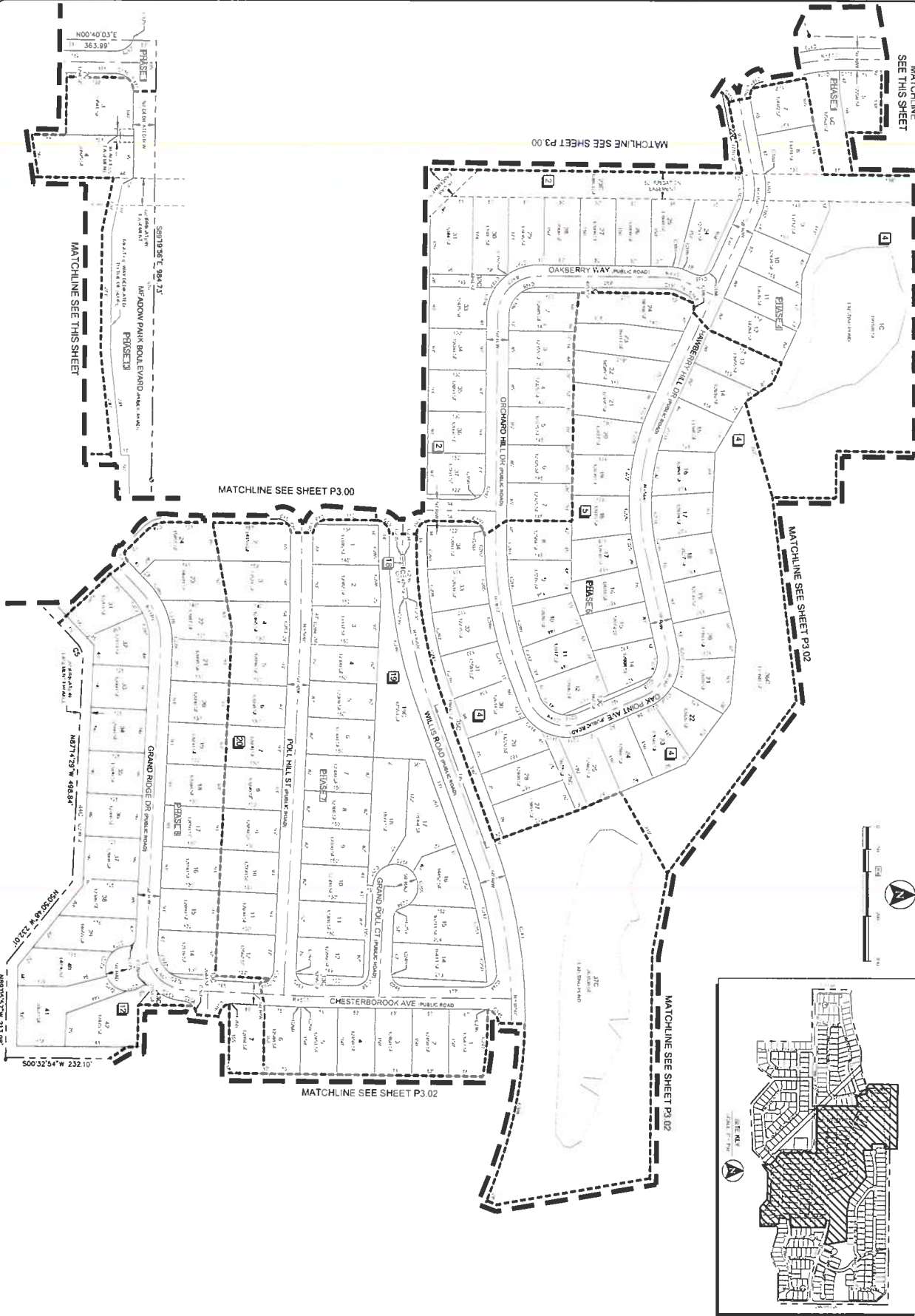
**P3.00**

PRELIMINARY PLAT FOR:  
**FARMINGTON HILLS SUBDIVISION**  
 LOT DIMENSIONS

**T-O ENGINEERS**  
 CONSULTING ENGINEERS SURVEYORS & PLANNERS  
 332 N. BROADMOORE WAY  
 SUITE 200 DALLAS, TEXAS 75243  
 PHONE: 214.441.4444 FAX: 214.441.4444  
 WWW.T-OENGINEERS.COM  
 STATE OF TEXAS LICENSE NO. 17861  
 MEASUREMENTS BY T-O ENGINEERS

REVISIONS	DATE	DESCRIPTION

**17861**  
 T-O ENGINEERS  
 MEASUREMENTS BY T-O ENGINEERS



**P3.01**

ATTENTION:  
 1. THE BOUNDARY BETWEEN THE UNDIVIDED INTERESTS IN THE SUBDIVISION IS SHOWN BY A DASHED LINE.  
 2. THE BOUNDARY BETWEEN THE UNDIVIDED INTERESTS IN THE SUBDIVISION IS SHOWN BY A DASHED LINE.  
 3. THE BOUNDARY BETWEEN THE UNDIVIDED INTERESTS IN THE SUBDIVISION IS SHOWN BY A DASHED LINE.

PRELIMINARY PLAT FOR:  
**FARMINGTON HILLS SUBDIVISION**  
 LOT DIMENSIONS

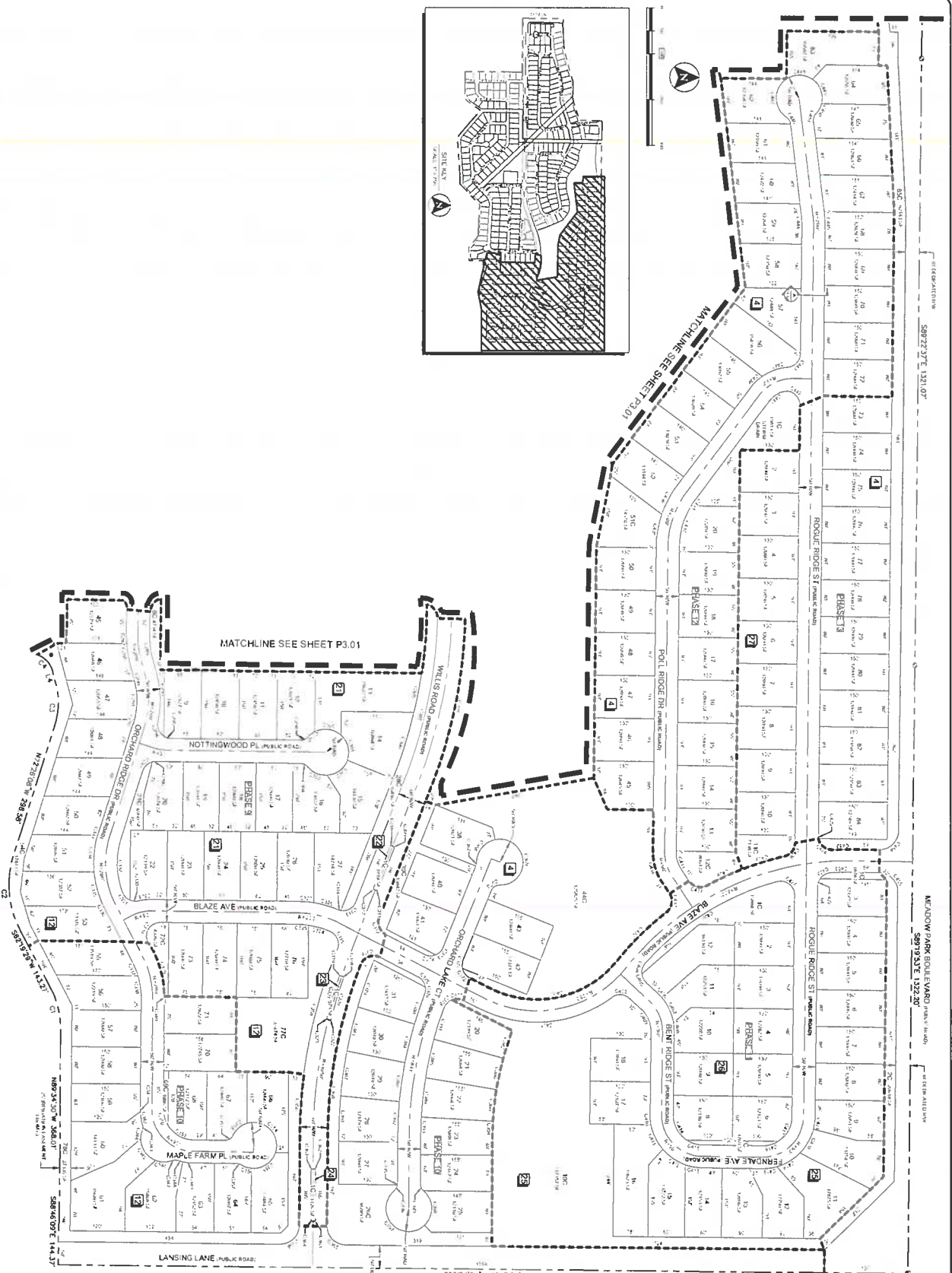
**T-O ENGINEERS**  
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
 330 N. BROADWAY ONE FL. SW  
 NEWPORT NEWS, VA 23607  
 PHONE: 757-883-5533 FAX: 757-883-5534  
 WWW.T-OENGINEERS.COM

ENGINE: TERRY J. COLLIER, LICENSE NUMBER: 1471  
 SURVEYOR: ALAN W. BENTLEY, LICENSE NUMBER: 1471

REVISIONS	DATE	BY	REASON







**P3.02**

APPROVED FOR THE CITY OF FARMINGTON HILLS

APPROVED FOR THE COUNTY OF WAYNE

APPROVED FOR THE STATE OF MICHIGAN

PRELIMINARY PLAT FOR:  
**FARMINGTON HILLS SUBDIVISION**  
 LOT DIMENSIONS

**T-O ENGINEERS**  
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
 332 N. BROADMOORE WAY  
 ANN ARBOR, MI 48106  
 PHONE: 734.462.4200 FAX: 734.462.4201  
 WWW.T-OENGINEERS.COM

NO.	REVISIONS	DATE	BY
1	ISSUED FOR PERMIT	08/15/23	JLW
2	REVISED	08/15/23	JLW
3	REVISED	08/15/23	JLW
4	REVISED	08/15/23	JLW
5	REVISED	08/15/23	JLW
6	REVISED	08/15/23	JLW
7	REVISED	08/15/23	JLW
8	REVISED	08/15/23	JLW
9	REVISED	08/15/23	JLW
10	REVISED	08/15/23	JLW



Curve Table with columns: Curve Number, Length, Delta, Bearing, Chord. Rows 1-10.

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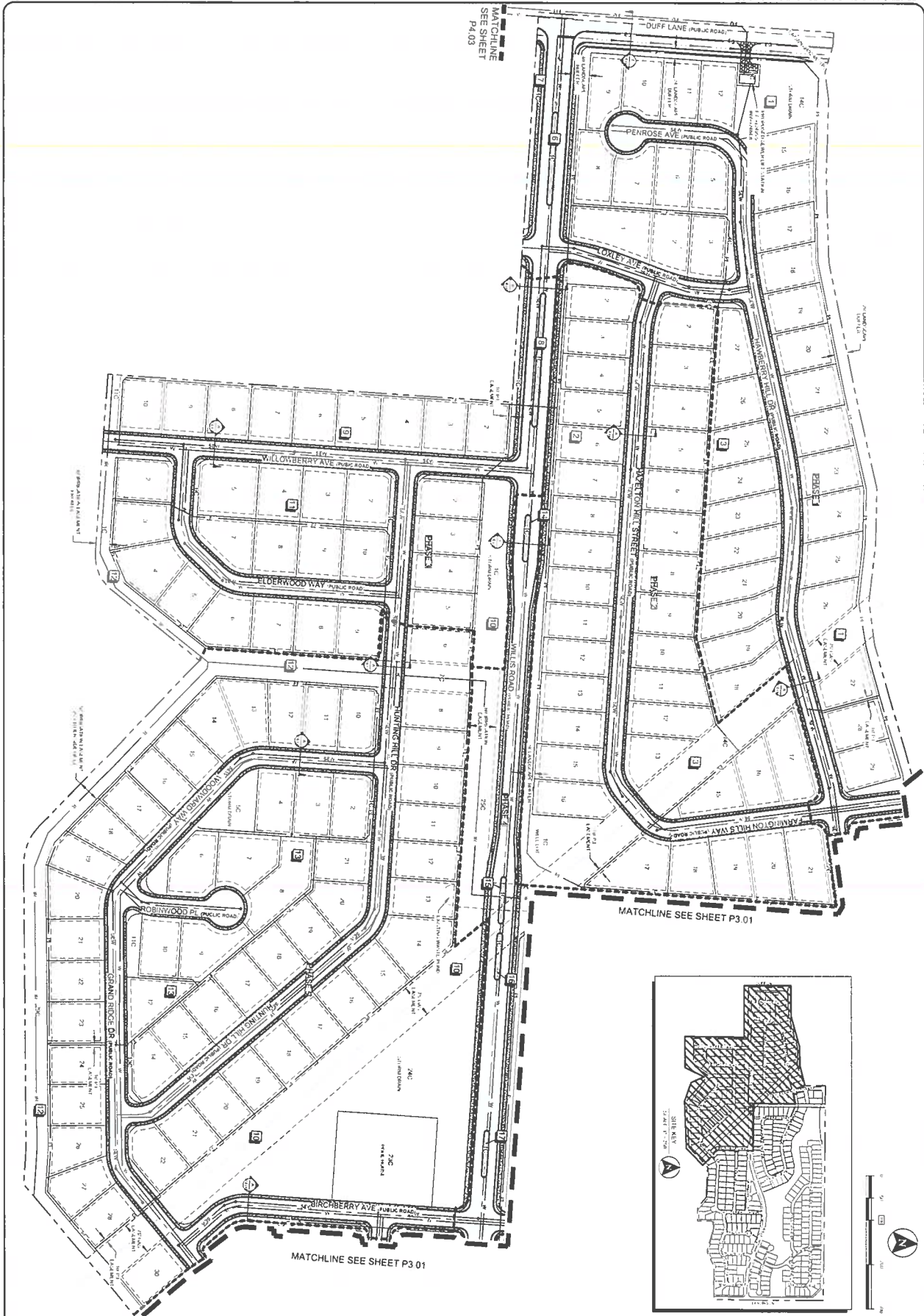
PRELIMINARY PLAT FOR: FARMINGTON HILLS SUBDIVISION LINE AND CURVE TABLES

T.O. ENGINEERS CONSULTING ENGINEERS SURVEYORS & PLANNERS 332 N. BRIDGE AVENUE SUITE 1000 ANN ARBOR, MI 48106-1507

REVISIONS table with columns: No., Description, Date.







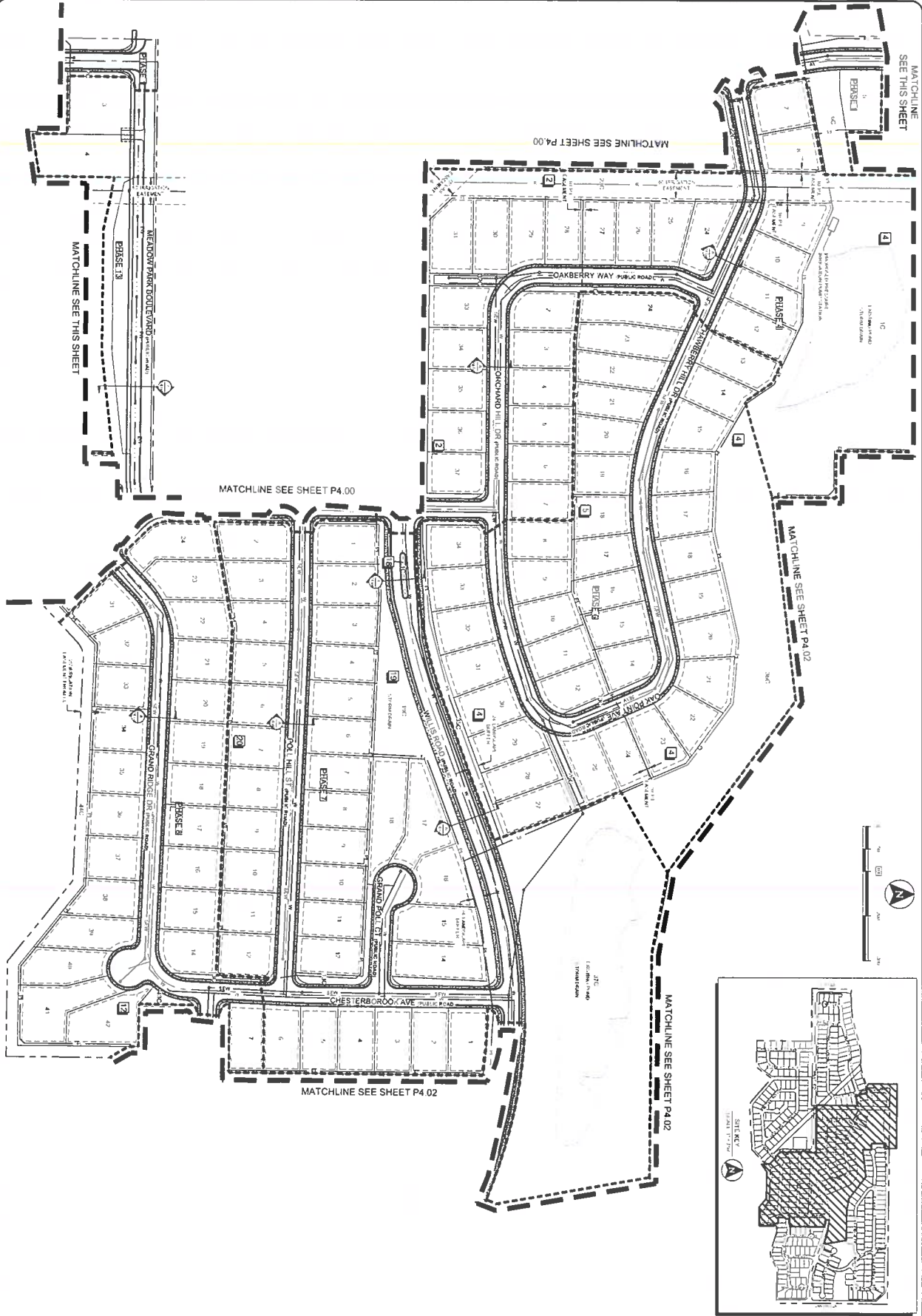
**P4.00**

PRELIMINARY PLAT FOR:  
**FARMINGTON HILLS SUBDIVISION**  
 SITE PLAN

**T-O ENGINEERS**  
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
 3328 N. BRIDGEMORE WAY  
 WYOMING, WY 83001  
 PHONE: 307.441.4100 WWW.T-ENGINEERS.COM  
 STATE OF WYOMING LICENSE # 17861

NO.	REVISIONS	DATE	BY
1	DESIGNATION	12/28/23	CEB/JED
2		1/18/24	CEB/JED
3		1/18/24	CEB/JED
4		1/18/24	CEB/JED
5		1/18/24	CEB/JED
6		1/18/24	CEB/JED
7		1/18/24	CEB/JED
8		1/18/24	CEB/JED
9		1/18/24	CEB/JED
10		1/18/24	CEB/JED





**P4.01**

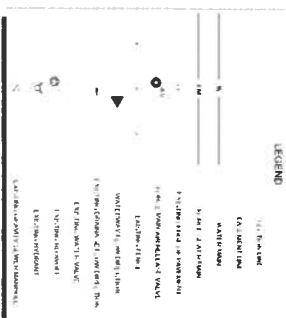
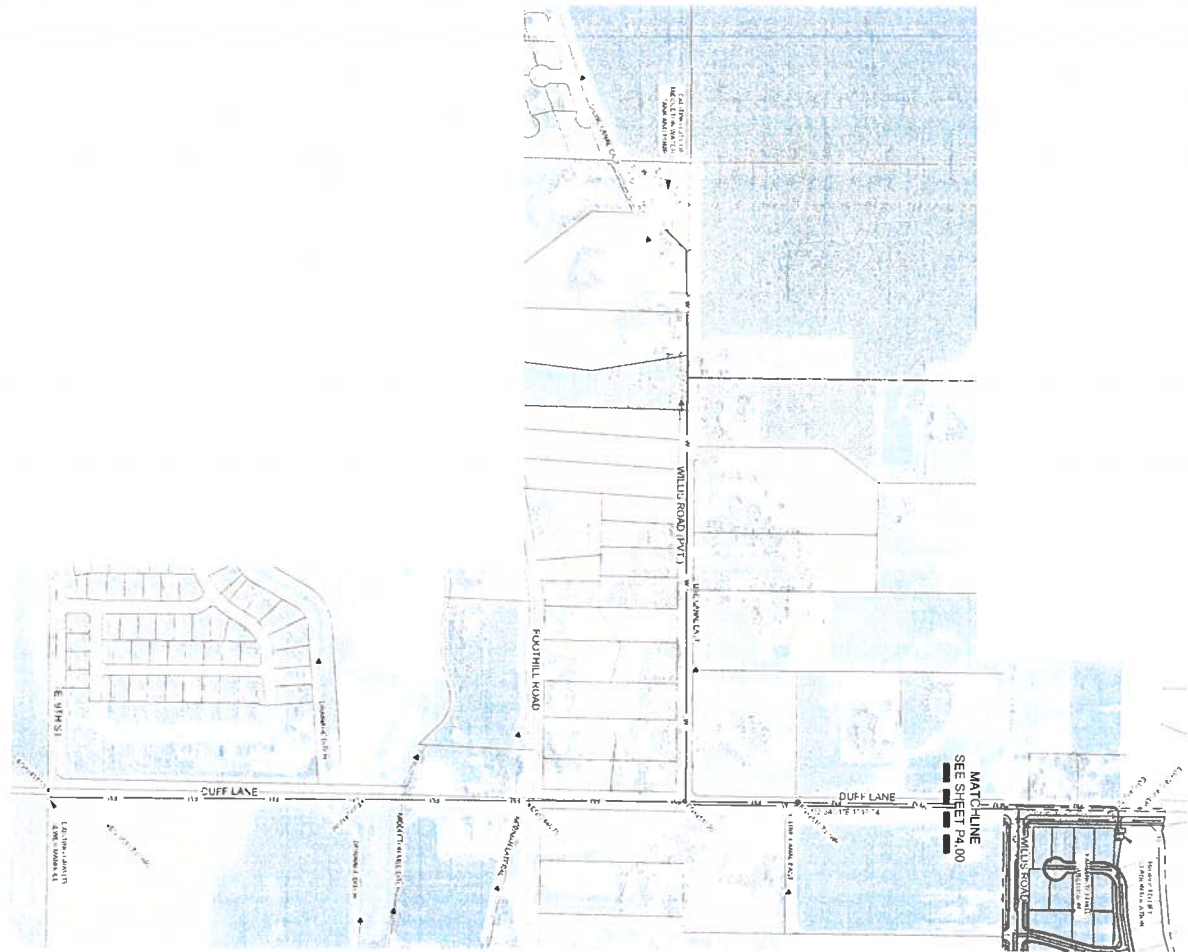
PRELIMINARY PLAN FOR:  
**FARMINGTON HILLS SUBDIVISION**  
 SITE PLAN

**T-O ENGINEERS**  
 COX, SAUTER, ENGINEERS, SURVEYORS & PLANNERS  
 332 N. BROADVIEW BLVD  
 WYOMING, WY 83067  
 PHONE: 307.461.1500 WWW.T-ENGINEERS.COM  
 ENGINE: COX, SAUTER, CALDWELL, HERRICK, LUTY  
 METZGER, NUNN, WILSON, YOUNG

NO.	REVISION	DATE	BY	APPROVED

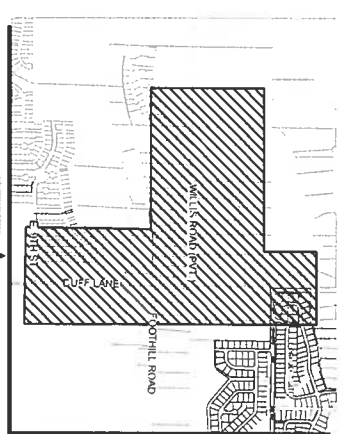






**NOTES:**

1. A portion of the property shown on this plan is shown as a portion of a subdivision shown on a separate plan.
2. The utility lines shown on this plan are shown as a portion of a subdivision shown on a separate plan.
3. The utility lines shown on this plan are shown as a portion of a subdivision shown on a separate plan.
4. The utility lines shown on this plan are shown as a portion of a subdivision shown on a separate plan.
5. The utility lines shown on this plan are shown as a portion of a subdivision shown on a separate plan.

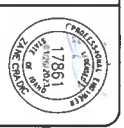


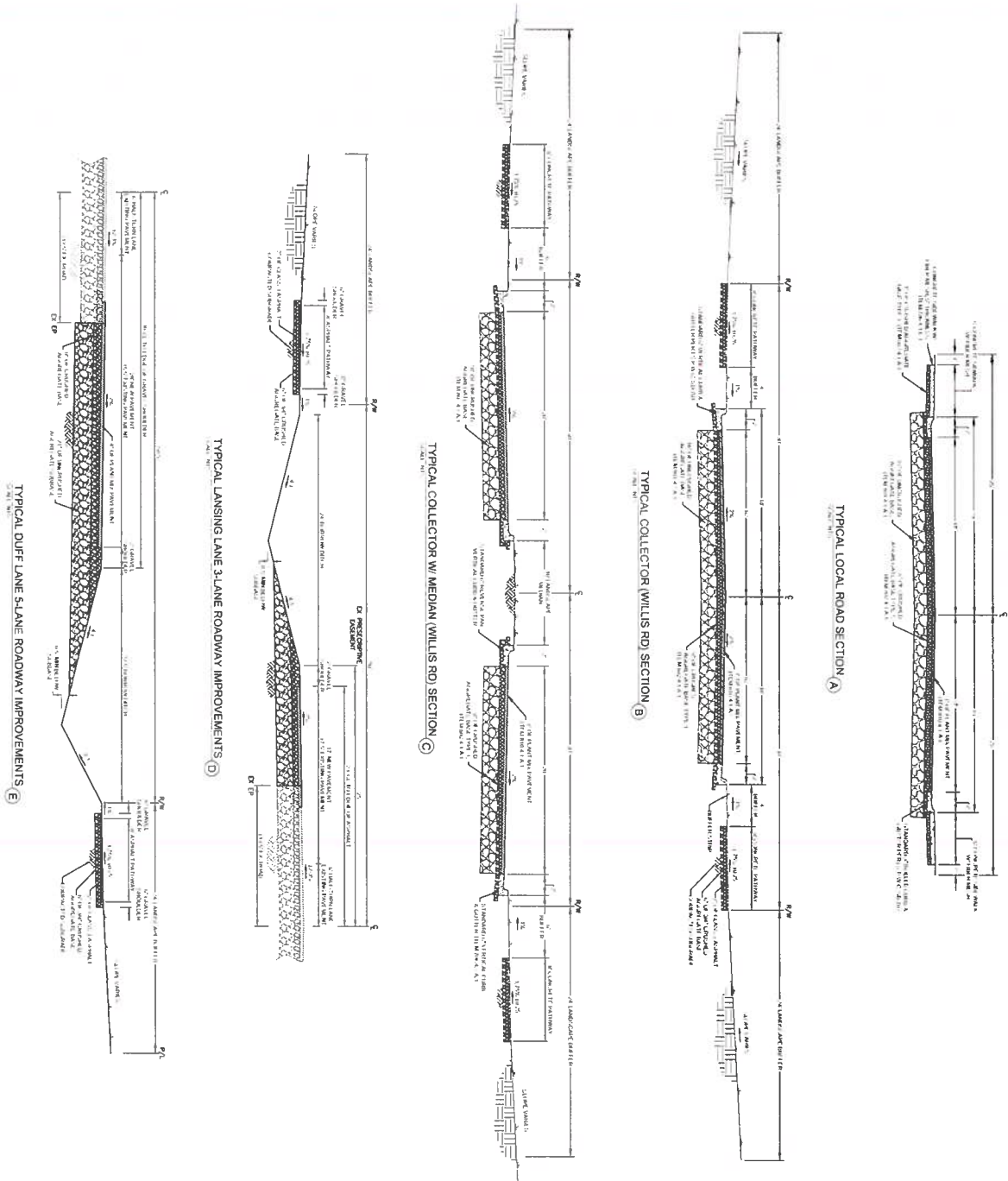
**P4.03**

PRELIMINARY PLAT FOR:  
**FARMINGTON HILLS SUBDIVISION**  
 OFFSITE UTILITY PLAN

**T-O ENGINEERS**  
 CONSULTING ENGINEERS & PLANNERS  
 352 N. BROADMORE WAY  
 NAPERVILLE, IL 60563  
 PHONE: 630.440.1234 FAX: 630.440.1235  
 WWW: T-OENGINEERS.COM

NO.	REVISION	DATE	BY	CHKD.





NO.	DATE	DESCRIPTION

PRELIMINARY PLAN FOR:  
**FARMINGTON HILLS SUBDIVISION**  
 SITE PLAN DETAILS

**T-O ENGINEERS**  
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
 332 N. BROADMORE WAY  
 ANN ARBOR, MI 48106  
 PHONE: 734.461.5500 WWW.T-OENGINEERS.COM  
 ROSE + COE ARCHITECTS + INTERIORS  
 1000 N. ZEEB ROAD, ANN ARBOR, MI 48106

NO.	DATE	DESCRIPTION









