



CITY OF MIDDLETON

P O Box 487
1103 W MAIN ST, MIDDLETON, ID 83644
208-585-3133, FAX: 208-585-9601
WWW.MIDDLETON.ID.GOV

Planning & Zoning Department
Master Land Use Application

Fee Paid: \$
Application Accepted by:
Date Application Accepted:

OWNER/APPLICANT:

Middleton Rivers LLC 208 866-0594 davebuich@gmail.com
Name Phone Email
1783 E. Lone Shore Ln. Eagle Idaho 83616
Mailing Address City State Zip Code

REPRESENTATIVE:

Jay Gibbons, South Beck & Baird 208-869-0747 gibbons@sbbgo.com
Name Phone Email
2002 S. Vista Ave. Boise Idaho 83705
Mailing Address City State Zip Code

- PUBLIC HEARINGS*
Annexation and Zoning
Rezone
Vacate Right-of-Way
Comprehensive Plan Map or Text Amendment
PUBLI... HEARINGS*
Development Agreement
Ordinance Amendment
Special Use Permit
Variance
MISC. APPLICATIONS
Design Review***
Preliminary Plat**
Final Plat**
Construction Plans***
MISC. APPLICATIONS
Lot Line Adjustment***
Floodplain***
Time Extension***
Approach Permit***

* Public Hearings: a neighborhood meeting is required before filing an application, and individuals have a right to participate in the hearing by offering comments. Plats not designed to city code and standards require a neighborhood meeting and public hearing.
** Public Meetings: Individuals have a right to observe, but not comment, at an open meeting at which the application is being considered by decision makers. Plats designed to city code and standards do not require a public hearing. A neighborhood meeting is still required.
*** Administratively: reviewed and approved by the City Engineer and Zoning Official.

Subdivision or Project Name: Sawtooth Lakes Mixed-Use Subdivision Phase

Site Address: 22457 Middleton Rd., Middleton, ID 83644 Total Acres: 15.18

Tax Parcel No(s): R18035000 0, R18036010 0, R18034000 0 & 18035011 0

Existing Zoning: M-U Proposed Zoning: M-U

Floodplain Zone: A-E (1-17-2020) Hillside (grades exceeding 10%): None

Jay A. Gibbons 10-14-2021 [Signature]
Printed Name Date Signature



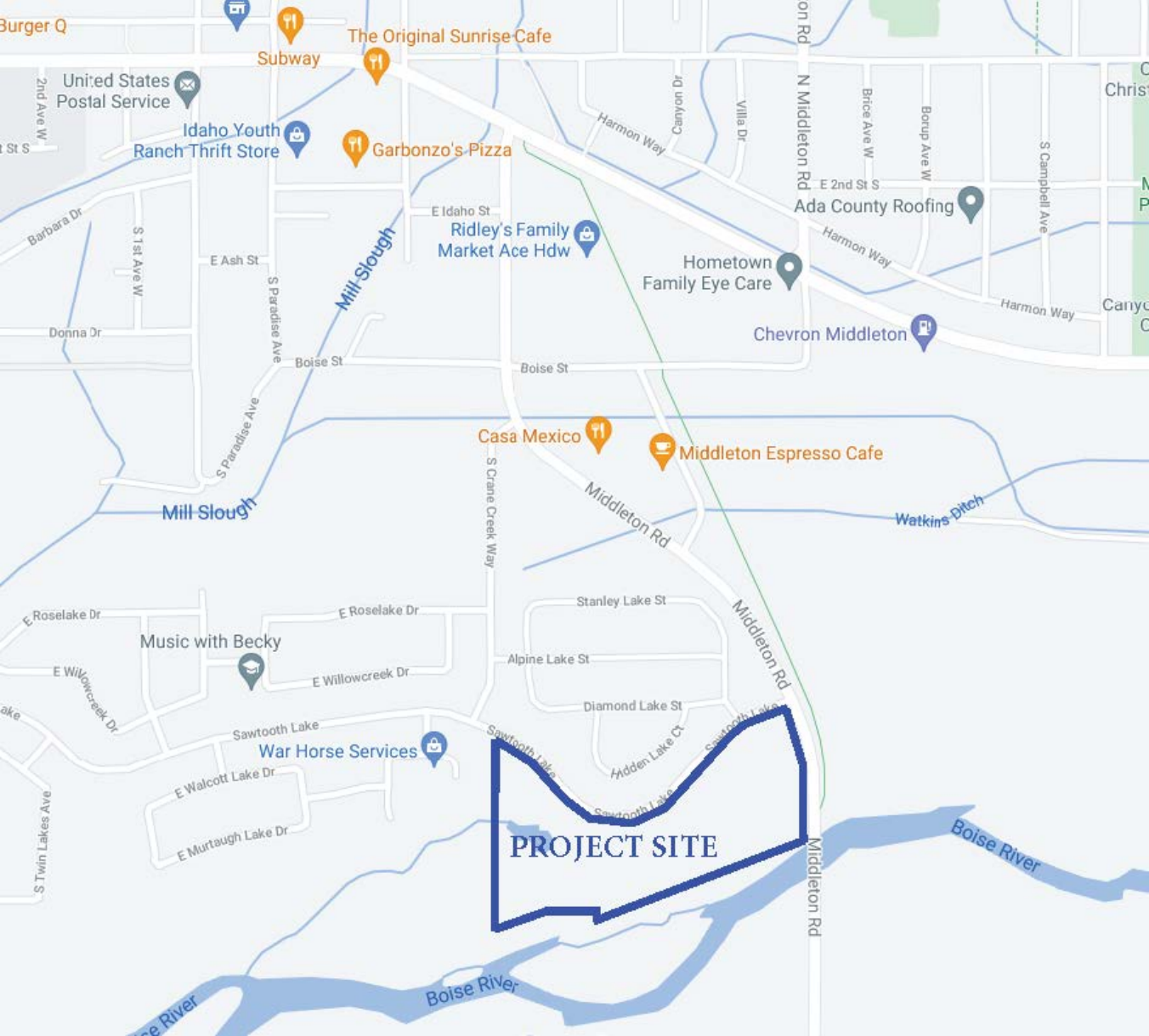
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Planning & Zoning Department
Preliminary Plat Checklist

Please submit all items listed below. Applications missing the following items will be deemed incomplete, **and the application will not be processed.**

Applicant	Description	Staff
✓	Completed and signed Master Land Use Application	
✓	Fee	
✓	Narrative fully describing the proposed project. Additionally: <ul style="list-style-type: none"> • Please indicate whether a variance or special use permit is being requested along with the preliminary plat. • Describe requirements imposed by any Development Agreement, Covenants or other commitments. • Describe any anticipated adverse impacts on adjoining property. • Describe how the request is consistent with the Middleton Comprehensive Plan. 	
✓	Vicinity Map	
✓	Proposed Preliminary Plat (2 full size - 24x36 inch - paper copies & 1 electronic full-size copy provided on a USB)	
✓	Drainage Calculations - preliminary	
NA	Title Report/Commitment (Schedule B) Owner/developer	
✓	Landscape Plan	
✓	Preliminary Plat must comply with Middleton City Code 5-4-4	
✓	Warranty Deed showing proof of ownership	
✓	If owner is not the applicant, then representative must provide an Affidavit of Legal Interest showing the owner's authorization for representative to submit the application.	
✓	Two sets of adhesive mailing labels containing the names and addresses of property owners within 300 feet of the perimeter boundary of the subject property. Contact Canyon County Plat Room at (208) 455-6016 for a list of landowners.	
✓	Copy of neighborhood meeting notice, sign-in sheet, and minutes summarizing discussion	
✓	Traffic Impact Study if residential subdivision with more than 25 dwelling units.	
✓	Electronic copy of entire application on USB	

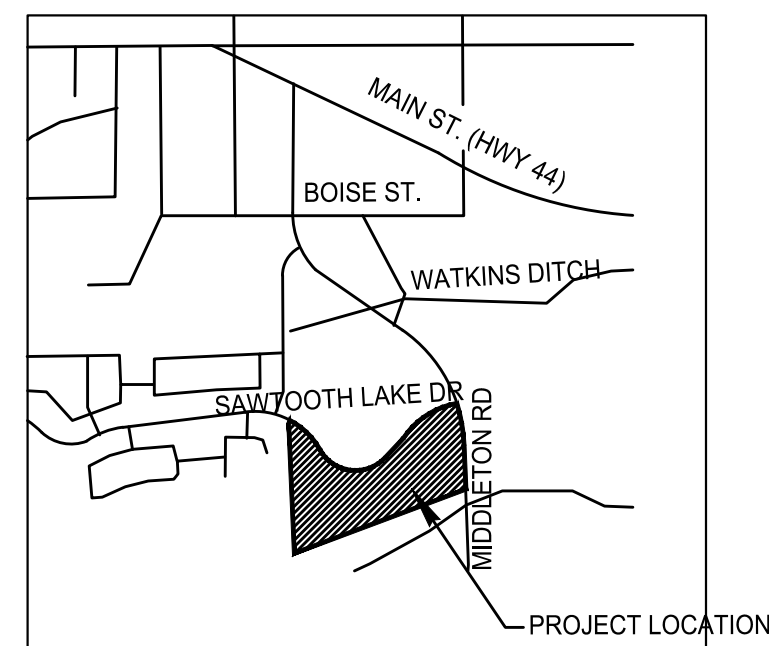


PROJECT SITE

SAWTOOTH LAKE MIXED-USE SUBDIVISION PRELIMINARY PLAT

CITY OF MIDDLETON
A PORTION OF THE SOUTHWEST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 1,
TOWNSHIP 4 NORTH, RANGE 3 WEST, BOISE
MERIDIAN,
CANYON COUNTY, IDAHO
SEPTEMBER 2021

VICINITY MAP



PRELIMINARY PLAT NOTES

- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- ALL FRONT LOTS COMMON TO STREET RIGHTS-OF-WAY SHALL CONTAIN A TEN (10') FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND PEDESTRIAN WALKWAYS.
- ALL REAR LOTS LINES SHALL CONTAIN A TEN (10') FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, DRAIN MAINTENANCE, PRESSURIZED IRRIGATION AND LOT DRAINAGE.
- ALL ONSITE STREETS SHOWN HEREON ARE TO BE PUBLIC UNLESS OTHERWISE NOTED.
- PRESSURE IRRIGATION SYSTEM TO BE PROVIDED. THE SYSTEM WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE IRRIGATION WATER FOR THE SYSTEM WILL BE SUPPLIED BY EXISTING SURFACE AND GROUNDWATER RIGHTS.
- ALL LOTS SHALL HAVE INDIVIDUAL SEWER CONNECTIONS IN ACCORDANCE WITH SOUTHWEST DISTRICT HEALTH DEPARTMENT.
- COMMON LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE MIDDLETON CITY ZONING ORDINANCE AT THE TIME OF ISSUANCE OF A BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND /OR REQUIRED.
- FIBER OPTICS TO BE PROVIDED TO EACH LOT DURING JOINT TRENCH CONSTRUCTION PER CITY OF MIDDLETON SUPPLEMENT TO THE ISPC.
- ALL COMMON LOTS ARE TO BE OWNED BY THE SUBDIVISION HOME OWNER'S ASSOCIATION UNLESS OTHERWISE NOTED.
- A FENCE IS REQUIRED AT THE PERIMETER OF THE SUBDIVISION BOUNDARY.
- SANITARY SEWER COLLECTION, DOMESTIC WATER, AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE CITY OF MIDDLETON.
- SEWER AND WATER CAPACITY SHALL BE RESERVED AT THE TIME THE CITY APPROVES THE CONSTRUCTION DRAWINGS.
- ALL STREETS AND UTILITIES ARE PUBLIC AND WILL BE DEDICATED TO THE CITY.

PRELIMINARY PLAT DATA

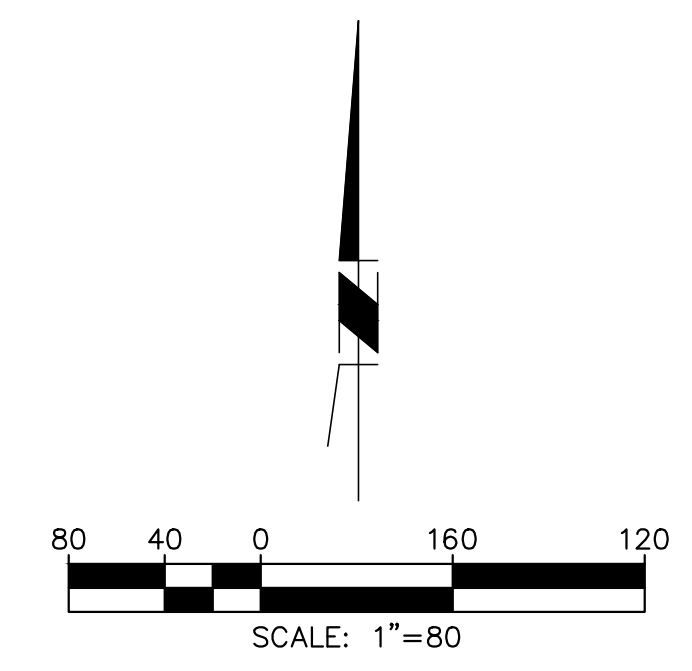
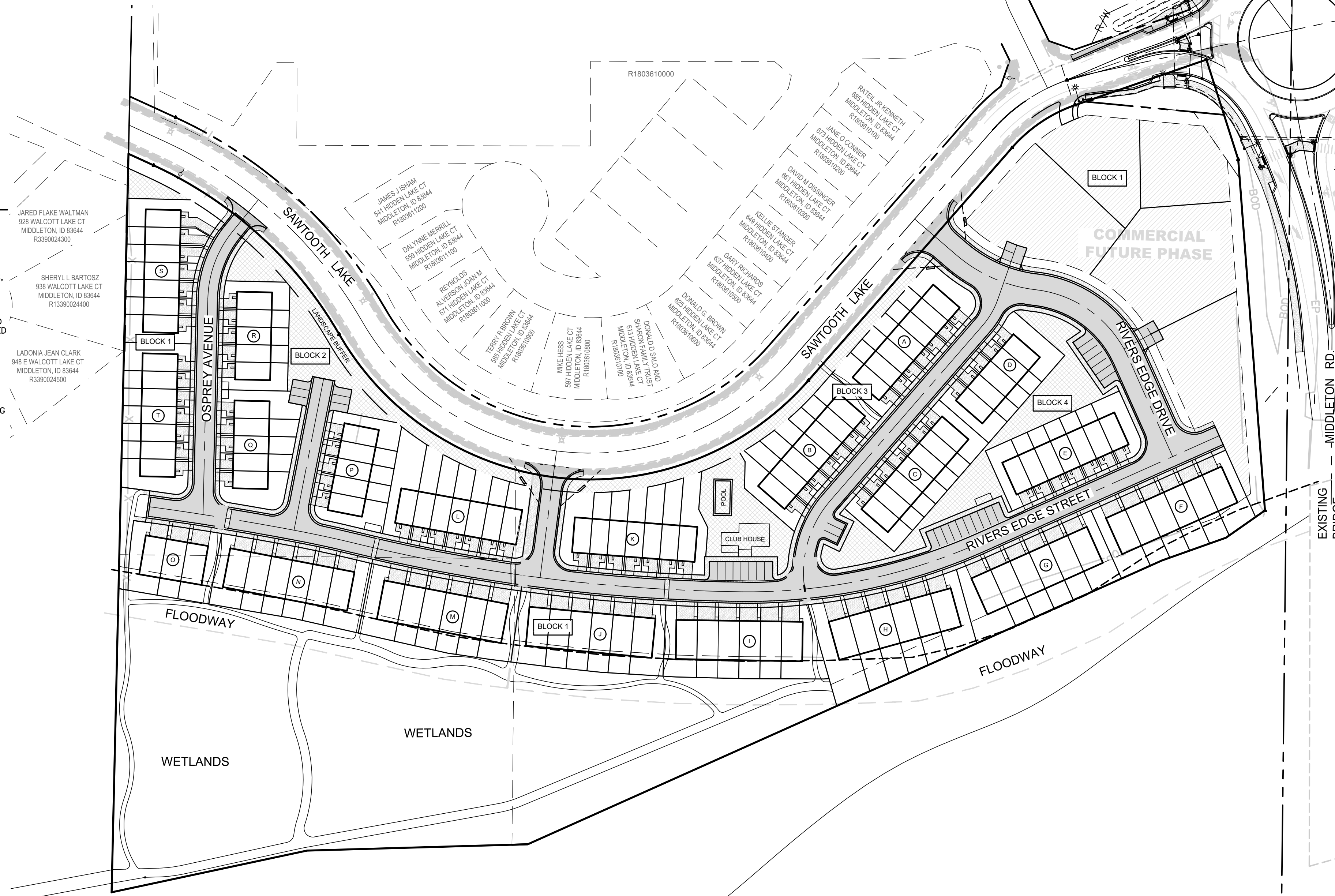
SITE DATA	
EXISTING ZONING	M-U
COMPREHENSIVE PLAN DESIGNATION	MIXED-USE
AREA CALCULATIONS:	
RESIDENTIAL BUILDABLE LOT AREA	5.96 ACRES
COMMERCIAL BUILDABLE LOT AREA	1.85 ACRES
COMMON AREA (INCLUDES STREET LOT AREA)	5.62 ACRES
ROW DEDICATION	0.14 ACRES
ROW	1.81 ACRES
TOTAL AREA OF SITE (GROSS)	15.18 ACRES
TOTAL AREA OF SITE (NET)	15.04 ACRES
OVERALL LOT DATA	
SINGLE FAMILY (ATTACHED) RESIDENTIAL LOTS	122
COMMON LOTS	4
STREET LOT	1
IRRIGATION CHANNEL LOT	0
COMMERCIAL LOT	1
TOTAL LOTS	128
MINIMUM RESIDENTIAL PROPERTY SIZE	1,500 SQ. FT. (0.034 AC)
AVERAGE RESIDENTIAL PROPERTY SIZE	2,650 SQ. FT. (0.061 AC)
NET DENSITY	8.37 UNITS/ACRE
OPEN SPACE PERCENTAGE	26 %

UTILITIES

WATER: CITY OF MIDDLETON
SEWER: CITY OF MIDDLETON
POWER: IDAHO POWER COMPANY
NATURAL GAS: INTERMOUNTAIN GAS COMPANY
TELEPHONE: CENTURY LINK
CABLE: CABLE ONE

APN's

R1803500000 R1803400000 R1803601000



LEGEND

- SECTION LINE
- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- PROPOSED EASEMENT
- CENTERLINE
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- COMMON LOT AREA
- COMMERCIAL LOT AREA
- FOUND 1/2 INCH IRON PIN
- FOUND 5/8 INCH IRON PIN
- FOUND ALUMINUM CAP MONUMENT
- CALCULATED POINT
- EXISTING FEATURES
- CONTOUR LINE
- OVERHEAD POWER LINE
- EXISTING FENCE
- EDGE OF PAVEMENT
- EASEMENT
- STORMDRAIN
- SEWER
- PROPOSED IMPROVEMENTS
- DRAINAGE DIRECTION
- CURB AND GUTTER
- EDGE OF CONCRETE

SHEET INDEX

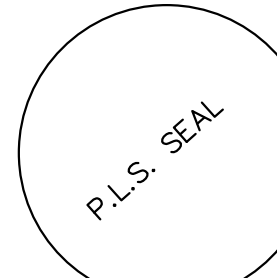
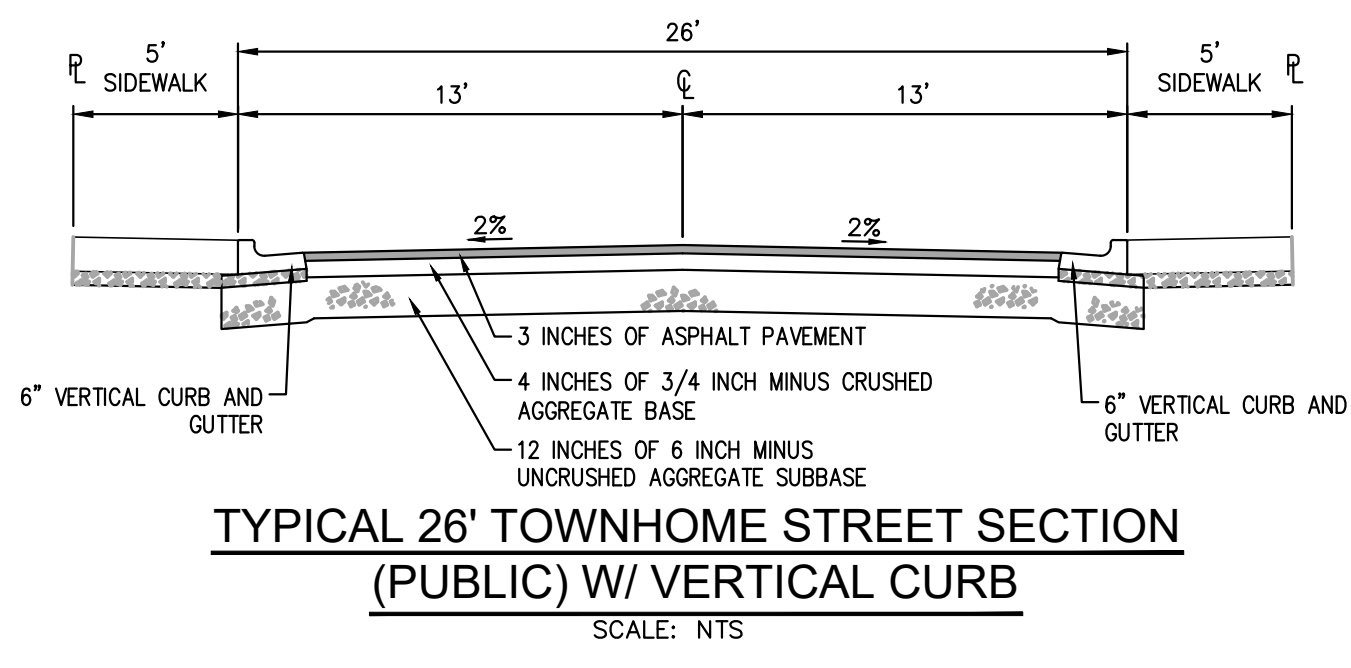
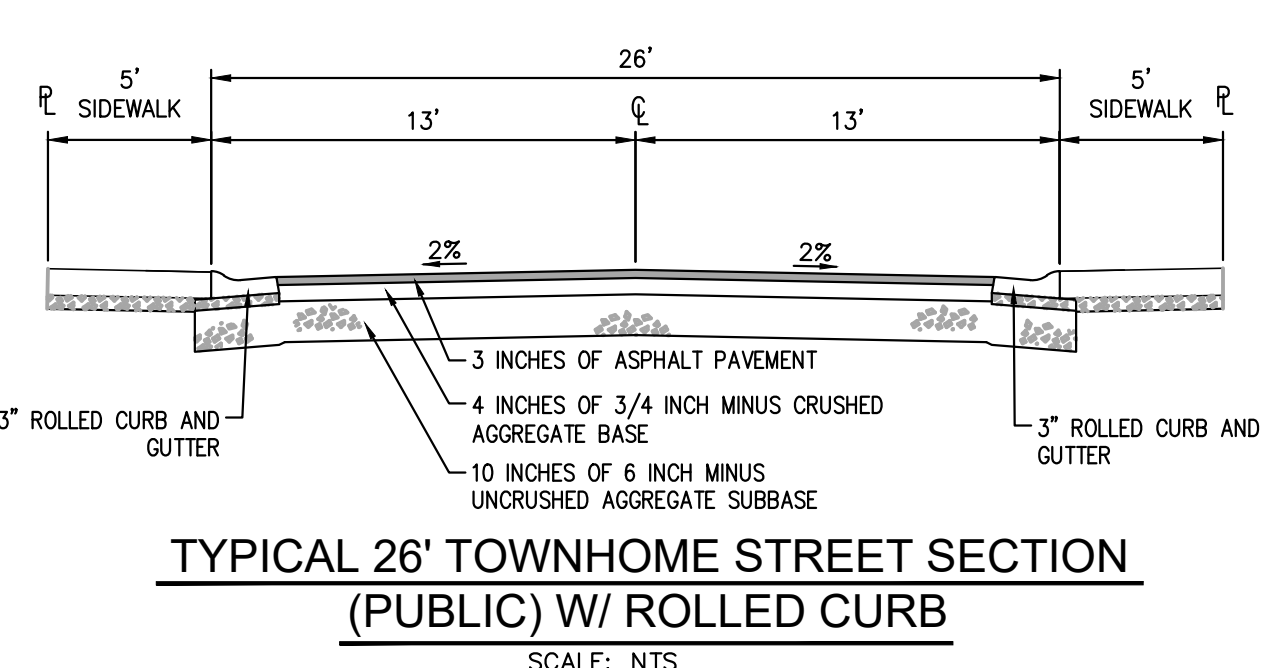
- 1 COVER SHEET
- 2-4 PRELIMINARY PLAT
- 5-6 PRELIMINARY GRADING AND DRAINAGE
- 7-8 WET UTILITY PLAN

BENCHMARK

BENCHMARK CAN BE SEEN ON SHEET 1, EAST OF SAWTOOTH LAKE SUBDIVISION NO.1, AND WEST OF ALICE LAKE AVE.
SET SCRIBED "X" @ B.O.W
ELEVATION (NAVD '88)= 2399.47

BASIS OF BEARING

S00°39'15"W BETWEEN THE BRASS CAP MARKING THE EAST QUARTER-SECTION OF 7, T.4N., R.2W. B.M. AND THE BRASS CAP MARKING THE SOUTHEAST SECTION CORNER OF SECTION 7.



CERTIFICATE OF SURVEYOR
I, MICHAEL BYRNS, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.

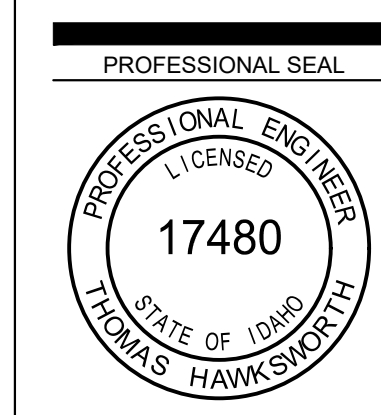
SURVEYOR
IDAHO SURVEY GROUP, LLC
9555 W. EMERALD ST.
BOISE, ID 83704
PHONE: (208) 846-8570
FAX: (208) 884-5399
CONTACT: MIKE BYRNS, 11334 EMAIL: MIKE@IDAHOISURVEY.COM

DEVELOPER / OWNER
MIDDLETON LAKES LLC
1783 E LONESHORE LN
EAGLE, ID 83616
PHONE: 208-868-0594
EMAIL: DAVEBUICH@GMAIL.COM
CONTACT: DAVE BUICH

ENGINEER
BLUE PEAK ENGINEERING
3313 W CHERRY LANE, #507
MERIDIAN, ID 83642
PHONE: (208) 918-0928
CONTACT: THOMAS HAWKSWORTH, P.E.
EMAIL: thomash@bluepeakeng.com

ISG IDAHO SURVEY GROUP, LLC

SAWTOOTH LAKE
MIXED-USE SUBDIVISION
MIDDLETON, IDAHO
PRELIMINARY - NOT FOR CONSTRUCTION



SHEET TITLE
COVER SHEET
SHEET NUMBER
1 of 8

3313 W CHERRY LANE
#507
MERIDIAN, ID 83642
208.918.0928
WWW.BLUEPEAKENG.COM

BLUE PEAK ENGINEERING

DRAWING ISSUE RECORD
DATE DESCRIPTION

REVISION RECORD
NO. DATE DESCRIPTION

PROJECT INFORMATION



October 15, 2021

Planning and Development Services
City of Middleton
1103 W. Main Street
Middleton, Idaho 83644

Staff and Commissioners,

South Beck & Baird is pleased to submit this letter of intent in support for the Sawtooth Lakes Mixed-Use Subdivision preliminary plat application. The subject property consists of four (4) parcels, R18035000 0, R18036010 0, R18034000 0 and R18035011 0, addressed as 22457 Middleton Rd., Middleton, Idaho. The aggregate size of the parcels is 15.18 acres. The parcels were annexed and zoned M-U in 2016. The preliminary plat is fully compliant with the City of Middleton code requirements.

The project consists of twenty (20) residential townhome buildings on 121 residential lots, one (1) clubhouse building with a pool, 6 common lots and 5 commercial lots. All uses are consistent with the M-U district. The street frontage on Sawtooth Lakes Drive will be on common lots and provide an attractive landscape buffer to the backyards of the townhomes. There are two types of townhomes in the project. Photos have been provided illustrating the building form and quality of materials expected to be implemented. The proposed townhomes between Sawtooth Lakes Drive and Rivers Edge Street are 3 story product with a tandem-type 2-car garage and the proposed townhomes nearest the Boise River are 2-story product with 2-car garages. Both proposed building products have front door access on the street adjacent to the garages and driveways. All buildings and common areas will be attractively landscaped. The project includes wetland mitigation and will create two storm ponds within the floodway including a greenbelt pathway and several pedestrian pathways connecting through the development providing public pedestrian access to and through the project. There is guest parking and several mail kiosks located throughout the project. These locations will be coordinated with the postal service.

The subject property is currently vacant. There are a number of existing trees along Sawtooth Lakes Drive which will be assessed for health. Some may remain, but the majority will be replaced to provide a cohesive street frontage. The City has also expressed a desire that the developer provide a greenbelt pathway near the river to future pathway connections off the subject property. Our proposal illustrates compliance with the City's desires.

Amenities provided for the use of residents are pedestrian connections throughout the project connection to the proposed greenbelt pathway, a clubhouse with gathering space and an outdoor pool and plenty of guest parking.

We believe the development will provide an attractive mixed-use retail//housing type in the area and provide recreational opportunities to our future residents.



We appreciate the opportunity to make application for development of the property and look forward to working with staff throughout the process. If you have any questions or need additional information while processing this application, please call or email. Thank you for your consideration on this matter.

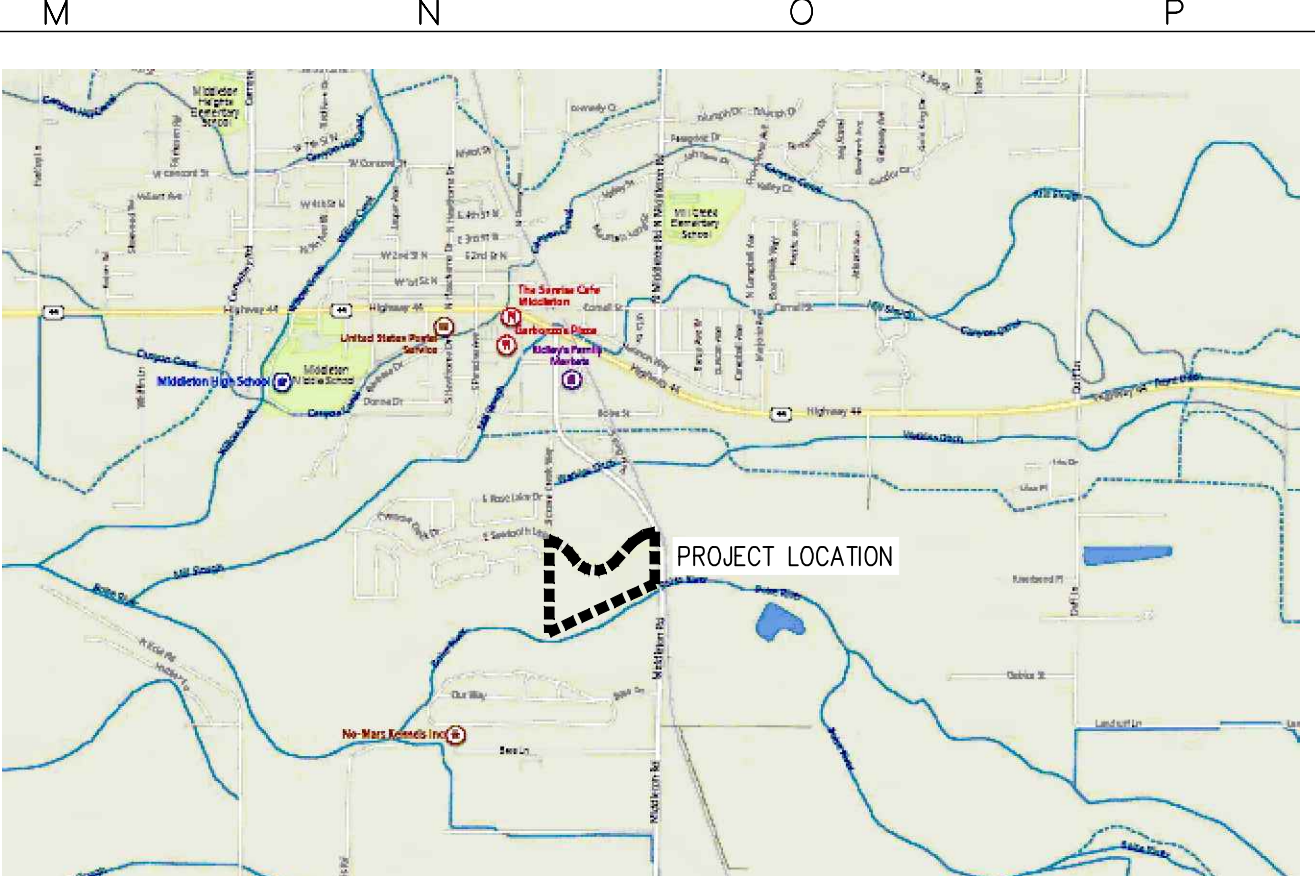
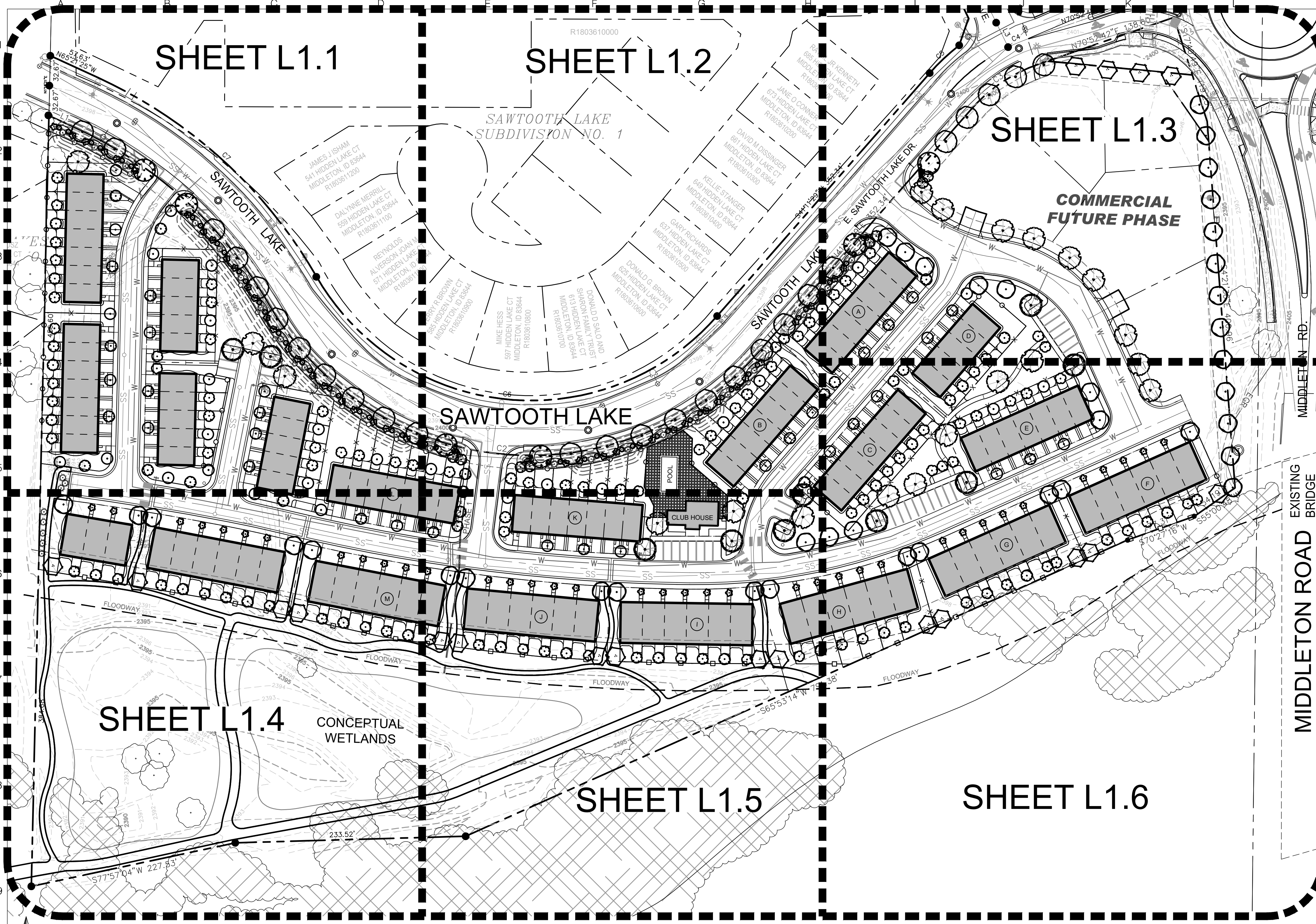
Sincerely,

A handwritten signature in black ink, appearing to read "Jay A. Gibbons".

Jay A. Gibbons, PLA, ASLA

South, Beck and Baird Landscape Architecture





VICINITY MAP
SCALE: NTS

SITE DEVELOPMENT FEATURES

TOTAL ACRES.....	15.18 ACRES	SEWER	CITY OF MIDDLETON
TOTAL COMMON LOTS.....	0.79 ACRES	WATER	CITY OF MIDDLETON
WETLAND AREA.....	3.79 ACRES	IRRIGATION	MIDDLETON MILL DITCH CO. & CANYON HILL DITCH CO.
(NOT INCLUDING ROW BUFFER)		SCHOOL	MIDDLETON SCHOOL DISTRICT
% OF TOTAL AREA.....	30.17%	EMERGENCY SERVICES	FIRE - MIDDLETON FIRE DISTRICT
		POLICE - CITY OF MIDDLETON	

LANDSCAPING INFORMATION

- ROADWAY LANDSCAPE BUFFERS (NOT REQUIRED):**
- SAWTOOTH LAKE (RESIDENTIAL):
 - 20' STREET BUFFER FROM BACK OF WALK
 - 1.167 FEET STREET BUFFER
 - CLASS II TREES @ 1/50' =23 (26 TREES PROPOSED)
 - CONIFERS @ 10/100' =117 (117 TREES PROPOSED)
 - ORNAMENTAL TREES @ 4/100' =47 (49 TREES PROPOSED)
 - SHRUBS @ 15/100' =268 (175 SHRUBS PROPOSED)
 - SAWTOOTH LAKE (COMMERCIAL):
 - 20' STREET BUFFER FROM BACK OF WALK
 - 393 FEET STREET BUFFER
 - CLASS II TREES @ 1/40' =10 (10 TREES PROPOSED)
 - MIDDLETON RD. (COMMERCIAL):
 - 15' STREET BUFFER FROM ROW
 - 454 FEET STREET BUFFER
 - CLASS II TREES @ 1/35' =13 (13 TREES PROPOSED)
 - COMMON LOTS (NOT REQUIRED):
 - 1 TREE / 2,000 SF @ 34,327 SF =17 (38 TREES PROPOSED)
 - RESIDENTIAL LOTS (NOT REQUIRED):
 - 1 TREE / LOT SF @ 121 LOTS =121 (121 TREES PROPOSED)
 - PRIVATE STREET TREES - RESIDENTIAL (NOT REQUIRED):
 - 1 TREE / 1 LOTS @ 121 LOTS = 121 (121 TREES PROPOSED)
 - PRIVATE STREET TREES - COMMERCIAL (NOT REQUIRED):
 - 1 TREE / 40' @ 355LF =9 (9 TREES PROPOSED)
- NOTE:** CONIFERS AND ORNAMENTAL TREES ARE SUBSTITUTED AT THE RATE OF 2 PER SHADE TREE. TOTAL SPECIES PROVIDED = 12
- MITIGATION FOR REMOVAL OF EXISTING TREES:** ALL EXISTING TREES TO BE REMOVED ARE EITHER DEAD OR NUISANCE TREES. THE MAJORITY OF TREES IN THE WETLAND AREA ARE TO REMAIN - NO MITIGATION NECESSARY COORDINATE WITH THE CITY FORESTER IN THE FIELD BEFORE ANY EXISTING TREES ARE DAMAGED OR REMOVED.
- SITE AMENITIES:** AMENITIES PROVIDED: COMMUNITY CLUBHOUSE WITH POOL, OPEN GRASSY PLAY AREA, WALKING PATH CONNECTIVITY

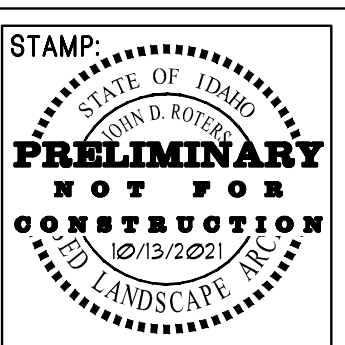
LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION. ALL PLANT MATERIAL SHALL BE GRADE #1 OR BETTER.
- ALL PLANTING BEDS AND TREE WELLS IN LAWN AREAS (WELLS TO BE 3" IN DIAMETER) SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF 1" BARK MULCH. SUBMIT SAMPLE FOR APPROVAL BY OWNER.
- ALL LAWN AREAS SHALL BE SODDED WITH 100% TURF TYPE TALL FESCUE (FESTUCA ARUNDINACIA). CONTRACTOR SHALL VERIFY AND MATCH THE VARIETY EXISTING IN THE ADJACENT DEVELOPMENT.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- PLANTING BACKFILL FOR TREES AND PLANTING BEDS SHALL BE 5 PARTS TOPSOIL AND 1 PART COMPOST WITH STRAW. STAKE ALL TREES PER DETAILS.
- ALL LAWN AREAS SHALL HAVE 6" OF TOPSOIL AND ALL PLANTING BEDS SHALL HAVE 12" OF TOPSOIL (MINIMUM).
- TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS, OR OTHER FOREIGN MATERIAL LARGER THAN 1" IN ANY DIMENSION, A PH FROM 5.5 TO 7.0. TOP SOIL FROM SITE SHALL BE USED, IF MEETING THESE STANDARDS. PLACE 1/2" COMPOST OVER ALL LANDSCAPED AREAS AND ROTOTILL INTO TOP 4". SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE, 1" BELOW SURFACE OF WALKS AND CURBS IN AREAS TO BE SODDED AND 3" IN PLANTING BED AREAS.
- FERTILIZE ALL TREES AND SHRUBS WITH "AGRIFORM" PLANTING TABLETS, 21 GRAM. QUANTITY PER MANUFACTURER'S RECOMMENDATION.
- PLANT MATERIAL SHALL NOT BE SUBSTITUTED WITHOUT THE WRITTEN PERMISSION OF OWNER. SUBMIT NAMES OF THREE SUPPLIERS CONTACTED IF SUBSTITUTION IS REQUESTED AND PLANT MATERIAL SPECIFIED IS NOT AVAILABLE.
- SHRUB PLANTING BEDS SHALL BE SHOVEL EDGED TO CREATE A DISTINCT SEPARATION OF LANDSCAPE TYPES.
- IMMEDIATELY CLEAN UP ANY TOPSOIL, OR OTHER DEBRIS ON SITE CREATED FROM LANDSCAPE OPERATION AND DISPOSE OF PROPERLY OFF SITE.
- ALL LANDSCAPE AREAS SHALL HAVE AN STATE OF THE ART AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND IS PROPERLY ZONED FOR REQUIRED WATER USES AND HAS A WEATHER STATION CAPABLE OF TURNING OFF FOR RAINFREEZE EVENTS. ALL SHRUB ZONES, SPRAY ZONES AND GEAR DRIVEN ZONES SHALL BE PLACED ON SEPARATE ZONES. DO NOT EXCEED A MAXIMUM OF 5 FPS IN ALL MAINLINE AND LATERAL LINES.
- COORDINATE ALL DRAINAGE AREAS AND UTILITIES WITH TREE LOCATIONS AND ADJUST PER FIELD CONDITIONS.
- ALL EXISTING TREES SHOWN TO REMAIN SHALL BE RETAINED AND PROTECTED THROUGH OUT CONSTRUCTION.
- NO TREES SHALL BE PLANTED WITHIN THE 10 FOOT CLEAR ZONE OF ALL ACID STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- STORM PONDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK.
- TRIM ALL TREES WITHIN VISION TRIANGLES TO 8' ABOVE FINISH GRADE TO MEET ACHD STANDARDS.

IRRIGATION NOTES:

- ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS. PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
- POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
- PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM. ELECTRONIC WATER DISTRIBUTION/ TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
 - PRECISE INDIVIDUAL STATION TIMING
 - RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
 - AT LEAST ONE PROGRAM FOR EACH HYDROZONE
 - SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
 - POWER FAILURE BACKUP FOR ALL PROGRAMMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
- SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).
- PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE D.C.V. LOCATIONS WITH LANDSCAPE ARCHITECT.
- POINT OF CONNECTION TO BE APPROVED BY JURISDICTION PROVIDING WATER SOURCE.

SEE SHEET L1.1-L1.6 FOR DETAILED LANDSCAPE PLANS,
SEE SHEET L2.0 FOR LANDSCAPE NOTES AND DETAILS.



DATE: 10/13/2021

SOUTH BECK & BAIRD
Landscape Architecture P.C.
2002 S. Vista Ave
Boise, ID 83705
208.342.2995 Office
208.342.2995 Cell
info@sbbg.com
www.sbbg.com

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REVISIONS:

No.	Date	Description

OVERALL LANDSCAPE PLAN
Sawtooth Lakes Subdivision
22457 Middleton Rd. Middleton, Idaho 83644

DRAWN BY: AJW

CHECKED BY: JDR

PROJECT NUMBER: 21-036

SHEET: L1.0

PRE-PLAT / DESIGN REVIEW

AFFIDAVIT OF LEGAL INTEREST

STATE OF Idaho)

)

COUNTY OF Canyon)

I, Middleton Rivers LLC, 1783 E. Lone Shore Drive
(name) (address)
Eagle, Idaho 83616
(city) (state)

being first duly sworn upon, oath, depose and say:

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

Jay Gibbons, 2002 S. Vista Avenue
Beck & Baird Boise, Idaho 83705
(name) (address)

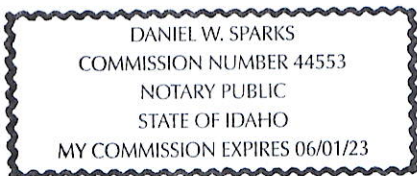
to submit the accompanying application(s) pertaining to that property.

2. I agree to indemnify, defend and hold the City of Middleton and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
3. I hereby grant permission to City of Middleton staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 14th day of OCTOBER, 2021

[Signature]
(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.



[Signature]
(Notary Public for ADA COUNTY, IDAHO)

Residing at: EAGLE, IDAHO

My Commission Expires: 6/1/2023



Escrow No.: 34602015541-KY

2020-038189
RECORDED
07/13/2020 03:57 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=4 PBRIDGES \$15.00
TYPE: DEED
FIDELITY NATIONAL TITLE - BOISE
ELECTRONICALLY RECORDED

WARRANTY DEED

FOR VALUE RECEIVED

Baserri LLC, an Idaho limited liability company

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

Middleton Rivers LLC, an Idaho limited liability company

GRANTEE(S), whose current address is: **1783 E Lone Shore Dr, Eagle, ID 83616**

the following described real property in Canyon County, Idaho, more particularly described as follows, 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 heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that 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 reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

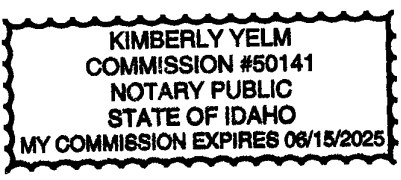
Effective this 13th day of July, 2020.

Baserri, LLC
BY: [Signature]
Gregory Burkhardt
Manager

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 13th day of July, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Gregory Burkhardt, known or identified to me to be the person whose name is subscribed to the within instrument, as the Manager of Baserri, LLC, a Limited Liability Company and acknowledged to me that he executed the same as such Manager.

Signature: [Signature]
Name: Kimberly Yelm
Residing at: _____
My Commission Expires: _____



(SEAL)

EXHIBIT A

Order No.: 34602015541

Parcel 1

A parcel of Land located in Government Lot 1 of Section 7, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at a brass cap monument marking the center-east One Sixteenth corner of said Section 7, thence along the West boundary of said Government Lot 1,

A) South 01°18'59" West, 317.77 feet to the South right-of-way line Sawtooth Lake Drive referenced in "Exhibit A" of Quitclaim Deed, Instrument No 2010005559, Records of Canyon County, Idaho and POINT OF BEGINNING; thence, along said right-of-way the following courses:

- 1) South 65°21'25" East, 31.68 feet to the beginning of a tangent curve; thence,
 - 2) Southeasterly along said curve to the right, having a radius of 470.00 feet, an arc length of 290.35 feet, through a central angle of 35°23'41", of which the long chord bears South 47°39'34" East, 285.75 feet to a Point of Reverse curvature; thence,
 - 3) Southeasterly along said curve to the left, having a radius of 330.00 feet, an arc length of 260.18 feet, through a central angle of 45°10'25", of which the long chord bears South 52°32'56" East, 253.49 feet; thence,
- Leaving said right-of-way, non-tangent from said curve,
- 4) South 00°35'46" West, 101.40 feet; thence,
 - 5) North 89°23'32" West, 450.71 feet to a point on the West boundary of said Government Lot 1; thence, Along said boundary,
 - 6) North 01°18'59" East, 456.55 feet to the POINT OF BEGINNING.

Parcel 2

A parcel of Land located in Government Lot 1 of Section 7, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at a brass cap monument marking the center-east one sixteenth corner of said Section 7, thence along the West boundary of said Government Lot 1,

A) South 01°18'59" West, 774.32 feet to the POINT OF BEGINNING; thence, leaving said West boundary,

- 1) South 89°23'32" East, 450.71 feet; thence,
- 2) South 00°35'46" West, 325.65 feet to the Ordinary High Water Line as marked by the Idaho Department of Lands on October 2, 2017; thence
Along said Ordinary High Water Line the following courses,
- 3) South 88°21'43" West, 233.52 feet; thence,
- 4) South 77°57'04" West, 227.70 feet to said West boundary of Government Lot 1; thence, Along said boundary,
- 5) North 01°18'59" East, 384.72 feet to the POINT OF BEGINNING.

EXHIBIT A

(continued)

Parcel 3

A parcel of Land located in Government Lot 1 of Section 7, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at a brass cap monument marking the Southeast corner of said Section 7, thence along the East line of said Section 7

A) North 00°39'10" East, 1937.48 feet to the Easterly prolongation of the Ordinary High Water Line as marked by the Idaho Department of Lands on October 2, 2017, from which an axel marking the East one-quarter corner of said Section 7 bears North 00°39'10" East, 702.54 feet, thence, along said prolongation,

B) South 55°00'48" West, 29.45 feet to said Ordinary High Water Line and the POINT OF BEGINNING; thence,

along said Ordinary High Water Line the following courses:

1) South 55°00'48" West, 54.19 feet; thence,

2) South 70°27'16" West, 77.31 feet; thence,

3) South 65°53'14" West, 791.38 feet; thence,

4) South 88°21'43" West, 17.99 feet; thence

leaving said Ordinary High Water Line,

5) North 00°35'46" East, 427.04 feet to the beginning of a non-tangent curve and the South right-of-way line of Sawtooth Lake Drive reference in "Exhibit A" of Quitclaim Deed, Instrument No 2010005559, Records of Canyon County, Idaho; thence

along said right-of-way line the following courses:

6) Easterly along said curve to the left, having a radius of 330.00 feet, an arc length of 366.73 feet, through a central angle of 63°40'24", of which the long chord bears North 73°01'41" East, 348.15 feet; thence,

7) North 41°11'29" East, 352.34 feet to the beginning of a tangent curve; thence,

8) Easterly along said curve to the right, having a radius of 170.00 feet, an arc length of 88.08 feet, through a central angle of 29°41'13", of which the long chord bears North 56°02'05" East, 87.10 feet; thence,

tangent from said curve,

9) North 70°52'42" East, 157.84 feet to the West right-of-way line of Middleton Road; thence,

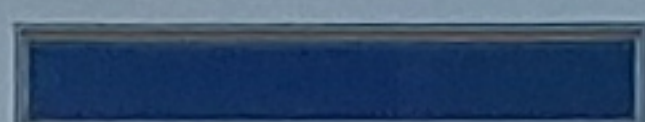
along said West right-of-way line the following courses,

10) South 17°41'47" East, 119.24 feet to a 5/8 inch rebar; thence,

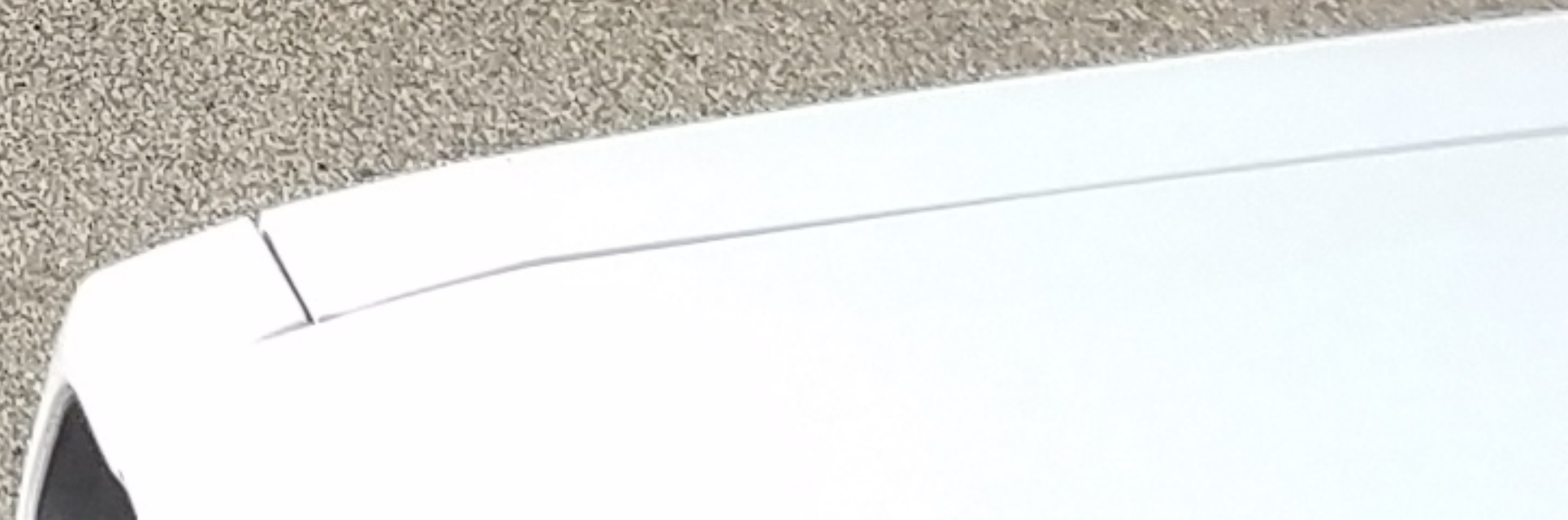
11) South 04°21'36" East, 400.96 feet to the POINT OF BEGINNING.







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Large Traffic Study and Preliminary
Stormwater analysis available upon
public records request