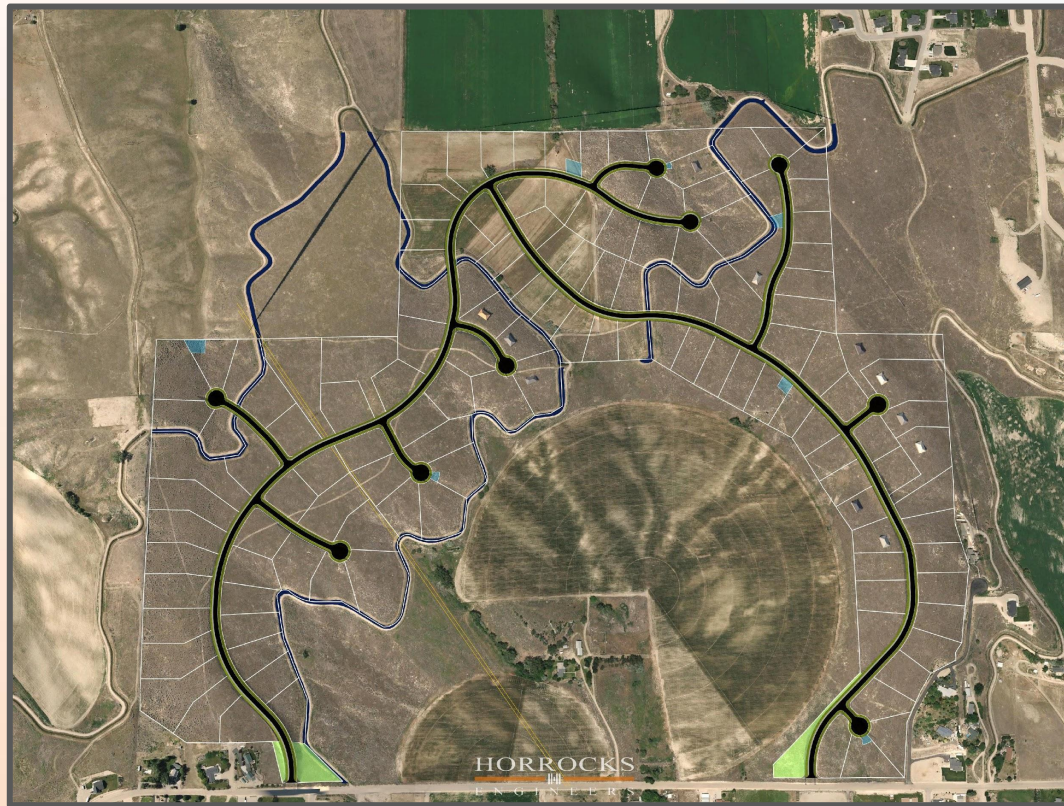
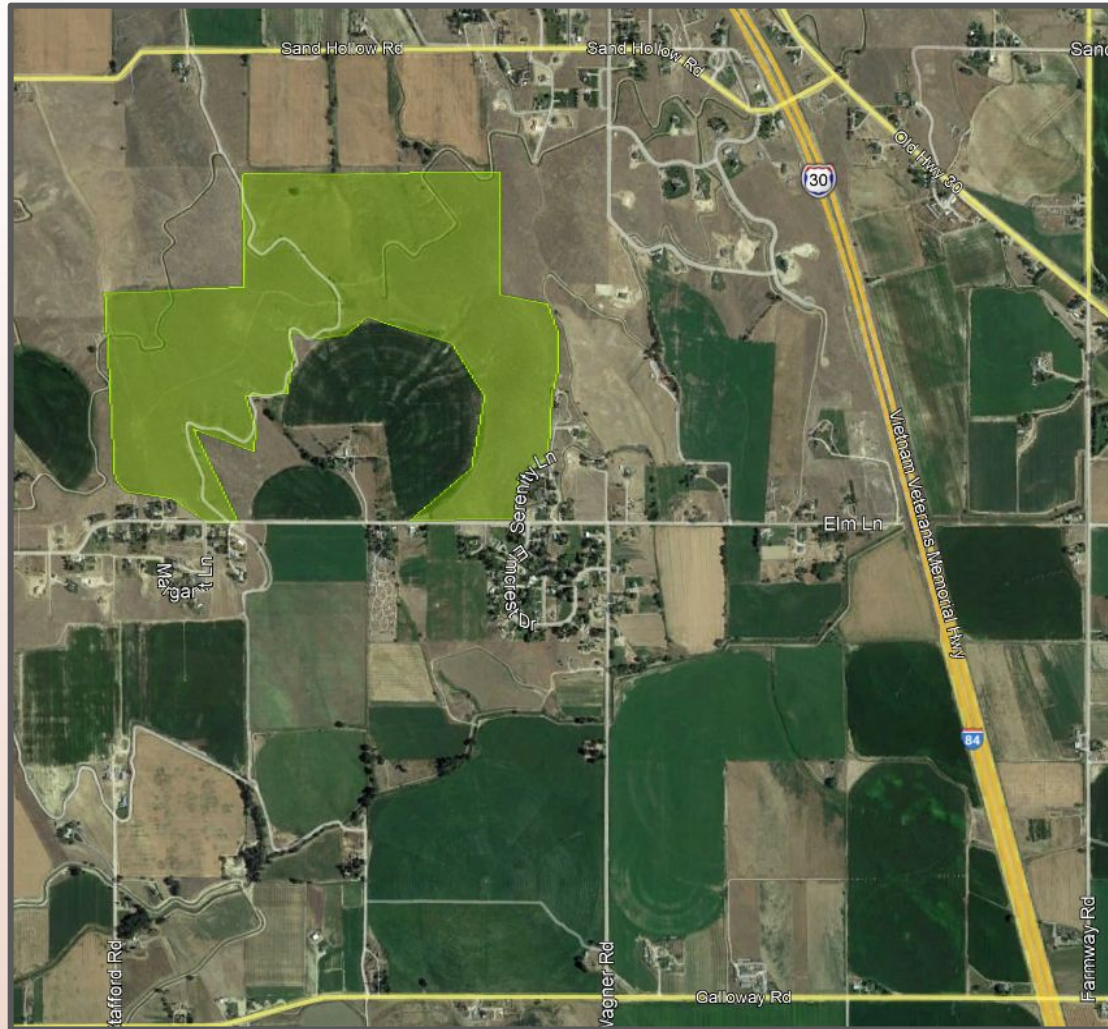


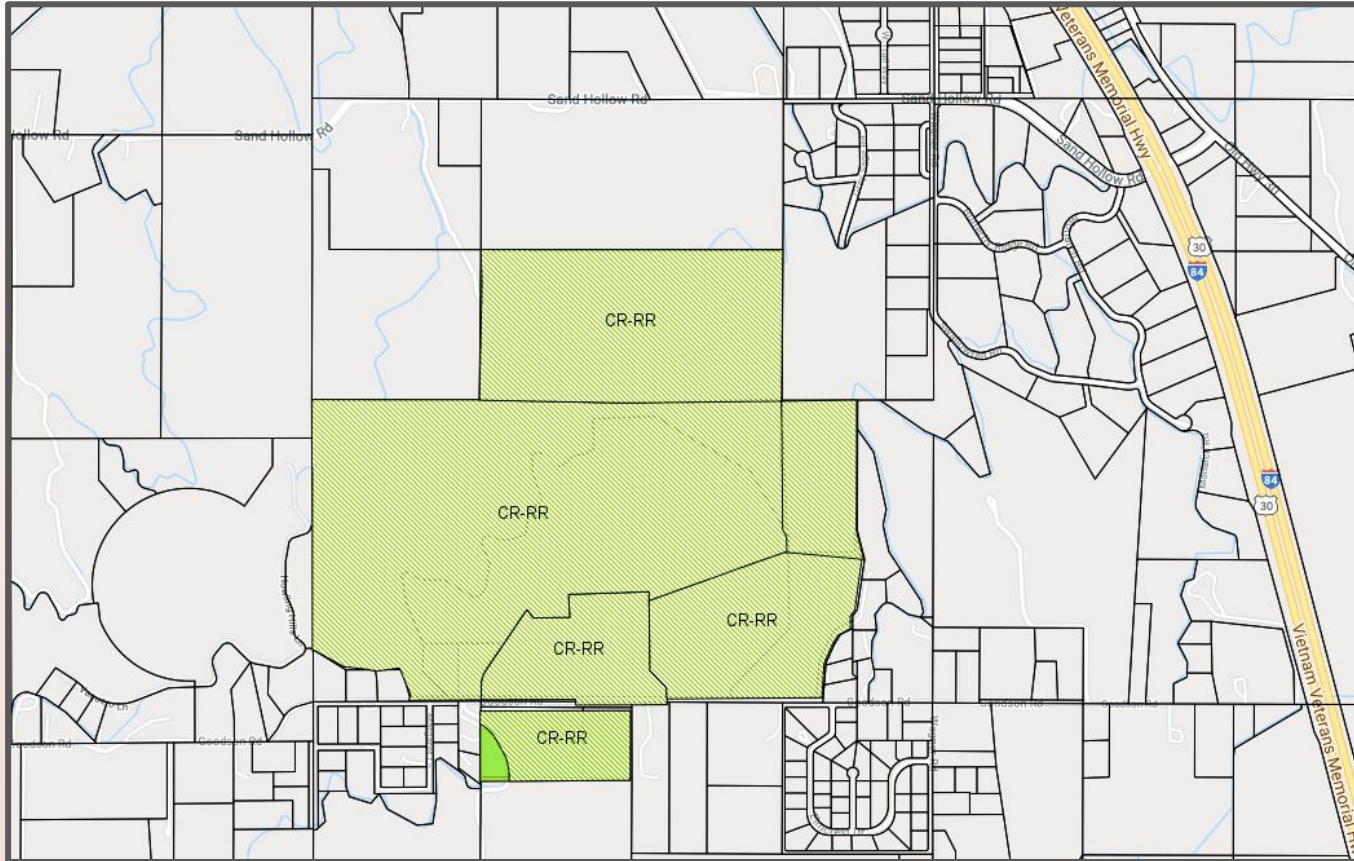
Stadium Subdivision No. 2



Vicinity Map

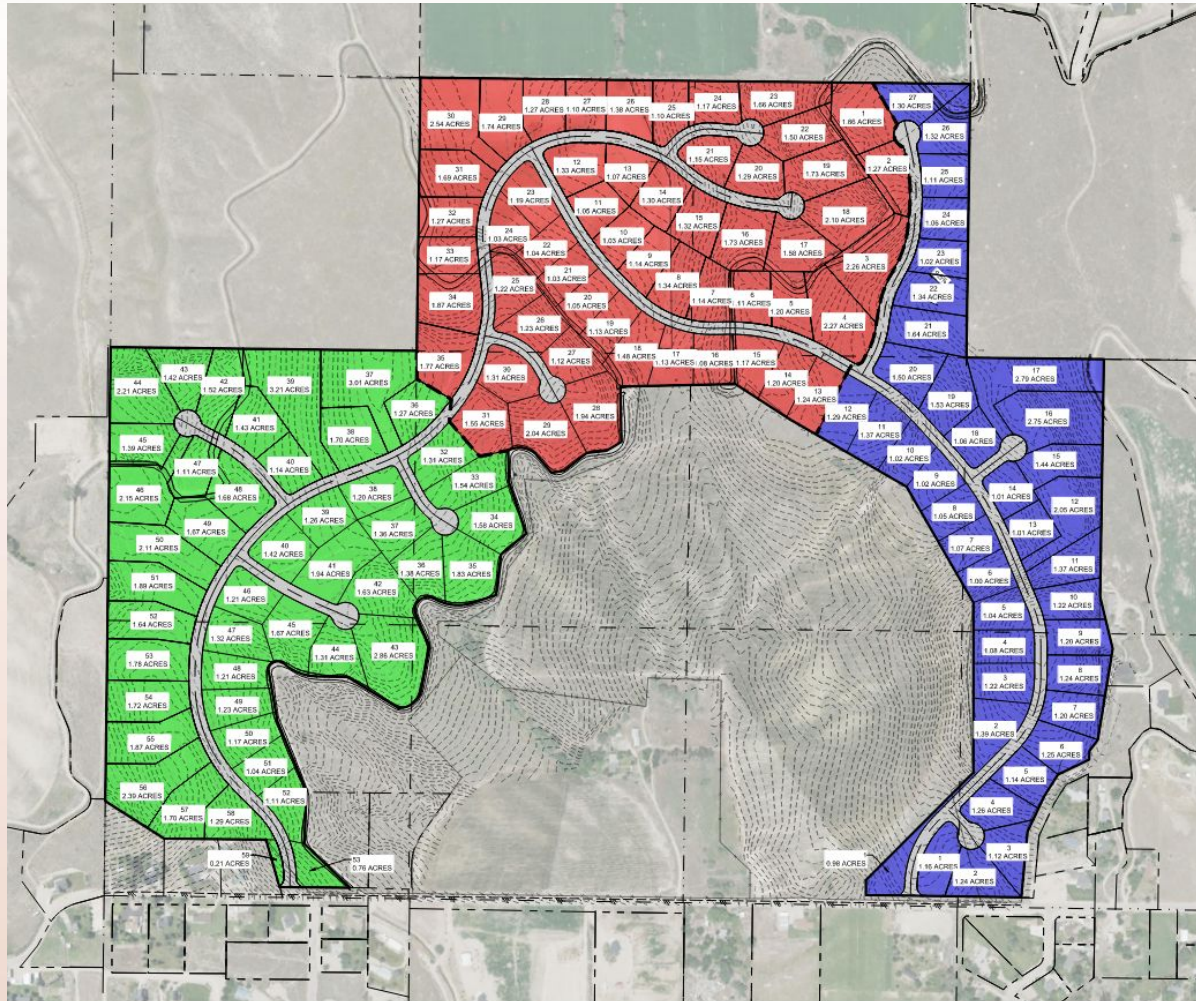


Zoning Map

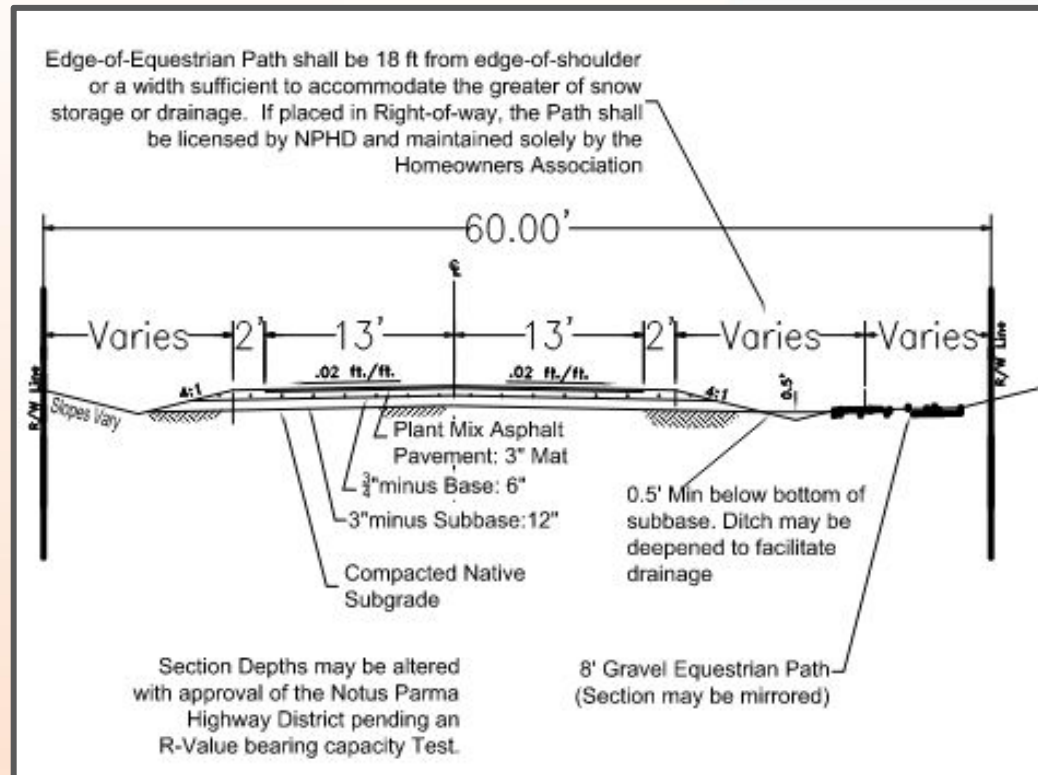


CR-RR Rural Residential

Subdivision Layout



Roadway Cross Section



Subdivision Summary

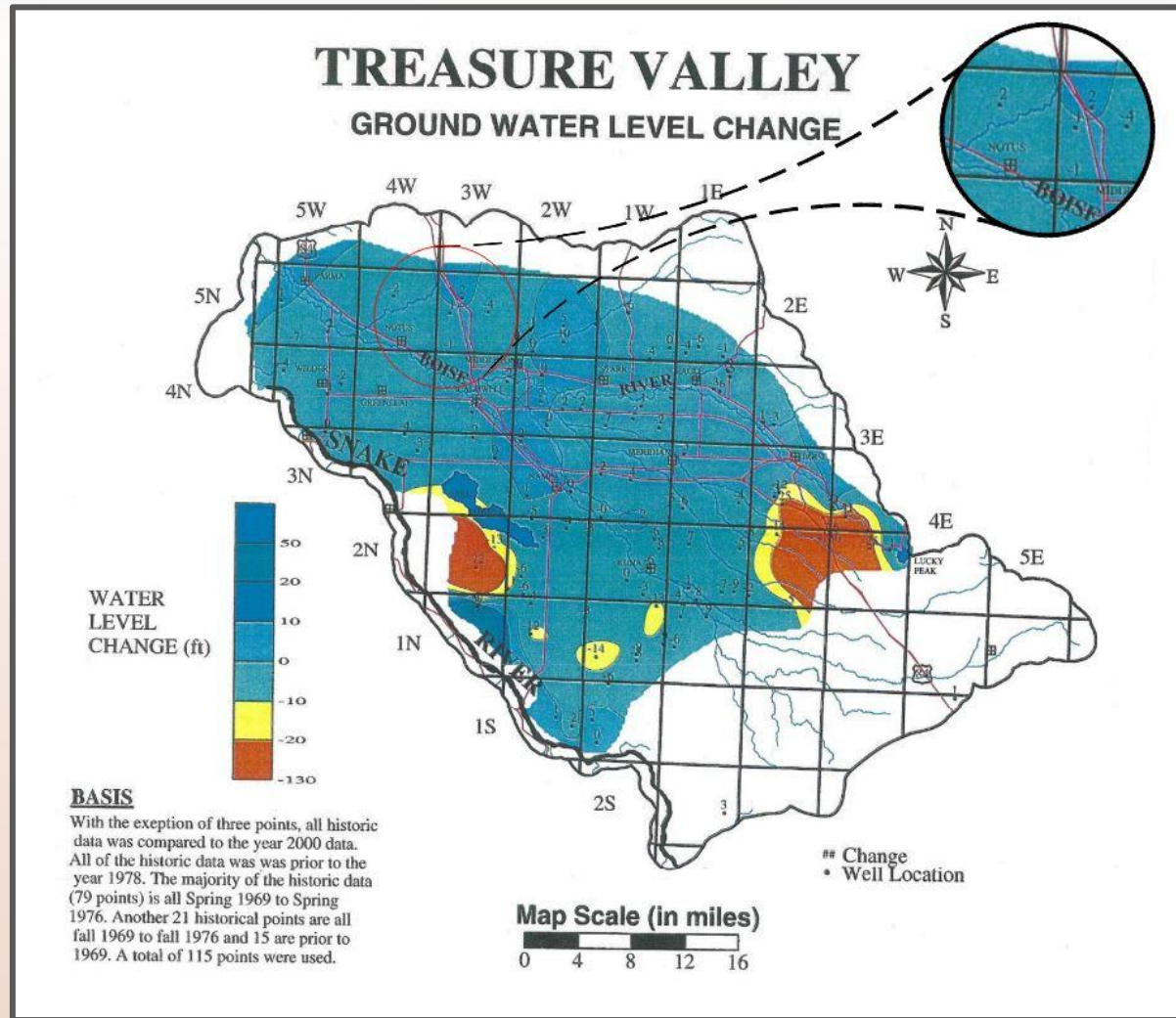
Total Property Area:	221.79 Acres
Total Residential Area:	197.45 Acres
Right-of-Way to be Dedicated:	22.40 Acres
Common Area:	1.95 Acres
Buildable Lots:	136 Lots (DA Max: 178)
Common Lots:	3 Lots
Average Lot Size:	1.45 Acres/Lot (DA Min: 1.25 acres)
Jurisdictional Agencies - Canyon County	
Fire:	Middleton Rural Fire District
Roadways:	Notus Parma Highway District
Health District:	Southwest District Health
Irrigation District:	Black Canyon Irrigation District

Summary

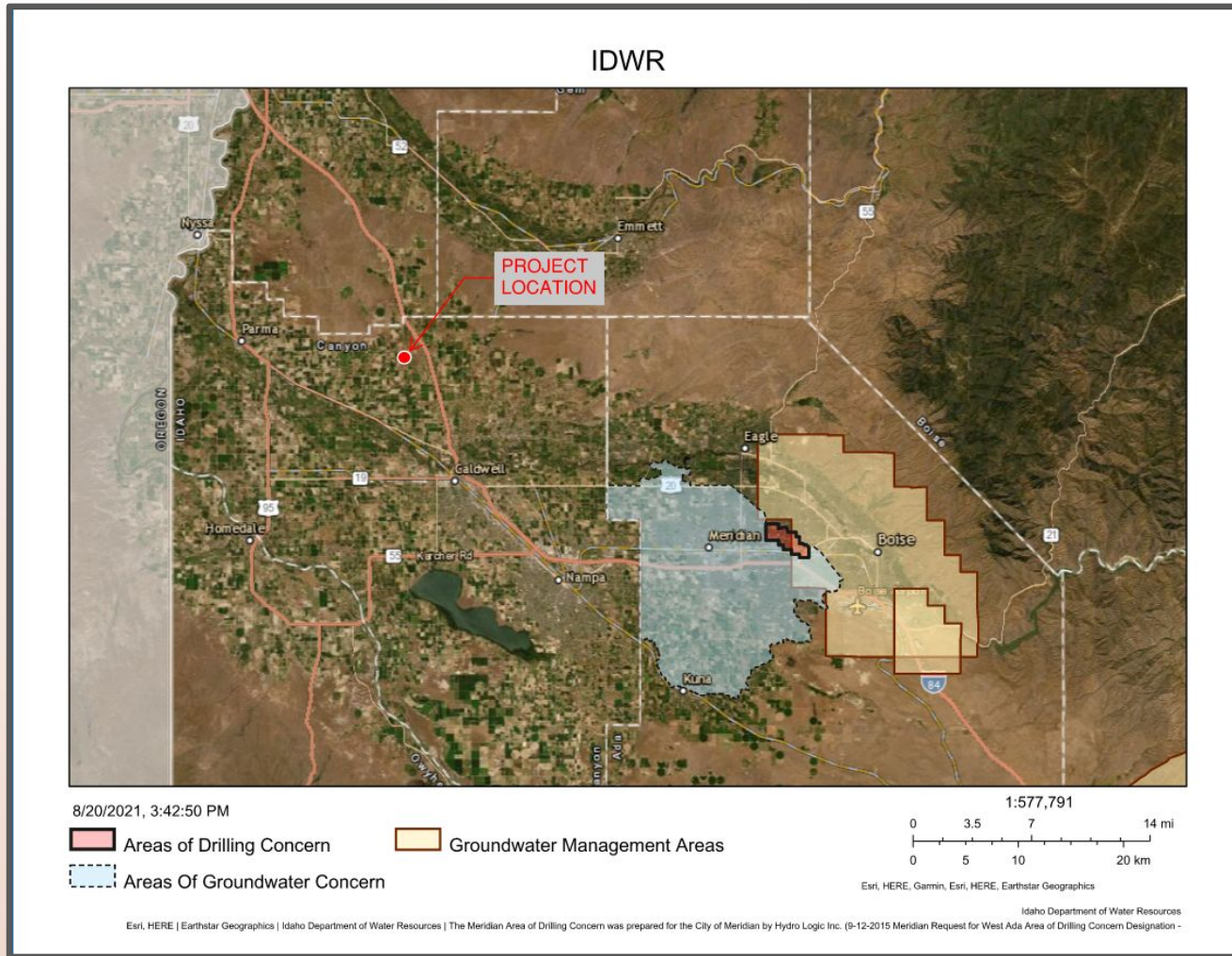
- The project fully meets the intent of the Development Agreement
- The Development Agreement allows for 178 lots, the project currently only has 136 lots
- The Development Agreement allows for a minimum average lot size of 1.25 acres and the average lot size is currently 1.45 acres
- The project will comply with the requirements of all jurisdictional agencies

PRICED AT \$3,500,000

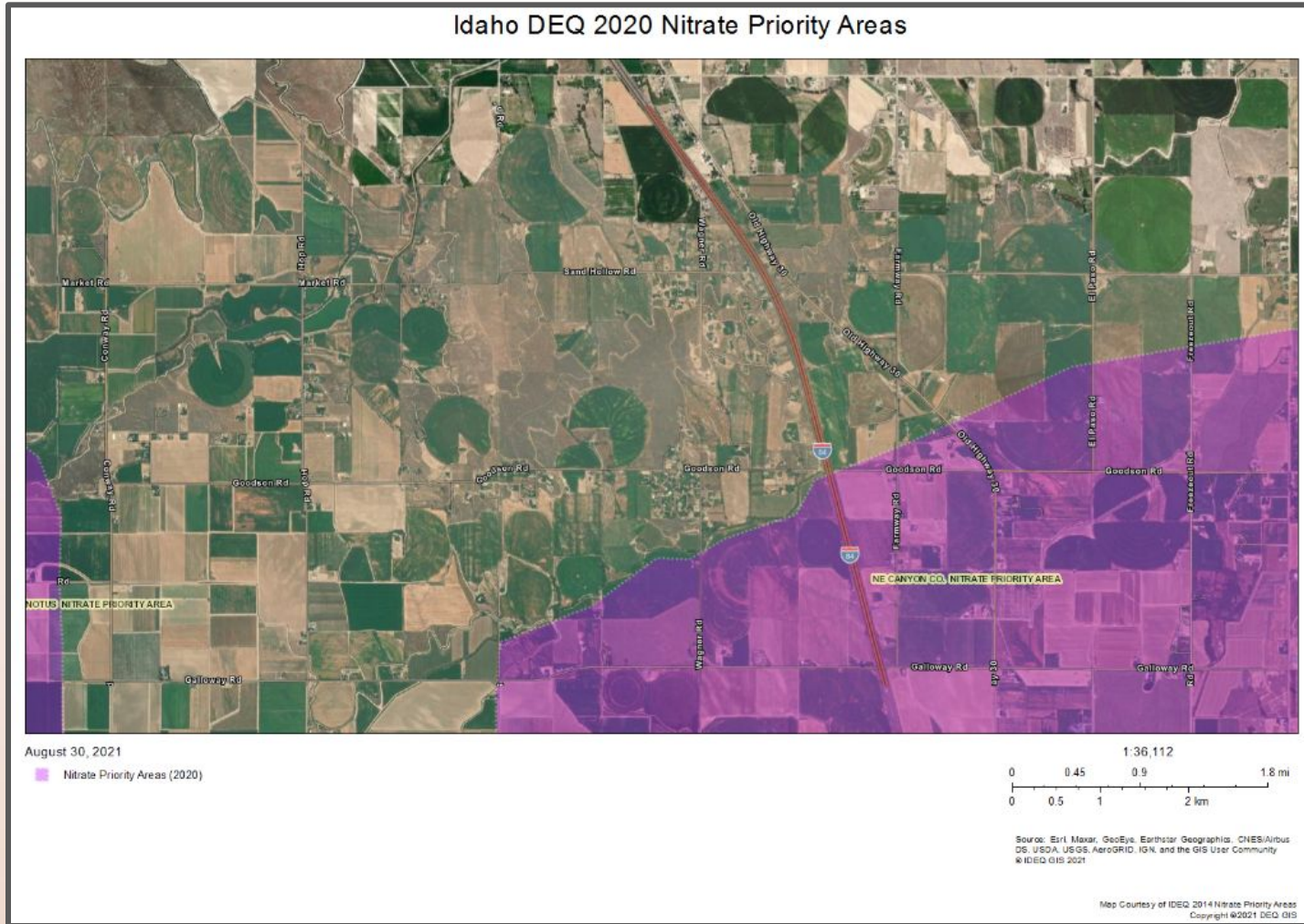
Water Map



Water Map



Nitrate Priority Areas



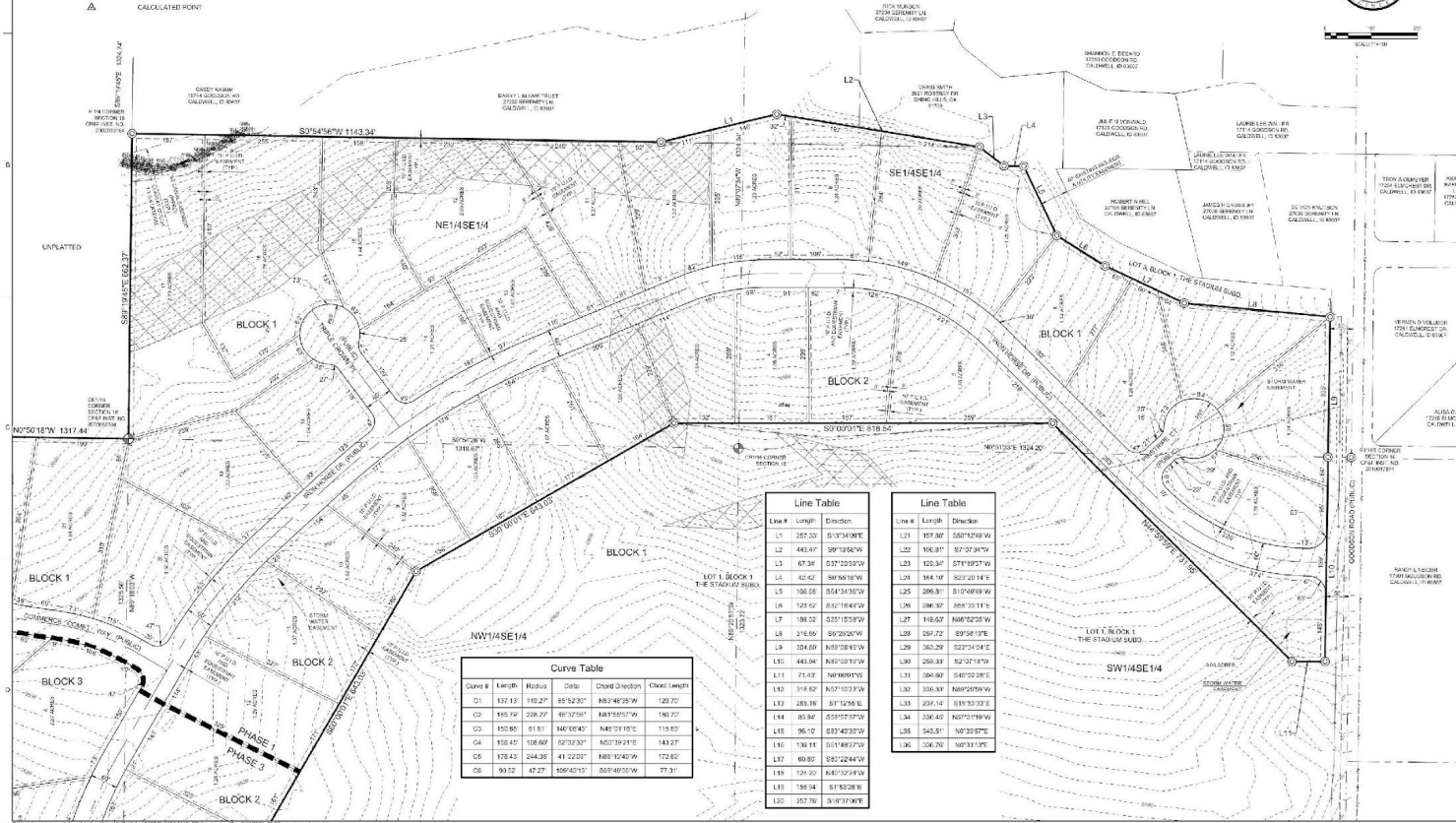
SITUATED IN THE SE 1/4 OF THE NW 1/4, THE SW 1/4 OF THE NE 1/4, THE NW 1/4 OF THE SE 1/4, THE NE 1/4 OF THE SW 1/4, GOV'T LOT 3 AND 4 AND A PORTION OF THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 3 WEST, B.M., CANYON COUNTY, IDAHO
2021



PRELIMINARY PLAT FOR STADIUM SUBDIVISION NO. 2

SITUATED IN THE SE 1/4 OF THE NW 1/4, THE SW 1/4 OF THE NE 1/4, THE NW 1/4 OF THE SE 1/4, THE NE 1/4 OF THE SW 1/4, GOVT LOT 3 AND 4 AND A PORTION OF THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 3 WEST, B.M., CANYON COUNTY, IDAHO
2021

- LEGEND**
- SUBDIVISION BOUNDARY
 - PHASE LINE
 - ROAD RIGHT-OF-WAY
 - LOT LINE
 - STREET CENTERLINE
 - SECTION LINE
 - PROPOSED EASEMENT AS NOTED
 - EXISTING EASEMENT AS NOTED
 - ADJACENT PARCEL
 - PRESSURE IRRIGATION LINE
 - BLOCK 1
 - BLOCK 2
 - LOT NUMBER
 - FOUND BRASS CAP
 - FOUND 1/2" REBAR
 - FOUND ALUMINUM CAP
 - FOUND 5/8" REBAR
 - CALCULATED POINT
 - SLOPED 15% OR GREATER
"NO BUILD ZONE"



Line Table

Line #	Length	Bearing
L1	257.33	S 31° 34' 00" E
L2	445.87	S 89° 15' 00" W
L3	67.34	S 37° 52' 53" W
L4	42.42	N 89° 50' 16" W
L5	108.08	S 64° 34' 30" W
L6	128.62	S 61° 16' 47" W
L7	189.32	S 51° 15' 53" W
L8	216.86	S 29° 20' 21" W
L9	304.69	N 89° 58' 45" W
L10	445.86	N 89° 15' 00" W
L11	216.87	N 89° 50' 16" W
L12	318.82	S 37° 52' 53" W
L13	285.18	S 1° 52' 56" E
L14	83.84	S 89° 15' 00" W
L15	96.12	S 87° 42' 30" W
L16	136.11	S 11° 49' 27" W
L17	60.82	S 87° 22' 44" W
L18	291.20	N 89° 58' 45" W
L19	198.14	S 1° 52' 56" E
L20	257.76	S 31° 34' 00" E

Line Table

Line #	Length	Bearing
L21	497.88	S 69° 25' 00" W
L22	193.87	S 73° 34' 57" W
L23	125.34	S 71° 19' 27" W
L24	168.16	S 21° 21' 14" E
L25	299.31	S 10° 49' 09" W
L26	196.87	S 68° 35' 11" E
L27	118.67	N 89° 52' 55" W
L28	281.72	S 9° 38' 19" E
L29	362.29	S 22° 31' 34" E
L30	252.29	S 21° 19' 00" W
L31	384.89	S 45° 52' 28" E
L32	336.33	N 89° 50' 16" W
L33	237.14	S 1° 52' 56" E
L34	336.40	N 89° 15' 00" W
L35	345.51	N 87° 22' 44" W
L36	236.76	N 89° 58' 45" W

Curve Table

Curve #	Length	Radius	Chord	Chord direction	Chord length
C1	137.13	110.27	89° 52' 30"	N 87° 42' 35" W	129.70
C2	155.79	228.27	88° 13' 58"	N 81° 50' 17" W	190.70
C3	155.80	51.51	N 40° 06' 40"	N 40° 21' 15" E	115.83
C4	155.45	108.69	87° 32' 30"	N 57° 39' 21" E	143.27
C5	176.43	244.30	81° 12' 00"	N 81° 10' 49" W	172.82
C6	93.52	47.27	N 89° 42' 15"	S 69° 48' 55" W	77.31

HORROCKS ENGINEERS
2775 Navigator Dr., Suite 210
Canyon, ID 83401
(208) 895-8200
www.horrocksend.com

WARNING

THIS PLAT IS PRELIMINARY AND NOT FOR CONSTRUCTION. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE USER OF THIS PLAT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND EASEMENTS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND EASEMENTS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND EASEMENTS.

STADIUM SUBDIVISION
CANYON COUNTY, IDAHO
PRELIMINARY PLAT
LOT DIMENSIONS AND EASEMENTS

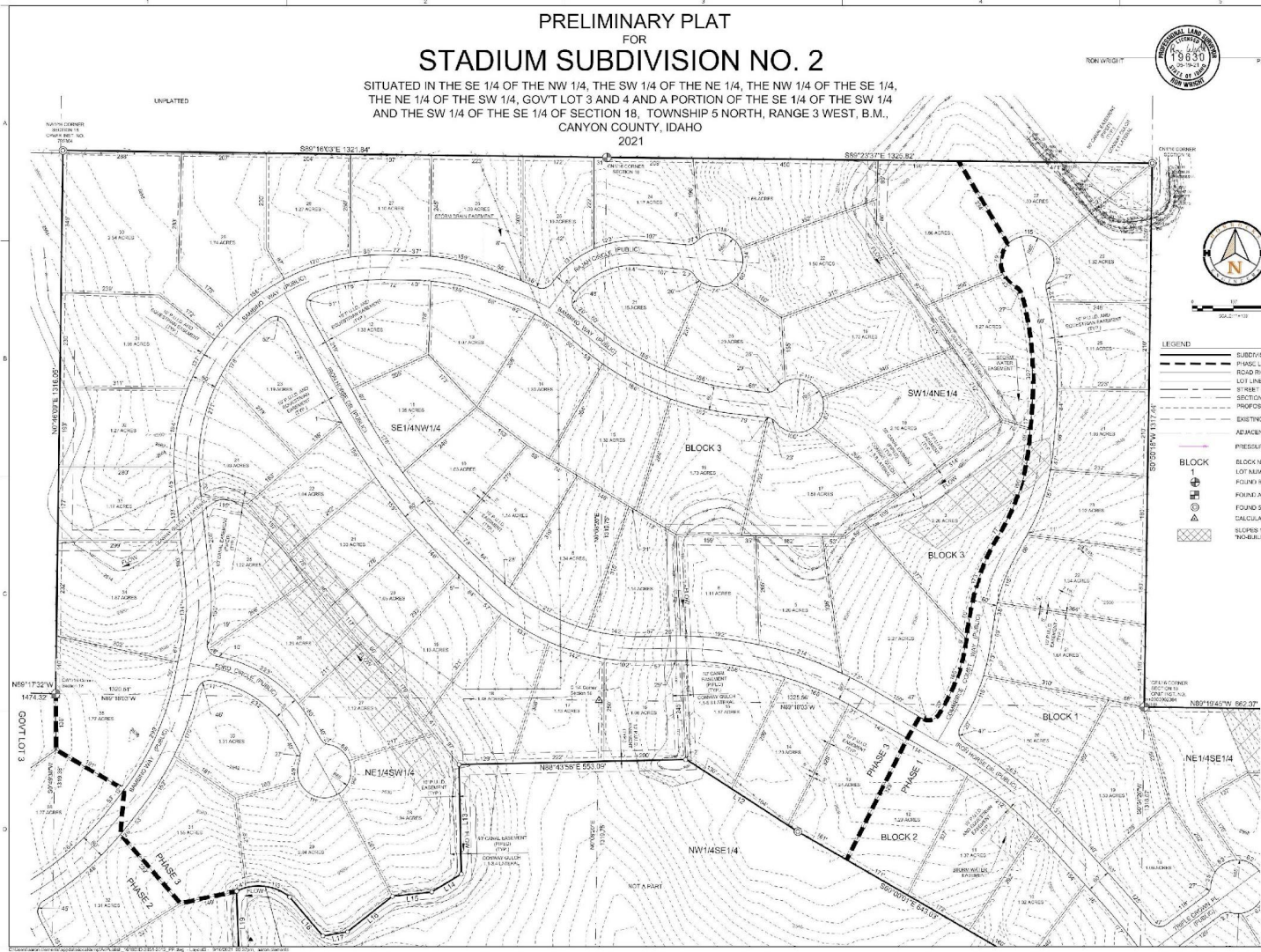
PP1.1
PAGE 2 OF 5

PRELIMINARY PLAT
FOR
STADIUM SUBDIVISION NO. 2

SITUATED IN THE SE 1/4 OF THE NW 1/4, THE SW 1/4 OF THE NE 1/4, THE NW 1/4 OF THE SE 1/4,
THE NE 1/4 OF THE SW 1/4, GOVT LOT 3 AND 4 AND A PORTION OF THE SE 1/4 OF THE SW 1/4
AND THE SW 1/4 OF THE SE 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 3 WEST, B.M.,
CANYON COUNTY, IDAHO
2021



- LEGEND**
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 - BLOCK NUMBER
 - LOT NUMBER
 - FOUND BRASS CAP
 - FOUND ALUMINUM CAP
 - FOUND 3" REBAR
 - DILATED POINT
 - SLOPE 15% OR GREATER
 - "NO-BUILD" ZONE



HORROCKS ENGINEERS
2775 N. Highway 20, Suite 210
Meridian, ID 83446
(208) 896-2200
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DATE	BY	DATE	BY
04/20/21	MM	04/20/21	MM
04/20/21	MM	04/20/21	MM
04/20/21	MM	04/20/21	MM

PRELIMINARY FOR CONSTRUCTION

STADIUM SUBDIVISION
CANYON COUNTY, IDAHO
PRELIMINARY PLAT
LOT DIMENSIONS AND EASEMENTS



**HORROCKS
ENGINEERS**
2775 Newport Dr., Suite 210
Boise, Idaho 83725
(208) 335-2337
www.horrockse.com

DATE	REVISION	DATE	REVISION
10/15/2021	1	10/15/2021	1
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10/15/2021	7	10/15/2021	7
10/15/2021	8	10/15/2021	8
10/15/2021	9	10/15/2021	9
10/15/2021	10	10/15/2021	10

**PRELIMINARY
NOT FOR
CONSTRUCTION**

STADIUM SUBDIVISION
CANYON COUNTY, IDAHO
PRELIMINARY PLAT
LOT DIMENSIONS

PP1.4
PAGE 4 OF 5

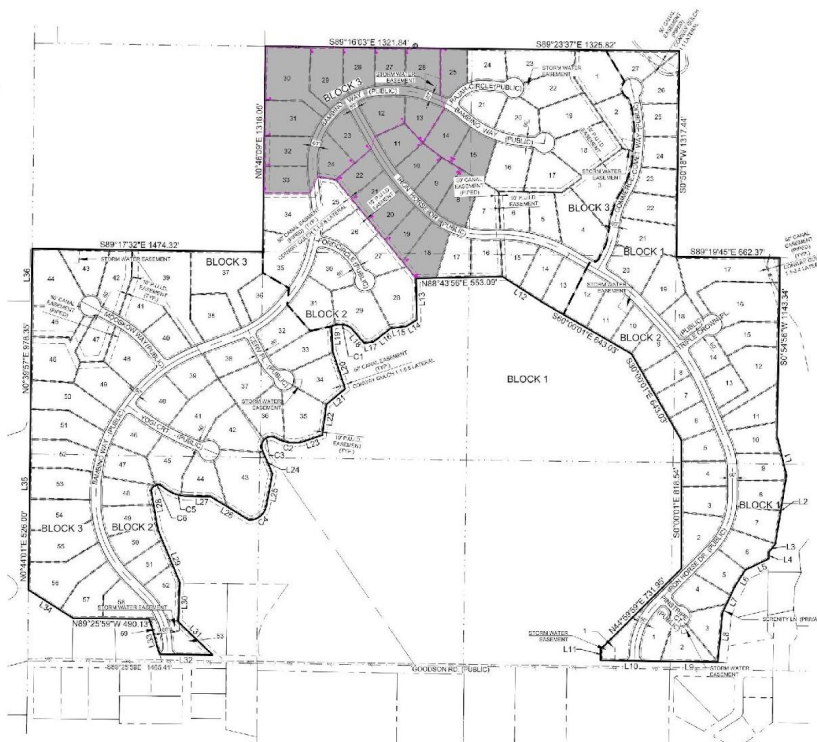
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CANYON COUNTY, IDAHO
2021

PROPOSED PRESSURE IRRIGATION

LEGEND:

- AIR VENT
- DRAIN
- STUB TO LOTS
- PUMP STATION
- PRESSURE IRRIGATION LINE
- LOTS TO BE SERVED WITH PRESSURIZED IRRIGATION
- TEST PIT



REINFORCED

P.L.S. USED

- NOTES: (CONTINUED)
17. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (S.P.W.C.).
 18. SEWAGE DISPOSAL SHALL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS. ALL SEPTIC SYSTEMS SHALL BE APPROVED BY THE SOUTHEAST DISTRICT HEALTH DEPARTMENT AND MUST BE SUBMITTED IN ACCORDANCE WITH WETLANDS AND WQA REGULATIONS.
 19. WATER SUPPLY SHALL BE PROVIDED BY INDIVIDUAL WELLS.
 20. THIS SUBDIVISION RECOGNIZES SECTION 18-04 OF IDAHO CODE, RIGHT-TO-FARM ACT, WHICH STATES: NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PESTER OR PUBLIC BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT DESIGNED OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO ANY AGRICULTURE RELATED TO THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
 21. NO LOT SHALL HAVE DIRECT ACCESS TO GOODWIN ROAD.

IRRIGATION NOTES

22. PRESSURE IRRIGATION SHALL BE PROVIDED ONLY TO THE LOTS WITH DESIGNATED WATER RIGHTS AS ILLUSTRATED ON THE PLAT.
23. EXISTING LATERAL, GULLY/LATERAL THAT FALLS WITHIN LOTS, SHALL BE RELOCATED AND PIPED.
24. PLEASE SEE THE PROPOSED CANAL RELOCATION CONCEPT EXHIBIT, DATED 08/18/2021 FOR EXISTING/PROPOSED CANAL RELOCATIONS.
25. ALL IRRIGATION SERVICES SHALL BE INSTALLED PER THE CURRENT EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (S.P.W.C.).
26. IRRIGATION CANAL EASEMENT WIDTH INFORMATION PROVIDED BY THE IRRIGATION DISTRICT. WHERE CANAL RELOCATIONS ARE SHOWN, THE ORIGINAL CANAL EASEMENT WIDTHS HAVE BEEN MAINTAINED AS REQUIRED BY THE IRRIGATION DISTRICT.
27. LOTS OUTSIDE THE WATER RIGHTS AREA WILL BE SERVED BY INDIVIDUAL LOT WELLS. IRRIGATION IS LIMITED TO AN AREA OF 10 ACRES.

HORROCKS ENGINEERS
2775 Newport Dr., Suite 210
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(208) 336-2539
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DRAWING INFO		REVISIONS		WARNING	
DATE	REV	DATE	REV	DATE	REV
08/18/2021	1	08/18/2021	1	08/18/2021	1
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MM	MM	MM	MM	MM	MM
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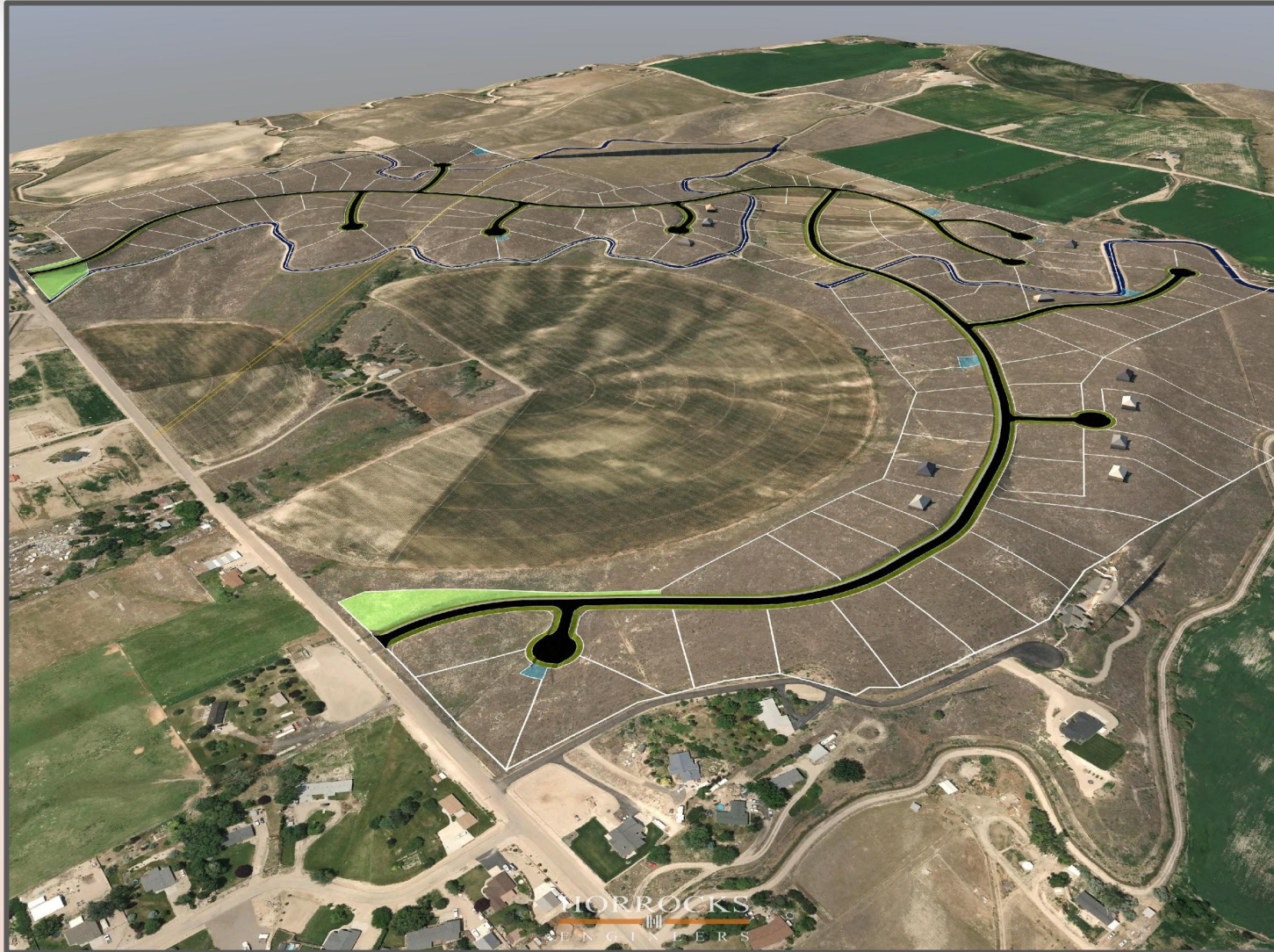
STADIUM SUBDIVISION	CANYON COUNTY, IDAHO	PRELIMINARY PLAT	PROPOSED PRESSURE IRRIGATION

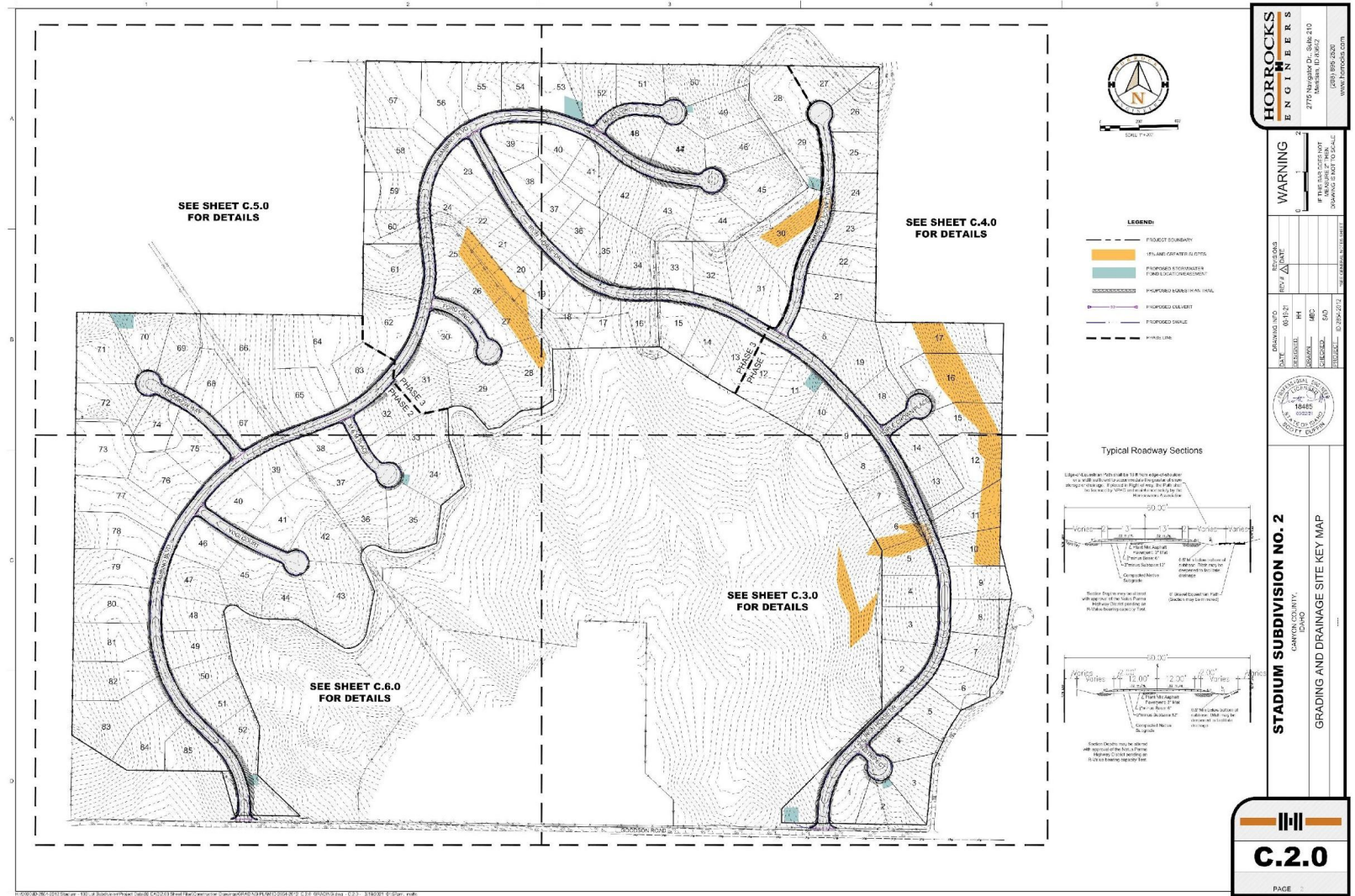
PP1.5
PAGE 1 OF 3

Additional Imaging











Thank You Questions?

Contact: Rick McGraw

(208) 880-8889

rickmcgraw54@gmail.com

www.mcgrawgroupre.com



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