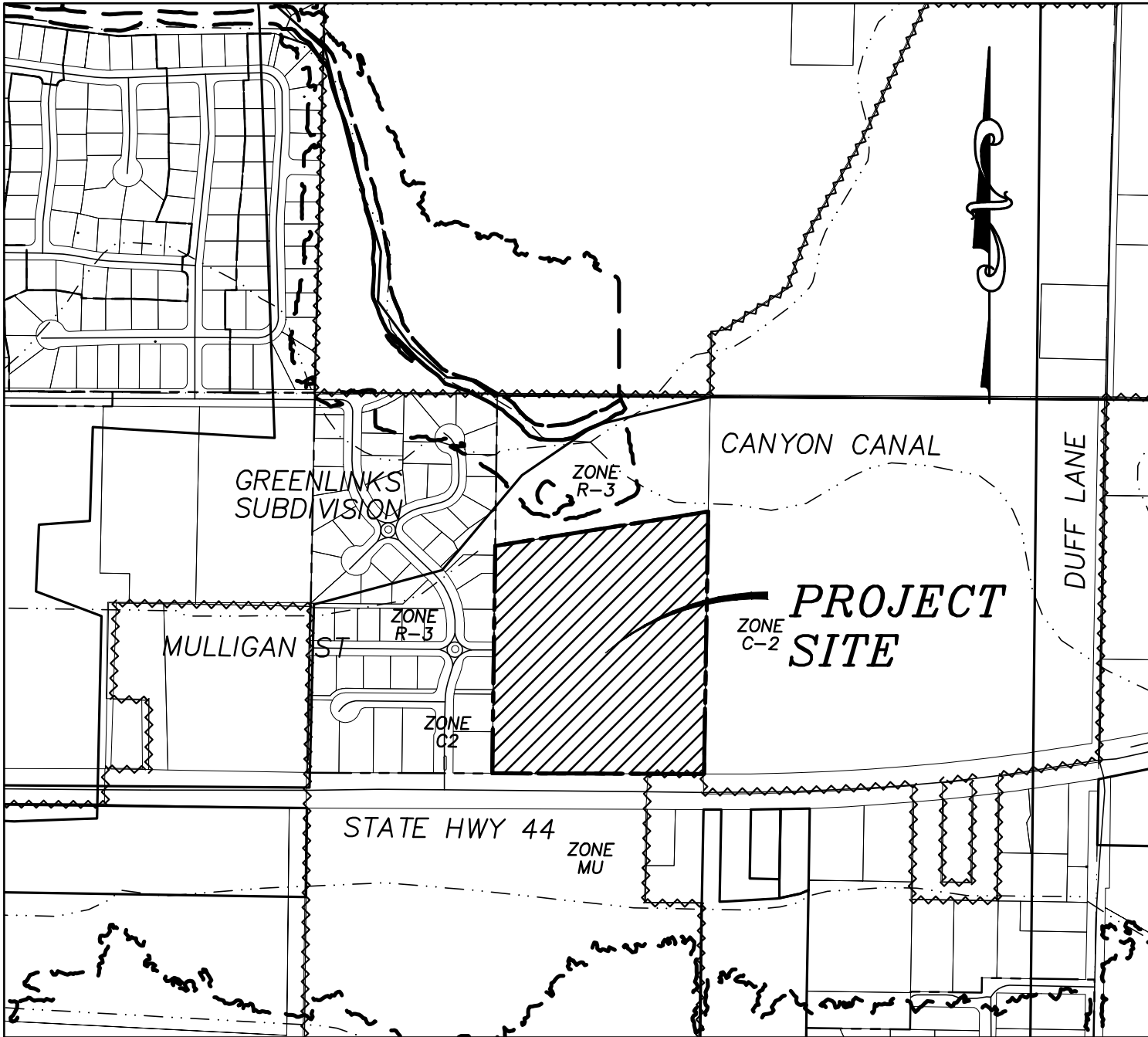


INDEX PLAN FOR
ARTESIAN SPRINGS SUBDIVISION

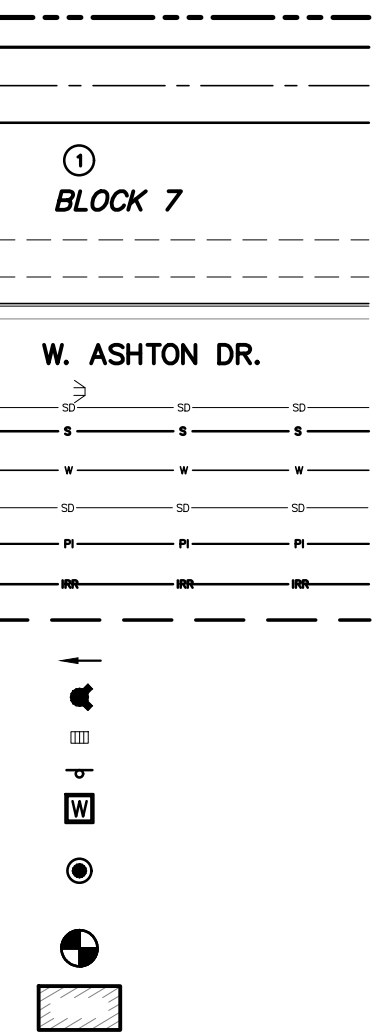
LOCATED IN THE NW 1/4 OF THE NE 1/4
SECTION 8, T.4N., R.2W., B.M.,
MIDDLETON, CANYON COUNTY, IDAHO
2022



VICINITY MAP
HAMMOND SUBDIVISION
1"=500'

LEGEND

BOUNDARY
LOT LINES
ROAD CENTERLINE
RIGHT OF WAY
LOT NUMBER
BLOCK NUMBER
EASEMENT
SETBACK
CURB GUTTER & SW
STREET NAME
HANDICAP RAMP
SEWER LINE
WATER LINE
STORM DRAIN LINE
PRESSURE IRRIGATION
GRAVITY IRRIGATION
100 YEAR FLOODPLAIN
FLOW ARROW
FIRE HYDRANT
CATCH BASIN
STOP SIGN
EXISTING WATER WELL
FOUND ALUM. CAP
MONUMENT
FOUND BRASS CAP
MONUMENT
INFILL LOTS



PLAN SHEET INDEX

SHEET	DESCRIPTION
PP-1	COVER SHEET, PRE PLAT, VICINITY MAP & NOTES
PP-2	PARCEL TABLE, CURVE TABLE
PP-3	PARCEL SURVEY
PP-4	PRELIMINARY ENGINEERING PLAN STREET DETAILS
PP-5	PRELIMINARY SEWER PROFILES

DEVELOPMENT FEATURES

ACREAGE
TOTAL PARCEL - 13.56 ACRES
TOTAL LOTS - 47
BUILDABLE LOTS - 40
COMMON LOTS - 7
COMMON LOT AREA = 2.0ac, 14.7%
DENSITY DU/ACRE - 2.95

ZONING
EXISTING - MIDDLETON R-3
PROPOSED - MIDDLETON R-3

SEWAGE DISPOSAL
MIDDLETON CITY SEWER

WATER SUPPLY
MIDDLETON CITY WATER

CITY
MIDDLETON CITY IMPACT AREA

SCHOOL DISTRICT
MIDDLETON

FIRE DISTRICT
MIDDLETON

IRRIGATION DISTRICT
CANYON WATER COMPANY LTD

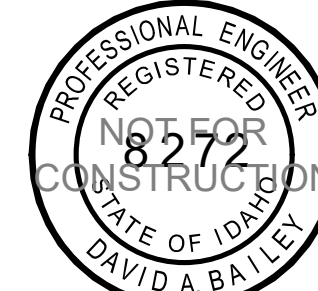
OWNER
VALUE LAND LLC
1015 VICTORIA AVE
FRUITLAND ID 83619

DEVELOPER
AARON GROSS

ENGINEER
DAVID A. BAILEY, P.E.
BAILEY ENGINEERING, INC.
1119 E. STATE ST. SUITE 210
EAGLE, ID 83616
208-938-0013

PLANNER/CONTACT
JARMOM WAGONER, AICP
JP WAGONER PLANNING
208-761-2914

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
TEL: 208-938-0013
WWW.BAILEYENGINEERS.COM



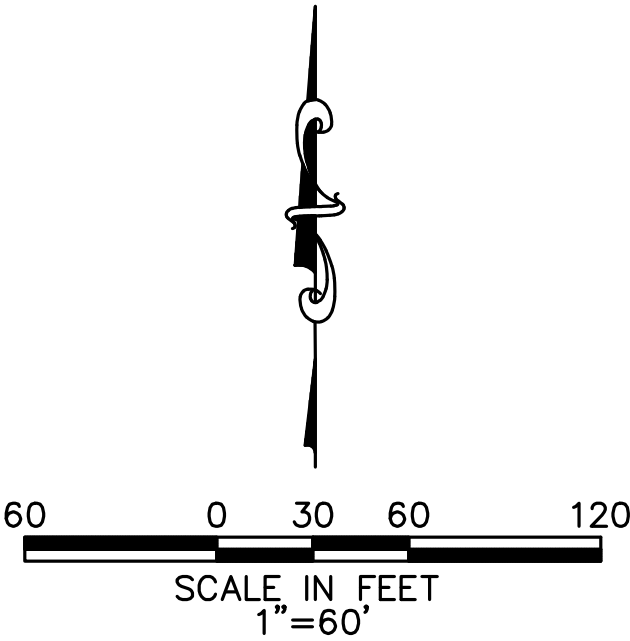
CHECKED BY:
DAVID A. BAILEY, P.E.
DRAWN BY:
DAB

REVISED	NO.	DATE	DESCRIPTION
	1	2021-11-02	CITY & PLANNER COMMENTS
	2	2021-11-13	EASEMENT EAST BOUNDARY
	3	2021-12-01	ADD NORTH STUB STREET

PRELIMINARY PLAT
ARTESIAN SPRINGS SUBDIVISION
VALUE LAND LLC

DATE:
01-06-2022
PROJECT:
C2021-009

SHEET
PP-1



Parcel Table			
Lot	Area	Perimeter	Type
BLOCK 1 Lot 1 OPEN	9799	714	EASEMENT BUFFER
BLOCK 1 Lot 2 OPEN	10076	403	DRAINAGE
BLOCK 2 Lot 15 OPEN	4499	277	PI PUMP STATION
BLOCK 2 Lot 22 OPEN	3223	276	SEWER WATER EASEMENT
BLOCK 2 Lot 27 OPEN	10872	785	EASEMENT BUFFER
BLOCK 2 Lot 28 OPEN	21417	1488	ARTERIAL BUFFER
BLOCK 3 Lot 8 OPEN	35243	1313	PARK/DRAINAGE



TABLES FOR
ARTESIAN SPRINGS SUBDIVISION

LOCATED IN THE NW 1/4 OF THE NE 1/4
SECTION 8, T.4N., R.2W., B.M.,
MIDDLETON , CANYON COUNTY, IDAHO
2022

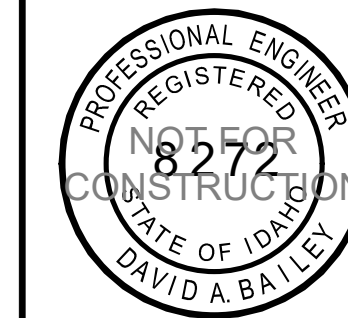
Parcel Table			
Lot	Area	Perimeter	Type
BLOCK 1 Lot 3	8405	370	SFR
BLOCK 1 Lot 4	8250	370	SFR
BLOCK 1 Lot 5	8702	372	SFR
BLOCK 2 Lot 1	9919	394	SFR
BLOCK 2 Lot 2	8250	370	SFR
BLOCK 2 Lot 3	8250	370	SFR
BLOCK 2 Lot 4	8583	386	SFR
BLOCK 2 Lot 5	9660	416	SFR
BLOCK 2 Lot 6	19385	552	SFR
BLOCK 2 Lot 7	10265	435	SFR
BLOCK 2 Lot 8	8707	385	SFR
BLOCK 2 Lot 9	8250	370	SFR
BLOCK 2 Lot 10	8250	370	SFR
BLOCK 2 Lot 11	8250	370	SFR
BLOCK 2 Lot 12	8252	370	SFR
BLOCK 2 Lot 13	8514	370	SFR
BLOCK 2 Lot 14	11662	449	SFR
BLOCK 2 Lot 16	8406	373	SFR
BLOCK 2 Lot 17	8463	370	SFR
BLOCK 2 Lot 18	8259	371	SFR
BLOCK 2 Lot 19	8250	370	SFR
BLOCK 2 Lot 20	8322	376	SFR
BLOCK 2 Lot 21	8292	374	SFR
BLOCK 2 Lot 23	14309	476	SFR
BLOCK 2 Lot 24	9234	407	SFR
BLOCK 2 Lot 25	8439	380	SFR
BLOCK 2 Lot 26	8714	372	SFR
BLOCK 3 Lot 1	10041	420	SFR
BLOCK 3 Lot 2	9776	410	SFR
BLOCK 3 Lot 3	8759	381	SFR
BLOCK 3 Lot 4	9750	410	SFR
BLOCK 3 Lot 5	9749	410	SFR
BLOCK 3 Lot 6	9659	395	SFR
BLOCK 3 Lot 7	9146	387	SFR
BLOCK 3 Lot 9	8250	370	SFR
BLOCK 3 Lot 10	8326	371	SFR
BLOCK 3 Lot 11	9941	397	SFR
BLOCK 3 Lot 12	12772	491	SFR
BLOCK 3 Lot 13	12750	490	SFR
BLOCK 3 Lot 14	12124	469	SFR

Parcel Table			
Lot	Area	Perimeter	Type
BLOCK 1 Lot 1 OPEN	9799	714	EASEMENT BUFFER
BLOCK 1 Lot 2 OPEN	10076	403	DRAINAGE
BLOCK 2 Lot 15 OPEN	4499	277	PI PUMP STATION
BLOCK 2 Lot 22 OPEN	3223	276	SEWER WATER EASEMENT
BLOCK 2 Lot 27 OPEN	10872	785	EASEMENT BUFFER
BLOCK 2 Lot 28 OPEN	21417	1488	ARTERIAL BUFFER
BLOCK 3 Lot 8 OPEN	35243	1313	PARK/DRAINAGE

Curve Table					
Curve #	Radius	Length	Offset	Bearing	Delta
C1	125.00	109.21	105.77	S24°04'13"E	50°03'26"
C2	125.00	98.75	96.20	N67°07'32"W	45°15'51"
C3	125.00	97.39	94.95	S23°16'46"W	44°38'32"
C4	125.00	97.39	94.95	N67°55'17"W	44°38'31"
C5	125.00	98.75	96.20	S21°51'41"W	45°15'51"
C6	125.00	19.23	19.21	N03°38'11"W	8°48'51"
C7	125.00	2.43	2.43	N08°35'59"W	1°06'45"
C8	125.00	109.21	105.77	S74°09'39"E	50°03'26"
C9	100.00	17.33	17.30	N04°11'34"W	9°55'36"
C21	150.00	53.47	53.19	N69°28'29"W	20°25'27"
C22	150.00	65.96	65.43	S86°33'23"W	25°11'35"
C23	55.00	58.04	55.39	N69°06'12"E	60°27'53"
C24	55.00	53.67	51.56	S52°42'40"E	55°54'23"
C25	55.00	64.98	61.26	S05°20'12"W	67°41'20"
C26	150.00	65.23	64.73	S11°46'37"E	24°54'57"
C27	150.00	0.73	0.73	S00°49'11"W	01°38'38"
C28	150.00	11.12	11.12	S03°04'58"W	41°45'66"
C29	150.00	41.04	40.91	S13°02'41"E	15°40'29"
C30	55.00	24.11	23.92	S25°30'06"E	25°07'05"
C31	55.00	48.90	47.30	S12°31'37"W	50°56'20"
C32	55.00	54.34	52.16	S66°18'00"W	56°36'26"
C33	55.00	33.27	32.76	N68°04'03"W	34°39'28"
C34	150.00	31.95	31.89	S76°25'58"W	12°14'21"
C35	150.00	20.21	20.19	S86°23'01"W	74°30'05"
C36	150.00	40.57	40.45	N82°00'32"E	15°29'50"
C37	150.00	12.90	12.89	N71°47'49"W	4°55'37"
C38	55.00	48.78	47.19	S74°05'33"W	50°48'43"
C39	55.00	26.98	26.71	N66°26'59"W	28°06'13"
C40	55.00	33.30	30.00	N36°34'13"E	31°39'12"
C41	55.00	60.54	57.53	N10°47'22"E	63°04'17"
C42	100.00	165.85	147.48	N46°33'11"E	95°01'23"
C43	100.00	8.89	8.88	S83°23'23"W	5°05'29"
C52	100.00	80.32	78.14	S22°14'25"E	46°01'18"
C53	100.00	76.68	75.74	S67°30'15"E	44°30'23"
C54	100.00	155.83	140.54	N45°36'02"E	89°17'03"

Bailey Engineering, Inc.

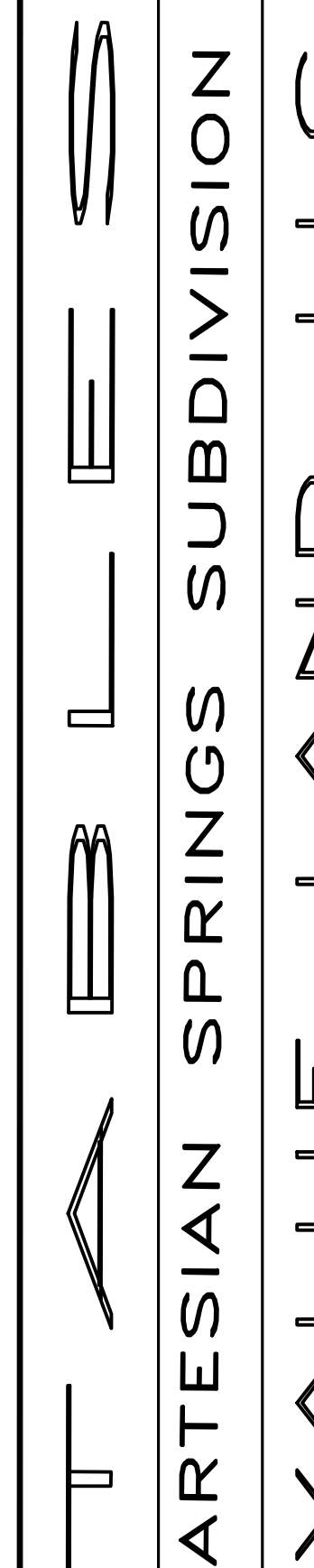
CIVIL ENGINEERING | PLANNING | CADD
4424 N. BROOKSIDE LANE
BOISE, ID 83714
TEL 208-438-0013
www.baileyengineers.com



CHECKED BY:
DAVID A. BAILEY P.E.

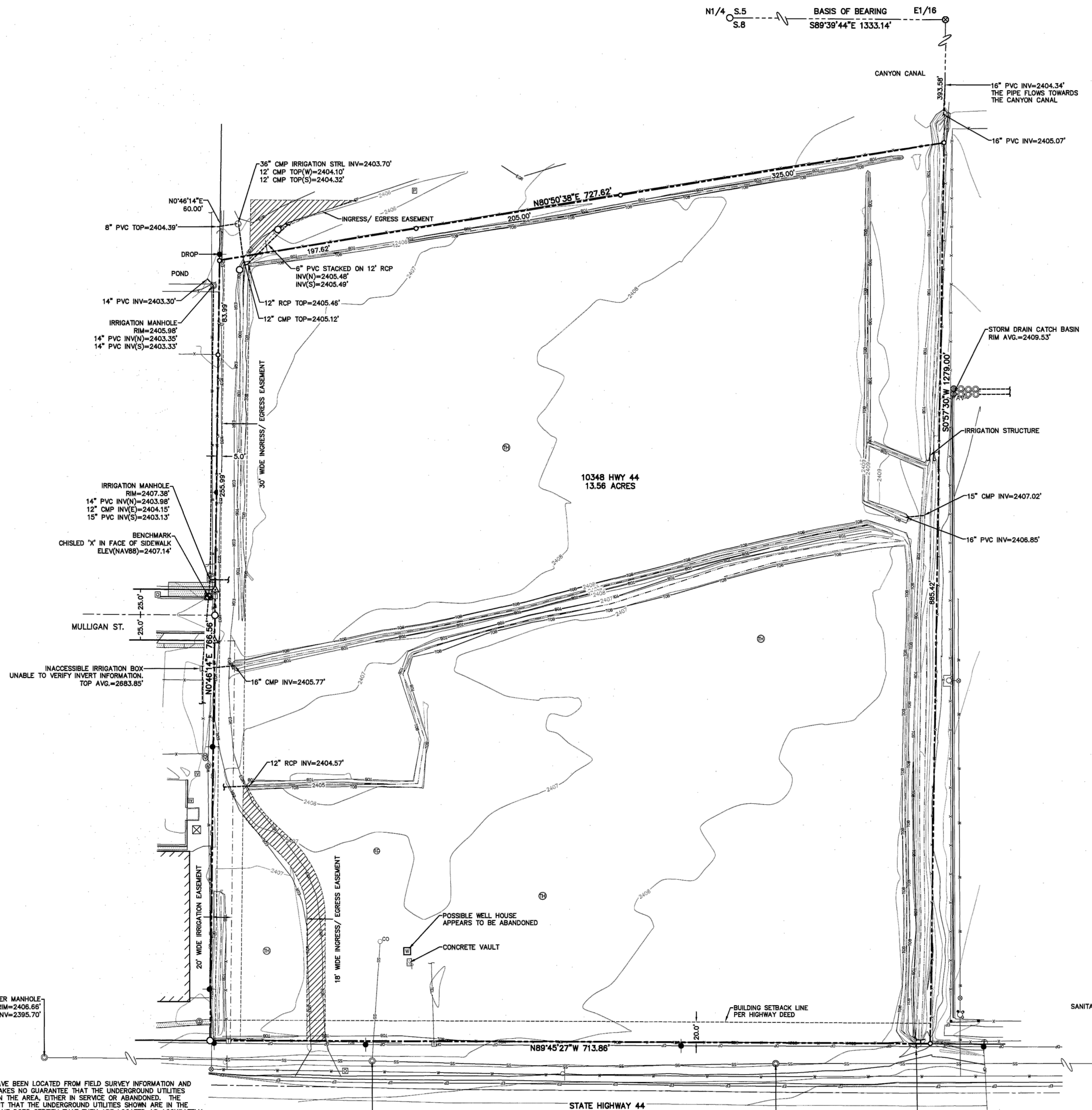
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NO.	DATE DESCRIPTION
	2021-12-01 ADD NORTH STUB STREET

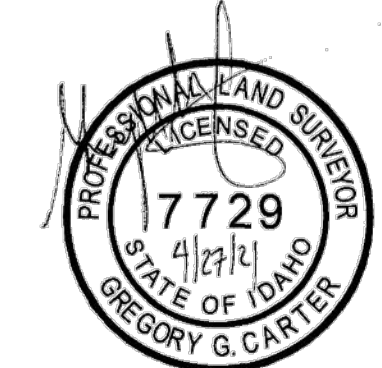
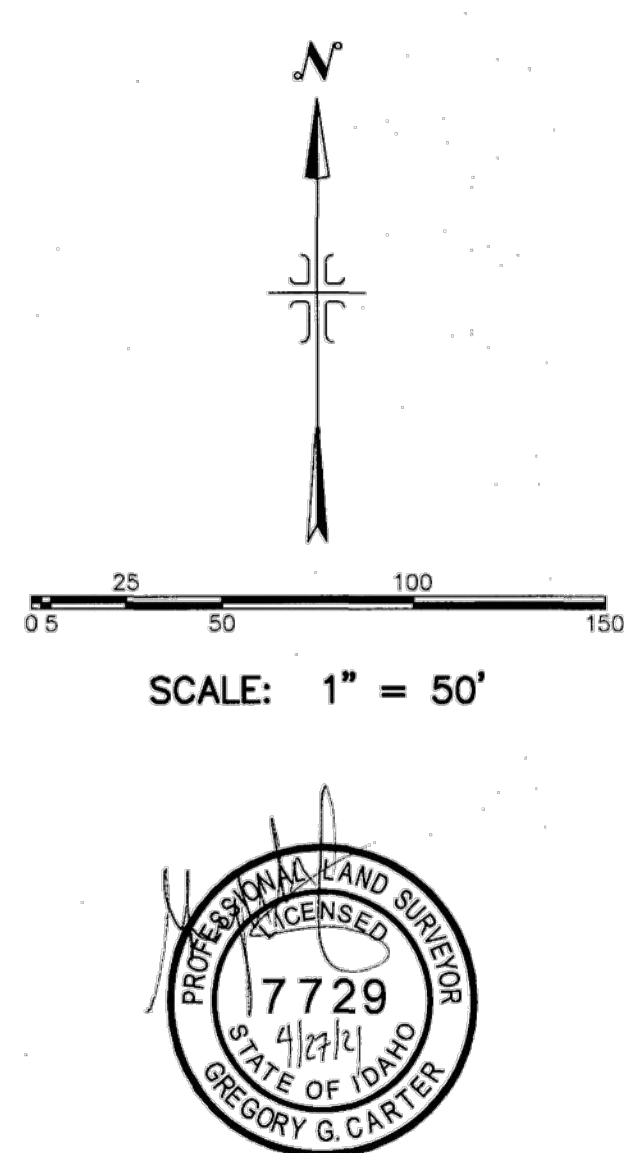


DATE:	01-06-2022
PROJECT:	C2021-009

SHEET
PP-2

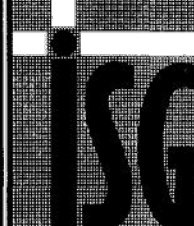


LEGEND	
	FOUND 1/2" IRON PIN
	FOUND 5/8" IRON PIN
	FOUND SCRIBED "X"
	BENCH MARK
	PROPERTY BOUNDARY LINE
	SECTION LINE
	CENTERLINE
	PARCEL LINE
	FENCE
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	WATER SPIGOT
	WATER WELL
	MANHOLE GRATE
	TELEPHONE JUNCTION BOX
	CABLE TV BOX
	POWER POLE
	GUY WIRE ANCHOR
	POWER TRANSFORMER
	POWER JUNCTION BOX
	TEST HOLE
	MAIL BOX
	PRESSURE IRRIGATION VALVE
	IRRIGATION CONTROL VALVE BOX
	IRRIGATION MANHOLE
	IRRIGATION BOX
	CLEAN OUT
	SANITARY SEWER LINE W/ MANHOLE
	STORM DRAIN LINE W/ MANHOLE
	DOMESTIC WATER LINE
	OVERHEAD POWER LINE
	SUBSURFACE PIPE
	TELECOMMUNICATION LINE
	EDGE OF PAVEMENT
	EDGE OF GRAVEL ROAD
	SHOULDER
	BOTTOM OF DITCH
	TOP OF BANK
	CURB, GUTTER, SIDEWALK AND CONCRETE
	BUILDING



UTILITY WARNING
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

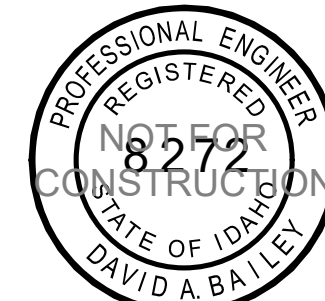
THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH IDAHO SURVEY GROUP, INC.

     					
NO.	REVISIONS				BY DATE
		IDAHO SURVEY GROUP, LLC 9955 W. EMERALD ST. BOISE, IDAHO 83704 PH. (208) 846-8570 FAX (208) 884-5399			
10348 HIGHWAY 44					
TOPOGRAPHIC SURVEY					
LOCATED IN A PORTION OF THE NW ¼ NE ¼ OF SECTION 8, T.4N., R.2W., B.M., CANYON COUNTY, IDAHO					
DRAWN:	GCARTER	CHECKED:	GGC	JOB NO.	SHEET NO.
DATE:	4/27/2021	DATE:	4/27/2021	21-166	1

PRELIMINARY ENGINEERING FOR
ARTESIAN SPRINGS SUBDIVISION

LOCATED IN THE NW 1/4 OF THE NE 1/4
SECTION 8, T.4N., R.2W., B.M.,
MIDDLETON, CANYON COUNTY, IDAHO
2022

Bailey Engineering, Inc.
CIVIL ENGINEERING PLANNING/CADD
1119 E. STATE STREET, SUITE 210
EAGLE, ID 83616
TEL: 208-838-0013
www.baileyengineers.com



CHECKED BY:
DAVID A. BAILEY P.E.
DRAWN BY:
DAB/DES

REVISED	NO.	DATE	DESCRIPTION
	1	2021-11-02	CITY & PLANNER COMMENTS
	2	2021-12-01	ADD NORTH STUB STREET

PRELIMINARY ENGINEERING
ARTESIAN SPRINGS SUBDIVISION
VALUE LAND LLC

DATE:
01-06-2022
PROJECT:
C2021-009
SHEET
PP-4



GREENLINKS SUBDIVISION
BK. 39 PG. 49

N0°46'14" 766.56'

MULLIGAN

ARTESIAN AVE.

N80°50'38"E 727.62'

BLOCK 2

BLOCK 3

BLOCK 2

STATE HWY 44

N89°45'27"W 713.86'

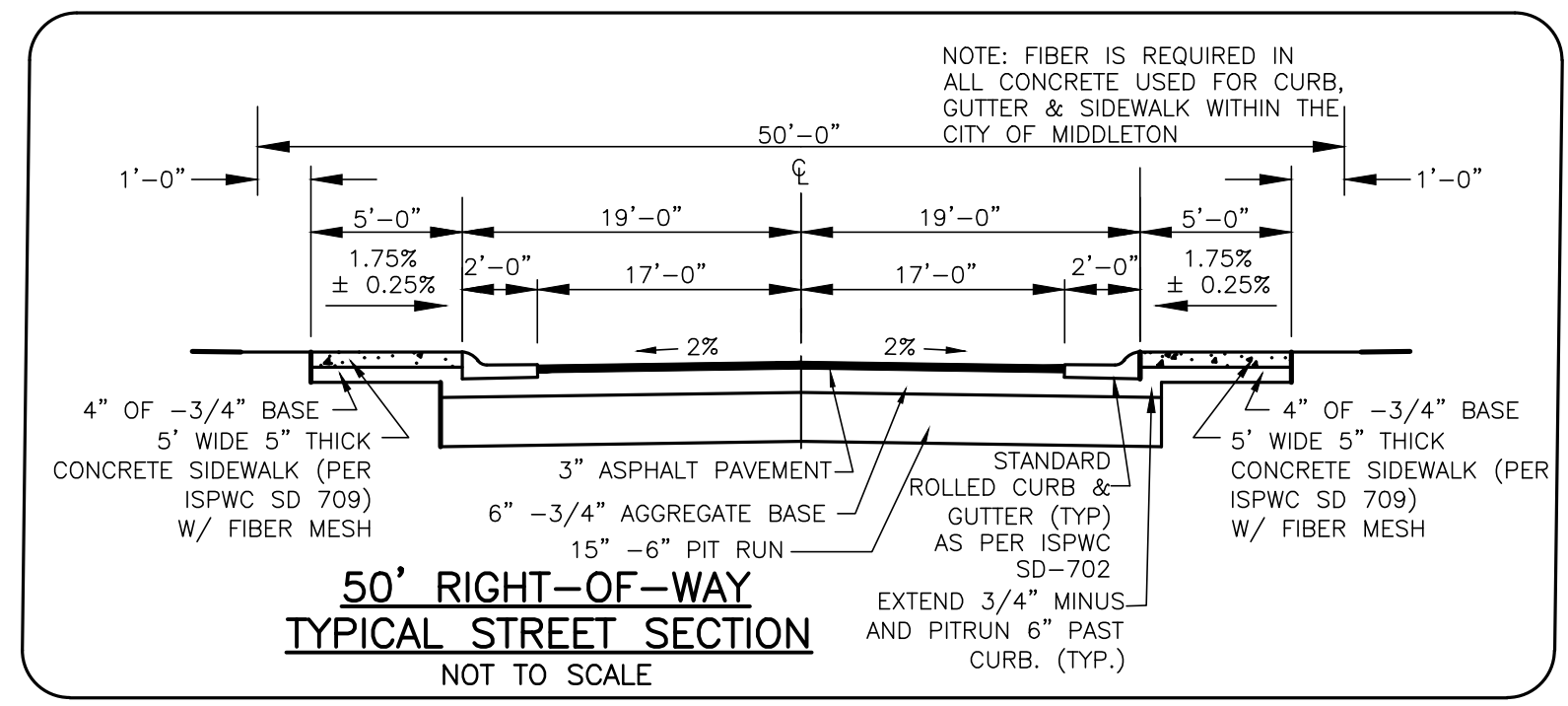
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SCALE IN FEET
1"=60'

LEGEND

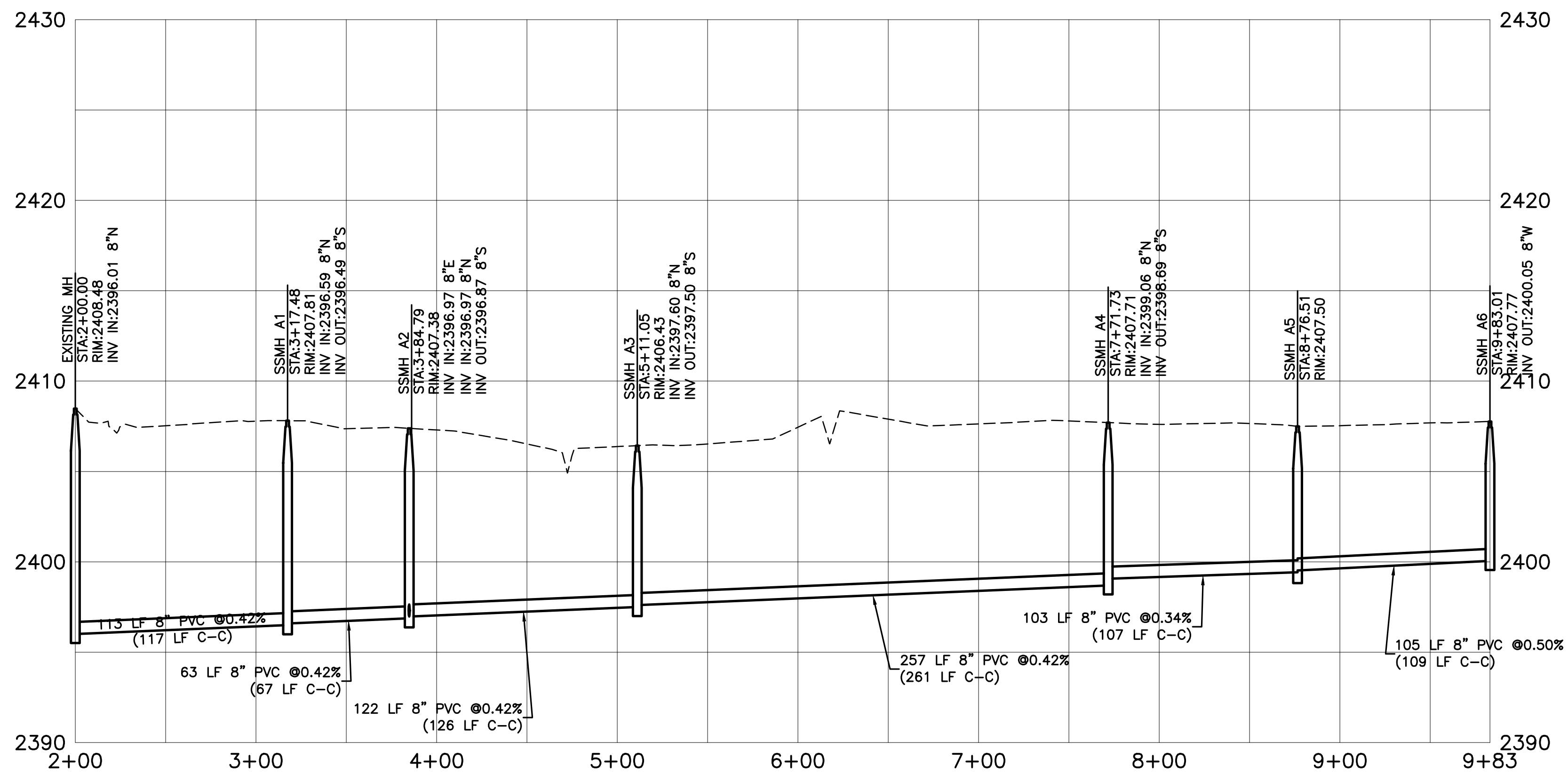
- BOUNDARY
- LOT LINES
- ROAD CENTERLINE
- RIGHT OF WAY
- LOT NUMBER
- BLOCK NUMBER
- EASEMENT
- SETBACK
- CURB GUTTER & SW
- STREET NAME
- HANDICAP RAMP
- SEWER LINE
- WATER LINE
- STORM DRAIN LINE
- PRESSURE IRRIGATION
- GRAVITY IRRIGATION
- FLOW ARROW
- FIRE HYDRANT
- CATCH BASIN
- STOP SIGN
- EXISTING WATER WELL
- FOUND ALUM. CAP
- MONUMENT
- FOUND BRASS CAP
- MONUMENT
- INFILL LOTS

① BLOCK 7

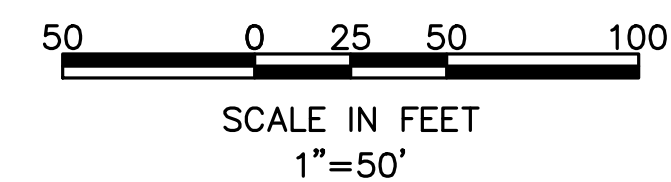
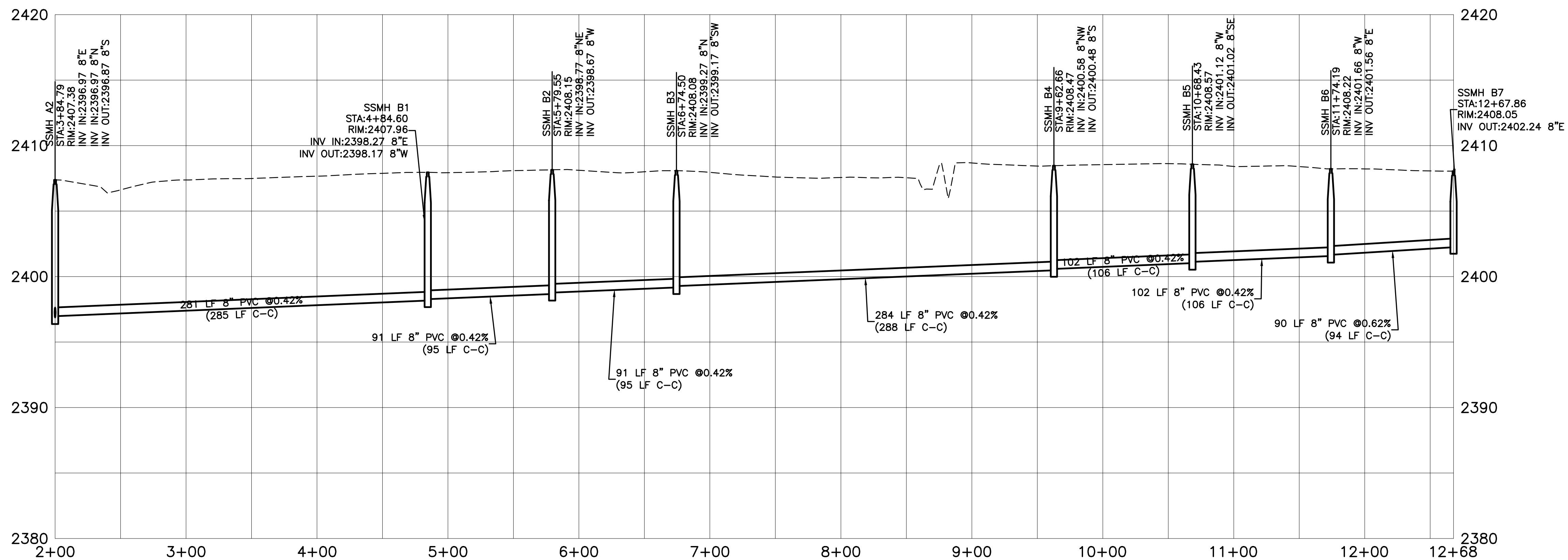
W. ASHTON DR.



SEWER LINE A PROFILE



SEWER LINE B PROFILE



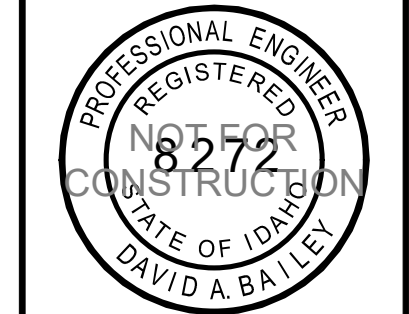
REVISED	NO.	DATE	DESCRIPTION
		2021-12-01	ADD NORTH STUB STREET

ADJACENT PROPERTIES FOR ARTESIAN SPRINGS SUBDIVISION

LOCATED IN THE NW 1/4 OF THE NE 1/4
SECTION 8, T.4N., R.2W., B.M.,
MIDDLETON , CANYON COUNTY, IDAHO
2022

Bailey Engineering, Inc.

CIVIL ENGINEERING | PLANNING | CADD
1710 E. 50TH STREET, SUITE 210
ENGLISHTON, IL 60526
TEL. 208-658-0013
www.baileyengineering.com



CHECKED BY:
DAVID A. BAILEY P.E.

DRAWN BY:
DAB/DES

[illegible]

ADJACENT PROPERTIES
ARTESIAN SPRINGS SUBDIVISION
VALUE LAND LLC

DATE:	01-06-2022
PROJECT:	C2021-009

SHEET
PP-6

