

# MIDDLETON INDUSTRIAL CONDOMINIUM PLAT PRELIMINARY PLAT

A REPLAT OF MIDDLETON INDUSTRIAL PARK No. 2  
A PART OF THE NE 1/4, NE 1/4, SECTION 18, T.4N., R.2W B.M.  
CITY OF MIDDLETON, CANYON COUNTY, IDAHO  
2024

## PROJECT NARRATIVE

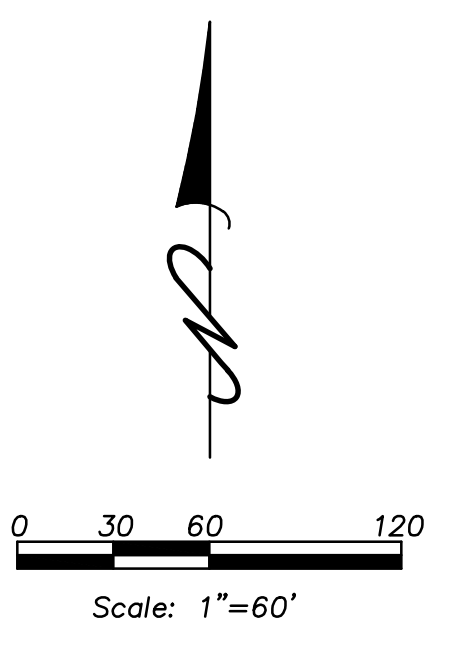
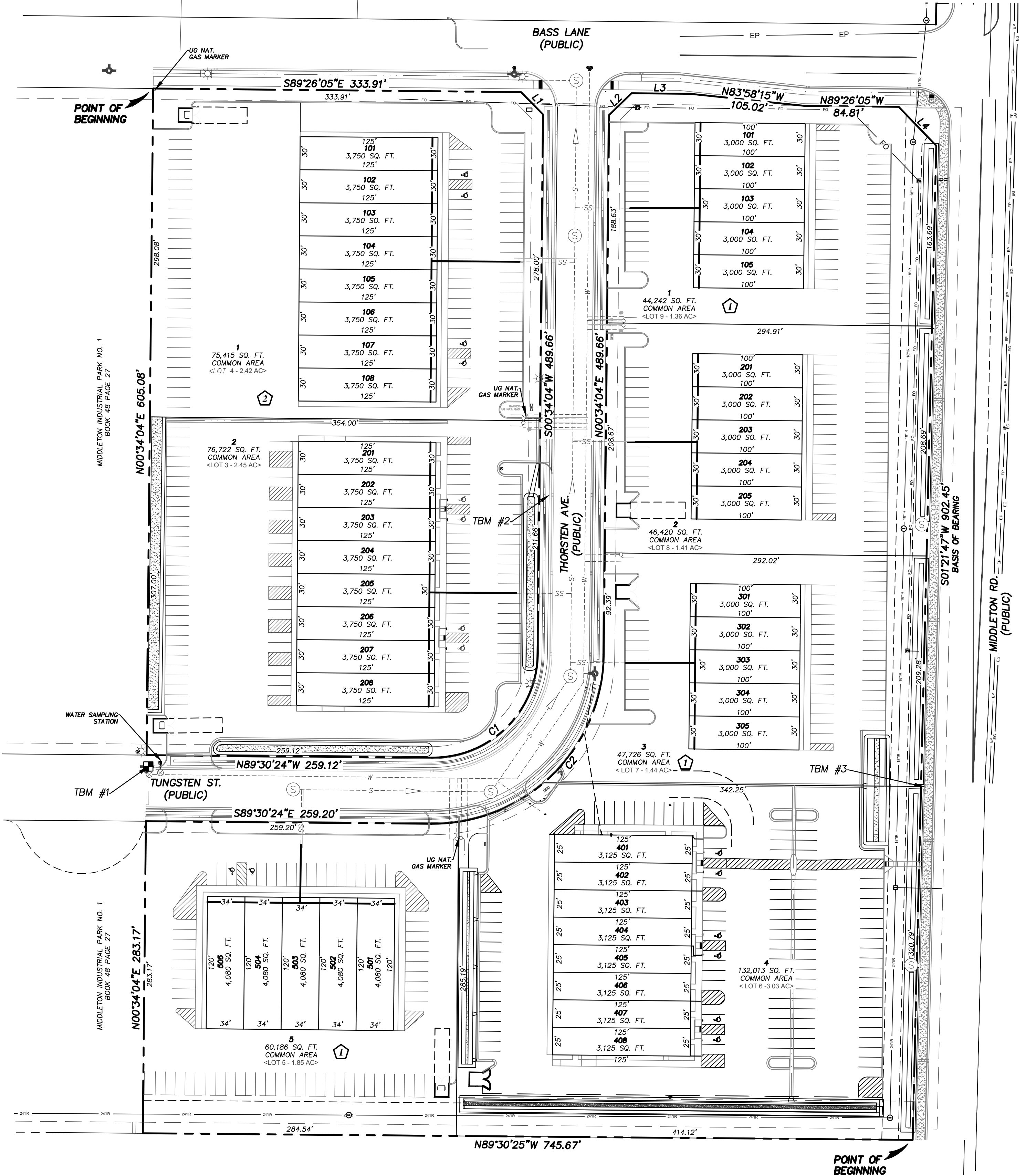
- CURRENT MIDDLETON ZONE M1. PROPOSED ZONE IS M1.
- NO. OF CONDOMINIUM UNITS IS 44. NO. OF COMMON LOTS IS 7. TOTAL NUMBER OF LOTS IS 51.
- AREA: ±13.98 ACRES
- MINIMUM CONDOMINIUM LOT SIZE: 3,000 SQ. FT.
- THE OWNERS OF THE LOTS OF THIS SUBDIVISION SHALL COMPLY WITH IDAHO CODE SECTION 31-3805 OR ITS PROVISIONS CONCERNING IRRIGATION WATER. THIS PLAT IS WITHIN THE MASON CREEK DITCH COMPANY AND SUITABLE WATER DELIVERIES HAVE NOT BEEN PROVIDED. THE PURCHASER OF THE LOTS REMAIN SUBJECT TO ALL ASSESSMENTS LEVIED BY THE IRRIGATION ENTITY. THE INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE TO PAY SUCH LEGAL ASSESSMENTS. THE ASSESSMENTS ARE A LIEN ON THE LAND WITHIN THE IRRIGATION ENTITY. THE LOT OWNER MAY AT A FUTURE DATE PETITION THE APPROPRIATE IRRIGATION ENTITY FOR EXCLUSION FROM SAID DITCH COMPANY. IT IS THE SOLE DISCRETION OF SAID DITCH COMPANY WHETHER TO GRANT THE EXCLUSION PETITION.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH CITY OF MIDDLETON SUBDIVISION STANDARDS FOR THE APPLICABLE ZONE.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT TO THE TIME OF THE RE-SUBDIVISION.
- IRRIGATION, DRAINAGE AND PUBLIC UTILITY EASEMENTS TO BE PROVIDED UNLESS OTHERWISE SHOWN
  - SUBDIVISION BOUNDARY : 10 FEET
  - STREET FRONTAGE : 10 FEET
  - REAR COMMON LOTS : 10 FEET
  - SIDE COMMON LOTS : 5 FEET
- DOMESTIC WATER WILL BE PROVIDED BY CITY OF MIDDLETON MUNICIPAL SYSTEM.
- SANITARY SEWER WILL BE PROVIDED BY CITY OF MIDDLETON MUNICIPAL SYSTEM.
- STORMWATER RUNOFF RUNOFF WILL BE RETAINED VIA SWALES/BASINS. ALL STORM WATER WILL BE RETAINED ON SITE.
- PORTIONS OF THIS SUBDIVISION ARE LOCATED WITHIN ZONE AE AS SHOWN ON THE FIRM PANEL 16027C0263G, CITY OF MIDDLETON, CANYON COUNTY, IDAHO NO SPECIAL FLOOD HAZARD AREAS, PER FEMA PANEL NUMBER 16027C0378F, PANEL NOT PRINTED.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE -- EXCEPTION: NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE 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 BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C67	149.10	95.00	89°55'32"	N45°31'50"E	134.26	94.88
C68	218.20	155.00	80°39'21"	N40°53'45"E	200.62	131.58

Line #	Direction	Length
L1	N44°25'56"W	28.41
L2	S45°34'04"W	28.42
L3	N89°26'05"W	53.22
L4	N44°02'09"W	49.15

## PROJECT BENCHMARKS

- TBM #1**  
CHISELED "X" TOP BACK OF VERTICAL CURB AT FIRE HYDRANT NORTH SIDE OF TUNGSTEN STREET.  
NAVD88 ELEVATION=2398.07
- TBM #2**  
CHISELED "X" IN THE CL CURB SCUPPER WEST SIDE OF THORSTEN AVENUE.  
NAVD88 ELEVATION=2397.85
- TBM #3**  
CHISELED "X" IN THE TOP BACK SIDEWALK WEST SIDE OF MIDDLETON ROAD  
NAVD88 ELEVATION=2402.32



## LEGEND

- Benchmark (TBM)
- Natural Ground Contour Line
- Finish Grade Contour Line
- Property Boundary Line
- Section Line
- Easement Line
- Water Main
- Water Service
- Sewer Main
- Sewer Service
- Force Main Sewer
- Pressure Sewer
- Pressure Irrigation
- Gravity Irrigation
- Irrigation
- Storm Drain
- Edge of Pavement
- Road Shoulder
- Edge Gravel Road
- Fence
- Right-of-Way
- Lot Line
- Install 3" Rolled Curb
- Install 6" Vertical Curb
- Centerline
- Neat Line Sawcut
- Sidewalk
- Sanitary Sewer Manhole
- Storm Drain Manhole
- Gravity Irrigation Manhole
- Gravity Irrigation Box
- Catch Basin
- 2' # Catch basin
- Gate Valve
- Water Blow Off Valve
- Power Pole
- Fire Hydrant
- Street Light
- Street Sign
- Sign
- Monitoring Well
- Pressure Irrigation Pump Out
- Storm Drain Flow Arrow
- Direction of Flow
- Proposed Well
- PI Service
- Water Service
- Block Number
- Seepage Bed
- Sand & Grease Trap
- Handicap Symbol
- Thrust Block
- Sewer Manhole
- Service Line
- Invert Elevation of Pipe
- Grade Break
- TBC Top Back of Rolled Curb
- TBVC Top Back of Vertical Curb
- CB Catch Basin
- PVI Point of Vertical Intersection
- BVC Begin Vertical Curve
- EVC End Vertical Curve
- Existing Sewer
- Existing Sewer Service
- Direction of Flow
- Existing Sanitary Sewer Manhole
- Existing Water
- Existing Water Service
- Existing Fire Hydrant
- Existing Gate Valve
- Existing Street Light

FOR REVIEW

## SHEET INDEX

- SHEET 1 - PRELIMINARY PLAT
- SHEET 2 - DETAILS

DRAWING TITLE: <b>MIDDLETON INDUSTRIAL CONDOMINIUM PLAT PRELIMINARY PLAT CONDOMINIUM REPLAT COVER SHEET</b>	DESIGNED BY:	NO. BY:	DATE:	DESCRIPTION:	
	DRAWN BY:	DATE:	DATE:		
	CHECKED BY:	DATE:	DATE:		
	APPROVED BY:	DATE:	DATE:		
Professional Engineers, Land Surveyors & Planners <b>Mason &amp; Associates</b> 882 S. S. South (near 10/24) (208) 861-4966	CLIENT:	JOB NO.:	SCALE:	FIELD BOOK NO.:	
	<b>ROBERT NASH</b> 10365 West Highlander Road BOISE, ID 83709 rob.r.nash@gmail.com (208) 861-4966	OC0624	OC0624PPP	N/A	1"=60'