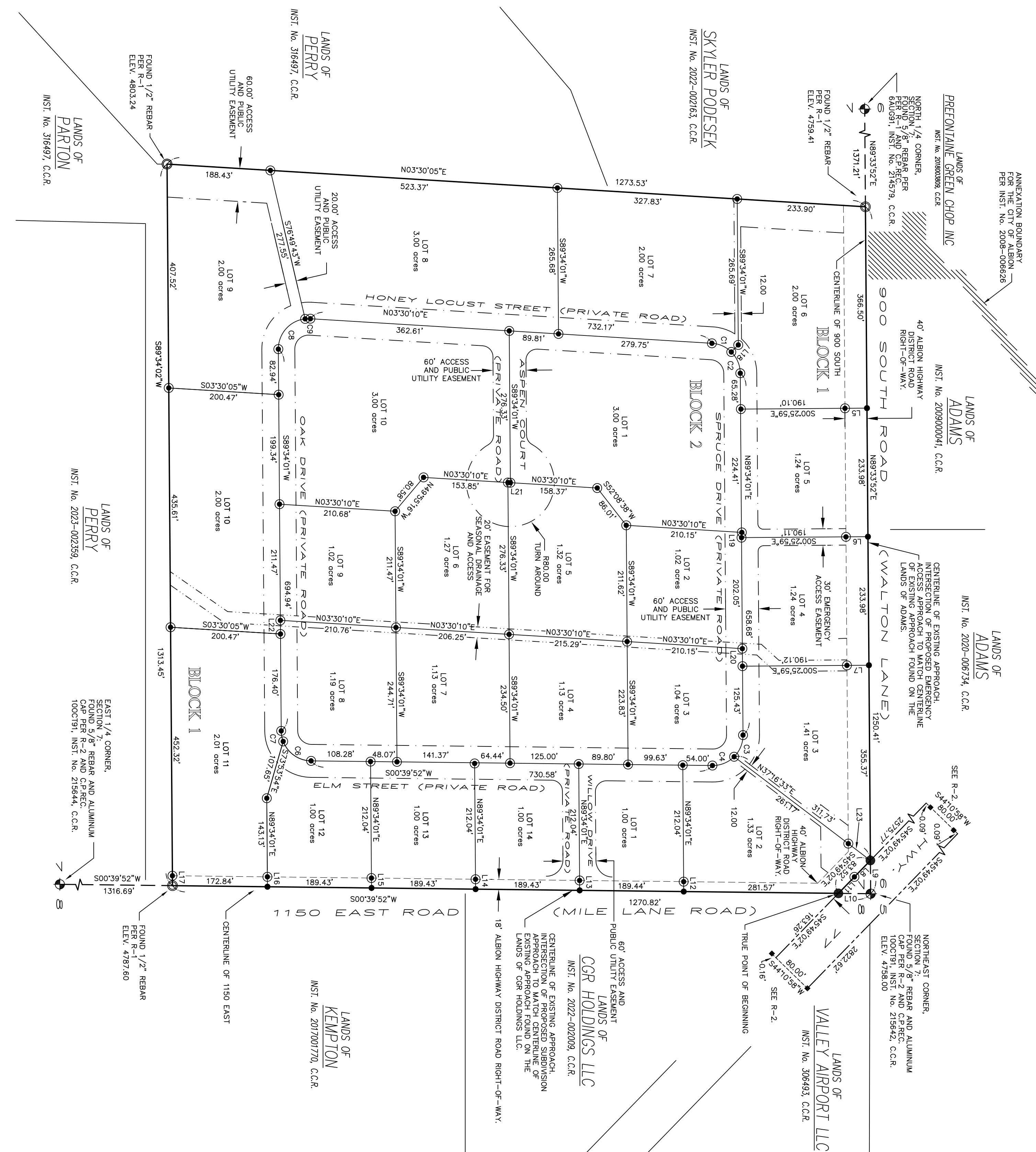


PRELIMINARY PLAT  
**COTTONWOOD ACRES**  
 A SINGLE FAMILY SUBDIVISION  
 A PART OF THE NORTHEAST QUARTER  
 - SECTION 7 -  
 TOWNSHIP 12 SOUTH, RANGE 25 EAST, BOISE MERIDIAN,  
 CASSIA COUNTY, IDAHO



LANDS OF T & H PROPERTY HOLDINGS LLC  
 VICINITY MAP  
 N.T.S.



**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CH-BEARING
C1	39.51	56.00	4109.34°	20.65	38.67	S24°04'57"W
C2	43.11	56.00	4454.17°	22.21	42.01	S07°08'53"W
C3	43.72	56.00	4532.58°	23.09	42.58	N22°08'36"W
C4	43.72	56.00	4631.39°	37.47	61.93	N33°55'38"E
C5	19.56	56.00	2672.37°	9.88	19.46	N72°2'43"E
C6	80.50	56.00	6356.19°	49.47	73.56	S48°27'50"E
C7	9.60	56.00	939.30°	4.81	9.58	S07°28'45"E

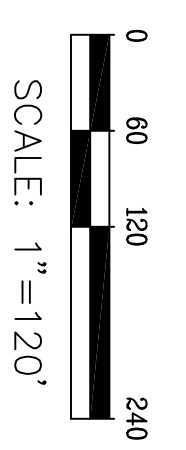
  

**LINE TABLE**

LINE	LENGTH	BEARING
L1	114.4	S00°18'00"E
L2	84.28	S00°18'00"E
L3	81.14	N00°18'00"W
L4	17.15	N00°18'00"W
L5	40.00	S00°25'59"E
L6	40.00	S00°25'59"E
L7	40.00	S00°25'59"E
L8	41.76	S45°49'02"E
L9	60.54	N89°33'52"W
L10	38.68	N00°39'52"E
L11	18.00	N89°34'01"E
L12	18.00	N89°34'01"E
L13	18.00	N89°34'01"E
L14	18.00	S89°34'01"W
L15	18.00	N89°34'02"E
L16	18.00	N89°34'02"E
L17	18.00	S45°20'16"E
L18	18.05	N89°34'01"E
L19	9.57	N89°34'01"E
L20	31.93	N89°34'01"E
L21	24.79	S03°23'01"E
L22	24.79	S03°23'01"E
L23	50.56	N37°16'33"E

**NOTES:**  
 ALL INTERIOR SUBDIVISION ROADS TO BE DESIGNATED AS PRIVATE ROADS.  
 H.O.A. TO BE RESPONSIBLE FOR INTERIOR ROADWAYS AS SPECIFIED IN THE SUBDIVISION COVENANTS.  
 ALL LOT APPROACHES SHALL ACCESS INTERIOR ROADWAYS. ACCESS FROM NEW LOTS TO 900 SOUTH AND 1150 EAST IS PROHIBITED.

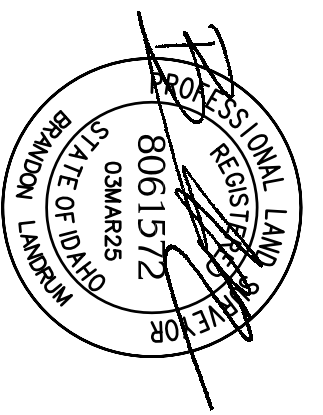
THE BASIS OF BEARINGS OF THIS MAP IS GRID NORTH ON THE DATUM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY MEASUREMENT FEET.



**T & H PROPERTY HOLDINGS LLC**  
 OF RECORD  
 INST. No. 2024-000892, C.C.R.  
 COTTONWOOD ACRES SUBDIVISION  
 PRELIMINARY PLAT  
 SITE CONTROL

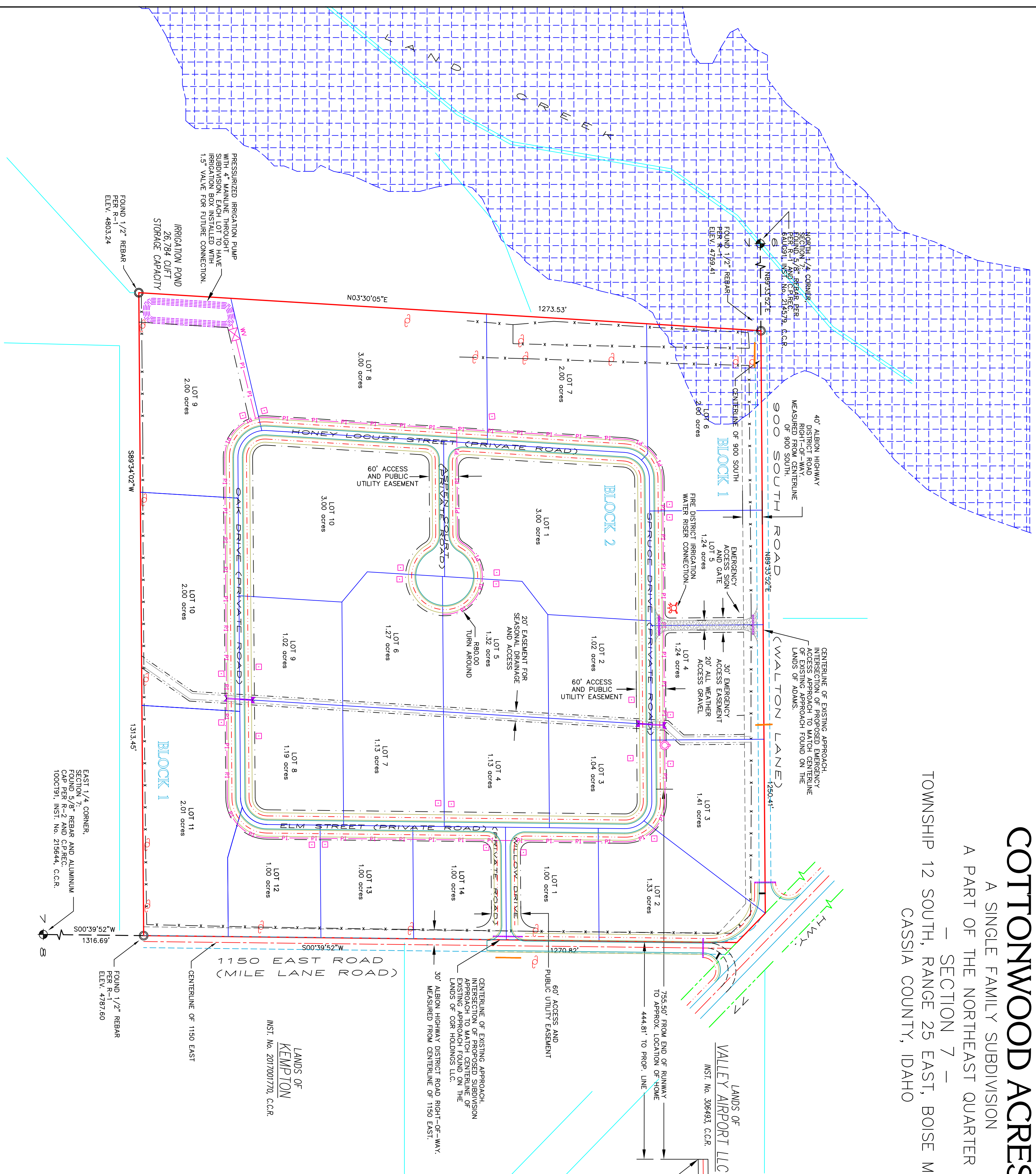


**LANDRUM**  
 CIVIL ENGINEERING AND LAND SURVEY  
 625 F. STREET, RUBERT, IDAHO 83350  
 PHONE: (208) 436-3714  
 PROJECT No. 24-037  
 MARCH 2025  
 SHEET 1 OF 7



- REFERENCES**
- R-1: RECORD OF SURVEY MAP FOR WAYMONT/ARBORHOLM RECORDED MAY 10, 1985 AS INST. No. 169355, C.C.R.
  - R-2: RECORD OF SURVEY MAP OF A PORTION OF THE LANDS OF KEAPTON RECORDED OCTOBER 13, 2000 AS INST. No. 271695, C.C.R.
  - R-3: RECORD OF SURVEY MAP FOR HARRY W. & EDITH L. FITZGERALD RECORDED NOV. 24, 2003 AS INST. No. 292700, C.C.R.
- LEGEND**
- = NO MONUMENT FOUND OR SET
  - = HIGHWAY RIGHT-OF-WAY MONUMENT
  - = MONUMENT FOUND OR AS NOTED
  - = 1/2" REBAR WITH L.S. CAP SET
  - = 5/8" REBAR WITH L.S. CAP SET
  - = SECTION CORNER FOUND OR SET AS INDICATED
  - C.C.R. = CASSIA COUNTY RECORDS
- ZONING INFORMATION**
- EXISTING ZONING - RUI - MULTIPLE USE  
 MAX. LOT AREA - 1.60 ACRE  
 MAX. BUILDING HEIGHT - NR  
 EXISTING LAND USE - CURRENTLY FARMED  
 SET BACK FRONT YARD - 54'  
 SET BACK REAR YARD - 15'  
 SET BACK SIDE YARD - 15'
- OWNERS & SUBDIVIDERS**
- PROPERTY OWNERSHIP / T & H PROPERTY HOLDINGS LLC  
 SUBDIVIDER  
 PO BOX 96  
 ALBION, ID 83311  
 (208) 869-2141
- ENGINEER/SURVEYOR:  
 BRANDON LANDRUM, P.E., P.L.S.  
 LANDRUM & ASSOCIATES, INC.  
 P.O. BOX 100  
 RUBERT, ID 83350  
 (208) 436-3714

PRELIMINARY PLAT  
**COTTONWOOD ACRES**  
 A SINGLE FAMILY SUBDIVISION  
 A PART OF THE NORTHEAST QUARTER  
 SECTION 7  
 TOWNSHIP 12 SOUTH, RANGE 25 EAST, BOISE MERIDIAN,  
 CASSIA COUNTY, IDAHO



**FLOOD PLAIN DESIGNATION**  
 SUBJECT PROPERTY IN FLOOD ZONE C (UNLESS OTHERWISE NOTED) AS DEPICTED ON F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 1600410253B AND 1600410254E, DATED AUGUST 15, 1983 FOR PORTIONS OF CASSIA COUNTY, IDAHO.

**ZONING INFORMATION**  
 EXISTING ZONING - MU - MULTIPLE USE  
 MIN. LOT AREA - 1.00 ACRE  
 MAX. LOT AREA - NR  
 MAX. BUILDING HEIGHT - 75'  
 EXISTING LAND USE - CURRENTLY FARMED  
 SET BACK REAR YARD - 15'  
 SET BACK SIDE YARD - 15'

**OWNERS & SUBDIVIDERS**  
 PROPERTY OWNERSHIP / T & H PROPERTY HOLDINGS LLC  
 SUBDIVIDER  
 ALBION, ID 83311  
 (209) 869-2141  
 ENGINEER/SURVEYOR:  
 BRANDON LANDRUM, P.E., P.L.S.  
 LANDRUM & ASSOCIATES, INC.  
 RUPERT, ID 83350  
 (209) 436-3714

**APPENDIX G. RUNWAY DESIGN STANDARDS TABLES**  
 Appendix G

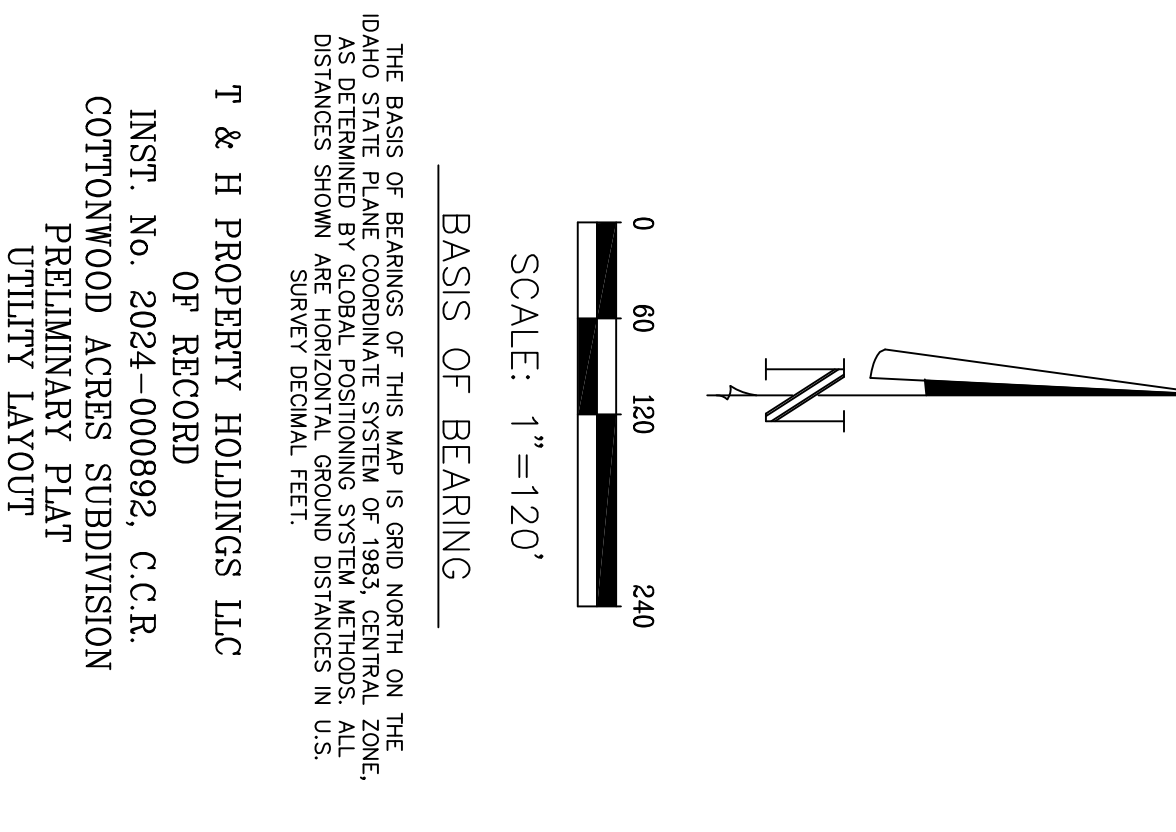
**Table G-1 Runway Design Standards Matrix, A-B-1 Small Aircraft**

ITEM	A-B-1 Small Aircraft	
	Visual	Visibility Minimums
<b>RUNWAY DESIGN</b>		
A Runway Length	60 ft	75 ft
B Shoulder Width	10 ft	10 ft
C Blast Pad Width	80 ft	95 ft
D Blot Pad Length	60 ft	60 ft
E Ground Component	10.5 inches	10.5 inches
<b>RUNWAY PROTECTION</b>		
F Runway Safety Area (RSA)	340 ft	340 ft
G Length beyond approach and 100 ft	340 ft	600 ft
H Width	120 ft	300 ft
I Runway Object Free Area (ROFA)	240 ft	600 ft
J Length prior to threshold	240 ft	600 ft
K Length beyond runway end	240 ft	800 ft
L Width	250 ft	800 ft
<b>Obstacle Free Zone (OFZ)</b>		
M Runway, inner-approach, inner-Transition	Refer to paragraph 3.11	
N Precision Obstacle Free Zone (POFZ)	N/A	N/A
O Width	N/A	N/A
P Length	N/A	N/A
Q Runway Protection Zone (RPZ)	N/A	N/A
R Width	1,000 ft	2,300 ft
S Length	250 ft	1,000 ft
T Outer Width	450 ft	1,750 ft
U Departure Runway Protection Zone (DRPZ)	1,000 ft	1,000 ft
V Length	250 ft	250 ft
W Inner Width	1,000 ft	1,000 ft
X Outer Width	250 ft	250 ft
Y Runway centerline to Parallel Runway centerline	450 ft	450 ft
<b>RUNWAY SEPARATION</b>		
Z Parallel Runway centerline to Parallel Runway centerline	115 ft	175 ft
AA Parallel Runway centerline to Parallel Runway centerline	150 ft	200 ft

Note 1: Values in the table are rounded to the nearest foot. 1 foot = 0.305 meters.  
 Note 2: See the footnotes on the page after Table G-12.

- LEGEND**
- = NO MONUMENT FOUND OR SET
  - = HIGHWAY RIGHT-OF-WAY MONUMENT
  - = MONUMENT FOUND OR AS NOTED
  - = 1/2" REBAR WITH U.S. CAP SET
  - = 5/8" REBAR WITH U.S. CAP SET
  - ⊙ = SECTION CORNER FOUND OR SET AS INDICATED
  - C.C.R. = CASSIA COUNTY RECORDS

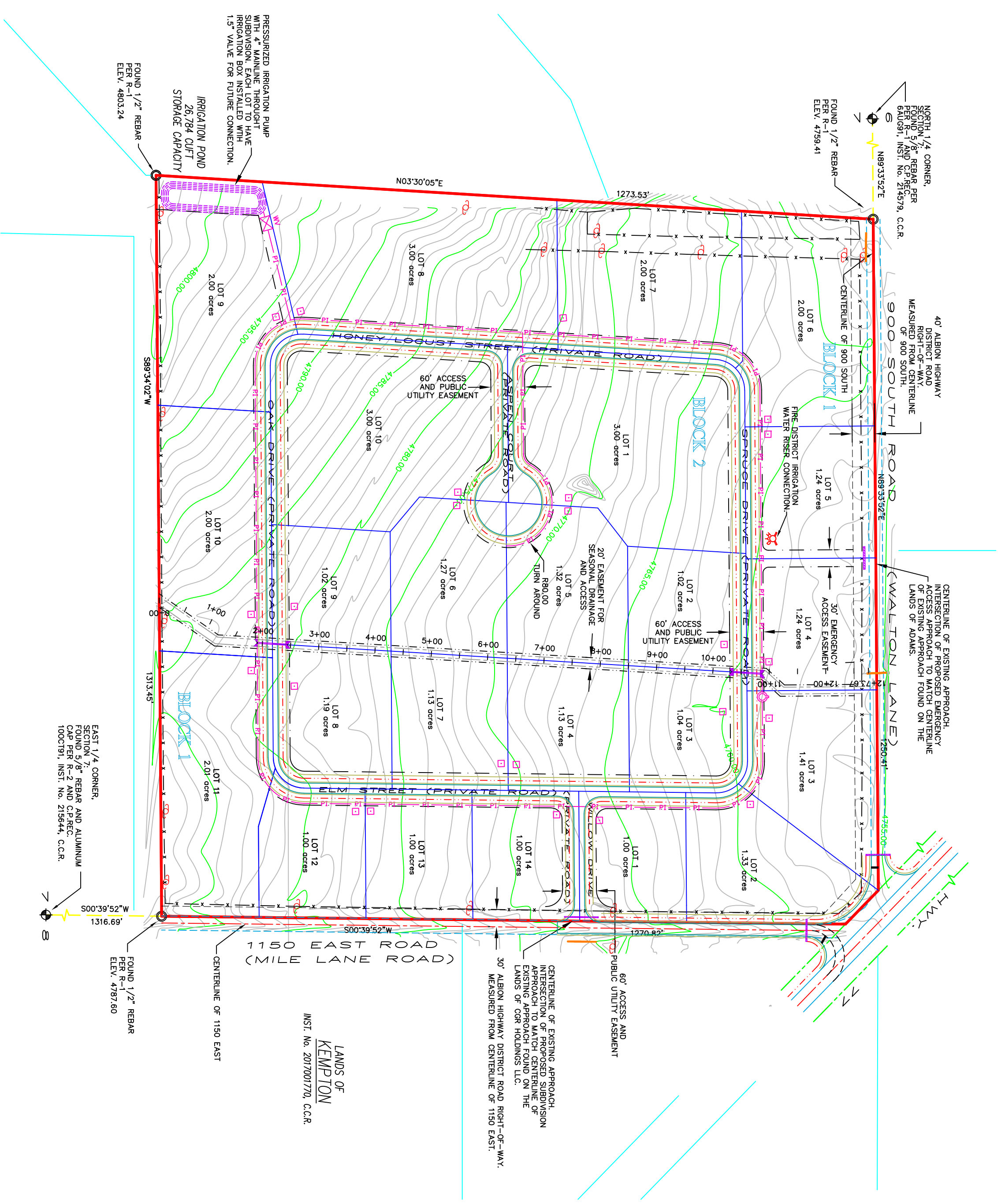
- SUBJECT PROPERTY LINE
- - - SECTION OR SECTION SUBDIVISION LINE
- - - ADJOINING PROPERTY LINE
- - - PUBLIC UTILITY AND PRIVATE ACCESS EASEMENT LINE
- - - ALBION HIGHWAY DISTRICT COUNTY ROAD RIGHT-OF-WAY (MEASURED FROM CENTERLINE OF ROAD) STATE P.L.W. No. 112
- - - EXISTING HIGHWAY PAVE ROAD EDGE
- - - EXISTING GRAVEL ROAD EDGE
- - - PROPOSED EDGE OF PAVED ROAD
- - - PAVED ROAD SHOULDER LINE
- - - FLOW LINE BARROW DITCH
- - - STORMWATER EASEMENT
- - - EXISTING FENCE LINE
- - - PROPOSED PRESSURE IRRIGATION MAIN
- OVERHEAD POWER POLE
- FLOOD ZONE A & B (NOTE: ALL OTHER AREA WITHIN FLOOD ZONE C)
- ☀ STREET LIGHT POLE
- EXISTING CULVERT
- PROPOSED CULVERT
- PROPOSED BLOW OFF/RELIEF VALVE
- PROPOSED IRRIGATION WATER VALVE
- PROPOSED IRRIGATION BOX
- FIRE DEPARTMENT DESIGNATED RISER CONNECTION



T & H PROPERTY HOLDINGS LLC  
 OF RECORD  
 INST. No. 2024-000892, C.C.R.  
 COTTONWOOD ACRES SUBDIVISION  
 PRELIMINARY PLAT  
 UTILITY LAYOUT

525 F. STREET RUPERT, IDAHO 83350  
 PHONE (209) 436-3714  
 PROJECT No. 24-037  
 MARCH 2025  
 SHEET 2 OF 7

PRELIMINARY PLAT  
**COTTONWOOD ACRES**  
 A SINGLE FAMILY SUBDIVISION  
 A PART OF THE NORTHEAST QUARTER  
 — SECTION 7 —  
 TOWNSHIP 12 SOUTH, RANGE 25 EAST, BOISE MERIDIAN,  
 CASSIA COUNTY, IDAHO



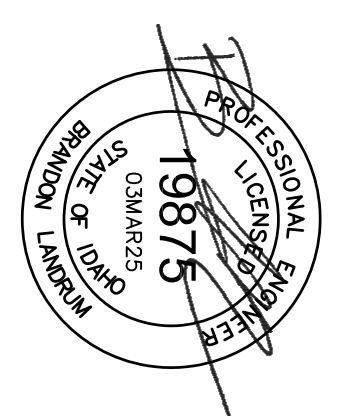
Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	4.00%	Red
2	4.00%	8.00%	Yellow
3	8.00%	15.00%	Green
4	15.00%	25.00%	Blue
5	25.00%	100.00%	Purple

THE BASIS OF BEARINGS OF THIS MAP IS GRID NORTH ON THE IDAHO STATE PLAT OF GEODETIC SURVEYING OF 1983. GENERAL ZONE DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY BEARAL FEET.

T & H PROPERTY HOLDINGS LLC  
 OF RECORD  
 INST. No. 2024-000892, C.C.R.  
 COTTONWOOD ACRES SUBDIVISION  
 PRELIMINARY PLAT  
 TOPOGRAPHIC MAP



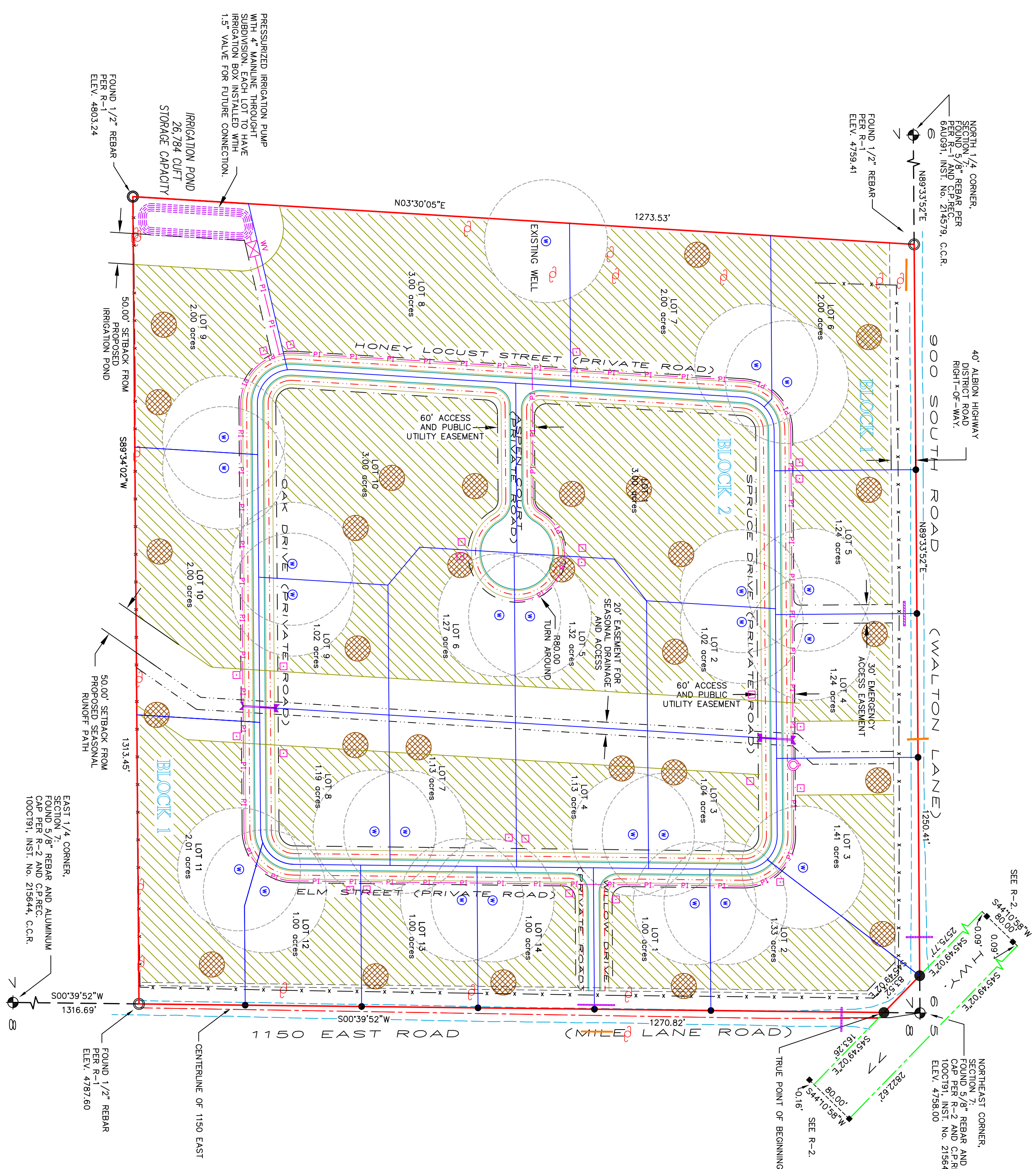
625 F. STREET, RUBERT, IDAHO 83350  
 PHONE (208) 436-3714  
 PROJECT No. 24-037  
 MARCH 2025  
 SHEET 3 OF 7



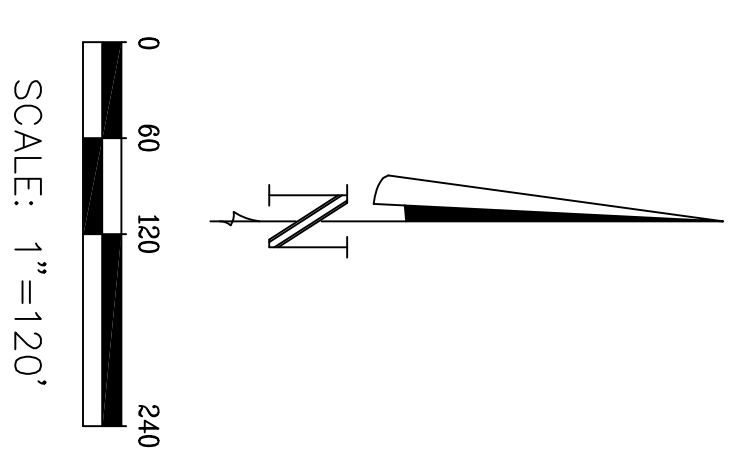
PRELIMINARY PLAT  
**COTTONWOOD ACRES**  
 A SINGLE FAMILY SUBDIVISION  
 A PART OF THE NORTHEAST QUARTER  
 — SECTION 7 —  
 TOWNSHIP 12 SOUTH, RANGE 25 EAST, BOISE MERIDIAN,  
 CASSIA COUNTY, IDAHO

LEGEND

- = NO MONUMENT FOUND OR SET
- = HIGHWAY RIGHT-OF-WAY MONUMENT
- = MONUMENT FOUND OR AS NOTED
- ⊙ = 1/2" REBAR WITH U.S. CAP SET
- ⊙ = 5/8" REBAR WITH U.S. CAP SET
- ⊙ = SECTION CORNER FOUND OR SET AS INDICATED
- C.C.R. = CASSIA COUNTY RECORDS
- = SUBJECT PROPERTY LINE
- - - = SECTION OR SECTION SUBDIVISION LINE
- - - = ADJOINING PROPERTY LINE
- - - = PUBLIC UTILITY AND PRIVATE ACCESS EASEMENT LINE
- - - = AGRICULTURAL HIGHWAY DISTRICT ACCESS EASEMENT LINE
- - - = AGRICULTURAL HIGHWAY DISTRICT STATE HWY. No. 77 RIGHT OF WAY LINE
- - - = EXISTING HIGHWAY PAVE ROAD EDGE
- - - = EXISTING GRAVEL ROAD EDGE
- - - = PROPOSED EDGE OF PAVED ROAD
- - - = PAVED ROAD SHOULDER LINE
- - - = FLOW LINE BARROW DITCH
- - - = STORMWATER EASEMENT
- - - = EXISTING FENCE LINE
- - - = PI - PI = PROPOSED PRESSURE IRRIGATION MAIN
- = OVERHEAD POWER POLE
- = STREET LIGHT POLE
- = EXISTING CULVERT
- = PROPOSED BLOW OFF/RELIEF VALVE
- = PROPOSED IRRIGATION WATER VALVE
- = PROPOSED IRRIGATION BOX
- = FIRE DEPARTMENT DESIGNATED RISER CONNECTION
- = PERCOLATION TEST HOLE LOCATIONS
- = PROPOSED SEPTIC AREA
- = SEPERATION REQUIREMENT FOR PRIVATE WELL

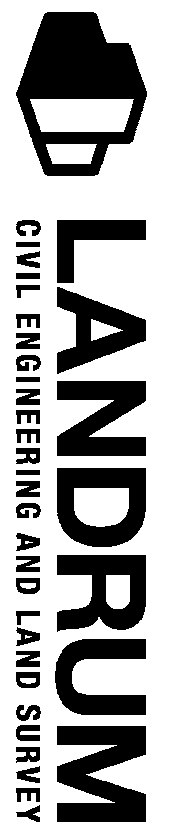


NOTES  
 SEPTIC DRAINAGE AREA IS MEANT TO REPRESENT SETBACK FROM PROPOSED WELL LOCATIONS. REFER TO IDAHO DEQ AND HEALTH DISTRICT REQUIREMENTS FOR SEPTIC SETBACKS AND ACCEPTABLE LOCATIONS.



BASIS OF BEARING  
 THE BASIS OF BEARINGS OF THIS MAP IS GRID NORTH ON THE DATUM ESTABLISHED BY THE NATIONAL SYSTEM OF MERIDIAN ZONE DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY DENOMINAL FEET.

T & H PROPERTY HOLDINGS LLC  
 OF RECORD  
 INST. No. 2024-000892, C.C.R.  
 COTTONWOOD ACRES SUBDIVISION  
 PRELIMINARY PLAT  
 WELL AND SEPTIC LAYOUT



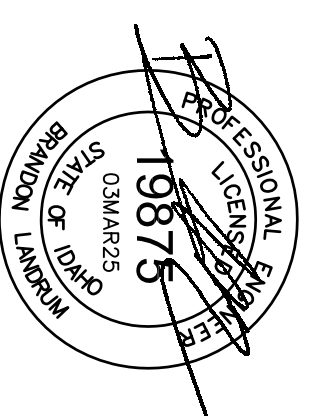
525 F. STREET, RUBERT, IDAHO 83350  
 PHONE (208) 436-3714  
 PROJECT No. 24-037  
 MARCH 2025  
 SHEET 4 OF 7

ZONING INFORMATION

EXISTING ZONING - WU - MULTIPLE USE  
 MAX. LOT AREA - 1.00 ACRE  
 MAX. BUILDING HEIGHT - 75'  
 EXISTING LAND USE - CURRENTLY FARMED  
 SET BACK FRONT YARD - 54'  
 SET BACK REAR YARD - 15'  
 SET BACK SIDE YARD - 15'

OWNERS & SUBDIVIDERS

PROPERTY OWNERSHIP / SUBDIVIDER  
 T & H PROPERTY HOLDINGS LLC  
 PO BOX 98 83311  
 ALBION, ID 83311  
 (208) 869-2141  
 ENGINEER/SURVEYOR:  
 BRANDON LANDRUM, P.E., P.L.S.  
 LANDRUM & ASSOCIATES, INC.  
 525 F. STREET  
 RUBERT, ID 83350  
 (208) 436-3714



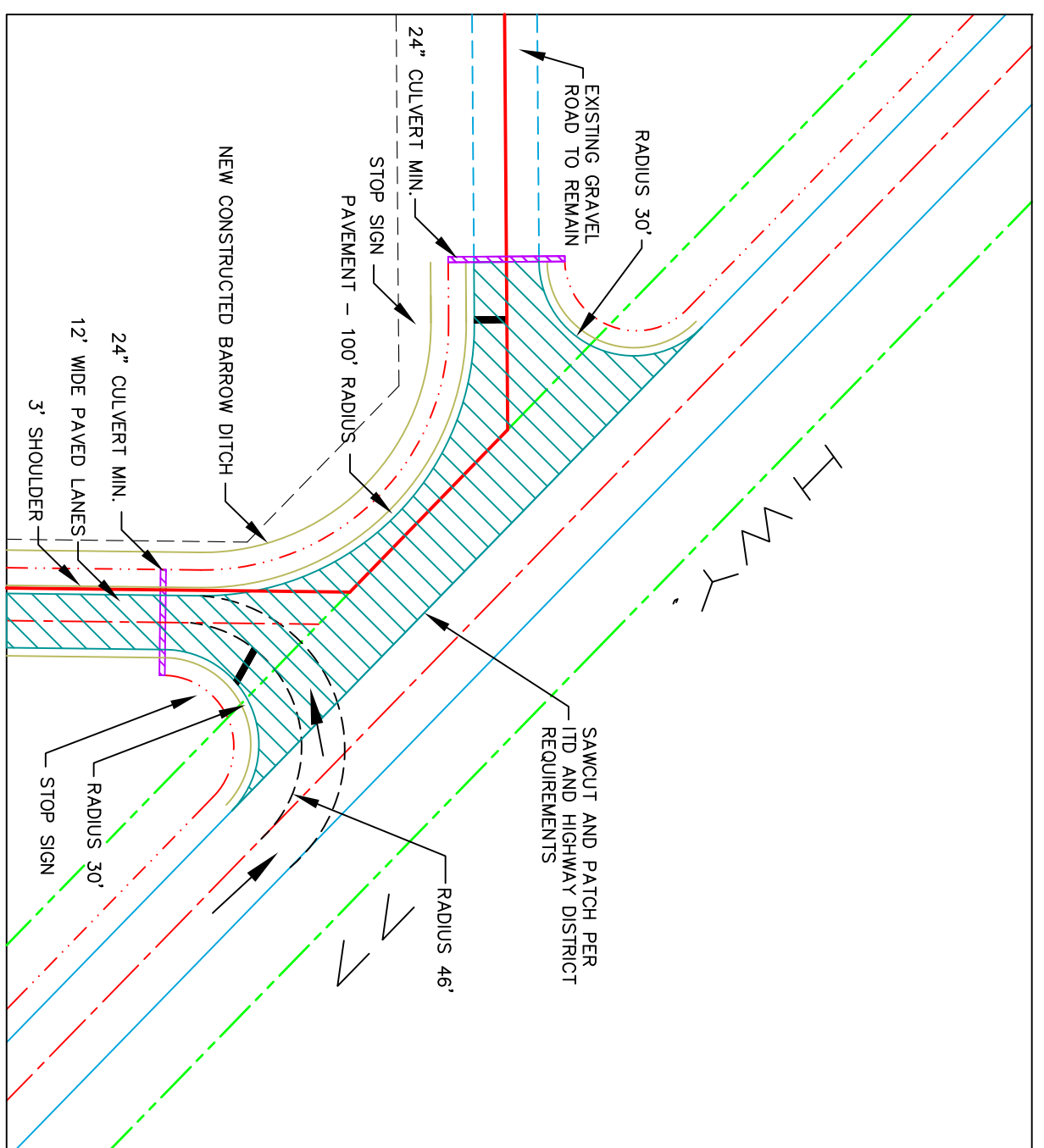
# PRELIMINARY PLAT

## COTTONWOOD ACRES

A SINGLE FAMILY SUBDIVISION  
A PART OF THE NORTHEAST QUARTER  
SECTION 7

TOWNSHIP 12 SOUTH, RANGE 25 EAST, BOISE MERIDIAN,  
CASSIA COUNTY, IDAHO

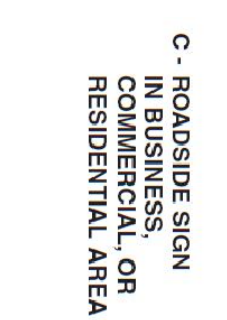
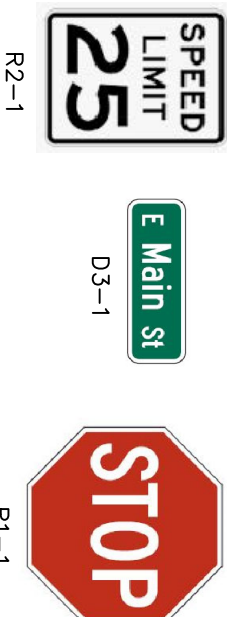
- ROAD DESIGN/CONSTRAINT NOTES:
- CULVERT AND APPROACH SIZE TO BE IN COMPLIANCE WITH AND SPECIFIED BY ALBION HIGHWAY DISTRICT.
  - INTERIOR PRIVATE ROADS TO BE 9' ASPHALT LANES WITH 2' ALBION HIGHWAY DISTRICT STANDARDS.
  - 1150 EAST ROAD TO BE PAVED FROM SUBDIVISION WARESS/EGRESS TO INTERSECTION OF 800 SOUTH ROAD AND HIGHWAY 77. SEE DETAIL.
  - ALL CULVERTS FOR RESIDENTIAL APPROACH WITHIN SUBDIVISION TO BE A MINIMUM OF 18" OF MATERIAL SPECIFIED BY THE ALBION HIGHWAY DISTRICT. ALL CULVERTS ALONG ALBION HIGHWAY DISTRICT APPROACHES TO BE 24" ALBION HIGHWAY DISTRICT TO SPECIFY SIZE REQUIRED FOR THESE APPROACHES AND CROSSLINGS.
- HIGHWAY 77 ADT = 660  
900 SOUTH ROAD ADT = 330  
1150 EAST ROAD ADT = 280  
RECOMMENDATION FOR INTERIOR ROADS TO BE POSTED 15 MPH  
RECOMMENDATION FOR 800 SOUTH ROAD AND 1150 EAST ROAD TO BE POSTED 25MPH



ROAD INTERSECTION DETAIL

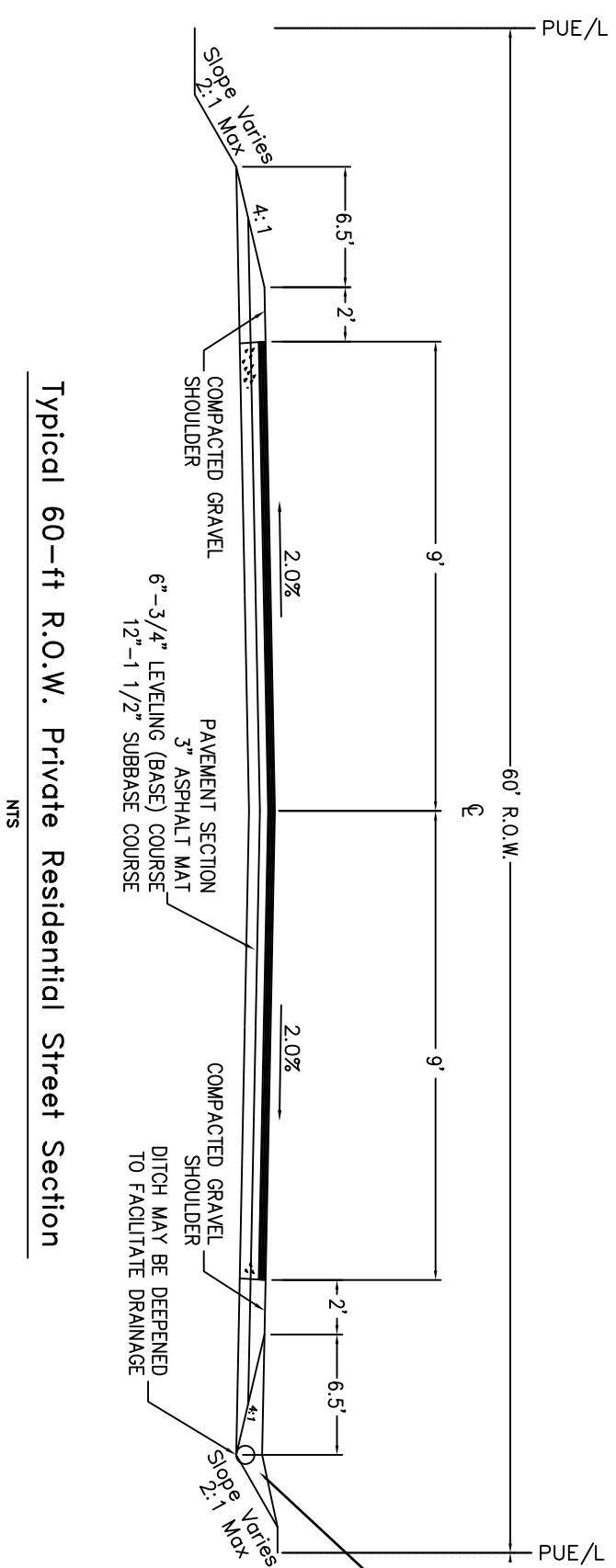
NOTES:

- INSTALL STRIPING AND SIGNAGE PER SECTION 1100 OF THE LATEST EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (SPWC) AND THE LATEST EDITION OF THE MANUAL FOR UNIFORM FUTURE SPEED LIMITS (MUTCD).
- INSTALL STOP SIGN PER MUTCD SEC. 2B.05 AND 2B.06.
- INSTALL STOP SIGN PER MUTCD SEC. 2B.05 AND 2B.06.
- INSTALL STREET NAME SIGNS PER MUTCD SEC. 2D.43.

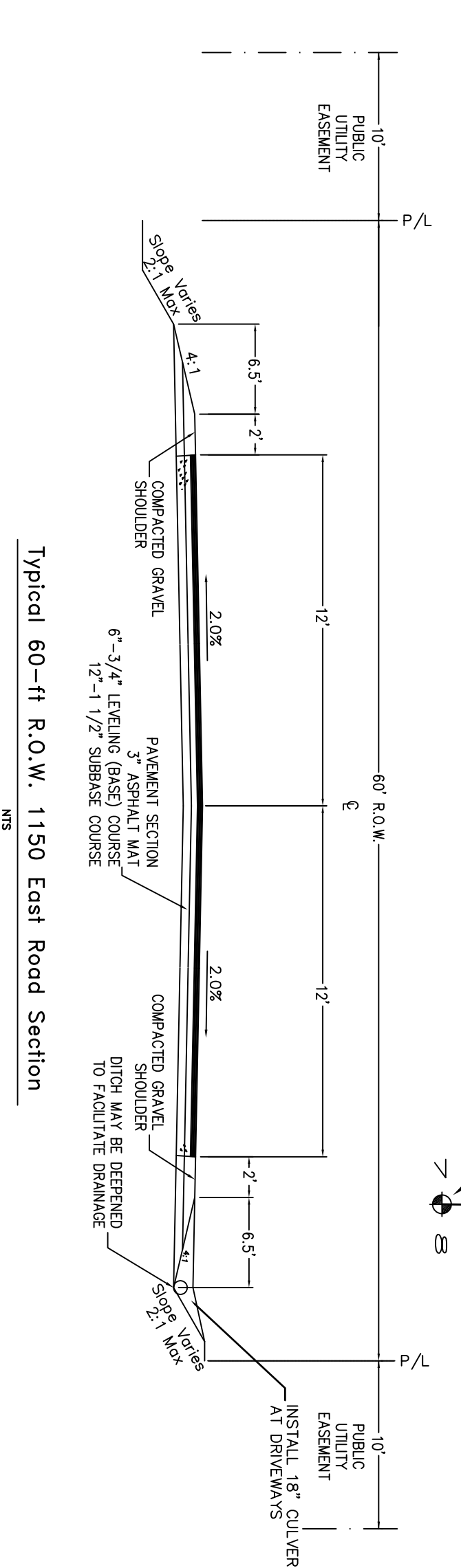


Where parking or pedestrian movements are likely to occur

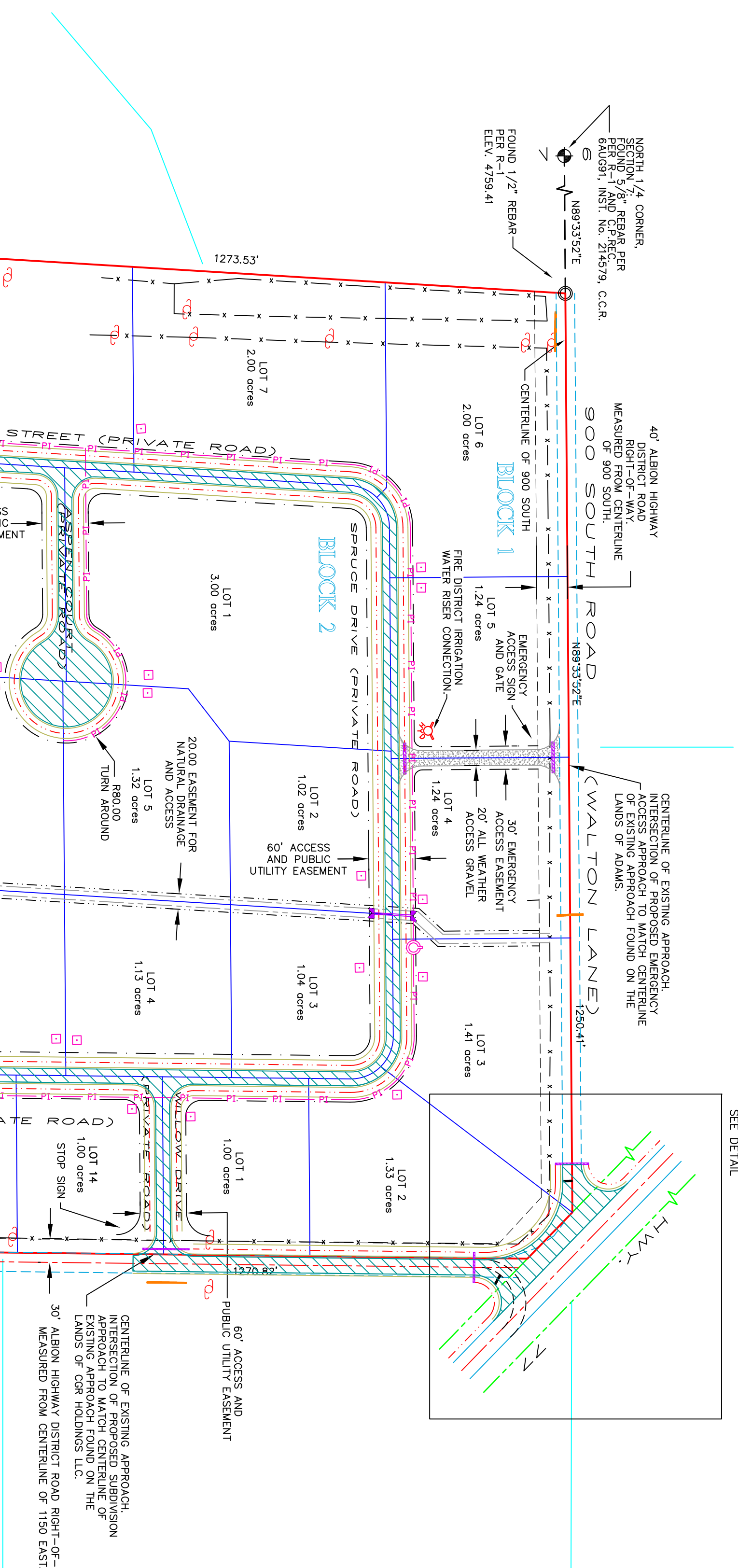
FIGURE 2A-2 EXAMPLES OF HEIGHTS AND LATERAL LOCATIONS OF SIGN INSTALLATIONS PER MUTCD.



Typical 60-ft R.O.W. Private Residential Street Section

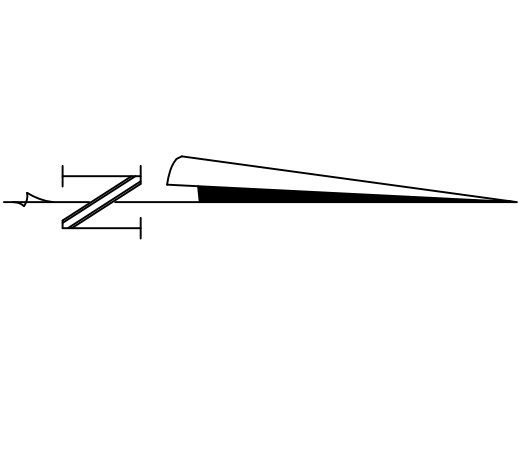


Typical 60-ft R.O.W. 1150 East Road Section



### LEGEND

- = NO MONUMENT FOUND OR SET
- = HIGHWAY RIGHT-OF-WAY MONUMENT
- ◉ = MONUMENT FOUND OR AS NOTED
- ◐ = 1/2" REBAR WITH U.S. CAP SET
- ◑ = 5/8" REBAR WITH U.S. CAP SET
- ⊙ = SECTION CORNER FOUND OR SET AS INDICATED
- C.C.R. = CASSIA COUNTY RECORDS
- = SUBJECT PROPERTY LINE
- - - = SECTION OR SECTION SUBDIVISION LINE
- = ADJOINING PROPERTY LINE
- = PUBLIC UTILITY AND PRIVATE ACCESS EASEMENT LINE
- = ALBION HIGHWAY DISTRICT COUNTY ROAD RIGHT-OF-WAY (MEASURED FROM CENTERLINE OF ROAD)
- = STATE P.W. No. 72 RIGHT OF WAY LINE
- = EXISTING HIGHWAY PAVE ROAD EDGE
- = EXISTING GRAVEL ROAD EDGE
- = PROPOSED EDGE OF PAVED ROAD
- = PAVED ROAD SHOULDER LINE
- = FLOW LINE BARROW DITCH
- = STORMWATER EASEMENT
- = EXISTING FENCE LINE
- = PROPOSED PRESSURE IRRIGATION MAIN
- = OVERHEAD POWER POLE
- = FLOOD ZONE A & B (NOTE: ALL OTHER AREA WITHIN FLOOD ZONE C)
- = STREET LIGHT POLE
- = EXISTING CULVERT
- = PROPOSED CULVERT
- = PROPOSED BLOW OFF/RELIEF VALVE
- = PROPOSED IRRIGATION WATER VALVE
- = PROPOSED IRRIGATION BOX
- = FIRE DEPARTMENT DESIGNATED RISER CONNECTION
- = ROAD PAVEMENT

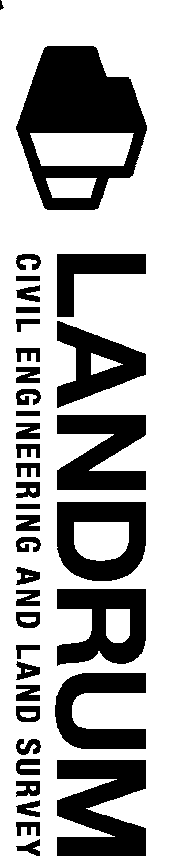
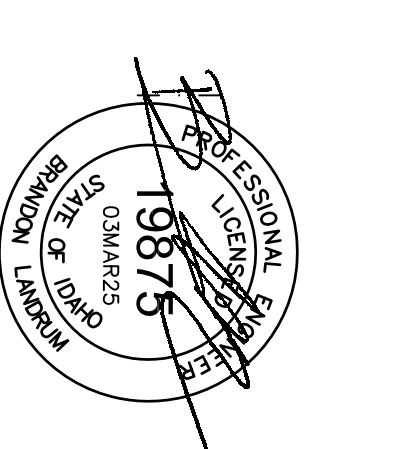


SCALE: 1" = 120'

### BASIS OF BEARING

THE BASIS OF BEARINGS OF THIS MAP IS GRID NORTH ON THE IDHO STATE PLAT OF COORDINATE SYSTEMS. GENERAL ZONE DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY DECADEAL FEET.

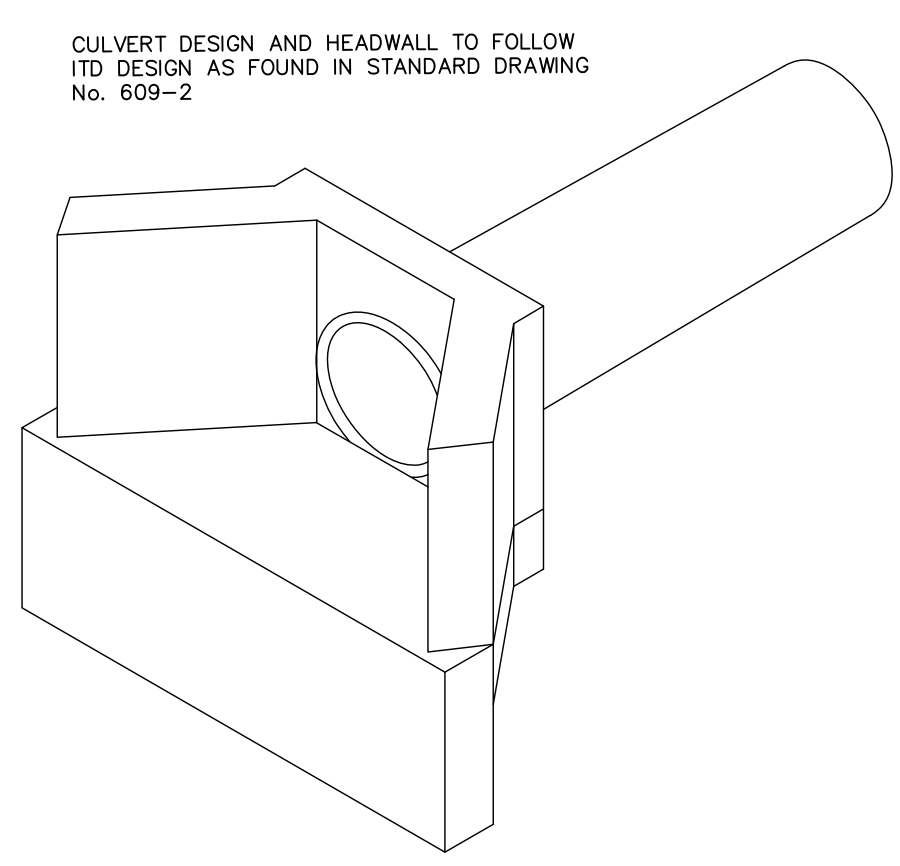
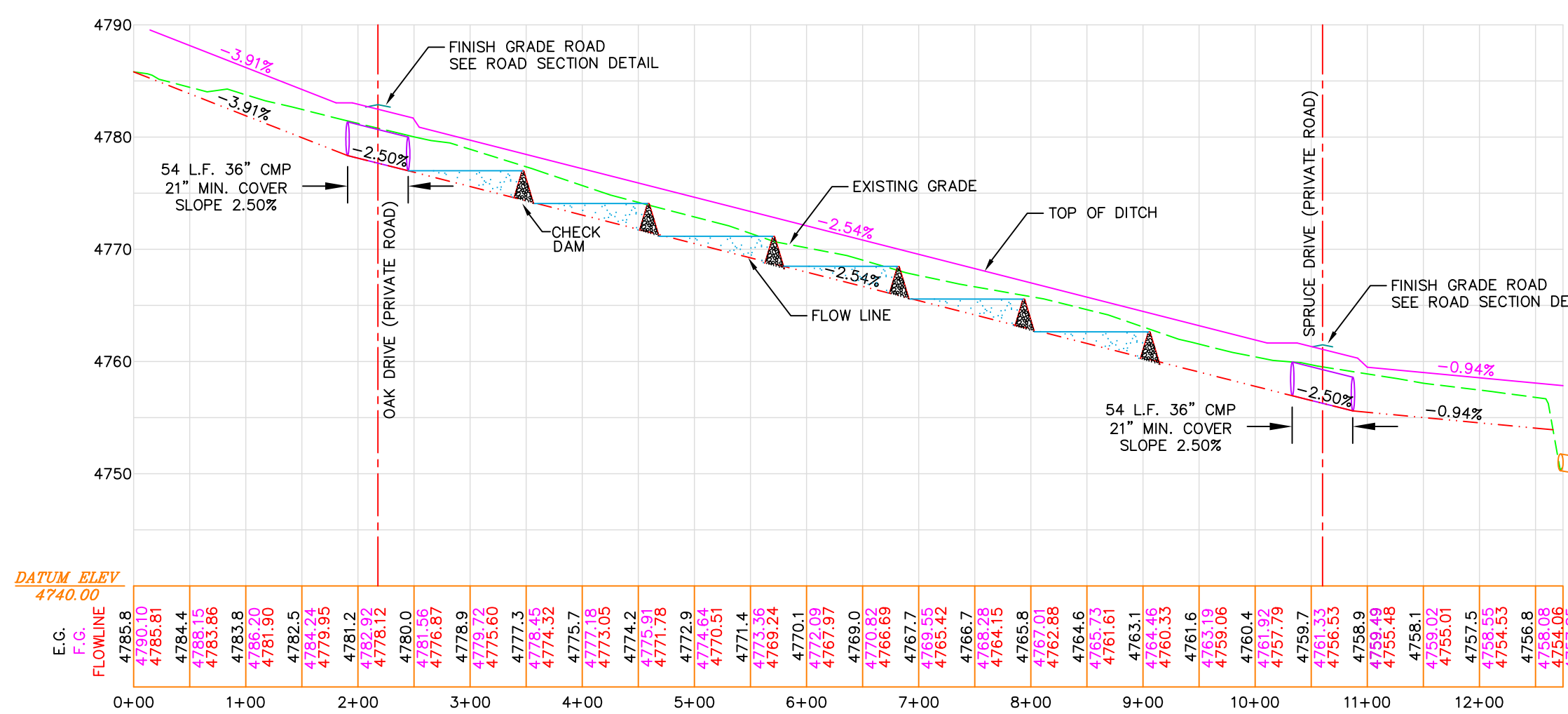
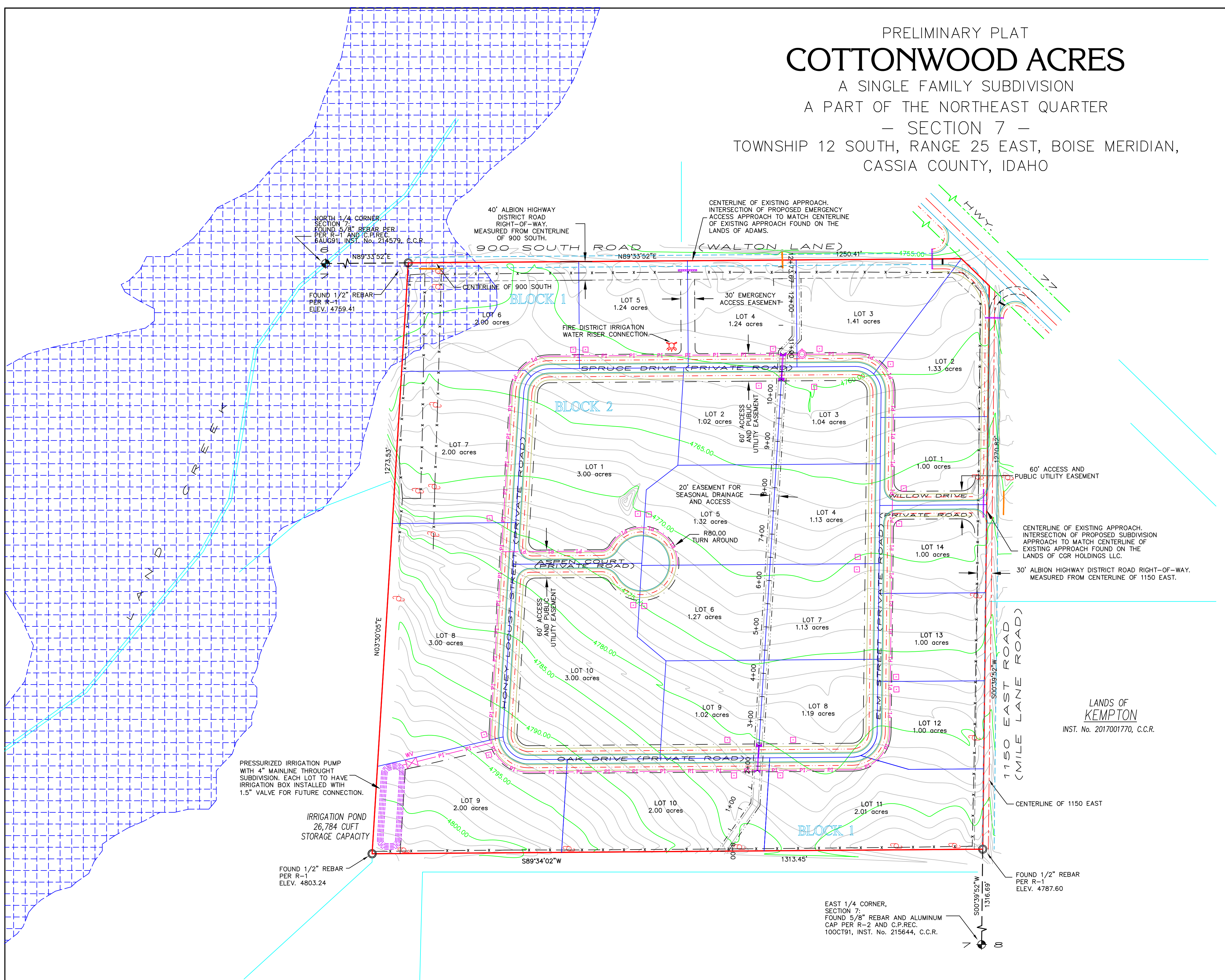
T & H PROPERTY HOLDINGS LLC  
OF RECORD  
INST. No. 2024-000892, C.C.R.  
COTTONWOOD ACRES SUBDIVISION  
PRELIMINARY PLAT  
ROAD DESIGN DETAILS



625 F. STREET, RUBERT, IDAHO 83350  
PHONE (208) 436-3714  
PROJECT No. 24-037  
MARCH 2025  
SHEET 5 OF 7

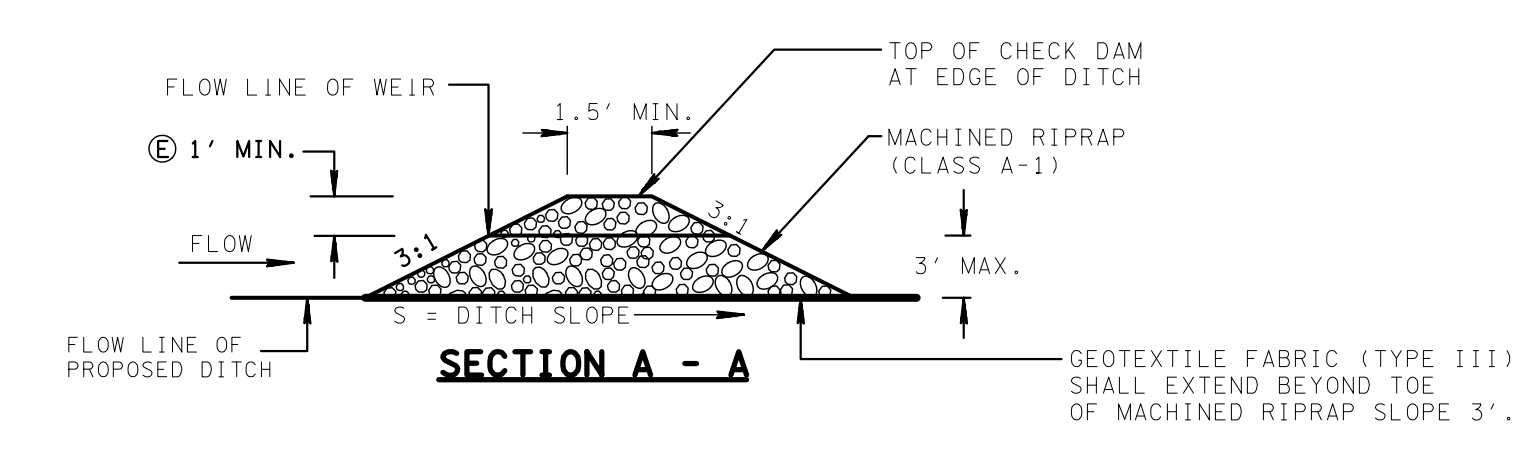
# PRELIMINARY PLAT COTTONWOOD ACRES

A SINGLE FAMILY SUBDIVISION  
A PART OF THE NORTHEAST QUARTER  
- SECTION 7 -  
TOWNSHIP 12 SOUTH, RANGE 25 EAST, BOISE MERIDIAN,  
CASSIA COUNTY, IDAHO

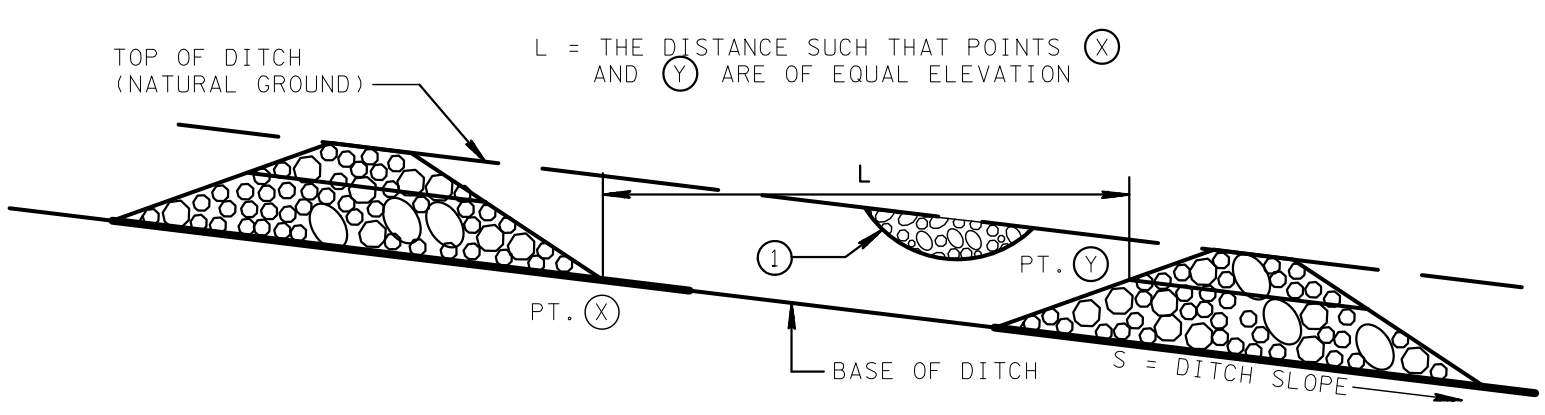


CULVERT DETAIL ISOMETRIC

- ### LEGEND
- = NO MONUMENT FOUND OR SET
  - = HIGHWAY RIGHT-OF-WAY MONUMENT
  - = MONUMENT FOUND OR AS NOTED
  - ⊙ = 1/2" REBAR WITH L.S. CAP SET
  - ⊙ = 5/8" REBAR WITH L.S. CAP SET
  - ⊙ = SECTION CORNER FOUND OR SET AS INDICATED
  - C.C.R. = CASSIA COUNTY RECORDS
  - = SUBJECT PROPERTY LINE
  - - - = SECTION OR SECTION SUBDIVISION LINE
  - = ADJOINING PROPERTY LINE
  - - - = PUBLIC UTILITY AND PRIVATE ACCESS EASEMENT LINE
  - - - = ALBION HIGHWAY DISTRICT COUNTY ROAD RIGHT-OF-WAY (MEASURED FROM CENTERLINE OF ROAD)
  - - - = STATE HWY. No. 77 RIGHT OF WAY LINE
  - - - = EXISTING GRAVEL ROAD EDGE
  - = PROPOSED EDGE OF GRAVEL ROAD
  - = GRAVEL ROAD SHOULDER LINE
  - - - = FLOW LINE
  - - - = STORMWATER EASEMENT
  - - - = EXISTING FENCE LINE
  - ⊙ = OVERHEAD POWER POLE
  - ■ ■ ■ ■ = FLOOD ZONE A & B (NOTE: ALL OTHER AREA WITHIN FLOOD ZONE C)



DETAIL FOR SPACING BETWEEN CHECK DAMS



**FLOOD PLAIN DESIGNATION**

SUBJECT PROPERTY IN FLOOD ZONE C (UNLESS OTHERWISE NOTED) AS DEPICTED ON F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 1600410253B AND 1600410254B, DATED AUGUST 15, 1983 FOR PORTIONS OF CASSIA COUNTY, IDAHO.

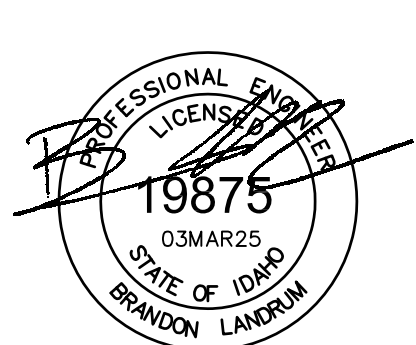
**ZONING INFORMATION**

EXISTING ZONING - MU - MULTIPLE USE  
MIN. LOT AREA - 1.00 ACRE  
MAX. LOT AREA - NR  
MAX. BUILDING HEIGHT - 75'  
EXISTING LAND USE - CURRENTLY FARMED  
SET BACK FRONT YARD 54'  
SET BACK REAR YARD 15'  
SET BACK SIDE YARD 15'

**OWNERS & SUBDIVIDERS**

PROPERTY OWNERSHIP/SUBDIVIDER T & H PROPERTY HOLDINGS LLC  
PO BOX 96  
ALBION, ID 83311  
(208) 869-2141

ENGINEER/SURVEYOR: BRANDON LANDRUM, P.E., P.L.S.  
LANDRUM & ASSOCIATES, INC.  
525 F. STREET  
RUPERT, ID 83350  
(208) 436-3714

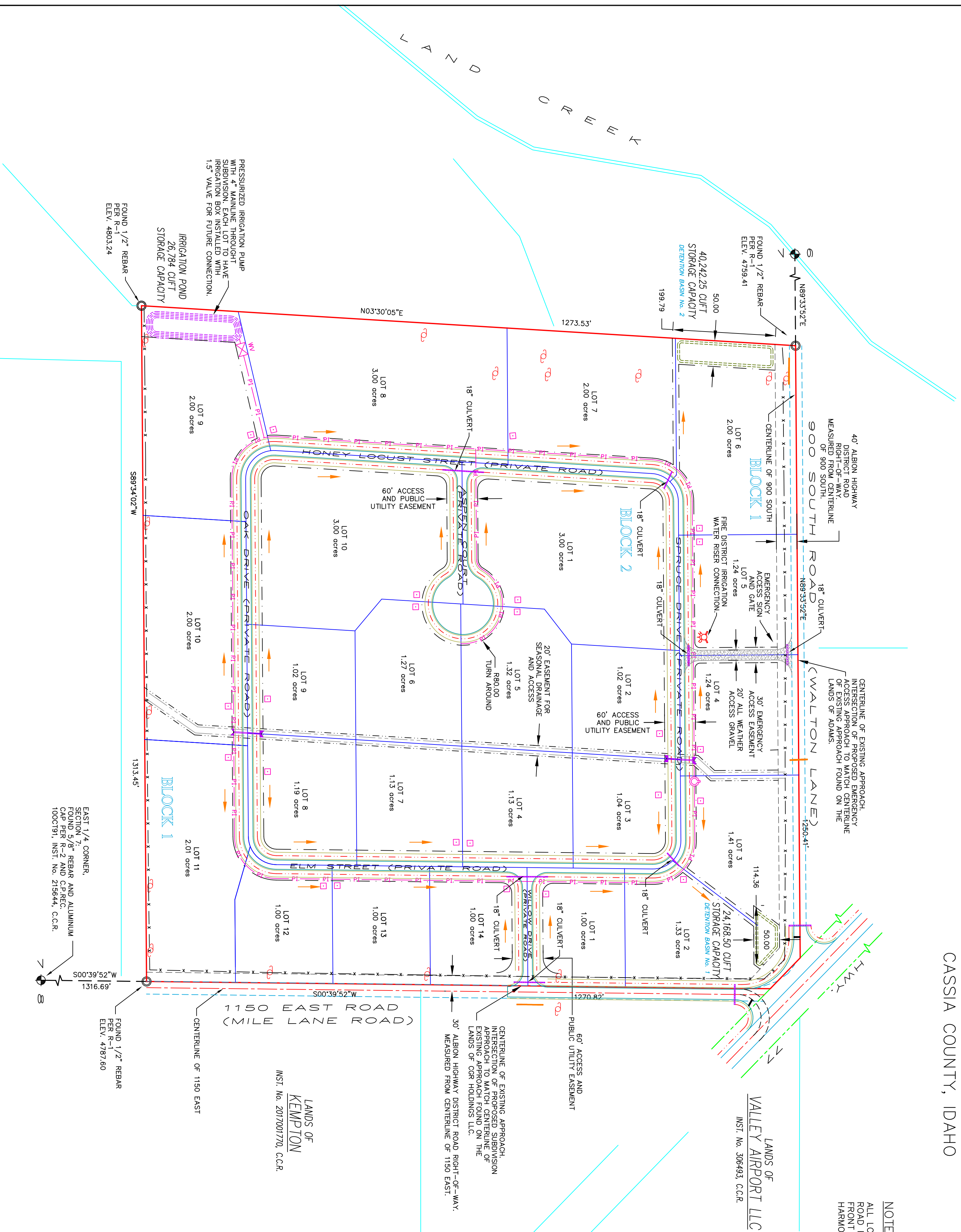


**LANDRUM**  
CIVIL ENGINEERING AND LAND SURVEY

525 F. STREET RUPERT, IDAHO 83350  
PHONE (208) 436-3714

PROJECT No. 24-037  
MARCH 2025  
SHEET 6 OF 7

PRELIMINARY PLAT  
**COTTONWOOD ACRES**  
 A SINGLE FAMILY SUBDIVISION  
 A PART OF THE NORTHEAST QUARTER  
 SECTION 7  
 TOWNSHIP 12 SOUTH, RANGE 25 EAST, BOISE MERIDIAN,  
 CASSIA COUNTY, IDAHO



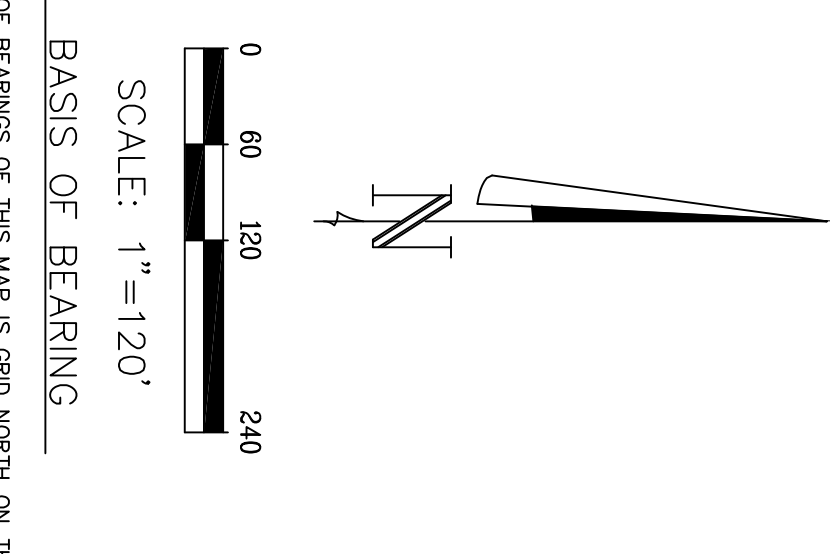
NOTE:  
 ALL LOTS WILL BE REQUIRED TO PROVIDE A STORMWATER DRAINAGE PLAN. ALL DRAINAGE SYSTEMS IN PLACE TO HANDLE FRONT YARD AND STREET RUNOFF. INDIVIDUAL DRAINAGE PLAN SHOULD BE IN HARMONY WITH OVERALL DRAINAGE AND RETENTION AS SHOWN ON THIS PLAT.

LEGEND

- = NO MONUMENT FOUND OR SET
- = HIGHWAY RIGHT-OF-WAY MONUMENT
- = MONUMENT FOUND OR AS NOTED
- = 1/2" REBAR WITH U.S. CAP SET
- = 5/8" REBAR WITH U.S. CAP SET
- ⊕ = SECTION CORNER FOUND OR SET AS INDICATED
- C.C.R. = CASSIA COUNTY RECORDS

- SUBJECT PROPERTY LINE
- - - SECTION OR SECTION SUBDIVISION LINE
- ADJOINING PROPERTY LINE
- PUBLIC UTILITY AND PRIVATE ACCESS EASEMENT LINE
- - - ALBION HIGHWAY DISTRICT COUNTY ROAD RIGHT-OF-WAY (MEASURED FROM CENTERLINE OF ROAD)
- STATE P.W. No. 172 RIGHT OF WAY LINE
- EXISTING HIGHWAY PAVE ROAD EDGE
- EXISTING GRAVEL ROAD EDGE
- PROPOSED EDGE OF PAVED ROAD
- PAVED ROAD SHOULDER LINE
- - - FLOW LINE BARROW DITCH
- - - STORMWATER EASEMENT
- - - EXISTING FENCE LINE
- PROPOSED PRESSURE IRRIGATION MAIN
- OVERHEAD POWER POLE
- STREET LIGHT POLE
- EXISTING CULVERT
- PROPOSED CULVERT
- EXISTING BLOW OFF/RELIEF VALVE
- PROPOSED BLOW OFF/RELIEF VALVE
- PROPOSED IRRIGATION WATER VALVE
- PROPOSED IRRIGATION BOX
- FIRE DEPARTMENT DESIGNATED RISER CONNECTION

DEFLECTION BASIN No. 1	DEFLECTION BASIN No. 2
$T_1 = 60' \times 0.15' = 9.00'$	$T_1 = 1820' FT. \times 0.05' = 113.64'$
$T_2 = 60' \times 0.15' = 9.00'$	$T_2 = 60' \times 1.50' \times 0.025 = 2.25'$
$T_3 = 60' \times 0.15' = 9.00'$	$T_3 = 1.07' \times 0.04' \times 0.025' = 0.00109'$
$T_4 = 60' \times 0.15' = 9.00'$	$T_4 = 0.8333' \times 0.01' \times 6.00' = 0.49998'$
$T_5 = 60' \times 0.15' = 9.00'$	$T_5 = 1.07' \times 0.04' \times 0.025' = 0.00109'$
$T_6 = 60' \times 0.15' = 9.00'$	$T_6 = 0.8333' \times 0.01' \times 6.00' = 0.49998'$
$T_7 = 60' \times 0.15' = 9.00'$	$T_7 = 1.07' \times 0.04' \times 0.025' = 0.00109'$
$T_8 = 60' \times 0.15' = 9.00'$	$T_8 = 0.8333' \times 0.01' \times 6.00' = 0.49998'$
$T_9 = 60' \times 0.15' = 9.00'$	$T_9 = 1.07' \times 0.04' \times 0.025' = 0.00109'$
$T_{10} = 60' \times 0.15' = 9.00'$	$T_{10} = 0.8333' \times 0.01' \times 6.00' = 0.49998'$
$T_{11} = 60' \times 0.15' = 9.00'$	$T_{11} = 1.07' \times 0.04' \times 0.025' = 0.00109'$
$T_{12} = 60' \times 0.15' = 9.00'$	$T_{12} = 0.8333' \times 0.01' \times 6.00' = 0.49998'$
$T_{13} = 60' \times 0.15' = 9.00'$	$T_{13} = 1.07' \times 0.04' \times 0.025' = 0.00109'$
$T_{14} = 60' \times 0.15' = 9.00'$	$T_{14} = 0.8333' \times 0.01' \times 6.00' = 0.49998'$
$T_{15} = 60' \times 0.15' = 9.00'$	$T_{15} = 1.07' \times 0.04' \times 0.025' = 0.00109'$
$T_{16} = 60' \times 0.15' = 9.00'$	$T_{16} = 0.8333' \times 0.01' \times 6.00' = 0.49998'$
$T_{17} = 60' \times 0.15' = 9.00'$	$T_{17} = 1.07' \times 0.04' \times 0.025' = 0.00109'$
$T_{18} = 60' \times 0.15' = 9.00'$	$T_{18} = 0.8333' \times 0.01' \times 6.00' = 0.49998'$
$T_{19} = 60' \times 0.15' = 9.00'$	$T_{19} = 1.07' \times 0.04' \times 0.025' = 0.00109'$
$T_{20} = 60' \times 0.15' = 9.00'$	$T_{20} = 0.8333' \times 0.01' \times 6.00' = 0.49998'$
$T_{21} = 60' \times 0.15' = 9.00'$	$T_{21} = 1.07' \times 0.04' \times 0.025' = 0.00109'$
$T_{22} = 60' \times 0.15' = 9.00'$	$T_{22} = 0.8333' \times 0.01' \times 6.00' = 0.49998'$
$T_{23} = 60' \times 0.15' = 9.00'$	$T_{23} = 1.07' \times 0.04' \times 0.025' = 0.00109'$
$T_{24} = 60' \times 0.15' = 9.00'$	$T_{24} = 0.8333' \times 0.01' \times 6.00' = 0.49998'$
$T_{25} = 60' \times 0.15' = 9.00'$	$T_{25} = 1.07' \times 0.04' \times 0.025' = 0.00109'$
$T_{26} = 60' \times 0.15' = 9.00'$	$T_{26} = 0.8333' \times 0.01' \times 6.00' = 0.49998'$
$T_{27} = 60' \times 0.15' = 9.00'$	$T_{27} = 1.07' \times 0.04' \times 0.025' = 0.00109'$
$T_{28} = 60' \times 0.15' = 9.00'$	$T_{28} = 0.8333' \times 0.01' \times 6.00' = 0.49998'$
$T_{29} = 60' \times 0.15' = 9.00'$	$T_{29} = 1.07' \times 0.04' \times 0.025' = 0.00109'$
$T_{30} = 60' \times 0.15' = 9.00'$	$T_{30} = 0.8333' \times 0.01' \times 6.00' = 0.49998'$
$T_{31} = 60' \times 0.15' = 9.00'$	$T_{31} = 1.07' \times 0.04' \times 0.025' = 0.00109'$
$T_{32} = 60' \times 0.15' = 9.00'$	$T_{32} = 0.8333' \times 0.01' \times 6.00' = 0.49998'$
$T_{33} = 60' \times 0.15' = 9.00'$	$T_{33} = 1.07' \times 0.04' \times 0.025' = 0.00109'$
$T_{34} = 60' \times 0.15' = 9.00'$	$T_{34} = 0.8333' \times 0.01' \times 6.00' = 0.49998'$
$T_{35} = 60' \times 0.15' = 9.00'$	$T_{35} = 1.07' \times 0.04' \times 0.025' = 0.00109'$
$T_{36} = 60' \times 0.15' = 9.00'$	$T_{36} = 0.8333' \times 0.01' \times 6.00' = 0.49998'$
$T_{37} = 60' \times 0.15' = 9.00'$	$T_{37} = 1.07' \times 0.04' \times 0.025' = 0.00109'$
$T_{38} = 60' \times 0.15' = 9.00'$	$T_{38} = 0.8333' \times 0.01' \times 6.00' = 0.49998'$
$T_{39} = 60' \times 0.15' = 9.00'$	$T_{39} = 1.07' \times 0.04' \times 0.025' = 0.00109'$
$T_{40} = 60' \times 0.15' = 9.00'$	$T_{40} = 0.8333' \times 0.01' \times 6.00' = 0.49998'$
$T_{41} = 60' \times 0.15' = 9.00'$	$T_{41} = 1.07' \times 0.04' \times 0.025' = 0.00109'$
$T_{42} = 60' \times 0.15' = 9.00'$	$T_{42} = 0.8333' \times 0.01' \times 6.00' = 0.49998'$
$T_{43} = 60' \times 0.15' = 9.00'$	$T_{43} = 1.07' \times 0.04' \times 0.025' = 0.00109'$
$T_{44} = 60' \times 0.15' = 9.00'$	$T_{44} = 0.8333' \times 0.01' \times 6.00' = 0.49998'$
$T_{45} = 60' \times 0.15' = 9.00'$	$T_{45} = 1.07' \times 0.04' \times 0.025' = 0.00109'$
$T_{46} = 60' \times 0.15' = 9.00'$	$T_{46} = 0.8333' \times 0.01' \times 6.00' = 0.49998'$
$T_{47} = 60' \times 0.15' = 9.00'$	$T_{47} = 1.07' \times 0.04' \times 0.025' = 0.00109'$
$T_{48} = 60' \times 0.15' = 9.00'$	$T_{48} = 0.8333' \times 0.01' \times 6.00' = 0.49998'$
$T_{49} = 60' \times 0.15' = 9.00'$	$T_{49} = 1.07' \times 0.04' \times 0.025' = 0.00109'$
$T_{50} = 60' \times 0.15' = 9.00'$	$T_{50} = 0.8333' \times 0.01' \times 6.00' = 0.49998'$



THE BASIS OF BEARINGS OF THIS MAP IS GRID NORTH ON THE IDAHO STATE PLANE COORDINATE SYSTEM OF 1983. CENTRAL ZONE. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY BEARINGS FEET.

**T & H PROPERTY HOLDINGS LLC**  
 OF RECORD  
 INST. No. 2024-000892, C.C.R.  
 COTTONWOOD ACRES SUBDIVISION  
 PRELIMINARY PLAT  
 DRAINAGE PLAN



625 F. STREET, RUBERT, IDAHO 83350  
 PHONE (208) 436-3714  
 PROJECT No. 24-037  
 MARCH 2025  
 SHEET 7 OF 7

ZONING INFORMATION

EXISTING ZONING - MU - MULTIPLE USE  
 MIN. LOT AREA - 1.00 ACRE  
 MAX. LOT AREA - NR  
 MAX. BUILDING HEIGHT - 75'  
 EXISTING LAND USE - CURRENTLY FARMED  
 SET BACK REAR YARD - 15'  
 SET BACK SIDE YARD - 15'

OWNERS & SUBDIVIDERS

PROPERTY OWNERSHIP / T & H PROPERTY HOLDINGS LLC  
 SUBDIVIDER  
 ALBION, ID 83311  
 (208) 869-2141

ENGINEER/SURVEYOR:  
 BRANDON LANDRUM, P.E., P.L.S.  
 LANDRUM & ASSOCIATES, INC.  
 RUBERT, ID 83350  
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FLOOD PLAIN DESIGNATION

SUBJECT PROPERTY IN FLOOD ZONE C (UNLESS OTHERWISE NOTED) AS DEPICTED ON F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 1600410253B AND 1600410254B, DATED AUGUST 15, 1983 FOR PORTIONS OF CASSIA COUNTY, IDAHO.