

Valley County Planning & Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
Phone 208-382-7115
Fax 208-382-7119



C.U.P. & Preliminary Plat Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

FILE # C.U.P. 22-05

FEE \$ 600

ACCEPTED BY _____

DEPOSIT 1000

CROSS REFERENCE FILE(S): _____

DATE 1-28-2022

☐ ADMINISTRATIVE PLAT

COMMENTS: _____

☐ SHORT PLAT

☒ FULL PLAT

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements. A hearing date will be scheduled only after an application has been accepted as complete.

The following must be completed and submitted with the conditional use permit application:

- ❖ A preliminary plat containing all of the necessary requirements according to the Valley County Subdivision Regulations.
- ❖ A phasing plan and construction timeline.
- ❖ One 8½ x 11" – 300 scale drawing of the proposed subdivision showing only the street names and lots.
- ❖ A plot plan, drawn to scale, showing existing utilities, streets, easements, ditches, and buildings.
- ❖ A landscaping plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list, indicating the size, quantity, location, and name (both botanical and common) of all plant material to be used.
- ❖ A site grading plan clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ❖ A lighting plan.
- ❖ A Wildfire Mitigation Plan.
- ❖ Names and addresses of property owners within 300 feet of the property lines. Information can be obtained through the Assessor's Office. Only one list is required.

Ten (10) copies of the application and additional materials are required.

We recommend you review Title 9 and Title 10 of the Valley County Code online at
www.co.valley.id.us/planning-zoning or

at the Planning and Zoning Office, 219 North Main, Cascade, Idaho.
Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.

PROPOSED SUBDIVISION NAME Gold Fork Reserve

APPLICANT Landmark Pacific Investors, LLC. – Matt Drown

PHONE [REDACTED]

Owner X

Option Holder ☐

Contract Holder ☐

APPLICANT'S SIGNATURE [Signature]

DATE 1/26/2022

APPLICANT'S MAILING ADDRESS P.O. Box 1939 Eagle Idaho, 83642

OWNER Landmark Pacific Investors, LLC.

PHONE [REDACTED]

OWNER'S MAILING ADDRESS P.O. Box 1939 Eagle Idaho, 83642

Nature of Owner's Interest in this Development? Land Development – Residential (28) Lot Subdivision

AGENT/REPRESENTATIVE James Fronk Consulting, LLC.

FAX [REDACTED]

PHONE [REDACTED]

AGENT/REPRESENTATIVE ADDRESS P.O. Box 576, McCall, Idaho 83638

ENGINEER ABCO Engineering

PHONE [REDACTED]

ENGINEER ADDRESS 119 Midland Blvd. Nampa, Idaho 83651

1. SIZE OF PROPERTY 80.065 Acres

2. NUMBER OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER None

3. ANY RESTRICTIONS ON THIS PROPERTY? None

Easements to [REDACTED]

Deed Restrictions [REDACTED]

Liens or encumbrances [REDACTED]

4. LEGAL DESCRIPTION Valley County – Amended Tax # 3 in SE, NW, and in N/26W, S29, T16N R4E

5. TAX PARCEL NUMBER RP 16N04E294206 (80.065 acres)

Quarter [REDACTED] Section [REDACTED] Township [REDACTED] Range [REDACTED]

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:

Productivity Forest Land, Grazing.

7. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location: None

8. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:

North Productivity Forest Land, Dry Grazing.

South Residential Rural Subdivision, Productivity Forest Land.

East Productivity Forest Land, Residential Improvement/Timber.

West Residential Improvement/Timber, Dry Grazing.

- 8a. TYPE OF TERRAIN: Mountainous X Rolling X Flat ☐ Timbered X
- 8b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? yes
- 8c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: The application site is primarily wooded. Adjacent to Gold Fork Road and Gold Fork Creek.
- 9a. WATER COURSE: NA
- 9b. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
Information can be obtained from the P&Z Office. Include a map if yes. Yes
- 9c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes
- 9d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? No
- 10a. NUMBER OF EXISTING ROADS: None Width Private or Public?
Are the existing road surfaces paved or graveled? NA
- 10b. NUMBER OF PROPOSED ROADS: Three (3) Proposed width: 28 ft. - w/shoulders
Will the proposed roads be publicly or privately maintained? Privately maintained
Proposed road construction: Gravel X Paved ☐
- 11a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
Power
- 11b. PROPOSED UTILITIES: Underground Power, Phone and extra conduit for future telemetry product.
- Proposed utility easement width - 10 ft. Location - Adjacent to ROW - both sides.
- 12a. SOLID WASTE DISPOSAL METHOD: Individual Septic X Central Sewage Treatment Facility ☐
- 12b. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual X
If individual, has a test well been drilled? No Depth Flow Purity Verified?
Nearest adjacent well 300 ft. east and west of prop. Depth Flow
13. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? No
Are you proposing any alterations, improvements, extensions or new construction?
If yes, explain:
14. DRAINAGE (Proposed method of on-site retention): On site retention and sediment control, BMP'S
Any special drains? No (Please see attach map)
Soil type (Information can be obtained from the Soil Conservation District):
15. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? No
If not, indicate the type of surety that will be put up to ensure the construction of the improvements within one (1) year from the date of filing the plat: Bond, Escrow account - Title Company

16. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:

Setbacks: Front _____ Sides _____ Rear _____
Mobile homes allowed? - No
Minimum construction value _____ Minimum square footage _____
Completion of construction required within _____ Days ☐ Months ☐ Years ☐
Resubdivision permitted? - No
Other See Draft CC&Rs and Design Guidelines.

17. LAND PROGRAM:

Acreage in subdivision – 80.065 Number of lots in subdivision 28 – 6 Open Space
Typical width and depth of lots _____
Typical lot area 2.1 ac. Minimum lot area 1.21ac. Maximum lot area 2.99 ac
Lineal footage of streets 4000 Average Street length/lot 142 l.f.
Percentage of area in streets 5.5 %
Percentage of area of development to be public (including easements) NA %
Maximum street gradient 8.5 %
Indicate if subdivision is to be completely developed at one time; if not, describe stages _____
Completely developed at one time.

18. COMPLETE ATTACHED PLAN FOR IRRIGATION.

19. COMPLETE ATTACHED WEED CONTROL AGREEMENT.

20. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.

To better understand your irrigation request, we need to ask you a few questions. A list of the map requirements follows the short questionnaire. **Any missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners as part of final plat approval.**

1. Are you within an area of negotiated City Impact? _____ Yes _____ X No

2. What is the name of the irrigation and drainage entities servicing the property?

Irrigation:

NA

Drainage: _____

3. How many acres is the property being subdivided? 80.065

4. What percentage of this property has water?

NA

5. How many inches of water are available to the property? NA

6. How is the land currently irrigated? ☐ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐

underground pipe

7. How is the land to be irrigated after it is subdivided?

☐ surface ☐ sprinkler ☒ irrigation well
☐ above ground pipe ☐ underground pipe

8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.

NA

9. Is there an irrigation easement(s) on the property? ☐ Yes ☒ No

10. How do you plan to retain storm and excess water on each lot? On site retention and sediment erosion control and use of BMPs per Valley County and DEQ requirements.

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates) NA

Irrigation Plan Map Requirements

The irrigation plan must be on a scalable map and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- ☐ All canals, ditches, and laterals with their respective names.
- ☐ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- ☐ Pipe location and sizes, if any
- ☐ Rise locations and types, if any.
- ☐ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- ☐ Slope of the property in various locations.
- ☐ Direction of water flow (use short arrows on your map to indicate water flow direction →).
- ☐ Direction of wastewater flow (use long arrows on your map to indicate wastewater direction →).
- ☐ Location of drainage ponds or swales, if any where wastewater will be retained on property

Also, provide the following documentation:

- ☐ Legal description of the property.
- ☐ Proof of ownership.
- ☐ A written response from the irrigation entity and/or proof of agency notification.
- ☐ Copy of any water users' association agreement currently in effect which shows water schedules and maintenance responsibilities.
- ☐ Copy of all new easements ready for recording (irrigation supply and drainage).
- ☐ If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

=====Applicant Acknowledgement=====

I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior to the recording of the plat or building permit.

Signed: _____

Applicant / Property Owner

Date: ____/____/____

(Application Submitted)



VALLEY COUNTY

WEED CONTROL AGREEMENT

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

COOPERATOR

Landmark Pacific Investors, LLC.

Matt Drown

By: [Signature]

Date: 1/26/2022

By: _____

Valley County Weed Control

Date: _____

IMPACT REPORT (from Valley County Code 9-5-3-D)

You may add information to the blanks below or attach additional sheets.

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:

1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.

The project proposes 28 residential lots, it is anticipated that a slight increase in traffic may result along Gold Fork Road. However, given the small scale of this development, and the anticipated second home occupancy, such traffic is considered minor. The development will not alter the existing traffic pattern along Gold Fork Road. Applicant is working with Valley County Road Department on the adjacent Gold Fork Road. Gold Fork Road improvement considerations are to widen the road where necessary (project road frontage), replace damaged existing culverts where necessary (project road frontage), regrade and add additional gravel from project frontage to Davis Creek Bridge.

2. Provision for the mitigation of impacts on housing affordability. NA

3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.

At the time of road construction and building construction for the proposed 28 lots there will be a temporary increase in noise due to the construction of the development area. Construction shall be during daylight hours only and will comply with the noise and vibration levels set forth in the VALLEY COUNTY LAND USE AND DEVELOPMENT ORDINANCE. It is not anticipated that there will be any long-term noise impacts resulting from the development.

4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.

At the time of building construction, there may be a slight increase in heat and glare within the 28 lots due to construction and related activities associated with site development. Long term heat and glare should be minimized to the greatest extent possible by site planning, building orientation and vegetative screening. All lighting will comply with Section 3.03.06(b) "Lighting" of the Valley County LUDO.

5. Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes, etc. both existing and what may be added by the proposed uses.

Each residential home will be allowed two (2) wood burning devices, wood stove or fireplace (or one (1) of each. The use of the wood burning devices will be produce smoke during operation; however, most devices will be used for aesthetics and recreational purposes. The wood burning devices in most cases will not be used as a heating source.

Particulate emissions to the air may increase during residential construction and related activities associated with the 28-lot development. These emissions shall be mitigated using appropriate construction management and limit construction hours.

6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wetlands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

Proposed water for the 28 residential lots shall be provided by individual wells supplying quality potable water. A wetland delineation confirmation of previous Jurisdictional Determination issued on March 3, 2008, by Army Corps of Engineers was conducted on the development site by James Fronk Army Corps of Engineers certified wetland delineator. The wetland delineation found no changes from previous jurisdictional determination. The delineated wetland previously identified are small and considered isolated and not Juristically Waters of the United States.

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.

Planning measures will provide for natural open space fire breaks, necessary building access and utilize best design standards for fire protection. (See attached Fire Protection Plan)

8. Removal of existing vegetation or effects thereon including disturbance of wetlands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.

The topography of the project is the slope is generally 4 to 25 percent. The NRCS soils survey identifies the soils type as Kangas course sandy loam, 0 to 2 percent slope, erosion is slight to none, well drained. Donnel sandy loam, 4 to 12 percent slopes, erosion moderate, well drained. Swede silt loam, 4 to 12 percent slope, erosion slight to moderate, well drained. Small areas incursions of Shellrock loamy

coarse sand, 12 to 35 percent slopes found on site, erosion severe, excessively drained.

9. Include practices that will be used to stabilize soils and restore or replace vegetation.

The proposed development will consist of three roads and associated driveways for the 28 single family residences. Landscape techniques implemented on the site shall be in compliance with Section 3.03.04 (d) of the Valley County LUDO. Best Management Practices (BMP's) shall be used as outlined in the "Department of Environmental Quality's Handbook of Stormwater BMPs to capture, disperse and treat stormwater and to stabilize and prevent sedimentation of disturbed soils.

10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.

The topography of the project is the slope is generally 4 to 25 percent. The NRCS soils survey identifies the soils type as Kangas course sandy loam, 0 to 2 percent slope, erosion is slight to none, well drained. Donnel sandy loam, 4 to 12 percent slopes, erosion moderate, well drained. Swede silt loam, 4 to 12 percent slope, erosion slight to moderate, well drained. Small areas incursions of Shellrock loamy coarse sand, 12 to 35 percent slopes found on site, erosion severe, excessively drained Shellrock areas identified on site are generally avoided with proposed site plan. Generally, the soils found across the site have good to moderate erosion and slope stability. Soil and erosion control measures will be implemented to avoid potential sediment and erosion concerns.

11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.

Grading will be accomplished with maximum preservation of the site's natural character. Cut and Fill slopes along roadways will be carefully designed to minimize visual impacts, Preservation of the existing natural features and stormwater conveyance patterns will be maintained, and appropriate best management practices will be implemented in accordance with the Environmental Quality's Handbook of Stormwater BMPs.

12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the affect of shadows from new features on neighboring property.

The proposed development will be minimally visible from surrounding road, adjoining property, and buildings. The applicant will use landscaping to screen on many of the structures as possible and reduce visibility from surroundings areas.

13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets,

etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.

The selection of the Gold Fork Reserve location: The proposed application is similar to the previously approved CUP No. 07-02 Deerfield Subdivision at this property location. The difference between the Gold Fork Reserve and Deerfield Subdivision is that it is on a smaller tract of land with larger lots, less density with open space incorporated. preliminary plat and extension of previously developed Blackhawk development area. The slope, topographic and timbered conditions provided for a low-density subdivision. The site presents excellent natural screening opportunities.

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.

The proposed development will increase tax revenue. It will provide jobs during the construction of the road and new buildings.

15. Approximation of costs for additional public services, facilities, and other economic impacts.

Because of the small scale of this development, it is not anticipated that the project will have significant economic impacts on the greater community. Associated property taxes will offset any additional burden placed on the public services by the addition of twenty-eight (28) lots.

16. State how the proposed development will impact existing developments providing the same or similar products or services.

Because of the small scale of this development and location, it is not anticipated that the project will have significant impacts on the existing developments.

17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.

The proposed development impacts natural resources only to the extent that it changes the use of the property from timbered to residential. The construction of the road, driveway and buildings will use local resources of crushed rock and building material from local building supply vendors. All proposed activities will be designed to protect the natural integrity of the existing landscape and adjacent properties.

18. What will be the impacts of a project abandoned at partial completion?

Because this project proposes roads and minor infrastructure by the developer; it is not anticipated that the project will be abandoned at partial

completion. Financial assurances shall be in the form of a bond or escrow account.

19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.

The development will consist of twenty-eight residential dwelling units approximately 2500 to 5000 square feet in size. The total non-residential floor spaces (garages, out buildings) are approximately 3500 square feet per dwelling unit.

20. Stages of development in geographic terms and proposed construction time schedule.

The planned start of the private road and utilities is summer and fall of 2022, with the completion target of summer of 2023.

21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.

The anticipated price range for dwelling units lots is \$350,000 to \$550,000.00 per lot; and dwelling units' range of sale \$450,000.00 to \$1,000,000.00.

[illegible]

P.M.: DTD
DRAWN BY: DTD
CHECKED BY: SRD
DATE: 1/144/2022
FILE NO: 3-473

1 of 1

SHEET

NOTES

1. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND ALL REQUIREMENTS OF THE CHICAGO ZONING ORDINANCE THAT THE ISSUANCE OF ANY BUILDING PERMIT.
2. ALL UTILITY FACILITIES SHOWN ON THIS PLAN ARE GRANTED TO PUBLIC UTILITIES.
3. ALL UTILITIES SHALL BE LOCATED IN THE UTILITY DISTRICT WITHIN THE CITY OF CHICAGO AND ALL REQUIREMENTS OF I.L.C. 31-3600 ARE NOT APPLICABLE.
4. ALL UTILITIES SHALL BE PROTECTED BY INDIVIDUAL SPLIT DRAIN FIELDS AND MANHOLE RISERS.
5. PROPOSED ROADWAY SURFACE IS GRAVEL.
6. NO ADDITIONAL DOMESTIC WATER SUPPLY SHALL BE INSTALLED BEYOND THE WATER SYSTEM PROVIDED IN THE SANITARY RELEASE.
7. ALL UTILITIES SHALL BE PROTECTED IN SIZE WITHOUT PRIOR APPROVAL.
8. UTILITY AND DRAINAGE CONDITIONS SHALL BE SET FORTH ON THE INTERIOR SIDE OF ALL LOT LINES ADJACENT TO ROADS AND SHALL FURTHER SET FORTH ALL SHOW STORMS AND REMOVAL RADII.
9. ROAD RIGHTS-OF-WAY MAY ALSO SERVE AS A UTILITY EASEMENT.
10. THIS SUBDIVISION SHALL BE SUBJECT TO THE ORDINANCES, CONDITIONS AND REGULATIONS OF THE CITY OF CHICAGO.
11. THE PLANS, SPECIFICATIONS, CONTRACTS AND ALL OTHER DOCUMENTS, RECORDS, POLICIES, COUNTY LAWS, HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF SANI RADII.
12. CONTIGUOUS INTERVALS ARE 2 FOOT MINOR AND 3 FOOT MAJOR.
13. COASTLINE AND MARCHING POWER HEREIN ARE DERIVED FROM THE CHICAGO ZONING ORDINANCE.
14. THERE ARE CERTAIN POWER LINES LOCATED ON THE PROPERTY TO BE RELOCATED AND INSTALLED UNDERGROUND TO SERVICE THIS SUBDIVISION AND NEIGHBORING PROPERTIES.
15. TEAM FIRM PANELS: 16000013205
16. TEAM FIRM PANELS: 16000013206
17. FLOOR FINISHES: ZONE A & X
18. FLOOR FINISHES: ZONE B & Y
19. FLOOR FINISHES: ZONE C & Z
20. FLOOR FINISHES: ZONE D & W
21. FLOOR FINISHES: ZONE E & V
22. FLOOR FINISHES: ZONE F & U
23. FLOOR FINISHES: ZONE G & T
24. FLOOR FINISHES: ZONE H & S
25. FLOOR FINISHES: ZONE I & R
26. FLOOR FINISHES: ZONE J & Q
27. FLOOR FINISHES: ZONE K & P
28. FLOOR FINISHES: ZONE L & O
29. FLOOR FINISHES: ZONE M & N
30. FLOOR FINISHES: ZONE O & M
31. FLOOR FINISHES: ZONE P & L
32. FLOOR FINISHES: ZONE Q & K
33. FLOOR FINISHES: ZONE R & J
34. FLOOR FINISHES: ZONE S & I
35. FLOOR FINISHES: ZONE T & H
36. FLOOR FINISHES: ZONE U & G
37. FLOOR FINISHES: ZONE V & F
38. FLOOR FINISHES: ZONE W & E
39. FLOOR FINISHES: ZONE X & D
40. FLOOR FINISHES: ZONE Y & C
41. FLOOR FINISHES: ZONE Z & B
42. FLOOR FINISHES: ZONE AA & A
43. FLOOR FINISHES: ZONE AB & Z
44. FLOOR FINISHES: ZONE AC & Y
45. FLOOR FINISHES: ZONE AD & X
46. FLOOR FINISHES: ZONE AE & W
47. FLOOR FINISHES: ZONE AF & V
48. FLOOR FINISHES: ZONE AG & U
49. FLOOR FINISHES: ZONE AH & T
50. FLOOR FINISHES: ZONE AI & S
51. FLOOR FINISHES: ZONE AJ & R
52. FLOOR FINISHES: ZONE AK & Q
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54. FLOOR FINISHES: ZONE AM & O
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65. FLOOR FINISHES: ZONE AX & D
66. FLOOR FINISHES: ZONE AY & C
67. FLOOR FINISHES: ZONE AZ & B
68. FLOOR FINISHES: ZONE BA & A
69. FLOOR FINISHES: ZONE BB & Z
70. FLOOR FINISHES: ZONE BC & Y
71. FLOOR FINISHES: ZONE BD & X
72. FLOOR FINISHES: ZONE BE & W
73. FLOOR FINISHES: ZONE BF & V
74. FLOOR FINISHES: ZONE BG & U
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79. FLOOR FINISHES: ZONE BL & P
80. FLOOR FINISHES: ZONE BM & O
81. FLOOR FINISHES: ZONE BN & N
82. FLOOR FINISHES: ZONE BO & M
83. FLOOR FINISHES: ZONE BP & L
84. FLOOR FINISHES: ZONE BQ & K
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86. FLOOR FINISHES: ZONE BS & I
87. FLOOR FINISHES: ZONE BT & H
88. FLOOR FINISHES: ZONE BU & G
89. FLOOR FINISHES: ZONE BV & F
90. FLOOR FINISHES: ZONE BW & E
91. FLOOR FINISHES: ZONE BX & D
92. FLOOR FINISHES: ZONE BY & C
93. FLOOR FINISHES: ZONE BZ & B
94. FLOOR FINISHES: ZONE CA & A
95. FLOOR FINISHES: ZONE CB & Z
96. FLOOR FINISHES: ZONE CC & Y
97. FLOOR FINISHES: ZONE CD & X
98. FLOOR FINISHES: ZONE CE & W
99. FLOOR FINISHES: ZONE CF & V
100. FLOOR FINISHES: ZONE CG & U
101. FLOOR FINISHES: ZONE CH & T
102. FLOOR FINISHES: ZONE CI & S
103. FLOOR FINISHES: ZONE CJ & R
104. FLOOR FINISHES: ZONE CK & Q
105. FLOOR FINISHES: ZONE CL & P
106. FLOOR FINISHES: ZONE CM & O
107. FLOOR FINISHES: ZONE CN & N
108. FLOOR FINISHES: ZONE CO & M
109. FLOOR FINISHES: ZONE CP & L
110. FLOOR FINISHES: ZONE CQ & K
111. FLOOR FINISHES: ZONE CR & J
112. FLOOR FINISHES: ZONE CS & I
113. FLOOR FINISHES: ZONE CT & H
114. FLOOR FINISHES: ZONE CU & G
115. FLOOR FINISHES: ZONE CV & F
116. FLOOR FINISHES: ZONE CW & E
117. FLOOR FINISHES: ZONE CX & D
118. FLOOR FINISHES: ZONE CY & C
119. FLOOR FINISHES: ZONE CZ & B
120. FLOOR FINISHES: ZONE DA & A
121. FLOOR FINISHES: ZONE DB & Z
122. FLOOR FINISHES: ZONE DC & Y
123. FLOOR FINISHES: ZONE DD & X
124. FLOOR FINISHES: ZONE DE & W
125. FLOOR FINISHES: ZONE DF & V
126. FLOOR FINISHES: ZONE DG & U
127. FLOOR FINISHES: ZONE DH & T
128. FLOOR FINISHES: ZONE DI & S
129. FLOOR FINISHES: ZONE DJ & R
130. FLOOR FINISHES: ZONE DK & Q
131. FLOOR FINISHES: ZONE DL & P
132. FLOOR FINISHES: ZONE DM & O
133. FLOOR FINISHES: ZONE DN & N
134. FLOOR FINISHES: ZONE DO & M
135. FLOOR FINISHES: ZONE DP & L
136. FLOOR FINISHES: ZONE DQ & K
137. FLOOR FINISHES: ZONE DR & J
138. FLOOR FINISHES: ZONE DS & I
139. FLOOR FINISHES: ZONE DT & H
140. FLOOR FINISHES: ZONE DU & G
141. FLOOR FINISHES: ZONE DV & F
142. FLOOR FINISHES: ZONE DW & E
143. FLOOR FINISHES: ZONE DX & D
144. FLOOR FINISHES: ZONE DY & C
145. FLOOR FINISHES: ZONE DZ & B
146. FLOOR FINISHES: ZONE EA & A
147. FLOOR FINISHES: ZONE EB & Z
148. FLOOR FINISHES: ZONE EC & Y
149. FLOOR FINISHES: ZONE ED & X
150. FLOOR FINISHES: ZONE EE & W
151. FLOOR FINISHES: ZONE EF & V
152. FLOOR FINISHES: ZONE EG & U
153. FLOOR FINISHES: ZONE EH & T
154. FLOOR FINISHES: ZONE EI & S
155. FLOOR FINISHES: ZONE EJ & R
156. FLOOR FINISHES: ZONE EK & Q
157. FLOOR FINISHES: ZONE EL & P
158. FLOOR FINISHES: ZONE EM & O
159. FLOOR FINISHES: ZONE EN & N
160. FLOOR FINISHES: ZONE EO & M
161. FLOOR FINISHES: ZONE EP & L
162. FLOOR FINISHES: ZONE EQ & K
163. FLOOR FINISHES: ZONE ER & J
164. FLOOR FINISHES: ZONE ES & I
165. FLOOR FINISHES: ZONE ET & H
166. FLOOR FINISHES: ZONE EU & G
167. FLOOR FINISHES: ZONE EV & F
168. FLOOR FINISHES: ZONE EW & E
169. FLOOR FINISHES: ZONE EX & D
170. FLOOR FINISHES: ZONE EY & C
171. FLOOR FINISHES: ZONE EZ & B
172. FLOOR FINISHES: ZONE FA & A
173. FLOOR FINISHES: ZONE FB & Z
174. FLOOR FINISHES: ZONE FC & Y
175. FLOOR FINISHES: ZONE FD & X
176. FLOOR FINISHES: ZONE FE & W
177. FLOOR FINISHES: ZONE FF & V
178. FLOOR FINISHES: ZONE FG & U
179. FLOOR FINISHES: ZONE FH & T
180. FLOOR FINISHES: ZONE FI & S
181. FLOOR FINISH

PARCEL NO.
RP16N04E294206

AREA

TOTAL AREA: 60.06 AC

TOTAL LOT AREA: 50.33 AC.
OPEN SPACE AREA: 20.73 AC.
ROAD RIGHT-OF-WAY AREA: 9.00 AC.
AVERAGE LOT SIZE: 1.8 ACRES

OWNERSHIP
ESTATES 81 LLC

PROPOSED USE

