Regular City Council Meeting
(City Hall - Chambers Room #100)
May 4, 2026
6:00 PM

MEETING LOCATION
Caldwell City Hall
205 South 6th Avenue

Virtual Participation Option: Register in advance to provide public comments electronically or by telephone. During the registration process, you will be asked what item on the agenda you wish to speak about. Please use the case number as listed within the written notice.

Online registration must be submitted at least 24 hours in advance of the meeting. Click on the "public meetings" button on the center of the page. After registration, you will receive a confirmation email containing information about joining the virtual meeting. REGISTER AT: https://www.Cityofcaldwell.org

Written comments must be received at least 8 days in advance of the meeting to the Planning & Zoning Department at P&Z@Cityofcaldwell.org to be included within the staff report. All comments received after the staff report has been transmitted will be included in the case file and provided as late exhibits at the appropriate public hearing.

Live Stream Viewing: If you are not planning to speak, members of the public are encouraged to view the meeting via the live stream option: https://www.youtube.com/channel/UCci7S1A0UJNK6asXxxugLGA

AGENDA

Workshop - held at 5:00pm

1. Canyon County Jail Discussion
2. Canyon County Local Option Registration Fee

Invocation

Pledge of Allegiance to the Flag

Roll Call
Scott Tilmant, Chuck Stadick, Diana Register, Geoff Williams, Chris Allgood, Mike Dittenber

Conflict of Interest Declaration
The Mayor and members of the City Council have a duty to serve honestly and in the public interest. Where the Mayor or a member of the City Council have a conflict of interest, they may need to disclose the conflict and in certain circumstances, including land use decisions, they cannot participate in the decision-making process. Similarly, ex-parte contacts and site visits in most land use decisions must also be disclosed.

Special Presentations

1. Proclamation: Idaho Gives
2. Proclamation: Building Safety Month
3. Proclamation: Neurofibromatosis Awareness Month

4. Fiscal Year 2026 - Budget Update

Audience Participation
This section of the agenda is reserved for citizens wishing to address the Council regarding City-related issues that are not on the agenda. Persons wishing to speak will have three (3) minutes. Comments related to pending public hearings, including decisions that may be appealed to the City Council, are out of order and should be held for the public hearing. Repeated comments regarding the same or similar topics previously addressed are out of order and will not be allowed. Comments regarding performance by city employees are inappropriate at this time and should be directed to the Mayor, either by subsequent appointment or after tonight's meeting, if time permits. In order to ensure adequate public notice, Idaho Law provides that any item, other than emergencies, requiring Council action must be placed on the agenda of an upcoming Council meeting. As such, the City Council can't take action on items raised during citizens issues at the same meeting but may request additional information or that the item be placed on a future agenda.

Consent Calendar
The consent calendar includes items which require formal Council action, but which are typically routine or not of great controversy. Individual Council members may ask that any specific item be removed from the consent calendar in order that it be discussed in greater detail. Explanatory information is included in the Council agenda packet regarding these items and any contingencies are part of the approval. All Consent Calendar items are considered action items.

1. The Caldwell City Council dispenses with the 3 reading rule of Idaho Code §50-902 for all ordinances

2. Minutes

    a. Approve the Planning and Zoning Commission, March 11th, 2026 meeting minutes.

3. Approve Resolution accepting a public utilities easement for new development at 2424 Nixon St.

4. Approve Resolution accepting a Quitclaim deed for the Right-of-Way 0 S 10th Avenue

5. Approve Resolution accepting a permanent easement for sanitary sewer main line by Dawson Porter and Martina R. Porter

6. Approve Resolution accepting an Encroachment Agreement from Dawson Porter and Martina R. Porter

7. Approve Resolution authorizing the disposition of excess City-owned equipment from the Caldwell Water Department.

8. Approve Resolution accepting the dedication of Sewer, Water, Pressure Irrigation, Gravity Irrigation and Street Light Facilities in the Starpointe on Logan Development

9. Approve Resolution accepting a Ditch Agreement Between Michael Harn II and the City of Caldwell

10. Approve the Findings of Facts and Conclusions of Law for Painted Sage No. 2 Final Plat (SFP26-000007).

11. Approve the Findings of Facts and Conclusions of Law for Reserve at Verbena Ranch No. 1 Final Plat (SFP26-000016).

12. Approve the Findings of Facts and Conclusions of Law for Trails at Verbena Ranch No. 1 Final Plat (SFP26-000006).

13. Approve the Findings of Facts and Conclusions of Law for Farmway Crossing No. 1 Final Plat (SFP25-000025).

14. Approve the Findings of Facts and Conclusions of Law for Mason Creek Commercial Final Plat (SFP25-000024).

15. ~~Mayor's reappointment of Ramzy Boutros to the Planning & Zoning Commission for Term #2~~ - *moved from Consent to New Business for further discussion*

16. ~~Mayor's appointment of new member Ron Dillon to the Planning & Zoning Commission for Term #1~~ - *moved from Consent to New Business for further discussion*

17. ~~Approve Resolution adopting Employee Travel Policy Updates~~ - *moved from Consent to New Business for further discussion*

18. Approve Resolution authorizing the construction of "Dewatering Filtrate Reroute" piping at the wastewater treatment plant

19. Approve Resolution adopting the 2026 Amendent to the Sawtooth Sockeyes Lease Agreement

Old Business

This section of the agenda is to continue consideration of items that have been previously discussed by the City Council and to formally adopt ordinances and resolutions that were previously approved by the Council. Ordinances and resolutions are formal measures considered by the City Council to implement policy which the Council has considered. Resolutions govern internal matters to establish fees and charges pursuant to existing ordinances. Ordinances are laws which govern general public conduct. Certain procedures must be followed in the adoption of both ordinances and resolutions; state law often establishes those requirements. All Old Business items listed are considered action items unless otherwise noted.

1. **Action Item: (Quasi-Judicial): Public Hearing for Case Number SPP25-000009, ZON25-000005:** The applicant, ALC Architecture, on behalf of Bennett Forest Industries INC., is requesting a rezone of a portion of parcel(s) R3258200000 and R325810000, from C-2 to R-2 to include a Development Agreement, as well as approval of a preliminary plat for Ambrosa Subdivision of parcels R3258200000 and R3258100000, a mixed use subdivision with 8.42 acres of commercial fronting on Ustick Rd. and S. 10th Ave. The subdivision will also include 5.03 acres of single family residential (63 single family detached lots) with a density of 8.6 units per acre. The subject site is located on the south side of E. Ustick Rd., approximately 275 feet west of the intersection with S. 10th Ave. *The application was recommended for denial by the Hearing Examiner on Tuesday, February 24, 2026 and was continued by the City Council from their April 20, 2026 hearing.*

2. ACTION ITEM: Consider Bill No. 60 (Ordinance No. 3712) associated with ZON25-000005, with a request to move for its passage by title only and approve the summary for publication. *The ordinance was continued by the City Council from their April 20, 2026 hearing.*

New Business

This portion of the agenda is for City Council consideration of items that have not been previously discussed by the Council. Ordinances and Resolutions are generally added to a subsequent agenda for adoption under Unfinished Business. However, the Council may consider adoption of an ordinance or resolution under New Business if timely approval is necessary. All New Business items listed are considered action items unless otherwise noted.

1. Mayor's reappointment of Ramzy Boutros to the Planning & Zoning Commission for Term #2 - *moved from Consent to New Business for further discussion*

2. Mayor's appointment of new member Ron Dillon to the Planning & Zoning Commission for Term #1 - *moved from Consent to New Business for further discussion*

3. Approve Resolution adopting Employee Travel Policy Updates - *moved from Consent to New Business for further discussion*

4. Consider the Appointment and Swearing in of Hallie Hart as the Caldwell Public Works Director

5. Approve Resolution authorizing the purchase of Tsurumi Mixer 4.0 kw/5.36 hp 795N thrust and modified mixer bracket adapter from Mountain West Pumps and Valves in the unbudgeted amount of $19,500.00

6. ACTION ITEM: Consider Bill No. 9 (Ordinance No. 3753) repealing and replacing Chapter 2, Article 38 with a new ordinance pertaining to the creation of a Downtown Advisory Board, with a request to move for its passage by title only and approve the summary for publication.

7. **Action Item: (Quasi-Judicial): Public Hearing for Case Number ANN25-000010, ANN25-000013, ANN25-000014, SPP25-000014:** The applicant, JUB Engineers Inc, on behalf of Idaho Conference of Seventh Day Adventists Inc, is requesting annexation with a development agreement for parcels R3271701300, R3271900000, R3271901000, R3285900000, R3284600000, and R3284601000 with zoning designations of R-3, H-C, and R-2. Concurrently the applicant is proposing Silverleaf Subdivision, a mixed use subdivision on parcels R3285900000, R3284600000, and R3284601000 with 655 single-family residential units, one multi-family lot with up to 336 units to be developed at a future date, and approximately 22.63 acres of commercial development. The sites are located within the Community Center and Neighborhood 2 place types within the Future Land Use Map. The approximately 265-acre development is comprised of six (6) parcels on the north and south sides of Karcher Rd, between S 10th Ave. and S. Indiana Ave, in Caldwell, Idaho. *The application was recommended for approval by the Planning and Zoning Commission on Wednesday, April 8, 2026.*

8. ACTION ITEM: Consider Bill No. 69 (Ordinance No. 3721) associated with ANN25-000010, with a request to move for its passage by title only and approve the summary for publication.

9. ACTION ITEM: Consider Bill No. 70 (Ordinance No. 3722) associated with ANN25-000013, with a request to move for its passage by title only and approve the summary for publication.

10. ACTION ITEM: Consider Bill No. 71 (Ordinance No. 3723) associated with ANN25-000014, with a request to move for its passage by title only and approve the summary for publication.

11. Action Item: Consider Bill 20, Ordinance 3754 Annexation of Jayhawk Creek Subdivision into the Caldwell Municipal Irrigation District

12. Consider Caldwell Financial Reports

Comments
This section of the agenda is provided to allow the Mayor and City Councilors to make announcements and general comments relevant to City business and to request that items be added to future agendas for discussion. No final action or in-depth discussion of issues will occur.

1. Council Comments

2. Mayor's Comments

The Caldwell City Council may convene into Executive Session pursuant to Idaho Code 74-206, identifying one or more of the specific paragraphs (a) through (i).
Certain city-related matters may need to be discussed confidentially subject to applicable legal requirements; the council may enter executive session to discuss such matters. The motion to enter executive session must reference the specific statutory section that authorizes the executive session. No final decision or action may be taken in executive session.

Adjournment

Upcoming City Council Meetings/Workshops
Additional information regarding Caldwell City Council public meetings and agendas may be found at https://www.Cityofcaldwell.org/Government/City-Council/Council-Meetings

Any person needing special accommodation to participate in the meeting should contact the City Clerk's Office at 208-455-4656 prior to the meeting. The entire agenda packet and minutes may be viewed on the City of Caldwell's website.
Cualquier persona que necesita arreglos especiales para participar en la reunión debe comunicarse con el Secretario de la Ciudad al 208-455-4656 antes de la reunión.

Canyon County Local Option Registration Fee Proposal: 2026

The need

Local agencies in Canyon County have a combined estimated $49 million annual shortfall in transportation funding through 2050.

There is insufficient funding to address safety, congestion, and deteriorating streets.

How can it be addressed?

Revenue Source	Allowed in Idaho for local agencies*
Sales tax	**Resort cities <10,000**
Ad valorem property tax	**Yes**
Parcel property tax	No
Real estate transfer tax	No
Registration fees	**Yes**
Development impact fees	**Yes**
Fuel tax	No
Vehicle excise tax	No
Vehicle sales tax	No
Income tax	No
Hotel tax	**Yes**

*Sales tax, fuel tax, and income tax are levied by the state, but local agencies do not have authority to levy for their own use (except sales tax in small resort cities).

Why propose a local option registration fee?

- One of very few options
- Directly tied to transportation use
- Generates local funding for local needs
- Canyon County jurisdictions jointly determine the amount of the fee and its use
- Whether or not to implement it is in the **hands of the voters**

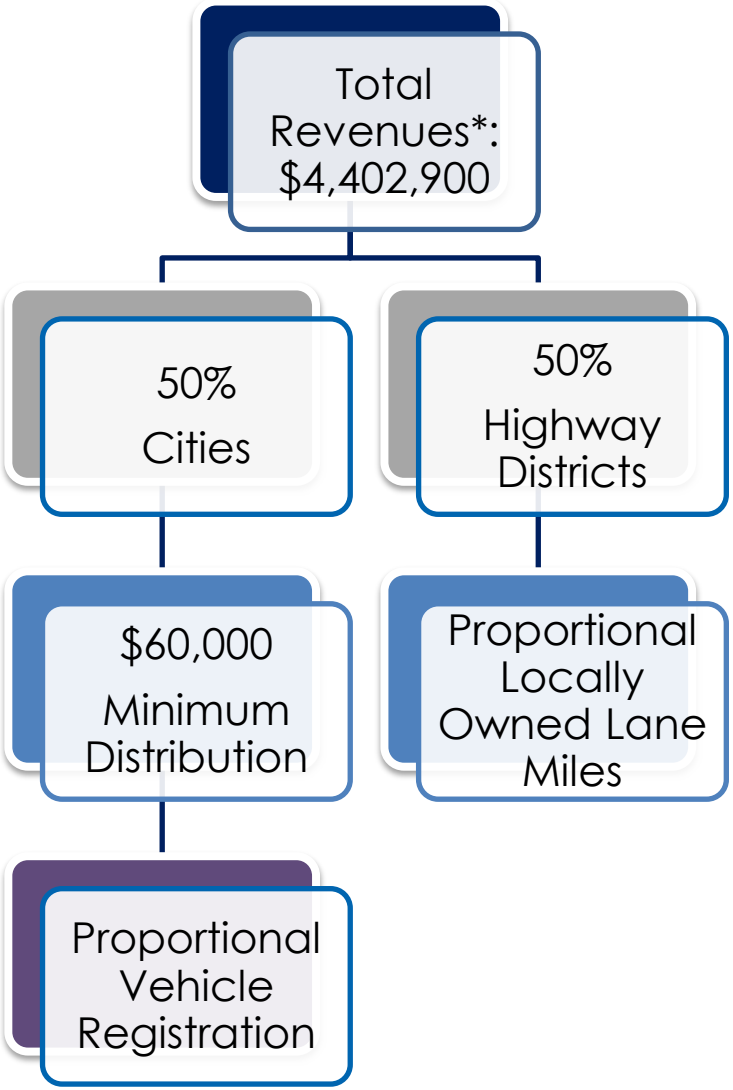
How we got here…

- Canyon County officials met 3 times in 2024 to discuss
- Shared pros, cons, ideas, and concerns
- Developed a proposed fee structure and distribution formula

The discussion…

- Concerns over tax increases and levy rates
- Would be an alternative to property tax increases
- Keys to success include
  - Focus on safety, pavement condition, and congestion
  - Present a clear, unified message with specific recognizable projects

$20 per vehicle per year



*Estimates based on historic registration data and are illustrative only; they do not account for off-the-top payments to ITD or Canyon County for administration

Jurisdiction	Distribution*
City of Caldwell	$643,600
City of Greenleaf	$60,000
City of Melba	$60,000
City of Middleton	$109,300
City of Nampa	$1,088,600
City of Notus	$60,000
City of Parma	$60,000
City of Star	$60,000
City of Wilder	$60,000
Nampa HD #1	$736,200
Notus Parma HD #2	$371,000
Golden Gate HD #3	$415,800
Highway District #4	$678,400
Total	**$4,402,900**

3 Paths to the Ballot

1. Initiated by voters: A petition from 10% of voter turnout in each county commissioner subdistrict

2. Initiated by all agencies: An agreement submitted jointly by all jurisdictions with roadway authority in the county

3. **Initiated by the Board of County Commissioners**

Request to Board of County Commissioners:

Place on the November 3, 2026, ballot

$20 = approx. $4.4M annually

Distribution per formula developed through consensus of agencies

Minimum $60,000 per year per city

Public decides by election: 50% + 1

Next Steps

- Councils and Commissions formally request the County place the fee on the ballot (by May 29)
  - Formal requests submitted to Canyon County Commissioners (by June 5)
- Canyon County Commissioners act on requests (before August 28)
- If placed on ballot
  - Public education
  - Advocacy (by third parties – NOT public agencies)

Today's Ask

Formally support a request to the Board of County Commissioners to place a local option registration fee on the November 3, 2026, ballot

$20 = approx. $4.4M annually

Distribution per formula developed through consensus of agencies

Minimum $60,000 per year per small city

Public decides by election: 50% + 1

Leverage Funds

- Source of flexible funding that is locally generated
- Grant matches, leverage dollars to do larger projects
  - $60k match = up to $817k project if 7.34% match
  - $60k match = up to $300k project if 20% match

Questions?

REQUEST FOR A BALLOT MEASURE TO IMPLEMENT A LOCAL OPTION REGISTRATION FEE IN CANYON COUNTY, IDAHO, PER IDAHO CODE §40-827

The cities and highway districts in Canyon County face an estimated $49 million annual transportation funding shortfall and have few options available to address it at a local level. One option that is available to local jurisdictions is a voter-approved local option registration fee.

A local option registration fee is an additional per-vehicle registration fee paid by the residents of a county for use only on local roadway projects within that county. Elected officials and senior staff from Canyon County jurisdictions have met on multiple occasions to discuss a potential local option registration fee for Canyon County and determine an acceptable fee amount and apportionment formula to ultimately bring to voters in Canyon County to approve or deny.

Based on this significant need and in-depth discussions, the undersigned agencies request that the Canyon County Board of Commissioners place a local option registration fee ordinance for voter approval on the November 2026 ballot as described below.

1. Amount of fee. Each non-exempt motor vehicle shall be charged an annual local $20 registration fee, in addition to the State of Idaho's annual registration fee.

2. Apportionment. Prior to distribution, Canyon County shall receive one percent (1%) of generated revenue to offset costs to the county for collecting and distributing the funds.

The remaining resulting funds shall be divided equally between the cities and the highway districts within Canyon County, with fifty percent (50%) of the fees being distributed to the cities and fifty percent (50%) of the fees being paid to the highway districts.

The highway districts' apportionment will be divided among the four highway districts in Canyon County based on each district's proportion of locally owned lane miles.

The cities' apportionment will be divided among the incorporated cities in Canyon County based upon the proportional number of vehicle registrations within each city, with a minimum $60,000 annual distribution per city, regardless of number of vehicle registrations. Upon determining which cities will receive the minimum distribution, the amount apportioned to those cities will be subtracted from the total amount allocated to the cities, then the remaining amount will be re-apportioned among the remaining cities.

The minimum $60,000 annual distribution is limited to the nine incorporated cities located fully or partially within Canyon County at the time of this agreement: City of Caldwell, City of Greenleaf, City of Melba, City of Middleton, City of Nampa, City of Notus, City of Parma, City of Star, and City of Wilder.

If a city in an adjacent county annexes into Canyon County midway through the period of a locally approved registration fee, the agency with roadway jurisdiction for the portion of the city in Canyon County shall receive a proportional allocation based on either roadway miles (if the roadway jurisdiction is a highway district) or proportional vehicle registrations (if the roadway jurisdiction is the city), unless otherwise specified by state law.

3. Authorized Uses. Per Idaho Code §40-827, authorized uses are limited to the construction, repair, maintenance, and traffic supervision of roadways within each jurisdiction. Each governing body will have the authority to select its own projects.

4. Administration: Fees will be collected and administered by Canyon County. The county will receive fees collected on a monthly basis from the Idaho Transportation Department and subsequently distribute those funds to each jurisdiction following the agreed-upon apportionment described above. As noted above, Canyon County will receive one percent (1%) of revenue to offset administrative costs.

5. Exemptions. Exemptions from the local option registration fee shall match exemptions to the statewide registration fees as listed in Idaho Code §49-426. Should the exemptions listed in Idaho

Code §49-426 change during the lifecycle of the local option registration fee, local exemptions will automatically update to remain in alignment with statewide exemptions.

6. Term. The fee shall be in effect for 20 years. Reauthorization of the fee shall require approval of the voters in Canyon County.

7. Education. ~~The undersigned agencies agree to partner, to the extent allowed by the laws and constitution of the State of Idaho, in a public outreach campaign to educate Canyon County voters on the vehicle registration fee proposal.~~

Commented [AL1]: Tom/Crystal. Let's discuss and consider removing this provision. I can see it potentially scaring off some jurisdictions – those with limited resources to contribute (worried about committing $ they don't have) or those that are lukewarm and might agree to quietly support – OK with the letter but don't want their name on ed materials. I think those who really want this will help and having this might hurt your chances with signatures of those on the fence.

Commented [TP2R1]: ACEC will help with this. We cant advocate per Idaho Code.

Commented [TP3R1]: Deleted

Memorandum

To:

City Council

Meeting Date:

May 4, 2026

Item Name:

The Caldwell City Council dispenses with the 3 reading rule of Idaho Code §50-902 for all ordinances

Summary Statement:

Recommended Action:

Budget:

Cost:
GL Account:
Timeline:
Department:
Project Manager:

Attachments:

None

Regular **Item:** 2.a.

Memorandum

To:

City Council

Meeting Date:

May 4, 2026

Item Name:

Approve the Planning and Zoning Commission, March 11th, 2026 meeting minutes.

Summary Statement:

Recommended Action:

Budget:

Cost:
GL Account:
Timeline:
Department:
Project Manager:

Attachments:

1. P&Z Commission_minutes_3.11.26_FINAL

PLANNING AND ZONING COMMISSION
MEETING MINUTES
Thursday, March 11, 2026 @ 6:00 pm
City Hall, Council Chambers, 205 S. 6th Ave, Caldwell, Idaho

Chair Harman called the meeting to order at: 6:00pm.

ROLL CALL

Present: ☒ Geyer ☒ Harman ☒ Larson ☐ Vance ☒ Whitbeck
Absent: ☐ Geyer ☐ Harman ☐ Larson ☒ Vance ☐ Whitbeck
Quorum Present: ☒Yes ☐ No

CONFLICT OF INTEREST DECLARATION (if any).

Chair Harman asked if there were any conflict-of-interest declarations.
There were none.

SPECIAL PRESENTATIONS.

There were none.

CONSENT CALENDAR: (ALL CONSENT CALENDAR ITEMS ARE ACTION ITEMS)

1. Approve minutes for the Caldwell Planning and Zoning Commission for the January 14, 2026, hearing.

MOTION BY: ☐ Geyer ☐ Harman ☒ Larson ☐ Vance ☐ Whitbeck
SECONDED BY: ☒ Geyer ☐ Harman ☐ Larson ☐ Vance ☐ Whitbeck

MOTION CARRIED

REVIEW OF PROCEEDINGS (OPENING STATEMENT)

Chair Harman opened the public hearing and outlined the public hearing procedures.
Chair Harman proceeded to public hearing items on the agenda.

OLD BUSINESS:

None

NEW BUSINESS

1. **ACTION ITEM: Public Hearing (Quasi-Judicial) for Case Number ANN25-000016, SPP25-000018**: The applicant, Mason and Associates Inc, on behalf of August Park LLC. is requesting annexation of parcel R2746000000 with a zoning designation of R-1. Concurrently the applicant is requesting approval of a preliminary plat application for **August Park Subdivision,** a single-family residential subdivision with twenty-four (24) buildable lots and eight (8) common lots. The site is located within the Neighborhood 2 place type within the Future Land Use Map. The approximately 9.40-acre site is located on the west side of S. Florida Ave., approximately 1,080 feet south of i\the intersection with E. Ustick Rd.., in Caldwell, Idaho.

Rescheduled to Wednesday, April 8, 2026.

MOTION BY: ☒ Geyer ☐ Harman ☐ Larson ☐ Vance ☐ Whitbeck
SECONDED BY: ☐ Geyer ☐ Harman ☒ Larson ☐ Vance ☐ Whitbeck

to continue this action item.

MOTION CARRIED

2. **<u>ACTION ITEM:</u> Public Hearing (Quasi-Judicial) for Case Number ANN25-000010, ANN25-000013, ANN25-000014, SPP25-000014:** The applicant, JUB Engineers Inc, on behalf of Idaho Conference of Seventh Day Adventists Inc, is requesting annexation with a development agreement for parcels R3271701300, R3271900000, R3285900000, R3284600000, and R3284601000 with zoning designations of R-3, H-C, and R-2. Concurrently the applicant is proposing **Silverleaf Subdivision**, a mixed-use subdivision on parcels R3285900000, R3284600000, and R3284601000 with 655 single-family residential units, one multi-family lot with up to 336 units to be developed at a future date, and approximately 22.63 acres of commercial development. The sites are located within the Community Center and Neighborhood 2 place types within the Future Land Use Map. The approximately 265-acre development is comprised of six (6) parcels on the north and south sides of Karcher Rd, between S 10th Ave. and S. Indiana Ave, in Caldwell, Idaho.

   Staff requested a continuance to the April 8, 2026, hearing.

   MOTION BY: ☐ Geyer ☐ Harman ☒ Larson ☐ Vance ☐ Whitbeck
   SECONDED BY: ☒ Geyer ☐ Harman ☐ Larson ☐ Vance ☐ Whitbeck

   to continue this action item.

   <u>MOTION CARRIED</u>

3. **Public Hearing (Quasi-Judicial) for Case Number ANN25-000011, SPP25-000015, ZON25-000007**: The applicant, Bailey Engineering Inc., on behalf of HBU Investments LLC and The Rama Group LLC., is requesting annexation of parcel R3282501200 with a zoning designation of R-2, and a rezone of parcel R3282501100 from RS-2 to R-2, where both parcels are identified as Neighborhood 2 in the Comprehensive Plan and R-2 is a compatible zoning designation. Concurrently, the applicant is requesting approval of a preliminary plat for **Westbilt Estates Subdivision**, a single-family residential subdivision with 194 buildable lots. The 65.83 acre development is located on the west side of Lake Ave. at the intersection with Cirrus Dr., approximately 1,700 feet south of Karcher Rd, in Caldwell, Idaho.

   <u>Applicant Presentation:</u>
   Applicant, Sabrina Durtchi, address, presented the applicant's request by use of a PowerPoint presentation:
   - Introduction and Project Overview
   - Vision of project
   - Comprehensive Plan compliance
   - Zoning Request of R-2
   - Surrounding Developments
   - Transition complements neighboring communities
   - Phasing plan of 5 different communities
   - Introduction to Biltmore Homes
   - Open Space
   - Pathways
   - Not in agreement with Condition No. 5
   - Suggests alternative idea to the condition
   - Parks
   -

   <u>Staff Presentation</u>:

   Associate Planner, Katie Wright, 205 S. 6th Ave., Caldwell, Idaho presented the staff report by use of a PowerPoint presentation. She noted:
   - Clerical error on 4th page of staff report

- Subject location
- Surrounding land uses
- Background information
- Zoning Analysis
- Comp Plan Analysis of Neighborhood 2
- Subdivision layout
- TIS required and is in alignment
- Review and Analysis
- Public Utilities Services
- Public comments
- Conclusion

Commission Questions for Staff and Applicant:

- Variance of Lot sizes
- Phase order of amenities
- Regional pathways
- Zoning
- No Development Agreement due to no deviation from code
- Condition 5
- Stub access
- Concerns from neighboring subdivisions
- Vallivue Schools
- Crash report put together by Caldwell Police
- Density
- Width of pathways
- Traffic concerns from Engineering
- Pathways requirements are being met at eight (8) feet
- Timeline of phases

Public Testimony:

Sam Johnson, 2246 W. Ribier Dr. Meridian, signed in favor of the application but did not wish to speak.

Jeremy Amar, 1580 W. Cayuse Creek Dr. signed in favor of the application but did not wish to speak.

Nancy Henry, 13049 Agape Way, Nampa spoke in favor of the application.

- Questions about buffers around her home
- Landscaping order
- Speed limits
- Congested roads

Rick Read, 15386 Roseman Way, Caldwell spoke in neutral of the application.

- Traffic
- Why annex
- Common lots

Doug Mains, 12926 Bollinger Ct, Caldwell spoke in opposition of the application.

- Traffic
- Growth

Ron Dillon 410 W. Hazel, Caldwell, address

- Schools

Commission Questions for Staff and Applicant:

- Traffic and speed concerns
- Roads
- Out parcels - 5
- Buffer along Cirrus Dr.
- Common lots are unbuildable
- Roundabout at Orchard is proposed on CIP and it is possible that impact fees from this development will go towards that project
- Schools
    - Commissioners aren't ignoring it
    - State of Idaho doesn't have a program in place to allow impact fees for school purposes.
    - Commissioners and Council cannot do anything about that; it's a state legislative issue
    - Contact them directly
- Why annex?
    - Property rights allow for annexation.
    - Anyone who is contiguous with city limits can apply.
    - Utilities are provided by city
    - Infrastructure is already there

Motion to close public discussion:

MOTION BY: ☐ Geyer ☐ Harman ☐ Larson ☐ Vance ☒ Whitbeck
SECONDED BY: ☐ Geyer ☐ Harman ☒ Larson ☐ Vance ☐ Whitbeck

MOTION CARRIED

Evidence List:

Sign-up sheets
Exhibit 1

Commission Discussion and Deliberation:

- Utilities are there
- Well laid out
- Designed well
- Density is low which is rare.
- Growth is painful but density is low
- Requirements are exceeded
- Aesthetics of homes
- Single family homes look good to area

Chair Harman called for a motion.

ORDER OF DECISION:

Based upon the testimony and evidence in record in this matter, and upon the findings of fact and conclusions of law set forth herein, I hereby determine and move that

☐ Geyer ☐ Harman ☒ Larson ☐ Vance ☐ Whitbeck

Staff reminded the Commission that the applicant should have an opportunity to rebut any public comments.

Applicant Rebuttal

Sabrina Durtchi spoke again of challenging Condition 5.

Staff requested if the bridge is removed, a condition of a crossing would be added to require the pedestrian crossing with a beacon or hawk to illuminate the crossing to be done in Phase 1.

MADE A MOTION AS FOLLOWS:

The request for ANN25-000011, SPP25-000015 AND ZON25-000007 for Westbilt Estates Subdivision is

- *Recommended for approval subject to the conditions laid out in the presentation as described by staff for the pedestrian crossing with a beacon.*

THE MOTION WAS SECONDED BY

☐ Geyer ☐ Harman ☐ Larson ☐ Vance ☒ Whitbeck

ROLL CALL VOTE:

Geyer	☒ Yes	☐ No
Harman	☒ Yes	☐ No
Larson	☒ Yes	☐ No
Vance	☐ Yes	☐ No
Whitbeck	☒ Yes	☐ No

MOTION CARRIED

ADJOURNMENT

MOTION BY: ☐ Geyer ☐ Harman ☒ Larson ☐ Vance ☐ Whitbeck
SECONDED BY: ☒ Geyer ☐ Harman ☐ Larson ☐ Vance ☐ Whitbeck
to adjourn the meeting.

MOTION CARRIED

Meeting adjourned at: 19:07 pm

APPROVAL OF MINUTES

Respectfully submitted by Sarah Davis, Planning and Zoning, Planning Technician

MINUTES APPROVED AND SIGNED BY CHAIR HARMAN: on the date noted below.

Chair Planning and Zoning Commission

4/8/26
Date

ATTEST:
Morgan Bessaw: Deputy Director Planning and Zoning

Memorandum

To:

City Council

Meeting Date:

May 4, 2026

Item Name:

Approve Resolution accepting a public utilities easement for new development at 2424 Nixon St.

Summary Statement:

Acceptance of public utilities easement from Benjamin Artemio Solis.

Benjamin Artemio Solis has agreed to provide a 10-foot-wide public utilities easement along the front of their property, 2424 Nixon Street (Parcel # R3481201000). This easement will provide the necessary space for the installation, operation, access, and maintenance of public utilities serving the area. This property is part of a new development with no existing or prior utility services at this address.

Per City Code **11-03-05: EASEMENT REQUIREMENTS**: A general utility, irrigation and drainage easement of a minimum ten feet (10') in width is required along all front and rear lot lines and shall be shown and dedicated as such on the final plat.

Recommended Action:

It is the recommendation of the Engineering Department that Council approves the easement as submitted.

Budget:

Cost:
GL Account:
Timeline:
Department:
Project Manager:

Attachments:

1. 2424 Nixon St Public Utilities Easement signed

PERMANENT EASEMENT

THIS INDENTURE, Made this 15 day of April 2026, between **BENJAMIN ARTEMIO SOLIS**, an unmarried man, parties of the first part; and **CITY OF CALDWELL**, a municipal corporation, situated in the County of Canyon, State of Idaho, party of the second part; WITNESSETH:

That the parties of the first part, for good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, do by these presents grant forever unto the party of the second part, its successors and assigns, for the purpose of constructing, operating, and maintaining general utilities, with the necessary appurtenances thereto, and for accessing Grantees property, full and free right to enter upon the real property of the parties of the first part, said real property being described as follows:

See Exhibit "A" for 1-page Legal Description
See Exhibit "B" for 1-page Exhibit

This easement is made subject to the following conditions:

1. The easement described above is hereby perpetually reserved for the utility purpose herein set forth and no structures other than those for such utility purposes are to be erected within the limits of said easement.
2. The CITY OF CALDWELL shall have the right at any time to cut, trim, and clear all trees, brush, and other obstructions that may injure, endanger, or interfere with the construction, operation, or maintenance of said utilities.
3. In exercising the rights granted herein, the CITY OF CALDWELL will not unreasonably interfere with the normal use of the premises and will, at its sole cost and expense and with due diligence, restore the premises to its original or better condition following any use of the easement either for construction, repair, maintenance, and/or replacement of said facilities and appurtenances thereto.
4. The CITY OF CALDWELL shall have a right of entry onto and across the property described in Exhibit "B" for access to said easement site.

TOGETHER With the right of ingress and egress on said real property for the purpose of constructing, operating, and maintaining said facilities and the necessary appurtenances thereto.

IN WITNESS WHEREOF, The parties of the first part have hereunto set their hands and seals the day, and year first above written.

By: Benjamin Artemio Solis, Member

Date: 4/15/2026

STATE OF IDAHO)
) ss.
County of Canyon)

On this 15 day of April 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Benjamin Artemio Solis, known to me to be the person whose name is subscribed to the within and foregoing instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

NOTARY PUBLIC FOR IDAHO
Residence:
My Commission Expires:

*SEAL

NICOLE NICHOLSON
NOTARY PUBLIC
STATE OF IDAHO
COMMISSION NUMBER# 61933

EXHIBIT A

UTILITY EASEMENT LEGAL

A PORTION OF LAND LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 14, T.4N., R.3W., B.M., CITY OF CALDWELL, CANYON COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/16 CORNER COMMON TO SECTIONS 14 AND 23;

THENCE N 00°13'27" E, COINCIDENT WITH THE EAST LINE OF THE SW1/4 OF THE SW1/4, A DISTANCE OF 626.13 FEET AND THE **POINT OF BEGINNING;**

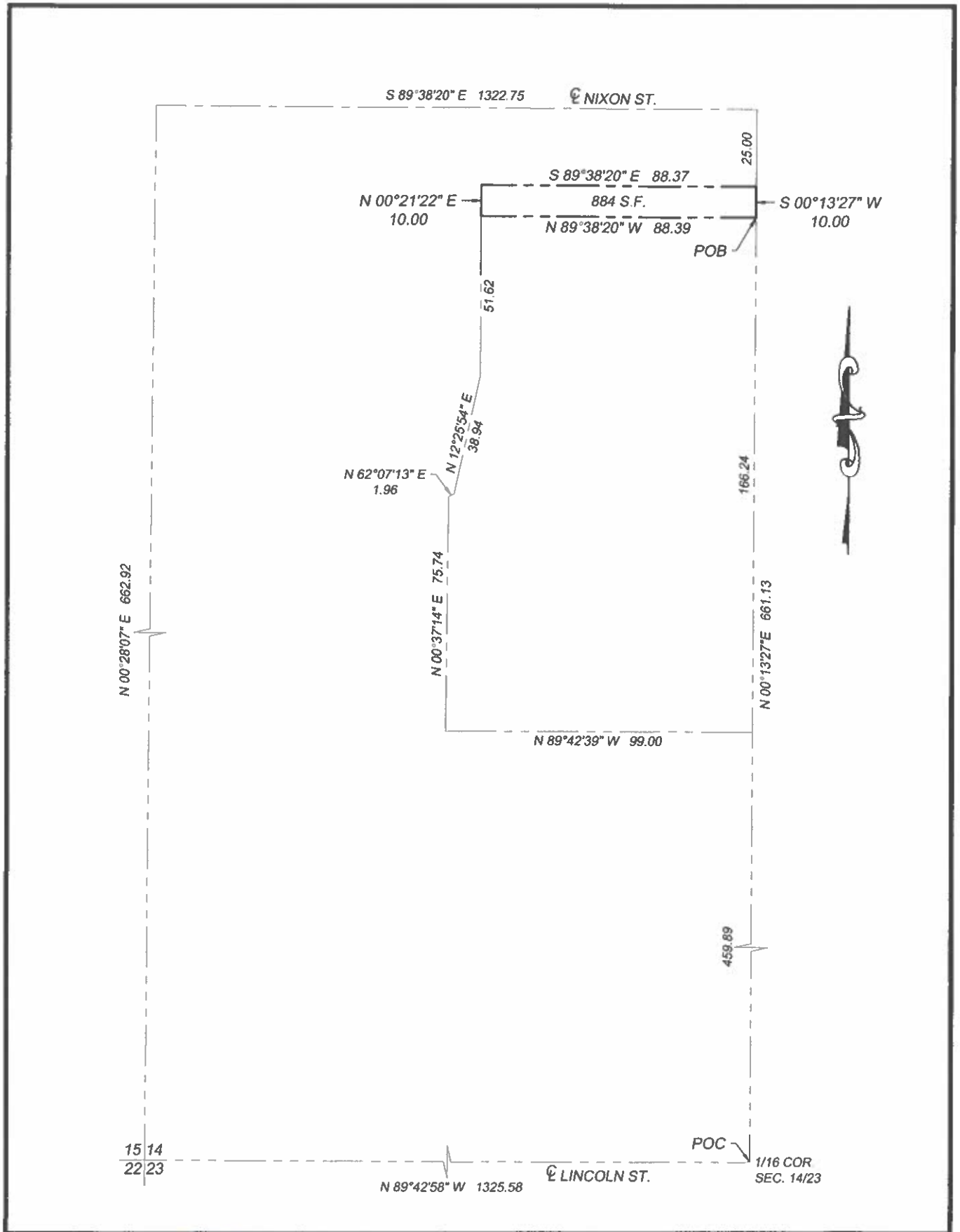
THENCE N 89°38'20" W, PARALLEL WITH THE CENTERLINE OF NIXON STREET, 88.39 FEET;

THENCE N 00°21'22" E, 10.00 FEET;

THENCE S 89°38'20" E, PARALLEL WITH THE CENTERLINE OF SAID NIXON STREET, 88.37 FEET TO A POINT ON SAID EAST LINE;

THENCE S 00°13'27" W, COINCIDENT WITH SAID EAST LINE, 10.00 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIBED CONTAINS 884 SQUARE FEET MORE OR LESS.



CITY OF CALDWELL
ENGINEERING DEPARTMENT
205 S 6TH AVE.
CALDWELL, IDAHO 83605
(208) 455-3006
FAX (208) 455-3012

EXHIBIT B

UTILITY EASEMENT
2424 NIXON ST.
CALDWELL, ID.

DESIGNED BY: FJ	
DRAWN BY: FJ	
CHECKED BY: DM	
DATE: 1/28/2026	
SCALE: NOT TO SCALE	
1 OF 1	

E:\Engineering\Fjones\Drawings 2026\2424 Nixon St Easement\2424 Nixon St Easement.dwg

Regular **Item:** 4.

Memorandum

To:

City Council

Meeting Date:

May 4, 2026

Item Name:

Approve Resolution accepting a Quitclaim deed for the Right-of-Way 0 S 10th Avenue

Summary Statement:

Nancy Patricia Todd has dedicated 40-foot strip of land across the frontage of her property at 0 S 10th Avenue (R3268000000) for future Right-of-Way development and a Right-hand turn lane off Moss for future road development. The original quitclaim deed is attached.

Recommended Action:

It is the recommendation of the Engineering Department that Council approves the deed as submitted.

Budget:

Cost:
GL Account:
Timeline:
Department:
Project Manager:

Attachments:

1. 0 S 10th Avenue Quitclaim Deed signed

QUITCLAIM DEED

THIS INDENTURE made this 16TH day of April, 2026, between Nancy Patricia Todd, Grantor, the Transferor, and THE CITY OF CALDWELL, whose address is 205 S 6th Ave, Caldwell, Idaho 83605, the Transferee.

WITNESSETH that the said Transferor, for value received, does by these presents remise, release and forever QUITCLAIM unto the said Transferee, and to its heirs and assigns all that certain lots, piece or parcel of land, situate, lying and being in Caldwell, Canyon County, Idaho, bounded and described as follows, to-wit:

See Exhibit "A" for 1-page legal Description
AND
See Exhibit "B" for 1-page Legal Description Exhibit

TRANSFEROR acknowledges that it is the intention of this instrument to convey not only Transferor's entire present interest in the described property, but also any, every and all right, title and interest after-acquired by Transferor, and Transferor's heirs and assigns, through and by operation of law.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the Transferee, and to her heirs and assigns forever.

IN WITNESS WHEREOF, the said Transferor has hereunto set his hand the day and year first above written.

(signatures on following page)

Nancy Patricia Todd

By: **Nancy Patricia Todd, Grantor**

Date: 4-16-2026

STATE OF Idaho)
) **ss.**
County of Canyon)

On this 16th day of April, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Nancy Patricia Todd, known to me to be the person whose name is subscribed to the within and foregoing instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

NICOLE NICHOLSON
NOTARY PUBLIC
STATE OF IDAHO
COMMISSION NUMBER# 61933

*SEAL

NOTARY PUBLIC FOR IDAHO
Residence:
My Commission Expires:

EXHIBIT A

RIGHT-OF-LEAGAL

A PORTION OF LAND LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 9, T.3N., R.3W., B.M., CITY OF CALDWELL, CANYON COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF S. 10TH AVE. AND MOSS ST. ALSO BEING THE E1/4 OF SAID SECTION 9;

THENCE S 00°43'00" W, COINCIDENT WITH CENTERLINE OF SAID S. 10TH AVE. AND THE EAST LINE OF SAID NE1/4 OF THE SE/14, A DISTANCE OF 35.01 FEET;

THENCE CONTINUING S 00°43'00" W, COINCIDENT WITH SAID CENTERLINE OF SAID S. 10TH AVE. AND THE EAST LINE OF SAID NE1/4 OF THE SE/14, A DISTANCE OF 337.54 FEET;

THENCE LEAVING SAID CENTER LINE OF S. 10TH AVE., S 89°32'07" W, 40.01 FEET;

THENCE N 00°43'00" E, PARALLEL WITH SAID CENTERLINE OF SAID S. 10TH AVE., 286.36 FEET;

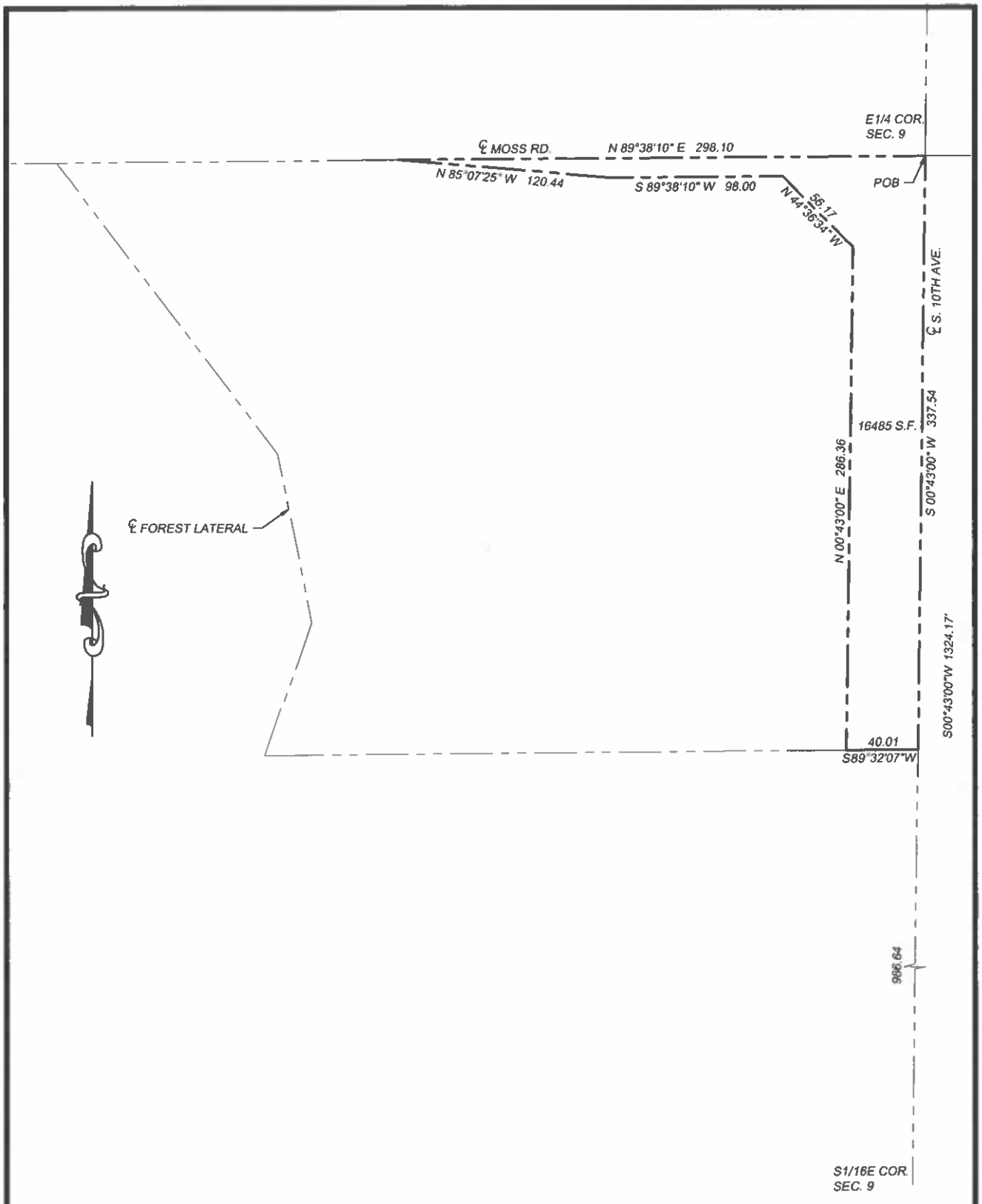
THENCE N 44°36'34" W, 56.17 FEET;

THENCE S 89°38'10" W, PARALLEL WITH THE CENTERLINE OF MOSS ST. ALSO BEING THE NORTH LINE OF SAID NE1/4 OF THE SE1/4, A DISTANCE OF 98.00 FEET;

THENCE N 85°07'25" W, 120.44 FEET TO A POINT ON SAID CENTERLINE OF MOSS ST. AND SAID NORTH LINE OF THE NE1/4 OF THE SE1/4;

THENCE N 89°38'10" E, COINCIDENT WITH SAID CENTERLINE OF MOSS ST. ALSO BEING THE NORTH LINE OF SAID NE1/4 OF THE SE1/4, A DISTANCE OF 298.10 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIBED CONTAINS 16485 SQUARE FEET 0R 0.38 ACRES MORE OR LESS.



CITY OF CALDWELL
ENGINEERING DEPARTMENT
205 S 6TH AVE.
CALDWELL, IDAHO 83605
(208) 455-3006
FAX (208) 455-3012

EXHIBIT B

S 10TH AVE. AND MOSS ST. RIGHT-OF-WAY
CALDWELL, ID.

DESIGNED BY: FJ	
DRAWN BY: FJ	
CHECKED BY: DM	
DATE: 10/30/2025	
SCALE: NOT TO SCALE	
1 OF 1	

I:\Engineering\Flores\Drawings 2025\10th and Moss ROW\10th and Moss ROW.dwg

Memorandum

To:

City Council

Meeting Date:

May 4, 2026

Item Name:

Approve Resolution accepting a permanent easement for sanitary sewer main line by Dawson Porter and Martina R. Porter

Summary Statement:

Dawson Porter and Martina R. Porter have agreed to provide a permanent easement for a sanitary sewer main
line along a portion of their property currently known as 3509 Malibu Place (R3567714900). This easement
is necessary for the construction, operation and maintenance of a sanitary sewer main line.

Recommended Action:

It is the recommendation of the Engineering Department that Council approves the easement as submitted.

Budget:

Cost:
GL Account:
Timeline:
Department:
Project Manager:

Attachments:

1. 3509 Malibu Place Sanitary Sewer Easement signed and L E

EASEMENT

THIS INDENTURE, Made this 20 day of April, 2026, between **Dawson Porter** and **Martina R. Porter**, parties of the first part; and **CITY OF CALDWELL**, a municipal corporation, situated in the County of Canyon, State of Idaho, party of the second part; WITNESSETH:

That the parties of the first part, for good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, do by these presents grant forever unto the party of the second part, its successors and assigns, for the purpose of constructing, operating, and maintaining sanitary sewer main line, with the necessary appurtenances thereto, and for accessing Grantees property, full and free right to enter upon the real property of the parties of the first part, said real property being described as follows:

See Exhibit "A" for 1-page Legal Description
See Exhibit "B" for 1 page Exhibit

This easement is made subject to the following conditions:

1. The easement described above is hereby perpetually reserved for the utility purpose herein set forth and no structures other than those for such utility purposes are to be erected within the limits of said easement.
2. The CITY OF CALDWELL shall have the right at any time to cut, trim, and clear all trees, brush, and other obstructions that may injure, endanger, or interfere with the construction, operation, or maintenance of said utility.
3. In exercising the rights granted herein, the CITY OF CALDWELL will not unreasonably interfere with the normal use of the premises and will, at its sole cost and expense and with due diligence, restore the premises to its original or better condition following any use of the easement either for construction, repair, maintenance, and/or replacement of said facilities and appurtenances thereto.
4. The CITY OF CALDWELL shall have a right of entry onto and across the property described in Exhibit "B" for access to said easement site.

TOGETHER With the right of ingress and egress on said real property for the purpose of constructing, operating, and maintaining said facilities and the necessary appurtenances thereto.

By: Dawson Porter (Grantee)

Date: 4/20/2026

By: Martina R. Porter (Grantee)

Date: 4/20/26

STATE OF IDAHO)
) ss.
County of Canyon)

On this 20 day of April, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Dawson Porter, known to me to be the person whose name is subscribed to the within and foregoing instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

NICOLE NICHOLSON
NOTARY PUBLIC
STATE OF IDAHO
COMMISSION NUMBER# 61933

NOTARY PUBLIC FOR IDAHO
Residence: Nampa, ID 83687
My Commission Expires: 8/14/31

STATE OF IDAHO)
) ss.
County of Canyon)

On this 20th day of April, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Dawson Porter, known to me to be the person whose name is subscribed to the within and foregoing instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

NICOLE NICHOLSON
NOTARY PUBLIC
STATE OF IDAHO
COMMISSION NUMBER# 61933

NOTARY PUBLIC FOR IDAHO
Residence: Nampa, ID 83687
My Commission Expires: 8/14/31

COMPASS LAND SURVEYING PLLC

Client: Paul Willingham
Date: July 26, 2019
Job No.: 0319
RE: Sewer Easement

PROPERTY DESCRIPTION

Located within Lot 12, Block 4, of Brookfield Subdivision on file with the Canyon County Recorder in Book 34 at Page 22, and within the NW1/4 of the SE1/4 of Section 33, Township 4 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County Idaho, more particularly described as follows:

The South 20.00 feet thereof.

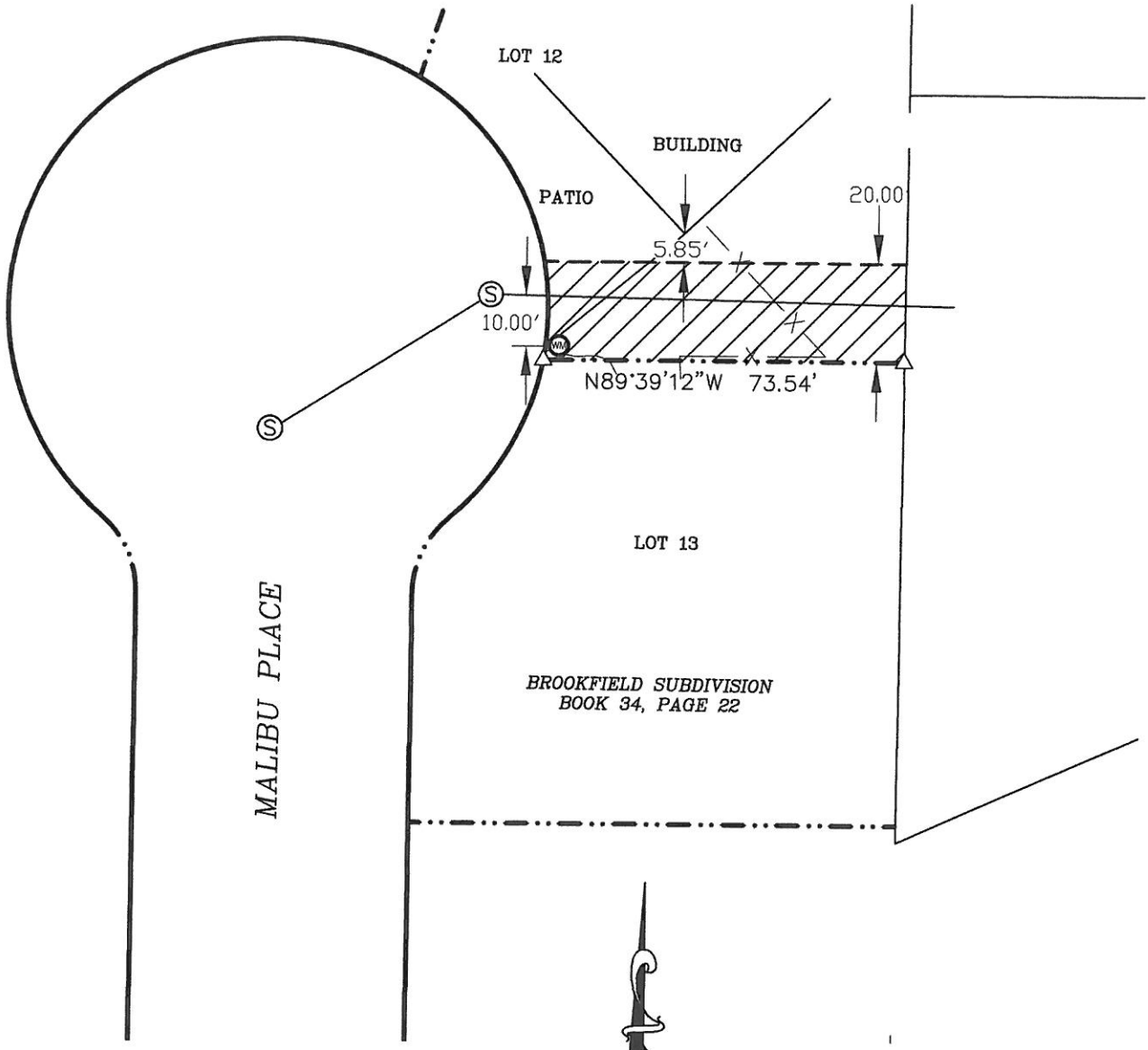
623 11th Ave. South, Nampa, ID 83651 • T. (208) 442-0115 • C. (208) 608-2510 • rgray.cls@gmail.com

SEWER EASEMENT EXHIBIT

LOCATED WITHIN LOT 12, BLOCK 4, OF BROOKFIELD SUBDIVISION WITHIN THE NW1/4 SE1/4 OF SECTION 33, T. 4 N., R. 3 W., B.M., CITY OF CALDWELL, CANYON COUNTY, IDAHO

2019

Exhibit B 1 of 1



LEGEND

- △ CALCULATED POINT
- WM WATER METER
- Ⓢ SEWER MANHOLE
- NEW EASEMENT
- PROPOSED SEWER
- —X— EXISTING FENCE
- LOT LINE

NOT TO SCALE

PROFESSIONAL LAND SURVEYOR REGISTERED 7732 07/26/19 STATE OF IDAHO RICHARD A. GRAY

COMPASS LAND SURVEYING, PLLC

623 11th Avenue South Nampa, ID 83651

Office: (208) 442-0115 Fax: (208) 327-2106

JN 0319

Regular **Item:** 6.

Memorandum

To:

City Council

Meeting Date:

May 4, 2026

Item Name:

Approve Resolution accepting an Encroachment Agreement from Dawson Porter and Martina R. Porter

Summary Statement:

Acceptance of a statement of acknowledgement for the existing placement of a shed within a sewer easement from Dawson Porter and Martina R. Porter.

Dawson Porter and Martina R. Porter have agreed to provide a statement of acknowledgment per Section 10/02/04 for the existing placement of a shed located at 3509 Malibu Place (Parcel R3567714900).

Recommended Action:

It is the recommendation of the Engineering Department that Council approves the Encroachment Agreement as submitted.

Budget:

Cost:
GL Account:
Timeline:
Department:
Project Manager:

Attachments:

1. 3509 Malibu Place Encroachment Agreement signed

Statement of Acknowledgement

Building Within an Easement or Right-of-Way

This agreement is made and entered into by and between **Dawson Porter (Grantee)** and **Martina R. Porter (Grantee)**, whose address is 3509 Malibu Place (Parcel R3567714900), and the **CITY OF CALDWELL, IDAHO**, a Municipal corporation, whose address is 205 S 6th Avenue Caldwell, Idaho.

I Dawson Porter and ~~4/20/2026~~ Martina Porter acknowledge that generally the City of Caldwell prohibits the placement of buildings and structures, etc. in easements and public rights of way area. However, per City Code section 10-12-03, below, I wish to move forward with my requested encroachment fully understanding all obligations as outlined in section 10-12-03 which is in effect this 20 day of April, 2026.

By: Dawson Porter Date: 4/20/2026

Dawson Porter (Grantee)

By: Martina Porter Date: 4/20/26

Martina R. Porter (Grantee)

STATE OF IDAHO)
) ss.
County of Canyon)

On this 20th day of April, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Dawson Porter, known to me to be the person whose name is subscribed to the within and foregoing instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

NICOLE NICHOLSON
NOTARY PUBLIC
STATE OF IDAHO
COMMISSION NUMBER# 61933

NOTARY PUBLIC FOR IDAHO
Residence: Nampa, ID 83687
My Commission Expires: 8/14/31

STATE OF IDAHO)
) ss.
County of Canyon)

On this 20th day of April, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Dawson Porter, known to me to be the person whose name is subscribed to the within and foregoing instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

NICOLE NICHOLSON
NOTARY PUBLIC
STATE OF IDAHO
COMMISSION NUMBER# 61933

NOTARY PUBLIC FOR IDAHO
Residence: Nampa, ID 83687
My Commission Expires: 8/14/31

Approved By:

Eric Phillips, Mayor

Attest:

Kristina Buchan, City Clerk

DATED this ___ day of _____, 2026.

10-12-03-1: ACCESSORY BUILDINGS, STRUCTURES, AND USES:

(1) Accessory buildings, structures, and uses shall be compatible with the principal use and shall not be established or built prior to the establishment or building of the principal use unless specifically approved by the planning and zoning department on a case-by-case basis only. (Ord. 3670, 4-21-2025)

(2) Except as otherwise regulated herein, an accessory building or structure hereafter erected, altered, enlarged, or moved on a lot shall conform with the following: (Ord. 3670, 4-21-2025)

A. Regardless of zoning district, setbacks and separation distances for primary and accessory buildings and structures shall comply with all applicable city building codes. (Ord. 3670, 4-21-2025)

B. No accessory building, structure or use (signs are not considered an accessory building, structure or use for purposes of this chapter) may be placed, built or constructed such that any portion of the building, structure or use (including, but not limited to, foundations, footings, eaves, cornices, and/or canopies) is on, in or over any portion of any easement (recorded or none recorded) or easement area or existing or future public right of way or right of way area, regardless of setback requirements and regardless of the size of the building or structure, except in certain instances where the applicable utility and/or the city has granted permission for such placement. While the city generally prohibits the placement of buildings and structures, etc., in easements and public rights of way areas, any buildings and structures, etc., that are placed in an existing or future public right of way, public right of way area, easement or easement area, whether intentionally or accidentally, shall be subject to the following conditions:

1. **Structure shall be removed by and at the property owner's expense within five (5) days of a request by the city or utility to remove said structure;**

2. **Structure can be removed by the city or utility after the five (5) day deadline has expired, without the property owner's permission and without compensation to the property owner, and with or without notification, as necessary for utility or right of way maintenance/improvements for any existing or future public right of way areas or easements. Furthermore, city or utility shall not be responsible for any damage caused to structure during the process of removal;**

3. **Property owner shall sign and have notarized a statement, as prepared by the city, acknowledging the above items. (Ord. 3670, 4-21-2025)**

C. The following requirements are applicable in residential zones as well as any other zone being used for residential purposes: A detached accessory building, structure or use less than two hundred (200) square feet in size shall have no setback requirement but shall comply with subsection (2)B of this section. A detached accessory building, structure or use two hundred (200) square feet or greater but under six hundred (600) square feet shall be located no less than five feet (5') from an interior lot line but shall also comply with subsection (2)B of this section. Accessory buildings and structures exceeding an area of six hundred (600) square feet are permitted in the rear yard with no portion of the building or structure built within the rear or side yard setback area required in section 10-12-03 of this article and shall also comply with subsection (2)B of this section. When on a corner lot, a detached accessory building, structure, or use shall be no nearer to a side lot line adjoining a street than the applicable distance required in section 10-12-03 of this article and shall also comply with subsection (2)B of this section. (Ord. 3670, 4-21-2025)

D. A detached accessory building, structure, or use shall not exceed twenty-two feet (22') in height in the R-1, R-2 and R-3 districts and shall not exceed thirty-three feet (33') in height in the RS-1 and RS-2 districts.

E. The height of detached accessory buildings, structures, and uses in commercial, industrial, and institutional zoning districts shall not exceed the maximum building height allowed in the applicable zoning district.

F. Trailers, or other portable buildings or structures, shall be permitted in any district when used as temporary buildings for offices or storage of material and equipment as incidental to and on the same lot or adjacent lots during construction operations of the principal use, for a period not to exceed twelve (12) months. An administrative extension may be granted by the planning and zoning director, after completing the administrative determination request form. A temporary use permit shall be required for the initial twelve (12) month period and shall have to be renewed should an administrative extension be granted.

C. Swimming pools, in all zoning districts, shall be completely screened off with six foot (6') high fencing around all adjacent side and rear yards, and the pool shall be set back ten feet (10') from all property lines (see definition of "swimming pool" in section 10-01-10 of this chapter).

D. Clubhouses, fitness centers, and the like are permitted as accessory uses in a residential district when they are part of a residential subdivision or planned unit development and are located on a platted common lot to be owned, operated and maintained by a homeowners' association. All setbacks and height restrictions of the residential zoning district shall be followed. (Ord. 3670, 4-21-2025)

E. Under no circumstances shall any detached accessory uses, structures or buildings as listed in this section be permanently used as a dwelling in any shape, form or fashion, unless specifically stated otherwise elsewhere in this chapter. This requirement also applies to camping trailers, tents, recreational vehicles and similar unless: 1) such structures are located in a bona fide campground site or recreational vehicle park and must then adhere to the requirements for a campground site or recreational vehicle park; 2) the camping trailers, tents, recreational vehicles and similar are being utilized temporarily ("temporarily" for purposes of this requirement shall mean no more than 30 consecutive days) for visitors or guests of the property owner; or 3) the property owner is in the process of constructing the primary dwelling and is utilizing a recreational vehicle or similar as a dwelling on the subject property until occupation of the primary dwelling is possible, in which case such temporary use may be granted by the planning and zoning department for a period not to exceed one year. (Ord. 3670, 4-21-2025)

F. Accessory uses, buildings and/or structures shall immediately be removed by the applicant if it is determined by the planning and zoning director that any standard or requirement of the accessory uses, buildings and structures ordinance or any other city laws, ordinances or statutes are being violated. Prior to any removal, the applicant shall be afforded an opportunity for a hearing before the council; said hearing must be requested within seven (7) days of receipt of a notice of order to remove an accessory use, building and/or structure. Failure to request such a hearing will result in the applicant immediately removing the accessory use, building, and/or structure. (Ord. 3670, 4-21-2025)

(5) The following table (applicable only to RS-1, RS-2, R-1, R-2, and R-3 districts and to residential dwellings in C-C, T-N, H-C, C-D and H-D districts) shows where accessory buildings, structures,

and uses are permitted, with respect to the location of the principal structure, as follows (except that sheds and storage buildings for garden equipment and household items may be located on a side yard adjoining a street in instances where a parcel or lot has no available interior side yard or rear yard area and where the property is not located within the Steunenberg residential historic district): (Ord. 3670, 4-21-2025)

Accessory Building, Structure Or Use [4]	Front Yard	Side Yard Adjoining A Street	Interior Side Yard	Rear Yard
Accessory dwelling unit (ADU)		X [1]	X	X
Air conditioning equipment shelter		X [1]	X	X
Arbors or trellises	X	X	X	X
Buildings, structures or enclosures housing livestock (see section 10-02-15 of this article for definition of "livestock")			X	X
Classroom modular units are permitted on a parcel or lot containing an existing school and shall be located at least 30 feet from any property line	X	X	X	X
Clothesline		X [1]	X	X
Fireplaces, outdoor		X [1]	X	X
Flagpoles	X	X	X	X
Garages, detached	X [3]	X	X	X
Gazebos	X	X	X	X
Lawn furniture such as benches and birdbaths	X	X	X	X
Lighting, ornamental	X	X	X	X
Patio, porches, decks, or similar	X	X	X	X
Playhouses			X	X

Pond and other water features	X	X	X	X
Portable RV covers/portable carports/portable vehicle covers			X	X
Sheds and storage buildings for garden equipment and household items		X [1,2]	X	X
Solar Panels (ground mounted)				
Swimming pools, private, when in conformance with other codes		X	X	X
Television and radio antennas and satellite dishes			X	X
Tennis courts, private		X [1]	X	X
Trailer pads or pads for recreational vehicles or the like (pads are separate from, and in addition to, the usual residential driveway for a residential dwelling unit)		X	X	X
Other accessory buildings, structures and uses herein permitted in district regulations as accessory to a specific permitted use		X [1]		X

(Ord. 3670, 4-21-2025)

350 MALIBU PL
7655

Memorandum

To:

City Council

Meeting Date:

May 4, 2026

Item Name:

Approve Resolution authorizing the disposition of excess City-owned equipment from the Caldwell Water Department.

Summary Statement:

The Water Departments Sharp MX-3110N multifunction printer manufactured in 2012, has exceeded it's useful lifespan for the departments needs. We would like to donate it to Computers for Kids they re-purpose electronics keeping the electronics out of the landfill.

Recommended Action:

The Water Department recommends that the Mayor and Council declare the listed equipment as surplus and approve the Water Department to donate it to Computers for Kids.

Budget:

Cost:
GL Account:
Timeline:
Department:
Project Manager:

Attachments:

1. WaterDept SURPLUS Sharp MX-3110N multifunction printer

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE DISPOSITION OF EXCESS CITY-OWNED EQUIPMENT FROM THE CALDWELL WATER DEPARTMENT.

WHEREAS THE following equipment is deemed as surplus with the recommendation for disposition as follows:

Type of Equipment	**Description (model, serial number)**	**Disposition (scrap, trade-in at auto dealer, donation to other gov't agency, public auction)**
Sharp multifunction printer	MX-3110N, 2502905600	Donation to Computers for Kids

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, that the Caldwell City Council has approved the request to declare the listed items as excess and donate or transfer as requested above.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 4th day of May 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 4th day of May 2026.

Approved:

By _____
Eric Phillips
Mayor

ATTEST:

By_____
Kristina Buchan
City Clerk

Memorandum

To:

City Council

Meeting Date:

May 4, 2026

Item Name:

Approve Resolution accepting the dedication of Sewer, Water, Pressure Irrigation, Gravity Irrigation and Street Light Facilities in the Starpointe on Logan Development

Summary Statement:

In accordance with the requirement that sewer, water, pressure irrigation, gravity irrigation and street light improvements, in the Starpointe on Logan development be public facilities, the developer has requested the dedication of these facilities to the City of Caldwell. Attached to this memorandum are the following documents.

A. Letter from S3 Investments, LP, requesting the dedication of sewer, water, pressure irrigation, gravity irrigation and street light facilities in the Starpointe on Logan development.
B. An Engineer's certificate from Mason and Associates, INC. affirming that the facilities were constructed according to approved plans.
C. Letter from the City of Caldwell to the State Division of Environmental Quality indicating the City's approval of proposed improvement plans.

Also attached to this memorandum is a proposed resolution of City Council accepting the dedication of certain facilities to the city.

Recommended Action:

It is the recommendation of the Engineering Department that the Council favorably consider this request for dedication of the facilities and approve the resolution as submitted.

Budget:

Cost:
GL Account:
Timeline:
Department:

Project Manager:

Attachments:

1. 1. Dedication Request Screenshot 2026-04-24 134906
2. 4. Engineer's Certification Form_Signed.doc
3. DEQ-Starpointe On Logan
4. Dedication Memo and Resolution Starpointe

Thank you!

CALDWELL™
Engineering Department
Hailei Myslivy
Land Development Inspector
205 S. 6th Ave • Caldwell, Idaho 83605
www.cityofcaldwell.org • (208) 919-8324

From: Taylor Schmidt <TaylorSchmidt208@outlook.com>
Sent: Monday, February 3, 2025 3:28 PM
To: Hailei Myslivy <hmyslivy@cityofcaldwell.org>
Subject: Re: Starpointe on Logan

Hey Hailei!

I, Taylor Schmit, request the dedication of the utilities to be owned and maintained by the City of Caldwell for the Starpointe Apartments on Logan.

Let me know if you need anything else!

Thanks,

Taylor Schmidt
S3 Investments, LP
TaylorSchmidt208@outlook.com
208-890-2824

From: Hailei Myslivy <hmyslivy@cityofcaldwell.org>
Sent: Monday, February 3, 2025 3:03 PM
To: Taylor Schmidt <TaylorSchmidt208@outlook.com>
Subject: Re: Starpointe on Logan

Hey Taylor,

I am going through everything for dedication, can you do the same for the annexation request. Please see below.

I, Taylor Schmit, request the dedication of the utilities to be owned and maintained by the City of Caldwell for the Starpointe Apartments on Logan.

Thank you!

JAROM WAGONER
Mayor

208.455.3011
(f) 208.455.3003

City Hall
205 South 6th Ave.
Caldwell, Idaho 83605

Post Office Box
P.O. Box 1179
Caldwell, Idaho 83606

For a list of the City Council members, visit:
Website
www.cityofcaldwell.org

CITY OF
Caldwell, Idaho

ENGINEER'S CERTIFICATION FORM
(City of Caldwell)

Starpointe on Logan
Name of Subdivision

53 Investments, LP
Developer

Mason & Associates, Inc.
Engineer of Record

I hereby certify the following:

1. Trench backfill compaction testing was performed per ISPWC 2015.
2. Construction was performed substantially to the lines and grades shown in the approved plans or as approved by the City Engineer.
3. Based on tests performed, the asphalt pavement meets the standards of ISPWC 2015.
4. Survey points indicated on the final plat are in place as of the date of this certification.
5. An electronic copy of the approved record drawings have been submitted to the city.

Any of the above items which cannot be fully certified are explained on a separate sheet of paper and attached hereto and stamped by the Engineer of Record.

William J. Mason
Signature of Engineer / Representative

December 1, 2025
Date

Engineers Stamp

PROFESSIONAL ENGINEER LICENSED 9212 STATE OF IDAHO WILLIAM J. MASON

William J. Mason

December 1, 2025

State of Idaho
Department of Environmental Quality
1410 North Hilton • Boise, Idaho 83706 • (208) 373-0502

QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REVIEW AND APPROVAL CHECKLIST

About this form

- This checklist is optional to use and is guidance from DEQ to qualified licensed professional engineers (QLPE). This checklist describes the required elements of a QLPE project transmittal letter and is intended to assist DEQ in the tracking of drinking water and wastewater projects, as well as assist the QLPE in reviewing and approving certain types of Plans and Specifications.
- This checklist should be filled out by the qualified licensed professional engineer (QLPE) when the QLPE is reviewing and approving a project for construction under Idaho Code § 39-118(2)(d). If the project requires DEQ approval prior to construction, the QLPE shall direct the Design Engineer to submit the plans and specifications through the normal DEQ review process.
- This checklist may be used in place of a transmittal letter from the QLPE.
- This and other design checklists are available at any DEQ regional office or online at http://www.deq.state.id.us/water/assist_business/engineers/checklists.cfm.
- **The other checklists include additional information about submitting a package of plans and specifications for DEQ review.**

I. GENERAL PROJECT INFORMATION

1 Project Name: Starpointe on Logan

2 Approving Authority*: City of Caldwell

3 Qualified Licensed Professional Engineer:

Name: Hallie Hart, P.E

Employer: City of Caldwell

4 This approval is for:

☑ Public drinking water system simple water main extension

☑ Public sewer system simple wastewater main extension

5 Design Engineer

Name: William J. Mason

Employer: Mason & Associates

6 Project Owner or Developer: (Please provide exact name of owner or authorized representative)

Name: Taylor Schmidt

Firm: S3 Investments, LP

Address: 1016 W Sanetta St.

City: Nampa State: ID ZIP:83651

* Approving Authority refers to the City, County, Quasi-Municipal Corporation, or Regulated Public Utility that is approving the plans and specifications per Idaho Code 39-118(2)(d).

II. REQUIRED CERTIFICATIONS

Checklist Item	Yes
A) I am the QLPE representing the Approving Authority.	☑
B) This project consists of simple wastewater main extension(s), simple water main extension(s), or both. It complies with the current facility plan or preliminary engineering report. The water or wastewater system has adequate capacity for the project. (If required, please include declining balance spreadsheet to demonstrate capacity)	☑
C) The Approving Authority has committed to serve this project and has reserved capacity for it. (Attach separate will serve letter or other documentation if needed.)	☑
D) The Approving Authority will own and operate the project upon completion of construction. (Attach separate letter or other documentation if needed.)	☑
E) I have reviewed the plans and specifications and verified that they comply with the facility and design standards (IDAPA 58.01.08 and IDAPA 58.01.16) and engineering standards of care.	☑

III. PLAN & SPECIFICATION APPROVAL

Checklist Item	Yes
A) As the QLPE for the Approving Authority, I have approved the plans and specifications for construction. I am not the design engineer, nor was I otherwise involved in the design.	☑
B) The plans and specifications have been marked as "Approved for Construction", and a copy of the approved plans were transmitted to DEQ with this checklist.	☑
C) The plans are for simple wastewater main extension(s), simple water main extension(s), or both. No mechanical systems such as drinking water sources, treatment facilities, booster stations, storage facilities, or wastewater systems such as lift stations or treatment works are included with this project. **	☑
D) This extension project will connect to: 1) Existing drinking water and/or wastewater mains owned by the Approving Authority.	☑
OR	
2) A future main(s) not existing at the time of approval. The future main(s) will be owned by the Approving Authority. In such cases, sanitary restrictions will remain in force.	☐

** Portions of a project that require DEQ approval must be approved by DEQ prior to the QLPE approval of the drinking water or wastewater extensions. Alternatively, the drinking water and/or wastewater extensions may be submitted to DEQ for approval of the entire project.

IV. SANITARY RESTRICTIONS

If the project includes drinking water and wastewater main extensions that will be reviewed and approved separately, the two Approving Agencies must coordinate the review and approval as it pertains to the lifting of sanitary restrictions.

Recommendation	Yes
I have reviewed and approved all drinking water and wastewater improvements included in this project, and I recommend that the district health department release sanitary restrictions.	☑
OR	
I have reviewed and approved only the drinking water ☐ wastewater ☐ (check one) improvements included in this project, and I recommend that the district health department release sanitary restrictions once they receive the approval from the other Approving Authority.	☐
OR	
I recommend that the district health department leave sanitary restrictions in place.	☐

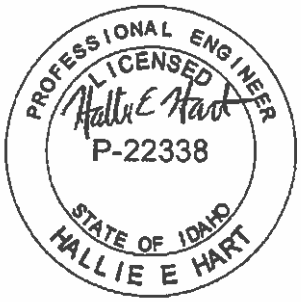
V. NOTE ON RULES AND STANDARDS

This checklist addresses the majority of common items from the Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08), the Wastewater Rules (IDAPA 58.01.16, for QLPE approval of projects. However, this checklist is not all-inclusive, and users are expected to fully understand the rules and standards, apply them where necessary, and request interpretations from DEQ if there are any questions. DEQ regional offices may have additional written information that will assist in the design/approval process.

VI. QLPE CERTIFICATION

All responses indicated on the checklist above are accurately reflected in the attached Plans and Specifications.

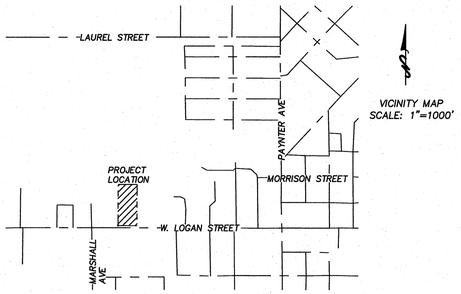
QLPE's, Signature, Date and Seal



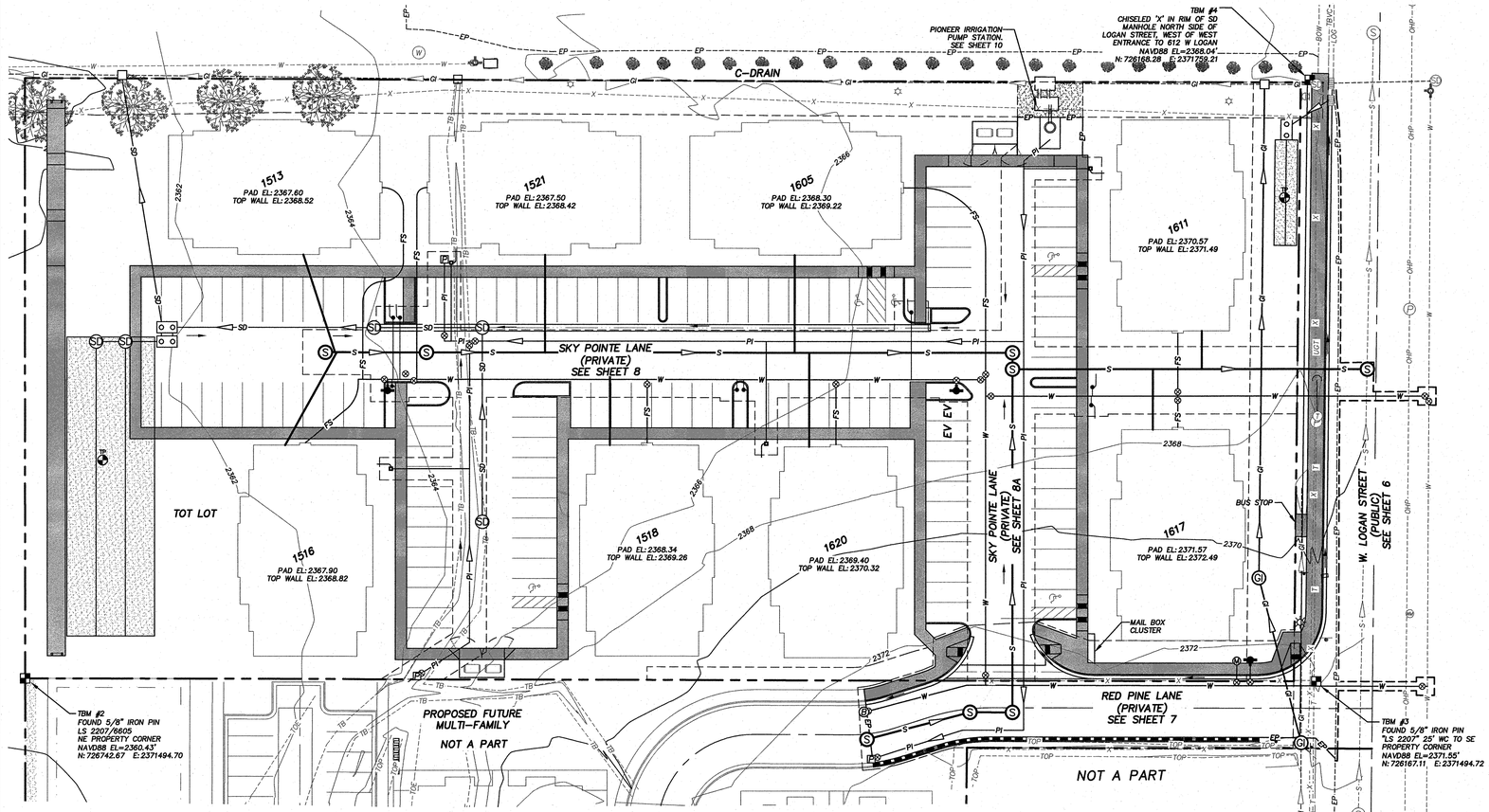
02/14/2024

STARPOINTE ON LOGAN

A PART OF THE NW 1/4, SECTION 28, T. 4 N., R. 3 W., B.M., CALDWELL, CANYON COUNTY, IDAHO 2024



VICINITY MAP
SCALE: 1"=1000'



NOTES:

FOR CLARITY PURPOSES ALL SYMBOLS FOR WATER SERVICES, PI SERVICES, STREET LIGHTS, FIRE HYDRANTS, STORM DRAIN STRUCTURES, PUMP OUTS AND AIR VACUUM RELIEF VALVES, BLOW OFFS, AND SEWER STRUCTURES ON THIS SHEET ARE SYMBOLS FOR GENERAL LOCATION ONLY AND DO NOT REPRESENT ACTUAL SCALE OR EXACT LOCATION OF SAID SERVICE. PLEASE REFER TO PLAN SHEET FOR ACTUAL LOCATION.

ALL WORK TO BE DONE ON PI STATION SHALL BE COMPLETED OUTSIDE OF IRRIGATION SEASON AND SHALL NOT INTERRUPT SERVICE DURING IRRIGATION SEASON.

TOTAL GROSS ACREAGE INCLUDING WESTERN PROJECT: 8.95 AC.
TOTAL IRRIGABLE ACREAGE INCLUDING WESTERN PROJECT: 4.86 AC.

This Document, and the Concepts, Ideas and Design Incorporated herein are an instrument of professional services and are the Property of Mason and Associates, Inc., therefore they are not to be used in whole or part for any other project without the express Written Authorization of Mason and Associates, Inc.©

All construction shall conform to the 2015 edition of the Idaho Standards for Public Works Construction, the City of Caldwell Supplemental Specifications, and the Applicable Irrigation District Standards.

LEGEND

- Benchmark (TBM)
- Natural Ground Contour Line
- Property Boundary Line
- Section Line
- Easement Line
- EP — Existing Edge of Pavement
- X — Existing Fence
- TOP — Existing Top of Slope
- TB — Existing Top of Bank
- TOE — Existing Toe
- T — Existing Telephone
- UGT — Existing Underground Telephone
- GI — Existing Gravity Irrigation
- S — Existing Sewer
- W — Existing Water
- BOW — Existing Back of Walk
- LOG — Existing Lip of Gutter
- TBVC — Existing Top Back Vertical Curb
- OHP — Existing Overhead Power
- Guy Anchor
- Existing Power Pole
- Existing Sanitary Sewer Manhole
- Existing Water Meter
- Existing Catch Basin
- Existing Storm Drain Manhole
- Existing Orchard Valve
- Existing Telephone Riser
- Existing Sign
- Existing Fire Hydrant
- Existing Street Light
- Existing Well
- Existing Gate Valve
- Deciduous Tree
- (NG) Natural Ground
- (TW) Top of Walk
- (FG) Finish Grade
- (EP) Edge of Pavement
- Right-of-Way
- EP — Edge of Pavement
- Neat Line Sawcut
- Install 6" Vertical Curb
- Centerline
- Sidewalk
- W — Water Main
- FS — Fire Suppression
- S — Sewer Main
- SD — Storm Drain
- PI — Pressure Irrigation
- Flow Line
- Install New Domestic 2" Water Service
- Install New Pressure Irrigation 1" Service
- Sanitary Sewer Manhole
- Storm Drain Manhole
- Gravity Irrigation Manhole
- Gate Valve
- Fire Hydrant
- Street Light
- Storm Drain Flow Arrow
- Direction of Flow
- Seepage Bed
- Sand & Grease Trap
- Water Sampling Station
- Pressure Irrigation Pump Out
- Temporary Water Blowoff
- Street Sign
- Reverse Vertical Curb with No Flowline

0 15 30 60

Scale: 1"=30'

SHEET INDEX

Sheet 1 – Cover Sheet
Sheet 2 – Easement Record of Survey
Sheet 3 – General Notes and Specifications
Sheet 4 – Standard Details
Sheet 5 – Dimension Sheet
Sheet 6 – W. Logan Street (Public)
Sheet 7 – Red Pine Lane (Private)
Sheet 8 – Sky Pointe Ln. (Private) Utilities
Sheet 8A – Sky Pointe Lane (Private)
Sheet 9 – Grading and Drainage Sheet
Sheet 10 – Pressure Irrigation Pump Station Details
Sheet 11 – Storm Drain Details
Sheet 12 – Idaho Power Relocation Sheet

PROFESSIONAL ENGINEER LICENSED 9212 STATE OF IDAHO WILLIAM J. MASON

January 24, 2024

City of Caldwell
APPROVED FOR CONSTRUCTION

These plans and/or specifications have been reviewed for compliance with the City of Caldwell specifications. This review does not relieve the owner, engineer, or contractor of the responsibility to design and/or construct these facilities in compliance with all current applicable federal, state, and local laws, rules, regulations, ordinances, orders of decisions, development agreements, or specifications. Inconsistencies not isolated by City staff shall not be construed as approved unless specifically addressed as a variance and granted by City Council as a variance. The City retains the right to enforce provisions of said document and policies even if inconsistencies are not noted by the City. Any revisions of these approved plans will require a resubmittal for a full review and approval.

Name: Steven Pendleton

NO.	BY	DATE	DESCRIPTION
1	CLS	8/24/23	CITY OF CALDWELL COMMENTS
2	CLS	10/23	CITY OF CALDWELL COMMENTS
3	CLS	12/23	ADDED EASEMENT PER IDAHO POWER
4	SAP	1/18/24	CITY OF CALDWELL COMMENTS ADDED PATHWAY

REVISIONS

DESIGNED BY:
DRAWN BY: MPC 11/22
CHECKED BY:
APP'D BY:

Mason & Associates
Professional Engineers, Land Surveyors & Planners
804 3rd S. South, Nampa, ID 83651
(208) 454-0200

CLIENT:
S3 INVESTMENTS, LP
1016 W SANETTA ST.
NAMPA, ID 83651
taylorschmidt2008@outlook.com
(208) 890-2824

JOB NO. OC1121
DWG NO. OC1121
SCALE: Vert: N/A Horz: 1"=30'
FIELD BOOK NO.

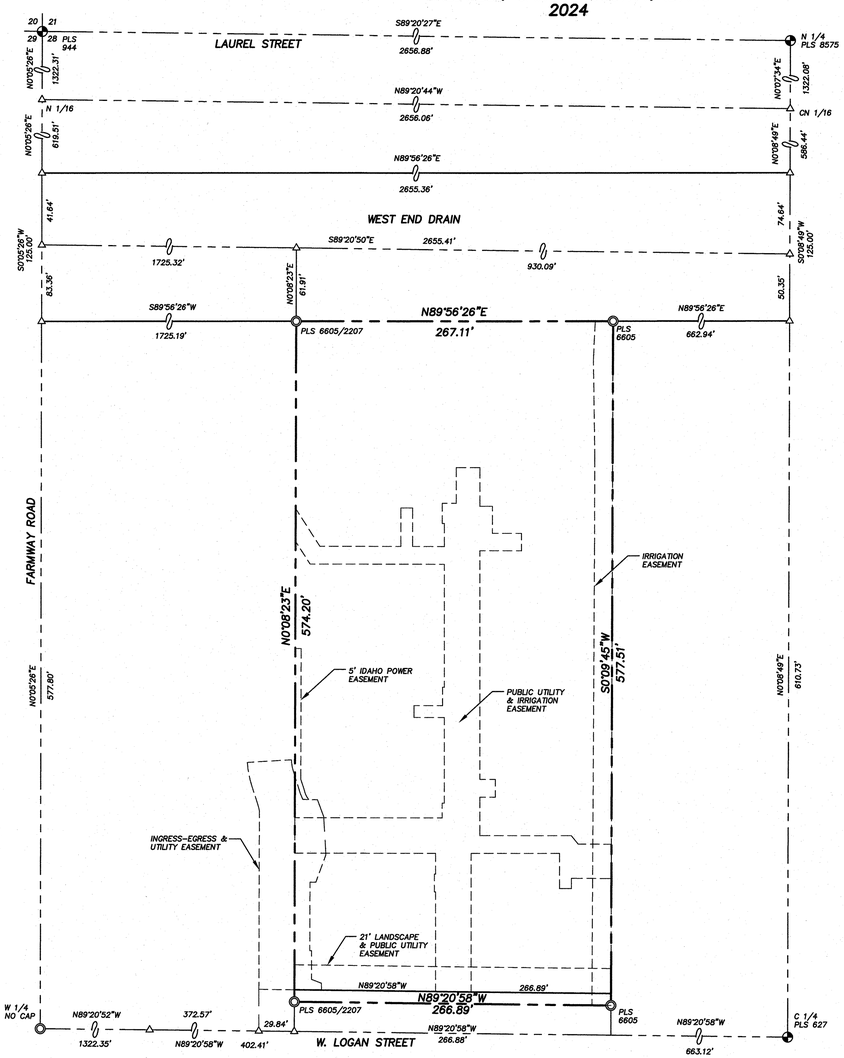
DRAWING TITLE:
STARPOINTE ON LOGAN
COVER SHEET

SHEET NO. 1 OF 12 SHEETS

Rev

RECORD OF SURVEY

A PORTION OF BLOCKS 2 & 44 THE PIONEER SUBDIVISION
A PART OF THE SE 1/4 NW 1/4, SECTION 28, T. 4 N., R. 3 W., B.M.,
CALDWELL, CANYON COUNTY, IDAHO
2024



0 30 60 120

Scale: 1"=60'

LEGEND

- △ CALCULATED POINT
- ◉ FOUND BRASS CAP MONUMENT
- ◎ FOUND 5/8" IRON PIN
- DEED LINE
- SECTION LINE
- EASEMENT LINE

CERTIFICATE OF SURVEYOR

I, Darin Holzhey do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this Record of Survey correctly represents a survey made by me or under my direct supervision in conformance with Idaho Code 31-2709, 1947 and accepted procedures of land surveying. I further certify that I have complied with Title 55, Chapter 16, Idaho Code.

PROFESSIONAL LAND SURVEYOR REGISTERED 9366 STATE OF IDAHO DARIN HOLZHEY

Darin Holzhey — P.L.S. License No. 9366

PROFESSIONAL ENGINEER LICENSED 9212 STATE OF IDAHO WILLIAM J. MASON

January 24, 2024

NOTE: LAYOUT SHOWN MAY NOT REFLECT THE ACTUAL EASEMENT LAYOUT

City of Caldwell
APPROVED FOR CONSTRUCTION

These plans and/or specifications have been reviewed for compliance with the City of Caldwell specifications. This review does not relieve the owner, engineer, or contractor of the responsibility to design and/or construct these facilities in compliance with all current applicable federal, state, and local laws, rules, regulations, ordinances, orders of decisions, development agreements, or specifications. Inconsistencies not isolated by City staff shall not be construed as approved unless specifically addressed as a variance and granted by City Council as a variance. The City retains the right to enforce provisions of said document and policies even if inconsistencies are not noted by the City. Any revisions of these approved plans will require a resubmittal for a full review and approval.

Name: Steven Pendleton

The recording of this Record of Survey does not enable the owners of the Parcels to convey ownership based solely on this map. A written conveyance must accompany such change in ownership. This Record of Survey does not serve as a legal description for the property shown on this map.

This drawing does not necessarily show all of the physical features of the property. Mason & Associates, Inc. assumes no liability for present or future compliance or non-compliance with governing jurisdictions restrictions pertaining to building permits, vehicle access permits or septic permits.

INDEX NO. 434-28-4-2-0-00-00

SURVEY FOR:
SP INVESTMENTS LP

Mason & Associates — Professional Engineers, Land Surveyors & Planners — 924 3rd St. South, Nampa, ID 83651 (208) 454-0256

JOB NO.	OC1121
DWG NO.	OC1121 ROS
SCALE:	1"=60'
REV.	△
FIELD BOOK NO.	
DRAWN BY:	CS
DATE:	3-8-2023

NO.	BY	DATE	DESCRIPTION
1	CLS	8/24/23	CITY OF CALDWELL COMMENTS
2	CLS	10/23	CITY OF CALDWELL COMMENTS
3	CLS	12/23	CITY OF CALDWELL COMMENTS

REVISIONS

DESIGNED BY:
DRAWN BY: CS 3/22
CHECKED BY:
APPVD BY:

Professional Engineers, Land Surveyors & Planners
924 3rd St. South, Nampa, ID 83651
(208) 454-0256
Mason & Associates

CLIENT:
SJ INVESTMENTS, LP
1016 W. SANETTA ST.
NAMPA, ID 83651
taylorschmidt2008@outlook.com
(208) 890-2824

JOB NO. OC1121
DWG NO. OC1121ROS
SCALE: N/A
Vert: 1"=60'
Horz:
FIELD BOOK NO.

DRAWING TITLE:
STARPOINTE ON LOGAN
RECORD OF SURVEY
SHEET NO. 2 OF 12 SHEETS
Rev

GENERAL

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 EDITION OF IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (I.S.P.W.C), THE AMERICANS WITH DISABILITIES ACT, THE CITY OF CALDWELL SUPPLEMENTAL SPECIFICATIONS AND STANDARDS (TO BE DISCUSSED AT PRE-CONSTRUCTION MEETING). CONTRACTOR(S) SHALL HAVE CURRENT PUBLIC WORKS LICENSE.
2. CONTRACTOR(S) SHALL RETAIN AND PROTECT ALL EXISTING FEATURES BOTH ABOVE AND BELOW GROUND, UNLESS OTHERWISE NOTED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
3. A PRE-CONSTRUCTION CONFERENCE WILL BE HELD A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO START OF WORK. ALL CONTRACTORS, SUBCONTRACTORS AND/OR UTILITY CONTRACTORS SHOULD BE PRESENT. THE CONTRACTOR SHALL SUBMIT FOR HIGHWAY DISTRICT REVIEW A TRAFFIC CONTROL PLAN AT THE PRE-CONSTRUCTION CONFERENCE (FOR HIGHWAY DISTRICT). SAID TRAFFIC CONTROL PLAN SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
4. ALL LOT DIMENSIONS, EASEMENTS AND CERTAIN OFF-SITE EASEMENTS ARE TO BE TAKEN FROM THE PLAT OF THE RV SITE LAYOUT.
5. MASON, & ASSOCIATES, INC. WILL PROVIDE (1) SET OF CONSTRUCTION STAKES FOR THE FOLLOWING ITEMS: ROUGH GRADING, SANITARY SEWER, MANHOLES AND SERVICE LOCATION, POTABLE WATER MAINS & HYDRANTS, PRESSURE IRRIGATION MAINS, AND TOP BACK OF CURB.
6. ALL CONSTRUCTION STAKES MUST BE REQUESTED A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO PLANNED USE.
7. THE CONTRACTOR(S) SHALL CLEAR AND GRUB PROPOSED STREETS WHICH SHALL CONSIST OF CLEARING THE GROUND SURFACE OF ALL MATERIAL NOT SUITABLE FOR THE FUTURE USE ON SITE. SAID MATERIAL SHALL BE DISPOSED OF OFF SITE AT THE CONTRACTORS EXPENSE.
8. CERTAIN CONTROL POINTS WILL BE SET BY THE ENGINEER, OR ITS REPRESENTATIVE, WHICH ARE CRITICAL TO THE CONSTRUCTION STAKING OF THE PROJECT. THESE POINTS WILL BE DESIGNATED AT THE TIME THEY ARE SET AND THE CONTRACTOR SO NOTIFIED. DESTRUCTION OF THESE POINTS BY THE CONTRACTOR OR HIS SUBCONTRACTORS SHALL BE GROUNDS FOR CHARGING THE CONTRACTOR FOR THE COST OF RE-ESTABLISHING SAID POINTS.
9. THE CONTRACTOR(S) SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
10. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA.
11. EXISTING ASPHALT CONCRETE PAVEMENT SHALL BE CUT TO A NEAT STRAIGHT LINE PARALLEL OR PERPENDICULAR TO THE STREET CENTERLINE AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING. EXISTING CONCRETE PAVEMENT SHALL BE CUT TO A NEAT STRAIGHT LINE PARALLEL OR PERPENDICULAR TO THE STREET CENTERLINE AND THE EXPOSED EDGE SHALL HAVE DOWELS INSTALLED AND THE EDGE COATED WITH TAR AS REQUIRED BY THE ENGINEER.
12. ALL MATERIALS FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE.
13. CONTRACTORS MUST FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THIS PROJECT MEET THE ABOVE REQUIREMENTS AT THE REQUEST OF THE AGENCY AND/OR ENGINEER.
14. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTACT DIG-LINE AT 1-800-342-1585.
15. ALL COSTS OF RETESTING FOR PREVIOUSLY FAILED TESTS SHALL BE BACKCHARGED TO THE CONTRACTOR BY THE OWNER.
16. ALL COSTS TO THE CONTRACTOR INCURRED IN CORRECTING DEFICIENT WORK SHALL BE TO THE CONTRACTORS ACCOUNT. FAILURE TO CORRECT SUCH WORK WILL BE CAUSE FOR A STOP WORK ORDER AND POSSIBLE TERMINATION.
17. WORK SUBJECT TO APPROVAL BY ANY POLITICAL SUBDIVISION AND/OR AGENCY MUST BE APPROVED PRIOR TO: (A) PLACING OF CONCRETE, (B) PLACING OF AGGREGATE BASE, (C) PLACING OF ASPHALT PAVING, (D) BACKFILLING TRENCHES FOR PIPE. WORK DONE WITHOUT SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER.
18. ALL CONTRACTORS WORKING WITHIN THE PUBLIC ROAD RIGHT-OF-WAY ARE REQUIRED TO SECURE A RIGHT-OF-WAY CONSTRUCTION PERMIT FROM THE CITY OF CALDWELL, I.T.D. AND/OR APPLICABLE HIGHWAY DISTRICTS AT LEAST 24 HOURS PRIOR TO ANY CONSTRUCTION WITHIN SAID PUBLIC RIGHT-OF-WAY.
19. CONTRACTOR TO PROVIDE GRADE RINGS AS REQUIRED TO SET SAND AND GREASE TRAP RIM ELEVATIONS TO FINISHED GRADE.
20. NO PIT RUN, BALLAST OR SUBBASE AGGREGATE SHALL BE PLACED ON ANY ROAD OR STREET UNTIL THE SUBBASE HAS BEEN APPROVED BY THE ENGINEER OF RECORD.
21. SEWER AND WATER MAINS MAY NOT BE PLACED IN SERVICE WITHOUT MEETING ALL CONDITIONS HEREIN SPECIFIED AND WITHOUT EXPRESS APPROVAL OF THE CITY ENGINEER.
22. ENGINEER TO PROVIDE REPRODUCIBLE MYLAR RECORD DRAWINGS OF COMPLETED FACILITIES TO CITY INCLUDING REFERENCE TO CITY OR OTHER PERMANENT BENCHMARK. ENGINEER OF RECORD TO PROVIDE PROOF OF GENERAL CONFORMANCE WITH PLANS AND SPECIFICATIONS.
23. THE CITY OF CALDWELL HAS THE OPTION TO INSPECT ALL CONSTRUCTION AT ANYTIME. THE CONTRACTOR SHALL NOTIFY THE CITY OF CALDWELL 24 HOURS PRIOR TO CONSTRUCTION.
25. PRIOR TO POURING CURB AND GUTTER A TEN (10) FT. TEST SECTION SHALL BE POURED AND INSPECTED BY THE ENGINEER OF RECORD TO ASSURE CONFORMANCE WITH CITY OF CALDWELL STANDARDS.
26. STREET SIGNS SHALL BE INSTALLED BY DEVELOPER TO CITY OF CALDWELL SPECIFICATIONS UPON COMPLETION OF PAVING CALL (208)455-3072 FOR FURTHER DETAILS.
27. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY NECESSARY NPDES PERMITS, FILING ANY NOI'S, AND PREPARING A POLLUTION PREVENTION PLAN (PPP) IN ACCORDANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY. CONTACT THE EPA AT (208) 334-9489 FOR THE REQUIRED INFORMATION. SAID PERMIT SHALL BE PRESENTED TO THE OWNER/DEVELOPER AT LEAST 48 HOURS PRIOR TO THE BEGINNING OF THE CONSTRUCTION.
28. IDAHO POWER SHALL PROVIDE STUB INTO LANDSCAPE COMMON LOTS, LOCATION AS DIRECTED BY OWNER.
29. IF STREET LIGHT POLES OTHER THAN IDAHO POWER MAINTAINED POLES ARE TO BE INSTALLED AND DEDICATED TO THE CITY, THEN A ONE-INCH CONDUIT SHALL BE INSTALLED IN THE JOINT UTILITIES TRENCH. THIS STUB SHALL BE USED FOR STREET LIGHT ELECTRICAL SERVICE. SEE LIGHTING PACKAGE SUBMITTED TO CITY BY THE DEVELOPER FOR LIGHTING DETAILS (BY OTHERS). CONDUIT INSTALLED BY THE DEVELOPER SHALL HAVE MINIMUM BURIAL DEPTH OF 32" AND SHALL BE MARKED WITH BURIAL TAPE. ALL STREET LIGHT AND APPURTENANCES SHALL MEET IDAHO POWER CO. STANDARDS.
30. ALL STREET LIGHT LOCATIONS ARE SUBJECT TO ADJUSTMENT. THE DEVELOPER OR HIS DESIGNATED REPRESENTATIVE SHALL SUBMIT A COPY OF THE SUBDIVISION ELECTRICAL/JOINT UTILITIES PLAN TO THE CITY FOR DETERMINATION OF FINAL STREET LIGHT LOCATIONS PRIOR TO THE PRECONSTRUCTION MEETING.
31. SEE CITY OF CALDWELL SUPPLEMENTAL SPECIFICATIONS AND STANDARDS FOR PIPE BEDDING REQUIREMENTS.
32. THE ENGINEER OF RECORD (DESIGN CIVIL ENGINEER) SHALL BE RESPONSIBLE FOR PROVIDING THE FOLLOWING:
    A) CONSTRUCTION OBSERVATIONS (INSPECTIONS) AT SUFFICIENT INTERVALS TO INSURE THAT ALL CONSTRUCTION HAS BEEN COMPLETED IN ACCORDANCE WITH THE PLANS, I.S.P.W.C. AND THE CITY OF CALDWELL STANDARDS.
    B) CONSTRUCTION OBSERVATION DIARY
    C) REPRODUCIBLE (MYLAR) RECORD DRAWINGS
    D) ENGINEER'S STATEMENT (CITY OF CALDWELL STANDARD FORMAT).
33. ALL CONTRACTORS PERFORMING ANY WORK DEPICTED ON THESE PLANS SHALL HAVE IN THEIR POSSESSION AND ON THE JOB SITE AN APPROVED SET OF PLANS WHICH HAVE BEEN STAMPED AND SIGNED ON THE FRONT SHEET BY THE CITY OF CALDWELL ENGINEERING DEPARTMENT.
34. INSTALL STREET LIGHTS PER CITY OF CALDWELL STANDARD DWG. SL-1135.
35. ALL PEDESTRIAN ACCESS ROUTES AND FACILITIES MUST FULLY COMPLY WITH ALL LOCAL, STATE, AND FEDERAL GUIDLINES/REQUIREMENTS.
36. NO ASPHALT SHALL BE PLACED WITHOUT ENGINEER AND DEVELOPER FIRST RECEIVING AN APPROVAL TO PAVE LETTER FROM THE CITY OF CALDWELL.
37. PEDESTRIAN RAMPS SHALL BE CONSTRUCTED PER I.S.P.W.C. SD-712A, (MODIFIED SEE DETAIL SHEET), WITH DETECTABLE WARNING DOMES PAINTED YELLOW PER I.S.P.W.C. SD-712.
38. CONCRETE VALLEY GUTTER SHALL BE PER CITY OF CALDWELL SD-708.
39. STREET LIGHTS SHALL BE PER CITY OF CALDWELL STANDARD DRAWING SL-1135, BULBS SHALL BE ATBO-20LEDE70MVOLT-R3-DDB-P7. ALL STREET LIGHTS LOCATED ALONG CLASSIFIED ROADWAYS SHALL HANG OVER ROADWAY AND BE ATB2-60LEDE70MVOLT-DDB-R3-P7 AND RUN THROUGH IDAHO POWER APPROVED METER.
40. STREET LIGHT CONDUIT SHALL BE INSTALLED WITH PULL CORD, 32" BURIAL DEPTH PER SL-1136.
41. VALVE CANS, WATER METERS, & MANHOLE LIDS SHALL REMAIN OUTSIDE OF ALL CURBS, GUTTERS, VALLEY GUTTERS, AND SIDEWALKS.
42. FIRE SUPPRESSION PIPE TO BE CENFLO ASTM D2239 2" 250 PSI NSF-14 AWWA C901 OR EQUAL.

WATER

1. ALL MATERIALS USED IN POTABLE WATER MAIN CONSTRUCTION SHALL MEET STANDARDS SET FORTH IN THE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, "IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS" (I.R.P.D.W.S.), AND THE CITY OF CALDWELL SUPPLEMENTAL SPECIFICATIONS AND STANDARDS. (SEE GENERAL NOTE NO. 21.)
2. WATER DISTRIBUTION MAINS SHALL BE CONSTRUCTED WITH CLASS 150 PVC (POLYVINYL-CHLORIDE) PIPE, CONFORMING TO AWWA C-900. THE PIPE SHALL BE INSTALLED IN A WORKMANLIKE MANNER BY PERSONS PROPERLY QUALIFIED TO PERFORM SAID WORK AND SHALL BE IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE CITY ENGINEER.
3. ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 48 INCHES FROM FINAL FINISH GRADE AFTER INSTALLATION OF THE WATER MAINS. THE TRENCHES SHALL BE COMPACTED TO 95% OF MAXIMUM STANDARD PROCTOR DENSITY TO PREVENT FURTHER SETTLEMENT. ALL MAINS SHALL BE PRESSURE LEAK TESTED, FLUSHED AND SANITIZED AS PER I.S.P.W.C. AND WATER NOTE NO. 4. ALL TESTING SHALL BE APPROVED BY THE CITY OF CALDWELL BEFORE CONNECTION TO THE MUNICIPAL SYSTEM.
4. ALL WATER MAINS SHALL BE DISINFECTED ACCORDING TO THE AWWA C651 SPECIFICATIONS, LATEST EDITION.
(A) THE DISTRIBUTION SYSTEM SHALL BE PRESSURE TESTED AT 1-1/2 TIMES OPERATING PRESSURE OR A MINIMUM 150 psi PER ISPWC.
(B) PRIOR TO USE OF THE WATER MAIN, IT SHALL BE DISINFECTED ACCORDING TO SPECIFICATIONS OF THE A.W.W.A. AND THEN FLUSHED. THE DISINFECTION AND FINAL FLUSHING PROCEDURE SHALL BE TESTED TO DETERMINE IF THE APPROPRIATE MINIMUM CHLORINE RESIDUALS HAVE BEEN EXCEEDED. CITY PERSONNEL SHALL BE PRESENT AT TIME WATER SAMPLE IS TAKEN.
5. ALL GATE VALVES SHALL BE FLANGED AND/OR MECHANICAL JOINT (M.J.) AND SHALL CONFORM TO A.W.W.A. C-509 SPECIFICATIONS AND SHALL HAVE A 200 psi WORKING PRESSURE RATING. ALL VALVES SHALL BE ANCHORED IN CONFORMANCE TO THE DETAIL SHOWN IN THE THE I.S.P.W.C.
6. ALL TEES, PLUGS, CAPS, AND BENDS, AND AT ANY OTHER LOCATIONS WHERE UNBALANCED FORCES EXIST, SHALL BE SECURED AND ANCHORED BY SUITABLE THRUST BLOCKING AS SHOWN ON THESE PLANS AND AS REQUIRED PER I.S.P.W.C. SD 403/404. RETAINER GLANDS MAY BE USED IN LIEU OF THRUST BLOCKS SHOWN.
7. NO. 12 DIRECT BURIAL WIRE SHALL BE PLACED ALONG THE NORTH AND EAST SIDE OF WATER MAINS. WIRE SHALL BE TAPED TO GATE VALVES SO IT IS ACCESSIBLE FROM ABOVE BUT DOES NOT INTERFERE WITH VALVE OPERATION.
8. MASON, & ASSOCIATES, INC. WILL PROVIDE ONE (1) SET OF CONSTRUCTION STAKES FOR EACH OF THE FOLLOWING ITEMS: WATER MAIN LINES, FIRE HYDRANTS, AND SERVICE CONNECTIONS.
9. CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE CITY OF CALDWELL WATER DEPARTMENT THREE (3) WORKING DAYS BEFORE INITIAL CONSTRUCTION BEGINS AND SHALL ALSO NOTIFY CITY OF CALDWELL WATER DEPARTMENT TWENTY-FOUR (24) HOURS IN ADVANCE OF BACKFILLING. THE CITY OF CALDWELL MAY INSPECT ALL WATER MAINLINE CONSTRUCTION. WATER MAIN SHALL BE INSPECTED BY THE OWNER'S ENGINEER.
10. CONTRACTOR TO FIELD VERIFY ALL VALVE BOX LID ELEVATIONS MATCH FINAL GRADE, AND ALL METER LID ELEVATIONS TO MATCH AN EXTENSION OF THE SIDEWALK GRADE. METERS SHALL BE INSTALLED BEHIND THE SIDEWALK.
11. VALVES FLANGED OR M.J. SHALL BE LOCATED IN THE STREET, AND FIRE HYDRANTS SHALL BE LOCATED IN ACCORDANCE WITH C.S.D. W-404.
12. WATER SERVICE LINES SHALL BE PLACED IN A 2 INCH DIAMETER SCHEDULE 80 WATER CLASS PIPE WHEREVER THE SERVICE LINE CROSSES A STREET DRAINAGE SEEPAGE BED. THE PIPE SHALL EXTEND 25 FEET BEYOND THE BED EACH WAY.
13. THE CONTRACTOR MAY PRESSURE TEST ALL WATER LINES AFTER DISINFECTION AND FLUSHING BUT PRIOR TO INSTALLATION OF OTHER UTILITIES. AFTER ALL UTILITIES ARE INSTALLED AND PRIOR TO PAVING, THE CONTRACTOR SHALL PERFORM A FINAL PRESSURE TEST WITH THE ENGINEER IN ATTENDANCE. THE CONTRACTOR SHALL FURNISH ALL PERSONNEL AND EQUIPMENT NECESSARY TO CONDUCT THE TEST. CONTRACTOR SHALL NOTIFY THE CITY OF CALDWELL 24 HOURS IN ADVANCE TO WITNESS THE FINAL PRESSURE TEST.
14. NO VERTICAL OBSTRUCTIONS OR LANDSCAPING SHALL BE INSTALLED WITHIN 6 FEET OF FIRE HYDRANT EXCEPT LAWN, ROCK, OR BARK.
15. WHERE IT IS NECESSARY FOR NON-POTABLE WATER AND WATER TO CROSS EACH OTHER AND THE NON-POTABLE WATER LINE IS LESS THAN 18" BELOW OR ABOVE THE WATER MAIN, THE NON-POTABLE WATER MAIN CROSSING SHALL BE CEMENT LINED CAST IRON PIPE OR OTHER WATER CLASS PIPE, EACH WITH WATER-TIGHT JOINTS, OR EQUAL CONSTRUCTION, FOR A DISTANCE OF TEN (10) FEET ON BOTH SIDES OF WATER MAIN. ONE FULL LENGTH OF BOTH WATER MAIN AND NON-POTABLE WATER MAIN SHALL BE CENTERED OVER THE CROSSING POINT SO THAT ALL JOINTS WILL BE AS FAR FROM THE CROSSING AS POSSIBLE. SEE WATER MAIN DETAIL INCLUDED IN THIS PLAN SET.
16. FINAL ACCEPTANCE OF ALL WATER CONSTRUCTION WILL BE BY THE CITY OF CALDWELL.
17. THE CITY OF CALDWELL WATER DEPT. PERSONNEL SHALL BE PRESENT WHEN OPERATING EXISTING "IN SERVICE" WATER VALVES AND SERVICES. THIS INCLUDES FLUSHING OF MAINS AND ALL PRESSURE AND WATER QUALITY TESTS.
18. WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CALDWELL SPECIFICATIONS. CONCRETE COLLARS SHALL BE PROVIDED FOR ALL WATER VALVE BOXES IN ASPHALT. COLLARS SHALL BE PLACED IN ACCORDANCE TO CALDWELL STANDARD DRAWING W-406
19. THE CITY OF CALDWELL WATER DEPARTMENT SHALL MAKE ALL HOT TAPS ON EXISTING WATER MAINS.
20. ALL WATER MAIN CONSTRUCTION MUST HAVE AT LEAST 3' OF HORIZONTAL SEPARATION AND 12" VERTICAL SEPARATION FROM OTHER UTILITIES (GAS, TELEPHONE, POWER, ETC.)
21. CONTRACTOR SHALL BLOW OFF EACH DOMESTIC WATER SERVICE WITH CITY INSPECTOR PRESENT PRIOR TO ACCEPTANCE OF WATER SYSTEM.
22. EXISTING SERVICES USED FOR THE CURRENT PHASE SHALL HAVE PIG TAIL DUG UP AND BLOWN OFF WITH CITY INSPECTOR PRESENT.

THE FOLLOWING ARE STANDARDS SUPPLEMENTAL TO I.S.P.W.C. STANDARDS

1. WATER PIPE: DUCTILE IRON CLASS 51 OR 52. PVC IS TO BE C-900 OR EQUAL. ALL PVC PIPE IS TO BE INSTALLED WITH TRACER WIRE FOR LINE LOCATING. (12 GAUGE WITH DRI-SPLICE CONNECTORS).
2. VALVES 4" OR LARGER: ONLY RESILIENT SEATED VALVES ARE APPROVED (AWWA C509-87) AND SHALL BE KENNEDY CLOW, MUELLER OR WATEROUS WITH 2" SQUARE OPERATING NUTS WITH EITHER FLANGED OR MECHANICAL JOINTS.
3. VALVE BOXES: CAST IRON, EXTENSION SLEEVE TYPE, OF SUCH LENGTH TO REACH PROPOSED STREET GRADE AT LEAST 6" LESS THAN FULL EXTENSION. ALL VALVE BOXES IN THE ROAD WILL BE CIRCLED IN 12" OF CONCRETE.
4. FIRE HYDRANTS: MUELLER CENTURION, CLOW MEDALLION OR WATEROUS PACER 100, PAINTED RED, FIRE HYDRANTS MUST BE AT LEAST A 4' BURY HYDRANT. OIL RESERVOIR IS REQUIRED WITH ALL HYDRANTS. TWO 2-1/2 OUTLET AND 1 STEAMER OUTLET ARE REQUIRED. (THE 4-1/2" STEAMER OUTLET SHALL FACE THE MAIN STREET AND BE 18" ABOVE FINAL GRADE).
5. METER SERVICES SHALL CONFORM TO W-401, W-402, AND W-414.
6. METER SETTERS: FORD V8H92-18W-11-33-8 FOR 5/8" x 3/4" SIZE. SETTERS SHALL BE SET SUCH THAT METER INSTALLATION WILL SET THE METER BETWEEN 12" AND 18" BELOW THE COVER. 1" WILL BE FORD V8H94-18W-11-44-8. FOR LARGER METER SIZES CONTACT WATER DEPARTMENT.
7. METER BOX LID (COVER) SHALL BE D&L 2242 WITH NEPTUNE R900 RECESS OPENING ONE (1) 1-1/2" OPENING.) THIS COVER WITH ONE (1) OPENING IS FOR SINGLE WATER SERVICES. 2-HL RECESSED COVER SHALL BE USED FOR DOUBLE SERVICES.
8. CORPORATION STOPS: FORD F-1100, OR MUELLER H-15008
9. WATER SERVICE PIPE: SOFT COPPER TYPE K
10. SADDLES: SADDLES ARE REQUIRED FOR ALL PVC SERVICE TAPS AND SHALL BE ROMAC 101B, OR 202B.
11. TAPPING SLEEVE: ROCKWELL SMITH BLAIR 622, ROMAC FTS420, FORD FTS, OR FORD FAST TAPPING SLEEVE. ALSO ALL STAINLESS STEEL SLEEVES ARE ACCEPTABLE.
12. MAINLINE FITTINGS: DUCTILE SHORT BODY WITH MECHANICAL OR FLANGED JOINTS AS PER 1990 ISPWC SEC. 401.03.
13. MAINLINE BLOW-OFF; NO. 78 KUPFERLE BLOW-OFF HYDRANT INSTALLED IN AN 20" METER BOX AND LID.
14. SAMPLING STATION ECLIPSE NO. 88 BY KUPFERLE FOUNDRY CO.
15. COPPER TAIL PIECE SHALL EXTEND 18 INCHES BEYOND THE PROPERTY OWNER SIDE OF METER BOX.
16. STUBOUTS FOR WATER SERVICES SHALL BE MARKED WITH A 2" x 4" PAINTED BLUE.
17. ALL FIRE HYDRANTS RUNS OVER 20' SHALL HAVE BELL RESTRAINTS BACK FROM HYDRANT FOR FIRST 60'.
18. BELL RESTRAINTS REQUIRED ON ALL PIPE LOCATED IN A CASING/SLEEVE.

SEWER/STORM DRAIN

1. ALL SEWER WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (I.S.P.W.C.) AND THE CITY OF CALDWELL SUPPLEMENTAL SPECIFICATIONS AND STANDARDS.
2. FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION WILL BE BY THE CITY OF CALDWELL.
3. SEWER MANHOLES SHALL BE PER CALDWELL STANDARD DRAWING (C.S.D.) SS-501. ANY BENDS IN CHANNEL SHALL HAVE MINIMUM 18" RADIUS MEASURED FROM CENTERLINE OF PIPE. STORM DRAIN MANHOLES SHALL BE PER C.S.D. D-611, WITH A 2' SUMP.
4. ALL SEWER INCLUDING STORM DRAIN PIPE SHALL BE BELL AND SPIGOT, POLYVINYL CHLORIDE (PVC). SDR 35, ASTM D-3034 (4"-15" DIAMETER) OR ASTM F-679 (18" & ABOVE DIAMETER) UNLESS OTHERWISE NOTED. RIGID COUPLER CONNECTIONS SHALL BE INSTALLED WHERE COUPLERS ARE REQUIRED. A RUBBER RING IS TO BE INSTALLED WHERE THE PIPE IS IN CONTACT WITH THE MANHOLE BASE AND/OR ITS CHANNEL, IN ORDER TO ENSURE A WATERTIGHT SEAL.
5. SEWER INSPECTIONS WILL BE PERFORMED BY THE ENGINEER OF RECORD. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING THE WORK IN AN ACCEPTABLE MANNER.
6. STUBOUTS FOR SERVICE LINES SHALL BE MARKED IN ACCORDANCE WITH THE CITY OF CALDWELL SPECIFICATIONS. MARK SERVICE LINES WITH 2 x 4 WRAPPED WITH FINDER WIRE (C.S.D. SS-512). CONTRACTOR TO NOTIFY ENGINEER WHEN THIS IS ACCOMPLISHED SO THAT ANY DESTRUCTION OF SAME IS NOT BACKCHARGED TO THE SEWER CONTRACTOR. SERVICE STUBOUTS WILL BE TO THE POINTS SHOWN IN THE DRAWING OR AS MARKED BY THE ENGINEER IN THE FIELD. THE SEWER SERVICE MARKER SHALL BE IN PLACE FOR THE FINAL INSPECTION. SERVICE LINES SHALL EXTEND FIVE (5) FEET (MIN.) BEYOND THE RIGHT-OF WAY.
7. PRIOR TO FINAL ACCEPTANCE, AFTER ALL UTILITIES ARE IN AND PRIOR TO PAVING THE CONTRACTOR SHALL CONDUCT AN AIR TEST OF THE SEWER MAINS. THE CONTRACTOR SHALL CONTACT THE CITY OF CALDWELL AND ENGINEER OF RECORD A MINIMUM OF 24 HOURS PRIOR TO TESTING. THE CONTRACTOR SHALL FURNISH ALL EQUIPMENT AND PERSONNEL TO PERFORM THE TEST.
8. ALL MANHOLES SHALL BE CONSTRUCTED SO AS TO BE WATER-TIGHT AND WITH THE TOP OF CONE LOCATED WITHIN ONE (1) FOOT OF THE FINISHED GRADE. THE SEWER CONTRACTOR SHALL SUPPLY ALL LID ASSEMBLIES AND THE REQUIRED NUMBER OF RISER AND GRADE RINGS. THE SEWER CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE TOP OF THE MANHOLE CONE TO ASSURE THAT ALL RING ELEVATIONS MATCH FINAL STREET GRADES. MANHOLES SHALL HAVE 12 INCH MAXIMUM OF GRADE RINGS.
9. WHERE CONCRETE COLLARS ARE USED, THE PAVING CONTRACTOR SHALL SET THE GRADE RINGS AND POUR THE CONCRETE COLLARS PER C.S.D. S-508 EXCEPT THAT NO REBAR IS REQUIRED. THE PAVING CONTRACTOR SHALL CONTACT THE CITY OF CALDWELL AND ENGINEER OF RECORD 24 HOURS PRIOR TO POURING CONCRETE COLLARS. CONCRETE COLLARS ARE REQUIRED IN ALL PAVED AREAS.
10. THE HORIZONTAL SEPARATION OF THE WATER AND SEWER MAINS SHALL BE A MINIMUM OF TEN (10) FEET.
11. GROUNDWATER LEVELS SHALL BE MAINTAINED BELOW THE BOTTOM OF THE TRENCH DURING THE PIPE LAYING AND PIPE JOINING OPERATIONS AND WHILE MAKING SEWER TAPS. THE DEWATERING METHOD SHALL BE DISCUSSED WITH THE ENGINEER AND APPROVED PRIOR TO CONSTRUCTION. DITCHES AND STORM DRAIN FACILITIES THAT ARE SILTED DUE TO THE CONTRACTOR'S DEWATERING SHALL BE CLEANED AND RESTORED TO THEIR ORIGINAL STATE. BEDDING MATERIALS SHALL BE 3/4" DRAIN ROCK. CONTACT DEQ FOR ANY NECESSARY SHORT TERM ACTIVITY EXEMPTIONS.
12. THE TRENCH ABOVE THE PIPE ZONE WILL BE INSPECTED BY THE ENGINEER IN ACCORDANCE WITH THE LATEST EDITION OF THE I.S.P.W.C.
13. SEWER STATIONING WITHIN STREET RIGHT OF WAY RELATES TO STREET CENTERLINE STATIONING. IN ALL OTHER CASES, STATIONING RELATES TO SEWER CENTERLINE.
14. SEWER SERVICE LINES SHALL BE INSTALLED PRIOR TO STREET IMPROVEMENTS. SERVICE SHALL BE PER ISPWC SD-511A, WITH THE EXCEPTION THAT A DEPTH OF 9' TO TOP OF SERVICE AT THE PROPERTY LINE SHALL BE MAINTAINED WHEREVER POSSIBLE. EXISTING SERVICES MUST BE LOCATED AND SHOWN TO THE CITY INSPECTOR.
15. WHERE IT IS NECESSARY FOR NON-POTABLE WATER AND WATER TO CROSS EACH OTHER AND THE SEWER LINE IS LESS THAN 18" BELOW OR ABOVE THE WATER MAIN, THE SEWER LINE CROSSING SHALL BE CEMENT LINED CAST IRON PIPE OR OTHER WATER CLASS PIPE, EACH WITH WATERTIGHT JOINTS OR EQUAL CONSTRUCTION, FOR A DISTANCE OF TEN (10) FEET ON BOTH SIDES OF WATER LINE. ONE FULL LENGTH OF BOTH WATER MAIN AND SEWER LINE SHALL BE CENTERED OVER THE CROSSING POINT SO THAT ALL JOINTS WILL BE AS FAR FROM THE CROSSING AS POSSIBLE
16. TRENCH EXCAVATION AND TRENCH BACKFILL SHALL BE PERFORMED IN ACCORDANCE WITH DIVISION 300-TRENCHING OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION.
17. AN ECCENTRIC CONE SHALL BE USED ON SANITARY SEWER MANHOLES GREATER THAN FOUR (4) FEET DEEP, WITH THE VERTICAL WALL PLACED ON THE UPSTREAM SIDE AND ROTATED 45 DEGREES. MANHOLES LESS THAN FOUR (4) FEET DEEP SHALL HAVE CONCENTRIC CONES.
18. ALL SEWER MANHOLE COVERS SHALL BE MARKED "SEWER" AND ALL STORM DRAIN MANHOLE COVERS SHALL BE MARKED "STORM DRAIN".
19. UPON THE COMPLETION OF WORK, THE ENGINEER SHALL SUBMIT A SET OF MYLAR RECORD DRAWINGS TO THE CITY OF CALDWELL.
20. SEWER SERVICE LINES SHALL BE PLACED IN SIX (6) INCH DIAMETER WATER CLASS PIPE CONDUITS WHERE SEEPAGE TRENCHES ARE ENCOUNTERED.
21. MASON & ASSOCIATES, INC. WILL PROVIDE ONE (1) SET OF CONSTRUCTION STAKES FOR EACH OF THE FOLLOWING ITEMS: SEWER MAINS, MANHOLES AND SERVICE CONNECTIONS.
22. CONTRACTOR SHALL CLEAN AND FLUSH ALL SEWER MAINS. NO GRAVEL OR CONSTRUCTION DEBRIS SHALL BE ALLOWED TO ENTER THE CITY SEWER SYSTEM.
23. CONTRACTOR SHALL PROVIDE TELEVISING OF THE SANITARY SEWER MAINS AT CONTRACTOR'S EXPENSES. THE TELEVISING CONTRACTOR SHALL BE APPROVED BY THE CITY OF CALDWELL. MAINS SHALL BE FLUSHED PRIOR TO TELEVISING, AND TELEVISING SHALL OCCUR A MINIMUM OF ONE WEEK PRIOR TO PAVING. CONTRACTOR SHALL NOTIFY THE CITY OF CALDWELL A MINIMUM OF 48 HOURS PRIOR TO TELEMSING. AT A MINIMUM, THE VIDEO TAPE AND WRITTEN LOG SHALL INCLUDE A RUNNING FOOTAGE COUNTER, LIST THE STARTING AND ENDING MANHOLES, LIST SERVICES WITH QUADRANT ORIENTATION, AND ANY SUSPECTED DEFICIENCIES. ANY RE-TELEVISING DEEMED NECESSARY BY THE CITY ENGINEER SHALL BE AT THE CONTRACTOR'S EXPENSE. THE SEWER SYSTEM SHALL BE APPROVED PRIOR TO ASPHALT PAVING.
24. WHEN CONNECTING NEW SERVICE LINES TO EXISTING SEWER MAINS, TAPPING SADDLES SHALL BE UTILIZED. CITY OF CALDWELL OR ENGINEER OF RECORD SHALL OBSERVE TAP PRIOR TO BACKFILLING. NOTIFY CITY OR ENGINEER A MINIMUM OF 48 HRS. PRIOR TO TAPPING SEWER MAIN.
25. STORM DRAIN PIPING SHALL BE OF THE TYPE AND CLASS SPECIFIED ON THE PLAN & PROFILE DRAWINGS. IF NOT INDICATED OTHERWISE, LOW COVER STORM DRAIN PIPE SHALL BE CLASS III REINFORCED CONCRETE PIPE OR AWWA C-900 PVC PIPE. MINIMUM COVER TO BE 12 INCHES TO FINISH GRADE. PIPE RUNS WITH MORE THAN 36 INCHES OF COVER FROM FINISH GRADE MAY BE STORM DRAIN PIPE PER IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, 2005 EDITION, WITH THE EXCEPTION THAT CORRUGATED HDPE PIPE IS NOT ALLOWED WITHIN THE RIGHT-OF-WAY.
26. CATCH BASINS SHALL BE FITTED WITH INLET PROTECTION INSERTS (GEOTEXTILE "SOCKS") IMMEDIATELY UPON IN

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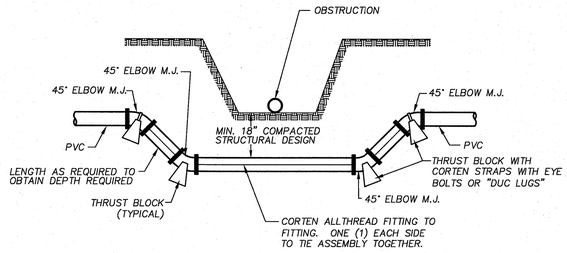
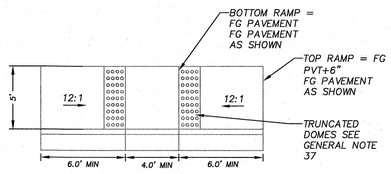
All construction shall conform to the 2015 edition of the Idaho Standards for Public Works Construction, the City of Caldwell Supplemental Specifications, and the Applicable Irrigation District Standards.



WATER MAIN/PI LOWERING DETAIL

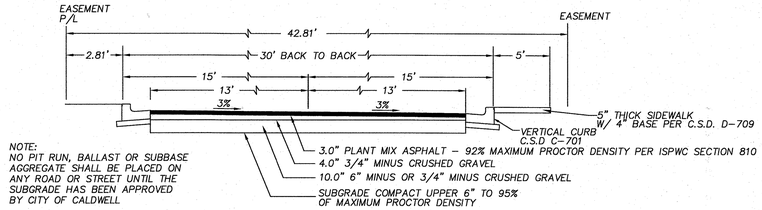
NTS

(TO BE USED TO DEPRESS WATER MAIN/PI IF NECESSARY)



ADA PEDESTRIAN RAMP GRADING SCHEMATICS

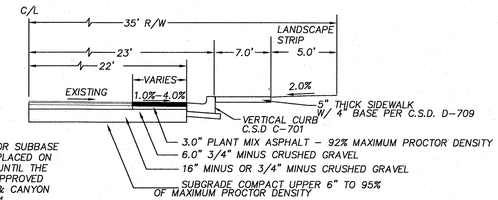
NTS



NOTE:
NO PIT RUN, BALLAST OR SUBBASE AGGREGATE SHALL BE PLACED ON ANY ROAD OR STREET UNTIL THE SUBGRADE HAS BEEN APPROVED BY CITY OF CALDWELL

RED PINE LANE (PRIVATE) LOOKING NORTH

NTS



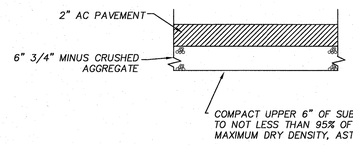
NOTE:
NO PIT RUN, BALLAST OR SUBBASE AGGREGATE SHALL BE PLACED ON ANY ROAD OR STREET UNTIL THE SUBGRADE HAS BEEN APPROVED BY CITY OF CALDWELL & CANYON HIGHWAY DISTRICT NO. 4.

W. LOGAN STREET (PUBLIC)

NTS

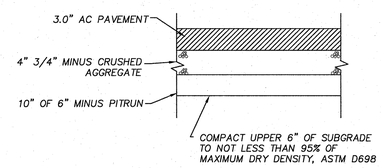
PROFESSIONAL ENGINEER LICENSED 9212 STATE OF IDAHO WILLIAM J. MASON

January 24, 2024



ASPHALT PATHWAY SECTION

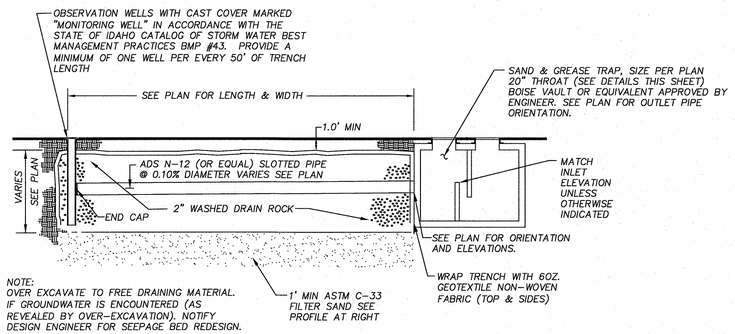
N.T.S.



PAVEMENT SECTION

(FOR PRIVATE PARKING LOT AND DRIVE ISLES)
SEE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS

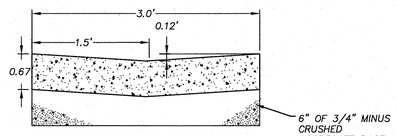
N.T.S.



NOTE:
OVER EXCAVATE TO FREE DRAINING MATERIAL. IF GROUNDWATER IS ENCOUNTERED (AS REVEALED BY OVER-EXCAVATION). NOTIFY DESIGN ENGINEER FOR SEEPAGE BED REDESIGN.

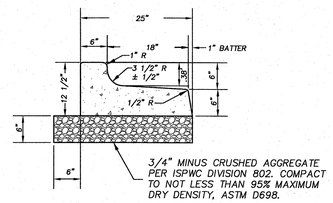
TYPICAL SCHEMATIC GREASE TRAP & DRYWELL DETAIL

NTS



TYPICAL VALLEY GUTTER

NTS



VERTICAL CURB W/REVERSE GUTTER PLATE

NTS

City of Caldwell

APPROVED FOR CONSTRUCTION

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Name: Steven Pendleton

NO.	BY	DATE	DESCRIPTION
1	CLS	8/24/23	CITY OF CALDWELL COMMENTS
2	SAP	1/18/24	CITY OF CALDWELL COMMENTS ADDED PATHWAY

REVISIONS

DESIGNED BY:
DRAWN BY: MPC 11/22
CHECKED BY:
APPV'D BY:

Professional Engineers, Land Surveyors & Planners
524 3rd S. South, Nampa, ID 83651
(208) 454-0200
Mason & Associates

CLIENT: S3 INVESTMENTS, LP
1016 W SANETTA ST.
NAMPA, ID 83651
(208) 890-2824

JOB NO. OC1121
DWG NO. OC1121
SCALE: Vert: — Horz: 1"=30'
FIELD BOOK NO.

DRAWING TITLE: STARPOINTE ON LOGAN
STANDARD DETAILS
Rev
SHEET NO. 4 OF 12 SHEETS

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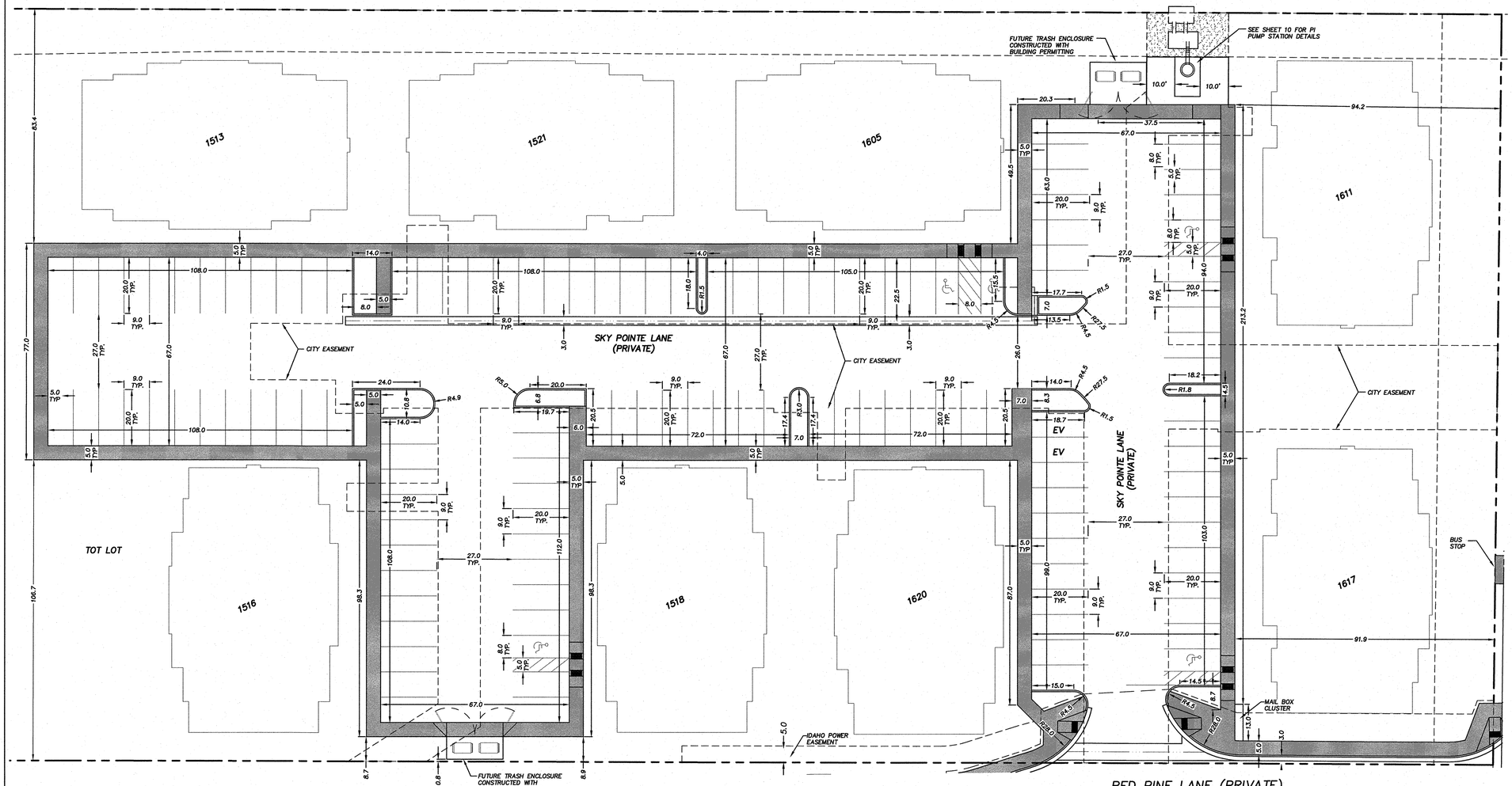

0 10 20 40

Scale: 1"=20'

NOTE:
SEE SHEET 9 FOR GRADING AND DRAINAGE

City of Caldwell
APPROVED FOR CONSTRUCTION

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Name: Steven Pendleton

PROFESSIONAL ENGINEER LICENSED 9212 STATE OF IDAHO WILLIAM J. MASON

January 24, 2024

NO.	BY	DATE	DESCRIPTION
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2	CLS	10/23	CITY OF CALDWELL COMMENTS
3	CLS	12/23	CITY OF CALDWELL COMMENTS

REVISIONS

DESIGNED BY:
DRAWN BY: MPC 11/22
CHECKED BY:
APPV'D BY:

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324 3rd S. South, Nampa, ID 83651
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Mason & Associates

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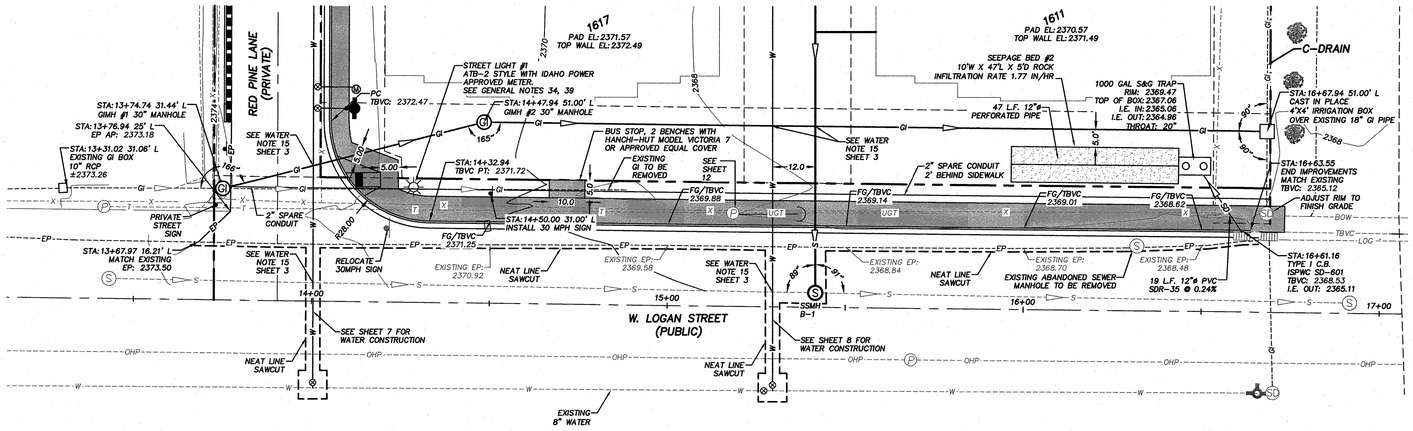
S3 INVESTMENTS, LP
1016 W SANETTA ST.
NAMPA, ID 83651
(208) 890-2824

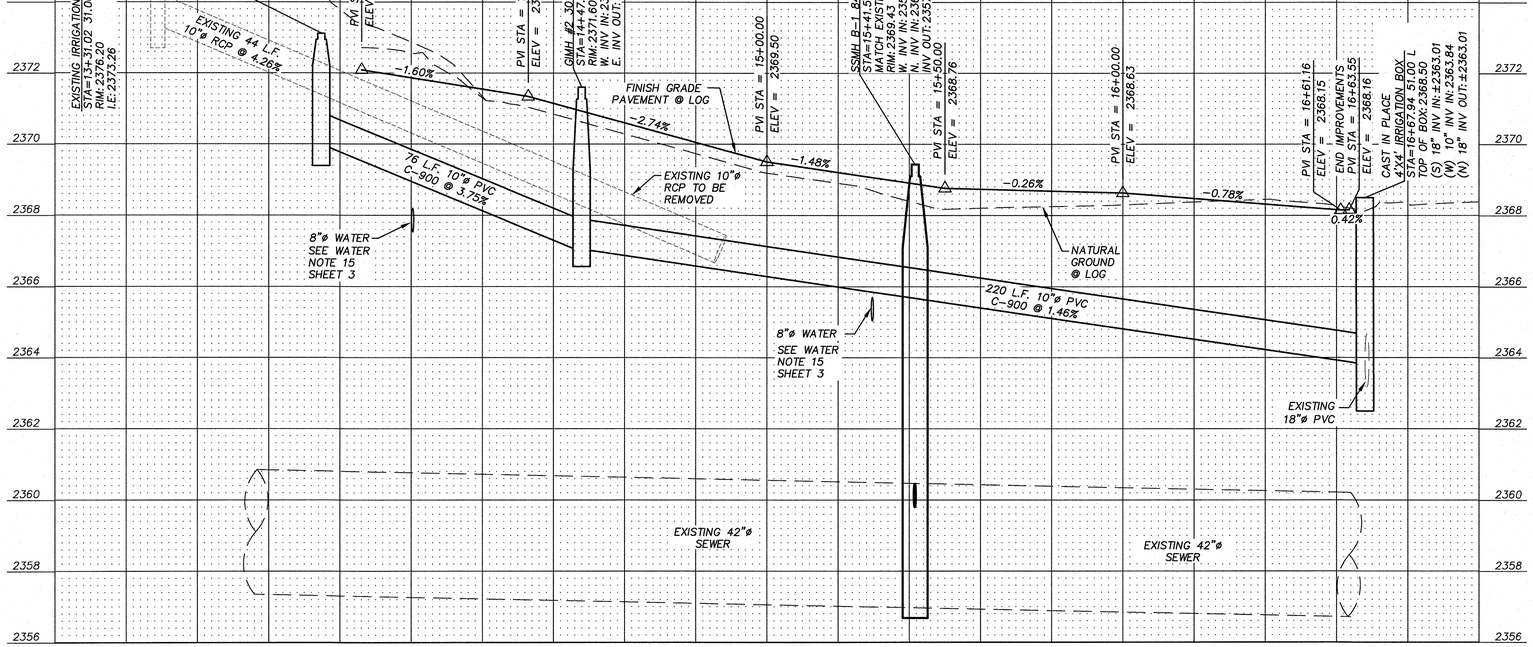
JOB NO. OC1121
DWG NO. OC1121
SCALE: Vert: N/A Horz: 1"=20'
FIELD BOOK NO.

DRAWING TITLE:
STARPOINTE ON LOGAN
DIMENSION SHEET

Rev

SHEET NO. 5 OF 12 SHEETS





W. LOGAN STREET (PUBLIC)
VERTICAL SCALE: 1"=2'

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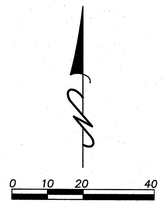
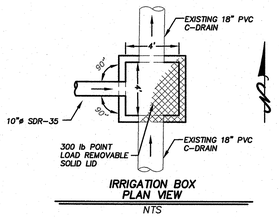
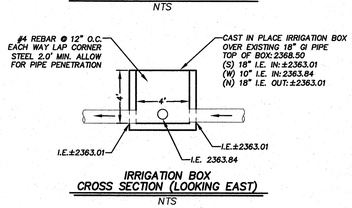




IRRIGATION BOX
PLAN VIEW
NTS



IRRIGATION BOX
CROSS SECTION (LOOKING EAST)
NTS

PROFESSIONAL ENGINEER
LICENSED
9212
STATE OF IDAHO
WILLIAM J. MASON

January 24, 2024

City of Caldwell
APPROVED FOR CONSTRUCTION

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2	CLS	10/23	CITY OF CALDWELL COMMENTS
3	CLS	12/23	CITY OF CALDWELL COMMENTS

REVISIONS

DESIGNED BY:
DRAWN BY: MPC 11/22
CHECKED BY:
APPV'D BY:

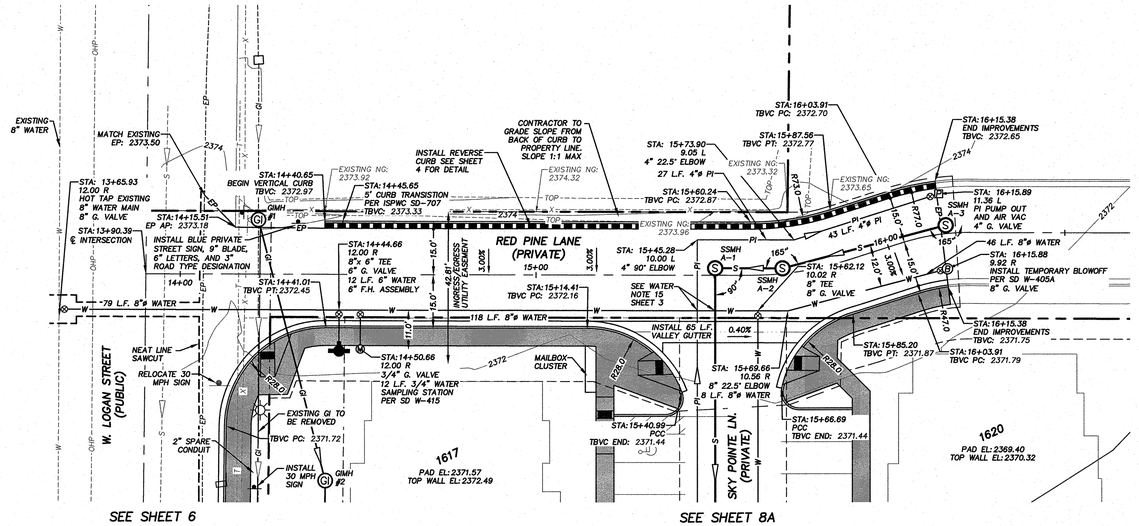
Mason & Associates
Professional Engineers, Land Surveyors & Planners
924 Sh'S South, Nampa, ID 83651
(208) 454-0200

CLIENT:
S3 INVESTMENTS, LP
1016 W SANETTA ST.
NAMPA, ID 83651
(208) 890-2824

JOB NO. OC1121
DWG NO. OC1121
SCALE: Vert: 1"=2' Horz: 1"=20'
FIELD BOOK NO.

DRAWING TITLE:
STARPOINTE ON LOGAN
W. LOGAN STREET (PUBLIC)

SHEET NO. 6 OF 12 SHEETS
Rev



SEE SHEET 6

SEE SHEET 8A

RED PINE LANE (PRIVATE)
VERTICAL SCALE: 1"=2'

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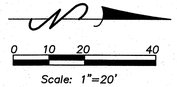

PROFESSIONAL ENGINEER LICENSED 9212 STATE OF IDAHO WILLIAM J. MASON

January 24, 2024

City of Caldwell
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3	CLS	12/23	CITY OF CALDWELL COMMENTS

REVISIONS

DESIGNED BY:
DRAWN BY: MPC 11/22
CHECKED BY:
APPV'D BY:

Professional Engineers, Land Surveyors & Planners
824 3rd S. South Nampa, ID 83651
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Mason & Associates

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1016 W SANETTA ST.
NAMPA, ID 83651
(208) 890-2824

JOB NO. OC1121
DWG NO. OC1121
SCALE: Vert: 1"=2' Horz: 1"=20'
FIELD BOOK NO.

DRAWING TITLE:
STARPOINTE ON LOGAN
RED PINE LANE (PRIVATE)

SHEET NO. 7 OF 12 SHEETS | Rev

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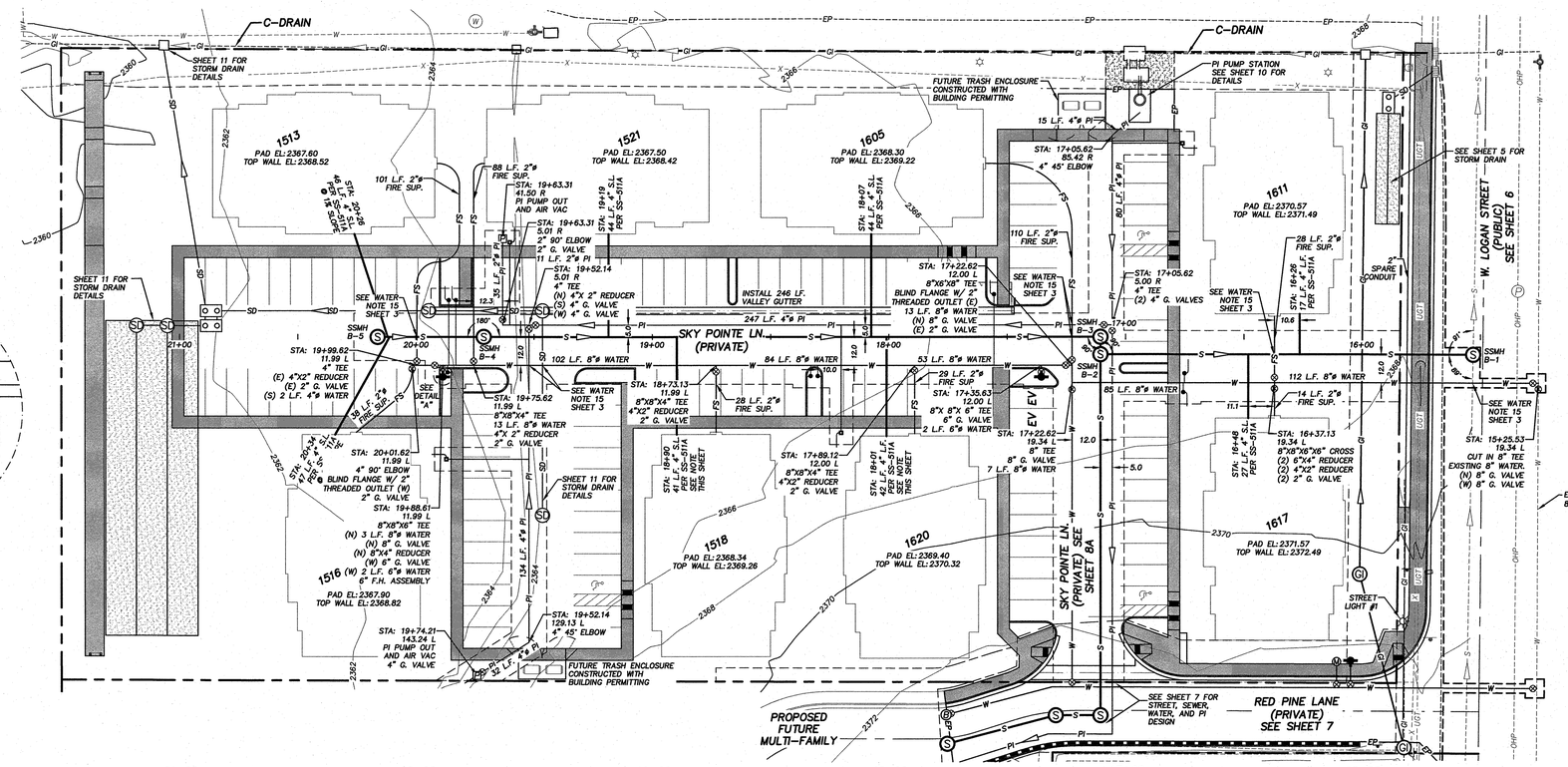

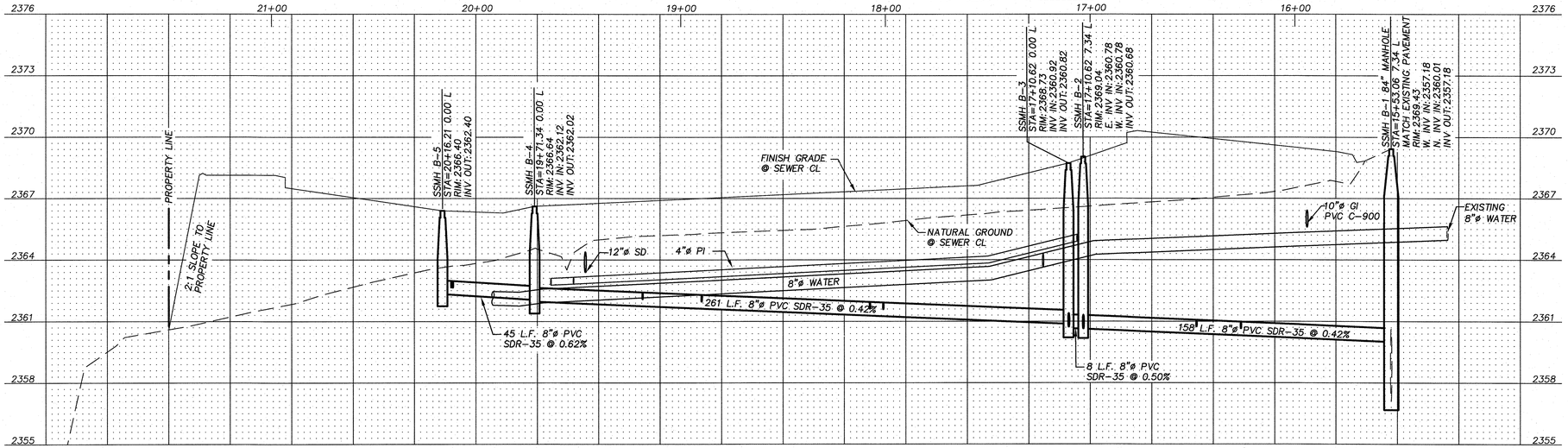

SKY POINTE LN. (PRIVATE)
VERTICAL SCALE: 1"=3'

0 15 30 60
Scale: 1"=30'

NOTES:
UPGRADE SEWER SERVICES TO WATER CLASS PIPE AT WATER MAIN CROSSINGS.

POLY PIPE SHALL NOT BE DEFLECTED MORE THAN MANUFACTURERS RECOMMENDATION.

PROFESSIONAL ENGINEER LICENSED 9212 STATE OF IDAHO WILLIAM J. MASON
January 24, 2024

City of Caldwell
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4	SAP	1/18/24	CITY OF CALDWELL COMMENTS ADDED PATHWAY

DESIGNED BY:
DRAWN BY: MPC 11/22
CHECKED BY:
APP'D BY:

Mason & Associates
Professional Engineers, Land Surveyors & Planners
304 3rd S. South, Nampa, ID 83651
(208) 454-0335

CLIENT: S3 INVESTMENTS, LP
1016 W SANETTA ST.
NAMPA, ID 83651
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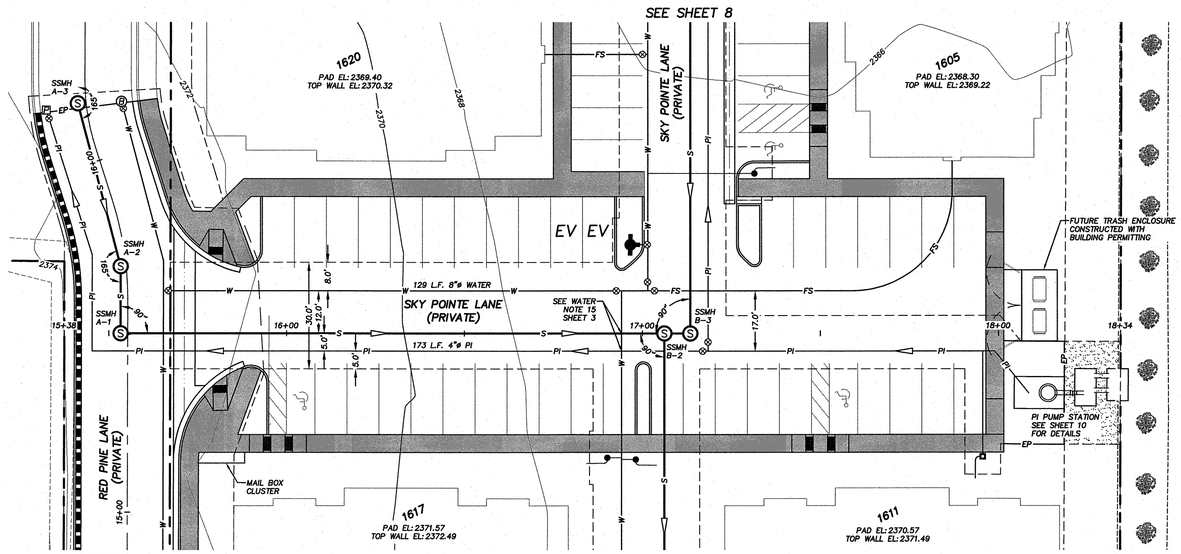
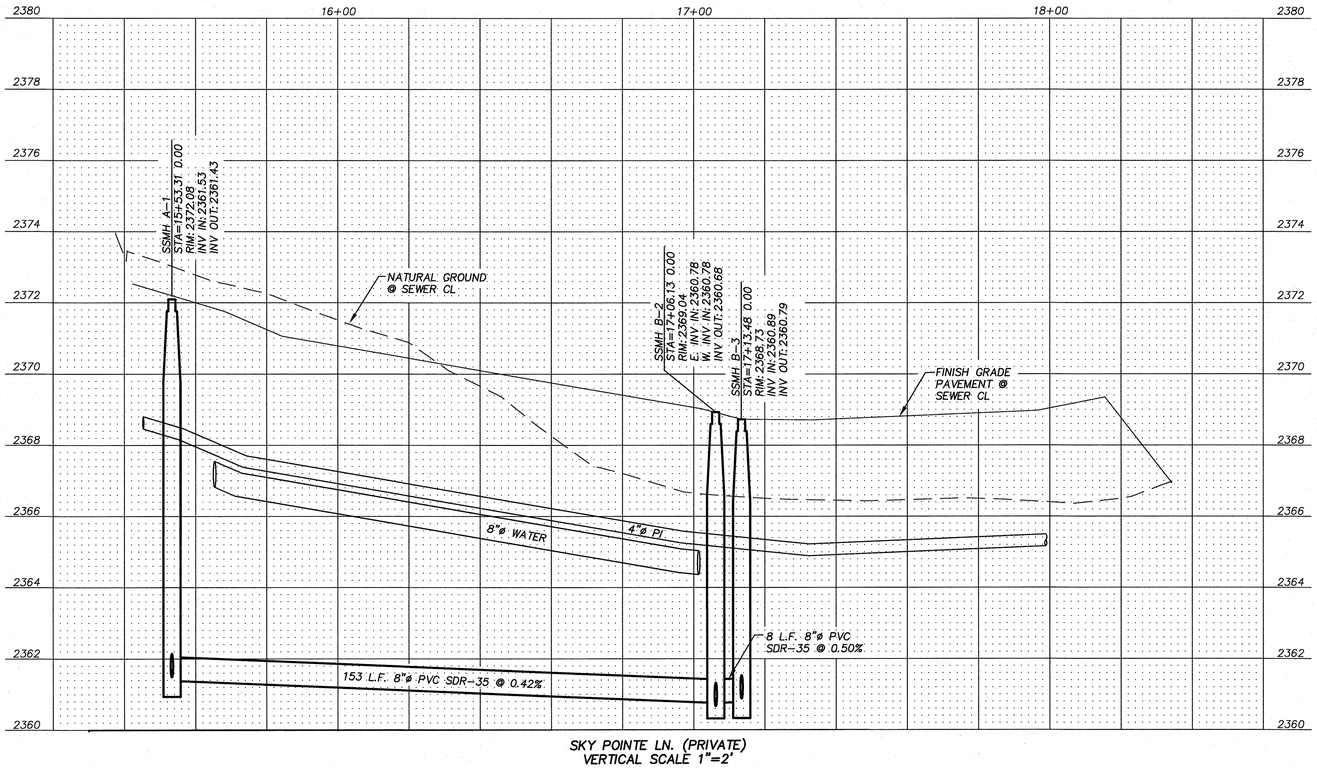
JOB NO. OC1121
DWG NO. OC1121
SCALE: Vert: 1"=3' Horz: 1"=30'
FIELD BOOK NO.

DRAWING TITLE: STARPOINTE ON LOGAN
SKY POINTE LN. (PRIVATE) UTILITIES
Rev
SHEET NO. 8 OF 12 SHEETS





SKY POINTE LN. (PRIVATE)
VERTICAL SCALE 1"=2'

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0 10 20 40
Scale: 1"=20'

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January 24, 2024

City of Caldwell

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REVISIONS

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DRAWN BY: MPC 11/22
CHECKED BY:
APPV'D BY:

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924 3rd St. South, Nampa, ID 83651
(208) 454-0256
Mason & Associates

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NAMPA, ID 83651
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JOB NO. OC1121
DWG NO. OC1121
SCALE: Vert: 1"=2' Horz: 1"=20'
FIELD BOOK NO.

DRAWING TITLE:
STARPOINTE ON LOGAN
SKY POINTE LANE (PRIVATE)
SHEET NO. 8A OF 12 SHEETS
Rev

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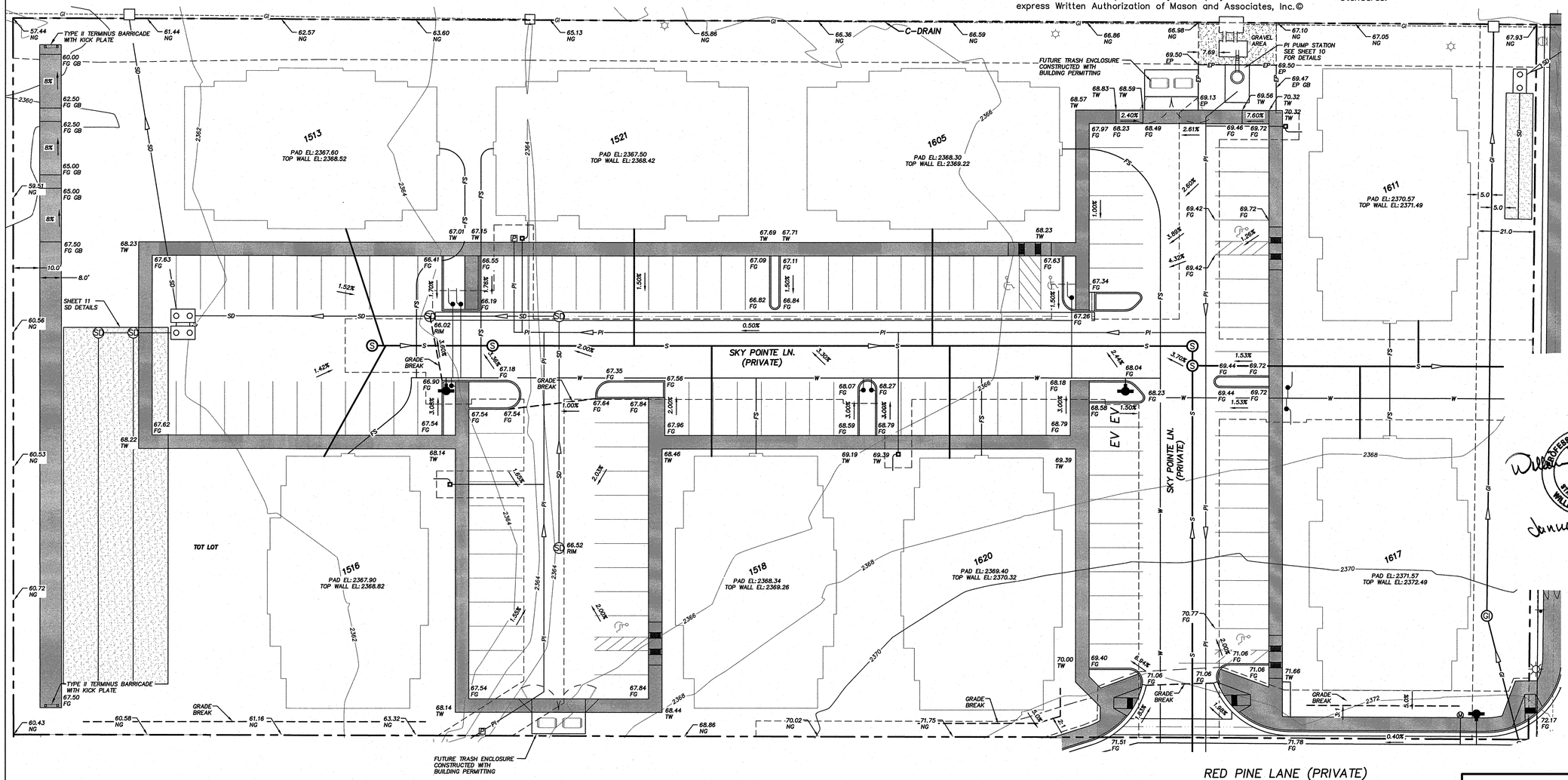

0 10 20 40

Scale: 1"=20'

NOTE:
OWNER/CONTRACTOR TO COORDINATE WITH ADJACENT PROPERTY OWNER ON WEST FOR FILL PLACEMENT

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JOB NO. OC1121
DWG NO. OC1121
SCALE: Vert: N/A Horz: 1"=20'
FIELD BOOK NO.

DRAWING TITLE: STARPOINTE ON LOGAN
GRADING AND DRAINAGE SHEET
Rev
SHEET NO. 9 OF 12 SHEETS

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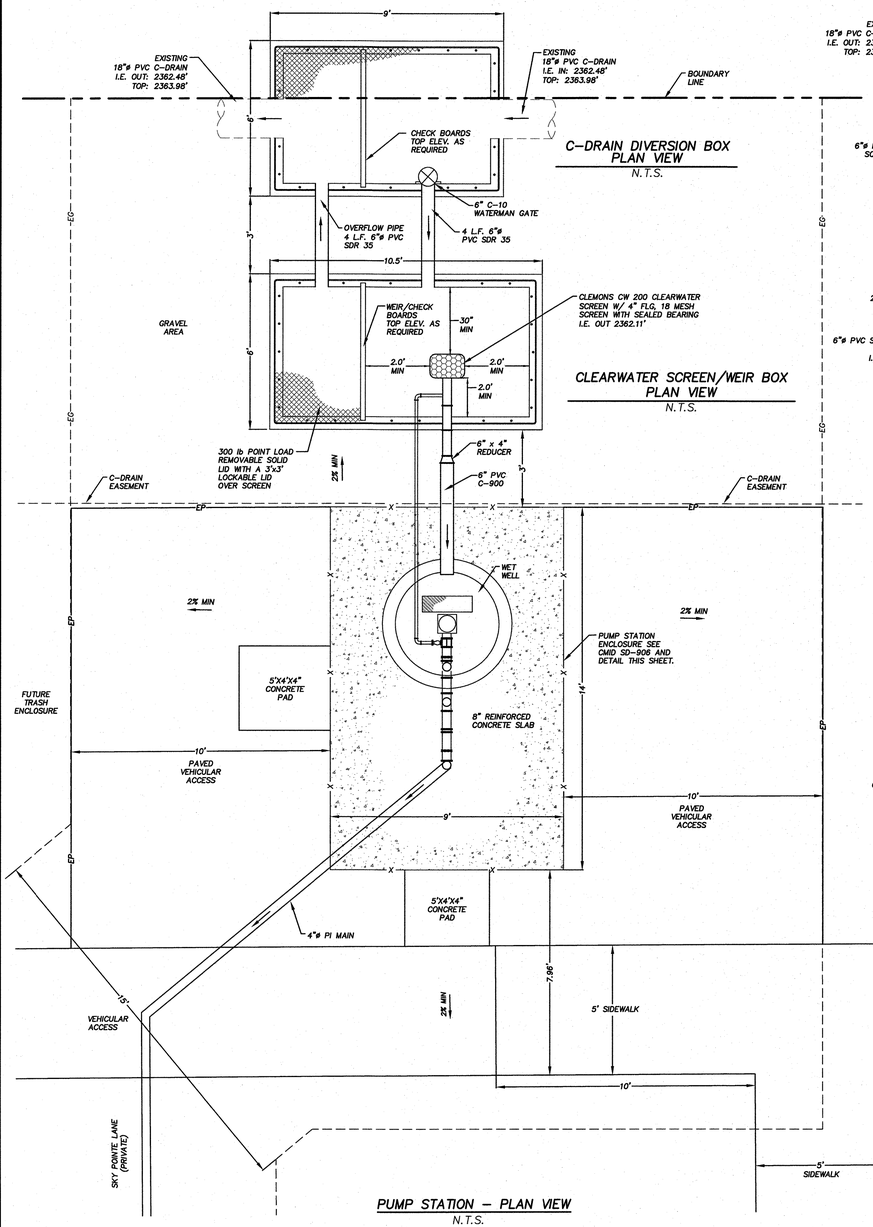
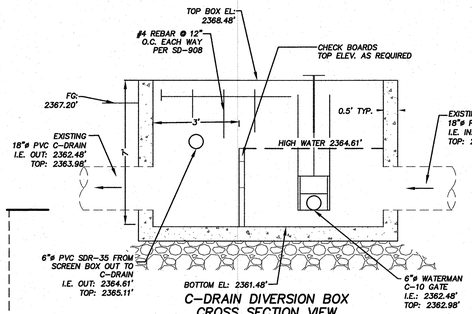


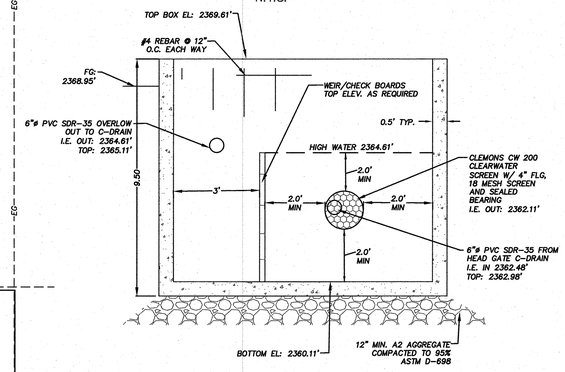
C-DRAIN DIVERSION BOX PLAN VIEW
N.T.S.

CLEARWATER SCREEN/WEIR BOX PLAN VIEW
N.T.S.

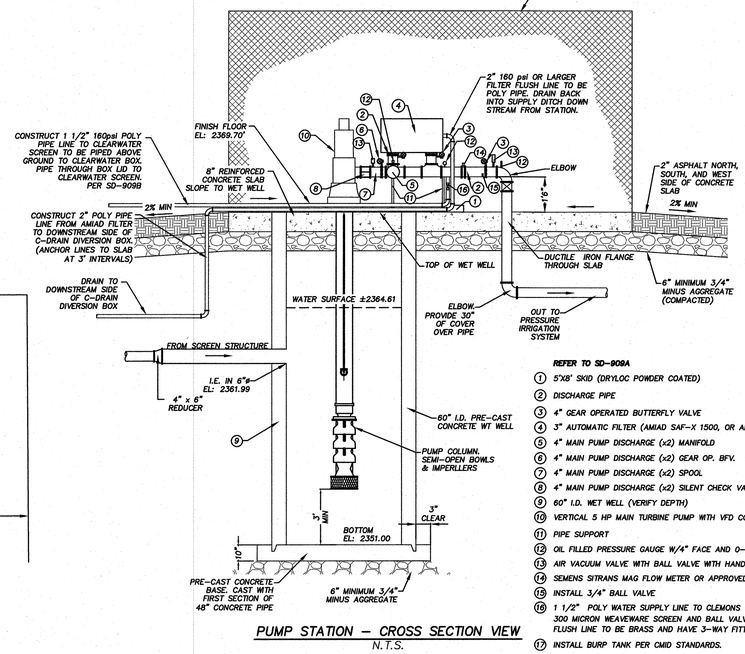
PUMP STATION – PLAN VIEW
N.T.S.



C-DRAIN DIVERSION BOX CROSS SECTION VIEW
N.T.S.



CLEARWATER SCREEN/WEIR BOX – CROSS SECTION VIEW
N.T.S.



PUMP STATION – CROSS SECTION VIEW
N.T.S.

REFER TO SD-908A

1. 5'X8' SKID (DRYLOC POWDER COATED)
2. DISCHARGE PIPE
3. 4" GEAR OPERATED BUTTERFLY VALVE
4. 3" AUTOMATIC FILTER (AMIAD SAF-X 1500, OR APPROVED EQUAL, 300 MESH SCREEN)
5. 4" MAIN PUMP DISCHARGE (x2) MANIFOLD
6. 4" MAIN PUMP DISCHARGE (x2) GEAR OP. BFV.
7. 4" MAIN PUMP DISCHARGE (x2) SPOOL
8. 4" MAIN PUMP DISCHARGE (x2) SILENT CHECK VALVE
9. 60" I.D. WET WELL (VERIFY DEPTH)
10. VERTICAL 5 HP MAIN TURBINE PUMP WITH VFD CONTROL ABB 550
11. PIPE SUPPORT
12. OIL FILLED PRESSURE GAUGE W/4" FACE AND 0-150 PSIG RANGE WITH 1/4" BALL VALVE (TURNOFF)
13. AIR VACUUM VALVE WITH BALL VALVE WITH HANDLE (NELSON IRRIGATION CORP. ACV200)
14. SEMENS SITRANS MAG FLOW METER OR APPROVED EQUAL
15. INSTALL 3/4" BALL VALVE
16. 1 1/2" POLY WATER SUPPLY LINE TO CLEMONS TO HAVE 1 1/2" AMAD SUPER FILTER, WITH 300 MICRON WEAVEWARE SCREEN AND BALL VALVE UP STREAM OF FILTER. ALL PIPING ON CLEMONS FLUSH LINE TO BE BRASS AND HAVE 3-WAY FITTINGS. (ERIKSON) IN LINE FOR FILTER REMOVAL.
17. INSTALL BURP TANK PER CMID STANDARDS.
18. PROVIDE (2) TWO WIRE IRRIGATION CONTROL TIME CLOCK (PUMP START/STOP)

System Design Requirements

DEMAND _____ (1) Vertical Turbine
SERVICE AREA: STARPOINT LOGAN & NEW TERRA PROJECT
GROSS ACREAGE: 8.95 AC. IRRIGABLE ACREAGE: 4.86 AC.

IRRIGATION FLOW RATE _____ 81 GPM
SCREEN BACKFLUSH _____ 40 GPM
TOTAL PEAK FLOW _____ 121 GPM
TDH _____ 140 ft

FINAL PUMP STATION CONSTRUCTION SERVES CITY SYSTEM

Irrigation Pump Station Components

Configuration _____ Vertical Single Turbine
Operation _____ Variable Flow/Constant Pressure
Pumps _____ Turbine – Variable Speed/ Frequency Drive
Type
Pump VFD Control _____ ABB
Pressure Gauge _____ 4" Face, Oil-Filled, 0-200 PSIG

Vertical Turbine Pump & Motor #1

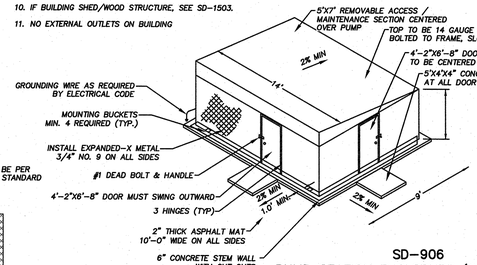
Design Point _____ 101 GPM @ 140' TDH
Make _____ Verti-Line or Equivalent
Size _____ 5 HP
Impeller Dia. _____ T.B.D.
Stages _____ T.B.D.
Speed _____ T.B.D.
Discharge Size _____ 4 inch
NPSHr _____ T.B.D.
Motor _____ Oil lubed or Sealed Bearing
Speed _____ 1800 RPM
Voltage _____ 440/480
Hertz _____ 60
Type _____ 3 Phase
Service Factor _____ 1.15
Class _____ All Weather

PUMP STATION NOTES:

1. ALL PUMP STATION PIPING SIZES MAY VERY DEPENDING ON IRRIGATION DISTRIBUTION SYSTEM REQUIREMENTS WITH CMID.
2. APPROVAL PUMP SUPPLIER SHALL VERIFY WET WELL DEPTH IS ADEQUATE FOR PUMP OPERATION.
3. IRRIGATION DRAIN WITH BLOW OFF (SD-903) MAY BE EXCLUDED, DEPENDING ON ELEVATION, BY CMID.
4. TWO AUTOMATIC FILTERS AND SPRING LOADED NOZZLES WITH SCANNER SHAFT MAY BE REQUIRED AT THE SOLE DISCRETION OF CMID BASED ON SUBDIVISION SIZE AND DITCH WATER QUALITY.
5. ALL ELECTRICAL CONDUIT TO BE OVERHEAD TO AVOID TRIPPING HAZARD.
6. PUMP STATION SHALL BE CONSTRUCTED TO CMID 2020 STANDARD. UPON FINAL CONSTRUCTION ACCEPTANCE, CMID WILL OWN AND OPERATE PUMP STATION.
7. AT TIME OF CONSTRUCTION, DAN'S PUMPS WILL WORK WITH CMID TO VERIFY CONTROL SETUP FOR PRESSURE IRRIGATION STATION TO TURN ON/OFF WHEN DEMAND IS THERE.

ENCLOSURE NOTES:

1. VFD ENCLOSURE: HOFFMAN WHITE WF40LP HOFFMAN ENCLOSURE/W BACK PLATEWF40LP VFD ENCLOSURE WITH COOLING AND FILTERS INSTALLED ON NORTH OR EAST SIDE OF BUILDING. ABB DRIVES MOUNTED TO OUTSIDE OF HOFFMAN PANEL FROM SKID.
2. DOOR TO HAVE DEAD BOLT. KEYED TO CMID ACCESS.
3. WALLS TO HAVE 3'0" MIN. CLEARANCE TO ALL INSIDE WALLS WITHOUT OBSTRUCTIONS I.E. CABINETS, PIPING, ECT. FOR WORK ACCESS.
4. CONCRETE FLOOR TO EXTEND A MIN. 1.0' BEYOND OUTSIDE OF ENCLOSURE. EXPANSION JOINT MATERIAL REQUIRED AROUND ALL CASINGS AND PIPING THROUGH THE FLOOR.
5. ALL SURFACES TO BE PRIMERED AND PAINTED. COLOR TO BE APPROVED BY CMID.
6. BUILDING DRAWINGS SHALL BE APPROVED BY CMID.
7. THIS ENCLOSURE IS PROVIDED FOR ILLUSTRATION PURPOSES ONLY. OTHER ENCLOSURE DESIGNS MAY BE SUBMITTED, CONSIDERED BY CMID, AND APPROVED AS APPROPRIATE.
8. LIGHTS AND ELECTRICAL OUTLET REQUIRED.
9. ALL ELECTRICAL CONDUITS TO BE OVERHEAD TO AVOID TRIPPING HAZARDS.
10. IF BUILDING SHED/WOOD STRUCTURE, SEE SD-1503.
11. NO EXTERNAL OUTLETS ON BUILDING



SD-906 PUMP STATION ENCLSOURE (CAGE OPTION)
N.T.S.

REFER TO SD-913 – SCADA PARTS SYSTEM LIST

1. ANTENNA: YAGI BANNER BWA-916-A ANTENNA OMNI: BANNER BWA-202-C
2. CABLE: LMR400 15M BWC-400NTN15
3. SURGE SUPRESSOR: BANNER BWC-LMRSRPB
4. ANTENNA JUMPER: BANNER BWC-1MRSMNOS
5. RADIO GATEWAY: BANNER DX80G2M6S-PM2
6. RADIO NODE: BANNER DX80N2X6S-PM2
7. ENCLOSURE: HOFFMAN A884PHC
8. BACKPLANE: HOFFMAN ABP8

City of Caldwell
APPROVED FOR CONSTRUCTION

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Name: Steven Pendleton

PROFESSIONAL ENGINEER LICENSED 9212 STATE OF IDAHO WILLIAM J. MASON

February 8, 2024

NO	BY	DATE	DESCRIPTION
1	CS	8/24/23	CITY OF CALDWELL COMMENTS
2	CS	10/23	CITY OF CALDWELL COMMENTS
3	CS	12/23	CITY OF CALDWELL COMMENTS

REVISIONS

DESIGNED BY: M.P.C. 11/22
DRAWN BY:
CHECKED BY:
APPV'D BY:

Professional Engineers, Land Surveyors & Planners
824 3rd St. South, Nampa, ID 83651
(208) 454-0355
Mason & Associates

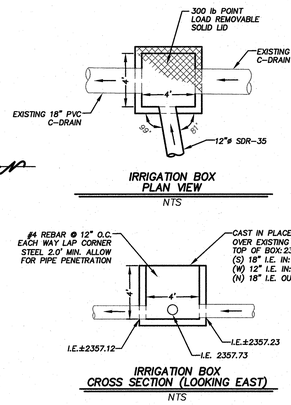
CLIENT: S3 INVESTMENTS, LP
1016 W SANETTA ST.
NAMPA, ID 83651
(208) 890-2824

JOB NO. OC1121
DWG NO. OC1121
SCALE: Vert: N/A Horz: N/A
FIELD BOOK NO.

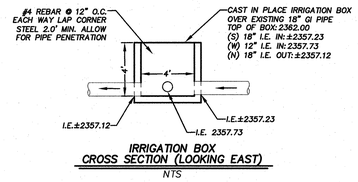
DRAWING TITLE: STARPOINTE ON LOGAN
PRESSURE IRRIGATION PUMP STATION
Rev
SHEET NO. 10 OF 12 SHEETS

This Document, and the Concepts, Ideas and Design Incorporated herein are an instrument of professional services and are the Property of Mason and Associates, Inc., therefore they are not to be used in whole or part for any other project without the express Written Authorization of Mason and Associates, Inc.©

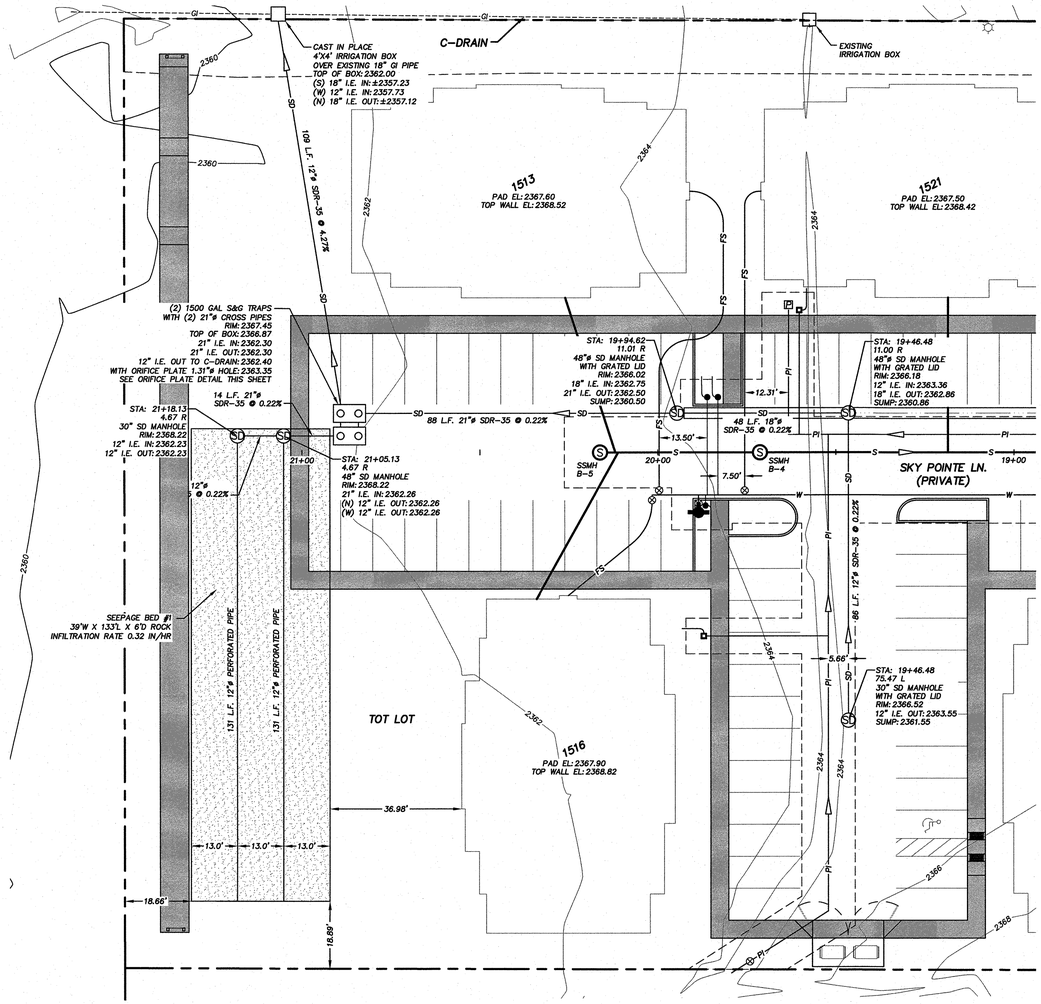
All construction shall conform to the 2015 edition of the Idaho Standards for Public Works Construction, the City of Caldwell Supplemental Specifications, and the Applicable Irrigation District Standards.



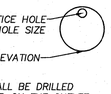
IRRIGATION BOX PLAN VIEW
NTS



IRRIGATION BOX CROSS SECTION (LOOKING EAST)
NTS

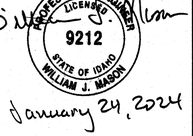


0 10 20 40
Scale: 1"=20'



THE ORIFICE OPENING SHALL BE DRILLED INTO AN END CAP PLACED ON THE OUTLET PIPE SUCH THAT THE CAP CAN BE ROTATED TO CONTAIN WATER QUALITY EVENTS WITH THE ORIFICE ROTATED TO THE TOP. WITH THE ORIFICE ROTATED TO THE BOTTOM, THE BASIN SHALL HAVE THE ABILITY TO BE TOTALLY DRAINED FOR MAINTENANCE.

ORIFICE PLATE (PER CITY OF CALDWELL STANDARDS)
NTS



January 24, 2024

City of Caldwell
APPROVED FOR CONSTRUCTION

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Name: *Steven Pendleton*

NO	BY	DATE	DESCRIPTION
1	CS	8/24/23	CITY OF CALDWELL COMMENTS
2	CS	10/23	CITY OF CALDWELL COMMENTS
3	CS	12/23	CITY OF CALDWELL COMMENTS
4	SAP	1/18/24	CITY OF CALDWELL COMMENTS ADDED PATHWAY

REVISIONS

DESIGNED BY:
DRAWN BY: MPC 11/22
CHECKED BY:
APPV'D BY:

Professional Engineers, Land Surveyors & Planners
624 3rd St. South, Nampa, ID 83651
(208) 454-0255
Mason & Associates

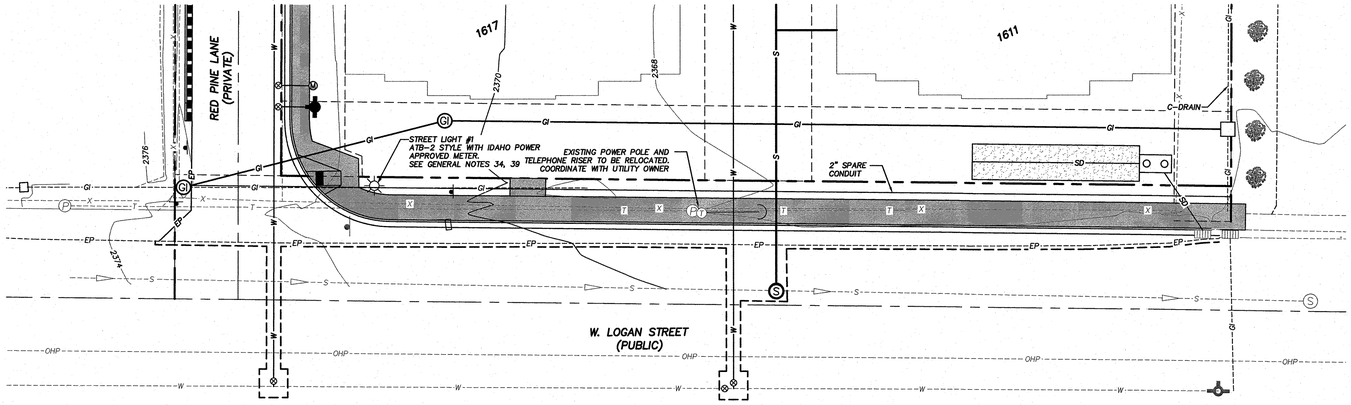
CLIENT:
S3 INVESTMENTS, LP
1016 W SANETTA ST.
NAMPA, ID 83651
(208) 890-2824

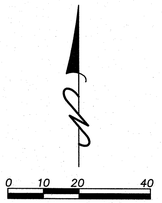
JOB NO. OC1121
DWG NO. OC1121
SCALE: Vert: N/A Horz: 1"=20'
FIELD BOOK NO.

DRAWING TITLE:
STARPOINTE ON LOGAN
STORM DRAIN DETAILS
Rev
SHEET NO. 11 OF 12 SHEETS

This Document, and the Concepts, Ideas and Design Incorporated herein are an instrument of professional services and are the Property of Mason and Associates, Inc., therefore they are not to be used in whole or part for any other project without the express Written Authorization of Mason and Associates, Inc.©

All construction shall conform to the 2015 edition of the Idaho Standards for Public Works Construction, the City of Caldwell Supplemental Specifications, and the Applicable Irrigation District Standards.





PROFESSIONAL ENGINEER
LICENSED
9212
STATE OF IDAHO
WILLIAM J. MASON

January 24, 2024

City of Caldwell

APPROVED FOR CONSTRUCTION

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Name: Steven Pendleton

NO	BY	DATE	DESCRIPTION
1	CLS	8/24/23	CITY OF CALDWELL COMMENTS
2	CLS	10/23	CITY OF CALDWELL COMMENTS
3	CLS	12/23	CITY OF CALDWELL COMMENTS

REVISIONS

DESIGNED BY:
DRAWN BY: MPC 11/22
CHECKED BY:
APP'D BY:

Mason & Associates
Professional Engineers, Land Surveyors & Planners
804 3rd S. South, Nampa, ID 83651
(208) 454-0202

CLIENT:
S3 INVESTMENTS, LP
1016 W SANETTA ST.
NAMPA, ID 83651
(208) 890-2824

JOB NO. OC1121
DWG NO. OC1121
SCALE: Vert: N/A Horz: 1"=20'
FIELD BOOK NO.

DRAWING TITLE:
STARPOINTE ON LOGAN
IDAHO POWER RELOCATION SHEET
Rev

SHEET NO. 12 OF 12 SHEETS

MEMORANDUM

TO: Caldwell City Council

Meeting Date: May 4th, 2026

AGENDA ITEM INFORMATION				
SUBJECT: Dedication of Sewer, Water, Pressure Irrigation, Gravity Irrigation and Street Light Facilities in the Starpointe on Logan Development		***Department Submittals***	***X to mark***	***Initials***
		Building Department		
		CDBG		
		Clerk		
		City Attorney		
		Finance Department		
		Human Resources		
		Planning & Zoning		
		Fire Department		
		Police Department		
		Public Works		
		Street Department		
		Water Department		
		WWTP		
		Engineering	X	NMPB
		Mapping		
COST IMPACT:	$0.00	Parks and Recreation		
FUNDING SOURCE:		Airport		
		Information Systems		
TIMELINE:		Golf Course		
		OTHER:		

Finance Review ☐ ***Budgeted*** ☐ ***Not Budgeted*** ☐

SUMMARY STATEMENT:

In accordance with the requirement that sewer, water, pressure irrigation, gravity irrigation and street light improvements, in the Starpointe on Logan development be public facilities, the developer has requested the dedication of these facilities to the City of Caldwell. Attached to this memorandum are the following documents.

A. Letter from S3 Investments, LP, requesting the dedication of sewer, water, pressure irrigation, gravity irrigation and street light facilities in the Starpointe on Logan development.
B. An Engineer's certificate from Mason and Associates, INC. affirming that the facilities were constructed according to approved plans.
C. Letter from the City of Caldwell to the State Division of Environmental Quality indicating the City's approval of proposed improvement plans.

Also attached to this memorandum is a proposed resolution of City Council accepting the dedication of certain facilities to the city

RECOMMENDED ACTION:

It is the recommendation of the Engineering Department that the Council favorably consider this request for dedication of the facilities and approve the resolution as submitted.

RESOLUTION NO. _____

A RESOLUTION BY THE CITY OF CALDWELL, IDAHO ACCEPTING DEDICATION OF SEWER MAIN, WATER MAIN, PRESSURE IRRIGATION MAIN LINES, STREET LIGHTS AND GRAVITY IRRIGATION MAINLINES IN THE STARPOINTE ON LOGAN DEVELOPMENT TO SAID CITY BY S3 INVESTMENTS, LP IN ACCORDANCE WITH PROCEDURES ESTABLISHED IN CITY RESOLUTION NO. 4-94

Be It Resolved that the City of Caldwell, Idaho hereby accepts from S3 Investments, LP, the dedication of sewer main lines, water main lines, pressure irrigation main lines, gravity irrigation main lines and streetlights within the Starpointe on Logan development and which facilities include the following appurtenances exclusively of service lines:

DESCRIPTION

Starpointe On Logan

1. 30 LF 6” Water Main
2. 861 LF 8” Water Main
3. 3 EA 6” Water Valves
4. 6 EA 8” Water Valves
5. 8 EA Single Water Meters
6. 3 EA Fire Hydrants
7. 4 EA Pressure Irrigation Services
8. 1 EA Sampling Station
9. 788 LF 4” Pressure Irrigation Main
10. 4 EA 4” Pressure Irrigation Valves
11. 1 EA 2” Pressure Irrigation valves
12. 687 LF 8” Sewer Main
13. 8 EA 48” Sewer Manhole
14. 1 EA Street Lights
15. 2 EA 30” Gravity Irrigation Manhole
16. 1 EA Irrigation Pumpstation
17. 1 EA 48”x48” Gravity Irrigation Box
18. 294 LF 10” Gravity Irrigation Mainline

Be It Also Resolved That the City of Caldwell’s acceptance of said facilities is subject to cancellation if said improvements are found to be defective. Said improvements are considered to be defective if it is found that construction is not in accordance with Idaho Standards for Public Works Construction (2015) and City of Caldwell Supplemental Specifications. This cancellation will occur if said lines are determined defective within two years after the effective date of this resolution and S3 Investments, LP or their assigns do not correct the defective work.

The Clerk of the City of Caldwell is hereby directed to submit this resolution to the County recorder of Canyon County, Idaho for recordation, and that a copy of said recorded document be forwarded by the City Clerk to the Engineering Department of said City of Caldwell for preservation in an index of Dedications.

PASSED BY COUNCIL of the City of Caldwell, Idaho, this the 4th day of May 2026

APPROVED BY THE MAYOR of the City of Caldwell, Idaho, this the 4th day of May 2026

Approved By:

_____

Eric Phillips, Mayor

Attest:

_____

Kristina Buchan, City Clerk

Memorandum

To:

City Council

Meeting Date:

May 4, 2026

Item Name:

Approve Resolution accepting a Ditch Agreement Between Michael Harn II and the City of Caldwell

Summary Statement:

Recommended Action:

Budget:

Cost:
GL Account:
Timeline:
Department:
Project Manager:

Attachments:

1. Ditch Agreement (Harn signed) _ Caldwell Markups _ 4-28-26

DITCH AGREEMENT

THIS DITCH AGREEMENT ("Agreement") is made and entered into as of the Effective Date, by and between the **City of Caldwell,** an Idaho municipal corporation (the "City of Caldwell") and **Michael Collin Harn II a/k/a Michael Colin Harn a/k/a Michael C. Harn**, an individual, whose address is 11357 Linden Road, Caldwell, Idaho ("Harn").

RECITALS

A. Harn Property. Harn is the fee simple owner of record of a parcel of property with an address of 11357 Linden Road, Caldwell, Idaho, and more particularly described on **Exhibit "A"** attached hereto (the "Harn Property");

B. Condemnation Lawsuit. On or about October 17, 2024, the City of Caldwell filed a condemnation lawsuit against Harn and others in the District Court of the Third Judicial District of the State of Idaho, in and for the County of Canyon, Case No. CV14-24-10411 (the "Lawsuit");

C. Construction Project. The City of Caldwell, by the Lawsuit, sought to take and condemn a portion of the Harn Property for a public purpose, namely, the alignment, reconstruction, widening, and improvement of the intersection of Linden Road and Ward Road, with said project to include a multi-lane roundabout, enhanced pedestrian/bike facilities, placement of curbs, gutters, concrete sidewalks, buffered bike lanes, and storm drainage systems, City of Caldwell Project No. 20-093 (the "Construction Project").

D. Second Amended Judgment. On or about July 10, 2025, the court in relation to the Lawsuit entered a Second Amended Judgment, whereby the City of Caldwell condemned (i) fee simple title to a portion of the Harn Property, and (ii) a temporary easement on a portion of the Harn Property;

E. Concrete Ditch. Pursuant to the right of way/construction plans for the Construction Project, the City of Caldwell was to remove and re-locate/reconstruct approximately 622 lineal feet of concrete ditch on the Harn Property that was approximately 3.77 feet wide and 1.36 feet deep (trapezoidal) (the "Concrete Ditch");

F. Concrete Ditch Payment. When the City of Caldwell removed the existing Concrete Ditch from the Harn Property pursuant to the Construction Project, it noted that it had not been used for a significant period of time and was filled with debris. Thus, the City of Caldwell approached Harn about paying Harn the total sum of $25,000.00 in lieu of relocating and/or reconstructing the Concrete Ditch and this proposal was acceptable to Harn; and

G. Agreement. This Agreement is executed by the City of Caldwell and Harn to memorialize the agreement not to re-locate/reconstruct the Concrete Ditch.

NOW, THEREFORE, effective the date of this Agreement in consideration of the mutual promises contained herein, and other good and valuable consideration, the receipt and sufficiency of which is unconditionally acknowledged, the Parties hereto mutually agree as follows:

1. **EFFECTIVE DATE.** The effective date of this Agreement shall be May 8, 2026 (the "Effective Date"). This is the date this Agreement shall take place regardless of whether the Parties hereto sign the Agreement before or after the Effective Date. MCH 4-28 2026

2. **DEFINITIONS.** When used in this Agreement the following terms shall be defined as follows:

(a) "Party" means any party to this Agreement.

(b) "Parties" means all parties to this Agreement.

(c) "Person" means and includes a natural person, a partnership, a corporation, a trust, an estate, a governmental unit and every other legal entity known to or recognized by law.

(d) "Representative" and "Personal Representative" means every person acting on behalf of the person designated and includes but is not limited to directors, officers, partners, employees, agents, attorneys, insurers, executors, administrators and personal representatives appointed or unappointed.

(e) "Third Party" or "Third Parties" means each Person who is not a Party to this Agreement.

(f) "Concrete Ditch Released Claims" means any and all claims, causes of action, and defenses thereto, relating to the removal, and/or the contemplated relocation and/or reconstruction, of the Concrete Ditch, and any negotiations concerning this Agreement that existed on or before the Effective Date of this Agreement.

3. **BASIS OF COMPROMISE AND SETTLEMENT.** Each Party hereto hereby separately represents, warrants, and agrees as follows:

4. **Payment of $25,000.00 to Harn.** Subject to the terms of this Agreement, the City of Caldwell agrees on or before the later of (i) May 8, 2026, or (ii) fifteen (15) calendar days after Harn executes and initials this Agreement and delivers his acknowledged/notarized original signature on this Agreement to the City of Caldwell or its counsel, to pay to Harn the total sum of $25,000.00 in cash or cash equivalent (the "$25,000.00 Payment"). MCH 4/28-2026

5. **No Relocation or Reconstruction of Concrete Ditch.** Contingent upon the City of Caldwell timely paying to Harn the $25,000.00 Payment, the City of Caldwell shall have no obligation to re-locate or reconstruct the Concrete Ditch.

6. **Release.**

(i) **Release of City of Caldwell.** Subject to the condition precedent that the City

of Caldwell timely pays to Harn the $25,000.00 Payment as set forth hereinabove, Harn hereby unconditionally releases and fully, absolutely and forever discharges the City of Caldwell, and its agents, successors and assigns, from any and all Concrete Ditch Released Claims, as of the Effective Date.

(ii) **Exception from Releases.** Notwithstanding anything contained herein to the contrary, the release herein given shall not release any Party from the obligations and duties imposed pursuant to this Agreement.

9. **CITY OF CALDWELL'S REPRESENTATIONS AND WARRANTIES**. In order to induce Harn to enter into this Agreement, the City of Caldwell hereby makes the following representations and warranties to Harn:

(a) **Authority**. The City of Caldwell hereby warrants and represents, without any limitation or qualification of any kind whatsoever, that (i) it is duly authorized and empowered to enter into and sign this Agreement, (ii) this Agreement is the binding obligation of the City of Caldwell, and (iii) there exists no physical or mental condition known to the City of Caldwell that would preclude it from executing this Agreement. In furtherance thereof, the City of Caldwell agrees to indemnify and hold harmless Harn against any and all claims and losses including, but not limited to, all reasonable attorney's fees resulting from a breach of this provision of this Agreement and agrees to pay all reasonable attorney's fees incurred by Harn to enforce this provision of this Agreement.

10. **HARN'S REPRESENTATIONS AND WARRANTIES**. In order to induce the City of Caldwell to enter into this Agreement, Harn hereby makes the following representations and warranties to the City of Caldwell:

(a) **No Assignment of Claims**. Harn hereby represents and warrants that Harn has not heretofore assigned or transferred or purported to assign or transfer to any Third Party all or any part of any of the Concrete Ditch Released Claims. Harn further represents and warrants that no Third Party has any legal or equitable right of subrogation to all or any part of any of the Concrete Ditch Released Claims.

(b) **Authority**. Harn hereby warrants and represents, without any limitation or qualification of any kind whatsoever, that (i) he is duly authorized and empowered to enter into and sign this Agreement, (ii) this Agreement is the binding obligation of Harn, and (iii) there exists no physical or mental condition known to Harn that would preclude him from executing this Agreement. In furtherance thereof, Harn agrees to indemnify and hold harmless the City of Caldwell against any and all claims and losses including, but not limited to, all reasonable attorney's fees resulting from a breach of this provision of this Agreement and agrees to pay all reasonable attorney's fees incurred by the City of Caldwell to enforce this provision of this Agreement.

11. **EXPENSES OF THE PARTIES IN THIS TRANSACTION**. Each of the Parties hereto shall pay all of the respective expenses incurred by such party in connection with the authorization, preparation, negotiation and execution of this Agreement including, but not limited to,

all fees and expenses for brokers, agents, attorneys and accountants.

12. **TIME OF ESSENCE**. Time and prompt performance of each provision of this Agreement is of the essence.

13. **WAIVER**. A waiver by one Party hereto of one or several defaults in performance of any provision of this Agreement to be performed by any other Party hereto shall not be construed as being a waiver of such provision itself or any subsequent default in performance thereof or the provisions of this paragraph.

14. **ENFORCEMENT EXPENSE OF THE PARTIES HERETO**. The Party hereto who is a losing party in any court action brought to enforce any of the provisions of this Agreement shall pay to the Party or Parties hereto who is/are a prevailing party in such court action all reasonable attorney's fees incurred in all trial and appellate courts by such prevailing party in addition to all costs allowed by law.

15. **ALL MODIFICATIONS TO BE WRITTEN**. No modification of this Agreement or any waiver of a provision hereof shall be of any force or effect unless the same is in writing and signed by the Parties hereto.

16. **FINAL AGREEMENT**. All oral and written representations, warranties, agreements and contracts discussed or entered into by the Parties hereto or their representatives before the Effective Date of this Agreement relating directly or indirectly to the Concrete Ditch Released Claims set forth in this Agreement are merged into and superseded by this Agreement and this Agreement constitutes the sole and the entire contract between the Parties hereto relating to the Concrete Ditch Released Claims set forth in this Agreement.

17. **MISCELLANEOUS**.

(a) **Paragraph headings**. The paragraph headings used herein are for convenience only, are not a part of this Agreement and shall not be used in interpreting it.

(b) **Incorporation of Recitals.** The recitals set forth hereinabove are incorporated herein as if set forth in full.

(b) **Settlement entire - not severable**. The settlement which is the subject of this Agreement is entire and in no respects severable.

(c) **Choice of law and consent to jurisdiction and venue**. This Agreement shall be governed by the laws of the state of Idaho. Each Party hereby consents to the jurisdiction and venue of any court located in Canyon County, Idaho in the event of any legal proceeding with respect to the negotiation, execution or delivery of this Agreement, or the enforcement of any obligation, right or remedy thereunder, or the assertion of any claim, defense, set off or counterclaim in connection therewith.

(d) **Singular terms**. Singular terms used herein shall be read as if written in the plural when the context so requires or permits.

(e) **Duplicate originals**. Several duplicate originals of this Agreement shall be signed, and each such signed duplicate original shall be an original for all purposes.

(g) **Survival**. The covenants, representations and warranties contained in this Agreement and the documents referred to as exhibits herein, shall be continuing ones and shall survive any compromise, repayment or satisfaction of the Obligations, whether at the foreclosure sale or otherwise.

(h) **Notices.** Any notice under this Agreement shall be in writing and be delivered in person or by public or private courier service (including U.S. Postal Service Express Mail), by certified mail or by facsimile. Any notice given by certified mail shall be sent with return receipt requested. Any notice given by facsimile shall be confirmed electronically. All notices shall be addressed to the Parties at the addresses set forth in this Agreement, or at such other addresses as the Parties may from time to time direct in writing. Any notice shall be deemed to have been given on the earlier of: (a) actual delivery or refusal, (b) three (3) days after mailing by certified mail, or (c) the day of confirmed facsimile delivery.

20. **BINDING EFFECT.** The Agreement herein applies to, binds, and inures to the benefit of each Party hereto and their personal representatives, executors, administrators, heirs, devisees, legatees, assignees, transferees and successors.

21. **CONFIDENTIALITY.** The Parties agree that the terms of this Agreement are confidential, and the Parties hereby agree not to disclose the terms of this Agreement to any third-party except (i) to their counsel, accountants, or other professionals, (ii) with the consent of the other Party, or (iii) if compelled to do so pursuant to lawful subpoena, order of the court, or lawful demand by a governmental taxing authority.

22. **NON-DISPARGEMENT.** Each Party hereto agrees, and agrees to cause its officers, directors, employees and agents, not to disparage or denigrate any other Party at any time, whether orally or in writing, and further agree to take no action or engage in any conduct prejudicial to the reputation of any other Party.

23. **WAIVER OF JURY TRIAL**. THE PARTIES HERETO EACH HEREBY WAIVE THE RIGHT TO TRIAL BY JURY IN ANY ACTION, SUIT OR PROCEEDING ARISING OUT OF OR RELATED TO THIS AGREEMENT.

// REMAINING PORTION OF PAGE INTENTIONALLY LEFT BLANK //

// SIGNATURES ON FOLLOWING PAGES //

SIGNED BY THE CITY OF CALDWELL.:

City of Caldwell

_____ _____
By: _____ Date Signed
Its: _____

STATE OF IDAHO)
: ss.
County of Ada)

On the _____ day of April, 2026, before me, the undersigned notary public in and for said state, personally appeared _____, known or identified to me to be the _____ of the City of Caldwell, the Idaho municipal corporation that executed the within instrument or the person who executed the same on behalf of said municipal corporation, and acknowledged to me that said municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

_____
Notary Public for Idaho
Residing at _____
Commission expires: _____

SIGNED BY HARN.:

Michael C Harn — 3/31/2026

By: Michael C. Harn II, an individual — Date Signed

STATE OF IDAHO)
: ss.
County of Ada)

On the 31st day of ~~April~~ March, 2026, before me, the undersigned notary public in and for said State, personally appeared Michael C. Harn II, known or identified to me to be the person whose name subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

AYN MCMILLAN
Comm Expires 06-18-29
NOTARY PUBLIC
Comm No. 32167
STATE OF IDAHO

Notary Public for Idaho
Residing at Boise, ID
Commission expires: 6/18/29

EXHIBIT "A"
(Attach legal description to the Harn Property)

EXHIBIT "A"

A part of the Northwest quarter of the Northeast quarter of Section 31, Township 4 North, Range 2 West of the Boise Meridian in Canyon County, Idaho, more particularly described to-wit:

Commencing at the Northwest corner of the said Northwest quarter of the Northeast quarter the INITIAL POINT of this description; thence
North 89°47'59" East 747.98 feet, along the North line of the said Northwest quarter of the Northeast quarter; thence
South 01°11'57" West 304.09 feet; thence
South 89°03'54" West 299.79 feet; thence
South 00°07'40" West 282.76 feet, to a point on the centerline of Solomon Drain, said point being on a curve, thence
meandering along said centerline and curving to the left 163.98 feet along a curve having a radius of 171.78 feet, a central angle of 54°41'38", and a chord bearing
North 39°19'03" West 157.82 feet; thence
North 66°39'52" West 312.28 feet; thence
North 56°25'38" West 65.35 feet, to a point on the West line of the said Northwest quarter of the Northeast quarter; thence
North 00°00'32" West 307.12 feet, along the said West line, to the INITIAL POINT of this description.

EXCLUDING THE PROPERTY DESCRIBED ON PAGE 2 OF THIS EXHIBIT "A":

km
ENGINEERING

December 18, 2024
Michael Harn II
Parcel No. R3432901100
Project No. 20-093
Right-of-Way Dedication
Legal Description

A parcel of land situated in a portion of the Northwest 1/4 of the Northeast 1/4 of Section 31, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho and being more particularly described as follows:

BEGINNING at a found aluminum cap marking the North 1/4 corner of said Section 31, which bears N89°43'15"W a distance of 2,636.05 feet from a found aluminum cap marking the Northeast corner of said Section 31;
Thence following the northerly line of said Northeast 1/4, S89°43'15"E a distance of 431.48 feet;
Thence leaving said northerly line, S00°16'45"W a distance of 25.00 feet;
Thence S50°21'24"W a distance of 31.16 feet;
Thence N89°43'15"W a distance of 197.57 feet;
Thence S78°42'22"W a distance of 61.84 feet;
Thence S70°19'10"W a distance of 44.13 feet;
Thence S38°00'40"W a distance of 37.09 feet;
Thence S02°24'28"E a distance of 128.33 feet;
Thence S07°54'00"W a distance of 123.97 feet to the southerly boundary of a parcel of land as described in Quitclaim Deed per Instrument No. 2011023275;
Thence following said southerly boundary the following two (2) courses:

1. N66°11'06"W a distance of 23.60 feet;
2. N55°56'52"W a distance of 65.22 feet to the westerly line of said Northwest 1/4 of the Northeast 1/4;

Thence leaving said southerly boundary and following said westerly line, N00°28'06"E a distance of 307.19 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 46,306 square feet, having 10,788 square feet being prescriptive right-of-way and 35,518 square feet being non-prescriptive right-of-way, more or less.

All subdivisions, deeds, records of surveys, and other instruments of record referenced herein are recorded documents of the county in which these described lands are situated in.

5725 North Discovery Way • Boise, Idaho 83713 • 208.639.6939 • kmengllp.com

Regular **Item:** 10.

Memorandum

To:

City Council

Meeting Date:

May 4, 2026

Item Name:

Approve the Findings of Facts and Conclusions of Law for Painted Sage No. 2 Final Plat (SFP26-000007).

Summary Statement:

Recommended Action:

Budget:

Cost:
GL Account:
Timeline:
Department:
Project Manager:

Attachments:

1. FCO_CC_Packet - PaintedSageNo.2 (SFP26-000007)

Caldwell Planning & Zoning Department

STAFF REPORT / FINDINGS

Consent Item | City Council | 5/4/2026

Staff Planner: Joe Dodson, Principal Planner

CASE NO(s): SFP26-000007
Project Name: Painted Sage No. 2

STAFF REVIEW SUMMARY

Staff finds the final plat **IS** compliant with all applicable codes, regulations, and policies, and is in conformance with the approved preliminary plat. Staff recommend if approved, the approvals be subject to the conditions listed in the Findings of Fact, Conclusion of Law, and Decision herein.

CITY COUNCIL DECISION

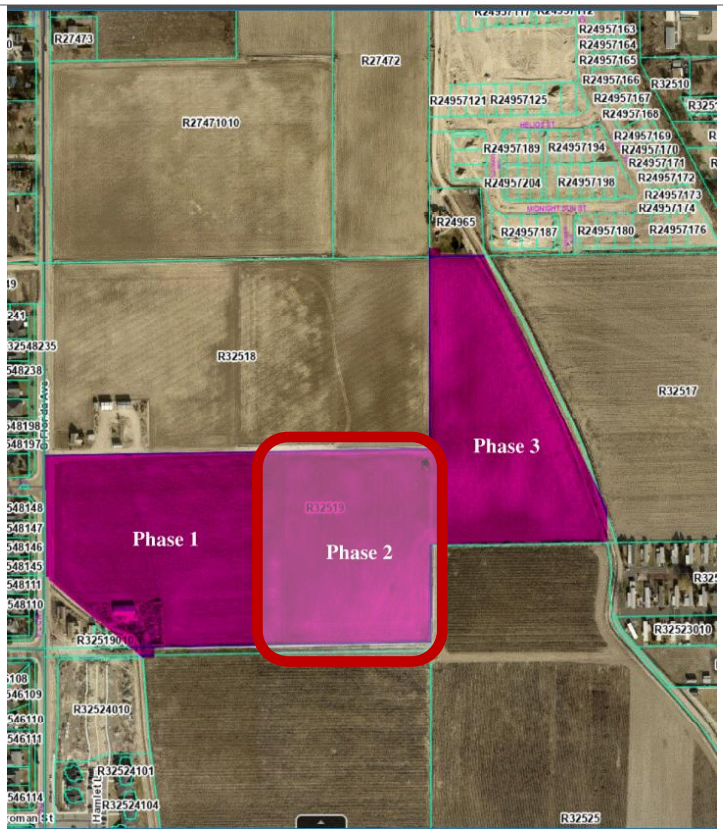
City Council APPROVED the final plat at the 5/4/2026 City Council meeting.

PROJECT SUMMARY:

Proposed Land Use Applications:

Final Plat for Painted Sage No. 2, consisting of 45 detached single-family residential building lots and 8 common lots on approximately 8.7 acres in the R-2 zoning district.

Project Name:	Painted Sage No. 2
Applicant:	Focus Consulting on behalf of Hayden Homes
Property Owner:	DRP ODIN 27 LLC
Parcel ID Number(s):	R3251900000
Property or Project Size:	8.7 acres (this phase)



DECISION BODY – REQUIRED FINDINGS & APPROVAL CRITERIA

Before the City Council approves any application, the Council must find and conclude the proposed application is compliant with the Caldwell City Code approval criteria as listed under #11 within Section I, Findings of Facts, within this report.

BEFORE THE CALDWELL CITY COUNCIL
CITY OF CALDWELL, CANYON COUNTY, IDAHO

IN THE MATTER OF AN APPLICATION FOR A FINAL PLAT APPROVAL FOR PAINTED SAGE SUBDIVIISON NO. 2 CONSISTING OF 45 SINGLE-FAMILY DETACHED RESIDENTIAL BUILDING LOTS, AND 8 COMMON LOTS ON APPROXIMATELY 8.7 ACRES IN THE R-2 ZONING DISTRICT.

Property Owner: DRP ODIN 27 LLC

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

Case No. SFP26-000007

I. FINDINGS OF FACTS

1. **APPLICANT:** Focus Consulting on behalf of Hayden Homes

2. **PROPERTY OWNER:** DRP ODIN 27 LLC

3. **APPLICATION REQUEST:** Application for final plat approval of Painted Sage Subdivision No. 2, consisting of 45 single-family detached residential building lots and 5 common lots on approximately 8.7 acres in the R-2 zoning district.

4. **SITE ADDRESS AND LOCATION:** The subject site is located on the NEC of S. Florida Ave. and Laster St., with a property address of 4901 S. Florida Avenue, described as a portion of the S ½ of the NE ¼ of Section 2, T3N, R3W, Boise Meridian, City of Caldwell, Canyon County, Idaho.

5. **ASSESSOR PARCEL NUMBER(S):** R3251900000

6. **PROJECT SIZE:** Phase 2 is approximately 8.7 acres, more or less. Remaining property (future phase 3) is approximately 12 acres.

7. **PUBLIC NOTICING:** The Planning and Zoning Division notifies all political subdivisions providing services within the planning jurisdiction, including school districts who will be impacted by any changes that have been proposed from what was originally approved on the preliminary plat.

   Review of the final plat submitted determined there were no modifications proposed that would necessitate additional public agency notifications.

8. **PRELIMINARY PLAT AND DEVELOPMENT BACKGROUND AND HISTORY:**

The preliminary plat approval for Painted Sage (fka The Collections Subdivision) was approved and signed was signed by the City Council on 10/4/2022 (ANN-20-05, PUD-20-02). This is the first final plat for this preliminary plat and is therefore still a valid plat.

Since the original approval, the property has changed ownership and the new developer/home builder, Hayden Homes, modified the plat to decrease the density within the first phase of development. This was accomplished by reducing the number of single-family attached dwellings to no more than two (2) attached and adding single-family detached lots where none were proposed within phase 1 at the time of preliminary plat approval.

Phase 2 has remained the same as originally approved with 45 single-family detached residential lots on approximately 8.7 acres in the existing R-2 zone.

9. **APPLICABLE REGULATIONS AND GUIDING DOCUMENTS:**

a. City of Caldwell Zoning Ordinance No. 1451, as amended
b. City of Caldwell Subdivision Ordinance, as amended
c. Idaho Code, Title 67, Chapter 65, Local Planning Act

10. **STAFF REVIEW AND ANALYSIS:**

Residential Type	**# of Lots (Same as # of Units)**				
	PP	FP No. 1	FP No. 2	TBD	Remaining
Single-Family Detached	67	26	**45**		**68**
Single-Family Attached	74	32	**n/a**		**0** – modified to not have anymore
Total Lots	141	58	**45**		68

Residential Type	**# of Buildings**				
	PP	FP No. 1	FP No. 2	TBD	Remaining
Single-Family Detached	67	26	**45**		**68**
Single-Family Attached	74	32	**n/a**		0 – modified to not have anymore

Non-Residential					
	PP	FP No. 1	FP No. 2	TBD	Remaining
Open Space Acreage	10.38 ac.	3.94 ac	**0.42 ac**		6.02 ac.
Amenities Approved	Gazebos, seating areas, public pathway segment, EV parking in garages	Gazebo w/ seating area	**Gazebo w/ seating area and sports court**		Additional seating areas and pathway segment

Staff Comment: *Construction drawings (CD25-000063) and the proposed final plat have been reviewed for conformance with city codes and with the approved preliminary plat. The Planning & Zoning Division, in consultation with the Engineering Department, have determined the final plat is compliant with city code, as well as with the approved preliminary plat, including the allowed deviations outlined within Caldwell Subdivision Ordinance.*

11. **CITY COUNCIL DECISION:**

Regarding the request for a final plat approval for Painted Sage Subdivision No. 2, consisting of 45 single-family detached residential building lots and 8 common lots on approximately 8.7 acres in the R-2 (Community Residential) zoning district on a portion of Parcel R3251900000, located in the S ½ of the NE ¼ of Section 2, T3N, R3W, Boise Meridian, City of Caldwell, Canyon County, Idaho, the subject application was placed on the 5/4/2026 City Council consent agenda for consideration.

Based upon the information received and the record of evidence presented, the City Council voted to **APPROVE** the request for final plat approval, subject to the conditions herein. In approving the requests, the City Council concluded the following:

1. The final plat is compliant with city code; and
2. The final plat is in compliance with the approved preliminary plat.

II. CONCLUSIONS OF LAW

1. The City of Caldwell has provided for the processing of Land Use permits authorized by Chapter 65, Title 67, Idaho Code, pursuant to Chapter 10 Zoning Regulations and Chapter 11 Subdivision Regulations.
2. The record includes, but is not limited to all files, application documents, public notices, public comments and testimony, staff reports and memos, presented evidence and exhibits, public hearing written minutes and audio, and the signed Findings of Facts, Conclusions of Law, and Decision.
3. The City Council is authorized to approve, approve with conditions, approve with modifications, or deny final plats in accordance with Section 11-02-03 (2) D of Caldwell City Code.
4. The City Council reviewed and considered all records, evidence, testimony, facts presented, applicable code standards, and approval criteria as specified within Caldwell City Code in making their decision.

III. CONDITIONS OF APPROVAL

NOTE: Any conditions removed by the governing body will be shown in a strikethrough.
Any conditions added by the governing body will be shown as underlined.

The approval of the application requests for (SFP26-000007), are subject to the adherence of the following conditions:

A. Site Specific Requirements:

1. Future development of the subject site shall be substantially consistent with the approved plans herein and all conditions/entitlements associated with the Painted Sage/Collections Preliminary Plat and PUD (ANN-20-05, PUD-20-02), except as modified under SPM25-000001 as outlined herein.
2. No more than 30 homes/lots may receive building permit approval prior to a Fire approved secondary access being constructed. Lot 11, Block 8 is considered a non-buildable lot until such time as the temporary/secondary fire access is removed with the extension of Laster Street.
3. Applicant/Developer shall continue working with Planning and Zoning to ensure the adequate number and appropriate level of amenities and common open space is provided within the overall Painted Sage Subdivision to ensure compliance with PUD approvals.

B. General Requirements:

1. Development of the subject property shall be in conformance with all municipal codes, policies, standards, and regulations of the City of Caldwell, unless specifically stated otherwise in a Development Agreement or in the

Order of Decision. **NOTE:** *Failure to identify a code violation during the review of the plans DOES NOT give the applicant the right or permission to violate any codes, policies, standards and/or regulations.*

2. If any term or provision of this decision, to any extent, is held invalid or unenforceable, the remaining terms and provisions hereof shall not be affected thereby, but each such remaining term and provision shall be valid and enforced to the fullest extent permitted by law.
3. Any nuisances existing on the property (weeds, trash, debris, etc) shall be resolved and in compliance with city codes prior to the approval of any construction drawings and/or issuance of building permits.
4. Any changes to the plans and specifications upon which this approval is based, other than those required by the above conditions, will require submittal of an application for modification and approval of that application prior to commencing any change.
5. All improvements and operations shall comply with applicable local, state and federal requirements and procedures whether specifically addressed in the analysis of this application or not.
6. Fencing: Fencing must comply with Caldwell City Code Section 10-02-07.
7. Approval: This approval is for the application(s) specified herein only. Additional permits, licenses and approvals may be necessary.
8. Solid Waste Disposal: All solid waste receptacles utilized during development and/or construction shall be provided by the same company with which the City of Caldwell has an exclusive contract.
9. Business Licensing: All businesses operating within the corporate limits of the city shall obtain a business permit license prior to commencing business operations.

C. Site Design and Development Standards:

1. General: All new construction shall comply with the current dimensional standards (height and setback schedule) in effect at the time the building permit is filed, excluding any deviations approved through a planned unit development, special use permit, and/or development agreement.
2. Stormwater: Strict adherence to the "Caldwell Stormwater Management Manual", as adopted by the city council as well as any subsequent adopted updates, is required. **NOTE:** *Any modifications necessary to the original approved stormwater design where additional stormwater retention or detention facilities are required, or where the approved retention and detention facilities are required to be expanded, still requires adherence to the requirements for minimum open space, landscape buffers, lot sizes and setbacks.*

D. Engineering Department Conditions:

The following items shall be completed prior to the City Engineer signing the final plat. Said items cannot be deferred by posting a financial security:

1. Water System: The final plat cannot be signed until the water system has been constructed, pressure tested and clean water samples received.
2. Sewer System: The final plat cannot be signed until the sewer system has been constructed, pressure tested, CCTV video has been submitted and approved and interim as-builts have been approved by the Engineering Department.
3. Pressurized Irrigation System: The final plat cannot be signed until the pressure irrigation system within the public right-of-way has been constructed and pressure tested.
4. Storm Drain System: The final plat cannot be signed until the storm drain system located within the public right-of-way has been constructed, passed visual inspection, and interim as-builts have been approved by the Engineering Department.

5. All-Weather Surfaces: The final plat cannot be signed until all-weather surfaces are in place, compaction test results have been submitted and approved for roadways and emergency accesses and, if paved, core sample results have been submitted and approved.
6. Street Signs: The final plat cannot be signed until all street signs have been installed to City standards and approved.
7. Construction Security: Construction security (compliant with current City Code requirements) must be provided for all items which are not among the items listed above, and which are not yet completed before the City Engineer can sign the final plat. The City must be in agreement on a construction security amount for those improvements.
8. Final Plat Review: The final plat drawing shall be submitted to the Engineering Department for review prior requesting signatures on the final plat. Adequate review time (no less than 30 days) shall be provided by the Applicant. Final plats submitted for review must meet all State statutes and City codes, policies, and ordinances.
9. Addressing: In an effort to expedite the addressing process of the final plat, applicants shall submit electronic copies of the final plat, in both PDF and AutoCAD format, to the Engineering and Mapping departments as soon as possible.

E. Fire Department Conditions:

1. All requirements from the Fire Department for access, turnarounds, emergency access, water supply, fire hydrants, etc. shall be met in the development and/or platting of the subject property.
2. Final approval of the location and number of fire hydrants within the development shall be determined by the Fire Marshal and take place by phase at the time of submittal of applicable construction drawings for each phase.

F. Mapping Department Conditions:

1. Approved Subdivision Name. No changes to an approved subdivision name shall occur unless a request is initiated through the filing of an application for a "Subdivision Name Change Request", and subsequently reviewed and approved the Mapping and Planning and Zoning Department, at an administrative staff level. In making application, the application shall file a completed application with the Planning and Zoning Department on forms prescribed by the department accompanied by such data and information necessary to assure the fullest presentation of facts, as determined by the Planning Director.
    a. Subdivision Name Change Requests; Prior to Final Plat Submission: If approved, an amended preliminary plat will need to be submitted to the Planning and Zoning Department with the reflected subdivision name change prior to the approval of construction drawings. All construction drawings and final subdivision plats shall reflect the new approved subdivision name.
    b. Name Change Requests; Prior to Final Plat Recording: If approved, an amended final plat drawings and mylars will need to be submitted to the Planning and Zoning Department with the reflected subdivision name change prior to signature of the final plat.
    c. Name Change Requests; After Final Plat Recording: If approved, an amended final plat drawing indicating the new subdivision name OR an Affidavit of Correction indicating that the plat is otherwise known as "insert the new approved subdivision name", shall be recorded at the county recorder's office. Once the plat or affidavit is recorded, a copy of the recorded plat or affidavit shall be provided to the Planning and Zoning Department.
2. Approved Street Names, Street Layout, Lot and Block Numbering, and Subdivision Phasing Plan. No changes to the original approved street names, street layout and configuration, lot and block numbering, or subdivision

phasing plan shall occur without prior approval from the City of Caldwell Mapping Division. Any substantial changes from what was originally approved may require additional public hearings.

G. Landscaping Specific Requirements:

1. Compliance: The applicant shall comply with all landscaping requirements based on Caldwell City Code.
2. Landscape Plan: The Landscape Plan **(Exhibit 1)** represents the approved landscape plan. Any changes to the landscape plan must be submitted to the City for review and approval prior to installation.
3. If the City determines that any such changes require additional public comment due to potential impacts on surrounding property or the community, or that such change is a substantial enough change from the landscape plan presented to the public, a public hearing shall be held on the proposed changes and notice shall be provided as required by the City.
4. Landscape Maintenance: All landscaping and screening devices shall be maintained in an attractive, live, safe and healthy manner, and to meet the specific requirements in the Caldwell City Code.
5. Subdivisions: The homeowner's association is responsible for maintaining all common area landscaping and screening devices within a subdivision, development, and/or the subject property.
6. Street Landscape Buffers: The street landscape buffers shall contain a mixture of sod, trees (deciduous and evergreen), shrubs, lawn, vegetative and non-vegetative ground cover so that the entire buffer area is covered. Plantings shall meet or exceed the minimum plant sizes as follows:

Planting Type	Minimum Size at Time Planting
Evergreen trees	6-foot height minimum
Ornamental trees	2-inch caliper minimum
Shade trees	2-inch caliper minimum
Shrubs & Perennials	10" height and/or spread minimum, depending on plant species

H. Subdivision Specific Requirements:

1. Cluster Mailboxes: The development shall utilize cluster mailboxes for delivery of mail. Individual mailboxes shall not be allowed. A cluster mailbox placement plan shall be submitted to the Planning and Zoning department showing coordination with the United States Postal Services prior to submitting the construction drawings.
2. Subdivision Construction Signage: At the time of development a "rules and regulations" sign shall be posted and maintained at the entryways to the project until it is fully developed and build out is complete. The signs would be intended for subcontractors performing work and should include: a) no dogs; b) no loud music; c) no alcohol or drugs; d) no abusive language; e) disposal of personal trash and site debris; f) daily cleanup of any mud and/or dirt that is deposited from the construction parcel onto streets; g) installation of a temporary construction fence that would keep debris from being blown off site by the wind; h) no burning of construction or other debris on the property.
3. Plat Expirations:

   Final plats must be recorded for a single-phase development or for the first phase of a multi-phase development within twenty-four (24) months of the date of signature on the approving order of decision for

the final plat.

4. Phased Subdivisions: The subdivider may file and obtain acceptance of successive final plats for continuous segments of the approved preliminary plat without reapplication for preliminary plat approval, provided that final plats are recorded in successive intervals of not more than two (2) years each, as measured from the date of recordation of the prior phase final plat.

I. Planned Unit Development Specific Requirements:

1. PUD Ownership: A planned unit development shall be under single ownership/control during the planning and developmental stage to ensure that the development can be accomplished in a unified manner.
2. PUD Amenities: 50% of the amenities shall be completed with the first 80% of building permits issued for the entire development. All amenities shall be completed prior to the final landscape inspection for street buffers and open space.
3. PUD Expiration: The completion of the first phase of a planned unit development shall take place within three (3) years of the signature date on the order of decision approving the planned unit development or said approval shall become null and void. For each phase after the first phase there shall be an allowed one year time frame per phase for completion. Should any phase not be completed within its one year time frame, approval on the uncompleted portion of the planned unit development shall become null and void. Exceptions to the time frames may be granted at the time of original approval of the planned unit development, provided said exceptions are requested in the initial application.

IV. ORDER OF DECISION

The Council, based upon the testimony and evidence in record in this matter and upon findings of fact and conclusions of law set forth herein DOES HEREBY DETERMINE AND DECIDE AS FOLLOWS: the request for a final plat approval for Painted Sage Subdivision No. 2, consisting of 45 single-family detached residential building lots and 8 common lots on approximately 8.7 acres in the R-2 (Community Residential) zoning district on a portion of Parcel R3251900000, located in the S ½ of the NE ¼ of Section 2, T3N, R3W, Boise Meridian, City of Caldwell, Canyon County, Idaho, is **APPROVED SUBJECT TO THE CONDITIONS OF APPROVAL LISTED HEREIN.**

These Findings of Fact, Conclusions of Law and Decision are for Painted Sage Subdivision No. 2 approved and adopted by the Caldwell City Council on this date, May 4, 2026.

_____ _____

Eric Phillips, Mayor Date of Decision

ATTEST:

_____

Kristina Buchan, City Clerk
City of Caldwell

EXHIBIT 1

Application Documents

- Application
- Narrative
- Vicinity Map
- Final Plat
- Landscape Plan
- Approved Preliminary Plat

COMMUNITY DEVELOPMENT DEPARTMENT
Planning & Zoning Division
Caldwell City Hall: 205 S 6th Avenue | Mail: PO Box 1179 Caldwell, ID 83606 | Phone: 208-455-3024
https://www.cityofcaldwell.org/Departments/Community-Development/Building-Safety-Division
Robin Collins, PCED, CBO | Community Development Director & Building Official

Master Land Use Application

This Master Land Use Application and specific land use checklists must be completed, with all required supplemental documents provided, prescreening passed, and fees paid for an application to be considered complete and accepted.

Hearing dates and codes utilized for review are based on the date is "complete and accepted".

Failure to submit all requested items (in legible form) may delay the processing of your application.

APPLICATION LEGEND:

* = Public hearing(s) required
** = May require public hearing
*** = City Council consent agenda
All others are considered Administrative Staff Level Reviews

I. Application Requests (check all that apply)

- ☐ Admin Director Determination
- ☐ Administrative Development Review[2]
- ☐ Alternative Method of Compliance
- ☐ Annexation w/Zoning*
- ☐ Business License (Permit)
- ☐ Certificate of Appropriateness*
- ☐ Comprehensive Plan (Map) Amendment*
- ☐ Comprehensive Plan (Text) Amendment*
- ☐ Deannexation*
- ☐ Design Review**
- ☐ Development Agreement (New)*
- ☐ Development Agreement (Modification)**
- ☐ Development Agreement (Termination)*
- ☐ Home Occupation Permit (New)
- ☐ Home Occupation Permit (Renewal)
- ☐ Lot Line / Boundary Line Adjustment
- ☐ Lot Split (Administrative)
- ☐ Lot Split (Simple)
- ☐ Manufactured Home Community*
- ☐ Mobile Food Unit (Individual)
- ☐ Mobile Food Unit Park / Court
- ☐ Modification to Conditions of Approval**
- ☐ Outdoor Dining Permit
- ☐ Parcel Consolidation
- ☐ Performance Bonding
- ☐ Planned Unit Development (New)*
- ☐ Planned Unit Development (Modification)**
- ☐ Public Art / Mural
- ☐ Rezone* (Zoning Map Amendment)
- ☐ Signs[1]
- ☐ Special Use Permit (New)*
- ☐ Special Use Permit (Modification)**
- ☐ Subdivision (Prelim) Plat*
- ☑ Subdivision (Final) Plat***
- ☐ Subdivision (Short) Plat*
- ☐ Subdivision Plat Modification**
- ☐ Subdivision Plat (Time Extension)
- ☐ Subdivision Plat (Renewal)
- ☐ Temporary Use Permit
- ☐ Traffic Impact Study Review
- ☐ Vacation (Easement)*
- ☐ Vacation (Plat Note) *
- ☐ Vacation (ROW) *
- ☐ Variance*
- ☐ Zoning Ordinance Text Amendment*

Footnotes:

[1]Freestanding, post/pole, or monument signs less than 6' in height. All other signs must be submitted through the building department.

[2] Used when not associated with other land use applications, when revisions to an approved (non-subdivision development) is being proposed, or when the land use schedules indicate the requirement for Administrative Development Review.

II. General Project / Site Information

Project or Development Name: *(for business licensing, use business name)*	Painted Sage Phase 2
Site Address(s): *Upload separate attached sheet if more than six (6) site addresses*	4703 S FLORIDA AVE, CALDWELL, ID
Suite #s:	
Parcel #s:	R3251900000/R3251901000
Total Acres:	30.31
Prior Use of Property:	Residential
Proposed Use of Property:	Residential

Current Zoning of Subject Parcel(s): *(check all that apply)*

☐ RS-1	☐ C-1	☐ M-1	☐ D-CC	☐ A-D	☐ Property in County
☑ RS-2	☐ C-2	☐ M-2	☐ C-CB	☐ C-D	
☐ -1	☐ C-3	☐ I-P	☐ T-N	☐ H-D	List County Designation:
☐ R-2	☐ C-4			☐ P-D	
☐ R-3	☐ H-C				

Proposed Zoning of Subject Parcel(s): *(check all that apply)*	☑ No Change ☐ RS-1 ☐ RS-2 ☐ R-1 ☐ R-2 ☐ R-3	☐ C-1 ☐ C-2 ☐ C-3 ☐ C-4 ☐ H-C	☐ M-1 ☐ M-2 ☐ I-P		☐ D-CC ☐ C-CB ☐ T-N	☐ A-D ☐ C-D ☐ H-D ☐ P-D

Select the Overlay District for the Subject Parcel(s): *(check all that apply)*	☐ Not in Overlay Zone ☐ APO-1 ☐ APO-2	☐ ED-1	☐ FP-1	☐ HD-1 ☐ HD-2 ☐ HD-3	☐ SO-1 ☐ SO-2 ☐ SO-3	☐ UD-1 ☐ UD-2 ☐ UD-3

City of Caldwell Comprehensive Plan Designation of Subject Parcel(s): *(check all that apply)*	☐ Neighborhood 1 ☑ Neighborhood 2 ☐ Neighborhood 3 ☐ Urban Neighborhood	☐ Downtown ☐ Mixed Use Center ☐ Community Center ☐ Special Purpose

Is/Are Subject Parcel(s) located within an "Area Hub" as indicated within the City of Caldwell Comprehensive Plan?

☐ Yes ☑ No

III. Applicant Information

Note: If applicant is an LLC, proof of authorized signer will be required from the Secretary of State.

Name:	Hayden Homes Idaho LLC
Company Name: *(if applicable)*	
Mailing Address:	1020 N. Hickory Avenue, STE 100

Phone:	208-972-4649	**Email:**	sabrina.minshall@hayden-homes.com

Email Address:	sabrina.minshall@hayden-homes.com

Applicants Relationship to Property Owner:	☑ Property Owner ☐ Authorized Agent/Representative ☐ Purchaser ☐ Petitioner *(vacation requests only)*

IV. Property Owners' Information *(if different from applicant)*

Name:	
Mailing Address:	
Phone:	**Email:**

V. Contractor / Developer Information *(fill out, if applicable)*

Name:	
Company Name: *(if applicable)*	
Mailing Address:	
Phone:	**Email:**

VI. Architect Information *(fill out, if applicable)*

Name:	
Company Name: *(if applicable)*	
Mailing Address:	
Phone:	**Email:**

VII. Civil Engineer / Surveyor Information *(fill out, if applicable)*

Name:	FOCUS CONSULTING		
Company Name: *(if applicable)*			
Mailing Address:	1001 N ROSARIO ST SUITE 100 MERIDIAN, ID 83642		
Phone:	208-974-0075	**Email:**	CHALL@FOCUS-ES.COM

VIII. Landscape Architect Information *(fill out, if applicable)*

Name:	FOCUS CONSULTING		
Company Name: *(if applicable)*			
Mailing Address:	6949 S. HIGH TECH DRIVE SUITE 200 MIDVALE, UT 84047		
Phone:	801-352-0075	**Email:**	MHILL@FOCUS-ES.COM

IX. Applicant Acknowledgement

☑ By signing this application, I authorize employees/agents of the City to enter onto the property that is the subject of this application during regular business hours. The sole purpose of entry is to make an examination of the property that is necessary to process this application; and

☑ I certify that I am the owner of this property, the owner's authorized agent/representative, or the petitioner (if for a vacation). If acting as an authorized agent or representative, I further certify that I have full power and authority to file this application and to perform, on behalf of the owner, all acts required to enable the jurisdiction to process and review such an application. I will comply with all provisions of the law and ordinance governing this type of application; and

☑ I certify that failure to submit all required documents in compliance with the checklist could result in delayed acceptance, processing, and hearing date timelines; and

☑ I certify that the information furnished by me as part of this application is true and correct to the best of my knowledge.

I certify that I am the:

☐ Property Owner ☑ Authorized Agent / Representative ☐ Petitioner (Vacations Only)

Applicant / Applicant's Representative Printed Name

Date

Applicant / Applicant's Representative Signature

City of Caldwell
Planning & Zoning Department
621 Cleveland Blvd., Caldwell, ID 83605 | PZ@cityofcaldwell.org | 208-455-3021

FINAL PLAT CHECKLIST

Upon receipt of this application, staff will review the project to confirm that all pre-requisite application type(s) have been submitted, reviewed, and approved. The following items must be submitted for the application to be considered complete.

- *Final plat applications may be submitted concurrently with the submission of civil construction drawings.*
- *Final plat applications are submitted to the Planning and Zoning Department.*
- *Civil construction drawings are submitted to the Engineering Department.*

1. FORMAT AND GENERAL INFORMATION REQUIRED

Applicant	Description	Staff
☒	Caldwell Master Development Application	☐
☒	If the signatory on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application is required.	☐
☒	Associated Fee(s): as listed on the Development Review Fee Schedule	☐
☒	A completed copy of this checklist (check each box)	☐
☒	Provide a copy of a current title report, or warranty deed for the subject property	☐
☒	Provide a project narrative addressing any conditions of approval or changes from the approved preliminary plat.	☐
☒	One (1) full size copy of the approved preliminary plat (pdf format).	☐
☐ incl. ☐ n/a	One (1) full size copy of an amended preliminary plat in pdf format (if changes from the approved preliminary plat are being proposed)	☐
☒	One (1) full size copy of the final plat (pdf format)	☐
☐	One (1) georeferenced ArcMap-compatible file, such as a zipped shapefile, of the final plat shall be submitted with construction drawings to the engineering department.	☐
☐	The final plat drawing(s) shall be submitted in digital form using .dwg drawing file format and shall be spatially referenced to the Idaho state plane coordinate system - west zone, North American datum (NAD) 83.	☐
☒	One (1) copy of the final plat shall be a reproducible Mylar copy, suitable for blue line reproduction, and shall be submitted to the engineering department.	☐

☒	Provide a copy of the Order of Decision for the preliminary plat	☐
☐ incl. ☐ n/a	Provide a copy of the Development Agreement (if applicable)	☐
☒	General formatting: The final plat shall be drawn to an accurate scale having not more than one hundred feet to an inch (100' = 1") and shall be in a high-resolution format that is clear and legible. All final plats to be offered for recording shall be in accordance with Idaho Code title 50, chapter 13, and city code.	☐
☒	All final plat sheets shall be 24" x 36" with an appropriate, readable scale.	☐
	☒ Orient plat so that north is to the top or left-hand side of sheet.	☐
	☒ Provide north arrow, graphic scale, and written scale.	☐
	☒ Provide a vicinity map in the same orientation of plat showing subject property.	☐

2. FINAL PLAT REQUIRED CONTENT

Applicant	Description	Staff
☒	Designate a title block in the lower, right-hand corner of the plat document. The title block shall contain the name of the subdivision and its location by number, section, township, range and county, date of preparation, and plat type.	☐
☒	Surveyor Information: Plat shall contain the name, address and official seal of the professional land surveyor preparing and stamping the plat.	☐
☒	Include the number of lots for each residential, commercial, and/or industrial type land use; the number of common open space lots; acreage; and the number of dwelling units for each type.	☐
☒	Plat shall include a statement in accordance with Idaho Code section 50-1334 as to the water system being utilized.	☐
☒	For multiple page plats, indicate the sheet number for each page of the plat as: Sheet [#] of [Total #].	☐
☒	Boundaries of the tract to be subdivided fully balanced and closed, showing all bearings and distances, determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.	☐
☒	Any excepted parcel(s) within the plat boundaries shall show all bearings and distances, determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.	☐
☒	Location and description of cardinal points to which all dimensions, angles, bearings, and similar data on the plat shall be referenced.	☐
☒	Reference by dimension and bearing to a combination of two (2) section corners, quarter section corners, or recorded monuments.	☐
☒	Provide a legend for all abbreviations, graphic symbols, and line types used.	☐

Applicant	Description	Staff
☒	Name, right of way lines, courses; lengths and widths of all public streets, pathways, and utility easements; all linear curves for street centerlines and property lines shall include the following information: (A) Radii. (B) Central angle. (C) Arc length. (D) Points of tangency. (E) Long chord, length and bearing.	☐
☒	All proposed easements for access provided for public services, utilities, or public pathways, and any limitations of the easements, as well as dimensions, bearings, widths, and use indicated. Any existing recorded easements on the subject property shall also be shown with use, width, dimensions, bearings and applicable instrument numbers.	☐
☒	All lots shall be numbered by consecutive numbers throughout the plat. "Exceptions" or areas not designated as a lot shall be so designated, lettered or named and clearly dimensioned. Both square footage and acreage of every lot within the subdivision shall be noted.	☐
☒	Location, dimensions, bearings, radii, arcs and central angles of all sites to be dedicated to the public shall be clearly indicated and the intended use specified.	☐
☒	Certification and signature by the professional land surveyor preparing said plat certifying to the accuracy of the survey and plat and that the monuments described in it have been located as described.	☐
☒	Certification, acknowledgment, and signature by the owner including dedication of all streets, rights of way and any sites for public use, and granting of any existing or proposed easements, including acknowledgment of such.	☐
☒	Certification and signature of the county surveyor verifying that the accuracy of the plat complies with the requirements of Idaho Code.	☐
☒	Signature block for city engineer verifying that final plat complies with Idaho Code, title 50 and with city code.	☐
☒	Signature block for city clerk verifying council approval of said final plat.	☐
☒	Certification and signature of the health department verifying approval of sewer and water facilities as required by Idaho Code, title 50, chapter 13.	☐
☒	Certification of county treasurer as required by Idaho Code, title 50, chapter 13.	☐

3. SITE DATA

Applicant	Description	Staff
☒	Complete the data table below.	☐

Total Acreage of Site:	9.8	Total Acreage of Any Out-Parcels:	20.51
Residential / Multi-Family Information:			
Total # of Lots:	63	Total # of Dwelling Units:	
# of Residential Lots	58	# of Single-Family (detached or townhomes):	
# of Common Lots	5	# of Duplex Dwelling Units:	
Total Acreage of Common Lots:	±2	# of Triplex Dwelling Units:	
Minimum Lot Size:	0.05 acres / 2225 sqft	# of 4-, 5-, or Six Family Dwelling Units:	
Maximum Lot Size:	1.2 acres / 52632 sqft	# of Multi-Family Dwelling Units:	
Average Lot Size:	0.09 acres / 3905 sqft	Dwelling Units per Gross Acre:	
Minimum Street Frontage:		Minimum Lot Width:	
Commercial / Industrial Information:			
# of Commercial Lots:		Total Gross Square Feet of Commercial Buildings:	
# of Industrial Lots:		Total Gross Square Feet of Industrial Buildings:	

APPLICANT ACKNOWLEDGMENT

By signing below, I acknowledge:

☒ All items on the checklist are included in the submittal package.

☒ All documents are single sided and high-resolution.

☒ All submittal information included within the checklist and the application are, to the best of my knowledge, complete and accurate.

☒ I am aware that my civil construction drawings WILL NOT be approved until all outstanding items have been addressed and the final plat has been heard by City Council.

Grace Martin | 02/04/2026

Printed Name | Date

Signature

The applicant is the:

☐ Property Owner

☒ Property Owner's Agent/Representative

1001 N. Rosario Street Suite 100
Meridian, ID 83642
P (208) 974-0075

Jan 30, 2026

Project: Painted Sage Subdivision Phase 2
Location: NE corner of Laster Ln. and S. Florida Ave located in Caldwell, Idaho

This is a narrative addressing any conditions of approval from the approved preliminary.

Development has complied with the requirements of the City Engineering Department as listed in Case File Exhibit PA2 as amended.

Description of any changes between the original and proposed preliminary plat:
All easements for public utilities follow the provided standards to facilitate future maintenance operations of utilities.

All appropriate easements for emergency access, transmission line and/or other utilities shall be clearly indicated, with recorded instrument numbers provided for said easements, on the construction drawings.

Any note, item or drawing element on the plats, construction drawings, engineering drawings, and/or design drawings related to the property inconsistent with City Codes, Policies and/or Ordinances shall not be construed as approved unless specifically addressed and granted by City Council.

A note has been placed on the final plat indicating that all rights of way are to be dedicated to the public.

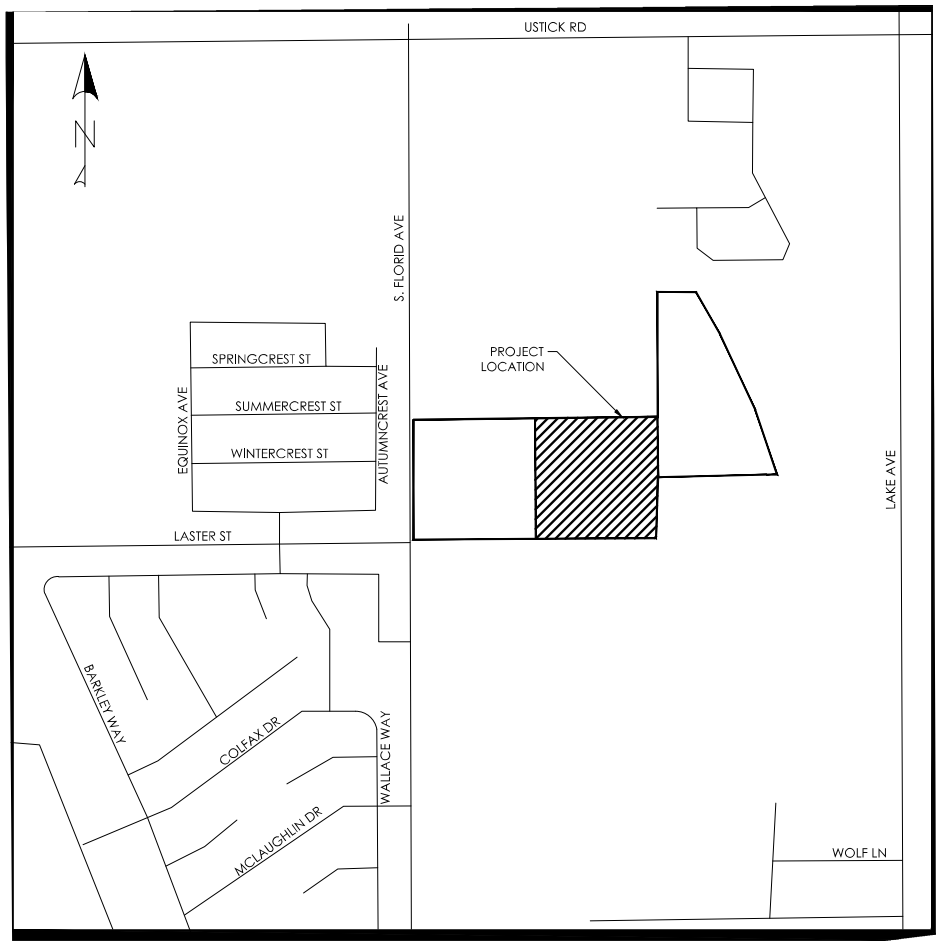
The development is utilizing cluster mailboxes for delivery of mail. Coordination with the United States Postal Services is happening synchronically as first final submittal.

All access restrictions are noted on the final plat.

Sincerely,
FOCUS Engineering & Surveying

PAINTED SAGE PHASE 2

LOCATED IN:
CALDWELL, ID



VICINITY MAP

N.T.S

811
Know what's below.
Call 811 before you dig.

FOCUS CONSULTING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-cs.com

FOR REVIEW ONLY

VICINITY MAP EXHIBIT
PAINTED SAGE PHASE 2
CALDWELL, ID

REVISION BLOCK

#	DATE	DESCRIPTION
1	---	---
2	---	---
3	---	---
4	---	---
5	---	---
6	---	---

VICINITY MAP

Scale:	N.T.S	Drawn:	GM
Date:	02/06/2026	Job #:	25-5076
Sheet:			

FINAL PLAT

PAINTED SAGE SUBDIVISION NO. 2

LOCATION: A PART OF THE SOUTH HALF OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN
CITY OF CALDWELL, CANYON COUNTY, IDAHO
2025

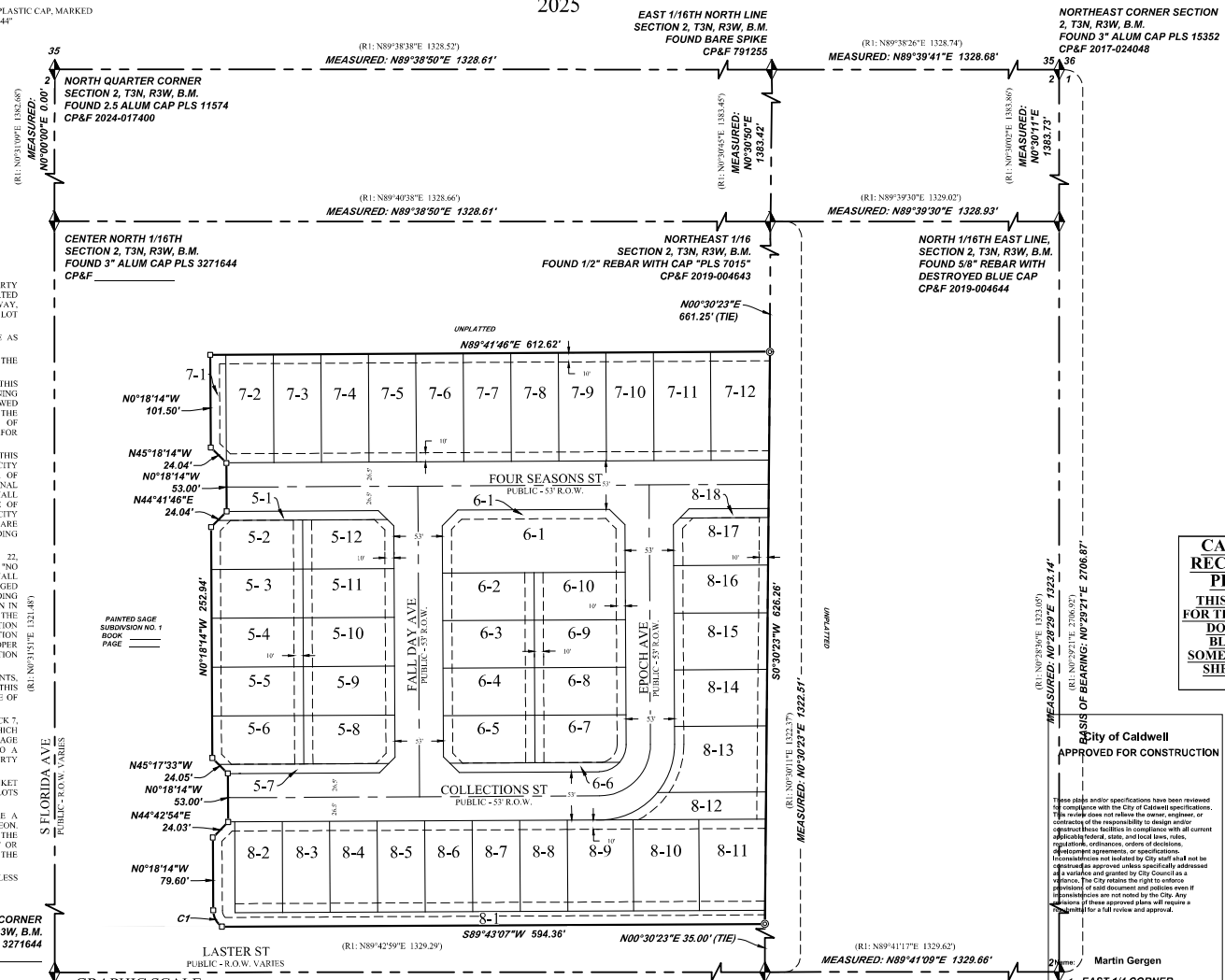
PROFESSIONAL LAND SURVEYOR LICENSED 02/18/26 3271644 STATE OF IDAHO TRENTON SMITH

LEGEND

- BOUNDARY
- SECTION LINE
- RIGHT OF WAY
- CENTERLINE
- LOT LINE
- PUBLIC UTILITY EASEMENT
- SECTION MONUMENT (FOUND)
- FOUND 5/8" REBAR AND PLASTIC CAP, MARKED "FOCUS ENGINEERING PLS 3271644"
- SET 5/8" REBAR AND PLASTIC CAP, MARKED "FOCUS ENGINEERING PLS 3271644"
- SET 1/2" REBAR AND PLASTIC CAP, MARKED "FOCUS PLS 3271644"

NOTES

1. A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE, AND IRRIGATION EASEMENT IS HEREBY DESIGNATED ALONG ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY, ALONG SUBDIVISION BOUNDARY AND ALONG ALL REAR LOT LINES.
2. ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
3. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THAT TIME.
4. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS AT THE TIME OF RESUBDIVISION, OR AS ALLOWED BY THE CURRENT ZONING AND REGULATIONS SET FORTH BY THE CITY OF CALDWELL, OR AS APPROVED BY THE CITY OF CALDWELL THROUGH PUD-20-02. *SETBACKS NOT SHOWN FOR CLARITY*
5. THE AVAILABILITY OF BUILDING PERMITS FOR THIS DEVELOPMENT MAY BE LIMITED PURSUANT TO CALDWELL CITY CODE SECTION 11-02-06(1)(I) WHICH LIMITS THE NUMBER OF BUILDING PERMITS THAT MAY BE ISSUED PRIOR TO FINAL COMPLETION OF THE DEVELOPMENT. APPLICANT SHALL DISCLOSE TO LOT PURCHASERS WHETHER THE ISSUANCE OF BUILDING PERMITS IS IN FACT RESTRICTED BY CALDWELL CITY CODE SECTION 11-02-06(1)(I) AND LOT PURCHASERS ARE ENCOURAGED TO CONTACT CALDWELL CITY BUILDING DEPARTMENT PRIOR TO CLOSING.
6. THIS DEVELOPMENT RECOGNIZES IDAHO CODE, TITLE 22, CHAPTER 45 RIGHT TO FARM, SECTION 22-4503, WHICH STATES "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER NUISANCE FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
7. THIS DEVELOPMENT IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R'S) THAT PERTAIN TO THIS DEVELOPMENT, TO BE FILED AND RECORDED IN THE OFFICE OF THE RECORDER, CANYON COUNTY.
8. LOTS 1 & 7 OF BLOCK 5, LOTS 1 & 6 OF BLOCK 6 , LOT 1 OF BLOCK 7, AND LOTS 1, 12 & 18 OF BLOCK 8 ARE COMMON LOTS, WHICH SHALL BE OWNED AND MAINTAINED BY THE PAINTED SAGE HOMEOWNERS ASSOCIATION (HOA), AND ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES, PROPERTY DRAINAGE, LANDSCAPING AND IRRIGATION.
9. LOT 12, BLOCK 8, SHALL ALSO BE SUBJECT TO A BLANKET EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS OF LOTS 10 & 11, BLOCK 8.
10. LOT 11, BLOCK 8, SHALL REMAIN NON-BUILDABLE WHILE A TEMPORARY TURNAROUND IS LOCATED THEREON. DEVELOPMENT OF SAID LOT SHALL NO BE PERMITTED UNTIL THE TEMPORARY TURNAROUND IS REMOVED AND PERMANENT OR ALTERNATIVE TURNAROUND FACILITIES ACCEPTABLE TO THE CITY ARE PROVIDED.
11. DIRECT LOT ACCESS TO LASTER ST IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY THE CITY OF CALDWELL.



Boundary Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	22.00'	54°46'16"	21.03'	N27°58'43"W	20.24'

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

FOCUS © ENGINEERING AND SURVEYING, LLC
1001 NORTH ROSARIO STREET, SUITE 100
MERIDIAN, IDAHO 83642 PH: (208) 974-0075
www.focus-es.com

CANYON COUNTY RECORDERS OFFICE PLACEHOLDER:
THIS SPACE IS RESERVED FOR THE RECORDING OF THE DOCUMENT, AND THIS BLOCK NEEDS TO FIT SOMEWHERE ON THE FIRST SHEET OF THE SURVEY

City of Caldwell
APPROVED FOR CONSTRUCTION

These plans and/or specifications have been reviewed for compliance with the City of Caldwell specifications. This review does not relieve the owner, engineer, or contractor of the responsibility to design and/or construct these facilities in compliance with all current applicable federal, state, and local laws, rules, regulations, ordinances, orders of decisions, development agreements, or specifications. Inconsistencies not isolated by City staff shall not be construed as approved unless specifically addressed as a variance and granted by City Council as a variance. The City retains the right to enforce provisions of said document and policies even if inconsistencies are not noted by the City. Any revisions of these approved plans will require a resubmittal for a full review and approval.

Name: Martin Gergen

REVISION BLOCK		
#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

Scale: 1"=80' | Drawn: MLW
Date: 02/18/26 | Job #: 25-5076
Sheet: 1 OF 5

V:_2023\25-5076 Painted Sage Phase 2\design\25-5076.dwg\sheets\Final Plat\25-5076 final plat phase 2.dwg

FINAL PLAT

PAINTED SAGE SUBDIVISION NO. 2

LEGEND

- BOUNDARY
- SECTION LINE
- RIGHT OF WAY
- CENTERLINE
- LOT LINE
- PUBLIC UTILITY EASEMENT
- SECTION MONUMENT (FOUND)
- FOUND 5/8" REBAR AND PLASTIC CAP, MARKED "FOCUS ENGINEERING PLS 3271644"
- SET 5/8" REBAR AND PLASTIC CAP, MARKED "FOCUS ENGINEERING PLS 3271644"
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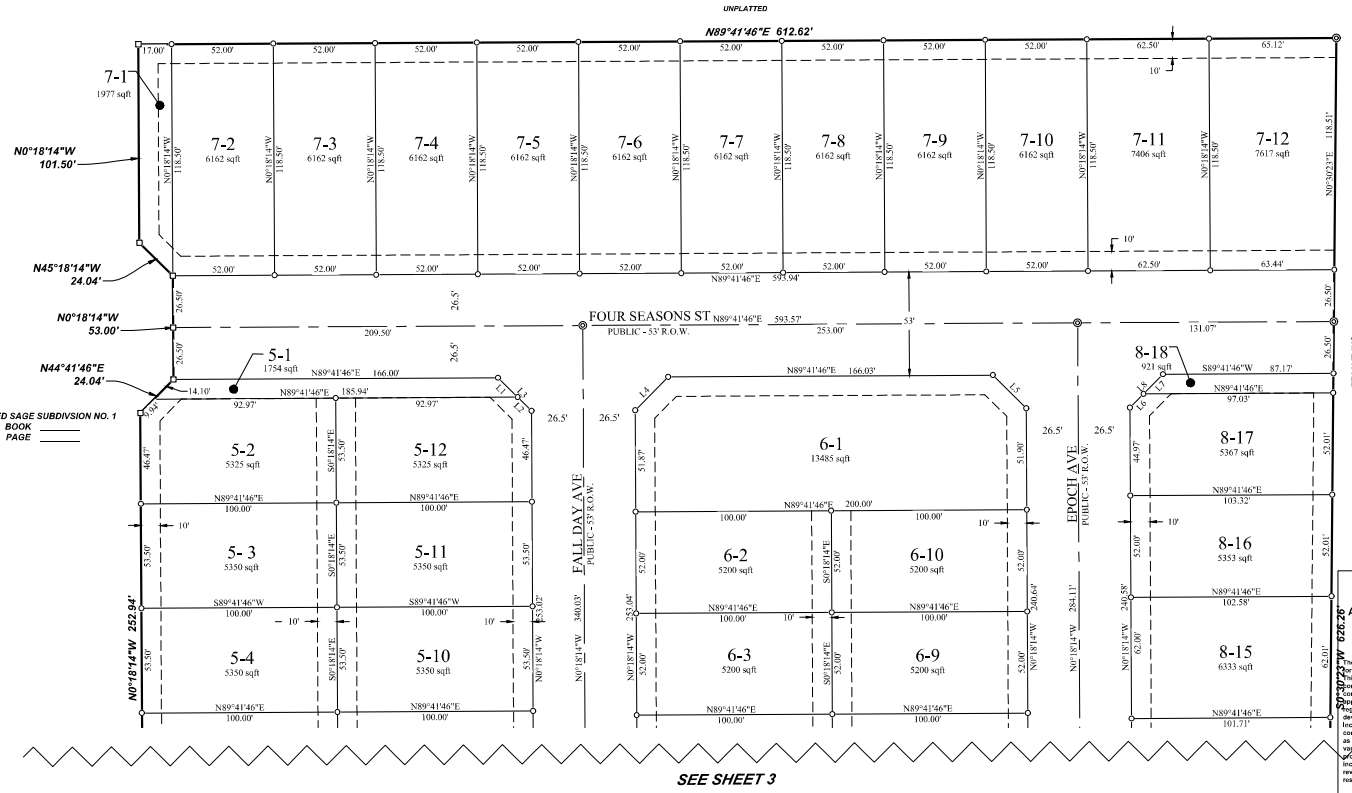

Line Table		
LINE	DIRECTION	LENGTH
L1	S45°18'14"E	14.10'
L2	S45°18'14"E	9.94'
L3	N45°18'14"W	24.04'
L4	S44°41'46"W	24.04'
L5	S45°18'14"E	24.00'
L6	N44°41'46"E	9.94'
L7	N44°41'46"E	14.14'
L8	S44°41'46"W	24.08'

City of Caldwell
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Name: Martin Gergen

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

FOCUS
ENGINEERING AND SURVEYING, LLC
1001 NORTH ROSARIO STREET, SUITE 100
MERIDIAN, IDAHO 83642 PH: (208) 974-0075
www.focus-es.com

Scale:	1"=40'	Drawn:	MLW
Date:	02/18/26	Job #:	25-5076
Sheet:	2 OF 5		

V:_2023\25-5076 Painted Sage Phase 2\design\25-5076.dwg\sheets\Final Plat\25-5076 final plat phase 2.dwg

FINAL PLAT

PAINTED SAGE SUBDIVISION NO. 2

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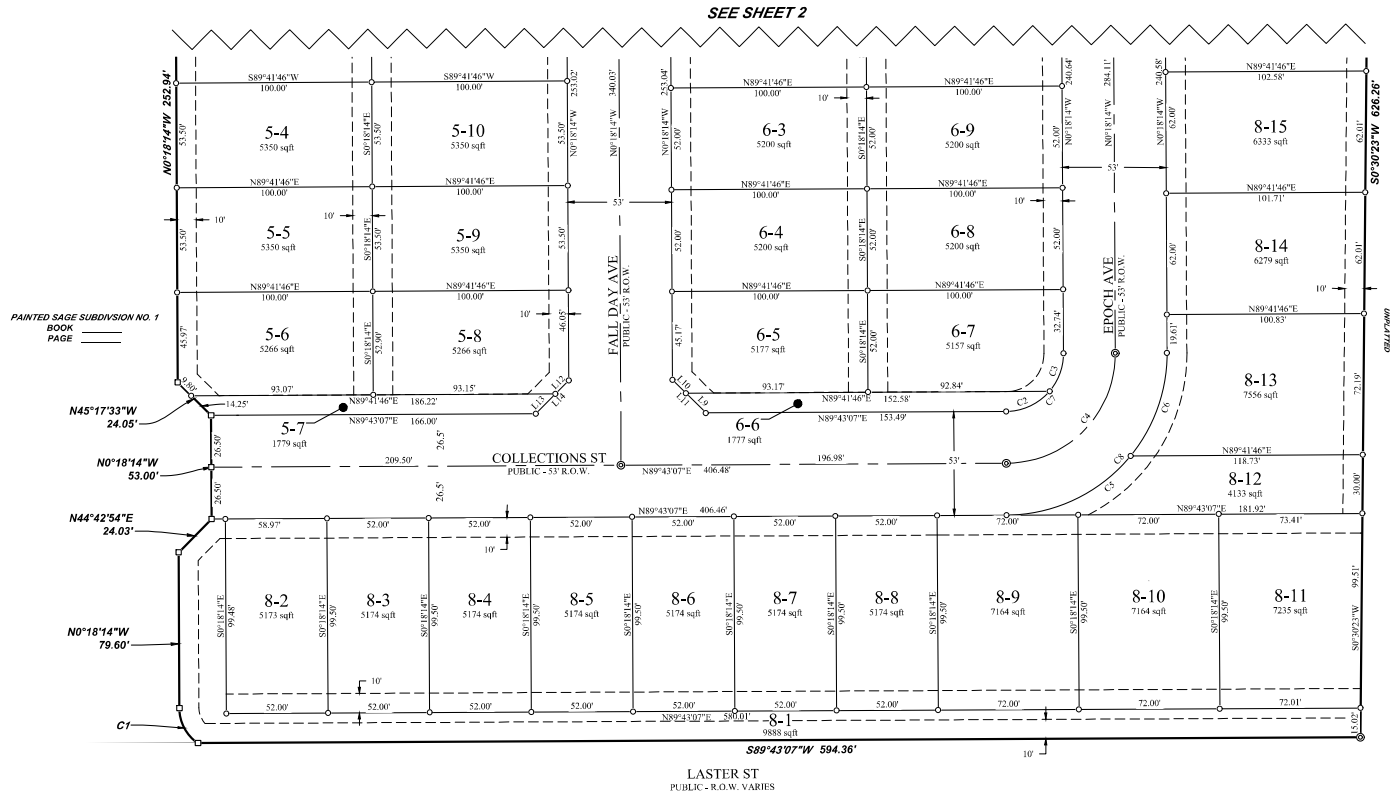
PROFESSIONAL LAND SURVEYOR LICENSED 08/18/26 3271644 STATE OF IDAHO TRENTON SMITH



Line Table		
LINE	DIRECTION	LENGTH
L9	S45°17'33"E	14.39'
L10	S45°17'33"E	9.66'
L11	N45°17'33"W	24.05'
L12	N44°42'27"E	9.69'
L13	N44°42'27"E	14.35'
L14	N44°42'27"E	24.04'

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C2	29.50'	49°15'34"	25.36'	N65°05'20"E	24.59'
C3	29.50'	40°45'47"	20.99'	N20°04'40"E	20.55'
C4	56.00'	90°01'21"	87.99'	N44°42'27"E	79.21'
C5	82.50'	51°29'33"	74.14'	S63°58'21"W	71.67'
C6	82.50'	38°31'48"	55.48'	N18°57'40"E	54.44'
C7	29.50'	90°01'21"	46.35'	N44°42'27"E	41.73'
C8	82.50'	90°01'21"	129.62'	N44°42'27"E	116.70'

Boundary Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	22.00'	54°46'16"	21.03'	N27°58'43"W	20.24'

City of Caldwell
APPROVED FOR CONSTRUCTION

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Name: Martin Gergen

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(IN FEET)
1 inch = 40 ft.

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Scale:	1"=40'	Drawn:	MLW
Date:	02/18/26	Job #:	25-5076
Sheet:	3 OF 5		

V:_2025\25-5076 Painted Sage Phase 2\design\25-5076.dwg\sheets\Final Plat\25-5076 final plat phase 2.dwg

FINAL PLAT

PAINTED SAGE SUBDIVISION NO. 2

CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED.

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, LOCATED IN CALDWELL, CANYON COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE CENTER EAST SIXTEENTH CORNER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 2 BEARS N89°41'09"E 1,329.66 FEET;

THENCE N00°30'23"E 35.00 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 2, TO A 5/8-INCH REBAR WITH CAP MARKED "PLS 3271644", SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF LASTER STREET AND BEING THE POINT OF BEGINNING;

THENCE S89°43'07"W 594.36 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF LASTER STREET TO A 5/8 INCH REBAR WITH CAP MARKED "PLS 3271644" ON THE EASTERLY BOUNDARY OF PAINTED SAGE SUBDIVISION NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK_____, PAGE _____, RECORDS OF CANYON COUNTY, IDAHO;

THENCE ALONG THE BOUNDARY OF PAINTED SAGE SUBDIVISION NO. 1, PER THE RECORDED PLAT THEREOF, THE FOLLOWING TEN (10) COURSES TO POINTS MARKED BY 5/8-INCH REBAR WITH CAPS STAMPED "PLS 3271644":

1. NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 22.00 FEET, AN ARC LENGTH OF 21.03 FEET, AND A CENTRAL ANGLE OF 54°46'16", THE CHORD OF WHICH BEARS N27°58'45"W 20.24 FEET;
2. N00°18'14"W 79.60 FEET;
3. N44°42'54"E 24.03 FEET;
4. N00°18'14"W 53.00 FEET;
5. N45°17'33"W 24.05 FEET;
6. N00°18'14"W 252.92 FEET;
7. N44°41'46"E 24.04 FEET;
8. N00°18'14"W 53.00 FEET;
9. N45°18'14"W 24.04 FEET;
10. N00°18'14"W 101.50 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 2;

THENCE N89°41'46"E 612.62 FEET ALONG SAID NORTH LINE TO A 5/8-INCH REBAR WITH CAP MARKED "PLS 3271644" ON THE EAST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 2;

THENCE S00°30'23"W 626.26 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

CONTAINS: 8.69 ACRES+/-

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER THE RIGHT TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT, AND NO PERMANENT STRUCTURES OTHER THAN FOR SUCH UTILITY PURPOSES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS.

PUBLIC STREETS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC.

WATER SYSTEM CERTIFICATION, IDAHO CODE 50-1334

ALL OF THE LOTS IN THE PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM AN EXTENSION OF THE CITY OF CALDWELL MUNICIPAL WATER SYSTEM, AND THE EXISTING DISTRIBUTION SYSTEM HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THE SUBDIVISION.

IRRIGATION NOTICE, IDAHO CODE 31-3805

IRRIGATION WATER HAS BEEN PROVIDED FROM PIONEER IRRIGATION DISTRICT, IN COMPLIANCE WITH IDAHO CODE 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM PIONEER IRRIGATION DISTRICT.

_____
JASON HORNE

HAYDEN HOMES IDAHO, LLC

_____
DATE

ACKNOWLEDGEMENT

STATE OF IDAHO)
SS.
COUNTY OF CANYON)

ON THIS _____ DAY OF _____, IN THE YEAR OF 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____, WHO HAS BEEN KNOWN OR IDENTIFIED TO ME TO BE A MEMBER OF _____, THE IDAHO LIMITED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID L.L.C. AND ACKNOWLEDGED TO ME THAT SUCH L.L.C. EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARIAL SEAL THE FIRST ABOVE WRITTEN.

_____
NOTARY PUBLIC, STATE OF IDAHO

RESIDING IN_____

MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEYOR

I, TRENTON D. SMITH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE OWNER'S CERTIFICATE AND THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND THE CORNER PERPETUATION FILING ACT, 55-1601 THROUGH 55-1612.

PROFESSIONAL LAND SURVEYOR LICENSED 08/15/86 3271644 STATE OF IDAHO TRENTON SMITH

_____ _____
TRENTON D. SMITH DATE

P.L.S. LICENSE NO. 3271644

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PROPERTY SHOWN HEREON. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED HEREON.

THE BASIS OF BEARING IS N0°29'21"E FROM THE EAST 1/4 CORNER TO THE NORTHEAST CORNER OF SECTION 2, T3N, R3W, B.M..

THE FOLLOWING DOCUMENTS WERE REVIEWED AND/OR UTILIZED IN THE PREPARATION OF THIS SURVEY, ALL LOCATED WITHIN CANYON COUNTY:

1. RECORD OF SURVEY FOR CTD-ALVIN POWELL, INST. NO. 2007-054491
2. RECORD OF SURVEY FOR BEGGY AXELSEN, INST. NO. 2003-56028
3. PROPERTY BOUNDARY ADJUSTMENT FOR STEINER DEVELOPMENT, INST. NO. 2010-053623
4. RECORD OF SURVEY FOR JEREMY HIBBERT, INST. NO. 2019-008598
5. RECORD OF SURVEY FOR RMC CONSTRUCTION, LLC, SEPTEMBER 21ST 2006
6. WARRANTY DEED INST. NO. 2025-026934 TE AMO RAPIDO, LLC
7. WARRANTY DEED INST. NO. 2001-54174 ALVIN POWELL
8. WARRANTY DEED INST. NO. 2012-000749 ALVIN POWELL
9. WILL AND TESTAMENT INST. NO. 2005-77168 BEVERLY WHITE

City of Caldwell
APPROVED FOR CONSTRUCTION

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Name: Martin Gergen

FOCUS
ENGINEERING AND SURVEYING, LLC
1001 NORTH ROSARIO STREET, SUITE 100
MERIDIAN, IDAHO 83642 PH: (208) 974-0075
www.focus-es.com

Scale:	N.T.S.	Drawn:	MLW
Date:	02/18/26	Job #:	25-5076
Sheet:	4 OF 5		

V:_2025\25-5076 Painted Sage Phase 2\design\25-5076.dwg\sheets\Final Plat\25-5076 final plat phase 2.dwg

FINAL PLAT

PAINTED SAGE SUBDIVISION NO. 2

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REPRESENTING CITY OF NAMPA AND THE QLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

SOUTHWEST DISTRICT HEALTH DEPARTMENT _____ DATE _____

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF CALDWELL, CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE _____ DAY OF _____, 20___, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK, CALDWELL, IDAHO

APPROVAL OF PLANNING AND ZONING COMMISSION

THIS PLAT WAS ACCEPTED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CALDWELL, IDAHO.

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR IN AND FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

CANYON COUNTY SURVEYOR _____ DATE _____

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF CALDWELL, CANYON COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

CITY ENGINEER, CALDWELL, IDAHO _____ DATE _____

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

CANYON COUNTY TREASURER _____

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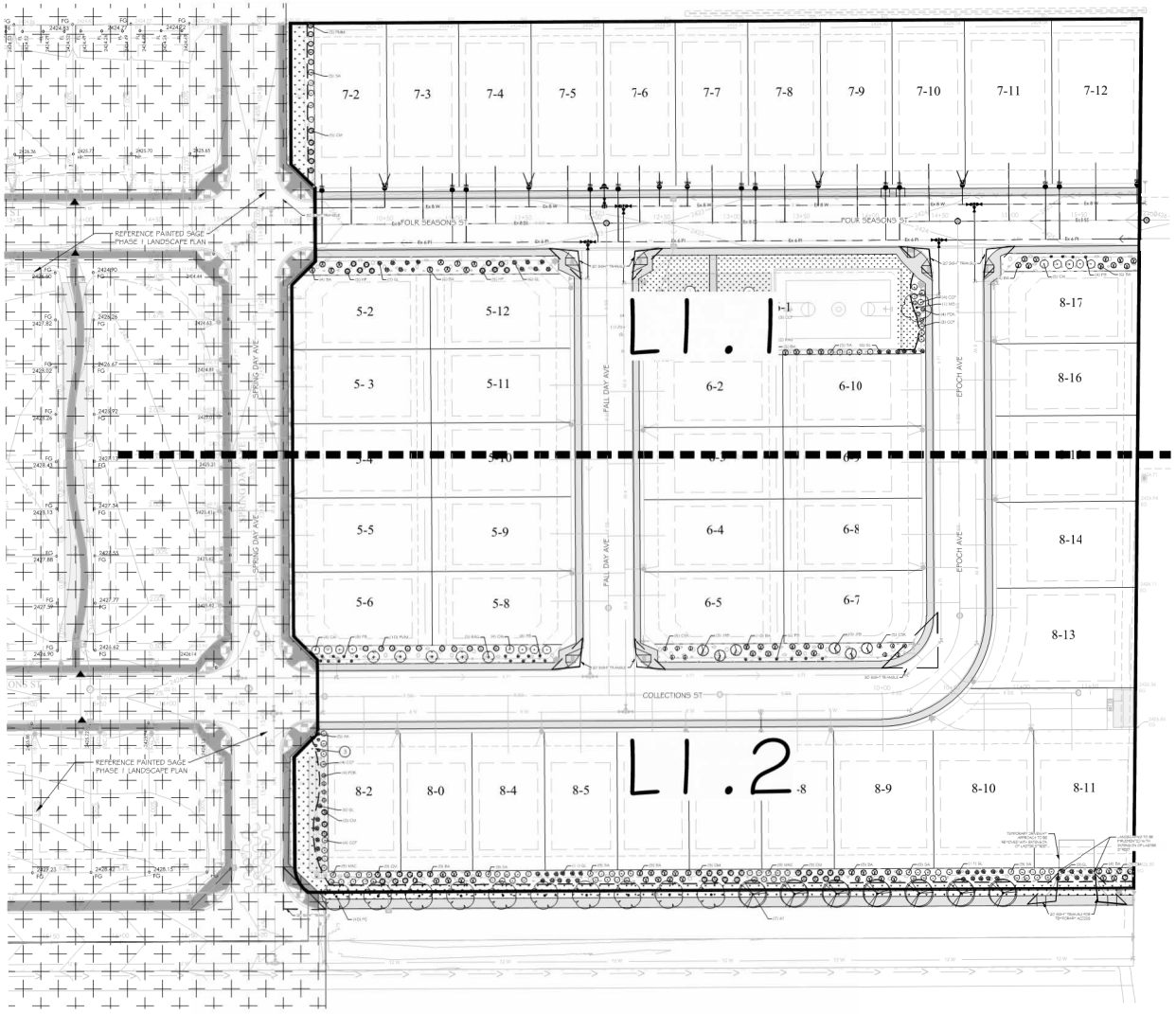
Date:	02/18/26	Job #:	25-5076
Sheet:	5 OF 5		

V:_2025\25-5076 Painted Sage Phase 2\design\25-5076.dwg\sheets\Final Plat\25-5076 final plat phase 2.dwg



PLANT SCHEDULE

	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	AT	Acer tataricum	Tatarian Maple	2" Cal.	7
	MS	Malus 'Spring Snow'	Spring Snow Crabapple	2" Cal.	1
	PC	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" Cal.	10
	ZG	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova	2" Cal.	1
SHRUBS					
	BA	Berberis thunbergii 'Aurea Nana'	Golden Dwarf Japanese Barberry	5 gal.	66
	CCF	Caryopteris x clandonensis 'Blue Mist'	Blue Mist Spirea	5 gal.	22
	CM	Chamaebatiaria millefolium	Fernbush	5 gal.	44
	CAI	Cornus alba 'Bailhalo' TM	Ivory Halo Dogwood	5 gal.	13
	CSK	Cornus sericea 'Kelseys'	Kelsey's Dwarf Red Twig Dogwood	5 gal.	15
	HP	Hesperaloe parviflora	Red Yucca	5 gal.	10
	JHB	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 gal.	6
	MAC	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	5 gal.	18
	PMM	Pinus mugo 'Mops'	Mops Mugo Pine	5 gal.	18
	RAG	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal.	8
	SA	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	5 gal.	46
ORNAMENTAL GRASSES					
	POK	Pennisetum alopecuroides 'Karley Rose'	Karley Rose Fountain Grass	1 gal.	15
	PB	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	1 gal.	38
PERENNIALS					
	AA	Achillea millefolium 'Appleblossom'	Apple Blossom Common Yarrow	1 gal.	21
	GL	Guara lindheimeri 'Whirling Butterflies'	Whirling Butterflies Gaura	1 gal.	68
SYMBOL	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**QTY**
GROUND COVERS					
	RTF	Turf Sod	Ryzomatious Tall Fescue	sod	14,892 sf

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	1	GAZEBO	
	2	RIVER ROCK	18,440 sf
	3	STEEL EDGING	981 lf

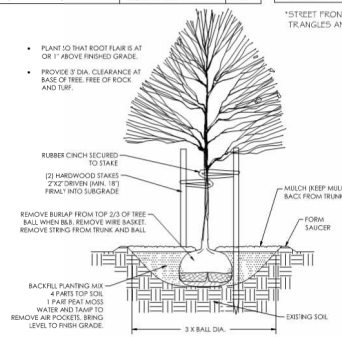
LANDSCAPE TABLE

ITEM	AMOUNT	%
TOTAL LANDSCAPE AREA	33,332 SQ.FT.	100%
SHRUB BEDS WITH ROCK MULCH	18,440 SQ.FT.	55%
LAWN (TURF GRASS)	14,892 SQ.FT.	45%

STREET BUFFER

LASTER STREET		REQUIRED	PROVIDED
* 1 TREE PER 35 LF & 1 SHRUB PER 4 LF			
STREET TREES	582 LF/ 35=	17 TREES	17
SHRUBS	582 LF/ 4=	146 SHRUBS	46

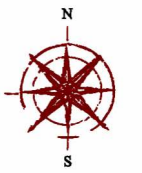
*STREET FRONTAGE MEASUREMENT OF LINEAR FEET EXCLUDES SIGHT TRANGLES AND ENTRY DRIVES.



A TREE PLANTING & STAKING
NOT TO SCALE

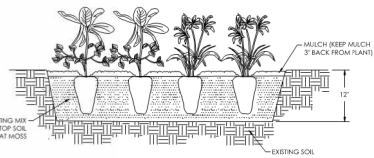
LANDSCAPE NOTES

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. TOP DRESS ALL SHRUB BED AREAS AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEEP OF ROCK TYPE(S) SPECIFIED IN THE REFERENCE NOTE SCHEDULE. PLACE ROCK OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
3. INSTALL STEEL EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.
4. CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE-OFFS IN THE PLAN AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.
5. CONTRACTOR SHALL VERIFY ALL UTILITIES SHOWN ON THE PLANS AS WELL AS HAVE THE SITE UTILITIES LOCATED ON THE GROUND PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. IN THE EVENT THAT THE CONTRACTOR DISCOVERS AN UNDERGROUND UTILITY THAT IS NOT REPRESENTED WITHIN THE CONSTRUCTION DOCUMENTS OR AS MARKED ON THE SITE, HE SHALL IMMEDIATELY CONTACT THE OWNERS REPRESENTATIVE TO DETERMINE NEXT STEPS PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE AREA OF THE NEWLY DISCOVERED UNDERGROUND UTILITY.
6. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION ACTIVITIES FOR THE PROJECT. ACCUMULATION OF STANDING WATER WILL NOT BE PERMITTED.

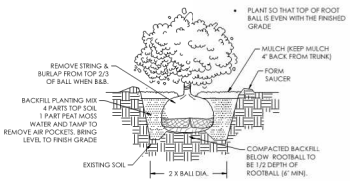


GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



B PERENNIAL PLANTING
NOT TO SCALE



C SHRUB PLANTING
NOT TO SCALE

811 Know what's below. Call 811 before you dig.

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MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusconsulting.com

STATE OF IDAHO
THOMAS M. ROMNEY
LA-8571066
2/18/2026
LICENSED LANDSCAPE ARCHITECT

PAINTED SAGE SUBDIVISION NO. 2
CALDWELL, ID
LANDSCAPE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
0	----	----
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

LANDSCAPE PLAN

Scale: 1"=40' | Drawn: AH
Date: 02/18/26 | Job #: 25-5076
Sheet: L1.0

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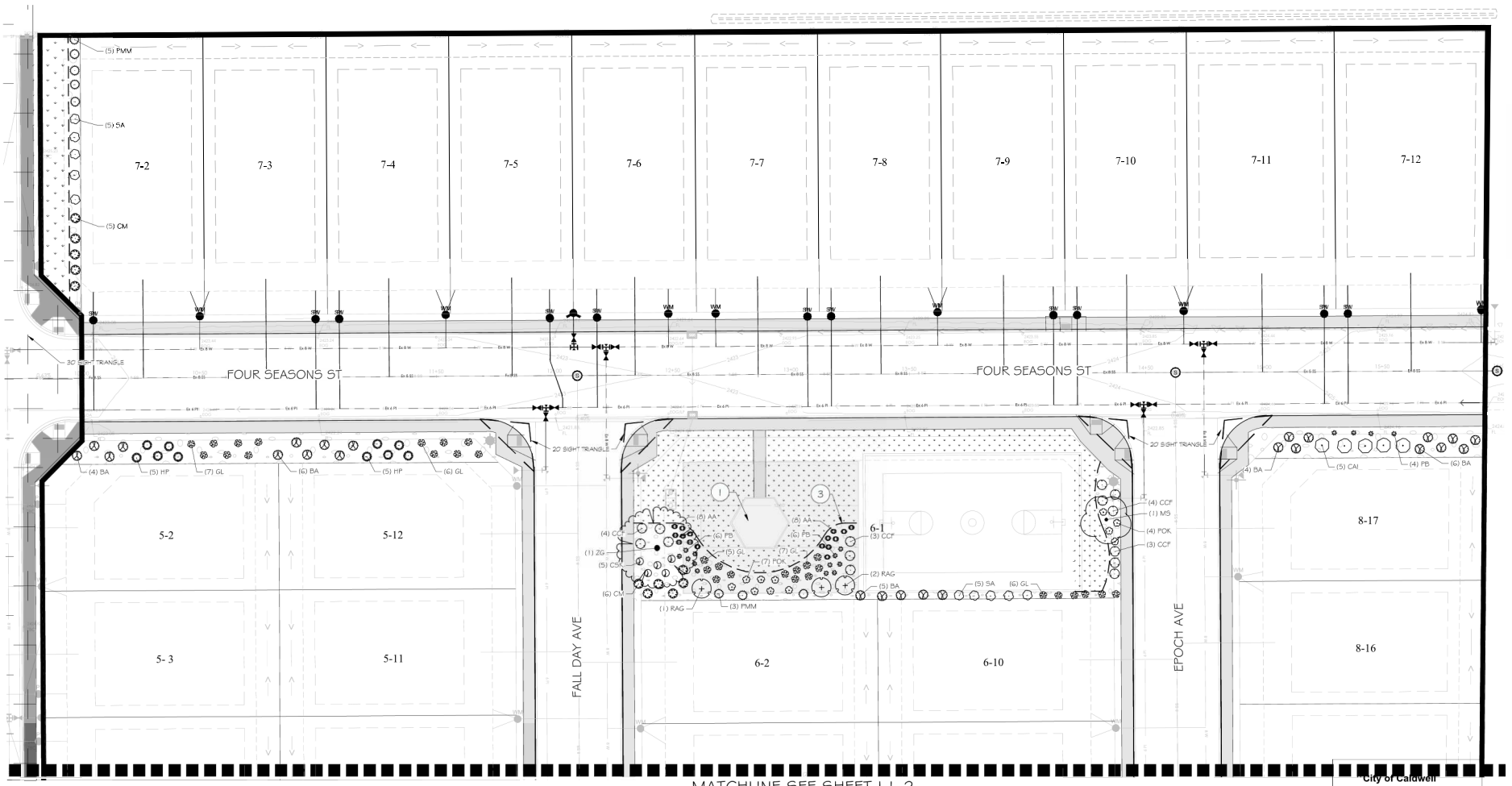

MATCHLINE SEE SHEET L1.2

PLANT SCHEDULE

	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	AT	Acer tataricum	Tatarian Maple	2" Cal.	7
	MS	Malus 'Spring Snow'	Spring Snow Crabapple	2" Cal.	1
	PC	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" Cal.	10
	ZG	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova	2" Cal.	1
SHRUBS					
	BA	Berberis thunbergii 'Aurea Nana'	Golden Dwarf Japanese Barberry	5 gal.	66
	CCF	Caryopteris x clandonensis 'Blue Mist'	Blue Mist Spirea	5 gal.	22
	CM	Chamaebatiana millefolium	Fernbush	5 gal.	44
	CAI	Cornus alba 'Bailhalo' TM	Ivory Halo Dogwood	5 gal.	13
	CSK	Cornus sericea 'Kelseyi'	Kelsey's Dwarf Red Twig Dogwood	5 gal.	15
	HP	Hesperaloe parviflora	Red Yucca	5 gal.	10
	JHB	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 gal.	6
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	PB	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	1 gal.	38
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SYMBOL	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**QTY**
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REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
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	2	RIVER ROCK	18,440 sf
	3	STEEL EDGING	981 lf

N

S

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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STATE OF IDAHO
THOMAS M. ROMNEY
LA-8571066
2/18/2026
LICENSED LANDSCAPE ARCHITECT

PAINTED SAGE SUBDIVISION NO. 2
CALDWELL, ID
LANDSCAPE PLAN

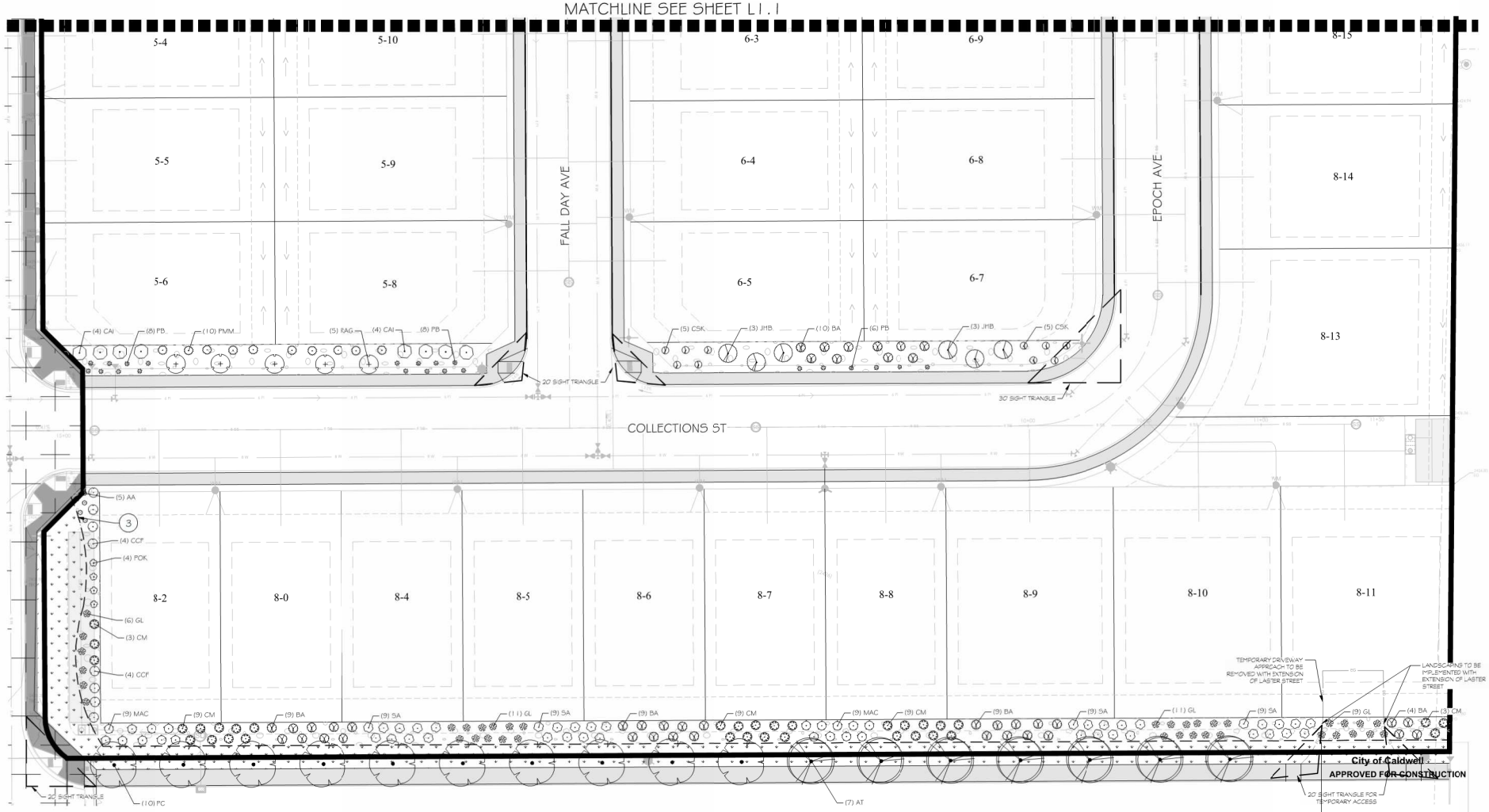
REVISION BLOCK

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

LANDSCAPE PLAN

Scale:	1"=20'	Drawn:	AH
Date:	02/18/26	Job #:	25-5076
Sheet:	L1.1		

V:_2025\25-5076 Painted Sage Phase 2\design\25-5076\dwg\sheets\L1.0-L1.XX LANDSCAPE PLAN.dwg



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	HP	Hesperaloe parviflora	Red Yucca	5 gal.	10
	JHB	Juniperus horizontalis ' Blue Chip '	Blue Chip Juniper	5 gal.	6
	MAC	Mahonia aquifolium ' Compacta '	Compact Oregon Grape	5 gal.	18
	PMM	Pinus mugo 'Mops'	Mops Mugo Pine	5 gal.	18
	RAG	Rhus aromatica ' Gro-Low '	Gro-Low Fragrant Sumac	5 gal.	8
	SA	Spiraea x bimalda 'Anthony Waterer'	Anthony Waterer Spirea	5 gal.	46

	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
ORNAMENTAL GRASSES					
	POK	Pennisetum alopecuroides ' Karley Rose '	Karley Rose Fountain Grass	1 gal.	15
	PB	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	1 gal.	38
PERENNIALS					
	AA	Achillea millefolium 'Appleblossom'	Apple Blossom Common Yarrow	1 gal.	21
	GL	Guara lindheimeri 'Whirling Butterflies'	Whirling Butterflies Gaura	1 gal.	68
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
GROUND COVERS					
	RTF	Turf Sod	Ryzomatious Tall Fescue	sod	14,892 sf

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	1	GAZEBO	
	2	RIVER ROCK	18,440 sf
	3	STEEL EDGING	981 lf

N

S

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

811 Know what's below. Call 811 before you dig.

City of Caldwell
APPROVED FOR CONSTRUCTION

These plans and/or specifications have been reviewed for compliance with the City of Caldwell specifications. This review does not relieve the owner, engineer, or contractor of the responsibility to design and/or construct these facilities in compliance with all curren: applicable federal, state, and local laws, rules, regulations, ordinances, orders of decisions, development agreements, or specifications. Inconsistencies not isolated by City staff shall not be construed as approved unless specifically addressed as a variance and granted by City Council as a variance. The City retains the right to enforce provisions of said document and policies even if inconsistencies are not noted by the City. Any revisions of these approved plans will require a resubmittal for a full review and approval.

Name: Martin Gergen

FOCUS CONSULTING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusconsulting.com

THOMAS M. ROMNEY
LA-8571066
2/18/2026
LICENSED LANDSCAPE ARCHITECT
STATE OF IDAHO

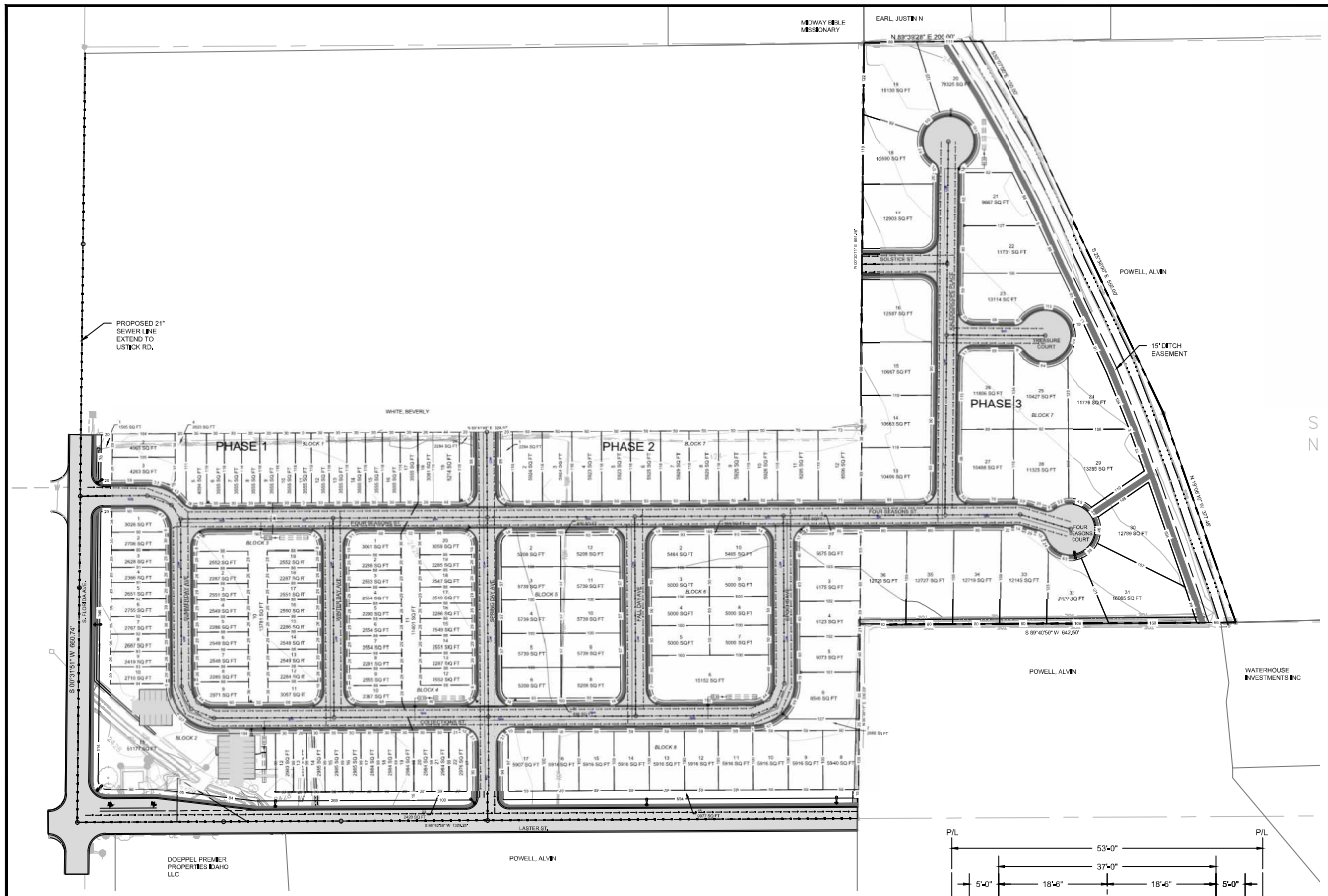
PAINTED SAGE SUBDIVISION NO. 2
CALDWELL, ID
LANDSCAPE PLAN

REVISION BLOCK:			
#	DATE	DESCRIPTION	
1	----	----	
2	----	----	
3	----	----	
4	----	----	
5	----	----	
6	----	----	

LANDSCAPE PLAN

Scale: 1"=20' | Drawn: AH
Date: 02/18/26 | Job #: 25-5076
Sheet: L1.2

© 2025 FOCUS Consulting



VICINITY MAP

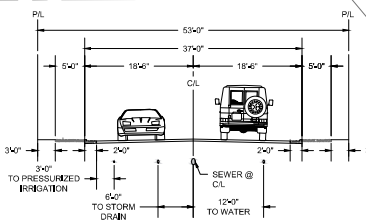
SCALE: 1:1000

PRELIMINARY DEVELOPMENT FEATURES

PARCEL NO's:		R3251900000 R3251901000	SETBACKS:	
ADDRESSES:		4901 S FLORIDA AVE 4903 S FLORIDA AVE CALDWELL, ID	SINGLE FAMILY FRONT: BACK: SIDE:	20' 15' 6'
ZONING:	EXISTING: PROPOSED:	AGRICULTURAL R-2	TOWN HOMES FRONT: BACK: SIDE: SIDE STREET:	20' 15' 0' 10'
PROPERTY SIZE:		30.31 AC		
TOTAL LOTS:		157	SITE AMENITIES:	
COMMON LOTS:		15		
SINGLE FAMILY:		67		
TOWNHOMES:		75	GAZEBO, PICNIC AREAS, WALKING PATH & PLAZA	
DENSITY:				
SINGLE FAMILY:		4.47 AC		
TOWNHOMES:		10.92 AC		
SITE DETAILS:				
COMMON LOTS:		4.06 AC		
SINGLE FAMILY:		14.98 AC		
TOWNHOMES:		6.67 AC		
ROADWAYS:		4.40 AC		

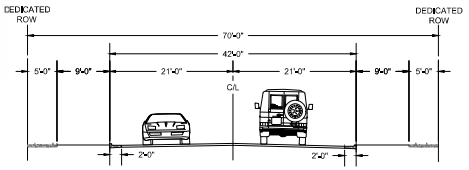
NOTES

1. CALDWELL CITY SEWER AND WATER WILL BE EXTENDED TO ALL LOTS.
2. ALL LOTS SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION AND LOT DRAINAGE OVER THE 10 (TEN) FEET ADJACENT TO ANY PUBLIC OR PRIVATE STREET.
3. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE CITY OF CALDWELL AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
4. EACH LOT WILL BE PROVIDED WITH PRESSURIZED IRRIGATION.
5. STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SURFACE AND SUBSURFACE FACILITIES.
6. TOWNHOUSE UNITS WILL MAINTAIN A 10' SETBACK AT THE PERIMETER OF THE SUBDIVISION AND 0' ADJACENT TO SIDE LOT LINES.
7. LOTS 1, 4 & 20 BLOCK 1, LOT 12 & 24 BLOCK 2, LOT 10 BLOCK 3, LOT 10 & 11 BLOCK 4, LOTS 1&7 BLOCK 5, LOTS 1 & 6 BLOCK 6 AND LOTS 1 & 21 BLOCK 7, LOTS 1 7 & 18 BLOCK 8 ARE ALL COMMON LOTS. ALL COMMON LOTS SHALL BE OWNED AND MAINTAINED BY THE COLLECTIONS SUBDIVISION HOME OWNERS ASSOCIATION.
8. LOT 4 BLOCK 1 AND LOT 7 BLOCK 8 ARE COMMON DRIVE ISLE LOT TO BE UTILIZED FOR UTILITIES AND INGRESS AND EGRESS FOR THE TOWNHOMES AND SINGLE FAMILY HOMES. SAID LOTS SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION OF THOSE HOMES.
9. EXCEPT FOR LOT 11, BLOCK 1 (THE CORNER LOT) DIRECT LOT OR PARCEL ACCESS TO FLORIDA AVENUE AND LASTER STREET SHALL BE PROHIBITED. ACCESS RESTRICTIONS SHALL BE NOTED ON THE FINAL PLAT.



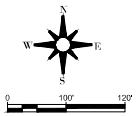
53' RESIDENTIAL STREET SECTION

SCALE: 1:10



FLORIDA AVE AND LANCASTER ST SECTION

SCALE: 1:10



SCALE: 1" = 100'

LEGEND

SITE BOUNDARY LINE	PROPOSED WATER LINE	EXIST GUARDRAIL
SECTION LINE	PROPOSED PRESSURIZED IRRIG LINE	EXIST CONIF TREE
EXIST CENTER LINE	IRRIGATION EASEMENT LINE	EXIST DECID TREE
EXIST IRRIGATION LINE	FND ½" IRON PIN (AS NOTED)	EXIST CATCH BASIN
EDGE OF GRAVEL	FND ⅝"x24" IRON PIN (AS NOTED)	SURF FLOW DIRECT.
EXIST OVERHEAD POWER	FND BRASS CAP (AS NOTED)	PROP FIRE HYDRANT
TOP OF SLOPE	FND ALUMINUM CAP (AS NOTED)	PROP STREET LIGHT
EDGE OF WATER	CALCULATED POINT	PROP GAZEBO
EXIST SANITARY SEWER	EXIST POWER POLE	PROP PLAY AREA
EXIST WATER LINE	EXIST GUY ANCHOR	PROP PARKING
EXIST STORM DRAIN	EXIST GAS METER	PROP PLAZA
EXIST FENCE	EXIST GAS RISER	PROP PARK BENCH
CENTERLINE DITCH/FLOW LINE	EXIST GAS VALVE	PROP SS MANHOLE
TOP OF BANK	EXIST TELEPHONE RISER	
EXIST EDGE OF PAVEMENT	EXIST COMM MANHOLE	
MAJOR CONTOUR LINE	EXIST SAN SEWER MANHOLE	
MINOR CONTOUR LINE	EXIST WATER VALVE	
PROPOSED LOT LINE	EXIST IRRIGATION BOX	
PROPOSED ROW LINE	EXIST STORM DRAIN MANHOLE	
PROPOSED CENTER LINE	EXIST SIGN	
	EXIST FIRE HYDRANT	

OWNER/DEVELOPER
DOEPPEL PREMIER PROPERTIES IDAHO, LLC
968 TOWER CT.
CAMARILLO, CA 93010

PLANNER / CONTACT
STEVE ARNOLD
A-TEAM LAND CONSULTANTS
1785 WHISPER COVE AVE.
BOISE, ID 83709
208-871-7020

SURVEYOR
DAVID EVANS AND ASSOCIATES INC.
9925 EMERALD ST.
BOISE, IDAHO
(208) 585-5858

THE COLLECTIONS SUBDIVISION

PRELIMINARY PLAT MAP

SECTION 2, TOWNSHIP 3 NORTH, RANGE 3 WEST
BOISE, MERIDIAN CITY OF CALDWELL, CANYON COUNTY, IDAHO

A-TEAM Land Consultants

SHEET 1 OF 1
DRAWN BY: CJ SHERLOCK
DATE: May 26, 2022
FILE: TC_PRELIM.dwg

Regular **Item:** 11.

Memorandum

To:

City Council

Meeting Date:

May 4, 2026

Item Name:

Approve the Findings of Facts and Conclusions of Law for Reserve at Verbena Ranch No. 1 Final Plat (SFP26-000016).

Summary Statement:

Recommended Action:

Budget:

Cost:
GL Account:
Timeline:
Department:
Project Manager:

Attachments:

1. FCO_Packet_ReserveatVerbenaRanchNo.1 (SFP26-000016)

Caldwell Planning & Zoning Department
STAFF REPORT / FINDINGS
Consent Item | City Council | 5/4/2026

Staff Planner: Joe Dodson, Principal Planner

CASE NO(s): SFP26-000016
Project Name: Reserve at Verbena Ranch No. 1

STAFF REVIEW SUMMARY

Staff finds the final plat IS compliant with all applicable codes, regulations, and policies, and is in conformance with the approved preliminary plat. Staff recommends if approved, the approvals be subject to the conditions listed in the Findings of Fact, Conclusion of Law, and Decision herein.

CITY COUNCIL DECISION

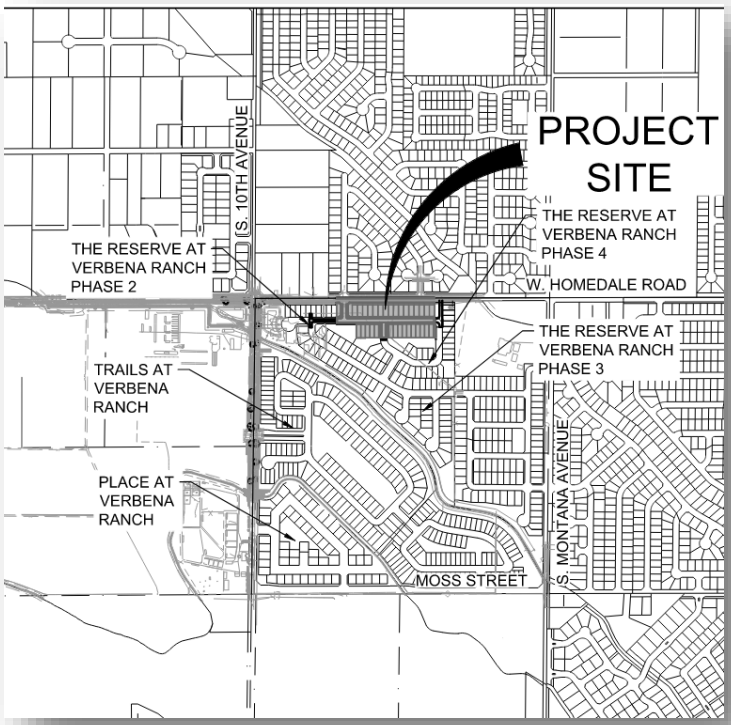
City Council APPROVED the final plat at the 5/4/2026 City Council meeting.

PROJECT SUMMARY:

Proposed Land Use Applications:

Final Plat for Reserve at Verbena Ranch Subdivision No. 1, consisting of 31 detached single-family residential building lots and 5 common lots on approximately 6.67 acres in the R-1 zoning district.

Project Name:	Reserve at Verbena Ranch No. 1
Applicant:	Toll Brothers
Property Owner:	Toll West Inc.
Parcel ID Number(s):	R3272000000
Property or Project Size:	6.67 acres (this phase)



DECISION BODY – REQUIRED FINDINGS & APPROVAL CRITERIA

Before the City Council approves any application, the Council must find and conclude the proposed application is compliant with the Caldwell City Code approval criteria as listed under #11 within Section I, Findings of Facts, within this report.

BEFORE THE CALDWELL CITY COUNCIL
CITY OF CALDWELL, CANYON COUNTY, IDAHO

IN THE MATTER OF AN APPLICATION FOR A FINAL PLAT APPROVAL FOR RESERVE AT VERBENA RANCH SUBDIVIISON NO. 1 CONSISTING OF 31 DETACHED SINGLE-FAMILY RESIDENTIAL BUILDING LOTS AND 5 COMMON LOTS ON APPROXIMATELY 6.67 ACRES IN THE R-1 ZONING DISTRICT.

Property Owner: TOLL WEST INC.

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

Case No. SFP26-000016

I. FINDINGS OF FACTS

1.	**APPLICANT:**	Toll Brothers
2.	**PROPERTY OWNER:**	Toll West Inc.
3.	**APPLICATION REQUEST:**	Application for Final Plat for Reserve at Verbena Ranch Subdivision No. 1, consisting of 31 detached single-family residential building lots and 8 common lots on approximately 6.67 acres in the R-1 zoning district.
4.	**SITE ADDRESS AND LOCATION:**	The subject site is located near the southeast corner of E. Homedale and S. 10th, on the east side of 10th and directly abutting Homedale, described as a parcel located in the NW ¼ of Section 10, T3N, R3W, B.M, City of Caldwell, Canyon County, Idaho, 2026
5.	**ASSESSOR PARCEL NUMBER(S):**	R3272000000
6.	**PROJECT SIZE:**	Phase 1 is approximately 6.67 acres, more or less, of the existing 38.02 acre parcel
7.	**PUBLIC NOTICING:**	The Planning and Zoning Division notifies all political subdivisions providing services within the planning jurisdiction, including school districts who will be impacted by any changes that have been proposed from what was originally approved on the preliminary plat. Review of the final plat submitted determined there were no modifications proposed that would necessitate additional public agency notifications.

8. **PRELIMINARY PLAT AND DEVELOPMENT BACKGROUND AND HISTORY:**

The preliminary plat approval for Reserve at Verbena Ranch (ANN24-00006 & SUB24-000025, PUD24-000004) was signed by the City Council on 5/5/2025. This is the first final plat for this preliminary plat and is therefore still a valid plat.
This phase consists of approximately 6.67 acres and includes 31 single-family detached residential lots.

9. **APPLICABLE REGULATIONS AND GUIDING DOCUMENTS:**

a. City of Caldwell Zoning Ordinance No. 1451, as amended
b. City of Caldwell Subdivision Ordinance, as amended
c. Idaho Code, Title 67, Chapter 65, Local Planning Act

10. **STAFF REVIEW AND ANALYSIS:**

Residential Type	**# of Lots**				
	PP	FP No 1	TBD	TBD	Remaining
Single-Family Detached	130	**31**			**99**
Common Lots	n/a	**5**			n/a

Residential Type	**# of Buildings**				
	PP	FP No 1	TBD	TBD	Remaining
Single-Family Detached	130	**31**			**99**
Common Lots	n/a	n/a			n/a

Residential Type	**# of Units**				
	PP	FP No 1	TBD	TBD	Remaining
Single-Family Detached	130	**31**			**99**
Common Lots	0	0			n/a

Non-Residential					
	PP	FP No 1	TBD	TBD	Remaining
Open Space Acreage	7.16 ac.	**0.5 ac.**			6.66 ac.
Amenities Approved	Pond w/ fishing pier, pool w/ changing rooms, tot-lot, seating area, dog park, 10' regional pathway segment	**none**			All amenities are remaining to be included (phase 2 has multiple)

Staff Comment: *Construction drawings (CD26-000015) and the proposed final plat have been reviewed for conformance with city codes and with the approved preliminary plat. The Planning & Zoning Division, in consultation with the Engineering Department, have determined the final plat is compliant with city code, as well as with the approved preliminary plat.*

11. **CITY COUNCIL DECISION:**

Regarding the request for a final plat approval for Reserve at Verbena Ranch Subdivision No. 1, a residential subdivision consisting of 31 detached single-family residential building lots and 5 common lots on approximately 6.67 acres in the R-1 zoning district, located in the NW ¼ of Section 10, T3N, R3W, B.M, City of Caldwell, Canyon County, Idaho, 2026, the subject application was placed on the 5/4/2026 City Council consent agenda for consideration.

Based upon the information received and the record of evidence presented, the City Council voted to **APPROVE** the request for final plat approval, subject to the conditions herein. In approving the requests, the City Council concluded the following:

1. The final plat is compliant with city code; and
2. The final plat is in compliance with the approved preliminary plat.

II. CONCLUSIONS OF LAW

1. The City of Caldwell has provided for the processing of Land Use permits authorized by Chapter 65, Title 67, Idaho Code, pursuant to Chapter 10 Zoning Regulations and Chapter 11 Subdivision Regulations.
2. The record includes, but is not limited to all files, application documents, public notices, public comments and testimony, staff reports and memos, presented evidence and exhibits, public hearing written minutes and audio, and the signed Findings of Facts, Conclusions of Law, and Decision.
3. The City Council is authorized to approve, approve with conditions, approve with modifications, or deny final plats in accordance with Section 11-02-03 (2) D of Caldwell City Code.
4. The City Council reviewed and considered all records, evidence, testimony, facts presented, applicable code standards, and approval criteria as specified within Caldwell City Code in making their decision.

III. CONDITIONS OF APPROVAL

NOTE: Any conditions removed by the governing body will be shown in a strikethrough. Any conditions added by the governing body will be shown as underlined.

The approval of the application requests for (SFP26-000016), are subject to the adherence of the following conditions:

A. Site Specific Requirements:

1. Future development of the subject site shall be substantially consistent with the approved plans herein and all conditions/entitlements associated with Reserve at Verbena Ranch Preliminary Plat and Verbena Ranch PUD (ANN24-00006, SUB24-000025, & PUD24-000004).
2. No more than 30 homes/lots may receive building permit approval prior to a Fire approved secondary access being constructed.

B. General Requirements:

1. Development of the subject property shall be in conformance with all municipal codes, policies, standards, and regulations of the City of Caldwell, unless specifically stated otherwise in a Development Agreement or in the Order of Decision. **NOTE:** *Failure to identify a code violation during the review of the plans DOES NOT give the applicant the right or permission to violate any codes, policies, standards and/or regulations.*
2. If any term or provision of this decision, to any extent, is held invalid or unenforceable, the remaining terms and provisions hereof shall not be affected thereby, but each such remaining term and provision shall be valid and enforced to the fullest extent permitted by law.
3. Any nuisances existing on the property (weeds, trash, debris, etc) shall be resolved and in compliance with city codes prior to the approval of any construction drawings and/or issuance of building permits.

4. Any changes to the plans and specifications upon which this approval is based, other than those required by the above conditions, will require submittal of an application for modification and approval of that application prior to commencing any change.

5. All improvements and operations shall comply with applicable local, state and federal requirements and procedures whether specifically addressed in the analysis of this application or not.

6. Fencing: Fencing must comply with Caldwell City Code Section 10-02-07.

7. Approval: This approval is for the application(s) specified herein only. Additional permits, licenses and approvals may be necessary.

8. Solid Waste Disposal: All solid waste receptacles utilized during development and/or construction shall be provided by the same company with which the City of Caldwell has an exclusive contract.

9. Business Licensing: All businesses operating within the corporate limits of the city shall obtain a business permit license prior to commencing business operations.

C. Site Design and Development Standards:

1. General: All new construction shall comply with the current dimensional standards (height and setback schedule) in effect at the time the building permit is filed, excluding any deviations approved through a planned unit development, special use permit, and/or development agreement.

2. Stormwater: Strict adherence to the "Caldwell Stormwater Management Manual", as adopted by the city council as well as any subsequent adopted updates, is required. **NOTE:** *Any modifications necessary to the original approved stormwater design where additional stormwater retention or detention facilities are required, or where the approved retention and detention facilities are required to be expanded, still requires adherence to the requirements for minimum open space, landscape buffers, lot sizes and setbacks.*

D. Engineering Department Conditions:

The following items shall be completed prior to the City Engineer signing the final plat. Said items cannot be deferred by posting a financial security:

1. Water System: The final plat cannot be signed until the water system has been constructed, pressure tested and clean water samples received.

2. Sewer System: The final plat cannot be signed until the sewer system has been constructed, pressure tested, CCTV video has been submitted and approved and interim as-builts have been approved by the Engineering Department.

3. Pressurized Irrigation System: The final plat cannot be signed until the pressure irrigation system within the public right-of-way has been constructed and pressure tested.

4. Storm Drain System: The final plat cannot be signed until the storm drain system located within the public right-of-way has been constructed, passed visual inspection, and interim as-builts have been approved by the Engineering Department.

5. All-Weather Surfaces: The final plat cannot be signed until all-weather surfaces are in place, compaction test results have been submitted and approved for roadways and emergency accesses and, if paved, core sample results have been submitted and approved.

6. Street Signs: The final plat cannot be signed until all street signs have been installed to City standards and approved.

7. Construction Security: Construction security (compliant with current City Code requirements) must be provided for all items which are not among the items listed above, and which are not yet completed before the City Engineer can sign the final plat. The City must be in agreement on a construction security amount for those improvements.

8. Final Plat Review: The final plat drawing shall be submitted to the Engineering Department for review prior requesting signatures on the final plat. Adequate review time (no less than 30 days) shall be provided by the Applicant. Final plats submitted for review must meet all State statutes and City codes, policies, and ordinances.

9. Addressing: In an effort to expedite the addressing process of the final plat, applicants shall submit electronic copies of the final plat, in both PDF and AutoCAD format, to the Engineering and Mapping departments as soon as possible.

E. Fire Department Conditions:

1. All requirements from the Fire Department for access, turnarounds, emergency access, water supply, fire hydrants, etc. shall be met in the development and/or platting of the subject property.

2. Final approval of the location and number of fire hydrants within the development shall be determined by the Fire Marshal and take place by phase at the time of submittal of applicable construction drawings for each phase.

F. Mapping Department Conditions:

1. Approved Subdivision Name. No changes to an approved subdivision name shall occur unless a request is initiated through the filing of an application for a "Subdivision Name Change Request", and subsequently reviewed and approved the Mapping and Planning and Zoning Department, at an administrative staff level. In making application, the application shall file a completed application with the Planning and Zoning Department on forms prescribed by the department accompanied by such data and information necessary to assure the fullest presentation of facts, as determined by the Planning Director.

    a. Subdivision Name Change Requests; Prior to Final Plat Submission: If approved, an amended preliminary plat will need to be submitted to the Planning and Zoning Department with the reflected subdivision name change prior to the approval of construction drawings. All construction drawings and final subdivision plats shall reflect the new approved subdivision name.

    b. Name Change Requests; Prior to Final Plat Recording: If approved, an amended final plat drawings and mylars will need to be submitted to the Planning and Zoning Department with the reflected subdivision name change prior to signature of the final plat.

    c. Name Change Requests; After Final Plat Recording: If approved, an amended final plat drawing indicating the new subdivision name OR an Affidavit of Correction indicating that the plat is otherwise known as "insert the new approved subdivision name", shall be recorded at the county recorder's office. Once the plat or affidavit is recorded, a copy of the recorded plat or affidavit shall be provided to the Planning and Zoning Department.

2. Approved Street Names, Street Layout, Lot and Block Numbering, and Subdivision Phasing Plan. No changes to the original approved street names, street layout and configuration, lot and block numbering, or subdivision phasing plan shall occur without prior approval from the City of Caldwell Mapping Division. Any substantial changes from what was originally approved may require additional public hearings.

G. Landscaping Specific Requirements:

1. Compliance: The applicant shall comply with all landscaping requirements based on Caldwell City Code.

2. Landscape Plan: The Landscape Plan **(Exhibit 1)** represents the approved landscape plan. Any changes to

the landscape plan must be submitted to the City for review and approval prior to installation.

3. If the City determines that any such changes require additional public comment due to potential impacts on surrounding property or the community, or that such change is a substantial enough change from the landscape plan presented to the public, a public hearing shall be held on the proposed changes and notice shall be provided as required by the City.
4. Landscape Maintenance: All landscaping and screening devices shall be maintained in an attractive, live, safe and healthy manner, and to meet the specific requirements in the Caldwell City Code.
5. Subdivisions: The homeowner's association is responsible for maintaining all common area landscaping and screening devices within a subdivision, development, and/or the subject property.
6. Street Landscape Buffers: The street landscape buffers shall contain a mixture of sod, trees (deciduous and evergreen), shrubs, lawn, vegetative and non-vegetative ground cover so that the entire buffer area is covered. Plantings shall meet or exceed the minimum plant sizes as follows:

Planting Type	**Minimum Size at Time Planting**
Evergreen trees	6-foot height minimum
Ornamental trees	2-inch caliper minimum
Shade trees	2-inch caliper minimum
Shrubs & Perennials	10" height and/or spread minimum, depending on plant species

H. Subdivision Specific Requirements:

1. Cluster Mailboxes: The development shall utilize cluster mailboxes for delivery of mail. Individual mailboxes shall not be allowed. A cluster mailbox placement plan shall be submitted to the Planning and Zoning department showing coordination with the United States Postal Services prior to submitting the construction drawings.
2. Subdivision Construction Signage: At the time of development a "rules and regulations" sign shall be posted and maintained at the entryways to the project until it is fully developed and build out is complete. The signs would be intended for subcontractors performing work and should include: a) no dogs; b) no loud music; c) no alcohol or drugs; d) no abusive language; e) disposal of personal trash and site debris; f) daily cleanup of any mud and/or dirt that is deposited from the construction parcel onto streets; g) installation of a temporary construction fence that would keep debris from being blown off site by the wind; h) no burning of construction or other debris on the property.
3. Plat Expirations:

   Final plats must be recorded for a single-phase development or for the first phase of a multi-phase development within twenty-four (24) months of the date of signature on the approving order of decision for the final plat.
4. Phased Subdivisions: The subdivider may file and obtain acceptance of successive final plats for continuous segments of the approved preliminary plat without reapplication for preliminary plat approval, provided that final plats are recorded in successive intervals of not more than two (2) years each, as measured from the date of recordation of the prior phase final plat.

I. Planned Unit Development Specific Requirements:

1. PUD Ownership: A planned unit development shall be under single ownership/control during the planning and developmental stage to ensure that the development can be accomplished in a unified manner.
2. PUD Amenities: 50% of the amenities shall be completed with the first 80% of building permits issued for the entire development. All amenities shall be completed prior to the final landscape inspection for street buffers and open space.
3. PUD Expiration: The completion of the first phase of a planned unit development shall take place within three (3) years of the signature date on the order of decision approving the planned unit development or said approval shall become null and void. For each phase after the first phase there shall be an allowed one year time frame per phase for completion. Should any phase not be completed within its one year time frame, approval on the uncompleted portion of the planned unit development shall become null and void. Exceptions to the time frames may be granted at the time of original approval of the planned unit development, provided said exceptions are requested in the initial application.

IV. ORDER OF DECISION

The Council, based upon the testimony and evidence in record in this matter and upon findings of fact and conclusions of law set forth herein DOES HEREBY DETERMINE AND DECIDE AS FOLLOWS: the request for a final plat approval for Reserve at Verbena Ranch Subdivision No. 1, a residential subdivision consisting of 31 detached single-family residential building lots and 5 common lots on approximately 6.67 acres in the R-1 zoning district, located in the NW ¼ of Section 10, T3N, R3W, B.M, City of Caldwell, Canyon County, Idaho, 2026, is **APPROVED SUBJECT TO THE CONDITIONS OF APPROVAL LISTED HEREIN.**

These Findings of Fact, Conclusions of Law and Decision are for Reserve at Verbena Ranch Subdivision No. 1 approved and adopted by the Caldwell City Council on this date, May 4, 2026.

_____ _____

Eric Phillips, Mayor Date of Decision

ATTEST:

_____

Kristina Buchan, City Clerk
City of Caldwell

EXHIBIT 1

Application Documents

- Application
- Narrative
- Vicinity Map
- Final Plat
- Landscape Plan
- Open Space Exhibit
- Approved Preliminary Plat

City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

Please note that any land use action below marked with an asterisk (*) will require public hearing. Land use actions below marked with two asterisks (**) may require public hearing depending on the scope of project.

APPLICATION REQUESTS

Note: Please check all that apply.

- ☐ Director Determination
- ☐ Administrative Development Review[2]
- ☐ Alternative Method of Compliance
- ☐ *Annexation w/ Zoning
- ☐ Business License (Business Permit)
- ☐ *Certificate of Appropriateness
- ☐ *Comprehensive Plan Amendment
  - ☐ Text
  - ☐ Map
- ☐ *Deannexation
- ☐ **Design Review
- ☐ Development Agreement
  - ☐ *New
  - ☐ **Modification
  - ☐ *Termination
- ☐ Home Occupation Permit
  - ☐ New
  - ☐ Renewal
- ☐ Lot Line Adjustment
- ☐ Lot Split
  - ☐ Administrative
  - ☐ Simple
- ☐ *Manufactured Home Community
- ☐ Mobile Food Unit (Individual)
- ☐ Mobile Food Unit Park / Court
- ☐ Outdoor Dining Permit
- ☐ Parcel Consolidation
- ☐ Performance Bonding
- ☐ Planned Unit Development (PUD)
  - ☐ *New
  - ☐ **Modification
- ☐ Public Art / Murals
- ☐ *Rezone (Zoning Map Amendment)
- ☐ Signs[1]
- ☐ Special Use Permit (SUP)
  - ☐ *New
  - ☐ **Modification
  - ☐ Time Extension
- ☐ Subdivision Plats
  - ☐ *Preliminary Plat
  - ☒ Final Plat
  - ☐ *Short Plat (Regular)
  - ☐ *Short Plat (Condo)
  - ☐ **Plat Modification
  - ☐ Time Extension
  - ☐ Renewal
- ☐ Temporary Use Permit
  - ☐ New ☐ Renewal
  - ☐ Construction Trailer
  - ☐ Model Home Sales Office
  - ☐ Storage Containers / Pods
  - ☐ Temporary Housing
  - ☐ Transient Merchant
- ☐ Traffic Impact Study Review
- ☐ Vacation of Easement and/or Right-of-way
- ☐ *Variance
- ☐ *Zoning Ordinance Text Amendment
- ☐ Other, Pleases Describe:

_____

_____

_____

[1]Freestanding, post/pole, or monument signs less than 6' in height. All other signs must be submitted through the building department.

[2] Used when not associated with other land use applications, when revisions to an approved (non-subdivision development) is being proposed, or when the land use schedules or specific use provisions of the Code indicate the requirement for Administrative Development Review.

City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

PROJECT and SITE/PROPERTY INFORMATION	
Project or Business Name: The Reserve at Verbena Ranch Subdivision No. 1	
Site Address (s): 0 S 10th Ave, Caldwell, ID 83607	**Suite #:**
Parcel #(s): R3272000000	
Total Acres: 6.67	
General Location of Site: SE of the Homedale Rd & 10th Ave intersection	
Current Zoning of Parcel(s): *(Check all that apply)*	☐ RS-1 ☐ RS-2 ☒ R-1 ☐ R-2 ☐ R-3 ☐ C-1 ☐ C-2 ☐ C-3 ☐ C-4 ☐ C-C ☐ DCB ☐ M-1 ☐ M-2 ☐ I-P ☐ A-D ☐ C-D ☐ H-D ☐ P-D ☐ T-N ☐ H-C ☐ Property currently In County Please list the current county zoning designation: _____
Overlay Districts: *(Check all that apply)*	☐ APO-1 ☐ APO-2 ☐ Indian Creek Corridor Overlay ☐ Downtown Local Historic Area ☐ Steunenberg Historic District ☐ Floodplain Overlay ☒ None
City of Caldwell Comprehensive Plan Designation of Parcel(s): *(Check all that apply)*	☐ Neighborhood 1 ☒ Neighborhood 2 ☐ Neighborhood 3 ☐ Urban Neighborhood ☐ Community Center ☐ Mixed Use Center ☐ Downtown ☐ Employment Center ☐ Special Purpose
Are parcels located within an Area Hub as indicated on the City of Caldwell Comprehensive Plan?	☐ Yes ☒ No

City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

Description of Proposed Project / Request:

Subdivision - Final Plat for The Reserve at Verbena Ranch Subdivision No. 1. The project is located at 0 S 10th Ave, Caldwell, ID 83607, in the NW 1/4 of Section 10, Township 3 North, Range 3 West. The final plat includes 31 single-family residential lots and 5 common lots on 6.67 acres.

APPLICANT INFORMATION:

Name:	Kyle Prewett
Company Name (if applicable):	Toll Brothers
☐ Property Owner ☒ Authorized Agent ☐ Purchaser ☐ Petitioner (Vacations only)	
Mailing Address:	3103 W Sheryl Dr, STE 100, Meridian, ID 83642
Phone:	2084240020
Email:	kprewett@tollbrothers.com

PROPERTY OWNERS' INFORMATION

(If an LLC, please provide documentation of being an authorized signer)

☐ Not Applicable

Name:	Toll West Inc.
Mailing Address:	3103 W Sheryl Dr, STE 100, Meridian, ID 83642
Phone:	2084240020
Email:	rhammons@tollbrothers.com

City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

DESIGNATED CONTACT PERSON

(Who will receive and disseminate all correspondence from the city)

Same as:

☒ Applicant ☐ Property Owner ☐ Other

Name: Kyle Prewett

Company Name (if applicable): Toll Brothers

Mailing Address: 3103 W Sheryl Dr, STE 100, Meridian, ID 83642

Phone: 2085763625

Email: kprewett@tollbrothers.com

CONTRACTOR / DEVELOPER INFORMATION

☐ Not Applicable

Name: Martin Taylor

Company Name (if applicable): TOLL SOUTHWEST LLC

Mailing Address: 3103 W Sheryl Dr, STE 100, Meridian, ID 83642

Phone: 2084240020

Email: mtaylor1@tollbrothers.com

ARCHITECT INFORMATION

☒ Not Applicable

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:

City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

ENGINEER / SURVEYOR INFORMATION

☐ Not Applicable

Name:	Erik Eyre
Company Name (if applicable):	J-U-B Engineers, Inc.
Mailing Address:	2760 W Excursion Ln, STE 400
Phone:	2083767330
Email:	eeyre@jub.com

LANDSCAPE ARCHITECT INFORMATION

☐ Not Applicable

Name:	Kimberly Siegenthaler
Company Name (if applicable):	Jensen Belts Associates
Mailing Address:	1509 Tyrell Lane, STE 130, Boise, ID 83706
Phone:	2083437175
Email:	kim@jensenbelts.com

City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

ACKNOWLEDGEMENTS

☒ By signing this application, I authorize employees/agents of the City to enter onto the property that is the subject of this application during regular business hours. The sole purpose of entry is to make an examination of the property that is necessary to process this application.

☒ I certify that I am the owner of this property, the owner's authorized agent, or the petitioner (if for a vacation). If acting as an authorized agent, I further certify that I have full power and authority to file this application and to perform, on behalf of the owner, all acts required to enable the jurisdiction to process and review such an application. I will comply with all provisions of the law and ordinance governing this type of application.

☒ I certify that the information furnished by me as part of this application is true and correct to the best of my knowledge.

I am the: ☐ Property Owner ☒ Authorized Agent ☐ Petitioner (Vacations Only)

Applicant Signature: Kyle Prewett _____ Date: 2/19/26

Printed Name: Kyle Prewett _____

City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

Online Application Submittal Instructions

The City of Caldwell Planning and Zoning Department utilizes an online application portal for submission of all applications, documents, plans, and payment of fees.

Step 1:

- Log in or create an account in Citizenserve (Citizenserve Users Guide)
- Select your permit and/or application type and enter in all required information.

Step 2

- Pay fees online via Citizenserve. You will receive an email from Citizenserve directing you to make a payment once staff have reviewed your application.

Drawing Submittal Instructions:

1. All plan sheets must be uploaded in PDF format only (no CAD, JPEG, TIFF, PNG, etc.)
2. All plan sheets must be to scale.
3. All plan sheets must be uploaded to Citizenserve.
4. All applications, checklists, calculations, reports, drawings, plans, and other supporting documents must be uploaded as single-sided pdf's and must be legible and in a high-definition format.
5. All documents and plans must follow the "Naming Schematic" as listed on the attached document.

City of Caldwell
Planning & Zoning Department
621 Cleveland Blvd., Caldwell, ID 83605 | PZ@cityofcaldwell.org | 208-455-3021

FINAL PLAT CHECKLIST

Upon receipt of this application, staff will review the project to confirm that all pre-requisite application type(s) have been submitted, reviewed, and approved. The following items must be submitted for the application to be considered complete.

- *Final plat applications may be submitted concurrently with the submission of civil construction drawings.*
- *Final plat applications are submitted to the Planning and Zoning Department.*
- *Civil construction drawings are submitted to the Engineering Department.*

1. FORMAT AND GENERAL INFORMATION REQUIRED

Applicant	Description	Staff
☑	Caldwell Master Development Application	☐
☑	If the signatory on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application is required.	☐
☑	Associated Fee(s): as listed on the Development Review Fee Schedule	☐
☑	A completed copy of this checklist (check each box)	☐
☑	Provide a copy of a current title report, or warranty deed for the subject property	☐
☑	Provide a project narrative addressing any conditions of approval or changes from the approved preliminary plat.	☐
☑	One (1) full size copy of the approved preliminary plat (pdf format).	☐
☐ incl. ☑ n/a	One (1) full size copy of an amended preliminary plat in pdf format (if changes from the approved preliminary plat are being proposed)	☐
☑	One (1) full size copy of the final plat (pdf format)	☐
☑	One (1) georeferenced ArcMap-compatible file, such as a zipped shapefile, of the final plat shall be submitted with construction drawings to the engineering department.	☐
☑	The final plat drawing(s) shall be submitted in digital form using .dwg drawing file format and shall be spatially referenced to the Idaho state plane coordinate system - west zone, North American datum (NAD) 83.	☐
☑	One (1) copy of the final plat shall be a reproducible Mylar copy, suitable for blue line reproduction, and shall be submitted to the engineering department.	☐

☑	Provide a copy of the Order of Decision for the preliminary plat	☐
☐ incl. ☑ n/a	Provide a copy of the Development Agreement (if applicable)	☐
☑	General formatting: The final plat shall be drawn to an accurate scale having not more than one hundred feet to an inch (100' = 1") and shall be in a high-resolution format that is clear and legible. All final plats to be offered for recording shall be in accordance with Idaho Code title 50, chapter 13, and city code.	☐
☑	All final plat sheets shall be 24" x 36" with an appropriate, readable scale.	☐
	☐ Orient plat so that north is to the top or left-hand side of sheet.	☐
	☐ Provide north arrow, graphic scale, and written scale.	☐
	☐ Provide a vicinity map in the same orientation of plat showing subject property.	☐

2. FINAL PLAT REQUIRED CONTENT

Applicant	Description	Staff
☑	Designate a title block in the lower, right-hand corner of the plat document. The title block shall contain the name of the subdivision and its location by number, section, township, range and county, date of preparation, and plat type.	☐
☑	Surveyor Information: Plat shall contain the name, address and official seal of the professional land surveyor preparing and stamping the plat.	☐
☑	Include the number of lots for each residential, commercial, and/or industrial type land use; the number of common open space lots; acreage; and the number of dwelling units for each type.	☐
☑	Plat shall include a statement in accordance with Idaho Code section 50-1334 as to the water system being utilized.	☐
☑	For multiple page plats, indicate the sheet number for each page of the plat as: Sheet [#] of [Total #].	☐
☑	Boundaries of the tract to be subdivided fully balanced and closed, showing all bearings and distances, determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.	☐
☑	Any excepted parcel(s) within the plat boundaries shall show all bearings and distances, determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.	☐
☑	Location and description of cardinal points to which all dimensions, angles, bearings, and similar data on the plat shall be referenced.	☐
☑	Reference by dimension and bearing to a combination of two (2) section corners, quarter section corners, or recorded monuments.	☐
☑	Provide a legend for all abbreviations, graphic symbols, and line types used.	☐

Applicant	Description	Staff
☑	Name, right of way lines, courses; lengths and widths of all public streets, pathways, and utility easements; all linear curves for street centerlines and property lines shall include the following information: (A) Radii. (B) Central angle. (C) Arc length. (D) Points of tangency. (E) Long chord, length and bearing.	☐
☑	All proposed easements for access provided for public services, utilities, or public pathways, and any limitations of the easements, as well as dimensions, bearings, widths, and use indicated. Any existing recorded easements on the subject property shall also be shown with use, width, dimensions, bearings and applicable instrument numbers.	☐
☑	All lots shall be numbered by consecutive numbers throughout the plat. "Exceptions" or areas not designated as a lot shall be so designated, lettered or named and clearly dimensioned. Both square footage and acreage of every lot within the subdivision shall be noted.	☐
☑	Location, dimensions, bearings, radii, arcs and central angles of all sites to be dedicated to the public shall be clearly indicated and the intended use specified.	☐
☑	Certification and signature by the professional land surveyor preparing said plat certifying to the accuracy of the survey and plat and that the monuments described in it have been located as described.	☐
☑	Certification, acknowledgment, and signature by the owner including dedication of all streets, rights of way and any sites for public use, and granting of any existing or proposed easements, including acknowledgment of such.	☐
☑	Certification and signature of the county surveyor verifying that the accuracy of the plat complies with the requirements of Idaho Code.	☐
☑	Signature block for city engineer verifying that final plat complies with Idaho Code, title 50 and with city code.	☐
☑	Signature block for city clerk verifying council approval of said final plat.	☐
☑	Certification and signature of the health department verifying approval of sewer and water facilities as required by Idaho Code, title 50, chapter 13.	☐
☑	Certification of county treasurer as required by Idaho Code, title 50, chapter 13.	☐

3. SITE DATA

Applicant	Description	Staff
☑	Complete the data table below.	☐

Total Acreage of Site:	6.67	Total Acreage of Any Out-Parcels:	
Residential / Multi-Family Information:			
Total # of Lots:	36	Total # of Dwelling Units:	31
# of Residential Lots	31	# of Single-Family (detached or townhomes):	31
# of Common Lots	5	# of Duplex Dwelling Units:	0
Total Acreage of Common Lots:	0.69	# of Triplex Dwelling Units:	0
Minimum Lot Size:	5,020 SF	# of 4-, 5-, or Six Family Dwelling Units:	0
Maximum Lot Size:	5,060 SF	# of Multi-Family Dwelling Units:	0
Average Lot Size:	5,030 SF	Dwelling Units per Gross Acre:	4.64
Minimum Street Frontage:	40'	Minimum Lot Width:	40'
Commercial / Industrial Information:			
# of Commercial Lots:		Total Gross Square Feet of Commercial Buildings:	
# of Industrial Lots:		Total Gross Square Feet of Industrial Buildings:	

APPLICANT ACKNOWLEDGMENT

By signing below, I acknowledge:

☑ All items on the checklist are included in the submittal package.

☑ All documents are single sided and high-resolution.

☑ All submittal information included within the checklist and the application are, to the best of my knowledge, complete and accurate.

☑ I am aware that my civil construction drawings WILL NOT be approved until all outstanding items have been addressed and the final plat has been heard by City Council.

Kyle Prewett

Printed Name

2/23/2026

Date

Kyle Prewett

Signature

The applicant is the:

☐ Property Owner

☑ Property Owner's Agent/Representative

Toll Brothers®
LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

February 23, 2026

City of Caldwell Planning and Zoning Department
205 S. 6th Ave.
Caldwell, Idaho 83605

RE: The Reserve at Verbena Ranch Subdivision No. 1 – Final Plat

Dear Planning and Zoning Staff,

Attached for your review and approval is the final plat for The Reserve at Verbena Ranch Subdivision No. 1. The final plat comprises 31 single-family residential lots and 5 common lots, on 6.67 acres. The site is located southeast of the Homedale Rd and S 10th Ave intersection (Parcel R3272000000). Zoning for the property is designated as R-1 (Low Density Residential).

The Reserve at Verbena Ranch Subdivision No. 1 features a minimum lot size of 5,000 SF, a maximum of 5,060 SF, and an average of 5,030 SF. Qualified open space in this phase includes open space and walking paths. Qualified open space in this phase totals 0.50 acres (7.5%).

Caldwell City Council approved the Planned Unit Development (PUD) and Preliminary Plat for Verbena Ranch Meadows Subdivision on May 5th, 2025. The final plat is in conformance with all conditions of approval and requirements of the order of decision for the PUD and Preliminary Plat. The PUD allows for deviations from required dimensional standards typical of the R-1 zoning designation. The dimensional standards as established by the PUD, specifically for The Reserve at Verbena Ranch, are as follows:

- Lot Area Minimum, Interior Lot: 5,000 SF
- Lot Area Minimum, Corner Lot: 5,000 SF
- Minimum Lot Width: 40'
- Front Yard Setback (Garage): 20'
- Front Yard Setback (Living Area): 15'
- Interior Side Yard Setback: 5'
- Street Side Yard Setback: 15'
- Rear Yard Setback: 15'
- Maximum Building Height: 30'

The Development Agreement does not allow for any further deviations from established zoning district regulations and standards for The Reserve at Verbena Ranch. This plat is in conformance with all other conditions and requirements of the PUD and preliminary plat.

3103 W Sheryl Drive, Suite 100, Meridian ID 83642
Phone: (208) 424-0020 Fax: (208) 424-0030

Toll Brothers®
LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

Thank you for your time and consideration of this final plat application. If you have any questions or need further information, please don't hesitate to reach out to me at 208-576-3625 or by email at kprewett@tollbrothers.com.

Sincerely,

Kyle Prewett
Land Entitlement Manager
Toll Brothers

3103 W Sheryl Drive, Suite 100, Meridian ID 83642
Phone: (208) 424-0020 Fax: (208) 424-0030

Plot Date:2/20/2026 12:06 PM Plotted By: Kage Southern
Date Created:2/20/2026 J:\JUB.COM\CENTRAL\CLIENTS\ID\TOLLBROTHERS\PROJECTS\09-25-023_VERBENARESERVE\DESIGN\CAD\EXHIBITS\09-25-023_SITEPLANEXHIBIT.DWG

SHEET NUMBER: 1

FILE: 09-25-023_SITEPLANEXHIBIT
JUB PROJ #: 09-25-054
DRAWN BY: KAS
DESIGN BY: EJE
CHECKED BY: MEP
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 2/20/2026

THE RESERVE AT VERBENA RANCH PHASE 1
CALDWELL, IDAHO

SITE PLAN

REUSE OF DRAWINGS
J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

REVISION

NO.	DESCRIPTION	BY	APR.	DATE

J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

THE RESERVE AT VERBENA RANCH SUBDIVISION NO. 1

A PARCEL LOCATED IN THE NW1/4 OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CITY OF CALDWELL, CANYON COUNTY, IDAHO
2026

BOOK ____ , PAGE _____

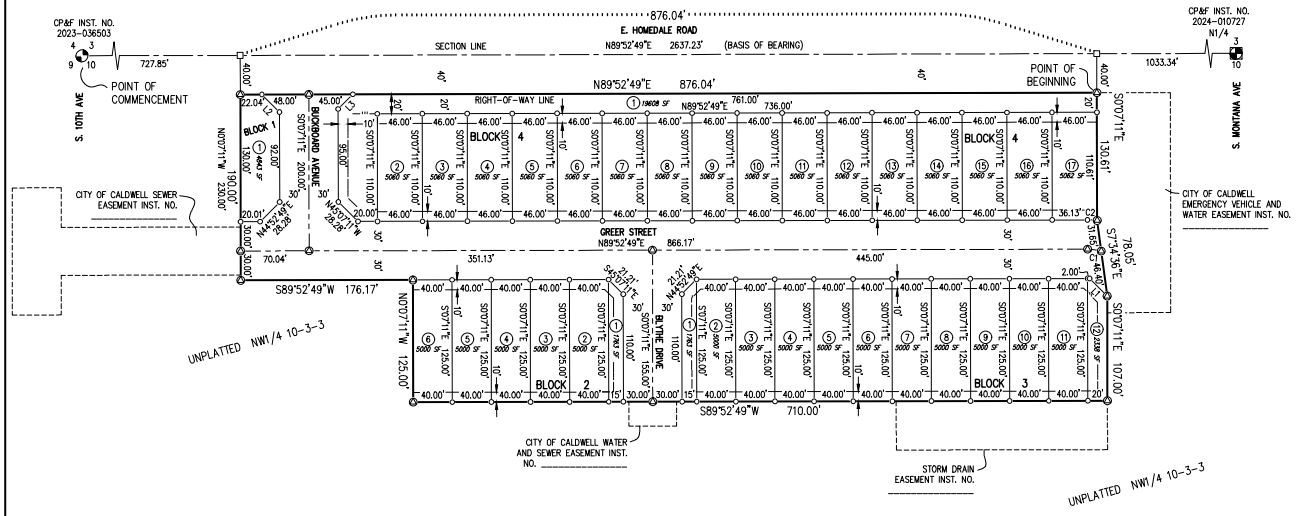
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	14.17'	50.00'	16°14'03"	S82°00'09"E	14.12'
C2	9.90'	80.00'	7°05'15"	S86°34'34"E	9.89'

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.46'	S45°07'11"E
L2	25.46'	S45°07'11"E
L3	21.21'	N44°52'49"E

LEGEND

- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- FOUND 1/2" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED
- FOUND 5/8" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED
- SET 1/2" REBAR WITH PLS 11118 PLASTIC CAP
- SET 5/8" REBAR WITH PLS 11118 PLASTIC CAP
- CALCULATED POINT
- SECTION LINE
- CENTER LINE
- PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTE 1
- EASEMENT LINE AS NOTED
- SURVEY TIE LINE
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- (18) LOT NUMBER

0' 40' 80' 160'
SCALE: 1" = 80'



NOTES

1. EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET AND OVER THE TEN (10) FEET ADJACENT TO ALL REAR LOT LINES. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISON.
3. THE LANDS INCLUDED IN THIS PLAT ARE LOCATED IN THE WILDER IRRIGATION DISTRICT SERVICE AREA (208-459-3421), IRRIGATION WATER WILL BE PROVIDED TO ALL LOTS THROUGH A PRESSURE IRRIGATION DELIVERY SYSTEM WHICH HAS BEEN APPROVED PURSUANT TO SECTION 31-3805(4), IDAHO CODE. THE PURCHASER OF EACH LOT SHALL REMAIN SUBJECT TO ALL ASSESSMENTS LEVIED BY THE WILDER IRRIGATION DISTRICT. ALL UNPAID IRRIGATION ENTITY ASSESSMENTS ARE A LIEN ON THE LAND. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY ANY IRRIGATION/DRAINAGE DISTRICT.
4. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF CALDWELL OR AS APPROVED UNDER THE VERBENA RANCH PLANNED UNIT DEVELOPMENT PUD24-000004.
5. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS ESTABLISHED IN THE APPLICABLE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED UNDER THE VERBENA RANCH PLANNED UNIT DEVELOPMENT PUD24-000004.
6. THE AVAILABILITY OF BUILDING PERMITS FOR THIS DEVELOPMENT MAY BE LIMITED PURSUANT TO CALDWELL CITY CODE SECTION 11-04-07(1)(1) WHICH LIMITS THE NUMBER OF BUILDING PERMITS THAT MAY BE ISSUED PRIOR TO FINAL COMPLETION OF THE DEVELOPMENT. APPLICANT SHALL DISCLOSE TO LOT PURCHASERS WHETHER THE ISSUANCE OF BUILDING PERMITS IS IN FACT RESTRICTED BY CALDWELL CITY CODE SECTION 11-04-07(1)(1) AND LOT PURCHASERS ARE ENCOURAGED TO CONTACT CALDWELL CITY BUILDING DEPARTMENT PRIOR TO CLOSING.
7. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT 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 NON-AGRICULTURAL 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.
8. LOT 1, BLOCK 1; LOT 1, BLOCK 2; LOTS 1 AND 12, BLOCK 3 AND LOT 1, BLOCK 4 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE VERBENA RANCH SUBDIVISION HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. WITH THE EXCEPTION OF LOT 1, BLOCK 1 SAID LOTS ARE SUBJECT TO EASEMENTS AS SHOWN FOR PUBLIC UTILITIES, STORM DRAINAGE, PRESSURE IRRIGATION, LANDSCAPE, AND MAINTENANCE. ~~LOT 1, BLOCK 1 IS SUBJECT TO~~ A BLANKET EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, PRESSURE IRRIGATION, LANDSCAPE, AND MAINTENANCE.
9. NO LOT SHALL HAVE DIRECT ACCESS TO/FROM E. HOMEDALE ROAD, BUCKBOARD AVENUE AND BLYTHE DRIVE.

City of Caldwell
APPROVED FOR CONSTRUCTION

These plans and/or specifications have been reviewed for compliance with the City of Caldwell specifications. This review does not relieve the owner, engineer, or contractor of the responsibility to design and/or construct these facilities in compliance with all other applicable federal, state, and local laws, rules, regulations, ordinances and standards. ~~CITY ENGINEER~~ development submittals, or specifications. Inconsistencies not isolated by city staff shall not be construed as approved unless specifically addressed as a variance and granted by City Council as a variance. The City retains the right to enforce provisions of said document and policies even if inconsistencies are not noted by the City. Any revisions of these plans and/or specifications will require a resubmittal for a full review and approval.

Name: Martin Gergen

PROFESSIONAL LAND SURVEYOR REGISTERED CLINTON W. HANSEN STATE OF IDAHO 11118 03/26

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, INFORMATION FROM RECORD OF SURVEY NUMBERS 91017443, 2008027652, 2023-030250, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

LandSolutions
Land Surveying and Consulting
231 E. 5TH ST.
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz

JOB NO. 25-44 DRAWN BY: JEB / CHECKED BY: CWH

THE RESERVE AT VERBENA RANCH SUBDIVISION NO. 1

BOOK ____ , PAGE _____

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN CANYON COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS SUBDIVISION;

A PARCEL BEING A PORTION OF THE NW1/4 OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CITY OF CALDWELL, CANYON COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE NORTHWEST CORNER OF THE NW1/4 OF SAID SECTION 10, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE NORTHEAST CORNER OF SAID NW1/4 BEARS N 89°52'49" E A DISTANCE OF 2637.23 FEET;

THENCE N 89°52'49" E ALONG THE NORTHERLY BOUNDARY OF SAID NW1/4 A DISTANCE OF 1603.90 FEET TO A POINT;

THENCE LEAVING SAID NORTHERLY LINE S 0°07'11" E A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S 0°07'11" E A DISTANCE OF 130.61 FEET TO A POINT;

THENCE S 7°34'36" E A DISTANCE OF 78.05 FEET TO A POINT;

THENCE S 0°07'11" E FOR A DISTANCE OF 107.00 FEET TO A POINT;

THENCE S 89°52'49" W A DISTANCE OF 710.00 FEET TO A POINT;

THENCE N 0°07'11" W A DISTANCE OF 125.00 FEET TO A POINT;

THENCE S 89°52'49" W A DISTANCE OF 176.17 FEET TO A POINT;

THENCE N 0°07'11" W A DISTANCE OF 190.00 FEET TO A POINT;

THENCE N 89°52'49" E A DISTANCE OF 876.04 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 5.86 ACRES, MORE OR LESS.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF CALDWELL. THE CITY OF CALDWELL HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS.

THE OWNERS HEREBY CERTIFY THAT SURFACE WATER FOR IRRIGATION IS REASONABLY AVAILABLE, PER SECTION 67-6537, IDAHO CODE, AND THAT THEY ARE IN COMPLIANCE WITH SECTION 31-3805, IDAHO CODE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS ____ DAY OF _____ , 20___.

TOLL WEST INC.

_____

BY RYAN HAMMONS, DIVISION PRESIDENT

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } S.S.

ON THIS ____ DAY OF _____ , 20___, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED RYAN HAMMONS, KNOWN TO ME TO BE THE DIVISION PRESIDENT OF TOLL WEST INC, AN IDAHO CORPORATION, THE PERSON WHO EXECUTED THE FOREGOING "CERTIFICATE OF OWNERS" AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

RESIDING AT _____

_____

NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

PROFESSIONAL LAND SURVEYOR REGISTERED STATE OF IDAHO CLINTON W. HANSEN

CLINTON W. HANSEN
PLS 11118

City of Caldwell
APPROVED FOR CONSTRUCTION
4/19/23
Name: Martin Gergen

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LandSolutions
Land Surveying and Consulting
231 E. 5TH ST.
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz

JOB NO. 25-44

THE RESERVE AT VERBENA RANCH SUBDIVISION NO. 1

BOOK ____ , PAGE _____

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REPRESENTING THE CITY OF CALDWELL AND THE QLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

_____

DISTRICT HEALTH DEPARTMENT,REHS DATE

CERTIFICATE OF THE COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

_____

CANYON COUNTY SURVEYOR

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF CALDWELL, CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE ____ DAY OF _____ , 20___, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

_____

CITY CLERK

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE: _____ _____

COUNTY TREASURER

APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF CALDWELL, CANYON COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

_____

CITY ENGINEER ~ CALDWELL, IDAHO

City of Caldwell
APPROVED FOR CONSTRUCTION

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_____

CLINTON W. HANSEN

Name: Martin Gergen

PROFESSIONAL LAND SURVEYOR
REGISTERED
11118
04/03/26
STATE OF IDAHO
CLINTON W. HANSEN

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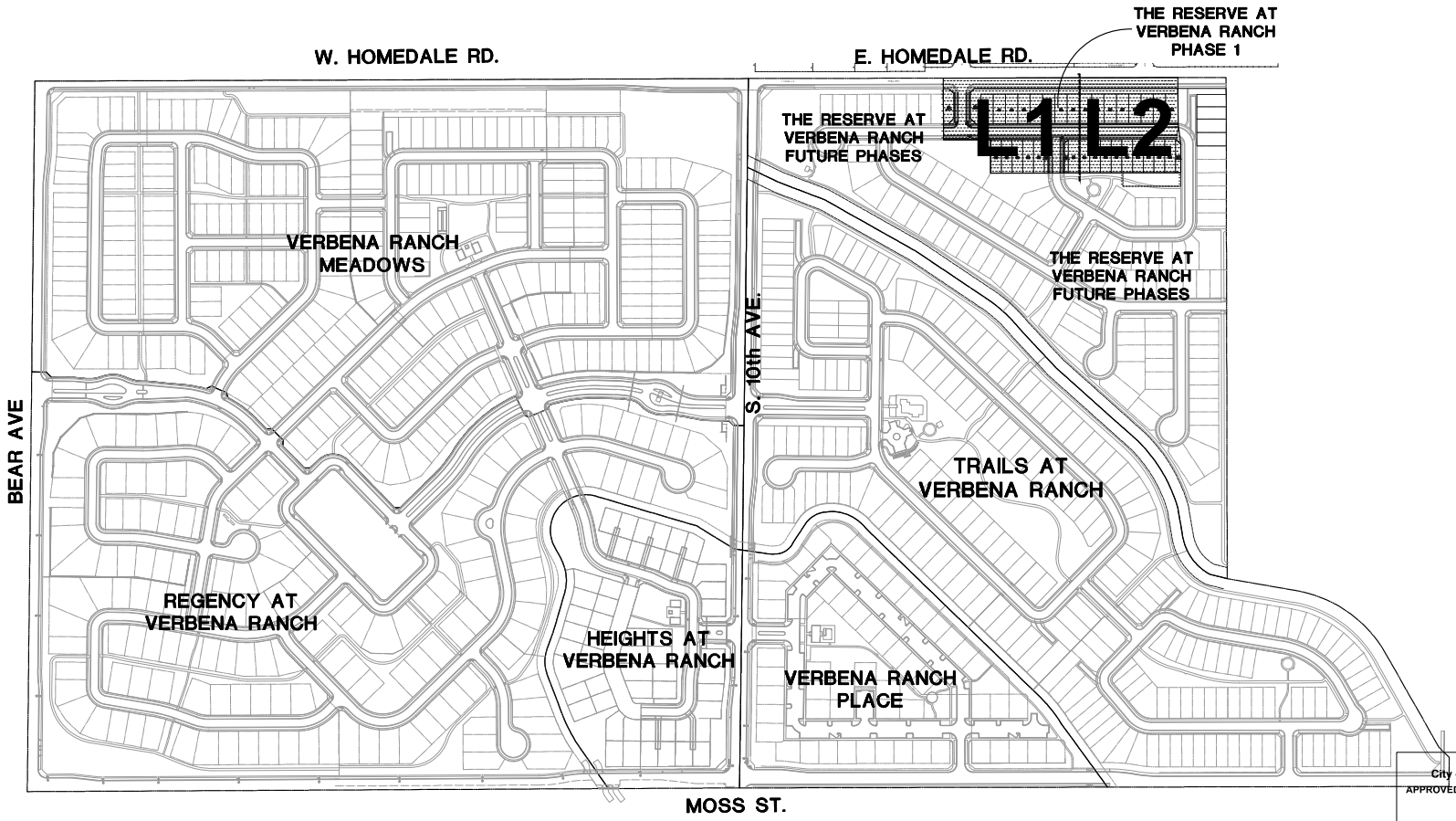
JOB NO. 25-44



NOTES

1. REFER TO EACH INDIVIDUAL SHEET (L1-L2) FOR COMPLETE LANDSCAPE PLANTING PLANS.
2. REFER TO SHEET L3 FOR PLANT SCHEDULE, LANDSCAPE NOTES, AND DETAILS.
3. REFER TO SHEET L4 FOR LANDSCAPE AND IRRIGATION PERFORMANCE SPECIFICATIONS.

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Name: Martin Gergen

NORTH

0' 200' 400' 600'

SCALE 1" = 200'

Issue Description	Date
ISSUE	2-18-26

JENSEN BELTS ASSOCIATES
Site Planning
Landscape Architecture
1509 Tyrell Lane, Ste 130
Boise, Idaho 83706
Ph. (208) 343-7175
www.jensenbelts.com

THE RESERVE AT VERBENA RANCH PHASE 1 CALDWELL, IDAHO

FINAL PLAT LANDSCAPE PLAN

Job Number 2517

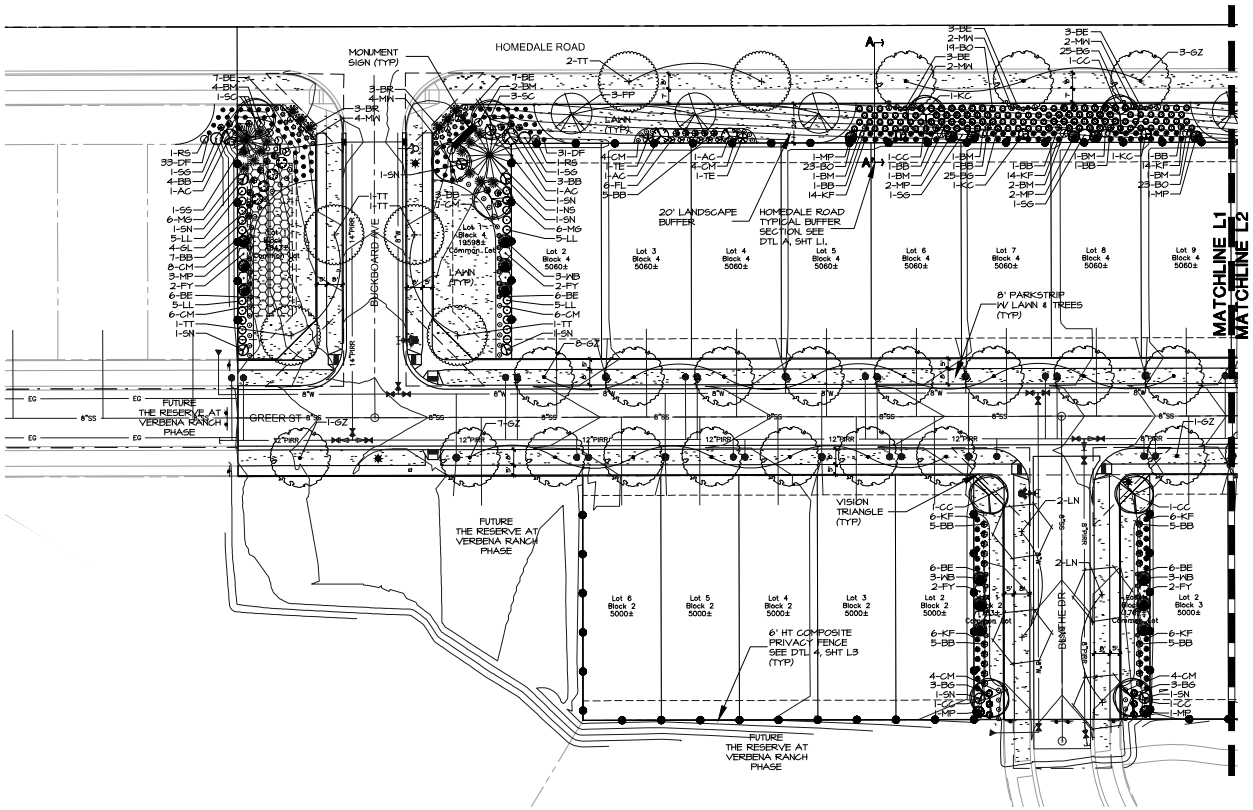
Drawn JJN | Checked KCS

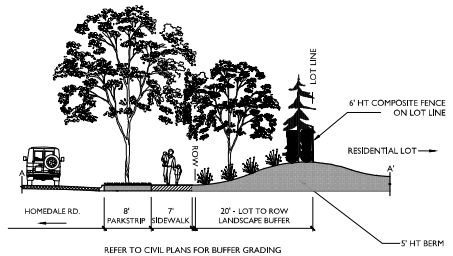
Scale AS SHOWN

Sheet Title: OVERALL PLAN

Sheet Number: L0

1 of 5 Sheets





Ⓐ HOMEDALE ROAD LANDSCAPE BUFFER SECTION

SCALE: 1"=10'

PLANT SCHEDULE

(REFERENCE SHEET L3)

SYM	COMMON NAME
AC	COLUMNAR BLUE ATLAS CEDAR
KC	KARL FUCHS CEDAR
NS	NORWAY SPRUCE
SS	SERBIAN SPRUCE
WB	WICHITA BLUE JUNIPER

SHADE/STREET TREES (CLASS II)

GZ	GREEN VASE ZELKOVA
LN	LITTLELEAF LINDEN
TT	EMERALD CITY TULIP TREE
SG	SLENDER SILHOUETTE SWEETGUM

ORNAMENTAL TREES (CLASS I)

CG	CENTURION CRABAPPLE
FP	FORREST PANSY REDBUD
SC	SPRING SNOW CRABAPPLE

SHRUBS/ORNAMENTAL GRASSES/PERENNIALS

BB	SUNJOY ORANGE PILLAR BARBERRY
BE	BLACK EYED SUSAN
BG	BLONDE AMBITION BLUE GRAMMA GRASS
BM	BLUE MIST SPIREA
BO	BLUE OAT GRASS
BR	BLUE RUG JUNIPER
CM	WALKER'S DEEP BLUE CATMINT
DF	DWARF FOUNTAIN GRASS
FL	FINE LINE BUCKTHORN
FY	SHOWOFF FORSYTHIA
GL	GRO-LOW SUMAC
KF	KARL FOERSTER REED GRASS
LL	LITTLE LIME HYDRANGEA
MG	MAIDEN GRASS
MP	DWARF MUGO PINE
MW	MIDNIGHT SUN WEIGELA
RS	RUSSIAN SAGE
SN	SUMMERNINE NINEBARK
TE	TIGER EYE SUMAC

LAWN SOD

6' COMPOSITE FENCE AT PERIMETER PROPERTY LINES & LANDSCAPE BUFFERS (TYP), SEE DTL 4, SHT L3.

NOTES

1. REFER TO SHEET L3 FOR PLANT SCHEDULE, FENCING DETAILS, LANDSCAPE NOTES & DETAILS, AND LANDSCAPE CALCULATIONS.
2. REFER TO SHEET L4 FOR LANDSCAPE AND IRRIGATION PERFORMANCE SPECIFICATIONS.

NORTH

0' 30' 60' 90'

SCALE 1" = 30'

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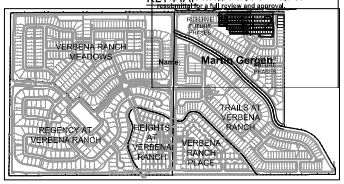
KEY MAP



Issue Description	Date
ISSUE	2-18-26

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THE RESERVE AT VERBENA RANCH PHASE 1 CALDWELL, IDAHO

FINAL PLAT LANDSCAPE PLAN

Job Number 2517

Drawn	Checked
JJN	KCS

Scale AS SHOWN

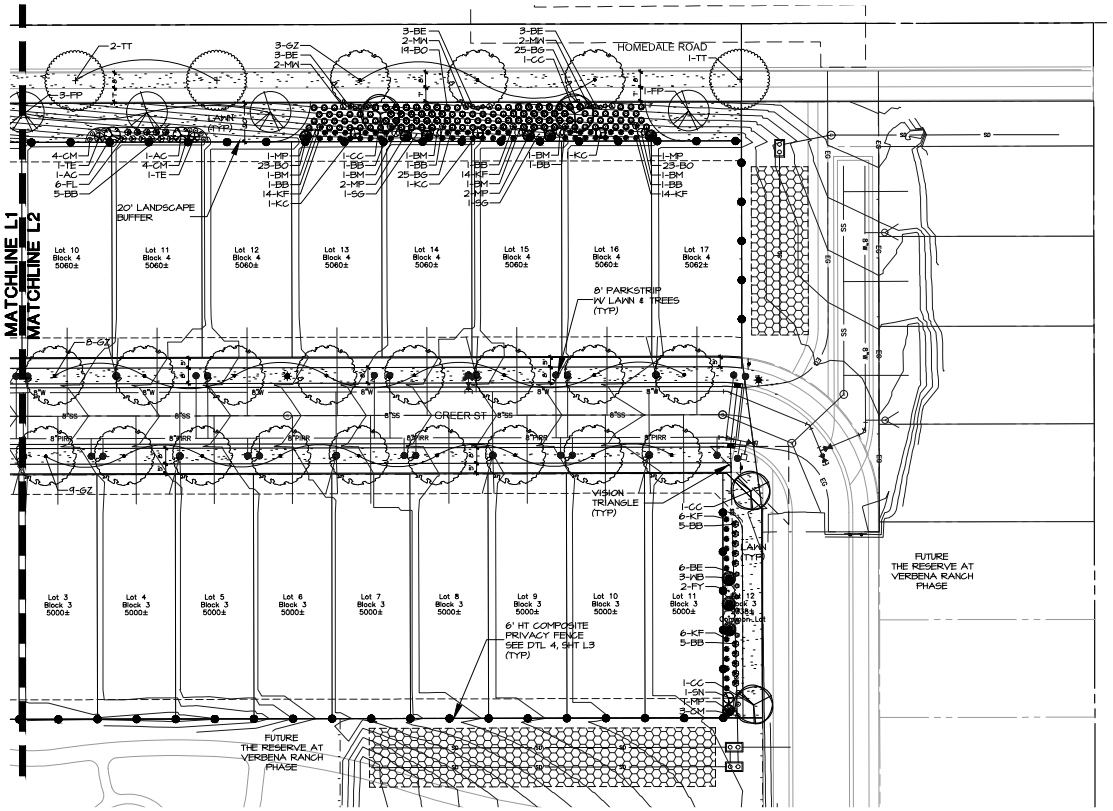
Sheet Title

LANDSCAPE PLAN

Sheet Number

L1

2 of 5 Sheets



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LN	LITTLELEAF LINDEN
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MS	MAIDEN GRASS
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6' COMPOSITE FENCE AT PERIMETER PROPERTY LINES & LANDSCAPE BUFFERS (TYP). SEE DTL 4, SHT L3.

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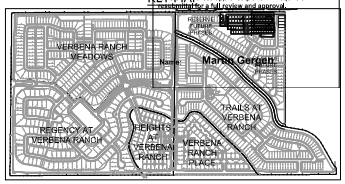

NORTH

0' 30' 60' 90'

SCALE 1" = 30'

Issue Description	Date
ISSUE	2-18-26

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THE RESERVE AT VERBENA RANCH PHASE 1 CALDWELL, IDAHO

FINAL PLAT LANDSCAPE PLAN

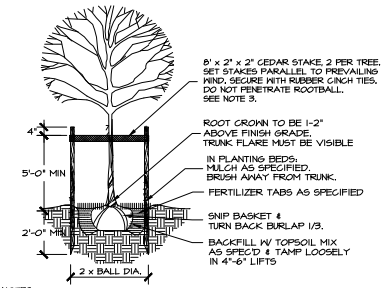
Job Number 2517

Drawn	Checked
JJN	KCS
Scale	AS SHOWN

Sheet Title: **LANDSCAPE PLAN**

Sheet Number: **L2**

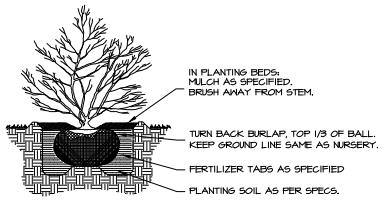
3 of 5 Sheets



NOTES:
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
3. STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND REMAIN STRAIGHT FOR A MIN OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE 1 YEAR WARRANTY PERIOD.
4. TREES PLANTED IN TURF AREAS: REMOVE TURF 3' DIA. FROM TREE TRUNK.

(1) TREE PLANTING/STAKING

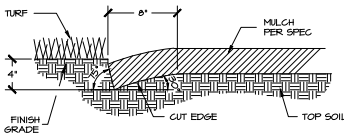
NOT TO SCALE



NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

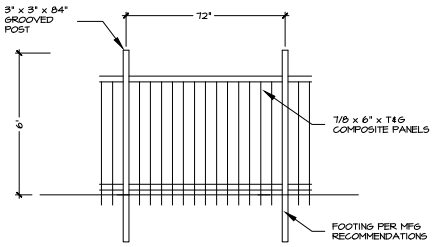
(2) SHRUB PLANTING

NOT TO SCALE



(3) PLANTER CUT BED EDGE

NOT TO SCALE



NOTES:
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS/REQUIREMENTS.
2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
3. COLOR TO BE BROWN.

(4) 6' SOLID COMPOSITE FENCE

NOT TO SCALE

LANDSCAPE CALCULATIONS

LANDSCAPE BUFFER TREES:

LOCATION	BUFFER WIDTH	LENGTH	PROVIDED
HOMEDALE RD.	20'	815'	16 CLASS II TREES x 35' = 560' 13 CLASS I TREES x 25' = 325' 885'

(+12 EVERGREENS)

*1 CLASS II TREE AND 1 EVERGREEN SHOWN BEYOND PHASE LINE TO BE APPLIED TOWARD FUTURE PHASE REQUIREMENTS.

LANDSCAPE BUFFER SHRUBS:

LOCATION	REQUIRED	PROVIDED
HOMEDALE RD.	815'/4' = 204 SHRUBS	502 SHRUBS TO BE PROVIDED IN LANDSCAPE BUFFER

LANDSCAPE BUFFER LAWN:

LOCATION	TOTAL BUFFER AREA	LAWN % PROVIDED
HOMEDALE RD.	16,045 SF	6,315 SF/16,045 SF = 39% LAWN

COMMON OPEN SPACE:

	REQUIRED	PROVIDED
	14,270 SF / 5,000 = 3 TREES	32 TREES

NUMBER OF TREES PROVIDED ON BUFFER:	41 TREES
NUMBER OF TREES PROVIDED ALONG COMMUNITY PATHWAY:	N/A
NUMBER OF TREES PROVIDED WITHIN RESIDENTIAL PARKSTRIPS:	31 TREES
NUMBER OF TREES PROVIDED ON COMMON LOTS:	32 TREES
NUMBER OF TREES APPLICABLE TO FUTURE PHASES:	2 TREES
TOTAL NUMBER OF TREES:	106 TREES

PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
AC	COLUMNAR BLUE ATLAS CEDAR	CEDRUS ATLANTICA 'FASTIGIATA'	6-8' HT B&B
KC	KARL FUCHS CEDAR	CEDRUS DEODARA 'KARL FUCHS'	6-8' HT B&B
NS	NORWAY SPRUCE	PICEA ABIES	6-8' HT B&B
SS	SERBIAN SPRUCE	PICEA OMORIKA	6-8' HT B&B
WB	WICHITA BLUE JUNIPER	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	6-8' HT B&B
SHADE/STREET TREES (CLASS II)			
GZ	GREEN VASE ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	2" CAL B&B
LN	LITTLELEAF LINDEN	TILIA CORDATA	2" CAL B&B
TT	EMERALD CITY TULIP TREE	LIRIODENDRON TULIPIFERA 'LFS-OZ'	2" CAL B&B
SG	SLENDER SILHOUETTE SWEETGUM	LIQUIDAMBER STYRACIFLUA 'SLENDER SILHOUETTE'	2" CAL B&B
ORNAMENTAL TREES (CLASS I)			
CC	CENTURION CRABAPPLE	MALUS sp. 'CENTZAM'	2" CAL B&B
FP	FOREST PANSY REDBUD	CERCIS CANADENSIS 'FOREST PANSY'	2" CAL B&B
SC	SPRING SNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2" CAL B&B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
BB	SUNJOY ORANGE PILLAR BARBERRY	BERBERIS THUNBERGII 'NCBT3'	3 GAL
BE	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL
BG	BLONDE AMBITION BLUE GRAMMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL
BM	BLUE MIST SPIREA	CARYOPTERIS x CLANDONENSIS 'BLUE MIST'	3 GAL
BO	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL
BR	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONII'	2 GAL
CM	WALKER'S DEEP BLUE CATMINT	NEPETA x 'WALKER'S DEEP BLUE'	1 GAL
DF	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	1 GAL
FL	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL
FY	SHOWOFF FORSYTHIA	FORSYTHIA x INTERMEDIA 'MINDOR'	5 GAL
GL	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	3 GAL
KF	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA K.F.'	1 GAL
LL	LITTLE LIME HYDRANGEA	HYDRANGEA PANICULATA 'JANE'	5 GAL
MG	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL
MP	DWARF MUGO PINE	PINUS MUGO var. PUMILIO	5 GAL
MN	MIDNIGHT SUN WEIGELA	WEIGELA FLORIDA 'VERWEIG9'	2 GAL
RS	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	2 GAL
SN	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL
TE	TIGER EYE SUMAC	RHUS TYPHINA 'BAILTIGER'	5 GAL

LAWN
SOD

6' COMPOSITE FENCE AT PERIMETER PROPERTY LINES & LANDSCAPE BUFFERS (TYP). SEE DTL 4, THIS SHT.

NOTES

1. ALL PLANTING AREAS SHALL BE INSTALLED BE IN ACCORDANCE WITH CITY OF CALDWELL CODE. REFER TO SHEET L4 - SPEC SECTION 32 90 00 - LANDSCAPE SPECIFICATIONS.
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO SHEET L4 - SPEC SECTION 32 84 00 - IRRIGATION PERFORMANCE SPECIFICATIONS.
3. LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION.
4. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES, ACCESS TO INLETS AND OUTLETS OF DRAINAGE AREAS SHALL NOT BE PLANTED WITH TREES, SHRUBS, OR ANY LANDSCAPING THAT WOULD IMPEDE HEAVY EQUIPMENT VEHICLE ACCESS. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 15" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SWALE SAND WINDOWS. LANDSCAPING WITHIN
5. NO TREES SHALL IMPEDE THE 40' VISION TRIANGLE AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN SIGHT TRIANGLE OR ROW. AS TREES GROW, OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET VISION TRIANGLE.
6. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
7. CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE INSTALLED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER OR UNDERGROUND UTILITY LINES.
8. AMENITIES ARE SHOWN SCHEMATICALLY. FINAL DESIGN BY OTHERS. AMENITIES MAY VARY SLIGHTLY IN DESIGN FOR AMENITY CONFIGURATIONS AND ADA COMPLIANCE.
9. PLANT LIST IS SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES DUE TO PLANT MATERIAL AVAILABILITY. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE WITHOUT DISTURBING DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM PLANTING PIT.
10. THERE ARE NO EXISTING TREES ON SITE.

City of Caldwell
APPROVED FOR CONSTRUCTION

These plans and/or specifications have been reviewed by the City of Caldwell specifications. Contractor, owner, engineer, or architect assume responsibility to design and/or construct these facilities in compliance with all current applicable federal, state, and local laws, rules, regulations, ordinances, orders of decisions. Approval does not relieve the contractor of responsibility for inconsistencies not isolated by City staff shall not be construed as approved unless specifically addressed as a variance and granted by City Council as a condition of approval. The City reserves the right to enforce ordinances are not noted by the City. Any revisions of these approved plans will require a resubmittal for a full review and approval.

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Issue Description	Date
ISSUE	2-18-26

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THE RESERVE AT VERBENA RANCH
PHASE 1
CALDWELL, IDAHO

FINAL PLAT LANDSCAPE PLAN

Job Number 2517

Drawn	Checked
JJN	KCS
Scale	AS SHOWN

Sheet Title
LANDSCAPE DETAILS

Sheet Number
L3
4 of 5 Sheets

SECTION 32 90 00 - LANDSCAPE WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS
A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections.

1.2 SUMMARY
A. This Section includes provisions for the following items:
1. Trees.
2. Shrubs; Ground cover.
3. Lawns.
4. Topsoil and Soil Amendments.
5. Miscellaneous Landscape Elements.
6. Initial maintenance of landscape materials.
B. Related Sections: The following sections contain requirements.
1. Underground sprinkler system is specified in Section 32 84 00 - Irrigation

1.3 QUALITY ASSURANCE
A. Subcontract landscape work to a single firm specializing in landscape work.
B. Source Quality Control:
1. General: Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.
2. Do not make substitutions. If specified landscape material is not obtainable, submit proof of non-availability to Architect, with proposal for use of equivalent material.
3. Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agriculture Chemists, wherever applicable.
4. Trees, Shrubs and Groundcovers: Provide trees, shrubs, and groundcovers of quantity, size, genus, species, and variety shown and scheduled for work complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock". Provide healthy, vigorous stock, grown in recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae, and defects such as knots, sun-scald, injuries, abrasions, or disfigurement.
5. Label at least one tree and one shrub of each variety with attached waterproof tag with legible designation of botanical and common name.
a. Where formal arrangements or consecutive order of trees or shrubs are shown, select stock for uniform height and spread.
6. Inspection: The Architect may inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size, and quality. Architect retains right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from project site.

1.4 SUBMITTALS
A. General: Submit the following in accordance with Contract and Division 1 Specification Sections.
B. Plant and Material Certifications:
1. Certificates of inspection as required by governmental authorities.
2. Manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials.
3. Label data substantiating that plants, trees, shrubs and planting materials comply specified requirements.
4. Seed vendor's certified statement for each grass seed mixture required, stating botanical and common name, percentages by weight, and percentages of purity, germination, and weed seed for each grass seed species.
C. Mulch: Submit 1 gal bag of mulch sample for approval.

1.5 DELIVERY, STORAGE AND HANDLING
A. Seed shall be delivered to site in unopened container, with seed and inert material content clearly marked on outside of container. Container shall be stored on site for tally.
B. Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.
C. Trees and Shrubs: Provide freshly dug trees and shrubs. Do not prune prior to delivery unless otherwise approved by Architect. Do not bend or bind-tie trees or shrubs in such manner as to damage bark, break branches, or destroy natural shape. Provide protective covering during delivery. Do not drop balled and burlapped stock during delivery.
D. Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by covering with mulch, burlap or other acceptable means of retaining moisture.
E. Do not remove container-grown stock from containers until planting time.
F. Do not drop or dump materials from vehicles during delivery or handling. Avoid any damage to rootballs during deliver, storage and handling.

1.6 JOB CONDITIONS
A. Utilities: Determine location of underground utilities and work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes until removal is mutually agreed upon by parties concerned.
B. Excavation: When conditions detrimental to plant growth are encountered, such rubble fill, adverse drainage conditions, or obstructions, notify Architect before planting.
C. Adjacent Landscape: Protect planted areas adjacent to construction area. Replace or recondition to prior conditions at project completion.

1.7 SEQUENCING AND SCHEDULING
A. Planting Time: Proceed with, and complete landscape work as rapidly as portions of site become available, working within seasonal limitations for each kind of landscape work required.
1. Plant or install all plant materials during normal planting seasons from 15 March to 15 November.
2. Correlate planting with specified maintenance periods to provide maintenance from date of substantial completion.
B. Coordination with Lawns: Plant trees and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Architect. If planting of trees and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

1.8 SPECIAL PROJECT WARRANTY
A. Warranty lawns through specified lawn maintenance period, until Final Project Acceptance.
B. Warranty trees and shrubs, for a period of one year after date of substantial completion, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents beyond Landscape Installer's control.
C. Remove and replace trees, shrubs, or other plants dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period, unless, in opinion of Architect, it is advisable to extend warranty period for a full growing season.

PART 2 - PRODUCTS

2.1 TOPSOIL
A. If deemed usable, native topsoil shall be stockpiled for re-use in landscape work. Topsoil shall be fertile, friable, natural loam, surface soil, reasonable free of subsoil, clay lumps, brush, weeds, roots, stones larger than 1 inch in any dimension, and other extraneous or toxic matter harmful to plant growth.
1. Contractor shall send a minimum of three (3) representative topsoil samples for testing. See testing requirements below. Contractor is responsible for whatever soil additives are recommended by the tests. Submit to Architect for approval. Compost will be added to other additives and added regardless of test results.
B. If quantity of stockpiled topsoil is insufficient, contractor to provide imported topsoil that is fertile, friable, natural loam, surface soil, reasonably free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 1 inches in any dimension, and other extraneous or toxic matter harmful to plant growth.
1. Obtain topsoil from local sources or areas with similar soil characteristics to that of project site. Obtain topsoil only from naturally well-drained sites where topsoil occurs in a depth of not less than 4 inches. Do not obtain from bogs or marshes.
2. Composition: Topsoil shall contain from 1 to 20% organic matter as determined by the Organic Carbon, 6A, Chemical Analysis Method described in USDA Soil Survey Investigation Report No. 1. Maximum particle size, 3/4-inch, with maximum 3% retained on 1/4-inch screen.
Other components shall conform to the following limits:

pH	6.5 to 7.5
Soluble Salts	600 ppm maximum
Silt	25-50%
Clay	10-30%
Sand	20-50%

3. Contractor shall submit representative soil report on imported topsoil proposed for use for approval. Report shall meet standards below. Contractor is responsible for whatever soil additives are recommended by the test. Compost will be in addition to other additives and added regardless of test results.

C. Soil Testing
1. Soil tests are required for this project (see above for requirements). Test shall be provided as follows:
a. Provide certified analysis at time of sample submitted (three samples imported topsoil). Amend soils per chemist's recommendations and as herein specified unless otherwise approved by Architect.
2. Test shall include, but not limited to recommendations on chemical distributions, organic contents, pH factors, and sieve analysis as necessary. Test #11 by Western Laboratories (1-800-658-3858) is required.
3. Contractor is responsible for whatever soil additives are recommended by the soil testing laboratory.
4. Contractor shall coordinate, obtain and pay for all soil tests.
5. If ingredients or materials are present in the soil, remove all resultant growth including roots throughout one-year period after acceptance of work, at no cost to Owner.

2.2 pH ADJUSTERS
A. When pH does not comply with this specification, commercial grade aluminum sulfate shall be used to adjust soil pH.

2.3 SOIL AMENDMENTS
A. Compost: Compost: "Cascade Compost" from Cloverdale Nursery (208) 375-5262 and NuSoil Compost (208) 628-8912 or approved equal in equal amounts by volume.
B. Commercial Fertilizer: Fertilizer shall be complete, standard commercial brand fertilizer. It shall be free-flowing and packaged in new waterproof, non-overlaid bags clearly labeled as to weight, manufacturer, and content. Protect materials from deterioration during delivery and while stored at site.
1. Commercial fertilizer "A" for trees and shrubs during planting; slow release Agriform Planting Tablets 20-10-5 type or equal.
2. Commercial fertilizer "B" for lawn areas, applied to bed prior to seeding or sodding, to be 16-16-17 applied at the rate of ten pounds per acre.
3. Commercial fertilizer "C" for lawn areas three to four weeks after planting (sod) or after first mowing (seed). Organic Fertilizer Milorganite (6-0-2) type or equal.
C. Herbicide: Pre-emergent for topical application in planting beds. Oxadiazon 2G brand or pre-approved equal. Use in accordance with manufacturer's recommendation on all planting beds.

2.4 PLANT MATERIALS
A. Quality: Provide trees, shrubs, and other plants of size, genus, species, and variety shown for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock".
B. Deciduous Trees: Provide trees of height and caliper scheduled or shown with branching configuration recommended by ANSI Z60.1 for type and species required. Single stem trees except where special forms are shown or listed.
C. Deciduous Shrubs: Provide shrubs of the height shown or listed, not less than minimum number of canes required by ANSI Z60.1 for type and height of shrub.
D. Coniferous and Broadleafed Evergreens: Provide evergreens of sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types, such as globe, dwarf, cone, pyramidal, broad upright, and columnar. Provide normal quality evergreens with well balanced form complying with requirements for other size relationships to the primary dimension shown.

2.5 GRASS MATERIALS
A. Lawn sod: Provide strongly rooted sod, not less than 1 growing season old, and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant).
1. Provide sod of uniform pad sizes with maximum 5% deviation in either length or width. Broken pads or pads with uneven ends will not be acceptable. Sod pads incapable of supporting their own weight when suspended vertically with a firm grasp on upper 10% of pad will be rejected.
B. Provide sod composed of: Rhizomatous Tall Fescue (RTF) from the The Turf Company, Meridian, ID (208) 888-3760 or approved equal.
C. Unmown Grass Seed of Sod

Festuca rubra communitata	Chewing Fescue	33%
Festuca ovina 'Covar'	Covar Sheep Fescue	33%
Festuca longifolia	Hard Fescue	33%
Total		4.00 - 6.0lbs/1000 sq ft

2.6 MISCELLANEOUS LANDSCAPE MATERIALS
A. Anti-Desiccant: Emulsion type, film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants. Deliver in manufacturer's fully identified containers and mix in accordance with manufacturer's instructions.
B. Mulch: Mulch for planting beds shall be medium ground bark mulch, free of splinters, consistent in appearance, and shall contain no toxic substance detrimental to plant life.
C. Stakes and Guys: Provide stakes and deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire, not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 2 inch diameter rubber or plastic hose, cut to required lengths and of uniform color, material, and size to protect tree trunks from damage by wires.

PART 3 - EXECUTION

3.1 PREPARATION - GENERAL
A. General Contractor shall be responsible for excavating planting areas to appropriate depths for placement of topsoil as specified herein.
B. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be required.

3.2 PREPARATION OF PLANTING SOIL
A. Before mixing, clean topsoil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
B. Mix specified compost and fertilizers with topsoil at rates specified. Delay mixing fertilizer if planting will not follow placing of planting soil in a few days.
Compost: Lawn Areas: 1/4 compost. 3/4 topsoil.
Shrub Areas: 1/3 compost, 2/3 topsoil.
Fertilizer: Per soil test and manufacturer's recommendations.
C. For shrub and lawn area, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.

3.3 PREPARATION FOR PLANTING LAWNS
A. After excavating and removing surface material to proper depth, loosen subgrade of lawn areas to a minimum depth of 4 inches. Remove stones measuring over 1-1/2 inches in any dimension. Remove sticks, roots, rubbish, and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
1. Spread topsoil mix to minimum depth of 4 inches for sodded lawns as required to meet lines, grades, and elevations shown, after light rolling, addition of amendments, and natural settlement. Place approximately 1/2 of total amount of topsoil required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil. Add specified soil amendments as required and mix thoroughly into upper 4 inches of topsoil.

3.4 PREPARATION FOR SEEDING
A. Loosen subgrade of areas stripped of topsoil to a minimum depth of 4 inches. Remove stones measuring over 1-1/2 inches in any dimension. Remove sticks, roots, rubbish, and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
1. Spread topsoil mix to required depth to meet lines, grades, and elevations shown, after light rolling and natural settlement (where required). Topsoil shall be 6" deep minimum in all seeded areas.
2. Place approximately ½ of total amount of topsoil required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil. Add recommended nutrients, fertilizers and 1-1/2" thickness of specified compost over entire area and mix thoroughly into upper 4 inches of topsoil.
B. Fine grade areas to smooth, even surface with loose, uniformly fine texture. Roll, rake, and drag areas, remove ridges and fill depressions, as required to meet finish grades. Limit fine grading to areas which can be planted immediately after grading.
C. Moisten prepared areas before planting if soil is dry. Water thoroughly and allow surface moisture to dry before planting. Do not create a muddy soil condition.
D. Restore areas to specified condition, if eroded or otherwise disturbed, after fine grading and prior to planting.
E. Maintain and protect all surfaces from wind and water erosion until final acceptance.

3.5 PREPARATION OF PLANTING BEDS
A. Loosen subgrade of planting areas to a minimum depth of 6 inches using a cult-mulcher or similar equipment. Remove stones measuring over 1 1/2 inches in any dimension. Remove stocks, stones, rubbish, and other extraneous matter.
B. Spread planting soil mixture to minimum 12 inch depth required to meet lines, grades, and elevations shown, after light rolling and natural settlement. Add 1 1/2 inches of specified compost over entire planting area and mix thoroughly into upper 6 inches of topsoil. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil.
C. Apply Pre-Emergent per manufacturer's recommendation.

3.6 PLANTING TREES AND SHRUBS
A. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. Place fertilizer tablets in excavated area per manufacturer's written instructions. When excavation is approximately 2/3 full, water roughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill. Remove all ties from around base of trunk.
B. Set container grown stock, as specified, for balled burlapped stock, except cut cans on 2 sides with an approved can cutter and remove can; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
C. Trees planted in turf area: Remove turf 3' dia around tree trunk. Dish top of backfill to allow for mulching.
D. Mulch pits, and planted areas. Provide not less than following thickness of mulch, and work into top of backfill and finish level with adjacent finish grades.
1. Provide 3 inches thickness of mulch.
E. If season and weather conditions dictate, apply anti-desiccant, using power spray, to provide an adequate film over trunks, branches, stems, twigs and foliage.
F. Prune, thin out, and shape trees and shrubs in accordance with standard horticultural practice. Prune trees to retain required height and spread. Unless otherwise directed by Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.
G. Remove and replace excessively pruned or misformed stock resulting from improper pruning.
H. Guy and stake trees immediately after planting, as indicated.
I. Apply approved herbicide to all shrub bed areas at manufacture specified rate. Re-apply as necessary for elimination of weeds.

3.7 SODDING NEW LAWNS
A. General: Install sod in all areas designated on the drawings.
B. Soil Preparation
1. Any sod lawn areas that may have become compacted prior to sodding must be scarified to a depth of eight (8) inches by approved means, then finish graded as hereinbefore described.
C. Lay sod within 24 hours from time of stripping. Do not plant dormant sod or if ground is frozen.
D. Sod Placement
1. Sod will be brought onto lawn areas by wheeled means with proper protection of sod beds. Sod layers shall be experienced, or if inexperienced, shall be constantly supervised by an experienced foreman. The Contractor shall insure that the base immediately ahead of sod layer is moist. Sod shall be laid tight with not gaps. Allowance shall be made for shrinkage. Lay sod with long edges perpendicular to primary slope.
2. Lay to form a solid mass with tightly fitted joints. Butt ends and sides of strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work on boards to avoid damage to subgrade or sod. Tamp or rollslightly to ensure contact with subgrade. Work dried sod into minor cracks between pieces; remove excess to avoid smothering of adjacent grass.
3. Sod shall be rolled with a two hundred (200) pound roller after installation to insure proper contact between soil and sod. Final rolling must provide a uniform surface. After final rolling, the sod lawn shall be mowed and watered. Approval of sod lawns shall be based on uniform, healthy and vigorous growth with no dry or dead spots.
4. Add fertilizer "B" at the manufacturer's recommended application rate.
E. Water sod thoroughly with a fine spray immediately after planting.
F. Sodded Lawn Establishment
1. The Contractor will be responsible for first mowing, subsequent mowings and fertilizing of sod lawn areas until Final Acceptance of the project.
2. Mowing shall be done by an approved "reel" type mower. Mower blades shall be set at two (2) inches high for all mowings.
3. Subsequent fertilizing shall occur three to four weeks after installation. Apply fertilizer as per the Manufacturer's recommended application rate. Verify all methods of application. Contractor shall notify the Architect in writing that the fertilizer applications have occurred and on what dates.

3.8 SEEDING
A. General
1. Seeding for irrigated areas shall be accomplished in the spring (after March 15) or fall (before October 1) of the year and/or when weather conditions are favorable for proper working of the soil and seed germination.
2. Seed shall be spread by approved mechanical (hopper or cult-packer) or hydroseed methods only.
3. Seeding shall be done only after topsoil mix placement, finish grading, adjacent construction and plantings have been completed and approved by Architect.
B. Soil Preparation: Any seeded lawn area that has become compacted prior to seeding must be scarified to a depth of eight (8) inches by approved means, then finish graded as hereinbefore described.
C.Seeding - Mechanical Method
1. Apply fertilizer at the manufacturer's recommended application rate. Thoroughly mix six (6) inches deep, taking care not to incorporate subsoil into topsoil mix. After mixing is complete, remove any debris or rocks over one (1) inch in size. Rake to true grade and roll for firmness. If soil is dry, lightly sprinkle prior to rolling. Grades after rolling to be approved by Architect prior to seeding.
2. Seed Application Rate: See "Products".
3. Seed Application Method
a. Using a hopper type seeder, seeding shall be done on a still day, with one-half (2) of the seed to reach area being sown in a direction at right angles to the other half. After seeding, the surface shall be lightly raked parallel to the contours such that half or more of the seed is lightly covered by soil, then rolled once with a roller weighing not less than one hundred (100) pounds per lineal foot, and finally watered with a fine spray.
b. A cult-packer or approved similar equipment may be used to drill, cover, and firm the seed bed in one operation.
4. After seeding, raking and rolling, lawn areas shall be covered with a one (1) inch loose layer of clean straw sheet or cut straw. Straw shall be kept moist until the lawn is established. Remove loose straw from site.
D. Seeding - Hydroseed Method
1. No hydroseeding after a rain or when the wind exceeds five (5) miles per hour.
2. Use only where slopes exceed 5:1.
3. Spray the mixture of water, seed, mulch and commercial fertilizer evenly over the planting area.
E. Seeding Areas Establishment
1. The Contractor shall be responsible for the first mowing and subsequent mowings, watering and fertilizing of seeded areas until Final Acceptance of the project. Subsequent mowings shall be the Owner's responsibility.
2. First mowing shall be done when lawn areas are well established; when germination approaches ninety percent and height exceeds two-and-a-half (2 1-2) inches as approved by the Architect. Set mower height at two (2) inches high for first and subsequent mowings.
3. Fertilizing shall occur after the first mowing. Apply fertilizer as per the manufacturer's recommended application rate.
4. Seed beds must achieve ninety (90) percent germination and be uniform in appearance, free of weeds and/or other undesirable plant species as approved by the Architect.
5. Check for bare areas in seeded areas (approximately twenty-one (21) days after seeding and overseed as originally specified at the time or at such time as weather and season permit for seed germination or as approved by the Architect. The Architect shall determine and approve the necessity and extent of overseeding in order to achieve the ninety (90) percent germination uniformity throughout the seed bed areas necessary for Final Acceptance.
6. Seeded areas shall be established as specified above at time of substantial completion.

3.9 MAINTENANCE
A. Begin landscape maintenance immediately after planting. Maintenance shall continue until Project Final Acceptance.
B. Maintain trees, shrubs, and other plants by pruning, cultivating, and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and disease.
C. Maintain lawns by watering, fertilizing, weeding, mowing, trimming, and other operations such as rolling, regrading and replanting as required to establish a smooth, acceptable lawn, free of eroded or bare areas.
D. Maintain lawns for no less than period stated above, or longer as required to establish acceptable lawn. If seeded in fall and not given full 60 days of maintenance before Final Acceptance, or if not considered acceptable at that time, continue maintenance the following spring until acceptable lawn is established.

3.10 CLEANUP AND PROTECTION
A. During landscape work, keep pavements clean and work area in an orderly condition.
B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed.

3.11 INSPECTION AND ACCEPTANCE
A. When landscape work is completed, including maintenance, Architect will, upon request, make an inspection to determine acceptability.
B. When inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until reinspected by Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

END OF SECTION

SECTION 32 84 00 - IRRIGATION (PERFORMANCE)

PART 1 - GENERAL

1.1 CONDITIONS AND REQUIREMENTS:
A. General and Supplementary Conditions, and Division 1 General Requirements.

1.2 SUMMARY
A. Work included:
1. Provide and install a complete and operating automatic irrigation system for all lawn and planting areas.
2. Connect to main water supply at existing site stubout as provided.
3. Sleeving under paved areas (by others)
4. Obtain and pay for all permits and fees for the work of this section.
5. Perform work on a design/construct basis, subject to the requirements of the Contract Documents, applicable codes, and good design practice.
6. Winterization of system.

1.3 SUBMITTALS
A. Within 30 days after Contractor's receipt of Owner's Notice to Proceed, submit:
1. Manufacturer's printed product information and catalog cut sheets for all system components; five copies.
B. Shop Drawings: Submit shop drawings for underground irrigation system including plan layout and details illustrating location and type of head, type and size of valve, piping circuits, circuit GPM, pipe size, controls, and accessories.
C. Record Drawings: At completion of this work, submit to the Contractor:
1. Record Drawings; reproducible and five prints.
2. Operations and Maintenance information (2 copies), including:
a. Information including descriptive details, parts list, specifications, maintenance schedules and procedures for system components.
b. Operation adjustment of system and components instructions.
c. Winterization procedures.
d. Schedule indicating required open valve time to produce given precipitation amounts and seasonal adjustments.
e. Warranties and guarantees.
f. Submit five copies.

1.4 GUARANTEE
A. Guarantee in writing all materials, equipment and workmanship furnished to be free of all defects of workmanship and materials. Within one year after date of Substantial Completion repair or replace all defective parts or workmanship that may be found at no additional cost to Owner.
B. Fill and repair all depressions and replace all necessary lawn and planting which result from the settlement of irrigation trenches for one year after date of Substantial Completion.
C. Supply all manufacturer's printed guarantees.

1.5 QUALITY ASSURANCE
A. Contractor shall be licensed in the State in which this work is being performed.
B. Contractor shall have at least two years prior experience in projects of equal or larger scope. Provide minimum of three references and list of similar projects with owners' names, addresses, and phone numbers, when requested by Owner.
C. Contractor shall employ on site at all times a foreman who is thoroughly experienced and competent in all phases of the work of this Section.

1.6 SYSTEM DESCRIPTION
A. Design requirements:
1. Minimum water coverage: Planting areas - 85%, Lawn areas - 100%
2. Layout and system to obtain optimum coverage using manufacturer's standard heads. Spray on walks, walls or paved areas is not acceptable.
3. Zoning shall be designed for optimum use of available pressure and efficient distribution for types of plantings and shapes of planting areas.
4. Design pressures: Install pressure regulating equipment as necessary.
5. Provide/install approved fixed tee or coupling device for air blow winterization. Location shall be on main supply line downstream from main shut off valve.
6. Install approved backflow prevention device in conformance with local or prevailing codes, and in approved site location. Provide for drainage without erosive damage.

1.7 EXTRA EQUIPMENT
A. In addition to installed system, furnish owner with the following:
1. Valve operating key and marker key.
2. Wrench for each sprinkler head cover type.
3. Two (2) sprinkler head bodies of each size and type.
4. Two (2) nozzles for each size and type used.
B. Store above items safely until Substantial Completion.
C. Deliver above items at Substantial Completion.

PART 2 - PRODUCTS

2.1 PIPE AND FITTINGS
A. PVC 1120, ASTM D-1784, permanently marked with manufacturer's name, schedule rating, size, type. Solvent-weld type:
1. Pipe:
a. Pressure lines: Schedule 40 solvent weld.
b. Lateral lines: Class 200 pvc.
c. Sleeving: Class 200 pvc.
2. Fittings: Schedule 40 PVC, solvent-weld type. Install threaded joints where required at valves, risers, etc.
3. Risers: Lawn and shrub heads - flexible and damage-resistant plastic "polypipe" riser.
4. Solvent: approved solvent for Type I & II PVC.
B. Polyethylene Pipe
1. Pipe: Class 100, 3/4" lateral line, for use on drip irrigation zone(s) where drip tubing is not otherwise used.
2. Fittings: Schedule 80 PVC.
3. Clamps: Stainless Steel.
C. Drip Line: Netafim Techline Drippedline, with .6 GPH drippers at 18" spacing.

2.2 SPRINKLER HEADS
A. Description: Appropriate for application in throw, pressure and discharge. Each type of head shall be of a single manufacturer.
1. Lawn heads: pop-up type.
B. Manufacturer: Rainbird, Hunter, Weathermatic Irrigation Company.

2.3 AUTOMATIC CONTROL SYSTEM
A. General: Furnish low voltage system manufactured expressly for control of automatic circuit valves of underground irrigation systems, Provide unit of capacity to suit number of circuits as indicated.
B. Control Enclosure: Manufacturer's standard wall mount with locking cover, complying with NFPA 70.
C. Circuit Control: each circuit variable from approximately 5 to 60 minutes, including switch for manual or automatic operation of each circuit.
D. Timing Device: Adjustable 24-hour and 7 or 14 day clocks to operate any time of day and skip any day in a 7 or 14 day period.
E. Wiring: Solid or stranded direct-burial type as recommended by manufacturer of control unit; type AWG-UF, UL approved.

2.4 VALVING
A. Manual valves: brass or bronze for direct burial, gate valves, 150 pound class, threaded connection with cross type handle designed to receive operating key.
B. Automatic circuit valves: high impact plastic with corrosion-resistant internal parts. Low power solenoid control, normally closed, with manual flow adjustment; same manufacturer as control unit.
1. Standard sprinkler valve shall be Rainbird PEB-PRS-B. Use scrubber valve if not connected to potable water.
2. Drip Control Zone Kit: Hunter PCZ-101.
C. Quick coupler valve: brass or bronze construction with hinged top. One per zone or valve grouping.
D. Manual drain valves:
1. Bronze construction, straight type, 150 pound class, threaded connections, with cross type operating handle designed to receive operating key. Calco, Champion 100, or approved equal.
2. Size: 3/4 inch.
E. Pressure Regulator: Netafim Model PRV075HF35, 3/4", one per zones.
F. Flushing Valves: Netafim Model TLFV-I, two per zone (each end).
G. Filter: Netafim Model DF075-120, 3/4" filter, one per drip zone.
H. Air Relief Valve: Netafim Model TLAVRV,

2.5 MISCELLANEOUS
A. Chemicals: primer and solvent glue as required by pipe manufacturer.
B. Valve box - high impact plastic, green in color.
C. Valve cover and frame - compatible with valve box with provision for locking.
D. Drainage backfill - clean gravel or crushed stone, graded from 3" maximum to 3/4" minimum.

PART 3 - EXECUTION

3.1 GENERAL
A. Install system to provide for adequate protection against freeze damage.
B. Install system in accordance with approved Contractor design drawings. All deviations from the plans must be approved, and clearly recorded on record drawing.
C. Install system and components in strict accordance with manufacturer's recommendations.
D. Install quick coupler(s) on main supply line, approximately equal spacing, at valve box locations or intervals of approximately 200 feet, whichever is greater. Locate adjacent to paved surfaces, at valve boxes where practical.

3.2 SURFACE CONDITIONS
A. Examine the areas and conditions under which work will be performed. Notify Contractor of conditions detrimental to timely and proper completion of Section work. Do not proceed until unsatisfactory conditions are corrected.
B. Locate all underground utilities and structures and notify Architect of any conflict with Section work. Protect structures and utilities. Repair or replace said structures or utilities damaged by this work at no cost to the Owner.

3.3 SLEEVING
A. Sleeving installed by others. Coordinate with other trades.

3.4 TRENCHING AND BACKFILLING
A. Trenching and backfilling shall be per applicable ISPWC Section.
B. Cut trenches straight and without abrupt grade changes to allow the following minimum cover:
1. Main Lines and Sleeving: 18 inches.
2. PVC Laterals: 12 inches.
C. Surround lines with 2 inches of clean rock-free material on all sides.

3.5 MISCELLANEOUS VALVES
A. Install manual drain valves up stream. Install devise at mainline tap in accordance with manufacturer requirements for complete operation. Install backflow provision and connect to controller.

3.6 CIRCUIT VALVES
A. Install in valve box, arranged for easy adjustment and removal.
1. Provide union on downstream side.
2. Adjust automatic control valves to provide flow rate of rated operating pressure required for each sprinkler circuit.

3.7 PIPE INSTALLATION
A. Lay PVC pipe in accordance with standard and acceptable practice. Thrust blocks to be used at points of intersection and change of direction in main line pipe as per manufacturer's recommended specifications. Install manual drains.
B. PVC pipe joints, solvent welded except as indicated. Cut pipe square, deburr, wipe from surface all saw chips, dust, dirt, moisture and any foreign matter which may contaminate the cemented joint. Apply cleaner/primer and solvent cement, make joints in accordance with manufacturer's recommendations. Use Teflon thread sealant (tape) at all threaded joints.
C.Contractor shall size pipe according to schedule provided. Flow velocities shall not exceed 5 feet/second in all cases. Lateral lines shall be laid out and installed per zone to balance the pressure loss and provide minimum fluctuation in system operating pressures.

Pipe Size	Pipe Section	Pipe Size	Pipe Section
3/4"	0-9 GPM	1 1/2"	26-34 GPM
1"	10-17 GPM	2"	35-50 GPM
1 1/4"	18-25 GPM	2 1/2"	51-80 GPM

D. Techline Drip Line: Place in shallow furrow at 1'-2" below finish topsoil grade, below layer of specified mulch. Lay in uniform grid pattern in groundcover/shrub areas (rows 18"-24" apart max). Coil 20 linear feet at each balled and burlapped tree around base and to allow for tree removal if required. Staple drip line every 36" max. Flush all lines with full head of water prior to installation of flush valves at end of circuit runs.
E. Flush Valves: Install flush valve at end of each drip line run.

3.8 SPRINKLER HEADS
A. Flush circuit lines with full head of water prior to head installation.
1. Install heads at level with mulch
2. Locate part-circle sprinkler heads to maintain a minimum distance of six inches (6") from walls and four inches (4") from other boundaries unless otherwise indicated. Keep overspray to a minimum.

3.9 CONTROL WIRE INSTALLATION
A. Bury wires beneath or below main line pipe in same trench.
B. Bundle multiple wires together with tape at ten feet (10') maximum intervals.
C. Provide 36 inch loop in wires at each valve where controls are connected and at 100' maximum intervals between.
D. Make all electrical joints (splices) in boxes only. Make electrical joints waterproof, Scotch-Lock connectors, or approved.

3.10 AUTOMATIC CONTROLLER
A. Install on site as approved. Verify location with Owner Representative.
B. Install typewritten legend inside controller door.

3.11 TESTING
A. Do not allow or cause any work of this Section to be covered up or enclosed until it has been inspected and tested.
B. Pressure testing:
1. Make necessary provision for thoroughly testing all lines under pressure.
2. Before testing, cap all risers, and install all valves.
3. Fill all main supply lines with water. Pressurize to 100 psi. Close air supply and test for leakage. Test shall be approved if no greater than 5 psi loss occurs in 15 minutes.
4. Fill all zone lines with water to stabilize pressure. Pressurize to 100 psi. Close water supply and test for leakage. Test shall be approved if no greater than 5 psi loss occurs in 15 minutes.
5. Contractor shall provide all required labor, materials, and equipment. Testing shall be performed in presence of Owner's Representative.
6. Provide required testing equipment and perform tests required by governing authorities. Repair leaks, and retest until acceptable results are obtained.
C. Coverage Inspection: upon completion of work of this section, operate system for adequate time to determine if coverage of water and operation of system is adequate and uniform. Change heads, nozzles, or adjust heads, valves, and controls as required to provide uniform coverage.
D. Final inspection:
1. Clean, adjust, and balance all system components for optimum performance.
a. Remote control valves are properly adjusted to prevent low head drainage.
b. Heads are properly adjusted for radius and arc of coverage.
c. The installed system is workable, clean and efficient.
E. Winterization: Winterize system at the end of first season of system operation. Review procedures with Owner Representative.

END OF SECTION

City of Caldwell
APPROVED FOR CONSTRUCTION
Approval of these plans does not relieve the owner, engineer, or contractor of the responsibility to design and/or construct these facilities in compliance with all current applicable federal, state, and local laws, rules, regulations, ordinances, orders of decisions, standards, agreements, or specifications.
Approval of these plans shall not be construed as approval unless specifically addressed as a variance and granted by any waiver or variance. The City retains the right to enforce provisions of said document and policies even if inconsistencies are not noted by the City. Any revisions of these approved plans will require a re-submittal for a full review and approval.
Name: Martin Gergen

Issue Description	Date
ISSUE	2-18-26

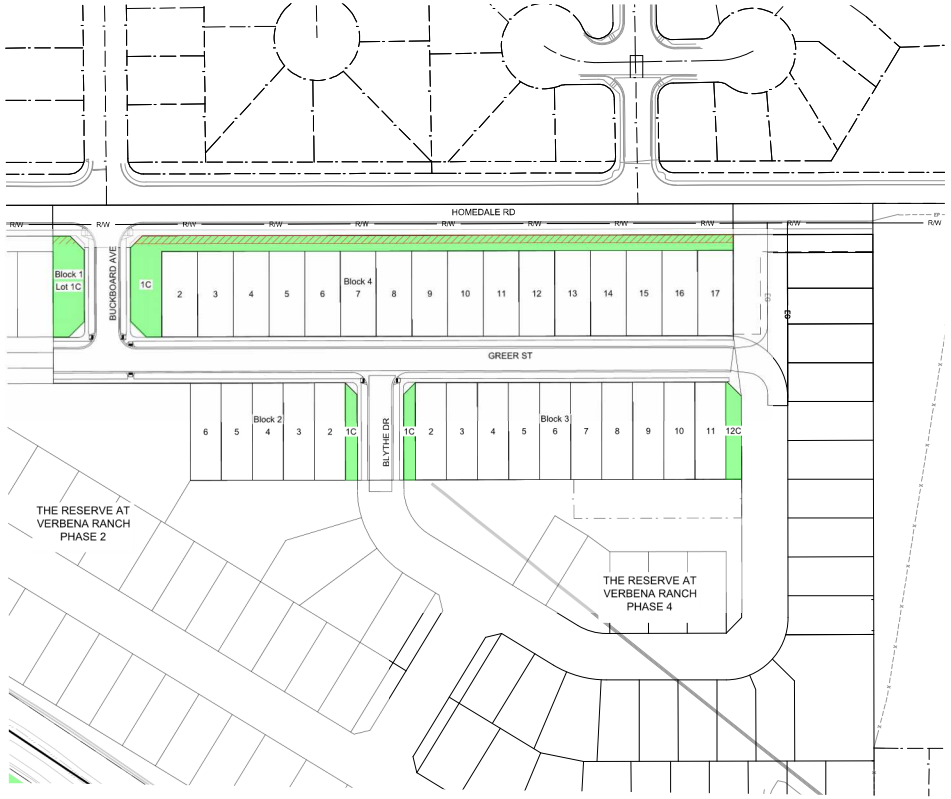
JENSENBELTS ASSOCIATES
Site Planning
Landscape Architecture
1509 Tyrell Lane, Ste 130
Boise, Idaho 83706
Ph. (208) 343-7175
www.jensenbelts.com

THE RESERVE AT VERBENA RANCH
PHASE 1
CALDWELL, IDAHO
FINAL PLAT LANDSCAPE PLAN

Job Number 2517

Drawn JJN | Checked KCS
Scale AS SHOWN
Sheet Title
LANDSCAPE SPECIFICATIONS

Sheet Number
L4
5 of 5 Sheets



OPEN SPACE CALCULATIONS						
PARCEL NAME	SQ. FT.	ACRES	TYPE	USE	% QUALIFIED	QUALIFIED TOTAL
BLOCK 1 LOT 1	4,843	0.11	COMMON	BUFFER	94	0.10
BLOCK 2 LOT 1	1,763	0.04	COMMON	BUFFER	100	0.04
BLOCK 3 LOT 1	1,763	0.04	COMMON	BUFFER	100	0.04
BLOCK 3 LOT 12	2,338	0.05	COMMON	BUFFER	100	0.05
BLOCK 4 LOT 1	19,598	0.45	COMMON	OPEN/BUFFER	61	0.27

N

QUALIFIED OPEN SPACE

NONQUALIFIED OPEN SPACE

0 80 160

SCALE IN FEET

TOTAL AREA: 6.67 AC.
TOTAL COMMON AREA: 0.69 AC. (10.3%)
QUALIFIED COMMON AREA: 0.50 AC. (7.5%)

Plot Date 2/20/2026 11:53 AM Plotted By: Kaja Southern
Date Created 2/20/2026 \\JUB.COM\CENTRAL\CLIENTS\D\TOLLBROTHERS\PROJECTS\09-25-023_VERBENARESERVE\DESIGN\CAD\EXHIBITS\09-25-023_OPENSPACEEXHIBIT.DWG

LAST UPDATED: 2/20/2026
PLOT DATE: 2/20/2026
FILE: 09-25-023_OPENSPACEEXHIBIT

J-U-B ENGINEERS, INC.

VERBENA RESERVE
CALDWELL, ID

OPEN SPACE EXHIBIT
PAGE 1 OF 1

PRELIMINARY PLAT FOR
THE RESERVE AT VERBENA RANCH

PROPERTY LOCATED IN THE NW 1/4 of SECTION 10, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN

CANYON COUNTY, IDAHO

ADJOINING PROPERTY OWNERS

1. PARCEL #20741050 RICHARD L SMITH 5624 BUCKBOARD AVE.
2. PARCEL #20741040 SHARON A HASKINS 5810 BUCKBOARD AVE.
3. PARCEL #20741030 LEE LANNOM 5812 BUCKBOARD AVE.
4. PARCEL #20741020 KASON WELKER 5828 BUCKBOARD AVE.
5. PARCEL #20741010 DALIN P DRAKE 5833 BUCKBOARD AVE.
6. PARCEL #20741270 MATTHEW T NETZEL 5817 BUCKBOARD AVE.
7. PARCEL #20741260 DANIEL BOLDUC 5811 BUCKBOARD AVE.
8. PARCEL #20741250 QUADALUPE J LOPEZ 5809 BUCKBOARD AVE.
9. PARCEL #20741580 LYDIA V TRUST 5810 BITTER BRUSH PL.
10. PARCEL #20741570 JOSE A HERNANDEZ 5816 BITTER BRUSH PL.
11. PARCEL #20741560 FERNANDO MEDRANO 5822 BITTER BRUSH PL.
12. PARCEL #20741550 ELENA MEDINA 5823 BITTER BRUSH PL.
13. PARCEL #20741540 DANIEL BOLDUC 5817 BITTER BRUSH PL.
14. PARCEL #20741530 JUSTIN CURTIS MILLANE 5813 BITTER BRUSH PL.
15. PARCEL #20741520 HERIBERTO J. GARCIA 5809 BITTER BRUSH PL.
16. PARCEL #20741510 ROBERT A. BOYD 5808 COOLWATER CT.
17. PARCEL #20741490 JAY E COMBS JR 805 COOLWATER CT.
18. PARCEL #20741480 MICHAEL BRATTIN 901 COOLWATER CT.
19. PARCEL #20741470 DANE WAYNE WILLIS 902 COOLWATER CT.
20. PARCEL #20741460 SHERRY BURNWORTH 906 COOLWATER CT.
21. PARCEL #20741450 MIRIAM RUTH KUNKOT 910 COOLWATER CT.
22. PARCEL #20741090 JOHN SOLOMON MORGAN SR 914 SPRINGWATER CT.
23. PARCEL #20741080 ELIZABETH ANN CINDY ELLEN HODGKISS 918 SPRINGWATER CT
24. PARCEL #20741070 MARIELLA GONZALEZ 922 SPRINGWATER CT.
25. PARCEL #20741060 LESTER E & LINDA S MOORE 926 SPRINGWATER CT.
26. PARCEL #20740870 ALEX ESPINOSA SILVA 901 SPRINGWATER CT
27. PARCEL #20740880 ZACHARY MYERS 919 SPRINGWATER CT.
28. PARCEL #20740890 SHANNA M BREWER 913 SPRINGWATER CT.
29. PARCEL #20741300 WEST VALLEY ESTATES S SUBDIVISION
30. PARCEL #20740420 JOSE A HERNANDEZ 1108 TALON ST.
31. PARCEL #20740430 MICHAEL A WOLFE 1116 TALON ST.
32. PARCEL #20740440 MOUNTAIN WEST REAL INC. TRS SUSAN SHAFFER IRA 1125 TALON ST.
33. PARCEL #20563790 SHARON BAILEY 5893 HAWK AVE.
34. PARCEL #20563800 HENRY ROSS SADDLEY JR 5814 HAWK AVE.
35. PARCEL #20563810 CHRISTOPHER J. NICHOLS 5818 HAWK AVE.
36. PARCEL #20563820 JASON W MITCHELL 5822 HAWK AVE.
37. PARCEL #20721100 DAVID DILLMAN 14866 DARTMOOR ST.
38. PARCEL #20721110 JUAN A. ARIZA NAVARRO 14850 DARTMOOR ST.
39. PARCEL #20721060 VALDEN & VALERIE CHRISTENSEN 14838 DARTMOOR ST.
40. PARCEL #20721070 ALEXIS ESCAMILLA JIMENEZ 14826 DARTMOOR ST.
41. PARCEL #20721760 SALVADOR MENDEZ 14814 DARTMOOR ST.
42. PARCEL #20721060 RYAN JAMES DUNN 14802 DARTMOOR ST.
43. PARCEL #20721730 FRANCISCO A MARTINEZ 14851 DARTMOOR ST.
44. PARCEL #20721810 GREG LAU 14813 DARTMOOR ST.
45. PARCEL #20721830 LYN J SVOBODNIK 14825 DARTMOOR ST.
46. PARCEL #20721850 MARIA MICHELLE VERDON 14833 SHETLAND ST.
47. PARCEL #20721870 AARON HUSTIN 14853 SHETLAND ST.
48. PARCEL #20721890 MARCO DIANA TAMAY 14824 SHETLAND ST.
49. PARCEL #20721910 MARCO DIANA TAMAY 14844 SHETLAND ST.
50. PARCEL #20721930 SIDNEY PAYTON 14851 SHETLAND ST.
51. PARCEL #20721950 KEVIN W MCMAHAN 14823 SHETLAND ST.
52. PARCEL #20721970 KEVIN BEAN 14838 TESSWATER ST.
53. PARCEL #20721990 KEVIN BEAN 14858 TESSWATER ST.
54. PARCEL #20721970 DANIEL AMPIE 14820 TESSWATER ST.
55. PARCEL #20721950 DALVINDER JR 14832 TESSWATER ST.
56. PARCEL #20721930 BLUE AUSTIN HOMES 14897 TESSWATER ST.
57. PARCEL #20721910 KYLE ALEXANDER 14809 TESSWATER ST.
58. PARCEL #20721890 BENJAMIN J KAYSER 14821 TESSWATER ST.
59. PARCEL #20721870 RACHEL LYNN COMBS 14598 GRESHAM DR.
60. PARCEL #20721850 VALERIE VALDIVIA GONZALEZ 14870 GRESHAM DR.
61. PARCEL #20721830 MILLER REVOCABLE TRUST 14822 GRESHAM DR.
62. PARCEL #20721810 BRANDON ALEXANDER 14826 RYELAND AVE.
63. PARCEL #20721790 COURTNEY B RUNSEY 14837 RYELAND AVE.
64. PARCEL #20721770 STEVEN VANDAHAM 14805 RYELAND AVE.
65. PARCEL #20722140 ELIZABETH LITWELL 14780 RYELAND AVE.
66. PARCEL #20722130 AARON C SANDERS 14782 RYELAND AVE.
67. PARCEL #20722110 HEATH W ALDERS 14769 RYELAND AVE.
68. PARCEL #20721090 JASON GOSE 14757 RYELAND AVE.
69. PARCEL #20721070 KIANA MORR 14745 RYELAND AVE.
70. PARCEL #20721050 TYLER HALL 14733 RYELAND AVE.
71. PARCEL #20721030 KELLY W REID 14721 RYELAND AVE.
72. PARCEL #20721010 GAIL KARAGAS-CADY 14697 RYELAND AVE.
73. PARCEL #20720990 ANTHONY BROWN 14685 RYELAND AVE.
74. PARCEL #20721700 CRYSTAL SAUNAS 14628 GRESHAM DR.
75. PARCEL #20721710 BRIAN ROSE 14627 GRESHAM DR.
76. PARCEL #20721720 ANTHONY BROWN 14653 GRESHAM DR.
77. PARCEL #20721730 JOHN WEIKEZ 14595 GRESHAM DR.
78. PARCEL #20721550 CSH-HEARTLAKE LLC 0 SUFFOLK AVE.
79. PARCEL #20740990 CSH-HEARTLAKE LLC 0 BUCKBOARD AVE.
80. PARCEL #20740980 VALLEY HEIGHTS NEIGHBORHOOD ASSN. INC. 0 HOMEDALE RD.
81. PARCEL #20721540 CSH-HEARTLAKE LLC 0 SUFFOLK ST.
82. PARCEL #20721530 CSH-HEARTLAKE LLC 0 SUFFOLK AVE.

PRELIMINARY PLAT NOTES

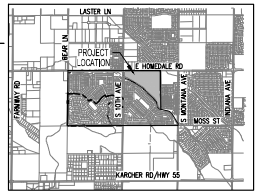
1. SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY CITY OF CALDWELL.
2. ALL STREETS PROPOSED WITHIN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF CALDWELL AND CANYON HIGHWAY DISTRICT NO.4 STANDARDS.
3. DIRECT LOT ACCESS TO S. 10TH AVENUE AND E. HOMEDALE ROAD IS PROHIBITED.
4. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES, "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 WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY, OR EXPANSION THEREOF."
5. IRRIGATION WATER SERVICE IS PROVIDED TO THIS PROPERTY BY EXISTING SURFACE AND GROUNDWATER IRRIGATION WATER RIGHTS THROUGH A PI PUMP STATION CONSTRUCTED TO CMID STANDARDS WHICH WILL BE DEDICATED TO, OPERATED BY, CMID.
6. BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF CALDWELL STANDARDS, AND THE PROJECT DEVELOPMENT AGREEMENT AS SHOWN ON THIS PLAN.
7. STORMWATER RUNOFF GENERATED ON THIS SITE SHALL BE COLLECTED AND CONVEYED TO STORMWATER FACILITIES IN ACCORDANCE WITH CITY OF CALDWELL REQUIREMENTS.

LEGEND

- PROPERTY BOUNDARY LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- EXISTING BARB WIRE FENCE LINE
- EXISTING IRRIGATION
- EXISTING POWER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING CABLE TV PER UTILITY MAP
- EXISTING WATER LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING STORM PIPE
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED ROAD CENTERLINE
- PROPOSED 3" ROLLED CURB
- PROPOSED 6" VERTICAL CURB & GUTTER
- PROPOSED 6" VERTICAL CURB (NOT GUTTER)
- PROPOSED 5' SIDEWALK
- PROPOSED 8" SANITARY SEWER
- PROPOSED 10" SANITARY SEWER
- PROPOSED POTABLE WATER
- PROPOSED GRAVITY IRRIGATION
- PROPOSED PRESSURE IRRIGATION
- PROPOSED EDGE OF PAVEMENT
- PROPOSED STORM PIPE
- PROPOSED PHASE BOUNDARY
- PROPOSED SEEPAGE BED
- PROPOSED SAND AND GREASE TRAP
- PROPOSED STORM MANHOLE
- PROPOSED STORM CATCH BASIN
- PROPOSED GRAVITY IRRIGATION BOX
- PROPOSED GRAVITY IRRIGATION MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY MANHOLE
- STREET NAME (BUCKBOARD AVE)
- PROPOSED STREET LIGHT
- TEST PIT/MONITORING WELL
- MAILBOX
- SIGN
- BLOCK NUMBER (BLOCK 4)
- SINGLE-FAMILY LOT NUMBER (10)
- COMMON LOT NUMBER (35)
- MONUMENTS

PHASING PLAN

SCALE: 1"=200'



VICINITY MAP

N.T.S

LAND USE SUMMARY	
TOTAL SITE AREA	38.11 Acres
RESIDENTIAL LOT AREA	17.67 Acres
COMMON LOT AREA	10.95 Acres
RIGHT OF WAY AREA	9.49 Acres
RESIDENTIAL LOTS	130
COMMON LOTS	20
GROSS DENSITY	3.41 DU/Acre
NET DENSITY	7.36 DU/Acre
MINIMUM RESIDENTIAL LOT SIZE	5,000 sf
AVERAGE RESIDENTIAL LOT SIZE	5,920 sf

OPEN SPACE SUMMARY	
OPEN SPACE AREA	7.16 Acres
PERCENT OPEN SPACE	18.79%

PROPOSED BUILDING SETBACK REQUIREMENTS	
FRONT LIVING	15 ft
FRONT GARAGE	20 ft
REAR YARD	15 ft*
INTERIOR SIDE YARD	5 ft*
STREET SIDE YARD	15 ft
MINIMUM INTERIOR LOT AREA	5,000 sf*
MINIMUM LOT FRONTAGE	40 ft*

* REQUESTED MODIFICATION TO CITY OF CALDWELL STANDARDS FOR R-1 ZONE

DEVELOPER
TOLL SOUTHWEST LLC
MARTIN TAYLOR
3103 W. SHERYL DRIVE, SUITE 100
MERIDIAN, IDAHO 83642
mtaylor1@tollbrothers.com
PHONE: (208) 713-3847

PLANNER
TOLL SOUTHWEST LLC
KYLE PREWETT
3103 W. SHERYL DRIVE, SUITE 100
MERIDIAN, IDAHO 83642
kprewett@tollbrothers.com
PHONE: (208) 576-3625

ENGINEER
ESE CONSULTANTS, INC.
JUSTIN BOZOVICH, P.E.
3103 W. SHERYL DRIVE, SUITE 100
MERIDIAN, IDAHO 83642
jbozovich@eseconsultants.com
PHONE: (208) 955-4555

SURVEYOR
ESE CONSULTANTS, INC.
JOHN CAYTON, P.L.S
3103 W. SHERYL DRIVE, SUITE 100
MERIDIAN, IDAHO 83642
jcayton@eseconsultants.com
PHONE: (425) 502-2524

SHEET INDEX

1	OF	10	PP-1.1	COVER SHEET
2	OF	10	PP-1.2	NOTES AND SECTIONS
3	OF	10	PP-2.1	NATURAL FEATURES MAP
4	OF	10	PP-3.1	PRELIMINARY PLAT
5	OF	10	PP-3.2	PRELIMINARY PLAT
6	OF	10	PP-3.3	PRELIMINARY PLAT
7	OF	10	PP-4.1	PRELIMINARY ENGINEERING PLAN
8	OF	10	PP-4.2	PRELIMINARY ENGINEERING PLAN
9	OF	10	PP-4.3	PRELIMINARY ENGINEERING PLAN
10	OF	10	PP-5.1	PRELIMINARY GRADING AND DRAINAGE PLAN

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

NOT APPROVED FOR CONSTRUCTION

PROFESSIONAL ENGINEER — JUSTIN E. BOZOVICH — 12448 — STATE OF IDAHO

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3103 W. Sheryl Drive, Suite 100, Meridian, ID 83642
T: 208-454-0555

REV.	DATE	DESCRIPTION	DRAWN
3	03/24/2025	CITY COMMENTS	ALH/JBS
2	10/02/2024	CITY COMMENTS	ALH
1	06/25/2024	AGENCY SUBMITTAL	ALH/JBS

COVER SHEET

PRELIMINARY PLAT FOR
THE RESERVE AT VERBENA RANCH
CITY OF CALDWELL, CANYON COUNTY, IDAHO

DATE: 03/24/2025	SCALE: AS NOTED
DESIGN: JEB	DRAWN: ALH/JBS
JOB NO.: 8447	FILE NAME: 8447-RSV-S-COVER-PP
REF. NO.: PP-1.1	
SHEET NO.: 1 OF 10	

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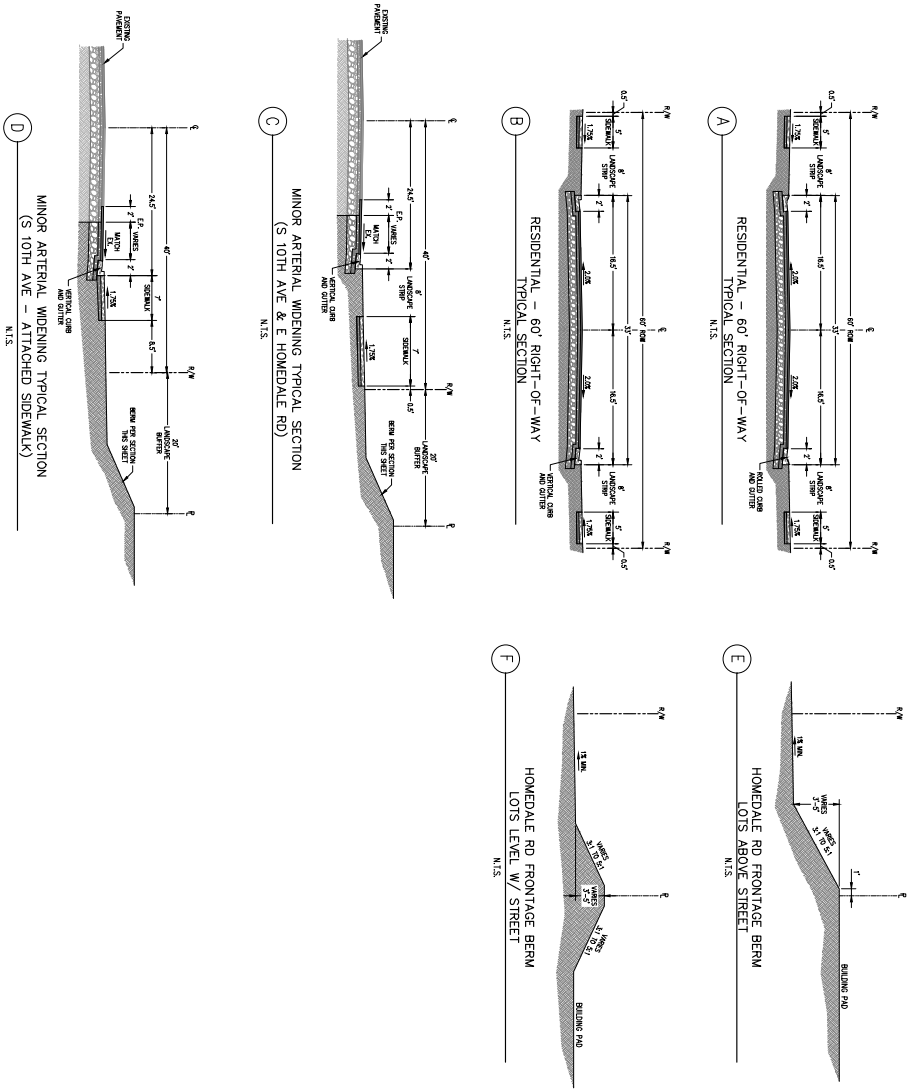

NOTES AND SECTIONS

PRELIMINARY PLAT FOR
THE RESERVE AT VERBENA RANCH
CITY OF CALDWELL, CANYON COUNTY, IDAHO

REV.	DATE	DESCRIPTION	DRAWN
3	03/24/2025	CITY COMMENTS	AJH
2	10/02/2024	CITY COMMENTS	AJH
1	05/22/2024	AGENCY SUBMITTAL	AJH/JBS

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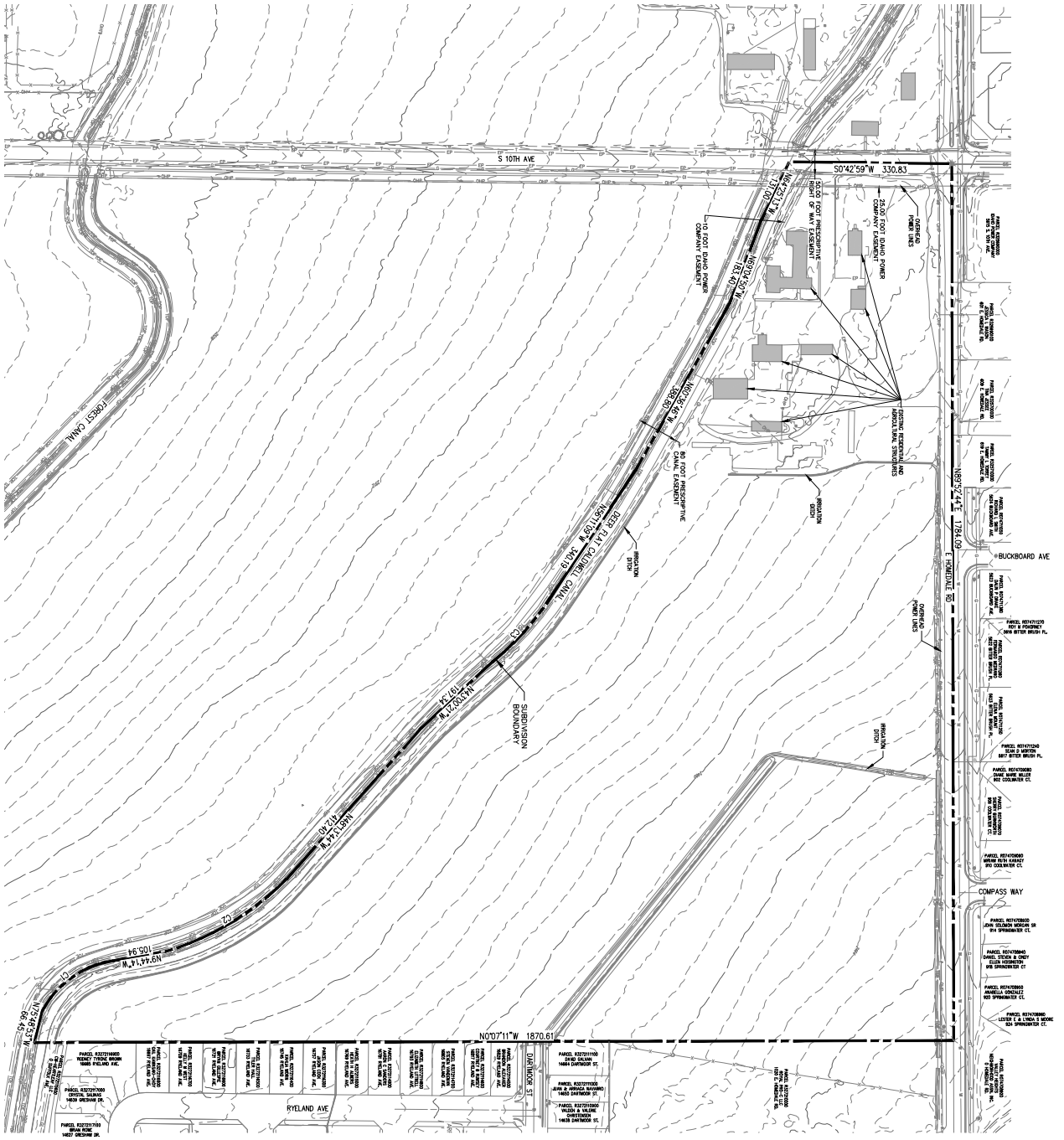
PROFESSIONAL ENGINEER
LICENSED
12449
STATE OF IDAHO
JUSTIN E. BOZOVICH
3/24/25

DATE:	03/24/2025
DESIGN:	JBS
DRAWN:	AJH/JBS
CHK'D:	JEB
JOB NO.:	8447
REF. NO.:	PP1.2
SHEET NO.:	2 OF 10
SCALE:	AS NOTED



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	182.20	197.07	52°58'12"	N35°25'32"W	175.78
C2	293.40	579.15	29°01'34"	N30°46'13"W	290.27
C3	147.40	587.46	14°22'35"	N46°19'53"W	147.02

NATURAL FEATURES MAP

PRELIMINARY PLAT FOR
THE RESERVE AT VERBENA RANCH
CITY OF CALDWELL, CANYON COUNTY, IDAHO

REV.	DATE	DESCRIPTION	DRAWN
3	03/24/2025	CITY COMMENTS	ALH
2	10/02/2024	CITY COMMENTS	ALH
1	05/22/2024	AGENCY SUBMITTAL	ALH/JBS

SHEET NO.: 3 OF 10
REF. NO.: PP-2.1
JOB NO.: 8447
FILE NAME: 8447-RSV-S-EXIST-PP
DESIGN: JBS
DRAWN: ALH/JBS
DATE: 03/24/2025
SCALE: AS NOTED

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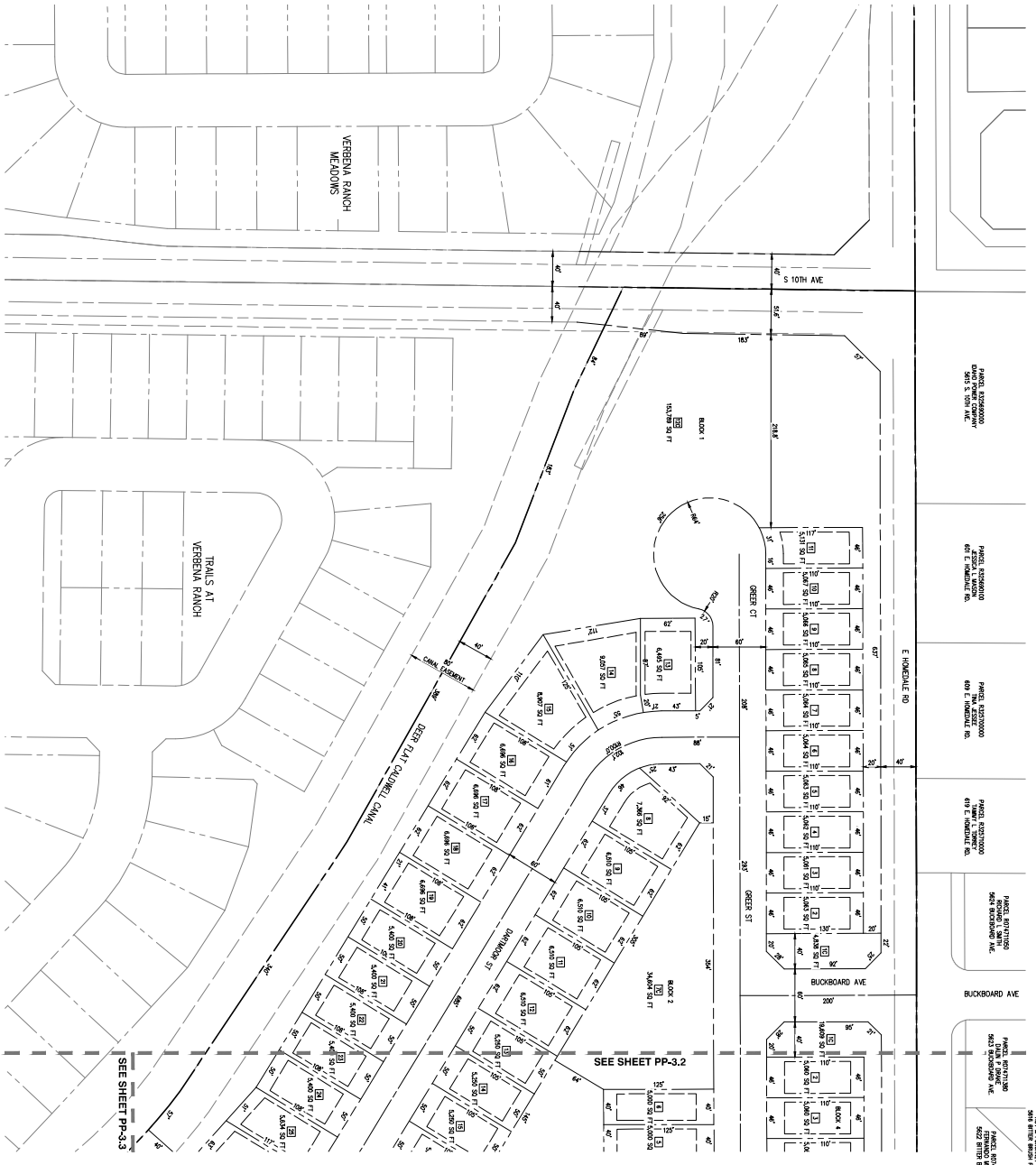
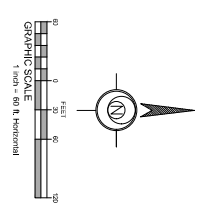
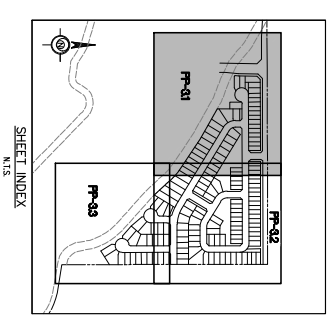
PROFESSIONAL ENGINEER LICENSED 12449 STATE OF IDAHO JUSTIN E. BOZOVICH

3/24/25

I:\PROJECTS\IDAHO\8447 – VERBENA RANCH\ENGDEPT\RESERVE\DRAWINGS\PREPLAT\8447-RSV-S-PLAT-PP.DWG-Anna Hirning-3/24/2025 2:32 PM







DATE: 03/24/2025	SCALE: AS NOTED		
DESIGN: JEB	DRAWN: ALH/JBS		
JOB NO.: 8447	FILE NAME: 8447-RSV-S-PLAT-PP		
REF. NO.: PP-3.1			
SHEET NO.: 4 OF 10			

PRELIMINARY PLAT

PRELIMINARY PLAT FOR
THE RESERVE AT VERBENA RANCH
CITY OF CALDWELL, CANYON COUNTY, IDAHO

REV.	DATE	DESCRIPTION	DRAWN
3	03/24/2025	CITY COMMENTS	ALH
2	10/02/2024	CITY COMMENTS	ALH
1	05/22/2024	AGENCY SUBMITTAL	ALH/JBS

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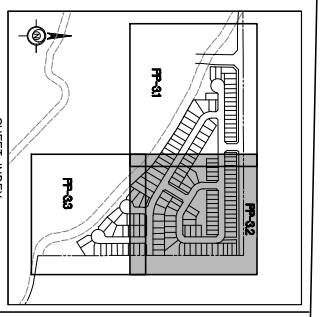
PROFESSIONAL ENGINEER
LICENSED
12449
STATE OF IDAHO
JUSTIN E. BOZOVICH
3/24/25



GRAPHIC SCALE
1 inch = 60 ft. Horizontal
0 30 60 120 FEET

PRELIMINARY PLAT

PRELIMINARY PLAT FOR
THE RESERVE AT VERBENA RANCH
CITY OF CALDWELL, CANYON COUNTY, IDAHO

REV.	DATE	DESCRIPTION	DRAWN
3	03/24/2025	CITY COMMENTS	AJH
2	10/02/2024	CITY COMMENTS	AJH
1	05/22/2024	AGENCY SUBMITTAL	AJH/JBS

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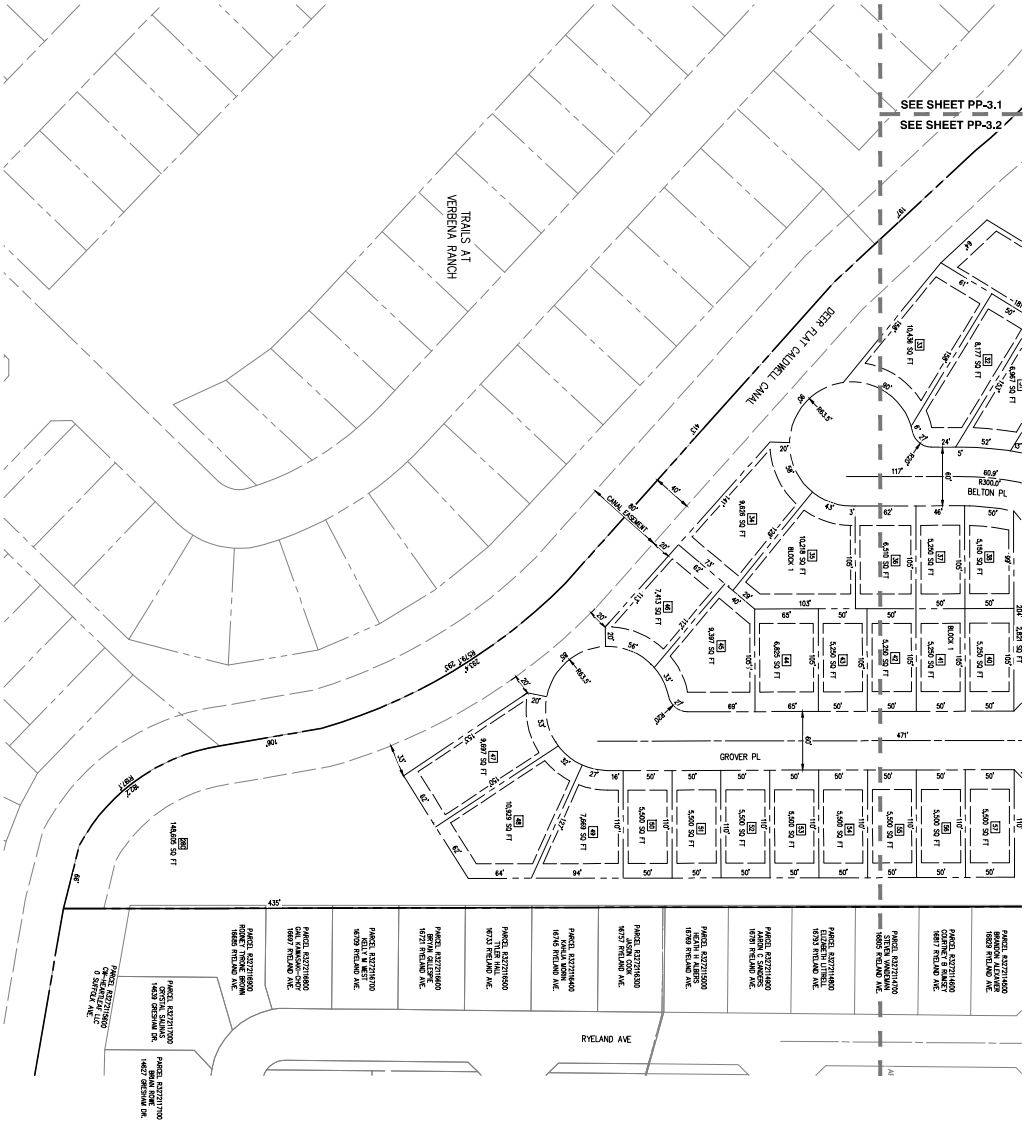
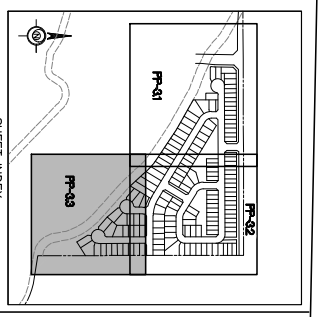
PROFESSIONAL ENGINEER LICENSED 12449 STATE OF IDAHO JUSTIN E. BOZOVICH
3/24/25

SHEET NO.: 5 OF 10
REF. NO.: PP-3.2
JOB NO.: 8447
FILE NAME: 8447-RSV-S-PLAT-PP
DESIGN: JBS
DRAWN: AJH/JBS
DATE: 03/24/2025
SCALE: AS NOTED



GRAPHIC SCALE
1 inch = 60 ft. Horizontal
0 30 60 120

SHEET INDEX
N.T.S.



SHEET NO.:	6 of 10
REF. NO.:	PP-3.3
JOB NO.:	8447
FILE NAME:	8447-RSV-S-PLAT-PP
DESIGN:	JEB
DRAWN:	AUH/JBS
DATE:	03/24/2025
SCALE:	AS NOTED

PRELIMINARY PLAT

PRELIMINARY PLAT FOR
THE RESERVE AT VERBENA RANCH
CITY OF CALDWELL, CANYON COUNTY, IDAHO

REV.	DATE	DESCRIPTION	DRAWN
3	03/24/2025	CITY COMMENTS	AUH
2	05/22/2024	CITY COMMENTS	AUH
1	05/22/2024	AGENCY SUBMITTAL	AUH/JBS

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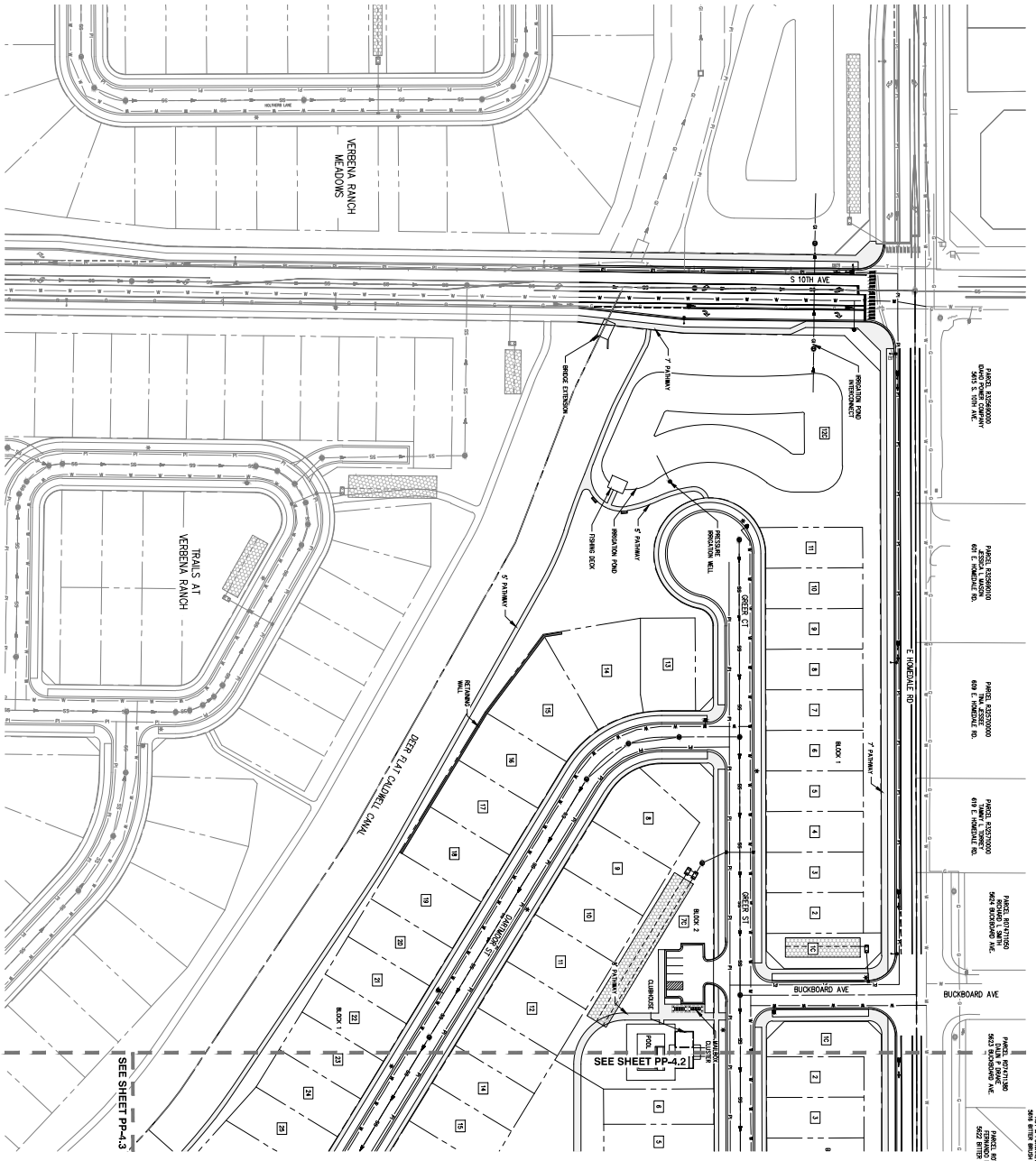
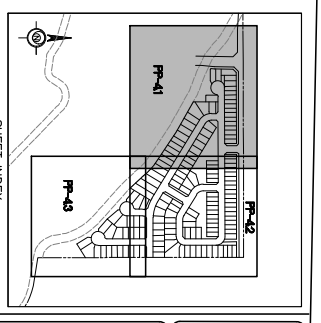
PROFESSIONAL ENGINEER LICENSED 12449 STATE OF IDAHO JUSTIN E. BOZOVICH
3/24/25



GRAPHIC SCALE
1 inch = 60 ft. Horizontal
0 30 60 120 FEET

SHEET INDEX
N.T.S.



REV.	DATE	DESCRIPTION	DRAWN
3	03/24/2025	CITY COMMENTS	AUH
2	10/02/2024	CITY COMMENTS	AUH
1	05/22/2024	AGENCY SUBMITTAL	AUH/JBS

PRELIMINARY ENGINEERING PLAN

PRELIMINARY PLAT FOR
THE RESERVE AT VERBENA RANCH
CITY OF CALDWELL, CANYON COUNTY, IDAHO

SHEET NO.: 7 OF 10
REF. NO.: PP-4.1
JOB NO.: 8447
FILE NAME: 8447-RSV-S-ENG-PP
DESIGN: JBS
DRAWN: AUH/JBS
CHECK: AUH
DATE: 03/24/2025
SCALE: AS NOTED

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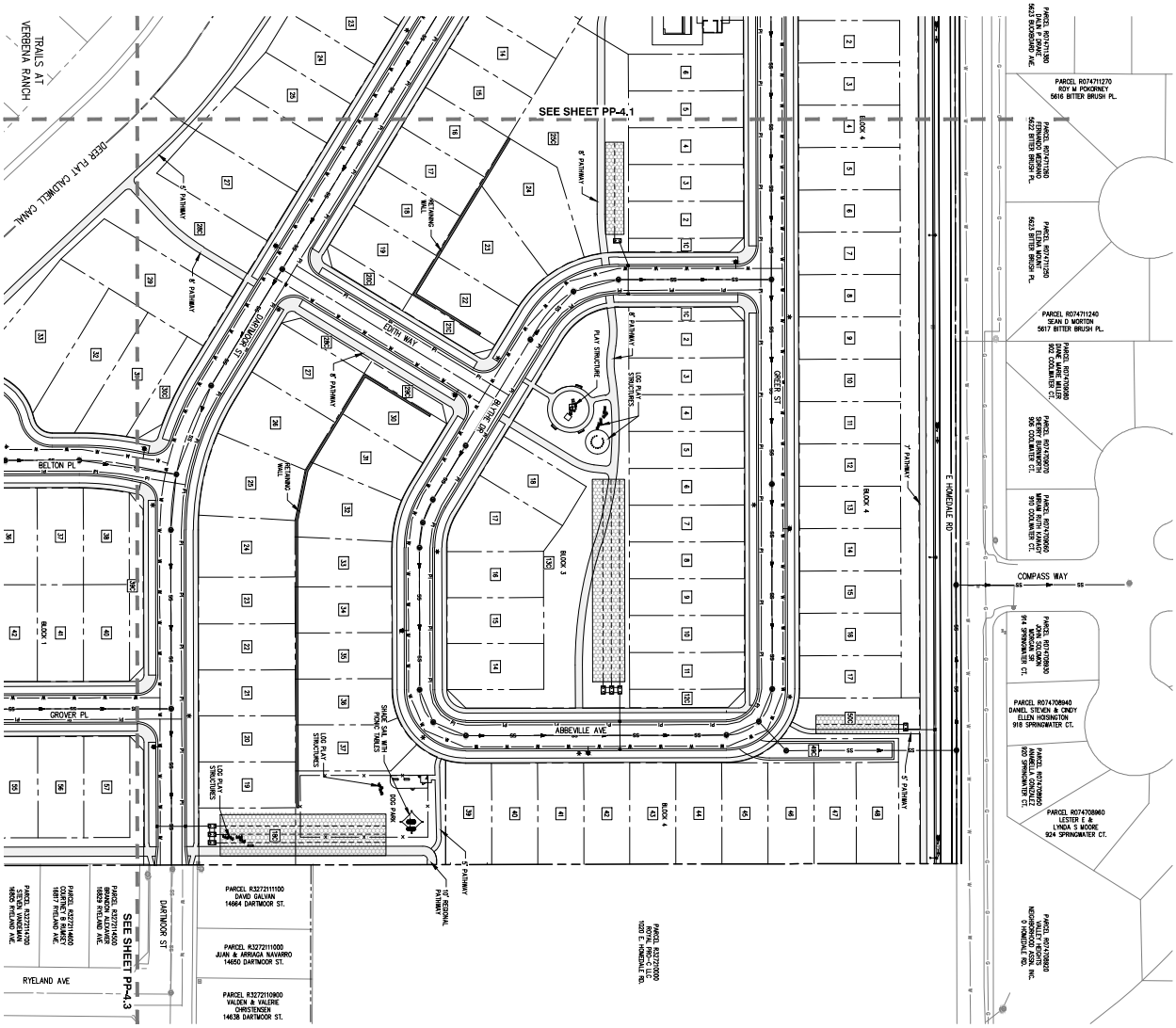
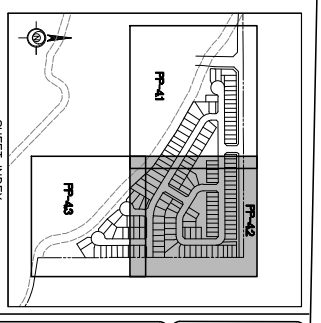
PROFESSIONAL ENGINEER LICENSED 12449 STATE OF IDAHO JUSTIN E. BOZOVICH
3/24/25



GRAPHIC SCALE
1 inch = 60 ft. Horizontal
0 30 60 120 FEET

SHEET INDEX
N.T.S.



PRELIMINARY ENGINEERING PLAN

PRELIMINARY PLAT FOR
THE RESERVE AT VERBENA RANCH
CITY OF CALDWELL, CANYON COUNTY, IDAHO

REV.	DATE	DESCRIPTION	DRAWN
3	03/24/2025	CITY COMMENTS	AUH
2	10/02/2024	CITY COMMENTS	AUH
1	05/22/2024	AGENCY SUBMITTAL	AUH/JBS

SHEET NO.: 8 OF 10
REF. NO.: PP-4.2
JOB NO.: 8447
FILE NAME: 8447-RSV-S-ENG-PP
DESIGN: JBS
DRAWN: AUH/JBS
DATE: 03/24/2025
SCALE: AS NOTED

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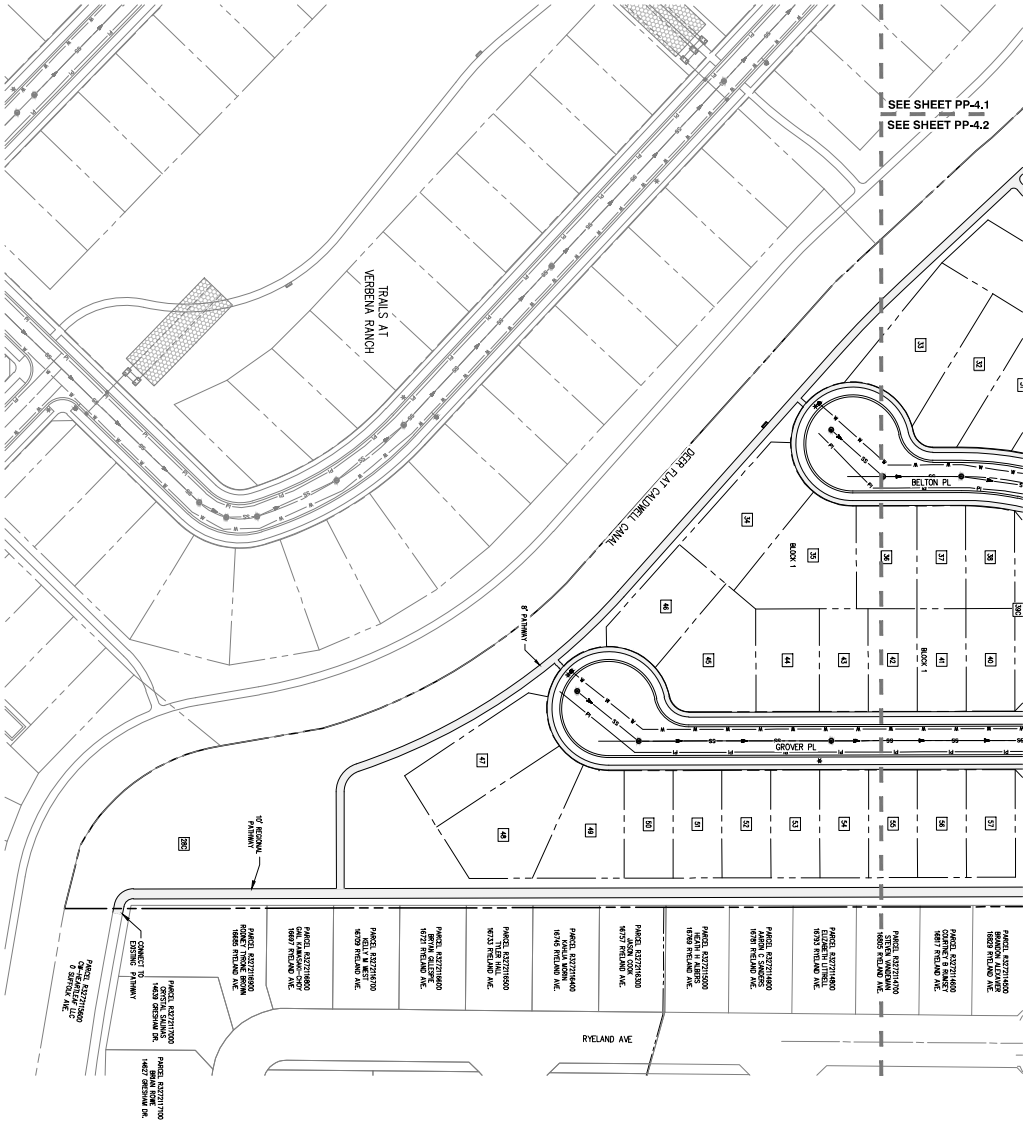
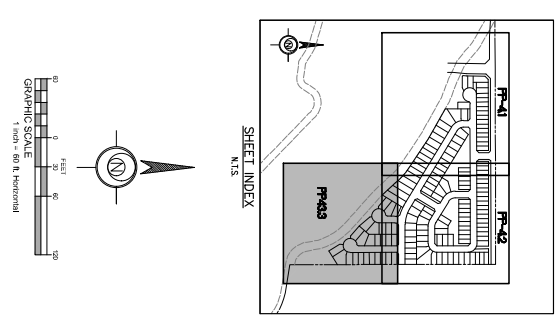
PROFESSIONAL ENGINEER LICENSED 12449 STATE OF IDAHO JUSTIN E. BOZOVICH
3/24/25

I:\PROJECTS\IDAHO\8447 – VERBENA RANCH\ENGDEPT\RESERVE\DRAWINGS\PREPLAT\8447-RSV-S-ENG-PP.DWG-Anna Hirning-3/24/2025 2:33 PM





DATE: 03/24/2025	SCALE: AS NOTED	PRELIMINARY ENGINEERING PLAN	
DESIGN: JEB	DRAWN: ALH/JBS	PRELIMINARY PLAT FOR THE RESERVE AT VERBENA RANCH	
JOB NO.: 8447	FILE NAME: 8447-RSV-S-ENG-PP	CITY OF CALDWELL, CANYON COUNTY, IDAHO	
REF. NO.:			
SHEET NO.: 9 OF 10	PP-4.3		

REV.	DATE	DESCRIPTION	DRAWN
3	03/24/2025	CITY COMMENTS	ALH
2	10/02/2024	CITY COMMENTS	ALH
1	05/22/2024	AGENCY SUBMITTAL	ALH/JBS

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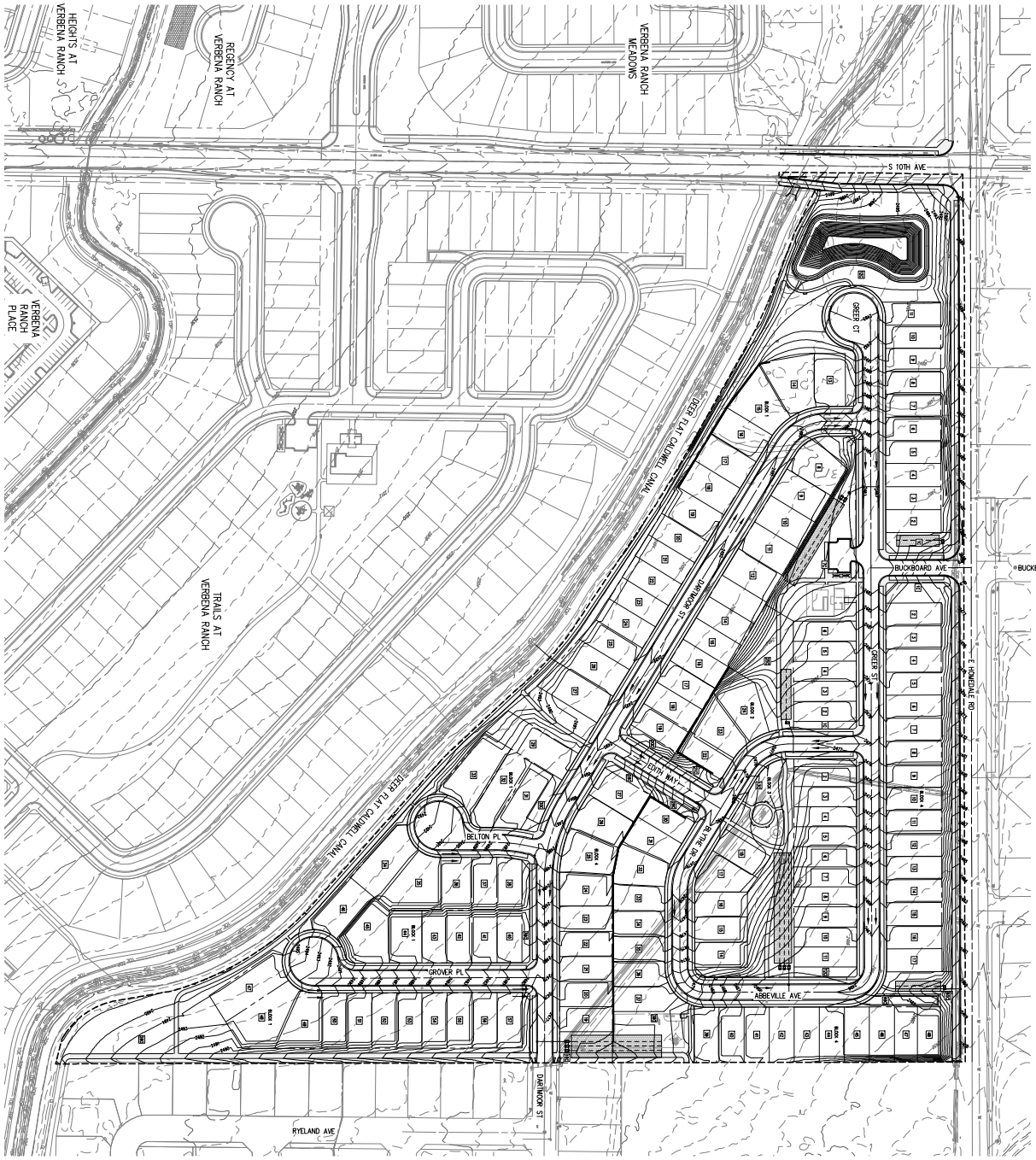
PROFESSIONAL ENGINEER LICENSED 12449 STATE OF IDAHO JUSTIN E. BOZOVICH
3/24/25

I:\PROJECTS\IDAHO\8447 – VERBENA RANCH\ENGDEPT\RESERVE\DRAWINGS\PREPLAT\8447-RSV-S-GRADING-PP.DWG-Anna Hirning-3/24/2025 2:34 PM



PRELIMINARY EARTHWORK QUANTITIES
CUT: 60,000 CY
FILL: 60,000 CY
NET: 0 CY

GRAPHIC SCALE
1 inch = 100 ft. Horizontal
FEET

REV.	DATE	DESCRIPTION	DRAWN
3	03/24/2025	CITY COMMENTS	ALH
2	10/02/2024	CITY COMMENTS	ALH
1	05/22/2024	AGENCY SUBMITTAL	ALH/JBS

PRELIMINARY GRADING AND DRAINAGE PLAN

PRELIMINARY PLAT FOR THE RESERVE AT VERBENA RANCH
CITY OF CALDWELL, CANYON COUNTY, IDAHO

DATE: 03/24/2025
SCALE: AS NOTED
DESIGN: JEB
DRAWN: ALH/JBS
JOB NO.: 8447
FILE NAME: 8447-RSV-S-GRADING-PP
REF. NO.: PP-5.1
SHEET NO.: 10 OF 10

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PROFESSIONAL ENGINEER
LICENSED
12449
STATE OF IDAHO
JUSTIN E. BOZOVICH
3/24/25

Regular **Item:** 12.

Memorandum

To:

City Council

Meeting Date:

May 4, 2026

Item Name:

Approve the Findings of Facts and Conclusions of Law for Trails at Verbena Ranch No. 1 Final Plat (SFP26-000006).

Summary Statement:

Recommended Action:

Budget:

Cost:
GL Account:
Timeline:
Department:
Project Manager:

Attachments:

1. FCO_Packet - TrailsatVerbenaRanchNo.1 (SFP26-000006)

Caldwell Planning & Zoning Department

STAFF REPORT / FINDINGS

Consent Item | City Council | 5/4/2026

Staff Planner: Joe Dodson, Principal Planner

CASE NO(s): SFP26-000006

Project Name: Trails at Verbena Ranch No. 1

STAFF REVIEW SUMMARY

Staff finds the final plat IS compliant with all applicable codes, regulations, and policies, and is in conformance with the approved preliminary plat. Staff recommends if approved, the approvals be subject to the conditions listed in the Findings of Fact, Conclusion of Law, and Decision herein.

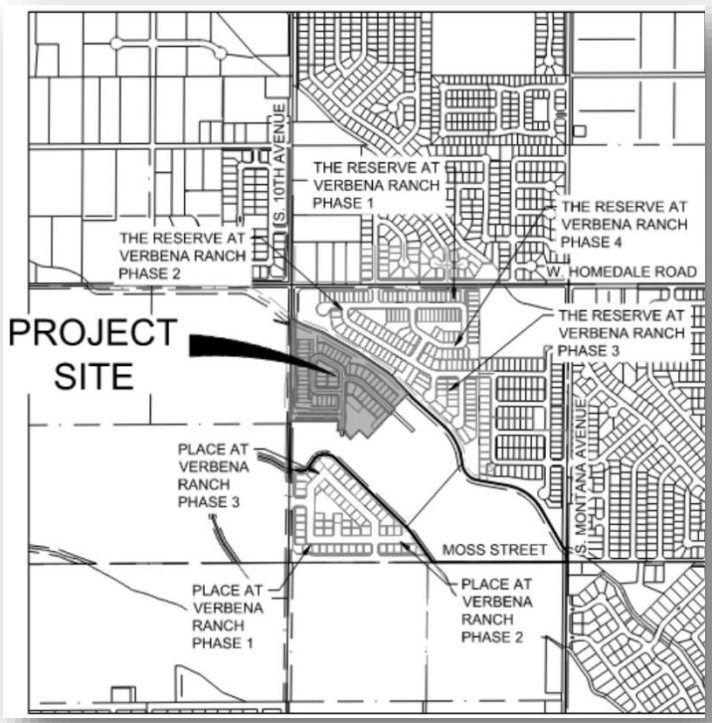
CITY COUNCIL DECISION

City Council APPROVED the final plat at the 5/4/2026 City Council meeting.

PROJECT SUMMARY:

Proposed Land Use Applications:

Final Plat for Trails at Verbena Ranch Subdivision No. 1, consisting of 48 detached single-family residential building lots and 8 common lots on approximately 17.49 acres in the R-1 zoning district.



Project Name:	Trails at Verbena Ranch No. 1
Applicant:	Toll Brothers
Property Owner:	Toll West Inc.
Parcel ID Number(s):	R3272001000
Property or Project Size:	17.49 acres (this phase)

DECISION BODY – REQUIRED FINDINGS & APPROVAL CRITERIA

Before the City Council approves any application, the Council must find and conclude the proposed application is compliant with the Caldwell City Code approval criteria as listed under #11 within Section I, Findings of Facts, within this report.

BEFORE THE CALDWELL CITY COUNCIL
CITY OF CALDWELL, CANYON COUNTY, IDAHO

IN THE MATTER OF AN APPLICATION FOR A FINAL PLAT APPROVAL FOR TRAILS AT VERBENA RANCH SUBDIVIISON NO. 1 CONSISTING OF 48 DETACHED SINGLE-FAMILY RESIDENTIAL BUILDING LOTS AND 8 COMMON LOTS ON APPROXIMATELY 17.49 ACRES IN THE R-1 ZONING DISTRICT.

Property Owner: TOLL WEST INC.

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

Case No. SFP26-000006

I. FINDINGS OF FACTS

1. **APPLICANT:** Toll Brothers

2. **PROPERTY OWNER:** Toll West Inc.

3. **APPLICATION REQUEST:** Application for Final Plat for Trails at Verbena Ranch Subdivision No. 1, consisting of 48 detached single-family residential building lots and 8 common lots on approximately 17.49 acres in the R-1 zoning district.

4. **SITE ADDRESS AND LOCATION:** The subject site is located near the southeast corner of E. Homedale and S. 10th, on the east side of 10th, described as a parcel located in the NW ¼ of Section 10, T3N, R3W, B.M, City of Caldwell, Canyon County, Idaho, 2026

5. **ASSESSOR PARCEL NUMBER(S):** R3272001000

6. **PROJECT SIZE:** Phase 1 is approximately 17.49 acres, more or less, of the existing 40.67 acres

7. **PUBLIC NOTICING:** The Planning and Zoning Division notifies all political subdivisions providing services within the planning jurisdiction, including school districts who will be impacted by any changes that have been proposed from what was originally approved on the preliminary plat.

   Review of the final plat submitted determined there were no modifications proposed that would necessitate additional public agency notifications.

8. **PRELIMINARY PLAT AND DEVELOPMENT BACKGROUND AND HISTORY:**

The preliminary plat approval for Trails at Verbena Ranch (ANN24-00006 & SUB24-000026) was signed by the City Council on 5/5/2025. This is the first final plat for this preliminary plat and is therefore still a valid plat.
This phase consists of approximately 17.49 acres and includes 48 single-family detached residential lots.

9. **APPLICABLE REGULATIONS AND GUIDING DOCUMENTS:**

a. City of Caldwell Zoning Ordinance No. 1451, as amended
b. City of Caldwell Subdivision Ordinance, as amended
c. Idaho Code, Title 67, Chapter 65, Local Planning Act

10. **STAFF REVIEW AND ANALYSIS:**

Residential Type	**# of Lots**				
	PP	FP No 1	TBD	TBD	Remaining
Single-Family Detached	205	**48**			**157**
Common Lots	n/a	8			n/a

Residential Type	**# of Buildings**				
	PP	FP No 1	TBD	TBD	Remaining
Single-Family Detached	205	**48**			**157**
Common Lots	n/a	1			n/a

Residential Type	**# of Units**				
	PP	FP No 1	TBD	TBD	Remaining
Single-Family Detached	205	**48**			**157**
Common Lots	0	0			n/a

Non-Residential					
	PP	FP No 1	TBD	TBD	Remaining
Open Space Acreage	12.11 ac.	**5.11 ac.**			7 ac.
Amenities Approved	Clubhouse, pool, 2 tot-lots, shade structures, & pathways	**Clubhouse, pool, tot-lot, picnic shelter, & pathway segment**			Tot-lot, shade structure, pathways, & additional open space

Staff Comment: *Construction drawings (CD26-00009) and the proposed final plat have been reviewed for conformance with city codes and with the approved preliminary plat. The Planning & Zoning Division, in consultation with the Engineering Department, have determined the final plat is compliant with city code, as well as with the approved preliminary plat.*

11. **CITY COUNCIL DECISION:**

Regarding the request for a final plat approval for Trails at Verbena Ranch Subdivision No. 1, a residential subdivision with 48 detached single-family building lots and 8 common lots in the R-1 (Neighborhood Residential) zone on approximately 17.49 acres on Parcel R3272001000, located in the NW ¼ of Section 10, T3N, R3W, B.M, City of Caldwell, Canyon County, Idaho, 2026, the subject application was placed on the 5/4/2026 City Council consent agenda for consideration.

Based upon the information received and the record of evidence presented, the City Council voted to **APPROVE** the request for final plat approval, subject to the conditions herein. In approving the requests, the City Council concluded the following:

1. The final plat is compliant with city code; and
2. The final plat is in compliance with the approved preliminary plat.

II. CONCLUSIONS OF LAW

1. The City of Caldwell has provided for the processing of Land Use permits authorized by Chapter 65, Title 67, Idaho Code, pursuant to Chapter 10 Zoning Regulations and Chapter 11 Subdivision Regulations.
2. The record includes, but is not limited to all files, application documents, public notices, public comments and testimony, staff reports and memos, presented evidence and exhibits, public hearing written minutes and audio, and the signed Findings of Facts, Conclusions of Law, and Decision.
3. The City Council is authorized to approve, approve with conditions, approve with modifications, or deny final plats in accordance with Section 11-02-03 (2) D of Caldwell City Code.
4. The City Council reviewed and considered all records, evidence, testimony, facts presented, applicable code standards, and approval criteria as specified within Caldwell City Code in making their decision.

III. CONDITIONS OF APPROVAL

NOTE: Any conditions removed by the governing body will be shown in a strikethrough. Any conditions added by the governing body will be shown as underlined.

The approval of the application requests for (SFP26-000006), are subject to the adherence of the following conditions:

A. Site Specific Requirements:

1. Future development of the subject site shall be substantially consistent with the approved plans herein and all conditions/entitlements associated with Trails at Verbena Ranch Preliminary Plat and Verbena Ranch PUD (ANN24-00006, SUB24-000026, & PUD24-000004).
2. No more than 30 homes/lots may receive building permit approval prior to a Fire approved secondary access being constructed.

B. General Requirements:

1. Development of the subject property shall be in conformance with all municipal codes, policies, standards, and regulations of the City of Caldwell, unless specifically stated otherwise in a Development Agreement or in the Order of Decision. **NOTE:** *Failure to identify a code violation during the review of the plans DOES NOT give the applicant the right or permission to violate any codes, policies, standards and/or regulations.*
2. If any term or provision of this decision, to any extent, is held invalid or unenforceable, the remaining terms and provisions hereof shall not be affected thereby, but each such remaining term and provision shall be valid and enforced to the fullest extent permitted by law.
3. Any nuisances existing on the property (weeds, trash, debris, etc) shall be resolved and in compliance with city codes prior to the approval of any construction drawings and/or issuance of building permits.

4. Any changes to the plans and specifications upon which this approval is based, other than those required by the above conditions, will require submittal of an application for modification and approval of that application prior to commencing any change.

5. All improvements and operations shall comply with applicable local, state and federal requirements and procedures whether specifically addressed in the analysis of this application or not.

6. Fencing: Fencing must comply with Caldwell City Code Section 10-02-07.

7. Approval: This approval is for the application(s) specified herein only. Additional permits, licenses and approvals may be necessary.

8. Solid Waste Disposal: All solid waste receptacles utilized during development and/or construction shall be provided by the same company with which the City of Caldwell has an exclusive contract.

9. Business Licensing: All businesses operating within the corporate limits of the city shall obtain a business permit license prior to commencing business operations.

C. Site Design and Development Standards:

1. General: All new construction shall comply with the current dimensional standards (height and setback schedule) in effect at the time the building permit is filed, excluding any deviations approved through a planned unit development, special use permit, and/or development agreement.

2. Stormwater: Strict adherence to the "Caldwell Stormwater Management Manual", as adopted by the city council as well as any subsequent adopted updates, is required. **NOTE:** *Any modifications necessary to the original approved stormwater design where additional stormwater retention or detention facilities are required, or where the approved retention and detention facilities are required to be expanded, still requires adherence to the requirements for minimum open space, landscape buffers, lot sizes and setbacks.*

D. Engineering Department Conditions:

The following items shall be completed prior to the City Engineer signing the final plat. Said items cannot be deferred by posting a financial security:

1. Water System: The final plat cannot be signed until the water system has been constructed, pressure tested and clean water samples received.

2. Sewer System: The final plat cannot be signed until the sewer system has been constructed, pressure tested, CCTV video has been submitted and approved and interim as-builts have been approved by the Engineering Department.

3. Pressurized Irrigation System: The final plat cannot be signed until the pressure irrigation system within the public right-of-way has been constructed and pressure tested.

4. Storm Drain System: The final plat cannot be signed until the storm drain system located within the public right-of-way has been constructed, passed visual inspection, and interim as-builts have been approved by the Engineering Department.

5. All-Weather Surfaces: The final plat cannot be signed until all-weather surfaces are in place, compaction test results have been submitted and approved for roadways and emergency accesses and, if paved, core sample results have been submitted and approved.

6. Street Signs: The final plat cannot be signed until all street signs have been installed to City standards and approved.

7. Construction Security: Construction security (compliant with current City Code requirements) must be provided for all items which are not among the items listed above, and which are not yet completed before the City Engineer can sign the final plat. The City must be in agreement on a construction security amount for those improvements.

8. Final Plat Review: The final plat drawing shall be submitted to the Engineering Department for review prior requesting signatures on the final plat. Adequate review time (no less than 30 days) shall be provided by the Applicant. Final plats submitted for review must meet all State statutes and City codes, policies, and ordinances.

9. Addressing: In an effort to expedite the addressing process of the final plat, applicants shall submit electronic copies of the final plat, in both PDF and AutoCAD format, to the Engineering and Mapping departments as soon as possible.

E. Fire Department Conditions:

1. All requirements from the Fire Department for access, turnarounds, emergency access, water supply, fire hydrants, etc. shall be met in the development and/or platting of the subject property.

2. Final approval of the location and number of fire hydrants within the development shall be determined by the Fire Marshal and take place by phase at the time of submittal of applicable construction drawings for each phase.

F. Mapping Department Conditions:

1. Approved Subdivision Name. No changes to an approved subdivision name shall occur unless a request is initiated through the filing of an application for a "Subdivision Name Change Request", and subsequently reviewed and approved the Mapping and Planning and Zoning Department, at an administrative staff level. In making application, the application shall file a completed application with the Planning and Zoning Department on forms prescribed by the department accompanied by such data and information necessary to assure the fullest presentation of facts, as determined by the Planning Director.

    a. Subdivision Name Change Requests; Prior to Final Plat Submission: If approved, an amended preliminary plat will need to be submitted to the Planning and Zoning Department with the reflected subdivision name change prior to the approval of construction drawings. All construction drawings and final subdivision plats shall reflect the new approved subdivision name.

    b. Name Change Requests; Prior to Final Plat Recording: If approved, an amended final plat drawings and mylars will need to be submitted to the Planning and Zoning Department with the reflected subdivision name change prior to signature of the final plat.

    c. Name Change Requests; After Final Plat Recording: If approved, an amended final plat drawing indicating the new subdivision name OR an Affidavit of Correction indicating that the plat is otherwise known as "insert the new approved subdivision name", shall be recorded at the county recorder's office. Once the plat or affidavit is recorded, a copy of the recorded plat or affidavit shall be provided to the Planning and Zoning Department.

2. Approved Street Names, Street Layout, Lot and Block Numbering, and Subdivision Phasing Plan. No changes to the original approved street names, street layout and configuration, lot and block numbering, or subdivision phasing plan shall occur without prior approval from the City of Caldwell Mapping Division. Any substantial changes from what was originally approved may require additional public hearings.

G. Landscaping Specific Requirements:

1. Compliance: The applicant shall comply with all landscaping requirements based on Caldwell City Code.

2. Landscape Plan: The Landscape Plan **(Exhibit 1)** represents the approved landscape plan. Any changes to

the landscape plan must be submitted to the City for review and approval prior to installation.

3. If the City determines that any such changes require additional public comment due to potential impacts on surrounding property or the community, or that such change is a substantial enough change from the landscape plan presented to the public, a public hearing shall be held on the proposed changes and notice shall be provided as required by the City.
4. Landscape Maintenance: All landscaping and screening devices shall be maintained in an attractive, live, safe and healthy manner, and to meet the specific requirements in the Caldwell City Code.
5. Subdivisions: The homeowner's association is responsible for maintaining all common area landscaping and screening devices within a subdivision, development, and/or the subject property.
6. Street Landscape Buffers: The street landscape buffers shall contain a mixture of sod, trees (deciduous and evergreen), shrubs, lawn, vegetative and non-vegetative ground cover so that the entire buffer area is covered. Plantings shall meet or exceed the minimum plant sizes as follows:

Planting Type	**Minimum Size at Time Planting**
Evergreen trees	6-foot height minimum
Ornamental trees	2-inch caliper minimum
Shade trees	2-inch caliper minimum
Shrubs & Perennials	10" height and/or spread minimum, depending on plant species

H. Subdivision Specific Requirements:

1. Cluster Mailboxes: The development shall utilize cluster mailboxes for delivery of mail. Individual mailboxes shall not be allowed. A cluster mailbox placement plan shall be submitted to the Planning and Zoning department showing coordination with the United States Postal Services prior to submitting the construction drawings.
2. Subdivision Construction Signage: At the time of development a "rules and regulations" sign shall be posted and maintained at the entryways to the project until it is fully developed and build out is complete. The signs would be intended for subcontractors performing work and should include: a) no dogs; b) no loud music; c) no alcohol or drugs; d) no abusive language; e) disposal of personal trash and site debris; f) daily cleanup of any mud and/or dirt that is deposited from the construction parcel onto streets; g) installation of a temporary construction fence that would keep debris from being blown off site by the wind; h) no burning of construction or other debris on the property.
3. Plat Expirations:

   Final plats must be recorded for a single-phase development or for the first phase of a multi-phase development within twenty-four (24) months of the date of signature on the approving order of decision for the final plat.
4. Phased Subdivisions: The subdivider may file and obtain acceptance of successive final plats for continuous segments of the approved preliminary plat without reapplication for preliminary plat approval, provided that final plats are recorded in successive intervals of not more than two (2) years each, as measured from the date of recordation of the prior phase final plat.

I. Planned Unit Development Specific Requirements:

1. PUD Ownership: A planned unit development shall be under single ownership/control during the planning and developmental stage to ensure that the development can be accomplished in a unified manner.
2. PUD Amenities: 50% of the amenities shall be completed with the first 80% of building permits issued for the entire development. All amenities shall be completed prior to the final landscape inspection for street buffers and open space.
3. PUD Expiration: The completion of the first phase of a planned unit development shall take place within three (3) years of the signature date on the order of decision approving the planned unit development or said approval shall become null and void. For each phase after the first phase there shall be an allowed one year time frame per phase for completion. Should any phase not be completed within its one year time frame, approval on the uncompleted portion of the planned unit development shall become null and void. Exceptions to the time frames may be granted at the time of original approval of the planned unit development, provided said exceptions are requested in the initial application.

IV. ORDER OF DECISION

The Council, based upon the testimony and evidence in record in this matter and upon findings of fact and conclusions of law set forth herein DOES HEREBY DETERMINE AND DECIDE AS FOLLOWS: the request for a final plat approval for Trails at Verbena Ranch Subdivision No. 1, a residential subdivision with 48 detached single-family building lots and 8 common lots in the R-1 (Neighborhood Residential) zone on approximately 17.49 acres on Parcel R3272001000, located in the NW ¼ of Section 10, T3N, R3W, B.M, City of Caldwell, Canyon County, Idaho, 2026, is **APPROVED SUBJECT TO THE CONDITIONS OF APPROVAL LISTED HEREIN.**

These Findings of Fact, Conclusions of Law and Decision are for Trails at Verbena Ranch Subdivision No. 1 approved and adopted by the Caldwell City Council on this date, May 4, 2026.

_____ _____

Eric Phillips, Mayor Date of Decision

ATTEST:

_____

Kristina Buchan, City Clerk
City of Caldwell

EXHIBIT 1

Application Documents

- Application
- Narrative
- Vicinity Map
- Final Plat
- Approved Preliminary Plat
- Landscape Plan
- Open Space Exhibit

City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

Please note that any land use action below marked with an asterisk (*) will require public hearing. Land use actions below marked with two asterisks (**) may require public hearing depending on the scope of project.

APPLICATION REQUESTS

Note: Please check all that apply.

- ☐ Director Determination
- ☐ Administrative Development Review[2]
- ☐ Alternative Method of Compliance
- ☐ *Annexation w/ Zoning
- ☐ Business License (Business Permit)
- ☐ *Certificate of Appropriateness
- ☐ *Comprehensive Plan Amendment
  - ☐ Text
  - ☐ Map
- ☐ *Deannexation
- ☐ **Design Review
- ☐ Development Agreement
  - ☐ *New
  - ☐ **Modification
  - ☐ *Termination
- ☐ Home Occupation Permit
  - ☐ New
  - ☐ Renewal
- ☐ Lot Line Adjustment
- ☐ Lot Split
  - ☐ Administrative
  - ☐ Simple
- ☐ *Manufactured Home Community
- ☐ Mobile Food Unit (Individual)
- ☐ Mobile Food Unit Park / Court
- ☐ Outdoor Dining Permit
- ☐ Parcel Consolidation
- ☐ Performance Bonding
- ☐ Planned Unit Development (PUD)
  - ☐ *New
  - ☐ **Modification
- ☐ Public Art / Murals
- ☐ *Rezone (Zoning Map Amendment)
- ☐ Signs[1]
- ☐ Special Use Permit (SUP)
  - ☐ *New
  - ☐ **Modification
  - ☐ Time Extension
- ☐ Subdivision Plats
  - ☐ *Preliminary Plat
  - ☒ Final Plat
  - ☐ *Short Plat (Regular)
  - ☐ *Short Plat (Condo)
  - ☐ **Plat Modification
  - ☐ Time Extension
  - ☐ Renewal
- ☐ Temporary Use Permit
  - ☐ New ☐ Renewal
  - ☐ Construction Trailer
  - ☐ Model Home Sales Office
  - ☐ Storage Containers / Pods
  - ☐ Temporary Housing
  - ☐ Transient Merchant
- ☐ Traffic Impact Study Review
- ☐ Vacation of Easement and/or Right-of-way
- ☐ *Variance
- ☐ *Zoning Ordinance Text Amendment
- ☐ Other, Pleases Describe:

_____

_____

_____

[1]Freestanding, post/pole, or monument signs less than 6' in height. All other signs must be submitted through the building department.

[2] Used when not associated with other land use applications, when revisions to an approved (non-subdivision development) is being proposed, or when the land use schedules or specific use provisions of the Code indicate the requirement for Administrative Development Review.

City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

PROJECT and SITE/PROPERTY INFORMATION	
Project or Business Name: Trails at Verbena Ranch Subdivision No. 1	
Site Address (s): 0 S 10th Ave, Caldwell, ID 83607	**Suite #:**
Parcel #(s): R3272001000	
Total Acres: 17.49	
General Location of Site: SE of the Homedale Rd & 10th Ave intersection	
Current Zoning of Parcel(s): *(Check all that apply)*	☐ RS-1 ☐ RS-2 ☒ R-1 ☐ R-2 ☐ R-3 ☐ C-1 ☐ C-2 ☐ C-3 ☐ C-4 ☐ C-C ☐ DCB ☐ M-1 ☐ M-2 ☐ I-P ☐ A-D ☐ C-D ☐ H-D ☐ P-D ☐ T-N ☐ H-C ☐ Property currently In County Please list the current county zoning designation: _____
Overlay Districts: *(Check all that apply)*	☐ APO-1 ☐ APO-2 ☐ Indian Creek Corridor Overlay ☐ Downtown Local Historic Area ☐ Steunenberg Historic District ☐ Floodplain Overlay ☒ None
City of Caldwell Comprehensive Plan Designation of Parcel(s): *(Check all that apply)*	☐ Neighborhood 1 ☒ Neighborhood 2 ☐ Neighborhood 3 ☐ Urban Neighborhood ☐ Community Center ☐ Mixed Use Center ☐ Downtown ☐ Employment Center ☐ Special Purpose
Are parcels located within an Area Hub as indicated on the City of Caldwell Comprehensive Plan?	☐ Yes ☒ No

City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

Description of Proposed Project / Request:

Subdivision - Final Plat for Trails at Verbena Ranch Subdivision No. 1. The project is located at 0 S 10th Ave, Caldwell, ID 83607, in the NW 1/4 of Section 10, Township 3 North, Range 3 West. The final plat includes 48 single-family residential lots and 6 common lots on 17.49 acres.

APPLICANT INFORMATION:

Name:	Kyle Prewett
Company Name (if applicable):	Toll Brothers
☐ Property Owner ☒ Authorized Agent ☐ Purchaser ☐ Petitioner (Vacations only)	
Mailing Address:	3103 W Sheryl Dr, STE 100, Meridian, ID 83642
Phone:	2084240020
Email:	kprewett@tollbrothers.com

PROPERTY OWNERS' INFORMATION

(If an LLC, please provide documentation of being an authorized signer)

☐ Not Applicable

Name:	Toll West Inc.
Mailing Address:	3103 W Sheryl Dr, STE 100, Meridian, ID 83642
Phone:	2084240020
Email:	rhammons@tollbrothers.com

City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

DESIGNATED CONTACT PERSON

(Who will receive and disseminate all correspondence from the city)

Same as:

☒ Applicant ☐ Property Owner ☐ Other

Name: Kyle Prewett

Company Name (if applicable): Toll Brothers

Mailing Address: 3103 W Sheryl Dr, STE 100, Meridian, ID 83642

Phone: 2085763625

Email: kprewett@tollbrothers.com

CONTRACTOR / DEVELOPER INFORMATION

☐ Not Applicable

Name: Martin Taylor

Company Name (if applicable): TOLL SOUTHWEST LLC

Mailing Address: 3103 W Sheryl Dr, STE 100, Meridian, ID 83642

Phone: 2084240020

Email: mtaylor1@tollbrothers.com

ARCHITECT INFORMATION

☒ Not Applicable

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:

City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

ENGINEER / SURVEYOR INFORMATION

☐ Not Applicable

Name:	Erik Eyre
Company Name (if applicable):	J-U-B Engineers, Inc.
Mailing Address:	2760 W Excursion Ln, STE 400
Phone:	2083767330
Email:	eeyre@jub.com

LANDSCAPE ARCHITECT INFORMATION

☐ Not Applicable

Name:	Kimberly Siegenthaler
Company Name (if applicable):	Jensen Belts Associates
Mailing Address:	1509 Tyrell Lane, STE 130, Boise, ID 83706
Phone:	2083437175
Email:	kim@jensenbelts.com

City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

ACKNOWLEDGEMENTS

☒ By signing this application, I authorize employees/agents of the City to enter onto the property that is the subject of this application during regular business hours. The sole purpose of entry is to make an examination of the property that is necessary to process this application.

☒ I certify that I am the owner of this property, the owner's authorized agent, or the petitioner (if for a vacation). If acting as an authorized agent, I further certify that I have full power and authority to file this application and to perform, on behalf of the owner, all acts required to enable the jurisdiction to process and review such an application. I will comply with all provisions of the law and ordinance governing this type of application.

☒ I certify that the information furnished by me as part of this application is true and correct to the best of my knowledge.

I am the: ☐ Property Owner ☒ Authorized Agent ☐ Petitioner (Vacations Only)

Applicant Signature: Kyle Prewett _____ Date: 2/10/26

Printed Name: Kyle Prewett _____

City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

Online Application Submittal Instructions

The City of Caldwell Planning and Zoning Department utilizes an online application portal for submission of all applications, documents, plans, and payment of fees.

Step 1:

- Log in or create an account in Citizenserve (Citizenserve Users Guide)
- Select your permit and/or application type and enter in all required information.

Step 2

- Pay fees online via Citizenserve. You will receive an email from Citizenserve directing you to make a payment once staff have reviewed your application.

Drawing Submittal Instructions:

1. All plan sheets must be uploaded in PDF format only (no CAD, JPEG, TIFF, PNG, etc.)
2. All plan sheets must be to scale.
3. All plan sheets must be uploaded to Citizenserve.
4. All applications, checklists, calculations, reports, drawings, plans, and other supporting documents must be uploaded as single-sided pdf's and must be legible and in a high-definition format.
5. All documents and plans must follow the "Naming Schematic" as listed on the attached document.

City of Caldwell
Planning & Zoning Department
621 Cleveland Blvd., Caldwell, ID 83605 | PZ@cityofcaldwell.org | 208-455-3021

FINAL PLAT CHECKLIST

Upon receipt of this application, staff will review the project to confirm that all pre-requisite application type(s) have been submitted, reviewed, and approved. The following items must be submitted for the application to be considered complete.

- *Final plat applications may be submitted concurrently with the submission of civil construction drawings.*
- *Final plat applications are submitted to the Planning and Zoning Department.*
- *Civil construction drawings are submitted to the Engineering Department.*

1. FORMAT AND GENERAL INFORMATION REQUIRED

Applicant	Description	Staff
☑	Caldwell Master Development Application	☐
☑	If the signatory on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application is required.	☐
☑	Associated Fee(s): as listed on the Development Review Fee Schedule	☐
☑	A completed copy of this checklist (check each box)	☐
☑	Provide a copy of a current title report, or warranty deed for the subject property	☐
☑	Provide a project narrative addressing any conditions of approval or changes from the approved preliminary plat.	☐
☑	One (1) full size copy of the approved preliminary plat (pdf format).	☐
☐ incl. ☑ n/a	One (1) full size copy of an amended preliminary plat in pdf format (if changes from the approved preliminary plat are being proposed)	☐
☑	One (1) full size copy of the final plat (pdf format)	☐
☑	One (1) georeferenced ArcMap-compatible file, such as a zipped shapefile, of the final plat shall be submitted with construction drawings to the engineering department.	☐
☑	The final plat drawing(s) shall be submitted in digital form using .dwg drawing file format and shall be spatially referenced to the Idaho state plane coordinate system - west zone, North American datum (NAD) 83.	☐
☑	One (1) copy of the final plat shall be a reproducible Mylar copy, suitable for blue line reproduction, and shall be submitted to the engineering department.	☐

☑	Provide a copy of the Order of Decision for the preliminary plat	☐
☐ incl. ☑ n/a	Provide a copy of the Development Agreement (if applicable)	☐
☑	General formatting: The final plat shall be drawn to an accurate scale having not more than one hundred feet to an inch (100' = 1") and shall be in a high-resolution format that is clear and legible. All final plats to be offered for recording shall be in accordance with Idaho Code title 50, chapter 13, and city code.	☐
☑	All final plat sheets shall be 24" x 36" with an appropriate, readable scale.	☐
	☐ Orient plat so that north is to the top or left-hand side of sheet.	☐
	☐ Provide north arrow, graphic scale, and written scale.	☐
	☐ Provide a vicinity map in the same orientation of plat showing subject property.	☐

2. FINAL PLAT REQUIRED CONTENT

Applicant	Description	Staff
☑	Designate a title block in the lower, right-hand corner of the plat document. The title block shall contain the name of the subdivision and its location by number, section, township, range and county, date of preparation, and plat type.	☐
☑	Surveyor Information: Plat shall contain the name, address and official seal of the professional land surveyor preparing and stamping the plat.	☐
☑	Include the number of lots for each residential, commercial, and/or industrial type land use; the number of common open space lots; acreage; and the number of dwelling units for each type.	☐
☑	Plat shall include a statement in accordance with Idaho Code section 50-1334 as to the water system being utilized.	☐
☑	For multiple page plats, indicate the sheet number for each page of the plat as: Sheet [#] of [Total #].	☐
☑	Boundaries of the tract to be subdivided fully balanced and closed, showing all bearings and distances, determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.	☐
☑	Any excepted parcel(s) within the plat boundaries shall show all bearings and distances, determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.	☐
☑	Location and description of cardinal points to which all dimensions, angles, bearings, and similar data on the plat shall be referenced.	☐
☑	Reference by dimension and bearing to a combination of two (2) section corners, quarter section corners, or recorded monuments.	☐
☑	Provide a legend for all abbreviations, graphic symbols, and line types used.	☐

Applicant	Description	Staff
☑	Name, right of way lines, courses; lengths and widths of all public streets, pathways, and utility easements; all linear curves for street centerlines and property lines shall include the following information: (A) Radii. (B) Central angle. (C) Arc length. (D) Points of tangency. (E) Long chord, length and bearing.	☐
☑	All proposed easements for access provided for public services, utilities, or public pathways, and any limitations of the easements, as well as dimensions, bearings, widths, and use indicated. Any existing recorded easements on the subject property shall also be shown with use, width, dimensions, bearings and applicable instrument numbers.	☐
☑	All lots shall be numbered by consecutive numbers throughout the plat. "Exceptions" or areas not designated as a lot shall be so designated, lettered or named and clearly dimensioned. Both square footage and acreage of every lot within the subdivision shall be noted.	☐
☑	Location, dimensions, bearings, radii, arcs and central angles of all sites to be dedicated to the public shall be clearly indicated and the intended use specified.	☐
☑	Certification and signature by the professional land surveyor preparing said plat certifying to the accuracy of the survey and plat and that the monuments described in it have been located as described.	☐
☑	Certification, acknowledgment, and signature by the owner including dedication of all streets, rights of way and any sites for public use, and granting of any existing or proposed easements, including acknowledgment of such.	☐
☑	Certification and signature of the county surveyor verifying that the accuracy of the plat complies with the requirements of Idaho Code.	☐
☑	Signature block for city engineer verifying that final plat complies with Idaho Code, title 50 and with city code.	☐
☑	Signature block for city clerk verifying council approval of said final plat.	☐
☑	Certification and signature of the health department verifying approval of sewer and water facilities as required by Idaho Code, title 50, chapter 13.	☐
☑	Certification of county treasurer as required by Idaho Code, title 50, chapter 13.	☐

3. SITE DATA

Applicant	Description	Staff
☑	Complete the data table below.	☐

Total Acreage of Site:	17.49	Total Acreage of Any Out-Parcels:	
Residential / Multi-Family Information:			
Total # of Lots:	54	Total # of Dwelling Units:	48
# of Residential Lots	48	# of Single-Family (detached or townhomes):	48
# of Common Lots	6	# of Duplex Dwelling Units:	0
Total Acreage of Common Lots:	5.37	# of Triplex Dwelling Units:	0
Minimum Lot Size:	5,059 SF	# of 4-, 5-, or Six Family Dwelling Units:	0
Maximum Lot Size:	9,225 SF	# of Multi-Family Dwelling Units:	0
Average Lot Size:	5,815 SF	Dwelling Units per Gross Acre:	2.74
Minimum Street Frontage:	40'	Minimum Lot Width:	40'
Commercial / Industrial Information:			
# of Commercial Lots:		Total Gross Square Feet of Commercial Buildings:	
# of Industrial Lots:		Total Gross Square Feet of Industrial Buildings:	

APPLICANT ACKNOWLEDGMENT

By signing below, I acknowledge:

☑ All items on the checklist are included in the submittal package.

☑ All documents are single sided and high-resolution.

☑ All submittal information included within the checklist and the application are, to the best of my knowledge, complete and accurate.

☑ I am aware that my civil construction drawings WILL NOT be approved until all outstanding items have been addressed and the final plat has been heard by City Council.

Kyle Prewett

Printed Name

2/10/2026

Date

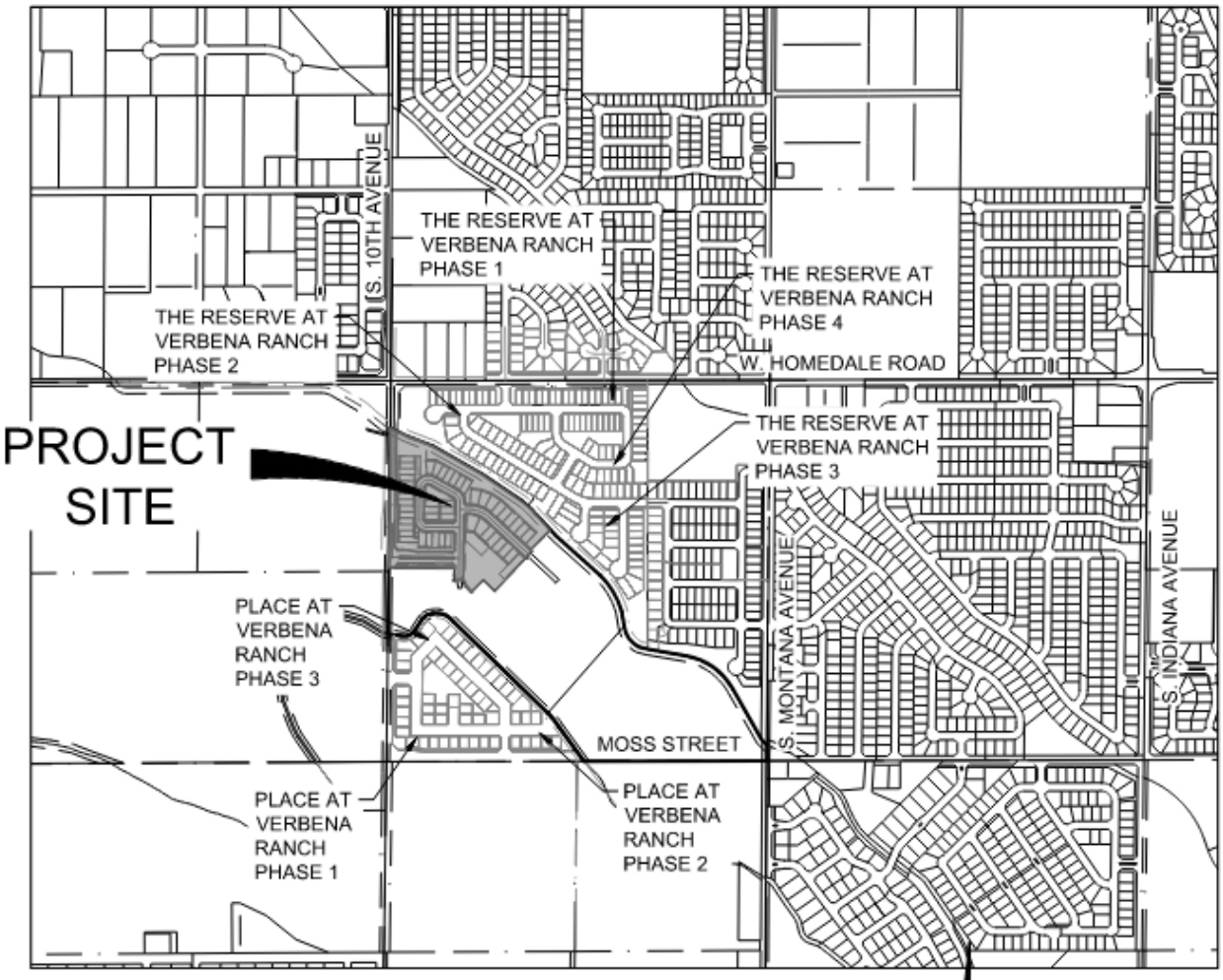
Kyle Prewett

Signature

The applicant is the:

☐ Property Owner

☑ Property Owner's Agent/Representative



LOCATION MAP

TOTAL ACREAGE	17.49 Ac.
BUILDABLE LOTS	48 LOTS
COMMON LOTS	6 LOTS
TOTAL IRRIGABLE AREA	14.19 Ac.

PROJECT INFORMATION

N

LOCATION MAP 0 1000 2000

SITE PLAN 0 100 200

SCALE IN FEET

Toll Brothers®
LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

February 10, 2026

City of Caldwell Planning and Zoning Department
205 S. 6th Ave.
Caldwell, Idaho 83605

RE: Trails at Verbena Ranch Subdivision No. 1 – Final Plat

Dear Planning and Zoning Staff,

Attached for your review and approval is the final plat for Trails at Verbena Ranch Subdivision No. 1. The final plat comprises 48 single-family residential lots and 6 common lots, covering a total of 17.49 acres. The site is located southeast of the Homedale Rd and S 10th Ave intersection (Parcel R3272001000). Zoning for the property is designated as R-1 (Low Density Residential).

Heights at Verbena Ranch Subdivision No. 1 features a minimum lot size of 5,059 SF, a maximum of 9,225 SF, and an average of 5,815 SF. The gross density for this phase is 2.74 du/ac. Usable open space includes the main amenity for the preliminary plat area, which features the following amenities: pool facility, playground, picnic shelter, walking paths, and green space. Other usable open spaces separate from the main amenity area include further walking paths and green space. The usable open space percentage for this phase is 29%.

Caldwell City Council approved the Planned Unit Development (PUD) and Preliminary Plat for Trails at Verbena Ranch Subdivision on May 5th, 2025. The final plat is in conformance with all conditions of approval and requirements of the order of decision for the PUD and Preliminary Plat. The PUD allows for deviations from required dimensional standards typical of the R-1 zoning designation. The dimensional standards as established by the PUD, specifically for Trails at Verbena Ranch, are as follows:

- Maximum Building Height: 30'
- Front Yard Setback (Living Area): 15'
- Rear Setback: 15'
- Interior Side Setback: 5'
- Minimum Interior Lot Size: 5,000 SF
- Minimum Corner Lot Size: 5,000 SF
- Minimum Lot Width: 40'

The Development Agreement does not allow for any further deviations from established zoning district regulations and standards for Trails at Verbena Ranch. This plat is in conformance with all other conditions and requirements of the PUD and preliminary plat.

3103 W Sheryl Drive, Suite 100, Meridian ID 83642
Phone: (208) 424-0020 Fax: (208) 424-0030

Toll Brothers®
LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

Thank you for your time and consideration of this final plat application. If you have any questions or need further information, please don't hesitate to reach out to me at 208-576-3625 or by email at kprewett@tollbrothers.com.

Sincerely,

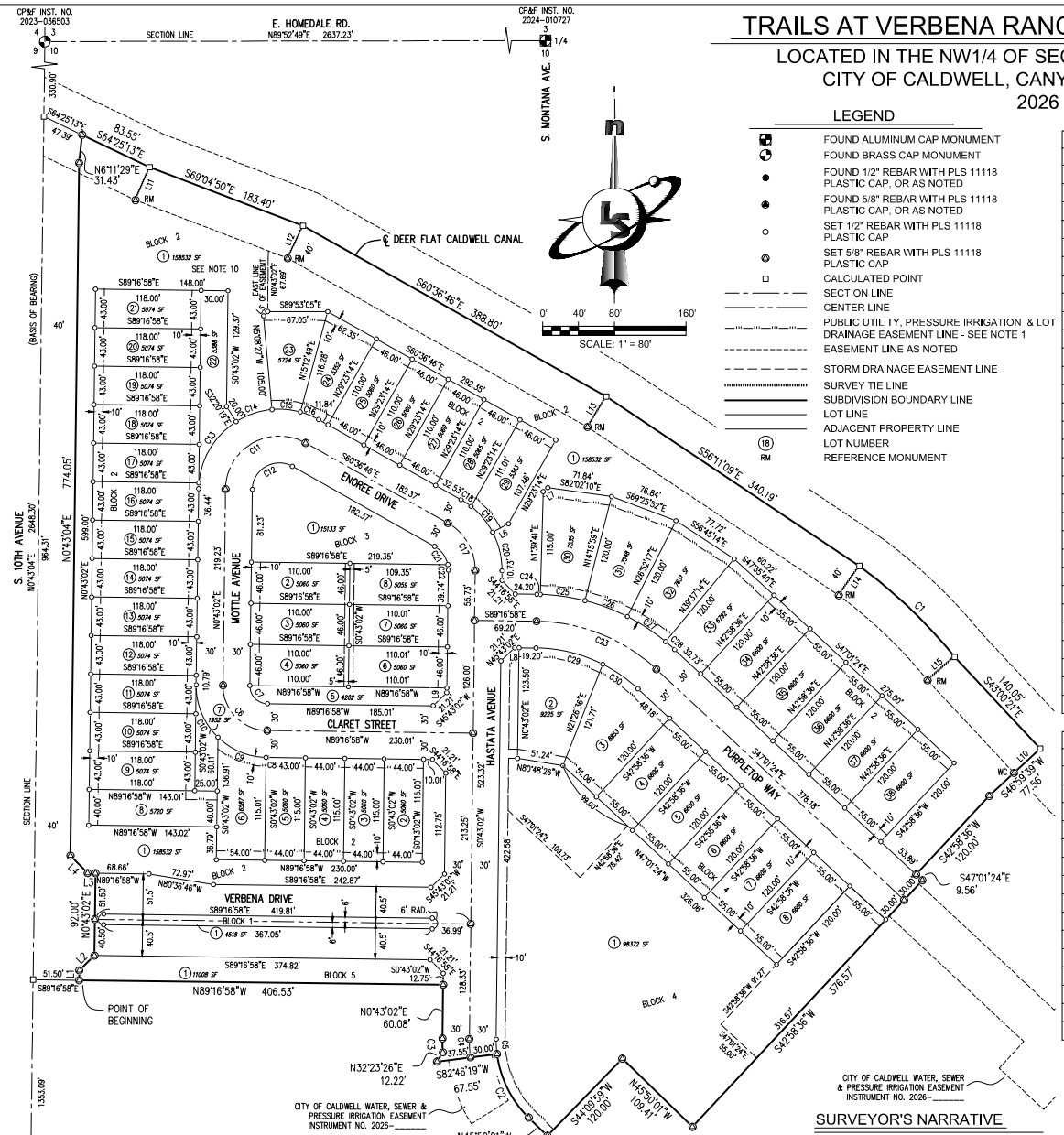
Kyle Prewett
Land Entitlement Manager
Toll Brothers

3103 W Sheryl Drive, Suite 100, Meridian ID 83642
Phone: (208) 424-0020 Fax: (208) 424-0030

TRAILS AT VERBENA RANCH SUBDIVISION NO. 1

BOOK ____ , PAGE _____

LOCATED IN THE NW1/4 OF SECTION 10, T3N, R3W, B.M.,
CITY OF CALDWELL, CANYON COUNTY, IDAHO
2026



LEGEND

- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- FOUND 1/2" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED
- FOUND 5/8" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED
- SET 1/2" REBAR WITH PLS 11118 PLASTIC CAP
- SET 5/8" REBAR WITH PLS 11118 PLASTIC CAP
- CALCULATED POINT
- SECTION LINE
- CENTER LINE
- PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTE 1
- EASEMENT LINE AS NOTED
- STORM DRAINAGE EASEMENT LINE
- SURVEY TIE LINE
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- LOT NUMBER
- REFERENCE MONUMENT

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	147.40'	587.46'	14°22'35"	S46°19'53"E	147.02'
C2	80.85'	120.00'	38°36'20"	N26°31'51"W	79.33'
C3	15.54'	180.00'	4°56'51"	N1°45'24"W	15.54'
C4	20.80'	150.00'	7°56'43"	S3°15'20"E	20.78'
C5	16.64'	120.00'	7°56'43"	S3°15'20"E	16.63'
C6	78.54'	50.00'	90°00'00"	S44°16'58"E	70.71'
C7	31.42'	20.00'	90°00'00"	S44°16'58"E	28.28'
C8	1.00'	80.00'	0°42'58"	S88°55'29"E	1.00'
C9	59.64'	80.00'	42°42'59"	S67°12'30"E	58.27'
C10	65.02'	80.00'	46°34'03"	S22°33'59"E	63.25'
C11	124.27'	60.00'	118°40'12"	S60°03'08"W	103.22'
C12	62.14'	30.00'	118°40'12"	S60°03'08"W	51.61'
C13	89.45'	90.00'	56°56'39"	S29°11'22"W	85.81'
C14	42.72'	90.00'	27°11'52"	S71°15'37"W	42.32'
C15	31.97'	90.00'	20°21'16"	N84°57'49"W	31.80'
C16	22.26'	90.00'	14°10'25"	N67°41'59"W	22.21'
C17	64.22'	60.00'	61°19'48"	N29°56'52"W	61.20'
C18	13.52'	90.00'	8°36'32"	N56°18'30"W	13.51'
C19	37.89'	90.00'	24°07'10"	N39°56'39"W	37.61'
C20	44.93'	90.00'	28°36'07"	N13°35'01"W	44.46'
C21	25.80'	30.00'	49°16'49"	N35°58'21"W	25.02'
C22	6.31'	30.00'	12°02'59"	N51°8'27"W	6.30'
C23	147.51'	200.00'	42°15'35"	N68°09'11"W	144.19'
C24	3.79'	230.00'	0°56'39"	N88°48'39"W	3.79'
C25	50.60'	230.00'	12°36'18"	N82°02'10"W	50.50'
C26	50.60'	230.00'	12°36'18"	N69°25'52"W	50.50'
C27	51.18'	230.00'	12°44'57"	N56°45'14"W	51.07'
C28	13.47'	230.00'	3°21'22"	N48°42'05"W	13.47'
C29	77.18'	170.00'	26°00'49"	N76°16'34"W	76.52'
C30	48.20'	170.00'	16°14'46"	N55°08'46"W	48.04'

LINE TABLE		
LINE	LENGTH	BEARING
L1	11.05'	N0°43'04"E
L2	23.62'	N45°43'04"E
L3	8.84'	N89°16'58"W
L4	27.34'	N44°21'27"W
L5	6.74'	N42°29'14"E
L6	20.00'	S62°06'55"W
L7	6.67'	N49°48'46"E
L8	5.00'	S89°16'58"E
L9	5.00'	S0°43'02"W
L10	40.00'	N46°59'39"E
L11	40.02'	N23°17'09"E
L12	40.10'	N25°11'16"E
L13	40.02'	N31°38'26"E
L14	40.00'	N35°12'38"E
L15	40.02'	N48°59'41"E

NOTES

1. UNLESS OTHERWISE SHOWN, EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET AND OVER THE TEN (10) FEET ADJACENT TO ALL REAR LOT LINES. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
3. THE LANDS INCLUDED IN THIS PLAT ARE LOCATED IN THE WILDER IRRIGATION DISTRICT SERVICE AREA (208-459-3421). IRRIGATION WATER WILL BE PROVIDED TO ALL LOTS THROUGH A PRESSURE IRRIGATION DELIVERY SYSTEM WHICH HAS BEEN APPROVED PURSUANT TO SECTION 31-3805(4), IDAHO CODE. THE PURCHASER OF EACH LOT SHALL REMAIN SUBJECT TO ALL ASSESSMENTS LEVIED BY THE WILDER IRRIGATION DISTRICT. ALL UNPAID IRRIGATION ENTITY ASSESSMENTS ARE A LIEN ON THE LAND. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT.
4. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF CALDWELL OR AS APPROVED UNDER THE VERBENA RANCH PLANNED UNIT DEVELOPMENT PUD24-000004.
5. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS ESTABLISHED IN THE APPLICABLE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED UNDER THE VERBENA RANCH PLANNED UNIT DEVELOPMENT PUD24-000004.
6. THE AVAILABILITY OF BUILDING PERMITS FOR THIS DEVELOPMENT MAY BE LIMITED PURSUANT TO CALDWELL CITY CODE SECTION 11-04-07(1)(1) WHICH LIMITS THE NUMBER OF BUILDING PERMITS THAT MAY BE ISSUED PRIOR TO FINAL COMPLETION OF THE DEVELOPMENT. APPLICANT SHALL DISCLOSE TO LOT PURCHASERS WHETHER THE ISSUANCE OF BUILDING PERMITS IS IN FACT RESTRICTED BY CALDWELL CITY CODE SECTION 11-04-07(1)(1) AND LOT PURCHASERS ARE ENCOURAGED TO CONTACT CALDWELL CITY BUILDING DEPARTMENT PRIOR TO CLOSING.
7. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT 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 NON-AGRICULTURAL 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.
8. LOT 1 IN BLOCK 1, LOTS 1, 7 AND 22 IN BLOCK 2, LOTS 1 AND 5 IN BLOCK 3, LOT 1 IN BLOCK 4 AND LOT 1 IN BLOCK 5 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE VERBENA RANCH SUBDIVISION HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. SAID LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR LANDSCAPING AND MAINTENANCE. WITH THE EXCEPTION OF LOT 1 IN BLOCK 4, SAID LOTS ARE ALSO SUBJECT TO EASEMENTS FOR PUBLIC UTILITIES, STORM DRAINAGE AND PRESSURE IRRIGATION. LOT 1 IN BLOCK 4 IS SUBJECT TO EASEMENTS FOR PUBLIC UTILITIES, STORM DRAINAGE AND PRESSURE IRRIGATION AS SHOWN.
9. NO LOT SHALL HAVE DIRECT ACCESS TO/FROM VERBENA DRIVE OR TO/FROM S. 10TH AVENUE.
10. IN ADDITION TO THE BLANKET EASEMENT AS DESCRIBED IN NOTE 8, A PORTION OF LOT 1 IN BLOCK 2 AS SHOWN IS SUBJECT TO AN EASEMENT FOR EMERGENCY ACCESS.
11. LOT 1, BLOCK 2 AND LOT 1, BLOCK 4 INCLUDE A COMMUNITY PATHWAY WHICH INCLUDES A PUBLIC ACCESS EASEMENT OVER SAID PATHWAY SEGMENTS. PATHWAYS ARE TO BE OWNED AND MAINTAINED BY THE HOA BUT NO PUBLIC ACCESS SHALL BE RESTRICTED.

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION. INFORMATION FROM RECORD OF SURVEY NUMBERS 91017443, 2008027652, 2023-030250, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

City of Caldwell
APPROVED FOR CONSTRUCTION

These plans and/or specifications have been reviewed for compliance with the City of Caldwell specifications. This review does not relieve the owner, engineer, or contractor of the responsibility to design and/or construct these facilities in compliance with all current applicable federal, state, and local laws, rules, regulations, ordinances, and policies. Inconsistencies between development agreements and construction documents are not approved unless specifically addressed as a variance and granted by City Council as a variance. The City retains the right to enforce provisions of said document and policies even if inconsistencies are not noted by the City. Any revisions of these documents will require a resubmittal for a full review and approval.

PROFESSIONAL LAND SURVEYOR REGISTERED 11118 STATE OF IDAHO CLINTON W. HANSEN
5/30/26

Name: Martin Gergen
LandSolutions
Land Surveying and Consulting
231 E. 5TH ST.
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz

JOB NO. 25-44

SHEET 1 OF 3

TRAILS AT VERBENA RANCH SUBDIVISION NO. 1

BOOK ____ , PAGE _____

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN CANYON COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS SUBDIVISION;

A PARCEL BEING A PORTION OF THE NW1/4 OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CITY OF CALDWELL, CANYON COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST CORNER OF THE NW1/4 OF SAID SECTION 10, FROM WHICH A BRASS CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID NW1/4 BEARS N 0°43'04" E A DISTANCE OF 2648.30 FEET;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID NW1/4 N 0°43'04" E A DISTANCE OF 1353.09 FEET TO A POINT;

THENCE LEAVING SAID WESTERLY BOUNDARY S 89°16'58" E A DISTANCE OF 51.50 FEET TO THE **POINT OF BEGINNING**;

THENCE N 0°43'04" E A DISTANCE OF 11.05 FEET TO A POINT;

THENCE N 45°43'04" E A DISTANCE OF 23.62 FEET TO A POINT;

THENCE N 0°43'02" E A DISTANCE OF 92.00 FEET TO A POINT;

THENCE N 89°16'58" W A DISTANCE OF 8.84 FEET TO A POINT;

THENCE N 44°21'27" W A DISTANCE OF 27.34 FEET TO A POINT;

THENCE N 0°43'04" E A DISTANCE OF 774.05 FEET TO A POINT;

THENCE N 6°11'29" E A DISTANCE OF 31.43 FEET TO A POINT;

THENCE S 64°25'13" E FOR A DISTANCE OF 83.55 FEET TO A POINT;

THENCE S 69°04'50" E A DISTANCE OF 183.40 FEET TO A POINT;

THENCE S 60°36'46" E A DISTANCE OF 388.80 FEET TO A POINT;

THENCE S 56°11'09" E A DISTANCE OF 340.19 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

THENCE A DISTANCE OF 147.40 FEET ALONG THE ARC OF A 587.46 FOOT RADIUS CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 14°22'35" AND A LONG CHORD BEARING S 46°19'53" E A DISTANCE OF 147.02 TO A POINT;

THENCE S 43°00'21" E A DISTANCE OF 140.05 FEET TO A POINT;

THENCE S 46°59'39" W A DISTANCE OF 77.56 FEET TO A POINT;

THENCE S 42°58'36" W A DISTANCE OF 120.00 FEET TO A POINT;

THENCE S 47°01'24" E A DISTANCE OF 9.56 FEET TO A POINT;

THENCE S 42°58'36" W A DISTANCE OF 376.57 FEET TO A POINT;

THENCE N 45°50'01" W A DISTANCE OF 109.41 FEET TO A POINT;

THENCE S 44°09'59" W A DISTANCE OF 120.00 FEET TO A POINT;

THENCE N 45°50'01" W A DISTANCE OF 29.05 FEET TO THE BEGINNING OF A TANGENTIAL CURVE;

THENCE A DISTANCE OF 80.85 FEET ALONG THE ARC OF A 120.00 FOOT RADIUS CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 38°36'20" AND A LONG CHORD BEARING N 26°31'51" W A DISTANCE OF 79.33 TO A POINT OF TANGENCY;

THENCE S 82°46'19" W A DISTANCE OF 67.55 FEET TO A POINT;

THENCE N 32°23'26" E A DISTANCE OF 12.22 FEET TO THE BEGINNING OF A TANGENTIAL CURVE;

THENCE A DISTANCE OF 15.54 FEET ALONG THE ARC OF A 180.00 FOOT RADIUS CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 4°56'51" AND A LONG CHORD BEARING N 1°45'24" W A DISTANCE OF 15.54 TO A POINT OF TANGENCY;

THENCE N 0°43'02" E A DISTANCE OF 60.08 FEET TO A POINT;

THENCE N 89°16'58" W A DISTANCE OF 406.53 FEET TO THE **POINT OF BEGINNING.**

THIS PARCEL CONTAINS 16.66 ACRES, MORE OR LESS.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF CALDWELL. THE CITY OF CALDWELL HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE PRIVATE STREETS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. THE PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS.

THE OWNERS HEREBY CERTIFY THAT SURFACE WATER FOR IRRIGATION IS REASONABLY AVAILABLE, PER SECTION 67-6537, IDAHO CODE, AND THAT THEY ARE IN COMPLIANCE WITH SECTION 31-3805, IDAHO CODE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS ____ DAY OF _____ , 20___.

TOLL WEST INC

_____

BY RYAN HAMMONS, DIVISION PRESIDENT

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } S.S.

ON THIS ____ DAY OF _____ , 20___, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED RYAN HAMMONS, KNOWN TO ME TO BE THE DIVISION PRESIDENT OF TOLL WEST INC, AN IDAHO CORPORATION, THE PERSON WHO EXECUTED THE FOREGOING "CERTIFICATE OF OWNERS" AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES_____

RESIDING AT _____

_____

NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

CLINTON W. HANSEN, PLS 21518

PROFESSIONAL LAND SURVEYOR REGISTERED STATE OF IDAHO CLINTON W. HANSEN

City of Caldwell 11/18
APPROVED FOR COMPLIANCE

These plans and/or specifications have been reviewed for compliance with the City of Caldwell specifications. This review does not relieve the owner, engineer, or contractor of the responsibility to design and/or construct these facilities in compliance with all current applicable federal, state, and local laws, rules, regulations, ordinances, orders of decisions, development agreements, or specifications. Inconsistencies not isolated by City staff shall not be construed as approved unless specifically addressed as a variance and granted by City Council as a variance. The City retains the right to enforce provisions of said document and policies even if inconsistencies are not noted by the City. Any revisions of these plans/specifications will require a resubmittal for a full review and approval.

Name: Martin Gergen

LandSolutions
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231 E. 5TH ST.
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz

JOB NO. 25-44

TRAILS AT VERBENA RANCH SUBDIVISION NO. 1

BOOK ____ , PAGE _____

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REPRESENTING THE CITY OF CALDWELL AND THE QLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

_____

DISTRICT HEALTH DEPARTMENT,REHS DATE

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF CALDWELL, CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE ____ DAY OF _____ , 20___, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

_____

CITY CLERK

APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF CALDWELL, CANYON COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

_____

CITY ENGINEER ~ CALDWELL, IDAHO

CERTIFICATE OF THE COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

_____

CANYON COUNTY SURVEYOR

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE: _____ _____

COUNTY TREASURER

City of Caldwell
APPROVED FOR CONSTRUCTION

These plans and/or specifications have been reviewed for compliance with the City of Caldwell specifications. This review does not relieve the owner, engineer or contractor of the responsibility to design and/or construct these facilities in compliance with all current applicable federal, state and local laws, rules, regulations, ordinances, orders of decisions, development agreements, or special conditions. Inconsistencies not isolated by City staff shall not be construed as approved unless specifically addressed as a variance and granted by City Council as a variance. The City retains the right to enforce provisions of said document and policies even if inconsistencies are not noted by the City. Any revisions of these conditions will require a resubmittal for a full review and approval.

Name: _____

PROFESSIONAL LAND SURVEYOR REGISTERED 11118 STATE OF IDAHO CLINTON W. HANSEN

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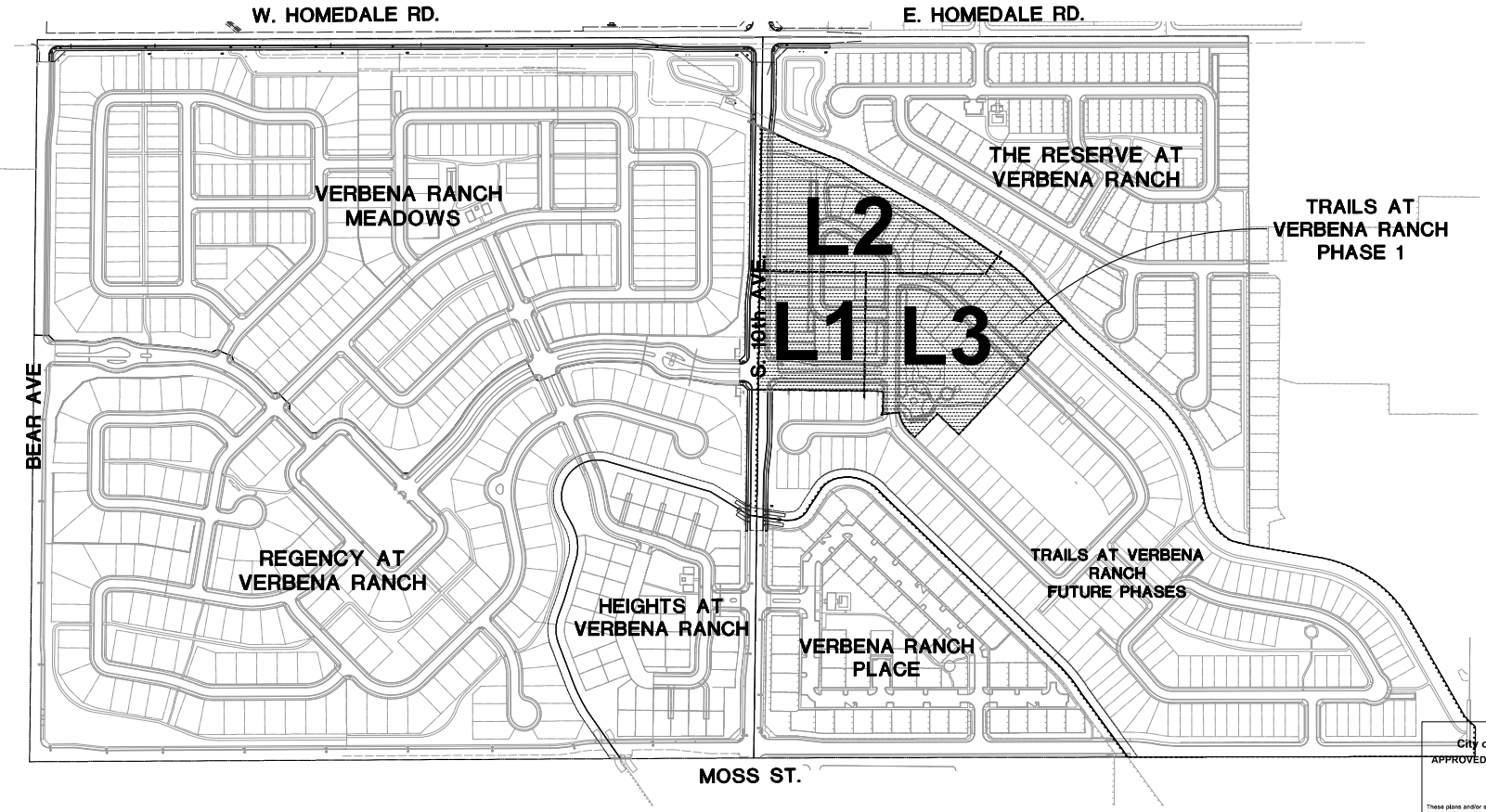
JOB NO. 25-44



NOTES

1. REFER TO EACH INDIVIDUAL SHEET (L1-L3) FOR COMPLETE LANDSCAPE PLANTING PLANS.
2. REFER TO SHEET L4 FOR PLANT SCHEDULE, LANDSCAPE NOTES, AND DETAILS.
3. REFER TO SHEET L5 FOR LANDSCAPE AND IRRIGATION PERFORMANCE SPECIFICATIONS.

City of Caldwell
APPROVED FOR CONSTRUCTION

These plans and/or specifications have been reviewed for compliance with the City of Caldwell specifications. This review does not relieve the owner, engineer, or contractor of the responsibility to design and/or construct these facilities in compliance with all current applicable federal, state, and local laws, rules, regulations, ordinances, orders of decisions, development agreements, or specifications. Inconsistencies not isolated by City staff shall not be construed as approved unless specifically addressed as a variance and granted by City Council as a variance. The City retains the right to enforce provisions of said document and policies even if inconsistencies are not noted by the City. Any revisions of these approved plans will require a resubmittal for a full review and approval.

Name: Martin Gergen

NORTH

0' 200' 400' 600'

SCALE 1" = 200'

Issue Description	Date
ISSUE	2-9-26

JENSENBELTS ASSOCIATES

Site Planning
Landscape Architecture

1509 Tyrell Lane, Ste 130
Boise, Idaho 83706
Ph. (208) 343-7175

www.jensenbelts.com

TRAILS AT VERBENA RANCH PHASE 1 CALDWELL, IDAHO

FINAL PLAT LANDSCAPE PLAN

Job Number 2517

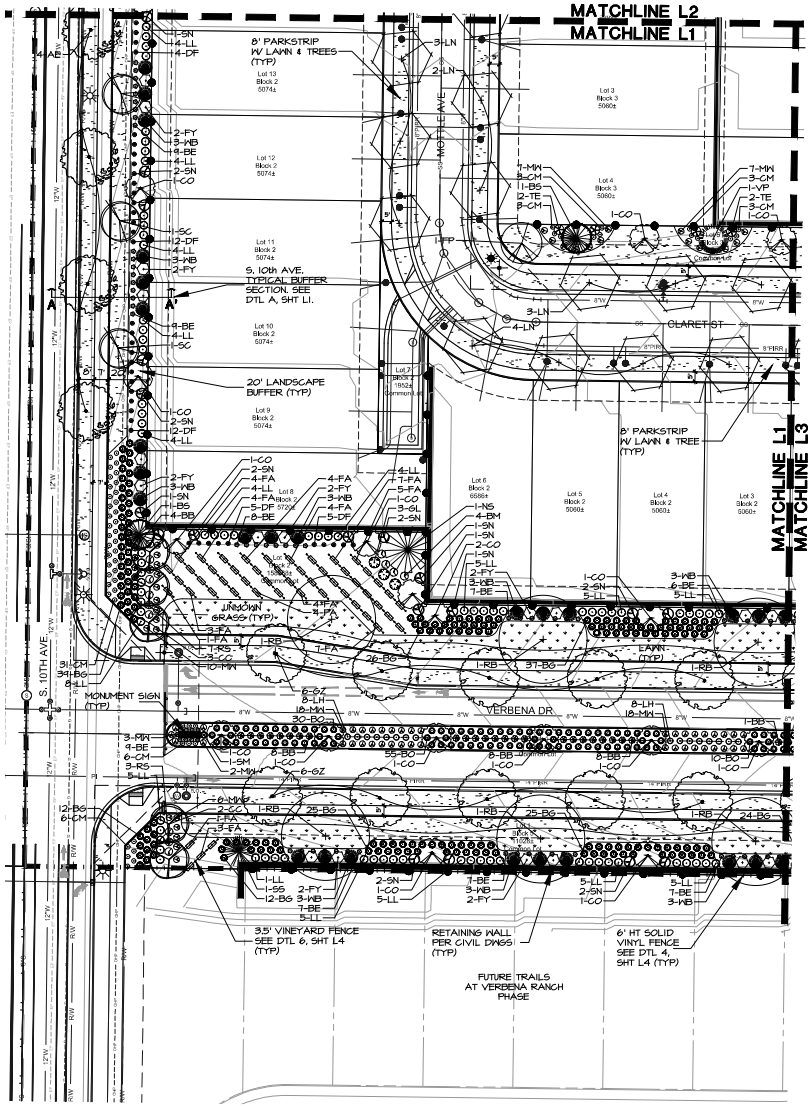
Drawn JJN | Checked KCS

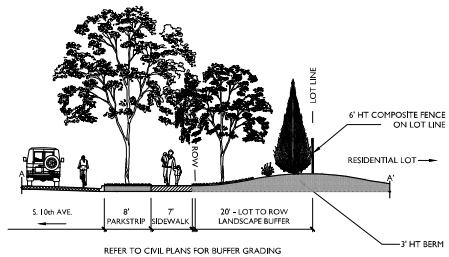
Scale AS SHOWN

Sheet Title: OVERALL PLAN

Sheet Number: L0

1 of 6 Sheets





Ⓐ S. 10th AVE. LANDSCAPE BUFFER SECTION

SCALE: 1"=10'

PLANT SCHEDULE

(REFERENCE SHEET L4)

SYM	COMMON NAME
EVERGREEN TREES	
AC	COLUMNAR BLUE ATLAS CEDAR
BS	MOREHEIM BLUE SPRUCE
KC	KARL FUCHS CEDAR
NS	NORWAY SPRUCE
SS	SERBIAN SPRUCE
VP	VANDERWOLF PINE
WB	WICHITA BLUE JUNIPER
SHADE TREES (CLASS III)	
SO	SWAMP OAK
SHADE/STREET TREES (CLASS II)	
AE	ACCOLADE ELM
CO	CRIMSON SPIRE OAK
GZ	GREEN VASE ZELKOVA
HL	SKYLINE HONEYLOCUST
LN	LITTLELEAF LINDEN
PS	PACIFIC SUNSET MAPLE
RB	HERITAGE RIVER BIRCH
SG	SLENDER SILHOUETTE SWEETGUM
TT	EMERALD CITY TULIP TREE
ORNAMENTAL TREES (CLASS I)	
CG	CENTURION CRABAPPLE
HN	HOTWINGS MAPLE
JL	IVORY SILK JAPANESE TREE LILAC
FP	FOREST PANSY REDBUD
SC	SPRING SNOW CRABAPPLE
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
BB	SUNJOY ORANGE PILLAR BARBERRY
BE	BLACK EYED SUSAN
BG	BLONDE AMBITION BLUE GRAMMA GRASS
BM	BLUE MIST SPIREA
BO	BLUE OAT GRASS
CM	WALKER'S DEEP BLUE CATMINT
DF	DWARF FOUNTAIN GRASS
FA	FIVELEAF AKEBIA
FL	FINE LINE BUCKTHORN
FY	SHOWOFF FORSYTHIA
GL	GRO-LOW SUMAC
HG	HENRY'S GARNET SWEETSPIRE
IH	IVORY HALO DOGWOOD
KF	KARL FOERSTER REED GRASS
LH	LITTLE HENRY SWEETSPIRE
LL	LITTLE LIME HYDRANGEA
MG	MAIDEN GRASS
MP	DWARF MUGO PINE
MM	MIDNIGHT SUN WEIGELA
RS	RUSSIAN SAGE
SM	SLOWMOUND MUGO PINE
SN	SUMMERWINE NINEBARK
TE	TIGER EYE SUMAC

LAWN SOD

UNMOWN GRASS

6' COMPOSITE FENCE AT PERIMETER PROPERTY LINES & LANDSCAPE BUFFERS (TYP). SEE DTL 4, SHT L4.

5' OPEN VISION BLACK IRON FENCE ALONG CANAL EASEMENTS (TYP) SEE DTL 5, SHT L4.

3.5' VINEYARD FENCE (TYP) SEE DTL 6, SHT L4.

NOTES

1. REFER TO SHEET L4 FOR PLANT SCHEDULE, FENCING DETAILS, LANDSCAPE NOTES, DETAILS, AND LANDSCAPE CALCULATIONS.
2. REFER TO SHEET L5 FOR LANDSCAPE AND IRRIGATION PERFORMANCE SPECIFICATIONS.

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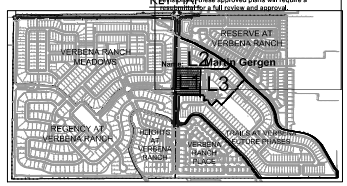
KEY MAP



Issue Description	Date
ISSUE	2-9-26

JENSENBELTS ASSOCIATES
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Landscape Architecture
1509 Tyrell Lane, Ste 130
Boise, Idaho 83706
Ph. (208) 343-7175
www.jensenbelts.com

TRAILS AT VERBENA RANCH
PHASE 1
CALDWELL, IDAHO
FINAL PLAT LANDSCAPE PLAN

Job Number 2517

Drawn	Checked
JJN	KCS
Scale	AS SHOWN

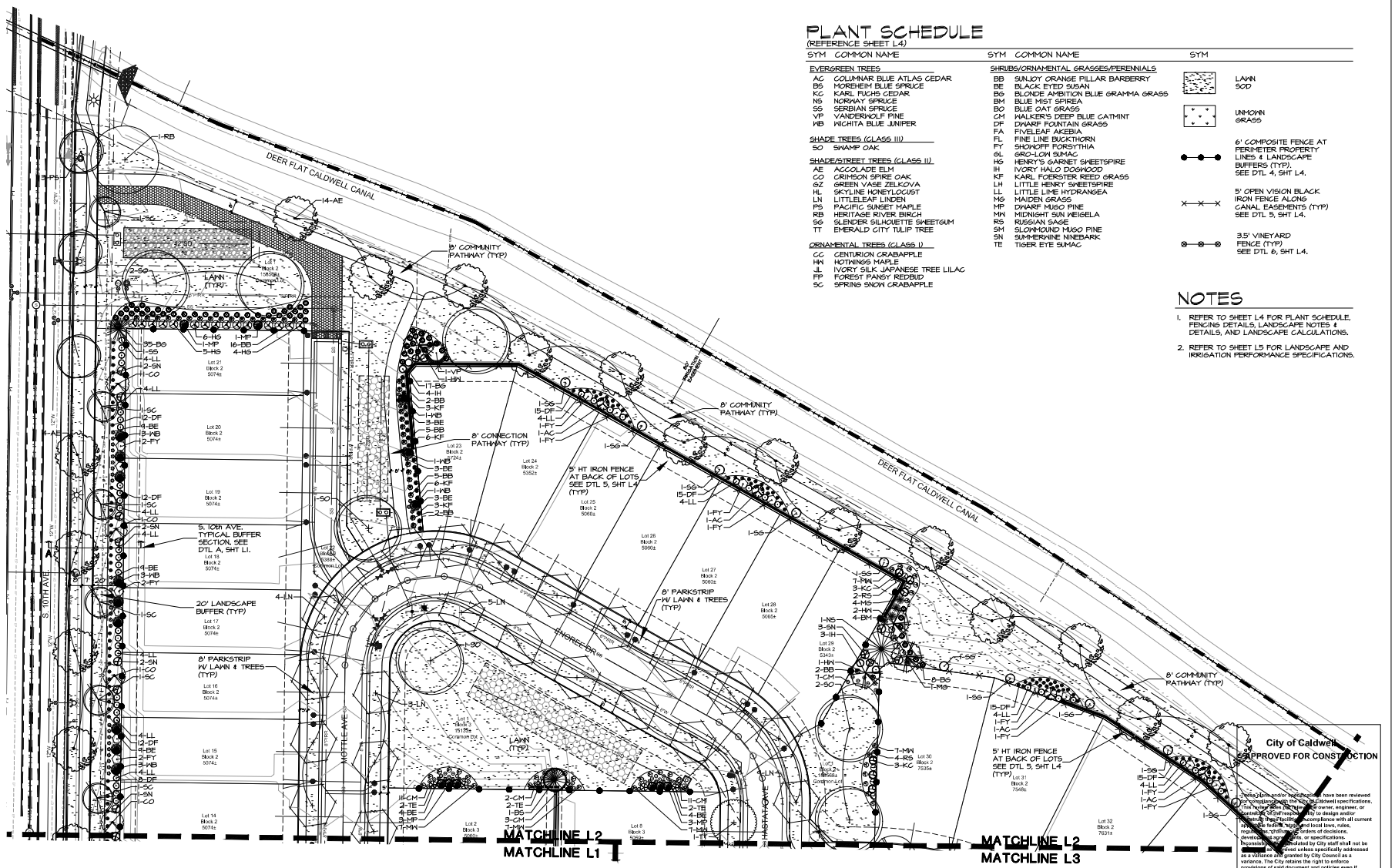
Sheet Title

LANDSCAPE PLAN

Sheet Number

L1

2 of 6 Sheets



PLANT SCHEDULE

(REFERENCE SHEET L4)

SYM	COMMON NAME
EVERGREEN TREES	
AC	COLUMNAR BLUE ATLAS CEDAR
BS	MOREHEIM BLUE SPRUCE
KG	KARL FUCHS CEDAR
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VP	VANDERWOLF PINE
WB	WICHITA BLUE JUNIPER
SHADE TREES (CLASS III)	
SO	SHAMP OAK
SHADE/STREET TREES (CLASS II)	
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CO	CRIMSON SPIRE OAK
GZ	GREEN VASE ZELKOVA
HL	SKYLINE HONEYLOCUST
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RB	HERITAGE RIVER BIRCH
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TT	EMERALD CITY TULIP TREE
ORNAMENTAL TREES (CLASS I)	
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HN	HOTWINGS MAPLE
JL	IVORY SILK JAPANESE TREE LILAC
FP	FOREST PANSY REDBUD
SC	SPRING SNOW CRABAPPLE

SYM	COMMON NAME
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
BB	SUNJOY ORANGE PILLAR BARBERRY
BE	BLACK EYED SUSAN
BG	BLONDE AMBITION BLUE GRAMMA GRASS
BM	BLUE MIST SPIREA
BO	BLUE OAT GRASS
CM	WALKER'S DEEP BLUE CATMINT
DF	DWARF FOUNTAIN GRASS
FA	FIVELEAF AKEBIA
FL	FINE LINE BUCKTHORN
FY	SHOWOFF FORSYTHIA
GL	GRO-LOW SUMAC
HG	HENRY'S GARNET SWEETSPIRE
IH	IVORY HALO DOGWOOD
KF	KARL FOERSTER REED GRASS
LH	LITTLE HENRY SWEETSPIRE
LL	LITTLE LIME HYDRANGEA
MG	MAIDEN GRASS
MP	DWARF MUGO PINE
MW	MIDNIGHT SUN WEIGELA
RS	RUSSIAN SAGE
SM	SLOWMOUND MUGO PINE
SN	SUMMERNINE NINEBARK
TE	TIGER EYE SUMAC

	LAWN SOD
	UNKNOWN GRASS
	6' COMPOSITE FENCE AT PERIMETER PROPERTY LINES & LANDSCAPE BUFFERS (TYP). SEE DTL 4, SHT L4.
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NOTES

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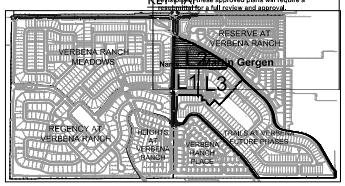
NORTH

0' 30' 60' 90'

SCALE 1" = 30'

KEY MAP



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JENSENBELTS ASSOCIATES

Site Planning
Landscape Architecture

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Boise, Idaho 83706
Ph. (208) 343-7175

www.jensenbelts.com

Issue Description	Date
ISSUE	2-9-26

TRAILS AT VERBENA RANCH PHASE 1 CALDWELL, IDAHO

FINAL PLAT LANDSCAPE PLAN

Job Number 2517

Drawn JJN Checked KCS

Scale AS SHOWN

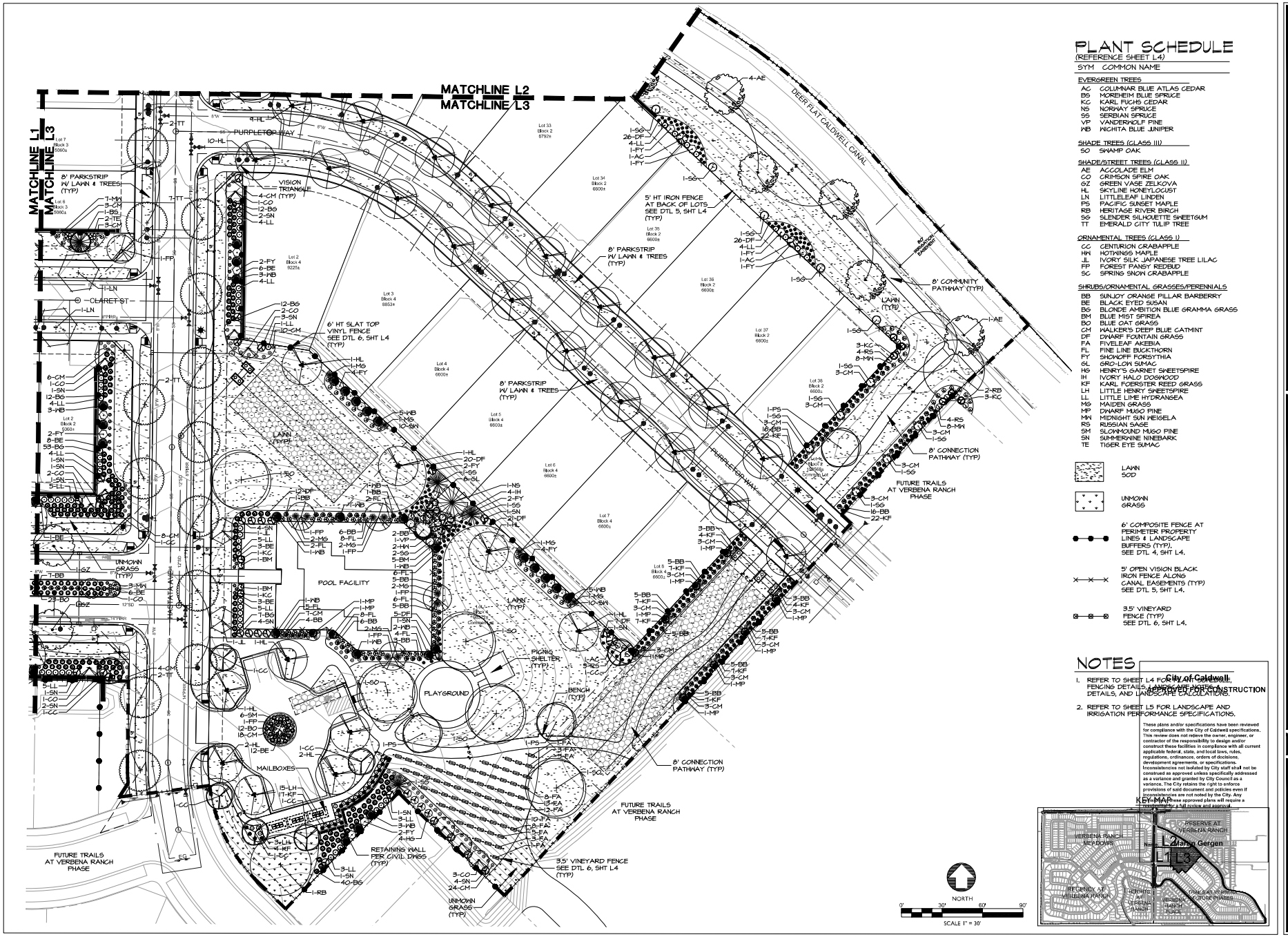
Sheet Title

LANDSCAPE PLAN

Sheet Number

L2

3 of 6 Sheets



PLANT SCHEDULE

(REFERENCE SHEET L4)

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FL	FINE LINE BUCKTHORN
FY	SHOWOFF FORSYTHIA
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HG	HENRY'S GARNET SWEETSPIRE
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LH	LITTLE HENRY SWEETSPIRE
LL	LITTLE LIME HYDRANGEA
MG	MAIDEN GRASS
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KEY MAP

Issue Description	Date
ISSUE	2-4-26

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TRAILS AT VERBENA RANCH PHASE 1 CALDWELL, IDAHO

FINAL PLAT LANDSCAPE PLAN

Job Number 2517

Drawn	Checked
JJN	KCS

Scale AS SHOWN

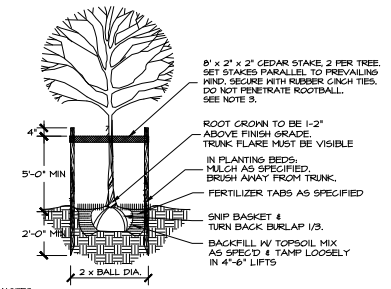
Sheet Title

LANDSCAPE PLAN

Sheet Number

L3

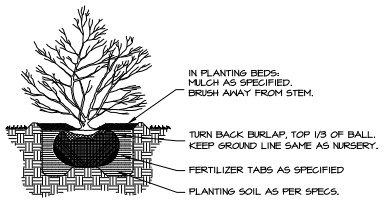
4 of 6 Sheets



NOTES:
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
3. STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND REMAIN STRAIGHT FOR A MIN OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE 1 YEAR WARRANTY PERIOD.
4. TREES PLANTED IN TURF AREAS: REMOVE TURF 3' DIA. FROM TREE TRUNK.

1 TREE PLANTING/STAKING

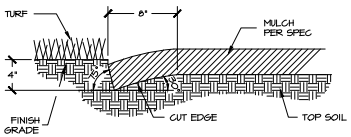
NOT TO SCALE



NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

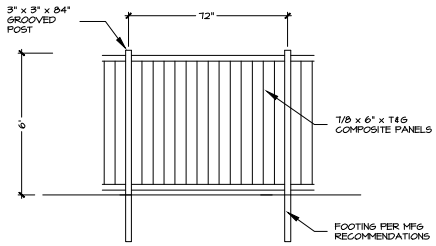
2 SHRUB PLANTING

NOT TO SCALE



3 PLANTER CUT BED EDGE

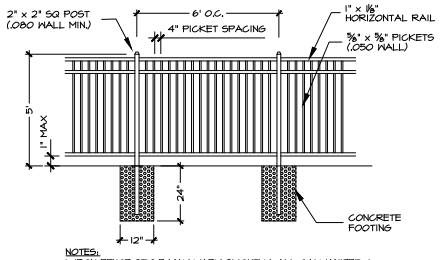
NOT TO SCALE



NOTES:
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS/REQUIREMENTS.
2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
3. COLOR TO BE BROWN.

4 6' SOLID COMPOSITE FENCE

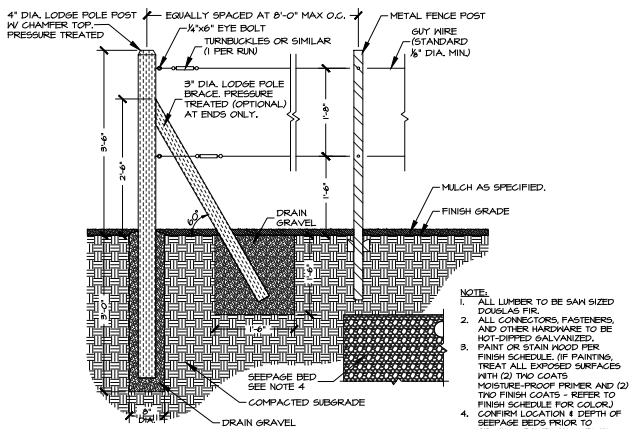
NOT TO SCALE



NOTES:
1. IRON FENCE STYLE MAY VARY SLIGHTLY. ALL GALVANIZED & POWDERCOATED BLACK.

5 IRON FENCE

NOT TO SCALE



NOTE:
1. ALL LUMBER TO BE SAW SIZED DOUGLAS FIR.
2. ALL CONNECTORS, FASTENERS, AND OTHER HARDWARE TO BE HOT-DIPPED GALVANIZED.
3. PAINT OR STAIN WOOD PER FINISH SCHEDULE. (IF PAINTING, TREAT ALL EXPOSED SURFACES WITH (2) TWO COATS MOISTURE-PROOF PRIMER AND (2) TWO FINISH COATS - REFER TO FINISH SCHEDULE FOR COLOR.)
4. CONFIRM LOCATION & DEPTH OF SEEPAGE BEDS PRIOR TO SETTING GRAVEL AND DRIVING POSTS. DO NOT PUNCTURE.

6 VINEYARD FENCE

NOT TO SCALE

LANDSCAPE CALCULATIONS

LANDSCAPE BUFFER TREES:

LOCATION	BUFFER WIDTH	LENGTH	PROVIDED
10TH AVE.	20'	750'	17 CLASS II TREES x 35' = 595' 14 CLASS I TREES x 25' = 350' 945' (+20 EVERGREENS)

LANDSCAPE BUFFER SHRUBS:

LOCATION	REQUIRED	PROVIDED
10TH AVE.	750'/4' = 188 SHRUBS	311 SHRUBS TO BE PROVIDED IN LANDSCAPE BUFFER

LANDSCAPE BUFFER LAWN:

LOCATION	TOTAL BUFFER AREA	LAWN % PROVIDED
10TH AVE.	15,770 SF	7,260 SF/15,770 SF = 46% LAWN

COMMUNITY PATHWAY TREES & SHRUBS:

WIDTH	LENGTH	REQUIRED	PROVIDED
8'	1,570'	1,570'/40' = 34 TREES 1,570'/100' x 15 = 236 SHRUBS	48 TREES 460 SHRUBS (+14 EVERGREENS)

COMMON OPEN SPACE:

	REQUIRED	PROVIDED
	214,745 SF / 5,000 = 43 TREES	178 TREES

NUMBER OF TREES PROVIDED ON BUFFER:	51 TREES
NUMBER OF TREES PROVIDED ALONG COMMUNITY PATHWAY:	67 TREES
NUMBER OF TREES PROVIDED WITHIN RESIDENTIAL PARKSTRIPS:	43 TREES
NUMBER OF TREES PROVIDED ON COMMON LOTS:	178 TREES
TOTAL NUMBER OF TREES:	339 TREES

PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
AC	COLUMNAR BLUE ATLAS CEDAR	CEDRUS ATLANTICA 'FASTIGIATA'	6-8' HT B&B
BS	MOREHEIM BLUE SPRUCE	PICEA PUNGENS 'MOERHEIM'	6-8' HT B&B
KC	KARL FUCHS CEDAR	CEDRUS DEODARA 'KARL FUCHS'	6-8' HT B&B
NS	NORWAY SPRUCE	PICEA ABIES	6-8' HT B&B
SS	SERBIAN SPRUCE	PICEA OMORIKA	6-8' HT B&B
VP	VANDERWOLF PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	6-8' HT B&B
WB	WICHITA BLUE JUNIPER	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	6-8' HT B&B
SHADE TREES (CLASS III)			
SO	SWAMP OAK	QUERCUS BICOLOR	2" CAL B&B
SHADE/STREET TREES (CLASS II)			
AE	ACCOLADE ELM	ULMUS DAVIDIANA 'MORTON'	2" CAL B&B
CO	CRIMSON SPIRE OAK	QUERCUS ROBUR x Q. ALBA 'CRIMSCHMIDT'	2" CAL B&B
GZ	GREEN VASE ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	2" CAL B&B
HL	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B&B
LN	LITTLELEAF LINDEN	TILIA CORDATA	2" CAL B&B
PS	PACIFIC SUNSET MAPLE	ACER TRUNCATUM x PLAT. 'WARRENRED'	2" CAL B&B
RB	HERITAGE RIVER BIRCH	BETULA NIGRA 'CULLY'	2" CLUMP
SG	SLENDER SILHOUETTE SWEETGUM	LIQUIDAMBAR STYRACIFLUA 'SLENDER SIHOUETTE	2" CAL B&B
TT	EMERALD CITY TULIP TREE	LIRIODENDRON TULIPIFERA 'LPS-OZ'	2" CAL B&B
ORNAMENTAL TREES (CLASS I)			
CC	CENTURION CRABAPPLE	MALUS sp. 'CENTZAM'	2" CAL B&B
HM	HOTWINGS MAPLE	ACER TATARICUM 'GARANN'	6-8' HT, MULTI-STEM
JL	IVORY SILK JAPANESE TREE LILAC	SYRINGA RETICULATA 'IVORY SILK'	2" CAL B&B
FP	FOREST PANSY REDBUD	CERCIS CANADENSIS 'FOREST PANSY'	2" CAL B&B
SC	SPRING SNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2" CAL B&B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
BB	SUNJOY ORANGE PILLAR BARBERRY	BERBERIS THUNBERGII 'NCBT3'	3 GAL
BE	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL
BG	BLONDE AMBITION BLUE GRAMMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL
BM	BLUE MIST SPIREA	CARYOPTERIS x CLANDONENSIS 'BLUE MIST'	3 GAL
BO	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL
CM	WALKER'S DEEP BLUE CATMINT	NEPETA x 'WALKER'S DEEP BLUE'	1 GAL
DF	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	1 GAL
FA	FIVELEAF AKEBIA	AKEBIA QUINATA	2 GAL
FL	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL
FY	SHOWOFF FORSYTHIA	FORSYTHIA x INTERMEDIA 'MINDOR'	5 GAL
GL	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	3 GAL
HG	HENRY'S GARNET SWEETSPIRE	ITEA VIRGINICA 'HENRY'S GARNET'	5 GAL
IH	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
KF	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
LH	LITTLE HENRY SWEETSPIRE	ITEA VIRGINICA 'SPRICH'	3 GAL
LL	LITTLE LIME HYDRANGEA	HYDRANGEA PANICULATA 'JANE'	5 GAL
MG	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL
MP	DWARF MUGO PINE	PINUS MUGO var. PUMILIO	5 GAL
MM	MIDNIGHT SUN WEIGELA	WEIGELA FLORIDA 'VERWEIG4'	2 GAL
RS	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	2 GAL
SM	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	3 GAL
SN	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL
TE	TIGER EYE SUMAC	RHUS TYPHINA 'BAILTIGER'	3 GAL

LAWN SOD

UNMOWN GRASS

6' COMPOSITE FENCE AT PERIMETER PROPERTY LINES & LANDSCAPE BUFFERS (TYP). SEE DTL 4, THIS SHT.

5' OPEN VISION BLACK IRON FENCE ALONG CANAL EASEMENTS (TYP) SEE DTL 5, THIS SHT.

3.5' VINEYARD FENCE (TYP) SEE DTL. 6, THIS SHT.

NOTES

1. ALL PLANTING AREAS SHALL BE INSTALLED BE IN ACCORDANCE WITH CITY OF CALDWELL CODE. REFER TO SHEET L5 - SPEC SECTION 32 90 00 - LANDSCAPE SPECIFICATIONS.
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO SHEET L5 - SPEC SECTION 32 84 00 - IRRIGATION PERFORMANCE SPECIFICATIONS.
3. LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION.
4. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. ACCESS TO INLETS AND OUTLETS OF DRAINAGE AREAS SHALL NOT BE PLANTED WITH TREES, SHRUBS, OR ANY LANDSCAPING THAT WOULD IMPEDE HEAVY EQUIPMENT VEHICLE ACCESS. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SWALE SAND WINDOWS. LANDSCAPING WITHIN
5. NO TREES SHALL IMPEDE THE 40' VISION TRIANGLE AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN SIGHT TRIANGLE OR ROW AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET VISION TRIANGLE.
6. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
7. CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES, TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
8. AMENITIES ARE SHOWN SCHEMATICALLY. FINAL DESIGN BY OTHERS. AMENITIES MAY VARY SLIGHTLY FROM DESIGN FOR AMENITY CONFIGURATIONS AND ADA COMPLIANCE.
9. PLANT LIST IS SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES DUE TO PLANT MATERIAL AVAILABILITY. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE WITHOUT DISTURBING THE ROOTBALL. CUT DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM THE ROOTBALL.
10. THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

City of Caldwell
APPROVED FOR CONSTRUCTION

These plans and/or specifications have been reviewed for compliance with the Caldwell specifications. This review does not relieve the owner, engineer, or contractor of the responsibility to design and/or construct their facilities in compliance with all current Caldwell specifications, ordinances, and policies. Additional errors, omissions, or deficiencies may exist in these plans and/or specifications. Inconsistencies not isolated by City staff shall not be construed as approved unless specifically addressed as a variance and granted by City Council as a variance. The City retains the right to enforce provisions of said document and policies even if inconsistencies are not noted by the City. Any revisions of these approved plans will require a resubmittal for a full review and approval.

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TRAILS AT VERBENA RANCH
PHASE 1
CALDWELL, IDAHO

FINAL PLAT LANDSCAPE PLAN

Job Number 2517

Drawn	Checked
JJN	KCS
Scale	AS SHOWN

Sheet Title

LANDSCAPE DETAILS

Sheet Number

L4

5 of 6 Sheets

SECTION 32 90 00 - LANDSCAPE WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS
A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections.

1.2 SUMMARY
A. This Section includes provisions for the following items:
1. Trees.
2. Shrubs; Ground cover.
3. Lawns.
4. Topsoil and Soil Amendments.
5. Miscellaneous Landscape Elements.
6. Initial maintenance of landscape materials.
B. Related Sections: The following sections contain requirements.
1. Underground sprinkler system is specified in Section 32 84 00 - Irrigation

1.3 QUALITY ASSURANCE
A. Subcontract landscape work to a single firm specializing in landscape work.
B. Source Quality Control:
1. General: Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.
2. Do not make substitutions. If specified landscape material is not obtainable, submit proof of non-availability to Architect, with proposal for use of equivalent material.
3. Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agriculture Chemists, wherever applicable.
4. Trees, Shrubs and Groundcovers: Provide trees, shrubs, and groundcovers of quantity, size, genus, species, and variety shown and scheduled for work complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock". Provide healthy, vigorous stock, grown in recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae, and defects such as knots, sun-scald, injuries, abrasions, or disfigurement.
5. Label at least one tree and one shrub of each variety with attached waterproof tag with legible designation of botanical and common name.
a. Where formal arrangements or consecutive order of trees or shrubs are shown, select stock for uniform height and spread.
6. Inspection: The Architect may inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size, and quality. Architect retains right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from project site.

1.4 SUBMITTALS
A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.
B. Plant and Material Certifications:
1. Certificates of inspection as required by governmental authorities.
2. Manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials.
3. Label data substantiating that plants, trees, shrubs and planting materials comply specified requirements.
4. Seed vendor's certified statement for each grass seed mixture required, stating botanical and common name, percentages by weight, and percentages of purity, germination, and weed seed for each grass seed species.
C. Mulch: Submit 1 gal bag of mulch sample for approval.

1.5 DELIVERY, STORAGE AND HANDLING
A. Seed shall be delivered to site in unopened container, with seed and inert material content clearly marked on outside of container. Container shall be stored on site for tally.
B. Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.
C. Trees and Shrubs: Provide freshly dug trees and shrubs. Do not prune prior to delivery unless otherwise approved by Architect. Do not bend or bind-tie trees or shrubs in such manner as to damage bark, break branches, or destroy natural shape. Provide protective covering during delivery. Do not drop balled and burlapped stock during delivery.
D. Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by covering with mulch, burlap or other acceptable means of retaining moisture.
E. Do not remove container-grown stock from containers until planting time.
F. Do not drop or dump materials from vehicles during delivery or handling. Avoid any damage to rootballs during deliver, storage and handling.

1.6 JOB CONDITIONS
A. Utilities: Determine location of underground utilities and work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes until removal is mutually agreed upon by parties concerned.
B. Excavation: When conditions detrimental to plant growth are encountered, such rubble fill, adverse drainage conditions, or obstructions, notify Architect before planting.
C. Adjacent Landscape: Protect planted areas adjacent to construction area. Replace or recondition to prior conditions at project completion.

1.7 SEQUENCING AND SCHEDULING
A. Planting Time: Proceed with, and complete landscape work as rapidly as portions of site become available, working within seasonal limitations for each kind of landscape work required.
1. Plant or install all plant materials during normal planting seasons from 15 March to 15 November.
2. Correlate planting with specified maintenance periods to provide maintenance from date of substantial completion.
B. Coordination with Lawns: Plant trees and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Architect. If planting of trees and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

1.8 SPECIAL PROJECT WARRANTY
A. Warranty lawns through specified lawn maintenance period, until Final Project Acceptance.
B. Warranty trees and shrubs, for a period of one year after date of substantial completion, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents beyond Landscape Installer's control.
C. Remove and replace trees, shrubs, or other plants dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period, unless, in opinion of Architect, it is advisable to extend warranty period for a full growing season.

PART 2 - PRODUCTS

2.1 TOPSOIL
A. If deemed usable, native topsoil shall be stockpiled for re-use in landscape work. Topsoil shall be fertile, friable, natural loam, surface soil, reasonable free of subsoil, clay lumps, brush, weeds, roots, stones larger than 1 inch in any dimension, and other extraneous or toxic matter harmful to plant growth.
1. Contractor shall send a minimum of three (3) representative topsoil samples for testing. See testing requirements below. Contractor is responsible for whatever soil additives are recommended by the tests. Submit to Architect for approval. Compost will be added to other additives and added regardless of test results.
B. If quantity of stockpiled topsoil is insufficient, contractor to provide imported topsoil that is fertile, friable, natural loam, surface soil, reasonably free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 1 inches in any dimension, and other extraneous or toxic matter harmful to plant growth.
1. Obtain topsoil from local sources or areas with similar soil characteristics to that of project site. Obtain topsoil only from naturally well-drained sites where topsoil occurs in a depth of not less than 4 inches. Do not obtain from bogs or marshes.
2. Composition: Topsoil shall contain from 1 to 20% organic matter as determined by the Organic Carbon, 6A, Chemical Analysis Method described in USDA Soil Survey Investigation Report No. 1. Maximum particle size, 3/4-inch, with maximum 3% retained on 1/4-inch screen.
Other components shall conform to the following limits:

pH	6.5 to 7.5
Soluble Salts	600 ppm maximum
Silt	25-50%
Clay	10-30%
Sand	20-50%

3. Contractor shall submit representative soil report on imported topsoil proposed for use for approval. Report shall meet standards below. Contractor is responsible for whatever soil additives are recommended by the test. Compost will be in addition to other additives and added regardless of test results.
C. Soil Testing
1. Soil tests are required for this project (see above for requirements). Test shall be provided as follows:
a. Provide certified analysis at time of sample submitted (three samples imported topsoil). Amend soils per chemist's recommendations and as herein specified unless otherwise approved by Architect.
2. Test shall include, but not limited to recommendations on chemical distributions, organic contents, pH factors, and sieve analysis as necessary. Test #11 by Western Laboratories (1-800-658-3858) is required.
3. Contractor is responsible for whatever soil additives are recommended by the soil testing laboratory.
4. Contractor shall coordinate, obtain and pay for all soil tests.
5. If regulative noxious weeds are present in the soil, remove all resultant growth including roots throughout one-year period after acceptance of work, at no cost to Owner.

2.2 pH ADJUSTERS
A. When pH does not comply with this specification, commercial grade aluminum sulfate shall be used to adjust soil pH.

2.3 SOIL AMENDMENTS
A. Compost: Compost: "Cascade Compost" from Cloverdale Nursery (208) 375-5262 and NuSoil Compost (208) 629-8912 or approved equal in equal amounts by volume.
B. Commercial Fertilizer: Fertilizer shall be complete, standard commercial brand fertilizer. It shall be free-flowing and packaged in new waterproof, non-overlaid bags clearly labeled as to weight, manufacturer, and content. Protect materials from deterioration during delivery and while stored at site.
1. Commercial fertilizer "A" for trees and shrubs during planting; slow release Agriform Planting Tablets 20-10-5 type or equal.
2. Commercial fertilizer "B" for lawn areas, applied to bed prior to seeding or sodding, to be 16-16-17 applied at the rate of ten pounds per acre.
3. Commercial fertilizer "C" for lawn areas three to four weeks after planting (sod) or after first mowing (seed). Organic Fertilizer Milorganite (6-0-2) type or equal.
C. Herbicide: Pre-emergent for topical application in planting beds. Oxadiazon 2G brand or pre-approved equal. Use in accordance with manufacturer's recommendation on all planting beds.

2.4 PLANT MATERIALS
A. Quality: Provide trees, shrubs, and other plants of size, genus, species, and variety shown for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock".
B. Deciduous Trees: Provide trees of height and caliper scheduled or shown with branching configuration recommended by ANSI Z60.1 for type and species required. Single stem trees except where special forms are shown or listed.
C. Deciduous Shrubs: Provide shrubs of the height shown or listed, not less than minimum number of canes required by ANSI Z60.1 for type and height of shrub.
D. Coniferous and Broadleafed Evergreens: Provide evergreens of sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types, such as globe, dwarf, cone, pyramidal, broad upright, and columnar. Provide normal quality evergreens with well balanced form complying with requirements for other size relationships to the primary dimension shown.

2.5 GRASS MATERIALS
A. Lawn sod: Provide strongly rooted sod, not less than 1 growing season old, and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant).
1. Provide sod of uniform pad sizes with maximum 5% deviation in either length or width. Broken pads or pads with uneven ends will not be acceptable. Sod pads incapable of supporting their own weight when suspended vertically with a firm grasp on upper 10% of pad will be rejected.
B. Provide sod composed of: Rhizomatous Tall Fescue (RTF) from the The Turf Company, Meridian, ID (208) 888-3760 or approved equal.
C. Unmown Grass Seed or Sod

Festuca rubra communtata	Chewing Fescue	33%
Festuca ovina 'Covar'	Covar Sheep Fescue	33%
Festuca longifolia	Hard Fescue	33%
Total		4.00 - 6.0lbs/1000 sq ft

2.6 MISCELLANEOUS LANDSCAPE MATERIALS
A. Anti-Desiccant: Emulsion type, film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants. Deliver in manufacturer's fully identified containers and mix in accordance with manufacturer's instructions.
B. Mulch: Mulch for planting beds shall be medium ground bark mulch, free of splinters, consistent in appearance, and shall contain no toxic substance detrimental to plant life.
C. Stakes and Guys: Provide stakes and deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire, not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 2 inch diameter rubber or plastic hose, cut to required lengths and of uniform color, material, and size to protect tree trunks from damage by wires.

PART 3 - EXECUTION

3.1 PREPARATION - GENERAL
A. General Contractor shall be responsible for excavating planting areas to appropriate depths for placement of topsoil as specified herein.
B. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be required.

3.2 PREPARATION OF PLANTING SOIL
A. Before mixing, clean topsoil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
B. Mix specified compost and fertilizers with topsoil at rates specified. Delay mixing fertilizer if planting will not follow placing of planting soil in a few days.
Compost: Lawn Areas: 1/4 compost. 3/4 topsoil.
Shrub Areas: 1/3 compost, 2/3 topsoil.
Fertilizer: Per soil test and manufacture's recommendations.
C. For shrub and lawn area, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.

3.3 PREPARATION FOR PLANTING LAWNS
A. After excavating and removing surface material to proper depth, loosen subgrade of lawn areas to a minimum depth of 4 inches. Remove stones measuring over 1-1/2 inches in any dimension. Remove sticks, roots, rubbish, and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
1. Spread topsoil mix to required depth to meet lines, grades, and elevations shown, after light rolling and natural settlement (where required). Topsoil shall be 6" deep minimum in all seeded areas.
2. Place approximately ½ of total amount of topsoil required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil. Add recommended nutrients, fertilizers and 1-1/2" thickness of specified compost over entire area and mix thoroughly into upper 4 inches of topsoil.
B. Fine grade areas to smooth, even surface with loose, uniformly fine texture. Roll, rake, and drag areas, remove ridges and fill depressions, as required to meet finish grades. Limit fine grading to areas which can be planted immediately after grading.
C. Moisten prepared areas before planting if soil is dry. Water thoroughly and allow surface moisture to dry before planting. Do not create a muddy soil condition.
D. Restore areas to specified condition, if eroded or otherwise disturbed, after fine grading and prior to planting.
E. Maintain and protect all surfaces from wind and water erosion until final acceptance.

3.5 PREPARATION OF PLANTING BEDS
A. Loosen subgrade of planting areas to a minimum depth of 6 inches using a cult-mulcher or similar equipment. Remove stones measuring over 1 1/2 inches in any dimension. Remove stocks, stones, rubbish, and other extraneous matter.
B. Spread planting soil mixture to minimum 12 inch depth required to meet lines, grades, and elevations shown, after light rolling and natural settlement. Add 1 1/2 inches of specified compost over entire planting area and mix thoroughly into upper 6 inches of topsoil. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil.
C. Apply Pre-Emergent per manufacturer's recommendation.

3.6 PLANTING TREES AND SHRUBS
A. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. Place fertilizer tablets in excavated area per manufacture's written instructions. When excavation is approximately 2/3 full, water roughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill. Remove all ties from around base of trunk.
B. Set container grown stock, as specified, for balled burlapped stock, except cut cans on 2 sides with an approved can cutter and remove can; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
C. Trees planted in turf area: Remove turf 3' dia around tree trunk. Dish top of backfill to allow for mulching.
D. Mulch pits, and planted areas. Provide not less than following thickness of mulch, and work into top of backfill and finish level with adjacent finish grades.
1. Provide 3 inches thickness of mulch.
E. If season and weather conditions dictate, apply anti-desiccant, using power spray, to provide an adequate film over trunks, branches, stems, twigs and foliage.
F. Prune, thin out, and shape trees and shrubs in accordance with standard horticultural practice. Prune trees to retain required height and spread. Unless otherwise directed by Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.
G. Remove and replace excessively pruned or misformed stock resulting from improper pruning.
H. Guy and stake trees immediately after planting, as indicated.
I. Apply approved herbicide to all shrub bed areas at manufacture specified rate. Re-apply as necessary for elimination of weeds.

3.7 SODDING NEW LAWNS
A. General: Install lawn sod in all areas designated on the drawings.
B. Sod Preparation
1. Any sod lawn areas that may have become compacted prior to sodding must be scarified to a depth of eight (8) inches by approved means, then finish graded as hereinbefore described.
C. Lay sod within 24 hours from time of stripping. Do not plant dormant sod or if ground is frozen.
D. Sod Placement
1. Sod will be brought onto lawn areas by wheeled means with proper protection of sod beds. Sod layers shall be experienced, or if inexperienced, shall be constantly supervised by an experienced foreman. The Contractor shall insure that the base immediately ahead of sod layer is moist. Sod shall be laid tight with not gaps. Allowance shall be made for shrinkage. Lay sod with long edges perpendicular to primary slope.
2. Lay to form a solid mass with tightly fitted joints. Butt ends and sides of strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work on boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work dried sod into minor cracks between pieces; remove excess to avoid smothering of adjacent grass.
3. Sod shall be rolled with a two hundred (200) pound roller after installation to insure proper contact between soil and sod. Final rolling must provide a uniform surface. After final rolling, the sod lawn shall be mowed and watered. Approval of sod lawns shall be based on uniform, healthy and vigorous growth with no dry or dead spots.
4. Add fertilizer "B" at the manufacturer's recommended application rate.
E. Water sod thoroughly with a fine spray immediately after planting.
F. Sodded Lawn Establishment
1. The Contractor will be responsible for first mowing, subsequent mowings and fertilizing of sod lawn areas until Final Acceptance of the project.
2. Mowing shall be done by an approved "reel" type mower. Mower blades shall be set at two (2) inches high for all mowings.
3. Subsequent fertilizing shall occur three to four weeks after installation. Apply fertilizer as per the Manufacturer's recommended application rate. Verify all methods of application. Contractor shall notify the Architect in writing that the fertilizer applications have occurred and on what dates.

3.8 SEEDING
A. General
1. Seeding for irrigated areas shall be accomplished in the spring (after March 15) or fall (before October 1) of the year and/or when weather conditions are favorable for proper working of the soil and seed germination.
2. Seed shall be spread by approved mechanical (hopper or cult-packer) or hydroseed methods only.
3. Seeding shall be done only after topsoil mix placement, finish grading, adjacent construction and plantings have been completed and approved by Architect.
B. Soil Preparation: Any seeded lawn area that has become compacted prior to seeding must be scarified to a depth of eight (8) inches by approved means, then finish graded as hereinbefore described.
C. Seeding - Mechanical Method
1. Apply fertilizer at the manufacturer's recommended application rate. Thoroughly mix six (6) inches deep, taking care not to incorporate subsoil into topsoil mix. After mixing is complete, remove any debris or rocks over one (1) inch in size. Rake to true grade and roll for firmness. If soil is dry, lightly sprinkle prior to rolling. Grades after rolling to be approved by Architect prior to seeding.
2. Seed Application Rate: See "Products".
3. Seed Application Method
a. Using a hopper type seeder, seeding shall be done on a still day, with one-half (2) of the seed to reach area being sown in a direction at right angles to the other half. After seeding, the surface shall be lightly raked parallel to the contours such that half or more of the seed is lightly covered by soil, then rolled once with a roller weighing not less than one hundred (100) pounds per lineal foot, and finally watered with a fine spray.
b. A cult-packer or approved similar equipment may be used to drill, cover, and firm the seed bed in one operation.
4. After seeding, raking and rolling, lawn areas shall be covered with a one (1) inch loose layer of clean wheat or oat straw. Straw shall be kept moist until the lawn is established. Remove loose straw from site.
D. Seeding - Hydroseed Method
1. No hydroseeding after a rain or when the wind exceeds five (5) miles per hour.
2. Use only where slopes exceed 5:1.
3. Spray the mixture of water, seed, mulch and commercial fertilizer evenly over the planting area.
E. Seeding Areas Establishment
1. The Contractor shall be responsible for the first mowing and subsequent mowings, watering and fertilizing of seeded areas until Final Acceptance of the project. Subsequent mowings shall be the Owner's responsibility.
2. First mowing shall be done when lawn areas are well established; when germination approaches ninety percent and height exceeds two and one-half (2 1-2) inches as approved by the Architect. Set mower height at two (2) inches high for first and subsequent mowings.
3. Fertilizing shall occur after the first mowing. Apply fertilizer as per the manufacturer's recommended application rate.
4. Seed beds must achieve ninety (90) percent germination and be uniform in appearance, free of weeds and/or other undesirable plant species as approved by the Architect.
5. Check for bare areas in seeded areas approximately twenty-one (21) days after seeding and overseed as originally specified at the time or at such time as weather and season permit for seed germination or as approved by the Architect. The Architect shall determine and approve the necessity and extent of overseeding in order to achieve the ninety (90) percent germination uniformity throughout the seed bed areas necessary for Final Acceptance.
6. Seeded areas shall be established as specified above at time of substantial completion.

3.9 MAINTENANCE
A. Begin landscape maintenance immediately after planting. Maintenance shall continue until Project Final Acceptance.
B. Maintain trees, shrubs, and other plants by pruning, cultivating, and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and disease.
C. Maintain lawns by watering, fertilizing, weeding, mowing, trimming, and other operations such as rolling, regrading and replanting as required to establish a smooth, acceptable lawn, free of eroded or bare areas.
D. Maintain lawns for no less than period stated above, or longer as required to establish acceptable lawn. If seeded in fall and not given full 60 days of maintenance before Final Acceptance, or if not considered acceptable at that time, continue maintenance the following spring until acceptable lawn is established.

3.10 CLEANUP AND PROTECTION
A. During landscape work, keep pavements clean and work area in an orderly condition.
B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed.

3.11 INSPECTION AND ACCEPTANCE
A. When landscape work is completed, including maintenance, Architect will, upon request, make an inspection to determine acceptability.
B. When inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until reinspected by Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

END OF SECTION

SECTION 32 84 00 - IRRIGATION (PERFORMANCE)

PART 1 - GENERAL

1.1 CONDITIONS AND REQUIREMENTS:
A. General and Supplementary Conditions, and Division 1 General Requirements.

1.2 SUMMARY
A. Work included:
1. Provide and install a complete and operating automatic irrigation system for all lawn and planting areas.
2. Connect to main water supply at existing site stubout as provided.
3. Sleeving under paved areas (by others)
4. Obtain and pay for all permits and fees for the work of this section.
5. Perform work on a design/construct basis, subject to the requirements of the Contract Documents, applicable codes, and good design practice.
6. Winterization of system.

1.3 SUBMITTALS
A. Within 30 days after Contractor's receipt of Owner's Notice to Proceed, submit:
1. Manufacturer's printed product information and catalog cut sheets for all system components; five copies.
B. Shop Drawings: Submit shop drawings for underground irrigation system including plan layout and details illustrating location and type of head, type and size of valve, piping circuits, circuit GPM, pipe size, controls, and accessories.
C. Record Drawings: At completion of this work, submit to the Contractor:
1. Record Drawings; reproducible and five prints.
2. Operations and Maintenance information (2 copies), including:
a. Information including descriptive details, parts list, specifications, maintenance schedules and procedures for system components.
b. Operation, adjustment of system and components instructions.
c. Winterization procedures.
d. Schedule indicating required open valve time to produce given precipitation amounts and seasonal adjustments.
e. Warranties and guarantees.
f. Submit five copies.

1.4 GUARANTEE
A. Guarantee in writing all materials, equipment and workmanship furnished to be free of all defects of workmanship and materials. Within one year after date of Substantial Completion repair or replace all defective parts or workmanship that may be found at no additional expense to Owner.
B. Fill and repair all depressions and replace all necessary lawn and planting which result from the settlement of irrigation trenches for one year after date of Substantial Completion.
C. Supply all manufacturer's printed guarantees.

1.5 QUALITY ASSURANCE
A. Contractor shall be licensed in the State in which this work is being performed.
B. Contractor shall have at least two years prior experience in projects of equal or larger scope. Provide minimum of three references and list of similar projects with owners' names, addresses, and phone numbers, when requested by Owner.
C. Contractor shall employ on site at all times a foreman who is thoroughly experienced and competent in all phases of the work of this Section.

1.6 SYSTEM DESCRIPTION
A. Design requirements:
1. Minimum water coverage: Planting areas - 85%, Lawn areas - 100%
2. Layout each system to obtain optimum coverage using manufacturer's standard heads. Spray on walks, walls or paved areas is not acceptable.
3. Zoning shall be designed for optimum use of available pressure and efficient distribution for types of plantings and shapes of planting areas.
4. Design pressures: Install pressure regulating equipment as necessary.
5. Provide/install approved fixed tee or coupling device for air blow winterization. Location shall be on main supply line downstream from main shut off valve.
6. Install approved backflow prevention device in conformance with local or prevailing codes, and in approved site location. Provide for drainage without erosive damage.

1.7 EXTRA EQUIPMENT
A. In addition to installed system, furnish owner with the following:
1. Valve operating key and marker key.
2. Wrench for each sprinkler head cover type.
3. Two (2) sprinkler head bodies of each size and type.
4. Two (2) nozzles for each size and type used.
B. Store above items safely until Substantial Completion.
C. Deliver above items at Substantial Completion.

PART 2 - PRODUCTS

2.1 PIPE AND FITTINGS
A. PVC 1120, ASTM D-1784, permanently marked with manufacturer's name, schedule rating, size, type. Solvent-weld type:
1. Pipe:
a. Pressure lines: Schedule 40 solvent weld.
b. Lateral lines: Class 200 pvc.
c. Sleeving: Class 200 pvc.
2. Fittings: Schedule 40 PVC, solvent-weld type. Install threaded joints where required at valves, risers, etc.
3. Risers: Lawn and shrub heads - flexible and damage-resistant plastic "polypipe" riser.
4. Solvent: approved solvent for Type I & II PVC.
B. Polyethylene Pipe
1. Pipe: Class 100, 3/4" lateral line, for use on drip irrigation zone(s) where drip tubing is not otherwise used.
2. Fittings: Schedule 80 PVC.
3. Clamps: Stainless Steel.
C. Drip Line: Netafim Techline Drippedline, with .6 GPH drippers at 18" spacing.

2.2 SPRINKLER HEADS
A. Description: Appropriate for application in throw, pressure and discharge. Each type of head shall be of a single manufacturer.
1. Lawn heads: pop-up type.
B. Manufacturer: Rainbird, Hunter, Weathermatic Irrigation Company.

2.3 AUTOMATIC CONTROL SYSTEM
A. General: Furnish low voltage system manufactured expressly for control of automatic circuit valves of underground irrigation systems, Provide unit of capacity to suit number of circuits as indicated.
B. Control Enclosure: Manufacturer's standard wall mount with locking cover, complying with NFPA 70.
C. Circuit Control: each circuit variable from approximately 5 to 60 minutes, including switch for manual or automatic operation of each circuit.
D. Timing Device: Adjustable 24-hour and 7 or 14 day clocks to operate any time of day and skip any day in a 7 or 14 day period.
E. Wiring: Solid or stranded direct-burial type as recommended by manufacturer of control unit; type AWG-UF, UL approved.

2.4 VALVING
A. Manual valves: brass or bronze for direct burial, gate valves, 150 pound class, threaded connection with cross type handle designed to receive operating key.
B. Automatic circuit valves: high impact plastic with corrosion-resistant internal parts. Low power solenoid control, normally closed, with manual flow adjustment; same manufacturer as control unit.
1. Standard sprinkler valve shall be Rainbird PEB-PRS-B. Use scrubber valve if not connected to potable water.
2. Drip Control Zone Kit: Hunter PCZ-101.
C. Quick coupler valve: brass or bronze construction with hinged top. One per zone or valve grouping.
D. Manual drain valves:
1. Bronze construction, straight type, 150 pound class, threaded connections, with cross type operating handle designed to receive operating key. Calco, Champion 100, or approved equal.
2. Size: 3/4 inch.
E. Pressure Regulator: Netafim Model PRV075HF35, 3/4", one per zones.
F. Flushing Valves: Netafim Model TLFV-I, two per zone (each end).
G. Filter: Netafim Model DF075-120, 3/4" filter; one per drip zone.
H. Air Relief Valve: Netafim Model TLAVRV.

2.5 MISCELLANEOUS
A. Chemicals: primer and solvent glue as required by pipe manufacturer.
B. Valve box - high impact plastic, green in color.
C. Valve cover and frame - compatible with valve box with provision for locking.
D. Drainage backfill - clean gravel or crushed stone, graded from 3" maximum to 3/4" minimum.

PART 3 - EXECUTION

3.1 GENERAL
A. Install system to provide for adequate protection against freeze damage.
B. Install system in accordance with approved Contractor design drawings. All deviations from the plans must be approved, and clearly recorded on record drawing.
C. Install system and components in strict accordance with manufacturer's recommendations.
D. Install quick coupler(s) on main supply line, approximately equal spacing, at valve box locations or intervals of approximately 200 feet, whichever is greater. Locate adjacent to paved surfaces, at valve boxes where practical.

3.2 SURFACE CONDITIONS
A. Examine the areas and conditions under which work will be performed. Notify Contractor of conditions detrimental to timely and proper completion of Section work. Do not proceed until unsatisfactory conditions are corrected.
B. Locate all underground utilities and structures and notify Architect of any conflict with Section work. Protect structures and utilities. Repair or replace said structures or utilities damaged by this work at no cost to the Owner.

3.3 SLEEVING
A. Sleeving installed by others. Coordinate with other trades.

3.4 TRENCHING AND BACKFILLING
A. Trenching and backfilling shall be per applicable ISPWC Section.
B. Cut trenches straight and without abrupt grade changes to allow the following minimum cover:
1. Main Lines and Sleeving: 18 inches.
2. PVC Laterals: 12 inches.
C. Surround lines with 2 inches of clean rock-free material on all sides.

3.5 MISCELLANEOUS VALVES
A. Install manual drain valves up stream. Install devise at mainline tap in accordance with manufacturer requirements for complete operation. Install backflow provision and connect to controller.

3.6 CIRCUIT VALVES
A. Install in valve box, arranged for easy adjustment and removal.
1. Provide union on downstream side.
2. Adjust automatic control valves to provide flow rate of rated operating pressure required for each sprinkler circuit.

3.7 PIPE INSTALLATION
A. Lay PVC pipe in accordance with standard and acceptable practice. Thrust blocks to be used at points of intersection and change of direction in main line pipe as per manufacturer's recommended specifications. Install manual drains.
B. PVC pipe joints, solvent welded except as indicated. Cut pipe square, deburr, wipe from surface all saw chips, dust, dirt, moisture and any foreign matter which may contaminate the cemented joint. Apply cleaner/primer and solvent cement, make joints in accordance with manufacturer's recommendations. Use Teflon thread sealant (tape) at all threaded joints.
C. Contractor shall size pipe according to schedule provided. Flow velocities shall not exceed 5 feet/second in all cases. Lateral lines shall be laid out and installed per zone to balance the pressure loss and provide minimum fluctuation in system operating pressures.

Pipe Size	Pipe Section	Pipe Size	Pipe Section
3/4"	0-9 GPM	1 1/2"	26-34 GPM
1"	10-17 GPM	2"	35-50 GPM
1 1/4"	18-25 GPM	2 1/2"	51-80 GPM

D. Techline Drip Line: Place in shallow furrow at 1'-2" below finish topsoil grade, below layer of specified mulch. Lay in uniform grid pattern in groundcover/shrub areas (rows 18"-24" apart max). Coil 20 linear feet at each balled and burlapped tree around base and to allow for tree removal if required. Staple drip line every 36" max. Flush all lines with full head of water prior to installation of flush valves at end of circuit runs.
E. Flush Valves: Install flush valve at end of each drip line run.

3.8 SPRINKLER HEADS
A. Flush circuit lines with full head of water prior to head installation.
1. Install heads at level with mulch
2. Locate part-circle sprinkler heads to maintain a minimum distance of six inches (6") from walls and four inches (4") from other boundaries unless otherwise indicated. Keep overspray to a minimum.

3.9 CONTROL WIRE INSTALLATION
A. Bury wires beneath or below main line pipe in same trench.
B. Bundle multiple wires together with tape at ten feet (10') maximum intervals.
C. Provide 36 inch loop in wires at each valve where controls are connected and at 100' maximum intervals between.
D. Make all electrical joints (splices) in boxes only. Make electrical joints waterproof, Scotch-Lock connectors, or approved.

3.10 AUTOMATIC CONTROLLER
A. Install on site as approved. Verify location with Owner Representative.
B. Install typewritten legend inside controller door.

3.11 TESTING
A. Do not allow or cause any work of this Section to be covered up or enclosed until it has been inspected and tested.
B. Pressure testing:
1. Make necessary provision for thoroughly testing the system before backfilling of trenches and placing of sod and plants.
2. Before testing, cap all risers, and install all valves.
3. Fill all main supply lines with water. Pressurize to 100 psi. Close air supply and test for leakage. Test shall be approved if no greater than 5 psi loss occurs in 15 minutes.
4. Fill all zone lines with water to stabilize pressure. Pressurize to 50 psi. Close water supply and test for leakage. Test shall be approved if no greater than 5 psi loss occurs in 15 minutes.
5. Contractor shall provide all required labor, materials, and equipment. Testing shall be performed in presence of Owner's Representative.
6. Provide required testing equipment and facilities.
7. Repair leaks, and retest until acceptable results are obtained.
C. Coverage Inspection: upon completion of work, operate system and observe coverage to determine if coverage of water and operation of system is adequate and uniform. Change heads, nozzles, or other components as required to provide uniform coverage.
D. Final inspection:
1. Clean, adjust, and balance all system components.
a. Remote control valves are properly adjusted to function correctly.
b. Heads are properly adjusted for radius and arc of coverage.
c. The installed system is workable, clean and efficient.
E. Winterization: Winterize system at the end of first season of system operation. Review procedures with Owner Representative.

END OF SECTION

City of Caldwell
APPROVED FOR CONSTRUCTION
Approval of these plans does not relieve the owner, engineer, or contractor of the responsibility to design and/or construct these facilities in compliance with all current applicable federal, state, and local laws, rules, regulations, ordinances, orders of decisions, standards, agreements, or specifications.
Any deviation from approved plans shall not be constructed or approved unless specifically addressed on a variance and granted by the proper authority. The City retains the right to enforce provisions of said document and policies even if inconsistencies are not noted by the City. Any revisions of these approved plans will require a re-submittal for a full review and approval.
Name: Martin Gergen

Issue Description	Date
ISSUE	2-4-26

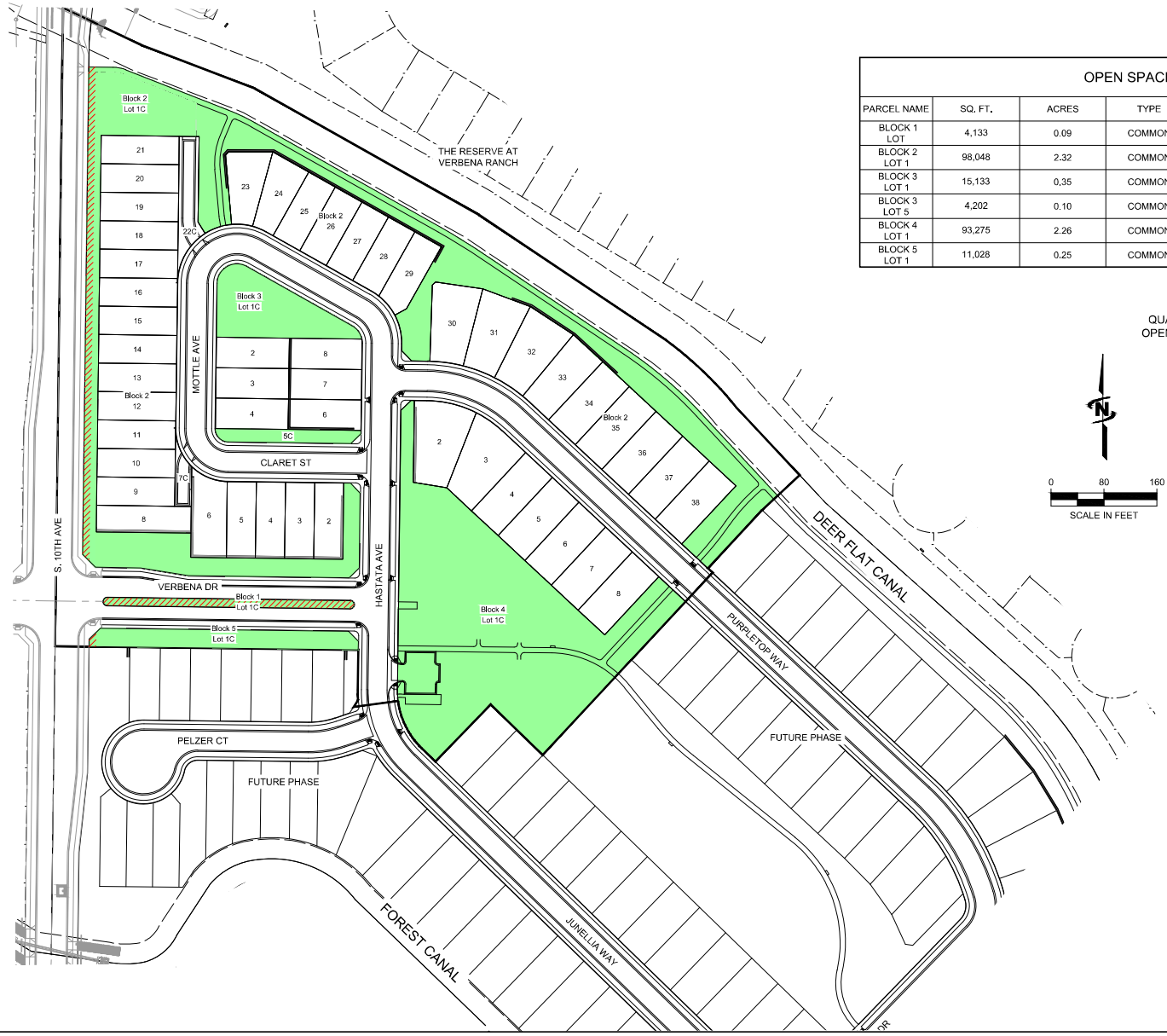
JENSENBELTS ASSOCIATES
Site Planning
Landscape Architecture
1509 Tyrell Lane, Ste 130
Boise, Idaho 83706
Ph. (208) 343-7175
www.jensenbelts.com

TRAILS AT VERBENA RANCH
PHASE 1
CALDWELL, IDAHO
FINAL PLAT LANDSCAPE PLAN

Job Number 2517

Drawn JJN | Checked KCS
Scale AS SHOWN
Sheet Title
LANDSCAPE SPECIFICATIONS

Sheet Number
L5
6 of 6 Sheets



OPEN SPACE CALCULATIONS

PARCEL NAME	SQ. FT.	ACRES	TYPE	USE	% QUALIFIED	QUALIFIED TOTAL
BLOCK 1 LOT	4,133	0.09	COMMON	BUFFER	0	0.00
BLOCK 2 LOT 1	98,048	2.32	COMMON	OPEN/BUFFER	93	2.15
BLOCK 3 LOT 1	15,133	0.35	COMMON	OPEN/DRAINAGE	100	0.35
BLOCK 3 LOT 5	4,202	0.10	COMMON	BUFFER	100	0.10
BLOCK 4 LOT 1	93,275	2.26	COMMON	OPEN/DRAINAGE	100	2.26
BLOCK 5 LOT 1	11,028	0.25	COMMON	BUFFER	99	0.25

QUALIFIED OPEN SPACE

NONQUALIFIED OPEN SPACE

TOTAL AREA:	17.61 AC.
TOTAL COMMON AREA:	5.37 AC. (30.5%)
QUALIFIED COMMON AREA:	5.11 AC. (29.0%)

LAST UPDATED: 1/14/2026
PLOT DATE: 1/14/2026
FILE: 09-25-054_OPENSPACEEXHIBIT

J-U-B ENGINEERS, INC.

VERBENA TRAILS
CALDWELL, ID

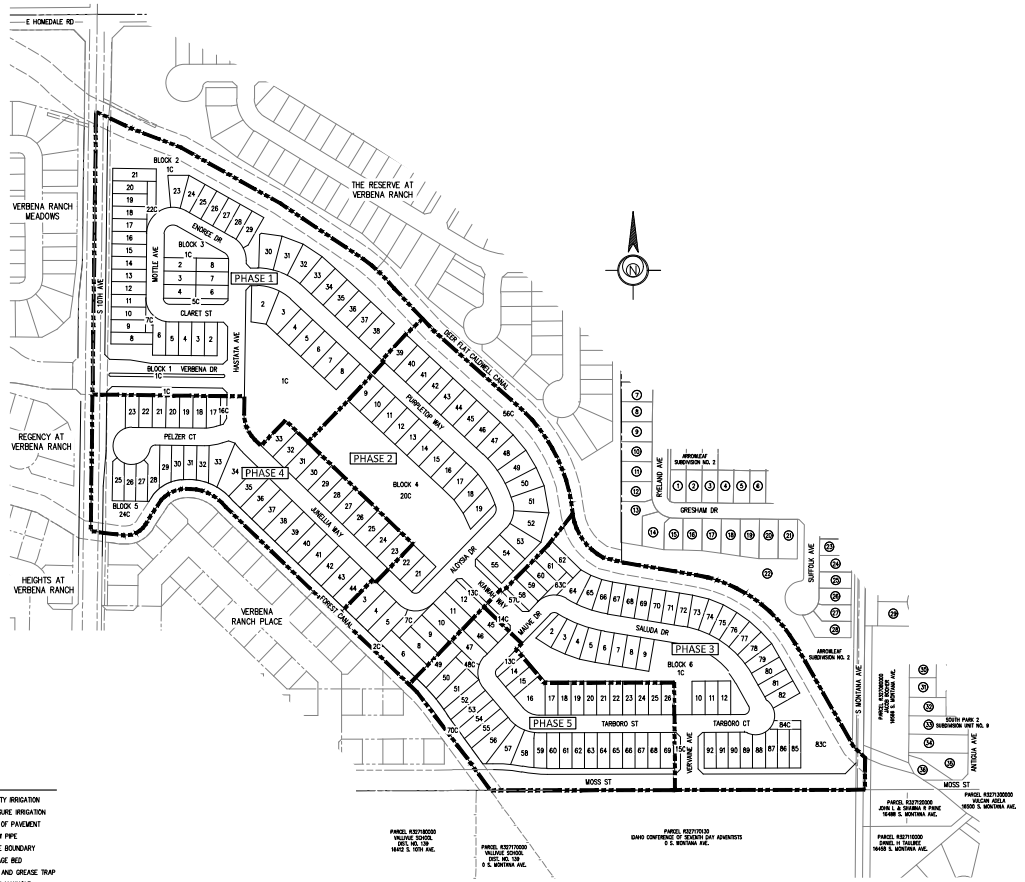
OPEN SPACE EXHIBIT
PAGE 1 OF 1

Plot Date: 1/14/2026 4:03 PM Plotted By: Kaya Southam
Date Created: 10/15/2025 \\JUB.COM\CENTRAL\CLIENTS\DTOLBROTHERS\PROJECTS\09-25-054_VERBENA\PHASE 3\DESIGN\CAD\EXHIBITS\09-25-054_OPENSPACEEXHIBIT.DWG

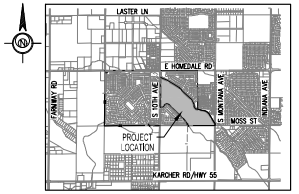
PRELIMINARY PLAT FOR
TRAILS AT VERBENA RANCH

PROPERTY LOCATED IN THE NW 1/4 of SECTION 10, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN

CANYON COUNTY, IDAHO



PHASING PLAN
SCALE: 1"=200'



VICINITY MAP
N.T.S

ADJOINING PROPERTY OWNERS

1. PARCEL R3272120000 MILLER REVOCABLE TRUST 14622 GRESHAM DR.
2. PARCEL R3272180600 MANUEL VALDIVIA GUADALUPE 14610 GRESHAM DR.
3. PARCEL R3272180800 ANDREW & KRISTEN MILLER 14598 GRESHAM DR.
4. PARCEL R3272121700 CARRIE MILANSKY 14586 GRESHAM DR.
5. PARCEL R3272180600 DANIELLE GARCIA 14574 GRESHAM DR.
6. PARCEL R3272121200 ANDREW & KRISTEN MILLER 14562 GRESHAM DR
7. PARCEL R3272161300 JASON CODE 16737 RYELAND AVE.
8. PARCEL R3272161400 CARLA MORIN 16745 RYELAND AVE
9. PARCEL R3272161600 ANDREW & KRISTEN MILLER 16733 RYELAND AVE.
10. PARCEL R3272160600 BRYAN GILLESPIE 16721 RYELAND AVE.
11. PARCEL R3272161700 KELLY M WEST 16709 RYELAND AVE.
12. PARCEL R3272160800 ANDREW & KRISTEN MILLER 16697 RYELAND AVE
13. PARCEL R3272160600 RODNEY TYRONE BROWN 16685 RYELAND AVE.
14. PARCEL R3272170700 CRYSTAL SKUNAS 14639 GRESHAM DR.
15. PARCEL R3272171000 DAVID CRUZ 14627 GRESHAM DR
16. PARCEL R3272172200 JASON TODD HORNE 16813 GRESHAM DR.
17. PARCEL R3272172300 JOHN MORALT 14595 GRESHAM DR.
18. PARCEL R3272171400 HOMER TOTALTA SANCHEZ 14583 GRESHAM DR
19. PARCEL R3272172500 GENOVEVA R RESENDEZ 14571 GRESHAM DR.
20. PARCEL R3272172600 JESSICA JUSTESEN 14557 GRESHAM DR.
21. PARCEL R3272172700 HAYDEN HOMES IDAHO LLC 14545 GRESHAM DR.
22. PARCEL R3272150600 DR-HORTON LLC 0 SUFFOLK AVE
23. PARCEL R3272181500 MILNER REST SANDOVAL 16855 SUFFOLK PL.
24. PARCEL R3272181200 BRIAN J ROBINSON 16843 SUFFOLK PL.
25. PARCEL R3272181000 EDUARDO BENITEZ PELALLO 16826 SUFFOLK PL.
26. PARCEL R3272181200 HAYDEN HOMES IDAHO LLC 16838 SUFFOLK PL.
27. PARCEL R3272172900 HAYDEN HOMES IDAHO LLC 16818 SUFFOLK PL.
28. PARCEL R0741700900 SHANNA M BREWER 913 SPRINGWATER CT.
29. PARCEL R0618247100 PATRICK & TONI GLADDOCK 16471 CAVANNA CT.
30. PARCEL R0618247200 MADALENA WHEATLEY 16458 KERRY CT.
31. PARCEL R0618247300 ALFREDO PEREZ 16457 KERRY CT
32. PARCEL R0618247400 FRANCES ESTRADA 16453 KERRY CT.
33. PARCEL R0618247600 JACKIE L HANSEN 16541 ANTIGUA AVE.
34. PARCEL R0618247700 HOLLY TAUMAN 16529 ANTIGUA AVE.
35. PARCEL R0618247800 ANDREW & KRISTEN MILLER 16513 ANTIGUA AVE.
36. PARCEL R0618247900 WHISPERING PINES SUB #1 HOMEOWNERS ASSN 0 ANTIGUA AVE.

PRELIMINARY PLAT NOTES

1. SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY CITY OF CALDWELL.
2. ALL STREETS PROPOSED WITHIN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF CALDWELL AND CANYON HIGHWAY DISTRICT NO.4 STANDARDS.
3. DIRECT LOT ACCESS TO S. 10TH AVENUE, S. MONTANA AVENUE, AND MOSS ST. IS PROHIBITED.
4. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES, "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 WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY, OR EXPANSION THEREOF."
5. IRRIGATION WATER SERVICE IS PROVIDED TO THIS PROPERTY BY EXISTING SURFACE AND GROUNDWATER IRRIGATION WATER RIGHTS, THROUGH A PI PUMP STATION CONSTRUCTED TO CMID STANDARDS WHICH WILL BE DEDICATED TO, OPERATED BY, CMID.
6. BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF CALDWELL STANDARDS, AND THE PROJECT DEVELOPMENT AGREEMENT AS SHOWN ON THIS PLAN.
7. STORMWATER RUNOFF GENERATED ON THIS SITE SHALL BE COLLECTED AND CONVEYED TO STORMWATER FACILITIES IN ACCORDANCE WITH CITY OF CALDWELL REQUIREMENTS.

LEGEND

- PROPERTY BOUNDARY LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- EXISTING BARB WIRE FENCE LINE
- EXISTING IRRIGATION
- EXISTING POWER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING CABLE TV PER UTILITY MAP
- EXISTING WATER LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING STORM PIPE
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED ROAD CENTERLINE
- PROPOSED 3" ROLLED CURB
- PROPOSED 6" VERTICAL CURB & GUTTER
- PROPOSED 6" VERTICAL CURB (NOT GUTTER)
- PROPOSED 5' SIDEWALK
- PROPOSED 8" SANITARY SEWER
- PROPOSED 10" SANITARY SEWER
- PROPOSED POTABLE WATER
- PROPOSED GRAVITY IRRIGATION
- PROPOSED PRESSURE IRRIGATION
- PROPOSED EDGE OF PAVEMENT
- PROPOSED STORM PIPE
- PROPOSED PHASE BOUNDARY
- PROPOSED SEEPAGE BED
- PROPOSED SAND AND GREASE TRAP
- PROPOSED STORM MANHOLE
- PROPOSED STORM CATCH BASIN
- PROPOSED GRAVITY IRRIGATION BOX
- PROPOSED GRAVITY IRRIGATION MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY MANHOLE
- VERBENA DR — STREET NAME
- PROPOSED STREET LIGHT
- TEST PIT/MONITORING WELL
- MAILBOX
- SIGN
- BLOCK 4 — BLOCK NUMBER
- 16 — SINGLE-FAMILY LOT NUMBER
- 25 — COMMON LOT NUMBER
- MONUMENTS

LAND USE SUMMARY

TOTAL SITE AREA	61.61 Acres
RESIDENTIAL LOT AREA	28.64 Acres
COMMON LOT AREA	19.26 Acres
RIGHT OF WAY AREA	13.71 Acres
RESIDENTIAL LOTS	205
COMMON LOTS	25
GROSS DENSITY	3.33 DU/Acre
NET DENSITY	7.16 DU/Acre
MINIMUM RESIDENTIAL LOT SIZE	5,002 sf
AVERAGE RESIDENTIAL LOT SIZE	6,085 sf

OPEN SPACE SUMMARY

OPEN SPACE AREA	12.11 Acres
PERCENT OPEN SPACE	19.66%

PROPOSED BUILDING SETBACK REQUIREMENTS

FRONT LIVING	15 ft
FRONT GARAGE	20 ft
REAR YARD	15 ft*
INTERIOR SIDE YARD	5 ft*
STREET SIDE YARD	15 ft
MINIMUM LOT AREA	5,000 sf*
MINIMUM LOT FRONTAGE	40 ft*

* REQUESTED MODIFICATION TO CITY OF CALDWELL STANDARDS FOR R-1 ZONE

DEVELOPER
TOLL SOUTHWEST LLC
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mtaylor1@tollbrothers.com
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jcayton@eseconsultants.com
PHONE: (425) 502-2524

SHEET INDEX

1	OF	10	PP-1.1 COVER SHEET
2	OF	10	PP-1.2 NOTES AND SECTIONS
3	OF	10	PP-2.1 NATURAL FEATURES MAP
4	OF	10	PP-3.1 PRELIMINARY PLAT
5	OF	10	PP-3.2 PRELIMINARY PLAT
6	OF	10	PP-3.3 PRELIMINARY PLAT
7	OF	10	PP-4.1 PRELIMINARY ENGINEERING PLAN
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9	OF	10	PP-4.3 PRELIMINARY ENGINEERING PLAN
10	OF	10	PP-5.1 PRELIMINARY GRADING AND DRAINAGE PLAN

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

NOT APPROVED FOR CONSTRUCTION

PROFESSIONAL ENGINEER 12448 STATE OF IDAHO JUSTIN E. BOZOVICH

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
TOLL SOUTHWEST, LLC
3103 W. Sheryl Drive, Suite 100, Meridian, ID 83642
T: 208-454-0555

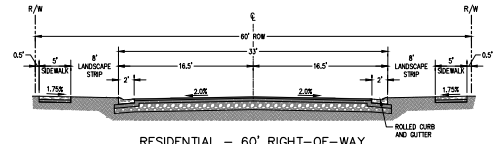
REV.	DATE	DESCRIPTION	DRAWN
3	03/24/2025	CITY COMMENTS	ALH
2	09/19/2024	CITY COMMENTS	ALH
1	05/22/2024	AGENCY SUBMITTAL	AJF/JBS

COVER SHEET

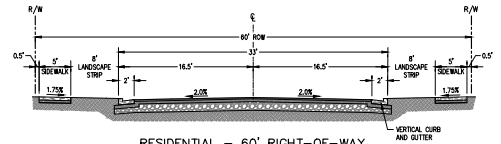
PRELIMINARY PLAT FOR
TRAILS AT VERBENA RANCH
CITY OF CALDWELL, CANYON COUNTY, IDAHO

DATE: 03/24/2025	SCALE: AS NOTED
DESIGN: JEB	DRAWN: ALH/JBS
JOB NO.: 8447	FILE NAME: 8447-TRL-S-COVER-PP
REF. NO.: PP-1.1	
SHEET NO.: 1 OF 10	

I:\PROJECTS\IDAHO\8447 - VERBENA RANCH\ENGDEPT\TRAILS\DRAWINGS\PREPLAT\8447-TRL-S-COVER-PP.DWG - Anna Hinshaw - 3/24/2025 3:05 PM



A RESIDENTIAL – 60' RIGHT-OF-WAY TYPICAL SECTION
N.T.S.



B RESIDENTIAL – 60' RIGHT-OF-WAY TYPICAL SECTION
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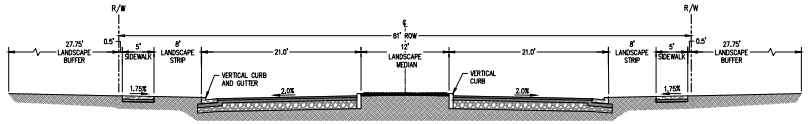

C RESIDENTIAL W/ MEDIAN – 81' RIGHT-OF-WAY TYPICAL SECTION
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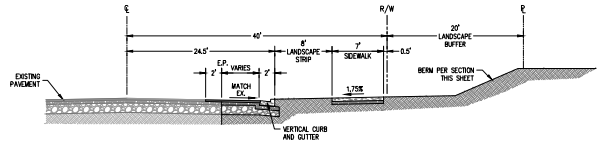

E MINOR ARTERIAL WIDENING TYPICAL SECTION (S 10TH AVE – DETACHED SIDEWALK)
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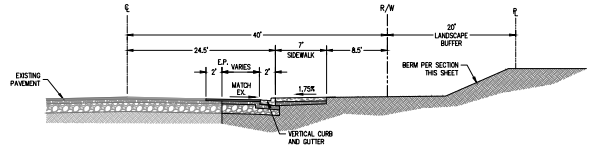
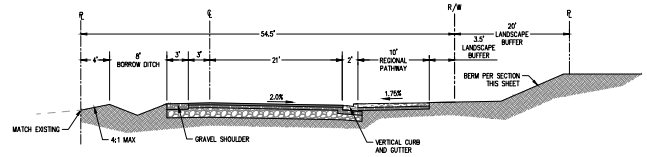
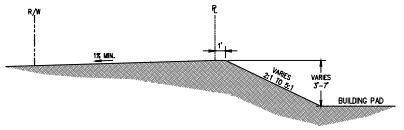


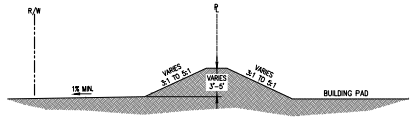
F MINOR ARTERIAL WIDENING TYPICAL SECTION (S 10TH AVE – ATTACHED SIDEWALK)
N.T.S.



G MINOR COLLECTOR TYPICAL SECTION (MOSS ST)
N.T.S.



H MOSS ST & 10TH AVE FRONTAGE BERM SECTION
N.T.S.



I 10TH AVE FRONTAGE BERM SECTION LOTS LEVEL W/ STREET
N.T.S.

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LICENSED
12449
STATE OF IDAHO
JUSTIN E. BOZOVICH
3/24/25

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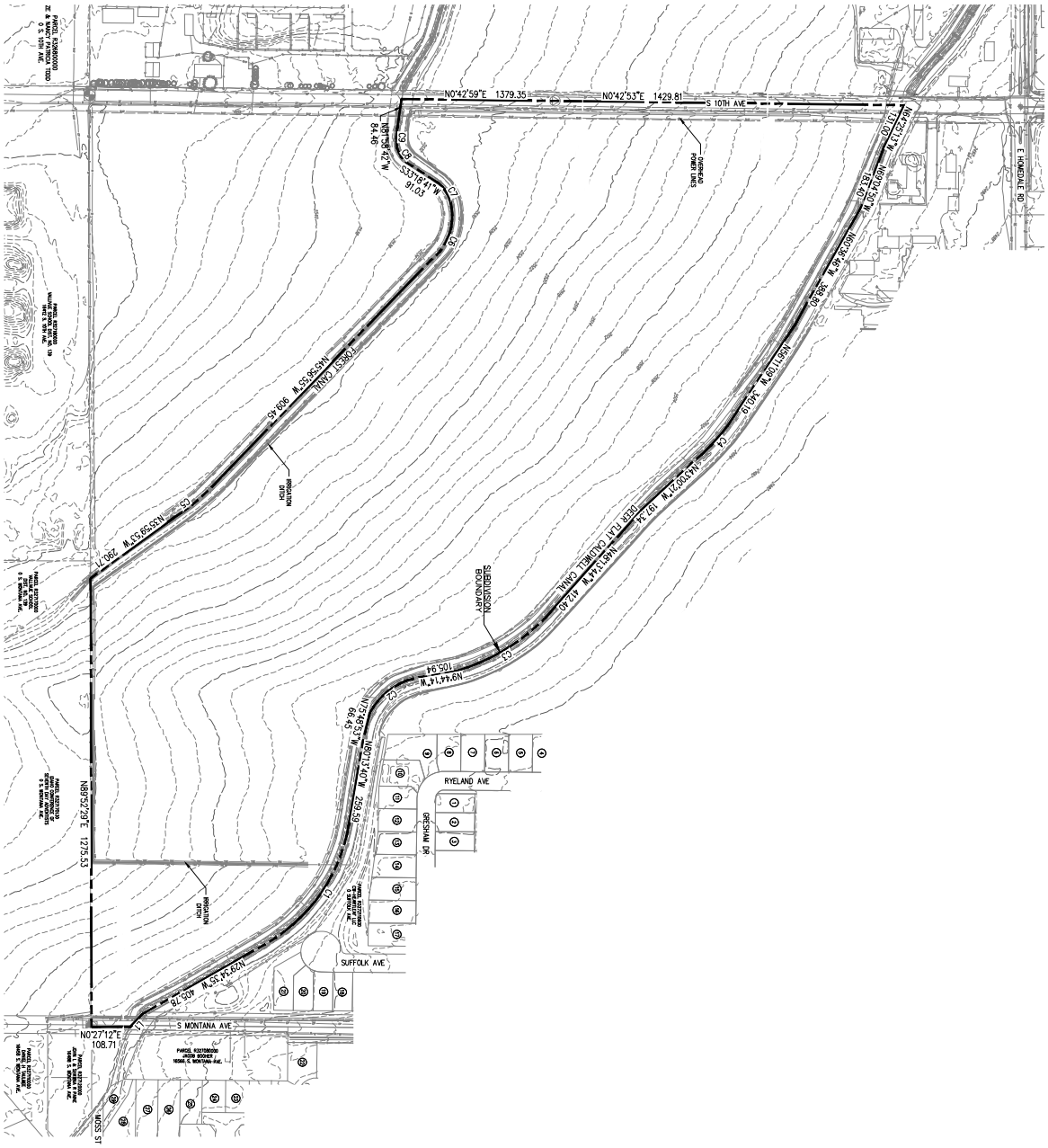
REV.	DATE	DESCRIPTION	DRAWN
3	03/24/2025	CITY COMMENTS	ALH
2	09/19/2024	CITY COMMENTS	ALH
1	05/22/2024	AGENCY SUBMITTAL	ALH/JBS

NOTES AND SECTIONS

PRELIMINARY PLAT FOR
TRAILS AT VERBENA RANCH
CITY OF CALDWELL, CANYON COUNTY, IDAHO

DATE: 03/24/2025	SCALE: AS NOTED
DESIGN: JEB	DRAWN: ALH/JBS
JOB NO.: 8447	FILE NAME: 8447-TRL-S-COVER-PP
REF. NO.: PP-1.2	
SHEET NO.: 2 OF 10	

I:\PROJECTS\IDAHO\8447 – VERBENA RANCH\ENGDEPT\TRAILS\DRAWINGS\PREPLAT\8447-TRL-S-COVER-PP.DWG-Anna Hinning-3/24/2025 2:54 PM



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	421.00	481.76	50°04'10"	N35°11'36"W	407.73
C2	182.20	197.07	52°58'12"	N35°25'32"W	175.78
C3	293.40	579.15	29°01'34"	N30°46'13"W	290.27
C4	147.40	587.48	14°22'35"	N46°19'53"W	147.02
C5	127.62	552.85	13°13'33"	N38°27'30"W	127.34
C6	166.30	159.84	59°36'38"	N67°49'24"W	158.90
C7	83.18	105.17	45°18'59"	S62°49'09"W	81.03
C8	66.35	76.90	49°25'54"	S49°45'59"W	64.31
C9	57.83	143.29	23°07'36"	N89°49'53"W	57.24

ADJOINING PROPERTY OWNERS

GRAPHIC SCALE
1 inch = 150 ft. Horizontal
150 0 75 150 300

NATURAL FEATURES MAP

PRELIMINARY PLAT FOR
TRAILS AT VERBENA RANCH
CITY OF CALDWELL, CANYON COUNTY, IDAHO

REV.	DATE	DESCRIPTION	DRAWN
3	03/24/2025	CITY COMMENTS	ALH
2	09/19/2024	CITY COMMENTS	ALH
1	05/22/2024	AGENCY SUBMITTAL	ALH/JBS

SHEET NO.: 3 OF 10
REF. NO.: PP-2.1
JOB NO.: 8447
DESIGN: JBS
DRAWN: ALH/JBS
CHK'D: MH-BL-J-GBS-JP
DATE: XX/XX/XXXX
SCALE: AS NOTED

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PROFESSIONAL ENGINEER LICENSED 12449 STATE OF IDAHO JUSTIN E. BOZOVICH
5/24/25

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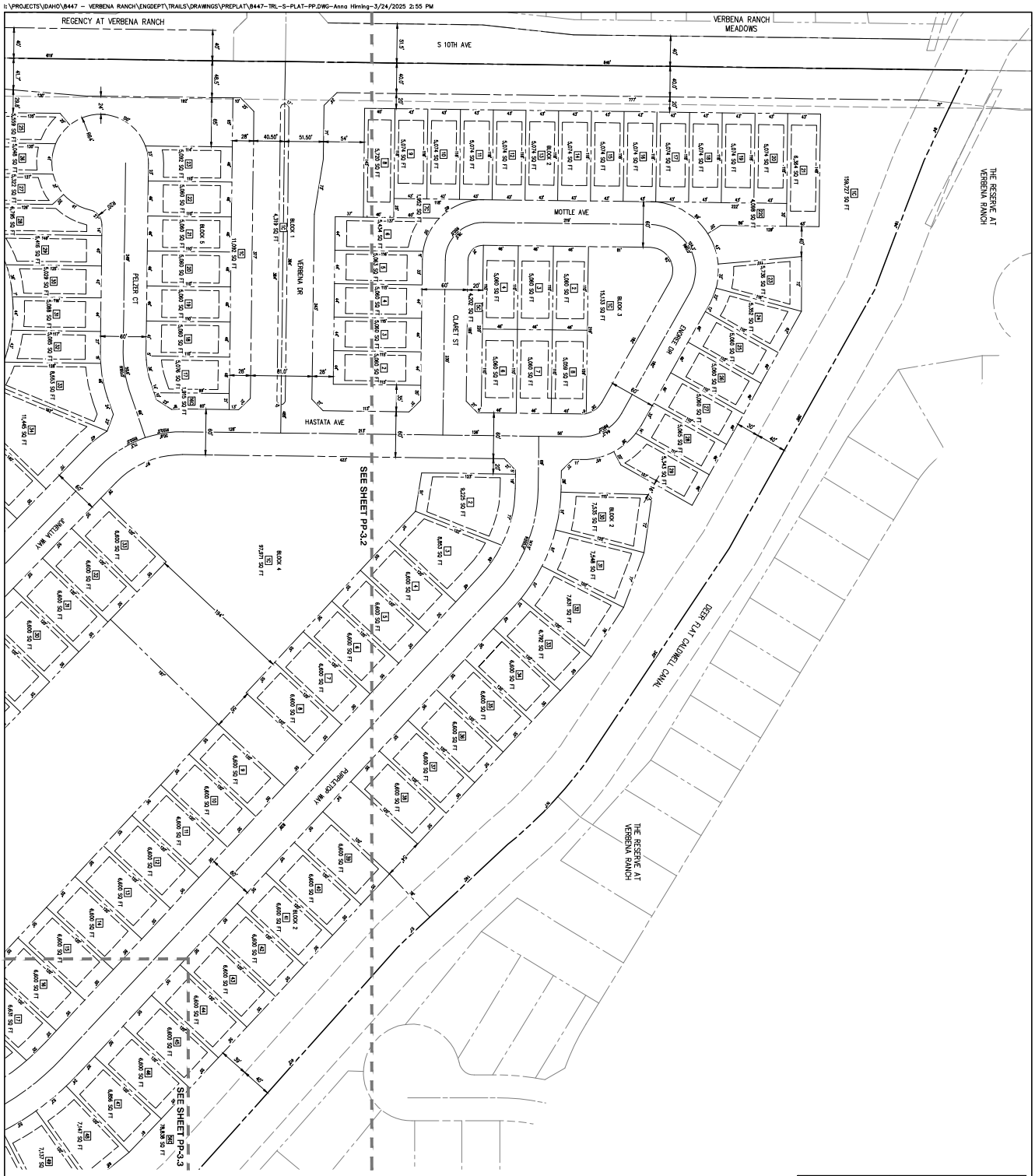

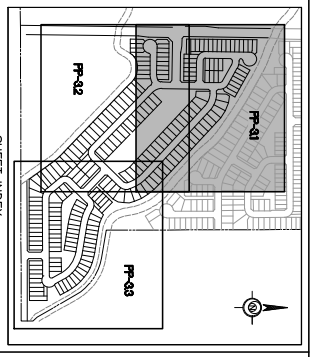

SHEET INDEX
N.T.S.

GRAPHIC SCALE
1 inch = 60 ft. Horizontal

REV.	DATE	DESCRIPTION	DRAWN
3	03/24/2025	CITY COMMENTS	ALH
2	09/19/2024	CITY COMMENTS	ALH
1	05/22/2024	AGENCY SUBMITTAL	ALH/JBS

PRELIMINARY PLAT

PRELIMINARY PLAT FOR
TRAILS AT VERBENA RANCH
CITY OF CALDWELL, CANYON COUNTY, IDAHO

DATE: 03/24/2025
SCALE: AS NOTED
DESIGN: JEB
DRAWN: ALH/JBS
JOB NO.: 8447
FILE NAME: 8447-TRL-S-PLAT-PP
REF. NO.: PP-3.1
SHEET NO.: 4 OF 10

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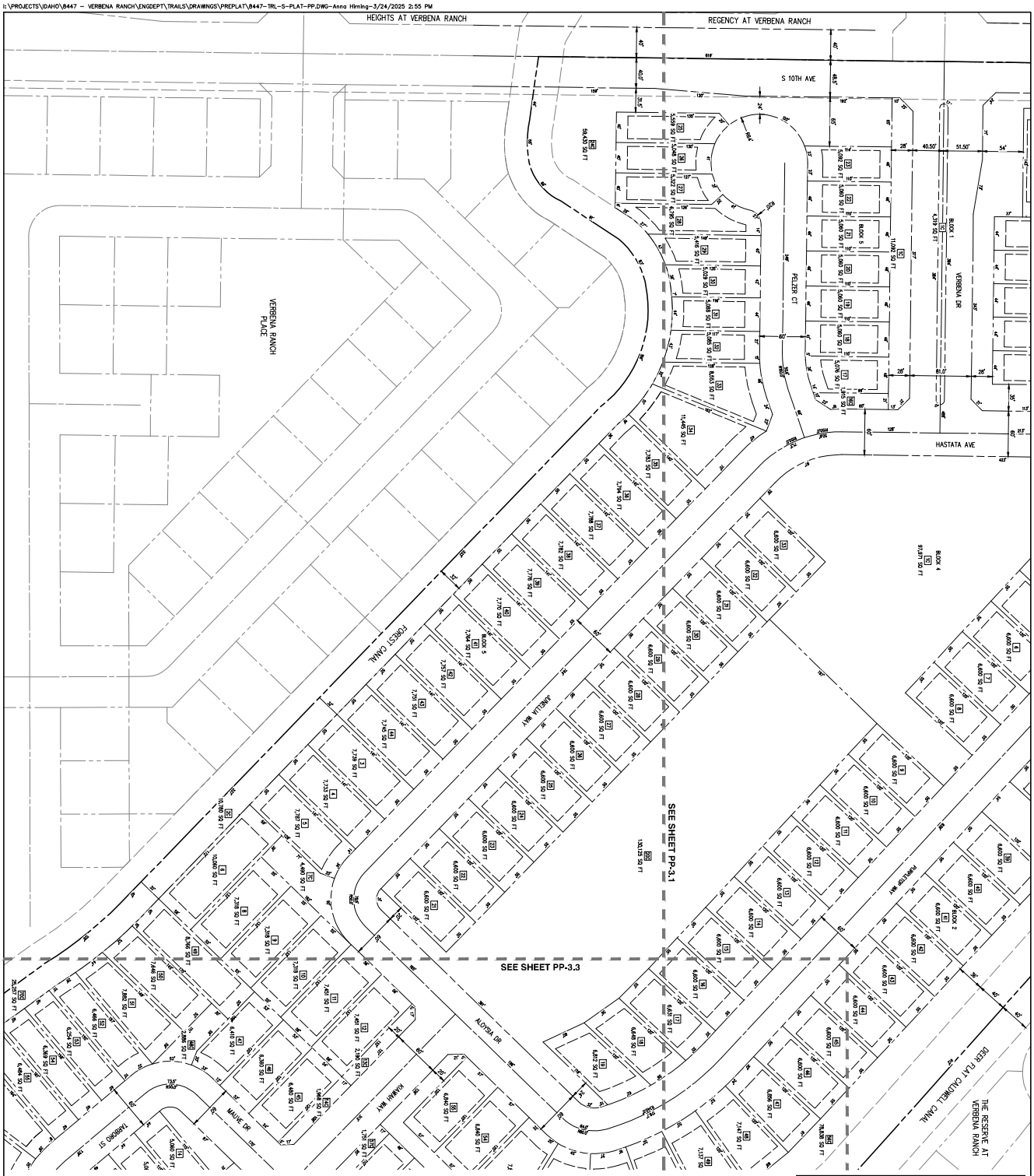

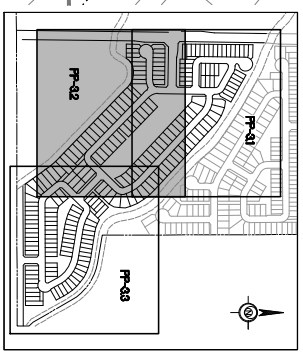

SHEET INDEX
N.T.S.

GRAPHIC SCALE
1 inch = 60 ft. Horizontal

PRELIMINARY PLAT

PRELIMINARY PLAT FOR
TRAILS AT VERBENA RANCH
CITY OF CALDWELL, CANYON COUNTY, IDAHO

REV.	DATE	DESCRIPTION	DRAWN
3	03/24/2025	CITY COMMENTS	ALH
2	09/19/2024	CITY COMMENTS	ALH
1	05/22/2024	AGENCY SUBMITTAL	ALH/JBS

SHEET NO.: 5 OF 10
REF. NO.: PP-3.2
JOB NO.: 8447
FILE NAME: 8447-TRL-S-PLAT-PP
DESIGN: JBS
DRAWN: ALH/JBS
DATE: 03/24/2025
SCALE: AS NOTED

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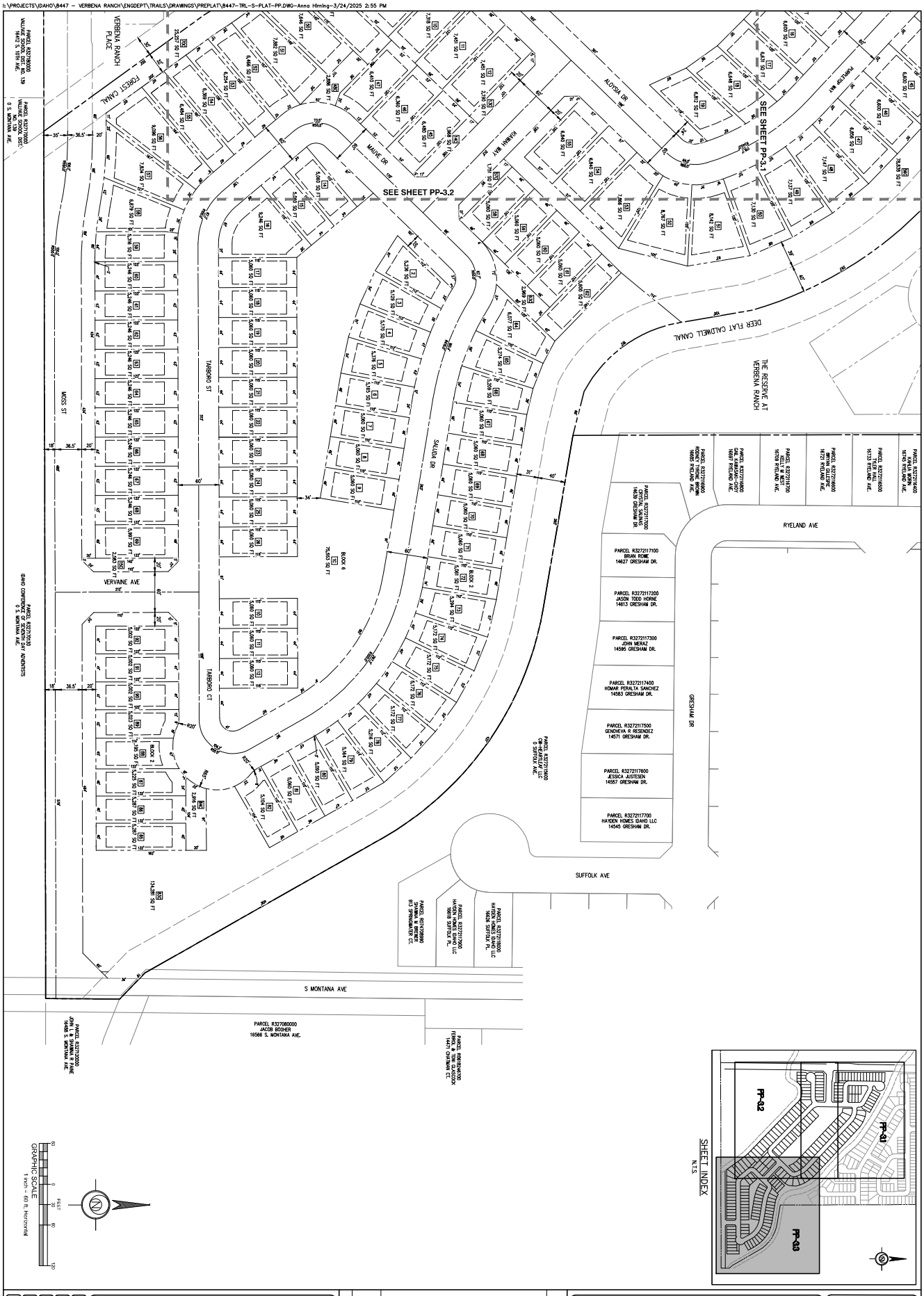
STATE OF IDAHO
JUSTIN E. BOZOVICH



SHEET NO.:	6 of 10	DATE:	03/24/2025
REF. NO.:	PP-3.3	SCALE:	AS NOTED
JOB NO.:	8447	DESIGN:	JEB
FILE NAME:	8447-TRL-S-PLAT-PP	DRAWN:	AH/JBS

PRELIMINARY PLAT

PRELIMINARY PLAT FOR
TRAILS AT VERBENA RANCH
CITY OF CALDWELL, CANYON COUNTY, IDAHO

REV.	DATE	DESCRIPTION	DRAWN
3	03/24/2025	CITY COMMENTS	ALH
2	09/19/2024	CITY COMMENTS	ALH
1	05/22/2024	AGENCY SUBMITTAL	AH/JBS

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5/24/25

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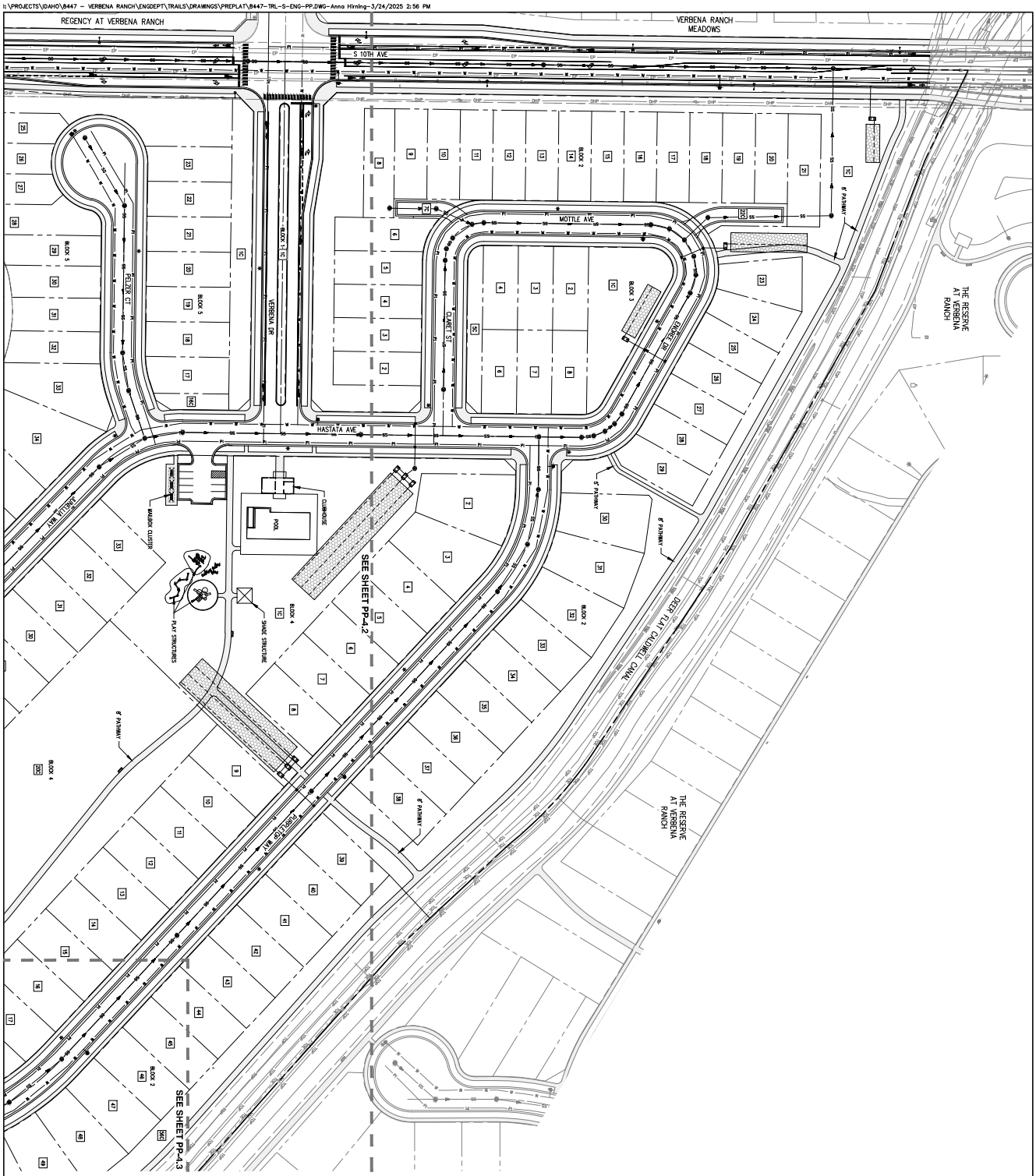

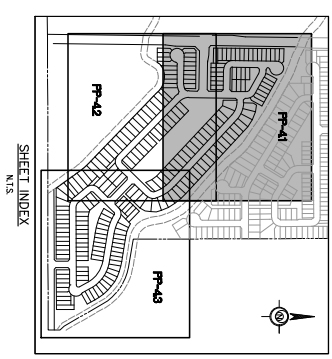

SHEET INDEX
N.T.S.

GRAPHIC SCALE
1 inch = 60 ft. Horizontal

REV.	DATE	DESCRIPTION	DRAWN
3	03/24/2025	CITY COMMENTS	ALH
2	09/19/2024	CITY COMMENTS	ALH
1	05/22/2024	AGENCY SUBMITTAL	ALH/JBS

PRELIMINARY ENGINEERING PLAN

PRELIMINARY PLAT FOR
TRAILS AT VERBENA RANCH
CITY OF CALDWELL, CANYON COUNTY, IDAHO

DATE: 03/24/2025
SCALE: AS NOTED
DESIGN: JEB
DRAWN: ALH/JBS
JOB NO.: 8447
FILE NAME: 8447-TRL-S-ENG-PP
REF. NO.: PP-4.1
SHEET NO.: 7 OF 10

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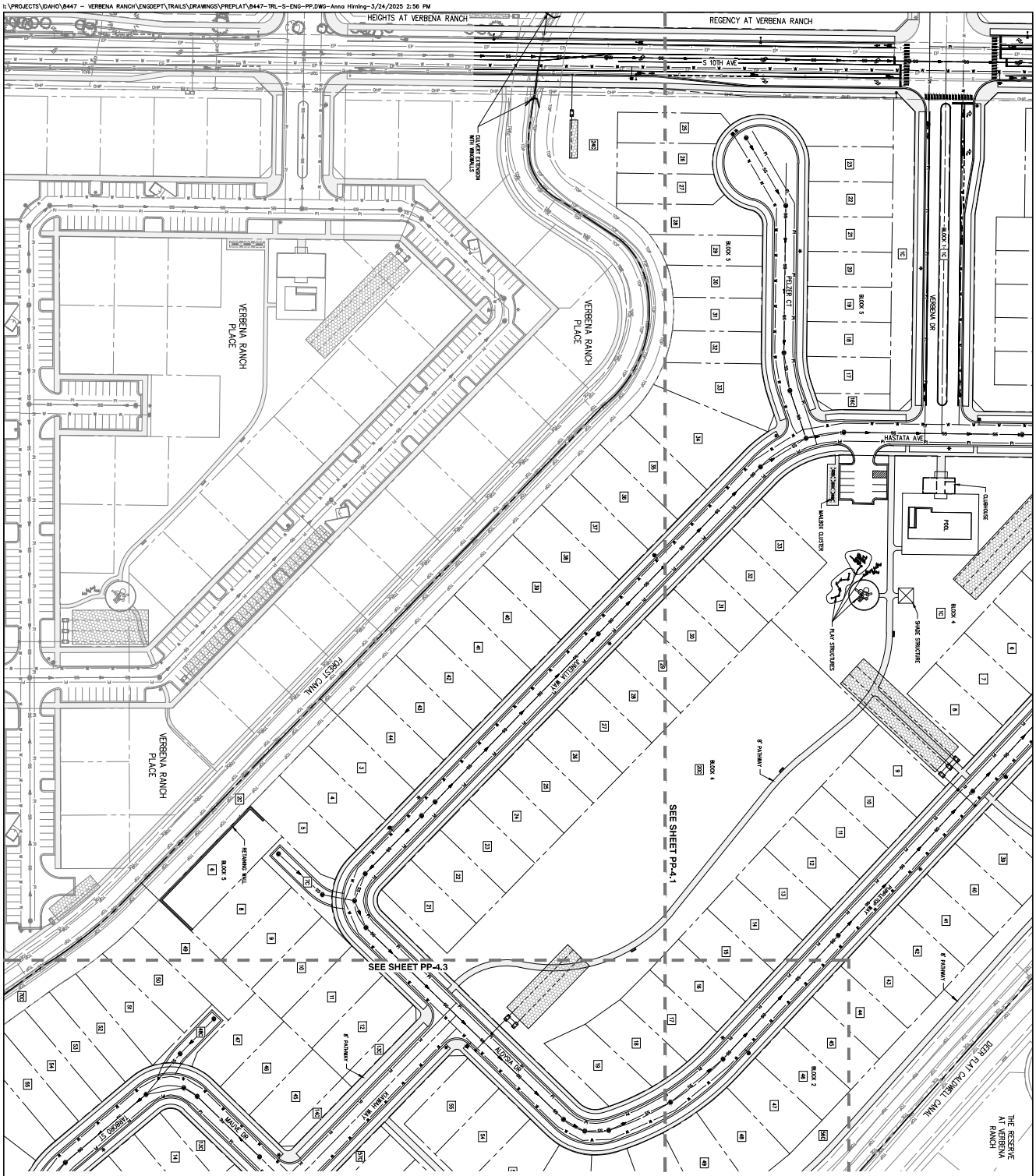
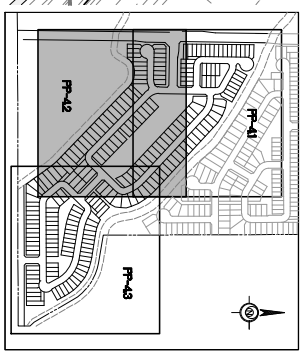
3/24/25





GRAPHIC SCALE
1 inch = 60 ft. Horizontal
60 0 30 60 120

SHEET NO.:	8 of 10	DATE:	03/24/2025
REF. NO.:	PP-4.2	DESIGN:	JBS
JOB NO.:	8447	DRAWN:	AH/JBS
FILE NAME:	8447-TRL-S-ENG-PP	SCALE:	AS NOTED

PRELIMINARY ENGINEERING PLAN

PRELIMINARY PLAT FOR
TRAILS AT VERBENA RANCH
CITY OF CALDWELL, CANYON COUNTY, IDAHO

REV.	DATE	DESCRIPTION	DRAWN
3	03/24/2025	CITY COMMENTS	ALH
2	09/19/2024	CITY COMMENTS	ALH
1	05/22/2024	AGENCY SUBMITTAL	AH/JBS

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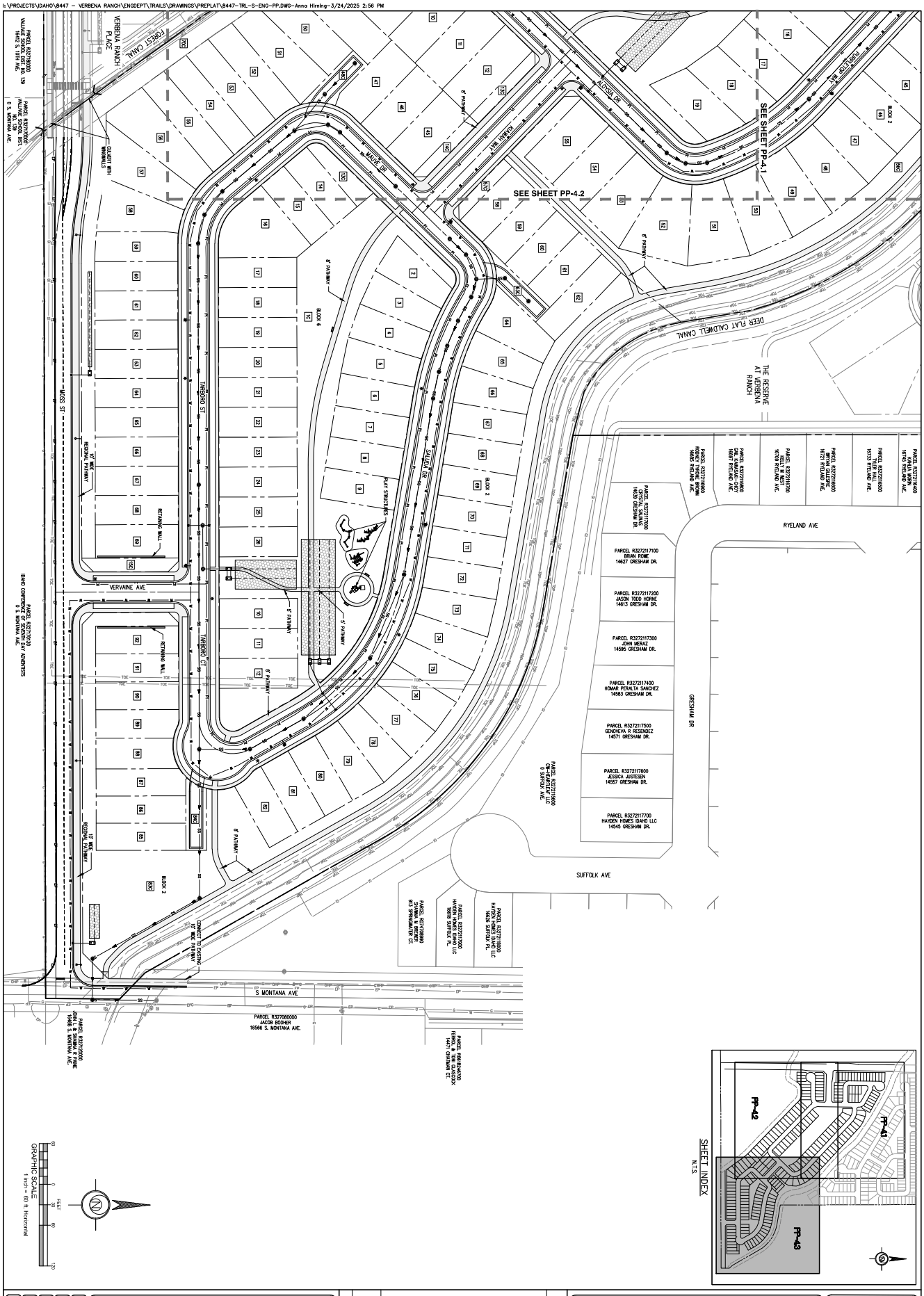
PROFESSIONAL ENGINEER LICENSED 12449 STATE OF IDAHO JUSTIN E. BOZOVICH

I:\PROJECTS\IDAHO\8447 – VERBENA RANCH\ENGDEPT\TRAILS\DRAWINGS\PREPLAT\8447-TRL-S-ENG-PP.DWG-Anna Hirning-3/24/2025 2:56 PM



REV.	DATE	DESCRIPTION	DRAWN
3	03/24/2025	CITY COMMENTS	ALH
2	09/19/2024	CITY COMMENTS	ALH
1	05/22/2024	AGENCY SUBMITTAL	ALH/JBS

PRELIMINARY ENGINEERING PLAN

PRELIMINARY PLAT FOR
TRAILS AT VERBENA RANCH
CITY OF CALDWELL, CANYON COUNTY, IDAHO

DATE: 03/24/2025
SCALE: AS NOTED
DESIGN: JEB
DRAWN: ALH/JBS
JOB NO.: 8447
FILE NAME: 8447-TRL-S-ENG-PP
REF. NO.: PP-4.3
SHEET NO.: 9 OF 10

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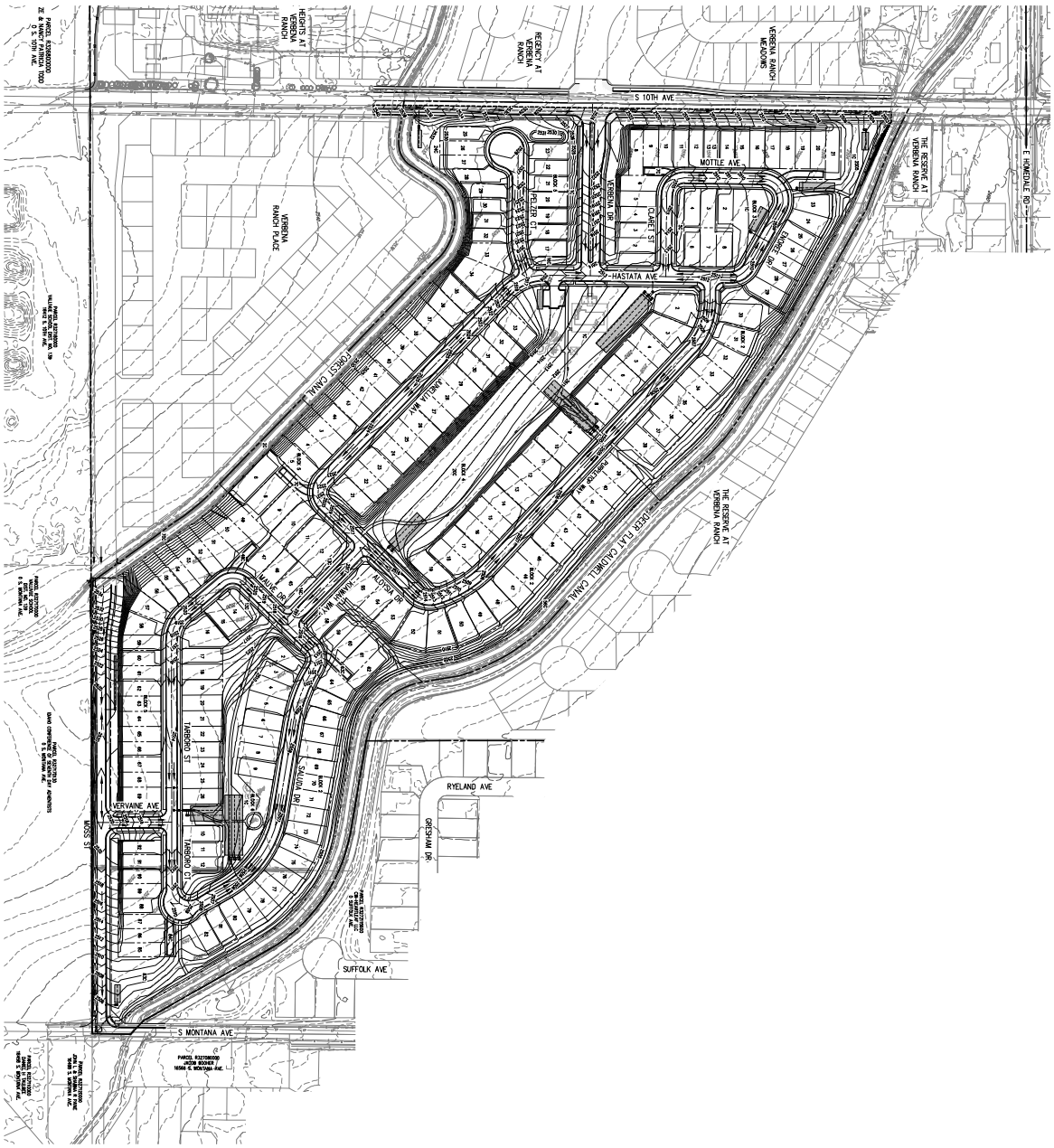

PRELIMINARY EARTHWORK QUANTITIES
CUT: 130,000 CY
FILL: 130,000 CY
NET: 0 CY

GRAPHIC SCALE
1 inch = 150ft. Horizontal
150 0 75 150 300

SHEET NO.:	10 of 10	DATE:	03/24/2025
REF. NO.:	PP-5.1	DESIGN:	ABB
JOB NO.:	8447	DRAWN:	AUH/JBS
FILE:	8447-TRL-S-GRADING-PP	SCALE:	AS NOTED

PRELIMINARY GRADING AND DRAINAGE PLAN

PRELIMINARY PLAT FOR TRAILS AT VERBENA RANCH

CITY OF CALDWELL, CANYON COUNTY, IDAHO

REV.	DATE	DESCRIPTION	DRAWN
3	03/24/2025	CITY COMMENTS	AUH
2	09/19/2024	CITY COMMENTS	AUH
1	05/22/2024	AGENCY SUBMITTAL	AUH/JBS

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PROFESSIONAL ENGINEER LICENSED 12449 STATE OF IDAHO JUSTIN E. BOZOVICH

3/24/25

Regular **Item:** 13.

Memorandum

To:

City Council

Meeting Date:

May 4, 2026

Item Name:

Approve the Findings of Facts and Conclusions of Law for Farmway Crossing No. 1 Final Plat (SFP25-000025).

Summary Statement:

Recommended Action:

Budget:

Cost:
GL Account:
Timeline:
Department:
Project Manager:

Attachments:

1. FCO_CC_Packet - FarmwayCrossingNo.1 (SFP25-000025)

Caldwell Planning & Zoning Department
STAFF REPORT / FINDINGS
Consent Item | City Council | 5/4/2026

Staff Planner: Garline Davis

CASE NO(s): SFP25-000025
Project Name: Farmway Crossing No. 1

STAFF REVIEW SUMMARY

Staff finds the final plat **IS** compliant with all applicable codes, regulations, and policies, and is in conformance with the approved preliminary plat. Staff recommends if approved, the approvals be subject to the conditions listed in the Findings of Fact, Conclusion of Law, and Decision herein.

CITY COUNCIL DECISION

This will be updated to reflect the city council decision after the meeting and prior to signature.

City Council APPROVED / DENIED the final plat at the 5/4/2026 City Council meeting.

PROJECT SUMMARY:

Proposed Land Use Applications:

- Final Plat for Farmway Crossing Subdivision No. 1 consisting of thirty-two (32) single-family residential lots and eleven (11) common lots on approximately 12.22 acres in the R-1 zoning district.

Project Name:	Farmway Crossing No. 1
Applicant:	Justin Pitcher, Ardurra
Property Owner:	Slate Ronald G and Jeanne M Family Trust
Parcel ID Number(s):	R3259900000
Property or Project Size:	12.22 acres (this phase)

DECISION BODY – REQUIRED FINDINGS & APPROVAL CRITERIA

Before the City Council approves any application, the Council must find and conclude the proposed application is compliant with the Caldwell City Code approval criteria as listed under #11 within Section I, Findings of Facts, within this report.

BEFORE THE CALDWELL CITY COUNCIL
CITY OF CALDWELL, CANYON COUNTY, IDAHO

NOTE: *THIS IS NOT A PREDETERMINED DECISION. PORTIONS OF THE FINDINGS ARE WRITTEN IN AN APPROVAL AND DENIAL FORMAT. ALL EVIDENCE WILL BE CONSIDERED AND THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION WILL BE UPDATED PRIOR TO FINAL SIGNATURE.*

IN THE MATTER OF AN APPLICATION FOR A FINAL PLAT APPROVAL FOR FARMWAY CROSSING NO. 1, A RESIDENTIAL SUBDIVISION WITH THIRTY-TWO SINGLE-FAMILY LOTS AND ELEVEN COMMON LOTS ON APPROXIMATELY 12.22 ACRES OF LAND IN THE R-1 ZONING DISTRICT.

Property Owner: Slate Ronald G and Jeanne M Family Trust

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

Case No. SFP25-000025

I. FINDINGS OF FACTS

1.	**APPLICANT:**	Justin Pitcher, Ardurra
2.	**PROPERTY OWNER:**	Slate Ronald G and Jeanne M Family Trust
3.	**APPLICATION REQUEST:**	Application for final plat approval of Farmway Crossing Subdivision No. 1 consisting of thirty-two (32) single-family residential lots and eleven (11) common lots on approximately 12.22 acres in the R-1 zoning district.
4.	**SITE ADDRESS AND LOCATION:**	The subject site is located on the SWC of Ustick Road and Farmway Road, with a property address of 4202 Farmway Rd., described as a portion of Government Lot 1 in the NE ¼ of the NE 1/4 of Section 5, Township 3 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho.
5.	**ASSESSOR PARCEL NUMBER(S):**	R3259900000
6.	**PROPERTY SIZE:**	Approximately 12.22 acres, more or less, of the larger 42.75-acre parent parcel.
7.	**PUBLIC NOTICING:**	The planning and zoning department notifies all political subdivisions providing services within the planning jurisdiction, including school districts who will be impacted by any changes that have been proposed from what was originally approved on the preliminary plat.

Review of the final plat submitted determined there were no modifications proposed that would necessitate additional public agency notifications.

8. **PRELIMINARY PLAT AND DEVELOPMENT BACKGROUND AND HISTORY:**

The preliminary plat approval for Farmway Crossing (SPP24-000001) was approved by the City Council on 2/3/2025. The approval is valid for two years; therefore, the deadline for submitting the Final Plat for City Council consideration is February 2027.

This phase consists of 12.22 acres and includes 32 single-family residential lots, consistent with the original entitlements.

9. **APPLICABLE REGULATIONS AND GUIDING DOCUMENTS:**

a. City of Caldwell Zoning Ordinance No. 1451, as amended
b. City of Caldwell Subdivision Ordinance, as amended
c. Idaho Code, Title 67, Chapter 65, Local Planning Act

10. **STAFF REVIEW AND ANALYSIS:**

Residential Type	**# of Lots**				
	PP	FP No 1	FP No 2	FP No 3	Remaining
Single-Family Detached	115	32			83
Common Lots	24	11			13

Non-Residential					
	PP	FP No 1	FP No 2	FP No 3	Remaining
Open Space Acreage	7.54 ac (proposed); 4.45 ac (required)	37,503 sf / 0.86 ac			6.68 ac
Amenities Approved	Pathway System; Picnic Area; Playground	Pathway System (started)			Picnic area, playground, remaining pathway segments

Staff Comment: *Construction drawings (CD25-000050) and the proposed final plat for Farmway Crossing No. 1 have been reviewed for conformance with city codes and with the approved preliminary plat. The Planning and Zoning Division, in consultation with the Engineering Department, have determined the final plat is compliant with city code, as well as with the approved preliminary plat.*

11. **CITY COUNCIL DECISION:**

Regarding the request for a final plat approval for Farmway Crossing No. 1 (SFP25-000025), a residential subdivision with 32 single-family lots and 11 common lots in an R-1 (Neighborhood Residential) zone on approximately 12.22 acres on Parcels R3259900000, located in the GOVT LT 1 in the NE ¼ of the NE ¼ of Section 5, T3N, R3W, the subject application was placed on the 5/4/2026 City Council consent agenda for consideration.

Based upon the information received and the record of evidence presented, the City Council voted to **APPROVE** the request for final plat approval, subject to the conditions herein. In approving the requests, the City Council concluded the following:

1. The final plat is compliant with city code; and
2. The final plat is in compliance with the approved preliminary plat.

II. CONCLUSIONS OF LAW

1. The City of Caldwell has provided for the processing of Land Use permits authorized by Chapter 65, Title 67, Idaho Code, pursuant to Chapter 10 Zoning Regulations and Chapter 11 Subdivision Regulations.
2. The record includes, but is not limited to all files, application documents, public notices, public comments and testimony, staff reports and memos, presented evidence and exhibits, public hearing written minutes and audio, and the signed Findings of Facts, Conclusions of Law, and Decision.
3. The City Council is authorized to approve, approve with conditions, approve with modifications, or deny final plats in accordance with Section 11-02-03 (2) D of Caldwell City Code.
4. The City Council reviewed and considered all records, evidence, testimony, facts presented, applicable code standards, and approval criteria as specified within Caldwell City Code in making their decision.

III. CONDITIONS OF APPROVAL

NOTE: Any conditions removed by the governing body will be shown in a strikethrough. Any conditions added by the governing body will be shown as underlined.

The approval of the application requests for (SFP25-000025), are subject to the adherence of the following conditions:

A. Site Specific Requirements:

1. All conditions for entitlements associated with SPP24-000001 shall apply.
2. No more than 30 residential home building permits shall be obtained prior to a Fire approved secondary access is constructed and approved by the Caldwell Fire Department.

B. General Requirements:

1. Development of the subject property shall be in conformance with all municipal codes, policies, standards, and regulations of the City of Caldwell, unless specifically stated otherwise in a Development Agreement or in the Order of Decision. **NOTE:** *Failure to identify a code violation during the review of the plans DOES NOT give the applicant the right or permission to violate any codes, policies, standards and/or regulations.*
2. If any term or provision of this decision, to any extent, is held invalid or unenforceable, the remaining terms and provisions hereof shall not be affected thereby, but each such remaining term and provision shall be valid and enforced to the fullest extent permitted by law.
3. Any nuisances existing on the property (weeds, trash, debris, etc) shall be resolved and in compliance with city codes prior to the approval of any construction drawings and/or issuance of building permits.
4. Any changes to the plans and specifications upon which this approval is based, other than those required by the above conditions, will require submittal of an application for modification and approval of that application prior to commencing any change.

5. All improvements and operations shall comply with applicable local, state and federal requirements and procedures whether specifically addressed in the analysis of this application or not.

6. Fencing: Fencing must comply with Caldwell City Code Section 10-02-07.

7. Approval: This approval is for the application(s) specified herein only. Additional permits, licenses and approvals may be necessary.

8. Solid Waste Disposal: All solid waste receptacles utilized during development and/or construction shall be provided by the same company with which the City of Caldwell has an exclusive contract.

9. Business Licensing: All businesses operating within the corporate limits of the city shall obtain a business permit license prior to commencing business operations.

C. Site Design and Development Standards:

1. General: All new construction shall comply with the current dimensional standards (height and setback schedule) in effect at the time the building permit is filed, excluding any deviations approved through a planned unit development, special use permit, and/or development agreement.

2. Stormwater: Strict adherence to the "Caldwell Stormwater Management Manual", as adopted by the city council as well as any subsequent adopted updates, is required. **NOTE:** *Any modifications necessary to the original approved stormwater design where additional stormwater retention or detention facilities are required, or where the approved retention and detention facilities are required to be expanded, still requires adherence to the requirements for minimum open space, landscape buffers, lot sizes and setbacks.*

D. Engineering Department Conditions:

The following items shall be completed prior to the City Engineer signing the final plat. Said items cannot be deferred by posting a financial security:

1. Water System: The final plat cannot be signed until the water system has been constructed, pressure tested and clean water samples received.

2. Sewer System: The final plat cannot be signed until the sewer system has been constructed, pressure tested, CCTV video has been submitted and approved and interim as-builts have been approved by the Engineering Department.

3. Pressurized Irrigation System: The final plat cannot be signed until the pressure irrigation system within the public right-of-way has been constructed and pressure tested.

4. Storm Drain System: The final plat cannot be signed until the storm drain system located within the public right-of-way has been constructed, passed visual inspection, and interim as-builts have been approved by the Engineering Department.

5. All-Weather Surfaces: The final plat cannot be signed until all-weather surfaces are in place, compaction test results have been submitted and approved for roadways and emergency accesses and, if paved, core sample results have been submitted and approved.

6. Street Signs: The final plat cannot be signed until all street signs have been installed to City standards and approved.

7. Construction Security: Construction security (compliant with current City Code requirements) must be provided for all items which are not among the items listed above, and which are not yet completed before the City Engineer can sign the final plat. The City must be in agreement on a construction security amount for those improvements.

8. Final Plat Review: The final plat drawing shall be submitted to the Engineering Department for review prior requesting signatures on the final plat. Adequate review time (no less than 30 days) shall be provided by the Applicant. Final plats submitted for review must meet all State statutes and City codes, policies, and ordinances.

9. Addressing: In an effort to expedite the addressing process of the final plat, applicants shall submit electronic copies of the final plat, in both PDF and AutoCAD format, to the Engineering and Mapping departments as soon as possible.

E. Fire Department Conditions:

1. All requirements from the Fire Department for access, turnarounds, emergency access, water supply, fire hydrants, etc. shall be met in the development and/or platting of the subject property.

2. Final approval of the location and number of fire hydrants within the development shall be determined by the Fire Marshal and take place by phase at the time of submittal of applicable construction drawings for each phase.

F. Mapping Department Conditions:

1. Approved Subdivision Name. No changes to an approved subdivision name shall occur unless a request is initiated through the filing of an application for a "Subdivision Name Change Request", and subsequently reviewed and approved the Mapping and Planning and Zoning Department, at an administrative staff level. In making application, the application shall file a completed application with the Planning and Zoning Department on forms prescribed by the department accompanied by such data and information necessary to assure the fullest presentation of facts, as determined by the Planning Director.

    a. Subdivision Name Change Requests; Prior to Final Plat Submission: If approved, an amended preliminary plat will need to be submitted to the Planning and Zoning Department with the reflected subdivision name change prior to the approval of construction drawings. All construction drawings and final subdivision plats shall reflect the new approved subdivision name.

    b. Name Change Requests; Prior to Final Plat Recording: If approved, an amended final plat drawings and mylars will need to be submitted to the Planning and Zoning Department with the reflected subdivision name change prior to signature of the final plat.

    c. Name Change Requests; After Final Plat Recording: If approved, an amended final plat drawing indicating the new subdivision name OR an Affidavit of Correction indicating that the plat is otherwise known as "insert the new approved subdivision name", shall be recorded at the county recorder's office. Once the plat or affidavit is recorded, a copy of the recorded plat or affidavit shall be provided to the Planning and Zoning Department.

2. Approved Street Names, Street Layout, Lot and Block Numbering, and Subdivision Phasing Plan. No changes to the original approved street names, street layout and configuration, lot and block numbering, or subdivision phasing plan shall occur without prior approval from the City of Caldwell Mapping Division. Any substantial changes from what was originally approved may require additional public hearings.

G. Landscaping Specific Requirements:

1. Compliance: The applicant shall comply with all landscaping requirements based on Caldwell City Code.

2. Landscape Plan: The Landscape Plan **(Exhibit 1)** represents the approved landscape plan. Any changes to the landscape plan must be submitted to the City for review and approval prior to installation.

3. If the City determines that any such changes require additional public comment due to potential impacts on surrounding property or the community, or that such change is a substantial enough change from the landscape plan presented to the public, a public hearing shall be held on the proposed changes and notice

shall be provided as required by the City.

4. Landscape Maintenance: All landscaping and screening devices shall be maintained in an attractive, live, safe and healthy manner, and to meet the specific requirements in the Caldwell City Code.
5. Subdivisions: The home owner's association is responsible for maintaining all common area landscaping and screening devices within a subdivision, development, and/or the subject property.
6. Street Landscape Buffers: The street landscape buffers shall contain a mixture of sod, trees (deciduous and evergreen), shrubs, lawn, vegetative and non-vegetative ground cover so that the entire buffer area is covered. Plantings shall meet or exceed the minimum plant sizes as follows:

Planting Type	**Minimum Size at Time Planting**
Evergreen trees	6-foot height minimum
Ornamental trees	2-inch caliper minimum
Shade trees	2-inch caliper minimum
Shrubs & Perennials	10" height and/or spread minimum, depending on plant species

H. Subdivision Specific Requirements:

1. Cluster Mailboxes: The development shall utilize cluster mailboxes for delivery of mail. Individual mailboxes shall not be allowed. A cluster mailbox placement plan shall be submitted to the Planning and Zoning department showing coordination with the United States Postal Services prior to submitting the construction drawings.
2. Subdivision Construction Signage: At the time of development a "rules and regulations" sign shall be posted and maintained at the entryways to the project until it is fully developed and build out is complete. The signs would be intended for subcontractors performing work and should include: a) no dogs; b) no loud music; c) no alcohol or drugs; d) no abusive language; e) disposal of personal trash and site debris; f) daily cleanup of any mud and/or dirt that is deposited from the construction parcel onto streets; g) installation of a temporary construction fence that would keep debris from being blown off site by the wind; h) no burning of construction or other debris on the property.
3. Plat Expirations:

   Final plats must be recorded for a single-phase development or for the first phase of a multi-phase development within twenty-four (24) months of the date of signature on the approving order of decision for the final plat.
4. Phased Subdivisions: The subdivider may file and obtain acceptance of successive final plats for continuous segments of the approved preliminary plat without reapplication for preliminary plat approval, provided that final plats are recorded in successive intervals of not more than two (2) years each, as measured from the date of recordation of the prior phase final plat.

IV. ORDER OF DECISION

The Council, based upon the testimony and evidence in record in this matter and upon findings of fact and conclusions of law set forth herein DOES HEREBY DETERMINE AND DECIDE AS FOLLOWS: the request for a final plat approval for SFP25-000025, a residential subdivision with 32 single-family lots and 11 common lots in an R-1 (Neighborhood Residential) zone on approximately 12.22 acres on Parcels R3259900000, located in the GOVT LT 1 in the NE portion of Section 5, T3N, R3W, is **APPROVED SUBJECT TO THE CONDITIONS OF APPROVAL LISTED HEREIN.**

These Findings of Fact, Conclusions of Law and Decision are for Farmway Crossing Subdivision No. 1 approved and adopted by the Caldwell City Council on this date, Click or tap here to enter text.

_____ _____

Eric Phillips, Mayor Date of Decision

ATTEST:

_____

Kristina Buchan, City Clerk
City of Caldwell

EXHIBIT 1

Application Documents

- Checklist
- Application
- Narrative
- Vicinity Map
- Final Plat
- Approved Preliminary Plat
- Landscape Plan
- Open Space Exhibit

City of Caldwell
Planning & Zoning Department
621 Cleveland Blvd., Caldwell, ID 83605 | PZ@cityofcaldwell.org | 208-455-3021

FINAL PLAT CHECKLIST

Upon receipt of this application, staff will review the project to confirm that all pre-requisite application type(s) have been submitted, reviewed, and approved. The following items must be submitted for the application to be considered complete.

- *Final plat applications may be submitted concurrently with the submission of civil construction drawings.*
- *Final plat applications are submitted to the Planning and Zoning Department.*
- *Civil construction drawings are submitted to the Engineering Department.*

1. FORMAT AND GENERAL INFORMATION REQUIRED

Applicant	Description	Staff
☒	Caldwell Master Development Application	☐
☒	If the signatory on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application is required.	☐
☒	Associated Fee(s): as listed on the Development Review Fee Schedule	☐
☒	A completed copy of this checklist (check each box)	☐
☒	Provide a copy of a current title report, or warranty deed for the subject property	☐
N☐A	Provide a project narrative addressing any conditions of approval or changes from the approved preliminary plat.	☐
☒	One (1) full size copy of the approved preliminary plat (pdf format).	☐
☐ incl. ☒ n/a	One (1) full size copy of an amended preliminary plat in pdf format (if changes from the approved preliminary plat are being proposed)	☐
☒	One (1) full size copy of the final plat (pdf format)	☐
☒	One (1) georeferenced ArcMap-compatible file, such as a zipped shapefile, of the final plat shall be submitted with construction drawings to the engineering department.	☐
☒	The final plat drawing(s) shall be submitted in digital form using .dwg drawing file format and shall be spatially referenced to the Idaho state plane coordinate system - west zone, North American datum (NAD) 83.	☐
☒	One (1) copy of the final plat shall be a reproducible Mylar copy, suitable for blue line reproduction, and shall be submitted to the engineering department.	☐

☒	Provide a copy of the Order of Decision for the preliminary plat	☐
☐ incl. ☒ n/a	Provide a copy of the Development Agreement (if applicable)	☐
☒	General formatting: The final plat shall be drawn to an accurate scale having not more than one hundred feet to an inch (100' = 1") and shall be in a high-resolution format that is clear and legible. All final plats to be offered for recording shall be in accordance with Idaho Code title 50, chapter 13, and city code.	☐
☒	All final plat sheets shall be 24" x 36" with an appropriate, readable scale.	☐
☒	Orient plat so that north is to the top or left-hand side of sheet.	☐
☒	Provide north arrow, graphic scale, and written scale.	☐
☒	Provide a vicinity map in the same orientation of plat showing subject property.	☐

2. FINAL PLAT REQUIRED CONTENT

Applicant	Description	Staff
☒	Designate a title block in the lower, right-hand corner of the plat document. The title block shall contain the name of the subdivision and its location by number, section, township, range and county, date of preparation, and plat type.	☐
☒	Surveyor Information: Plat shall contain the name, address and official seal of the professional land surveyor preparing and stamping the plat.	☐
☒	Include the number of lots for each residential, commercial, and/or industrial type land use; the number of common open space lots; acreage; and the number of dwelling units for each type.	☐
☒	Plat shall include a statement in accordance with Idaho Code section 50-1334 as to the water system being utilized.	☐
☒	For multiple page plats, indicate the sheet number for each page of the plat as: Sheet [#] of [Total #].	☐
☒	Boundaries of the tract to be subdivided fully balanced and closed, showing all bearings and distances, determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.	☐
☒	Any excepted parcel(s) within the plat boundaries shall show all bearings and distances, determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.	☐
☒	Location and description of cardinal points to which all dimensions, angles, bearings, and similar data on the plat shall be referenced.	☐
☒	Reference by dimension and bearing to a combination of two (2) section corners, quarter section corners, or recorded monuments.	☐
☒	Provide a legend for all abbreviations, graphic symbols, and line types used.	☐

Applicant	Description	Staff
☒	Name, right of way lines, courses; lengths and widths of all public streets, pathways, and utility easements; all linear curves for street centerlines and property lines shall include the following information: (A) Radii. (B) Central angle. (C) Arc length. (D) Points of tangency. (E) Long chord, length and bearing.	☐
☒	All proposed easements for access provided for public services, utilities, or public pathways, and any limitations of the easements, as well as dimensions, bearings, widths, and use indicated. Any existing recorded easements on the subject property shall also be shown with use, width, dimensions, bearings and applicable instrument numbers.	☐
☒	All lots shall be numbered by consecutive numbers throughout the plat. "Exceptions" or areas not designated as a lot shall be so designated, lettered or named and clearly dimensioned. Both square footage and acreage of every lot within the subdivision shall be noted.	☐
☒	Location, dimensions, bearings, radii, arcs and central angles of all sites to be dedicated to the public shall be clearly indicated and the intended use specified.	☐
☒	Certification and signature by the professional land surveyor preparing said plat certifying to the accuracy of the survey and plat and that the monuments described in it have been located as described.	☐
☒	Certification, acknowledgment, and signature by the owner including dedication of all streets, rights of way and any sites for public use, and granting of any existing or proposed easements, including acknowledgment of such.	☐
☒	Certification and signature of the county surveyor verifying that the accuracy of the plat complies with the requirements of Idaho Code.	☐
☒	Signature block for city engineer verifying that final plat complies with Idaho Code, title 50 and with city code.	☐
☒	Signature block for city clerk verifying council approval of said final plat.	☐
☒	Certification and signature of the health department verifying approval of sewer and water facilities as required by Idaho Code, title 50, chapter 13.	☐
☒	Certification of county treasurer as required by Idaho Code, title 50, chapter 13.	☐

3. SITE DATA

Applicant	Description	Staff
☒	Complete the data table below.	☐

Total Acreage of Site:	12.22	Total Acreage of Any Out-Parcels:	N/A
Residential / Multi-Family Information:			
Total # of Lots:	45	Total # of Dwelling Units:	32
# of Residential Lots	32	# of Single-Family (detached or townhomes):	32
# of Common Lots	13	# of Duplex Dwelling Units:	N/A
Total Acreage of Common Lots:	1.69	# of Triplex Dwelling Units:	N/A
Minimum Lot Size:	7928 SF	# of 4-, 5-, or Six Family Dwelling Units:	N/A
Maximum Lot Size:	13272 SF	# of Multi-Family Dwelling Units:	N/A
Average Lot Size:	9374 SF	Dwelling Units per Gross Acre:	N/A
Minimum Street Frontage:	50'	Minimum Lot Width:	
Commercial / Industrial Information:			
# of Commercial Lots:	N/A	Total Gross Square Feet of Commercial Buildings:	N/A
# of Industrial Lots:	N/A	Total Gross Square Feet of Industrial Buildings:	N/A

APPLICANT ACKNOWLEDGMENT

By signing below, I acknowledge:

☒ All items on the checklist are included in the submittal package.

☒ All documents are single sided and high-resolution.

☒ All submittal information included within the checklist and the application are, to the best of my knowledge, complete and accurate.

☒ I am aware that my civil construction drawings WILL NOT be approved until all outstanding items have been addressed and the final plat has been heard by City Council.

Patrick Connor

Printed Name

10/20/2025

Date

Signature

The applicant is the:

☐ Property Owner

☒ Property Owner's Agent/Representative

COMMUNITY DEVELOPMENT DEPARTMENT
Planning & Zoning Division
Caldwell City Hall: 205 S 6th Avenue | Mail: PO Box 1179 Caldwell, ID 83606 |Phone: 208-455-3024
https://www.cityofcaldwell.org/Departments/Community-Development/Building-Safety-Division
Robin Collins, PCED, CBO | Community Development Director & Building Official

Master Land Use Application

This Master Land Use Application and specific land use checklists must be completed, with all required supplemental documents provided, prescreening passed, and fees paid for an application to be considered complete and accepted.

Hearing dates and codes utilized for review are based on the date is "complete and accepted".

Failure to submit all requested items (in legible form) may delay the processing of your application.

APPLICATION LEGEND:

* = Public hearing(s) required
** = May require public hearing
*** = City Council consent agenda
All others are considered Administrative Staff Level Reviews

I. Application Requests (check all that apply)

- ☐ Admin Director Determination
- ☐ Administrative Development Review[2]
- ☐ Alternative Method of Compliance
- ☐ Annexation w/Zoning*
- ☐ Business License (Permit)
- ☐ Certificate of Appropriateness*
- ☐ Comprehensive Plan (Map) Amendment*
- ☐ Comprehensive Plan (Text) Amendment*
- ☐ Deannexation*
- ☐ Design Review**
- ☐ Development Agreement (New)*
- ☐ Development Agreement (Modification)**
- ☐ Development Agreement (Termination)*
- ☐ Home Occupation Permit (New)
- ☐ Home Occupation Permit (Renewal)
- ☐ Lot Line / Boundary Line Adjustment
- ☐ Lot Split (Administrative)
- ☐ Lot Split (Simple)
- ☐ Manufactured Home Community*
- ☐ Mobile Food Unit (Individual)
- ☐ Mobile Food Unit Park / Court
- ☐ Modification to Conditions of Approval**
- ☐ Outdoor Dining Permit
- ☐ Parcel Consolidation
- ☐ Performance Bonding
- ☐ Planned Unit Development (New)*
- ☐ Planned Unit Development (Modification)**
- ☐ Public Art / Mural
- ☐ Rezone* (Zoning Map Amendment)
- ☐ Signs[1]
- ☐ Special Use Permit (New)*
- ☐ Special Use Permit (Modification)**
- ☐ Subdivision (Prelim) Plat*
- ☑ Subdivision (Final) Plat***
- ☐ Subdivision (Short) Plat*
- ☐ Subdivision Plat Modification**
- ☐ Subdivision Plat (Time Extension)
- ☐ Subdivision Plat (Renewal)
- ☐ Temporary Use Permit
- ☐ Traffic Impact Study Review
- ☐ Vacation (Easement)*
- ☐ Vacation (Plat Note) *
- ☐ Vacation (ROW) *
- ☐ Variance*
- ☐ Zoning Ordinance Text Amendment*

Footnotes:

[1]Freestanding, post/pole, or monument signs less than 6' in height. All other signs must be submitted through the building department.

[2] Used when not associated with other land use applications, when revisions to an approved (non-subdivision development) is being proposed, or when the land use schedules indicate the requirement for Administrative Development Review.

II. General Project / Site Information

Project or Development Name: *(for business licensing, use business name)*	Farmway Crossing Subdivision No. 1
Site Address(s): *Upload separate attached sheet if more than six (6) site addresses*	4202 Farmway Rd, Caldwell, ID 83605
Suite #s:	
Parcel #s:	R3259900000
Total Acres:	12.22
Prior Use of Property:	Agriculture
Proposed Use of Property:	Residential

Current Zoning of Subject Parcel(s): *(check all that apply)*

☐ RS-1	☐ C-1	☐ M-1	☐ D-CC	☐ A-D	☐ Property in County
☐ RS-2	☐ C-2	☐ M-2	☐ C-CB	☐ C-D	
☐ -1	☐ C-3	☐ I-P	☐ T-N	☐ H-D	List County Designation:
☐ R-2	☐ C-4			☐ P-D	
☐ R-3	☐ H-C				AG

Proposed Zoning of Subject Parcel(s): *(check all that apply)*	☐ No Change ☐ RS-1 ☐ RS-2 ☑ R-1 ☐ R-2 ☐ R-3	☐ C-1 ☐ C-2 ☐ C-3 ☐ C-4 ☐ H-C	☐ M-1 ☐ M-2 ☐ I-P		☐ D-CC ☐ C-CB ☐ T-N	☐ A-D ☐ C-D ☐ H-D ☐ P-D

Select the Overlay District for the Subject Parcel(s): *(check all that apply)*	☑ Not in Overlay Zone ☐ APO-1 ☐ APO-2	☐ ED-1	☐ FP-1	☐ HD-1 ☐ HD-2 ☐ HD-3	☐ SO-1 ☐ SO-2 ☐ SO-3	☐ UD-1 ☐ UD-2 ☐ UD-3

City of Caldwell Comprehensive Plan Designation of Subject Parcel(s): *(check all that apply)*	☐ Neighborhood 1 ☐ Neighborhood 2 ☐ Neighborhood 3 ☐ Urban Neighborhood	☐ Downtown ☐ Mixed Use Center ☑ Community Center ☐ Special Purpose

Is/Are Subject Parcel(s) located within an "Area Hub" as indicated within the City of Caldwell Comprehensive Plan?

☐ Yes ☑ No

III. Applicant Information

Note: If applicant is an LLC, proof of authorized signer will be required from the Secretary of State.

Name:	Patrick Connor
Company Name: *(if applicable)*	Ardurra
Mailing Address:	332 N Broadmore Way, Nampa, ID 83687

Phone:	(208) 442-6300	**Email:**	pconnor@ardurra.com

Email Address:	

Applicants Relationship to Property Owner:	☐ Property Owner ☑ Authorized Agent/Representative ☐ Purchaser ☐ Petitioner *(vacation requests only)*

IV. Property Owners' Information *(if different from applicant)*

Name:	SLATE RONALD G AND JEANNE M FAMILY TRUST
Mailing Address:	4202 FARMWAY RD, CALDWELL ID 83605

Phone:	(208) 631-5052	**Email:**	land.tccinc@gmail.com

V. Contractor / Developer Information *(fill out, if applicable)*

Name:	Todd Campbell Construction
Company Name: *(if applicable)*	
Mailing Address:	13864 W Meadowdale Dr, Boise, ID 83713

Phone:	(208) 631-5052	**Email:**	land.tccinc@gmail.com

VI. Architect Information *(fill out, if applicable)*

Name:	
Company Name: *(if applicable)*	
Mailing Address:	

Phone:		**Email:**	

VII. Civil Engineer / Surveyor Information *(fill out, if applicable)*

Name:	John G Carpenter
Company Name: *(if applicable)*	Ardurra
Mailing Address:	332 N Broadmore Way, Nampa, ID 83687

Phone:	(208) 442-6300	**Email:**	jcarpenter@ardurra.com

VIII. Landscape Architect Information *(fill out, if applicable)*

Name:	Jaime Synder
Company Name: *(if applicable)*	Ardurra
Mailing Address:	332 N Broadmore Way, Nampa, ID 83687

Phone:	(208) 442-6300	**Email:**	jsnyder@ardurra.com

IX. Applicant Acknowledgement

☑ By signing this application, I authorize employees/agents of the City to enter onto the property that is the subject of this application during regular business hours. The sole purpose of entry is to make an examination of the property that is necessary to process this application; and

☑ I certify that I am the owner of this property, the owner's authorized agent/representative, or the petitioner (if for a vacation). If acting as an authorized agent or representative, I further certify that I have full power and authority to file this application and to perform, on behalf of the owner, all acts required to enable the jurisdiction to process and review such an application. I will comply with all provisions of the law and ordinance governing this type of application; and

☑ I certify that failure to submit all required documents in compliance with the checklist could result in delayed acceptance, processing, and hearing date timelines; and

☑ I certify that the information furnished by me as part of this application is true and correct to the best of my knowledge.

I certify that I am the:

☐ Property Owner ☑ Authorized Agent / Representative ☐ Petitioner (Vacations Only)

Patrick Connor _____ 10/20/2025 _____

Applicant / Applicant's Representative Printed Name Date

_____

Applicant / Applicant's Representative Signature

ARDURRA

10/20/2025

City of Caldwell
Planning and Zoning
205 S 6th Ave, Caldwell, ID 83605

SUBJECT: **Farmway Crossing No. 1 | Final Plat Narrative**

Dear Planning and Zoning Staff,

A. Site-Specific Requirements
At the time of building permit submittal, all residential structures within Farmway Crossing #1 will adhere to the height requirements and standards outlined in the R-1 zoning district. Building plans will confirm compliance prior to issuance of any permits.

B. General Requirements
All development activities associated with Farmway Crossing #1 will conform to the applicable municipal codes, standards, and policies of the City of Caldwell. Any identified nuisances will be resolved prior to construction drawing approval. Modifications to approved plans will be submitted for review as required. Construction waste disposal will be coordinated through the City's contracted provider, and all businesses operating within the subdivision will obtain proper licensing. The applicant acknowledges that compliance with all local, state, and federal regulations is required throughout the duration of the project.

C. Site Design and Development Standards
The final plat and construction drawings are designed to meet current city standards for height, setbacks, and lot area, consistent with the approved preliminary plat. Any future revisions to the site plan, elevations, or concept plan will be submitted for City review and approval. Stormwater design will strictly adhere to the Caldwell Stormwater Management Manual to ensure on-site retention and compliance with open space and landscape buffer requirements.

D. Fire Department Conditions
The applicant will comply with all requirements of the Caldwell Fire Department as outlined in their memo dated September 10, 2024. Fire access, emergency turnarounds, and hydrant spacing will be coordinated and reviewed at the construction drawing stage. Final hydrant placement will be approved by the Fire Marshal prior to construction.

E. Engineering Department Conditions
All conditions provided by the City Engineering Department (memo dated December 4, 2024) and the Mapping Department (memo dated December 5, 2024) will be satisfied prior to final plat signature.

F. Landscaping Requirements
The approved landscape plan for Farmway Crossing #1 will be implemented per the conditions of approval and Caldwell City Code. The HOA will maintain all landscaped areas in a live and healthy condition, consistent with city standards.

The applicant acknowledges the requirement to record the final plat within twenty-four (24) months of the approving order of decision. Subsequent phases will follow the approved preliminary plat sequence and adhere to the two-year interval rule for recording. Approved Subdivision names, Street names, lot numbering and block numbering, and subdivision phasing configuration will remain as approved by the City Mapping Division. Any changes will be submitted for review prior to final plat recording.

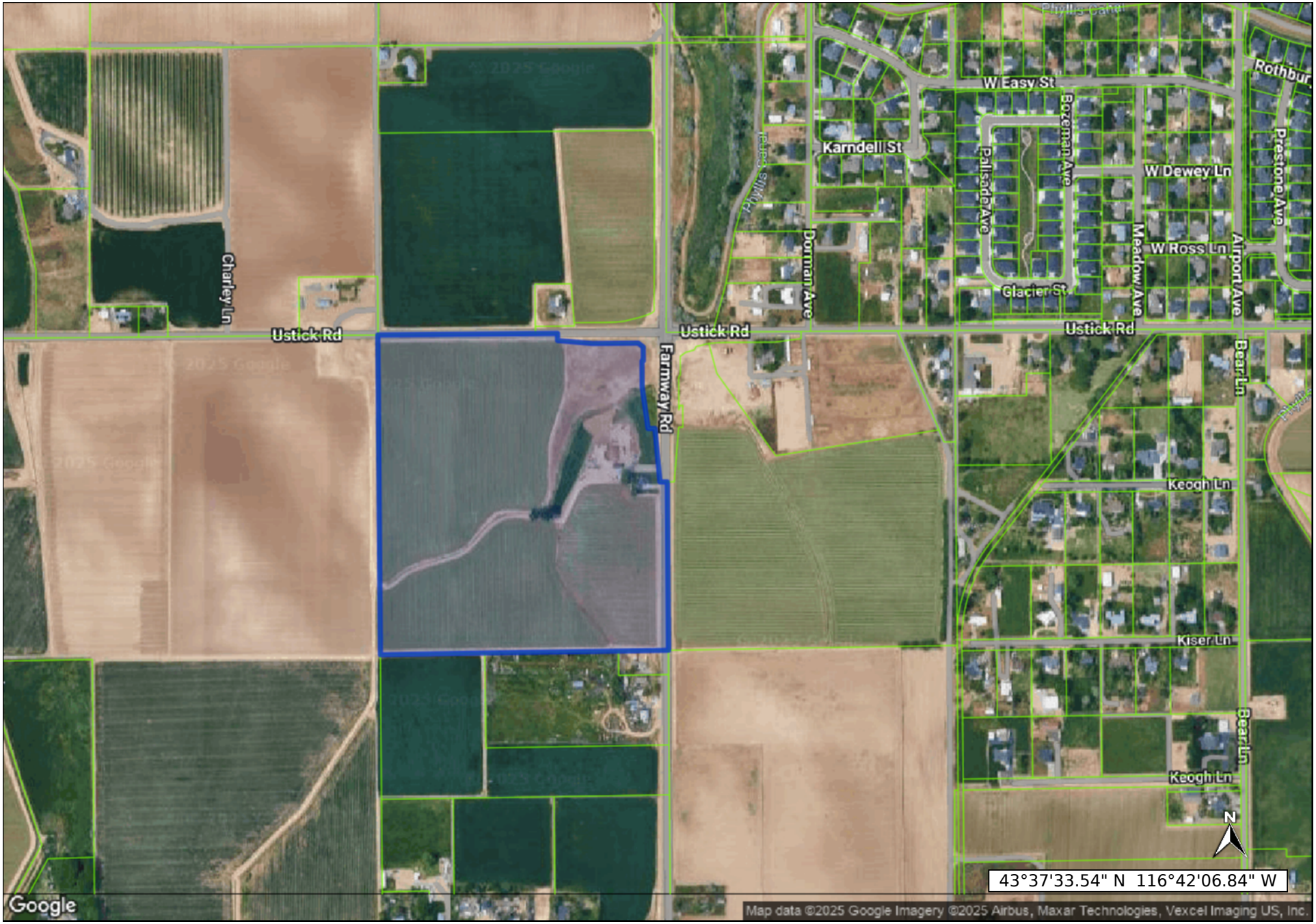
Sincerely,

Jacob Ruther

Jacob Ruther,
Land Use Planner

Farmway Crossing #1

Vicinity Map

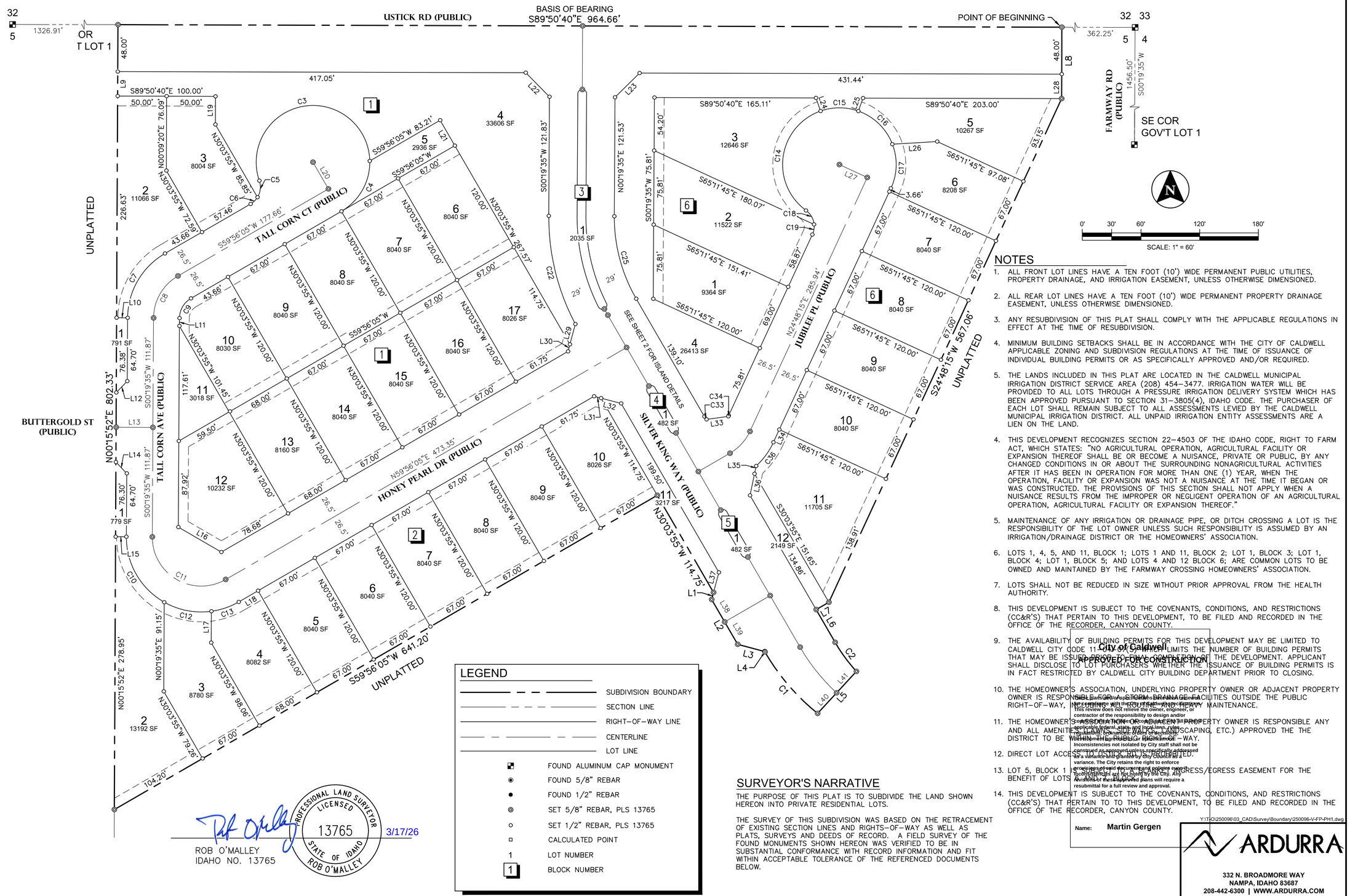


Oct 30, 2025 - landproDATA.com
Scale: 1 inch approx 600 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

FARMWAY CROSSING SUBDIVISION NO. 1

LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 5,
TOWNSHIP 3 NORTH, RANGE 3 WEST BOISE MERIDIAN,
CITY OF CALDWELL, CANYON COUNTY, IDAHO
2026



NOTES

1. ALL FRONT LOT LINES HAVE A TEN FOOT (10') WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE, AND IRRIGATION EASEMENT, UNLESS OTHERWISE DIMENSIONED.
2. ALL REAR LOT LINES HAVE A TEN FOOT (10') WIDE PERMANENT PROPERTY DRAINAGE EASEMENT, UNLESS OTHERWISE DIMENSIONED.
3. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
4. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF CALDWELL APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
5. THE LANDS INCLUDED IN THIS PLAT ARE LOCATED IN THE CALDWELL MUNICIPAL IRRIGATION DISTRICT SERVICE AREA (208) 454–3477. IRRIGATION WATER WILL BE PROVIDED TO ALL LOTS THROUGH A PRESSURE IRRIGATION DELIVERY SYSTEM WHICH HAS BEEN APPROVED PURSUANT TO SECTION 31–3805(4), IDAHO CODE. THE PURCHASER OF EACH LOT SHALL REMAIN SUBJECT TO ALL ASSESSMENTS LEVIED BY THE CALDWELL MUNICIPAL IRRIGATION DISTRICT. ALL UNPAID IRRIGATION ENTITY ASSESSMENTS ARE A LIEN ON THE LAND.
4. THIS DEVELOPMENT RECOGNIZES SECTION 22–4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "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."
5. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE, OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT OR THE HOMEOWNERS' ASSOCIATION.
6. LOTS 1, 4, 5, AND 11, BLOCK 1; LOTS 1 AND 11, BLOCK 2; LOT 1, BLOCK 3; LOT 1, BLOCK 4; LOT 1, BLOCK 5; AND LOTS 4 AND 12 BLOCK 6; ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE FARMWAY CROSSING HOMEOWNERS' ASSOCIATION.
7. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
8. THIS DEVELOPMENT IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R'S) THAT PERTAIN TO THIS DEVELOPMENT, TO BE FILED AND RECORDED IN THE OFFICE OF THE RECORDER, CANYON COUNTY.
9. THE AVAILABILITY OF BUILDING PERMITS FOR THIS DEVELOPMENT MAY BE LIMITED TO CALDWELL CITY CODE 11–4–3(C)(3) WHICH LIMITS THE NUMBER OF BUILDING PERMITS THAT MAY BE ISSUED PRIOR TO FINAL CONSTRUCTION OF THE DEVELOPMENT. APPLICANT SHALL DISCLOSE TO LOT PURCHASERS WHETHER THE ISSUANCE OF BUILDING PERMITS IS IN FACT RESTRICTED BY CALDWELL CITY BUILDING DEPARTMENT PRIOR TO CLOSING.
10. THE HOMEOWNER'S ASSOCIATION, UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT–OF–WAY, INCLUDING ANY REQUIRED MAINTENANCE.
11. THE HOMEOWNER'S ASSOCIATION OR ADJACENT PROPERTY OWNER IS RESPONSIBLE ANY AND ALL AMENITIES (FENCING, LANDSCAPING, ETC.) APPROVED THE THE DISTRICT TO BE WITHIN THE PUBLIC RIGHT–OF–WAY.
12. DIRECT LOT ACCESS TO [illegible] IS PROHIBITED.
13. LOT 5, BLOCK 1 IS SUBJECT TO A NON-EXCLUSIVE INGRESS/EGRESS EASEMENT FOR THE BENEFIT OF LOTS 4 AND 12, BLOCK 6.
14. THIS DEVELOPMENT IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R'S) THAT PERTAIN TO THIS DEVELOPMENT, TO BE FILED AND RECORDED IN THE OFFICE OF THE RECORDER, CANYON COUNTY.

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- RIGHT–OF–WAY LINE
- CENTERLINE
- LOT LINE
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- SET 5/8" REBAR, PLS 13765
- SET 1/2" REBAR, PLS 13765
- CALCULATED POINT
- 1 LOT NUMBER
- [1] BLOCK NUMBER

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE LAND SHOWN HEREON INTO PRIVATE RESIDENTIAL LOTS.

THE SURVEY OF THIS SUBDIVISION WAS BASED ON THE RETRACEMENT OF EXISTING SECTION LINES AND RIGHTS–OF–WAY AS WELL AS PLATS, SURVEYS AND DEEDS OF RECORD. A FIELD SURVEY OF THE FOUND MONUMENTS SHOWN HEREON WAS VERIFIED TO BE IN SUBSTANTIAL CONFORMANCE WITH RECORD INFORMATION AND FIT WITHIN ACCEPTABLE TOLERANCE OF THE REFERENCED DOCUMENTS BELOW.

PROFESSIONAL LAND SURVEYOR LICENSED 13765 STATE OF IDAHO ROB O'MALLEY

3/17/26

ROB O'MALLEY
IDAHO NO. 13765

City of Caldwell
APPROVED FOR CONSTRUCTION
This plan is approved for construction. This review does not relieve the owner, engineer, or contractor of the responsibility to design and/or construct in accordance with the City of Caldwell Ordinances, especially federal, state and local laws. Any deviations or changes from approved plans shall be submitted for review and approval. Inconsistencies not isolated by City staff shall not be construed as approved unless specifically addressed as a variance and granted by the City Council as a variance. The City retains the right to enforce provisions of said documents and codes even though inconsistencies are not noted by the City. Any deviation of these approved plans will require a resubmittal for a full review and approval.
Name: Martin Gergen

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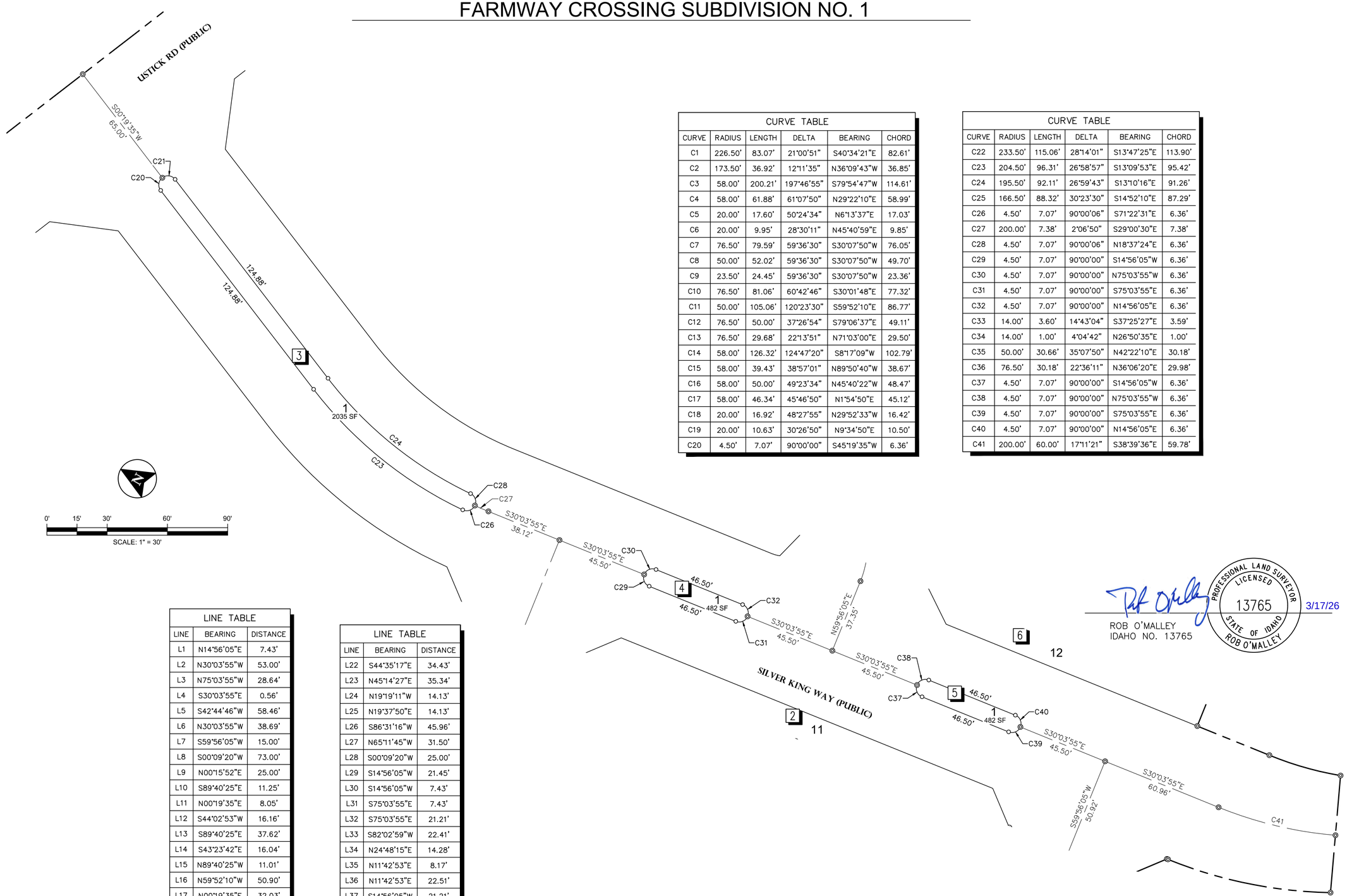
SHEET NO. 1 OF 4

BOOK_____, PAGE_____

FARMWAY CROSSING SUBDIVISION NO. 1



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	226.50'	83.07'	21°00'51"	S40°34'21"E	82.61'
C2	173.50'	36.92'	12°11'35"	N36°09'43"W	36.85'
C3	58.00'	200.21'	197°46'55"	S79°54'47"W	114.61'
C4	58.00'	61.88'	61°07'50"	N29°22'10"E	58.99'
C5	20.00'	17.60'	50°24'34"	N6°13'37"E	17.03'
C6	20.00'	9.95'	28°30'11"	N45°40'59"E	9.85'
C7	76.50'	79.59'	59°36'30"	S30°07'50"W	76.05'
C8	50.00'	52.02'	59°36'30"	S30°07'50"W	49.70'
C9	23.50'	24.45'	59°36'30"	S30°07'50"W	23.36'
C10	76.50'	81.06'	60°42'46"	S30°01'48"E	77.32'
C11	50.00'	105.06'	120°23'30"	S59°52'10"E	86.77'
C12	76.50'	50.00'	37°26'54"	S79°06'37"E	49.11'
C13	76.50'	29.68'	22°13'51"	N71°03'00"E	29.50'
C14	58.00'	126.32'	124°47'20"	S8°17'09"W	102.79'
C15	58.00'	39.43'	38°57'01"	N89°50'40"W	38.67'
C16	58.00'	50.00'	49°23'34"	N45°40'22"W	48.47'
C17	58.00'	46.34'	45°46'50"	N1°54'50"E	45.12'
C18	20.00'	16.92'	48°27'55"	N29°52'33"W	16.42'
C19	20.00'	10.63'	30°26'50"	N9°34'50"E	10.50'
C20	4.50'	7.07'	90°00'00"	S45°19'35"W	6.36'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C22	233.50'	115.06'	28°14'01"	S13°47'25"E	113.90'
C23	204.50'	96.31'	26°58'57"	S13°09'53"E	95.42'
C24	195.50'	92.11'	26°59'43"	S13°10'16"E	91.26'
C25	166.50'	88.32'	30°23'30"	S14°52'10"E	87.29'
C26	4.50'	7.07'	90°00'06"	S71°22'31"E	6.36'
C27	200.00'	7.38'	2°06'50"	S29°00'30"E	7.38'
C28	4.50'	7.07'	90°00'06"	N18°37'24"E	6.36'
C29	4.50'	7.07'	90°00'00"	S14°56'05"W	6.36'
C30	4.50'	7.07'	90°00'00"	N75°03'55"W	6.36'
C31	4.50'	7.07'	90°00'00"	S75°03'55"E	6.36'
C32	4.50'	7.07'	90°00'00"	N14°56'05"E	6.36'
C33	14.00'	3.60'	14°43'04"	S37°25'27"E	3.59'
C34	14.00'	1.00'	4°04'42"	N26°50'35"E	1.00'
C35	50.00'	30.66'	35°07'50"	N42°22'10"E	30.18'
C36	76.50'	30.18'	22°36'11"	N36°06'20"E	29.98'
C37	4.50'	7.07'	90°00'00"	S14°56'05"W	6.36'
C38	4.50'	7.07'	90°00'00"	N75°03'55"W	6.36'
C39	4.50'	7.07'	90°00'00"	S75°03'55"E	6.36'
C40	4.50'	7.07'	90°00'00"	N14°56'05"E	6.36'
C41	200.00'	60.00'	17°11'21"	S38°39'36"E	59.78'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N14°56'05"E	7.43'
L2	N30°03'55"W	53.00'
L3	N75°03'55"W	28.64'
L4	S30°03'55"E	0.56'
L5	S42°44'46"W	58.46'
L6	N30°03'55"W	38.69'
L7	S59°56'05"W	15.00'
L8	S00°09'20"W	73.00'
L9	N00°15'52"E	25.00'
L10	S89°40'25"E	11.25'
L11	N00°19'35"E	8.05'
L12	S44°02'53"W	16.16'
L13	S89°40'25"E	37.62'
L14	S43°23'42"E	16.04'
L15	N89°40'25"W	11.01'
L16	N59°52'10"W	50.90'
L17	N00°19'35"E	32.03'
L18	N59°56'05"E	22.85'
L19	N00°09'20"E	28.82'
L20	S30°03'55"E	31.50'
L21	S30°03'55"E	30.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L22	S44°35'17"E	34.43'
L23	N45°14'27"E	35.34'
L24	N19°19'11"W	14.13'
L25	N19°37'50"E	14.13'
L26	S86°31'16"W	45.96'
L27	N65°11'45"W	31.50'
L28	S00°09'20"W	25.00'
L29	S14°56'05"W	21.45'
L30	S14°56'05"W	7.43'
L31	S75°03'55"E	7.43'
L32	S75°03'55"E	21.21'
L33	S82°02'59"W	22.41'
L34	N24°48'15"E	14.28'
L35	N11°42'53"E	8.17'
L36	N11°42'53"E	22.51'
L37	S14°56'05"W	21.21'
L38	S30°03'55"E	26.50'
L39	S30°03'55"E	26.50'
L40	N42°44'46"E	28.65'
L41	N42°44'46"E	29.81'

ROB O'MALLEY
IDAHO NO. 13765

PROFESSIONAL LAND SURVEYOR LICENSED 13765 STATE OF IDAHO ROB O'MALLEY

3/17/26

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SHEET NO. 2 OF 4

BOOK_____, PAGE_____

FARMWAY CROSSING SUBDIVISION NO. 1

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY HEREINAFTER DESCRIBED.

LOCATED IN GOVERNMENT LOT 1 OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CITY OF CALDWELL, CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1 (NORTHEAST CORNER OF SAID SECTION 5); THENCE, ALONG THE NORTH BOUNDARY THEREOF,

A. N.89°50'40"W., 326.25 FEET TO THE POINT OF BEGINNING; THENCE, LEAVING SAID BOUNDARY,

1. S.00°09'20"W., 73.00 FEET; THENCE,
2. S.24°48'15"W., 567.06 FEET; THENCE,
3. S.59°56'05"W., 15.00 FEET; THENCE,
4. S.30°03'55"E., 38.69 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
5. SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 173.50 FEET, AN ARC LENGTH OF 36.92 FEET, THROUGH A CENTRAL ANGLE OF 12°11'35", OF WHICH THE LONG CHORD BEARS S.36°09'43"E., 36.85 FEET; THENCE, NON-TANGENT FROM SAID CURVE,
6. S.42°44'46"W., 58.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE,
7. NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 226.50 FEET, AN ARC LENGTH OF 83.07 FEET, THROUGH A CENTRAL ANGLE OF 21°00'51", OF WHICH THE LONG CHORD BEARS N.40°34'21"W., 82.61 FEET; THENCE, TANGENT FROM SAID CURVE,
8. N.30°03'55"W., 3.39 FEET; THENCE,
9. N.75°03'55"W., 24.64 FEET; THENCE,
10. N.30°03'55"W., 53.00 FEET; THENCE,
11. N.14°56'05"E., 3.43 FEET; THENCE,
12. N.30°03'55"W., 117.58 FEET; THENCE,
13. S.59°56'05"W., 641.20 FEET TO THE WEST BOUNDARY OF SAID GOVERNMENT LOT 1; THENCE, ALONG SAID BOUNDARY,
14. N.00°15'52"E., 802.33 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1; THENCE, ALONG THE NORTH BOUNDARY THEREOF,
15. S.89°50'40"E., 964.66 FEET THE POINT OF BEGINNING.

CONTAINING: 12.42 ACRES.

IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY HEREBY INCLUDE SAID LAND IN THIS PLAT. THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREON. ALL LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE DOMESTIC WATER SERVICE FROM THE CITY OF CALDWELL, IDAHO, AND SAID CITY OF CALDWELL HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE OWNER(S) HEREBY CERTIFY THAT SURFACE WATER FOR IRRIGATION IS REASONABLY AVAILABLE, PER SECTION 67-6537, IDAHO CODE, AND THAT THEY ARE IN COMPLIANCE WITH SECTION 31-3805, IDAHO CODE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS_____DAY OF_____, 20___

By: _____

TODD CAMPBELL: AUTHORIZED SIGNER FOR TODD CAMPBELL CONSTRUCTION, LLC., AN IDAHO LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF IDAHO } S.S.
CANYON COUNTY }

ON THIS _____ DAY OF _____, 20___, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED TODD CAMPBELL, KNOWN OR IDENTIFIED TO ME TO BE AN AUTHORIZED SIGNER FOR TODD CAMPBELL CONSTRUCTION, LLC., AN IDAHO LIMITED LIABILITY COMPANY, WHO EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

_____
NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

I, ROB O'MALLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.

PROFESSIONAL LAND SURVEYOR LICENSED 13765 STATE OF IDAHO ROB O'MALLEY

3/17/26

ROB O'MALLEY
IDAHO NO. 13765

BOOK_____, PAGE_____

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SHEET NO. 3 OF 4

FARMWAY CROSSING SUBDIVISION NO. 1

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REPRESENTING THE CITY OF CALDWELL PUBLIC WORKS AND THE QLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

R.E.H.S. DISTRICT HEALTH DEPARTMENT

DATE

APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF CALDWELL, CANYON COUNTY, IDAHO, HEREBY APPROVE THE FOREGOING PLAT.

CITY ENGINEER ~ CALDWELL, IDAHO

DATE

APPROVAL OF THE CITY COUNCIL

I, THE UNDERSIGNED CITY CLERK IN AND FOR THE CITY OF CALDWELL, CANYON COUNTY, IDAHO, HEREBY CERTIFY THIS PLAT WAS DULY ACCEPTED AND APPROVED AT A REGULAR MEETING HELD BY THE CITY COUNCIL ON THE_____DAY OF_____, 20___ .

DATE

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

CANYON COUNTY SURVEYOR

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

COUNTY TREASURER

PROFESSIONAL LAND SURVEYOR LICENSED 13765 STATE OF IDAHO ROB O'MALLEY

3/17/26

ROB O'MALLEY
IDAHO NO. 13765

BOOK_____ , PAGE_____

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PRELIMINARY PLAT FOR

FARMWAY CROSSING

A PORTION OF THE NE 1/4 OF NE 1/4 OF SECTION 5,
TOWNSHIP 3 NORTH, RANGE 3 WEST BOISE MERIDIAN,
CANYON COUNTY, IDAHO
2024

ADJACENT PROPERTY OWNERS

	PARCEL NUMBER	OWNER	OWNER ADDRESS
1	R3557001100	PECHT VERNON AND BRENDA REVOCABLE TRUST	18233 MALT RD, CALDWELL, ID
2	R3557000000	PECHT TROY V	19511 MALT RD, CALDWELL, ID
3	R3557100000	DANES KENNETH I	16086 USTICK RD, CALDWELL, ID
4	R3259400000	MCDANIEL CHAD P	1109 W USTICK RD, CALDWELL, ID
5	R3260300000	FLATT DAVID R	4418 FARMWAY RD, CALDWELL, ID
6	R3260200000	VASSAR CECIL	4009 MARBLE FRONT RD, CALDWELL, ID
7	R3260201000	HILL GALEN	1404 CAROL ST, MERIDIAN, ID
8	R3260000000	GRAVES V E SONS INC	1126 E BRIGHTWATER LN, BOISE, ID

NOTES

1. BUILDING SETBACK AND DIMENSION STANDARDS SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF CALDWELL.
2. A GENERAL UTILITY, IRRIGATION, AND DRAINAGE EASEMENT OF 10 FEET WILL EXIST ALONG ALL REAR LOT LINES AND ADJACENT TO PUBLIC RIGHT-OF-WAY PER CITY OF CALDWELL SUBDIVISION CONSTRUCTION REQUIREMENTS.
3. LOT 10 BLOCK 6 WILL CONTAIN A 15' IRRIGATION EASEMENT ALONG THE WEST BOUNDARY. LOT 23 BLOCK 3 WILL CONTAIN A 15' IRRIGATION EASEMENT ALONG THE SOUTH BOUNDARY.
4. THERE ARE NO KNOWN FLOOD PLAINS OR FLOODWAYS IN THE PROJECT AREA.
5. DESIGN INFORMATION SHOWN HEREIN IS PRELIMINARY AND SUBJECT TO CHANGE BASED ON FINAL DESIGN AND AGENCY COMMENT.
6. PROJECT TO BE BUILT IN 3 PHASES, AS SHOWN.
7. SEE AREA AND LOT SUMMARY TABLE, THIS SHEET, FOR QUALIFYING OPEN SPACE CALCULATIONS.
8. THE INTERSECTION OF FARMWAY ROAD AND USTICK ROAD IS UNDER DESIGN BY THE HIGHWAY DISTRICT AT THE TIME OF THIS SUBMITTAL. PRELIMINARY LINEWORK OF THE ROUND-A-BOUT IS SHOWN AS A GENERAL REFERENCE ONLY.
9. INDIVIDUAL PRESSURE IRRIGATION SERVICES WILL BE PROVIDED TO THE FRONT OF EACH LOT. PRESSURE IRRIGATION IS ANTICIPATED TO BE CONNECTED TO A FUTURE REGIONAL PUMP STATION LOCATED EAST OF THE PROPOSED SUBDIVISION ACROSS FARMWAY ROAD. THE SYSTEM IS TO BE OWNED AND MAINTAINED BY THE CALDWELL-MUNICIPAL IRRIGATION DISTRICT.
10. LOT 2C BLOCK 2, LOT 30C BLOCK 3, LOT 35C BLOCK 5, AND LOT 11C BLOCK 6 WILL SERVE AS PRIVATE DRIVEWAYS.
11. PHASE 1 CONTAINS A PAVED EMERGENCY ACCESS ROAD THAT CONNECTS EXISTING USTICK ROAD TO PROPOSED TALL CORN COURT.
12. DIRECT LOT ACCESS TO FARMWAY ROAD & USTICK ROAD IS PROHIBITED.
13. ALL SUBDIVISION ENTRANCES TO FULL ACCESS WITH EXCEPTION OF THE PROPOSED EMERGENCY ACCESS.

LEGEND

- PROPOSED BOUNDARY LINE
- SUBDIVISION PHASE BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- BUILDING SETBACK
- STREET CENTERLINE
- PROPOSED EASEMENT
- 1 — LOT NUMBER
- 1C — COMMON LOT NUMBER
- [1] — BLOCK NUMBER

SHEET INDEX

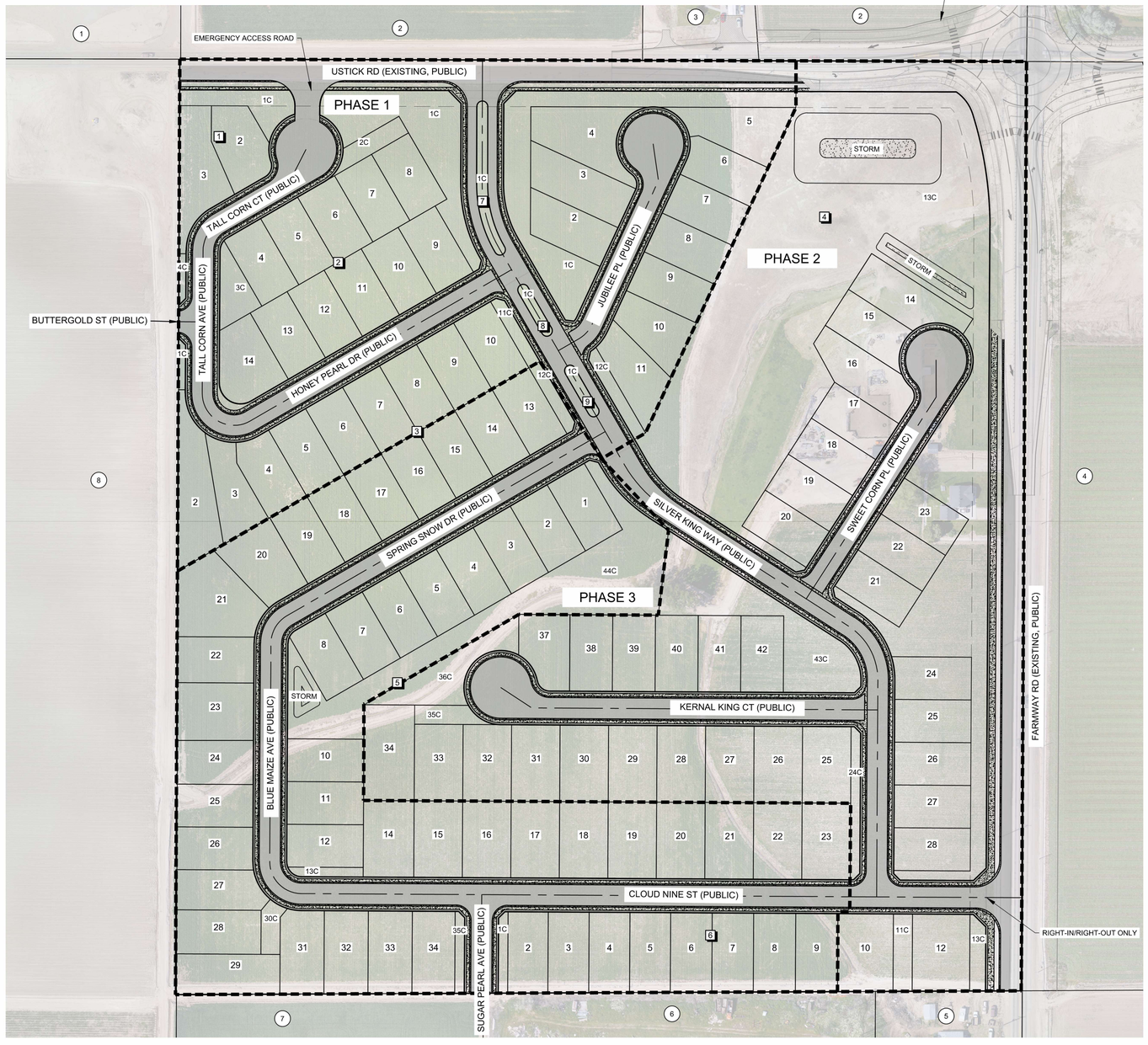
C0.0	COVER
C1.0	EXISTING CONDITIONS
C2.0	LOT DIMENSIONS
C3.0	SITE PLAN & UTILITY

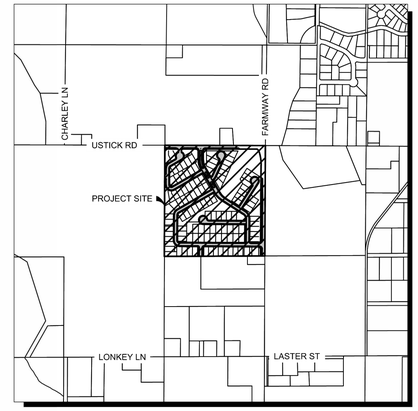
ROB O'MALLEY
IDAHO NO. 13765
PROFESSIONAL LAND SURVEYOR LICENSED 13765 STATE OF IDAHO ROB O'MALLEY
7/8/24

PERTAINS ONLY TO THE BOUNDARY SURVEY

0 50 100 200 300

NOTE:
TO THE BEST OF PREPARER'S KNOWLEDGE, THE PRELIMINARY PLAT MEETS ALL REQUIREMENTS OF CITY CODE.





VICINITY MAP
SCALE: 1" = 1000'

SITE DATA

OWNER/DEVELOPER
TODD CAMPBELL CONSTRUCTION, INC.
PO BOX 140298
BOISE, ID 83714
PH: (208) 631-5052

PLANNER
BECKY YZAGUIRRE
ARDURRA
1144 S SILVERSTONE WAY
SUITE 320
MERIDIAN, ID 83642
PH: (208) 323-2288

ENGINEER
JOHN CARPENTER, P.E.
ARDURRA
332 N BROADMORE WAY
NAMPA, ID 83687
PH: (208) 442-6300

SURVEYOR
ROB O'MALLEY, P.L.S.
ARDURRA
332 N BROADMORE WAY
NAMPA, ID 83687
PH: (208) 442-6300

ROADWAY JURISDICTION
CITY OF CALDWELL
HIGHWAY DISTRICT 4

SEWER & WATER DISTRICT
CITY OF CALDWELL

FIRE DISTRICT
CALDWELL FIRE

SCHOOL DISTRICT
CALDWELL SCHOOL DISTRICT

ZONING AND SETBACK
EXISTING ZONING: AG
PROPOSED ZONING: R-1
MIN LOT SIZE: 8,000 SF
MIN FRONTAGE: 50 FT
SETBACKS:

FRONT	= 20 FT
REAR	= 20 FT
SIDE	= 6 FT
STREET SIDE	= 15 FT

IRRIGATION DISTRICT
BOISE PROJECT
PIONEER IRRIGATION DISTRICT

PRESSURE IRRIGATION TO BE DEDICATED TO CALDWELL MUNICIPAL IRRIGATION DISTRICT

AREA AND LOT SUMMARY

TOTAL AREA	1,937,892 SF	44.49 ACRES
TOTAL RIGHT OF WAY	502,942 SF	11.55 ACRES
TOTAL RESIDENTIAL AREA	988,286 SF	22.69 ACRES
TOTAL NUMBER OF LOTS	139	
TOTAL NUMBER OF RESIDENTIAL LOTS	115	
TOTAL NUMBER OF COMMON/NON-BUILDABLE LOTS	24	
PROPOSED RESIDENTIAL GROSS DENSITY	2.58 UNITS/ACRE	
AVERAGE RESIDENTIAL LOT SIZE	8,746 SF	
MINIMUM RESIDENTIAL LOT SIZE	8,004 SF	
TOTAL OPEN SPACE	428,479 SF	9.84 ACRES
TOTAL QUALIFYING OPEN SPACE	328,253 SF	7.54 ACRES
PERCENTAGE QUALIFYING OPEN SPACE	16.94%	

PHASE TABLE

PHASE	NUMBER OF BUILDABLE LOTS	OPEN SPACE (AC)
1	32	1.82
2	33	6.69
3	50	1.33

PROFESSIONAL ENGINEER REGISTERED 8856 07/03/2024 STATE OF IDAHO JOHN G. CARPENTER

BORDER SIZE	22"x34"
DESIGNED	M. SPIERS
DRAWN	K. FIGGINS
CHECKED	J. CARPENTER
APPROVED	J. CARPENTER

NO.	DESCRIPTION	DATE

ARDURRA
COLLABORATE. INNOVATE. CREATE.
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM

PRELIMINARY PLAT FOR:
FARMWAY CROSSING
COVER

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: July 3, 2024
PROJECT: 240043
SHEET: C0.0

L:\240043\03_CAD\SHEETS\PRELIMINARY_PLAT\240043-PRE-PLAT COVER & LOT DIMS.DWG, 7/3/2024

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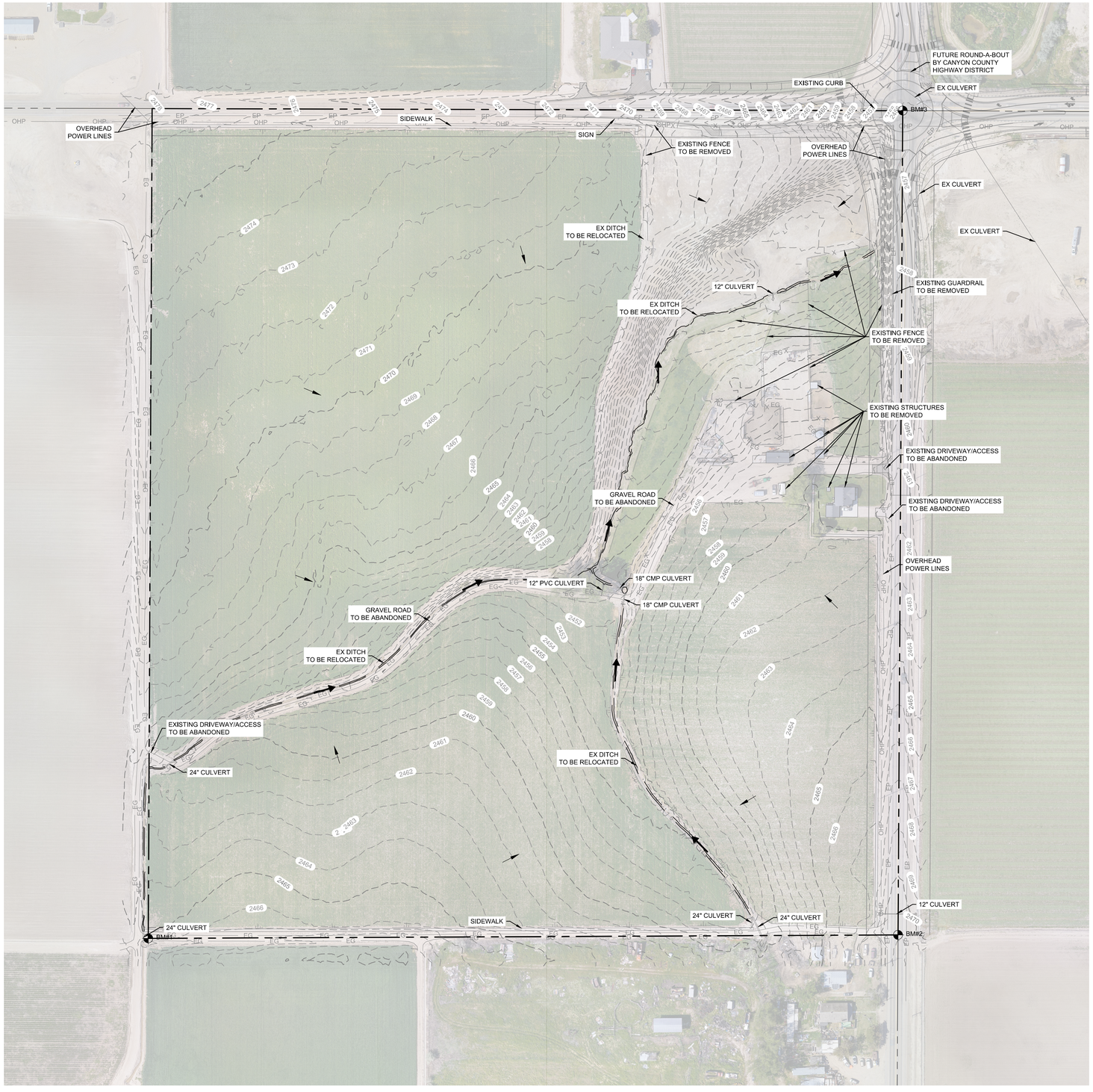


LEGEND

- PROPOSED BOUNDARY LINE
- EXISTING EASEMENT
- EP — EXISTING EDGE OF PAVEMENT
- EG — EXISTING EDGE OF GRAVEL
- X X X — EXISTING FENCE
- W — EXISTING WATER LINE
- IR — EXISTING GRAVITY IRRIGATION LINE
- OHP — EXISTING OVERHEAD POWER
- EXISTING IRRIGATION DITCH/WATERWAY
- EXISTING IRRIGATION CULVERT
- 2580 — EXISTING MAJOR CONTOUR
- 2582 — EXISTING MINOR CONTOUR
- EXISTING IRRIGATION FACILITY FLOW DIRECTION
- EXISTING ROAD SLOPE DIRECTION

SURVEY INFORMATION

ALL ELEVATIONS SHOWN ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

	BM#1	BM#2	BM#3
NORTHING:	716824.6410	716830.7019	718287.1755
EASTING:	2368619.5186	2369944.8660	2369953.2044
ELEVATION:	2466.09'	2471.00'	2455.90'
DESCRIPTION:	FOUND ALUMINUM CAP	FOUND 5/8" REBAR	FOUND BRASS CAP

0 50 100 200 300

PROFESSIONAL ENGINEER REGISTERED 8856 STATE OF IDAHO JOHN G. CARPENTER

BORDER SIZE	22"x34"
DESIGNED	M. SPIERS
DRAWN	K. FIGGINS
CHECKED	J. CARPENTER
APPROVED	J. CARPENTER

REVISIONS

NO.	DESCRIPTION	DATE

ARDURRA
COLLABORATE. INNOVATE. CREATE.
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM

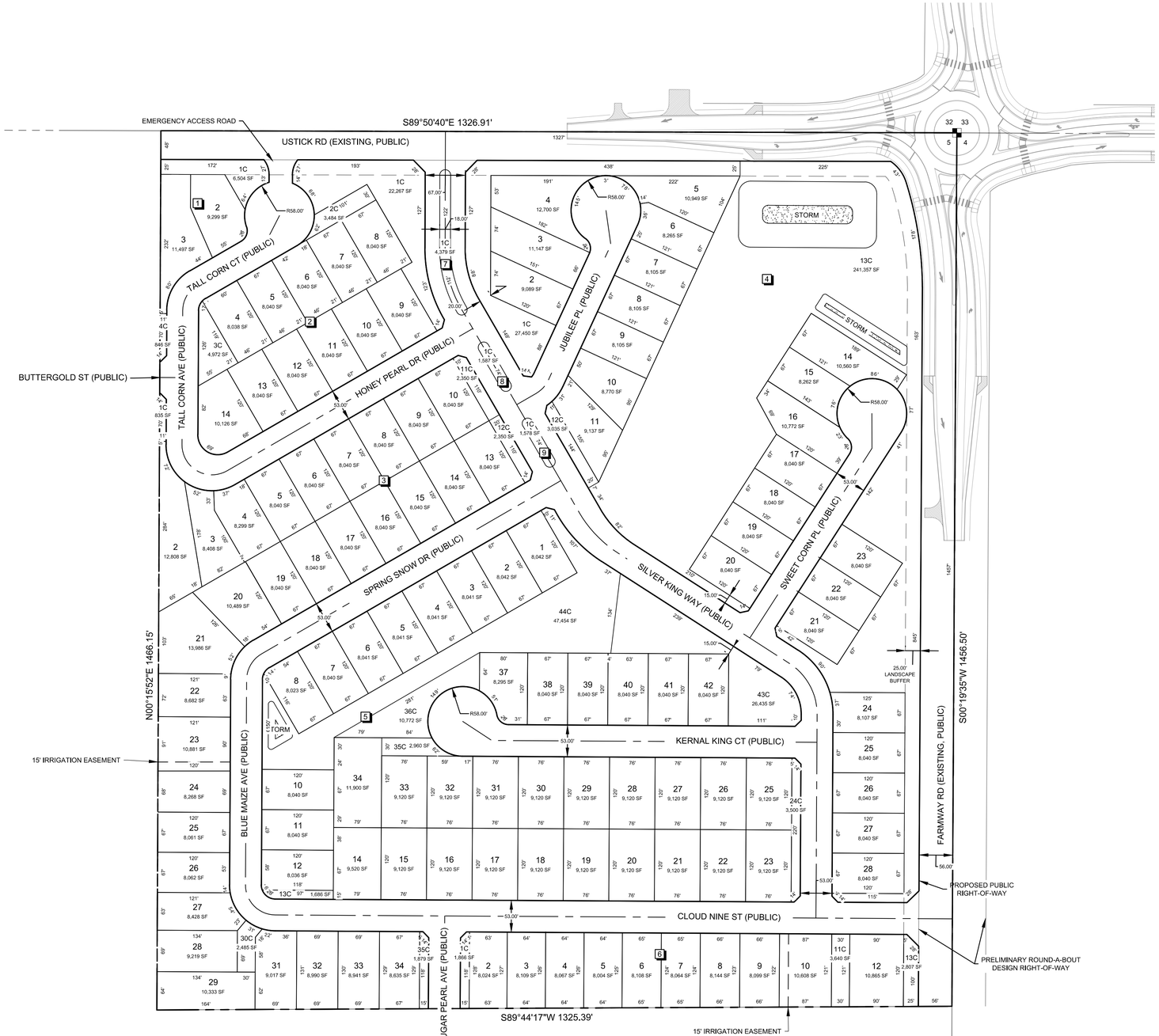
PRELIMINARY PLAT FOR:

FARMWAY CROSSING

EXISTING CONDITIONS

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE:	July 2, 2024
PROJECT:	240043
SHEET:	C1.0



LEGEND

- PROPOSED BOUNDARY LINE
- SUBDIVISION PHASE BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- BUILDING SETBACK
- STREET CENTERLINE
- PROPOSED EASEMENT
- 1 — LOT NUMBER
- 1C — COMMON LOT NUMBER
- [1] — BLOCK NUMBER

NOTES

1. BUILDING SETBACK AND DIMENSION STANDARDS SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF CALDWELL.
2. A GENERAL UTILITY, IRRIGATION, AND DRAINAGE EASEMENT OF 10 FEET WILL EXIST ALONG ALL REAR LOT LINES AND ADJACENT TO PUBLIC RIGHT-OF-WAY PER CITY OF CALDWELL SUBDIVISION CONSTRUCTION REQUIREMENTS.
3. LOT 23 BLOCK 3 WILL CONTAIN A 15' IRRIGATION EASEMENT ALONG THE SOUTH BOUNDARY, LOT 10 BLOCK 6 WILL CONTAIN A 15' IRRIGATION EASEMENT ALONG THE WEST BOUNDARY.
4. COMMON LOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
5. LOT 2C BLOCK 2, LOT 30C BLOCK 3, LOT 35C BLOCK 5, AND LOT 11C BLOCK 6 WILL SERVE AS PRIVATE DRIVEWAYS.

PROFESSIONAL ENGINEER REGISTERED 8856 STATE OF IDAHO JOHN G. CARPENTER

BORDER SIZE	22"x34"
DESIGNED	M. SPIERS
DRAWN	K. FIGGINS
CHECKED	J. CARPENTER
APPROVED	J. CARPENTER

REVISIONS

NO.	DESCRIPTION	DATE

ARDURRA
COLLABORATE. INNOVATE. CREATE.
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM

PRELIMINARY PLAT FOR:
FARMWAY CROSSING
LOT DIMENSIONS

ATTENTION:
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0 50 100 200 300

DATE:	July 2, 2024
PROJECT:	240043
SHEET:	C2.0

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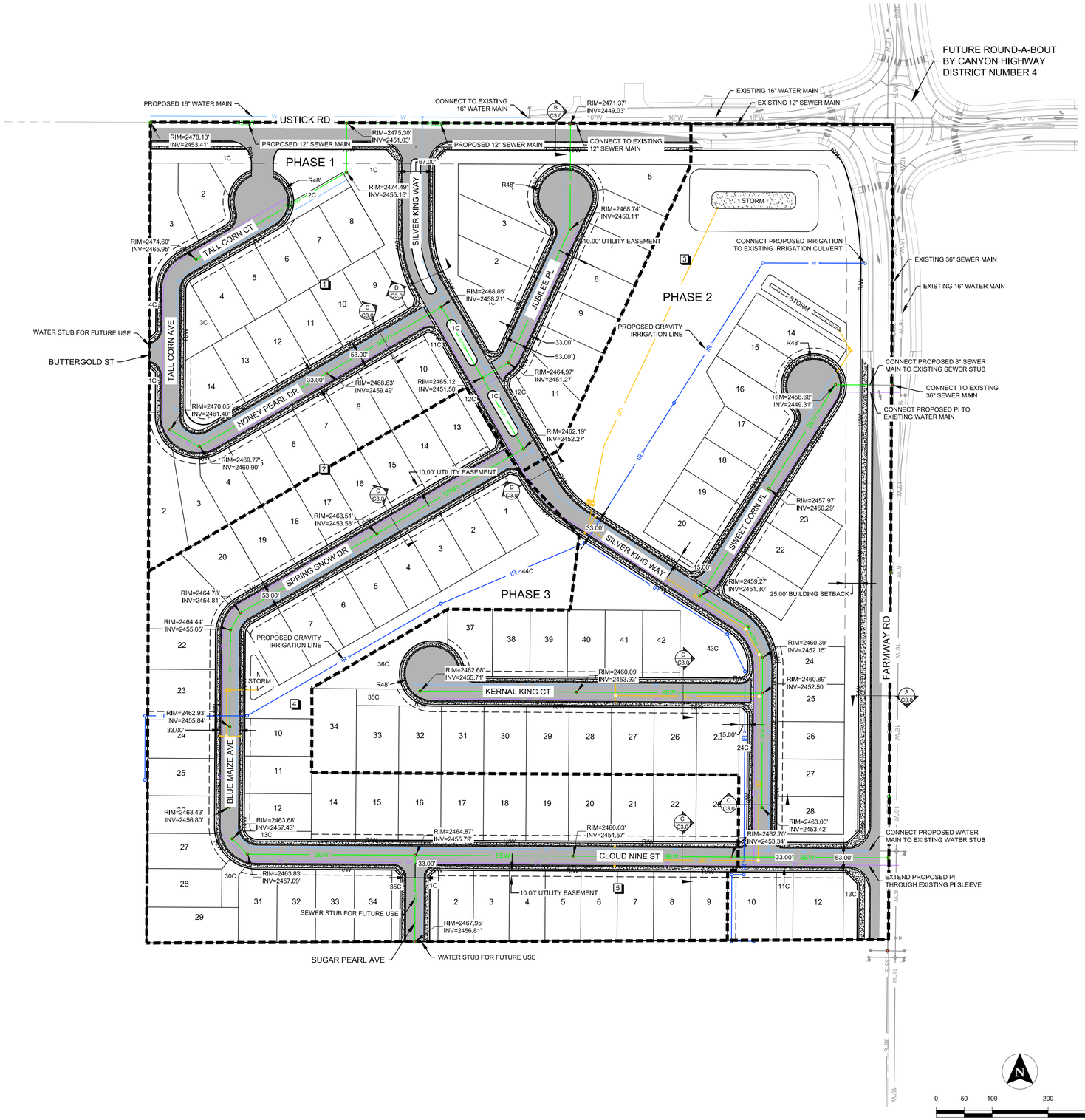
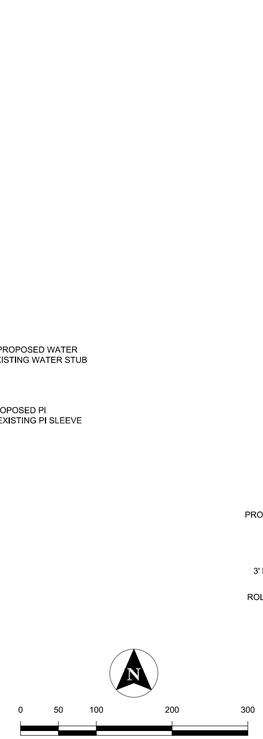
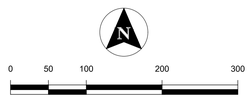
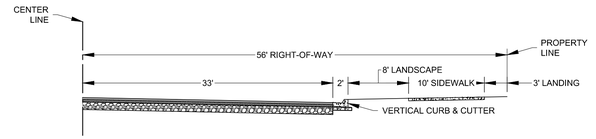


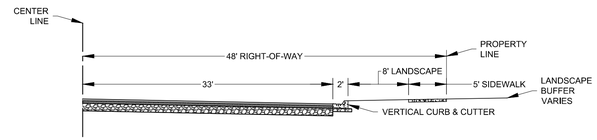




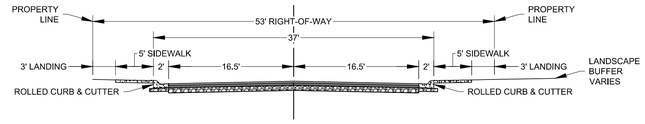
LEGEND	
	SUBDIVISION BOUNDARY
	SUBDIVISION PHASE BOUNDARY
R/W	ROAD RIGHT-OF-WAY
	PROPOSED EASEMENT
	BUILDING SETBACK
SEW	PROPOSED SEWER MAIN
W	PROPOSED WATER MAIN
SD	PROPOSED STORM DRAIN LINE
PI	PROPOSED PRESSURE IRRIGATION MAIN
IR	PROPOSED GRAVITY IRRIGATION MAIN
	PROPOSED SEWER MANHOLE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED IRRIGATION BOX
1	LOT NUMBER
1C	COMMON LOT NUMBER
1	BLOCK NUMBER



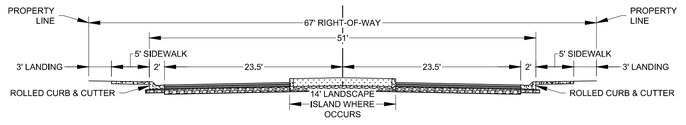
FARMWAY ROAD HALF STREET SECTION — A C3.0
SCALE: N.T.S.



USTICK ROAD HALF STREET SECTION — B C3.0
SCALE: N.T.S.



TYPICAL 53' RESIDENTIAL STREET SECTION — C C3.0
SCALE: N.T.S.



TYPICAL 67' RESIDENTIAL STREET SECTION — D C3.0
SCALE: N.T.S.

PROFESSIONAL ENGINEER REGISTERED 8856 STATE OF IDAHO JOHN G. CARPENTER

BORDER SIZE	22"x34"
DESIGNED	M. SPIERS
DRAWN	K. FIGGINS
CHECKED	J. CARPENTER
APPROVED	J. CARPENTER

NO.	DESCRIPTION	DATE
	REVISIONS	

ARDURRA
COLLABORATE. INNOVATE. CREATE.
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM

PRELIMINARY PLAT FOR:
FARMWAY CROSSING
SITE PLAN & UTILITY

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE:	July 2, 2024
PROJECT:	240043
SHEET:	C3.0

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811 CALL BEFORE YOU DIG!
CALL DIGLINE INC.
PRIOR TO COMMENCING
UNDERGROUND WORK
DIAL: 811

NOTE:
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN APPROXIMATELY ONLY PRIOR TO CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM ALL UTILITY COMPANIES OF THE CONSTRUCTION SCHEDULE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MAY OCCUR BY FAILURE TO EXACTLY LOCATE AND PROTECT ALL UTILITIES.

CITY OF CALDWELL NOTES

1. THIS LANDSCAPE PLAN COMPLIES WITH CITY CODE CHAPTER 10, ARTICLE 02, SECTION 9 - LANDSCAPING,BUFFERING, AND SCREENING.
2. CERTIFICATION MUST BE PROVIDED TO THE CITY THAT ALL PLANTS INSTALLED ARE FREE FROM DISEASE AND ARE NOT TOXIC, POISONOUS OR OTHERWISE A NUISANCE.
3. PRESSURE IRRIGATION SERVICE WILL BE PROVIDED TO ALL IRRIGABLE LOTS. THE SYSTEM WILL BE OWNED AND MAINTAINED BY THE OWNER.
4. WEED MAINTENANCE AND / OR LANDSCAPING MAINTENANCE SHALL BE PROVIDED FOR ALL IRRIGATION, DRAINAGE, AND UTILITY EASEMENTS AND/OR RIGHT OF WAY(S).

LANDSCAPE CONSTRUCTION DRAWINGS FOR
FARMWAY CROSSING NO. 1 SUBDIVISION

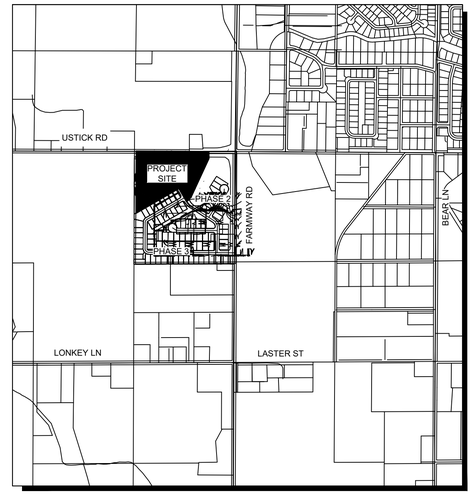
A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 5
TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN
CANYON COUNTY, IDAHO
2025

SITE DATA

DEVELOPER
TODD CAMPBELL CONSTRUCTION, INC.
DEAN WAITE
PO BOX 140298
BOISE, ID 83714
PH: (208) 631-5052

LANDSCAPE ARCHITECT
JAIME SNYDER, LA
ARDURRA
1144 S. SILVERSTONE WAY, SUITE 320
MERIDIAN, ID 83642
PH: (208) 323-2288

SHEET INDEX	
SHEET	**SHEET NAME**
L0.00	COVER
L0.01	NOTES
L1.00	OVERALL LANDSCAPE PLAN
L1.01	LANDSCAPE PLAN - AREA ONE
L1.02	LANDSCAPE PLAN - AREA TWO
L1.03	LANDSCAPE PLAN - AREA THREE
L2.00	LANDSCAPE DETAILS
L2.01	IRRIGATION DETAILS



VICINITY MAP
SCALE: 1"= 1000'

PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	MATURE SIZE	WATER ZONE	QTY
CLASS II TREES							
	EMERALD QUEEN NORWAY MAPLE	ACER PLATANOIDES 'EMERALD QUEEN'	2" CAL.	B&B	40'X30'	MED	14
	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2" CAL.	B&B	60'X40'	LOW	4
	AUTUMN GOLD MAIDENHAIR TREE	GINKGO BILOBA 'AUTUMN GOLD' TM	2" CAL.	B&B	50'X35'	LOW	13
	EMERALD CITY TULIP POPLAR	LIRIODENDRON TULIPIFERA 'JFS-OZ' TM	2" CAL.	B&B	55'X25'	MODERATE	20
	GREENSPIRE LITTLELEAF LINDEN	TILIA CORDATA 'GREENSPIRE'	2" CAL.	B&B	40'X35'	MED	26
	JAPANESE ZELKOVA	ZELKOVA SERRATA	2" CAL.	B&B	50'X35'	MODERATE	7
CLASS III TREES							
	EXCLAMATION! LONDON PLANE TREE	PLATANUS X ACERIFOLIA 'MORTON CIRCLE' TM	2" CAL.	B&B	50'X30'	LOW	8
EVERGREEN TREES							
	WHITE FIR	ABIES CONCOLOR	6'-7' HT.	B&B	40'X20'	LOW	6
DECIDUOUS SHRUBS							
	MISS MOLLY BUTTERFLY BUSH	BUDDLEJA X 'MISS MOLLY'	2 GAL.	POT	5'X5'	MED	20
	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	2 GAL.	POT	4'X4'	LOW	106
	TINY WINE GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SMNPOTWG' TM	2 GAL.	POT	4'X4'	LOW	36
	MANGO TANGO CINQUEFOIL	POTENTILLA FRUTICOSA 'MANGO TANGO'	2 GAL.	POT	3'X3'	LOW	56
	FLOWER CARPET PINK SPLASH ROSE	ROSA X 'NOASPLASH' TM	2 GAL.	POT	2'X4'	MED	62
	GOLDFLAME SPIREA	SPIRAEA X BUMALDA 'GOLDFLAME'	2 GAL.	POT	3'X5'	MED	12
	BRANDYWINE VIBURNUM	VIBURNUM NUDUM 'BULK' TM	2 GAL.	POT	6'X6'	MED	9
EVERGREEN SHRUBS							
	ALPINE CARPET JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	2 GAL.	POT	12"X6'	LOW	79
	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	2 GAL.	POT	3'X2'	LOW	98
	COLOR GUARD ADAM'S NEEDLE	YUCCA FILAMENTOSA 'COLOR GUARD'	2 GAL.	POT	3'X2'	LOW	18
ORNAMENTAL GRASSES							
	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	2 GAL.	POT	48"X24"	LOW	103
	PINK MUHLY GRASS	MUHLENBERGIA CAPILLARIS	2 GAL.	POT	18"X30"	LOW	118
	LITTLE BUNNY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	2 GAL.	POT	18"X18"	MED	84
	BLUE HEAVEN LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'BLUE HEAVEN'	2 GAL.	POT	36"X18"	LOW	176

MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	QTY	REMARKS
GROUND COVERS			
	LOW MAINTENANCE LAWN AREA	28,733 SF	LOW MAINTENANCE RTF SEED AREA - MOW 2 TIMES PER GROWING SEASON. APPLY PER HYDROSEED APPLICATION
	PLANTING AREA	13,140 SF	SHREDDED TREE MULCH. APPLY AT DEPTH PER NOTES ON SHEET L0.01
	TRADITIONALLY MAINTANED LAWN AREA	23,515 SF	RTF SOD, OR OTHER LOW WATER FESCUE BLEND
	SWALE ROCK MULCH AREA	902 SF	4" - 8" BOISE RIVER ROCK. APPLY AT 8" DEPTH.

10-02-09-5: STREET LANDSCAPE BUFFERS

STREET NAME	CLASSIFICATION	PHASE 1 LINEAR FRONTAGE	REQ. / PROV. BUFFER WIDTH		REQ. / PROV. TREES (1 PER 25' CLASS 1 OR 1 PER 35' CLASS II)		REQ. / PROV. SHRUBS (1 PER 4 LF)		TOTAL LANDSCAPE BUFFER AREA (SQ.FT.)	PROV. TURF COVERAGE (SQ.FT.)	% OF TURF COVERAGE (MIN 20%, MAX 50%)
USTICK RD	PRINCIPAL ARTERIAL	1000	25	25	29	29	250	252	25000	9840	39%
SILVER KING WAY - EAST	LOCAL	507	15	15	14	14	127	127	7605	3250	43%
SILVER KING WAY - WEST	LOCAL	507	15	15	14	14	127	127	7605	3000	39%
JUBILEE PL - WEST	LOCAL	95	10	10	3	3	24	24	950	400	42%
TALL CORN AVE - EAST	LOCAL	130	10	10	4	4	33	33	1300	445	34%
TALL CORN AVE - WEST	LOCAL	226	10	10	6	6	57	57	2260	550	24%
TALL CORN CT	LOCAL	213	10	10	6	6	53	53	2130	667	31%

10-02-09-4: COMMON OPEN SPACE REQUIREMENTS AND STANDARDS

COMMON LOT (PER PLAT)	TOTAL LOT AREA (SQ.FT)	REQ. / PROV. TREES (1 PER 5000 SF)		PROV. TURF COVERAGE (SQ. FT.)	% OF TURF COVERAGE (RESIDENTIAL MIN 20%, MAX 50%)
⚠ LOT 1, BLOCK 1	823	0	0	279	34%
LOT 4, BLOCK 1	33714	7	7	9214	27%
LOT 11, BLOCK 1	3120	1	1	629	20%
LOT 1, BLOCK 2	811	0	0	271	33%
LOT 11, BLOCK 2	3302	1	1	1406	43%
LOT 4, BLOCK 6	26521	5	5	9589	36%
LOT 12, BLOCK6	2194	0	0	1027	47%

City of Caldwell
APPROVED FOR CONSTRUCTION

These plans and/or specifications have been reviewed for compliance with the City of Caldwell specifications. This review does not relieve the owner, engineer, or contractor of the responsibility to design and/or construct these facilities in compliance with all current applicable federal, state, and local laws, rules, regulations, ordinances, orders of decisions, development agreements, or specifications. Inconsistencies not isolated by City staff shall not be construed as approved unless specifically addressed as a variance and granted by City Council as a variance. The City retains the right to enforce provisions of said document and policies even if inconsistencies are not noted by the City. Any revisions of these approved plans will require a resubmittal for a full review and approval.

Name: **Martin Gergen**

STATE OF IDAHO — JAIME SNYDER — LA-16647 — 03/12/26 — LANDSCAPE ARCHITECT

BORDER SIZE: 22"x34" | DESIGNED: A. TAYLOR | DRAWN: A. TAYLOR | CHECKED: J. SNYDER | APPROVED: J. SNYDER

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY OF CALDWELL COMMENTS	03/10/2026

ARDURRA
1144 S. SILVERSTONE WAY, STE. 300
MERIDIAN, IDAHO 83642
208-323-2288 | WWW.ARDURRA.COM

LANDSCAPE CONSTRUCTION DRAWINGS FOR:
FARMWAY CROSSING NO. 1
COVER

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: 10/14/2025
PROJECT: 250096
SHEET: L0.00

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SECTION 328400

IRRIGATION SYSTEMS

PART 1 - GENERAL

1.1 DESCRIPTION

Provide all labor, tools, materials, tests, equipment permits, etc., for installing the landscape irrigation system as specified and shown in the drawings. Remove all extra debris from the site.

1.2 SUMMARY

A. This Section includes the following:

1. General
2. Products
3. Execution
4. Final Inspection and Acceptance
5. Measurement and Payment

1.3 RELATED DOCUMENTS AND REFERENCES:

A. Related Documents:

1. Related drawings and general provisions of contract including general and supplementary conditions and specifications.

B. References:

1. American Society of Testing Materials (ASTM)
2. National Sanitation Foundation (NSF)
3. Irrigation Association: Turf and Landscape Irrigation Best Management Practices
4. Idaho Standards for Public Works Construction

1.4 SUBMITTALS

A. Within 30 days after receipt of Owner's Notice to Proceed Contractor shall submit:

1. Manufacturer printed product information / cutsheets for all components;
2. Shop drawings: layout, location and type of head / valve, piping circuits, circuit GPM, pipe size, controllers and accessories;
3. As-Built drawings at project completion;
4. Operations and Maintenance information: parts list, maintenance schedules and procedures for system, winterization protocol, watering schedule;
5. Warranties and guarantees;
6. Backflow prevention device certification per manufacturer requirements.

1.5 SYSTEM GUARANTEE

A. Guarantee in writing all materials and workmanship for one year after Substantial Completion. Repair or replace defects during that period at no cost to the Owner.

B. Fill and replace all depressions as necessary in lawn and planting beds which may result from the settlement of irrigation trenching for one year after Substantial Completion.

1.6 SYSTEM REQUIREMENTS

A. Design Requirements:

1. Minimum water coverage:
   a) Lawn: 100%, head to head double coverage
   b) Planter beds: Drip / Micro irrigation coverage to each plant
2. Irrigation spray shall not direct water onto building exterior surfaces, foundations or exterior paved surfaces. Nor shall the system generate excessive runoff;
3. Ensure matched precipitation rates within each valve;
4. Separate circuits for high and low demand areas, such as shrub beds and lawn;
5. Label reclaimed water equipment with standard purple color equipment;
6. Design zones for optimal pressure and efficiency;
7. Install pressure regulating as needed;
8. Install approved backflow prevention assemblies per local codes;
9. All equipment shall be purchased new from a reputable certified dealer.

1.7 QUALITY ASSURANCE

A. Contractor shall have 3 years of experience in similar work, with on-site supervision during installation. Must be licensed in the work's state.

B. Follow Irrigation Association Best Management Practices. Any contradictory installation must be rectified at no cost to the Owner.

C. Install only in suitable weather conditions. Do not proceed with installation in periods of heavy rain, or other detrimental weather conditions i.e. frozen ground.

1.8 DELIVERY, STORAGE, AND HANDLING

A. Deliver piping with factory applied end caps and protect from damage, dirt, and moisture.

B. Store piping out of direct sunlight;

C. Support pipes to prevent bending and sagging;

D. Contractor is responsible for all damage or loss of stored materials.

1.9 PROTECTION

A. Ensure proper safeguards to prevent accidents or damage to persons and property.

B. Protect existing structures, plantings, utilities, and adjacent properties. Repair any damage at Contractor's expense.

C. Identify and avoid utilities. Call Dig-a-Line toll free at 1-800-422-4133 at least two working days before construction.

1.10 POINT OF CONNECTION

A. Contractor shall comply with all requirements of water supply utility company for prevention of backflow and cross connections.

1.11 CUTTING, PATCHING, TRENCHING, AND DIGGING

A. Contractor shall do all cutting, fitting, trenching, or patching as required to complete the project.

PART 2- PRODUCTS

2.1 PIPING MATERIAL

A. Use compatible manufacturers for pipes and fittings.

A. Plastic Pipe:

1. Must be free of defects and clearly marked with manufacturer's name, size, class and pressure rating.
2. Pressure main line: Schedule 40 solvent weld;
3. Lateral lines: Class 200 PVC;
4. Sleeving: Class 200 PVC; four (4) inch minimum or double the size of the largest working pipe, whichever is greater;
5. Fittings: Schedule 40 solvent weld;
6. Solvent: NSF approved solvent for Type I and II PVC.

C. Polyethylene Pipe: Class 100 UV resistant

D. Drip Line: UV resistant, min. 0.6GPH drippers at 18" spacing. Complete system with same manufacturer flushing valves, filters air relief valves.

2.2 BACKFLOW PREVENTION DEVICE

A. The backflow prevention device shall be certified for use per local and state codes and be listed on U.S.C's "List for Approved Devices."

2.3 BACKFLOW PREVENTER CAGE

A. A heavy-duty steel mesh cage with rust proof finish, tamper proof lock, green or approved color on a concrete base or as required by manufacturer.

2.4 VALVES

A. Manual Valves: direct burial rated, 150 PSI rating, treaded connections with cross type handle designed to receive operating key.

B. Automatic Circuit Valves: high impact plastic with corrosion resistant internal parts, electrically operated with flow control capability for manual operation, normally closed, commercial grade.

C. Drip Kits: all-in-one kit with filter and pressure regulator, electrically operated, and commercially grade. All filters shall be stainless steel screen at 120 mesh min.

D. Quick coupler valves: one piece, heavy duty, brass or bronze with 150 PSI rating, built in flow control and self closing valve.

2.5 PRESSURE REGULATOR

A. Pressure regulator shall be certified to NSF/ANSI 372 consisting of low lead bronze body, separate access cap shall be threaded to the body and shall not require the use of ferrous screws.

2.6 SPRINKLER BODIES & NOZZLES

A. All nozzles and bodies shall be from the same manufacturer, appropriate for area and flow. Nozzles shall be high performance rotary style or other water saving design.

B. All low elevation sprinkler heads shall have check valves installed to limit flow runoff.

2.7 AUTOMATIC CONTROLLER

A. Furnished controller shall be an industry standard, commercial grade unit with evapo-transpiration or other weather sensor and ability to self adjust based on local climatic conditions. Fully contained in a weather resistant, lockable box. Wire per manufacturer recommendations.

2.8 CONTROLLER DECODERS

A. Per the controller manufacturer's specifications.

2.9 MISCELLANEOUS EQUIPMENT

A. Valve boxes: high impact, green in color. Visual modifications to valve boxes accommodate poorly located lateral lines, mainlines, or valves will not be accepted. Modifications to valve boxes are only allowed on the bottom of the box not visible from top view.

1. Size: as required for valves and service, generally:
   a). 20 inch x 12 inch rectangular (remote control valves drain valves, air relief valves and electrical pull boxes)
   b). 24 inch x 13 inch rectangular (remote drip valves)
   c). 6 inch round (drip air relief valves and drip flush valves)

B. Valve cover: lockable, compatible with valve box.

C. Drainage backfill: clean gravel or crushed rock, 3/4 inch minimum depth.

D. Tracer tape: (3) three-inch-wide industry standard locator tape.

2.10 EQUIPMENT TO BE FURNISHED TO OWNER

A. Two (2) sets of keys for each automatic controller.

B. Two (2) 48-inch tee wrenches for operating the gate valves.

C. Three (3) sets of special tools required for removing, disassembling and adjusting each type of sprinkler and valve supplied on this project.

D. Five (5) Extra sprinkler heads, nozzles, shrub adapters, nozzle filter screens, for each type used on the project.

E. Two (2) quick coupler keys to match manufacturer type of quick coupler.

F. As built / record drawings and Controller Run Schedule.

PART 3 - EXECUTION

3.1 GENERAL REQUIREMENTS

A. Install system to provide adequate protection against freeze damage.

B. Install system per approved drawings. All deviations from plans must be clearly recorded on record drawings.

C. Do not exceed recommended head spacing shown on drawings for any given area. If any modified spacing made at the decision of the Contractor demands additional material than shown on the drawings, it shall be at no cost to the Owner.

D. Locate all underground utilities. Protect all existing structures and utilities in place. Repair or replace said structures or utilities damaged by this work at no cost to Owner.

E. Irrigation plan layout is diagrammatic. The mainline and other related irrigation equipment is often shown within paving for clarity only. The actual location of irrigation equipment shall always be located inside landscape areas. Minor adjustments to the system to conform to site conditions are acceptable.

3.2 SLEEVING

A. Coordinate with other trades as necessary to install necessary sleeving.

1. All sleeves shall extend a minimmum of 12 inches beyond all hardscape edges.
2. All sleeving shall occur in bundles of two (2) unless otherwise approved.
3. All sleeves shall include detectable tracer tape.

3.3 TRENCHING AND BACKFILLING

A. Trenching and backfilling per ISPWC Section with no abrupt grade changes.

1. Mainline and sleeving: minimum 24 inches - maximum 30 inches.
2. Laterals: minimum 12 inches - maximum 18 inches.
3. Surround all lines with 2 inch minimum of clean and rock free material on all sides.

3.4 PIPE INSTALLATION

A. General Pipe Installation

1. Exercise caution in handling, loading and storing of plastic pipe and fittings to avoid damage.
2. Lay PVC in accordance with standard practice. Thrust blocks to be used at points of intersection and change of direction in main line. Install manual drains.
3. PVC joints shall be solvent weld. Cut pipe, deburr, wipe surface clean of all saw chips, dust, dirt, moisture and all foreign matter which may contaminate the cemented joint. Apply cleaner / primer and solvent cement, make joints in accordance with any manufacturer's recommendations. Use Teflon thread sealant tape at all threaded joints.
4. Dripline shall be placed in shallow trench (2) two inches below finish topsoil grade and below weed barrier fabric and mulch. Lay in uniform linear pattern in planting beds with rows 24 inches apart maximum. Coil 20 linear feet around base of each tree. Staple at 36 inch maximum offsets. Flush all lines with full head of water prior to installation of flush valves at end of circuit runs. Install flush valve at end of each circuit run. Stainless steel clamps if pressure exceeds recommended rating for perma-loc fittings.
5. Contractor shall be responsible for sizing all circuit pipe. Water velocity in pipes shall not exceed five feet per second. Minimum pipe size shall be one inch.

3.5 FLUSHING

A. Cap pipe openings to prevent debris.

B. After completion and prior to the installation of any terminal fittings, the entire pipeline system shall be thoroughly flushed to remove dirt, debris or other material.

3.6 HYDROSTATIC PRESSURE TESTING

A. After flushing, and the installation of valves the following tests shall be conducted in the sequence listed below. The Contractor shall furnish all equipment; materials and labor necessary to perform the tests and all tests shall be conducted in the presence of the Owner's Representative, if requested.

B. Water pressure tests shall be performed on all pressure main lines before any couplings, fittings, valves and the like are concealed.

C. Immediately prior to testing, all irrigation lines shall be purged of all entrapped air or debris by adjusting control valves and installing temporary caps forcing water and debris to be discharged from a single outlet.

D. Test all pressure main line at 100 PSI for a minimum of 30 minutes with an allowable loss of 5 PSI without introduction of any additional service or pumping pressure.

E. Retest as required until the system meets the requirements. Any leaks, which occur during test period, shall be repaired immediately following the test. All pipes shall be retested until final written acceptance.

F. The Contractor is responsible for providing documentation stating the weather conditions, date, the start time and initial water pressure readings, the finish time and final water pressure readings and the type of equipment used to perform the test.

G. Submit a written report of the pressure testing results with the other above required information to the Owner's Representative for approval.

3.7 BACKFLOW PREVENTER TESTING

A. The backflow prevention assembly shall be tested according to procedures and results per the requirements of the Foundation for Cross-Connection Control and Hydraulic Research, University of Southern California or American Water Works Association, whichever is more stringent.

B. Testing shall be performed by a Backflow Prevention Assembly Tester with a current certification from the American Backflow Preventer Association.

3.8 INSTALLATION OF EQUIPMENT

A. Pressure Regulator (if necessary):

1. Set regulator for required PSI per manufacturer's specifications.

B. Valves:

1. Install check valve(s) approximately at locations necessary to prevent low head run off.
2. Install isolation valve(s) on main line, approximate equal spacing, intervals of approximately 500 feet and locate prior to all hardscape crossings or as shown on appropriate plans.
3. Install no more than (2) two drip kit valves per valve box.
4. Install no more than (2) two remote control valves per standard valve box and (3) three per jumbo valve box.
5. Remote control valve manifolds and quick coupler valves shall be separate, allowing use of a quick coupler with all remote-control valves shut off.
6. Install valve boxes parallel to each other when practical.
7. Allow 12 inches of clearance between adjacent valve boxes.
8. Install each quick coupler valve in its own valve box with thrust blocks.
9. Install thrust blocks on quick couplers.
10. Install quick coupler on main line with approximate equal spacing at intervals of 200 feet.
11. Locate all valves 6 inches - 12 inches off of paved surfaces, when practical for ease of access.

C. Sprinkler Heads:

1. All main lines and lateral lines, including risers, shall be flushed and pressure tested before installing sprinkler heads.
2. Install specified sprinkler heads as shown in details at locations shown on the drawings. Adjust layout for full coverage, spacing of heads shall not exceed the maximum spacing recommended by the manufacturer.
3. All sprinkler heads shall be set perpendicular to finish grade.

D. Irrigation Controller:

1. Controllers shall be wired to power supply by a licensed electrician per local codes. Irrigation contractor to provide all required connections to 24 volt irrigation control wire inside the buildings through appropriately sized conduit. All electrical work to meet or exceed N.E.C., state codes, local codes, and manufacturer recommendations.
2. Remote control valves shall be connected to controller in an intuitive numerical sequence.
3. Controller shall be tested with complete electrical connections. The Contractor shall be responsible for temporary power to the controller for operation and testing purposes.
4. Connections to control wiring shall be made within the pedestal of the controller, when applicable. All wire shall follow the pressure main insofar as possible.
5. Make all electrical splices in boxes only. All joints shall be waterproof. Scotch-Loc connectors or similar product.
6. Provide 24-inch min. loop in wires at each valve where controls are connected and at 100 feet maximum intervals between.
7. The tracer wire shall be placed on the bottom of the trench under the vertical projection of the pipe with spliced joints soldered and covered with insulation type tape.

E. Adjustment and Coverage Test

1. Adjustment and Coverage Test:
   a) The Contractor shall flush and adjust all sprinkler heads, valves and all other equipment to ascertain that they function according to the manufacturer's data.
   b) Adjust all nozzles to avoid overspray onto walks, roadways and buildings when under maximum operating pressure and during times of normal prevailing winds.
   c) System is workable and efficient. Coverage of water afforded to all areas shall be complete, adequate and uniform. Change heads, nozzles, and or make necessary adjustments to provide uniform and balanced coverage.

3.9 CLEAN-UP

A. During installation and after completion, Contractor shall remove trash and debris as necessary to keep an orderly appearance of project site and / or neighboring right of ways and property.

3.10 GENERAL MAINTENANCE AND WINTERIZATION

A. General maintenance shall begin immediately after installation of the irrigation system. The period shall include the following:

1. On a weekly basis the Contractor shall keep the irrigation system in good running order and make observations on the system for proper coverage and operation. Repair and clean to keep system fully operational.
2. Record recommended controller schedule and turn over to Owner's Representative at time of Final Acceptance.
3. Provide winterization of the system at the end of the first season of operation and review procedures with Owner's Representative.
4. Maintenance Period: 60 days from final installation and acceptance.
5. One Year Warranty Review: Schedule with Owner for follow up and one-year post installation review of the project. Contractor shall correct deficiencies which are identified for replacement under the one-year warranty.

3.11 RECORD DRAWINGS

A. Contractor shall maintain accurate records of all installed work and deviations from original design and provide As Built / Record Drawings to Owner's Representative upon finalizing system.

3.12 WARRANTY

A. All work and materials shall be guaranteed to give satisfactory service for a period of one (1) year from the date of Final Acceptance.

B. Should problems develop due to inferior or faulty workmanship the contractor shall correct the problem at no expense to the Owner.

C. The warranty period will not begin until the entire system is operable, and the Owner's Representative has observed operation of all irrigation zones, and all outstanding items are resolved.

SECTION 329200 - LANDSCAPE WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS AND REFERENCES:

A. Related Documents:

1. Irrigation System as specified in Section 32 84 00.

B. References: The following specifications and standards of the organizations and documents listed in this paragraph form a part of this specification.

1. ANSI Z60.1 - American Standard for Nursery Stock, most current edition.
2. ANSI A 300 - Standard Practices for Tree, Shrub, and other Woody Plant Maintenance, most current edition and parts.
3. Pruning practices shall conform to recommendations "Structural Pruning: A Guide For The Green Industry" most current edition; published by Urban Tree Foundation, Visalia, California

1.2 SUBMITTALS

A. Samples for Verification shall be submitted to Owner's Representative for each of the following:

1. Certificates of inspection as required by governmental authorities.
2. Manufacturer or vendor certified analysis for soil amendments and fertilizer.
3. Label data substantiating that plants, trees, shrubs, and planting materials comply with specified requirements.
4. Mulch: (1) one pound minimum for each color and type required, in plastic bags labeled with color, size and supplier information. Submit for review a minimum of (1) one week prior to full quantity delivery and installation.

1.3 QUALITY ASSURANCE

A. Contractor Qualifications: The installing Contractor firm shall have at least three (3) years of successful experience of similar scope of work for the successful establishment of exterior plants.

1. Field Supervision: When planting is in progress, Contractor shall maintain an experienced full-time foreman on the Project Site.

B. Source Quality Control:

1. General: Ship landscape materials with certificate of inspection required by governing authorities and comply with regulations applicable to landscape materials.
2. Substitutions: Substitutions are not allowed without prior written authorization from Owner's Representative. If specified landscape materials are not obtainable, Contractor shall submit proof of non-availability to Owner's Representative along with proposal of equivalent material.
3. Trees, Shrubs, Groundcovers: Provide trees, shrubs and groundcover of quantity, size, genus, species, and variety shown that comply with requirements of ANSI Z60.1 "American Standard for Nursery Stock." All plant material shall be grown in recognized nursery containers in accordance with good horticultural practice and free of disease, insects, eggs, larvae, and physical defects such as knots, sun scale, injuries, abrasions.
4. Labels: Ensure a minimum of 50% of each variety of plant material is labeled securely with an attached, waterproof tag bearing legible designation of botanical and common name. Remove tags after installation.
5. Uniformity: Where formal arrangements of consecutive order of trees or shrubs are shown, select stock for uniform height and spread.
6. All plant material shall be acclimated to local outdoor growing conditions for a period no less than one week prior to delivery to the Project Site.
7. Review: The Owner's Representative may inspect trees and shrubs either at place of growth or at the project site for compliance with size, health, quality, character, etc. Owner's Representative retains the right to further inspect trees and shrubs for size and condition of root balls, insect infestation, and other defects, and to reject any unsatisfactory material at any time during the process of selection, delivery, installation period.
   a) The Contractor shall bear all costs related to plant rejections due to failure of the review process.
   b) All plants rejected shall be immediately removed from the site and acceptable plants should be provided in a timely fashion that does not interfere with Project scheduling.

1.4 DELIVERY, STORAGE, AND HANDLING.

A. Trees and Shrubs: Do not prune trees and shrubs before delivery, except as approved by Owner's Representative. Protect bark, branches, and root systems from sun scald, drying, sweating, whipping, and other handling and tying damage. Do not bend or bind-tie trees or shrubs in such a manner as to destroy their natural shape. Provide protective covering of plant material during delivery. Take necessary steps to avoid dropping plant material during delivery. Handle all container grown and/or balled and burlapped stock by the root ball.

B. Deliver all plant material after preparations for planting have been completed and install immediately. If planting is delayed more than 6 hours after delivery, set plants in a location protected from sun, wind, and mechanical damage. Keep all plant material well-watered during the storage period.

1. Do not remove container-grown stock from containers before time of planting.
2. Cover balled and burlapped stock with soil, peat moss or other acceptable materials to keep from drying out.
3. Water root systems of all plant material stored on-site with a fine mist spray. Water as often as necessary to maintain root system in a moist condition.

C. Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking.

D. Seed and Other Packaged Materials: Deliver packaged materials in original, unopened containers showing weight, certified analysis, name of manufacturer. Seed specifically shall label with variety of seed, percentage of germination, and weed content.

E. Bulk Materials:

1. Do not dump or store bulk materials near structures, utilities, walkways and pavements or on existing turf areas or plants.
2. Provide erosion control measures to prevent erosion or displacement of bulk materials, discharge of soil bearing water runoff, and airborne dust reaching adjacent properties, water conveyance systems, or walkways.

F. Contractor is responsible for keeping project site clean and disposing of delivery / packaging materials on an as needed basis to keep an orderly appearance.

1.5 PROJECT CONDITIONS

A. Utilities: Contractor shall verify actual grade elevations, service and utility locations, irrigation system components, and location of any other construction elements adjacent to location of new plantings prior to proceeding with planting work.

1. Contractor is responsible for knowing and avoiding the location of all utilities. For dig-a-line services call toll free 1-800-422-4133 or the State's local number, at least two working days before installation begins.
2. Contractor shall work in such a manner to avoid possible damage to existing utilities. Hand excavate as required. Maintain grade stakes until removal is mutually agreed upon by parties concerned.
3. Do not interrupt services or utilities to facilities occupied by Owner unless with prior written approval from Owner's Representative.

B. Adjacent Landscape: Protect planted areas adjacent to construction work. Replace or recondition to prior conditions prior to project completion.

C. Grading: Any berming and grading shown on plans shall have gradual transitions to existing or engineer proposed grades. Fine grading shall not change flow direction of surface drainage or swales as shown on engineering plans.

1.6 SEQUENCING

A. Planting Time: Proceed with landscape installation as portions of the site become available, working within seasonal limitations for the type of landscape work required.

1. Install planting material during normally accepted planting season between March 15 and November 15.
2. Correlate planting with specified maintenance period to provide maintenance from date of substantial completion.

B. Coordination with Lawn: Trees and shrubs shall be installed after final grades are established and prior to planting of lawn, unless otherwise accepted in writing by the Owner's Representative. If planting of trees and shrubs must occur after lawn installation, the Contractor shall take necessary precautions to protect the lawn and promptly repair areas damaged due to planting activities.

1.7 PROJECT WARRANTY

A. Warranty: Warrant the following plant material for the warranty period indicated, against defects including death and unsatisfactory growth, except for defects resulting from inadequate maintenance, neglect or abuse by Owner, or incidents that are beyond the Contractor's control such as, abuse or damage by others, or unusual phenomena.

1. Warranty Period for Trees and Shrubs: 12 months from date of Substantial Completion.
2. Warranty Period for Ornamental Grasses / Perennials: 12 months from date of Substantial Completion.
3. Warranty Period for Lawns: through specified maintenance period.
4. At minimum, warranty replacement shall include removal of dead or unhealthy plant material during warranty period. Replace trees and shrubs which are in unhealthy condition at or before the end of warranty period, unless directed by Owner's Representative that it is advisable to extend warranty period for a full growing season.
5. Unhealthy plant material is defined as: any plant material that is more than 75% dead at the end of the Warranty Period.

PART 2 - PRODUCTS

2.1 TOPSOIL

A. Topsoil shall be defined as the surface layer of soil that is fertile, friable, natural loam, that is reasonably free of subsoil, clay lumps, brush, weeds, litter, stumps, stones larger than two (2) inches in any direction, and other materials toxic to plant growth.

1. Contractor shall obtain and send a minimum of three (3) samples of topsoil from varied locations on the Project Site for testing. See testing requirements below. The Contractor shall notify the Owner's Representative sufficiently in advance that the necessary measurements and tests cannot be made without altering the project schedule.
2. Contractor shall be responsible for all coordination and payment of all testing, purchasing and installation of laboratory recommended soil additives. Compost shall be added regardless of test results.
3. If regenerative noxious weeds are found to be present in the soil, remove all resultant growth including roots throughout one-year period after acceptance of work at no cost to Owner.

B. If quantity or quality of stockpiled topsoil is insufficient, suitable topsoil will need to be secured from an off-site supplier. The topsoil shall be as described in Item A. The Contractor shall locate and obtain the supply, subject to the approval of the Owner's Representative. The topsoil shall be hauled to the site of the work and placed for spreading or spread as required. Any topsoil hauled to the site of the work and stockpiled shall be rehandled and placed without additional compensation.

1. Imported topsoil from local sources or from regional areas shall have similar soil characteristics to that found at Project Site. Obtain topsoil only from naturally, well drained sites where topsoil occurs in a depth of not less than four (4) inches. Do not obtain from marshes or bogs.
2. Contractor shall submit soil report on imported topsoil that is proposed for use. Report shall meet composition standards below. Compost shall be added regardless of test results.

C. Composition: Topsoil shall be friable, sandy loam, free of subsoil, clay clods, heavy metals, construction debris, noxious weed / weed seed, grass clumps, roots,rocks/ stones larger than 2 inches in any direction or other extraneous materials harmful to plant growth.

1. Other components shall conform to the following:
   a) pH 6.5 - 7.5; 3% - 6% organic matter

D. No topsoil shall be delivered in a frozen or muddy condition.

2.2 SOIL AMENDMENTS

A. pH: when pH does not meet these specifications, commercial grade aluminum sulfate may be used to adjust pH.

B. Compost: Blended and ground leaf, wood and other plant-based material, composted for a minimum of (9) nine months. Source shall be an industry standard, commercially prepared and sold product.

C. Commercial Fertilizer: Furnish commercially manufactured, standard brand slow-release fertilizer for plant material. Product shall be supplied in new, waterproof containers and clearly labeled as to weight, manufacturer and chemical composition. Store in a clean, dry area and protect from deterioration.

1. Tree and Shrub Installation: Agriform 20-10-5 slow release - 5 gram, or equal product.
2. Tree and Shrub Maintenance: liquid concentrate that encourages root formation and reduces transplant stress.
3. Lawn (Sod) Preparation: 16-16-16 standard brand fertilizer applied to the bed prior to sodding at the manufacturer's recommended rate.
4. Lawn (Seed) Preparation: If drill seeding, apply fertilizers according to manufacturer's guidelines and mix into bed prior to seeding.
5. Lawn Starter Fertilization: well balanced starter fertilizer developed to support root growth and promote establishment. Applied to the lawn three to four weeks after sod installation at the manufacturer's recommended rate.
6. Herbicide: Oxadiazon 2G, or equal product pre-emergent for topical application in planter beds. Apply to planter beds according to manufacturer's recommended rates. Do not apply in areas to receive seed and / or bulbs.

2.3 PLANT MATERIAL

A. In addition to items below, all plant material shall conform to Source Quality Control Specifications listed herein.

B. Deciduous Trees: Provide trees of caliper size shown on schedule with branching and root ball size consistent with ANSI Z60.1 for type and species specified. Trees shall be single stem, unless otherwise specified.

C. Deciduous Shrubs: Provide shrubs of container size shown on schedule with no less than the minimum number of canes required by ANSI Z60.1 for type and height of shrub.

D. Coniferous and Broadleaf Evergreens: Provide evergreens of height shown on schedule. Provide normal quality species with well-balanced form that complies with the requirements of ANSI Z60.1 for evergreens.

2.4 LAWN MATERIAL

A. Sod: Provide strongly rooted sod, not less than (1) one growing season old and is free of weeds and undesirable grass species. Provide only viable (not dormant) sod capable of growth and development immediately upon planting.

1. Sod shall be of uniform pad or rolls. Broken or uneven products will not be acceptable.
2. Sod shall be composed of locally harvested Rhizomatous Tall Fescue (RTF) or other fescue blend that displays low water use and heat tolerance.

B. Grass Seed: Fresh, clean, dry, new-crop seed complying with AOSA's 'Journal of Seed Technology' Rule for Testing Seeds' for purity and germination tolerances.

1. Seed Species: Seed of grass species as follows, with not less than 95 percent germination, not less than 85 percent pure seed, and not more than 0.5 percent weed seed. All species shall be ranked in the top 15% of NTEP Trials in the Northwest for turf seed rankings with proven positive results for wear, color, drought tolerance and disease tolerance.
2. Hydro-Mulch (Hydraulically Applied Erosion Control Products (HECPs)): Provide biodegradable, in a dry condition and free of noxious weeds, chemical printing, ink, germination inhibitors, herbicide residue, chlorine bleach, rocks, metal, plastic, and all other materials detrimental to plant life. Product shall be suitable for spreading with a hydroseeder and may be furnished premixed by the manufacturer with an organic tackifier.

2.5 MISCELLANEOUS MATERIALS

A. Mulch: Provide mulch for planting beds per plans. (3) inches thick in all areas designated as planter beds.

C. Stakes:

1. Furnish Wood Stakes: 2 inch x2 inch x10 feet new, treated Lodgepole or Cedar poles: free of knots, cross grain and other defects. Stakes shall be pointed at one end.
2. Furnish nonabrasive tree guying material that is flat, woven, polypropylene material, 3/4 inch wide and 900 lb pounds break strength. Color: Green.

D. Edging Material: Provide standard "V" cut shovel edge between all lawn and mulched areas unless otherwise specified on plans.

E. Weed Barrier: Dewitt Pro 5 Weed Barrier Fabric, or approved equal product.

PART 3 - EXECUTION

3.1 GENERAL EXAMINATION AND PREPARATION

A. General Contractor shall be responsible for excavating landscape areas to appropriate depths for placement of topsoil and mulch as specified herein.

B. Protect structures, utilities, sidewalks, pavements, other facilities, and existing plant material from damage caused by planting operations.

C. Ensure planting areas are free from extraneous debris and weeds prior to plant installation

D. Layout individual tree and shrub locations prior to planting by placing plants in their containers above the surface in the specified planting location or place a labeled stake at the planting location. Layout bedlines with paint per plan. Adjust locations when requested and obtain Owner's Representative's acceptance of layout before planting. Make minor adjustments as necessary.

E. Planting soil shall be brought to a uniform finish grade 1 inch, or the specified depth of mulch plus 1 inch, below adjacent hardscape, valve boxes, catch basins.

3.2 PLANTING SOIL PREPARATION

A. Mix specified compost with topsoil prior to planting or apply layer of compost to surface of topsoil and mix thoroughly to a depth of eight (8) inches prior to plant installation.

B. Compost:

a) Lawn Areas: 1/4 compost : 3/4 topsoil

b) Planting Bed Areas: 1/3 compost : 2/3 topsoil

3.3 LAWN PREPARATION (Sod/Hydroseed/Seed)

A. In areas of lawn installation above existing subgrade, scarify the subgrade to a minimum depth of (4) four inches with the teeth of a backhoe, loader bucket or other suitable device.

B. Immediately install planting soil and fertilizer to the following depth and protect from traffic.

1. Lawn: (12) twelve inches minimum.

3.4 PLANTING BED PREPARATION

A. In areas of planting soil installation above existing subgrade, scarify the subgrade to a minimum depth of (6) six inches with the teeth of a backhoe, loader bucket or other suitable device.

B. Immediately install planting soil to the following depths and protect from traffic.

1. Planting Beds: (18) eighteen inches minimum.
2. Curbed Islands / Medians: (18) eighteen inches minimum.

C. Apply pre-emergent at the manufacturer recommended rates.

3.5 EXCAVATION FOR TREES AND SHRUBS

A. Excavation of Pits: Excavate pits with sides 45 degree sloped inward. Subgrade under root ball shall be kept undisturbed to reduce settling. Scarify sides of pit that may have been smoothed or smeared.

1. Excavate two times as wide as root ball diameter.
2. Do not excavate deeper than height of root ball when measured from root flare to the bottom of root ball.
3. Do not over excavate subgrades of adjacent paving, structures, hardscape or other new or existing improvements.
4. Keep excavations safely covered or otherwise protected after working hours or when unattended by installer's personnel.
5. If hardpan or other unexpected rock obstructions detrimental to tree or shrub health are encountered, notify Owner's Representative prior to proceeding.
6. If subsoil conditions exhibit evidence of unexpected water seepage or retention, notify Owner's Representative prior to proceeding.

3.6 TREE AND SHRUB PLANTING

A. B&B stock: Excavate pits with sides 45 degree sloped inward. Subgrade under root ball shall be kept undisturbed to reduce settling. Scarify sides of pit that may have been smoothed or smeared.

1. Prior to plantings, verify that root flare is visible at top of root ball according to ANSI Z60.1, If not visible, remove excess soil in a level manner from the root ball to where the topmost root emerges from the trunk.
2. Set balled and burlapped stock plumb and in center of the planting hole. Ensure top of root ball is at same elevation as adjacent finished landscape grade.
3. Carefully remove all burlap, twine, and wire basket from the top ⅓ of root ball. Remove all nails, ties, and plastic completely from rootball. Synthetic burlap shall be completely removed from rootball.
4. Backfill with planting bed soil around root ball. When root ball is approximately one half filled, settle soil around root ball base with water prior to adding upper level.
5. Apply tablet fertilizer according to manufacturer recommendations.
6. Continue backfill process. Water again after placing final layer of soil.
7. Root flare must be visible. Do not cover the top of root ball with soil.
8. Water thoroughly within 4 hours of installation until no more water is absorbed. Repeat twice within the first 24 hours of planting.

B. Container Stock: Set stock plumb and in center of the planting hole, as specified for B&B stock. Remove container by making (2) two slits on opposite sides of container. Remove bottoms of wooden boxes after partially backfilling.

1. Backfill and plant as specified for B&B stock.

C. Remove all tags/flagging/and other non-biodegradable materials from plant material immediately after installation.

D. Trees planted within lawn areas shall be planted within a (3) three inch depth / (5) five inch diameter minimum mulch ring. Mulch shall be within (2) two inches, but not contacting trunk.

E. At time of planting prune only dead, dying, or broken branches.

F. Plant material found not to be in compliance with these guidelines will be rejected and shall replaced at the direction of the Owner's Representative.

3.7 TREE STABILIZATION

A. Staking shall be at the discretion of the Contractor. However, the Contractor is responsible to ensure that trees remain plumb for the duration of the Warranty Period. Staking shall be per provided detail.

3.8 SOD INSTALLATION

A. Any areas to receive sod that have become compacted prior to sod installation shall be scarified to a depth of (6) six inches by teeth of a backhoe, loader bucket or other suitable device.

B. Fine grade to meet lines, grades, and elevations shown and lightly moisten before planting if soil is too dry.

C. Lay sod within 24 hours of receiving shipment. Do not plant sod if ground is frozen.

D. Sod shall be brought onto lawn areas by wheeled means with proper protection of sod beds. Sod layers shall be experienced. Constant foreman supervisor shall be provided in inexperienced.

E. Sod shall be laid tight with no gaps. Allowance shall be made for shrinkage. Lay sod with long edges perpendicular to primary slope. Butt ends and side of strips do not overlap. Stagger strips to offset joints in adjacent courses. Work on boards to avoid damage to planting soil or sod. Tamp or roll lightly to ensure contact with soil. Work sifted soil into minor cracks and remove any excess to avoid smothering live grass.

F. After installation sod shall be rolled with a two hundred (200) pound roller to insure contact with soil and sod. Final rolling shall provide a uniform surface. After final rolling sod shall be watered immediately with a fine spray. Approval of sod lawn shall be based upon a uniform surface, with healthy and vigorous growth. No dead or dry spots will be accepted.

G. Sod shall be separated from directly adjacent planting beds by an industry standard V-cut trench, unless other edging material is shown on plans.

3.9 SEEDING

A. Moisten areas if soil is dry to touch. Water thoroughly and allow surface to drain prior to applying seed. Do not apply seed to areas of standing water.

B. Drill seeding is recommended for use on slopes less than 4:1.

1. Sow seed with spreader or drill seeding machine. Do not broadcast or drop seed when wind velocity exceeds 5 mph.
2. Evenly distribute seed by sowing equal quantities in two directions at right angles to each other.
3. Do not use wet seed or seed that is moldy or otherwise damaged.
4. Do not seed against existing trees. Limit seed application to outside edge of planting saucer.

C. Sow seed at a total rate of 5 to 8 lbs./1000 sq.ft.

D. Rake seed lightly to incorporate seed into top 1/4 to 1/8 inch of soil, roll lightly, and water with fine spray.

E. Apply hydromulch using equipment suitable for hydraulic application.

F. Water newly seeded areas and keep moist until grass is germinated and established.

3.10 HYDROSEEDING

A. Hydroseeding is recommended for use on slopes greater than 4:1

1. Mix specified seed, fertilizer, and hydromulch in water, using equipment specifically designed for hydroseed application. Continue mixing until uniformly blending into homogeneous slurry suitable for hydraulic application.
2. Apply slurry uniformly to all areas to be seeded in a one-step process. Apply slurry at a rate so that mulch component is deposited at not less than 1500 lb./acre dry weight, and seed component is deposited at not less than the specified seed-sowing rate.

B. Sow seed at a rate of 8lbs./1000 sq. ft.

C. Water newly seeded areas and keep moist until grass is germinated and established.

3.11 SOD AND SEED ESTABLISHMENT AND MAINTENANCE

A. Starting immediately after installation, establ

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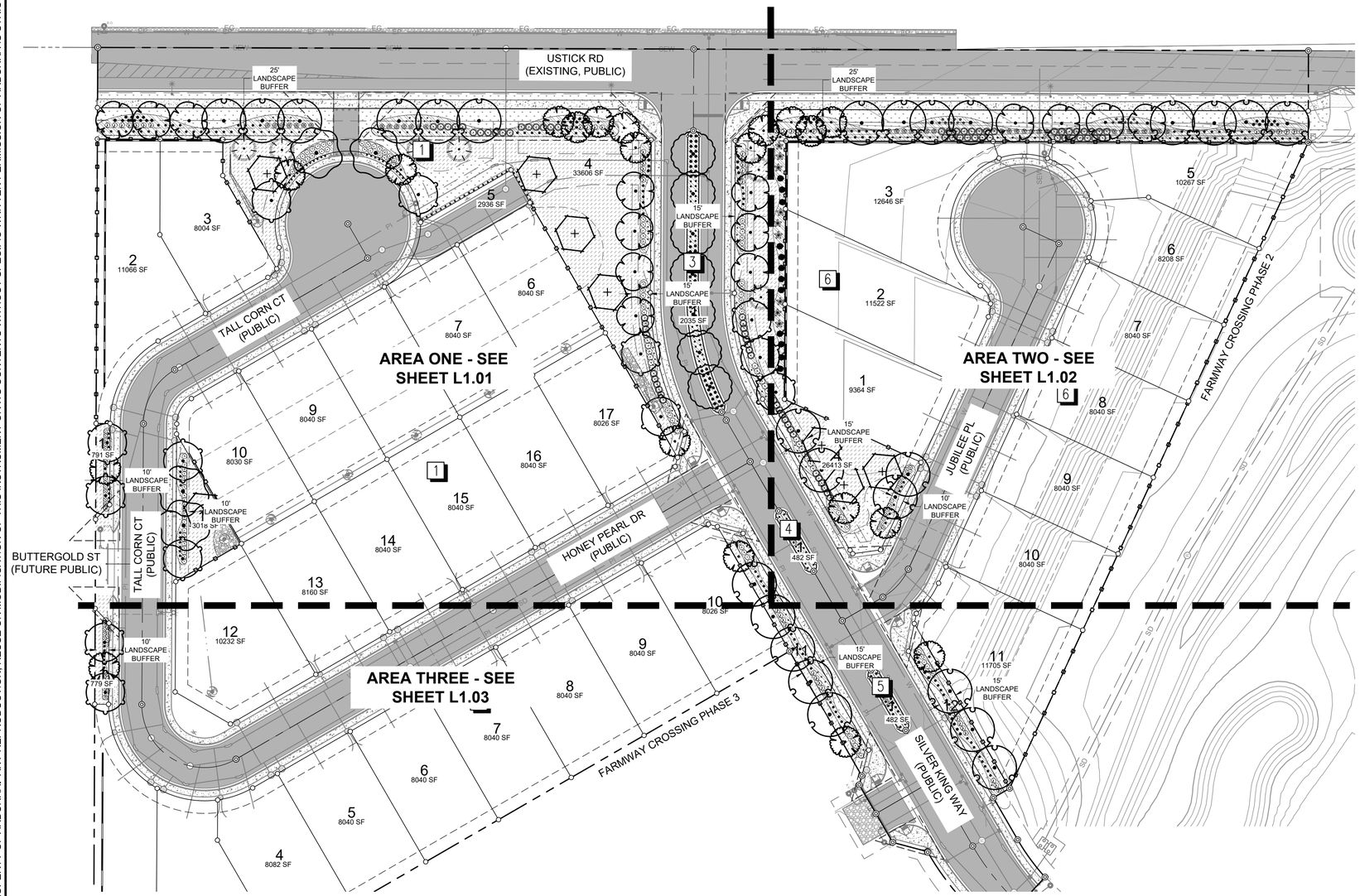

OVERALL LANDSCAPE PLAN

0 25 50 100 150

PLANT SCHEDULE		
SYMBOL	COMMON NAME	BOTANICAL NAME
CLASS II TREES		
	EMERALD QUEEN NORWAY MAPLE	ACER PLATANOIDES 'EMERALD QUEEN'
	COMMON HACKBERRY	CELTIS OCCIDENTALIS
	AUTUMN GOLD MAIDENHAIR TREE	GINKGO BILOBA 'AUTUMN GOLD' TM
	EMERALD CITY TULIP POPLAR	LIRIODENDRON TULIPIFERA 'JFS-OZ' TM
	GREENSPIRE LITTLELEAF LINDEN	TILIA CORDATA 'GREENSPIRE'
	JAPANESE ZELKOVA	ZELKOVA SERRATA
CLASS III TREES		
	EXCLAMATION! LONDON PLANE TREE	PLATANUS X ACERIFOLIA 'MORTON CIRCLE' TM
EVERGREEN TREES		
	WHITE FIR	ABIES CONCOLOR
DECIDUOUS SHRUBS		
	MISS MOLLY BUTTERFLY BUSH	BUDDLEJA X 'MISS MOLLY'
	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA
	TINY WINE GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SMNPOTWG' TM
	MANGO TANGO CINQUEFOIL	POTENTILLA FRUTICOSA 'MANGO TANGO'
	FLOWER CARPET PINK SPLASH ROSE	ROSA X 'NOASPLASH' TM
	GOLDFLAME SPIREA	SPIRAEA X BUMALDA 'GOLDFLAME'
	BRANDYWINE VIBURNUM	VIBURNUM NUDUM 'BULK' TM
EVERGREEN SHRUBS		
	ALPINE CARPET JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'
	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'
	COLOR GUARD ADAM'S NEEDLE	YUCCA FILAMENTOSA 'COLOR GUARD'
ORNAMENTAL GRASSES		
	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
	PINK MUHLY GRASS	MUHLENBERGIA CAPILLARIS
	LITTLE BUNNY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'
	BLUE HEAVEN LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'BLUE HEAVEN'

MATERIAL SCHEDULE	
SYMBOL	DESCRIPTION
GROUND COVERS	
	LOW MAINTENANCE LAWN AREA
	PLANTING AREA

City of Caldwell
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Name: Martin Gergen

STATE OF IDAHO · JAIME SNYDER · LICENSED · LANDSCAPE ARCHITECT · LA–16647 · 03/12/26

BORDER SIZE	22"x34"
DESIGNED	A. TAYLOR
DRAWN	A. TAYLOR
CHECKED	J. SNYDER
APPROVED	J. SNYDER

REVISIONS		
NO.	DESCRIPTION	DATE
1	CITY OF CALDWELL COMMENTS	03/10/2026

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1144 S. SILVERSTONE WAY, STE. 300
MERIDIAN, IDAHO 83642
208-323-2288 | WWW.ARDURRA.COM

LANDSCAPE CONSTRUCTION DRAWINGS FOR:
FARMWAY CROSSING NO. 1
OVERALL LANDSCAPE PLAN

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: 10/14/2025
PROJECT: 250096
SHEET: L1.00

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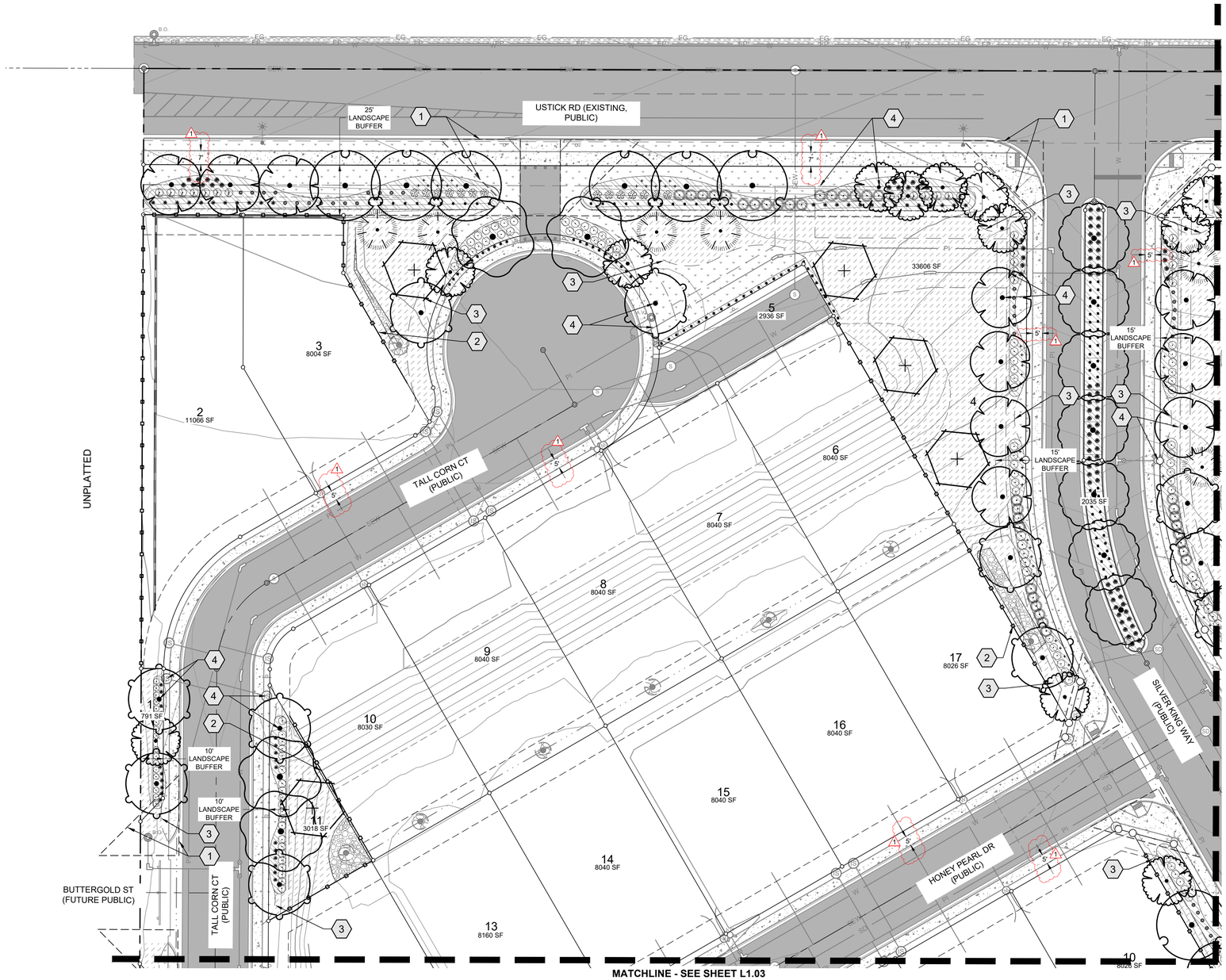

LANDSCAPE PLAN - AREA ONE

0 15 30 60 90

PLANT SCHEDULE		
SYMBOL	COMMON NAME	BOTANICAL NAME
CLASS II TREES		
	EMERALD QUEEN NORWAY MAPLE	ACER PLATANOIDES 'EMERALD QUEEN'
	COMMON HACKBERRY	CELTIS OCCIDENTALIS
	AUTUMN GOLD MAIDENHAIR TREE	GINKGO BILOBA 'AUTUMN GOLD' TM
	EMERALD CITY TULIP POPLAR	LIRIODENDRON TULIPIFERA 'JFS-OZ' TM
	GREENSPIRE LITTLELEAF LINDEN	TILIA CORDATA 'GREENSPIRE'
	JAPANESE ZELKOVA	ZELKOVA SERRATA
CLASS III TREES		
	EXCLAMATION! LONDON PLANE TREE	PLATANUS X ACERIFOLIA 'MORTON CIRCLE' TM
EVERGREEN TREES		
	WHITE FIR	ABIES CONCOLOR
DECIDUOUS SHRUBS		
	MISS MOLLY BUTTERFLY BUSH	BUDDLEJA X 'MISS MOLLY'
	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA
	TINY WINE GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SMNPOTWG' TM
	MANGO TANGO CINQUEFOIL	POTENTILLA FRUTICOSA 'MANGO TANGO'
	FLOWER CARPET PINK SPLASH ROSE	ROSA X 'NOASPLASH' TM
	GOLDFLAME SPIREA	SPIRAEA X BUMALDA 'GOLDFLAME'
	BRANDYWINE VIBURNUM	VIBURNUM NUDUM 'BULK' TM
EVERGREEN SHRUBS		
	ALPINE CARPET JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'
	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'
	COLOR GUARD ADAM'S NEEDLE	YUCCA FILAMENTOSA 'COLOR GUARD'
ORNAMENTAL GRASSES		
	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
	PINK MUHLY GRASS	MUHLENBERGIA CAPILLARIS
	LITTLE BUNNY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'
	BLUE HEAVEN LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'BLUE HEAVEN'

MATERIAL SCHEDULE	
SYMBOL	DESCRIPTION
GROUND COVERS	
	LOW MAINTENANCE LAWN AREA
	PLANTING AREA

KEYNOTE SCHEDULE	
CODE	DESCRIPTION
1	CLEAR VIEW TRIANGLE. TYP.
2	PRIVACY FENCE. MATERIAL AND COLOR TO BE DETERMINED BY OWNER
3	EDGE OF MAINTAINED LAWN AREA. ALL RTF SEED BEYOND TO BE MOWN TWICE PER SEASON
4	CLEAR SPACE AROUND UTILITIES
5	ROCKERY WALL, SEE CIVIL SHEETS FOR DETAIL

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STATE OF IDAHO — JAIME SNYDER — LA-16647 — 03/12/26 — LICENSED LANDSCAPE ARCHITECT

BORDER SIZE	22"x34"
DESIGNED	A. TAYLOR
DRAWN	A. TAYLOR
CHECKED	J. SNYDER
APPROVED	J. SNYDER

REVISIONS		
NO.	DESCRIPTION	DATE
1	CITY OF CALDWELL COMMENTS	03/10/2026

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LANDSCAPE CONSTRUCTION DRAWINGS FOR:
FARMWAY CROSSING NO. 1
LANDSCAPE PLAN - AREA ONE

ATTENTION: 0 1/2 1
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DATE: 10/14/2025
PROJECT: 250096
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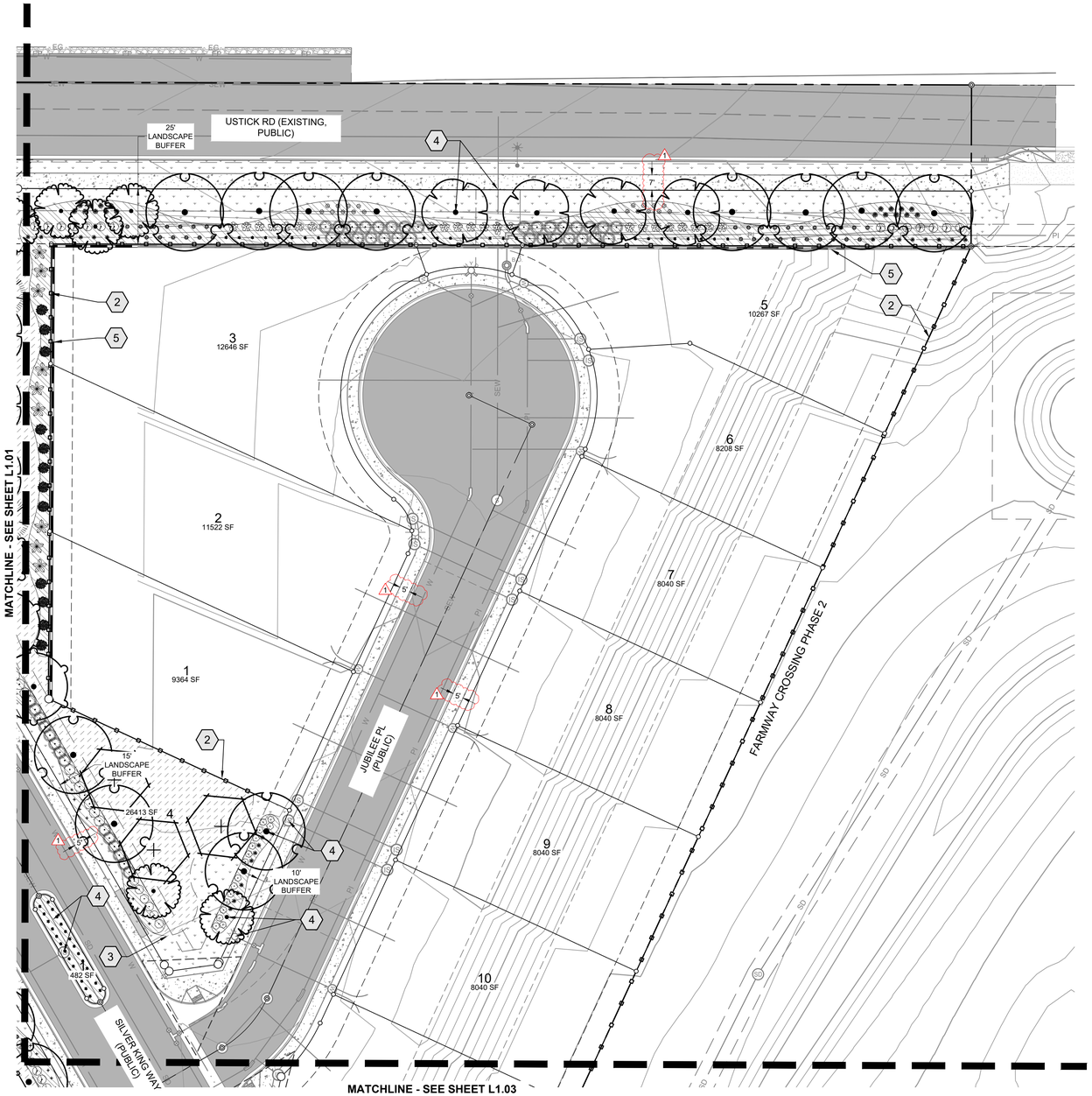

LANDSCAPE PLAN - AREA TWO

N

0 15 30 60 90

PLANT SCHEDULE		
SYMBOL	COMMON NAME	BOTANICAL NAME
CLASS II TREES		
	EMERALD QUEEN NORWAY MAPLE	ACER PLATANOIDES 'EMERALD QUEEN'
	COMMON HACKBERRY	CELTIS OCCIDENTALIS
	AUTUMN GOLD MAIDENHAIR TREE	GINKGO BILOBA 'AUTUMN GOLD' TM
	EMERALD CITY TULIP POPLAR	LIRIODENDRON TULIPIFERA 'JFS-OZ' TM
	GREENSPIRE LITTLELEAF LINDEN	TILIA CORDATA 'GREENSPIRE'
	JAPANESE ZELKOVA	ZELKOVA SERRATA
CLASS III TREES		
	EXCLAMATION! LONDON PLANE TREE	PLATANUS X ACERIFOLIA 'MORTON CIRCLE' TM
EVERGREEN TREES		
	WHITE FIR	ABIES CONCOLOR
DECIDUOUS SHRUBS		
	MISS MOLLY BUTTERFLY BUSH	BUDDLEJA X 'MISS MOLLY'
	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA
	TINY WINE GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SMNPOTWG' TM
	MANGO TANGO CINQUEFOIL	POTENTILLA FRUTICOSA 'MANGO TANGO'
	FLOWER CARPET PINK SPLASH ROSE	ROSA X 'NOASPLASH' TM
	GOLDFLAME SPIREA	SPIRAEA X BUMALDA 'GOLDFLAME'
	BRANDYWINE VIBURNUM	VIBURNUM NUDUM 'BULK' TM
EVERGREEN SHRUBS		
	ALPINE CARPET JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'
	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'
	COLOR GUARD ADAM'S NEEDLE	YUCCA FILAMENTOSA 'COLOR GUARD'
ORNAMENTAL GRASSES		
	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
	PINK MUHLY GRASS	MUHLENBERGIA CAPILLARIS
	LITTLE BUNNY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'
	BLUE HEAVEN LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'BLUE HEAVEN'

MATERIAL SCHEDULE	
SYMBOL	DESCRIPTION
GROUND COVERS	
	LOW MAINTENANCE LAWN AREA
	PLANTING AREA
	3" MINUS ROCK MULCH (CRSP)

KEYNOTE SCHEDULE	
CODE	DESCRIPTION
1	CLEAR VIEW TRIANGLE, TYP.
2	PRIVACY FENCE. MATERIAL AND COLOR TO BE DETERMINED BY OWNER
3	EDGE OF MAINTAINED LAWN AREA. ALL RTF SEED BEYOND TO BE MOWN TWICE PER SEASON
4	CLEAR SPACE AROUND UTILITIES
5	ROCKERY WALL, SEE CIVIL SHEETS FOR DETAIL

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JAIME SNYDER
LICENSED LANDSCAPE ARCHITECT
STATE OF IDAHO
LA-16647
03/12/26

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APPROVED	J. SNYDER

REVISIONS		
NO.	DESCRIPTION	DATE
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SHEET: L1.02

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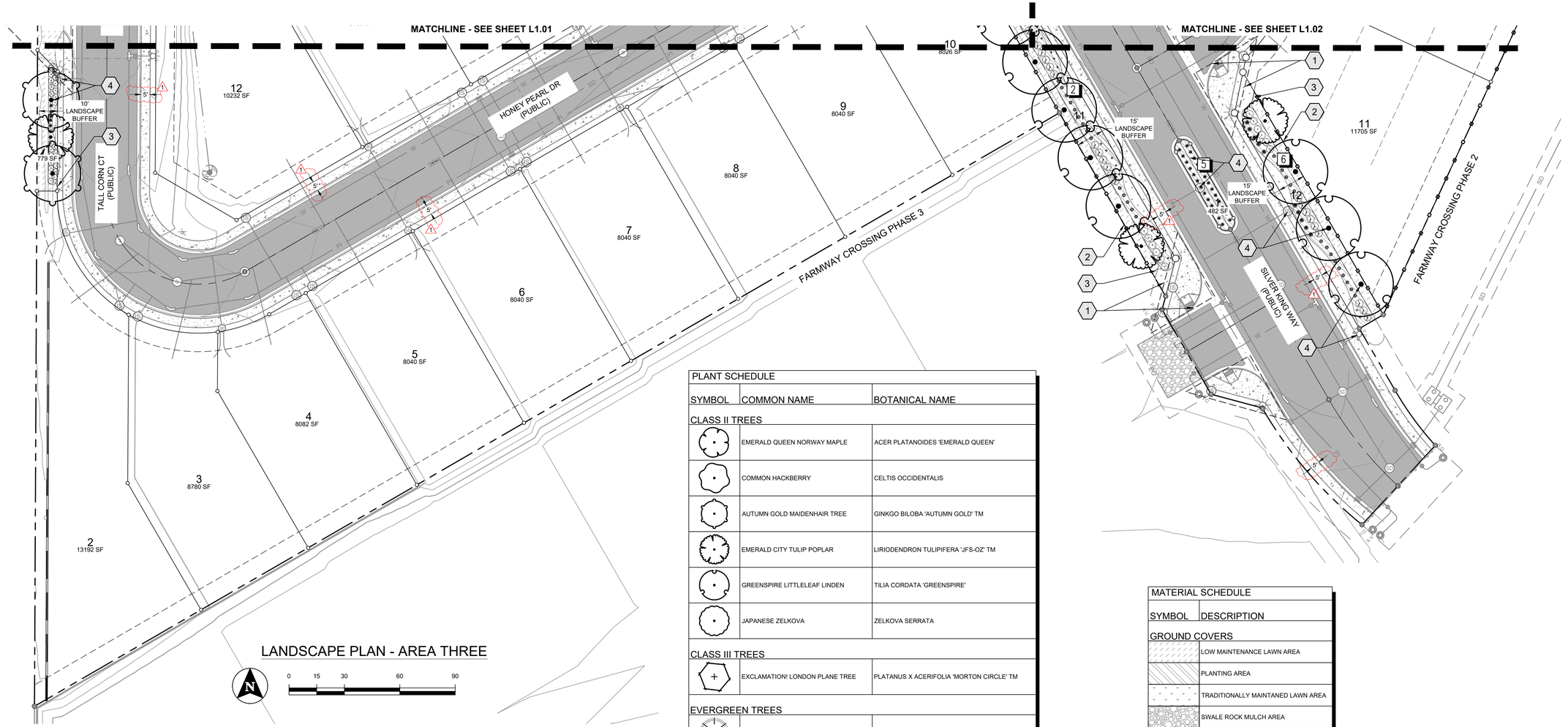

LANDSCAPE PLAN - AREA THREE

0 15 30 60 90

PLANT SCHEDULE		
SYMBOL	COMMON NAME	BOTANICAL NAME
CLASS II TREES		
	EMERALD QUEEN NORWAY MAPLE	ACER PLATANOIDES 'EMERALD QUEEN'
	COMMON HACKBERRY	CELTIS OCCIDENTALIS
	AUTUMN GOLD MAIDENHAIR TREE	GINKGO BILOBA 'AUTUMN GOLD' TM
	EMERALD CITY TULIP POPLAR	LIRIODENDRON TULIPIFERA 'JFS-OZ' TM
	GREENSPIRE LITTLELEAF LINDEN	TILIA CORDATA 'GREENSPIRE'
	JAPANESE ZELKOVA	ZELKOVA SERRATA
CLASS III TREES		
	EXCLAMATION! LONDON PLANE TREE	PLATANUS X ACERIFOLIA 'MORTON CIRCLE' TM
EVERGREEN TREES		
	WHITE FIR	ABIES CONCOLOR
DECIDUOUS SHRUBS		
	MISS MOLLY BUTTERFLY BUSH	BUDDLEJA X 'MISS MOLLY'
	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA
	TINY WINE GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SMNPOTWG' TM
	MANGO TANGO CINQUEFOIL	POTENTILLA FRUTICOSA 'MANGO TANGO'
	FLOWER CARPET PINK SPLASH ROSE	ROSA X 'NOASPLASH' TM
	GOLDFLAME SPIREA	SPIRAEA X BUMALDA 'GOLDFLAME'
	BRANDYWINE VIBURNUM	VIBURNUM NUDUM 'BULK' TM
EVERGREEN SHRUBS		
	ALPINE CARPET JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'
	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'
	COLOR GUARD ADAM'S NEEDLE	YUCCA FILAMENTOSA 'COLOR GUARD'
ORNAMENTAL GRASSES		
	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
	PINK MUHLY GRASS	MUHLENBERGIA CAPILLARIS
	LITTLE BUNNY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'
	BLUE HEAVEN LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'BLUE HEAVEN'

MATERIAL SCHEDULE	
SYMBOL	DESCRIPTION
GROUND COVERS	
	LOW MAINTENANCE LAWN AREA
	PLANTING AREA
	TRADITIONALLY MAINTANED LAWN AREA
	SWALE ROCK MULCH AREA

KEYNOTE SCHEDULE	
CODE	DESCRIPTION
1	CLEAR VIEW TRIANGLE, TYP.
2	PRIVACY FENCE. MATERIAL AND COLOR TO BE DETERMINED BY OWNER
3	EDGE OF MAINTAINED LAWN AREA. ALL RTF SEED BEYOND TO BE MOWN TWICE PER SEASON
4	CLEAR SPACE AROUND UTILITIES
5	ROCKERY WALL, SEE CIVIL SHEETS FOR DETAIL

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Name: **Martin Gergen**

STATE OF IDAHO — JAIME SNYDER — LICENSED LANDSCAPE ARCHITECT — LA-16647 — 03/12/26

BORDER SIZE: 22"x34" | DESIGNED: A. TAYLOR | DRAWN: A. TAYLOR | CHECKED: J. SNYDER | APPROVED: J. SNYDER

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY OF CALDWELL COMMENTS	03/10/2026

ARDURRA
1144 S. SILVERSTONE WAY, STE. 300
MERIDIAN, IDAHO 83642
208-323-2288 | WWW.ARDURRA.COM

LANDSCAPE CONSTRUCTION DRAWINGS FOR:

FARMWAY CROSSING NO. 1

LANDSCAPE PLAN - AREA THREE

ATTENTION: 0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: 10/14/2025
PROJECT: 250096
SHEET: L1.03

Y:\T-O\250096\03_CAD\SHEETS\CONSTRUCTION_DRAWINGS\LANDSCAPE\250096-L-01-LSCP.DWG, 3/11/2026

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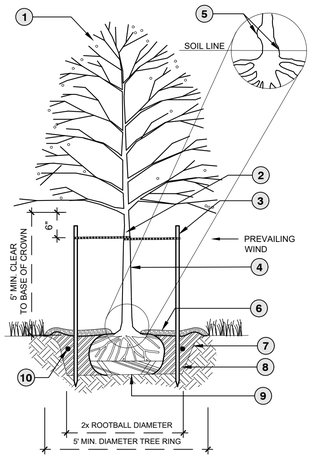


1. REMOVE ALL TAGS, FLAGGING, AND OTHER NON BIODEGRADABLE MATERIAL FROM TREE IMMEDIATELY AFTER INSTALLATION. REMOVE DEAD / DAMAGED BRANCHES BY PRUNING TO INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS. IMPROPERLY PRUNED TREES, AS DETERMIINED BY LANDSCAPE ARCHITECT, SHALL BE REMOVED AND REPLACED IMMEDIATLEY AT NO ADDITIONAL COST TO OWNER.
2. REMOVE ANY TREE WRAP / TRUNK PROTECTION IMMEDIATELY AFTER INSTALLATION.
3. 2"x2"x8' CEDAR STAKE. DO NOT PENETRATE ROOTBALL. STAKES SHALL BE SET PARALLEL TO PREVAILING WIND DIRECTION.
4. NON ABRASIVE, "CHAINLOCK" OR EQUAL TREE TIE MATERIAL. WRAP TIE AROUND THE TREE TRUNK AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT METHOD. SECURE TIES TO THE STAKES WITH GALVANIZED NAILS OR STAPLE TO PREVENT LOOSENING. TIE SHOULD INCLUDE JUST ENOUGH SLACK FOR TRUNK GROWTH AND SLIGHT MOVEMENT.
5. ROOT FLARE / COLLAR (SWELLING AT SOIL LINE WHERE STEM TISSUE TRANSITIONS INTO ROOT TISSUE) TO BE AT FINISH GRADE. WHEN PRESENT, BUD POINT(MAJOR CROOK IN THE TRUNK JUST ABOVE THE SOIL LINE) TO BE APPROX. 1.5" ABOVE FINISH GRADE.
6. MULCH LAYER, KEEP 2" AWAY FROM TRUNK.
7. SCARIFY EDGE OF PLANTING PIT.
8. BACKFILL WITH APPROVED TOPSOIL AND SOIL AMENDMENTS. BACKFILL IN 6" LIFTS. SETTLE WITH WATER PRIOR TO EACH LIFT. TAMP LIGHTLY. DO NOT OVER COMPACT.
9. SET ROOTBALL ON UNDISTURBED SUBSOIL.
10. COMMERICAL SLOW RELEASE FERTILIZER TABLET PER MANUFACTURER DOSEAGE

NOTES:
1. REMOVE ALL BURLAP, TWINE, AND WIRE BASKET FROM THE TOP 2/3 OF ROOTBALL. REMOVE ALL NAILS, TIES, AND PLASTIC FROM ROOTBALL. SYNTHETIC SHALL BE COMPLETELY REMOVED.
2. TREE STAKING SHALL BE AT THE OPINION OF THE CONTRACTOR. HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL TREES ARE PLANTED AND STAND PLUMB THROUGHOUT THE TERM OF THE WARRANTY. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
3. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS PRIOR TO STAKE INSTALLATION.
4. CONTRACTOR SHALL DETERMINE IF LOCAL SITE CONDITIONS REQUIRE 3-STAKE OPTION.
5. WATER TREE THOROUGHLY WITHIN FOUR HOURS OF PLANTING. REPEAT TWICE IN THE FIRST 24 HOURS AFTER PLANTING.

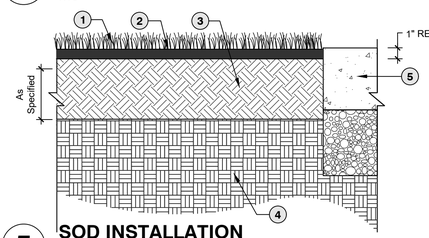
1 DECIDUOUS TREE PLANTING

NTS

1. REMOVE ALL TAGS, FLAGGING, AND OTHER NON BIODEGRADABLE MATERIAL FROM SHRUB IMMEDIATELY AFTER INSTALLATION. PRUNING IS ONLY RECOMMENDED TO REMOVE BROKEN, DEAD OR DAMAGED BRANCHES
2. CONSTRUCT 2" EARTH BERM TO FORM A WATER RETENTION BASIN. FILL WITH MULCH AS SPECIFIED
3. 3" DEEP MULCH PER PLANS OVER ENTIRE BED. DO NOT COVER CROWNS OF PLANTS
4. PRIOR TO MULCHING, ADD TOPSOIL AND SOIL AMENDMENTS AS SPECIFIED AROUND ROOT BALL IN 6" LIFTS TO BRACE SHRUB. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE IS BACKFILLED, WATER GENTLY TO SETTLE SOIL. WATER TWICE MORE WITHIN THE FIRST 24 HOURS
5. ROOT BALL SHALL REST ON UNDISTURBED OR RECOMPACTED SUBSOIL
6. IF BALLED AND BURLAPPED, REMOVE ALL WIRE BASKET, ROPE, TWINE, NAILS FROM TOP 1/3 OF ROOT BALL. BE CAREFUL TO KEEP ROOT BALL INTACT. IF PRESENT, SYNTHETIC BURLAP SHALL BE COMPLETELY REMOVED FROM ROOT BALL
7. IF SHRUB IS CONTAINER GROWN, HAND LOOSEN ROOTS AWAY FROM GROWING MEDIA TO HELP PREVENT GIRDLING ROOTS
8. EXISTING SUBSOIL
9. COMMERCIAL FERTILIZER TABLET, AS SPECIFIED, FOR EACH SHRUB

4 SHRUB PLANTING

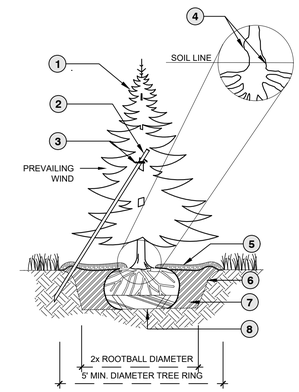
NTS



1. GRASS BLADES
2. SOD MAT / ROOT ZONE OF SOD
3. TOPSOIL AND SOIL AMENDMENTS AS SPECIFIED
4. SUBSOIL
5. HARDSCAPE (SIDEWALK, CURBING, EDGING, ETC) WHEN OCCURS.

5 SOD INSTALLATION

NTS

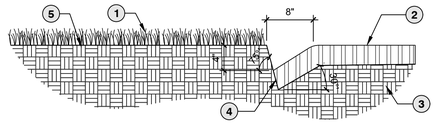


1. REMOVE ALL TAGS, FLAGGING, AND OTHER NON BIODEGRADEABLE MATERIAL IMMEDIATELY AFTER INSTALLATION. REMOVE DEAD / DAMAGED BRANCHES BY PRUNING TO INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS. IMPROPERLY PRUNED TREES, AS DETERMINED BY LANDSCAPE ARCHITECT, SHALL BE REMOVED AND REPLACED IMMEDIATELY AT NO COST TO OWNER.
2. 2"x2"x8' CEDAR STAKE. DO NOT PENETRATE ROOTBALL. SET STAKES PARALLEL TO PREVAILING WIND DIRECTION.
3. NON ABRASIVE 'CHAINLOCK' OR EQUAL TREE TIE MATERIAL. WRAP AROUND THE TREE TRUNK USING THE STANDARD TIE METHOD. SECURE TIE TO STAKE USING GALVANIZED NAILS OR SCREWS TO PREVENT SLIPPAGE. TIE SHOULD BE JUST LOOSE ENOUGH TO ALLOW FOR TRUNK GROWTH AND SLIGHT MOVEMENT.
4. ROOT FLARE / COLLAR (SWELLING AT SOIL LINE WHERE STEM TISSUE TRANSITIONS INTO ROOT TISSUE) TO BE AT FINISH GRADE. WHEN PRESENT, BUD POINT (MAJOR CROOK IN THE TRUNK JUST ABOVE SOIL LINE) TO BE APPROX. 1.5" ABOVE FINISH GRADE.
5. MULCH LAYER, KEEP 2" AWAY FROM TRUNK.
6. SCARIFY EDGE OF PLANT PIT.
7. BACKFILL WITH APPROVED TOPSOIL AND SOIL AMENDMENTS. BACKFIL IN 6 INCH LIFTS. SETTLE WITH WATER AFTER EACH LIFT. DO NOT TAMP.
8. SET ROOT BALL ON UNDISTURBED SUBSOIL.

NOTES:
1. REMOVE ALL BURLAP, TWINE, AND WIRE BASKET FROM THE TOP 2/3 OF ROOTBALL. REMOVE ALL NAILS, TIES, AND PLASTIC FROM ROOTBALL. IF SYNTHETIC BURLAP IS UTILIZED TO WRAP THE ROOTBALL, IT SHALL BE COMPLETELY REMOVED.
2. TREE STAKING SHALL BE AT THE OPINION OF THE CONTRACTOR. HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL TREES ARE PLANTED AND STAND PLUMB THROUGHOUT THE TERM OF THE WARRANTY. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
3. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS PRIOR TO STAKE INSTALLATION.
4. CONTRACTOR SHALL DETERMINE IF LOCAL SITE CONDITIONS REQUIRE A DOUBLE STAKE OPTION.
5. WATER TREE THOROUGHLY WITHIN FOUR HOURS AFTER PLANTING. REPEAT TWICE WITHIN THE FIRST 24 HOURS OF PLANTING.

2 CONIFEROUS TREE PLANTING

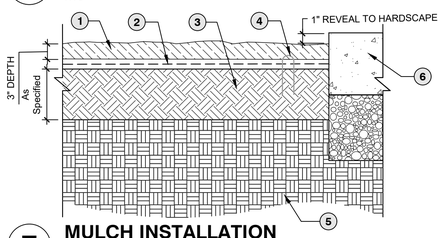
NTS



1. TURF
2. MULCH AT PLANTER BEDS
3. TOPSOIL AND SOIL AMENDMENTS AS SPECIFIED
4. CUT EDGE
5. FINISH GRADE

6 SHOVEL CUT V - EDGE AT PLANTER BED

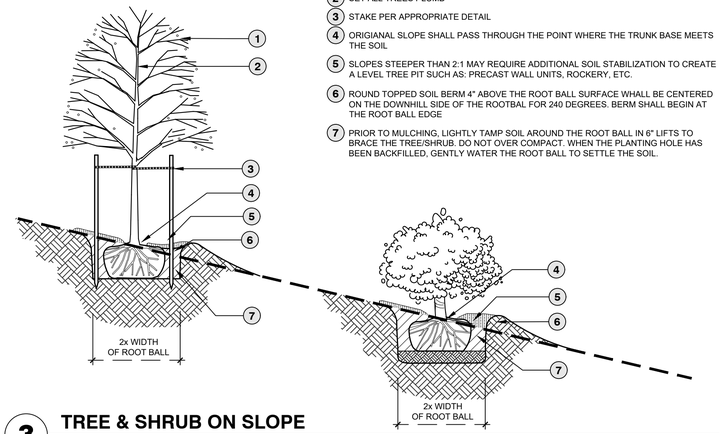
NTS



1. MULCH. TYPE PER PLANS AND NOTES.
2. WEED BARRIER FABRIC. TYPE PER NOTES. OVERLAP SEAMS 12" MIN.
3. TOPSOIL AND SOIL AMENDMENTS AS SPECIFIED
4. FABRIC STAPLE. PLACE TO ANCHOR FABRIC INTO SOIL WITHIN 6" OF ALL OVERLAPPING EDGES. PLACE AT 3' O.C.
5. SUBSOIL
6. HARDSCAPE (SIDEWALK, CURBING, EDGING, ETC) WHEN OCCURS

7 MULCH INSTALLATION

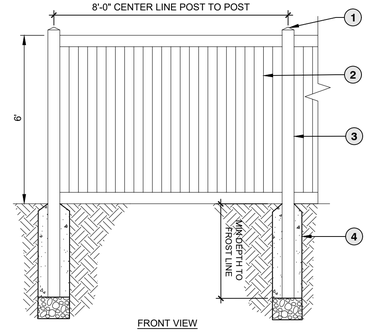
NTS



1. BALL AND BURLAP OR CONTAINERIZED TREE
2. SET ALL TREES PLUMB
3. STAKE PER APPROPRIATE DETAIL
4. ORIGINAL SLOPE SHALL PASS THROUGH THE POINT WHERE THE TRUNK BASE MEETS THE SOIL
5. SLOPES STEEPER THAN 2:1 MAY REQUIRE ADDITIONAL SOIL STABILIZATION TO CREATE A LEVEL TREE PIT SUCH AS: PRECAST WALL UNITS, ROCKERY, ETC.
6. ROUND TOPPED SOIL BERM 4" ABOVE THE ROOT BALL SURFACE WHALL BE CENTERED ON THE DOWNHILL SIDE OF THE ROOTBAL FOR 240 DEGREES. BERM SHALL BEGIN AT THE ROOT BALL EDGE
7. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE THE TREE/SHRUB. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, GENTLY WATER THE ROOT BALL TO SETTLE THE SOIL.

3 TREE & SHRUB ON SLOPE

NTS



1. OPTIONAL POST CAP
2. VERTICAL VINYL FENCE PANEL
3. POST
4. 8" DIA. CONCRETE FOOTING. SLOPE AWAY FROM POST. SET POST ON TOP OF GRAVEL BASE. DO NOT COVER OR SET BOTTOM OF POST ATOP CONCRETE.

NOTES:
1. FENCE COLOR TO BE DETERMINED. FINAL COLOR SHALL BE FADE/ULTRAVIOLET LIGHT RESISTANT.
2. FENCING PLACED ON SLOPES SHALL STAIR STEP PER PANEL.
3. IN ALL CASES, SPACE BETWEEN THE FENCE AND FINISH GRADE SHALL NOT EXCEED 4 INCHES.

8 6' VINYL FENCE

NTS

City of Caldwell
APPROVED FOR CONSTRUCTION

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Name: **Martin Gergen**

STATE OF IDAHO — JAIME SNYDER — LA-18647 — 03/12/26 — LANDSCAPE ARCHITECT

BORDER SIZE	22"x34"
DESIGNED	A. TAYLOR
DRAWN	A. TAYLOR
CHECKED	J. SNYDER
APPROVED	J. SNYDER
DATE	03/10/2026

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY OF CALDWELL COMMENTS	03/10/2026

ARDURRA
1144 S. SILVERSTONE WAY, STE. 300
MERIDIAN, IDAHO 83642
208-323-2288 | WWW.ARDURRA.COM

LANDSCAPE CONSTRUCTION DRAWINGS FOR:
FARMWAY CROSSING NO. 1
LANDSCAPE DETAILS

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: 10/14/2025
PROJECT: 250096
SHEET: L2.00

Y:\T-D\250096\03_CAD\SHEETS\CONSTRUCTION_DRAWINGS\LANDSCAPE\250096-L-02-DETAILS.DWG, 10/14/2025

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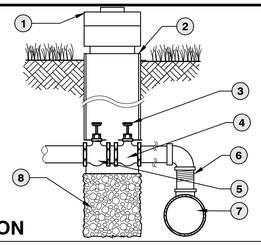
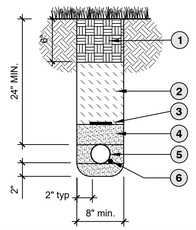
1. PIPE COVER
2. 8" MIN. PVC PIPE SLEEVE ASTM 3034, SDR 35
3. KEY HEAD (1 0F 2)
4. MASTER GATE VALVE, SIZED FOR SUPPLY LINE
5. MANUAL DRAIN VALVE, SIZED FOR SUPPLY LINE
6. SADDLE, SIZED FOR SUPPLY LINE
7. PRESSURE IRRIGATION MAIN LINE SUPPLY
8. 3/4" CRUSHED AND WASHED GRAVEL FOR SUMP PIT



1 PRESSURIZED IRRIGATION CONNECTION

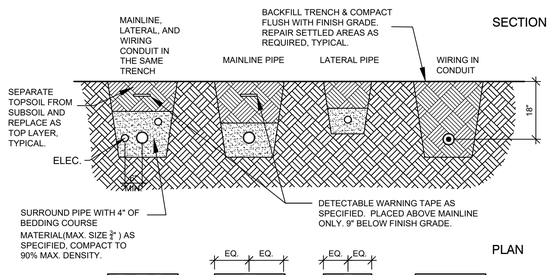
NTS

1. TOPSOIL. COMPACTED LIGHTLY BY ROLLING OR OTHER.
2. TRENCH BACKFILL. NATIVE SUBGRADE OR SIMILAR SCREENED TO REMOVE ORGANIC MATERIAL AND OBJECTS LARGER THAN 1.5" IN DIAMETER.
3. UNDERGROUND DETECTABLE TAPE. APWA STANDARD, 3" WIDE WITH LABELING READING 'CAUTION BURIED IRRIGATION LINE BELOW.'
4. SAND BEDDING. COMPLETELY ENCASE PIPING. PLACE A MIN. 2" BELOW AND BEYOND SIDES OF PIPE AND 6" ABOVE TOP OF PIPE. LIGHTLY HAND COMPACT ONLY.
5. MAINLINE PIPE. PER PLANS AND SPECS.
6. CONTROL WIRE. PLACE BELOW AND TO THE SIDE OF MAINLINE. DO NOT TAPE TO MAINLINE.



2 IRRIGATION MAINLINE

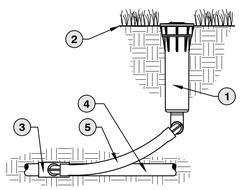
NTS



NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS TWICE THE DIAMETER OF THE PIPE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS, SEE SPECIFICATIONS.

6 IRRIGATION PIPE & WIRE TRENCHING

NTS

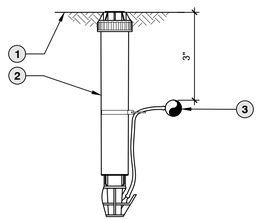


1. POP-UP SPRAY BODY. ROTARY NOZZLE. POP UP HEIGHT TO BE SIZED BY CONTRACTOR IF NOT SPECIFIED
2. FINISH GRADE
3. LATERAL TEE OR ELL
4. LATERAL PIPE
5. FIELD BUILT FLEXIBLE SWING ARM

10 POP UP SPRAY - ROTARY NOZZLE

NTS

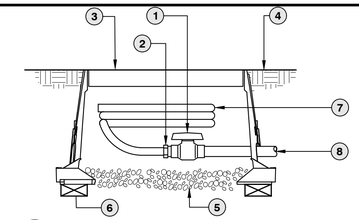
1. FINISH GRADE/TURF
2. OPERATION INDICATOR, RAIN BIRD MODEL: OPERIND, OR APPROVED EQUAL
3. SUB-SURFACE DRIPLINE, AS SPECIFIED



NOTES:
1. INSERT BARB TRANSFER FITTING DIRECTLY INTO DRIPLINE TUBING.
2. VAN NOZZLE SHALL BE SET TO CLOSED.

11 DRIPLINE OPERATION INDICATOR

NTS

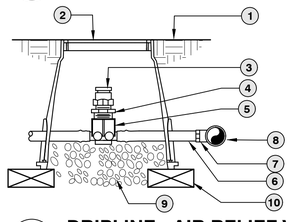


1. STANDARD PVC MANUAL BALL VALVE. SIZE EQUAL TO LATERAL LINE
2. PVC REDUCER BUSHING AS REQUIRED
3. RECTANGULAR PLASTIC VALVE BOX AND LID, OR SIMILAR
4. FINISH GRADE
5. 3" MIN. DEPTH OF 3/4" WASHED GRAVEL
6. BRICK 1 OF 2
7. COIL 24" -30" OF BLANK DRIPLINE TUBING IN BOX TO FLUSH WATER ABOVE GRADE
8. LATERAL LINE PER PLAN

NOTES:
1. BOX LID SHALL BE FLUSH WITH FINISH GRADE.
2. NO CUTS OR OTHER MODIFICATIONS SHALL BE MADE TO THE TOP OR LID OF THE VALVE BOX.
3. VALVE SHALL BE PLACED AT THE FARTHEST POINT FROM THE SUPPLY LATERAL.

3 DRIPLINE - MANUAL FLUSH VALVE

NTS

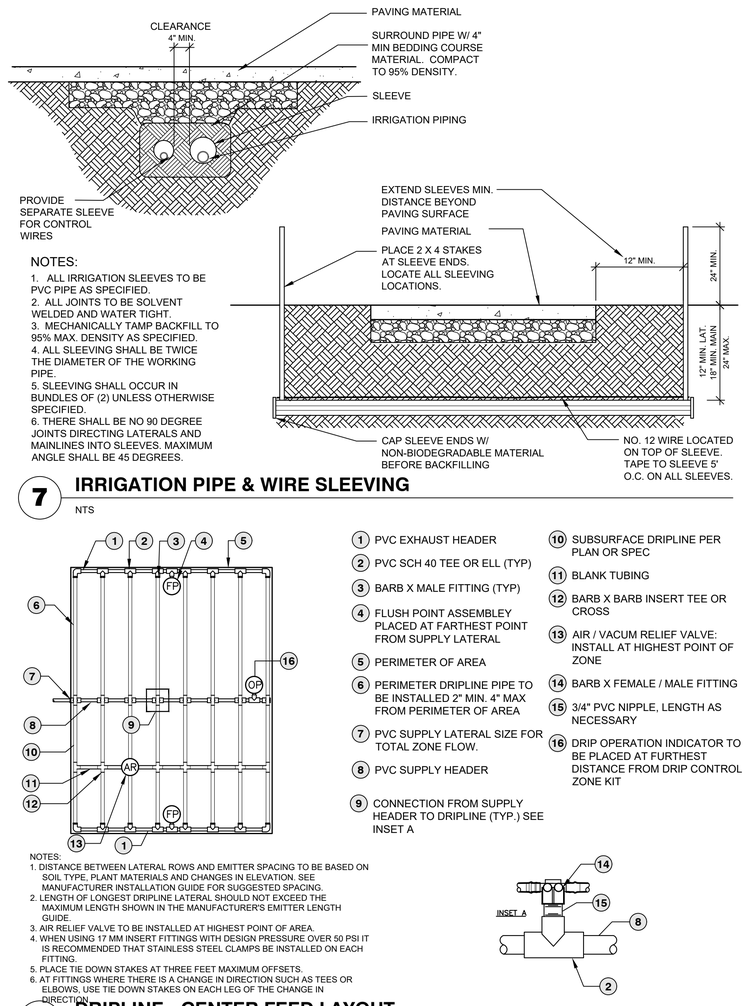


1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX WITH LID. 6.5" MIN., DIAMETER AT TOP OF BOX
3. AIR RELIEF VALVE, RAINBIRD ARV050 OR APPROVED EQUAL. TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. 1/2" X 3/4" PVC REDUCER BUSHING
5. BARB X FEMALE THREADED CONNECTOR
6. BLANK DRIPLINE TUBING
7. BARB X MALE THREADED CONNECTOR
8. PVC TEE CONNECTED TO PVC HEADER
9. 3" MIN. DEPTH OF 3/4" WASHED GRAVEL
10. BRICK 1 OF 2

NOTES:
1. EMITTER BOX LID SHALL BE FLUSH WITH FINISH GRADE.
2. NO CUTS OR OTHER MODIFICATIONS SHALL BE MADE TO THE TOP OF THE EMITTER BOX.

4 DRIPLINE - AIR RELIEF VALVE

NTS



NOTES:
1. ALL IRRIGATION SLEEVES TO BE PVC PIPE AS SPECIFIED.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATER TIGHT.
3. MECHANICALLY TAMP BACKFILL TO 95% MAX. DENSITY AS SPECIFIED.
4. ALL SLEEVING SHALL BE TWICE THE DIAMETER OF THE WORKING PIPE.
5. SLEEVING SHALL OCCUR IN BUNDLES OF (2) UNLESS OTHERWISE SPECIFIED.
6. THERE SHALL BE NO 90 DEGREE JOINTS DIRECTING LATERALS AND MAINLINES INTO SLEEVES. MAXIMUM ANGLE SHALL BE 45 DEGREES.

7 IRRIGATION PIPE & WIRE SLEEVING

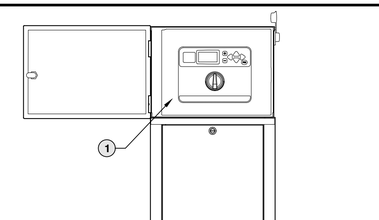
NTS

1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR ELL (TYP)
3. BARB X MALE FITTING (TYP)
4. FLUSH POINT ASSEMBLEY PLACED AT FARTHEST POINT FROM SUPPLY LATERAL
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2" MIN. 4" MAX FROM PERIMETER OF AREA
7. PVC SUPPLY LATERAL SIZE FOR TOTAL ZONE FLOW.
8. PVC SUPPLY HEADER
9. CONNECTION FROM SUPPLY HEADER TO DRIPLINE (TYP.) SEE INSET A
10. SUBSURFACE DRIPLINE PER PLAN OR SPEC
11. BLANK TUBING
12. BARB X BARB INSERT TEE OR CROSS
13. AIR / VACUM RELIEF VALVE: INSTALL AT HIGHEST POINT OF ZONE
14. BARB X FEMALE / MALE FITTING
15. 3/4" PVC NIPPLE, LENGTH AS NECESSARY
16. DRIP OPERATION INDICATOR TO BE PLACED AT FURTHEST DISTANCE FROM DRIP CONTROL ZONE KIT

NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE MANUFACTURER INSTALLATION GUIDE FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE MANUFACTURER'S EMITTER LENGTH GUIDE.
3. AIR RELIEF VALVE TO BE INSTALLED AT HIGHEST POINT OF AREA.
4. WHEN USING 17 MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50 PSI IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.
5. PLACE TIE DOWN STAKES AT THREE FEET MAXIMUM OFFSETS.
6. AT FITTINGS WHERE THERE IS A CHANGE IN DIRECTION SUCH AS TEES OR ELBOWS, USE TIE DOWN STAKES ON EACH LEG OF THE CHANGE IN DIRECTION.

12 DRIPLINE - CENTER FEED LAYOUT

NTS

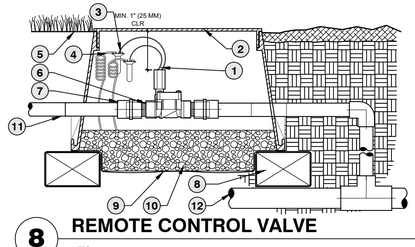


1. CONTROLLER MODEL AND STAINLESS STEEL PEDESTAL PER SPECIFICATIONS
2. ELECTRICAL SUPPLY CONDUIT. CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
3. GROUND WIRE CONDUIT, PER ASIC GUIDELINES
4. IRRIGATION CONTROL WIRE IN CONDUIT. SIZE AND TYPE PER LOCAL CODES
5. PEDESTAL BASE PER PLAN. INSURE POSITIVE DRAINAGE AWAY FROM PEDESTAL

NOTES:
1. CONTROLLER SHALL BE HARD WIRED TO GROUNDED 110 VAC POWER SOURCE.

5 CONTROLLER - PEDESTAL MOUNT

NTS

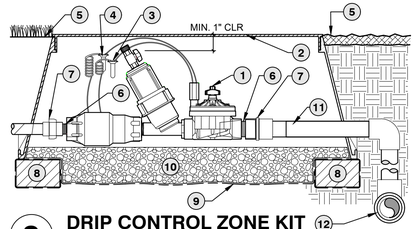


1. REMOTE CONTROL VALVE
2. IRRIGATION VALVE BOX
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF/ MULCH)
6. SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
7. PVC SLIP X FPT ADAPTOR
8. BRICK SUPPORTS (4)
9. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
10. 3/4" WASHED GRAVEL(4" MIN. DEPTH)
11. IRRIGATION LATERAL
12. MAINLINE AND FITTINGS

NOTES:
1. INSTALL VALVE BOXES IN AREA OF LOW VISIBILITY, BUT EASY ACCESS FOR MAINTENANCE.
2. WHEN PRACTICAL, INSTALL 6 -12 INCHES FROM HARD SURFACE FOR EASE OF ACCESS.
3. VALVE BOXES WHICH ARE CUT AND/OR MODIFIED TO ACCOMMODATE POORLY LOCATED LATERAL LINES, MAINLINES OR VALVES WILL NOT BE ACCEPTED.
4. DO NOT MAKE CUT (S) FOR COMPONENTS FROM THE TOP LID OR RING OF THE VALVE BOX.
5. PRIOR TO INSTALLATION OF AUTOMATIC FLUSH VALVE, CONTRACTOR TO MANUALLY FLUSH SYSTEM AND VERIFY NO DEBRIS IS PRESENT.

8 REMOTE CONTROL VALVE

NTS



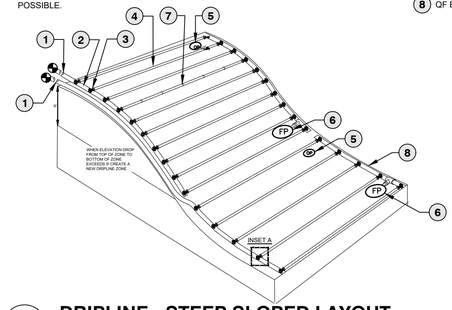
1. REMOTE CONTROL VALVE
2. IRRIGATION VALVE BOX
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE (TURF/MULCH)
6. SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
7. PVC SLIP X FPT ADAPTOR
8. BRICK SUPPORTS (4)
9. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
10. 3/4" WASHED CRUSHED ROCK, 4" MIN. DEPTH
11. IRRIGATION LATERAL
12. MAINLINE LATERAL AND FITTINGS

NOTES:
1. INSTALL VALVE BOXES IN AREA OF LOW VISIBILITY, BUT EASY ACCESS FOR MAINTENANCE.
2. WHEN PRACTICAL, INSTALL 6-12 INCHES FROM HARD SURFACES FOR EASE OF ACCESS.
3. VALVE BOXES WHICH ARE CUT AND/OR MODIFIED TO ACCOMMODATE POORLY LOCATED LATERAL LINES, MAINLINES OR VALVES WILL NOT BE ACCEPTED.
4. DO NOT MAKE CUT (S) FOR COMPONENTS FROM THE TOP LID OR RING OF THE VALVE BOX.
5. PRIOR TO INSTALLATION OF AUTOMATIC FLUSH VALVE, CONTRACTOR TO MANUALLY FLUSH SYSTEM AND VERIFY NO DEBRIS IS PRESENT.

9 DRIP CONTROL ZONE KIT

NTS

NOTES:
1. FOR ALL OF HEADER CONNECTIONS INSTALL TLF SERIES TWIST LOCK FITTINGS.
2. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. DISTANCE BETWEEN LATERAL ROWS FOR BOTTOM ½ OF SLOPE TO BE SPACED GREATER THAN OPTIMAL ROW DISTANCE. SEE RAIN BIRD XFD DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACING.
3. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
4. WHEN ELEVATION CHANGE EXCEEDS 10 FEET IT IS RECOMMENDED THAT A NEW DRIPLINE ZONE BE CREATED.
5. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50 PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.
6. TIE DOWN STAKES SHALL BE USED EVERY 36" MAXIMUM ALONG DRIP LINE AND WHEN THERE IS A CHANGE IN DIRECTION OF TUBING.
7. DRIPLINE SHALL RUN PERPENDICULAR (ACROSS) THE SLOPE.
8. DRIPLATERAL LINE SHOULD RUN PERPENDICULAR (ACROSS) THE SLOPE WHENEVER POSSIBLE.



1. PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT, OR APPROVED EQUAL (SIZED TO MEET LATERAL FLOW DEMAND)
2. QF SUPPLY HEADER
3. PRE-INSTALLED BARB FITTING
4. SUB-SURFACE/ON-SURFACE DRIPLINE, AS SPECIFIED
5. OPERATION INDICATOR, RAIN BIRD MODEL: OPERIND, OR APPROVED EQUAL
6. FLUSH POINT (TYPICAL), SEE RAIN BIRD DETAIL "XFS-CV FLUSH POINT"
7. TIE DOWN STAKES
8. QF EXHAUST HEADER

XFS-CV Dripline Maximum Lateral Lengths

Nominal Emitter Flow (gph)	Nominal Emitter Spacing	Maximum Lateral Length (ft)	Nominal Flow (gph)
0.9	12"	300	0.9
	18"	402	215
	24"	402	337
	12"	402	416
	18"	402	477
	24"	637	529

INSET A

Name: Martin Gergen

PSE#

3/4" PVC NIPPLE

13 DRIPLINE - STEEP SLOPED LAYOUT

NTS

City of Caldwell
APPROVED FOR CONSTRUCTION

These plans and/or specifications have been reviewed for compliance with the City of Caldwell specifications. This review does not relieve the engineer, architect or contractor of the responsibility to design and/or construct these facilities in accordance with all current applicable federal, state, and local laws, rules or regulations, ordinances, orders of decisions, development agreements, or specifications.
Inconsistencies not isolated by City staff shall not be construed as approved unless specifically addressed as a variance and granted by City Council as a variance. The City retains the right to enforce provisions of said document and policies even if inconsistencies are not noted by the City. Any revisions of these approved plans will require a resubmittal for a full review and approval.

NO.	DESCRIPTION	DATE
1	CITY OF CALDWELL COMMENTS	03/10/2026

BORDER SIZE 22"x34"
DESIGNED A. TAYLOR
DRAWN A. TAYLOR
CHECKED J. SNYDER
APPROVED J. SNYDER

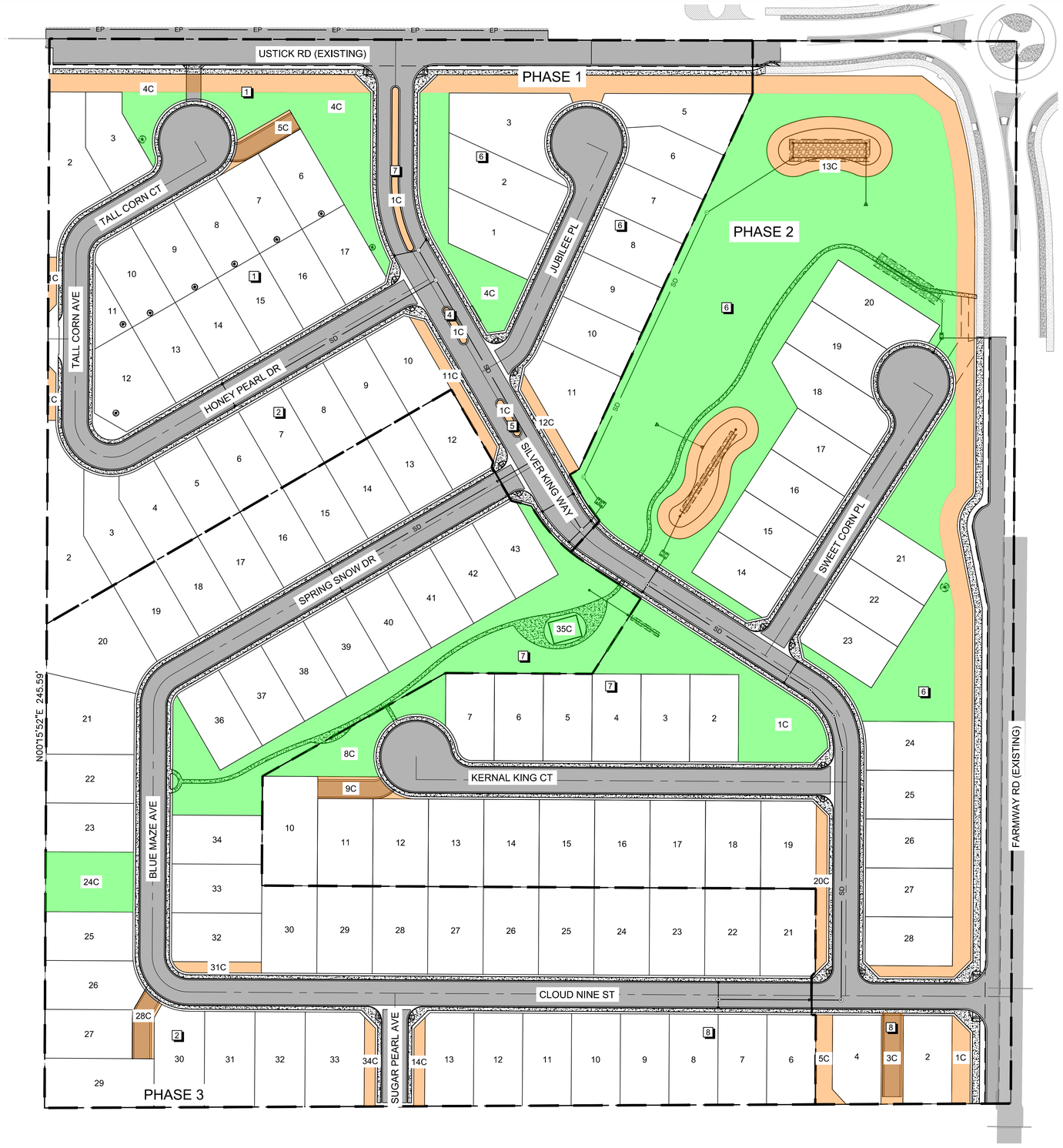
STATE OF IDAHO — JAIME SNYDER — LICENSED LANDSCAPE ARCHITECT — LA- 18647 — 03/12/26

ARDURRA
1144 S. SILVERSTONE WAY, STE. 300
MERIDIAN, IDAHO 83642
208-323-2288 | WWW.ARDURRA.COM

LANDSCAPE CONSTRUCTION DRAWINGS FOR:
FARMWAY CROSSING NO. 1
IRRIGATION DETAILS

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: 10/14/2025
PROJECT: 250096
SHEET: L2.01



OPEN SPACE EXHIBIT LEGEND	
	NON QUALIFYING OPEN SPACE
	QUALIFYING OPEN SPACE

OPEN SPACE SUMMARY - PHASE 1	
TOTAL PHASE 1 AREA ACRES	12.42 AC
TOTAL PHASE 1 AREA SQUARE FEET	541,146 SF
TOTAL OPEN SPACE ACRES	1.67 AC
TOTAL OPEN SPACE SQUARE FEET	72,701 SF
QUALIFYING OPEN SPACE SQUARE FEET	37,503 SF
NON QUALIFYING OPEN SPACE SQUARE FEET	35,198 SF
PHASE 1 QUALIFYING OPEN SPACE PERCENTAGE	6.93%

OPEN SPACE SUMMARY - PHASE 2	
TOTAL PHASE 2 AREA ACRES	18.27 AC
TOTAL PHASE 2 AREA SQUARE FEET	795,930 SF
TOTAL OPEN SPACE ACRES	6.63 AC
TOTAL OPEN SPACE SQUARE FEET	288,703 SF
QUALIFYING OPEN SPACE SQUARE FEET	210,980 SF
NON QUALIFYING OPEN SPACE SQUARE FEET	77,723 SF
PHASE 2 QUALIFYING OPEN SPACE PERCENTAGE	26.50%

OPEN SPACE SUMMARY - PHASE 3	
TOTAL PHASE 3 AREA ACRES	13.79 AC
TOTAL PHASE 3 AREA SQUARE FEET	600,812 SF
TOTAL OPEN SPACE ACRES	1.58 AC
TOTAL OPEN SPACE SQUARE FEET	68,840 SF
QUALIFYING OPEN SPACE SQUARE FEET	61,063 SF
NON QUALIFYING OPEN SPACE SQUARE FEET	7,777 SF
PHASE 3 QUALIFYING OPEN SPACE PERCENTAGE	10.16%

OPEN SPACE SUMMARY - ALL PHASES	
TOTAL AREA ACRES	44.48 AC
TOTAL AREA SQUARE FEET	1,937,888 SF
TOTAL OPEN SPACE ACRES	9.88 AC
TOTAL OPEN SPACE SQUARE FEET	430,224 SF
QUALIFYING OPEN SPACE SQUARE FEET	309,546 SF
NON QUALIFYING OPEN SPACE SQUARE FEET	120,698 SF
TOTAL QUALIFYING OPEN SPACE PERCENTAGE	15.97%

OPEN SPACE EXHIBIT FOR
FARMWAY CROSSING

CALDWELL, ID

2026

0 40 80 160 240

DATE: 3/30/26 JOB: 250096

ARDURRA
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM

Y:\NAM\250096\03_CAD\Sheets\Exhibits\250096-OPEN SPACE EXHIBIT-03272026.dwg, 3/30/2026 12:06:37 PM, Adrian Ortiz, DWG To PDF.pc3
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Memorandum

To:

City Council

Meeting Date:

May 4, 2026

Item Name:

Approve the Findings of Facts and Conclusions of Law for Mason Creek Commercial Final Plat (SFP25-000024).

Summary Statement:

Recommended Action:

Budget:

Cost:
GL Account:
Timeline:
Department:
Project Manager:

Attachments:

1. SR_CC_MasonCreekCommonsFP

Caldwell Planning & Zoning Department

STAFF REPORT / FINDINGS

Consent Item | City Council | 5/4/2026

Staff Planner: Katie Wright

CASE NO(s): SFP25-000024

STAFF REVIEW SUMMARY

Staff finds the final plat **IS** compliant with all applicable codes, regulations, and policies, and is in conformance with the approved preliminary plat. Staff recommends if approved, the approvals be subject to the conditions listed in the Findings of Fact, Conclusion of Law, and Decision herein.

CITY COUNCIL DECISION

This will be updated to reflect the city council decision after the meeting and prior to signature.

City Council APPROVED / DENIED the final plat at the 5/4/2026 City Council meeting.

PROJECT SUMMARY:

Proposed Land Use Applications:

- Final Plat for Mason Creek Commons Subdivision consisting of 8 commercial lots on 13.08 acres within the C-3 zone.

Project Name:	Mason Creek Commons
Applicant:	Antonio Conti, Ackerman Estvold
Property Owner:	Altitude Development LLC
Parcel ID Number(s):	R34089010D0 and R3409000000
Property or Project Size:	13.08 acres

DECISION BODY – REQUIRED FINDINGS & APPROVAL CRITERIA

Before the City Council approves any application, the Council must find and conclude the proposed application is compliant with the Caldwell City Code approval criteria as listed under #11 within Section I, Findings of Facts, within this report.

BEFORE THE CALDWELL CITY COUNCIL
CITY OF CALDWELL, CANYON COUNTY, IDAHO

NOTE: *THIS IS NOT A PREDETERMINED DECISION. PORTIONS OF THE FINDINGS ARE WRITTEN IN AN APPROVAL AND DENIAL FORMAT. ALL EVIDENCE WILL BE CONSIDERED AND THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION WILL BE UPDATED PRIOR TO FINAL SIGNATURE.*

IN THE MATTER OF AN APPLICATION FOR A FINAL PLAT APPROVAL FOR MASON CREEK COMMONS SUBDIVISION CONSISTING OF 8 COMMERCIAL LOTS ON 13.08 ACRES WITHIN THE C-3 ZONE.

Property Owner: Altitude Development LLC

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

Case No. SFP25-000024

I. FINDINGS OF FACTS

1. **APPLICANT:** Antonio Conti, Ackerman Estvold

2. **PROPERTY OWNER:** Altitude Development LLC

3. **APPLICATION REQUEST:** Application for final plat approval of Mason Creek Commons Subdivision consisting of 8 commercial lots on 13.08 acres within the C-3 zone.

4. **SITE ADDRESS AND LOCATION:** The subject site is located on the NWC of Hwy 20/26 and Middleton Rd., with a property address of 11056 HWY 20 26 and 0 HWY 20 26, described as a portion of E 1/2 of the SE 1/4 of Section 19, T4N, R2W.

5. **ASSESSOR PARCEL NUMBER(S):** R34089010D0 and R3409000000

6. **PROPERTY SIZE:** Approximately 13.08 acres, more or less

7. **PUBLIC NOTICING:** The planning and zoning department notifies all political subdivisions providing services within the planning jurisdiction, including school districts who will be

impacted by any changes that have been proposed from what was originally approved on the preliminary plat.

Review of the final plat submitted determined there were no modifications proposed that would necessitate additional public agency notifications.

8. **PRELIMINARY PLAT AND DEVELOPMENT BACKGROUND AND HISTORY:**

The approval for Mason Creek Commons (ANN24-000007/CPM24-000002/SUB24-000034) was signed by the City Council on 1/6/2025 and the accompanied application (SUP24-000014) was signed by the Planning and Zoning Commission on 11/13/2024.
The Final Plat has 8 commercial lots on 13.08 acres.

9. **APPLICABLE REGULATIONS AND GUIDING DOCUMENTS:**

a. City of Caldwell Zoning Ordinance No. 1451, as amended
b. City of Caldwell Subdivision Ordinance, as amended
c. Idaho Code, Title 67, Chapter 65, Local Planning Act

10. **STAFF REVIEW AND ANALYSIS:**

Non-Residential			
	PP	**FP**	**Remaining**
Commercial Acreage	10	8	2

Staff Comment: *Construction drawings and the proposed final plat have been reviewed for conformance with city codes and with the approved preliminary plat. The final plat is showing 8 commercial lots rather than the 10 commercial lots proposed at time of preliminary plat, but it is the same overall commercial acreage, keeping the plan in compliance with the approved preliminary plat. The planning and zoning Department, in consultation with the engineering department, have determined the final plat is compliant with city code, as well as with the approved preliminary plat.*

11. **CITY COUNCIL DECISION:**

Regarding the request for a final plat approval for Mason Creek Commons, a commercial subdivision with 8 commercial lots in an C-3 (General Commercial) zone on approximately 13.08 acres on Parcels R34089010D0 and R3409000000, located in the E 1/2 of the SE 1/4 of Section 19, T4N, R2W, the subject application was placed on the 5/4/2026 City Council consent agenda for consideration.

Based upon the information received and the record of evidence presented, the City Council voted to **APPROVE** the request for final plat approval, subject to the conditions herein. In approving the requests, the City Council concluded the following:

1. The final plat is compliant with city code; and
2. The final plat is in compliance with the approved preliminary plat.

II. CONCLUSIONS OF LAW

1. The City of Caldwell has provided for the processing of Land Use permits authorized by Chapter 65, Title 67, Idaho Code, pursuant to Chapter 10 Zoning Regulations and Chapter 11 Subdivision Regulations.

2. The record includes, but is not limited to all files, application documents, public notices, public comments and testimony, staff reports and memos, presented evidence and exhibits, public hearing written minutes and audio, and the signed Findings of Facts, Conclusions of Law, and Decision.

3. The City Council is authorized to approve, approve with conditions, approve with modifications, or deny final plats in accordance with Section 11-02-03 (2) D of Caldwell City Code.

4. The City Council reviewed and considered all records, evidence, testimony, facts presented, applicable code standards, and approval criteria as specified within Caldwell City Code in making their decision.

III. CONDITIONS OF APPROVAL

NOTE: Any conditions removed by the governing body will be shown in a strikethrough. Any conditions added by the governing body will be shown as underlined.

The approval of the application requests for (SFP25-000024), are subject to the adherence of the following conditions:

A. Site Specific Requirements:

1. All conditions for entitlements associated with (ANN24-000007/CPM24-000002/SUB24-000034/SUP24-000014) shall apply.

B. General Requirements:

1. Development of the subject property shall be in conformance with all municipal codes, policies, standards, and regulations of the City of Caldwell, unless specifically stated otherwise in a Development Agreement or in the Order of Decision. **NOTE:** *Failure to identify a code violation during the review of the plans DOES NOT give the applicant the right or permission to violate any codes, policies, standards and/or regulations.*

2. If any term or provision of this decision, to any extent, is held invalid or unenforceable, the remaining terms and provisions hereof shall not be affected thereby, but each such remaining term and provision shall be valid and enforced to the fullest extent permitted by law.

3. Any nuisances existing on the property (weeds, trash, debris, etc) shall be resolved and in compliance with city codes prior to the approval of any construction drawings and/or issuance of building permits.

4. Any changes to the plans and specifications upon which this approval is based, other than those required by the above conditions, will require submittal of an application for modification and approval of that application prior to commencing any change.

5. All improvements and operations shall comply with applicable local, state and federal requirements and procedures whether specifically addressed in the analysis of this application or not.

6. Fencing: Fencing must comply with Caldwell City Code Section 10-02-07.

7. Approval: This approval is for the application(s) specified herein only. Additional permits, licenses and approvals may be necessary.

8. Solid Waste Disposal: All solid waste receptacles utilized during development and/or construction shall be provided by the same company with which the City of Caldwell has an exclusive contract.

9. Business Licensing: All businesses operating within the corporate limits of the city shall obtain a business permit license prior to commencing business operations.

C. Site Design and Development Standards:

1. General: All new construction shall comply with the current dimensional standards (height and setback schedule) in effect at the time the building permit is filed, excluding any deviations approved through a planned unit development, special use permit, and/or development agreement.

2. Stormwater: Strict adherence to the "Caldwell Stormwater Management Manual", as adopted by the city council as well as any subsequent adopted updates, is required. **NOTE:** *Any modifications necessary to the original approved stormwater design where additional stormwater retention or detention facilities are required, or where the approved retention and detention facilities are required to be expanded, still requires adherence to the requirements for minimum open space, landscape buffers, lot sizes and setbacks.*

D. Engineering Department Conditions:

The following items shall be completed prior to the City Engineer signing the final plat. Said items cannot be deferred by posting a financial security:

1. Water System: The final plat cannot be signed until the water system has been constructed, pressure tested and clean water samples received.

2. Sewer System: The final plat cannot be signed until the sewer system has been constructed, pressure tested, CCTV video has been submitted and approved and interim as-builts have been approved by the Engineering Department.

3. Pressurized Irrigation System: The final plat cannot be signed until the pressure irrigation system within the public right-of-way has been constructed and pressure tested.

4. Storm Drain System: The final plat cannot be signed until the storm drain system located within the public right-of-way has been constructed, passed visual inspection, and interim as-builts have been approved by the Engineering Department.

5. All-Weather Surfaces: The final plat cannot be signed until all-weather surfaces are in place, compaction test results have been submitted and approved for roadways and emergency accesses and, if paved, core sample results have been submitted and approved.

6. Street Signs: The final plat cannot be signed until all street signs have been installed to City standards and approved.

7. Construction Security: Construction security (compliant with current City Code requirements) must be provided for all items which are not among the items listed above, and which are not yet completed before the City Engineer can sign the final plat. The City must be in agreement on a construction security amount for those improvements.

8. Final Plat Review: The final plat drawing shall be submitted to the Engineering Department for review prior requesting signatures on the final plat. Adequate review time (no less than 30 days) shall be provided by the Applicant. Final plats submitted for review must meet all State statutes and City codes, policies, and ordinances.

9. Addressing: In an effort to expedite the addressing process of the final plat, applicants shall submit electronic copies of the final plat, in both PDF and AutoCAD format, to the Engineering and Mapping departments as soon as possible.

E. Fire Department Conditions:

1. All requirements from the Fire Department for access, turnarounds, emergency access, water supply, fire hydrants, etc. shall be met in the development and/or platting of the subject property.

2. Final approval of the location and number of fire hydrants within the development shall be determined by the Fire Marshal and take place by phase at the time of submittal of applicable construction drawings for each phase.

F. Mapping Department Conditions:

1. Approved Subdivision Name. No changes to an approved subdivision name shall occur unless a request is initiated through the filing of an application for a "Subdivision Name Change Request", and subsequently reviewed and approved the Mapping and Planning and Zoning Department, at an administrative staff level. In making application, the application shall file a completed application with the Planning and Zoning Department on forms prescribed by the department accompanied by such data and information necessary to assure the fullest presentation of facts, as determined by the Planning Director.

    a. Subdivision Name Change Requests; Prior to Final Plat Submission: If approved, an amended preliminary plat will need to be submitted to the Planning and Zoning Department with the reflected subdivision name change prior to the approval of construction drawings. All construction drawings and final subdivision plats shall reflect the new approved subdivision name.

    b. Name Change Requests; Prior to Final Plat Recording: If approved, an amended final plat drawings and mylars will need to be submitted to the Planning and Zoning Department with the reflected subdivision name change prior to signature of the final plat.

    c. Name Change Requests; After Final Plat Recording: If approved, an amended final plat drawing indicating the new subdivision name OR an Affidavit of Correction indicating that the plat is otherwise known as "insert the new approved subdivision name", shall be recorded at the county recorder's office. Once the plat or affidavit is recorded, a copy of the recorded plat or affidavit shall be provided to the Planning and Zoning Department.

2. Approved Street Names, Street Layout, Lot and Block Numbering, and Subdivision Phasing Plan. No changes to the original approved street names, street layout and configuration, lot and block numbering, or subdivision phasing plan shall occur without prior approval from the City of Caldwell Mapping Division. Any substantial changes from what was originally approved may require additional public hearings.

G. Landscaping Specific Requirements:

1. Compliance: The applicant shall comply with all landscaping requirements based on Caldwell City Code.

2. Landscape Plan: The Landscape Plan **(Exhibit 1)** represents the approved landscape plan. Any changes to the landscape plan must be submitted to the City for review and approval prior to installation.

3. If the City determines that any such changes require additional public comment due to potential impacts on surrounding property or the community, or that such change is a substantial enough change from the landscape plan presented to the public, a public hearing shall be held on the proposed changes and notice shall be provided as required by the City.

4. Landscape Maintenance: All landscaping and screening devices shall be maintained in an attractive, live, safe and healthy manner, and to meet the specific requirements in the Caldwell City Code.

5. Subdivisions: The home owner's association is responsible for maintaining all common area landscaping and screening devices within a subdivision, development, and/or the subject property.

6. Street Landscape Buffers: The street landscape buffers shall contain a mixture of sod, trees (deciduous and evergreen), shrubs, lawn, vegetative and non-vegetative ground cover so that the entire buffer area is covered. Plantings shall meet or exceed the minimum plant sizes as follows:

Planting Type	Minimum Size at Time Planting
Evergreen trees	6-foot height minimum
Ornamental trees	2-inch caliper minimum
Shade trees	2-inch caliper minimum
Shrubs & Perennials	10” height and/or spread minimum, depending on plant species

H. Subdivision Specific Requirements:

1. Cluster Mailboxes: The development shall utilize cluster mailboxes for delivery of mail. Individual mailboxes shall not be allowed. A cluster mailbox placement plan shall be submitted to the Planning and Zoning department showing coordination with the United States Postal Services prior to submitting the construction drawings.
2. Subdivision Construction Signage: At the time of development a "rules and regulations" sign shall be posted and maintained at the entryways to the project until it is fully developed and build out is complete. The signs would be intended for subcontractors performing work and should include: a) no dogs; b) no loud music; c) no alcohol or drugs; d) no abusive language; e) disposal of personal trash and site debris; f) daily cleanup of any mud and/or dirt that is deposited from the construction parcel onto streets; g) installation of a temporary construction fence that would keep debris from being blown off site by the wind; h) no burning of construction or other debris on the property.
3. Plat Expirations:

   Final plats must be recorded for a single-phase development or for the first phase of a multi-phase development within twenty-four (24) months of the date of signature on the approving order of decision for the final plat.
4. Phased Subdivisions: The subdivider may file and obtain acceptance of successive final plats for continuous segments of the approved preliminary plat without reapplication for preliminary plat approval, provided that final plats are recorded in successive intervals of not more than two (2) years each, as measured from the date of recordation of the prior phase final plat.

IV. ORDER OF DECISION

The Council, based upon the testimony and evidence in record in this matter and upon findings of fact and conclusions of law set forth herein DOES HEREBY DETERMINE AND DECIDE AS FOLLOWS: the request for a final plat approval for Mason Creek Commons, a commercial subdivision with 8 commercial lots in a C-3 (General Commercial) zone on approximately 13.08 acres on Parcels R34089010D0 and R3409000000, located in the E 1/2 of the SE 1/4 of Section 19, T4N, R2W, is **APPROVED SUBJECT TO THE CONDITIONS OF APPROVAL LISTED HEREIN.**

These Findings of Fact, Conclusions of Law and Decision are for Mason Creek Commons Subdivision approved and adopted by the Caldwell City Council on this date, May 4th, 2026.

_____ _____
Eric Phillips, Mayor Date of Decision

ATTEST:

_____
Kristina Buchan, City Clerk
City of Caldwell

EXHIBIT 1

Application Documents

- Application
- Narrative
- Vicinity Map
- Final Plat
- Approved Preliminary Plat
- Landscape Plan

COMMUNITY DEVELOPMENT DEPARTMENT
Planning & Zoning Division
Caldwell City Hall: 205 S 6th Avenue | Mail: PO Box 1179 Caldwell, ID 83606 |Phone: 208-455-3024
https://www.cityofcaldwell.org/Departments/Community-Development/Building-Safety-Division
Robin Collins, PCED, CBO | Community Development Director & Building Official

Master Land Use Application

This Master Land Use Application and specific land use checklists must be completed, with all required supplemental documents provided, prescreening passed, and fees paid for an application to be considered complete and accepted.

Hearing dates and codes utilized for review are based on the date is "complete and accepted".

Failure to submit all requested items (in legible form) may delay the processing of your application.

APPLICATION LEGEND:

* = Public hearing(s) required
** = May require public hearing
*** = City Council consent agenda
All others are considered Administrative Staff Level Reviews

I. Application Requests (check all that apply)

- ☐ Admin Director Determination
- ☐ Administrative Development Review[2]
- ☐ Alternative Method of Compliance
- ☐ Annexation w/Zoning*
- ☐ Business License (Permit)
- ☐ Certificate of Appropriateness*
- ☐ Comprehensive Plan (Map) Amendment*
- ☐ Comprehensive Plan (Text) Amendment*
- ☐ Deannexation*
- ☐ Design Review**
- ☐ Development Agreement (New)*
- ☐ Development Agreement (Modification)**
- ☐ Development Agreement (Termination)*
- ☐ Home Occupation Permit (New)
- ☐ Home Occupation Permit (Renewal)
- ☐ Lot Line / Boundary Line Adjustment
- ☐ Lot Split (Administrative)
- ☐ Lot Split (Simple)
- ☐ Manufactured Home Community*
- ☐ Mobile Food Unit (Individual)
- ☐ Mobile Food Unit Park / Court
- ☐ Modification to Conditions of Approval**
- ☐ Outdoor Dining Permit
- ☐ Parcel Consolidation
- ☐ Performance Bonding
- ☐ Planned Unit Development (New)*
- ☐ Planned Unit Development (Modification)**
- ☐ Public Art / Mural
- ☐ Rezone* (Zoning Map Amendment)
- ☐ Signs[1]
- ☐ Special Use Permit (New)*
- ☐ Special Use Permit (Modification)**
- ☐ Subdivision (Prelim) Plat*
- ☑ Subdivision (Final) Plat***
- ☐ Subdivision (Short) Plat*
- ☐ Subdivision Plat Modification**
- ☐ Subdivision Plat (Time Extension)
- ☐ Subdivision Plat (Renewal)
- ☐ Temporary Use Permit
- ☐ Traffic Impact Study Review
- ☐ Vacation (Easement)*
- ☐ Vacation (Plat Note) *
- ☐ Vacation (ROW) *
- ☐ Variance*
- ☐ Zoning Ordinance Text Amendment*

Footnotes:

[1]Freestanding, post/pole, or monument signs less than 6' in height. All other signs must be submitted through the building department.

[2] Used when not associated with other land use applications, when revisions to an approved (non-subdivision development) is being proposed, or when the land use schedules indicate the requirement for Administrative Development Review.

II. General Project / Site Information

Project or Development Name: *(for business licensing, use business name)*	Mason Creek Commons
Site Address(s): *Upload separate attached sheet if more than six (6) site addresses*	11056 HWY 20/26 Caldwell, ID 83605
Suite #s:	
Parcel #s:	R3409000000 R34089010D0
Total Acres:	13.074
Prior Use of Property:	Residential
Proposed Use of Property:	Commercial

Current Zoning of Subject Parcel(s): *(check all that apply)*

☐ RS-1	☐ C-1	☐ M-1	☐ D-CC	☐ A-D	☐ Property in County
☐ RS-2	☐ C-2	☐ M-2	☐ C-CB	☐ C-D	
☐ -1	☑ C-3	☐ I-P	☐ T-N	☐ H-D	List County Designation:
☐ R-2	☐ C-4			☐ P-D	
☐ R-3	☐ H-C				

Proposed Zoning of Subject Parcel(s): *(check all that apply)*	☑ No Change ☐ RS-1 ☐ RS-2 ☐ R-1 ☐ R-2 ☐ R-3	☐ C-1 ☐ C-2 ☐ C-3 ☐ C-4 ☐ H-C	☐ M-1 ☐ M-2 ☐ I-P		☐ D-CC ☐ C-CB ☐ T-N	☐ A-D ☐ C-D ☐ H-D ☐ P-D

Select the Overlay District for the Subject Parcel(s): *(check all that apply)*	☐ Not in Overlay Zone ☐ APO-1 ☐ APO-2	☐ ED-1	☐ FP-1	☐ HD-1 ☐ HD-2 ☐ HD-3	☐ SO-1 ☐ SO-2 ☐ SO-3	☐ UD-1 ☐ UD-2 ☐ UD-3

City of Caldwell Comprehensive Plan Designation of Subject Parcel(s): *(check all that apply)*	☐ Neighborhood 1 ☐ Neighborhood 2 ☐ Neighborhood 3 ☐ Urban Neighborhood	☐ Downtown ☐ Mixed Use Center ☐ Community Center ☐ Special Purpose

Is/Are Subject Parcel(s) located within an "Area Hub" as indicated within the City of Caldwell Comprehensive Plan?

☐ Yes ☑ No

III. Applicant Information

Note: If applicant is an LLC, proof of authorized signer will be required from the Secretary of State.

Name:	Antonio Conti
Company Name: *(if applicable)*	Ackerman Estvold
Mailing Address:	7655 W. Riverside Dr Garden City, ID 83714

Phone:	208.853.6470	**Email:**	submittal@ackerman-estvold.com

Email Address:	antonio.conti@ackerman-estvold.com

Applicants Relationship to Property Owner:	☑ Property Owner ☐ Authorized Agent/Representative ☐ Purchaser ☐ Petitioner *(vacation requests only)*

IV. Property Owners' Information *(if different from applicant)*

Name:	Altitude Development LLC
Mailing Address:	1224 11th Ave. North 1224 11th Ave. North
Phone:	1224 11th Ave. North
Email:	1224 11th Ave. North

V. Contractor / Developer Information *(fill out, if applicable)*

Name:	
Company Name: *(if applicable)*	
Mailing Address:	
Phone:	
Email:	

VI. Architect Information *(fill out, if applicable)*

Name:	
Company Name: *(if applicable)*	
Mailing Address:	
Phone:	
Email:	

VII. Civil Engineer / Surveyor Information *(fill out, if applicable)*

Name:	Antonio Conti
Company Name: *(if applicable)*	Ackerman Estvold
Mailing Address:	7655 W Riverside Dr Garden City, ID 83714

Phone:	208.853.6470	**Email:**	submittal@ackerman-estvold.com

VIII. Landscape Architect Information *(fill out, if applicable)*

Name:	Carmen Weber
Company Name: *(if applicable)*	Ackerman-Estvold
Mailing Address:	7655 W. Riverside Dr Garden City, ID 83714

Phone:	208-986-3046	**Email:**	carmen.weber@ackerman-estvold.com

IX. Applicant Acknowledgement

☑ By signing this application, I authorize employees/agents of the City to enter onto the property that is the subject of this application during regular business hours. The sole purpose of entry is to make an examination of the property that is necessary to process this application; and

☑ I certify that I am the owner of this property, the owner's authorized agent/representative, or the petitioner (if for a vacation). If acting as an authorized agent or representative, I further certify that I have full power and authority to file this application and to perform, on behalf of the owner, all acts required to enable the jurisdiction to process and review such an application. I will comply with all provisions of the law and ordinance governing this type of application; and

☑ I certify that failure to submit all required documents in compliance with the checklist could result in delayed acceptance, processing, and hearing date timelines; and

☑ I certify that the information furnished by me as part of this application is true and correct to the best of my knowledge.

I certify that I am the:

☐ Property Owner ☑ Authorized Agent / Representative ☐ Petitioner (Vacations Only)

Antonio Conti _____ 10/24/2025 _____

Applicant / Applicant's Representative Printed Name Date

_____

Applicant / Applicant's Representative Signature

City of Caldwell
Planning & Zoning Department
621 Cleveland Blvd., Caldwell, ID 83605 | PZ@cityofcaldwell.org | 208-455-3021

FINAL PLAT CHECKLIST

Upon receipt of this application, staff will review the project to confirm that all pre-requisite application type(s) have been submitted, reviewed, and approved. The following items must be submitted for the application to be considered complete.

- *Final plat applications may be submitted concurrently with the submission of civil construction drawings.*
- *Final plat applications are submitted to the Planning and Zoning Department.*
- *Civil construction drawings are submitted to the Engineering Department.*

1. FORMAT AND GENERAL INFORMATION REQUIRED

Applicant	Description	Staff
☐	Caldwell Master Development Application	☐
☐	If the signatory on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application is required.	☐
☐	Associated Fee(s): as listed on the Development Review Fee Schedule	☐
☐	A completed copy of this checklist (check each box)	☐
☐	Provide a copy of a current title report, or warranty deed for the subject property	☐
☐	Provide a project narrative addressing any conditions of approval or changes from the approved preliminary plat.	☐
☐	One (1) full size copy of the approved preliminary plat (pdf format).	☐
☐ incl. ☐ n/a	One (1) full size copy of an amended preliminary plat in pdf format (if changes from the approved preliminary plat are being proposed)	☐
☐	One (1) full size copy of the final plat (pdf format)	☐
☐	One (1) georeferenced ArcMap-compatible file, such as a zipped shapefile, of the final plat shall be submitted with construction drawings to the engineering department.	☐
☐	The final plat drawing(s) shall be submitted in digital form using .dwg drawing file format and shall be spatially referenced to the Idaho state plane coordinate system - west zone, North American datum (NAD) 83.	☐
☐	One (1) copy of the final plat shall be a reproducible Mylar copy, suitable for blue line reproduction, and shall be submitted to the engineering department.	☐

☐	Provide a copy of the Order of Decision for the preliminary plat	☐
☐ incl. ☐ n/a	Provide a copy of the Development Agreement (if applicable)	☐
☐	General formatting: The final plat shall be drawn to an accurate scale having not more than one hundred feet to an inch (100' = 1") and shall be in a high-resolution format that is clear and legible. All final plats to be offered for recording shall be in accordance with Idaho Code title 50, chapter 13, and city code.	☐
☐	All final plat sheets shall be 24" x 36" with an appropriate, readable scale.	☐
	☐ Orient plat so that north is to the top or left-hand side of sheet.	☐
	☐ Provide north arrow, graphic scale, and written scale.	☐
	☐ Provide a vicinity map in the same orientation of plat showing subject property.	☐

2. FINAL PLAT REQUIRED CONTENT

Applicant	Description	Staff
☐	Designate a title block in the lower, right-hand corner of the plat document. The title block shall contain the name of the subdivision and its location by number, section, township, range and county, date of preparation, and plat type.	☐
☐	Surveyor Information: Plat shall contain the name, address and official seal of the professional land surveyor preparing and stamping the plat.	☐
☐	Include the number of lots for each residential, commercial, and/or industrial type land use; the number of common open space lots; acreage; and the number of dwelling units for each type.	☐
☐	Plat shall include a statement in accordance with Idaho Code section 50-1334 as to the water system being utilized.	☐
☐	For multiple page plats, indicate the sheet number for each page of the plat as: Sheet [#] of [Total #].	☐
☐	Boundaries of the tract to be subdivided fully balanced and closed, showing all bearings and distances, determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.	☐
☐	Any excepted parcel(s) within the plat boundaries shall show all bearings and distances, determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.	☐
☐	Location and description of cardinal points to which all dimensions, angles, bearings, and similar data on the plat shall be referenced.	☐
☐	Reference by dimension and bearing to a combination of two (2) section corners, quarter section corners, or recorded monuments.	☐
☐	Provide a legend for all abbreviations, graphic symbols, and line types used.	☐

Applicant	Description	Staff
☐	Name, right of way lines, courses; lengths and widths of all public streets, pathways, and utility easements; all linear curves for street centerlines and property lines shall include the following information: (A) Radii. (B) Central angle. (C) Arc length. (D) Points of tangency. (E) Long chord, length and bearing.	☐
☐	All proposed easements for access provided for public services, utilities, or public pathways, and any limitations of the easements, as well as dimensions, bearings, widths, and use indicated. Any existing recorded easements on the subject property shall also be shown with use, width, dimensions, bearings and applicable instrument numbers.	☐
☐	All lots shall be numbered by consecutive numbers throughout the plat. "Exceptions" or areas not designated as a lot shall be so designated, lettered or named and clearly dimensioned. Both square footage and acreage of every lot within the subdivision shall be noted.	☐
☐	Location, dimensions, bearings, radii, arcs and central angles of all sites to be dedicated to the public shall be clearly indicated and the intended use specified.	☐
☐	Certification and signature by the professional land surveyor preparing said plat certifying to the accuracy of the survey and plat and that the monuments described in it have been located as described.	☐
☐	Certification, acknowledgment, and signature by the owner including dedication of all streets, rights of way and any sites for public use, and granting of any existing or proposed easements, including acknowledgment of such.	☐
☐	Certification and signature of the county surveyor verifying that the accuracy of the plat complies with the requirements of Idaho Code.	☐
☐	Signature block for city engineer verifying that final plat complies with Idaho Code, title 50 and with city code.	☐
☐	Signature block for city clerk verifying council approval of said final plat.	☐
☐	Certification and signature of the health department verifying approval of sewer and water facilities as required by Idaho Code, title 50, chapter 13.	☐
☐	Certification of county treasurer as required by Idaho Code, title 50, chapter 13.	☐

3. SITE DATA

Applicant	Description	Staff
☐	Complete the data table below.	☐

Total Acreage of Site:		Total Acreage of Any Out-Parcels:	
Residential / Multi-Family Information:			
Total # of Lots:		Total # of Dwelling Units:	
# of Residential Lots		# of Single-Family (detached or townhomes):	
# of Common Lots		# of Duplex Dwelling Units:	
Total Acreage of Common Lots:		# of Triplex Dwelling Units:	
Minimum Lot Size:		# of 4-, 5-, or Six Family Dwelling Units:	
Maximum Lot Size:		# of Multi-Family Dwelling Units:	
Average Lot Size:		Dwelling Units per Gross Acre:	
Minimum Street Frontage:		Minimum Lot Width:	
Commercial / Industrial Information:			
# of Commercial Lots:		Total Gross Square Feet of Commercial Buildings:	
# of Industrial Lots:		Total Gross Square Feet of Industrial Buildings:	

APPLICANT ACKNOWLEDGMENT

By signing below, I acknowledge:

☐ All items on the checklist are included in the submittal package.

☐ All documents are single sided and high-resolution.

☐ All submittal information included within the checklist and the application are, to the best of my knowledge, complete and accurate.

☐ I am aware that my civil construction drawings WILL NOT be approved until all outstanding items have been addressed and the final plat has been heard by City Council.

Printed Name

Date

Signature

The applicant is the:

☐ Property Owner

☐ Property Owner's Agent/Representative

October 24, 2025

City of Caldwell
Planning and Zoning Division
205 S 6th Ave
Caldwell, ID 83605

Narrative for Mason Creek – Final Plat Application

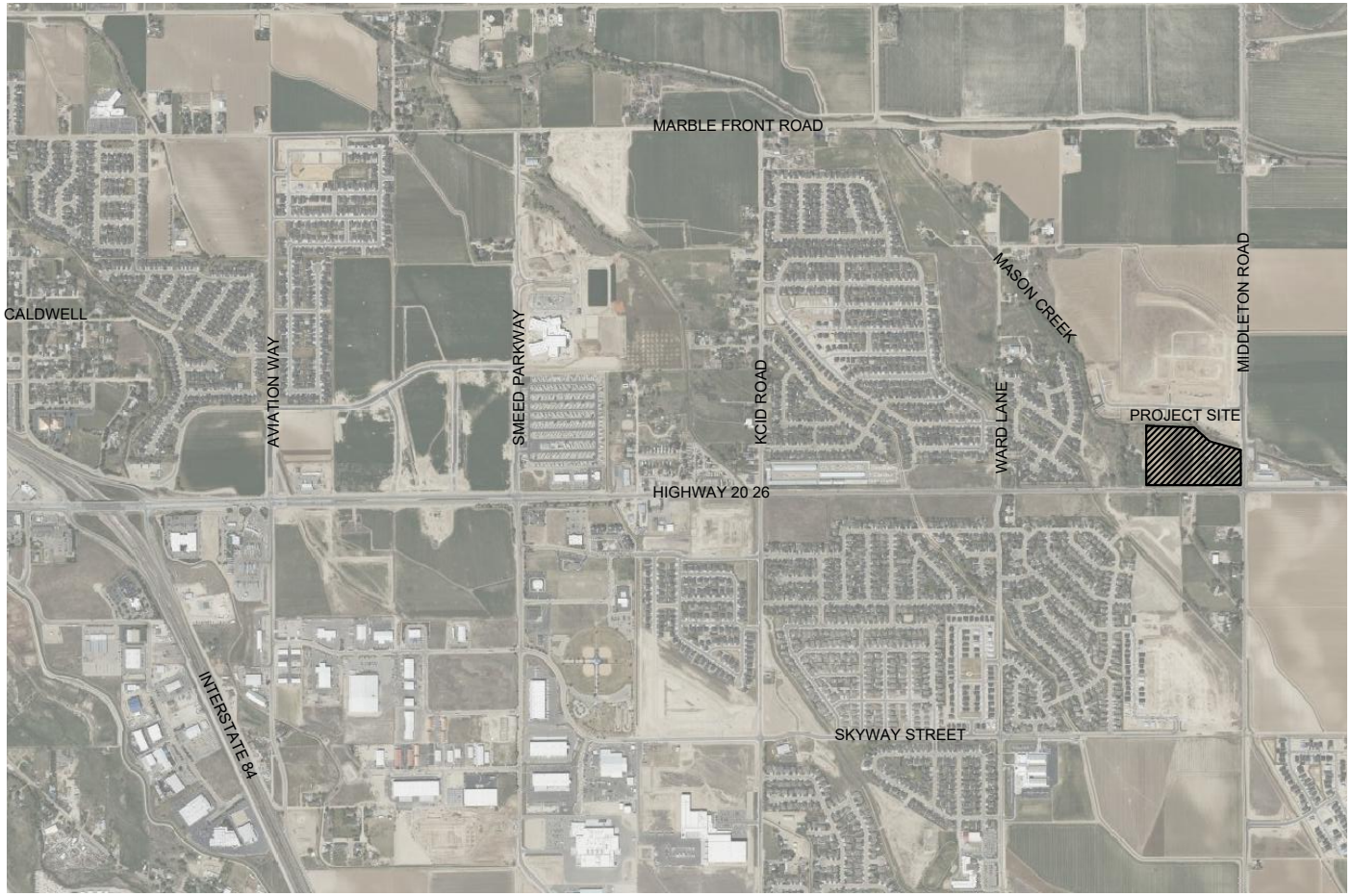
To whom it may concern,

This final plat application is for a 9-lot commercial subdivision within the City of Caldwell. The proposed plat is fully compliant with the approved preliminary plat and meets all applicable zoning and development standards.

The project includes private street improvements, public utility improvements, and stormwater infrastructure designed per City requirements. All supporting documentation has been submitted through Final Plat application process via ProjectDox.

Respectfully submitted,

Antonio M Conti, P.E., P.L.S.



N

1000 500 0 1000 2000

Graphic Scale:

Attention is Drawn to the Fact That Drawing Scales May be Altered During Reproduction Processes. Scales Shown Hereon are Based on a Full Scale Sheet Size of 8.5" x 11".

Scale: 1" = 2000'

ACKERMAN ESTVOLD
7661 West Riverside Drive, Ste. 102 · Garden City, ID 83714
208.853.6470 · www.ackerman-estvold.com
Minot, ND | Fargo, ND | Williston, ND | Boise, ID

FCI MASON CREEK DEVELOPMENT
VICINITY MAP
CALDWELL, ID

DRAWN BY: KES
CHECKED BY: AMC

DATE: 1/13/2023

#	--/--/----
#	--/--/----
#	--/--/----

PROFESSIONAL LAND SURVEYOR LICENSED 18350 STATE OF IDAHO ANTHONY M. CONTI

VICINITY MAP

1.0

MASON CREEK COMMONS

A PARCEL OF LAND BEING A PORTION OF EAST HALF OF THE SE QUARTER OF SECTION 19, T.4N.,R.2W., BOISE MERIDIAN, CITY OF CALDWELL CANYON COUNTY, IDAHO.

2026 SHEET 1 OF 3

NOTES:

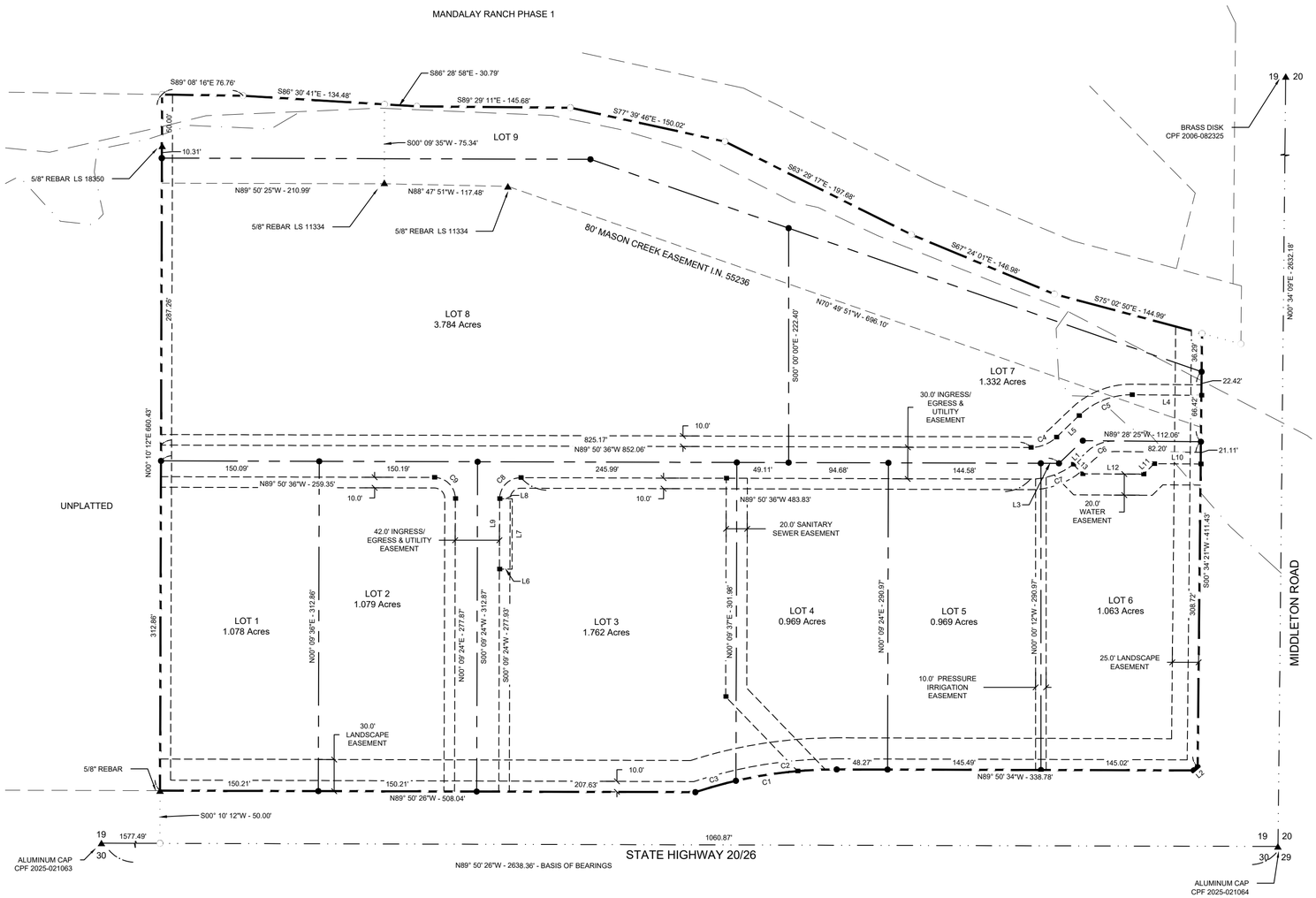
1. BASIS OF BEARINGS: SOUTH LINE OF SE QUARTER SECTION 19, T. 4N, R. 2W. BEING N89°50'26"W AS ESTABLISHED BETWEEN FOUND MONUMENTS AS SHOWN HEREON
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION
3. BUILDING SETBACK AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH APPLICABLE ZONING REGULATIONS OF THE CITY OF CALDWELL
4. THIS SUBDIVISION RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT WHICH STATES: NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEROF 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.
5. UNLESS OTHERWISE SHOWN, REAR LOT LINE SHALL HAVE A TEN (10) FOOT WIDE PERMANENT UTILITIES, PROPERTY DRAINAGE AND IRRIGATION EASEMENTS. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACE DRIVEWAYS AND WALKWAYS TO EACH LOT
6. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACE DRIVEWAYS AND WALKWAYS TO EACH LOT
7. IRRIGATION WATER HAS BEEN PROVIDED FROM CALDWELL MUNICIPAL IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE 31-3805(B). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENT FROM THE CALDWELL MUNICIPAL IRRIGATION DISTRICT. ALL UNPAID IRRIGATION ENTITY ASSESSMENTS ARE A LIEN ON THE LAND
8. ACCESS TO MIDDLETON ROAD AND HIGHWAY 20/26 IS LIMITED TO THE PRIVATE ROADS. NO DIRECT ACCESS FROM THE LOTS IS ALLOWED
9. A PORTION OF THIS PROPERTY IS IN ZONE AE AND IN A FLOODWAY PER FIRM PANEL 10627C0261G REVISED 6/7/2019.
10. ALL LOTS ARE SUBJECT TO A CROSS-ACCESS EASEMENT AS DEPICTED ON THE PLAT AND A BLANKET SHARED PARKING EASEMENT.
11. LOTS 6 AND 7 SHALL HAVE A 25' WIDE LANDSCAPE EASEMENT FRONTING MIDDLETON RD. LOTS 1, 2, 3, 4, 5, AND 6 SHALL HAVE A 30' WIDE LANDSCAPE EASEMENT FRONTING HWY 20/26. THESE SHALL BE MAINTAINED BY THE BUSINESS OWNERS ASSOCIATION.
12. LOT 9 WILL BE A COMMON LOT AND SHALL BE OWNED AND MAINTAINED BY THE BUSINESS OWNERS ASSOCIATION.

REFERENCE DATA

1. RECORD OF SURVEY I.N. 2006-076620
2. RECORD OF SURVEY I.N. 2001-000051
3. RECORD OF SURVEY I.N. 2021-059180
4. RECORD OF SURVEY I.N. 2022-007571
5. RECORD OF SURVEY I.N. 2024-025331
6. MANDALAY RANCH SUBDIVISION PHASE 1

Line Table		
Line #	Length	Bearing
L1	31.16'	S46° 21' 29"W
L2	4.81'	S49° 58' 16"W
L3	17.30'	N89° 50' 36"W
L4	65.80'	N89° 28' 25"W
L5	29.62'	S46° 21' 29"W
L6	12.00'	N89° 50' 26"W
L7	66.81'	S0° 09' 24"W
L8	12.00'	S89° 50' 26"E
L9	66.81'	S0° 09' 24"W
L10	44.18'	S89° 38' 54"E
L11	14.14'	N45° 21' 06"E
L12	57.81'	S89° 38' 54"E
L13	12.57'	S44° 38' 54"E

Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	136.27'	420.14'	18°34'58"	S80° 51' 45"W 135.67'
C2	96.39'	420.14'	13°08'40"	N83° 34' 54"E 96.18'
C3	39.88'	420.14'	5°26'18"	N74° 17' 25"E 39.86'
C4	26.76'	35.00'	43°47'55"	S68° 15' 26"W 26.11'
C5	55.50'	72.00'	44°10'06"	S68° 26' 32"W 54.14'
C6	28.52'	37.00'	44°10'06"	S68° 26' 32"W 27.82'
C7	49.69'	65.00'	43°47'55"	S68° 15' 26"W 48.49'
C8	31.42'	20.00'	90°00'00"	S45° 09' 24"W 28.28'
C9	31.42'	20.00'	90°00'00"	N44° 50' 36"W 28.28'



0 80 160 Feet

SCALE: 1" = 80'

SURVEYOR'S NARRATIVE:

This Survey was performed at the request of altitude development, LLC, to create a Commercial Subdivision. The Boundary Lines of this Parcel of Land for said Subdivision Plat were established from Record information and from found Monumentation as shown and described hereon.

LEGEND:

- ● SET 5/8" REBAR WITH PLASTIC CAP MARKED LS 18350
- ▲ FOUND MONUMENT AS NOTED
- ○ CALCULATED POINT - NOTHING FOUND OR SET
- ■ SET 5/8" REBAR WITH PLASTIC CAP MARKED LS 18350 EASEMENT

CP&F CORNER PERPETUATION AND FILING RECORD

- SUBDIVISION BOUNDARY
- LOT LINE
- ADJOINING PROPERTY LINES
- EASEMENT LINE
- SECTION LINE
- CENTERLINE
- TIE LINE
- MAZON CREEK FLOODWAY
- FLOODPLAIN ZONE AE

City of Caldwell
APPROVED FOR CONSTRUCTION

These plans and/or specifications have been reviewed for compliance with the City of Caldwell specifications. This review does not relieve the owner, engineer, or contractor of the responsibility to design and/or construct these facilities in compliance with all current applicable federal, state, and local laws, rules, regulations, ordinances, orders of decisions, development agreements, or specifications. Inconsistencies not isolated by City staff shall not be construed as approved unless specifically addressed as a variance and granted by City Council as a variance. The City retains the right to enforce provisions of said document and policies even if inconsistencies are not noted by the City. Any revisions of these approved plans will require a resubmittal for a full review and approval.

Name: **Martin Gergen**

PROFESSIONAL LAND SURVEYOR LICENSED 18350 11/6/26 STATE OF IDAHO ANTONIO M. CONTI

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN THE CITY OF CALDWELL, CANYON COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS PLAT OF MASON CREEK COMMONS

A PARCEL OF LAND BEING A PORTION OF THE SE QUARTER OF SECTION 19, T.4N.,R.2W., BOISE MERIDIAN, CITY OF CALDWELL, CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19 THENCE ON THE SOUTH LINE OF SAID SECTION 19 N89°50'26"W A DISTANCE OF 1,060.87 FEET; THENCE N00°10'12"E A DISTANCE OF 50.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 20/26 ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING N00°10'12"E A DISTANCE OF 660.43 FEET TO A POINT ON THE CENTERLINE OF MASON CREEK; THENCE ON LAST SAID CENTERLINE OF MASON CREEK THE FOLLOWING EIGHT (8) COURSES:

S89°08'16"E A DISTANCE OF 76.76 FEET; THENCE

S86°30'41"E A DISTANCE OF 134.48 FEET; THENCE

S86°28'57"E A DISTANCE OF 30.79 FEET; THENCE

S89°29'11"E A DISTANCE OF 145.68 FEET; THENCE

S77°39'46"E A DISTANCE OF 150.02 FEET; THENCE

S63°29'17"E A DISTANCE OF 197.68 FEET; THENCE

S67°24'01"E A DISTANCE OF 146.98 FEET; THENCE

S75°02'50"E A DISTANCE OF 144.99 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MIDDLETON ROAD; THENCE ON LAST SAID RIGHT OF WAY LINE S00°34'21"W A DISTANCE OF 411.43 FEET; THENCE S49°58'16"W A DISTANCE OF 4.81 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 20/26; THENCE ON LAST SAID RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSE:

N89°50'34"W A DISTANCE OF 338.78 FEET; THENCE

A CURVE TO THE LEFT HAVING A RADIUS OF 420.14 FEET, A LENGTH OF 136.27 FEET, A DELTA OF 18°34'58" AND A CHORD BEARING S8051'45"W A DISTANCE OF 135.67 FEET; THENCE

N89°50'26"W A DISTANCE OF 508.04 FEET TO THE POINT OF BEGINNING

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 13.074 ACRES, MORE OR LESS

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF CALDWELL. THE CITY OF CALDWELL HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS.

THE OWNER(S) HEREBY CERTIFY THAT SURFACE WATER FOR IRRIGATION IS REASONABLY AVAILABLE, PER SECTION 67-6537, IDAHO CODE, AND THAT THEY ARE IN COMPLIANCE WITH SECTION 31-3805, IDAHO CODE.

_____ _____ _____

ALTITUDE DEVELOPMENT, LLC DATE

BY: _____,

ITS _____

ACKNOWLEDGEMENT

STATE OF IDAHO)
COUNTY OF CANYON) SS

ON THIS _____ DAY OF_____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____, KNOWN OR IDENTIFIED TO ME TO BE THE _____ OF ALTITUDE DEVELOPMENT, LLC, THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED SUCH INSTRUMENT FOR AND ON BEHALF OF SAID CORPORATION AND THAT SAID CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

RESIDING AT _____

_____
NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

I, ANTONIO M. CONTI, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

_____
ANTONIO M. CONTI, PLS 18350

PROFESSIONAL LAND SURVEYOR LICENSED 18350 STATE OF IDAHO ANTONIO M. CONTI 12/2/16

City of Caldwell
APPROVED FOR CONSTRUCTION

These plans and/or specifications have been reviewed for compliance with the City of Caldwell specifications. This review does not relieve the owner, engineer, or contractor of the responsibility to design and/or construct these facilities in compliance with all current applicable federal, state, and local laws, rules, regulations, ordinances, orders of decisions, development agreements, or specifications. Inconsistencies not isolated by City staff shall not be construed as approved unless specifically addressed as a variance and granted by City Council as a variance. The City retains the right to enforce provisions of said document and policies even if inconsistencies are not noted by the City. Any revisions of these approved plans will require a resubmittal for a full review and approval.

Name: **Martin Gergen**

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF CALDWELL, CANYON COUNTY, IDAHO DO HEREBY CERTIFY THAT I HAVE CHECKED THIS FINAL PLAT AND THAT THE CITY OF CALDWELL'S REQUIREMENTS REGARDING FINAL PLATS HAVE BEEN MET.

_____
CALDWELL CITY ENGINEER DATE

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR, IN AND FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT, AND IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

_____
CANYON COUNTY SURVEYOR DATE

APPROVAL OF CITY COUNCIL:

I, THE UNDERSIGNED, CITY CLERK, IN AND FOR THE CITY OF CALDWELL, CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE _____DAY OF_____ 20_, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

_____
CALDWELL CITY CLERK DATE

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATE IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

_____
COUNTY TREASURER DATE

APPROVAL OF SOUTHWEST DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REPRESENTING THE CITY OF CALDWELL MUNICIPAL WATER DEPARTMENT AND THE CITY OF CALDWELL MUNICIPAL SEWER DEPARTMENT AND THE QLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

_____
HEALTH OFFICER DATE

City of Caldwell
APPROVED FOR CONSTRUCTION

These plans and/or specifications have been reviewed for compliance with the City of Caldwell specifications. This review does not relieve the owner, engineer, or contractor of the responsibility to design and/or construct these facilities in compliance with all current applicable federal, state, and local laws, rules, regulations, ordinances, orders of decisions, development agreements, or specifications. Inconsistencies not isolated by City staff shall not be construed as approved unless specifically addressed as a variance and granted by City Council as a variance. The City retains the right to enforce provisions of said document and policies even if inconsistencies are not noted by the City. Any revisions of these approved plans will require a resubmittal for a full review and approval.

LICENSED PROFESSIONAL ENGINEER
STATE OF IDAHO
ANTONIO M. CONTI

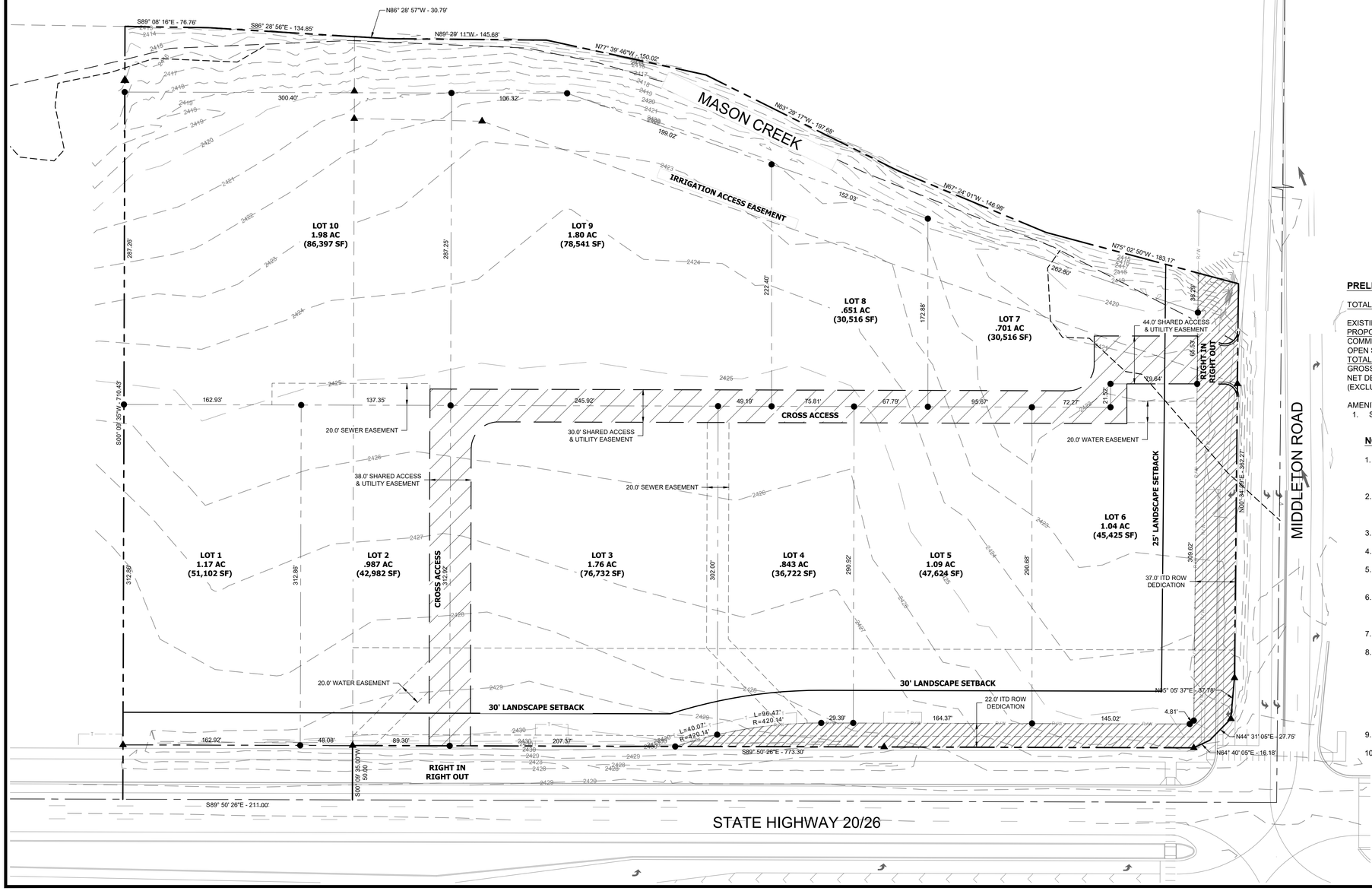
Name: Martin Gergen

PRELIMINARY PLAT FOR

MASON CREEK COMMONS SUBDIVISION

A PARCEL OF LAND BEING A PORTION OF EAST HALF OF THE SE QUARTER OF SECTION 19, T.4N., R.2W., BOISE MERIDIAN, CANYON COUNTY, IDAHO.

JUNE 2024 SCALE: 1" = 50' SHEET 1 OF 1



Graphic Scale:

Attention is Drawn to the Fact That Drawing Scales May be Altered During Reproduction Processes. Scales Shown Hereon are Based on a Full Scale Sheet Size of 24" x 36".

Scale: 1" = 50'

LEGEND:

●	SET 5/8" REBAR WITH PLASTIC CAP MARKED LS 18350
▲	FOUND MONUMENT
B.O.B.	BASIS OF BEARING
CP&F	CORNER PERPETUATION AND FILING RECORD
ROW	RIGHT OF WAY
— — —	SUBJECT PARCEL
— — —	CENTERLINE
— — —	REFERENCE BOUNDARIES
———	PROPOSED LOTLINE
— — —	PROPOSED RIGHT-OF-WAY
— — —	PROPOSED ACCESS & UTILITY EASEMENT
— — —	EXISTING FLOODWAY
— — —	EXISTING FLOODZONE AE

PRELIMINARY PLAT DATA

TOTAL SITE AREA	13.89 ACRES
EXISTING ZONING	R-1
PROPOSED ZONING	C-2
COMMERICAL LOTS	10
OPEN SPACE/COMMON LOTS	0
TOTAL LOTS	10
GROSS DENSITY	0.72 DU/ACRE
NET DENSITY (EXCLUDES PUBLIC STREET & OPEN SPACE)	0.72 DU/ACRE

AMENITIES
1. SHARED PRIVATE DRIVE

OWNER OF RECORD
ALTITUDE DEVELOPMENT, LLC
TYLER FRAZIER
1224 11TH AVE N
NAMPA, ID 83687

ENGINEER/SURVEYOR
ANTONIO CONTI PE, PE, PLS
7661 WEST RIVERSIDE DR., STE 102
GARDEN CITY, ID 83714

NOTES

1. ALL BUILDABLE LOTS WITHIN THIS SUBDIVISION WILL BE PROVIDED WITH DOMESTIC WATER SERVICE BY THE CITY OF CALDWELL. THE PROPOSED WATER MAINS SHALL BE CONNECTED TO EXISTING CITY OF CALDWELL WATER MAINS TO PROVIDE SERVICE TO THE SUBDIVISION.
2. ALL BUILDABLE LOTS WITHIN THIS SUBDIVISION WILL BE PROVIDED WITH SANITARY SEWER SERVICE BY THE CITY OF CALDWELL. THE PROPOSED SANITARY SEWER MAINS SHALL BE CONNECTED TO EXISTING CITY OF CALDWELL SANITARY SEWER MAINS TO PROVIDE SERVICE TO THE SUBDIVISION.
3. A PRESSURIZED IRRIGATION SYSTEM OWNED AND OPERATED BY THE DEVELOPER, OR ASSIGNED, WILL BE INSTALLED TO SERVE THE LOTS.
4. A PORTION OF THIS PROPERTY IS IN ZONE AE AND IN A FLOODWAY PER FIRM PANEL 16001C0125J REVISED 6/19/2020.
5. STORM WATER DRAINAGE SHALL BE MANAGED & DETAINED ON SITE IN ACCORDANCE WITH CITY OF CALDWELL, CANYON HIGHWAY DISTRICT NO. 4, AND PIONEER IRRIGATION DISTRICT REQUIREMENTS.
6. BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF CALDWELL APPLICABLE ZONING AND SUBDIVISION REFULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
7. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION USE.
8. THIS SUBDIVISION RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT WHICH STATES: NO AGRICULTURAL OPERATION, AGRICULTURAL FACCILITY OR EXPANSION THEROF 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.
9. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO CROSS ACCESS AND PARKING EASEMENTS.
10. PRESSURIZED IRRIGATION LINES TO BE CONTAINED WITHIN 10' MINIMUM EASEMENT WHEN LOCATED OUTSIDE OF THE PUBLIC UTILITY EASEMENT.

ACKERMAN ESTVOLD
7661 West Riverside Drive, Ste. 102 · Garden City, ID 83714
208.853.6470 · www.ackerman-estvold.com
Minot, ND | Fargo, ND | Williston, ND | Boise, ID

PRELIMINARY
NOT FOR CONSTRUCTION

MASON CREEK COMMONS
PRELIMINARY PLAT
CALDWELL, IDAHO

DRAWN BY: BMW
CHECKED BY: AMC

DATE: 06/03/2024

REVISIONS

	DATE
#	--/--/----
#	--/--/----
#	--/--/----

Project No.
R21221

PRELIMINARY PLAT

1.0

LANDSCAPE NOTES:

1. CONTRACTOR SHALL REPORT TO DESIGN PROFESSIONAL ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
2. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE DESIGN PROFESSIONAL'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
3. COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
4. COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH DESIGN PROFESSIONAL PRIOR TO CONSTRUCTION START-UP.
5. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
6. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
7. IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
8. ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF LARGE (2" MINUS) CRUSHED BASALT ROCK MULCH. SUBMIT SAMPLE FOR APPROVAL.
9. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
10. FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
11. AMEND EXISTING APPROVED TOPSOIL AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
12. FERTILIZE ALL TREES AND SHRUBS WITH AGRIFORM PLANTING TABLETS. QUANTITY PER MANUFACTURERS RECOMMENDATIONS.
13. ALL PLANTING BEDS SHALL HAVE A MINIMUM 18" DEPTH OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS, 1-1/2 BELOW ADJACENT SURFACES OF TURF SOD AREAS, AND 1" BELOW ADJACENT SURFACES OF TURF SEED AREAS.
14. REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM. PERFORM SOIL TEST/ ANALYSIS AND PROVIDE ADDITIONAL AMENDMENT AS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A HAVE A PH OF 5.5 TO 7.0. IF ONSITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
    A) PROVIDE APPROVED IMPORTED TOPSOIL, OR
    B) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE DESIGN PROFESSIONAL.
15. IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
    A) OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
    B) REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE - PH. 5.5 TO 7.0.
16. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
17. ANY PERENNIAL TREES OR PLANTS THAT WILL EXTEND ROOTS DEEPER THAN 18" SHALL BE PROHIBITED OVER UNDERGROUND SEEPAGE BEDS, INFILTRATION FACILITIES OR PIPING SYSTEMS.
18. SEEPAGE BEDS AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
19. IN THE EVENT OF A DISCREPANCY, NOTIFY THE DESIGN PROFESSIONAL IMMEDIATELY.

LANDSCAPE AREA PREPARATION NOTES:

1. LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
2. NEWLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNERS PROPERTY.
    A. SPREAD PLANTING SOIL TO A DEPTH OF 12 INCHES IN TURF AREAS AND 18 INCHES AT SHRUB BED AREAS BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
    B. SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
    C. REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOD OR SEED.
3. UNCHANGED SUBGRADES: IF TURF IS TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE-SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS:
    A. REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
    B. LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING TO PLANTING SOIL MIX PROPORTIONS AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
    C. APPLY SOIL AMENDMENTS DIRECTLY TO SURFACE SOIL BEFORE LOOSENING.
    D. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, TRASH, AND OTHER EXTRANEOUS MATTER.
    E. LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION, AND TURF, OFF OWNERS PROPERTY.
4. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
5. MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
6. BEFORE PLANTING, OBTAIN DESIGN PROFESSIONAL'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
7. DO NOT SOW IMMEDIATELY FOLLOWING RAIN, OR WHEN GROUND IS TOO DRY. TEMPERATURE SHALL BE BETWEEN 55 F AND 95 F FOR A 24 HOUR PERIOD. WIND SHALL BE LESS THAN 5 MPH.

TOPSOIL NOTES

1. TOPSOIL REQUIREMENTS: ASTM D 5268, PH RANGE OF 5.5 TO 7.0, FOUR PERCENT ORGANIC MATERIAL MINIMUM, FREE OF STONES 1/2 INCH OR LARGER IN ANY DIMENSION, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
2. TOPSOIL SOURCE: STRIP EXISTING TOPSOIL FROM ALL AREAS OF THE SITE TO BE DISTURBED. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, ORGANIC MATTER LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED TO ACHIEVE THIS REQUIREMENT.
3. REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCIES FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE ARCHITECT'S REPRESENTATIVE BY THE CONTRACTOR. ALL TOPSOIL SHALL BE AMENDED TO ACHIEVE SPECIFIED PH AND ORGANIC REQUIREMENTS. RE-TEST TOPSOIL PRIOR TO FINAL COMPLETION TO ENSURE REQUIREMENTS HAVE BEEN MET. NO TOPSOIL SHALL BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION.
4. PLACE TOPSOIL IN AREAS WHERE REQUIRED TO OBTAIN THICKNESS AS SCHEDULED. PLACE TOPSOIL DURING DRY WEATHER. PROVIDE ADDITIONAL IMPORTED TOPSOIL REQUIRED TO BRING SURFACE TO PROPOSED FINISH GRADE, AS REQUIRED.
5. COMPACTED TOPSOIL THICKNESS AT THE FOLLOWING AREAS:
    A. LAWN AREAS: 12 INCHES MINIMUM OR AS NECESSARY TO ACHIEVE EVEN GRADES WITH SURROUNDING LAWN AREAS.
    B. PLANTER BEDS: 18 INCHES MINIMUM
6. FINE GRADE TOPSOIL TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORMLY FINE TEXTURE. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. FINISH GRADE OF TOPSOIL SHALL BE 2" BELOW FINISH GRADE OF PAVEMENTS AREAS FOR SOD AND 1" FOR SEED.
7. TOPSOIL STOCKPILE LOCATIONS TO BE COVERED COORDINATE WITH EROSION AND SEDIMENT CONTROL PLAN.
8. ALL GRAVEL, SUBBASE, AND OTHER IMPORTED FILL MATERIALS OTHER THAN TOPSOIL SHALL ONLY BE STOCKPILED IN PROPOSED IMPERVIOUS AREAS. NO GRAVEL OR ROCK MATERIALS SHALL BE STOCKPILED OR TEMPORARILY PLACED IN PROPOSED LANDSCAPE AREAS TO PREVENT LANDSCAPE AREAS FROM BEING CONTAMINATED WITH ROCK MATERIALS. CONTRACTOR SHALL SUBMIT A DETAILED STOCKPILE PLAN TO DESIGN PROFESSIONAL AND OWNER FOR APPROVAL PRIOR TO ANY EARTHWORK OPERATIONS.

TURF AREA PREPARATION NOTES:

1. LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
2. NEWLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNERS PROPERTY.
3. SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
4. REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOD.
5. UNCHANGED SUBGRADES: IF TURF IS TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE-SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS:
    A. REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
    B. LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING TO PLANTING SOIL MIX PROPORTIONS AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
6. APPLY SOIL AMENDMENTS DIRECTLY TO SURFACE SOIL BEFORE LOOSENING.
    A. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, TRASH, AND OTHER EXTRANEOUS MATTER.
    B. LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION, AND TURF, OFF OWNERS PROPERTY.
7. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
8. MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
9. BEFORE PLANTING, OBTAIN DESIGN PROFESSIONAL'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.

WEED ABATEMENT NOTES:

1. ALL AREAS TO BE PLANTED OR HYDROSEEDED SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
2. CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH 'ROUND-UP' (CONTACT HERBICIDE) OR APPROVED EQUAL.
3. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE SITE.
4. CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS. AT CONCLUSION OF THIS WATERING PERIOD, DISCONTINUE WATERING FOR THREE TO FIVE (3-5) DAYS.
5. APPLY SECOND APPLICATION OF 'ROUND-UP' TO ALL EXPOSED WEEDS. APPLY IN STRICT CONFORMANCE WITH MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE WEEDS FROM THE SITE.
6. IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
7. AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED FREE.

IRRIGATION NOTES:

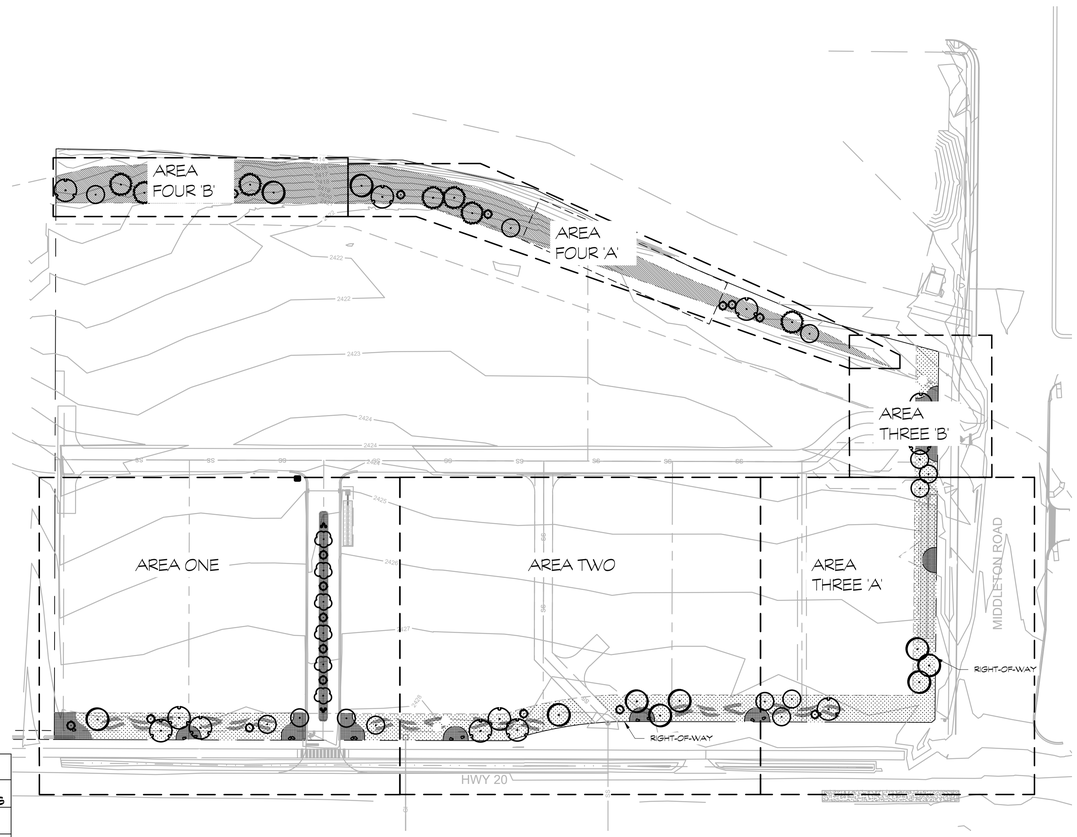
1. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
2. PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
3. POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
4. PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM. ANNUALS, PERENNIALS GROUND COVERS OR SHRUB MASSINGS SHALL HAVE A POP-UP SPRAY SYSTEM.
5. ELECTRONIC WATER DISTRIBUTION TYPE CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
    a. PRECISE INDIVIDUAL STATION TIMING
    b. RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
    c. AT LEAST ONE PROGRAM FOR EACH HYDROZONE
    d. SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
    e. POWER FAILURE BACKUP FOR ALL PROGRAMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
6. INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
7. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
8. SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).
9. PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE Q.C.V. LOCATIONS WITH DESIGN PROFESSIONAL.

PRESSURE IRRIGATION SYSTEM NON-POTABLE WATER NOTES

1. ALL VALVE BOXES, QUICK COUPLER VALVES, SPRINKLER HEAD COVERS, AND AUTOMATIC CONTROL VALVES SHALL BE PURPLE TINTED IDENTIFICATION MATERIAL, MARKED WITH 'DO NOT DRINK' WARNING.
2. INSTALL FINDER TAPE OVER ALL IRRIGATION MAIN LINES. TAPE SHALL BE 2" WIDE, METALLIC RED IN COLOR, WITH THE WORDS 'DANGER - UNSAFE WATER' OR 'NON-POTABLE WATER' CLEARLY MARKED ALONG THE LENGTH OF THE TAPE. TAPE SHALL BE PLACED BETWEEN SIX INCHES (6") AND EIGHTEEN INCHES (18") BELOW THE SURFACE, DIRECTLY ABOVE THE TOP OF THE PIPE.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES					
	AR	6	ACER GINNALA 'RED WING' RED WING AMUR MAPLE	2" CAL. B&B	15'-20' H & W CLASS I
	AP	12	ACER PLATANOIDES 'DEBORAH' DEBORAH NORWAY MAPLE	2" CAL. B&B	40' H X 30' W CLASS II
	AT	13	ACER TRUNCATUM X PLATANOIDES 'WARRENRED' PACIFIC SUNSET® MAPLE	2" CAL. B&B	30' H X 25' W CLASS II
	PA	7	PICEA ABIES NORWAY SPRUCE	2" CAL. B&B	50' H X 30' W
	PP	6	PICEA OMORIKA 'PENDULA BRUNS' BRUNS WEEPING SERBIAN SPRUCE	6-8' HT. B&B	8' H X 2' W
	PI	17	PICEA PUNGENS COLORADO SPRUCE	10-12 HT. B&B	20' H X 15' W
	TC	10	TILIA CORDATA LITTLELEAF LINDEN	2" CAL. B&B	50' H X 30' W CLASS II
SHRUBS					
	CA	18	CALAMAGROSTIS X ACUTIFLORA 'STRICTA' KARL FOERSTER FEATHER REED GRASS	1 GAL.	4' H X 2' W
	CH	15	CORNUS ALBA 'BAILHALO' IVORY HALO® TATARIAN DOGWOOD	5 GAL.	6-8' H & W
	CS	43	CORNUS SERICEA 'KELSEYI' KELSEY'S DWARF RED TWIG DOGWOOD	3 GAL.	2' H & 3' W
	CF	27	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL.	4' H & W
	HR	67	HEMEROCALLIS X 'RED RUM' RED RUM DAYLILY	1 GAL.	2' H & W
	NW	23	NEPETA X 'WALKER'S LOW' WALKER'S LOW CATMINT	1 GAL.	2' H X 3' W
	PH	130	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS	1 GAL.	3' H X 2' W
	PG	15	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE	5 GAL.	4' H X 5' W
	RN	47	ROSA X 'NOALESA' FLOWER CARPET® YELLOW GROUNDCOVER ROSE	5 GAL.	3' H X 4' W
	SS	66	SALVIA X SYLVESTRIS 'MAY NIGHT' MAY NIGHT SAGE	1 GAL.	2' H & W



NORTH

0 80 160 240 feet

1" = 80'

OVERALL LANDSCAPE PLAN

LANDSCAPE REQUIREMENTS

HIGHWAY 20 - 352 L.F.

REQUIREMENTS:	TREES REQUIRED	TREES PROVIDED
• 30 FOOT LANDSCAPE BUFFER		
• 1 TREE PER 25 LINEAR FEET FOR CLASS I TREES		
• 1 TREE PER 50 LINEAR FEET FOR CLASS II TREES	17	25
• NO MORE THAN 40% OF THE SAME TREE SPECIES	SHRUBS REQUIRED	SHRUBS PROVIDED
• NO MORE THAN 50% SHALL BE CLASS I TREES	170	170
• 1 SHRUB PER 7 LINEAR FEET		
• 1 BOULDER PER 75 LINEAR FEET	BOULDERS REQUIRED	BOULDERS PROVIDED
• UNDULATING BERMS OR DECORATIVE WALLS 3 FEET IN HEIGHT FOR 30% OF LINEAR FRONTAGE	13	13
• 70% TURF GRASS		

MIDDELTON ROAD - PRINCIPAL ARTERIAL - 392 L.F.

REQUIREMENTS:	TREES REQUIRED	TREES PROVIDED
• 25 FOOT LANDSCAPE BUFFER		
• 1 TREE PER 25 LINEAR FEET FOR CLASS I TREES		
• 1 TREE PER 35 LINEAR FEET FOR CLASS II TREES	8	8
• NO MORE THAN 40% OF THE SAME TREE SPECIES	SHRUBS REQUIRED	SHRUBS PROVIDED
• NO MORE THAN 50% SHALL BE CLASS I TREES	41	69
• 1 SHRUB PER 7 LINEAR FEET		

LANDSCAPE LEGEND

- PROPERTY LINE
- STEEL EDGING PER DETAIL 5 ON SHEET 26
- CONTOURS SHOWN AT 1'-0" INTERVALS
- QS 1 — PLANT LABEL
- 1 TYP. 26/26 — DETAIL CALLOUT
- LOCALLY SOURCED BOULDERS 3'-4' IN DIAMETER PER DETAIL 6 ON SHEET 26
- PROPOSED PLANT MATERIAL TO BE INSTALLED PER DETAILS 2, 3, 4, & 6 ON SHEET 26
- DROUGHT TOLERANT SOD OVER APPROVED TOP SOIL AS SPECIFIED
- PLANTER BED - 3" DEPTH OF 2" MINUS CRUSHED BASALT ROCK MULCH OVER DEWITT PRO 5 WEED BARRIER
- NATIVE SEED MIX AS SPECIFIED ON SHEET 26

City of Caldwell
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Name: **Martin Gergen**

No.	Revisions	By	Date	Appr.

ACKERMAN ESTVOLD
7655 W Riverside Dr • Garden City, ID 83714
208.853.6470 • www.ackerman-estvold.com
Minot, ND | Fargo, ND | Williston, ND | Boise, ID

SCALE (H): 1" = 40'
SCALE(V): N/A
DRAWN BY: BMW
DESIGNED BY: BMW
CHECKED BY: AMC
DATE: 03/09/2026

FCI MASON CREEK DEVELOPMENT

Overall Landscape Plan

STATE OF IDAHO — CARMEN JULIA MARTIN — LA-16967 — 03/09/26 — LICENSED LANDSCAPE ARCHITECT

PROJECT NO. R21221

DRAWING NAME Overall Landscape Plan

21 OF 26

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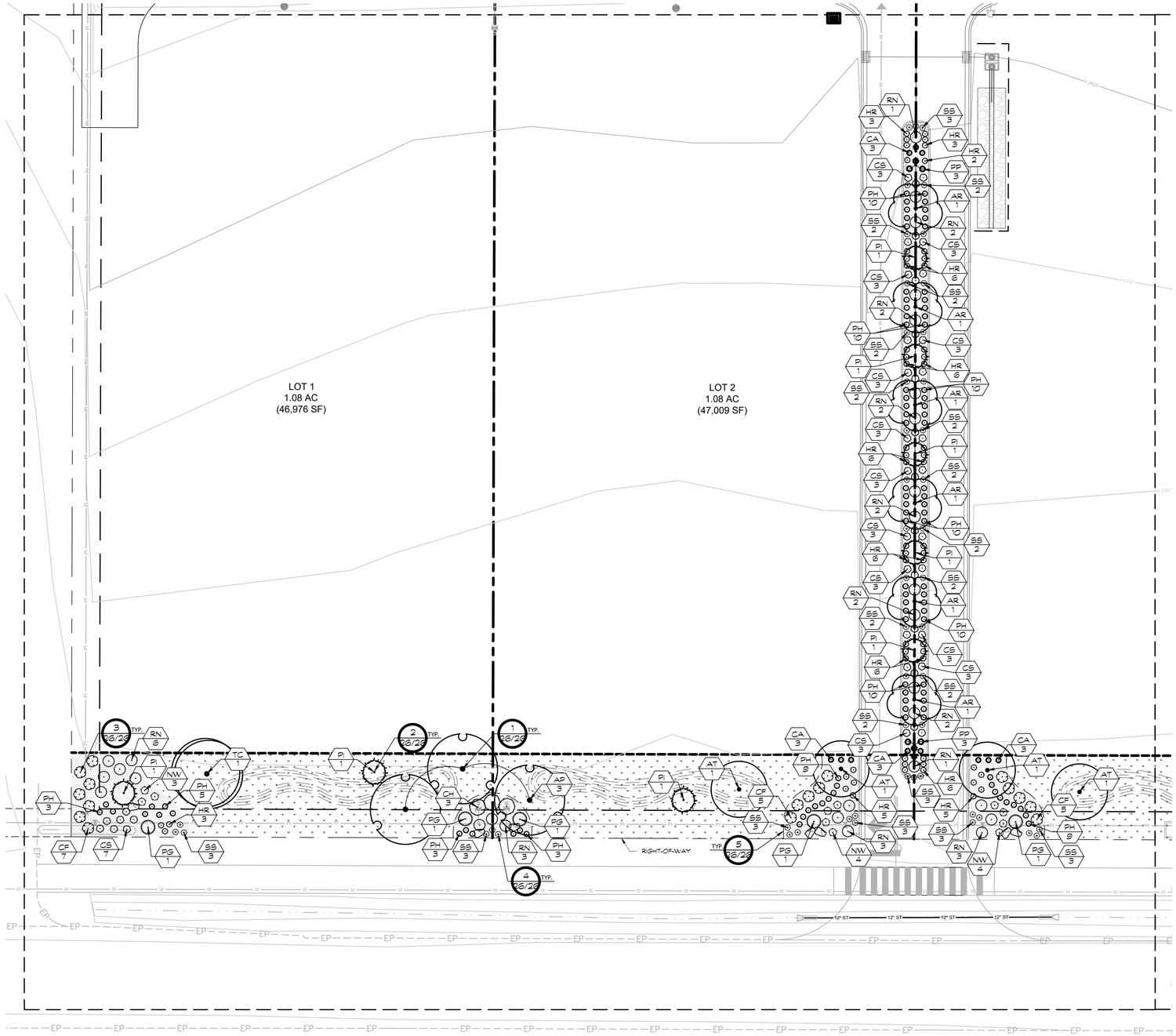

LANDSCAPE PLAN - AREA ONE

NORTH

0 20 40 60 feet

1" = 20'

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES					
	AR	6	ACER GINNALA 'RED WING' RED WING AMUR MAPLE	2" CAL. B&B	15'-20' H & W CLASS I
	AP	12	ACER PLATANOIDES 'DEBORAH' DEBORAH NORWAY MAPLE	2" CAL. B&B	40' H X 30' W CLASS II
	AT	13	ACER TRUNCATUM X PLATANOIDES 'WARRENRED' PACIFIC SUNSET® MAPLE	2" CAL. B&B	30' H X 25' W CLASS II
	PA	7	PICEA ABIES NORWAY SPRUCE	2" CAL. B&B	50' H X 30' W
	PP	6	PICEA OMORIKA 'PENDULA BRUNS' BRUNS WEEPING SERBIAN SPRUCE	6-8' HT. B&B	8' H X 2' W
	PI	17	PICEA PUNGENS COLORADO SPRUCE	10-12' HT. B&B	20' H X 15' W
	TC	10	TILIA CORDATA LITTLELEAF LINDEN	2" CAL. B&B	50' H X 30' W CLASS II
SHRUBS					
	CA	18	CALAMAGROSTIS X ACUTIFLORA 'STRICTA' KARL FOERSTER FEATHER REED GRASS	1 GAL.	4' H X 2' W
	CH	15	CORNUS ALBA 'BAILHALO' IVORY HALO® TATARIAN DOGWOOD	5 GAL.	6-8' H & W
	CS	43	CORNUS SERICEA 'KELSEYI' KELSEY'S DWARF RED TWIG DOGWOOD	3 GAL.	2' H & 3' W
	CF	27	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL.	4' H & W
	HR	67	HEMEROCALLIS X 'RED RUM' RED RUM DAYLILY	1 GAL.	2' H & W
	NW	23	NEPETA X 'WALKER'S LOW' WALKER'S LOW CATMINT	1 GAL.	2' H X 3' W
	PH	130	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS	1 GAL.	3' H X 2' W
	PG	15	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE	5 GAL.	4' H X 5' W
	RN	47	ROSA X 'NOALESA' FLOWER CARPET® YELLOW GROUNDCOVER ROSE	5 GAL.	3' H X 4' W
	SS	66	SALVIA X SYLVESTRIS 'MAY NIGHT' MAY NIGHT SAGE	1 GAL.	2' H & W

LANDSCAPE REQUIREMENTS

HIGHWAY 20 - 859 L.F.

REQUIREMENTS:	TREES REQUIRED	TREES PROVIDED
• 30 FOOT LANDSCAPE BUFFER • 1 TREE PER 25 LINEAR FEET FOR CLASS I TREES • 1 TREE PER 50 LINEAR FEET FOR CLASS II TREES • NO MORE THAN 40% OF THE SAME TREE SPECIES	17	28
	SHRUBS REQUIRED	SHRUBS PROVIDED
• NO MORE THAN 50% SHALL BE CLASS I TREES • 1 SHRUB PER 7 LINEAR FEET	170	170
• 1 BOULDER PER 75 LINEAR FEET • UNDULATING BERMS OR DECORATIVE WALLS 3 FEET IN HEIGHT FOR 30% OF LINEAR FRONTAGE • 70% TURF GRASS	BOULDERS REQUIRED 13	BOULDERS PROVIDED 13

MIDDELTON ROAD - PRINCIPAL ARTERIAL - 382 L.F.

REQUIREMENTS:	TREES REQUIRED	TREES PROVIDED
• 25 FOOT LANDSCAPE BUFFER • 1 TREE PER 25 LINEAR FEET FOR CLASS I TREES • 1 TREE PER 35 LINEAR FEET FOR CLASS II TREES • NO MORE THAN 40% OF THE SAME TREE SPECIES	8	8
	SHRUBS REQUIRED	SHRUBS PROVIDED
• NO MORE THAN 50% SHALL BE CLASS I TREES • 1 SHRUB PER 7 LINEAR FEET	41	69

LANDSCAPE LEGEND

- PROPERTY LINE
- STEEL EDGING PER DETAIL 5 ON SHEET 26
- CONTOURS SHOWN AT 1'-0" INTERVALS
- GS 1 — PLANT LABEL
- 1 26/26 TYP. — DETAIL CALLOUT
- LOCALLY SOURCED BOULDERS 3'-4' IN DIAMETER PER DETAIL 6 ON SHEET 26
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No.	Revisions	By	Date	Appr.

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208.853.6470 • www.ackerman-estvold.com
Minot, ND | Fargo, ND | Williston, ND | Boise, ID

SCALE (H): 1" = 40'
SCALE(V): N/A
DRAWN BY: BMW
DESIGNED BY: BMW
CHECKED BY: AMC
DATE: 03/09/2026

FCI MASON CREEK DEVELOPMENT

Landscape Plan - Area One

STATE OF IDAHO — CARMEN JULIA MCGEE — 16967 — LICENSED LANDSCAPE ARCHITECT
LA-16967
03/09/26

PROJECT NO.
R21221

DRAWING NAME
Landscape Plan - Area One

22 OF 26

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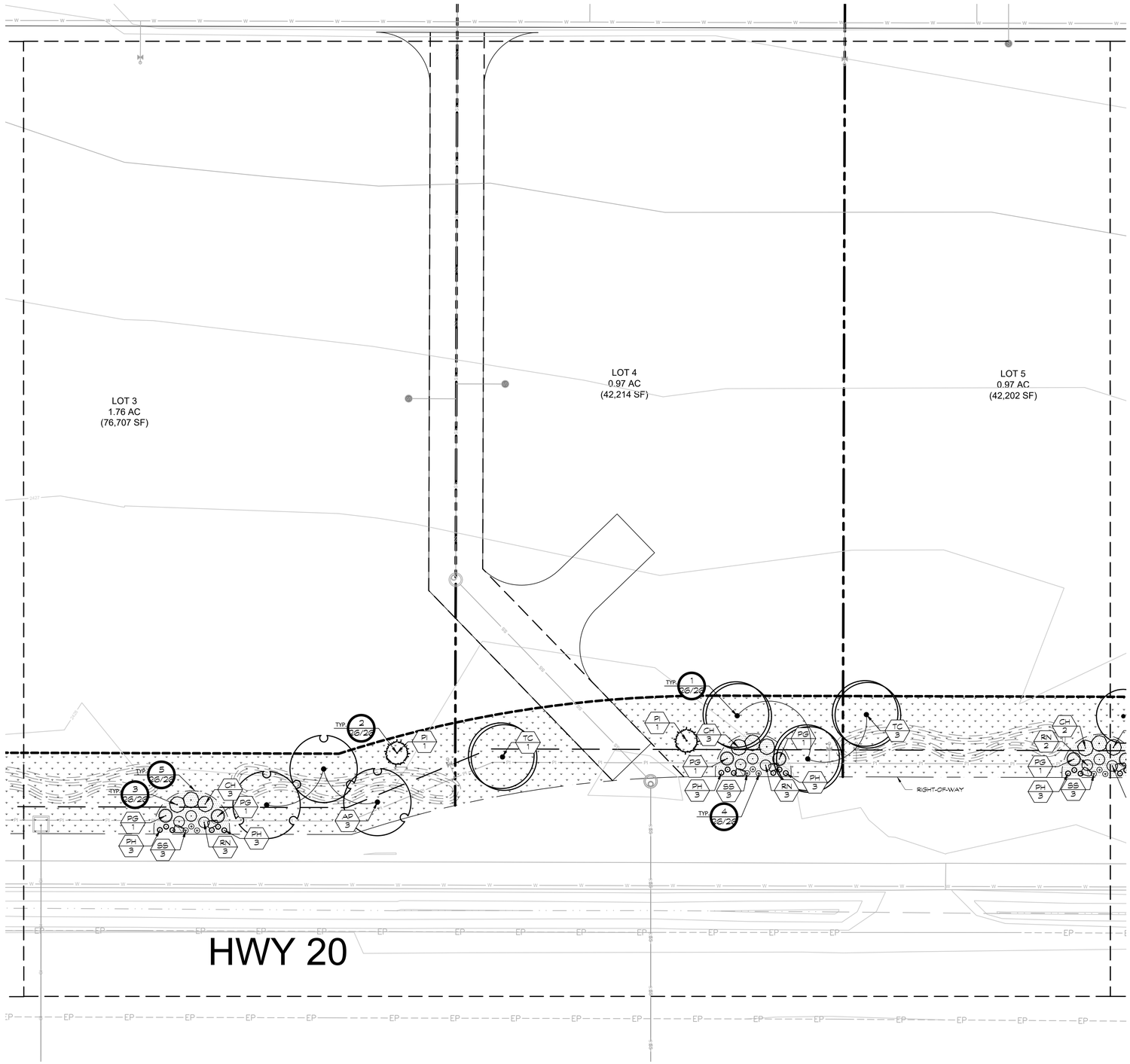

LANDSCAPE PLAN - AREA TWO

NORTH

0 20 40 60 feet

1" = 20'

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES					
	AR	6	ACER GINNALA 'RED WING' RED WING AMUR MAPLE	2" CAL. B&B	15'-20' H & W CLASS I
	AP	12	ACER PLATANOIDES 'DEBORAH' DEBORAH NORWAY MAPLE	2" CAL. B&B	40' H X 30' W CLASS II
	AT	13	ACER TRUNCATUM X PLATANOIDES 'WARRENRED' PACIFIC SUNSET® MAPLE	2" CAL. B&B	30' H X 25' W CLASS II
	PA	7	PICEA ABIES NORWAY SPRUCE	2" CAL. B&B	50' H X 30' W
	PP	6	PICEA OMORIKA 'PENDULA BRUNS' BRUNS WEEPING SERBIAN SPRUCE	6-8' HT. B&B	8' H X 2' W
	PI	17	PICEA PUNGENS COLORADO SPRUCE	10-12' HT. B&B	20' H X 15' W
	TC	10	TILIA CORDATA LITTLELEAF LINDEN	2" CAL. B&B	50' H X 30' W CLASS II
SHRUBS					
	CA	18	CALAMAGROSTIS X ACUTIFLORA 'STRICTA' KARL FOERSTER FEATHER REED GRASS	1 GAL.	4' H X 2' W
	CH	15	CORNUS ALBA 'BAILHALO' IVORY HALO® TATARIAN DOGWOOD	5 GAL.	6-8' H & W
	CS	43	CORNUS SERICEA 'KELSEYI' KELSEY'S DWARF RED TWIG DOGWOOD	3 GAL.	2' H & 3' W
	CF	27	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL.	4' H & W
	HR	67	HEMEROCALLIS X 'RED RUM' RED RUM DAYLILY	1 GAL.	2' H & W
	NW	23	NEPETA X 'WALKER'S LOW' WALKER'S LOW CATMINT	1 GAL.	2' H X 3' W
	PH	130	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS	1 GAL.	3' H X 2' W
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	RN	47	ROSA X 'NOALESA' FLOWER CARPET® YELLOW GROUNDCOVER ROSE	5 GAL.	3' H X 4' W
	SS	66	SALVIA X SYLVESTRIS 'MAY NIGHT' MAY NIGHT SAGE	1 GAL.	2' H & W

LANDSCAPE REQUIREMENTS

HIGHWAY 20 - 859 L.F.

REQUIREMENTS:
- 30 FOOT LANDSCAPE BUFFER
- 1 TREE PER 25 LINEAR FEET FOR CLASS I TREES
- 1 TREE PER 50 LINEAR FEET FOR CLASS II TREES
- NO MORE THAN 40% OF THE SAME TREE SPECIES
- NO MORE THAN 50% SHALL BE CLASS I TREES
- 1 SHRUB PER 7 LINEAR FEET
- 1 BOULDER PER 75 LINEAR FEET
- UNDULATING BERMS OR DECORATIVE WALLS 3 FEET IN HEIGHT FOR 30% OF LINEAR FRONTAGE
- 70% TURF GRASS

	TREES REQUIRED	TREES PROVIDED
	17	23
	SHRUBS REQUIRED	SHRUBS PROVIDED
	170	170
	BOULDERS REQUIRED	BOULDERS PROVIDED
	13	13

MIDDELTON ROAD - PRINCIPAL ARTERIAL - 392 L.F.

REQUIREMENTS:
- 25 FOOT LANDSCAPE BUFFER
- 1 TREE PER 25 LINEAR FEET FOR CLASS I TREES
- 1 TREE PER 35 LINEAR FEET FOR CLASS II TREES
- NO MORE THAN 40% OF THE SAME TREE SPECIES
- NO MORE THAN 50% SHALL BE CLASS I TREES
- 1 SHRUB PER 7 LINEAR FEET

	TREES REQUIRED	TREES PROVIDED
	8	8
	SHRUBS REQUIRED	SHRUBS PROVIDED
	41	69

LANDSCAPE LEGEND

- PROPERTY LINE
- STEEL EDGING PER DETAIL 5 ON SHEET 26
- CONTOURS SHOWN AT 1'-0" INTERVALS
- GS 1 — PLANT LABEL
- 1 26/26 TYP. — DETAIL CALLOUT
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Minot, ND | Fargo, ND | Williston, ND | Boise, ID

SCALE (H): 1" = 40'
SCALE(V): N/A
DRAWN BY: BMW
DESIGNED BY: BMW
CHECKED BY: AMC
DATE: 03/09/2026

FCI MASON CREEK DEVELOPMENT

Landscape Plan - Area Two

STATE OF IDAHO · CARMEN JULIA MARTIN · 3943 · REGISTERED LANDSCAPE ARCHITECT
LA-16967
03/09/26

PROJECT NO.
R21221

DRAWING NAME
Landscape Plan - Area Two

23 OF 26

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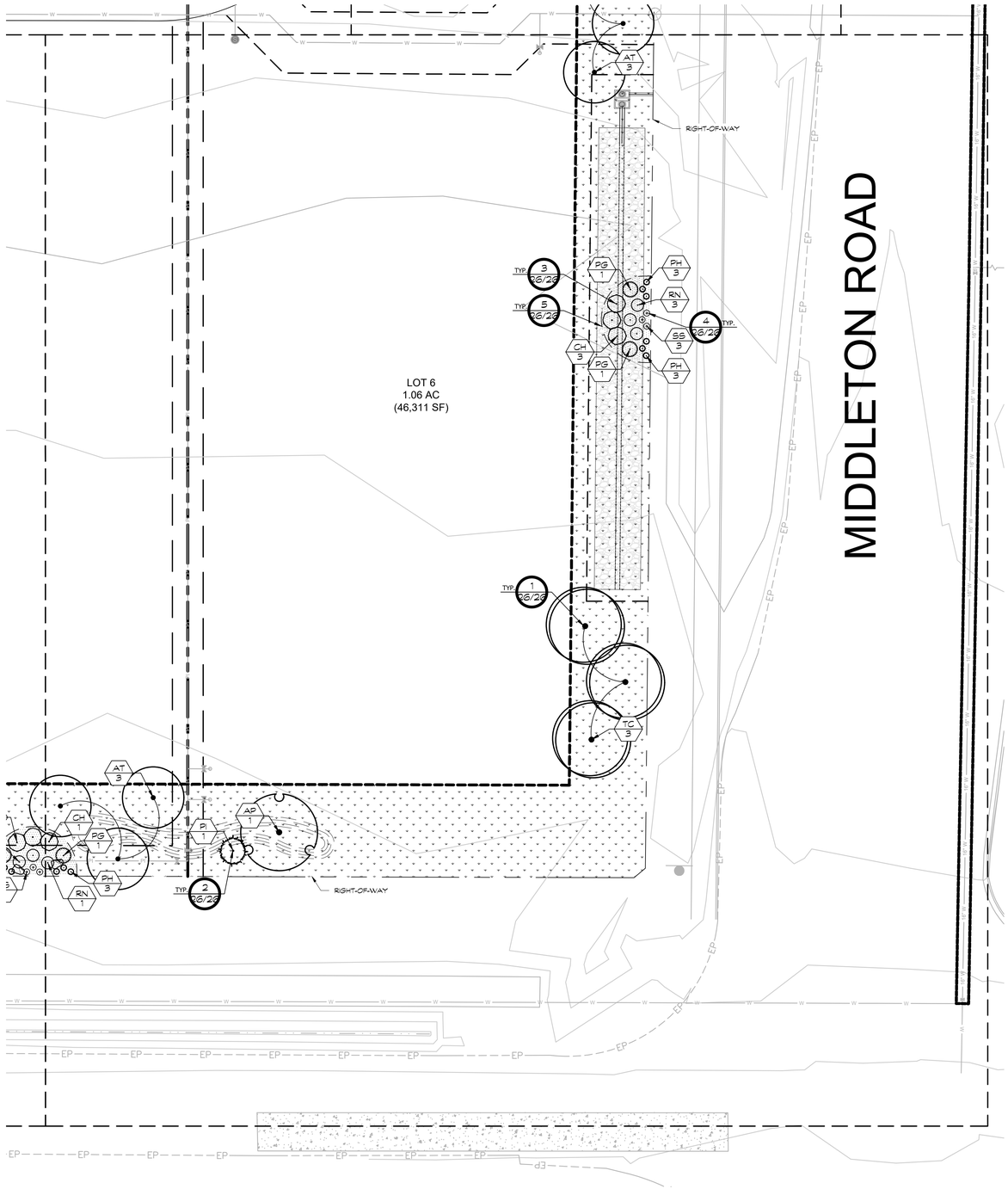
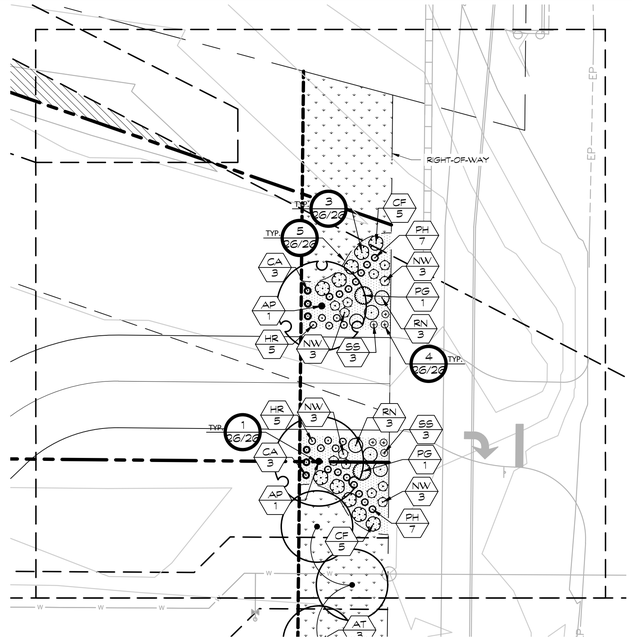


NORTH

LANDSCAPE PLAN - AREA THREE 'A'

0 20 40 60 feet

1" = 20'



NORTH

LANDSCAPE PLAN - AREA THREE 'B'

0 20 40 60 feet

1" = 20'

LANDSCAPE REQUIREMENTS

HIGHWAY 20 - 958 L.F.

REQUIREMENTS:

- 30 FOOT LANDSCAPE BUFFER
- 1 TREE PER 25 LINEAR FEET FOR CLASS I TREES
- 1 TREE PER 50 LINEAR FEET FOR CLASS II TREES
- NO MORE THAN 40% OF THE SAME TREE SPECIES
- NO MORE THAN 50% SHALL BE CLASS I TREES
- 1 SHRUB PER 7 LINEAR FEET
- 1 BOULDER PER 75 LINEAR FEET
- UNDULATING BERMS OR DECORATIVE WALLS 3 FEET IN HEIGHT FOR 30% OF LINEAR FRONTAGE
- 70% TURF GRASS

	TREES REQUIRED	TREES PROVIDED
	17	25
	SHRUBS REQUIRED	SHRUBS PROVIDED
	170	170
	BOULDERS REQUIRED	BOULDERS PROVIDED
	13	13

MIDDELTON ROAD - PRINCIPAL ARTERIAL - 392 L.F.

REQUIREMENTS:

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- 1 TREE PER 35 LINEAR FEET FOR CLASS II TREES
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- NO MORE THAN 50% SHALL BE CLASS I TREES
- 1 SHRUB PER 7 LINEAR FEET

	TREES REQUIRED	TREES PROVIDED
	8	8
	SHRUBS REQUIRED	SHRUBS PROVIDED
	41	69

LANDSCAPE LEGEND

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	CS	43	CORNUS SERICEA 'KELSEY' KELSEY'S DWARF RED TWIG DOGWOOD	3 GAL.	2' H & 3' W
	CF	27	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL.	4' H & W
	HR	67	HEMEROCALLIS X 'RED RUM' RED RUM DAYLILY	1 GAL.	2' H & W
	NW	23	NEPETA X 'WALKER'S LOW' WALKER'S LOW CATMINT	1 GAL.	2' H X 3' W
	PH	130	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS	1 GAL.	3' H X 2' W
	PG	15	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE	5 GAL.	4' H X 5' W
	RN	47	ROSA X 'NOALESA' FLOWER CARPET® YELLOW GROUNDCOVER ROSE	5 GAL.	3' H X 4' W
	SS	66	SALVIA X SYLVESTRIS 'MAY NIGHT' MAY NIGHT SAGE	1 GAL.	2' H & W

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Name: Martin Gergen

No.	Revisions	By	Date	Appr.

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208.853.6470 • www.ackerman-estvold.com
Minot, ND | Fargo, ND | Williston, ND | Boise, ID

SCALE (H): 1" = 40'
SCALE(V): N/A
DRAWN BY: BMW
DESIGNED BY: BMW
CHECKED BY: AMC
DATE: 03/09/2026

FCI MASON CREEK DEVELOPMENT

Landscape Plan - Area Three

STATE OF IDAHO — CARMEN JULIANA MARTINEZ — LA-16967 — 03/09/26 — LICENSED LANDSCAPE ARCHITECT

PROJECT NO.
R21221

DRAWING NAME
Landscape Plan - Area Three

24 OF 26

Wednesday, August 20, 2025 3:30:52 PM
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DRYLAND SEEDING REQUIREMENTS

GENERAL OVERVIEW

THIS REPORT OUTLINES RECOMMENDED REVEGETATION AND SLOPE STABILIZATION MEASURES FOR DISTURBED CUT AND FILL SLOPES WITHIN THE PROJECT LIMITS AS DEFINED ON THE ACCOMPANYING PLAN WHICH WILL BE SEEDED WITH THE DRYLAND SEED MIX AND NOT IRRIGATED. THESE RECOMMENDATIONS ARE MADE TO PREVENT SHORT TERM AND LONG TERM SOIL EROSION AS WELL AS TO PROVIDE AN AESTHETIC REVEGETATION WHICH WILL BLEND WITH THE EXISTING NATURAL SURROUNDING AREA. THE MEASURES INCLUDE REVEGETATION AND HYDROMULCHING PROCEDURES FOLLOWING TOPSOIL DISTRIBUTION AND FINE GRADING. THE AREA TO BE REVEGETATED CONSISTS OF ALL DISTURBED AREAS RELATED TO GRADING FOR CONSTRUCTION AND ANY OTHER AREAS DISTURBED IN THE PROCESS OF CONSTRUCTION. THE SLOPES TO BE AFFECTED VARY WIDELY IN DEGREE AND ASPECT.

GENERAL EARTHWORK

ALL WORK SHALL BE LIMITED TO THE AREA REQUIRED FOR CONSTRUCTION WITH MINIMAL, IF ANY, DISTURBANCE TO THE SURROUNDING NATURAL SLOPE OR VEGETATION. ALL FINISHED GRADES SHALL BE SMOOTH AND ROUNDED TO ENSURE A NATURAL TRANSITION BETWEEN NEW AND EXISTING GRADES. REFER TO GRADING AND DRAINAGE PLANS FOR ADDITIONAL REQUIREMENTS.

SITE PREPARATION

EARTHWORK PROCESS SHOULD BEGIN WITH CLEARING LARGE SHRUBS FROM THE AREAS TO BE DISTURBED. WOODY STEMS AND BRANCHES SHALL BE CHIPPED ON SITE TO IMPROVE THE AMOUNT OF ORGANIC MATERIAL IN THE TOP SOIL. NATURAL TOPSOIL OCCURS AT VARYING DEPTHS ON THE PROJECT SITE. THE TOPSOIL SHOULD BE EXCAVATED AND STOCKPILED AT DESIGNATED STORAGE AREAS PRIOR TO THE PROPOSED GRADING OPERATIONS.

TOPSOIL DISTRIBUTION

ONCE THE GENERAL EARTHWORK IS COMPLETE AND ROUGH GRADING HAS BEEN ACCOMPLISHED, THE TOPSOIL SHOULD BE REDISTRIBUTED OVER THE AREA TO MINIMUM DEPTHS AS SPECIFIED. WHERE NEEDED, SLOPES SHOULD BE GRADED WITH SERRATION TO HOLD TOPSOIL ADEQUATELY. TOPSOIL SHOULD BE SPREAD AND LIGHTLY COMPACTED UTILIZING A SMALL CLEATED TRACTOR MOVING PERPENDICULAR TO THE CONTOURS OR ANOTHER METHOD WITH EQUAL CAPABILITY, IT IS OUR RECOMMENDATION THAT ANY NECESSARY MECHANICAL MEANS OF EROSION CONTROL BE IN PLACE PRIOR TO BEGINNING SITE DISTURBANCE.

ONCE TOPSOIL HAS BEEN DISTRIBUTED AND GRADED, REVEGETATION SEEDING SHALL FOLLOW IMMEDIATELY. IN ORDER TO ELIMINATE SURFACE CRUSTING AND TO FACILITATE BETTER ROOT PENETRATION, THE SURFACE SHOULD BE SCARIFIED PRIOR TO SEEDING.

SEEDING

APPLY SEED TO THE PROJECT SITE BY HYDROSEEDING.
THE FOLLOWING INFORMATION PROVIDES MATERIAL AND EXECUTION FOR SEEDING.

SEED MIXTURE: RATE: PURE LIVE SEED LBS / ACRE

SEED MIX FOR INTERMITTENTLY FLOODED OR SATURATED AREAS

COMMON NAME	BOTANICAL NAME	POUNDS PER LIVE SEED PER ACRE	PERCENT OF PURE LIVE SEED IN MIX
ROUGH BENTGRASS	Agrostis scabra	0.02	0.2%
AMERICAN SLOUGHGRASS	Beckmannia eryigaohne	0.27	2.6%
CANADA WILDRYE	Elymus canadensis	3.03	29%
SLENDER WHEATGRASS	Elymus trachycaulus	1.92	18.4%
WESTERN MANNAGRASS	Glyceria occidentalis	1.11	10.6%
MEADOW BARLEY	Hordeum brachyantenum	.77	7.4%
WESTERN WHEATGRASS	Pascopyrum smithii	2.77	26.5%
TUFTED HAIRGRASS	Deschampsia caespitosa	.35	3.3%
FOWL BLUEGRASS	Poa palustris	.11	1.0%
ARTIC RUSH	Juncus articus	.04	0.4%
SMALL-FRUITED BULRUSH	Scirpus microcarpus	.06	0.6%
TOTAL		10.42	100%

FIBER MULCH MATERIAL
GROW NUTRIBASE FROM QUATTRO ENVIRONMENTAL, A COMPOSTED POULTRY BASED MULCH MATERIAL FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS. APPLY AT THE RATE OF 2000 LBS. PER ACRE.

ORGANIC SOIL AMENDMENT
GROW NUTRIBOOST FROM QUATTRO ENVIRONMENTAL (OR APPROVED EQUAL) APPLIED AT 5 GALLONS PER ACRE.

TACKIFIER
MULCH TACKIFER SOIL STABILIZER - ECOLOGY CONTROLS M-BINDER. TACKIFIER APPLIED AT THE RATE OF 80 LBS. PER ACRE.
GRANITE SEED
1697 WEST 2100 NORTH
P.O. BOX 177
LEHI, UTAH 84043
1-800-768-4433
(OR APPROVED EQUAL)

HYDROSEEDING

MIX SPECIFIED SEED AND ORGANIC SOIL AMENDMENT IN WATER PER MANUFACTURER'S RECOMMENDATIONS. APPLY SEEDED SLURRY EVENLY IN TWO INTERSECTION DIRECTIONS. DO NOT HYDROSEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED ON SAME DAY. KEEP OFF ROADS, WALKS, STRUCTURES AND AREAS NOT TO BE SEEDED. CLEAN UP THESE AREAS. AFTER HYDROSEED, TRACK IN SEED USING A CLEATED CRAWLER WITH TRACK MARKS PERPENDICULAR TO THE SLOPE. AFTER TRACKED, MULCH SLOPE WITH 2000 LBS. PER ACRE OF FERTILE-FIBER MULCH MATERIAL AND 80 LBS. PER ACRE OF TACKIFIER.

MAINTENANCE

IMMEDIATELY RESEED AREAS WHICH SHOW BARE SPOTS. MINIMUM ACCEPTABLE PLANT COVERAGE IS 80 PERCENT AFTER ONE GROWING SEASON. PROTECT SEEDED AREAS WITH WARNING SIGNS DURING MAINTENANCE PERIOD. THE SEED WILL REQUIRE APPROXIMATELY NINETY (90) DAYS OF FAVORABLE GROWING CONDITIONS TO GERMINATE AND BECOME ESTABLISHED FOR SUCCESSFUL SURVIVAL WITH NORMAL MINIMAL SUMMER PRECIPITATION.

SEEDING TIME

THE OPTIMAL SEEDING TIME SHALL BE IN FALL, BETWEEN MID SEPTEMBER AND MID OCTOBER. IF SEEDING IS APPLIED TOO EARLY OR TOO LATE AND PROPER GERMINATION IS NOT REALIZED PRIOR TO FALL DORMANCY, THEN RESEEDING SHALL BE APPLIED IN EARLY SPRING, AS SOON AS SOIL IS WORKABLE (NOT MUDDY) BETWEEN MARCH AND MID MAY. THIS PLANTING TIME PROVIDES THE OPTIMUM WEATHER CONDITIONS FOR SEED GERMINATION AND SEEDLING SURVIVAL RATE. SEEDING AFTER NOVEMBER 20, DORMANT SEEDING INSURES THAT THE SEED DOES NOT GERMINATE PRIOR TO FREEZING WINTER TEMPERATURES AND SEED SHOULD BE IN PLACE FOR THE EARLY SPRING RAINS.

WATER

THE CONTRACTOR WILL PROVIDE SUPPLEMENTAL WATER TO ENSURE PROPER SEED GERMINATION.

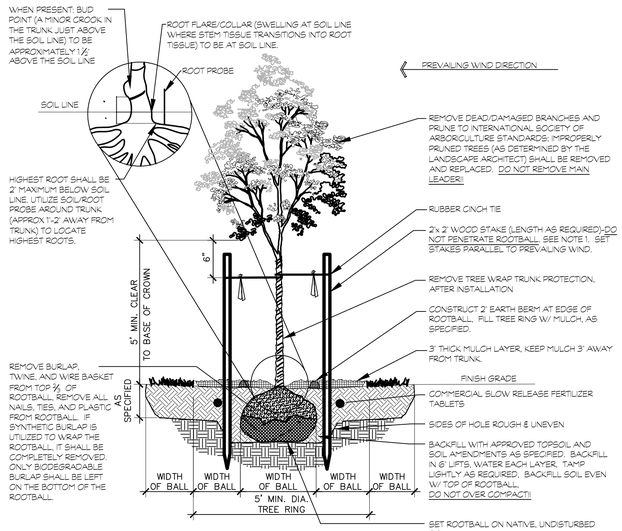
FERTILIZATION

FERTILIZATION IS NOT RECOMMENDED FOR RECLAMATION SEEDING DUE TO PROMOTION OF WEED COMPETITION. IF WEEDS ARE APPARENT, CONTACT DESIGN PROFESSIONAL FOR WEED REMOVAL REQUIREMENTS.

EROSION CONTROL

UNDER NORMAL CIRCUMSTANCES AND ADHERENCE TO THE CONSTRUCTION PRACTICES DESCRIBED IN THE SPECIFICATIONS, THE ABOVE RECOMMENDED EROSION CONTROL MEASURE SHOULD PROVIDE A STABLE SLOPE CONDITION. TO AVOID INCIDENTAL EROSION, IT IS IMPERATIVE THAT THE SLOPES, ONCE PREPARED, REMAIN UNDISTURBED UNTIL SEEDING GERMINATES AND IS ESTABLISHED.

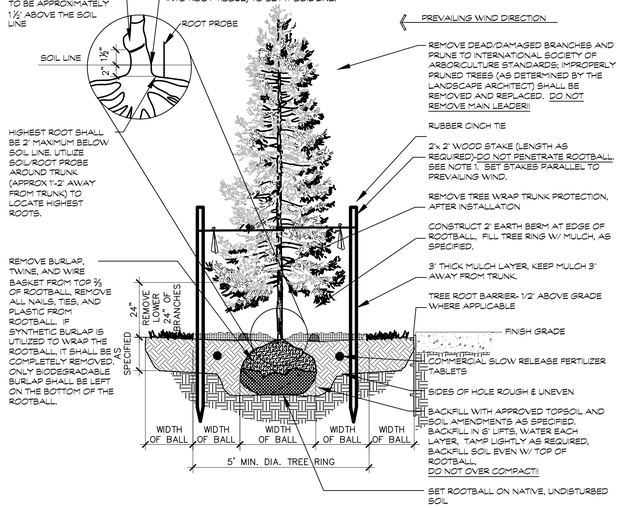
AN 80% VEGETATION COVER IS RECOMMENDED TO CONTROL EROSION. SURFACE CONDITIONS SHOULD BE MONITORED DAILY. IF EROSION DETRIMENTAL TO THE SLOPE IS OBSERVED OR ANTICIPATED DUE TO EXCESSIVE RAINFALL, REMEDIAL MEASURES SHALL BE IMPLEMENTED AS REQUIRED. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN FOR ADDITIONAL REQUIREMENTS.



1. THE STAKING OF TREES IS TO BE THE CONTRACTORS OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
5. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
7. FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 8'-0" IN WIDTH, PROVIDE TREE ROOT BARRIER (DEEPROOT #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS. CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

1 TREE PLANTING DOUBLE STAKE

N.T.S.



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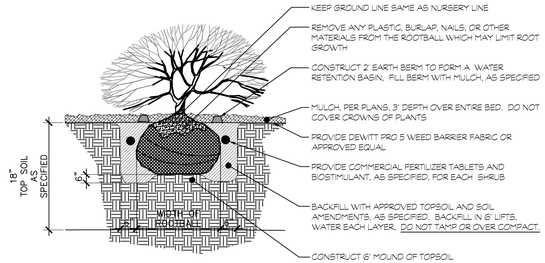
5. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
7. FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 8'-0" IN WIDTH, PROVIDE 24" TREE ROOT BARRIER (DEEPROOT #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. INSTALL PER MANUFACTURES RECOMMENDATIONS. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS, CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

2 CONFIEROUS TREE PLANTING DOUBLE STAKE

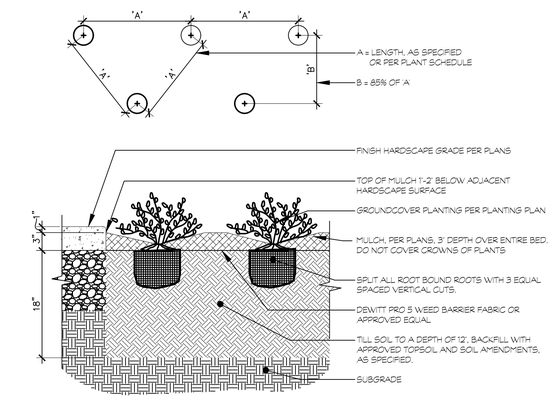
N.T.S.



1. WATER SHRUB TWICE WITHIN FIRST 24 HOURS.
2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

3 SHRUB PLANTING

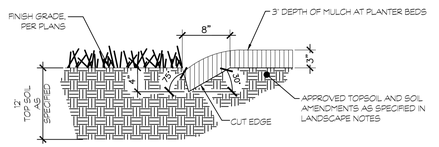
N.T.S.



1. ALL GROUNDCOVER PLANTS TO BE PLANTED ON CENTER AND IN A TRIANGULAR PATTERN.
2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

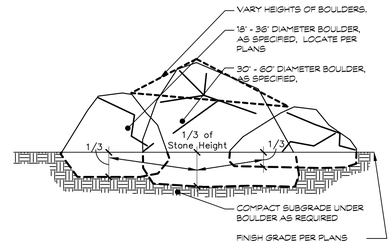
4 PERENIAL, GROUNDCOVER, AND ORNAMENTAL GRASS PLANTING

N.T.S.



5 CUT EDGE

N.T.S.



1. NOTIFY LANDSCAPE ARCHITECT WHEN PLACING BOULDERS FOR APPROVAL.
2. PLACE BOULDERS PRIOR TO INSTALLATION OF IRRIGATION.
3. CLEAN BOULDERS OF SOIL AND LOOSE DEBRIS.
4. WHEN PLACING BOULDERS, BURY ⅓ TO ½ OF BOULDER BELOW FINISH GRADE.
5. DO NOT SCAR OR DAMAGE BOULDERS.
6. WHEN GROUPING BOULDERS, DISTRIBUTE SIZES EVENLY (I.E., IN A GROUP OF (6), (2) WILL BE LARGE, (2) WILL BE MEDIUM, AND (2) WILL BE SMALL).

6 BOULDER INSTALLATION

N.T.S.

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FCI MASON CREEK DEVELOPMENT

Landscape Details

STATE OF IDAHO — CARMEN TULIA MARTIN — LICENSED LANDSCAPE ARCHITECT — LA-16967 — 03/09/26

PROJECT NO. R21221

DRAWING NAME Landscape Details

25 OF 26

Wednesday, August 20, 2025 3:31:02 PM
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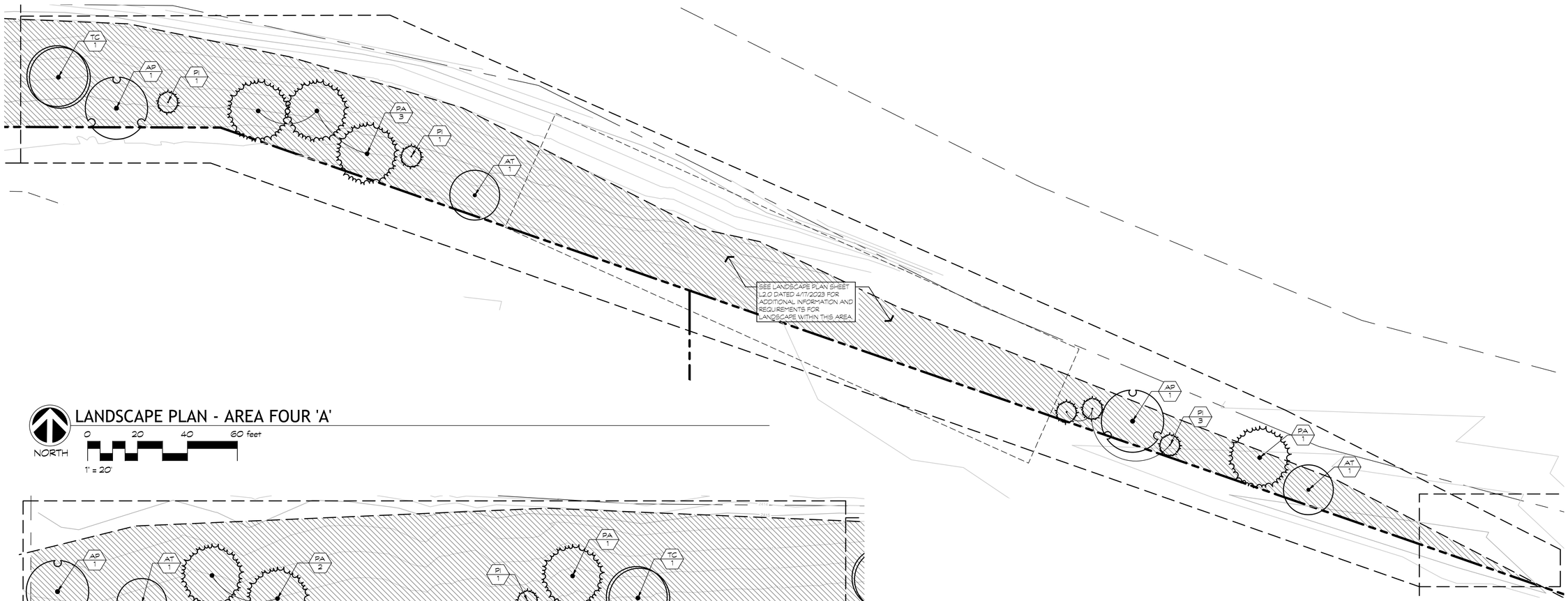

LANDSCAPE PLAN - AREA FOUR 'A'

NORTH

0 20 40 60 feet

1" = 20'

LANDSCAPE PLAN - AREA FOUR 'B'

NORTH

0 20 40 60 feet

1" = 20'

LANDSCAPE REQUIREMENTS

HIGHWAY 20 - 959 L.F.

REQUIREMENTS:
- 30 FOOT LANDSCAPE BUFFER
- 1 TREE PER 25 LINEAR FEET FOR CLASS I TREES
- 1 TREE PER 50 LINEAR FEET FOR CLASS II TREES
- NO MORE THAN 40% OF THE SAME TREE SPECIES
- NO MORE THAN 50% SHALL BE CLASS I TREES
- 1 SHRUB PER 7 LINEAR FEET
- 1 BOULDER PER 75 LINEAR FEET
- UNDULATING BERMS OR DECORATIVE WALLS 3 FEET IN HEIGHT FOR 30% OF LINEAR FRONTAGE
- 70% TURF GRASS

	TREES REQUIRED	TREES PROVIDED
	17	25
	SHRUBS REQUIRED	SHRUBS PROVIDED
	170	170
	BOULDERS REQUIRED	BOULDERS PROVIDED
	13	13

MIDDELTON ROAD - PRINCIPAL ARTERIAL - 382 L.F.

REQUIREMENTS:
- 25 FOOT LANDSCAPE BUFFER
- 1 TREE PER 25 LINEAR FEET FOR CLASS I TREES
- 1 TREE PER 35 LINEAR FEET FOR CLASS II TREES
- NO MORE THAN 40% OF THE SAME TREE SPECIES
- NO MORE THAN 50% SHALL BE CLASS I TREES
- 1 SHRUB PER 7 LINEAR FEET

	TREES REQUIRED	TREES PROVIDED
	8	8
	SHRUBS REQUIRED	SHRUBS PROVIDED
	41	68

LANDSCAPE LEGEND

- PROPERTY LINE
- STEEL EDGING PER DETAIL 5 ON SHEET 26
- CONTOURS SHOWN AT 1-0" INTERVALS
- GS 1 — PLANT LABEL
- 1 TYP. 26/26 — DETAIL CALLOUT
- LOCALLY SOURCED BOULDERS 3'-4' IN DIAMETER PER DETAIL 6 ON SHEET 26
- PROPOSED PLANT MATERIAL TO BE INSTALLED PER DETAILS 2, 3, 4, & 6 ON SHEET 26
- DROUGHT TOLERANT SOD OVER APPROVED TOP SOIL AS SPECIFIED
- PLANTER BED - 3" DEPTH OF 2" MINUS CRUSHED BASALT ROCK MULCH OVER DEWITT PRO 5 WEED BARRIER
- NATIVE SEED MIX AS SPECIFIED ON SHEET 26

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES					
	AR	6	ACER GINNALA 'RED WING' RED WING AMUR MAPLE	2" CAL. B&B	15'-20' H & W CLASS I
	AP	12	ACER PLATANOIDES 'DEBORAH' DEBORAH NORWAY MAPLE	2" CAL. B&B	40' H X 30' W CLASS II
	AT	13	ACER TRUNCATUM X PLATANOIDES 'WARRENRED' PACIFIC SUNSET® MAPLE	2" CAL. B&B	30' H X 25' W CLASS II
	PA	7	PICEA ABIES NORWAY SPRUCE	2" CAL. B&B	50' H X 30' W
	PP	6	PICEA OMORIKA 'PENDULA BRUNS' BRUNS WEEPING SERBIAN SPRUCE	6'-8' HT. B&B	8' H X 2' W
	PI	17	PICEA PUNGENS COLORADO SPRUCE	10'-12' HT. B&B	20' H X 15' W
	TC	10	TILIA CORDATA LITTLELEAF LINDEN	2" CAL. B&B	50' H X 30' W CLASS II
SHRUBS					
	CA	18	CALAMAGROSTIS X ACUTIFLORA 'STRICTA' KARL FOERSTER FEATHER REED GRASS	1 GAL.	4' H X 2' W
	CH	15	CORNUS ALBA 'BAILHALO' IVORY HALO® TATARIAN DOGWOOD	5 GAL.	6'-8' H & W
	CS	43	CORNUS SERICEA 'KELSEY' KELSEY'S DWARF RED TWIG DOGWOOD	3 GAL.	2' H & W
	CF	27	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL.	4' H & W
	HR	67	HEMEROCALLIS X 'RED RUM' RED RUM DAYLILY	1 GAL.	2' H & W
	NW	23	NEPETA X 'WALKERS LOW' WALKERS LOW CATMINT	1 GAL.	2' H X 3' W
	PH	130	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS	1 GAL.	3' H X 2' W
	PG	15	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE	5 GAL.	4' H X 5' W
	RN	47	ROSA X 'NOALESA' FLOWER CARPET® YELLOW GROUNDCOVER ROSE	5 GAL.	3' H X 4' W
	SS	66	SALVIA X SYLVESTRIS 'MAY NIGHT' MAY NIGHT SAGE	1 GAL.	2' H & W

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DRAWN BY: BMW
DESIGNED BY: BMW
CHECKED BY: AMC
DATE: 03/09/2026

FCI MASON CREEK DEVELOPMENT

Landscape Plan - Area Four

STATE OF IDAHO · CARMEN JULIA WEST · LICENSED LANDSCAPE ARCHITECT · LA-16967 · 03/09/26

PROJECT NO.
R21221

DRAWING NAME
Landscape Plan - Area Four

26 OF 26

Wednesday, August 20, 2025 3:30:52 PM
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Memorandum

To:

City Council

Meeting Date:

May 4, 2026

Item Name:

~~Mayor's reappointment of Ramzy Boutros to the Planning & Zoning Commission for Term #2 -~~ *moved from Consent to New Business for further discussion*

Summary Statement:

The Mayor is recommending the reappointment of Ramzy Boutros to the Planning & Zoning Commission. The appointment must be confirmed by a majority vote of the city council. Mr. Boutros served on the Planning and Zoning Commission from April 2022 through December 2025 (3 years). This will be Term #2 on the Commission.

Recommended Action:

The recommendations for appointments to the Commission are the responsibility of the Mayor, with confirmation from the City Council. The City Council may choose to approve or deny any such appointments. Staff does not provide recommendations on appointments.

Budget: Budgeted

Cost: $250.00
GL Account: 01-8-23-100-63570

Timeline: n/a

Department:
Project Manager:

Attachments:

1. Mayor Reappointment Recommendation of Ramzy Boutros

City of Caldwell
Mayor's Committee Member
Re-Appointment Request

Name of Commission or Committee: Planning and Zoning Commission

Name: Ramzy Boutros
Term Expiration: (NEW TERM DATE) 12/31/2029

Name:
Term Expiration: (NEW TERM DATE)

Name:
Term Expiration: (NEW TERM DATE)

Name:
Term Expiration: (NEW TERM DATE)

Name:
Term Expiration: (NEW TERM DATE)

Name:
Term Expiration: (NEW TERM DATE)

Memorandum

To:

City Council

Meeting Date:

May 4, 2026

Item Name:

~~Mayor's appointment of new member Ron Dillon to the Planning & Zoning Commission for Term #1~~ - *moved from Consent to New Business for further discussion*

Summary Statement:

The Mayor is recommending the appointment of Ron Dillon to the Planning & Zoning Commission as the seat representing the impact area. The appointment must be confirmed by a majority vote of the city council.

Recommended Action:

The recommendations for appointments to the Commission are the responsibility of the Mayor, with confirmation from the City Council. The City Council may choose to approve or deny any such appointments. Staff does not provide recommendations on appointments.

Budget: Budgeted

Cost: $250.00
GL Account: 01-8-23-100-63570

Timeline: n/a

Department:
Project Manager:

Attachments:

1. Mayor Appointment Recommendation of Ron Dillon
2. Ron Dillon Resume and Application

NEW MEMBER
Mayor Recommendation for Appointment

Please attach letter(s) of interest on the volunteer application from the interested citizen(s) concerning the open position(s).

Name of Commission or Committee: Planning & Zoning Commission - Impact Area Seat

Name: Ron Dillon
Address: 15187 Daniel Street
City: Caldwell **Zip:** 83607
E-mail Address: rondillon2001@gmail.com **Phone:** 208-573-4255
Term Expiration: 12/31/2029

Name: _____
Address: _____
City: _____ **Zip:** _____
E-mail Address: _____ **Phone:** _____
Term Expiration: _____

Name: _____
Address: _____
City: _____ **Zip:** _____
E-mail Address: _____ **Phone:** _____
Term Expiration: _____

Name: _____
Address: _____
City: _____ **Zip:** _____
E-mail Address: _____ **Phone:** _____
Term Expiration: _____

Application
City Council Appointed
Committee/Board Positions

	Airport Advisory Board		Design Review Commission
	Audit Committee		Impact Fee Advisory Committee
	Caldwell Housing Authority		Downtown Parking Advisory Board
	Golf Course Board		Historic Preservation Commission
	Library Board of Directors		Parks & Recreation Commission
X	Planning & Zoning Commission		Senior Citizen Center Commission
	Traffic Commission		Youth Master Plan Committee
	Urban Renewal Agency Commission		Downtown Parking Advisory Board

Name: Ron Dillon

Home Address: 15187 Daniel St., Caldwell, ID 83607

Telephone: (208) 573-4255 E-Mail: rondillon2001@gmail.com

Occupation: _____

Are you a resident of Caldwell? Yes ☐ No ☒

If not, do you live in Caldwell's area of impact? Yes ☒ No ☐

Why do you want to become involved? I don't believe that the majority of area resident's views are being represented by this board.

Do you participate in any local service clubs or organizations? Yes ☐ No ☒

If so, please list: _____

What areas of city government are of most interest to you? _____

Have you participated in any level of volunteer government in the past? Yes ☒ No ☐

If so, please list: Idaho Trails Board, 1991

Do you understand the time commitment required to serve in this capacity? Yes ☒ No ☐

Signature: Digitally signed by Ron Dillon Date: 2026.03.30 21:33:44 -06'00' Date: 3/30/26

Please attach a resume and letter of interest with the application and return to:

City Clerk's Office, City of Caldwell, P.O. Box 1179 (205 South 6th Avenue), Caldwell, ID 83606
Email: cityclerk@cityofcaldwell.org ——— Phone: (208) 455-4502 or 455-4656

RON DILLON

ADDRESS
15187 Daniel St.
Caldwell, Idaho 83607

E-MAIL
Rondillon2001@gmail.com

WEB PAGES
www.carbonicheat.com
www.ontariospeedway.com
www.x12events.com
www.utahmudbots.com
www.ebsmithfoundation.org

TELEPHONE
(208) 573-4255

FACEBOOK
https://www.facebook.com/ron.dillon.378/

LINKEDIN
https://www.linkedin.com/in/ron-dillon-0a45711b8/

REFERENCES

Debbie Folden, Ontario, Oregon Mayor (541) 889-5060

Sharon Ullman, Former Ada County Commissioner (208) 861-5848

John Breitenbach, CEO, Ontario, Oregon Chamber of Commerce (208) 739-1640

Kit Kamo (208) 230-5214, (Ret) Executive Director, Snake River Economic Development Alliance

Norm Crume (541) 709-1662, (Ret) 12-year Ontario City Council

SUMMARY

I have over four decades of experience creating and hosting special events of all kinds including: concerts, motorcycle, bicycle, boat, snowmobile, and running events. I have done extensive grant writing, fundraising, advertising, PR and technical writing, social media and web content and management, e-list creation, customer tracking, proof-reading, and budget management, proficient with MS Office. Have worked with: Nike, Chevrolet, Rockwell Time, and many more.

EXPERIENCE

CARBONIC HEAT – Hailey, ID
National Sales Manager, 2022-Present
Currently engaged in pairing world's only radiant heat film system to the 3D print construction industry, working with the Genesis Group, with a target of building company from $10 million to $100 million valuation

ONTARIO SPEEDWAY – Ontario, OR
Owner, 2021 to Present
Using mostly federal and city grants, created the only sprint boat racing facility in Oregon, utilizing the former Ontario City Golf Course

EZRA B. SMITH FOUNDATION – Snowville, UT
Contractor, 2015-2016
Created and ran annual Autism Awareness Fundraiser

R&R PROMOTIONS LLC – Caldwell, ID
Owner, 1988 to Present
Created and ran 268 special events in 10 states, ranging from National Mtn. Bike races to the National Snow Bike Series to outdoor concerts

INFINITY PARTNERS – Boise, ID
Lead Blog Writer, 2014-2015
Created dozens of content blogs and oversaw a team of 10 writers

MOUNTAIN HOME AIR FORCE BASE – Mtn. Home, ID
Services Marketing Director, 2003-2006
Oversaw the marketing and content for 17 individual business units
Increased sponsorship revenue over 1,000 percent

EXPO IDAHO, (formerly Western Idaho Fairgrounds) – Boise, ID
Event Coordinator, 2000-2003
Established new sales record of 123 outdoor fair booths, and oversaw 76 food booths at the 225,000 attendee, 2002 Western Idaho Fair

EDUCATION

Boise State University - BS Marketing (emphasis on advertising)
Graduated with Honors, named *Marketing Student of the Year 1996*

Vallivue High School – 1976-77 Student Body President

RON DILLON

15187 Daniel St., Caldwell, ID 83607 (208) 573-4255 rondillon2001@gmail.com

March 30, 2026

RE: Area of Impact Seat, Caldwell P&Z Commission

Dear Mayor Phillips,

Please note my attached resume and application.

I am applying for the special, Area of Impact position on the Caldwell Planning & Zoning Commission. I am applying for this position because I believe that the board needs a more balanced approach.

I am NOT against growth, but I am against endless, rapid-paced growth that is neither well-planned, nor following Idaho Code. If appointed, I will NOT automatically rubber-stamp every application with an automatic yes; the cost to our schools and quality of life is simply too high.

If I am selected to serve on the board, I would not be available to begin until mid-May due to some prior commitments.

Sincerely,

Ron Dillon

CITY OF CALDWELL TRAVEL POLICY

Purpose

This policy is for all City of Caldwell employees and Elected Officials who travel on City business for distances of 50 miles or more from the City of Caldwell and requires an overnight stay. It provides the foundation for basic rules and requirements which departments must follow. In order to meet certain federal and state requirements, there may be a need for additional documentation and guidance for record keeping and approval process. Volunteers or non-employees may not receive reimbursements under this policy.

Business Use

The ability to travel for work purposes, including training is a privilege. Travel may also be part of the employee's job and associated duties. It is the responsibility of each employee to ensure that the taxpayers of the City are only be asked to fund reasonable costs and expenses related to travel opportunities. It shall be the responsibility of the Department Directors to ensure that all expenditures under this policy are appropriate and consistent with fiscal responsibility.

Policy Responsibility

Each City employee is responsible and accountable to the Department Director/Department head for the funds entrusted to them. Each Director/Department head is responsible for administering and ensuring compliance with the Travel Policy. The Finance Department has the responsibility to track all funds for the City and assure compliance with all City, state and Federal regulations regarding the tracking and accounting of such expenditures.

Per IRS Publication #463, the City of Caldwell has an accountable Plan when it comes to travel reimbursements. To be an accountable plan, the employee must meet the following rules:

1. The expense must have a business connection; and
2. All expense must be adequately accounted to the employer within a reasonable time period; maximum allowable time of 60 days after travel

Authorization

The City shall pay only official business expenses that are directly related to conducting business for the City of Caldwell or for training directly related to City Business and the employee's duties within the scope of their job description. Travel authorization is required prior to commencement with use of the travel request form attached as Exhibit A Authorization requirements may vary depending on the person traveling and the destination.

For Example:

A. Department Director and City Council travel requests require authorization or approval by the Mayor, Finance Director, or City Treasurer.
B. The mayor's requests require authorization by the Finance Director, City Treasurer or Council President.
C. All other travel requests require authorization or approval by the employee's Department Director or manager.

Prior to approval, the Department Director, manager, or other approving official is responsible to ensure the proposed travel has been authorized in the council approved budget. All travel should be conducted by the most economical and practical means and employees are expected to exercise good judgement when incurring any travel expense.

Departments **must use** the attached travel authorization form.

This form shall be provided to the Finance Department no less than ten (business) days prior to the travel occurring.

In case of emergency need for travel a shorter period can be approved by the Mayor and the Finance Director. However, In case of emergency need for travel, a shorter period can be approved by the Mayor and the Finance Director.

A. This authorization form must include all elements of the travel including but not limited to: transportation, lodging, meals and conference fee if applicable and justify the reason for traveling
B. The traveling employee will forward the authorization form to the Department Director (or other approving official) for approval before travel arrangements and/or conference and training fees are paid.
C. Once the travel is approved the department can make the necessary travel arrangements, such as flight, hotel etc.
D. Immediately after travel is booked a copy of the Authorization form shall be sent to Accounts Payable in Finance to support payment of airfare, hotel, and other expenses that have been incurred.
E. The form will also be included with all the information and receipts necessary after the travel is completed.
F. The per diem check will also be calculated based on the Travel Authorization form. The traveling employee is responsible for contacting accounts payable or department admin to arrange per diem check pick up. This must be done at least ten days in advance of actual travel. Per diem monies do not need to be refunded to the City unless the trip or portions of it are canceled.

Overnight Travel Limitation

Overnight travel exceeding fifty miles from the City limits shall be limited to no more than three trips per fiscal year for each City employee.

Any request for out-of-state travel exceeding three trips within the same fiscal year must receive prior written approval from the mayor before travel arrangements are made or expenses are incurred.

Modes of Travel

Travelers should attempt to use the most cost effective and efficient mode of travel after considering total time and convenience involved as well as direct costs for airfare, mileage, taxi's rental cars and other fares, etc. Employees are permitted to accumulate mileage credits and other benefits from individual frequent travel programs; however travel providers and/other accommodations should not be

selected based on membership or benefits in any program unless cost is equivalent and efficiency is comparable.

1. Airlines
    a. Non- refundable Tickets should always be purchased when available
    b. Airfare obtained with frequent flyer miles or program equivalent, travel vouchers, credits, gift cards, and other non-monetary methods are not eligible for reimbursement
    c. The purchase of travel insurance shall be at the employee's expense.
2. Use of Personal Vehicles
    a. Travelers must obtain authorization for personal vehicle use prior to traveling.
    b. Travelers must comply with the City Vehicle use policy.
3. Rental Vehicle
    a. Travelers that must rent a vehicle while on approved travel should use the rental car companies contracted with the City when available.
    b. When renting a vehicle it is not necessary to purchase liability, comprehensive or collision coverage as it is covered by the City's insurance coverage, if a copy of vehicle insurance is needed, please contact the City Clerk.
4. Taxi
    a. Taxi fare will be reimbursed for transportation between the employee's home and airport (or vice versa) and from the destination airport to the place of lodging or to the meeting site (or vice versa). Travel to and from for entertainment or personal purposes while traveling will not be reimbursed. Gratuities (tips) shall not be included as part of reimbursable taxi fare expenses and are not eligible for separate reimbursement. Gratuities are considered part of the employee's per diem allowance.
    b. If an employee submits a reimbursement request that includes gratuity as part of a taxi fare expense, the City shall seek reimbursement of the gratuity amount directly from the employee.

Travel Expenses

Employees are encourage to prepay for travel expenditures when available using the city credit card. Travel advances can be provided where pre-payment is not an option. Employees may also request travel expenses that are actually incurred and paid for using personal funds, although this is not recommended and should only be the case if no other method is available.

When booking traveling employees should ask for the government rate.

Authorized travel expenses, as described below, are eligible for payment or reimbursement by the City. Non-authorized travel expenses are no, but traveling employees are free to incur such expenses and pay them personally without any reimbursement from the City.

1. Authorized travel Expenses
    a. Checked bag-
        i. One personal checked bag
        ii. Costs associated with overweight personal luggage is not expected to occur and is a personal expenses

b. Taxi, shuttle or other transportation methods to transport an employee to or from an airport/lodging
c. Lodging accommodations should be comfortable, not lavish, and should be reasonable price, consistent with business requirements. Employee attending conferences may stay that the conference hotel even if it is not the most economical option available.
d. Parking
    i. Bridge tolls, airport parking, hotel parking and like expenses, while on approved travel is a valid employee expense

2. Non-Authorized Travel Expenses
    a. Airline or other travel insurance, or airline upgrades from coach seats.
    b. Tips and gratuities of any kind.
    c. Personal services such as shoeshine, massage therapist, nail technician or hair stylist
    d. Use of extra cost hotel/motel services, such as pay per view television or movies, video games or similar items.
    e. Additional charges for room upgrades, poolside rooms, or special floors
    f. Additional charges for rental car upgrades
    g. Traffic, seat belt, parking or other vehicle code, infraction, or criminal fines incurred
    h. Laundry or dry cleaning services, unless on extended travel
    i. Meal expenses that are included as part of the per diem
    j. Alcoholic beverages
    k. Valet Parking
    l. Luxury vehicle rentals
    m. Interest, over the limit, or late charges incurred on a personal credit card
    n. Fun runs, donation-based events, fundraising events, memorial bike rides, or similar activities
    o. Expense deemed unreasonable, excessive, unsupported or unexplainable

Meals while traveling

The City uses a per diem allowance for employees while on approved travel. The per diem allowance is intended to cover the cost of food, beverages, and related gratuities. The per diem allowance shall be based on the designated GSA rate at the temporary work location. For partial days away from home, the per diem allowance should be adjusted using the employee's travel schedule and meal breakdown chart. Meal tickets are an acceptable expense.

Continental breakfasts, snacks, appetizers, or light refreshments provide by a hotel or hosting organization free of charge will not be deducted from the employee's per diem allowance.

If a meal is provide or included in the registration or conference fee, the per diem allowance will be reduced unless one of the following applies:

A. The employee is unable to consume the furnished meal(s) because of medical requirements or religious beliefs.
B. The employee was unable to take part in the furnished meal because official business was being conducted during the meal period.

C. The meal was outside the employee's normally scheduled workday and overtime/compensatory time would be accrued and was not approved by the department

Per Diem and lodging is not allowed for same day travel, within a 50 miles radius of the place of business

Per Diem rates vary depending on the travel destination. It will be the Departments responsibility to designate the city closest to the destination for the travel requested and indicate that on the travel form. Full per diem is allowed for each day that contains an overnight stay. Pursuant to IRS regulations, the per diem rate for travel days, the first and last day of the employee's trip is 75% of the daily per diem. If the travel takes more than one day, the employee should identify this on the travel form and request appropriate per diem.

Per-Diem will be issued to the employee upon final approval of the travel form prior to actual travel.

Personal travel in conjunction with business travel

Employees may request to combine personal travel with business travel for their convenience beyond the approved travel dates. The City will only pay for the allowable travel expenses associated with the business portion of the travel. Only the actual City travel dates and times will be considered when calculating allowable travel expenses. Personal travel days must be clearly designated when submitting travel documentation.

To demonstrate that no additional expense was included for airfare and/or car rental for the personal portion of the trip, a cost comparison for transportation of the business travel versus the combined business/personal travel must be provide at the time of the booking. If the extended trip results in a higher costs, the employee must provide payment for the difference at the time of the booking. If the employee purchases an airline ticket or rental car with personal funds and fails to provide the cost comparison when requesting reimbursement, the City will reimburse up to 75% of the employee's portion of the expense. The City will not pay for any personal expense, nor will any personal expenses be reimbursed.

The City of Caldwell will not reimburse or pay for the travel expenses of an employee's spouse or guest.

Extended Business Travel

If an employee will be out of town for business related reasons for eight (8) consecutive weeks or more, the City will pay for one (1) roundtrip ticket home for the traveling employee as a hiatus during the extended business travel. No meal allowance will be given while the employee is home on hiatus from the out-of-town business.

Documentation Requirements

All expenses should be reconciled and submitted as soon as possible. It is not allowable to combine travel reports for group travel or for multiple trips. Each traveler must submit their own expense report. A travel expense report is required for every trip and must include business purpose, data and place of the trip.

A. Required itemized proof of purchase and documentation, if applicable, regardless of payment methods

a. Airfare receipt, including cost comparison if the employee had personal travel in conjunction with business travel
b. Baggage fees
c. Hotel receipt
d. Registration receipt
e. Agenda/ Itinerary
f. Car rental receipt
g. Tax/ shuttle/toll
h. Parking fees (airport/hotel)
i. Any other authorized and/or eligible expense

Itemized proof of purchase must include name of the vendor, location, date, and dollar amount

If an employee chooses to use personal funds for travel in lieu of travel advance, itemized proof of purchase is required for all eligible travel expenses, regardless of the dollar amount. Eligible expenses paid for with personal funds will not be reimbursed until after the travel has occurred and required documentation has been received and approved.

Travel associated with Federal grants

Employees should refer to the current Federal requirements for required documentation and authorization expenses for travel to ensure such costs and/or charges are consistent with those allowed.

An item not specifically described or a request to exceed the established regulations as an allowable expense, but which is nevertheless necessary in the performance of official travel duties for the city, may be reimbursable upon submission of an itemized proof of purchase, thorough explanation and approval by the employee's Department Director.

Reimbursement by another entity

When other governmental or quasi-governmental agency or organization directly reimburses an employee for travel, training, and other related costs where such costs were initially borne by the City, the employee will be required to endorse the reimbursement check over to the City or write a personal check to reimburse the City within 10 business days of receipt of the monies.

Pay while traveling overnight

This section describes what is considered hours worked, in accordance with FLSA, related to employees traveling overnight. These provision apply to both exempt and non-exempt employees except as indicated.

A. Meal periods shall not count as hours worked
B. An employee that drives directly from their home to the departure point, shall count only the time spent driving that is in excess of the normal home to work commute as time worked
C. Travel, including time spent waiting at an airport terminal, that takes place within the employee's regular scheduled work hours, is treated as work hours.
D. Any work which an employee is required to perform while traveling, and is outside the employee's regularly scheduled work hours must be counted as work hours. If a non-exempt

employee is performing work during travel that may cause overtime, the overtime must be approved by department head or manager.

Compensatory time and overtime resulting from travel time will be processed in accordance with applicable laws and City Policies and regulations.

Request CALDWELL CITY COUNCIL
Meeting Date _May 4, 2026

AGENDA ITEM INFORMATION

SUBJECT:

Request approval of Public Works Construction of "Wastewater Treatment Plant Dewatering Filtrate Reroute" by Desert View Construction Inc. for $49,748.

Department Submittals	*X to Mark*	*Initials*
Building Department		
CDBG		
Clerk		
City Attorney		
Finance Department		
Human Resources		
Planning & Zoning		
Fire Department		
Police Department		
Public Works	X	TH, AS
Street Department		
Water Department		
WWTP	X	AA, ML
Engineering		
Mapping		
Parks and Recreation		
Airport		
Information Systems		
Golf Course		
OTHER:		

COST IMPACT: $49,748

FUNDING SOURCE: 72-8-27-200-87500

TIMELINE: May 2026 to June 2026

FINANCE REVIEW: [X] ***BUDGETED:*** [X] ***NOT BUDGETED:*** [ ]

SUMMARY STATEMENT:

The City of Caldwell Wastewater Treatment Plant (WWTP) treats the wastewater generated by the City of Caldwell, with a population of approximately 79,000. As growth continues across the city, WWTP must continue efforts to upgrade the complex to meet capacity and meet regulatory compliance expectations. This project involves laying piping in the ground, allowing operators to send solids filtrate to (the soon to be rehabilitated) Digester #3 near the headworks of the plant or back to the WWTP's primary clarifier splitter box near the beginning of the process. Currently all dewatering filtrate goes directly to WWTP's intermediate pumping station, forgoing (soon to be) necessary treatment due to the current layout of the plant.

This dewatering filtrate side stream piping project allows the plant to reroute phosphorus-heavy effluent back to the head of the plant for additional treatment. This project is critical to ensuring new phosphorus limits, coming into effect October 1, 2026, are met. These limits are set by the 2016 National Pollutant Discharge Elimination System (NPDES) permit for the City of Caldwell WWTP which is administered by the Idaho Department of Environmental Quality.

RECOMMENDED ACTION:

The Public Works Department recommends that Council and Mayor execute Public Works Construction of "Wastewater Treatment Plant Dewatering Filtrate Reroute" by Desert View Construction Inc. for $49,748.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF CALDWELL, IDAHO to approve public works construction on the "Dewatering Filtrate Reroute," which will install new underground HDPE piping, valves, and an owner-supplied pump so Wastewater Treatment Plant (WWTP) operators can reroute phosphorus-heavy dewatering filtrate either to Digester #3 then to the headworks or back to the primary clarifier splitter box near the start of the treatment process. This work is needed because the current plant layout sends all dewatering filtrate to the intermediate pumping station and forgoes treatment that will become necessary on October 1, 2026, as phosphorus limits change. This project will be completed by Desert View Construction Inc., from May 2026 to June 2026, for $49,748.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, to execute Public Works Construction of the "Wastewater Treatment Plant Dewatering Filtrate Reroute" by Desert View Construction Inc. for $49,748.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this _____ day of _____ 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this _____ day of _____ 2026.

Approved

By _____

Mayor

ATTEST:

By _____

City Clerk

Proposal

21520 Ustick Road
Caldwell, ID 83607
(208) 571-0780

Public Works # 028168-Unlimited-1-2-3
Contractors Lic. # RCE-43296
CCB Lic. # 219308

April 25, 2026

City of Caldwell WWTP
Attn: Tony Harmon
208 Johnson Lane
Caldwell, Idaho 83605

Reference: Caldwell WWTP Dewatering Filtrate Piping

Mr. Harmon,

Desert View Construction is pleased to have the opportunity to put together a proposal for the Caldwell WWTP Dewatering Filtrate Piping project. After visiting your facility, we recognized the importance of safety for yours and our employees, while also maintaining a high standard of quality. Please see the prices below, which represents our best interpretation of the scope of work that will be required. Our pricing includes all labor, hand tools, material and supervision to perform the work detailed below.

Backfill Pipe Trench:

- Sawcut & Remove Asphalt
- Supply & Place Bedding Sand
- Backfill Excavation with Fill Material
- Supply & Place ¾" Road Mix on Asphalted Area

TOTAL: $ 14,560.00

Install Pump & Lay Pipe:

- Install Owner Supplied Pump
- Supply & Install S/S Plate over Existing Pipe Opening
- Core Drill Existing Box
- Purchase 220' of HDPE Pipe & Valves
- Fuse & Lay HDPE Pipe
- Supply & Install Injection Precast Vault

TOTAL: $ 35,188.00

This proposal is Valid for 30 days from the date above.

Clarifications / Exclusions:

- Purchasing Pump
- Purchasing 230’ of HDPE Pipe (Owner Supplied)
- Replacing Any Asphalt or Concrete
- Electrical or Plumbing
- Engineering
- Permits (Building, Electrical or Plumbing) or any Inspections
- Performance and Payment Bond (Unless 4.5% is added to Proposal)

We greatly appreciate the opportunity to propose on the listed scope of work. If you have any questions regarding this proposal, please do not hesitate to contact me at (208) 571-0780 or via email benji@desertviewci.com.

Best Regards,

Benji Young

Benji Young – President

2026 AMENDMENT TO SOCKEYES LEASE AGREEMENT

This 2026 Amendment to Sockeyes Lease Agreement ("2026 Amendment") is made by and between the City of Caldwell, an Idaho municipal corporation, ("City"), whose address is 205 S. 6th Ave., Caldwell, Idaho 83605, and Sawtooth Sports, Inc. an Idaho nonprofit corporation, whose principal address is 1216 Aviation Way, Caldwell, Idaho 83605 ("Sockeyes") (collectively, the "Parties").

WHEREAS, Parties entered into Lease Agreement, dated February 21, 2023 ("Lease"), for the use of Wolfe Field (the "Facility") by Sockeyes, a copy of Lease is attached as Exhibit "1" and incorporated herein by reference; and

WHEREAS, the Lease was amended in 2024 and in 2025 ("Prior Amendments") with the authorized approval of Parties; each of which is incorporated herein by reference, all terms remain in full effect unless otherwise amended.

WHEREAS, City and Sockeyes desire to extend the term of Lease for an additional year; and,

WHEREAS, all other terms of Lease and Prior Amendments shall remain the same except as amended below.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and the Parties intending to be legally bound hereby covenant and agree as follows:

1. TERM

The term of the Lease contemplated by this 2026 Amendment shall be for the period of May 25, 2026 to August 9, 2026. Sockeyes may have priority access to Facility to conduct all regular season games, playoff games, all-star games, or similar activities during said period. Upon notice from the City, other entities will be allowed to use the Facility during the term so long as it does not interfere with the Sockeyes priority use. The 2026 Amendment shall be effective from the date of the last Parties' signature below.

2. RENT

The rent payable by the Sockeyes to the City for the Facility shall be Eighteen Thousand dollars ($18,000.00). Payment shall be made in four (4) equal installments of Four Thousand Five Hundred dollars ($4,500.00) on May 29, 2026; June 30, 2026; July 31, 2026; and August 31, 2026. If any playoff games, all-star games, or related activities, are held during the season, the rent for the game or related activities shall be included in the rent described above. Failure to timely pay a rent installment will result in a discontinuance of access to the Facility and cancellation of this Amendment within three (3) calendar days of notice of default from the City, unless waived by the City.

3. ADDITIONAL DOCUMENTATION

Prior to any use or access to Facility by the Sockeyes, the Sockeyes shall supply the following documents to the City:

a. 2026 Sockeye Use Schedule or tentative schedule which will be incorporated into this 2026 Amendment. Any updates made to the 2026 Sockeye Use Schedule shall be provided to City Parks Director within forty-eight (48) hours of changes being made.
b. Updated proof of insurance as required by the original Lease, which will be incorporated into this 2026 Amendment.

This 2026 Amendment may be subject to cancellation if required documents are not provided to City.

4. OTHER TERMS

All other terms of the Lease and any Prior Amendments shall remain unaltered and in full force and effect and are not intended to be otherwise modified or subsumed by this 2026 Amendment.

DATED this _____ day of _____, 2026.

SAWTOOTH SPORTS, INC.

_____
Signature

Tyler Hess
Printed Name

Partner
Title

CITY OF CALDWELL, IDAHO

_____
Eric Phillips, Mayor

ATTEST:

_____
City Clerk

DATED this _____ day of _____, 2026.

LEASE AGREEMENT

THIS WOLFE FIELD USE AGREEMENT ("Agreement") is made this 21st day of February, 2023, by and between the City of Caldwell, an Idaho municipal corporation, ("Caldwell"), whose address is 411 Blaine, P.O. Box 1179, Caldwell, Idaho 83605, and Sawtooth Sports, Inc. an Idaho nonprofit corporation, whose principal address is 1216 Aviation Way, Caldwell, ID 83605 ("Sockeyes").

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and the Parties intending to be legally bound hereby, the parties covenant and agree as follows:

1. **LEASED PREMISES**
   Subject to the terms, conditions, and limitations herein contained, Caldwell leases to the Sockeyes the premises known as Wolfe Field (hereinafter referred to as the "Facility"), a collegiate baseball facility located at 2420 Griffith's Pkwy, Caldwell, ID 83605, Caldwell, ID 83605.

2. **TERM**
   The term of the lease contemplated by this Agreement shall be for the following period: May 22, 2023 to August 12, 2023. Sockeyes may conduct up to thirty (30) regular season games during said period. All playoff games, all-star games, or similar activities shall require the prior written consent of the City of Caldwell. The term of this Agreement for the purposes of renewal, as set forth in Section 3 below, shall be for one year, beginning on the effective date of this Agreement, which effective date shall be the date this Agreement is approved by the Caldwell City Council.

3. **RENEWAL**
   This lease shall automatically renew for subsequent one (1) year terms on each anniversary of the effective date of this Agreement. Either party may terminate this Agreement by providing the other party sixty (60) days' written notice prior to such anniversary date stating the intent not to renew. The City of Caldwell may, in its sole discretion, increase the rental amounts set forth in Section 4, below, for any renewal period by providing notice at least seventy-five (75) days prior to the beginning of any renewal period. The period set forth above in Section 2 limiting when regular season games can be played may be adjusted by the parties, as necessary, for any renewal period.

4. **RENT**
   The rent payable by the Sockeyes to Caldwell for the Facility shall be five hundred dollars ($500) per day the field is used by the Sockeyes. Payment shall be made in four (4) equal installments on May 27, June 30, July 31, and August 15. If any playoff or all-star games, and related activities, are held during the season, the rent for the game and related activities shall be the same rate as regular games and will be payable on July 31.

5. USE OF FIELD

The Sockeyes agree that their use of the Facility will be exclusively for the purpose of baseball games in which the Sockeyes are one of the two teams participating. The Sockeyes schedule for the regular season games is attached hereto as Exhibit A. A new Exhibit A shall be provided at least seventy-five (75) days before the start of any renewal period for the games to be played during said renewal period. The Sockeyes shall have access to the Facility from 7:00AM to Midnight on all game days. The Sockeyes shall use its best efforts to limit scheduled time needed for baseball games on dates where Caldwell has scheduled other events. The Team shall have access to the Facility for 3 hours a day for 1 week prior to the start of the regular season, subject to other revenue generating activities scheduled by the City of Caldwell.

Members of the Sockeye's baseball team may use the facility for pitching practice on days where the majority of the team is traveling and such members of the team remain in Caldwell. Such practice shall not be permitted if it would interfere with any other event or use at the Facility, at the sole discretion of the City of Caldwell, and a member of the coaching staff of the Sockeyes shall be present at all times that such practice is occurring.

6. EXTRA EVENTS

All extra events, including those to be conducted on days where the Facility is being used for regular season games, are subject to the written approval at the complete discretion of Caldwell and subject to an agreement specifying, among other things, the date(s) of said extra events, the beginning and ending times of any extra event, the time during which the Team shall have the exclusive use of the Facility, the responsibility for expenses of the extra events and the compensation to be paid to Caldwell for the extra events. The Sockeyes shall not schedule any event at the Facility in excess of those games set forth in Exhibit A without the express, written consent of the City of Caldwell.

7. MAINTENANCE

During the term of the lease, the Sockeyes shall be responsible for maintaining the Facility in a good and safe state of repair to the satisfaction of Caldwell. Maintenance shall include, but not be limited to, the following:

A. Cleaning and sanitizing of washrooms, floors, walls, doors, and windows.
B. Cleaning and sanitizing of locker rooms, concession stand, common areas, and bleachers.
C. Cleaning of litter and the depositing of garbage in the City's garbage dumpsters located at Griffiths Park, 2218 Griffith's Pkwy, Caldwell, ID 83605.

D. Ensuring that, after games and practices, the infield synthetic turf is replenished with sand and synthetic pellets, as recommended by the manufacturer thereof, to avoid any harm thereto.
E. Ensuring that all batting practice is conducted on hitting mats to protect the Facility's infield synthetic turf and that cleats are not worn on the infield synthetic turf.

If Sockeyes fails to maintain the Facility in a clean and safe state of repair to the satisfaction of the City of Caldwell, Caldwell may contract to have the Facility cleaned and repaired, the cost of which shall be borne by Sockeyes. In the event Caldwell procures such services for the Facility based on a failure by Sockeyes to adequately maintain the Facility under this Section 7, an administrative fee in the amount of fifty percent (50%) of the total cost of the purchased cleaning shall be paid to Caldwell, in addition to the cost of the cleaning.

Caldwell shall be responsible for marking the foul lines running along the first and third base lines for League games by one (1) hour prior to the scheduled start of League games.

Caldwell shall be responsible to maintain the mechanical and structural portions of the Facility.

Any Sockeyes furnishings shall be maintained by Sockeyes. Any personal property of the College of Idaho maintained or kept at the Facility shall not be impacted or let by this Agreement, and the Sockeyes shall coordinate directly with the College of Idaho for the use thereof.

8. IMPROVEMENTS AND RENOVATIONS

Improvements or renovations desired by the Sockeyes must be approved in advance in writing by Caldwell and the director of the College of Idaho's department of athletics shall be concurrently notified of such requests for improvements. Such improvement or renovations shall be at the Sockeyes expense unless otherwise agreed to by Caldwell. Caldwell shall immediately obtain ownership of any such improvements to the Facility.

9. DAMAGE OR DESTRUCTION OF FACILITY

If the Facility is rendered untenable by fire or other casualty, the term of this Agreement shall expire forthwith and the Sockeyes shall vacate the Facility and surrender all rights to usage of the same to Caldwell. Upon termination of this Agreement under the provisions of this clause, Sockeyes's liability for future accrual of rent shall cease as of the day following the fire or other casualty. Caldwell shall not be liable for any damage or loss, including any economic loss suffered by Sockeyes as a result of temporary or permanent closure of the Facility pursuant to this clause, or for closure for any other reason whatsoever.

10. INSURANCE

The Sockeyes shall maintain and keep in force during the term of this Agreement general liability insurance in an amount not less than One Million Dollars ($1,000,000.00) in a form satisfactory to Caldwell, which shall name Caldwell and the College of Idaho as additional insureds. Said

insurance shall be in effect for the entire term of this Agreement. Sockeyes shall supply proof of such insurance to Caldwell and proof of payment of premium upon request. The insurance company shall be required to notify Caldwell should the insurance be dropped or terminated prior to the termination of this Agreement. Any drop or termination of insurance shall constitute a material default of the Agreement, and Sockeyes shall not be allowed to use or occupy the Facility until Caldwell is provided with new proof of insurance.

11. INDEMNIFICATION AND LIABILITY

A. The Sockeyes shall indemnify, defend, save, and hold harmless Caldwell and the College of Idaho, and their employees and/or agents, against all expenses, liability, losses, damages, costs, claims, judgments or proceedings of any kind, and wherever accruing, whatsoever that may arise against either Caldwell or the College of Idaho, and their employees and/or agents, in relation to the use of the Facility by the Sockeyes, their respective employees, agents, guests, patrons, sublessees, or licensees during the term of this Agreement and any renewals hereunder. Any damage to the Facility or any other property of Caldwell or College of Idaho caused by the Sockeyes or its respective employees, agents, guests, patrons, sublessees or licensees, shall be the responsibility of the Sockeyes and shall be due and owing by each of them immediately upon the accrual thereof.

B. Neither Caldwell nor the College of Idaho shall be responsible for any injury or damage to Sockeyes, its employees, agents, guests, patrons, sublessees, or licensees, or any property of the same, based upon the use of the Facility by any of them, regardless of the cause of such injury or damage, unless such injury or damage is the result of gross negligence on the part of Caldwell or the College of Idaho, their employees, agents, sublessees, or licensees.

12. TAXES

The Sockeyes shall be responsible for the payment of all sales and use taxes, which may be applicable to its use and operation of the Facility. Property taxes shall be the responsibility of Caldwell.

13. UTILITIES

Utility charges including water, sewer, electric, and trash pick-up shall be the responsibility of Caldwell.

14. CONCESSIONS

A. Subject to the limitations contained herein, the Sockeyes shall have the right to operate concessions at the Facility during the regular season games. The Sockeyes shall also have the right to control those portion of the Facility used for the sale of concessions in the hours immediately preceding and following any of the foregoing games, to the extent such control is necessary to set up and close out concession activity. In no event shall control over said areas of the Facility be for a period of time longer than twenty-four (24) hours for any of the foregoing games. The Sockeyes may operate concessions on their own, or by way of a

concession agreement. Any such concession agreement shall require prior approval of Caldwell, which Caldwell may withhold for any reason, whatsoever. Storage of concessions and/or concession equipment or products during any time not explicitly provided for in the foregoing paragraph shall only be undertaken with the prior written approval of Caldwell.

B. For any Sockeyes beer and/or wine sales on the premises, the Sockeyes shall obtain the necessary beer/wine license. Sockeyes shall not allow the consumption of any alcoholic beverages in the Facility, except in accordance with such license and subject to all conditions thereof and applicable City of Caldwell ordinances. Tobacco products may not be advertised or sold on the premises. Beer and/or wine advertisement and signage may be displayed within the Facility. The Sockeyes will be responsible for securing all beer and/or wine containers immediately at the conclusion of a game or extra event.

C. Any equipment installation in the concession area may be made only with prior written consent of the City of Caldwell. Such installations must be negotiated between the parties and must meet all applicable State of Idaho Health Department requirements. Such installations, if approved by the City, shall immediately become the property of the City of Caldwell.

D. Sockeyes shall not conduct any concession activity that may, in the opinion of the City of Caldwell, violate any outstanding agreements that Caldwell or the College of Idaho may have with any third party or parties related to concessions at the Facility.

15. OUTFIELD FENCE ADVERTISING AND OTHER SIGNAGE

All outfield fence advertising activity shall require the prior written approval of the City of Caldwell. At termination of the Lease, the Sockeyes shall remove all such sign installations and return the site and area to its prior condition. Sockeyes shall not remove, relocate, modify, or interfere with any preexisting permanent signage at the Facility, wherever located, without the prior written approval of Caldwell.

16. GENERAL ADVERTISING

During the term of this Agreement, the Sockeyes shall have the right to sell and display advertising in the Facility. The installation of these advertisement signs shall require prior approval by the City of Caldwell. At termination of the Lease, the Sockeyes shall remove all such sign installations and return the site and area to its condition. Any repair or removal of advertising not completed at termination of the Agreement shall be done by Caldwell's employees or contractors and the expense thereof shall be reimbursed by the Sockeyes. Sockeyes shall not remove, relocate, modify, or interfere with any preexisting permanent signage at the Facility, wherever located, without the prior written approval of Caldwell.

17. FIREWORKS

All use or displays of fireworks is prohibited, unless consented to, in writing, by both the College of Idaho and the City of Caldwell

18. BROADCASTING RIGHTS

The Sockeyes shall have all radio, television and internet broadcasting rights and privileges for its games played at the Facility.

19. DRESSING ROOMS; STORAGE SPACE

Dressing rooms will be provided to the Sockeyes, as they exist from time to time in the Facility. All security for dressing rooms shall be at the expense of the Sockeyes. Storage space will be provided, based upon availability, at the discretion of Caldwell.

20. SCOREBOARD AND SOUND SYSTEM

Caldwell shall provide the existing scoreboard and sound system at the Facility for use by the Sockeyes. No modification or improvement to the sound system shall be made without the prior written consent of Caldwell and College of Idaho. Any such improvements shall immediately become the property of Caldwell.

21. ENTRY UPON DEFAULT

If the rent is not paid when due in accordance with this Agreement, or in the case of a breach of this Agreement, or the non-observance or non-performance by the Sockeyes of any of the provisions of this Agreement, said occurrences shall constitute a material default of this Agreement. If, upon ten (10) days' notice of the occurrence of a breach of this Agreement, Sockeyes does not cure said breach, Caldwell, in addition to any other remedy now or hereafter provided by law, may at its option, cancel this Agreement and re-enter and take possession of the Facility or any part thereof by force, if necessary, without any previous notice of intention to re-enter and may remove all persons and property therefrom and may use such force and assistance in making such removal as Caldwell may deem advisable and such re-entry shall not operate as a waiver of satisfaction in whole or in part of any right, claim or demand arising out of, or connected with, any breach or violation by the Sockeyes of any covenant or agreement on its part to be performed.

22. REMOVAL OF PERSONAL PROPERTY

All articles of personal property owned by the Sockeyes in the Facility shall remain the property of the Sockeyes and may be removed by the Sockeyes at any time during the term of this Agreement, provided that the Sockeyes, at their own expense, shall repair any damage to the Facility caused by such removal, and provided further that there shall be no unpaid rent due to Caldwell from the Sockeyes.

23. PROPERTY OF CALDWELL

All fittings, fixtures, and other appurtenances, whenever, and by whomever, installed or obtained, are, and shall remain, the property of Caldwell. All maintenance equipment allocated to the Facility shall remain the property of Caldwell. Any authorized improvement or repair of

the Facility, immediately upon the occurrence of said improvement or repair, shall become the property of Caldwell.

24. NO REPRESENTATION OR WARRANTY

The Sockeyes agree that it has leased the Facility after examining the same and that no representations, warranties or conditions have been made other than those expressed herein, and that no agreement collateral hereto shall be binding upon Caldwell unless it be made in writing and signed on behalf of Caldwell.

25. LEAGUE GAMES AND EXTRA EVENTS STAFFING

The Sockeyes are responsible to provide all staff necessary for Sockeye games and operations. These staff include, but are not limited to, ushers, ticket takers, scorekeepers, public address announcers, batboys, trainers, umpires, concession staff and security staff.

26. RIGHT OF ENTRY TO MAKE REPAIRS

The Sockeyes acknowledge and agree that Caldwell and the College of Idaho shall have the right to enter the Facility at all times to examine the same and make such repairs, alterations, improvements or additions as Caldwell or the College of Idaho may deem necessary or desirable or as the same may be required to make by law or in order to repair and maintain the Facility. Caldwell and the College of Idaho shall be allowed to take into the Facility all material which may be required for such purpose and the rent shall in no way abate while such repairs, alterations, improvements or additions are being made. Caldwell and the College of Idaho will exercise reasonable diligence so as to minimize the disturbance or interruption of the Sockeyes operations. Renovation or repair shall be scheduled to minimize conflict with games.

27. NOTICE

Unless otherwise provided herein to the contrary, all notices required under this Agreement shall be deemed given when hand delivered, with receipt therefore, or deposited in the United States mail, first class postage prepaid, addressed as follows:

CITY OF CALDWELL
Denise Milburn, Recreation Superintendent
710 Irving St.
Caldwell, ID 83605

SAWTOOTH SPORTS
Attn: Tyler Hess
1216 Aviation Way
Caldwell, ID 83605

28. GENERAL TERMS

A. This Agreement may not be assigned or transferred in whole or in part by the Sockeyes without the express consent of Caldwell. No portion of the Facility may be sublet to any third party without the prior written consent of the City of Caldwell. Sockeyes shall not allow any use of the Facility except that use explicitly contemplated by this Agreement.

B. The laws of the State of Idaho shall apply and bind the parties in any and all questions pertaining to the Agreement. Original jurisdiction for any dispute arising out of this Agreement shall be in the District Court of the Third Judicial District of the State of Idaho.

C. The entire agreement of the parties is contained herein and this Agreement supersedes any and all oral contracts and negotiations between the parties.

D. No third party rights are created by this Agreement, including, specifically, the College of Idaho.

Signed by City of Caldwell this 27th day of February, 2023.

CITY OF CALDWELL

Jarom Wagoner, Mayor

Attest:

City Clerk, or deputy

Signed by Sockeyes this 13 day of MARCH, 2023.

SOCKEYES

EXHIBIT A

Sawtooth Sockeys Game Schedule

Day	Date	Opponent	Field	Location	Time
Friday	5/26/2023	Prescott Cowboys	Wolfe Field	Caldwell, ID	7:05 PM
Saturday	5/27/2023	Prescott Cowboys	Wolfe Field	Caldwell, ID	7:05 PM
Sunday	5/28/2023	Prescott Cowboys	Wolfe Field	Caldwell, ID	3:05 PM
Monday	5/29/2023	Prescott Cowboys	Wolfe Field	Caldwell, ID	6:35 PM
Tuesday	5/30/2023	Prescott Cowboys	Wolfe Field	Caldwell, ID	6:35 PM
Wednesday	5/31/2023	Mountain West	Wolfe Field	Caldwell, ID	6:35 PM
Friday	6/2/2023	Badlands Big Sticks	Dakota Bank & Trust Ballpark	Dickinson, ND	6:20 PM
Saturday	6/3/2023	Badlands Big Sticks	Dakota Bank & Trust Ballpark	Dickinson, ND	6:20 PM
Sunday	6/4/2023	Badlands Big Sticks	Dakota Bank & Trust Ballpark	Dickinson, ND	4:20 PM
Tuesday	6/6/2023	Spearfish Sasquatch	Black Hills Sports Complex	Spearfish, SD	6:05 PM
Wednesday	6/7/2023	Spearfish Sasquatch	Black Hills Sports Complex	Spearfish, SD	6:05 PM
Thursday	6/8/2023	Spearfish Sasquatch	Black Hills Sports Complex	Spearfish, SD	6:05 PM
Friday	6/9/2023	Casper Spuds	Mike Lansing Field	Casper, WY	
Saturday	6/10/2023	Casper Spuds	Mike Lansing Field	Casper, WY	
Sunday	6/11/2023	Casper Spuds	Mike Lansing Field	Casper, WY	
Tuesday	6/13/2023	Badlands Big Sticks	Dakota Bank & Trust Ballpark	Dickinson, ND	6:20 PM
Wednesday	6/14/2023	Badlands Big Sticks	Dakota Bank & Trust Ballpark	Dickinson, ND	6:20 PM
Thursday	6/15/2023	Badlands Big Sticks	Dakota Bank & Trust Ballpark	Dickinson, ND	6:20 PM
Saturday	6/17/2023	San Francisco Seals	Wolfe Field	Caldwell, ID	7:05 PM
Sunday	6/18/2023	San Francisco Seals	Wolfe Field	Caldwell, ID	3:05 PM
Monday	6/19/2023	San Francisco Seals	Wolfe Field	Caldwell, ID	6:35 PM
Tuesday	6/20/2023	San Francisco Seals	Wolfe Field	Caldwell, ID	6:35 PM
Friday	6/23/2023	Competitors Showcase	Wolfe Field	Caldwell, ID	7:05 PM
Saturday	6/24/2023	Idaho Potatoes	Wolfe Field	Caldwell, ID	7:05 PM
Sunday	6/25/2023	Treasure Valley Tribe	Wolfe Field	Caldwell, ID	3:05 PM
Monday	6/26/2023	Boise Bombers	Wolfe Field	Caldwell, ID	6:35 PM
Tuesday	6/27/2023	Boise Bluebirds	Wolfe Field	Caldwell, ID	6:35 PM
Wednesday	6/28/2023	Idaho Potatoes	Wolfe Field	Caldwell, ID	6:35 PM
Thursday	6/29/2023	Treasure Valley Tribe	Wolfe Field	Caldwell, ID	6:35 PM
Friday	6/30/2023	Boise Bombers	Wolfe Field	Caldwell, ID	7:05 PM
Saturday	7/1/2023	Boise Bluebirds	Wolfe Field	Caldwell, ID	7:05 PM
Sunday	7/2/2023	Boise Bluebirds	Wolfe Field	Caldwell, ID	3:05 PM
Monday	7/3/2023	Idaho Potatoes	Wolfe Field	Caldwell, ID	6:35 PM
Wednesday	7/5/2023	Treasure Valley Tribe	Wolfe Field	Caldwell, ID	6:35 PM
Friday	7/7/2023	Oahe Zap	Hyde Baseball Stadium	Pierre, SD	
Saturday	7/8/2023	Oahe Zap	Hyde Baseball Stadium	Pierre, SD	
Sunday	7/9/2023	Oahe Zap	Hyde Baseball Stadium	Pierre, SD	
Monday	7/10/2023	Spearfish Sasquatch	Black Hills Sports Complex	Spearfish, SD	6:05 PM
Tuesday	7/11/2023	Spearfish Sasquatch	Black Hills Sports Complex	Spearfish, SD	6:05 PM
Wednesday	7/12/2023	Spearfish Sasquatch	Black Hills Sports Complex	Spearfish, SD	6:05 PM
Friday	7/14/2023	Badlands Big Sticks	Dakota Bank & Trust Ballpark	Dickinson, ND	6:20 PM
Saturday	7/15/2023	Badlands Big Sticks	Dakota Bank & Trust Ballpark	Dickinson, ND	6:20 PM
Sunday	7/16/2023	Badlands Big Sticks	Dakota Bank & Trust Ballpark	Dickinson, ND	4:20 PM
Tuesday	7/18/2023	Casper Spuds	Mike Lansing Field	Casper, WY	
Wednesday	7/19/2023	Casper Spuds	Mike Lansing Field	Casper, WY	
Thursday	7/20/2023	Casper Spuds	Mike Lansing Field	Casper, WY	
Saturday	7/22/2023	Boise Bombers	Wolfe Field	Caldwell, ID	7:05 PM
Sunday	7/23/2023	Competitors Showcase	Wolfe Field	Caldwell, ID	3:05 PM
Monday	7/24/2023	Competitors Showcase	Wolfe Field	Caldwell, ID	6:35 PM
Tuesday	7/25/2023	Competitors Showcase	Wolfe Field	Caldwell, ID	6:35 PM
Wednesday	7/26/2023	Competitors Showcase	Wolfe Field	Caldwell, ID	6:35 PM
Friday	7/28/2023	Utah Marshalls World Series	Gates Field	Kearns, UT	
Saturday	7/29/2023	Utah Marshalls World Series	Gates Field	Kearns, UT	
Sunday	7/30/2023	Utah Marshalls World Series	Gates Field	Kearns, UT	
Monday	7/31/2023	Utah Marshalls World Series	Gates Field	Kearns, UT	
Tuesday	8/1/2023	Utah Marshalls World Series	Gates Field	Kearns, UT	
Thursday	8/3/2023	Competitors Showcase	Wolfe Field	Caldwell, ID	6:35 PM
Friday	8/4/2023	Competitors Showcase	Wolfe Field	Caldwell, ID	7:05 PM
Saturday	8/5/2023	Competitors Showcase	Wolfe Field	Caldwell, ID	7:05 PM

ORDINANCES OF THE CITY OF CALDWELL
NOTICE OF ADOPTION AND SUMMARY OF
ORDINANCE NO. 3712
REGARDING ZONE DESIGNATION
OF CERTAIN PROPERTY

AN ORDINANCE DETERMINING THAT CERTAIN LAND LAYS WITHIN THE CITY LIMITS OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO, AND THAT SAID LANDS SHOULD BE REZONED FROM C-2 (COMMUNITY COMMERCIAL) ZONE TO THE R-2 (COMMUNITY RESIDENTIAL) ZONE; DETERMINING THAT SAID CHANGE IN ZONING IS IN THE BEST INTEREST OF THE CITY OF CALDWELL, CANYON COUNTY, IDAHO; DIRECTING THE CITY ENGINEER AND PLANNING AND ZONING DIRECTOR TO AMEND SAID PROPERTY ON THE OFFICIAL MAPS OF THE CITY OF CALDWELL, IDAHO; AND REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HEREWITH.

Ordinance No. 3712 provided for the rezone of:

A parcel of land being a portion of Government Lot 1 NE ¼ of Section 4, T3N, R3W, BM, City of Caldwell, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the NE corner of said Government Lot 1; thence S00°17'36"W, 659.81 feet on the east line of said Government Lot 1 to a point on the easterly extension of the North line of Cumberland Subdivision No. 1, Book 41 Page 31, Canyon County Records being the **POINT OF BEGINNING**; thence N89°40'23"W, 1331.76 feet on last said line and its westerly extension to the NW corner of Cumberland Subdivision No. 4, Book 46 Page 36, Canyon County Records; thence N00°15'57"E, 301. 79 feet on the west line of said Government Lot 1 to a point on the centerline of Soterra Way as shown on the plat of Soterra Subdivision Phase 1, Book 58 Page 27, Canyon County Records; thence S89°40'27"E, 131.50 feet on the easterly extension of last said centerline; thence N00°15'57"E, 46.16 feet; thence 73.09 feet along a curve to the right having a radius of 46.50 feet, an angle of 90°03'40", and a chord bearing N45°17'47"E, 65.80 feet; thence S89°40'23"E, 759. 73 feet; thence 73.27 feet along a curve to the right having a radius of 46.50 feet, an angle of 90°16'28", and a chord bearing S44°52'20"E, 65.92 feet; thence S00°15'57"W, 275.10 feet; thence 72.99 feet along a curve to the left having a radius of 46.50 feet, an angle of 89°56'20", and a chord bearing S44°42'13"E, 65. 73 feet; thence S89°40'23"E, 300.83 feet to a point on the east line of said Government Lot 1; thence S00°17'36"W, 26.50 feet on the last said East line to the **POINT OF BEGINNING**. Containing 8.84 Acres, more or less.

Section 1. This ordinance shall be in full force and effect from and after its passage, approval, and publication, according to law.

Section 2. This ordinance is hereby declared to be severable. If any portion of this ordinance is declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purposes of the ordinance before the declaration of partial invalidity.

Section 3. All ordinances, resolutions, orders and parts thereof in conflict herewith are repealed.

Ordinance No. 3712 was passed by the Council and approved by the Mayor on the 20th day of April, 2026. The full text of the Ordinance is available at Caldwell City Hall, 205 S 6th Ave, Caldwell, Idaho 83605. The Mayor and City Council approved the foregoing summary on the 20th day of April, 2026, for publication on the 28th day of April, 2026, pursuant to Idaho Code § 50-901A.

STATEMENT OF LEGAL ADVISOR

I have reviewed the foregoing summary and believe that it provides a true and complete summary of Ordinance No. 3712 and provides adequate notice to the public as to the contents of such ordinance.

DATED this 20th day of April, 2026.

Oscar Klaas, Attorney for City of Caldwell

BILL NO. 60
ORDINANCE NO. 3712

AN ORDINANCE DETERMINING THAT CERTAIN LAND LAYS WITHIN THE CITY LIMITS OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO, AND THAT SAID LANDS SHOULD BE REZONED FROM C-2 (COMMUNITY COMMERCIAL) ZONE TO THE R-2 (COMMUNITY RESIDENTIAL) ZONE; DETERMINING THAT SAID CHANGE IN ZONING IS IN THE BEST INTEREST OF THE CITY OF CALDWELL, CANYON COUNTY, IDAHO; DIRECTING THE CITY ENGINEER AND PLANNING AND ZONING DIRECTOR TO AMEND SAID PROPERTY ON THE OFFICIAL MAPS OF THE CITY OF CALDWELL, IDAHO; AND REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HEREWITH.

BE IT ORDAINED, BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO:

Section 1. That the Caldwell City Council, upon recommendation of the Hearing Examiner and following the public notice and hearing procedures as required in Section 10-03-12, Caldwell Municipal Code, approved Case No. ZON25-000005 (Ambrosa Subdivision) at a public hearing held this 20th day of April, 2026.

Section 2. The parcel(s) are within the City of Caldwell, Idaho and the applicant has requested that said following described property(s) should be rezoned as follows:

Parcel(s) are more particularly shown on **Exhibits A and B** attached hereto.

Section 3. That the City Engineer and the Planning and Zoning Director of the City of Caldwell, Idaho, are hereby instructed to so designate the same above-described property(s) on the official zoning map and other area maps of the City of Caldwell, Idaho as R-2 (COMMUNITY RESIDENTIAL).

Section 4. All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

Section 5. This ordinance shall be in full force and in effect from and after its passage, approval and publication, according to law.

PASSED BY THE COUNCIL OF THE CITY OF CALDWELL, IDAHO, this 20th day of April, 2026.

APPROVED BY THE MAYOR OF THE CITY OF CALDWELL, IDAHO, this 20th day of April, 2026.

_____
Mayor Eric Phillips

ATTEST:

_____
City Clerk

EXHIBIT A: LEGAL DESCRIPTION

ZONING EXHIBIT A

LEGAL DESCRIPTION

A parcel of land being a portion of Government Lot 1 NE 1/4 of Section 4, T. 3N., R. 3W., Boise Meridian, City of Caldwell, Canyon County, Idaho, more particularly described as follows:

Commencing at the northeast corner of said Government Lot 1 thence on the east line of said Government Lot 1 S00°17'36"W a distance of 659.81 feet to a point on the easterly extension of the North line of Cumberland Subdivision No. 1 filed for Record in Book 41 Page 31, I.N. 2008027165, Canyon County Records being the Point of Beginning; thence on last said line and its westerly extension N89°40'23"W a distance of 1331.76 feet to the northwest corner of Cumberland Subdivision No. 4 filed for Record in Book 46 Page 36, I.N. 2017-056424, Canyon County Records; thence on the west line of said Government Lot 1 N00°15'57"E a distance of 301.79 feet to a point on the Centerline of Soterra Way as shown on the plat of Soterra Subdivision Phase 1 filed for Record in Book 58 Page 27 I.N. 2025-002568, Canyon County Records; thence on the easterly extension of last said centerline S89°40'27"E a distance of 131.50 feet; thence N00°15'57"E a distance of 46.16 feet; thence a curve to the right having a radius of 46.50 feet, a length of 73.09 feet, an angle of 90°03'40" and a chord bearing N45°17'47"E a distance of 65.80 feet; thence S89°40'23"E a distance of 759.73 feet; thence a curve to the right having a radius of 46.50 feet, a length of 73.27 feet, an angle of 90°16'28" and a chord bearing S44°52'20"E a distance of 65.92 feet; thence S00°15'57"W a distance of 275.10 feet; thence a curve to the left having a radius of 46.50 feet, a length of 72.99 feet, an angle of 89°56'20" and a chord bearing S44°42'13"E a distance of 65.73 feet; thence S89°40'23"E a distance of 300.83 feet to a point on the east line of said Government Lot 1; thence on the last said East line S00°17'36"W a distance of 26.50 feet to the Point of Beginning

The above described parcel contains 8.84 Acres, more or less.

EXHIBIT B: MAP EXHIBIT

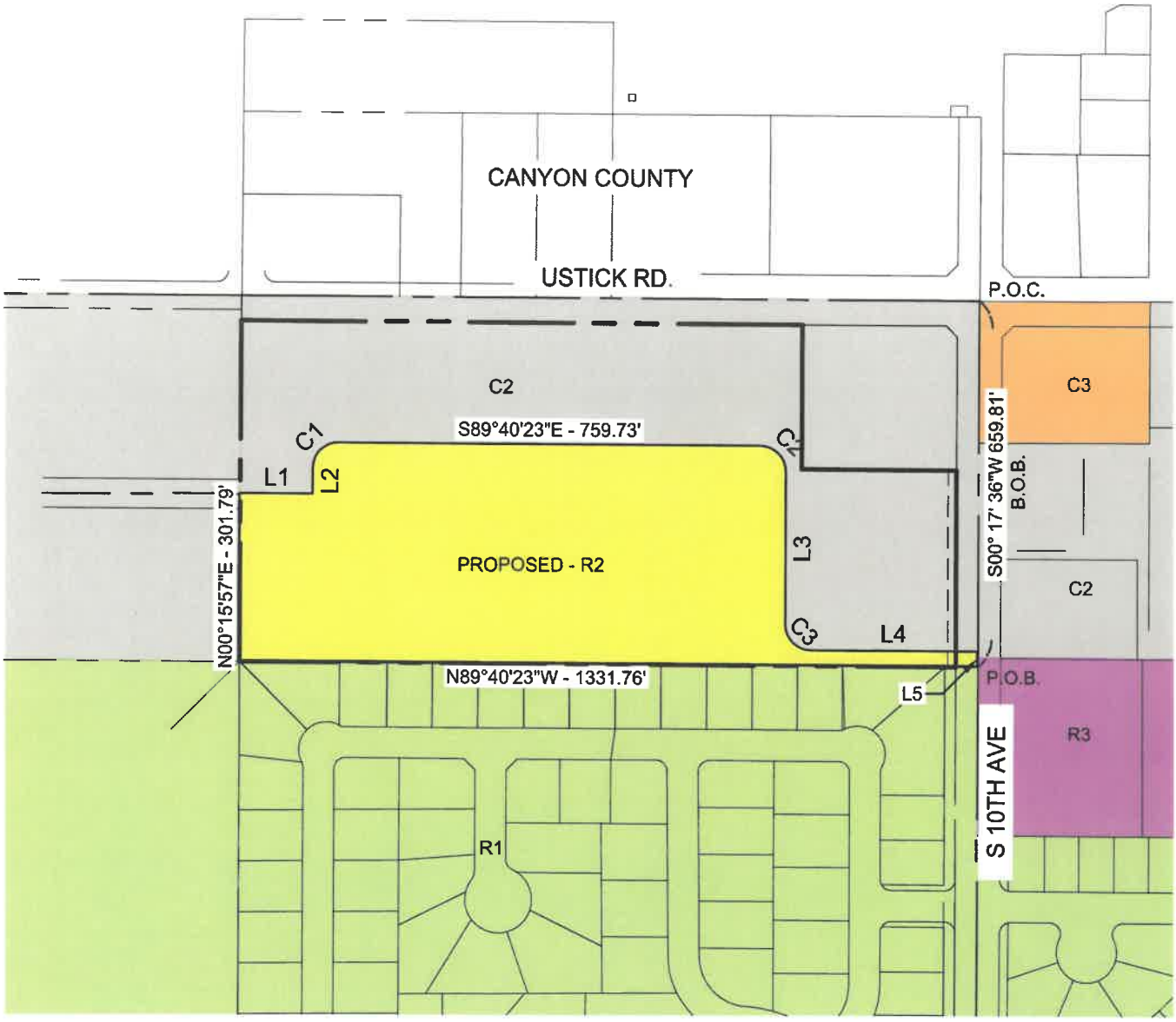
B.O.B. BASIS OF BEARING
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT

ZONING EXHIBIT B

PORTION OF GOVERNMENT LOT 1, NE 1/4 SECTION 4, T.3N., R3.W.,
BOISE MERIDIAN, CITY OF CALDWELL, CANYON COUNTY, IDAHO.

Scale 1" = 300'
0 150' 300'

BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS PLATS DUE TO DIFFERENT METHODS OF MEASUREMENTS.



Parcel Line Table

Line #	Length	Bearing
L1	131.50'	S89° 40' 27"E
L2	46.16'	N0° 15' 57"E
L3	275.10'	S0° 15' 57"W
L4	300.83'	S89° 40' 23"E
L5	26.50'	S0° 17' 36"W

Curve Table

Curve #	Length	Radius	Delta	Chord
C1	73.09'	46.50'	90°03'40"°	N45° 17' 47"E - 65.80
C2	73.27'	46.50'	90°16'28"°	S44° 52' 20"E - 65.92
C3	72.99'	46.50'	89°56'20"°	S44° 42' 13"E - 65.73

PROFESSIONAL LAND SURVEYOR
LICENSED
18350
2/9/26
STATE OF IDAHO
ANTONIO M. CONTI

ACKERMAN ESTVOLD
7655 W Riverside Dr • Garden City, ID 83714
208.853.6470 • www.ackerman-estvold.com
Minot, ND | Fargo, ND | Williston, ND | Boise, ID

JOB No: R25146

COMMUNITY DEVELOPMENT DEPARTMENT
Planning & Zoning Division

COVER SHEET

Staff Planner: Katie Wright, Senior Planner

DOCKET NUMBER/CASE NUMBER	PROJECT NAME / TITLE
ZON25-000005/SPP25-000009	Ambrosa Subdivision
PUBLIC HEARING DATE	**PROPERTY /LOCATION**
4/20/2026 City Council Hearing	SWC 10th Avenue and Ustick Road

BRIEF SUMMARY OF APPLICATION REQUESTS:

☐ Annexation and Zoning ☒ Rezone ☐ Comp Plan Amendment ☐ Zoning Ordinance Text Amendment
☐ Special Use Permit ☒ Preliminary Plat ☐ Planned Unit Development ☐Development Agreement Mod

IMPACT ANALYSIS SUMMARY

This cover sheet summarizes potential development impacts that may result in the completion of the proposed development. This analysis does not consider the timing or phasing of such development and does constitute a complete assessment. The official staff report should be reviewed for a complete and comprehensive analysis of the project and findings for the project.

PROPOSED LAND USE AND ESTIMATED RESIDENT POPULATION INCREASE				
# Proposed Single Family Units:	56		Population = (DU * 3):	56 * 3 = 168
# Proposed Duplex & Multifamily Units:	-		Population = (DU * 2):	-
Proposed Commercial Acreage:	6.3 AC		***TOTAL estimated population increase:**	168
*Population projects are based on the average numbers of persons per household listed within Census.				

FIRE SERVICES	
Fire Dept Travel Response Time Goals:	90% within 4 min.
Closest Fire Station (in miles):	Station 2, 0.4 miles
Est. Response Time to Site:	2 minutes
Will this development have other significant impacts on the ability to provide services:	☒ Yes ☐ No
Will this development necessitate additional fire resources and/or equipment beyond current levels:	☒ Yes ☐ No
Will the development pay development impact fees?	☒ Yes ☐ No
Overall Comments, Recommendations & Fiscal Impact:	At this time, any additional rooftop developments or community growth directly impact our ability to effectively manage with the current, limited fire department resources. Until staffing and resources align with the existing population, any further expansion will continue to strain our operational capabilities.

POLICE SERVICES

Calls for Service in Area (YTD):	Nearby adjacent reporting districts have an average of 209.25 calls for service each year to date. The nearby RD's (3D, 3E, 3G, 3H) have a combined total of 837 reactive CFS from January 1st to March 2nd, 2026.
Call Types within Area:	**Top 20 Reactive Calls for Service in the Area**

Nature	#	%
Follow Up	22	8.06%
Welfare Check	17	6.23%
Suspicious	14	5.13%
Citizen Assist	12	4.40%
AC Animal at Large	12	4.40%
Agency Assist	10	3.66%
911 Disconnect Cell	8	2.93%
PD Accident	8	2.93%
Abandoned Vehicle	8	2.93%
AC Barking Dog	8	2.93%
Noise Complaint	7	2.56%
Attempt to Locate	7	2.56%
911 Cell Open Line	6	2.20%
Juvenile Problem	6	2.20%
Disturbance	6	2.20%
Threatening	5	1.83%
Extra Patrol	4	1.47%
AC Welfare Check	4	1.47%
Alarm-Commercial	4	1.47%
Parking Problem	4	1.47%

Workload Saturation (%):	Reporting districts 3D, 3E, 3G, 3H account for 837 (year to date) reactive CFS compared to a total of 4,027 total YTD. These RD's account for 5.20% of all reactive CFS YTD.
Traffic Crash Data:	**See Exhibits**
Will this development have other significant impacts on the ability to provide services?	☐ Yes ☒ No
Will this development necessitate additional police resources and/or equipment beyond current levels?	☒ Yes ☐ No
Overall Comments, Recommendations & Fiscal Impact:	Currently the city of Caldwell keeps a 1.2 sworn personnel to 1000 citizen ratio. With the addition of 156 citizens, it would necessitate an increase of sworn personnel by 0.18 personnel to maintain the current ratio.

PUBLIC SCHOOLS

School District	Caldwell
Capacity to Serve *(Based on Response from District)*	☐Yes ☐No ☐ School was not specific in their response ☒No response received from District
Schools that will Serve Development Vallivue Map Caldwell Nampa	Caldwell High School Lewis and Clark Elementary Syringa Middle School

UTILITIES AND INFRASTRUCTURE

Adequate public utilities and services, including water, wastewater, stormwater, and other necessary infrastructure, are available or can be reasonably extended to serve the proposed development. Utilities shall have sufficient capacity to accommodate the proposed development at building permit issuance. Where necessary, the applicant shall construct or extend required facilities in accordance with City standards as a condition of approval.	☒Yes ☐No
Traffic Impact Study Completed?	☐Yes ☒No ☐Not Required **Required prior to Construction Drawing plan review**
Are Traffic Improvements Required for Development?	☒Yes ☐No
Are All Traffic Improvements Listed as Conditions of Approval?	☒Yes ☐No

REQUIRED INFRASTRUCTURE IMPROVEMENTS
☒ Curb and Gutter ☒ Sidewalk ☒ Street Widening ☐ Construction of Roundabout ☐ Traffic Signals ☒ Turn Lanes ☐ Well ☐ Lift Station ☒ Utility Main Line Extensions ☐ Public Pathways ☒ Crosswalks ☐ School Crossing Beacons ☐ Transit Stop ☐ School Bus Stop ☐ Public Pathways ☒ Landscaping / Open Space ☒ Land Use Buffering / Screening ☐ Other:

DEVELOPMENT AGREEMENT	
Does the subject parcel(s) have an existing Development Agreement in place?	☐Yes ☒No
If not, is staff recommending the development be subject to a Development Agreement?	☒Yes ☐No

OTHER SUBSTANTIAL ADVERSE AND DEMONSTRABLE IMPACTS

Caldwell Community Development Department
Planning and Zoning Division
STAFF REPORT / FINDINGS
Public Hearing Item | City Council | 4/20/2026
Continued from 4/06/2026

Staff Planner: Katie Wright

CASE NO(s): ZON25-000005 / SPP25-000009
Project Name: Ambrosa Subdivision

HEARING BODY RECOMMENDATION

The Hearing Examiner at the 2/24/2026 public hearing recommended DENIAL of the rezone and preliminary plat subject to the conditions listed herein.

CITY COUNCIL DECISION

This will be updated once the City Council has made a decision and prior to final signature.

The City Council at the 4/20/2026 public hearing, APPROVED/DENIED Case No (s): ZON25-000005/SPP25-000009

APPLICATION SUMMARY & PROPOSED LAND USE REQUESTS

- Rezone of 8.84 acres from C-2 to R-2 with an associated Development Agreement.
- Preliminary Plat consisting of ~~63~~ 56 single family detached lots in the requested R-2 zone and 7 commercial lots (6.21 acres) in the C-2 zone, on a total of 16.57 acres.

Applicant:	Jeff Likes, ALC Architecture
Property Owner:	Bennett Forest Industries, INC
Parcel ID Number(s):	R3258200000 (14.95 AC) and R3258100000 (1.62 AC)
School District:	*Caldwell*
Staff Summary of Review:	*Staff thoroughly reviewed and analyzed the above-listed applications and finds that all applications and development proposals are:* ☒ **COMPLIANT** with all applicable city codes, regulations and policies, if all conditions of approval are met. ☐ **NOT COMPLIANT** with all applicable city codes, regulations, and polices.

DECISION BODY – REQUIRED FINDINGS & APPROVAL CRITERIA

Before the Council approves any application, the Council must find and conclude the proposed applications are compliant with **Caldwell City Code approval criteria as listed within section VI. PUBLIC HEARINGS.**

BEFORE THE CALDWELL CITY COUNCIL
CITY OF CALDWELL, CANYON COUNTY, IDAHO

IN THE MATTER OF APPLICATION FOR A REZONE OF 8.84 ACRES FROM C-2 TO R-2 AND A PRELIMIANRY PLAT CONSISTING OF 56 SINGLE FAMILY DETACHED LOTS IN THE REQUESTED R-2 ZONE AND 7 COMMERCIAL LOTS (6.21) IN THE C-2 ZONE WITH AN ASSOCIATED DEVELOPMENT AGREEMENT, ON A TOTAL OF 16.57 ACRES.

Property Owners: Bennett Forest Industries, INC.

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

Case No. ZON25-000005 / SPP25-000009

I. APPLICATION FACTS

Applicant:	Jeff Likes, ALC Architecture
Property Owner:	Bennett Forest Industries, INC
Application Requests and Development Proposals:	Application for a rezone of 8.84 acres from C-2 to R-2 with the associated Development Agreement; and Application for a Preliminary Plat for ~~63~~ 56 single family detached lots with ~~0.98~~ 0.93 acres of open space in the requested R-2 zone and 7 commercial lots (6.21 acres) in the C-2 zone, on a total of 16.57 acres.
Applicant Submission:	The applicant, Jeff Likes, on behalf of the property owner, Bennett Forest Industries, INC., submitted an application on 10/7/2025.
Proposed Site Location:	The subject site is located on the SWC of 10th Ave. and Ustick Rd., with a property address of 106 E USTICK RD and 0 10TH AVE, described as a portion of NE ¼ of Section 4, T3N, R3W, B.M.
Parcel Number(s):	R3258200000 (14.95 AC) and R3258100000 (1.62 AC)
Property Size:	Approximately 16.57 acres, more or less
Jurisdiction:	The property is currently located in the City of Caldwell
Applicable Regulations	Applications were thoroughly analyzed and reviewed for compliance with: a. City of Caldwell Zoning Ordinance No. 1451, as amended b. City of Caldwell Subdivision Ordinance, as amended

and Guiding Documents:

c. City of Caldwell Comprehensive Plan, as amended
d. Treasure Valley Tree Selection Guide
e. Bicycle and Pedestrian Master Plan
f. Caldwell Transportation Master Plan
g. Idaho Code

Public Notifications:

The following noticing was completed in accordance with Caldwell City Code Section 10-03-12:

Neighborhood Meeting Held	9/15/2025
Public Agency Notification Sent (See attached exhibit for list of agencies notified)	1/2/2026
(500') Radius Notices Mailed - Hearing Examiner Hearing (Min. 15 days prior to hearing)	2/4/2026
Legal Ad Published - Hearing Examiner Hearing (Min. 15 days prior to hearing)	2/7/2026
Physical Site Posted - Hearing Examiner Hearing (Min. 10 days prior to hearing)	2/9/2026
Applicant Proof of Posting Received - Hearing Examiner Hearing	2/11/2026
Hearing Examiner Public Hearing	2/24/2026
(500') Radius Notices Mailed – City Council (Min. 15 days prior to hearing)	3/17/2026
Legal Ad Published – City Council (Min. 15 days prior to hearing)	3/20/2026
City Council Public Hearing - *No Public Hearing; Continued*	4/6/2026
(500') Radius Notices Mailed – City Council (Min. 15 days prior to hearing)	3/17/2026
Legal Ad Published – City Council (Min. 15 days prior to hearing)	3/20/2026
Physical Site Posted – City Council (Min. 10 days prior to hearing)	4/5/2026
Applicant Proof of Posting Received – City Council	4/8/2026
City Council Public Hearing	4/20/2026

Political Subdivisions Providing Services:

Fire:	Caldwell Fire
Police:	Caldwell Police
School District:	Caldwell
Water Services:	City of Caldwell (Municpal Water)
Sewer:	City of Caldwell (Municipal Sewer)
Trash:	Republic Services
Irrigation Services:	City of Caldwell (Pressurized Irrigation)

Irrigation District:	Pioneer Irrigation District
Others:	n/a

Political Subdivisions Notification and Comments:

In accordance with Idaho Code, notice was provided to all political subdivisions providing services within the planning jurisdiction, including school districts. Public agency comments were received from the following agencies and are included in their entirety as part of the official record and the exhibits attached hereto.

1. Idaho Transportation Department – no comments or concerns at this time.
2. City of Caldwell Engineering Department – Provided general conditions for approval. Specific conditions are provided regarding the Traffic Impact Study and development timing. **See Exhibit 2 of this report for full comments from Engineering.**
3. City of Caldwell Fire Department – Stated the project can be approved and provided general conditions of approval.
4. City of Caldwell Mapping Department – Stated the project can be approved and provided general conditions of approval.
5. City of Caldwell Police Department – Provided data for the staff report.

Public Comments Received:

Public comments were received from the following and are included in their entirety as part of the official record and the exhibits attached hereto.

a. Letter received in opposition from Ray and Sherry Marsicola on December 22, 2025 stating concerns regarding the density, the residential being prioritized rather than the commercial, and the potential danger of the stub street leading to their backyard.
b. Letter received in opposition from Linda Davis on February 24, 2026 stating concerns regarding the density and that the homes would be two stories.
c. Letter received in opposition from Jeff Allen on April 3, 2026 stating desire to have the property remain commercial and if the rezone is approved, that the southern residential lots are limited to single story homes.
d. A letter received in opposition from Laura Shannon on April 7, 2026 stating that the homes shall be restricted to single story and a development agreement shall be put in place to ensure the uses that will be located on this property. She also wants the commercial uses to be built first and that adequate parking be provided. She requested that this letter replace her public comment submitted previously for the Hearing Examiner meeting. Her previous letter was also in opposition.
e. Public testimony given at the public hearing will be included in the official minutes of the record.

Site / Project Background and History:

In 2001, Parcel R3258200000 was part of an application to annex 76.5 acres (ANN-50-01). The subject parcel was annexed with the initial zone C-2, along with the parcel where Walgreens is currently located. The rest of ANN-50-01 is not part of this application.

Also in 2001, Parcel R3258100000 was annexed into the City with the initial zone of C-2 (ANN-56-01). At the time, this parcel had a single-family home that has since been demolished.

Site Features:	*Floodplain:*	The property is not within a flood zone.
	Mature Trees:	A handful of existing trees are located within the existing lots
	Streams & Creeks:	None
	Wildlife Habitat:	None
	Riparian Habitat Area:	None
	Steep Slopes & Hillsides:	None
	Canals, Ditches, & Drains:	None
	Other, Describe:	Outparcels – Walgreens on the SWC of 10th Ave and Ustick Rd. is not included in this application.

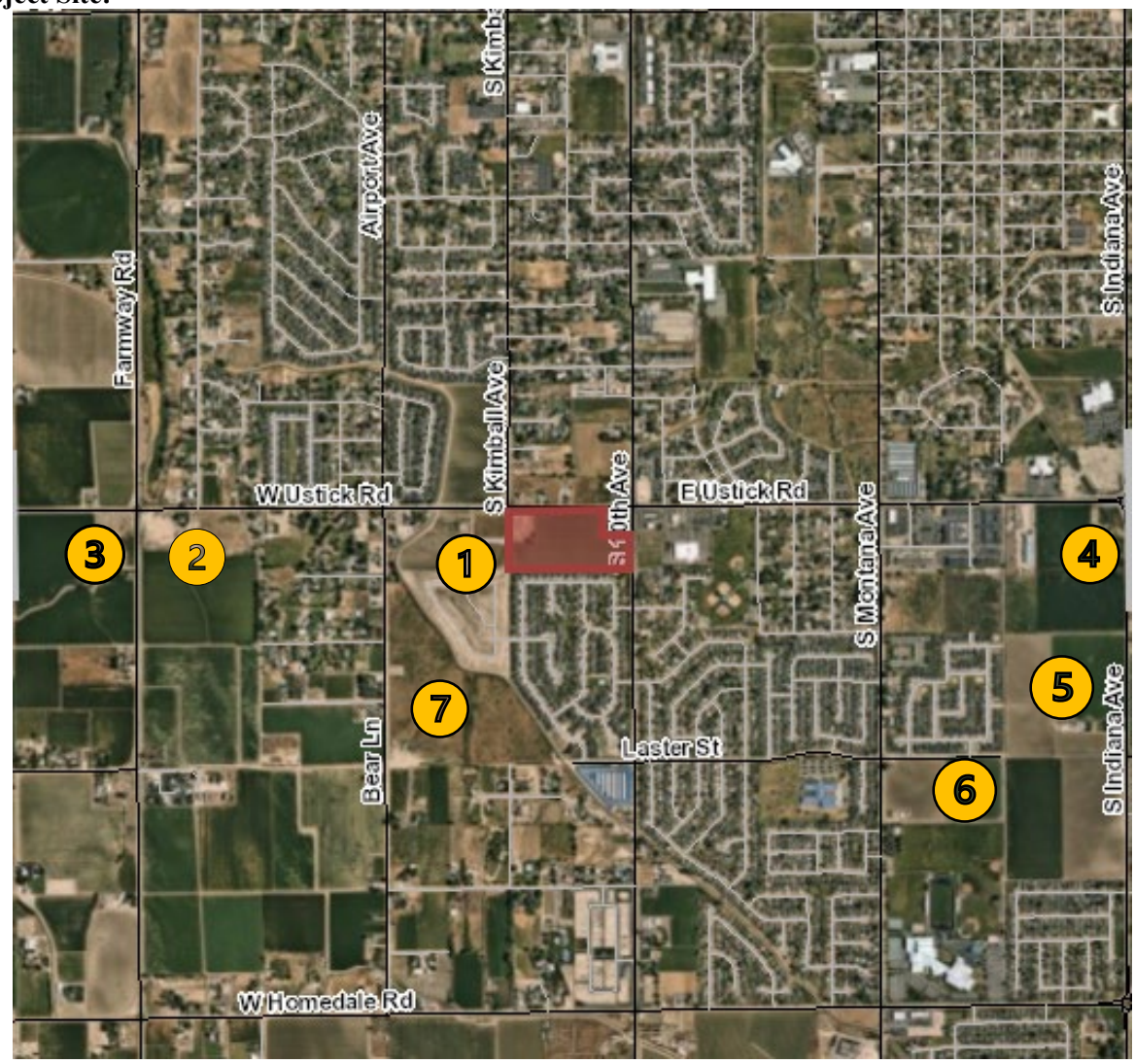
Site and Surrounding Zoning Classifications:	*Site:*	C-2 (Community Commercial) - City
	North:	R-1 (Single Family Residential) – Canyon County
	South:	R-1 (Neighborhood Residential) - City
	East:	C-1 (Neighborhood Commercial) – City C-2 (Community Commercial) - City
	West:	C-2 (Community Commercial) – City

Site and Surrounding Land Uses (existing):	*Site:*	Vacant Land
	North:	Single Family Homes
	South:	Single Family Homes
	East:	Walgreens Maverick Walmart
	West:	Soterra Commercial (undeveloped, but entitled)

Site and Surrounding Comprehensive Plan Land Use Designations:	*Site:*	Community Center
	North:	Community Center
	South:	Neighborhood 2
	East:	Community Center
	West:	Community Center

Approved Developments within 1-Mile Radius of Subject Site:

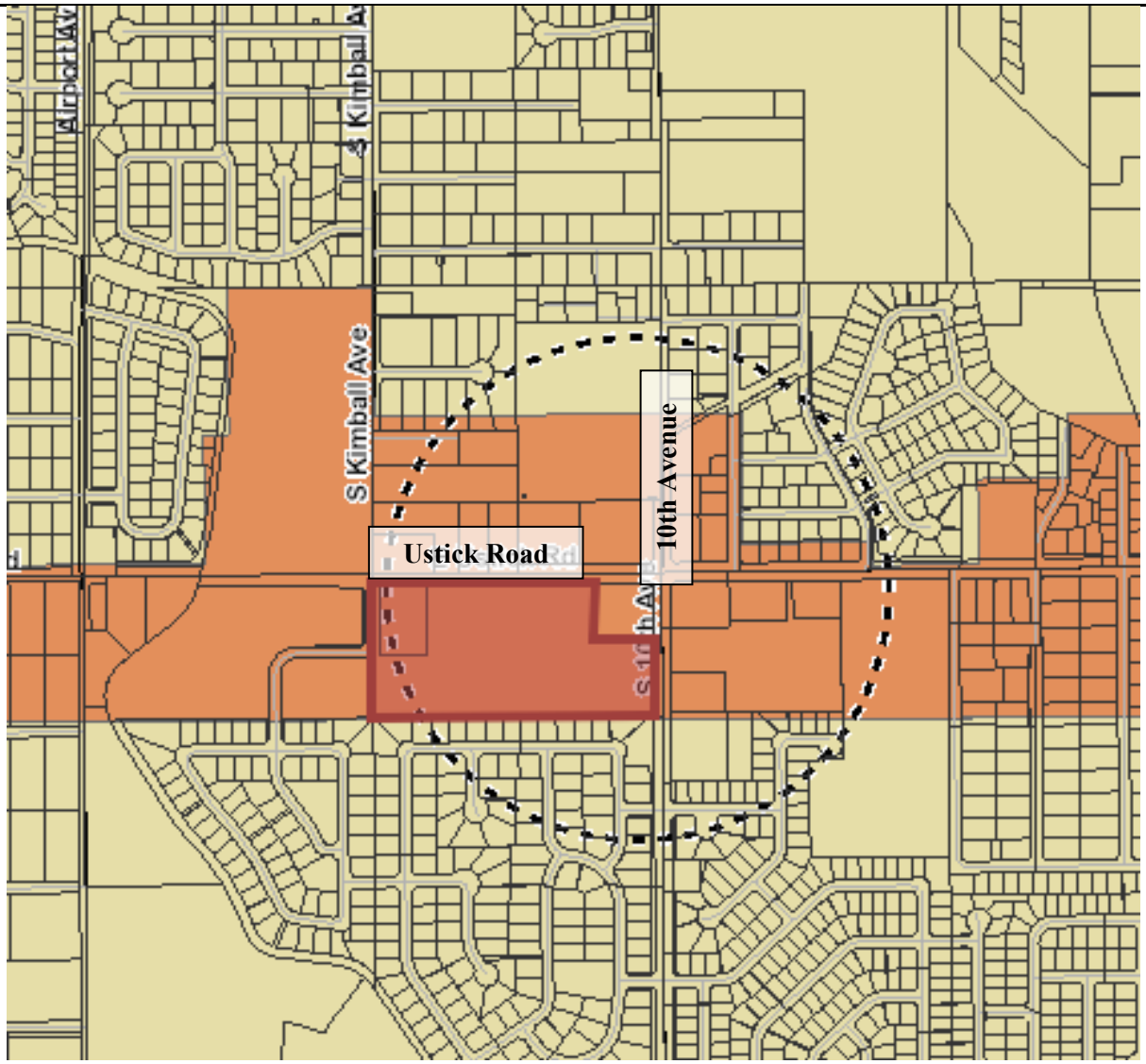
Within a one-mile radius of the subject site, the following entitlements have been approved and are actively being built or have the ability to be built in the future.



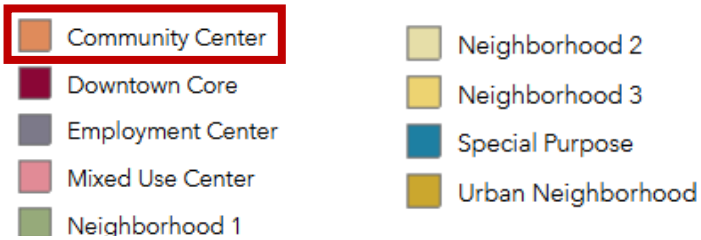
Map Exhibit #1 (Above): Approved Developments Surrounding Subject Site

Map Key	Description
1	Soterra – phase 1 complete, submitted phase 2 and 3 for modification.to add 55 single family homes and reduce commercial to 3.23 acres.
2	Mirandesa – 121 single family homes detached, 24 single family attached, and 3.35 acres of commercial; has not submitted any final plat at this time.
3	Farmway Crossing – 115 Single Family homes; phase 1 final plat submitted.
4	Greenmont – 70 single family homes and 13.65 acres of commercial; first and only plat has been approved and recorded and a number of building permits have been approved.
5	Greenmont South – 343 single family detached homes; phase 1 final plat approved but not recorded.
6	Lenity Living II – 180 multi-family units, 2 duplex units, and 9 tri-plex units; construction drawings/final plat are under review
7	Prairie Creek – 119 single family homes; TE approved, no final plat submitted

II. STAFF REVIEW AND ANALYSIS – COMPREHENSIVE PLAN MAP ANALYSIS



Map Exhibit (Above): City of Caldwell Comprehensive Plan Map



CCC 10-03-03 and Caldwell Comprehensive Plan (2025) Analysis:

The Comprehensive Plan Land Use Map depicts the subject site **(outlined in red).** The subject site is designated within the future land use map as Community Center. Surrounding parcels are designated as Community Center to the North, East, and West, with Neighborhood 2 to the South.

The Comprehensive Plan calls out this location as an "Area Hub" which encourages larger scaled buildings and more intense uses with higher density. The Comprehensive Plan also mentions a public gathering place. The commercial buildings will be required to submit for Design Review and staff will review the commercial

elevations at that time. The large scaling of the building is not codified, so this is not required by code. The Comprehensive Plan also mentions that 10th Avenue and Ustick Road are "Key Corridors" which require Design Review prior to building permit approval for all new structures (commercial or residential) that directly abut said corridors.

The Community Center Placetype is a low to mid intensity commercial place type that focuses on creating a destination for residents. The Community Center provides a focal point where people can connect. They are easily accessible and provide commercial services that serve the needs of the community. For projects that include residential uses, the residential density shall be a minimum of 8 dwelling units per acres and shall not exceed 15 dwelling units per acre.

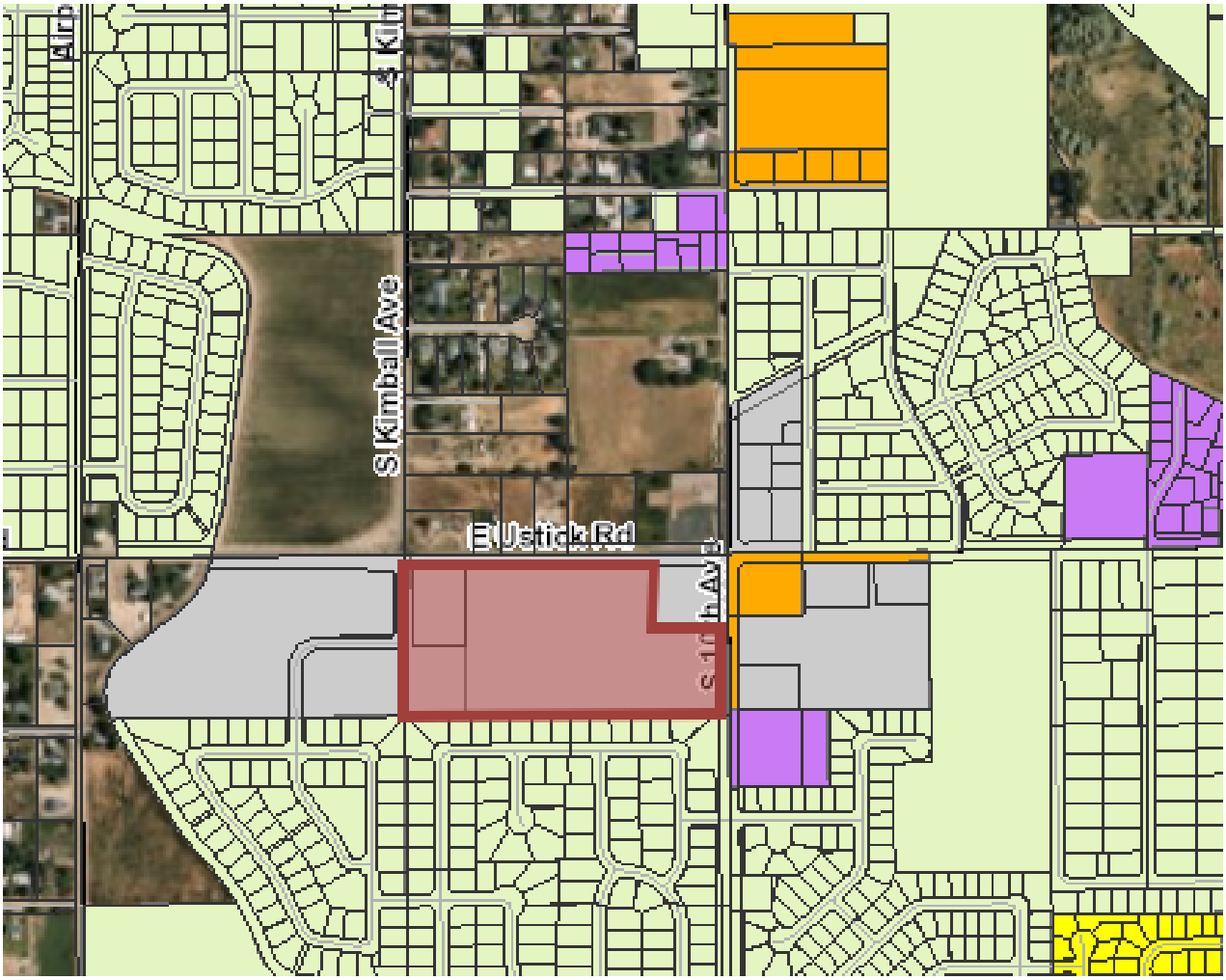
The Community Center Placetype describes this area should have two to five story buildings with parks and plazas that provide as public gathering spaces. At this time, commercial elevations have not been reviewed at this time; staff will review these at time of building permit for conformance to City code. The applicant is proposing a lower intensity for the commercial uses, which doesn't comply with what the comprehensive plan is proposing for this area.

The applicant is proposing a residential density of ~~7.13~~ 6.3 dwelling units per gross acre, which is below the required density for the Community Center Placetype, making it noncompliant with the Comprehensive Plan. The proposed site plan has the residential development along the southern boundary, providing a transition from the Neighborhood 2 Placetype directly to the south, which has a density of 2-8du/acre. If the applicant were to try and meet the minimum density with detached single-family homes as currently proposed, they would not be able to meet the open space requirements, as the current lot sizes are slightly above the code minimum for the R-2 zone.

Staff Comment:
This location is called out in the Comprehensive Plan as an "Area Hub", yet the applicant is not proposing the 3-5 story buildings nor the large gathering area focus. ***Staff has conditioned that at the time of Design Review, the applicant shall propose a large gathering area/public plaza.***
Staff finds the scaling and density provide a smoother transition from the larger lot single family development to the south. To be in compliance with the density, lots would need to either be reduced in size to no longer meet the zone or a more intense land use would be required. City Council may determine to allow the reduced density and the reduced scaling for an Area Hub through approval of the development agreement.
Therefore, staff finds the overall proposed development plan is generally consistent with the goals and policies from the adopted Comprehensive Plan as listed in Table 1 below, based on the known factors at the time of publication of this staff report.

TABLE 1: CONSISTENT COMPREHENSIVE PLAN GOALS AND POLICIES	
CHAPTER 3: CONNECTED COMMUNITY	
Goal 3:	DEVELOP COMMERCIAL AND MIXED-USE CORRIDORS THAT CREATE A STRONG SENSE OF PLACE AND SUPPORT ALL MODES OF TRANSPORTATION.
Policy 3.3	Facilitate improvements and intensification of activity along major commercial corridors with mixed-use development oriented toward the corridor.
Goal 4:	ENSURE SAFE, COMFORTABLE, AND ACCESSIBLE PATHWAYS FOR PEDESTRIANS, CYCLISTS, AND OTHER NON-MOTORIZED USERS.
Policy 4.4	Close gaps in the sidewalk network to provide continuous and accessible pedestrian pathways throughout the city.
CHAPTER 6: QUALITY NEIGHBORHOODS TO CALL HOME	
Goal 2:	CREATE DISTINCT AND INCLUSIVE NEIGHBORHOODS WITH A FOCUS ON HIGH-QUALITY DESIGN, CONNECTIVITY, AND LIVABILITY.
Policy 2.4	Encourage neighborhood-serving services and retail businesses near residential neighborhoods to provide convenient access to daily needs.
Goal 3:	CONCENTRATE DEVELOPMENT CLOSER TO THE CITY'S CORE AND PRESERVE A RURAL TRANSITION AT THE CITY'S WESTERN AND NORTHERN BOUNDARIES.
Policy 3.1	Focus high-density residential development in areas with adequate services and near commercial centers.
CHAPTER 7: INTENTIONAL AND DISTICT CENTERS	
Goal 2:	ESTABLISH COMMUNITY CENTERS THAT SERVE CALDWELL NEIGHBORHOODS.
Policy 2.1	Expand daily services and retail opportunities for residents adjacent to neighborhoods.
Policy 2.2	Encourage a mix of commercial and residential uses in the Community Center place type to expand housing choices.
Goal 3:	DEVELOP AND ENHANCE A VARIETY OF MIXED-USE CENTERS TO BE UNIQUE, ATTRACTIVE, AND DYNAMIC PLACES TO LIVE, WORK, PLAY, SHOP, AND DINE.
Policy 3.3	Focus commercial development along corridors and at gateways to leverage access to public transit and local and regional vehicle trips.
Goal 4:	ENHANCE CALDWELL'S EMPLOYMENT CENTERS AND SPECIAL PURPOSE AREAS TO FURTHER GENERATE ECONOMIC AND EMPLOYMENT OPPORTUNITIES.
Policy 4.3	Ensure an adequate inventory of commercial and industrial property for new and growing businesses.

III. STAFF REVIEW AND ANALYSIS – ZONING MAP ANALYSIS AND AMENDMENT



Map Exhibit (Above): City of Caldwell Zoning Map

R-S-1 Semi-Rural Residential-1	C-1 Neighborhood Commercial	I-P Industrial and Business Park
R-S-2 Semi-Rural Residential-2	C-2 Community Commercial	M-1 General Industrial
R-1 Neighborhood Residential	C-3 General Commercial	M-2 Heavy Industrial
R-2 Community Residential	C-4 Service Commercial	A-D Airport District
R-3 Urban Residential	C-C Downtown Central Business	MXC Mixed-Use / Regional Comm.
H-D Healthcare District	Downtown City Center	T-N Downtown Transition Neighborhood
Public District	C-D College District	

In 2001, Parcel R3258200000 was part of an application to annex 76.5 acres (ANN-50-01). The subject parcel was annexed with the initial zone C-2, along with the parcel where Walgreens is currently located. The rest of ANN-50-01 is not included in this application.

Also in 2001, Parcel R3258100000 was annexed into the City with the initial zone of C-2 (ANN-56-01). At the time this parcel had a single family home that has since been demolished.

This applicant has requested for the southern 8.84 acres to be rezoned from C-2 (Community Center) to R-2 (Community Residential) for the purpose of constructing a mixed-use preliminary plat consisting of detached single-family lots and commercial lots.

Both the C-2 and R-2 zones are noted as compatible zoning districts within the Community Center Placetype in the Comprehensive Plan.

According to Caldwell City Code, the purpose of the R-2 Community Residential zone is to "provide areas by zoning procedures in accordance with the comprehensive plan that accommodates a larger variety of lot sizes and housing types. This includes single-family residential (including accessory dwelling units) and missing middle housing types such as townhomes, duplexes, triplexes, fourplexes, cottage courts, small scale multi-family, or mansion house apartments. Supporting or secondary land uses may include small-scale mixed-use or live/work housing types, and commercial activities and services that are generally only found at major intersections of arterial and collector roadways".

According to Caldwell City Code, the purpose of the C-2 Community Commercial zone is to "provide areas by zoning procedures in accordance with the comprehensive plan that accommodate businesses which provide convenient goods and services to a daytime work population as well as the residents of surrounding neighborhoods". The commercial uses shall be in compliance with the land use schedule for the C-2 zone at time of business license.

The code requires that all lots fronting an arterial within the Community Center Placetype shall be commercial uses, which this applicant is proposing. These buildings will be required to submit for Design Review as 10th Avenue and Ustick Road are called out in the code as "Key Corridors" which requires specific design guidelines for lots fronting these arterials.
Staff Comment: *The single-family residential use proposed is a permitted use within the R-2 zone; lot sizes, frontage, and density have been reviewed with this application and appear to meet code. The applicant is proposing a residential density of ~~7.13~~ 6.3 du/acre, which is below what the code requires due to this site being within the Community Center Placetype.* ***The gross density deviation is being requested through the Development Agreement. City Council shall determine if this density, intensity of uses proposed, and transition of uses fits this area and the neighborhood.***

IV. STAFF REVIEW AND ANALYSIS – PRELIMINARY PLAT AND DEVELOPMENT PLAN

The project proposes ~~sixty-three~~ fifty-six (56 ~~63~~) single family homes within the R-2 zone and 6.21 acres of commercial in the C-2 zone. The single-family homes are permitted within the R-2 zone. The development has a residential density of ~~7.13~~ 6.3 du/acre which is below the minimum density of 8 du/acre for this area, based on the Community Center Placetype. The single-family development to the south does have significantly larger lots with a lower density, which has led to the applicant requesting a lower residential density than in the Comprehensive Plan and the Code. The applicant is requesting this deviation through the Development Agreement to create a transition from these larger lots to the commercial. A proposal that would at least partially meet the comprehensive plan; higher density against the development to the south, may not be as compatible. Many commercial uses are permitted within the C-2 zone and/or shall comply with the Caldwell City Code at time of building or business permit.

Detailed Breakdown of Phasing and Types of Land Uses:

A detailed breakdown of the phasing and types of land uses for the proposed project are as follows:

Phased Development?	☐ Yes ☒ No	How Many Phases?	-

Residential Type	# of Lots	# of Buildings	# of Dwelling Units
Single-Family Detached	~~63~~ 56	~~63~~ 56	~~63~~ 56
Common Lots	~~9~~ 8	n/a	n/a
TOTAL	~~72~~ **64**	~~63~~ **56**	~~63~~ **56**

Non-Residential Type	# of Lots	# of Buildings	# of Tenant Spaces
Commercial	7 (6.21 AC)	Unknown	unknown

Staff Comments*: Prior to the Hearing Examiner hearing, the applicant reduced the number of single family detached lots from 63 to 60 to provide additional open space. After the Hearing Examiner recommendation of denial due to a lack of transition, the applicant modified the plans to go from 60 to 56 single family detached lots to address the neighboring residents' and the Hearing Examiner's concerns about the lot sizes on the southern boundary. The reduction of the 4 residential lots allowed the applicant to increase the size of the single-family detached lots that are along the southern boundary from 40' wide to 50' wide lots to provide a smoother transition from the larger lots to the south of this proposed development.*

Dimensional Standards Analysis:

The Caldwell City Code provides bulk zoning standards for regulating the size, height, and setback requirements for buildings and structures within a particular zoning district; and standards for lot dimensions and spatial arrangements.

The following are the required bulk requirements and dimensional standards for the **R-2 zone** in accordance with Caldwell City Code, and the dimensions proposed by the subject development:

Minimum Lot Size	Required	Proposed
Interior Lot Area (sq. ft.)	4,000sqft	4,191sqft
Corner Lot Area (sq. ft.)	5,000sqft	n/a
Minimum Lot Width / Frontage (ft.)	30'	40'
Setbacks	**Required**	**Proposed**
Front Yard Setback, Garage; Minimum (ft.)	22'	Shall comply with code at time of building permit
Front Yard Setback, Living Area; Minimum (ft.)	15'	
Interior Side Yard Setback (ft.) (Minimum)	5'	
Street Side Yard Setback (ft.) (Minimum)	15'	
Rear Yard Setback (ft.) (Minimum)	15'	
Alley (Garage/Parking) Setbacks: Minimum (ft.)	5'	
Scale and Massing	**Required**	**Proposed**
Maximum Building Height (ft.) *	30'	30'
Residential Density Range in Gross units /acre	8-15 du/acre	~~7.13~~ 6.3 du/acre Requesting reduced density through the DA

* Regardless of the zoning district, if a new mixed-use, multi-family, or non-residential structure is being built immediately adjacent to a single-family residence, the maximum height of the new structure shall be 30' unless allowed to exceed such maximum height by special use permit approval. For the purposes of this requirement, immediately adjacent to shall mean within one hundred fifty (150) feet, as measured from structure to structure.

The following are the required bulk requirements and dimensional standards for the **C-2 zone** in accordance with Caldwell City Code, and the dimensions proposed by the subject development:

Minimum Lot Size	Required	Proposed
Interior Lot Area (sq. ft.)	0sqft	42,253sqft
Corner Lot Area (sq. ft.)	0sqft	19,602sqft
Minimum Lot Width / Frontage (ft.)	0’	101’
Setbacks	**Required**	**Proposed**
Front Yard Setback, Garage; Minimum (ft.)	0’	Shall comply with code at time of building permit
Front Yard Setback, Living Area; Minimum (ft.)	0’	
Interior Side Yard Setback (ft.) (Minimum)	0’	
Street Side Yard Setback (ft.) (Minimum)	0’	
Rear Yard Setback (ft.) (Minimum)	0’	
Alley (Garage/Parking) Setbacks: Minimum (ft.)	0’	
Scale and Massing	**Required**	**Proposed**
Maximum Building Height (ft.) *	55’	55’
Residential Density Range in Gross units /acre	n/a	n/a

* Regardless of the zoning district, if a new mixed-use, multi-family, or non-residential structure is being built immediately adjacent to a single-family residence, the maximum height of the new structure shall be 30’ unless allowed to exceed such maximum height by special use permit approval. For the purposes of this requirement, immediately adjacent to shall mean within one hundred fifty (150) feet, as measured from structure to structure.

Staff Comments: *Staff finds that the applicant is proposing lot sizes and frontages that comply with the standards for each respective zone. Setbacks for each individual building lot shall be reviewed for compliance at the time of building permit submittal. The proposed gross density is below the 8 du/ac noted within the comprehensive plan and City code for the Community Center Placetype, but the applicant is requesting this reduction through the Development Agreement, as it is the only avenue to request such a deviation from code standards.*

CCC 10-02-05 Off-Street Parking Standards:

The Caldwell City Code has provisions addressing the minimum and maximum number of off-street parking spaces accessory to designated uses, shared parking lots, off-street loading, parking lot lighting, and bicycle parking.

The following provides an overview of the parking, loading and pedestrian amenity requirements for the proposed land uses, and the amount proposed by the subject development:

SINGLE FAMILY / TWO FAMILY DWELLINGS			
Off-Street Parking Spaces	**Required**	**Proposed**	
Off-Street Parking Spaces (Minimum)	2.0 per DU	2 per DU	

COMMERCIAL			
Off-Street Parking Spaces	**Required**	**Proposed**	
Off-Street Parking Spaces (Minimum)	Based on uses – unknown at this time	Shall be required to comply with code at time of building permit	
Off-Street Parking Spaces (Maximum)	Based on uses – unknown at this time		
ADA Accessible Parking Spaces	**Required**	**Proposed**	
ADA Accessible Parking Spaces (Minimum)	Shall meet state and federal requirements	Shall be required to comply with code at time of building permit	
Bicycle Parking Spaces	**Required**	**Proposed**	

Bicycle Parking Spaces	Unknown at this time	Shall be required to comply with code at time of building permit
Commercial / Industrial Loading Spaces	**Required**	**Proposed**
Required # of Loading Spaces	Unknown at this time	n/a
Required Size (Feet)	12 x 50	n/a
Minimum Clearance (Feet)	14’	n/a

Staff Comments: *The project was reviewed for compliance with all parking requirements and was determined to be in compliance with city zoning ordinances. Parking compliance for the commercial uses will be determined at time of business permit*

Public Services, Utilities, and Facilities:

Sewer & Water: All utilities are available or will be available as outlined in the City of Caldwell Engineering staff report memo.

Irrigation Applicant is required to provide pressurized irrigation throughout the project in accordance with Caldwell City Code. The subject site is located within the Pioneer Irrigation District boundary. Any issues related to access to a pressurized irrigation system will be addressed in the City of Caldwell Engineering staff report memo.

Stormwater: The applicant proposes retaining storm water on site, per City Code.

Schools: The subject site is located within the Caldwell School District. Staff did not receive comments from CHS on this application.

Police: Emergency police services are provided by the City of Caldwell Police. The nearest police station is approximately 2.3 miles away from the furthest point of the development.

Fire: Emergency fire services are provided by the City of Caldwell Fire. The nearest fire station is Station #2 and is approximately 0.22 miles from the development.

Staff Comments: *Staff finds all utilities are available or will be available as outlined in the engineering staff report/ memo. Utilities are required to be designed and constructed in accordance with the City of Caldwell requirements for municipal facilities. All other public services and facilities are or will be provided to serve the site and any proposed land uses based upon the letters received from partner agencies.*

Transportation and Connectivity:

Street Frontage: The Ambrosa Subdivision has frontages on 10th Avenue, Kimball Avenue, and Ustick Road.

Street Classifications: Ustick Road – Major Arterial; 10th Avenue – Minor Arterial; Kimball Avenue – Local Road

Proposed Site Access: The development is proposing to build full access points to 10th Avenue and constructing an access to Kimball Avenue, which leads out to Ustick Road. The applicant is proposing a stub street to the south, which shall be removed as there is an existing single family home to the south of it.

Traffic Impact Study (TIS): A TIS is required for this application due to the number of lots and uses proposed. Engineering has included a condition of approval that a completed TIS is required prior to Construction Drawing approval. Therefore, the Engineering Department is alright with the proposed development getting initial entitlements and obtaining TIS approval at a later date as the TIS should not affect the overall subdivision layout in a substantial way. If needed, further clarification should be obtained from the City Engineer and Engineering Department.

Safe Routes to Schools:

As required by 10-02-02 (3), residential and multi-family subdivisions and/or developments within the "walk zone" of a school or where no walk zone map exists (within a 1 ½ mile radius of a school) shall provide safe and well-designed routes and crossings for children to bike or walk from their home to school. Such routes shall include:

- The shortest and safest routes.
- Level, ADA accessible sidewalks with minimum cross slope where sidewalks cross driveways. Sidewalk widths shall be determined by the functional classification of the street.
- Curb ramps in accordance with the latest ADA design standards.
- Pathways that connect to schools where needed.
- Crosswalk and/or protected crosswalks, as required by the city.

Staff Comments: *As submitted, the proposed access points appear to be compliant with all city code requirements for transportation, access, and connectivity. In addition, the project will need to comply with all mitigation recommendations as specified within the future traffic impact study unless otherwise noted within the City of Caldwell Engineering staff memo and conditions.*
Staff finds the applicant is proposing sidewalks along all adjacent classified roadways to the development, as well as internally to the site. This proposal closes a large sidewalk gap along Ustick Road and 10th Avenue that will provide additional walkability to the schools in the area.

Landscaping, Open Space, Pathways and Amenities:

The Caldwell City Code specifies requirements for landscape street buffers, open space, land use buffers, and private and public pathways.

The following provides an overview of the city code requirements, and the proposal presented by the subject development:

Street Landscape Buffers	Min. Required	Proposed
10th Avenue – Arterial (355 LF):		
Buffer Width:	25' wide	25' wide
Sidewalk:	7' detached	7' detached
Berms:	Yes	Yes
Class I tree:	One per 25 LF No more than 50% of the trees 110'/25= 4 trees	8 trees (Exceeds required number of trees, so the 50% does not apply)
Class II tree:	One per 35 LF 245'/35= 7 trees	7 trees
Shrubs:	One per 4 LF 355'/4 = 89 shrubs	89 shrubs
Groundcover:	20-50% turf grass	2,645sqft (30%) turf sod

	Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)	
Boulders:	May be required at time of Design Review	
Ustick Road – Arterial (1,012 LF):	**Min. Required**	**Proposed**
Buffer Width:	25’ wide	25’ wide
Sidewalk:	7’ detached	7’ detached
Berms:	Yes	Yes
Class I tree:	One per 25 LF No more than 50% of the trees	0 – not required as all trees proposed are Class II
Class II tree:	One per 35 LF 1,012’/35 = 29	29 trees
Shrubs:	One per 4 LF 1,012’/4 = 253 shrubs	253 shrubs
Groundcover:	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)	8,553sqft (34%) turf sod
Boulders:	May be required at time of Design Review	
Kimball Avenue – Local (328 LF):	**Min. Required**	**Proposed**
Buffer Width:	10’ wide	15’ wide
Sidewalk:	5’ attached	5’ wide
Berms:	No	Yes
Class I tree:	One per 25 LF No more than 50% of the trees	0 – not required as all trees proposed are Class II
Class II tree:	One per 35 LF 328’/35 = 9 trees	9 trees
Shrubs:	One per 4 LF 328’/4 = 82 shrubs	82 shrubs
Groundcover:	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)	1,021sqft (21%) turf sod
Boulders:	No	n/a
Marte Street – Local (760 LF):	**Min. Required**	**Proposed**
Buffer Width:	10’ wide	10’ wide
Sidewalk:	5’ wide attached	5’ wide attached
Berms:	No	Yes
Class I tree:	One per 25 LF No more than 50% of the trees	0 – not required as all trees proposed are Class II
Class II tree:	One per 35 LF 760’/35 = 21	21 trees
Shrubs:	One per 4 LF 760’/4 = 190 shrubs	190 shrubs
Groundcover:	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)	3,467sqft (46%) turf sod
Boulders:	No	n/a
Open Space:	**Min. Required**	**Proposed**

Qualifying Open Space (Minimum):	10% (0.88 AC)	~~42,756~~ 40,514sqft (~~0.98~~ 0.93 AC)

Buffers Between Land Uses:	**Min. Required**	**Proposed**
Commercial to Residential Uses:	20’	63’ total 10’ local street buffer along commercial lots and 53’ ROW count as buffer

Parking Lot Landscaping:	**Min. Required**	**Proposed**
Parking Islands:	Every 12 spaces	Shall be required at time of Building Permit for Commercial Uses
Planter Island Width:	8’ width for Class I trees 10’ width for Class II trees	
Planter Island Length:	At least equal length to the adjacent parking spaces	
Class 1 or 2 Trees (min. 2” caliper):	Min. of 1 for a single row Min. 2 for a double row	
Plantings:	A combination of low shrubs, flowers, native grasses or other vegetative groundcover. If island is less than 6’ wide, turf grass is prohibited. If island is greater than 6’, turf grass shall never exceed more than 50% of the planter area. Compliance with 10-02-09-8 is required.	
Perimeter Parking Lot Landscaping:		
Minimum Buffer Width:	5’	Shall be required at time of Building Permit for Commercial Uses
Class 1 or 2 Trees (min. 2” caliper):	1 per 40 LF	
Shrubs:	1 per 5 LF	
Other Groundcover Required:	Max. 20% turf; remaining groundcover shall be decorative rock, permabark, rock mulch, or additional shrubs/flowers above code requirements so that the entire buffer area is covered.	

Building Façade Landscaping:	**Min. Required**	**Proposed**
Planter Width:	3’ wide in all areas that will not impede pedestrian access	Shall be required at time of Building Permit for Commercial Uses
Shrubs:	One (1) three (3) gallon shrub per 3 LF of foundation	
Groundcover:	Additional groundcover plants shall cover the	

	remainder of the landscaped area	

Pathways:	Required
(Public Pathways):	
Irrigation/Drain Pathways:	No
Regional Pathway (10' multi-use):	No
Wayfinding and Directional Signage:	No
Fencing (Both Sides of Pathway):	No
(Other Pathways):	
Neighborhood Pathways (5'):	Yes
Community Pathways (8'):	No

Staff Comments (Landscaping, Buffers, & Common Open Space):

The applicant is in compliance with all landscaping buffer code and will be required to be in compliance with the code requirements for parking lot landscaping and building façade landscaping of the commercial lots at time of review of each building permit. Street buffers within the C-2 zone will be required to be within landscape easements at time of final plat.

Regional Pathways:

Staff notes the 2040 Bicycle and Pedestrian Master Plan does not identify any required public pathways at this location.

Neighborhood and Community Pathways:

Neighborhood Pathways (5'): The applicant is proposing five-foot (5') wide micro pathways to provide pedestrian connectivity between common open space areas and a more convenient route around the long block of homes. The pathway will have a minimum five-foot (5') wide landscape buffer along both sides with the appropriate number of shrubs.

Community Pathways (8'): This development does not have anywhere to connect a community pathway to nearby developments to provide additional community connectivity.

Fencing and Screening:

Code does not require fencing within this development.

Any future trash enclosures for the non-residential lots will be required to be screened with landscaping/fencing in accordance with the City Code. Any ground mechanical units shall be screened with landscaping/fencing in accordance with the City Code.

V. STAFF REVIEW AND ANALYSIS – AREAS OF SPECIAL CONCERN

The applicant is proposing a gross residential density that is below what the code and comprehensive plan require for the Community Center Placetype. The required gross residential density is 8-15 du/acre for this area, where the applicant is proposing ~~7.13~~ 6.3 du/acre. The Hearing Examiner recommended denial in hopes the applicant would provide larger lots along the southern boundary, providing a smoother transition to the smaller lots and the commercial on the northern portion of the property. The applicant reduced their lot count from 63 to 56 single family homes to provide 50' wide lots along the southern boundary in hopes to address the Hearing Examiner's concerns. This also reduced the density further from 7.13 dwelling units per acre to 6.3 dwelling units per acre.

This is just below the minimum density allowed, yet the applicant is wishing to provide a smoother transition between the larger lot single family homes to the south and the commercial along Ustick Rd.
This location is called out as an "Area Hub" in the Comprehensive plan, which calls for a large gathering space. Staff has conditioned that at the time of Design Review submittal, the applicant shall depict a public plaza and/or similar large gathering space on the plans to comply with the Comprehensive Plan and that the applicant shall work with the Planning and Zoning division to design said gathering space.

VI. PUBLIC HEARINGS

1. **HEARING EXAMINER PUBLIC HEARING**

A public hearing on the requests was held before the Hearing Examiner on 2/24/2026, at which time city staff presented a staff report along with an analysis of the application and all pertinent information on the case, followed by the applicant's presentation, and testimony in opposition, neutral, and in favor.

The Commission reviewed and considered all records, evidence, testimony, and facts presented, prior to making a recommendation for DENIAL to be forwarded to City Council.

2. **CITY COUNCIL PUBLIC HEARING**

A public hearing on the subject applications was held before the City Council on 4/20/2026, at which time city staff presented a staff report along with an analysis of the application and all pertinent information on the case, followed by the applicant's presentation, and testimony in opposition, neutral, and in favor.

The City Council reviewed and considered all records, evidence, testimony, facts presented, and recommendations in making their decision.

Based upon compliance with the conditions noted herein, the City Council found and concluded the following:

THE FINDINGS BELOW ARE WRITTEN IN BOTH APPROVAL AND DENIAL.

THE CITY COUNCIL WILL DECIDE IF THE INDIVIDUAL APPLICATIONS ARE COMPLIANT WITH THE CORRESPONDING CRITERIA AS LISTED BELOW.

NOTE: *The findings will be updated prior to signature to represent the decision made at the hearing.*

Zoning Ordinance MAP Amendment

REQUIRED APPROVAL CRITERIA		
The City of Caldwell 2040 Comprehensive Plan, Caldwell City Code Sections 10-01-05: Official Zoning Maps and the Comprehensive Plan, 10-01-07: Zoning Upon Annexation, and 10-03-02: Zoning Ordinance Text and Map Amendments - Rezones outlines the approval criteria pertinent to zoning ordinance text and/or map amendments. **The city council, prior to approving any ordinance map amendment request, shall find and conclude the requests have met the criteria identified below.**		
Criteria	**Findings and Conclusion**	
	Compliant	**Not Compliant**
The request has met compliance with all public notice and hearing requirements of the City Code and Idaho Code.		
The proposed zoning map amendment is consistent with the comprehensive plan's land use map, and the plan's established goals, objectives, and policies. If the request is not in accordance with the adopted comprehensive plan, the request for amendment shall not take place until after the comprehensive plan has been amended under notice and hearing procedures provided in this chapter and within section 67-6509, Idaho Code.		
The proposed map amendment is consistent with the purpose statement of the proposed zoning district.		
The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood, or has proposed efforts to mitigate or minimize such adverse impacts		
The information provided from the agencies having jurisdiction over the public facilities needed for this site indicate that adequate public facilities exist, or are expected to be provided, to serve all uses allowed on this property under the proposed zone.		

Preliminary Plat

REQUIRED APPROVAL CRITERIA		
Caldwell City Code Section 11-02-03 (1) E2 (A) through (1) E2 (E) outlines the criteria for approving a preliminary plat. **The city council, prior to approving any Preliminary Plat request, shall find and conclude the requests have met the criteria identified below.**		
Criteria	**Findings and Conclusion**	
	Compliant	**Not Compliant**
The plat is in compliance with "city code"?		

The plat is consistent with the city comprehensive plan		
Public services and utilities are available or can be made available and are adequate to accommodate the proposed subdivision?		
The plat is consistent with the city transportation master plan?		
The subdivision preserves natural, scenic or historic features, if applicable of the site it is being developed on?		

VII. CONCLUSIONS OF LAW

1. The City of Caldwell has provided for the processing of Land Use permits authorized by Chapter 65, Title 67, Idaho Code, pursuant to Chapter 10 Zoning Regulations and Chapter 11 Subdivision Regulations.
2. Adequate notice of the public hearing was provided, pursuant to Section 67-6512, Idaho Code and Chapter 10, Article 3, Section 10-03-12 of Caldwell City Code.
3. The record includes, but is not limited to all files, application documents, public notices, public comments and testimony, staff reports and memos, presented evidence ands exhibits, public hearing written minutes and audio, and the signed Findings of Facts, Conclusions of Law, and Decision.
4. The Planning and Zoning Commission and Hearing Examiner are authorized to recommend approval, recommend approval with conditions, recommend approval with modifications, or recommend denial of specific land use applications in accordance with Section 10-01-02 (3) of Caldwell City Code.
5. The Planning and Zoning Commission and Hearing Examiner are authorized to approve, approve with conditions, approve with modifications, or deny special use permits and planned unit development requests, when said planned unit development requests are not part of a preliminary plat, in accordance with Section 10-01-02(3) of Caldwell City Code.
6. The City Council reviewed and considered all records, evidence, testimony, facts presented, applicable code standards, the Caldwell Comprehensive Plan, and approval criteria as specified within Caldwell City Code in making their findings and decision.

VIII. DECISION

NOTE: *THIS SECTION WILL BE MODIFIED PRIOR TO FINAL SIGNATURE TO REPRESENT THE ACTION OF THE DECIDING BODY*

Approval Decision Language

THEREFORE, the Caldwell City Council, hereby **approves** of the request for Zoning Map Amendments to rezone 8.84 acres from C-2 to R-2 and a Preliminary Plat for 56 single family lots and 6.21 acres of commercial, to include the associated Development Agreement;

OR

Denial Decision Language

THEREFORE, the Caldwell City Council, hereby **Denies** the request for Zoning Map Amendments to rezone 8.84 acres from C-2 to R-2 and a Preliminary Plat for 56 single family lots and 6.21 acres of commercial, to include the associated Development Agreement because**….*deciding body must state the reasons for denial***

IX. CONDITIONS OF APPROVAL

(This section is only applicable to approval decisions)

NOTE: Any conditions removed by the governing body will be shown in strikethrough. Any conditions added by the governing body will be shown underlined

A. Site Specific Requirements:

1. Future development of the subject site shall be substantially consistent with the approved preliminary plat, landscape plans, open space exhibit, and Development Agreement associated with the requested Rezone.
2. Through the Development Agreement, the development is approved with a density of 6.3 dwelling units per acre, which is below what is required within the Caldwell City Code.
3. Prior to building permit submittal for each commercial building fronting Ustick Road and 10th Avenue, Design Review applications shall be submitted.
4. At the time of Design Review submittal, the applicant shall depict a public plaza and/or similar large gathering space on the plans to comply with the Comprehensive Plan. The applicant shall work with the Planning and Zoning division to design said gathering space.
5. At time of final plat, commercial landscape buffers shall be depicted within landscape easements and a plat note added that said buffers are to be maintained by the Business Owners Association.
6. At time of final plat, cross access easements shall be shown on the final plat with a plat note calling out the lots and blocks where this will be located, or a blanket cross access easement for all commercial lots.

B. General Requirements:

1. Development of the subject property shall be in conformance with all municipal codes, policies, standards, and regulations of the City of Caldwell, unless specifically stated otherwise in a Development Agreement or in the Order of Decision. **NOTE:** *Failure to identify a code violation during the review of the plans DOES NOT give the applicant the right or permission to violate any codes, policies, standards and/or regulations.*
2. If any term or provision of this decision, to any extent, is held invalid or unenforceable, the remaining terms and provisions hereof shall not be affected thereby, but each such remaining term and provision shall be valid and enforced to the fullest extent permitted by law.
3. Any nuisances existing on the property (weeds, trash, debris, etc) shall be resolved and in compliance with city codes prior to the approval of any construction drawings and/or issuance of building permits.
4. Any changes to the plans and specifications upon which this approval is based, other than those required by the above conditions, will require the submission of an application for modification and approval of that application prior to commencing any change.

5. All improvements and operations shall comply with applicable local, state and federal requirements and procedures whether specifically addressed in the analysis of this application or not.
6. Fencing: Fencing must comply with Caldwell City Code Section 10-02-07.
7. Approval: This approval is for the application(s) specified herein only. Additional permits, licenses and approvals may be necessary.
8. Solid Waste Disposal: All solid waste receptacles utilized during development and/or construction shall be provided by the same company with which the City of Caldwell has an exclusive contract.
9. Business Licensing: All businesses operating within the corporate limits of the city shall obtain a business permit license prior to commencing business operations.

C. Site Design and Development Standards:

1. General: All new construction shall comply with the current bulk and dimensional standards schedule in effect at the time the building permit is filed, excluding any deviations/modifications approved through a planned unit development, special use permit, and/or development agreement.
2. Concept Site Plan: The concept site plan **(Exhibit 1)** represents the Owner's current concept for completion of the Project. As the site layout evolves, the city understands and agrees that certain changes in that concept may occur or be required. If the City determines that any such changes require additional public comment due to potential impacts on surrounding property or the community, a public hearing shall be held on any proposed changes in the Concept Plan and notice shall be provided as may be required by the City. The Owner understands and agrees that any changes or modifications to the site plan must be submitted to the City for review and approval prior to development.
3. Building Elevations: The building elevations **(Exhibit 1)** represent the Owner's current concept for the style of architecture, architectural features, colors, finishes and materials, and surrounding landscaping for the project. As the building design evolves, the city understands and agrees that certain changes in that concept may occur or be required. If the City determines that any such changes require additional public comment due to potential impacts on surrounding property or the community, or that such change is a substantial enough change from the elevations presented to the public, a public hearing shall be held on the proposed changes and notice shall be provided as may be required by the City. The Owner understands and agrees that any changes or modifications to the building elevations must be submitted to the City for review and approval prior to construction of such.
4. Stormwater: Strict adherence to the "Caldwell Stormwater Management Manual", as adopted by the city council as well as any subsequent adopted updates, is required. **NOTE:** Any *modifications necessary to the original approved stormwater design where additional stormwater retention or detention facilities are required, or where the approved retention and detention facilities are required to be expanded, still requires adherence to the requirements for minimum open space, landscape buffers, lot sizes and setbacks.*

D. Fire Department Conditions of Approval:

1. Comply with all requirements of the City Fire Department as specified in their memo / email dated 11/17/2025 and shown in **Exhibit 2**. In addition, all fire code requirements for the following must be strictly adhered to:
    a. Access, turnarounds, emergency access, water supply, fire hydrants, etc. shall be met in the development and/or platting of the subject property.
    b. Final approval of the location and number of fire hydrants within the development shall be determined by the Fire Marshal and take place (by phase) at the time of submittal of applicable construction drawings for each phase.

E. Engineering Department Conditions of Approval:

1. Comply with all requirements of the City Engineering Department as specified in their memo dated 1/30/2026 and shown in **Exhibit 2.**
2. Comply with all requirements of the City Mapping Department as specified in their memo / email dated 12/11/2025 and shown in **Exhibit 2.**

F. Landscaping Specific Requirements:

1. Compliance: The applicant shall comply with all landscaping requirements based on Caldwell City Code.
2. Landscape Plan: The Landscape Plan **(Exhibit 1)** represents the approved landscape plan. Any changes to the landscape plan must be submitted to the City for review and approval prior to installation.
3. If the City determines that any such changes require additional public comment due to potential impacts on surrounding property or the community, or that such change is a substantial enough change from the landscape plan presented to the public, a public hearing shall be held on the proposed changes and notice shall be provided as required by the City.
4. Landscape Maintenance: All landscaping and screening devices shall be maintained in an attractive, live, safe and healthy manner.
5. Subdivisions: The homeowner's association is responsible for maintaining all common area landscaping and screening devices within a subdivision, development, and/or the subject property.
6. Parking Lot Landscaping: Linear grouping of parking spaces shall not exceed twelve (12) in a row, without the installation of an interior landscape planter island. All off-street parking lots/parking areas, drive aisles, and other vehicular use areas shall install a perimeter landscape buffer along the property line and/or project boundary. Class 3 trees are prohibited in the interior planter islands and all parking lot landscaping shall comply with 10-02-09-8.
7. Street Landscape Buffers: The street landscape buffers shall comply with CCC 10-02-09-5 and shall contain a mixture of trees, shrubs, lawn, vegetative and nonvegetative ground cover so that the entire buffer area is covered. Plantings shall meet or exceed the minimum plant sizes as follows:

TYPE	**MINIMUM (at planting)**
Evergreen trees	6-foot height minimum
Ornamental trees	2-inch caliper minimum
Shade trees	2-inch caliper minimum
Shrubs & Perennials	10" height and/or spread minimum, depending on plant species

G. Annexation and Rezone Specific Requirements:

1. Development Agreement: The signed and notarized development agreement shall be submitted to the City prior to the recording of the ordinance of annexation or rezone. The development agreement shall be received within fourteen (14) days of the approval of such annexation or rezone by City Council. If the development agreement is not received within 14 days, the Ordinance of Annexation and/or Zoning may need to be reconsidered by the City Council and may result in a loss of the approved entitlements.

H. Subdivision Specific Requirements:

1. Cluster Mailboxes: The development shall utilize cluster mailboxes for delivery of mail. Individual mailboxes shall not be allowed. A cluster mailbox placement plan shall be submitted to the Planning and Zoning department showing coordination with the United States Postal Services prior to submitting the construction drawings.

2. Subdivision Construction Signage: At the time of development a "rules and regulations" sign shall be posted and maintained at the entryways to the project until it is fully developed and build out is complete. The signs would be intended for subcontractors performing work and should include: a) no dogs; b) no loud music; c) no alcohol or drugs; d) no abusive language; e) disposal of personal trash and site debris; f) daily cleanup of any mud and/or dirt that is deposited from the construction parcel onto streets; g) installation of a temporary construction fence that would keep debris from being blown off site by the wind; h) no burning of construction or other debris on the property.

3. Plat Expirations:

    a. Final plats must be submitted for approval within twenty-four (24) months of the date of signature on the approving order of decision for the preliminary plat;

    b. Final plats must be recorded for a single-phase development or for the first phase of a multi-phase development within twenty-four (24) months of the date of signature on the approving order of decision for the final plat. For phased subdivisions, see 11-02-02 (1).

4. Final Plat Submission: Final plat applications shall be submitted to the planning and zoning department at the same time as the application for review of construction drawings has been submitted to the engineering department.

5. Phased Subdivisions: The subdivider may file and obtain acceptance of successive final plats for continuous segments of the approved preliminary plat without reapplication for preliminary plat approval, provided that final plats are recorded in successive intervals of not more than two (2) years each, as measured from the date of recordation of the prior phase final plat, and provided that "city code", as herein defined, and any subsequent amendments as adopted by the city before, during or after preliminary plat approval, is followed in all design, engineering plans, construction and final plats for all phases, with the exception of lot sizes, lot dimensions, setbacks, number of lots and any exceptions approved at the time of preliminary platting, which shall remain as indicated in the preliminary plat order of decision and/or development agreement.

6. Approved Subdivision Name. No changes to an approved subdivision name shall occur unless a request is initiated through the filing of an application for a “Subdivision Name Change Request”, and subsequently reviewed and approved the Mapping and Planning and Zoning Department, at an administrative staff level. In making application, the application shall file a completed application with the Planning and Zoning Department on forms prescribed by the department accompanied by such data and information necessary to assure the fullest presentation of facts, as determined by the Planning Director.

    a. *Subdivision Name Change Requests; Prior to Final Plat Submission:* If approved, an amended preliminary plat will need to be submitted to the Planning and Zoning Department with the reflected subdivision name change prior to the approval of construction drawings. All construction drawings and final subdivision plats shall reflect the new approved subdivision name.

    b. *Name Change Requests; Prior to Final Plat Recording:* If approved, an amended final plat drawings and mylars will need to be submitted to the Planning and Zoning Department with the reflected subdivision name change prior to signature of the final plat.

    c. *Name Change Requests; After Final Plat Recording:* If approved, an amended final plat drawing indicating the new subdivision name OR an Affidavit of Correction indicating that the plat is

otherwise known as "insert the new approved subdivision name", shall be recorded at the county recorder's office. Once the plat or affidavit is recorded, a copy of the recorded plat or affidavit shall be provided to the Planning and Zoning Department.

7. Approved Street Names, Street Layout, Lot and Block Numbering, and Subdivision Phasing Plan: No changes to the original approved street names, street layout and configuration, lot and block numbering, or subdivision phasing plan shall occur without prior approval from the City of Caldwell Mapping Division. Any substantial changes from what was originally approved may require additional public hearings.

STANDARD LANGUAGE FOR DENIAL DECISION

(This section is applicable to all denial decisions except for OWNER CONSENTED ANNEXATIONS)

See below for language on owner consented annexations.

A. Request For Reconsideration By Affected Persons: On any application brought before the city council affecting the use, occupancy or development of real property, including, but not limited to, those matters governed by the Idaho Local Land Use Planning Act, found at Idaho Code section 67-6501 et seq., or the Caldwell Zoning Ordinance, found in this title, a party may request that the city council reconsider a decision pursuant to the terms of this section. Decisions and recommendations of the planning and zoning commission are not subject to reconsideration but may be appealed to the city council as provided in this title.

1. As required by Idaho Code section 67-6535(2)(b), any applicant or affected person who wishes to seek judicial review of compliance with the provisions of Idaho Code section 67-6535, must first seek reconsideration of the final decision within fourteen (14) days.

2. Such written request must be delivered to the city clerk within that time frame and must identify specific deficiencies in the decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed or modified after compliance with applicable procedural standards.

3. The city council shall review the petition for reconsideration at a regular meeting and decide whether to reconsider the matter.

4. The city council may consider its decision only if it finds any of the following:

    a) There was a clerical error in the decision;

    b) The decision resulted from fraud or mistake;

    c) There is new evidence for the record or a change in circumstances;

    d) There was a procedural error;

    e) The council previously rejected the application by a tie vote; or

    f) The decision was made in violation of substantive law.

5. If the city council chooses to reconsider the final decision, the city council shall provide the applicant or affected person a written decision on such action. If the city council grants reconsideration in whole or in part, a hearing before the city council will be scheduled to address the specific deficiencies identified by the applicant or affected person, which shall be conducted pursuant to the public notice procedures set forth in this section. The issues examined upon reconsideration shall be limited to issues raised by the petition for reconsideration and the record previously established, as well as the applicable law. The cost of all required notices shall be borne by the party(ies) seeking reconsideration of the decision and paid in advance.

6. Following the hearing on the reconsideration, the city council may affirm, reverse, or modify, in whole or in part, its' prior decision and shall provide a written decision to the applicant and the affected person(s) within sixty (60) days of receipt of the request for reconsideration. If the city council fails to timely decide, the request for reconsideration is deemed denied. A decision shall not be deemed final for purposes of judicial review unless the process required in this subsection has been followed. The twenty-eight (28) day time frame for seeking judicial review is tolled until the date of the written decision regarding reconsideration or the expiration of the sixty (60) day reconsideration period, whichever occurs first.

7. Once the council has reconsidered any of its decisions relating to a given application, as set forth hereinabove, it may not entertain any additional or subsequent request for reconsideration, whether by the same or any other interested party.

8. A failure to request reconsideration is a failure of the applicant or affected party to exhaust administrative remedies.

These Findings of Fact, Conclusions of Law and Decision are approved and adopted by the Caldwell City Council on this 20th day of April 2026.

_____

Eric Phillips, Caldwell Mayor

ATTEST:

_____

Kritina Buchan, Caldwell City Clerk

EXHIBITS

Exhibit 1: Application Documents

- Application(s) and Checklist(s)
- Project Narrative
- Vicinity Map
- Subdivision Plat
- Landscape Plan/Open Space Exhibit
- Open Space Exhibit
- Building Elevations
- Neighborhood Meeting Letter
- Neighborhood Meeting Mailing List
- Neighborhood Meeting Sign-In Sheet

Exhibit 2: City Department Conditions of Approval and Comments

- City of Caldwell Engineering Department
- City of Caldwell Fire Department
- City of Caldwell Mapping Department
- City of Caldwell Police Department

Exhibit 3: Agency Notification and Comments

- Copy of Public Agency Notification Sent
- List of Public Agencies Notified
- Agency Comments Received
    - Idaho Department of Transportation

Exhibit 4: Public Comments

- Sherry Marsicola – opposed
- Linda Davis – opposed
- Jeff Allen – opposed
- Laura Shannon – opposed

Exhibit 5: Minutes of the Hearing Examiner Hearing

Exhibit 6: Draft Development Agreement

Exhibit 7: Ordinance and Summary

EXHIBIT 1:

APPLICATION DOCUMENTS

COMMUNITY DEVELOPMENT DEPARTMENT
Planning & Zoning Division
Caldwell City Hall: 205 S 6th Avenue | Mail: PO Box 1179 Caldwell, ID 83606 |Phone: 208-455-3024
https://www.cityofcaldwell.org/Departments/Community-Development/Building-Safety-Division
Robin Collins, PCED, CBO | Community Development Director & Building Official

Master Land Use Application

This Master Land Use Application and specific land use checklists must be completed, with all required supplemental documents provided, prescreening passed, and fees paid for an application to be considered complete and accepted.

Hearing dates and codes utilized for review are based on the date is "complete and accepted".

Failure to submit all requested items (in legible form) may delay the processing of your application.

APPLICATION LEGEND:

* = Public hearing(s) required
** = May require public hearing
*** = City Council consent agenda
All others are considered Administrative Staff Level Reviews

I. Application Requests (check all that apply)

☐ Admin Director Determination	☐ Lot Split (Administrative)	☑ Subdivision (Prelim) Plat*
☐ Administrative Development Review[2]	☐ Lot Split (Simple)	☐ Subdivision (Final) Plat***
☐ Alternative Method of Compliance	☐ Manufactured Home Community*	☐ Subdivision (Short) Plat*
☐ Annexation w/Zoning*	☐ Mobile Food Unit (Individual)	☐ Subdivision Plat Modification**
☐ Business License (Permit)	☐ Mobile Food Unit Park / Court	☐ Subdivision Plat (Time Extension)
☐ Certificate of Appropriateness*	☐ Modification to Conditions of Approval**	☐ Subdivision Plat (Renewal)
☐ Comprehensive Plan (Map) Amendment*	☐ Outdoor Dining Permit	☐ Temporary Use Permit
☐ Comprehensive Plan (Text) Amendment*	☐ Parcel Consolidation	☐ Traffic Impact Study Review
☐ Deannexation*	☐ Performance Bonding	☐ Vacation (Easement)*
☐ Design Review**	☐ Planned Unit Development (New)*	☐ Vacation (Plat Note) *
☐ Development Agreement (New)*	☐ Planned Unit Development (Modification)**	☐ Vacation (ROW) *
☐ Development Agreement (Modification)**	☐ Public Art / Mural	☐ Variance*
☐ Development Agreement (Termination)*	☑ Rezone* (Zoning Map Amendment)	☐ Zoning Ordinance Text Amendment*
☐ Home Occupation Permit (New)	☐ Signs[1]	
☐ Home Occupation Permit (Renewal)	☐ Special Use Permit (New)*	
☐ Lot Line / Boundary Line Adjustment	☐ Special Use Permit (Modification)**	

Footnotes:

[1]Freestanding, post/pole, or monument signs less than 6' in height. All other signs must be submitted through the building department.

[2] Used when not associated with other land use applications, when revisions to an approved (non-subdivision development) is being proposed, or when the land use schedules indicate the requirement for Administrative Development Review.

II. General Project / Site Information

Project or Development Name: *(for business licensing, use business name)*	Ambrosa Subdivision
Site Address(s): *Upload separate attached sheet if more than six (6) site addresses*	Southwest Corner of Ustick and 10th 106 E Ustick
Suite #s:	
Parcel #s:	R32581 R32582
Total Acres:	16.56 acres
Prior Use of Property:	farming
Proposed Use of Property:	residential and commercial

Current Zoning of Subject Parcel(s): *(check all that apply)*

☐ RS-1	☐ C-1	☐ M-1	☐ D-CC	☐ A-D	☐ Property in County
☐ RS-2	☑ C-2	☐ M-2	☐ C-CB	☐ C-D	
☐ -1	☐ C-3	☐ I-P	☐ T-N	☐ H-D	List County Designation:
☐ R-2	☐ C-4			☐ P-D	
☐ R-3	☐ H-C				

Proposed Zoning of Subject Parcel(s): *(check all that apply)*	☐ No Change ☐ RS-1 ☐ RS-2 ☐ R-1 ☑ R-2 ☐ R-3	☐ C-1 ☑ C-2 ☐ C-3 ☐ C-4 ☐ H-C	☐ M-1 ☐ M-2 ☐ I-P		☐ D-CC ☐ C-CB ☐ T-N	☐ A-D ☐ C-D ☐ H-D ☐ P-D

Select the Overlay District for the Subject Parcel(s): *(check all that apply)*	☑ Not in Overlay Zone ☐ APO-1 ☐ APO-2	☐ ED-1	☐ FP-1	☐ HD-1 ☐ HD-2 ☐ HD-3	☐ SO-1 ☐ SO-2 ☐ SO-3	☐ UD-1 ☐ UD-2 ☐ UD-3

City of Caldwell Comprehensive Plan Designation of Subject Parcel(s): *(check all that apply)*	☐ Neighborhood 1 ☐ Neighborhood 2 ☐ Neighborhood 3 ☐ Urban Neighborhood	☐ Downtown ☐ Mixed Use Center ☑ Community Center ☐ Special Purpose

Is/Are Subject Parcel(s) located within an "Area Hub" as indicated within the City of Caldwell Comprehensive Plan?

☐ Yes ☑ No

III. Applicant Information

Note: If applicant is an LLC, proof of authorized signer will be required from the Secretary of State.

Name:	Jeff Likes
Company Name: *(if applicable)*	ALC Architecture
Mailing Address:	1119 E State St #120 Eagle, Idaho 83616

Phone:	208.514.2713	**Email:**	jeff@alcarchitecture.com

Email Address:	jeff@alcarchitecture.com

Applicants Relationship to Property Owner:	☐ Property Owner ☑ Authorized Agent/Representative ☐ Purchaser ☐ Petitioner *(vacation requests only)*

IV. Property Owners' Information *(if different from applicant)*

Name:	Bennett Forest Industries, INC
Mailing Address:	251 E Front St #202 Boise, Idaho 83702
Phone:	
Email:	

V. Contractor / Developer Information *(fill out, if applicable)*

Name:	Travis Stroud
Company Name: *(if applicable)*	Northwest Development Companies
Mailing Address:	1980 S Meridian Rd #140 Meridian, Idaho 83642
Phone:	208.412.1329
Email:	travis@nwdevco.com

VI. Architect Information *(fill out, if applicable)*

Name:	Jeff Likes
Company Name: *(if applicable)*	ALC Architecture
Mailing Address:	1119 E State St #120 Eagle, Idaho 83616
Phone:	208.514.2713
Email:	jeff@alcarchitecture.com

VII. Civil Engineer / Surveyor Information *(fill out, if applicable)*

Name:	Antonio Conti
Company Name: *(if applicable)*	Ackerman Estvold
Mailing Address:	7661 W Riverside Dr #201 Garden City, Idaho 83714

Phone:	208.853.6470	**Email:**	antonio.conti@ackerman-estvold.com

VIII. Landscape Architect Information *(fill out, if applicable)*

Name:	Carmen Weber
Company Name: *(if applicable)*	Ackerman Estvold
Mailing Address:	7661 W Riverside Dr #201 Garden City, Idaho 83714

Phone:	208.853.6470	**Email:**	carmen.weber@ackerman-estvold.com

IX. Applicant Acknowledgement

☑ By signing this application, I authorize employees/agents of the City to enter onto the property that is the subject of this application during regular business hours. The sole purpose of entry is to make an examination of the property that is necessary to process this application; and

☑ I certify that I am the owner of this property, the owner's authorized agent/representative, or the petitioner (if for a vacation). If acting as an authorized agent or representative, I further certify that I have full power and authority to file this application and to perform, on behalf of the owner, all acts required to enable the jurisdiction to process and review such an application. I will comply with all provisions of the law and ordinance governing this type of application; and

☑ I certify that failure to submit all required documents in compliance with the checklist could result in delayed acceptance, processing, and hearing date timelines; and

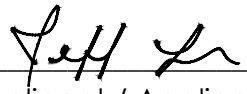
☑ I certify that the information furnished by me as part of this application is true and correct to the best of my knowledge.

I certify that I am the:

☐ Property Owner ☑ Authorized Agent / Representative ☐ Petitioner (Vacations Only)

Jeff Likes — 9.19.2025

Applicant / Applicant's Representative Printed Name — Date



Applicant / Applicant's Representative Signature

City of Caldwell
Community Development Department
Planning & Zoning Division
Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

REZONE CHECKLIST

The following items shall be included in the application submittal. Additional information may be required upon official review of the plans. Please check the box for each item listed below to confirm submission of the item listed.

SECTION 1: Filing Requirements

☒ All applications, checklists, plans and supporting documents must be submitted through our Online Permit Center.

☒ Filing fees **(see Section 2 below)**

☒ PDF Documents shall be formatted in accordance with **Section 5** below.

☒ All documents shall follow the naming conventions as shown here.

SECTION 2: Filing Fees

Refer to the Department fee list for most current fees.

☒ Application / Permit fees. Fees will be required to be paid once the application has been submitted and received by the department.

SECTION 3: Submittal Documents

The items listed below are considered a minimum. Additional information may be necessary for clarification during the review process.

☒ ***Master Land Use Application.*** Copy of a completed and signed master land use application.

☒ ***Application Checklist.*** Copy of a completed and signed application checklist

☒ ***Copy of Deeds or Proof of Ownership.*** If the owner is a corporation or LLC, proof of the representative or agent for the LLC or corporation will be required.

☒ ***Property Owner Acknowledgement***. Signed Property Owner Acknowledgement form (if applicable)

☒ ***Neighborhood Meeting Information***, including;

- ☒ A copy of the letter sent to all owners, residents and associations within 500' of the property boundary
- ☒ A copy of the 500' mailing list
- ☒ A copy of the sign-in sheet, with your signature for certification

City of Caldwell
Community Development Department
Planning & Zoning Division
Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

☒ ***Legal Description and Exhibit.*** Attach a legal description of the property including metes and bounds to the centerline of all adjacent rights of ways. All legal descriptions shall be stamped and certified by a land surveyor registered to the State of Idaho and shall be accompanied by an exhibit stamped and certified by a land surveyor registered in the State of Idaho. For multiple parcels with different zoning designations, the legal descriptions and exhibit shall indicate the area for each zone, along with the acreage and boundaries.

☒ ***Location / Vicinity Map.*** Showing the boundaries of the subject property with relation to nearby roadways and landmarks.

☒ ***Project Narrative.*** A detailed project narrative addressing the following:

- ☒ Description of overall proposed rezone and future development plan.
- ☒ Description of compliance with the City's Comprehensive Plan and Vision and compliance with zoning ordinances.
- ☒ Description of overall project benefits, the impacts on surrounding properties, and the mitigation of those impacts.

☒ ***Conceptual Development Plan*** (If the rezone request is not associated with a special use permit, planned unit development or subdivision plat request).

SECTION 4: Project Specific Details

Fill in all the information below that is applicable to the project being proposed.

SUBJECT SITE LAND USE AND LAND USE INFORMATION			
Existing Zoning Designation:	C2		
Proposed Zoning Designation:	C2 and R2		
Existing City Comprehensive Plan Future Land Use Designation:	community center		
Existing Land Use:	vacant		
Proposed Land Use:	commercial and residential		

SURROUNDING LAND USE AND ZONING INFORMATION			
	Existing Zoning Designation	**Existing City Comp Plan Designation**	**Existing Use of Site**
North of Subject Site:	County	community center	residential
South of Subject Site:	R1	neighborhood 2	residential
East of Subject Site:	C2, R3	community center	Commercial
West of Subject Site:	C2	community center	Commercial

EXISTING UTILITIES, INFRASTRUCTURE AND PUBLIC SERVICES INFORMATION		
Type of Site Access:	☒	Street Frontage
	☐	Easement Easement Width: Instrument #
Street(s) Providing Access to Site:	ustick, 10th, kimball	
Existing Domestic Water:	☐	Individual Domestic Well – How Many?
	☐	Centralized Public Water System
	☐	City Municipal Water System
	☒	N/A
	Nearest Water Line Connection: ustick	
Existing Sewer (Wastewater):	☐	Individual Septic
	☐	City Municipal Sewer
	☒	N/A
	Nearest Sewer Line Connection: ustick	
Existing Irrigation:	☒	Surface
	☐	Irrigation Well
	☐	Pressurized
	☐	Gravity
	☐	N/A
	Nearest Irrigation Connection:	
	Irrigation District:	
	☐	Caldwell School District

City of Caldwell
Community Development Department
Planning & Zoning Division
Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

School Districts Serving this Location:	☒	Vallivue School District
	☐	Nampa School District

CRITERIA FOR REZONE REQUEST
Please answer all of the questions below.
Please explain how the proposed zoning map amendment is consistent with the comprehensive plan's land use map, and the plan's established goals, objectives, and policies? Indicate which goals, objectives and policies it meets.
the proposed zoning is consistent with the comp plan due to a mix of commercial uses on the street frontage and residential on the interior
Please explain how the proposed map amendment is consistent with the purpose statement of the proposed zoning district as specified in Caldwell City Code.

the proposed zoning is consistent with the comp plan due to a mix of commercial uses on the street frontage and residential on the interior

Please explain how the intensity of development in the new zoning district will not create significant adverse impacts to surrounding properties or the neighborhood or explain the impacts and how the impacts are proposed to be mitigated.

the intensity of the project is not significant to the surrounding properties. There are residential neighbors surrounding this property, and the commercial uses will be of the neighborhood type uses.

Will adequate public facilities exist, or be provided, to serve all uses allowed on this property under the proposed zone? Please explain.

The public utilities will be brought to and through the site which will allow all lots on the site to be connected to city services. We are also extending utilities in Ustick road west to the end of our property.

SECTION 5: PDF Formatting Requirements

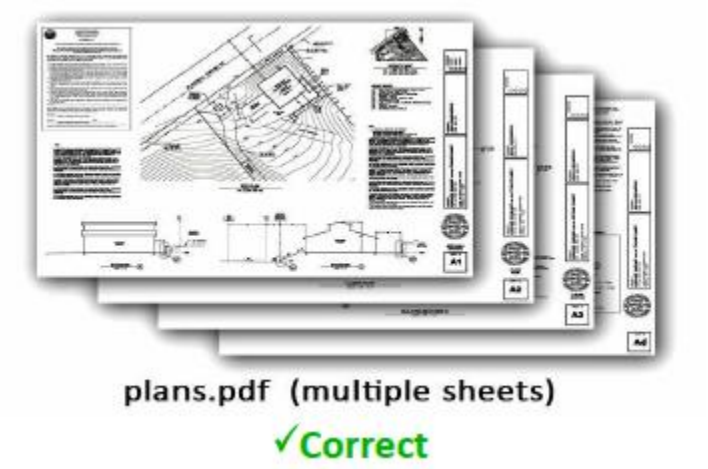
Portable Document Format (PDF) is the industry standard for electronic plans. The City of Caldwell only accepts PDF files for plan review. PDF files must be properly formatted as described below. Please read the instructions carefully. Improperly formatted plans can delay the plan review process for your project.

Layers: No multiple layers. Layers must be merged or flattened.

Format: Vector-based files are preferred given the ability to scale these files.

Resolution: Min. of 300 pixels per inch (PPI)

Grouping: Multiple sheet PDF (single file with multiple sheets)



Labeling: Each sheet of the plans must be labeled with the project name, contractor, and address of the subject site.

SECTION 6: Applicant Acknowledgement

☒ I acknowledge that all items on the checklist are included in the submittal package and that all documents have been named accordingly and submitted as single-sided, high-resolution pdf documents; and

☒ I acknowledge that I, the applicant, or my representative is responsible to attend all public hearings; and

☒ I acknowledge that applications are not deemed complete until the application has been submitted, all fees have been paid, and the application has been deemed accepted after completion of the prescreening process. This could impact neighborhood meeting deadlines and scheduling of public hearing dates.

☒ I acknowledge that I have read, understand, and am in compliance with all standards, terms, and requirements listed in Caldwell City Code; and

☒ I certify I am the:

City of Caldwell
Community Development Department
Planning & Zoning Division
Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

☐ Property Owner as the Applicant ☒ Property Owner's Agent / Representative

Jeff Likes — Applicant / Applicant's Representative Printed Name

10.7.2025 — Date

Applicant / Applicant's Representative Signature

October 1, 2025

City of Caldwell
Planning and Zoning
205 S 6th Ave
Caldwell, ID 83605
p. 208.455.3000
Attn: Planning and Zoning

Re: Preliminary Plat

To Whom It May Concern:

We are submitting a proposal for a preliminary plat involving parcels R32582 (0 S 10th Avenue, CA) and R32581 (106 E Ustick Road, CA).

The proposed development plan includes the following key components:

- Commercial Development: Approximately 2.41 acres on the southeast portion of Parcel R32582 will be designated for commercial use. This area will accommodate two new commercial buildings designed to serve the surrounding community and complement the existing commercial corridor.
- Additional Commercial Use: Approximately 6.01 acres along the northern frontage of the parcels, along Ustick Road, will also be allocated for future commercial development to maximize street visibility and accessibility.
- Single Family Development: Approximately 5.03 acres along the southern portion of the site will be subdivided to support single family residential lots. This will include 52 single family lots, thoughtfully planned rear yards backing up to existing rear yards and buffers between the residential and proposed commercial areas. This will be a rezone from C2 to an R2 zoning designation.

The proposed net percentages of Residential, commercial and common lots are as follows.

Residential- 30.4%
Commercial lots- 49.5%
Common lots- 8.81%

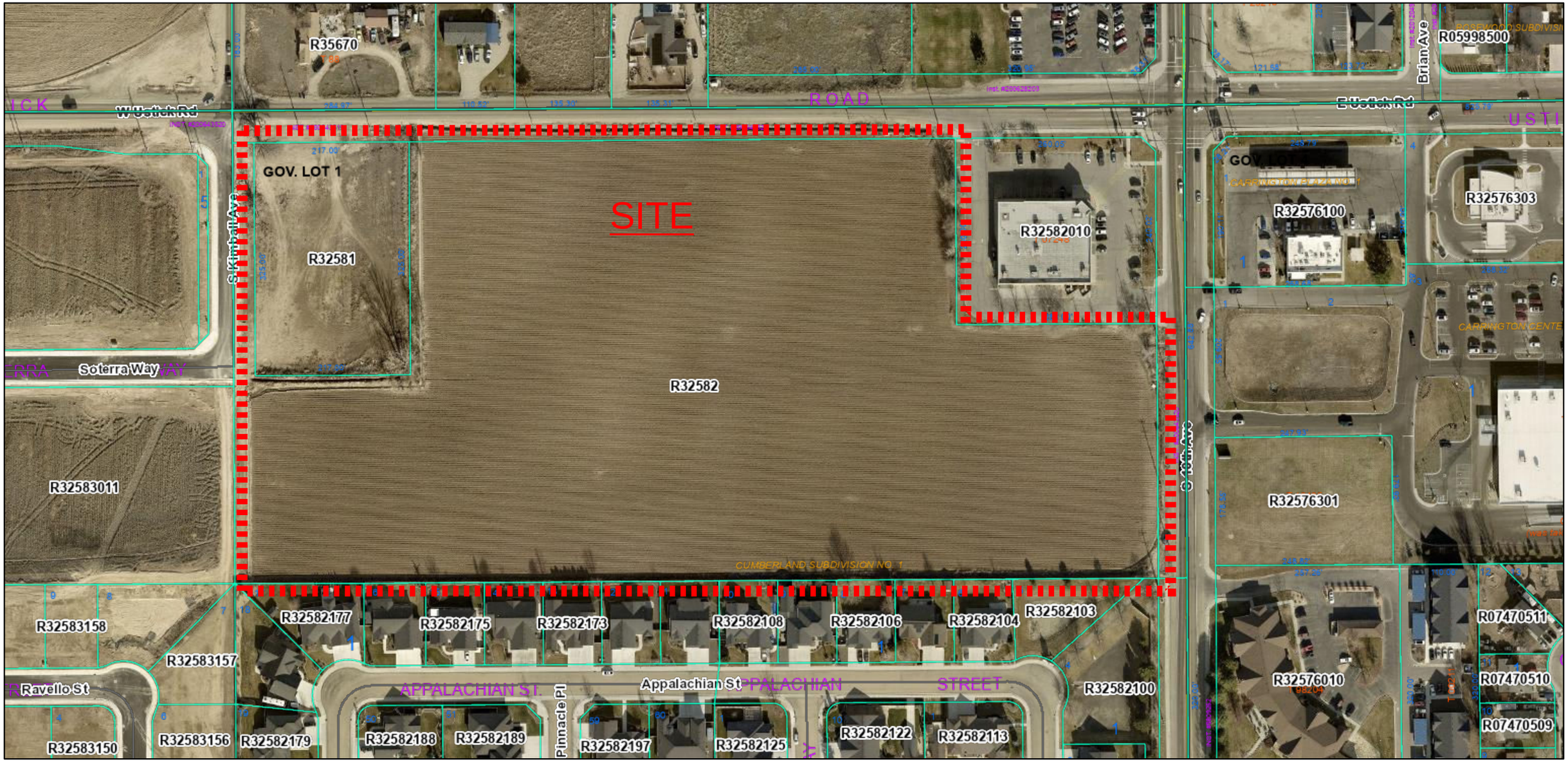
Current density and open space for the residential is 8.6 units per acre with a proposed open space of 16.4% of the residential portion.
Pathways will run along Ustick and along 10th as well as sidewalks throughout the residential area.
We will have extensive landscaping throughout the project. The landscaping for the interior of the commercial lots will happen with each lot as it develops. The proposed width of landscaping along Ustick will be 25', with 29 trees and 253 shrubs. The proposed width of landscaping along 10th will be 25', with 14 trees and 89 shrubs. There is a common area along the south side of the entry along Ustick which will have 13 trees planted in it.

Please find the attached site schematic plans for a visual representation of the proposed layout. We look forward to your review and welcome the opportunity to discuss this proposal further.

Thank you,

Jeff Likes
ALC Architecture
jeff@alcarchitecture.com
208.514.2713

Canyon County Assessor



9/18/2025, 5:03:09 PM

Imagery 2025

Red: Band_1

Green: Band_2

Blue: Band_3

Taxparcels

Canyon County Roads

Canyon County Roads

Sections-Adjusted for Assessment

County

1:2,257

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.12 km

Public

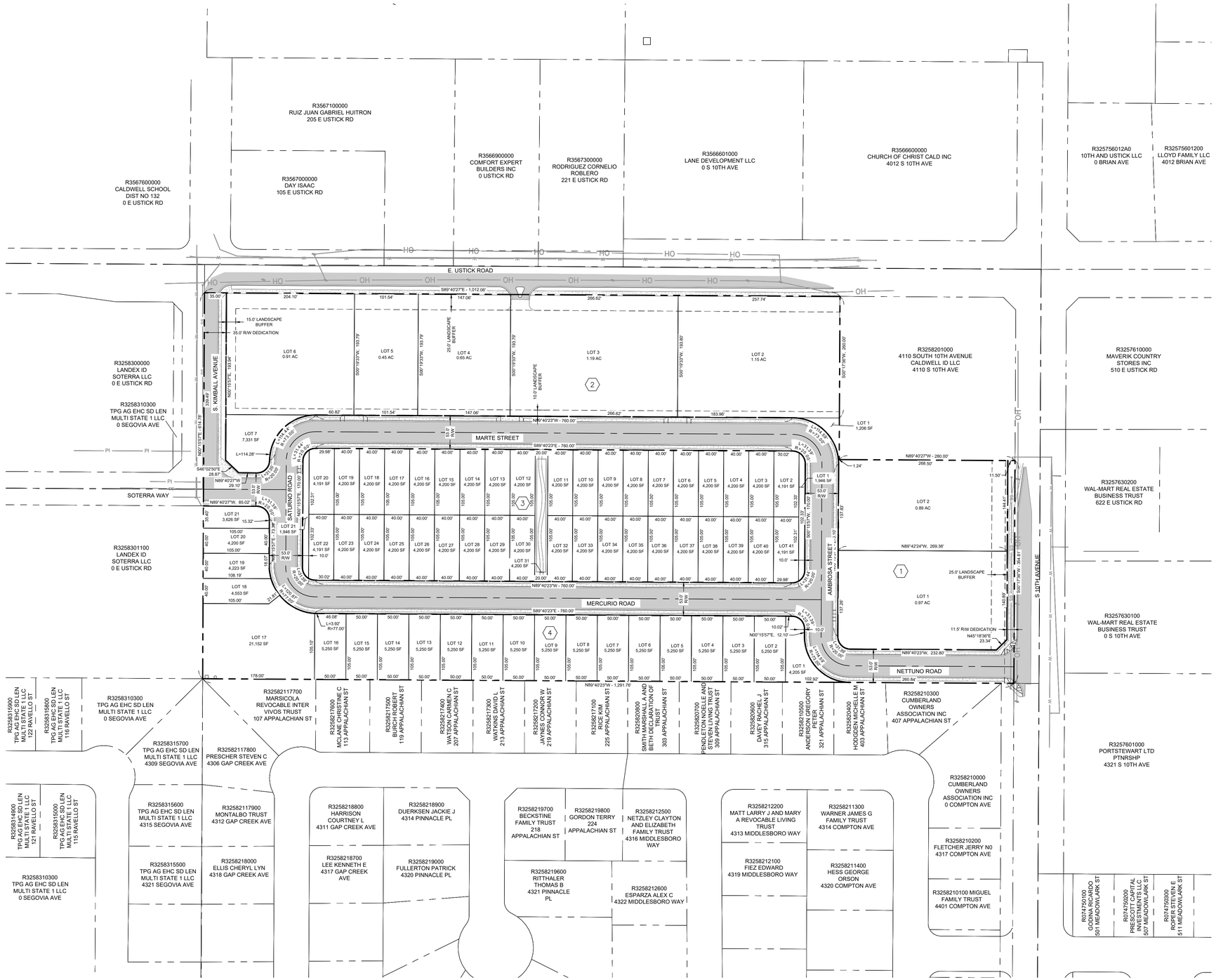
Maps and data are to be used for reference purposes only and Canyon County, Idaho is not responsible for any inaccuracies herein contained. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.

PRELIMINARY PLAT FOR

AMBROSA SUBDIVISION

A PORTION OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 4, T.3N., R.3W., BOISE MERIDIAN, CITY OF CALDWELL, CANYON COUNTY, IDAHO.

2026



40 20 0 40 80

Graphic Scale:

Attention is Drawn to the Fact That Drawing Scales May be Altered During Reproduction Processes. Scales Shown Hereon are Based on a Full Scale Sheet Size of 24" x 36".

Scale: 1" = 80'

LEGEND:

▲	FOUND MONUMENT
B.O.B.	BASIS OF BEARING
CP&F	CORNER PERPETUATION AND FILING RECORD
ROW	RIGHT-OF-WAY
	SUBJECT PARCEL
	RIGHT-OF-WAY
	PROPERTY LINE
	REFERENCE BOUNDARIES
	EASEMENT
	ROAD CENTERLINE
(1)	BLOCK NUMBER

OWNER OF RECORD

BENNETT FOREST INDUSTRIES, INC.
251 EAST FRONT STREET, SUITE 202
BOISE, ID 83702

ENGINEER/SURVEYOR

ACKERMAN ESTVOLD
ANTONIO CONTI
7661 WEST RIVERSIDE DRIVE, SUITE 201
GARDEN CITY, ID 83714

PRELIMINARY PLAT DATA

TOTAL SITE AREA	721,462 SF (16.56 ACRES)
COMMERCIAL (39.2%)	270,449 SF (6.21 ACRES)
SINGLE-FAMILY RESIDENTIAL (37.0%)	251,292 SF (5.78 ACRES)
TOTAL RIGHT-OF-WAY (22.0%)	161,059 SF (3.70 ACRES)
COMMON SPACE (1.8%)	38,662 SF (0.89 ACRES)

ZONING

EXISTING ZONING	C2 - COMMERCIAL
PROPOSED ZONING	C2 - COMMERCIAL & R2 - RESIDENTIAL
COMMERCIAL LOTS	7
SINGLE-FAMILY RESIDENTIAL LOTS	56
OPEN SPACE/COMMON LOTS	8
PUBLIC ROAD	6
TOTAL LOTS	77

SINGLE-FAMILY LOT INFORMATION

MINIMUM LOT SIZE	4,191 SF
MAXIMUM LOT SIZE	5,250 SF
GROSS RESIDENTIAL DENSITY	6.81 DU/ ACRES
NET RESIDENTIAL DENSITY	9.68 DU/ACRES
- *EXCLUDES PUBLIC STREETS & OPEN SPACES*	

COMMERCIAL LOT INFORMATION

MINIMUM LOT SIZE	19,677 SF (0.45 Acres)
MAXIMUM LOT SIZE	51,669 SF (1.19 Acres)
GROSS COMMERCIAL DENSITY	1.10 DU/ ACRES

NOTES

1. ALL BUILDABLE LOTS WITHIN THIS SUBDIVISION WILL BE PROVIDED WITH DOMESTIC WATER SERVICE BY THE CITY OF CALDWELL. THE PROPOSED WATER MAINS SHALL BE CONNECTED TO EXISTING CITY OF CALDWELL WATER MAINS TO PROVIDE SERVICE TO THE SUBDIVISION.
2. ALL BUILDABLE LOTS WITHIN THIS SUBDIVISION WILL BE PROVIDED WITH SANITARY SEWER SERVICE BY THE CITY OF CALDWELL. THE PROPOSED SANITARY SEWER MAINS SHALL BE CONNECTED TO EXISTING CITY OF CALDWELL SANITARY SEWER MAINS TO PROVIDE SERVICE TO THE SUBDIVISION.
3. PRESSURIZED IRRIGATION WATER SHALL BE PROVIDED FROM CALDWELL MUNICIPAL IRRIGATION DISTRICT (CMID) IN COMPLIANCE WITH SECTION 10-07-12 PER CALDWELL CITY CODE. LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND THE INDIVIDUAL LOTS WILL BE SUBJECT TO IRRIGATION WATER ASSESSMENTS.
4. ALL STORM WATER DRAINAGE SHALL BE MANAGED & DETAINED ON SITE. ALL STORMWATER DESIGN SHALL COMPLY WITH THE CITY OF CALDWELL'S MOST RECENT "STORMWATER MANAGEMENT MANUAL" AS ADOPTED BY COUNCIL AS OF THE DATE OF THE PRELIMINARY PLAT APPLICATION SUBMITTAL.
5. BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF CALDWELL APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
6. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION USE.
7. THIS SUBDIVISION RECOGNIZES SECTION 22-4503 OF IDAHO CODE. RIGHT TO FARM ACT WHICH STATES: 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.
8. ALL COMMERCIAL LOTS IN THIS SUBDIVISION ARE SUBJECT TO CROSS ACCESS AND PARKING EASEMENTS.
9. PRESSURIZED IRRIGATION LINES TO BE CONTAINED WITHIN 10' MINIMUM EASEMENT WHEN LOCATED OUTSIDE OF THE PUBLIC UTILITY EASEMENT.
10. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY PUBLIC OR PRIVATE STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
11. UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TEN (10) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
12. LOTS 8, 9, 17, 27, 38, 39, 50, AND 60 ARE COMMON/OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.

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PROFESSIONAL ENGINEER REGISTERED STATE OF IDAHO ANTONIO M. CONTI — PRELIMINARY NOT FOR CONSTRUCTION

SCALE (H): PER PLAN
SCALE (V): PER PLAN
DRAWN BY: TRA
DESIGNED BY: TRA
CHECKED BY: AMC

AMBROSA SUBDIVISION
0 SOUTH 10TH AVENUE
CALDWELL, IDAHO

DATE: 3/31/26

REVISIONS

	DATE
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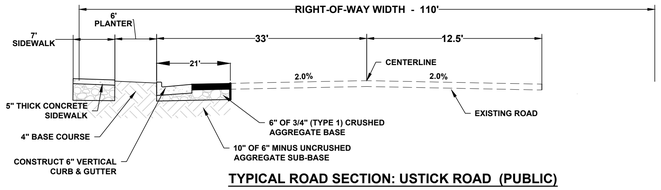
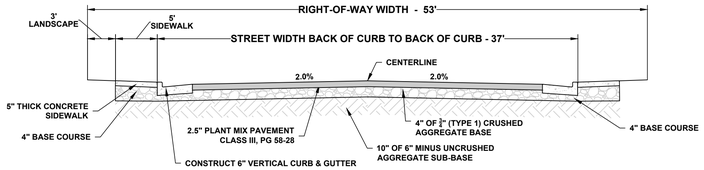
PROJECT NO. R25146

PRELIMINARY PLAT

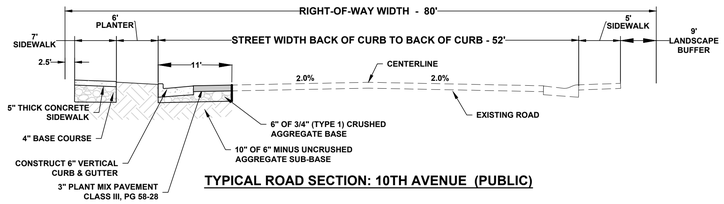
P1.0



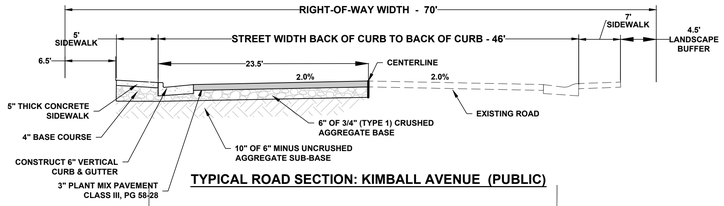
TYPICAL ROAD SECTION: USTICK ROAD (PUBLIC)



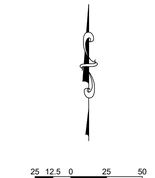
TYPICAL ROAD SECTION: LOCAL ROADS (PUBLIC)



TYPICAL ROAD SECTION: 10TH AVENUE (PUBLIC)



TYPICAL ROAD SECTION: KIMBALL AVENUE (PUBLIC)



Graphic Scale:

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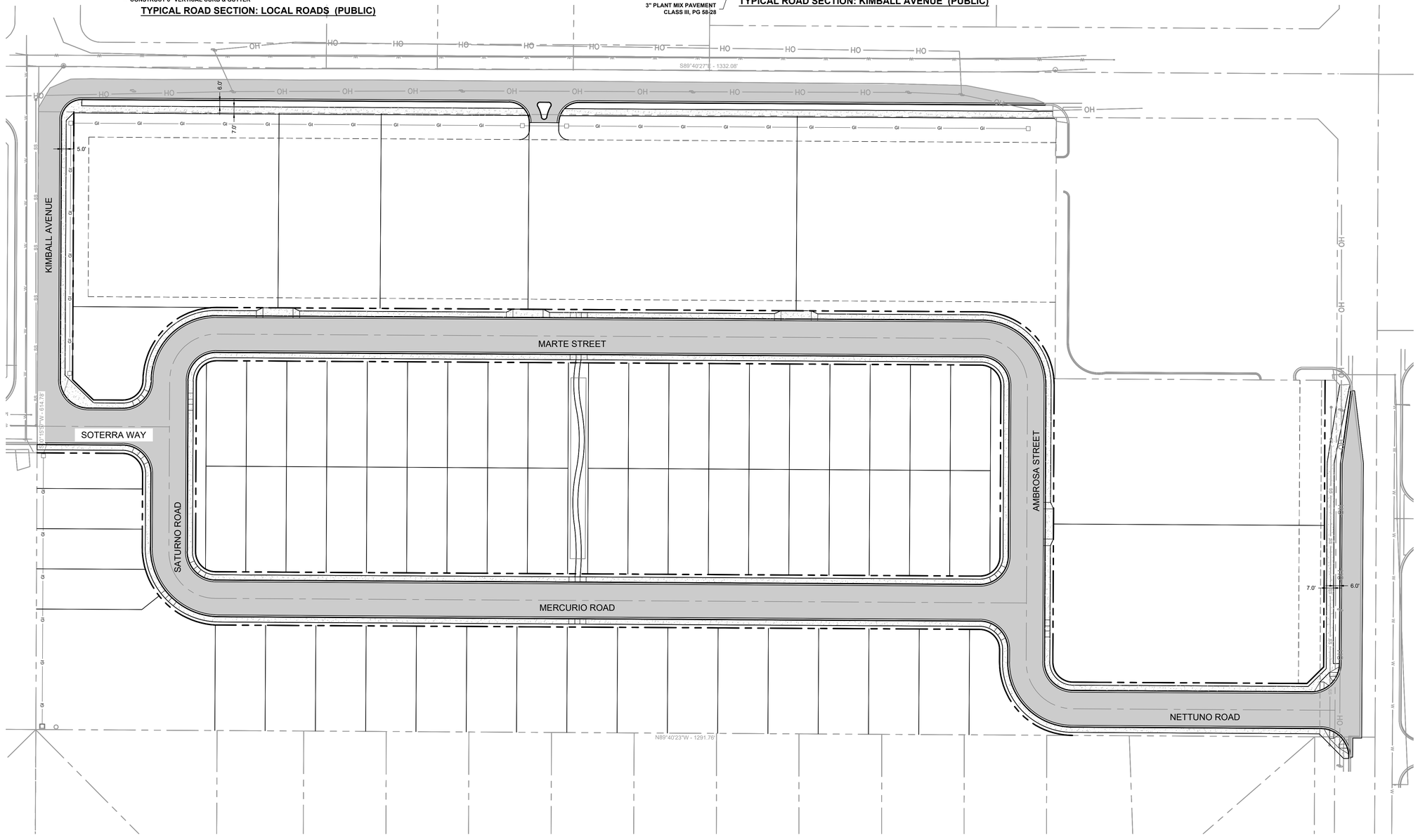
Scale: 1" = 50'



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PROJECT NO. R25146

PRELIMINARY STREETS

P2.0

UTILITY COMPANY

WATER & SEWER:	CITY OF CALDWELL
FIRE DISTRICT:	CALDWELL FIRE DEPARTMENT
POWER:	IDAHO POWER COMPANY
NATURAL GAS:	INTERMOUNTAIN GAS COMPANY
IRRIGATION:	PIONEER IRRIGATION DISTRICT

NOTES:

1. DOMESTIC AND FIRE PROTECTION WATER SERVICE WILL BE PROVIDED BY THE CITY OF CALDWELL. A PROPOSED 8-INCH WATER MAIN WILL BE CONNECTED TO THE EXISTING MUNICIPAL WATER MAIN LOCATED ALONG SOTERRA WAY AND LOOPED TO 10TH AVENUE.
2. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF CALDWELL. PROPOSED 8-INCH SANITARY SEWER MAINS WILL CONNECT TO AN EXISTING SANITARY SEWER MAIN ALONG 10TH AVENUE AND TO A PROPOSED 8-INCH SANITARY SEWER MAIN ALONG USTICK ROAD.
3. THE WATER AND SEWER MAIN ALIGNMENTS SHOWN ARE PRELIMINARY AND ARE SUBJECT TO REFINEMENT DURING FINAL DESIGN..
4. ALL DOMESTIC WATER MAINS WILL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (IDEQ) MINIMUM STANDARDS AND CITY OF CALDWELL REQUIREMENTS..
5. ALL SANITARY SEWER, WATER, AND STORM DRAINAGE FACILITIES LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY WILL BE ACCOMMODATED WITHIN A PERMANENT PUBLIC UTILITY EASEMENT.
6. THE UTILITIES AND DRAINAGE FACILITIES DEPICTED ON THIS PLAN ARE CONCEPTUAL IN NATURE AND SUBJECT TO MODIFICATIONS DURING FINAL DESIGN TO ADDRESS AGENCY REVIEW COMMENTS, FIELD CONDITIONS, AND COORDINATION WITH OTHER SITE IMPROVEMENTS.

PROPOSED LEGEND

- SANITARY SEWER MANHOLE
- SANITARY SEWER GRAVITY MAIN
- FIRE HYDRANT
- WATER VALVE
- WATER MAIN
- WATER FITTINGS
- SINGLE WATER SERVICE W/ METER
- DOUBLE WATER SERVICE W/ METER
- WATER CAP / BLOWOFF
- PRESSURE IRRIGATION PIPE
- PRESSURE IRRIGATION STUB

25 12.5 0 25 50

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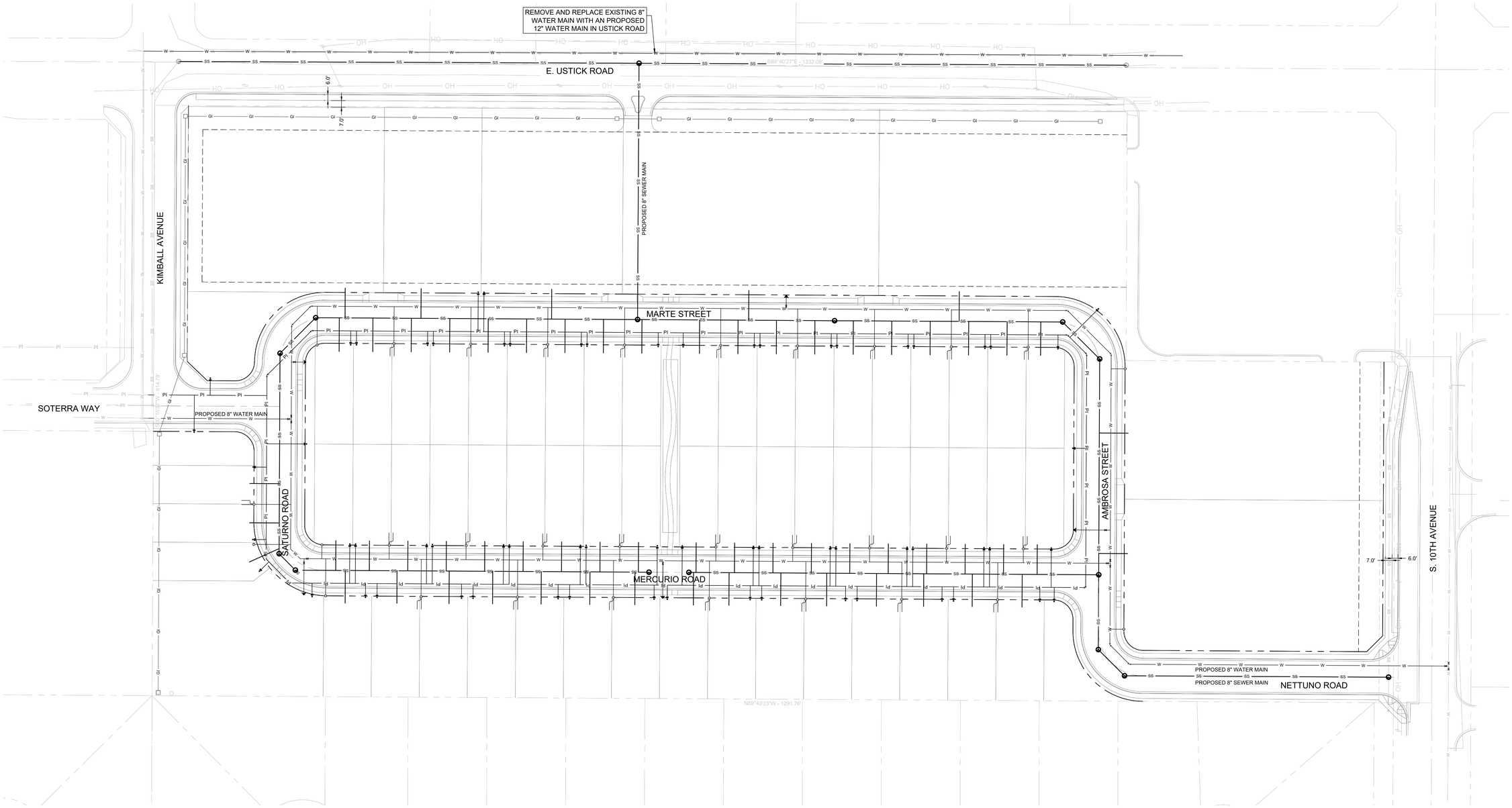

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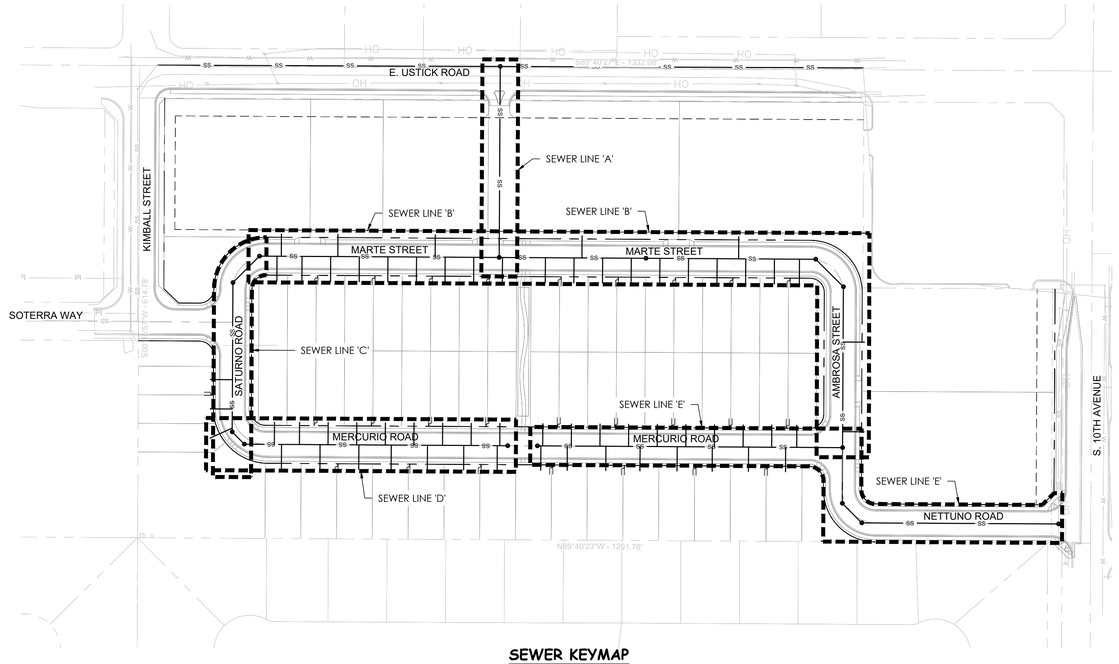
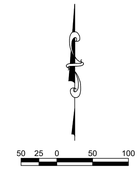
PRELIMINARY UTILITIES

P3.0



SEWER KEYMAP

SCALE: 1" = 100'



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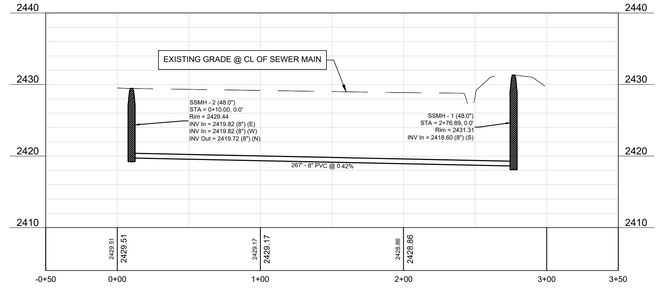
SEWER LINE 'A' - PROFILE

HORIZ. SCALE: 1" = 50'
VERT. SCALE: 1" = 10'



SEWER LINE 'C' - PROFILE

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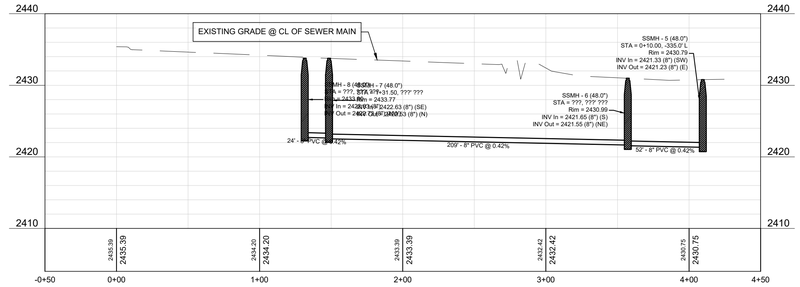
VERT. SCALE: 1" = 10'



SEWER LINE 'B' - PROFILE

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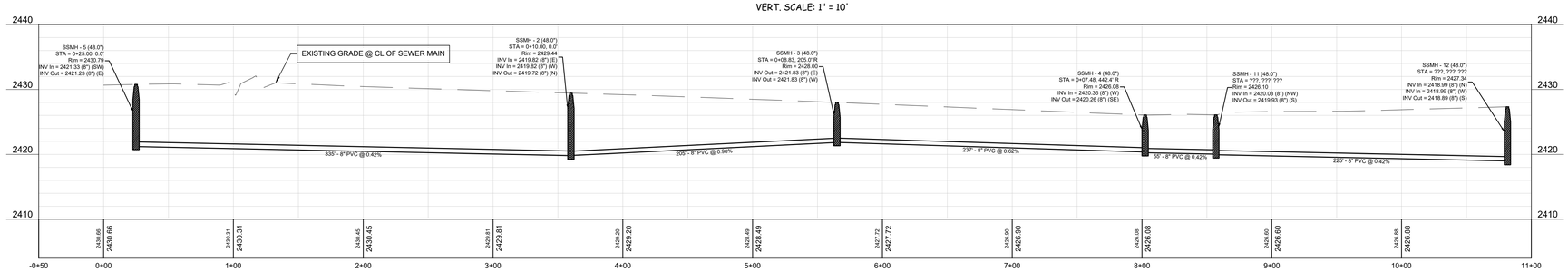

SEWER LINE 'D' - PROFILE

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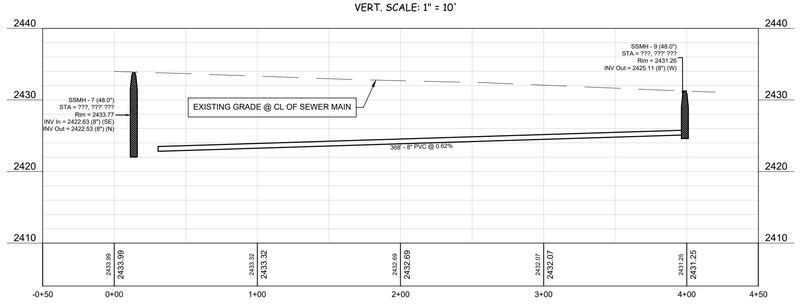
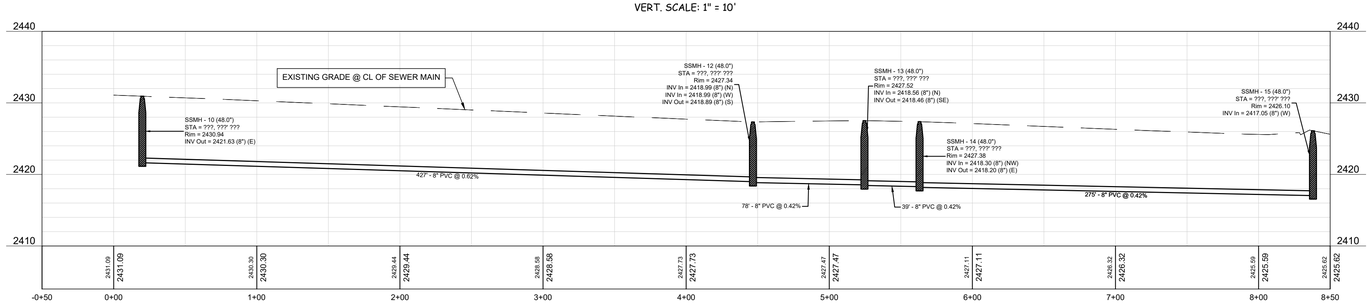


SEWER LINE 'E' - PROFILE

HORIZ. SCALE: 1" = 50'
VERT. SCALE: 1" = 10'



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AMBROSA SUBDIVISION
0 SOUTH 10TH AVENUE
CALDWELL, IDAHO

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PROJECT NO. R25146

PRELIMINARY SEWER P&P

P4.0

LANDSCAPE PLAN NOTES

1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE CONTRACTORS RESPONSIBILITY.
2. ALL PLAN MATERIAL SHALL CONFORM TO THE CURRENT AMERICAN ASSOCIATION OF NURSERYMANS NATIONAL STANDARD SPECIFICATIONS.
3. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS AND CONTRACT SPECIFICATIONS.
4. CONTRACTOR SHALL COORDINATE PLANTING WITH IRRIGATION CONTRACTOR.
5. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE DESIGN PROFESSIONAL.
6. REFER TO MATERIALS PLAN FOR EXTENT OF SEEDING, SODDING, RIVER ROCK, AND BARK PLACEMENT.
7. REFER TO SHEET L1.00 FOR PROJECT PHASING, ALTERNATES, AND COORDINATION WITH WORK BY OTHERS.
5. IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND SYMBOL NUMBERS.
6. IN THE EVENT OF A DISCREPANCY, NOTIFY THE DESIGN PROFESSIONAL IMMEDIATELY.
7. TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
8. SEEPAGE BEDS AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.

LANDSCAPE NOTES:

1. CONTRACTOR SHALL REPORT TO DESIGN PROFESSIONAL ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
2. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE DESIGN PROFESSIONALS PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
3. COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
4. COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH DESIGN PROFESSIONAL PRIOR TO CONSTRUCTION START-UP.
5. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
6. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
7. IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
8. ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF LARGE (2" MINUS) CRUSHED BASALT ROCK MULCH. SUBMIT SAMPLE FOR APPROVAL.
9. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
10. FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
11. AMEND EXISTING APPROVED TOPSOIL AT A RATE OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
12. FERTILIZE ALL TREES AND SHRUBS WITH AGRIFORM PLANTING TABLETS. QUANTITY PER MANUFACTURERS RECOMMENDATIONS.
13. ALL PLANTING BEDS SHALL HAVE A MINIMUM 18" DEPTH OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS, 1-1/2" BELOW ADJACENT SURFACES OF TURF SOD AREAS, AND 1" BELOW ADJACENT SURFACES OF TURF SEED AREAS.
14. REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM. PERFORM SOIL TEST ANALYSIS AND PROVIDE ADDITIONAL AMENDMENT AS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A HAVE A PH OF 5.5 TO 7.0. IF ONSITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
    A) PROVIDE APPROVED IMPORTED TOPSOIL, OR
    B) MPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE DESIGN PROFESSIONAL.
15. IF IMPORTED TOPSOIL FROM OFFSITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
    A) OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
    B) REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNERS REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE - PH. 5.5 TO 7.6.
16. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
17. TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL A.C.H.D. STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. TREES SHALL NOT BE PLANTED WITHIN 5'-0" OF AN A.C.H.D. SIDEWALK.
18. ANY PERENNIAL TREES OR PLANTS THAT WILL EXTEND ROOTS DEEPER THAN 18" SHALL BE PROHIBITED OVER ACHD UNDERGROUND SEEPAGE BEDS, INFILTRATION FACILITIES OR PIPING SYSTEMS.
19. SEEPAGE BEDS AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
20. IN THE EVENT OF A DISCREPANCY, NOTIFY THE DESIGN PROFESSIONAL IMMEDIATELY.

TOPSOIL NOTES

1. TOPSOIL REQUIREMENTS: ASTM D 5268, PH RANGE OF 5.5 TO 7.0, FOUR PERCENT ORGANIC MATERIAL MINIMUM, FREE OF STONES 1/2 INCH OR LARGER IN ANY DIMENSION, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
2. TOPSOIL SOURCE: STRIP EXISTING TOPSOIL FROM ALL AREAS OF THE SITE TO BE DISTURBED. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, ORGANIC MATTER LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED TO ACHIEVE THIS REQUIREMENT.
3. REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCYS FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE ARCHITECTS REPRESENTATIVE BY THE CONTRACTOR. ALL TOPSOIL SHALL BE AMENDED TO ACHIEVE SPECIFIED PH AND ORGANIC REQUIREMENTS. RE-TEST TOPSOIL PRIOR TO FINAL COMPLETION TO ENSURE REQUIREMENTS HAVE BEEN MET. NO TOPSOIL SHALL BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION.
4. PLACE TOPSOIL IN AREAS WHERE REQUIRED TO OBTAIN THICKNESS AS SCHEDULED. PLACE TOPSOIL DURING DRY WEATHER. PROVIDE ADDITIONAL IMPORTED TOPSOIL REQUIRED TO BRING SURFACE TO PROPOSED FINISH GRADE, AS REQUIRED.
5. COMPACTED TOPSOIL THICKNESS AT THE FOLLOWING AREAS:
    A. LAWN AREAS: 12 INCHES MINIMUM OR AS NECESSARY TO ACHIEVE EVEN GRADES WITH SURROUNDING LAWN AREAS.
    B. PLANTER BEDS: 18 INCHES MINIMUM
6. FINE GRADE TOPSOIL TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORMLY FINE TEXTURE. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. FINISH GRADE OF TOPSOIL SHALL BE 2" BELOW FINISH GRADE OF PAVEMENTS AREAS FOR SOD AND 1" FOR SEED.
7. TOPSOIL STOCKPILE LOCATIONS TO BE COVERED COORDINATE WITH EROSION AND SEDIMENT CONTROL PLAN.
8. ALL GRAVEL, SUBBASE, AND OTHER IMPORTED FILL MATERIALS OTHER THAN TOPSOIL SHALL ONLY BE STOCKPILED IN PROPOSED IMPERVIOUS AREAS. NO GRAVEL OR ROCK MATERIALS SHALL BE STOCKPILED OR TEMPORARILY PLACED IN PROPOSED LANDSCAPE AREAS TO PREVENT LANDSCAPE AREAS FROM BEING CONTAMINATED WITH ROCK MATERIALS. CONTRACTOR SHALL SUBMIT A DETAILED STOCKPILE PLAN TO DESIGN PROFESSIONAL AND OWNER FOR APPROVAL PRIOR TO ANY EARTHWORK OPERATIONS.

TURF AREA PREPARATION NOTES:

1. LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
2. NEWLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
3. SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
4. REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOD.
5. UNCHANGED SUBGRADES: IF TURF IS TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE-SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS:
    A. REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
    B. LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING TO PLANTING SOIL MIX PROPORTIONS AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
6. APPLY SOIL AMENDMENTS DIRECTLY TO SURFACE SOIL BEFORE LOOSENING.
    A. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, TRASH, AND OTHER EXTRANEOUS MATTER.
    B. LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION, AND TURF, OFF OWNERS PROPERTY.
7. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
8. MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
9. BEFORE PLANTING, OBTAIN DESIGN PROFESSIONAL'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.

LANDSCAPE AREA PREPARATION NOTES:

1. LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
2. NEWLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
    A. SPREAD PLANTING SOIL TO A DEPTH OF 12 INCHES IN TURF AREAS AND 18 INCHES AT SHRUB BED AREAS BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
    B. SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
    C. REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOD OR SEED.
3. UNCHANGED SUBGRADES: IF TURF IS TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE-SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS:
    A. REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
    B. LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. PROVIDE WEED ABATEMENT PROCEDURE. APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING TO PLANTING SOIL MIX PROPORTIONS AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
    C. APPLY SOIL AMENDMENTS DIRECTLY TO SURFACE SOIL BEFORE LOOSENING.
    D. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, TRASH, AND OTHER EXTRANEOUS MATTER.
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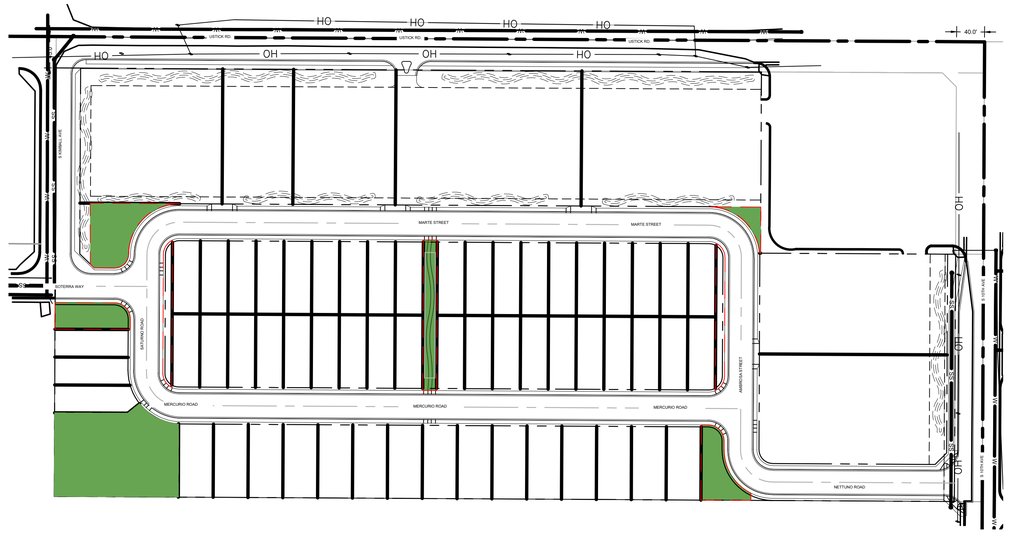
6. BEFORE PLANTING, OBTAIN DESIGN PROFESSIONAL'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
7. DO NOT SOW IMMEDIATELY FOLLOWING RAIN, OR WHEN GROUND IS TOO DRY. TEMPERATURE SHALL BE BETWEEN 55 F AND 95 F FOR A 24 HOUR PERIOD. WIND SHALL BE LESS THAN 5 MPH.

WEED ABATEMENT NOTES:

1. ALL AREAS TO BE PLANTED OR HYDROSEEDED SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
2. CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH "ROUND-UP" (CONTACT HERBICIDE) OR APPROVED EQUAL.
3. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE SITE.
4. CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS. AT CONCLUSION OF THIS WATERING PERIOD, DISCONTINUE WATERING FOR THREE TO FIVE (3-5) DAYS.
5. APPLY SECOND APPLICATION OF "ROUND-UP" TO ALL EXPOSED WEEDS. APPLY IN STRICT CONFORMANCE WITH MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE WEEDS FROM THE SITE.
6. IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
7. AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED FREE.

IRRIGATION NOTES:

1. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
2. PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
3. POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
4. PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM, ANNUALS, PERENNIALS GROUND COVERS OR SHRUB MASSINGS SHALL HAVE A POP-UP SPRAY SYSTEM.
5. ELECTRONIC WATER DISTRIBUTION TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
    a. PRECISE INDIVIDUAL STATION TIMING
    b. RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
    c. AT LEAST ONE PROGRAM FOR EACH HYDROZONE
    d. SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
    e. POWER FAILURE BACKUP FOR ALL PROGRAMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
6. INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
7. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
8. SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).
9. PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE Q.C.V. LOCATIONS WITH DESIGN PROFESSIONAL.



OPEN SPACE EXHIBIT
N.T.S.

NORTH

OPEN SPACE REQUIREMENTS

TOTAL ACRES OF DEVELOPMENT
- TOTAL: 721,462 S.F. (16.56± ACRES)

COMMERCIAL
- TOTAL: 276,772± S.F. (6.35± ACRES)
- OPEN SPACE - 46,685 S.F. (1.07± ACRES)

RESIDENTIAL
- TOTAL: 383,764 S.F. (8.81± ACRES)
- OPEN SPACE - 38,408 S.F. (0.88± ACRES)
- 1 TREE PER 5,000 S.F. WITH 50% BEING EITHER CLASS I OR CLASS II

TOTAL RESIDENTIAL OPEN SPACE 41,374 S.F. (0.95± ACRES)

	RESIDENTIAL OPEN SPACE REQUIRED	RESIDENTIAL OPEN SPACE PROVIDED
	10% OPEN SPACE - 0.881 ACRES± (38,376 S.F.)	10.78±% OPEN SPACE - 0.95 ACRES± (41,374 S.F.)
	TREES REQUIRED 8 TREES	TREES PROVIDED 13 TREES

LANDSCAPE REQUIREMENTS

USTICK ROAD - PRINCIPAL ARTERIAL - 1012 LINEAR FEET

REQUIREMENTS:	TREES REQUIRED	TREES PROVIDED
• 25 FOOT LANDSCAPE BUFFER		
• 1 TREE PER 25 LINEAR FEET FOR CLASS I TREES	29 CLASS II	29 CLASS II
• 1 TREE PER 35 LINEAR FEET FOR CLASS II TREES	TREES	TREES
• NO MORE THAN 40% OF THE SAME TREE SPECIES	SHRUBS REQUIRED	SHRUBS PROVIDED
• NO MORE THAN 50% SHALL BE CLASS I TREES	253	253
• 1 SHRUB PER 4 LINEAR FEET		
• UNDULATING BERMS MINIMUM 2' IN HEIGHT	TURF ALLOWED	TURF PROVIDED
• NO LESS THAN 20% TURF AND NO MORE THAN 50% TURF	12,650 S.F (50%)	8,553 S.F.

S. 10TH AVE. - MINOR ARTERIAL - 355 LINEAR FEET

REQUIREMENTS:	TREES REQUIRED	TREES PROVIDED
• 25 FOOT LANDSCAPE BUFFER		
• 1 TREE PER 25 LINEAR FEET FOR CLASS I TREES	14 TREES	8 CLASS I TREES
• 1 TREE PER 35 LINEAR FEET FOR CLASS II TREES		7 CLASS II TREES
• NO MORE THAN 40% OF THE SAME TREE SPECIES	SHRUBS REQUIRED	SHRUBS PROVIDED
• NO MORE THAN 50% SHALL BE CLASS I TREES	89	89
• NO LESS THAN 20% TURF AND NO MORE THAN 50% TURF		
• 1 SHRUB PER 4 LINEAR FEET	TURF ALLOWED	TURF PROVIDED
◦ CLASS I TREES PROPOSED DUE TO OVERHEAD POWER LINES PRESENT	4,438 S.F (50%)	2,645 S.F.

S. KIMBALL AVE. - LOCAL - 328 LINEAR FEET

REQUIREMENTS:	TREES REQUIRED	TREES PROVIDED
• 15 FOOT LANDSCAPE BUFFER		
• 1 TREE PER 25 LINEAR FEET FOR CLASS I TREES	9 CLASS II	9 CLASS II
• 1 TREE PER 35 LINEAR FEET FOR CLASS II TREES	TREES	TREES
• NO MORE THAN 40% OF THE SAME TREE SPECIES	SHRUBS REQUIRED	SHRUBS PROVIDED
• NO MORE THAN 50% SHALL BE CLASS I TREES	82	82
• 1 SHRUB PER 4 LINEAR FEET		
• NO MORE THAN 50% SHALL BE CLASS I TREES		
• NO LESS THAN 20% TURF AND NO MORE THAN 50% TURF	TURF ALLOWED	TURF PROVIDED
• 1 SHRUB PER 4 LINEAR FEET	2,460 S.F (50%)	1,021 S.F.

MARTE STREET - LOCAL - 760 LINEAR FEET

REQUIREMENTS:	TREES REQUIRED	TREES PROVIDED
• 10 FOOT LANDSCAPE BUFFER		
• 1 TREE PER 25 LINEAR FEET FOR CLASS I TREES	21 CLASS II	21 CLASS II
• 1 TREE PER 35 LINEAR FEET FOR CLASS II TREES	TREES	TREES
• NO MORE THAN 40% OF THE SAME TREE SPECIES	SHRUBS REQUIRED	SHRUBS PROVIDED
• NO MORE THAN 50% SHALL BE CLASS I TREES	190	190
• 1 SHRUB PER 4 LINEAR FEET		
• NO MORE THAN 50% SHALL BE CLASS I TREES		
• NO LESS THAN 20% TURF AND NO MORE THAN 50% TURF	TURF ALLOWED	TURF PROVIDED
• 1 SHRUB PER 4 LINEAR FEET	3,800 S.F (50%)	3,487 S.F.

COMMERCIAL PROPERTIES & BUILDING FACADE

REQUIREMENTS:
- 25 FOOT LANDSCAPE BUFFER
- 1 TREE PER 25 LINEAR FEET FOR CLASS I TREES
- 1 TREE PER 35 LINEAR FEET FOR CLASS II TREES
- NO MORE THAN 40% OF THE SAME TREE SPECIES
- NO MORE THAN 50% SHALL BE CLASS I TREES
- 1 SHRUB PER 7 LINEAR FEET

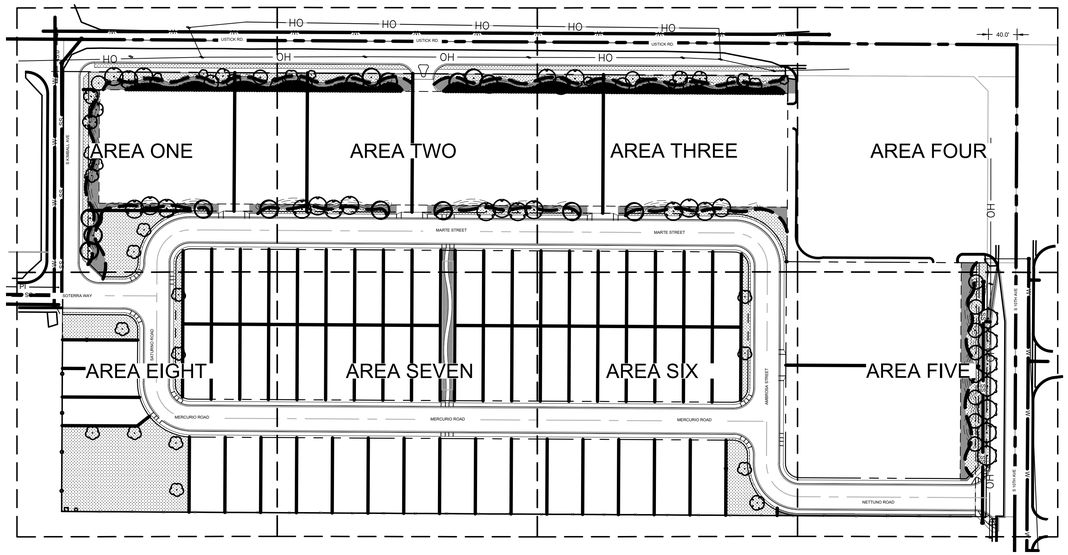
BUILDING FACADE REQUIREMENTS:
- 5' WIDE LANDSCAPE PLANTER
- 1, 3-GALLON SHRUB PER 3 LINEAR FEET OF FOUNDATION
  - PER INDIVIDUAL LOT OWNER

RESIDENTIAL PORTION - 383,764 S.F. (8.81 ACRES)

REQUIREMENTS:	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED
• LOTS UNDER 6,000 S.F. SHALL HAVE A MINIMUM OF 10% OPEN SPACE	38,376 S.F.	38,408 S.F.
• 1 TREE PER 5,000 S.F.		
• NO STREET TREE REQUIREMENT FOR LOCAL/NON CLASSIFIED STREETS WITHIN RESIDENTIAL SUBDIVISION.	OPEN SPACE TREES REQUIRED	OPEN SPACE TREES PROVIDED
	8	13

PATHWAY LANDSCAPING 217 LINEAR FEET

REQUIREMENTS:	TREES REQUIRED	TREES PROVIDED
• 5' WIDE PAVED PATHWAY		
• MIN. 5' LANDSCAPE BUFFER ADJACENT TO PATHWAY	2	2'
• 1, CLASS II TREE PER 100 LINEAR FEET	SHRUBS REQUIRED	SHRUBS PROVIDED
• 25 SHRUBS PER 100 LINEAR FEET	53	53
◦ NO TREES ALLOWED WITHIN 10' OF ALL STORM WATER INFRASTRUCTURE		
◦ REQUIRED TREES HAVE BEEN RELOCATED ON SITE		



OVERALL LANDSCAPE PLAN

NORTH

0 100 200 300 feet

1" = 100'

ACKERMAN ESTVOLD
7655 W Riverside Dr • Garden City, ID 83714
208.853.6470 • www.ackerman-estvold.com
Minot, ND | Fargo, ND | Williston, ND | Boise, ID

STATE OF IDAHO — JOSEPH W. WILLIAMS — 25826 — REGISTERED LANDSCAPE ARCHITECT — PRELIMINARY NOT FOR CONSTRUCTION

SCALE (H): PER PLAN SCALE (V): PER PLAN	
DRAWN BY:	CJW
DESIGNED BY:	CJW
CHECKED BY:	CJW

AMBROSA SUBDIVISION
0 SOUTH 10TH AVENUE
CALDWELL, IDAHO

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

DATE: 3/12/26

REVISIONS

	DATE
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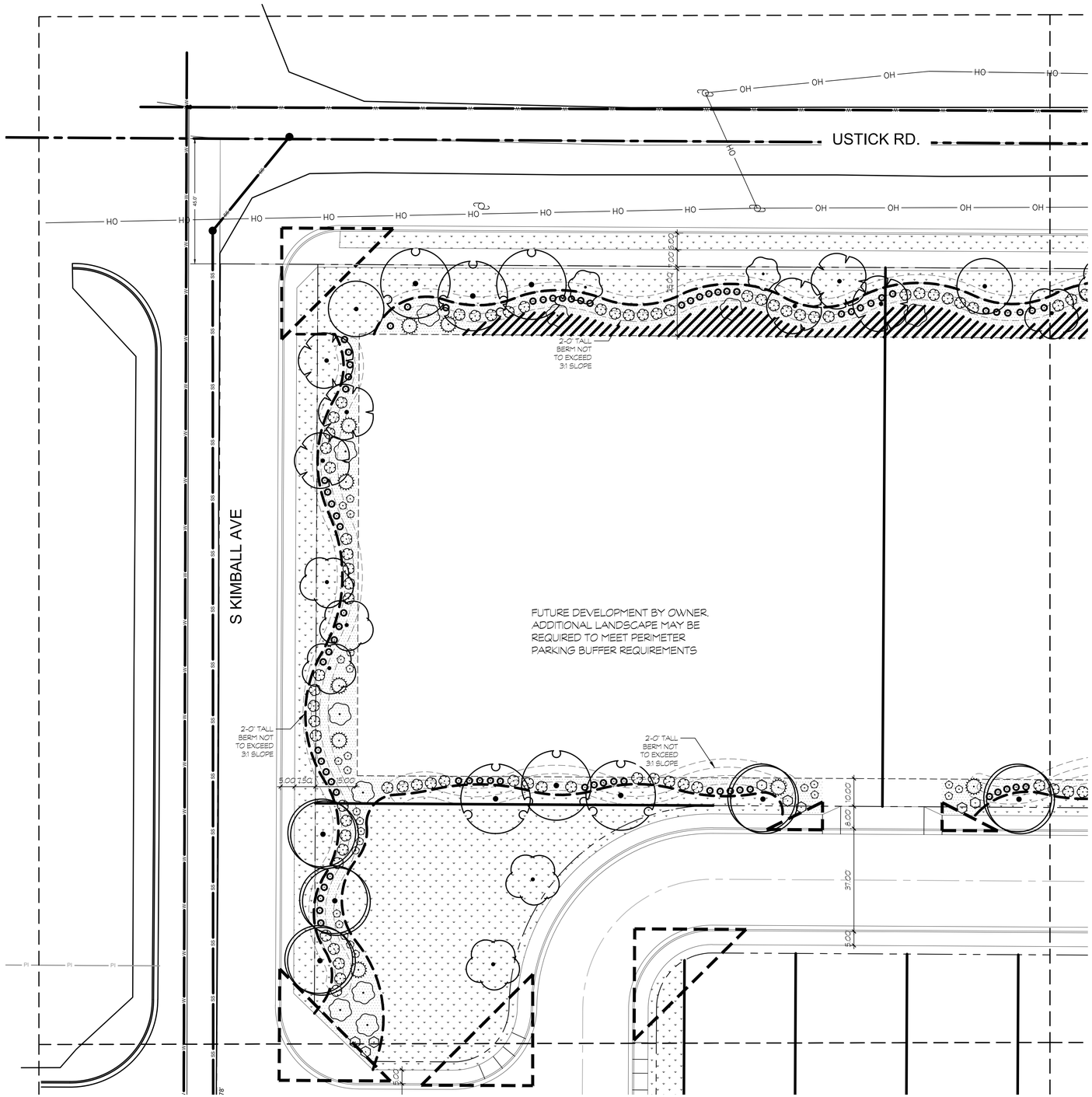
PROJECT NO. R25146

OVERALL LANDSCAPE PLAN

L1.0

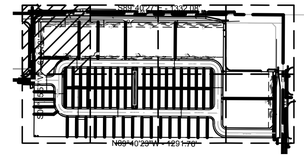


LANDSCAPE PLAN - AREA ONE

NORTH

0 20 40 60 feet

1" = 20'



KEY MAP
N.T.S.
NORTH

LANDSCAPE LEGEND

- PROPERTY LINE
- SETBACK LINE
- CLEAR VISION TRIANGLE - NO VEGETATION OVER 30" AT MATURITY WITHIN
- CUT EDGING PER DETAIL
- SAVE AND PROTECT EXISTING FENCE
- PROPOSED 6' HIGH CLOSED VISION FENCE PER DETAIL 6 ON SHEET L1.9
- PROPOSED 2'-0" BERM NOT TO EXCEED 3:1 SLOPE. CONTOURS SHOWN AT 1' CONTOURS.
- PROPOSED PLANT MATERIAL PER DETAILS 1, 2, 3, & 4 ON SHEET L1.9
- DROUGHT TOLERANT SOD OVER APPROVED TOP SOIL AS SPECIFIED
- PLANTER BED - 3" DEPTH OF 2" MINUS CRUSHED BASALT ROCK MULCH OVER DEWITT PRO 5 WEED BARRIER
- AREA FOR FUTURE COMMERCIAL LANDSCAPE REQUIREMENTS

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES				
	21	ACER PLATANOIDES 'DEBORAH' DEBORAH NORWAY MAPLE	2" CAL. B&B	40' H X 30' W CLASS II
	11	ACER TRUNCATUM X PLATANOIDES KEITHSFORM NORWEGIAN SUNSET® MAPLE	2" CAL. B&B	35' H X 25' W CLASS II
	12	ACER TRUNCATUM X PLATANOIDES 'WARRENRED' PACIFIC SUNSET® MAPLE	2" CAL. B&B	30' H X 25' W CLASS II
	6	CERCIS CANADENSIS EASTERN REDBUD	2" CAL. B&B	30' H X 25' W CLASS I
	21	GINKGO BILOBA PNI 2720' PRINCETON SENTRY® MAIDENHAIR TREE	2" CAL. B&B	40' H X 20' W CLASS II
	15	TILIA CORDATA LITTLELEAF LINDEN	2" CAL. B&B	50' H X 30' W CLASS II
	7	ZELKOVA SERRATA 'SCHMIDTLOW' WIRELESS® JAPANESE ZELKOVA	2" CAL. B&B	25' H X 35' W CLASS I
SHRUBS				
	252	CALAMAGROSTIS X ACUTIFLORA 'STRICTA' KARL FOERSTER FEATHER REED GRASS	1 GAL.	4' H X 3' W
	227	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL.	4' H & W
	22	HEMEROCALLIS X 'RED RUM' RED RUM DAYLILY	1 GAL.	2' H & W
	93	NEPETA X 'WALKERS LOW' WALKERS LOW CATMINT	1 GAL.	2' H X 3' W
	31	PHYSOCARPUS OPULIFOLIUS 'MONLO' DIABOLO® NINEBARK	5 GAL.	8' H & W
	30	PINUS MUGO 'PUMILIO' DWARF MUGO PINE	5 GAL.	4' H X 6' W
	12	WEIGELA FLORIDA 'VARIEGATA NANA' VARIEGATED DWARF WEIGELA	5 GAL.	3' H X 4' W

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STATE OF IDAHO — JEREMIAH TOLMAN — LICENSED LANDSCAPE ARCHITECT — 3/12/26 — PRELIMINARY — NOT FOR CONSTRUCTION

SCALE (H): PER PLAN
SCALE (V): PER PLAN
DRAWN BY: CJW
DESIGNED BY: CJW
CHECKED BY: CJW

AMBROSA SUBDIVISION
0 SOUTH 10TH AVENUE
CALDWELL, IDAHO

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

DATE: 3/12/26

REVISIONS

	DATE
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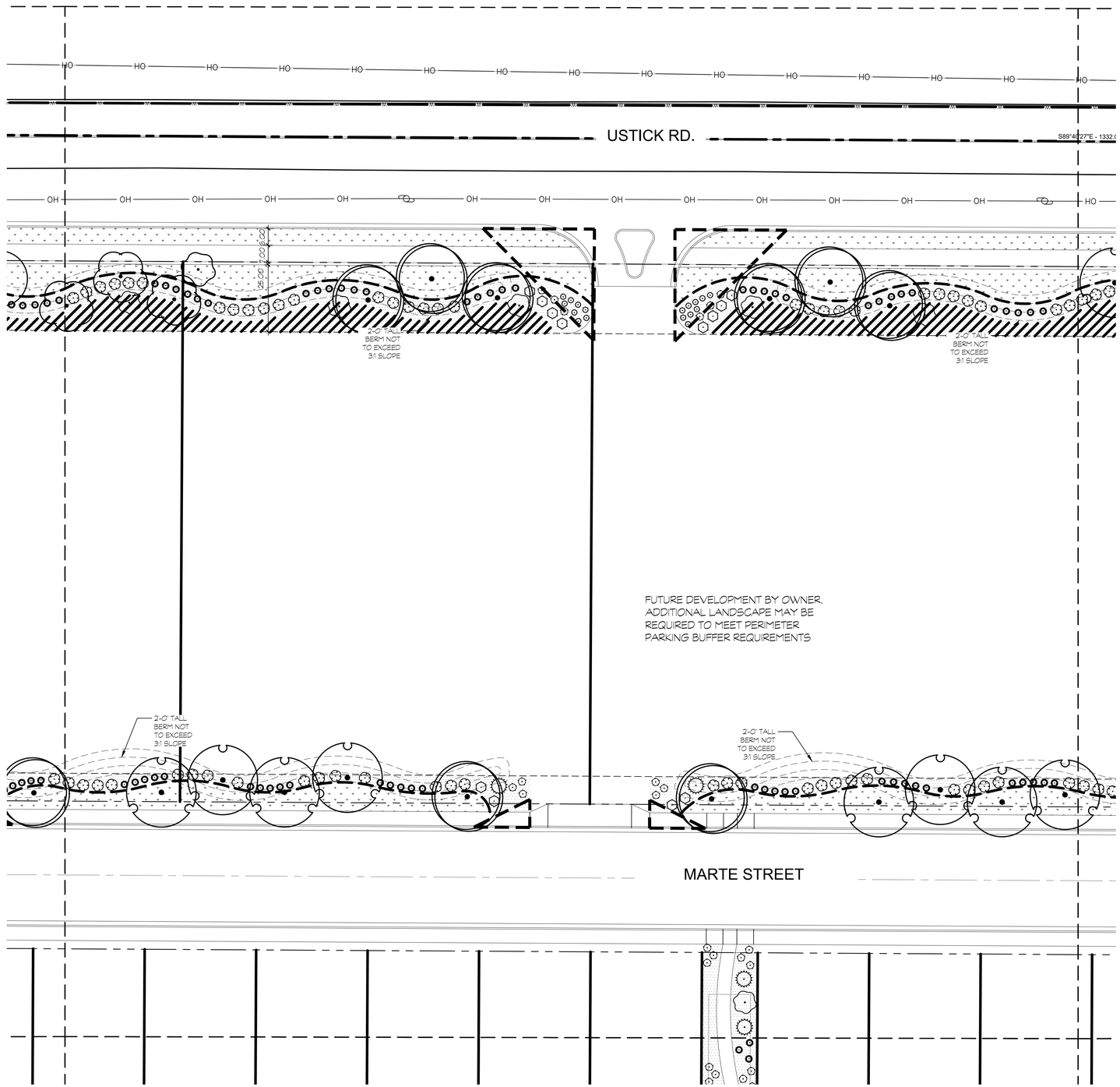
PROJECT NO.
R25146

LANDSCAPE PLAN

L1.1

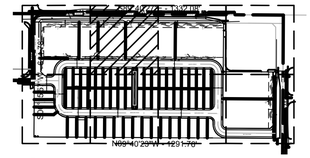


LANDSCAPE PLAN - AREA TWO

NORTH

0 20 40 60 feet

1" = 20'



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SHRUBS				
	252	CALAMAGROSTIS X ACUTIFLORA 'STRICTA' KARL FOERSTER FEATHER REED GRASS	1 GAL.	4' H X 3' W
	227	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL.	4' H & W
	22	HEMEROCALLIS X 'RED RUM' RED RUM DAYLILY	1 GAL.	2' H & W
	93	NEPETA X 'WALKER'S LOW' WALKER'S LOW CATMINT	1 GAL.	2' H X 3' W
	31	PHYSOCARPUS OPULIFOLIUS 'MONLO' DIABOLO® NINEBARK	5 GAL.	8' H & W
	30	PINUS MUGO 'PUMILIO' DWARF MUGO PINE	5 GAL.	4' H X 6' W
	12	WEIGELA FLORIDA 'VARIEGATA NANA' VARIEGATED DWARF WEIGELA	5 GAL.	3' H X 4' W

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STATE OF IDAHO
PRELIMINARY
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LICENSED LANDSCAPE ARCHITECT
LAC 9067
3/12/26

SCALE (H): PER PLAN
SCALE (V): PER PLAN
DRAWN BY: CJW
DESIGNED BY: CJW
CHECKED BY: CJW

AMBROSA SUBDIVISION
0 SOUTH 10TH AVENUE
CALDWELL, IDAHO

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

DATE: 3/12/26

REVISIONS

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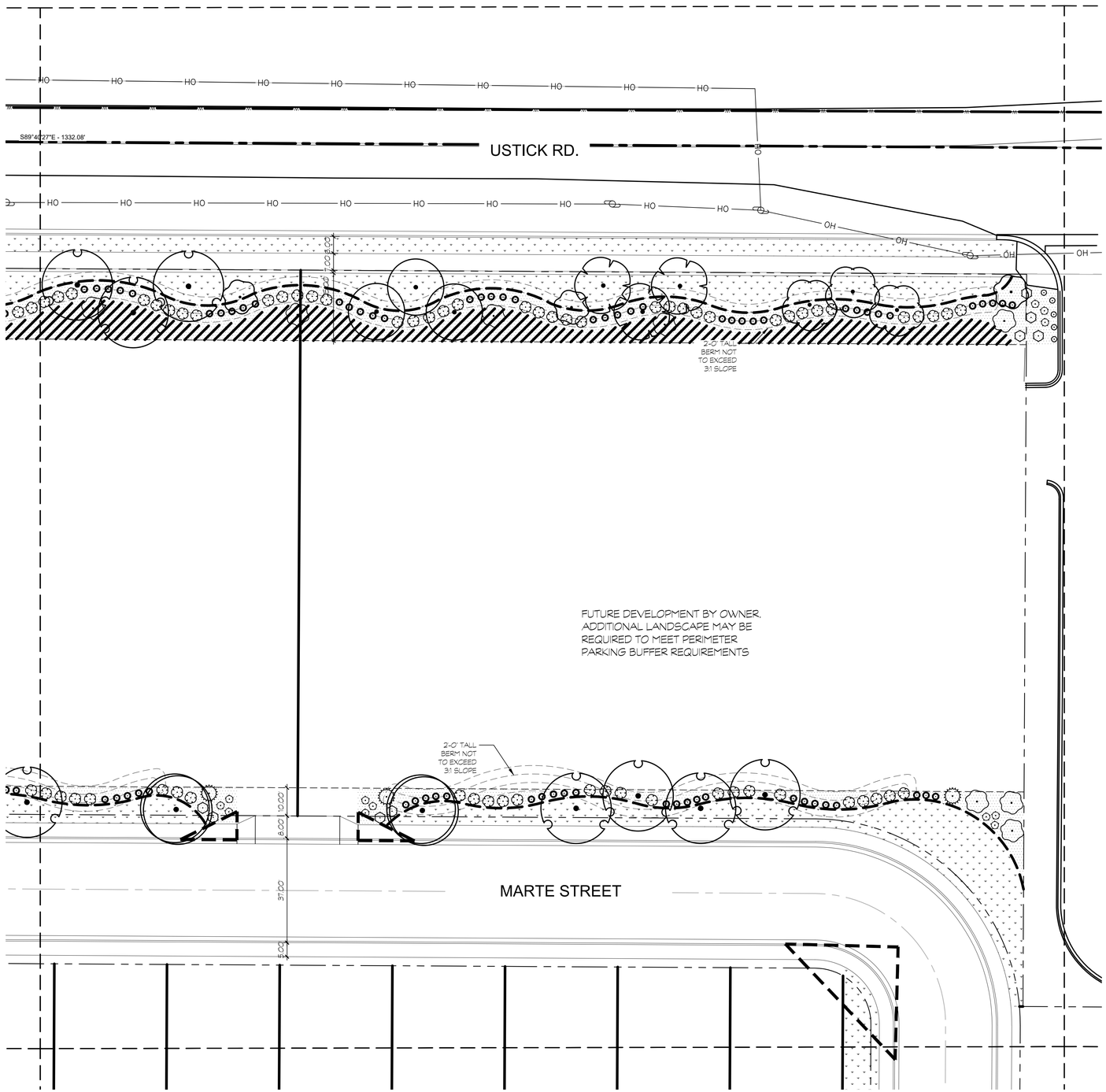
PROJECT NO. R25146

LANDSCAPE PLAN

L1.2

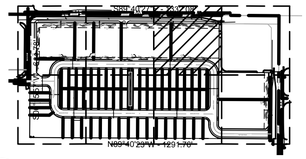


LANDSCAPE PLAN - AREA THREE

NORTH

0 20 40 60 feet

1" = 20'



KEY MAP
N.T.S.

NORTH

LANDSCAPE LEGEND

- PROPERTY LINE
- SETBACK LINE
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- AREA FOR FUTURE COMMERCIAL LANDSCAPE REQUIREMENTS

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES				
	21	ACER PLATANOIDES 'DEBORAH' DEBORAH NORWAY MAPLE	2" CAL. B&B	40' H X 30' W CLASS II
	11	ACER TRUNCATUM X PLATANOIDES 'KEITHSFORM' NORWEGIAN SUNSET® MAPLE	2" CAL. B&B	35' H X 25' W CLASS II
	12	ACER TRUNCATUM X PLATANOIDES 'WARRENRED' PACIFIC SUNSET® MAPLE	2" CAL. B&B	30' H X 25' W CLASS II
	6	CERCIS CANADENSIS EASTERN REDBUD	2" CAL. B&B	30' H X 25' W CLASS I
	21	GINKGO BILOBA PNI 2720' PRINCETON SENTRY® MAIDENHAIR TREE	2" CAL. B&B	40' H X 20' W CLASS II
	15	TILIA CORDATA LITTLELEAF LINDEN	2" CAL. B&B	50' H X 30' W CLASS II
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SHRUBS				
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	227	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL.	4' H & W
	22	HEMEROCALLIS X 'RED RUM' RED RUM DAYLILY	1 GAL.	2' H & W
	93	NEPETA X 'WALKER'S LOW' WALKER'S LOW CATMINT	1 GAL.	2' H X 3' W
	31	PHYSOCARPUS OPULIFOLIUS 'MONLO' DIABOLO® NINEBARK	5 GAL.	8' H & W
	30	PINUS MUGO 'PUMILIO' DWARF MUGO PINE	5 GAL.	4' H X 6' W
	12	WEIGELA FLORIDA 'VARIEGATA NANA' VARIEGATED DWARF WEIGELA	5 GAL.	3' H X 4' W

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STATE OF IDAHO
JEFFREY W. LANDSCAPE ARCHITECT
PRELIMINARY
NOT FOR CONSTRUCTION
3/12/26

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DESIGNED BY: CJW
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AMBROSA SUBDIVISION
0 SOUTH 10TH AVENUE
CALDWELL, IDAHO

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

DATE: 3/12/26

REVISIONS

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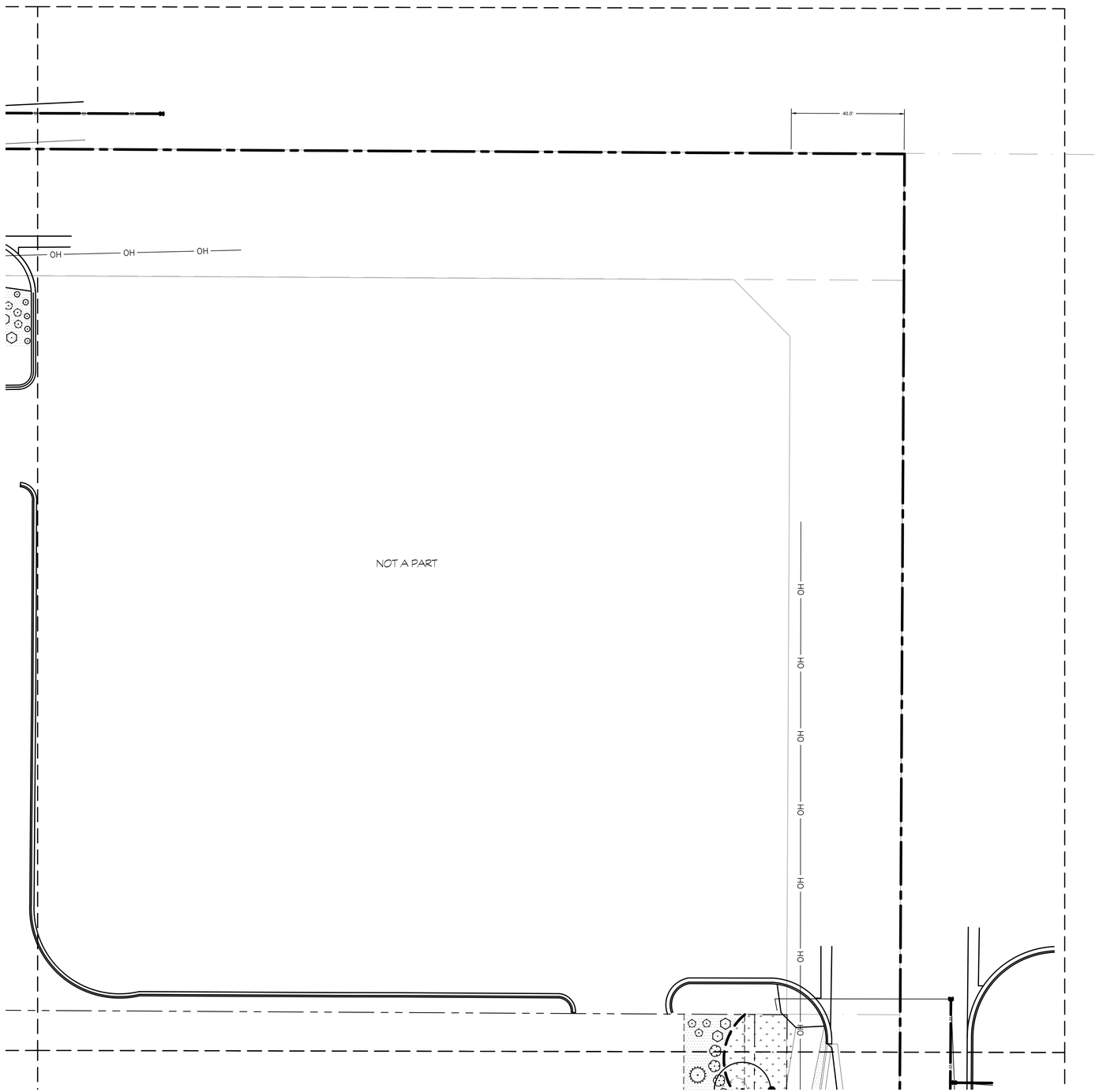
PROJECT NO.
R25146

LANDSCAPE PLAN

L1.3

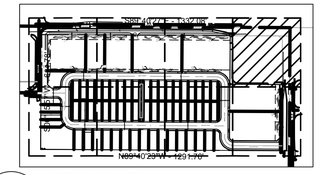


LANDSCAPE PLAN - AREA FOUR

NORTH

0 20 40 60 feet

1" = 20'



KEY MAP

N.T.S.

NORTH

LANDSCAPE LEGEND

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PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES				
	21	ACER PLATANOIDES 'DEBORAH' DEBORAH NORWAY MAPLE	2" CAL. B&B	40' H X 30' W CLASS II
	11	ACER TRUNCATUM X PLATANOIDES KEITHSFORM NORWEGIAN SUNSET® MAPLE	2" CAL. B&B	35' H X 25' W CLASS II
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SHRUBS				
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JASON T. ESTVOLD
LANDSCAPE ARCHITECT
PRELIMINARY
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3/12/26

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DESIGNED BY: CJW
CHECKED BY: CJW

AMBROSA SUBDIVISION
0 SOUTH 10TH AVENUE
CALDWELL, IDAHO

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

DATE: 3/12/26

REVISIONS

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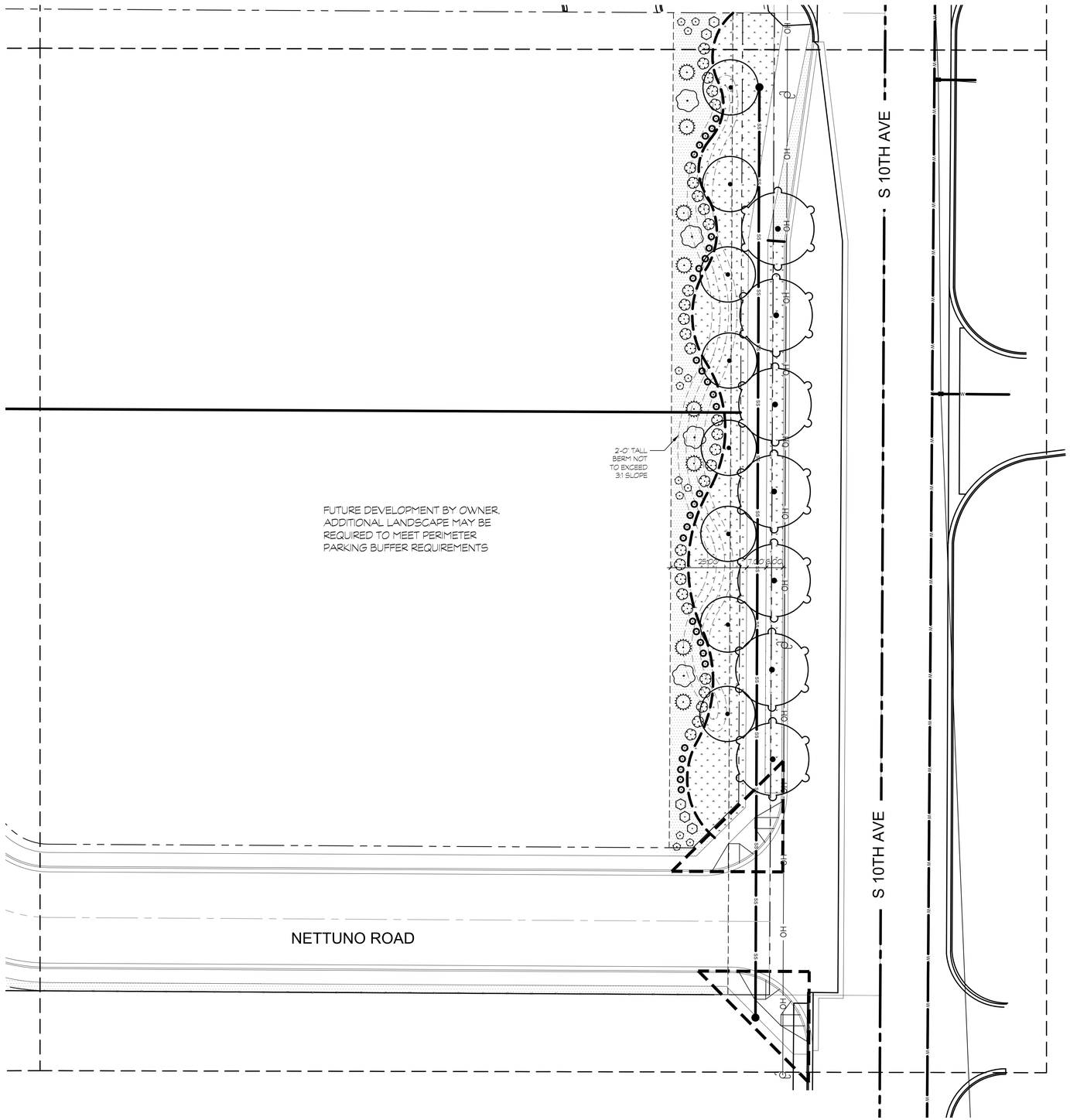
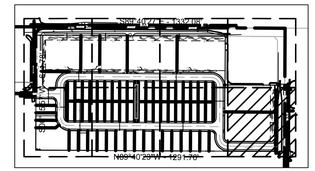
PROJECT NO.
R25146

LANDSCAPE PLAN

L1.4





KEY MAP
N.T.S.
NORTH

LANDSCAPE LEGEND

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	30	PINUS MUGO 'PUMILIO' DWARF MUGO PINE	5 GAL.	4' H X 6' W
	12	WEIGELA FLORIDA 'VARIEGATA NANA' VARIEGATED DWARF WEIGELA	5 GAL.	3' H X 4' W

LANDSCAPE PLAN - AREA FIVE

NORTH

0 20 40 60 feet

1" = 20'

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STATE OF IDAHO
PRELIMINARY
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LICENSED LANDSCAPE ARCHITECT
LAC-1067
3/12/26

SCALE (H): PER PLAN
SCALE (V): PER PLAN
DRAWN BY: CJW
DESIGNED BY: CJW
CHECKED BY: CJW

AMBROSA SUBDIVISION
0 SOUTH 10TH AVENUE
CALDWELL, IDAHO

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

DATE: 3/12/26

REVISIONS

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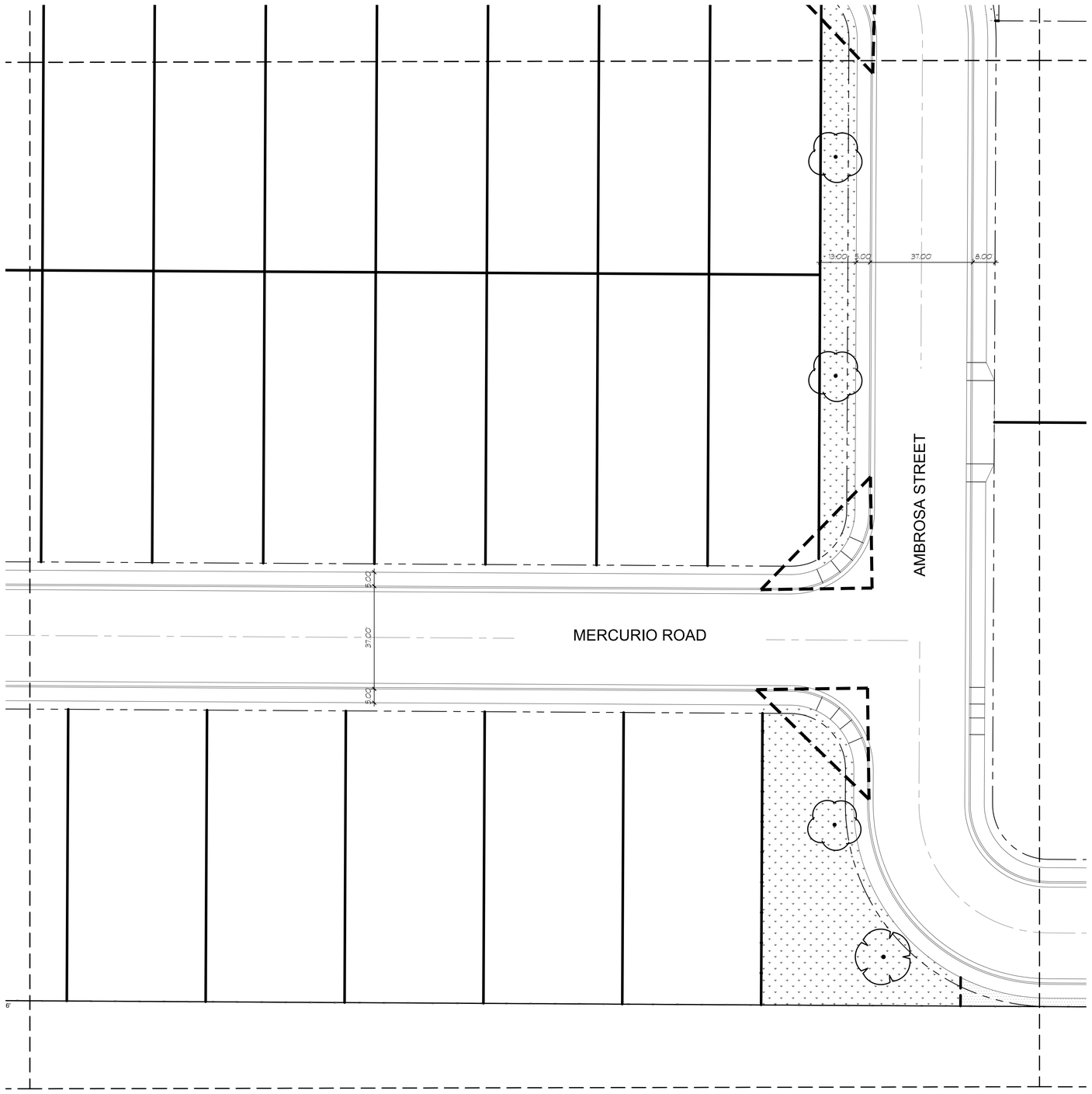
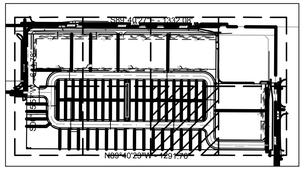
PROJECT NO.
R25146

LANDSCAPE PLAN

L1.5





KEY MAP
N.T.S.
NORTH

LANDSCAPE LEGEND

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	30	PINUS MUGO 'PUMILIO' DWARF MUGO PINE	5 GAL.	4' H X 6' W
	12	WEIGELA FLORIDA 'VARIEGATA NANA' VARIEGATED DWARF WEIGELA	5 GAL.	3' H X 4' W

LANDSCAPE PLAN - AREA SIX

NORTH

0 20 40 60 feet

1" = 20'

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STATE OF IDAHO — JEREMY WOMACK — 25026 — LICENSED LANDSCAPE ARCHITECT — PRELIMINARY — NOT FOR CONSTRUCTION

SCALE (H): PER PLAN
SCALE (V): PER PLAN
DRAWN BY: CJW
DESIGNED BY: CJW
CHECKED BY: CJW

AMBROSA SUBDIVISION
0 SOUTH 10TH AVENUE
CALDWELL, IDAHO

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

DATE: 3/12/26

REVISIONS

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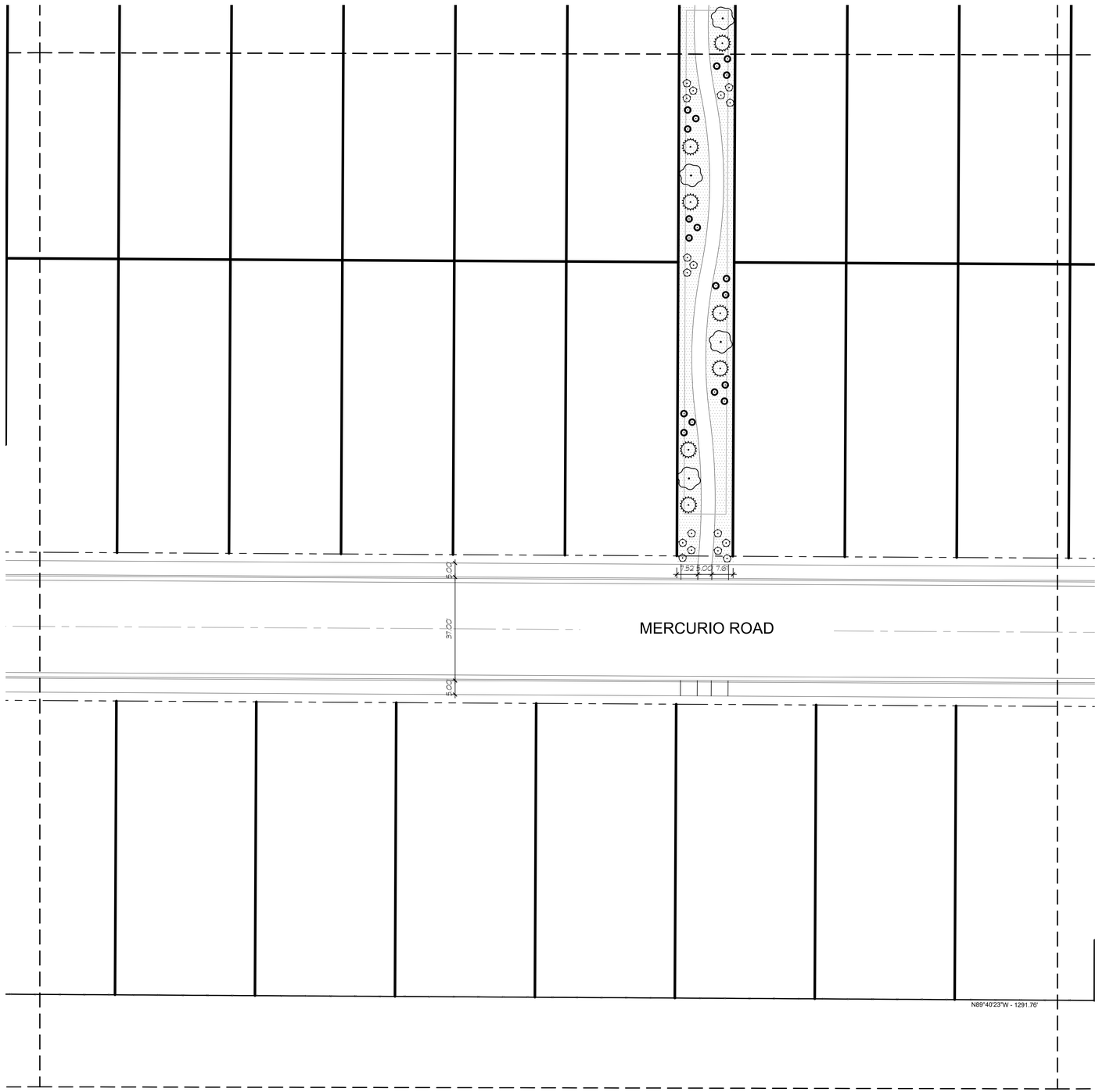
PROJECT NO.
R25146

LANDSCAPE PLAN

L1.6

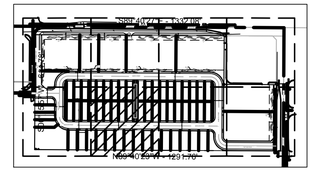


LANDSCAPE PLAN - AREA SEVEN

NORTH

0 20 40 60 feet

1" = 20'



KEY MAP

N.T.S.

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STATE OF IDAHO — JEREMY W. CLAUSEN — 23026 — LANDSCAPE ARCHITECT — PRELIMINARY NOT FOR CONSTRUCTION

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DESIGNED BY: CJW
CHECKED BY: CJW

AMBROSA SUBDIVISION
0 SOUTH 10TH AVENUE
CALDWELL, IDAHO

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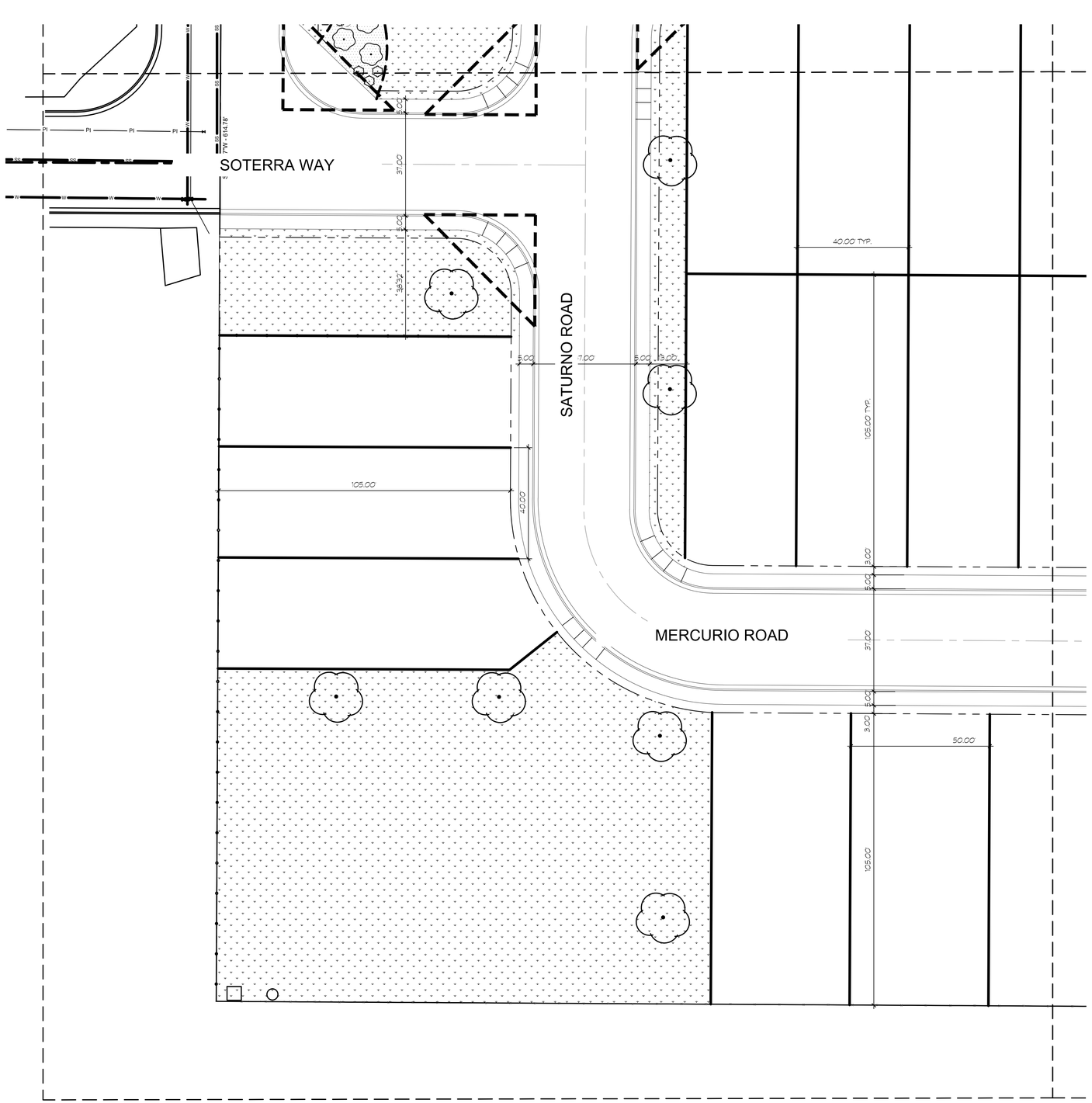
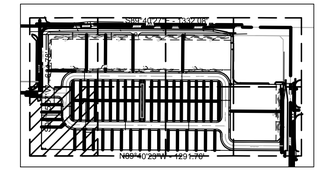
PROJECT NO.
R25146

LANDSCAPE PLAN

L1.7





KEY MAP
N.T.S.
NORTH

LANDSCAPE LEGEND

- PROPERTY LINE
- SETBACK LINE
- CLEAR VISION TRIANGLE - NO VEGETATION OVER 30' AT MATURITY WITHIN
- CUT EDGING PER DETAIL
- SAVE AND PROTECT EXISTING FENCE
- PROPOSED 6' HIGH CLOSED VISION FENCE PER DETAIL 6 ON SHEET L1.9
- PROPOSED 2'-0' BERM NOT TO EXCEED 3:1 SLOPE. CONTOURS SHOWN AT 1' CONTOURS.
- PROPOSED PLANT MATERIAL PER DETAILS 1, 2, 3, & 4 ON SHEET L1.9
- DROUGHT TOLERANT SOD OVER APPROVED TOP SOIL AS SPECIFIED
- PLANTER BED - 3" DEPTH OF 2" MINUS CRUSHED BASALT ROCK MULCH OVER DEWITT PRO 5 WEED BARRIER
- AREA FOR FUTURE COMMERCIAL LANDSCAPE REQUIREMENTS

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES				
	21	ACER PLATANOIDES 'DEBORAH' DEBORAH NORWAY MAPLE	2" CAL. B&B	40' H X 30' W CLASS II
	11	ACER TRUNCATUM X PLATANOIDES 'KEITHSFORM' NORWEGIAN SUNSET® MAPLE	2" CAL. B&B	35' H X 25' W CLASS II
	12	ACER TRUNCATUM X PLATANOIDES 'WARRENRED' PACIFIC SUNSET® MAPLE	2" CAL. B&B	30' H X 25' W CLASS II
	6	CERCIS CANADENSIS EASTERN REDBUD	2" CAL. B&B	30' H X 25' W CLASS I
	21	GINKGO BILOBA 'PNI 2720' PRINCETON SENTRY® MAIDENHAIR TREE	2" CAL. B&B	40' H X 20' W CLASS II
	15	TILIA CORDATA LITTLELEAF LINDEN	2" CAL. B&B	50' H X 30' W CLASS II
	7	ZELKOVA SERRATA 'SCHMIDTLOW' WIRELESS® JAPANESE ZELKOVA	2" CAL. B&B	25' H X 35' W CLASS I
SHRUBS				
	252	CALAMAGROSTIS X ACUTIFLORA 'STRICTA' KARL FOERSTER FEATHER REED GRASS	1 GAL.	4' H X 3' W
	227	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL.	4' H & W
	22	HEMEROCALLIS X 'RED RUM' RED RUM DAYLILY	1 GAL.	2' H & W
	93	NEPETA X 'WALKER'S LOW' WALKER'S LOW CATMINT	1 GAL.	2' H X 3' W
	31	PHYSOCARPUS OPULIFOLIUS 'MONLO' DIABOLO® NINEBARK	5 GAL.	8' H & W
	30	PINUS MUGO 'PUMILIO' DWARF MUGO PINE	5 GAL.	4' H X 6' W
	12	WEIGELA FLORIDA 'VARIEGATA NANA' VARIEGATED DWARF WEIGELA	5 GAL.	3' H X 4' W

NORTH

LANDSCAPE PLAN - AREA EIGHT

0 20 40 60 feet
1" = 20'

ACKERMAN ESTVOLD
7655 W Riverside Dr • Garden City, ID 83714
208.853.6470 • www.ackerman-estvold.com
Minot, ND | Fargo, ND | Williston, ND | Boise, ID

STATE OF IDAHO
PRELIMINARY
NOT FOR CONSTRUCTION
LICENSED LANDSCAPE ARCHITECT
3/12/26

SCALE (H): PER PLAN
SCALE (V): PER PLAN
DRAWN BY: CJW
DESIGNED BY: CJW
CHECKED BY: CJW

AMBROSA SUBDIVISION
0 SOUTH 10TH AVENUE
CALDWELL, IDAHO

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

DATE: 3/12/26

REVISIONS

	DATE
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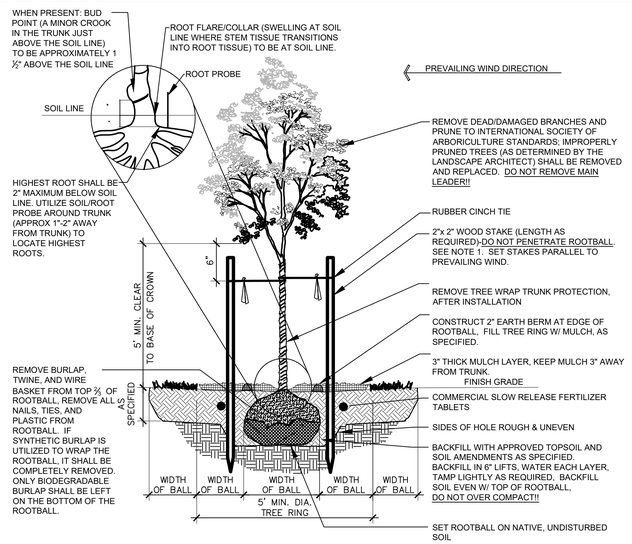
PROJECT NO.
R25146

LANDSCAPE PLAN

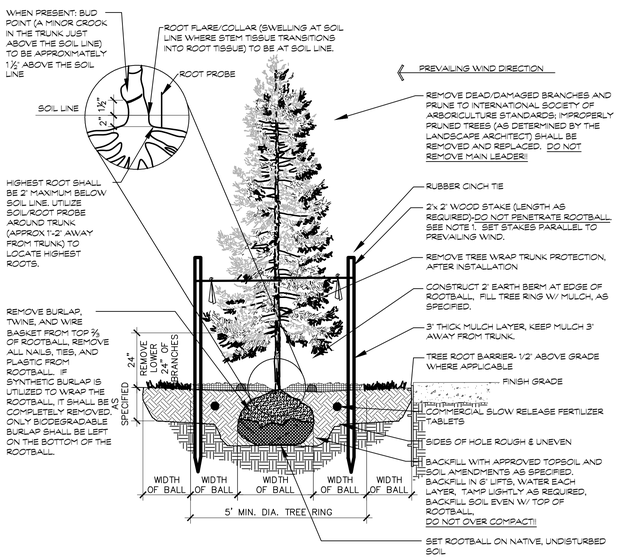
L1.8



1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
5. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
7. FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 8'-0" IN WIDTH, PROVIDE TREE ROOT BARRIER (DEEPROOT #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS, CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

1 DECIDUOUS TREE PLANTING DOUBLE STAKE

NTS



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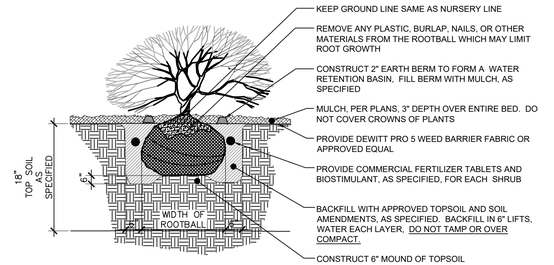
4. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
5. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
7. FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 8'-0" IN WIDTH, PROVIDE 24" TREE ROOT BARRIER (DEEPROOT #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. INSTALL PER MANUFACTURES RECOMMENDATIONS. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS, CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

2 EVERGREEN TREE PLANTING DOUBLE STAKE

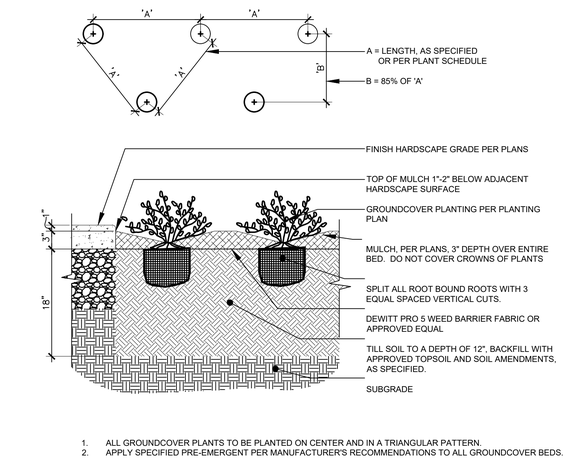
NTS



1. WATER SHRUB TWICE WITHIN FIRST 24 HOURS.
2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

3 SHRUB PLANTING

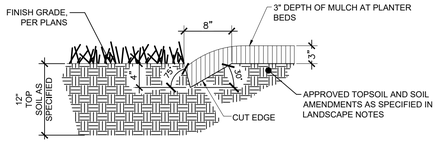
NTS



1. ALL GROUNDCOVER PLANTS TO BE PLANTED ON CENTER AND IN A TRIANGULAR PATTERN.
2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

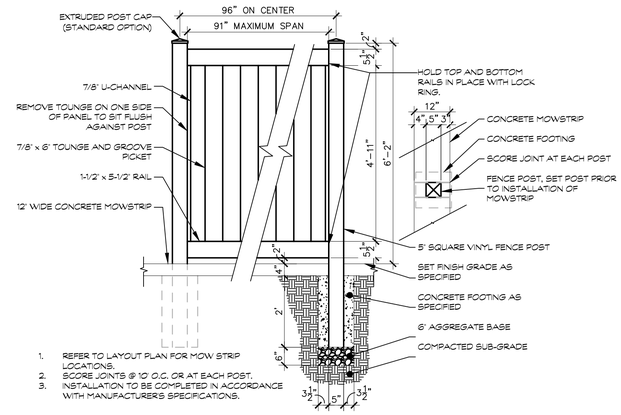
4 PERENNIAL, GROUNDCOVER, & ORNAMENTAL PLANTING

NTS



5 CUT EDGING

NTS



1. REFER TO LAYOUT PLAN FOR MOW STRIP LOCATIONS.
2. SCORE JOINTS @ 10' O.C. OR AT EACH POST.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

6 VINYL FENCE PANEL

NTS

ACKERMAN ESTVOLD
7655 W Riverside Dr • Garden City, ID 83714
208.853.6470 • www.ackerman-estvold.com
Minot, ND | Fargo, ND | Williston, ND | Boise, ID

STATE OF IDAHO — CHARLES JUSTIN ACKERMAN — LA-16967 — 3/12/26 — LICENSED LANDSCAPE ARCHITECT

SCALE (H): PER PLAN SCALE (V): PER PLAN	
DRAWN BY:	CJW
DESIGNED BY:	CJW
CHECKED BY:	CJW

AMBROSA SUBDIVISION
0 SOUTH 10TH AVENUE
CALDWELL, IDAHO

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

DATE: 3/12/26

REVISIONS

	DATE
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PROJECT NO. R25146

LANDSCAPE PLAN

L1.9

Date: 8.29.2025

Dear Neighbor,
Prior to the submittal of a development application, the City of Caldwell development code requires a meeting between the applicant and neighbors. A Neighborhood Meeting is intended to allow residents, property owners, businesses, and organizations in the area surrounding a proposed development an early opportunity to learn about the project details and to provide feedback to the applicant before significant resources have been expended on project design and engineering. This is not a public hearing, and public officials will not be present.

When:
Date: September 15, 2025

Time: 6:00 pm

Where:
SWC of Kimball Ave and Ustick Road

Who:
ALC Architecture
C\O: Jeff Likes
1119 E State St #120 Eagle, Idaho 83616
208.514.2713
jeff@alcarchitecture.com

If you have questions about the meeting or proposed development project, please contact the representative of the proposed development.

Project Description:
This project is located at the South West Corner of 10th and Ustick Caldwell, Idaho 83605, Parcel number: R32581, R32582
This proposed project is for a preliminary plat and rezone from C-2 to R-2 zoning to create (52) single family home lots on roughly 7.92 acres and (7) commercial lots on roughly 8.4 acres in the current C-2 zoning.
A site plan and/or drawings of the project are also included with this invitation.

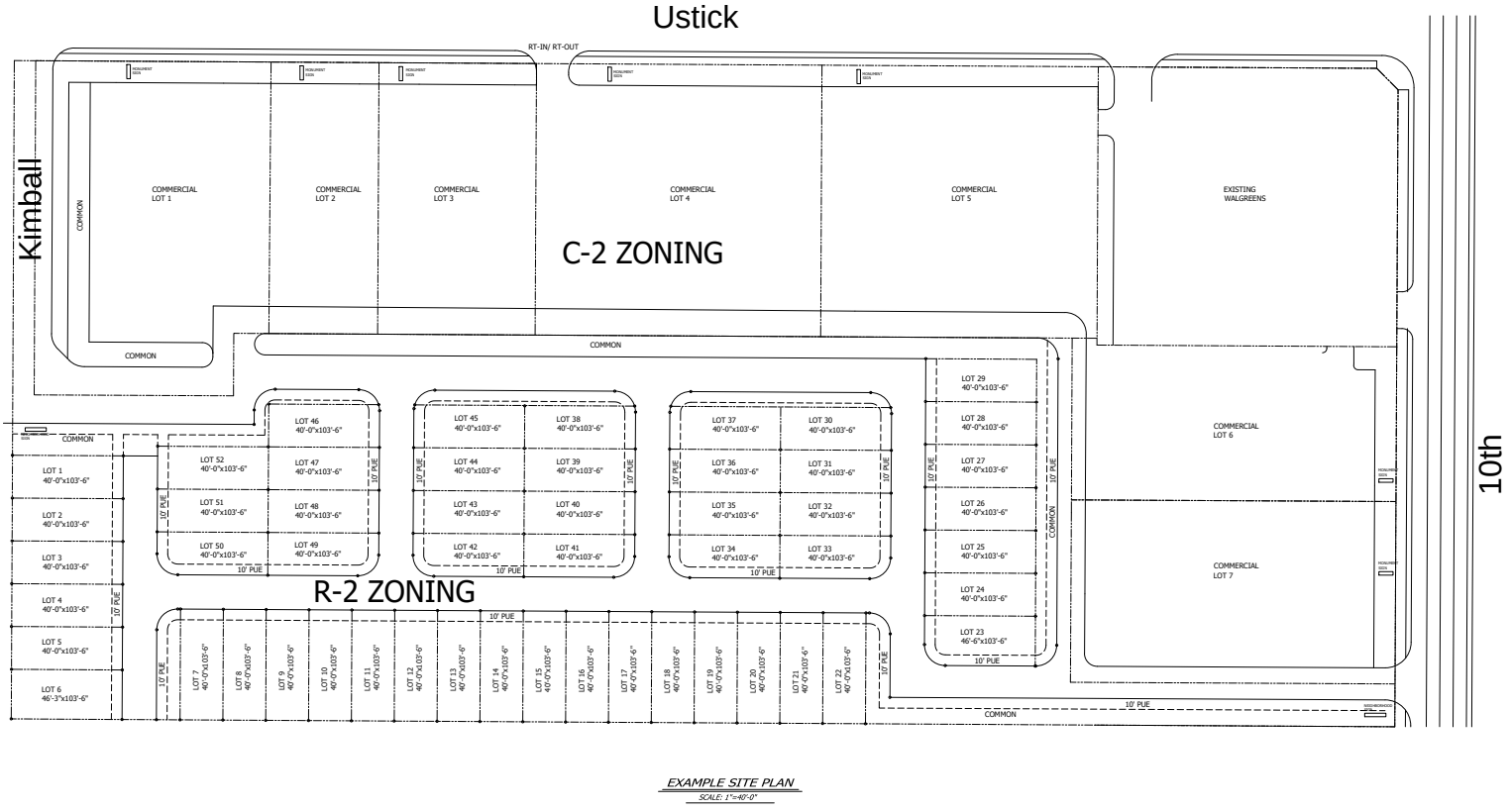
Please note: To track attendance and certify that a meeting was held, a sign-in sheet will be present at this meeting. The applicant will submit this sign-in sheet with their application, which will then be used to notify you of when the application was submitted.
To learn more about the planning process, please visit the city of Caldwell planning website where you can review information about neighborhood meetings and the planning review process.

Thank you for your time and interest in this community discussion.

Thank you,

Jeff Likes- President
ALC Architecture
jeff@alcarchitecture.com

Meeting Location Map



EXAMPLE SITE PLAN

SCALE: 1"=40'-0"

OSMUS ALBERT H
25482 HOP RD
CALDWELL ID 83607

RUIZ JUAN GABRIEL HUITRON
205 E USTICK RD
CALDWELL ID 83605

CHURCH OF CHRIST CALD INC
4012 S 10TH AVE
CALDWELL ID 83605

BALCIN SEMRA
10610 GOSSAMER ST
NAMPA ID 83687

GODINA RICARDO
11831 VIRGINIA PKWY
CALDWELL ID 83605

BARBA JUAN E
515 MEADOWLARK ST
CALDWELL ID 83607

CALDWELL SCHOOL DIST NO 132
1200 GRANT ST
CALDWELL ID 83605

PENDLETON NOELLE AND STEVEN LIVING TRUST
309 APPALACHIAN ST
CALDWELL ID 83607

HODGDEN MICHELLE M
403 APPALACHIAN ST
CALDWELL ID 83607

NETZLEY CLAYTON AND ELIZABETH FAMILY TRUST
4316 MIDDLESBORO WAY
CALDWELL ID 83607

SLANE GEORGE E
3816 S 10TH AVE
CALDWELL ID 83605

COMFORT EXPERT BUILDERS INC
6224 PURPLE SAGE RD
STAR ID 83669

DAY ISAAC
105 E USTICK RD
CALDWELL ID 83605

WEST VALLEY ESTATES HOMEOWNERS ASSOCIATION INC
PO BOX 1987
BOISE ID 83701-1987

PRESCOTT CAPITAL INVESTMENTS LLC
845 E IONIA DR
MERIDIAN ID 83642

CASTRO JORGE GALLEGOS
517 MEADOWLARK ST
CALDWELL ID 83607

4110 SOUTH 10TH AVENUE CALDWELL ID LLC
4195 CHINO HILLS PKWY #591
CHINO HILLS CA 91709

DAVEY RACHEL J
13323 S GRACE POINT PL
NAMPA ID 83686

CUMBERLAND OWNERS ASSOCIATION INC
5660 E FRANKLIN RD STE 310
NAMPA ID 83687

MATT LARRY J AND MARY A REVOCABLE LIVING TRUST
4313 MIDDLESBORO WAY
CALDWELL ID 83607

INTERMOUNTAIN GAS CO
400 N 4TH ST
BISMARCK ND 58501

RODRIGUEZ CORNELIO ROBLERO
221 E USTICK RD
CALDWELL ID 83605

BENNETT INDUSTRIES INC
251 E FRONT ST STE 202
BOISE ID 83702

LEON RAUL
4322 ARROYO WAY
CALDWELL ID 83607

ROPER STEVEN E
511 MEADOWLARK ST
CALDWELL ID 83607

VILLA EMILIA ARREOLA
502 MEADOWLARK ST
CALDWELL ID 83605

SMITH MARSHALL A AND BETH DECLARATION OF TRUST
303 APPALACHIAN ST
CALDWELL ID 83607

ANDERSON GREGORY PETER
321 APPALACHIAN ST
CALDWELL ID 83607

CUMBERLAND OWNERS ASSOC INC
PO BOX 2645
EAGLE ID 83616

WARNER JAMES G FAMILY TRUST
4314 COMPTON AVE
CALDWELL ID 83607

FLETCHER JERRY N
4317 COMPTON AVE
CALDWELL ID 83607

FIEZ EDWARD
4319 MIDDLESBORO WAY
CALDWELL ID 83607

HESS GEORGE ORSON
4320 COMPTON AVE
CALDWELL ID 83607

ESPARZA ALEX C
4322 MIDDLESBORO WAY
CALDWELL ID 83607

MIGUEL FAMILY TRUST
4401 COMPTON AVE
CALDWELL ID 83607

HARDY GREGORY EUGENE
4403 MIDDLESBORO WAY
CALDWELL ID 83607

ALLEN PEPPER RAE
4404 COMPTON AVE
CALDWELL ID 83607

CARTER DENNIS R
4406 MIDDLESBORO WAY
CALDWELL ID 83607

GLENN JERRY AND CAROL TRUST
4409 MIDDLESBORO WAY
CALDWELL ID 83607

HOPPER JOHNNY
4410 COMPTON AVE
CALDWELL ID 83607

OSBORNE RONNIE D
4411 COMPTON AVE
CALDWELL ID 83607

HOLMES CHARLES B
4412 MIDDLESBORO WAY
CALDWELL ID 83607

WILLOW OAKS ENTERPRISES LLC
3923 S 10TH AVE
CALDWELL ID 83605

MAVERIK COUNTRY STORES INC
185 S STATE ST STE 800
SALT LAKE CITY UT 84111

PORTSTEWART LTD PTNRSHP
PO BOX 108
BOISE ID 83701

S3 INVESTMENTS LP
1016 W SANETTA ST
NAMPA ID 83651

LOPEZ-AYALA CARLOS DANIEL
4316 ARROYO WAY
CALDWELL ID 83607

CHRISTENSEN TYLER
602 CLOVER CT
CALDWELL ID 83607

PIONEER FEDERAL CREDIT UNION
250 W 3RD S
MOUNTAIN HOME ID 83647

WAL-MART REAL ESTATE BUSINESS TRUST
PO BOX 8050
BENTONVILLE AR 72716-0555

LLOYD FAMILY LLC
316 ROTHBURY DR
CALDWELL ID 83605

MILLER JANET E
4414 PINNACLE PL
CALDWELL ID 83607

RITTHALER CADE T
4410 GAP CREEK AVE
CALDWELL ID 83607

TRUEBLOOD MARVIN AND MARGARET DECLARATION OF TRUST
4409 GAP CREEK AVE
CALDWELL ID 83607

DAVIS LINDA L
4413 PINNACLE PL
CALDWELL ID 83607

GRAVES FAMILY TRUST
7050 LE FLORE PL
GRANITE BAY CA 95746

TABER MAURICE AND TANETTE TABER TRUST
4405 PINNACLE PL
CALDWELL ID 83607

HAMMONS BRENT
4404 GAP CREEK AVE
CALDWELL ID 83607

GORDON THOMAS J
4403 GAP CREEK AVE
CALDWELL ID 83607

GOWDY RONALD C
4402 PINNACLE PL
CALDWELL ID 83607

RITTHALER THOMAS B
4321 PINNACLE PL
CALDWELL ID 83607

ELLIS CHERYL LYN
4318 GAP CREEK AVE
CALDWELL ID 83607

LEE KENNETH E
4317 GAP CREEK AVE
CALDWELL ID 83607

FULLERTON PATRICK
4320 PINNACLE PL
CALDWELL ID 83607

GORDON TERRY
224 APPALACHIAN ST
CALDWELL ID 83605

BECKSTINE FAMILY TRUST
218 APPALACHIAN ST
CALDWELL ID 83607

DUERKSEN JACKIE J
4314 PINNACLE PL
CALDWELL ID 83607

HARRISON COURTNEY L
4311 GAP CREEK
CALDWELL ID 83605

MONTALBO TRUST
4312 GAP CREEK AVE
CALDWELL ID 83607

RICE KIM M
225 APPALACHIAN ST
CALDWELL ID 83607

JAYNES CONNOR W
219 APPALACHIAN ST
CALDWELL ID 83607

WATKINS DAVID L
213 APPALACHIAN ST
CALDWELL ID 83607

WATSON CARMEN E
207 APPALACHIAN CT
CALDWELL ID 83607

BURCH ROBERT
119 APPALACHIAN ST
CALDWELL ID 83607

MCLANE CHRISTINE C
113 APPALACHIAN ST
CALDWELL ID 83607

PRESCHER STEVEN C
4306 GAP CREEK AVE
CALDWELL ID 83607

MARSICOLA REVOCABLE INTER VIVOS TRUST
107 APPALACHIAN ST
CALDWELL ID 83607

BENNETT FOREST INDUSTRIES INC
251 E FRONT ST STE 202
BOISE ID 83702

SLANE GEORGE
3816 S 10TH AVE
CALDWELL ID 83605

LANE DEVELOPMENT LLC
PO BOX 608
EAGLE ID 83616

10TH AND USTICK LLC
350 N 9TH ST STE 200
BOISE ID 83702

LANDEX ID SOTERRA LLC
12682 S FORT ST
DRAPER UT 84020

LENNAR HOMES OF IDAHO LLC
408 S EAGLE RD STE 100
EAGLE ID 83616

TPG AG EHC SD LEN MULTI STATE 1 LLC
408 S EAGLE RD STE 100
EAGLE ID 83616

NEIGHBORHOOD MEETING CERTIFICATION:

Applicants shall conduct a neighborhood meeting for the following: special use permit applications; variance applications; annexation applications; planned unit development applications; preliminary plat applications that will be submitted in conjunction with an annexation, rezone or planned unit development application; and, rezone applications as per City of Caldwell Zoning Ordinance Section 10-03-12.

Description of the proposed project: This proposed project is for a preliminary plat and rezone from C-2 to R-2 zoning to create (52) single family home lots on roughly 7.92 acres and (7) commercial lots on roughly 8.4 acres in the current C-2 zoning.

Date of Round Table meeting: August 28, 2025

Notice sent to neighbors on: August 29, 2025

Date & time of the neighborhood meeting: September 15, 2025

Location of the neighborhood meeting: On site

Developer/Applicant:

Name: Jeff Likes

Address, City, State, Zip: 1119 E State St #120 Eagle, Idaho 83616

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with City of Caldwell Zoning Ordinance Section 10-03-12.

DEVELOPER/APPLICANT SIGNATURE Jeff Likes

DATE 9.18.2025

ALC architecture collaborative
1119 E. State St., Suite 120 - Eagle, ID 83616
208.514.2713

Neighborhood meeting sign in sheet:

RE: 10th and Ustick Pre Plat

Date: September 15, 2025, 6:00 P.M.

Name:	Address:
Thomas Rathbun	4321 Pinnacle Plc Caldwell, ID
Robert Bunch	119 Appalachian Caldwell ID
Carmen Weber	202 Appalachian St. Caldwell ID
Deb Redmond	2712 Pine Mountain Ave, Caldwell
Ron Redmond	" " " " "
Paul McLane	113 Appalachian St Caldwell ID
Sherry + Ray Marsicola	107 Appalachian St. Caldwell
Jim Rice	225 Appalachian St. Caldwell
Eric Shannon	~~7205~~ 4707 Middlesboro Way Caldwell
Laura Shannon	↓ ↓
Brian Bartley	4618 Gopcreek Ave Caldwell
Steven Pendleton	309 Appalachian St Caldwell
Noelle Pendleton	" " "
Linda DAVIS	4413 PINNACLE PL 83607
Bruce DAVIS	" " "
Marshall Smith	303 Appalachian ST. Caldwell, ID
PAUL WEBSTER	1102 Lester St Caldwell, 83607 Caldwell Schools
Stelley M King	4513 Pine mntn Ave, Caldwell, Id

EXHIBIT 2:

CITY DEPARTMENT COMMENTS AND CONDITIONS OF APPROVAL

To: Katie Wright, Planner III
Caldwell P & Z Department

From: Steven Pendleton, Land Development Manager
Hallie Hart, City Engineer

Re: ANN24-000013 / SPP24-000002– Element Ridge Subdivision

Date: January 30, 2026

The Engineering Department provides the following comments on a request by ALC Architecture, on behalf of Bennett Forest Industries INC., is requesting a rezone of a portion of parcel R3258200000, from C-2 to R-2, as well as approval of a preliminary plat for Ambrosia Subdivision, a mixed use subdivision with 8.42 acres of commercial fronting on Ustick Rd. and S. 10th Ave. The subdivision will also include 5.03 acres of single family residential (52 single family detached lots) with a density of 8.6 units per acre. The subject site is located on the south side of E. Ustick Rd., approximately 275 feet west of the intersection with S. 10th Ave.

Development Plans

1. Development Plans – Prior to commencing construction and applying for building permits, plans must be prepared by the developer's engineer and approved by the City Engineering Department which shall include the following items:

    a. Street section and alignment (including curb and gutter);

    b. Sidewalk (sidewalk width based on street classification);

    c. Sanitary sewer (per City and DEQ requirements);

    d. Potable water (per City and DEQ requirements);

    e. Pressure Irrigation (P

    f. Stormwater facilities (per City requirements/storm water manual);

    g. Street lighting (per City standards);

    h. Street signage (per City and MUTCD requirements);

    i. Vertical Datum based on NAVD 88 Datum.

General

1. Applicant shall follow the requirements and processes of the subdivision ordinance for the development of this project. For the purposes of this project, all conditions outlined in the subdivision ordinance pertaining to receiving the City Engineers signature on, or the recordation of, a final plat shall be applied to the submission of building permits.

2. Easements for public utilities outside of the public right-of-way shall be as listed below. Easements will be required to be larger if deemed necessary by the City Engineer in order to facilitate future maintenance operations of utilities.
    a. 10 feet wide minimum.
    b. Domestic water only,15 feet wide minimum
    c. Sanitary sewer only, 20 feet wide minimum
    d. Sewer and water combined; 30 feet wide minimum

3. Appropriate easements for emergency access, transmission lines and/or other utilities shall be clearly indicated, with recorded instrument numbers provided for said easements, on the construction drawings.

4. All utilities on and within the boundaries of the subdivision shall be located and/or relocated underground.

5. All public streets, sewer, water, pressure irrigation fire protection, and street light facilities must be dedicated to the City. Some conveyance facilities for stormwater drainage may be eligible for dedication to the City.

6. Construction of facilities to be dedicated and/or within public right-of-way shall be performed by an appropriately licensed public works contractor and shall be inspected by and constructed to City of Caldwell specifications.

7. Prior to commencement of construction in any dedicated right-of-way, or construction of any improvement intended for dedication to the City or connected to a City facility, the City Engineering staff is to be notified. This preferably will take place in a pre-construction conference scheduled by the engineer of record in which all appropriate personnel and utilities are present. Appropriate City personnel are to be notified in advance of all testing (including compaction, pressure and coliform, etc.) and given opportunity to be present during conduct of the testing. The engineer of record or his designated representative is to witness all tests (not covered by City inspectors) and a log of inspection visits and testing results is to be kept by the engineer of record or his representative.

8. The developer is to employ a responsible design professional, preferably the engineer of record, to oversee and inspect construction, to perform and/or observe all requisite testing of completed facilities, and to certify that improvements have been constructed according to approved plans and in compliance with applicable City, State, and Federal standards.

9. The engineer of record shall be held responsible to ensure that improvements are in compliance with said engineer's design. Following the construction of the improvements, the developers engineer shall provide the City of Caldwell Engineering Department with electronic

(.dwg) format record drawings spatially referenced to the Idaho State Plane Coordinate System-West Zone, North America Datum (NAD) 83. Vertical control shall be referenced to the North America Datum (NAVD) 88 for future reference and to establish that the engineer of record has caused construction to occur in substantial compliance with the design of said engineer of record.

10. Any note, item or drawing element on the plats, construction drawings, engineering drawings and/or design drawings related to the property inconsistent with City Codes, Policies and/or Ordinances shall not be construed as approved unless specifically addressed and granted by City Council.

Rights-of-Way

1. W. Ustick Rd. . is classified as a Principal Arterial roadway. The applicant shall dedicate as public right-of-way a minimum forty-eight (48') foot half width right-of-way along the entire W. Ustick Rd. alignment (per City Standard R-810A).

2. S. 10th Ave. is classified as a Minor Arterial roadway. The applicant shall dedicate as public right-of-way a minimum forty (40') foot half width right-of-way along the entire S. 10th Ave. alignment (per City Standard R-810B).

3. S. Kimball Ave. is classified as a Collector roadway. The applicant shall dedicate as public right-of-way a minimum of Thirty-five (35') foot half width right-of-way along the entire S. Kimball Ave. alignment (per City Standard Detail R-810 C).

4. All interior local streets classified as residential shall be dedicated to the City. The applicant shall dedicate as public right-of-way a minimum fifty-three (53') foot full width right-of-way (per City Standard R-810-E).

5. Applicant shall dedicate necessary right-of-way for the construction of an eastbound right hand turn lane on Ustick Rd. at the intersection of S. 10th Ave.

6. Applicant shall dedicate necessary right-of-way for the construction of a southbound right hand turn lane on S. 10th Ave. at the intersection of proposed Nettuno Rd. located in the SE corner of the site.

7. Applicant shall dedicate to the City of Caldwell any required right-of-way along all classified roadways within 30 days of written request from the City of Caldwell.

Street

1. Full half street frontage improvements shall be completed to all classified roads adjacent to the proposed project including (S. 10th Ave., W. Ustick and S Kimball Ave.) in accordance with all City of Caldwell standards and specifications, improvements shall include (but are not limited

to) curb, gutter, sidewalk, asphalt, streetlights, joint trench, spare communication conduit along classified roadways, storm drainage facilities, etc.

2. Applicant shall complete the full width striping along the entire frontage on 10th Ave. to the intersection of Ustick Rd. to be determined at the time of construction drawing review.

3. Applicant shall provide center median curbing and delineators on 10th Ave. from the intersection of Ustick Rd. south to the Walmart access located at approximately 400' south of Ustick Rd.

4. Applicant shall construct the remainder of the eastbound right-turn lane on Ustick Road at intersection of 10th Ave.

5. Applicant shall construct southbound right-turn lane on S. 10th Ave. at the intersection of proposed Nettuno Rd.

6. Applicant shall construct a right-in right-out approach at Ustick road located in the center of the site with a channelizing island to be reviewed with construction drawing submittal.

7. All commercial lot accesses internal to the subdivision shall be constructed as shared approaches with cross access agreement shall be recorded with the plat to be determined at time of construction drawing review.

8. All private driveways, alleys or internal circulation routes shall fully comply with City of Caldwell standards and be approved by the Caldwell Fire Marshall.

9. No lot/building shall have direct access to/from S. 10th Ave., Ustick Rd. and Kimball Ave.

10. Applicant shall meet all emergency access requirements for each phase of development to be determined by the Fire Dept. at the time of civil plan review.

11. Applicant shall coordinate with the United States Postal System to determine a cluster mailbox unit locations. Said locations shall be interior to the site and shall be located in a manner that will not impact, or cause queueing onto S. 10th Ave. Ustick Rd. or Kimball Ave.

Traffic Impact Fees

City of Caldwell has adopted the "Caldwell Area Capital Improvements Plan & Impact Fee Program". The applicant will be required to pay traffic impact fees per table 7 of the Impact Fee Schedule to be assessed to the building permit/s when applied for.

Traffic impact study has not been submitted and reviewed by City Engineering staff at this time. Applicant shall submit the traffic impact study for review and approval prior to advancing the application to City Council and shall apply any mediation as determined by the City to the application. Final location of access points onto Ustick Rd and 10th Ave are not approved until the findings from said study are reviewed and approved.

Water

City of Caldwell Public Works Department has reviewed the recently adopted Caldwell Water Facility Plan System and determined that certain shortfalls exist in water pressure zone 2 south of Interstate 84, zones 3 and 4. While these shortfalls are being remediated, the Engineering Dept. doesn't contest the approval of the Preliminary Plat and the construction of onsite infrastructure, but ***reserves the right to hold any phase of final plat and associated building permits*** *until adequate water is obtained within the affected zone. The Applicant is encouraged to work closely with the Engineering Department to determine potential construction timing and impacts.*

1. All on site water mains will need to be looped into existing mains for fire flow and water quality purposes. Internal main sizing and construction plan approval, will be dependent upon the availability of fire flow. This development will be required to comply with the most current Water Master Plan.
    a. Applicant shall construct an 18" master planned water mainline within Ustick Rd. through the entire frontage of this development. Applicant may be able to contribute monies in-lieu of construction for said mainline only at the discretion of the City Engineer to be determined at time of construction drawing submittal.

2. Each buildable lot shall be supplied with potable water. If buildings are constructed to include individual units that could feasibly or will be sold separately, each unit shall be serviced separately

3. Each phase of development shall have a redundant/secondary supply of domestic water.

4. The location of water service, including sizing of mains, providing of easements, frontage construction, and offsite construction are to be decided during review of improvement plans.

Sanitary Sewer

1. It shall be the responsibility of the applicant's engineer to verify that connection to existing sewer mainlines will not exceed the functional capacity of said mainlines. Provision for connectivity by future developments shall be met in accordance with current City standards.

2. The location of sewer service, including sizing of mains, providing of easements, frontage construction, and offsite construction are to be decided during review of improvement plans.

3. The Developer will be required (where applicable) to extend all sewer and water mainlines to the center of adjacent roadways for connectivity by future developments. Locations of said

extensions will be decided during the review of the improvement plans. This development shall comply with the most current version of the City of Caldwell Master Sewer Plan.

a. Applicant shall construct a 10" master planned sewer trunk line within Ustick Rd through the entire frontage of the site.

4. Each buildable lot shall be supplied with a sewer service. If buildings are constructed to include individual units that could feasibly or will be sold separately, each unit shall be serviced separately

5. Any easements for sewer lines not in the right-of-way should be at a width sufficient to construct same and not less than 20 feet in width. Easements for adjacent sewer and water lines not in the right-of-way shall be at a width sufficient to construct the same and shall be no less than 30 feet in width.

6. A 20' wide all-weather surfaces may be required to be constructed over mainlines that fall outside the public right-of-way. All weather surfaces shall be constructed sufficiently to support heavy equipment necessary to construct and maintain sewer under all seasonal weather conditions.

Irrigation

1. Existing easements and/or rights-of-way for any irrigation facility shall be determined and clearly indicated on the construction plans. Construction across or re-routing of these facilities is subject to approval by the governing irrigation district and at their discretion or their assigns.

2. The Developer shall maintain any existing upstream drainage rights and downstream irrigation rights across the property. During the design phase of this project, the developer or his engineer is to contact the appropriate irrigation district to help ascertain these rights. Appropriate facilities shall be provided by the developer to convey irrigation and drainage water across the property to take care of these offsite needs. There is to be no discharge of gravity/pressure irrigation return water into the projects storm water system.

2. The development is to include a non-potable water pressure irrigation system. The design of this pressure irrigation system is to be reviewed and approved by the Caldwell Municipal Irrigation District prior to construction plan approval. It shall be required that the system will be operated and maintained by the Caldwell Municipal Irrigation District.

3. Each lot, or building area, shall be provided with a pressure irrigation service in compliance with Caldwell Municipal Irrigation District standards.

4. All pressure irrigation mainlines shall be located in the public right-of-way or within a public utility easement, with a minimum width of 10 feet, centered over said mainlines as per current City standards.

5. Applicant shall place the pump station in an area that is easily accessible with a recorded perpetual easement sufficient for convenient access and maintenance of said pump station. The lot shall be owned and maintained by the homeowners association.

6. The applicant shall ensure that an adequate continuous irrigation supply flow is available to meet the pressure irrigation system requirements of CMID.

7. The applicant shall transfer a proportionate share of any existing water right(s), except those held in trust by an irrigation district, to the City of Caldwell for both irrigation and domestic water supply for the subject development. If this should occur, The City shall assist in registering the transfer.

8. Applicant shall pipe the pump station delivery ditch from the source point (head gate) to the pump station. Pump station overflow shall be piped from the pump station to the point of discharge into an irrigation facility/canal/drain/etc. maintained by an irrigation district.

9. Upon Applicants connection to or use of the existing irrigation pump station, should they choose to do so and CMID deems it appropriate to connect to, the applicant shall:
    a) Supply the City of Caldwell with a water model of the whole pressurized irrigation system including the piped overflow showing the system design meets all Caldwell Municipal Irrigation District standards.
    b) Applicant shall complete all upgrades to the system as required by CMID. Said upgrades will be determined during plan review"

10. All plans and construction drawings submitted to the City of Caldwell for review and approval for any out-of-season irrigation work to be performed within or across facilities located within (or owned by) irrigation districts other than CMID shall be submitted to the Caldwell Engineering Department no later than August 15th. Submittal of plans after this date may result in Applicant not receiving plan approval in time to complete out-of-season work.

Storm Drain

1. As noted previously, provision is to be made for the disposal of stormwater drainage in accordance with the City Stormwater Management Manual and any updates adopted subsequent to this application. A copy of this policy is available upon request. The engineer of record is to provide calculations, which indicate that the assumptions in his stormwater drainage plan comply with the requirements of the stormwater manual. In this case, if a storm water system is existing, the burden of proof is on the developer to verify the capacity is sufficient for the proposed development.

2. The applicant shall identify and retain all historical drainage discharge points from the property for the purpose of draining on-site storm water detention facilities.

3. Storm water detention basins are required to remain on-site outside any roadways or proposed private streets consistent with public roadways to be operated and maintained by the Homeowners Association/etc.

4. There is to be no discharge of storm water overflow into any irrigation water return/discharge facility/ditch/pipe/etc.

Plat

1. Prior to approval of the final plat, subdivision facilities must be completed or an appropriate construction security provided. There may be temporary restrictions to the obtaining of building permits, even with acceptable construction security, depending on fire protection, emergency

service requirements, and City approval of the sanitary sewer system. A 20% temporary restriction to obtaining of building permits will be enforced until all facility construction has been completed, inspected and certified by the Applicants engineer including all punch list items.

2. A note shall be added to the final plat stating that no lot shall have direct access to/from South 10th Ave., W. Ustick Rd. or S. Kimball Ave.

3. Upon recordation of the plat, the Engineering Department is to be provided with a PDF copy of the recorded final plat.

4. An electronic (dwg.) copy of the Final Plat suitable for mapping and addressing purposes will be required with Final Plat application submittal.

Date 11/17/2025

Caldwell City – Planning and Zoning
Re: Case Number: Ambrosia Subdivision SPP25-000009

Dear, Planning & Zoning

The Caldwell City Fire Department District has reviewed and can approve the application subject to compliance with all the following code requirements and conditions of approval. Any deviation from this plan is subject to Fire Department approval. Please note that unless stated otherwise, this memo represents the requirements of the 2018 International Fire Code (IFC) as adopted by the Idaho State Fire Marshal's Office.

Caldwell Fire Department Details

Nearest Fire Station:
Station 12 724 E Ustick Rd. Caldwell,
Distance: 0.4
Estimated response time: 2 minutes

Distance from Station	Service Expectation	Staffing & Apparatus	Typical Response Time Goal
0–1 mile	Immediate—high-priority	First-due company (engine)	≤4min travel, ≤5min total
1–2 miles	Very rapid—high-priority	First-due company, backup	≤4min travel, ≤5min total
2–3 miles	Rapid—standard coverage	First-due w/ backup	≤6min travel, ≤9min total (full alarm)
3–4 miles	Slower—moderate	Closest available, limited	6–8min travel
4–5 miles	Extended	Closest company, delayed	>8min travel, variable

Properties located 3–4 miles from a fire station are at the limit of effective coverage and may experience service delays.

Developments beyond 5 miles are generally not recognized by ISO as having fire protection, and response to these areas will be significantly delayed.

Conditions:

1. Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).
2. Roadway serving a fire hydrant shall be a minimum of 26-feet in width. (IFC D103.1)
3. Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)
4. Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)
5. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)
6. The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)
7. Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 80,000 pounds. Please provide documentation the road surface meets this standard. (IFC D102.1)
8. Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)
9. For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 feet back of curb to back of curb parking shall be restricted on both sides. A note on the face of the final plat is required noting the parking restriction prior to signing of the final plat. In addition, No Parking signs shall be installed in accordance with the requirements of the IFC. (IFC 503.8)

10. Approved secondary access roads shall be provided per section D106 of the 2018 IFC.

11. An automatic fire sprinkler system installed per NFPA13D may be required.

12. A phasing plan shall be included in documentation to city at time of submittal in accordance with infrastructure 2018 IFC.

13. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except where approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection where construction of new roadways allows passage by vehicles in accordance with (IFC Section 505.2.

14. **SECTION D107 ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS D107.1** One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

General Requirement:
Fire Department required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Specific building construction requirements of the International Building Code, International Fire Code and City of Caldwell Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

Regards,

Alan Perry
Deputy Chief
Fire Marshal
Caldwell Rural Fire Protection District
Aperry@cityofcaldwell.org

Memorandum

To: Katie Wright, Planner III
Caldwell P & Z Department

From: Trevor Farris, GIS Technician
Dave Marston, Mapping Superintendent

Re: SPP25-000009, ZON25-000005 – Ambrosa Subdivision

Date: December 11th, 2025.

The Mapping Department provides the following comments on a request by ALC Architecture, on behalf of Bennett Forest Industries INC., is requesting a rezone of a portion of parcel R3258200000, from C-2 to R-2, as well as approval of a preliminary plat for Ambrosia Subdivision, a mixed use subdivision with 8.42 acres of commercial fronting on Ustick Rd. and S. 10th Ave. The subdivision will also include 5.03 acres of single family residential (52 single family detached lots) with a density of 8.6 units per acre. The subject site is located on the south side of E. Ustick Rd., approximately 275 feet west of the intersection with S. 10th Ave.

Address Number

1. Please contact the Mapping Department prior to permitting for addressing.

Street Names

1. Approved.

Lots & Blocks

1. Adjust from lot 7 so lots are connected & continuous.

Subdivision / Development Name

1. Approved.

TO: CALDWELL POLICE DEPARTMENT AND FIRE DEPARTMENT

FROM: CALDWELL PLANNING AND ZONING

DATE: 2/23/2026

DUE DATE: **3/13/2026**

REQUEST FOR INFORMATION

The Planning and Zoning Division is requesting additional information be provided for each land use case as requested by the Mayor and City Council.

SUBJECT: **Ambrosa**

REQUEST SUMMARY: The applicant, ALC Architecture, on behalf of Bennett Forest Industries INC., is requesting a rezone of a portion of parcel R3258200000, from C-2 to R-2, as well as approval of a preliminary plat for Ambrosia Subdivision, a mixed use subdivision with 8.42 acres of commercial fronting on Ustick Rd. and S. 10th Ave. The subdivision will also include 5.03 acres of single family residential (52 single family detached lots) with a density of 8.6 units per acre. The subject site is located on the south side of E. Ustick Rd., approximately 275 feet west of the intersection with S. 10th Ave.

Population Impact:

# of new residential units:	52
Projected population created by development: ***(# of SF units X 3) and (# of MF units X 2)***	156
Proposed commercial acreage:	8.42

POLICE DEPARTMENT ANALYSIS AND SERVICE IMPACT:

CPD projects future service needs based on demand, risk, community expectations, response performances, population, density, and development type.

Development Analysis and Impacts:

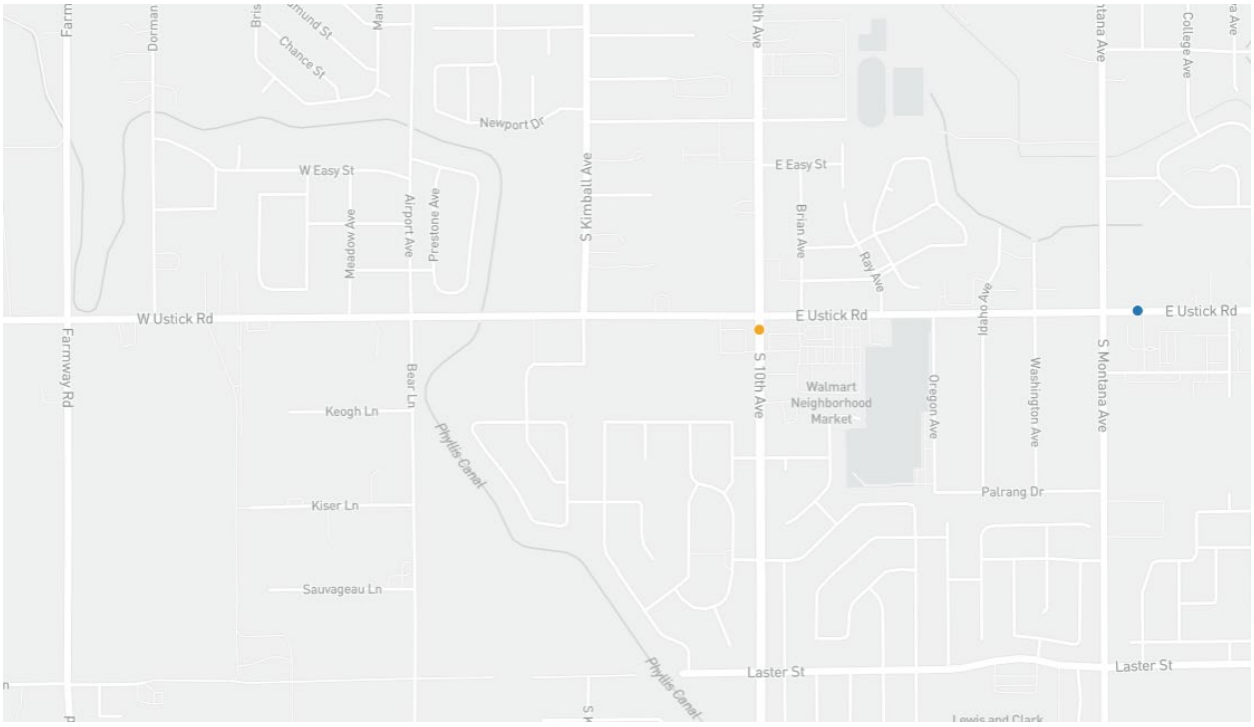
Demand for Service in this area (Total calls for service YTD)	Nearby adjacent reporting districts have an average of 209.25 calls for service each year to date. The nearby RD's (3D, 3E, 3G, 3H) have a combined total of 837 reactive CFS from January 1st to March 2nd, 2026.
Call types within this area	**Top 20 Reactive Calls for Service in the Area**
Workload saturation in area (%)	Reporting districts 3D, 3E, 3G, 3H account for 837 (year to date) reactive CFS compared to a total of 4,027 total YTD. These RD's account for 5.20% of all reactive CFS YTD.
Will this development have other significant impacts on the ability to provide services?	☐ Yes ☒ No

Nature	#	%
Follow Up	22	8.06%
Welfare Check	17	6.23%
Suspicious	14	5.13%
Citizen Assist	12	4.40%
AC Animal at Large	12	4.40%
Agency Assist	10	3.66%
911 Disconnect Cell	8	2.93%
PD Accident	8	2.93%
Abandoned Vehicle	8	2.93%
AC Barking Dog	8	2.93%
Noise Complaint	7	2.56%
Attempt to Locate	7	2.56%
911 Cell Open Line	6	2.20%
Juvenile Problem	6	2.20%
Disturbance	6	2.20%
Threatening	5	1.83%
Extra Patrol	4	1.47%
AC Welfare Check	4	1.47%
Alarm-Commercial	4	1.47%
Parking Problem	4	1.47%

Will this development necessitate additional police resources and/or equipment beyond current levels? *If yes, please explain under "Adverse Impact Comments, Recommendations, and Fiscal Impact".*	☒ Yes ☐ No

Traffic Crash Data for Area:

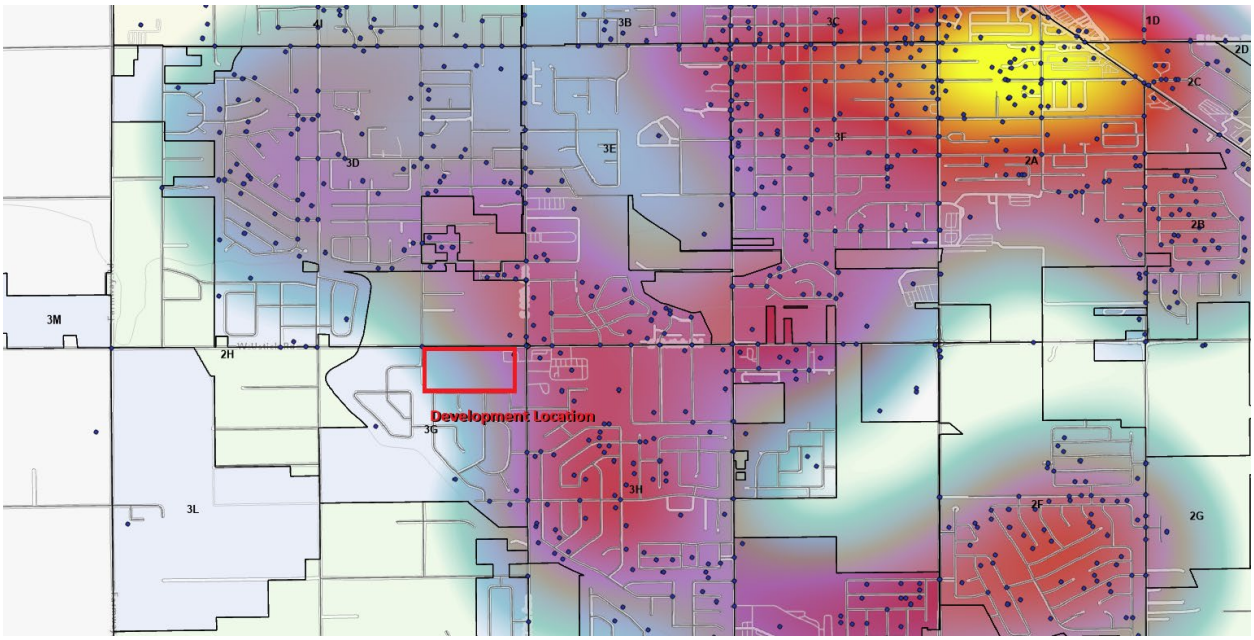
Provide comments below for crash data in area surrounding development.



Year to date, there have only been two traffic collisions in the area, one on Ustick and the other on 10th Avenue, which had a reported injury. More details attached in the Ambrosa Crash Study

Hot Spot Mapping (if applicable):

Please attach a map of hot spots and provide comments here to explain such attached mapping.



Each blue dot represents a reactive call for service, the darker areas represent a higher density of calls for service, and the bright yellow areas represent the highest density. The red square represents the development location being proposed.

Adverse Impact Comments, Recommendations and Fiscal Impact:

Provide any comments below on the adverse impact this will or could have on the police department facilities, services or staffing, and any proposed recommendations for additional needs and fiscal impact.

Currently the city of Caldwell keeps a 1.2 sworn personnel to 1000 citizen ratio. With the addition of 156 citizens, it would necessitate an increase of sworn personnel by 0.18 personnel to maintain the current ratio.

FIRE DEPARTMENT ANALYSIS AND SERVICE IMPACT:

CFD projects future service needs based on population, population density, response times, service demand, and development types.

Emergency Response Time Analysis and Service Impact:

The Caldwell Fire Department has benchmark standards for the organization and deployment of fire suppression operations, emergency medical operations, and special operations to the public. This standard provides for a travel time of 4:00 minutes, 90% of the time to reach emergency incidents within their jurisdiction with the first arriving unit.

Standards for Travel Time (90% of time) for first arriving unit:	4 minutes
Closest fire station (in miles) to site:	
Approximate response time to site:	
Adequate fire flow capacity to serve proposed development?	☐ Yes ☐ No
Will this development have other significant impacts on the ability to provide services?	☐ Yes ☐ No
Will this development necessitate additional fire resources and/or equipment beyond current levels? *If yes, please explain under "Adverse Impact Comments, Recommendations, and Fiscal Impact".*	☐ Yes ☐ No

Adverse Impact Comments, Recommendations and Fiscal Impact:

Provide any comments below on the adverse impact this will or could have on fire department facilities, services or staffing, and any proposed recommendations for additional needs and fiscal impact.

CRASH SUMMARY REPORT

Ambrosa Crash Study

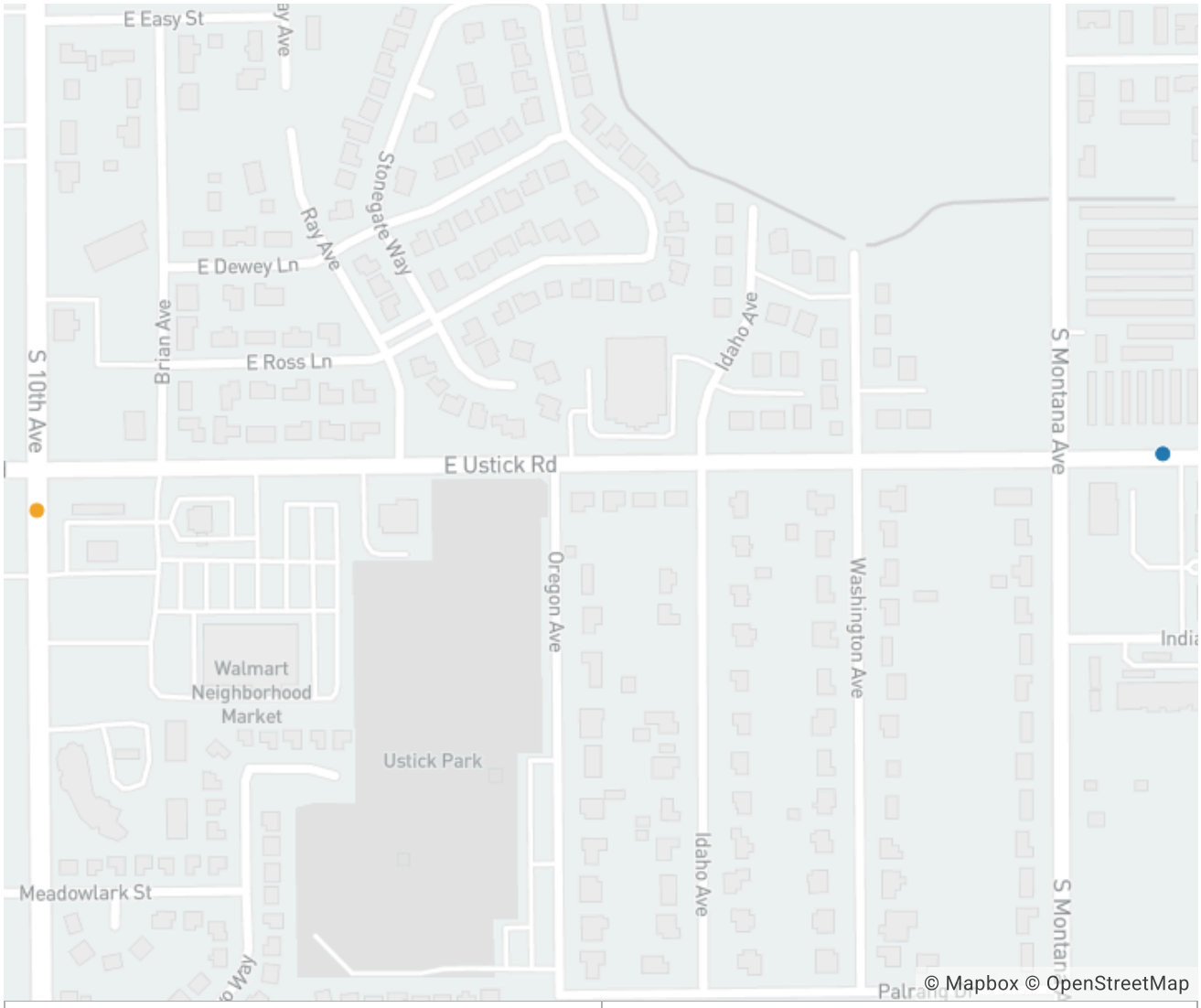
Created on March 6, 2026

Created by Marlon Leslie

Data extents: January 1, 2026 to March 6, 2026

Applied Filters

Shape: Polygon



Total Crashes	2	Fatal Crashes	0

ITD Crash Summary		Crash
Total Crashes	2	100.00%
Intersection Related	1	50.00%
+ 11 more	0	0%

Date & Time (Year)		Crash
2026	2	100.00%
+ 18 more	0	0%

Crash Severity (# of Crashes)		Crash
(B) Suspected Minor/Visible Injury	1	50.00%
(O) Property Damage Report	1	50.00%
+ 3 more	0	0%

Injury Name		Person
No Apparent Injury	7	77.78%
Suspected Minor Injury	2	22.22%
+ 4 more	0	0%

Intersection Related		Crash
No	1	50.00%
Yes	1	50.00%
N/	0	0.00%

Date & Time (Day of Week)		Crash
Tuesday	1	50.00%
Friday	1	50.00%
+ 5 more	0	0%

County		Crash
Canyon	2	100.00%
+ 43 more	0	0%

Operator Action		Unit
Going Straight	2	40.00%
Stopped in Traffic	2	40.00%
Slowing in Traffic	1	20.00%
+ 53 more	0	0%

Unit Type		Unit
Pickup	2	40.00%
SUV/Crossover	2	40.00%
Car	1	20.00%
+ 27 more	0	0%

Urban / Rural		Crash
Urban	2	100.00%
Rural	0	0.00%

Contributing Circumstances (All)		Crash
None	2	100.00%
Following Too Close	1	50.00%
+ 39 more	0	0%

Most Harmful Event		Crash
Rear-End	2	100.00%
+ 63 more	0	0%

EXHIBIT 3:
COPY OF AGENCY NOTIFICATION LETTER SENT, LIST OF AGENCIES NOTIFIED, AND AGENCY COMMENTS

OUTSIDE AGENCY WRITTEN TESTIMONY

Outside Agency Response Deadlines: **12/19/2025**

CITY OF CALDWELL
PLANNING AND ZONING DEPARTMENT
205 S 6th Avenue, Caldwell, ID 83605 | Office: 208-455-3021
https://www.cityofcaldwell.org/departments/planning-and-zoning

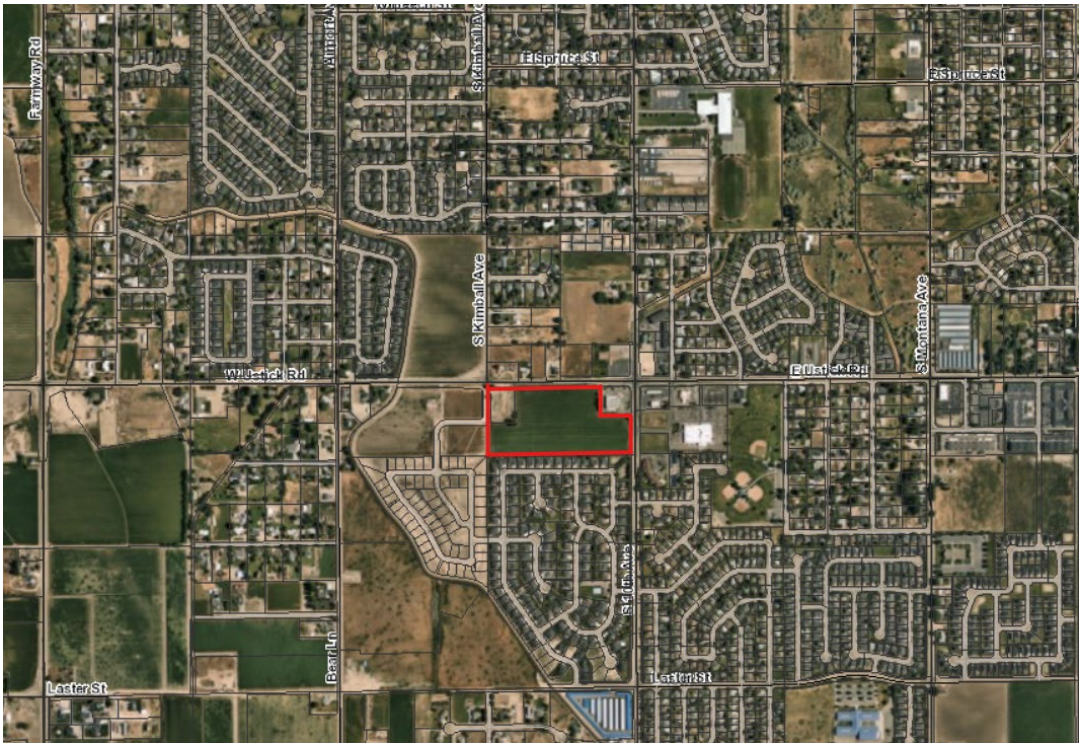
PUBLIC AGENCY NOTIFICATION – RESPONSE REQUESTED

Transmittal Date:	11/12/2025		
1ST HEARING DATE:	1/13/2026	**HEARING BODY:**	Hearing Examiner
2nd HEARING DATE:	2/17/2026	**HEARING BODY:**	City Council
Application Case No(s):	SPP25-000009, ZON25-000005		
Project Name:	Ambrosia Subdivision		
Site Address:	0 S 10th Avenue and 106 E. Ustick Rd.		
Site Parcel ID:	R3258100000 and R3258200000		
Site Location:	On the south side of E. Ustick Rd., approximately 275 feet west of the intersection with S. 10th Ave.		
Applicant:	Jeff Likes, ALC Architecture 1119 E. State St. #120, Eagle, ID 83616 208-514-2713, jeff@alcarchitecture.com		
Property Owner:	Bennett Forest Industries, INC 251 E. Front St. #202, Boise, ID 83702		
Agent Name:	Same as applicant		

You are hereby notified, pursuant to the Local Land Use Planning Act, Idaho Code 67-6509, that the City of Caldwell has accepted the following application(s).

You are invited to provide written testimony by the date specified below to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

REQUEST SUMMARY: The applicant, ALC Architecture, on behalf of Bennett Forest Industries INC., is requesting a rezone of a portion of parcel R3258200000, from C-2 to R-2, as well as approval of a preliminary plat for Ambrosia Subdivision, a mixed use subdivision with 8.42 acres of commercial fronting on Ustick Rd. and S. 10th Ave. The subdivision will also include 5.03 acres of single family residential (52 single family detached lots) with a density of 8.6 units per acre. The subject site is located on the south side of E. Ustick Rd., approximately 275 feet west of the intersection with S. 10th Ave.



APPLICATION PACKET: The complete application packet can be found on the City of Caldwell website under "Planning and Zoning Department/Current Case Files" or by clicking here.

OUTSIDE AGENCY COMMENTS: Your agency's comments are an important part of our decision-making process. When submitting comments, please reference Case No. listed above in responses and/or correspondence regarding this case. Comments received by the deadline date will be added to the Staff Report and to the hearing body's packet. Comments may be submitted by mail or email as follows:

Mail: Caldwell Planning and Zoning Department, P.O. Box 1179, Caldwell, ID 83605
Email: Katie Wright, Planner III at kwright@cityofcaldwell.org

Please Note: We will assume that your agency has no objections or concerns if we do not receive written testimony or comments within the requested timeframe.

PUBLIC AGENCY NOTIFICATION LIST

The following political subdivisions, including schools, were notified of the application requests. A link to the full application packet was provided to each agency.

City of Caldwell Engineering Department
City of Caldwell Engineering Inspections
City of Caldwell Fire Chief
City of Caldwell Fire Marshall
City of Caldwell Building Department
City of Caldwell Police Chief
City of Caldwell Lieutenant Wright
City of Caldwell Mapping Department
City of Caldwell Code Compliance Division
City of Caldwell Economic Development
City of Caldwell Airport
City of Caldwell Water Department
Vallivue School District #139
Caldwell School District #132
Pioneer Irrigation District
Riverside Irrigation District
Canyon Hill Irrigation
Franklin Ditch Co.
Nampa-Meridian Irrigation Dist.
Black Canyon Irrigation District
Golden Gate Irrigation
Caldwell Lateral Irrigation
Wilder Irrigation District
Compass Idaho
Hilty, Bower, Haws & Seable
Caldwell Transportation
Brown Bus Company
Canyon Highway District #4
Nampa Highway District #1
Idaho Transportation Department
Valley Regional Transit
Canyon County Development Services
Canyon County Plat Room
City of Nampa Planning and Zoning
Boise Project Board of Control
Southwest District Health
Idaho Power
Intermountain Gas
DTG Maps (only for final plats)
Boise River Flood Control Dist. #10
Bureau of Land Management
Bureau of Reclamation - Snake River Area Office
Corps of Engineers
Idaho Fish and Game
Department of Water Resources
College of Idaho
Department of Lands
USPS Caldwell
Union Pacific Railroad

Katie Wright

From: Morgan Bessaw
Sent: Wednesday, November 12, 2025 3:01 PM
To: Katie Wright
Subject: FW: Request for Agency Comments - Ambrosia Subdivision

COMMUNITY DEVELOPMENT
Planning & Zoning Division
Morgan Bessaw, AICP, CFM
Deputy Director
205 S 6th Ave • Caldwell, Idaho 83605
www.cityofcaldwell.org • (208) 455-4594

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Wednesday, November 12, 2025 2:34 PM
To: Morgan Bessaw <mbessaw@cityofcaldwell.org>
Subject: RE: Request for Agency Comments - Ambrosia Subdivision

Hello,

After careful review of the transmittal submitted to ITD on November 12, 2025, regarding, Ambrosia Subdivision, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study nor does it pose any safety concerns. If you have any questions please contact Kendra Conder at 208-334-8377 /Kendra.Conder@itd.idaho.gov

Thank you
Mila Kinakh
D3 Planning and Development

From: Morgan Bessaw <mbessaw@cityofcaldwell.org>
Sent: Wednesday, November 12, 2025 11:07 AM
To: Alan Perry <aperry@cityofcaldwell.org>; Angelica Gomez <agomez@cityofcaldwell.org>; Anita Means (Caldwell Transportation Co) <anita@ctcbus.com>; Bill Pastoor <wpastoor@republicservices.com>; Black Canyon Irrigation Dist. (bcid@blackcanyonirrigation.com) <bcid@blackcanyonirrigation.com>; Boise Project Board of Control (tritthaler@boiseproject.org) <tritthaler@boiseproject.org>; Boise River Food Control Dist. #10 (projectmgr@boiseriver.org) <projectmgr@boiseriver.org>; 'brandon.flack@idfg.idaho.gov' <brandon.flack@idfg.idaho.gov>; Brett Clark <bclark@cityofcaldwell.org>; Brian Courtright <bcourtright@republicservices.com>; Brown Bus Company (brent.carpenter@brownbuscompany.com) <brent.carpenter@brownbuscompany.com>; Bruce Smith <smithbr9@republicservices.com>; Bureau of Land

EXHIBIT 4:

PUBLIC COMMENTS

Katie Wright

Subject: FW: Case#SPP25-000009 ZON25-000005

-----Original Message-----
From: Sherry Marsicola <lewis1paradise@att.net>
Sent: Monday, December 22, 2025 3:07 PM
To: PZ <PZ@cityofcaldwell.org>
Subject: Case#SPP25-000009 ZON25-000005

To planning and zoning
We live at 107 Appalachian st. We believe that rezoning this parcel would be detrimental to Caldwell's growth . Caldwell is a growing community with the need for commercial growth as well as housing but once this property is given to more developers building housing ,which is currently happening everywhere you look ! It's GONE forever ! if approved it is our opinion that the commercial would take a backseat to getting the housing development under way! I know the developers always say with housing first the commercial will follow? We strongly disagree! There IS already the need for community commercial in this area of Caldwell ! The preliminary plot plan is calling for approximately 9 units per acre . The existing subdivision on the south boundary of this proposed development is roughly 3 units per acre!! Our property spans 160 ft. On our north boundary to this property that would put about 4 units spanning our back yard fence line with a retail value of around a 1/4 million dollars less than our property value which would (I'm not a real estate broker but) affect our property values dramatically! The plan that was shown to us at the initial meeting with ALC architects has a city street dead ending at our back yard fence ! Not only would this be unprecedented in Caldwell but a serious safety issue that scares us to death ! I would not feel safe for my safety or the safety my kids or grandkids while being in the back yard !!! WE love Caldwell and would like to see the already existing residents to enjoy thoughtful and realistic business development in this area instead of the developers that are building as much high density housing developments that you allow them to with little or no regard to the REAL needs of the existing residents . Thank you in advance for your consideration of our concerns Sincerely, Ray and Sherry Marsicola

Sent from my iPad

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https://us1.proofpointessentials.com/app/report_spam.php?mod_id=11&mod_option=logitem&report=1&type=easyspam&k=k1&payload=53616c7465645f5f220dc1b161c6366be8ee66dbe6ec997fadcc65922a4433a7f496fd9a13ced97d9bf3800f85be2c4a240180dc2f0ea0fa6a6d082bef7096361c9838de278173c56f5167fec1506adfcb5604269b278754c52dddf34226be86fd2067e6e40d0083368c99cd4dc1b9f090ceec90ce4ef88efcfca094041b2a4cd588d5efd37ced2ec94de97bac0e5bf15fc9cf5de8727035596c3673e93a2b2f

Katie Wright

Subject: FW: Attention examiner regarding ambrosia subdivision

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From: Linda Davis <ldavis4413@gmail.com>
Sent: Tuesday, February 24, 2026 13:18
To: Morgan Bessaw <mbessaw@cityofcaldwell.org>
Subject: Attention examiner regarding ambrosia subdivision

Dare examiner.

I am very concerned for this subdivision originally it was supposed to be all C2 commercial but I am not objecting to having houses across the backside of our division which would bump up to Appalachian Street. I would just prefer them to have less density instead of 63 units A bigger lot per unit so it would be like around 50 single level homes instead. Also my main concern too, is not only the density but having them be single level so that the two-story houses are not overlooking our subdivision's backyards. So that is my take on it all. I also think it would be quieter in our neighborhood that borders our neighborhood not to have that density. Thank you for your consideration.

Linda L Davis at 4413 Pinnacle Pl., Caldwell, ID
Sent from my iPhone

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Katie Wright

From: Jeffrey Allen <jeff.ihsh@gmail.com>
Sent: Friday, April 3, 2026 1:37 PM
To: Katie Wright
Subject: Input on Ambrosia Subdivision for City Council Meeting

Katie,

Thanks for your time to discuss the pending Ambrosia project
SPP25-000009, ZON25-000005
that will be on the agenda for the April 20th Caldwell City Council meeting.
As I mentioned, the 12 or 15 of us that discussed this project from the viewpoints of the adjacent Cumberland Estates neighborhood are generally in agreement that we prefer to leave the two parcels in question as currently zoned, Commercial only with many possibilities for some thriving businesses. However, if the latest Comprehensive Plan and other factors require changing to some of it being residential, then a solution most of us could live with would involve the developer agreeing to only build single-level homes for that South row of homes that will share a boundary with residents on Appalachia.
That being said, I can't say for certain that this position will be something everyone in Cumberland Estates can live with, but it will help for many of us.
Should this be the way P&Z, the developer, and the Council work things out, the remaining concern is that the developer may make an attempt at a later date to make zoning changes to allow for the more profitable apartment buildings that we are unanimously opposed to.

Thanks for your understanding on this matter.

PS: I'm not able to attend the meeting for reasons we discussed and look forward to a positive outcome for everyone.

Respectfully,

Jeff Allen
4614 Gap Creek Ave, Caldwell
208-602-4600

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Katie Wright

From: Laura Shannon <lauraleeshannon@gmail.com>
Sent: Tuesday, April 7, 2026 1:42 PM
To: Katie Wright; City Clerk
Subject: Ambrosia Subdivision - Please put this letter in the packet!

April 7, 2026

Dear Mayor and City Councilmembers,

Ambrosia Subdivision seems like a fairly reasonable proposal, but please consider the following concerns:

The Hearing Examiner turned this proposal down because it left no transitional buffer into the Cumberland Estates homes. These structures only have a 15-foot setback from the property line, and the existing homes on the north end of Cumberland would appreciate it if newbuilds sharing their fence lines were **restricted** to single story structures, with heights similar to the homes in Cumberland Estates.

It would be nice to have a **development agreement** on the whole subdivision plan, as we know that once the zoning changes to R-2, many other uses are permitted.

Caldwell needs commercial development. This land was earmarked for such use under the Nancolas administration, and is ideally located for accessibility near the corner of two key corridors. It is also one of the last available parcels for such use in the midst of several established and upcoming neighborhoods. Is it possible to **require that the commercial portions of the property be built first** to ensure that they actually happen? It would be great to see the intended commercial purpose prioritized on this site.

In the Caldwell Comprehensive Plan, much of Ustick is designated as a Community Center Placetype (p.36), "...a low-to-mid intensity commercial place type that focuses on creating a destination for residents". Yet, all along Ustick is a plethora of housing with very little commercial development to serve the neighborhoods. Requiring the commercial portions to place their infrastructure and landscaping first may encourage them to follow through with their stated plan.

Finally, I'm not seeing much parking on the subdivision plat. Please ensure there is adequate parking so stray cars don't spill over into area streets and neighborhoods.

Thank you for your time!

Sincerely,
Laura Shannon

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EXHIBIT 5:

MINUTES OF THE HEARING EXAMINER HEARING

HEARING EXAMINER
MEETING MINUTES
Tuesday, February 24th, 2026 @ 1:30 pm
Caldwell City Council Chambers Room, 205 S. 6th Avenue, Caldwell, Idaho

CALL TO ORDER – Hearing Examiner, Ms. Sabrina Durtschi opened the meeting for the public hearing at 1:30 p.m.

REVIEW OF PROCEEDINGS (OPENING STATEMENT) – Ms. Sabrina Durtschi outlined the procedures for the public hearing.

MEMBERS PRESENT: Angelica Gomez (Administrative Assistant); Katie Wright (Planner III); Morgan Bessaw (Deputy Director); Hallie Hart (City Engineer)

CONSENT CALENDAR: The Hearing Examiner approved the December 23, 2025, and January 13, 2026, Hearing Examiner Meeting Minutes as drafted.

OLD BUSINESS: None

NEW BUSINESS:

1. **ACTION ITEM: Public Hearing Quasi-Judicial: Case Number: SPP25-000009, ZON25-000005:** The applicant, ALC Architecture, on behalf of Bennett Forest Industries INC., is requesting a rezone of a portion of parcel(s) R3258200000 and R325810000, from C-2 to R-2 to include a Development Agreement, as well as approval of a preliminary plat for Ambrosa Subdivision on parcels R3258200000 and R3258100000, a mixed use subdivision with 8.42 acres of commercial fronting on Ustick Rd. and S. 10th Ave. The subdivision will also include 5.03 acres of single family residential (63 single family detached lots) with a density of 8.6 units per acre. The subject site is located on the south side of E. Ustick Rd., approximately 275 feet west of the intersection with S. 10th Ave.

   Katie Wright (Planner III) 205 S. 6th Avenue, provided the staff report by outlining its contents by use of a PowerPoint presentation.

   In response to the Hearing Examiner's question, Ms. Wright agreed to go over the proposed new open space again and stated:

   - The plan shown was two plans ago. It is no longer applicable.
   - The applicant sent an updated plan.
   - There were 63 single family lots, and the applicant removed 3 so they could accommodate the open space requirements.
   - The 9.7% of open space on the slide is inaccurate. The applicant is now meeting the required 10%.

   Jeff Likes (Applicant) 1119 E State St. Eagle, signed in favor of the application and provided a description of the application.

   in response to the Hearing Examiner's questions Mr. Likes stated:

   - Neighborhood meeting was on site.
   - Density allows 90 units, but that applicant is proposing 60 units.
   - The transition from the adjacent single-family neighborhood is to more dense single family, then to commercial going from south to north.
   - It is hard to make neighborhood commercial work when there is no street frontage.

In response to the Hearing Examiner's question, Hallie Hart (City Engineer) 205 S. 6th Avenue, stated the traffic impact study was requested after the application submittal but will be done before city council.

The Public Hearing Testimony was opened:

- David Kroll, 4521 Pine Mountain Ave, signed in opposition with concerns related to S 10th Ave.

In response to the Hearing Examiners question's Ms. Hart stated:

- Staff is evaluating existing conditions and working with the applicant on spacing requirements
- There was some consideration about moving the road further north towards Walmart, which a TIS should help address
- As stated, a traffic impact study is being required.
- The traffic engineer will examine the intersections onto the existing roadways to make sure any added access points are safe for existing residents and new residents that may be added with the subdivision.

- David Kroll continued by stating he would like to request a 7-foot-tall masonry block wall along the roadway. He also stated he did not attend the neighborhood meeting.

- Ray Marsicola, 107 Appalachian St, signed in opposition, concerns about the density negatively affecting property.

  In response to the Hearing Examiner's questions, Mr. Marsicola stated:

  - He prefers the whole site to be commercial and no housing.
  - He would like to request the houses to the south be single level

In response to the Hearing Examiner's questions, Ms. Wright stated she would need to check the land use schedule to see if a big box store would be allowed here but added that the commercial lot size was likely insufficient for big-box regardless.

- Laura Shannon, 4707 Middlesboro Way, signed in opposition with concerns on the intensity of rezone, density, and parking needs.

  In response to the Hearing Examiner's questions Ms. Shannon stated she would love to see senior housing in the development.

- Paul McLane,113 Appalachian St., signed in opposition, and stated he was concerned with the single family residential abutting the south border being 2 story.

  In response to the Hearing Examiner's questions, Mr. McLane stated a previous application proposed multifamily. He also stated the parcel should be commercial only.

Ms. Wright did clarify that in the C-2 zone the largest commercial they could build would be an 80,000 square foot building. Bix box is not permitted.

- Bruce Davis, 4413 Pinnacle Pl., signed in opposition, is concerned with the density and would prefer the whole parcel to be commercial.

- Marshall Smith, 303 Appalachian St., did not sign in, stated he is neutral on the project. He does agree that the homes along the south side of the parcel should be limited to one story and with the possibility of senior housing.

- Robert Nash, 13065 Highlander Rd. Boise, did not sign in, stated there is a need for affordable housing and he hopes this project gets approved.

Jeff Likes (Applicant) 1119 E State St. Eagle, in the rebuttal stated:

- The residents in Cumberland Estates do not want residential next to their residential.
- He believes that they also do not want a 50-foot-tall Walmart with delivery trucks and lights and everything that comes along with it.
- They do not agree with the 1-story houses along the south side of the parcel. They are hoping that the Hearing Examiner will approve to leave the homes to be 2-story.
- There is a minimum of 40 feet of separation between the new development to the north and the development to the south.

Travis Stroud (Developer) 1980 S Meridian Rd. Meridian, stated if an intense use went in behind the neighboring development, it would affect the property values worse than residential.

In response to the Hearing Examiner's questions Mr. Stroud stated:

- The fencing will be vinyl or composite wood.
- The amenity does not have to be pickleball; he does like the suggestion of it being open space to gather.
- The type of anticipated commercial uses will be restaurants, coffee shops, and other neighborhood scale commercial.

In response to the Hearing Examiner's questions Mr. Stroud stated he likely cannot change how the transition currently is shown, that it would be challenging to increase those lot sizes.

In response to the Hearing Examiner's question Ms. Wright stated the only previous applications she could find were the original annexation of the two parcels. She was unable to find any other official applications for this site. She has seen a few different plans for this property that have shown multifamily but there has been no official application for it.

Ms. Durtschi closed the public hearing testimony at 2:46 pm.

FINDINGS OF FACT AND CONCLUSSIONS OF LAW FOR Case Numbers SPP25-000009, ZON25-000005: The Caldwell Hearing Examiner accepts the Findings of Fact and Conclusions of Law outlined in the staff report, public testimony, and the evidence list. All adopted ordinances, standards and codes were used in evaluating the application. The proposed use was conditionally permitted by the terms of the ordinance and such conditions of approval.

ORDER OF DECISION FOR CASE NUMBERS SPP25-000009, ZON25-000005: Based on the Findings of Fact and Conclusions of Law, the Caldwell Hearing Examiner hereby orders that Case Numbers SPP25-000009, ZON25-000005 is **recommended for denial** by City Council, subject to the conditions of approval listed in the staff report.

2. **ACTION ITEM: Public Hearing Quasi-Judicial: Case Number: SPP25-000008, ZON25-000004:** The applicant, The Land Architect LLC, on behalf of Patriots Landing LLC, is requesting a rezone of parcels R0266001100, R0266001000, and R02660010A0 from R-1 to R-2. Additionally, the applicant is requesting approval of a preliminary plat for Patriot's Landing Subdivision, a residential subdivision with 12 buildable lots, which will include eleven (11) duplex structures and one (1) detached single family residential unit. The 3.28 acre site is identified as Neighborhood 2 in the Future Land use Map and is located on the Northeast side of Interstate-84, approximately 1,800 feet from the Franklin St. exit. This case will be rescheduled.

ADJOURNMENT

The Hearing Examiner adjourned the meeting at approximately 2:47 pm.

The next meeting for the Hearing Examiner will be on Tuesday, March 10, 2025, at 1:30 p.m.
Respectfully submitted by Angelica Gomez, Administrative Assistant

MINUTES APPROVED AND SIGNED BY THE HEARING EXAMINER, SABRINA DURTSCHI, ON THE DATE NOTED BELOW:

_____ _____
Ms. Sabrina Durtschi Date

ATTEST:

_____ _____
Morgan Bessaw, Deputy Director Date

A digital recording of the public hearing is available upon request.

EXHIBIT 6:

DRAFT DEVELOPMENT AGREEMENT

April 20, 2026
Ambrosa Subdivision Development Agreement
ZON25-000005/SPP25-000009

After Recording
Return to:
Director
Caldwell Planning and Zoning Dept.
205 S. 6th Ave.
Caldwell, Idaho 83605

For Recording Purposes,
Do Not Write Above This Line

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") was approved by Council this _____ of _____, 2026, by and between the City of Caldwell, a municipal corporation of the State of Idaho ("City"), whose address is 205 S. 6th Avenue, Caldwell, Idaho 83605, and Bennett Forest Industries, INC, ("Owner").

RECITALS

WHEREAS, the Owner is the owner of record of approximately 16.57 acres of certain real estate identified as Canyon County Parcel No. R3258200000 (0 S. 10th Avenue) and R3258100000 (106 E. Ustick Rd), generally located on the SWC of Ustick Road and 10th Avenue, in Caldwell, Idaho, ("Property"), and legally described in the attached legal description (**Exhibit A)** and as depicted on the map in **(Exhibit B)**; and

WHEREAS, the Property is currently designated as C-2 (Community Commercial) on the City of Caldwell Zoning Map; and

WHEREAS, the Property is currently designated as the Community Center Placetype on the City of Caldwell Comprehensive Land Use Map; and

WHEREAS, the Owner seeks to rezone a portion of parcels R3258200000 (0 S. 10th Avenue) and R3258100000 (106 E. Ustick Road), generally located on the SWC of Ustick Road and 10th Avenue, from the C-2 (Community Commercial) zone to the R-2 (Community Residential) zoning classification, totaling 8.84 acres in the R-2 zone and 7.73 acres in the C-2 zone; and

WHEREAS, the Owner is proposing to develop the site as a Mixed-Use development that shall consist of 56 single family homes with 6.21 acres of commercial development; and

WHEREAS, the intent of this Development Agreement to protect the rights of Owner's/Developer's use and enjoyment of the Property, while at the same time limiting any adverse impacts resulting from the development of this property upon neighboring properties and the existing community, and ensuring the Property is developed in a manner consistent with Caldwell's Comprehensive Plan and City Code; and

WHEREAS, the City and Owner desire to set forth herein limitations and/or conditions upon the use and future development of the property; and

WHEREAS, all capitalized terms in this Development Agreement not herein defined shall have those

meanings designated in the Caldwell City Code, the Caldwell Zoning Ordinance, and the Caldwell Comprehensive Plan; and

WHEREAS, the zoning designation requested by Owner with respect to the Property, if granted by the City, will only be granted upon execution of this Development Agreement; and

WHEREAS, the Owner has agreed to provide Caldwell with an affidavit agreeing to submit the Property to a Development Agreement (**Exhibit C**) pursuant to Caldwell City Code and the provisions set forth in Idaho Code Section 67-6511A and be bound by same; and

WHEREAS, all exhibits mentioned herein are attached hereto and are incorporated herein by reference; and

AGREEMENT

In consideration of the above Recitals and of the mutual covenants, duties, and obligations contained herein, the parties agreed as follows:

ARTICLE I
LEGAL AUTHORITY

This Development Agreement is made pursuant to and in accordance with the provisions of Idaho Code Section 67-6511A and Caldwell City Code, Chapter 10, Article 3.

ARTICLE II
ZONING ORDINANCE AMENDMENT

Caldwell will adopt an ordinance amending the Caldwell Zoning Ordinance to rezone the Property that is the subject of the application to the R-2 (Community Residential) zone, subject to the terms and conditions of this Development Agreement. This Development Agreement shall be signed to meet the conditions of approval for the rezone as approved in the **Order of Decision signed April 20, 2026.** The ordinance will become effective after its passage, approval, and publication.

ARTICLE III
GENERAL CONDITIONS OF DEVELOPMENT

3.1 The Property will be developed and utilized in the fashion and according to the terms, conditions and limitations set forth in this Development Agreement and development application number(s) SPP25-000009/ZON25-000005.

3.2 Development of the Property shall be consistent with all requirements, codes, rules and regulations of the City of Caldwell, unless specifically stated otherwise in this Development Agreement.

3.3 If the City of Caldwell has established a design review process at the time of submittal of building permits or development application(s) for the Property, the applicant will be required to go through the design review process.

3.4 In the event the Property's legal description is discovered to be in error, the Owner will be responsible for assuming the measures necessary to provide the City with an accurate legal description of the Property.

3.5 Change in Use. No change in the uses specified in this Agreement shall be allowed without

modification of this Agreement pursuant to the requirements of Caldwell City Code. In the event that the Developer/Owner changes or expands the uses permitted by this Agreement without the approval required by this Agreement, the Caldwell City Code, and Idaho Code 67-6509, the Developer/Owner shall be in default of this Agreement.

3.6 Construction. Development and site work on the Property shall be in accordance with all applicable laws and regulations and shall also be consistent with the development standards set forth in this Agreement. Failure to construct any development on the Property consistent with this Agreement or construction in variance with this Agreement, including any amendment of this Agreement, shall constitute a default of this Agreement by the Developer/Owner.

3.7 Modifications to Plans and/or Specifications: Any changes to the plans and specifications upon which this approval is based, other than those required by the above conditions, will require submittal of an application for modification and approval of that application prior to commencing any change.

3.8 Landscape Plan. The applicant shall comply with all landscaping requirements based on Caldwell City Code, Chapter 10, Article 2. The Landscape Plan **(Exhibit E)** represents the Owner's current concept for all existing and proposed landscape street buffers, buffers between land uses, open space, parking lot landscaping, landscape planters, existing and proposed trees, shrubs and plantings, micro and major pathways, landscape strips, public amenities, structures and equipment proposed for recreational use, common lots, common easements, school bus stop areas, irrigation system and water source, and all other landscape improvements including, but not limited to, earth berms, walls, trash enclosures, specialty lighting, required or proposed fences. The Owner understands and agrees that any changes or modifications to the landscape plan must submitted to the City for review and approval prior to installation. The City understands and agrees that certain changes in that concept may occur or be required. If the City determines that any such changes require additional public comment due to potential impacts on surrounding property or the community, or that such change is a substantial enough change from the landscape plan presented to the public, a public hearing shall be held on the proposed changes and notice shall be provided as may be required by the City.

3.9 Landscape Maintenance: All landscaping and screening devices shall be maintained in an attractive, live, safe and healthy manner. The controller as defined by Caldwell City Code is responsible for maintaining all landscaping and screening devices within a subdivision and/or development and/or the subject property. As applied to the subdivision or development process, the controller is understood to be the property owner, association or person representing the property owner's interest with responsibility for abiding by the city's standards, rules, regulations, policies, codes and ordinances."

3.10 Cluster Mailboxes: The development shall utilize cluster mailboxes for delivery of mail. Individual mailboxes shall not be allowed. A cluster mailbox placement plan shall be submitted to the Planning and Zoning department showing coordination with the United States Postal Services prior to submitting the construction drawings.

3.11 Development Construction Signage: At the time of development a "rules and regulations" sign shall be posted and maintained at the entryways to the project until it is fully developed and build out is complete. The signs would be intended for subcontractors performing work and should include: a) no dogs; b) no loud music; c) no alcohol or drugs; d) no abusive language; e) disposal of personal trash and site debris; f) daily cleanup of any mud and/or dirt that is deposited from the construction parcel onto streets; g) installation of a temporary construction fence that would keep debris from being blown off site by the wind; h) no burning of construction or other debris on the property.

3.12 Preliminary Plat Expiration: Final plats must be submitted for approval within twenty-four (24) months of the date of signature on the approving order of decision for the preliminary plat.

3.13 Phased Subdivisions: The subdivider may file and obtain acceptance of successive final plats for continuous segments of the approved preliminary plat without reapplication for preliminary plat approval, provided that final plats are recorded in successive intervals of not more than one year each, as measured from the date of signature on the approving order of decision for the preliminary plat, and provided that "city code", as herein defined, and any subsequent amendments as adopted by the city before, during or after preliminary plat approval, is followed in all design, engineering plans, construction and final plats for all phases, with the exception of lot sizes, lot dimensions, setbacks, number of lots and any exceptions approved at the time of preliminary platting, which shall remain as indicated in the preliminary plat order of decision and/or development agreement.

3.14 Approved Subdivision Name: No changes to an approved subdivision name on a preliminary plat shall occur unless a request is initiated through the filing of a Subdivision Name Change Request Application for administrative staff level review and approval. If approved, preliminary plat drawings will need to be amended and submitted to the Planning and Zoning Department with the reflected subdivision name change prior to the acceptance and/or approval of construction drawings. All construction drawings and final plats shall reflect the new approved subdivision name. Upon recordation of the final plat, all recorded subdivisions shall be known and referred to by the city approved subdivision name, in all permanent or temporary signage physically located on or near the location of the subdivision, and on all deeds and legal documents. This requirement shall continue through the development of each phase of the subdivision and shall survive completion of the subdivision unless a request is initiated through the filing of a Subdivision Name Change Request Application for administrative staff level review and approval. If approved, an amended final plat drawing indicating the new subdivision name OR an Affidavit of Correction indicating that the plat is otherwise known as “insert the new approved subdivision name”, shall be recorded at the county recorder’s office. Once the plat or affidavit is recorded, a copy of the recorded plat or affidavit shall be provided to the Planning and Zoning Department.

3.15 Approved Development Name, Street Names, Street Layout, Lot and Block Numbering, and Subdivision Phasing Plan. No changes to the original approved development name, street names, street layout and configuration, lot and block numbering, or subdivision phasing plan shall occur without prior approval from the City of Caldwell Mapping Division. Any substantial changes from what was originally approved may require additional public hearings.

3.16 Dimensional/Bulk Standards: All new construction shall comply with the current height, setback, and area schedule in effect at the time the building permit is filed, excluding any setbacks, height, lot size, or frontage deviations as noted in Article IV.

ARTICLE IV
SITE SPECIFIC CONDITIONS OF DEVELOPMENT

4.1 The Property will be developed and utilized in the fashion and according to the terms, conditions and limitations set forth in this Development Agreement and development application number(s) SPP25-000009/ZON25-000005.

4.2 Concept Site Plan. The Concept Site Plan **(Exhibit D)** represents the Owner’s current concept for completion of the Project. As the Concept Site Plan evolves, the City understands and agrees that certain changes in that concept may occur or be required. If the City determines that any such changes require additional public comment due to potential impacts on surrounding property or the community, a public hearing shall be held on any proposed changes in the Concept Plan and notice shall be provided as may be required by the City. The Owner understands and agrees that any changes or modifications to the site plan must submitted to the City for review and approval prior to

development.

4.3 Building Elevations. The Building Elevations **(Exhibit D)** represents the Owner's current concept for the style of architecture, architectural features, colors, finishes and materials, and surrounding landscaping for the project. As the building design evolves, the City understands and agrees that certain changes in that concept may occur or be required. If the City determines that any such changes require additional public comment due to potential impacts on surrounding property or the community, or that such change is a substantial enough change from the elevations presented to the public, a public hearing shall be held on the proposed changes and notice shall be provided as may be required by the City. The Owner understands and agrees that any changes or modifications to the building elevations must submitted to the City for review and approval prior to construction of such.

4.4 Street Landscape Buffers. A twenty-five foot (25') wide street landscape buffer is required along 10th Avenue, a twenty-five foot (25') wide street landscape buffer is required along Ustick Road, a ten foot (10') wide street landscape buffer is required along Kimball Avenue, and a ten foot (10') wide street landscape buffer is required along the north side of Marte Street. The street landscape buffers shall comply with Caldwell City Code 10-02-09-5. Seeding, hydro-seeding, or similar methods shall not be allowed, and the plant sizes shall meet or exceed the minimum plant sizes as set forth in §10-02-09-5.

4.5 Comply with all City of Caldwell Engineering Department conditions as shown in **Exhibit F.**

4.6 Comply with all City of Caldwell Fire Department conditions as shown in **Exhibit G.**

4.7 Comply with all City of Caldwell Mapping Department conditions as shown in **Exhibit H.**

CONDITIONS SHALL REFLECT FINAL COUNCIL DECISION

ARTICLE V
AFFIDAVIT OF PROPERTY OWNER(S)

An affidavit of the owner(s) of the Property is attached hereto and incorporated by reference herein agrees to subject the Property to this Development Agreement **(Exhibit C)** and be bound thereby, and comply with and be bound by the provisions set forth in Idaho Code Section 67-6511A and Caldwell City Code shall be provided and is incorporated herein by reference.

ARTICLE VI
DEFAULT

5.1 In the event the Owner, their heirs or assigns or subsequent owners of the property or any other person acquiring an interest in the property, fails to faithfully comply with all of the terms, conditions, and commitments set forth herein, included in this Agreement, within thirty (30) days of written notice of such failure from the City, the City shall have the right without prejudice to any other rights or remedies to cure such default or enjoin such violation and otherwise enforce the requirements contained in this Development Agreement. The City shall have the following non-exclusive and cumulative remedies, upon the City's compliance with the requirements of Caldwell City Code and Idaho Code 67-6509.

5.2 If required to proceed in a court of law or equity to enforce any provision of this Development Agreement, City shall be entitled to recover all direct out-of-pocket costs so incurred to cure or enjoin such default and to enforce the commitments contained in this Development Agreement, including attorney's fees and court costs.

ARTICLE VII
UNENFORCEABLE PROVISIONS

If any term, provision, commitment, or restriction of this Agreement or the application thereof to any party or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of this instrument shall nevertheless remain in full force and effect and that portion determined to be invalid or unenforceable shall be re-negotiated in good faith between Owner(s), or other appropriate party, and the City.

ARTICLE VIII
ASSIGNMENT AND TRANSFER

After its execution, the Development Agreement shall be recorded in the office of the County Recorder at the expense of the Owner. Each commitment and restriction on the development shall be a burden on the Property, shall be appurtenant to and for the benefit of the Property, adjacent property, and other property near the Property and shall run with the land. This Development Agreement shall be binding on Owner, and its respective heirs, administrators, executors, agents, legal representatives, successors, and assigns; provided, however, that if all or any portion of the development is sold, the sellers shall thereupon be released and discharged from any and all obligations in connection with the property sold arising under this Agreement. The new owner of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be bound by and liable for all commitments and other obligations arising under this Agreement with respect to the Property or portion thereof.

ARTICLE IV
GENERAL MATTERS

8.1 Amendments. Any alteration or change to this Development Agreement shall be made only after complying with the notice and hearing provisions of Idaho Code Section 67-6509.

8.2 Termination. A development agreement may be terminated by the city, and the zoning designation upon which the use is based may be reversed upon the failure of the owner, developer or each subsequent owner or person acquiring an interest in the subject parcel to comply with the commitments in the agreement within two (2) years. The two (2) year period of time for compliance of commitments may be extended by the city for just cause and upon application for such by the owner, and after complying with the notice and hearing provisions of this section.

8.3 No failure by the City to enforce this Agreement or any provision hereof shall constitute a waiver of such provision or of any other right of the City or obligation of the Owner contained herein. This non-waiver provision shall apply regardless of the amount of time that may elapse after such default by Owner. This non-waiver provision shall apply regardless of whether such waiver by the City is express or implied.

8.4 Consent to Change Zoning. The establishment of a development agreement and the written commitments contained therein, in accordance with the provisions of this section, shall be deemed written consent to change the zoning of the subject property to its prior designation upon failure to comply with the conditions imposed by the agreement.

8.5 Other Laws. This Development Agreement shall not prevent City, in subsequent actions applicable to the Property, from applying new ordinances and regulations of general application adopted by City in the exercise of its police powers that do not conflict with the Parties' commitments set forth herein, including, but not limited to, amendments to the City's zoning ordinance which may prohibit the use or uses Owner proposes in this Agreement. Owner understands that the building and fire codes applicable to its development shall be those in effect at the time when a complete application for a building permit is filed. Nothing in this Development Agreement shall preclude the application of any law that is specifically mandated and required by changes in state or federal laws or regulations. In the event such law prevents or

precludes compliance with one or more provisions of this Development Agreement, City and Developer shall meet and confer to determine how provisions of this Development Agreement would need to be modified or suspended in order to comply with the law and shall prepare and process the necessary amendment or amendments to this Development Agreement.

8.6 Paragraph Headings. This Development Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this Development Agreement. As used in this Development Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

8.7 Choice of Law. This Development Agreement shall be construed in accordance with the laws of the State of Idaho in effect at the time of the execution of this Development Agreement. Any action brought in connection with this Development Agreement shall be brought in a court of competent jurisdiction located in Canyon County, Idaho.

8.8 Legal Representation. Both the Owner and City acknowledge that they each have been represented by legal counsel in negotiating this Development Agreement and that neither party shall have been deemed to have been the drafter of this agreement.

8.9 Ongoing Performance Commitments. If the Development Agreement has commitments involves ongoing performance and the owner or developer fails to comply with the commitment after completion of construction, said failure may be dealt with by the city according to the violation and penalty provisions of this chapter and for specific performance of the development agreement, including attorney fees and costs associated with the enforcement of the agreement.

8.10 Notices. Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same by registered or certified mail, return receipt requested postage prepaid, or by Federal Express or other reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth herein below, or such other address and to such other persons as the parties may hereafter designate. Any such notice shall be deemed given upon receipt if by personal delivery, forty-eight (48) hours after deposit in the United States mail, if sent by mail pursuant to the foregoing, or twenty-four (24) hours after timely deposit with a reputable overnight delivery service.

To City:

City of Caldwell
c/o Director, Planning & Zoning Department
205 S. 6th Ave.
Caldwell, Idaho 83605

With a Copy to:

City of Caldwell
c/o Oscar Klaas, City of Caldwell Attorney
205 S. 6th Ave.
Caldwell, Idaho 83605

To Owner:

Bennet Forest Industries, Inc.
251 E. Front St. #202
Boise, ID 83702

With a Copy to Developer:

Northwest Development Companies
c/o Travis Stroud
1980 S. Meridian Rd., #140
Meridian, Idaho 83642

8.11 Change of Address. Either Party shall give notice to the other Party of any change of its address for the purpose of this section by giving written notice of such change to the other in the manner herein

provided. In the event any successor or assign fails to provide an address, the City's obligation of mailing shall be deemed accomplished by uses of the address on file with the County Tax Assessor.

8.12 Default. In the event Owner fails to comply with the terms and conditions hereof in any material respect, the City may, without further notice to Owner, exercise any or all of the following remedies.

A. Withhold the issuance of any building permit or certificate of occupancy of any structure located within the Project;

B. Withhold the connection of water, sewer or electric service to any property located within the Project;

C. Refuse to accept public ownership and maintenance of public improvements within the Project and record a notice of such action with the Canyon County Recorder's Office;

D. Issue a stop work order for any building under construction within the Project;

E. Bring an action for damages, injunctive relief, specific performance or any other remedy available at law or in equity;

All of the above remedies are cumulative and to the extent not wholly inconsistent with each other, may be enforced simultaneously or separately, at the sole discretion of the City.

8.7 Attorney. The prevailing party in any claims or disputes arising out of this Agreement shall be entitled to recover reasonable attorney's fees in addition to other relief which a court of competent jurisdiction may award.

8.8 Effective Date. This Development Agreement shall be effective upon the signing and execution of this agreement by both parties.

8.9 Authority to Enter Into Agreement: By the execution and delivery of this Agreement by the parties, and the performance of their covenants and obligations therein, the parties acknowledge such action has been duly authorized by all necessary corporate (or LLC) action, and necessary corporate (or LLC) resolution(s) have been executed for the undersigned representatives to sign this Agreement and so bind their respective parties.

8.10 Automatic Termination: If the Property is not developed as conditioned herein, this agreement shall terminate five (5) years after the Effective Date.

IN WITNESS WHEREOF, the parties hereto have executed this Development Agreement.

DATED this _____day of _____, 2026.

CITY OF CALDWELL, a municipal corporation organized and existing under the laws of the State of Idaho

By:_____
Eric Phillips, Mayor

ATTEST:

_____
Kristina Buchan, Caldwell City Clerk

STATE OF IDAHO)
) ss.
County of Canyon)

On this _____ day of _____, in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared ERIC PHILLIPS, known to me to be the MAYOR of said municipal corporation that executed this instrument and the persons who executed the said instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first written.

_____
Notary Public

Residing at: _____

My Commission Expires: _____

OWNER(S):

By: _____
Enter Owners Name

STATE OF IDAHO)
) ss.
County of Canyon)

On this _____ day of _____, in the year 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared_____, known or identified to me to be an owner of the property referenced herein and the persons who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first written

_____
Notary Public

Residing at: _____

My Commission Expires: _____

STATE OF IDAHO)
) ss.
County of Canyon)

On this _____ day of _____, in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared_____, known or identified to me to be an owner of the property referenced herein and the persons who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first written

_____
Notary Public

Residing at: _____

My Commission Expires: _____

INDEX OF EXHIBITS

A - Legal Description
B - Parcel Map
C - Affidavit of Owner
D - Concept Plans and Elevations
E - Concept Landscape Plan
F - Engineering Conditions
G - Fire Conditions
H - Mapping Conditions

Exhibit A
Legal Description of Property

ZONING EXHIBIT A

LEGAL DESCRIPTION

A parcel of land being a portion of Government Lot 1 NE 1/4 of Section 4, T. 3N., R. 3W., Boise Meridian, City of Caldwell, Canyon County, Idaho, more particularly described as follows:

Commencing at the northeast corner of said Government Lot 1 thence on the east line of said Government Lot 1 S00°17'36"W a distance of 659.81 feet to a point on the easterly extension of the North line of Cumberland Subdivision No. 1 filed for Record in Book 41 Page 31, I.N. 2008027165, Canyon County Records being the Point of Beginning; thence on last said line and its westerly extension N89°40'23"W a distance of 1331.76 feet to the northwest corner of Cumberland Subdivision No. 4 filed for Record in Book 46 Page 36, I.N. 2017-056424, Canyon County Records; thence on the west line of said Government Lot 1 N00°15'57"E a distance of 301.79 feet to a point on the Centerline of Soterra Way as shown on the plat of Soterra Subdivision Phase 1 filed for Record in Book 58 Page 27 I.N. 2025-002568, Canyon County Records; thence on the easterly extension of last said centerline S89°40'27"E a distance of 131.50 feet; thence N00°15'57"E a distance of 46.16 feet; thence a curve to the right having a radius of 46.50 feet, a length of 73.09 feet, an angle of 90°03'40" and a chord bearing N45°17'47"E a distance of 65.80 feet; thence S89°40'23"E a distance of 759.73 feet; thence a curve to the right having a radius of 46.50 feet, a length of 73.27 feet, an angle of 90°16'28" and a chord bearing S44°52'20"E a distance of 65.92 feet; thence S00°15'57"W a distance of 275.10 feet; thence a curve to the left having a radius of 46.50 feet, a length of 72.99 feet, an angle of 89°56'20" and a chord bearing S44°42'13"E a distance of 65.73 feet; thence S89°40'23"E a distance of 300.83 feet to a point on the east line of said Government Lot 1; thence on the last said East line S00°17'36"W a distance of 26.50 feet to the Point of Beginning

The above described parcel contains 8.84 Acres, more or less.

Exhibit B
Parcel Map

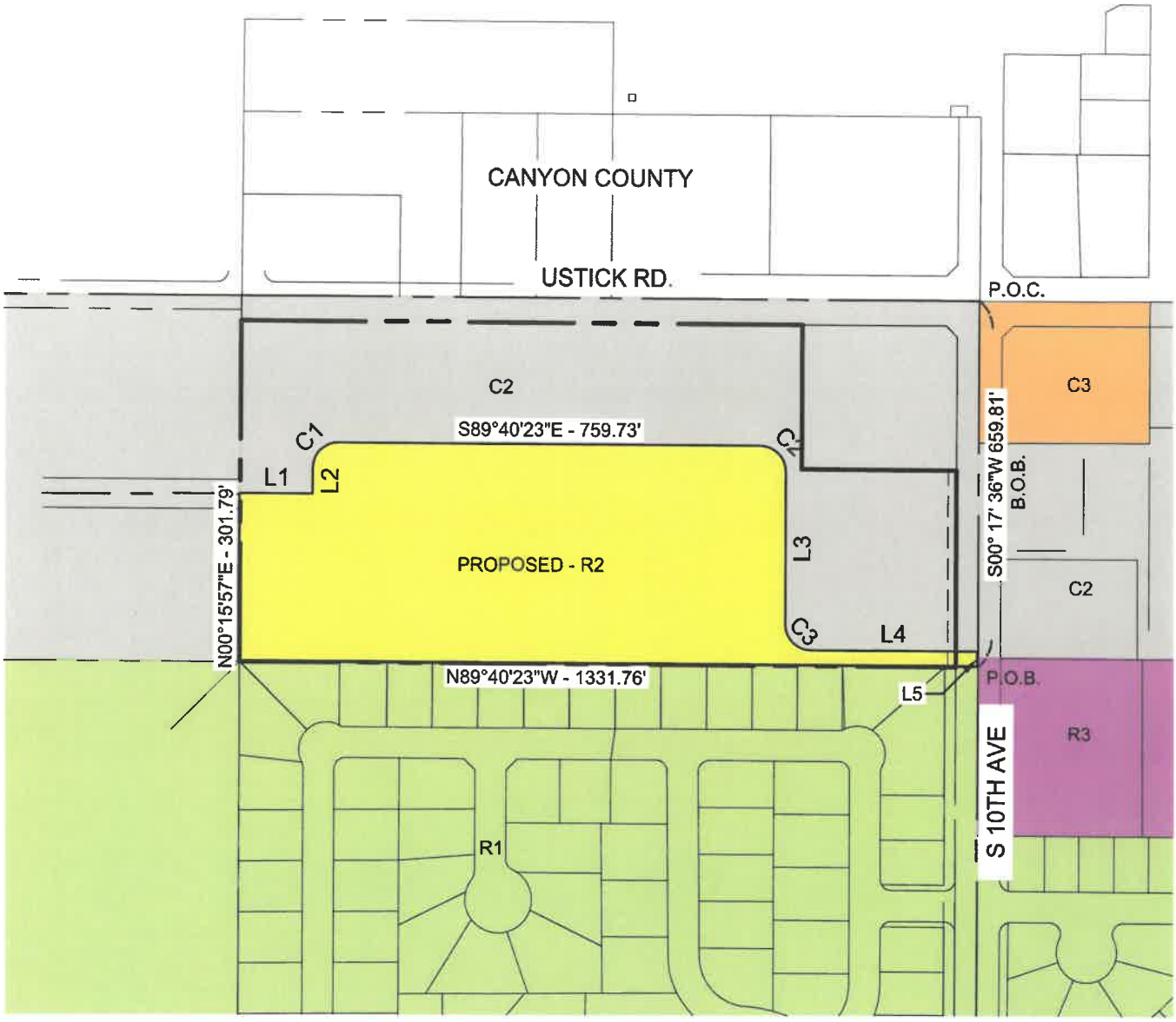
B.O.B. BASIS OF BEARING
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT

ZONING EXHIBIT B

PORTION OF GOVERNMENT LOT 1, NE 1/4 SECTION 4, T.3N., R3.W.,
BOISE MERIDIAN, CITY OF CALDWELL, CANYON COUNTY, IDAHO.

Scale 1" = 300'
0 150' 300'

BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS PLATS DUE TO DIFFERENT METHODS OF MEASUREMENTS.



Parcel Line Table

Line #	Length	Bearing
L1	131.50'	S89° 40' 27"E
L2	46.16'	N0° 15' 57"E
L3	275.10'	S0° 15' 57"W
L4	300.83'	S89° 40' 23"E
L5	26.50'	S0° 17' 36"W

Curve Table

Curve #	Length	Radius	Delta	Chord
C1	73.09'	46.50'	90°03'40"°	N45° 17' 47"E - 65.80
C2	73.27'	46.50'	90°16'28"°	S44° 52' 20"E - 65.92
C3	72.99'	46.50'	89°56'20"°	S44° 42' 13"E - 65.73

PROFESSIONAL LAND SURVEYOR LICENSED 18350 2/9/26 STATE OF IDAHO ANTONIO M. CONTI

ACKERMAN ESTVOLD
7655 W Riverside Dr • Garden City, ID 83714
208.853.6470 • www.ackerman-estvold.com
Minot, ND | Fargo, ND | Williston, ND | Boise, ID

JOB No: R25146

Exhibit C
Affidavit of Legal Interest

STATE OF IDAHO)
)
County of Canyon)

_____, who being first duly sworn under oath, deposes and says:

1. I am _____ **("Owner"),** whose mailing address is _____.

2. Owner is the fee simple owner of the parcel of real property **("Property")**, and legally described as:

See "Exhibit A" for legal description.

3. _____authorizes the submission of Property to certain Development Agreement pursuant to the provisions set forth in Idaho Code Section 67-6511A and Caldwell City Code dated the ___ day of _____, 2026 by and between the City of Caldwell, a municipal corporation in the State of Idaho, and Owner (the "**Agreement**").

DATED this ____ day of _____, 2026.

Owner
By: _____
Owner Name

SUBSCRIBED AND SWORN to before me this _____day of _____, 2026.

Notary Public
Residing at _____, Idaho
My Commission expires _____

Exhibit D
Concept Plans and Elevations

This space reserved for insertion of documents after City Council final approval

Exhibit E
Concept Landscape Plans

This space reserved for insertion of documents after City Council final approval

Exhibit F
City of Caldwell Engineering Conditions

This space reserved for insertion of documents after City Council final approval

Exhibit G
City of Caldwell Fire Department Conditions

This space reserved for insertion of documents after City Council final approval

Exhibit H
City of Caldwell Mapping Department Conditions

This space reserved for insertion of documents after City Council final approval

EXHIBIT 7:

ORDINANCE AND SUMMARY

BILL NO. 60
ORDINANCE NO. 3712

AN ORDINANCE DETERMINING THAT CERTAIN LAND LAYS WITHIN THE CITY LIMITS OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO, AND THAT SAID LANDS SHOULD BE REZONED FROM C-2 (COMMUNITY COMMERCIAL) ZONE TO THE R-2 (COMMUNITY RESIDENTIAL) ZONE; DETERMINING THAT SAID CHANGE IN ZONING IS IN THE BEST INTEREST OF THE CITY OF CALDWELL, CANYON COUNTY, IDAHO; DIRECTING THE CITY ENGINEER AND PLANNING AND ZONING DIRECTOR TO AMEND SAID PROPERTY ON THE OFFICIAL MAPS OF THE CITY OF CALDWELL, IDAHO; AND REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HEREWITH.

BE IT ORDAINED, BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO:

Section 1. That the Caldwell City Council, upon recommendation of the Hearing Examiner and following the public notice and hearing procedures as required in Section 10-03-12, Caldwell Municipal Code, approved Case No. ZON25-000005 (Ambrosa Subdivision) at a public hearing held this 20th day of April, 2026.

Section 2. The parcel(s) are within the City of Caldwell, Idaho and the applicant has requested that said following described property(s) should be rezoned as follows:

Parcel(s) are more particularly shown on **Exhibits A and B** attached hereto.

Section 3. That the City Engineer and the Planning and Zoning Director of the City of Caldwell, Idaho, are hereby instructed to so designate the same above-described property(s) on the official zoning map and other area maps of the City of Caldwell, Idaho as R-2 (COMMUNITY RESIDENTIAL).

Section 4. All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

Section 5. This ordinance shall be in full force and in effect from and after its passage, approval and publication, according to law.

PASSED BY THE COUNCIL OF THE CITY OF CALDWELL, IDAHO, this 20th day of April, 2026.

APPROVED BY THE MAYOR OF THE CITY OF CALDWELL, IDAHO, this 20th day of April, 2026.

_____
Mayor Eric Phillips

ATTEST:

_____
City Clerk

EXHIBIT A: LEGAL DESCRIPTION

ZONING EXHIBIT A

LEGAL DESCRIPTION

A parcel of land being a portion of Government Lot 1 NE 1/4 of Section 4, T. 3N., R. 3W., Boise Meridian, City of Caldwell, Canyon County, Idaho, more particularly described as follows:

Commencing at the northeast corner of said Government Lot 1 thence on the east line of said Government Lot 1 S00°17'36"W a distance of 659.81 feet to a point on the easterly extension of the North line of Cumberland Subdivision No. 1 filed for Record in Book 41 Page 31, I.N. 2008027165, Canyon County Records being the Point of Beginning; thence on last said line and its westerly extension N89°40'23"W a distance of 1331.76 feet to the northwest corner of Cumberland Subdivision No. 4 filed for Record in Book 46 Page 36, I.N. 2017-056424, Canyon County Records; thence on the west line of said Government Lot 1 N00°15'57"E a distance of 301.79 feet to a point on the Centerline of Soterra Way as shown on the plat of Soterra Subdivision Phase 1 filed for Record in Book 58 Page 27 I.N. 2025-002568, Canyon County Records; thence on the easterly extension of last said centerline S89°40'27"E a distance of 131.50 feet; thence N00°15'57"E a distance of 46.16 feet; thence a curve to the right having a radius of 46.50 feet, a length of 73.09 feet, an angle of 90°03'40" and a chord bearing N45°17'47"E a distance of 65.80 feet; thence S89°40'23"E a distance of 759.73 feet; thence a curve to the right having a radius of 46.50 feet, a length of 73.27 feet, an angle of 90°16'28" and a chord bearing S44°52'20"E a distance of 65.92 feet; thence S00°15'57"W a distance of 275.10 feet; thence a curve to the left having a radius of 46.50 feet, a length of 72.99 feet, an angle of 89°56'20" and a chord bearing S44°42'13"E a distance of 65.73 feet; thence S89°40'23"E a distance of 300.83 feet to a point on the east line of said Government Lot 1; thence on the last said East line S00°17'36"W a distance of 26.50 feet to the Point of Beginning

The above described parcel contains 8.84 Acres, more or less.

EXHIBIT B: MAP EXHIBIT

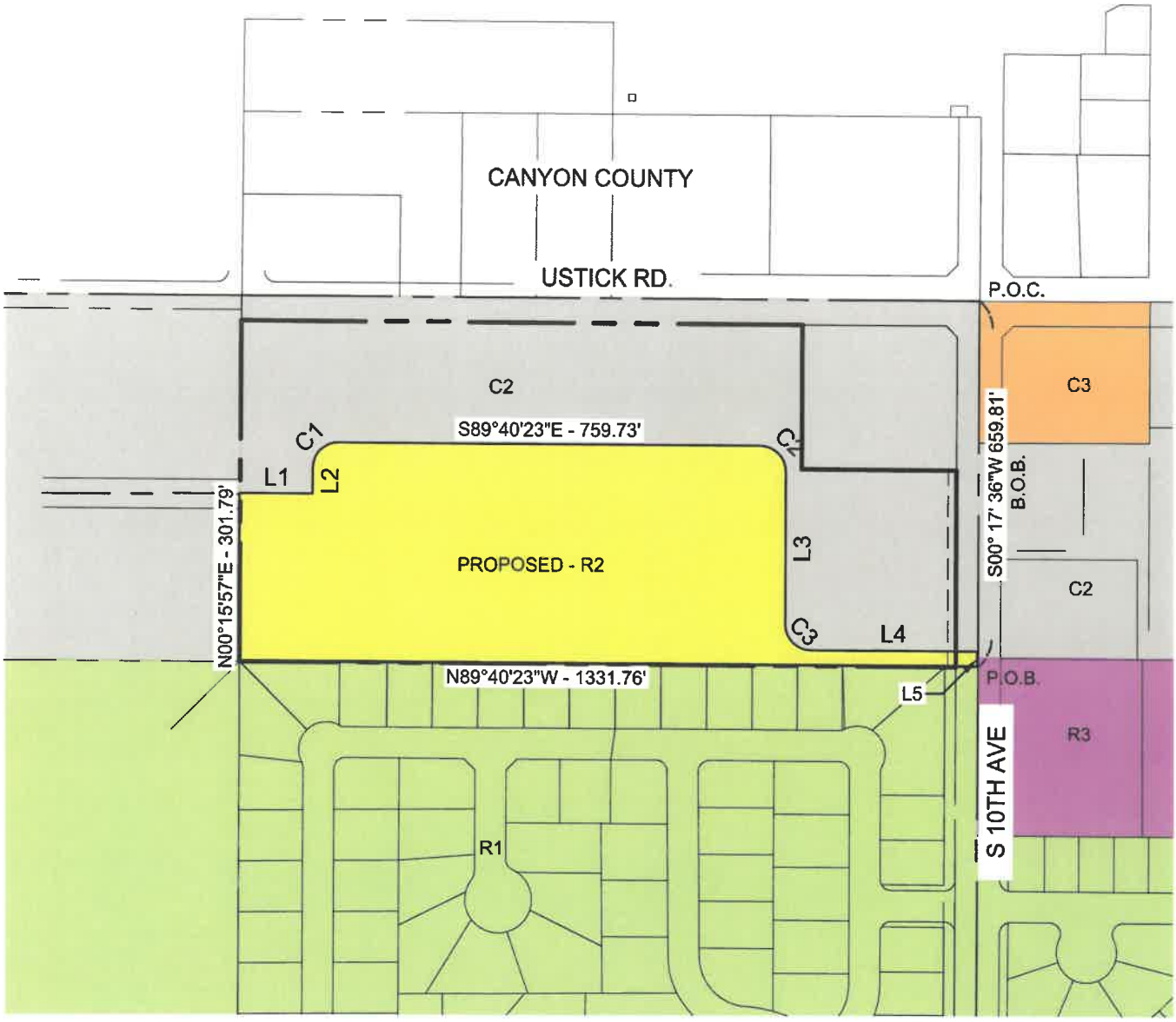
B.O.B. BASIS OF BEARING
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT

ZONING EXHIBIT B

PORTION OF GOVERNMENT LOT 1, NE 1/4 SECTION 4, T.3N., R3.W.,
BOISE MERIDIAN, CITY OF CALDWELL, CANYON COUNTY, IDAHO.

Scale 1" = 300'
0 150' 300'

BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS PLATS DUE TO DIFFERENT METHODS OF MEASUREMENTS.



Parcel Line Table

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Curve Table

Curve #	Length	Radius	Delta	Chord
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PROFESSIONAL LAND SURVEYOR
LICENSED
18350
2/9/26
STATE OF IDAHO
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Minot, ND | Fargo, ND | Williston, ND | Boise, ID

JOB No: R25146

ORDINANCES OF THE CITY OF CALDWELL
NOTICE OF ADOPTION AND SUMMARY OF
ORDINANCE NO. 3712
REGARDING ZONE DESIGNATION
OF CERTAIN PROPERTY

AN ORDINANCE DETERMINING THAT CERTAIN LAND LAYS WITHIN THE CITY LIMITS OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO, AND THAT SAID LANDS SHOULD BE REZONED FROM C-2 (COMMUNITY COMMERCIAL) ZONE TO THE R-2 (COMMUNITY RESIDENTIAL) ZONE; DETERMINING THAT SAID CHANGE IN ZONING IS IN THE BEST INTEREST OF THE CITY OF CALDWELL, CANYON COUNTY, IDAHO; DIRECTING THE CITY ENGINEER AND PLANNING AND ZONING DIRECTOR TO AMEND SAID PROPERTY ON THE OFFICIAL MAPS OF THE CITY OF CALDWELL, IDAHO; AND REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HEREWITH.

Ordinance No. 3712 provided for the rezone of:

A parcel of land being a portion of Government Lot 1 NE ¼ of Section 4, T3N, R3W, BM, City of Caldwell, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the NE corner of said Government Lot 1; thence S00°17'36"W, 659.81 feet on the east line of said Government Lot 1 to a point on the easterly extension of the North line of Cumberland Subdivision No. 1, Book 41 Page 31, Canyon County Records being the **POINT OF BEGINNING**; thence N89°40'23"W, 1331.76 feet on last said line and its westerly extension to the NW corner of Cumberland Subdivision No. 4, Book 46 Page 36, Canyon County Records; thence N00°15'57"E, 301. 79 feet on the west line of said Government Lot 1 to a point on the centerline of Soterra Way as shown on the plat of Soterra Subdivision Phase 1, Book 58 Page 27, Canyon County Records; thence S89°40'27"E, 131.50 feet on the easterly extension of last said centerline; thence N00°15'57"E, 46.16 feet; thence 73.09 feet along a curve to the right having a radius of 46.50 feet, an angle of 90°03'40", and a chord bearing N45°17'47"E, 65.80 feet; thence S89°40'23"E, 759. 73 feet; thence 73.27 feet along a curve to the right having a radius of 46.50 feet, an angle of 90°16'28", and a chord bearing S44°52'20"E, 65.92 feet; thence S00°15'57"W, 275.10 feet; thence 72.99 feet along a curve to the left having a radius of 46.50 feet, an angle of 89°56'20", and a chord bearing S44°42'13"E, 65. 73 feet; thence S89°40'23"E, 300.83 feet to a point on the east line of said Government Lot 1; thence S00°17'36"W, 26.50 feet on the last said East line to the **POINT OF BEGINNING**. Containing 8.84 Acres, more or less.

Section 1. This ordinance shall be in full force and effect from and after its passage, approval, and publication, according to law.

Section 2. This ordinance is hereby declared to be severable. If any portion of this ordinance is declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purposes of the ordinance before the declaration of partial invalidity.

Section 3. All ordinances, resolutions, orders and parts thereof in conflict herewith are repealed.

Ordinance No. 3712 was passed by the Council and approved by the Mayor on the 20th day of April, 2026. The full text of the Ordinance is available at Caldwell City Hall, 205 S 6th Ave, Caldwell, Idaho 83605. The Mayor and City Council approved the foregoing summary on the 20th day of April, 2026, for publication on the 28th day of April, 2026, pursuant to Idaho Code § 50-901A.

STATEMENT OF LEGAL ADVISOR

I have reviewed the foregoing summary and believe that it provides a true and complete summary of Ordinance No. 3712 and provides adequate notice to the public as to the contents of such ordinance.

DATED this 20th day of April, 2026.

Oscar Klaas, Attorney for City of Caldwell

Regular **Item:** 4.

Memorandum

To:

City Council

Meeting Date:

May 4, 2026

Item Name:

Consider the Appointment and Swearing in of Hallie Hart as the Caldwell Public Works Director

Summary Statement:

Recommended Action:

Budget:

Cost:
GL Account:
Timeline:
Department:
Project Manager:

Attachments:

None

CALDWELL CITY COUNCIL
Meeting Date _May 4, 2026

AGENDA ITEM INFORMATION				
SUBJECT: Request to purchase Tsurumi Mixer 4.0 kw/5.36 hp 795N thrust and modified mixer bracket adapter from Mountain West Pumps and Valves for $19,500.00		***Department Submittals***	***X to mark***	***Initials***
		Finance		
		CDBG		
		Clerk		
		City Attorney		
		Human Resources		
		Planning & Zoning		
		Fire Department		
		Police Department		
		Public Works	X	TH
		Street Department		
		Water Department		
		WWTP	X	AA, ML
		Engineering		
		Mapping		
COST IMPACT:	$19,500.00 (includes estimated shipping cost)	Parks and Recreation		
FUNDING SOURCE:	72-8-27-200-66142	Airport		
		Information Systems		
TIMELINE:	As soon as is possible -May 2026	Golf Course		
		OTHER		

SUMMARY STATEMENT:

The selector basin mixer is an essential component of the Wastewater Treatment Plant's operational process. Its primary function is to control and limit the growth of filamentous bacteria, which in turn improves sludge settling performance. Proper mixing within the selector basin also creates optimal conditions for nutrient removal and overall treatment efficiency. By ensuring wastewater and return streams are thoroughly blended while preventing the introduction of free oxygen, this equipment supports the biological processes necessary for high-quality effluent.

The mixers currently installed in the selector basin have demonstrated ongoing reliability issues. Given their critical role in plant performance, mixer failures pose a significant operational risk. Any extended period of malfunction can severely impact treatment effectiveness, potentially resulting in regulatory violations, increased operational costs, and diminished protection of public health and the environment.

RECOMMENDED ACTION:

To address these concerns, staff recommend replacement of the existing equipment with the Tsurumi Mixer. This will provide a cost-effective improvement of reliability and operational stability.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF CALDWELL, IDAHO to approve purchase of Tsurumi Mixer 4.0 kw/5.36 hp 795N thrust and modified mixer bracket adapter from Mountain West Pumps and Valves for $19,500.00.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, to

PASSED BY THE COUNCIL of the City of Caldwell, Idaho

APPROVED BY THE MAYOR of the City of Caldwell, Idaho

Approved

By _____

Mayor

ATTEST:

By _____

City Clerk

Mountain West Pumps and Valves

2976 E State St Ste 316
Eagle, ID 83616 US
+12082642265
jeremy@mwst.pro

Estimate

ADDRESS
City of Caldwell
City of Caldwell
208 Johnson Ln
Caldwell, ID 83605

SHIP TO
City of Caldwell
City of Caldwell
208 Johnson Ln
Caldwell, ID 83605

ESTIMATE 26-0055-3
DATE 03/16/2026

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	MR41NF4.0	Tsurumi Mixer 4.0kw/5.36hp 795N Thrust	1	18,110.00	18,110.00T
	MR41FMMB	Modified Mixer Bracket Adapter for Tsurumi MR41 to Flygt Mast	1	850.00	850.00T
	Freight	TBD	1	0.00	0.00

SUBTOTAL	18,960.00
TAX	0.00
TOTAL	**$18,960.00**

Accepted By

Accepted Date

Memorandum

To:

City Council

Meeting Date:

May 4, 2026

Item Name:

ACTION ITEM: Consider Bill No. 9 (Ordinance No. 3753) repealing and replacing Chapter 2, Article 38 with a new ordinance pertaining to the creation of a Downtown Advisory Board, with a request to move for its passage by title only and approve the summary for publication.

Summary Statement:

Repeal the Downtown Parking Advisory Board and replace with a new ordinance for the creation of a general Downtown Advisory Board.

Recommended Action:

There are no fiscal impacts to the creation of this Board. Therefore staff recommends approval as presented.

Budget: Not Budgeted

Cost: 0
GL Account: n/a

Timeline: n/a

Department:
Project Manager:

Attachments:

1. Bill 19 Ordinance 3753 Downtown Advisory Board
2. Ordinance 3753 Summary_Downtown Advisory Board

BILL 19

ORDINANCE NO. 3753

AN ORDINANCE ENACTED BY THE CALDWELL CITY COUNCIL, REPEALING AND REPLACING CHAPTER 2, ARTICLE 38 OF THE CALDWELL CITY CODE, PERTAINING TO DOWNTOWN ADVISORY BOARD; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS AND PARTS THEREOF, IN CONFLICT HEREWITH.

BE IT ORDAINED by the Mayor and Council of the City of Caldwell, County of Canyon, State of Idaho:

Section 1. That Chapter 2, Article 38, of the Caldwell City Code, is hereby REPEALED AND REPLACED with the following:

ARTICLE 38

DOWNTOWN ADVISORY BOARD

SECTION:

02-38-01: Board Created

02-38-02: Duties and Responsibilities of the Board

02-38-03: Meetings

02-38-01: BOARD CREATED:

(1) Creation: There is hereby established a Downtown Advisory Board (the "Board") as an advisory body of the City.

(2) Purpose: The Downtown Advisory Board will serve in an advisory capacity, offering insight and recommendations on matters impacting downtown Caldwell, including economic vitality, neighborhood livability, tourism, hospitality, preservation, and strategic growth. The Board is intended to strengthen collaboration among business owners, residents, property owners, and community organizations while supporting the long-term vision for downtown.

(3) Composition: The Board shall be composed of ten (10) to fifteen (15) voting members appointed by the mayor and confirmed by the city council.

(4) Members: Voting members include a mix of professionals, community members, and representatives who will be selected for their wisdom, ability and interest in issues related to Downtown Caldwell. Non-voting members include staff support, city council liaisons and ex-officio members.

The seven (7) to fifteen (15) Downtown Advisory Board voting members will consist of:

A. At Large Member (2)

    1. One (1) resident that lives or works within the Caldwell Downtown District boundaries; and/or

    2. One (1) individual who lives within the City of Caldwell City Limits, but not within the Caldwell Downtown District boundaries, and who has a vested interest in the Downtown Districts.

B. Neighborhood Representatives (1)

    1. One (1) representative who lives within the Caldwell Central Urban Renewal District neighborhood, or other neighborhoods adjacent to the Downtown Districts.

C. Industry Sector Representatives (Up to 4)

    1. One (1) representative from the retail industry sector;

    2. One (1) representative from the restaurant industry sector; and/or

    3. One (1) representative from the arts, entertainment and recreation industry sector and/or the hospitality industry sector.

D. Downtown Property Owners / Business Owners (Up to 4)

    1. Up to two (2) downtown property owners; and/or

    2. Up to two (2) downtown business owners.

E. Organizational Representatives (Up to 4)

    1. One (1) representative from the Chamber of Commerce;

    2. One (1) representative from Destination;

    3. One (1) individual with a professional background in art;

    4. One (1) individual with a professional background in landscape or building architecture.

The non-voting members will consist of:

A. The Mayor as the ex-officio member.

B. Up to two (2) city council liaisons.

C. The Community Development Director or his/her designee.

D. The Public Works Director or his/her designee.

E. The Parks and Recreation Director or his/her designee.

F. Staff support for minutes and clerking the meetings

If there are less than seven (7) voting members who meet the criteria set forth above or if in the majority opinion of City Council, no individuals are qualified to carry forth the purpose, goals, and objectives of the Downtown Advisory Board as stated in this section, then the Mayor may appoint, with confirmation from a majority vote of the Council, any resident, property owner, employee, or business owner of the city to fill any of these positions.

(5) Initial Terms: The at-large and neighborhood voting members will serve an initial one (1) year term, with the remaining members serving two (2) and three (3) year staggered terms. Following the expiration of the initial terms for the at-large and neighborhood members, these members may be appointed to two-year terms.

(6) Compensation: The members of the board shall serve without compensation.

02-38-02: DUTIES AND RESPONSIBILITIES OF THE BOARD:

The Downtown Advisory Board is responsible for providing input and recommendations to City Council and staff on all aspects of:

(1) Safety, accessibility and visibility of pathways, walkways, crossings, alleys, parking lots, and public areas;

(2) Aesthetic enhancements and beautification, placemaking, streetscaping, lighting, signage, art, and landscaping, to create an attractive, inviting, and walkable downtown environment.

(3) Cohesiveness of the vehicular and pedestrian traffic in the downtown area.

(4) Fostering collaboration between downtown stakeholders, including property owners, businesses, residents, and city officials.

(5) On-street parking and public parking lots.

02-38-03: MEETINGS:

(1) Regular Meetings: Regular meetings shall be scheduled no less than once a quarter. Regular meetings shall at all times be open to the public.

(2) Special Meetings: Special meetings may be called by the Chairperson, city staff, or at the request of the mayor upon a minimum of five (5) calendar days written notice to all members of the Board.

(3) Record: The facilitator, in conjunction with the Chairperson, shall keep a record of its attendance, proceedings and actions, and prepare the agenda for each meeting. Complete minutes shall be kept by the Facilitator of the board, or their designee.

(4) Quorum Present: In case there shall be no quorum present on the day fixed for a regular or special meeting, the commission members present may adjourn to a specified date and time until a quorum is obtained. A total of one-half plus one of the members of the Downtown Advisory Board shall constitute a quorum. An affirmative vote of the majority of a quorum shall be required for any action taken by the Board.

(5) Attendance: Board members are expected to attend as many meetings as possible. Missing multiple meetings throughout the calendar year or missing two (2) or more consecutive

meetings without prior consent from the Chairperson shall be grounds for being removed from the Board by the City Council.

(6) Removal: Removal of any board member(s) shall take place as stated in Caldwell City Code Chapter 2 Article 6.

(7) Election of Officers: The Board shall elect its own chair and vice chair. Election of officers shall take place annually during the first meeting of the calendar year. During the absence of the chair, the vice chair shall assume the duties of the chair.

A. Chairperson: The Chairperson shall preside over and direct all meetings of the board. The chairperson shall be responsible for ensuring that all meetings are conducted in an orderly and effective manner.

B. Vice-Chairperson: In the absence of the Chairperson, the Vice-Chairperson shall assume the duties of the Chairperson.

Section 6: This ordinance shall be in full force and effect from and after its passage, approval, and publication, according to law.

Section 7: This ordinance is hereby declared to be severable. If any portion of this ordinance is declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purposes of the ordinance before the declaration of partial invalidity.

Section 8. All ordinances, resolutions, orders and parts thereof in conflict herewith are repealed.

PASSED BY THE COUNCIL of the City of Caldwell this _____ day of May 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this _____ day of May 2026.

_____

Eric Phillips, Mayor

CITY OF CALDWELL INCORPORATED JAN 15 1890 CANYON COUNTY, IDAHO

ATTEST:

_____

Kristina Buchan, City Clerk

ORDINANCES OF THE CITY OF CALDWELL
NOTICE OF ADOPTION AND SUMMARY OF
ORDINANCE NO. 3753

REGARDING THE REPEAL AND REPLACEMENT OF
DOWNTOWN PARKING ADVISORY BOARD

AN ORDINANCE ENACTED BY THE CALDWELL CITY COUNCIL, REPEALING AND REPLACING CHAPTER 2, ARTICLE 38 OF THE CALDWELL CITY CODE, PERTAINING TO DOWNTOWN ADVISORY BOARD; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS AND PARTS THEREOF, IN CONFLICT HEREWITH.

Section 1. REPEAL AND REPLACE Chapter 2, Article 38, of Caldwell City Code, pertaining to Downtown Advisory Board.

Section 2 through 4. Provides that this ordinance shall be in full force and effect from and after its passage, approval, and publication, according to law; provides for severability, repeals conflicting ordinances, resolutions and orders.

Ordinance No. 3753 was passed by the Council and approved by the mayor on the 4th day of May 2026. The full text of the Ordinance is available at Caldwell City Hall, 205 S 6th Avenue, Caldwell, Idaho 83605. The Mayor and City Council approved this summary on the 4th day of May 2026, for publication on the 12th of March 2026.

STATEMENT OF LEGAL ADVISOR
I have reviewed the foregoing summary and
Believe that it provides a true and complete
Summary of Ordinance No. 3753 and provides
adequate notice to the public as to the contents
of such ordinance.

DATED this 4th day of May 2026.

Oscar Klaas, Attorney for the City of Caldwell

Regular **Item:** 7.

Memorandum

To:

City Council

Meeting Date:

May 4, 2026

Item Name:

Action Item: (Quasi-Judicial): Public Hearing for Case Number ANN25-000010, ANN25-000013, ANN25-000014, SPP25-000014: The applicant, JUB Engineers Inc, on behalf of Idaho Conference of Seventh Day Adventists Inc, is requesting annexation with a development agreement for parcels R3271701300, R3271900000, R3271901000, R3285900000, R3284600000, and R3284601000 with zoning designations of R-3, H-C, and R-2. Concurrently the applicant is proposing Silverleaf Subdivision, a mixed use subdivision on parcels R3285900000, R3284600000, and R3284601000 with 655 single-family residential units, one multi-family lot with up to 336 units to be developed at a future date, and approximately 22.63 acres of commercial development. The sites are located within the Community Center and Neighborhood 2 place types within the Future Land Use Map. The approximately 265-acre development is comprised of six (6) parcels on the north and south sides of Karcher Rd, between S 10th Ave. and S. Indiana Ave, in Caldwell, Idaho. *The application was recommended for approval by the Planning and Zoning Commission on Wednesday, April 8, 2026.*

Summary Statement:

Recommended Action:

Budget:

Cost:
GL Account:
Timeline:
Department:
Project Manager:

Attachments:

1. SR_Packet_CC - Silverleaf Sub (ANN25-10, 13, 14, & SPP25-14)

I. INTRODUCTION

Application Request Summary:

JUB Engineers, on behalf of the property owner, Idaho Conference of Seventh Day Adventists, and developer, M3 Companies, is requesting approval to annex approximately 284 acres of land consisting of five (5) separate parcels within the City of Caldwell with a request for initial zoning of R-2 (Community Residential, 202 acres), R-3 (Urban Residential, 34 acres), & H-C (Mixed-Use/ Regional Commercial, 48 acres) zones, with the incorporation of a Development Agreement.
In addition, the applicant is requesting approval of a subdivision preliminary plat for Silverleaf Subdivision, consisting of 764 total lots (655 single-family residential lots, 1 multi-family lot, 13 commercial lots, and 95 common lots) on approximately 220 acres on the parcels south of HWY 55 (R32859, R32846, & R3284601).

** The City Council must conduct a public hearing to review the Annexation proposal (Legislative) in accordance with Idaho Code § 50-222, and the proposed zoning, as part of the annexation proposal per the Quasi-Judicial Zoning Map Amendment (Rezone) review criteria contained in Caldwell Municipal Code Section 10-03-02.*

Applicable Regulations and Guiding Documents:

- City of Caldwell Zoning Ordinance No. 1451, as amended
- City of Caldwell Subdivision Ordinance, as amended
- City of Caldwell Comprehensive Plan, as amended
- Treasure Valley Tree Selection Guide
- Bicycle and Pedestrian Master Plan
- Caldwell Transportation Master Plan
- Caldwell Utility Master Plan
- International Fire Code
- Idaho Code

II. HEARING BODY REVIEW AND APPROVAL CRITERIA

ADOPTED REVIEW AND APPROVAL CRITERIA – Annexation
in accordance with §50-222 Idaho Code and Caldwell Municipal Code 10-03-01:

(Legislative proceedings)
Decisions to grant or deny an owner-consented annexation request do not require that the council articulate or justify its decision.

ADOPTED REVIEW AND APPROVAL CRITERIA – Zoning Ordinance Map Amendment (Rezone/Zoning)
in accordance with Caldwell Municipal Code 10-03-02 (7):

(Quasi-judicial proceedings)
In the course of consideration of any such request, the city council, upon recommendation from the commission, must find and conclude **ALL of the following criteria exist:**

1. The proposed zoning map amendment is consistent with the comprehensive plan's land use map, and the plan's established goals, objectives, and policies; and
2. The proposed map amendment is consistent with the purpose statement of the proposed zoning district; and
3. The intensity of development in the new zoning district is not expected to create significant adverse impacts to surrounding properties or the neighborhood, or has proposed efforts to mitigate or minimize such adverse impacts; and
4. The information provided from the agencies having jurisdiction over the public facilities needed for this site indicates that adequate public facilities exist, or are expected to be provided, to serve all uses allowed on this property under the proposed zone.

ADOPTED REVIEW AND APPROVAL CRITERIA – Subdivision Preliminary Plat
in accordance with Caldwell Municipal Code 11-02-03.

(Quasi-judicial proceedings)
The city council, prior to approving a preliminary plat request, shall find and conclude the **requests have met ALL of the criteria identified below**:

1. The plat is in compliance with "city code" as herein defined; and
2. The plat is consistent with the city comprehensive plan; and
3. Public services and utilities are available or can be made available and are adequate to accommodate the proposed subdivision; and
4. The plat is consistent with the city transportation master plan; and
5. The subdivision preserves natural, scenic, or historic features on the site that is being developed, if applicable.

III. PROJECT INFORMATION

Project Name and File Number:	Silverleaf Subdivision File No. ANN25-000010, ANN25-000013, ANN25-000014, & SPP25-000014
Property Owners:	Idaho Conference of Seventh Day Adventists & Idaho Conference of Seventh Day Adventists, Inc.
Applicant:	Alex Jones & Caleb LaClair, JUB Engineers on behalf of Mark Tate, M3 Companies
Project Site Address:	0 S Montana Ave., 0 S. 10th Ave., 14944 Karcher Rd., 0 Indiana Ave., & 15985 Indiana Ave., Caldwell, Idaho.
Project Site Location:	The subject site includes (6) parcels on the north and south sides of Karcher Rd, between S 10th Ave. and S. Indiana Ave. (Parcel R3271901000 is already annexed with an H-C zone; the remaining parcels are part of the annexation requests).

Project Site Parcel Number(s):	R32717013, R32719, R3271901, R32859, R32846, & R3284601
Project Site Acres:	Total of approximately 271 acres, more or less
Jurisdiction:	All of the parcels are located within the City of Caldwell's Area of Impact Some with one parcel located in the City and zoned H-C and the remaining parcels are located within Canyon County.
Site/Project Background and History:	The singular parcel (R3271901000) already annexed into the City was annexed in 2015 as part of a larger annexation area to the east (ANN-15-02) for the purpose of annexing an adjacent Idaho Conference of Seventh Day Adventists property that contains the Gem State Academy. The remaining parcels are currently located within the County and are largely vacant or have been used for agricultural purposes. There are three (3) single-family dwelling structures on 14944 Karcher (Parcel R3271901000), various agricultural structures on parcel R32859, and one (1) single-family dwelling on 15985 Indiana Avenue—all existing structures are proposed to be removed upon development of the subject sites.

IV. STAFF SITE ANALYSIS

Floodplain:	The property is not within a floodplain.
Mature Trees:	There are a number of mature trees located near the previously noted single-family dwellings on 14944 Karcher and 15985 Indiana. In addition, there is one pocket of mature trees at the west end of Parcel R32859, nearer 10th Ave.
Streams & Creeks:	The property has no existing streams or creeks.
Wildlife Habitat:	No
Riparian Habitat:	No
Steep Slopes & Hillsides:	There is some topography on the subject sites but none that would qualify as hillside (10% or more slope).
Canals, Ditches & Drains:	The Forest Canal bisects Parcel R3284600000 and is the west boundary of Parcel R3271701300 located north of Falcon Ridge Elementary, on the west side of Montana Ave. In addition, a small segment of the Deer Flat Caldwell Canal is located near the northeast corner of the site and separates 15985 Indiana from parcel R3284600000.
Other Site Features:	The western portion of parcel R32859 includes older remnants of a previous gravel pit use that is no longer operating on the subject site—parcel directly to the southwest (15744 S. 10th Ave.) is currently operating a contractor shop and staging area for the SH 55 widening project. **See the agency comments from**

Canyon County for further information on the time constrained Conditional Use Permit approved (2025) for this parcel for Knife River Corp.

Outparcels; Describe:	Two outparcels exist on the east side of Montana Avenue (15554 & 15519 S. Montana) abutting the project area. The project is not proposing to create any additional outparcels and is proposing an internal driveway access to 15554 S. Montana as there appears to be a historically used access through one of the subject project parcels on the east side of 15554. Landscape buffers are also depicted adjacent to both of these outparcels per the submitted landscape plans.
Fire Services:	Caldwell Fire
Police Services:	Caldwell Police
School District	Vallivue School District
Water Provider:	City of Caldwell (Municipal Water)
Sewer Provider:	City of Caldwell (Municipal Sewer)
Trash Provider:	Republic Services
Irrigation Service:	City of Caldwell (Pressurized Irrigation)
Irrigation District:	Wilder Irrigation District
Other Providers:	N/A

Site and Surrounding Land Uses:	*Site:*	Mostly Vacant land – some areas previously farmed
	North:	Vacant land or School sites (Gem State Academy, Vallivue Middle School, and Falcon Ridge Elementary)
	South:	Single-family homes – City of Caldwell
	East:	Single-family homes (Caldwell) and a cemetery
	West:	County, single-family homes; gravel pit/staging area
Site and Surrounding Zoning Classifications:	*Site:*	H-C (Mixed-Use/Regional Commercial) & County Ag
	North:	R-1 (Neighborhood Residential)
	South:	R-1 (Neighborhood Residential)
	East:	R-1 (Neighborhood Residential); Ag - County
	West:	Agricultural & Rural Residential – County
Site and Surrounding Comprehensive Plan Land Use Designations:	*Site:*	Community Center & Neighborhood 2
	North:	Neighborhood 2
	South:	Neighborhood 2
	East:	Community Center & Neighborhood 2
	West:	Community Center & County (outside area of city impact)

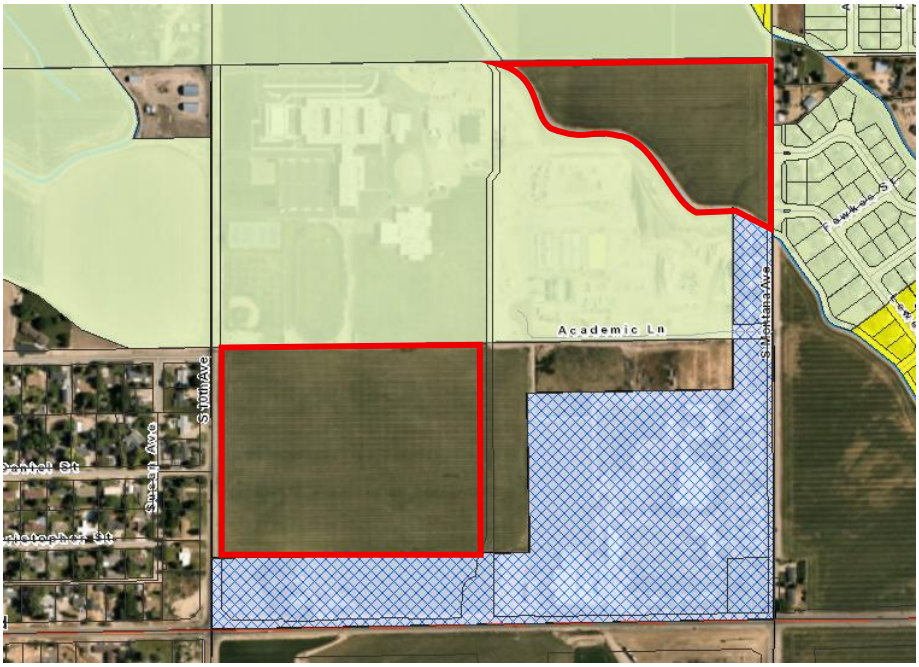
V. STAFF REVIEW AND ANALYSIS - ANNEXATION

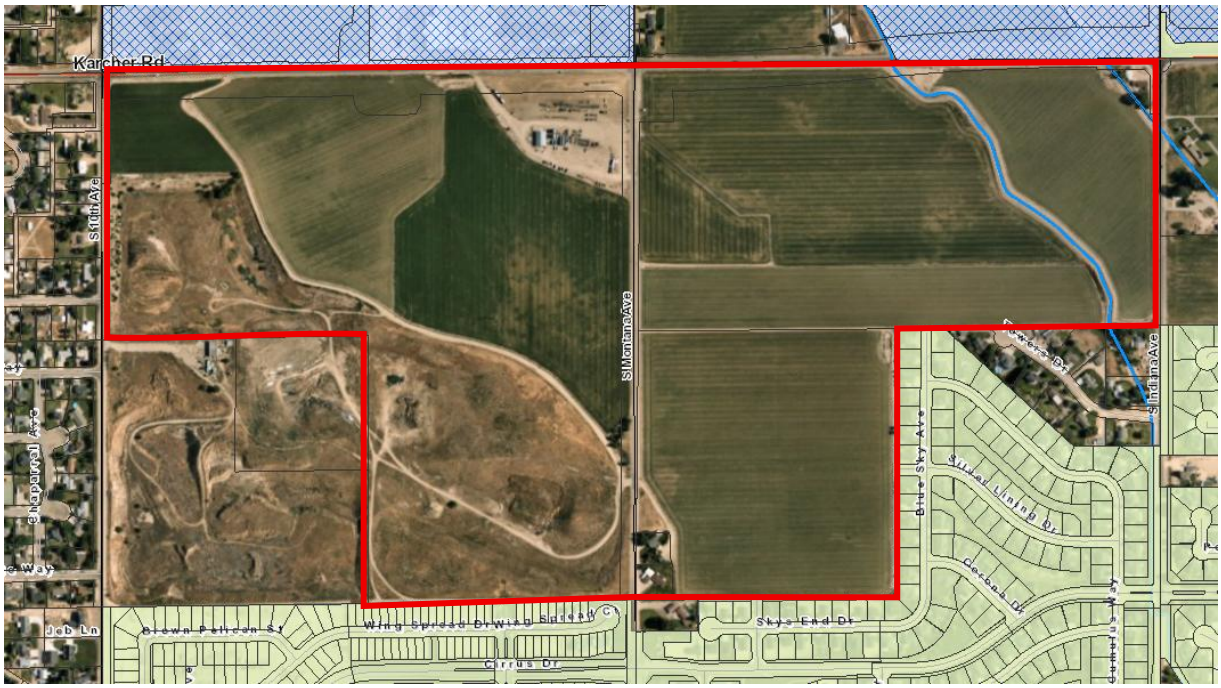
The following section provides the staff analysis pertaining to the Annexation Application. The requirements for annexations are set forth in Idaho Code §50-222 and Caldwell Municipal Code 10-03-01.

The requirements for application submission and processing of an annexation application are specified in **BOLD** with staff comments following.

Is the proposed subject parcel(s) contiguous to city limits?

The City of Caldwell zoning map indicates a path of annexation where the parcel(s) (shown outlined in red) have multiple touch points to city limits.





Was a neighborhood meeting conducted in accordance with 10-03-12 of Caldwell Municipal Code?

A neighborhood meeting was conducted in accordance with Caldwell Municipal Code prior to submission of the application (See Exhibit A-6 for neighborhood meeting information). In fact, two (2) neighborhood meetings were held for this project to ensure compliance with city code and state statute.

Staff Comments:
The applicant has met the requirements by Idaho Code to request and be eligible for annexation.

VI. STAFF REVIEW AND ANALYSIS – ZONING MAP AMENDMENT

The following section provides the staff analysis pertaining to the establishment of zoning as part of the Annexation Application.

The zoning map amendment review criteria set forth within the Caldwell Municipal Code 10-03-02 is cited below in **BOLD** with staff comments following. For zoning map amendments, **ALL** of the criteria must be met. This review criteria provides the framework for decision making for the Commission, Hearing Examiner, and City Council.

Criteria #1: Is the proposed zone consistent with the comprehensive plan's land use map, and the plan's established goals, objectives, and policies?

The future land use map classifies property within the Community Center & Neighborhood 2 land use designation place types (**See Visual Exhibit 1: City of Caldwell Comprehensive Plan Map).** The Community Center place type is a low to mid intensity commercial place type that focuses on creating a destination for residents. The Community Center provides a focal point where people can connect. They are easily accessible and provide commercial services that serve the needs of the community. Community Centers are located along major roadways and intersections and are usually the most integrated into surrounding residential areas than other commercial place types. While not primarily a residential place type, residential and mixed uses can provide sufficient intensity to commercial uses and allow for a gradual transition to surrounding areas. Developments with only residential uses in Community Center should only be included as a transition from commercial / mixed use areas to lower density residential areas. Residential development within this place type is required to be constructed with a gross residential density of 8 to 15 du/ac.

The Neighborhood 2 designation is the primary residential place type in Caldwell providing an array of low to mid-density housing options. The Neighborhood 2 place type is also the most prevalent place type and covers areas between major centers. These areas should develop to be highly connected and allow for a variety of housing options. In general, less dense housing is found in areas further from major roadways and increases in density closer to major roads. Commercial services are low to medium intensity and are generally only found at major intersections of arterial and major collector roads but should be highly accessible to surrounding residential areas. Residential development within this place type should be constructed at a gross density of 2-8 du/ac.

Each place type has multiple compatible zoning designations: Community Center – R-2, R-3, C-1, C-2, C-3, H-C, & P-D; Neighborhood 2 – R-1, R-2, C-1, P-D. The compatible zoning districts noted within Community Center indicate a mix of use types are anticipated as "Primary" land uses to include, residential high-density, mixed-use, commercial/retail, and personal services/restaurants. The compatible zoning districts noted within Neighborhood 2 indicate residential low-density and residential mid-density are "Primary" land uses.

Residential high density developments include uses such as fourplexes, eightplexes, multifamily apartments, townhouses, cottage courts, mixed-use buildings, and live/ work units. These are generally over 12 du/ac. Mixed-use is defined as a single project or building that integrates some combination of residential, office, service, or commercial uses. These can be vertically integrated such as a building with commercial services located on the ground floor with residential uses above. Horizontally integrated sites have mixed uses meaningfully integrated across the project site. An example is live/work units with workshop spaces along a street frontage with residential units behind. Whereas commercial/retail and personal services/restaurants are self-explanatory. Low density residential is defined as single-family residential (including ADUs) or duplexes, and mid-density residential is defined as small-lot single-family homes (including ADUs), duplexes, triplexes or fourplexes, townhomes, or small scale multifamily (5 - 6 units).

The requested annexation area exceeds the preliminary plat area by approximately 64 acres due to the Applicant not including specific development on those parcels located on the north side of HWY 55. The requested zoning districts north of HWY 55 include H-C and R-3 within the Community Center place type and R-2 within the Neighborhood 2 place type. All of the requested zones comply with the associated comprehensive plan place types.

On the south frontage of HWY 55 from S. 10th to S. Indiana, the Applicant proposes detached single-family residential within the R-2 zone, commercial lots within the H-C zone, and conceptual multi-family large scale (7 or more units on a singular parcel) within the R-3 zone. Detached single-family is a permitted land use within the R-2 zoning district within the Caldwell Municipal Code. The proposed commercial lots within the H-C zone do not have specific uses proposed at this time but the proposed zoning district is compatible with the Community Center place type. Additionally, the Applicant is conceptually proposing (no specific site plan at this time) a multi-family development within the R-3 zone at the SWC of HWY 55 and S. Montana Avenue. Generally, the proposed use and zoning of R-3 are compatible with the Community Center place type. **(See Visual Exhibit 2: Comprehensive Plan - Land Use Snapshots)**

As noted, three different zoning districts are proposed with this development to comply with the Community Center and Neighborhood 2 place types, R-2, R-3, and H-C. To try and meet the minimum gross density requirements of the Community Center place type (8-15 du/ac), these zones are requested to offer a broader mix of housing types and lot sizes than what is permitted within the R-1 zone.

The proposed R-2 zone would be compatible with properties in the immediate vicinity which are utilized as single-family residential properties because the R-2 zone would allow residential uses at varying densities and offer a transition between the existing single-family lots and the more intense uses required along HWY 55—it is not known to be good planning practice to place R-1 type development directly adjacent to commercial development or along a major corridor such as a state highway. Further, the proposed location of the R-3 zone and multi-family development offer the same type of transition and buffering from the R-2 zone to the same busy corridor while also helping the project meet the density requirements of the Community Center place type.

Commercial development is proposed along portions of the HWY 55 frontage and within the H-C zoning district. Whereas the comprehensive plan recommends arterial and highway frontages include only nonresidential uses, 10-05-03(4) of city code requires this as the code standard. As noted, the Applicant does not include 100% of the HWY 55 frontage as nonresidential uses as the R-3 multi-family development and some R-2 single-family is proposed along HWY 55. It appears, approximately ½ of the frontage is proposed as commercial and half is proposed with residential uses. The Applicant has outlined multiple reasons for this within their narrative, including:
- Strict adherence to 10-05-03(4) in this area of the City could create an overabundance of commercial development that results in vacant commercial properties, specifically because of nearby commercial zoning

and the current existence of nearly 400 acres of commercial land around the Karcher/I-84 interchange. There is major concern by developers this area cannot absorb this much commercial land.
- Strictly configuring commercial frontage for this project that has 1.25 miles of frontage to HWY 55 is not practical nor desirable when the proposal includes more total commercial zoning than if only the frontage requirement was met;
- Multiple commercial properties already exist nearby that are still in development, including the HWY 55 frontage between Indiana and Florida that is expected to contain a big box store of some kind with secondary commercial uses;

So, the Applicant is requesting to deviate from this code section through a Development Agreement but is proposing the project still complies with the intent and vision of the Comprehensive Plan by providing more commercial acreage and more usable commercial lots/frontage (360' deep minimum) than what strict adherence to code would constitute.

The Community Center Place type also discusses the creation or preservation of a focal point where people can connect; a destination for residents. This does not need to be a regional destination but could be a neighborhood scale destination. The cutsheet for Community Center specifically notes that development should be focused on a central feature that can serve as a gathering point. It is not clear through the submitted plans that this is being met currently so Staff is including a condition of approval that within the future commercial lots or between the commercial lots and the proposed multi-family residential property, a shared and public gathering space is included in future site designs so the project can better comply with the Comprehensive Plan.

Density: The Applicant is tasked with meeting the gross density requirements of two future land use designations across a relatively large area and with only a portion of the project currently being proposed at this time. Because of this, the Applicant includes density calculations within their narrative that propose some speculative housing numbers. Specifically, the Applicant notes the density within the Community Center place type across the whole project is 8.06 du/ac at full build out—both the future north side and the currently proposed Silverleaf Subdivision on the south side of HWY 55. This includes up to 670 total multi-family units and 400 single-family detached lots. This is at the very bottom of the allowed gross density and complies with code and the comprehensive plan but also includes residential units that are not part of the subject Silverleaf Subdivision preliminary plat. Similarly, the Applicant notes the same type of math within the Neighborhood 2 designated properties (north and south side of HWY 55 as well) and the proposed R-2 zoned parcels with 310 single-family detached lots and a gross density of approximately 3.42 du/ac. Therefore, to ensure the noted calculations remain and to maintain future adherence to code, Staff has included a condition of approval and DA provision that future residential development is proposed at a gross density that will make the full project compliant with the minimum gross density requirements of the Community Center and Neighborhood 2 place types, unless otherwise approved by City Council. For the overall proposed Silverleaf Subdivision, the proposed gross density is approximately 5 du/ac.

Furthermore, neither the Engineering Department nor Idaho Transportation Department contests the proposed preliminary plat and notes that water, sewer, and fire flow have or will have the capacity to serve the proposed development.

Therefore, despite not meeting every development code but noting general compliance with the goals, policies, and vision of the Comprehensive Plan, Staff finds the proposed development to be generally consistent with the Comprehensive Plan, especially if all conditions of approval are met. City Council should take care and adequate time to determine if the proposed layout and mix of uses complies with the vision of the plan and each individual place type.

Comprehensive Plan Goals and Policies: The comprehensive plan has an overarching vision, followed by five (5) vision themes through the plan. Each vision theme has its own set of goals and policies.

Overarching Vision: The overarching vision of the Comprehensive Plan is to honor Caldwell's heritage while embracing its future through thoughtful growth, mixture of housing, accessible community connections, and distinct spaces.

The following Comprehensive Plan Goals and Policies (listed by chapter, goal and/or policy number) that may be relevant to this zone change request are shown below, followed by staff comments.

Chapter 3: A Connected Community

Goal 1: Policy 1.2: Design local and collector streets in a manner that provides good circulation as well as connections to adjacent developments.

Staff Comments: Preliminary plat proposes new local streets that connect to existing stub roads while providing additional connectivity to a new collector roadway that connects the project to adjacent arterials.

Goal 2: Policy 2.3: Provide adequate right-of-way for future arterial highway needs and preserve roadway corridors as development occurs.

Staff Comments: All required right-of-way dedication for adjacent classified roadways is accounted for in the proposed preliminary plat and limits direct access to said roadways, preserving these corridors for adequate and safe vehicular travel.

Goal 3: Policy 3.3: Facilitate improvements and intensification of activity along major commercial corridors with mixed-use development oriented toward the corridor.

Staff Comments: Horizontal mixed-use development is proposed along the HWY 55 frontage.

Goal 3: Policy 3.4: Transition the intensity of land uses away from the activity corridor with multifamily housing, landscaping, and through building design.

Staff Comments: Multi-family housing, commercial development, and landscape buffering is proposed to transition from HWY 55 to proposed and existing single-family development.

Goal 4: Policy 4.4: Close gaps in the sidewalk network to provide continuous and accessible pedestrian pathways throughout the city.

Staff Comments: With all required and proposed frontage improvements, multiple large sidewalk gaps will be closed in the pedestrian network of this area of the City.

Goal 6: Policy 6.5: Consider overpasses or underpasses for pedestrians at dangerous rail or road crossings.

Staff Comments: The City, in conjunction with ITD, is constructing an underpass under HWY 55 to connect the regional linear park discussed within this report. The Applicant is connecting to this underpass with their required 10' wide regional pathway that runs along the entire Montana Ave. frontage, creating a pedestrian and cyclist friendly way for hundreds of residents to cross HWY 55 safely.

Chapter 5: Where Rivers, Parks & Agriculture Meet

Goal 1: Policy 1.4: Support public and private parks and recreation systems that offer active and passive recreational opportunities.

Staff Comments: Multiple green space areas, a large green corridor within a transmission line easement, and the regional pathway along Montana support both passive and active recreational opportunities.

Goal 4: Policy 4.4: Enhance connectivity through wayfinding for trails, paths, and greenways.

Staff Comments: Wayfinding, lighting, and seating will be required along the regional pathway that provides adequate pathways across the broader southwest area of Caldwell.

Chapter 6: Quality Neighborhoods to Call Home

Goal 1: Policy 1.1: Allow a mix of housing types and densities within all neighborhoods, such as duplexes, townhouses, cottage communities, and other types as appropriate.

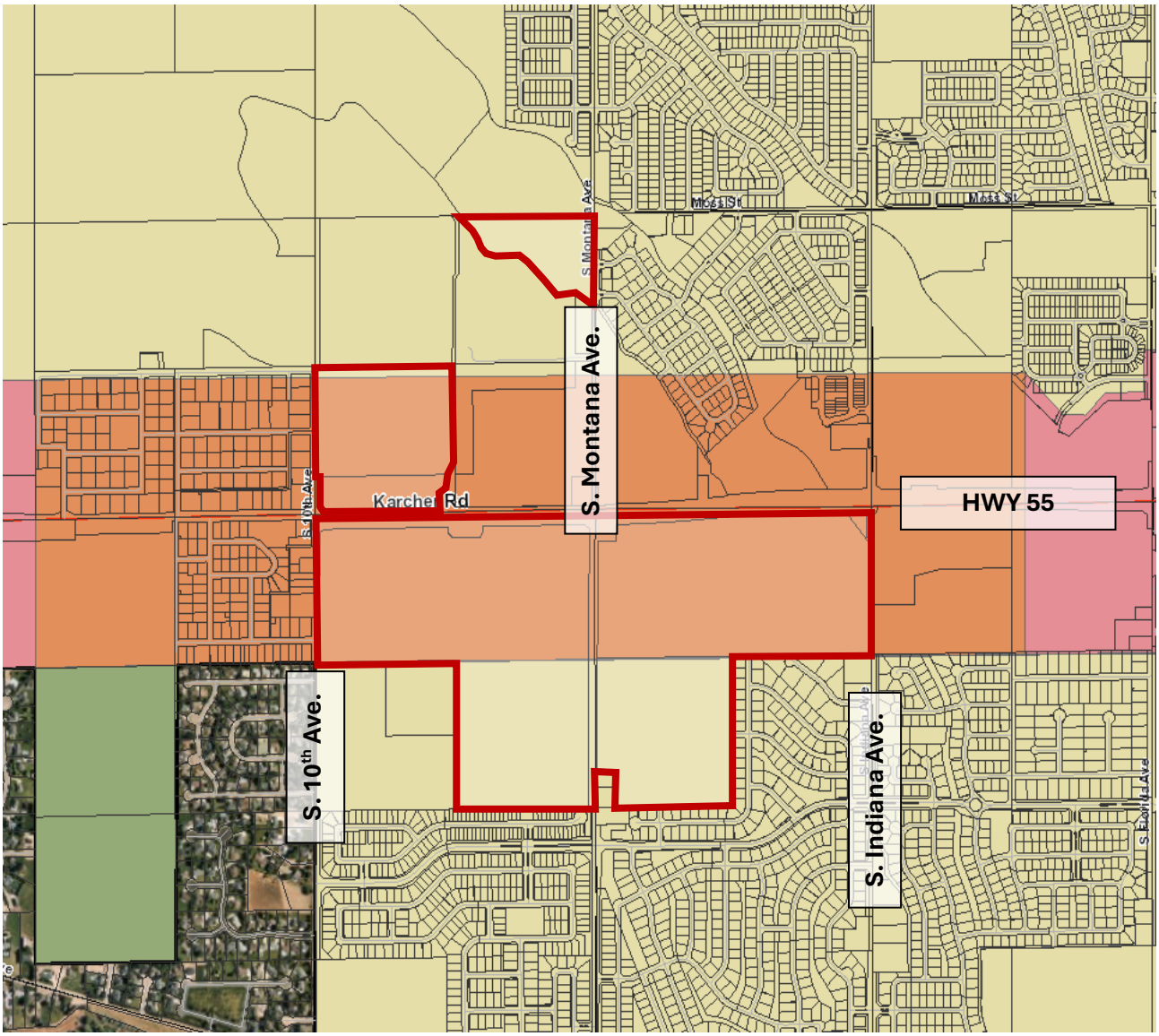
Staff Comments: The proposed zoning designations of R-2 & R-3 allow for a broader mix of housing types and help the Applicant comply with the densities outlined within the Comprehensive Plan and City code. Further, the proposed building mass and setbacks provide appropriate transition to adjacent lower or similarly dense residential neighborhoods.

Goal 1: Policy 1.3: Support higher density residential development near downtown, commercial centers, mixed-use areas, and along transit corridors.

Staff Comments: R-3 and multi-family development is proposed along HWY 55, a major transit corridor where multiple modes of transportation can be accommodated.

Goal 2: Policy 2.1: Discourage monotonous housing developments, both in architectural style and in housing type.

Staff Comments: The mix of architectural styles and land use types will assist in discouraging the same look and feel of housing throughout this area of the City. Structures range in height from one-story to three-story which provides a transition from adjacent detached single-family households to nearby transit corridors.



Visual Exhibit 1: City of Caldwell Comprehensive Plan Map (above)

- Community Center
- Downtown Core
- Employment Center
- Mixed Use Center
- Neighborhood 1
- Neighborhood 2
- Neighborhood 3
- Special Purpose
- Urban Neighborhood

LAND USES

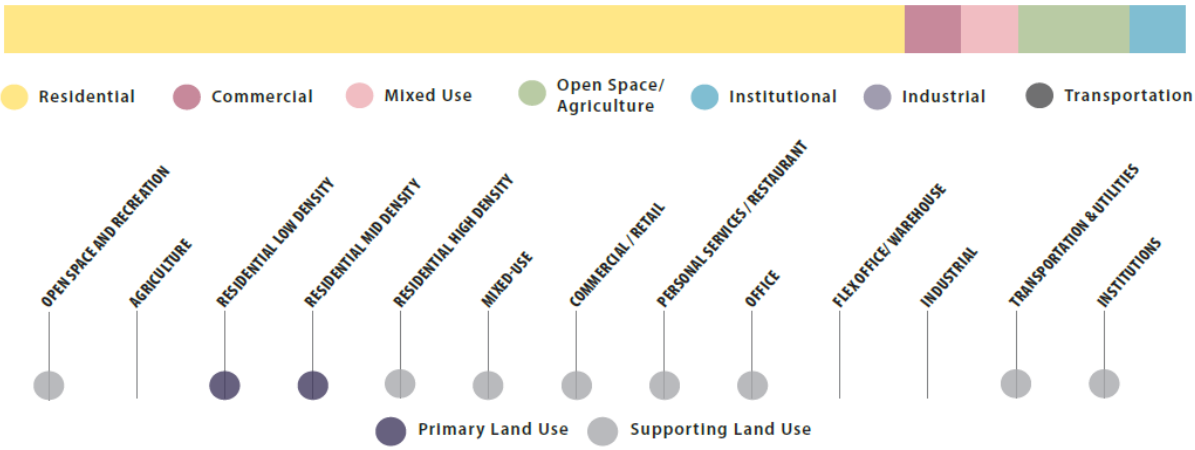
A variety of residential uses including single-family and mid-density housing types. Commercial services are low to medium intensity and are generally only found at major intersections of arterial or collector roads. The Land Use Mix graphic below shows the mix of land uses as a generalized ratio.

COMPATIBLE ZONING DISTRICTS

- R-1
- R-2
- C-1
- P-D

Click HERE to view the Zoning Regulations in Caldwell's Municipal Code.

LAND USE MIX IN NEIGHBORHOOD 2



LAND USES

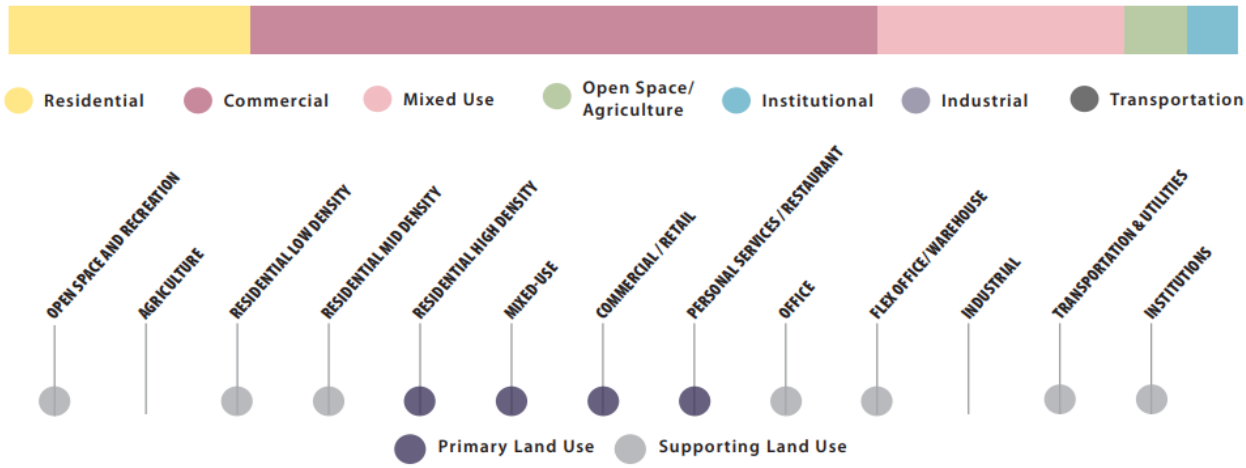
Community Center is primarily a low intensity commercial place type, however, it does allow for some higher density residential uses that can transition the commercial uses to surrounding residential areas. These can include mixed use or live/work spaces as well as small-scale multifamily or townhomes. The Land Use Mix graphic below shows the mix of land uses as a generalized ratio.

COMPATIBLE ZONING DISTRICTS

- R-2
- R-3
- C-1
- C-2
- C-3
- H-C
- P-D

Click HERE to view the Zoning Regulations in Caldwell's Municipal Code.

LAND USE MIX IN COMMUNITY CENTER



Visual Exhibit 2: Comprehensive Plan - Neighborhood 2 & Community Center Land Use Snapshots (above)

Criteria #2: Is the proposed map amendment consistent with the purpose statement of the proposed zoning district(s).

The purpose of the R-2 zone is to provide areas by zoning procedures in accordance with the comprehensive plan that accommodates a larger variety of lot sizes and housing types. This includes single-family residential (including accessory dwelling units) and missing middle housing types such as townhomes, duplexes, triplexes, fourplexes, cottage courts, small scale multi-family, or mansion house apartments. Supporting or secondary land uses may include small-scale mixed-use or live/work housing types, and commercial activities and services that are generally only found at major intersections of arterial and collector roadways.

The proposed development associated with the R-2 zone includes the construction of single-family detached homes of varying lot sizes, which is consistent with the purpose of the R-2 zone.

The purpose of the R-3 zone is to provide areas by zoning procedures in accordance with the comprehensive plan that which allows for multifamily, townhomes, row-housing, mixed-use buildings, and live/work units. Single family may be present in forms such as small lot development, infill, or cottage courts. This zone is situated along or near major streets such as collectors and arterials. It is also generally located near pedestrian connections and commercial services. Supporting or secondary land uses may include medium scale commercial along major roadways or within a mixed-use development. This district may serve as a buffer between R-2 Zones and nonresidential or mixed-use zones.

The Applicant is proposing multifamily residential near the intersection of major roadways that will act as a buffer between the R-2 zone and the Karcher Rd. corridor.

The purpose of the H-C zone is to provide areas by zoning procedures in accordance with the comprehensive plan that accommodates more intense commercial activity serving the commercial needs of the city of Caldwell and the region than what may be provided within the C-3 zone. This zone would allow for a heterogeneous mix of uses, including major retail centers, large-scale office parks, medical centers, wholesale businesses, and highway oriented commercial businesses. Uses within this zone are intended to be more mixed-use in nature and have frontage or access off of major arterial or collector roadways.

The proposed development includes commercial uses to be solely located within the requested H-C zone. No specific uses are proposed at this time but these areas will be reserved for future commercial development. Further, these zoning areas will help buffer other residential uses within the development from the busy corridor of Karcher Rd.

Therefore, Staff finds the proposed zoning map amendment is consistent with each zoning district purpose statement.

Criteria #3: Is the intensity of development in the new zoning district expected to create significant adverse impacts to surrounding properties or the neighborhood, or are there proposed efforts to mitigate or minimize such adverse impacts.

The requested zoning districts (R-2, R-3, and H-C) are all listed as compatible zoning districts within the respective comprehensive plan place types (Neighborhood 2 & Community Center) which foretells the intensity of development along the Karcher Rd. corridor being greater than that of the existing R-1, single-family development.

In addition, as noted earlier in the staff report, the proposed zoning would be compatible with properties in the immediate vicinity which are utilized as single-family residential properties because the zoning and subsequent land uses proposed act as a transition from the major corridors to the existing developments. Single-family structures proposed range in height from one-story to two-story, which provides a seamless transition from the adjacent subdivisions, which has similar building massing and architectural scale. The subject plat is proposing an R-2 zone and is surrounded by R-1 zones which includes varying single family detached home lots. The R-2 intensity of the development is expected to be compatible with the surrounding properties or neighborhoods, as outlined within this report.

Development Impact Fees are paid at the time of permit issuance to assist in mitigating impacts and maintain/enhance community levels of service. In addition, development of the site could help by providing improvements that are needed or lacking in this area, including widening major roadways and closing multiple sidewalk gaps.

Therefore, Staff finds the proposed development is consistent with this approval criteria.

Criteria #4: Does the information provided from the agencies having jurisdiction over the public facilities needed for this site indicate that adequate public facilities exist, or are expected to be provided, to serve all uses allowed on this property under the proposed zone.

All public agencies having jurisdiction for providing services to the site were notified, including school districts. Based on the information provided, it is indicated that adequate public facilities exist or are expected to be provided to serve all uses allowed on this property under the proposed zones. There have been no identified adverse impact upon the delivery of services by any political subdivision providing public services within the city at this time.

It is noted that this development will be within the Vallivue School District. The district commented that the schools which will serve this development are not at capacity at this time but worry future development may change this fact without additional school bonds being passed by the constituency.

Because no agency has protested the subject development and all public facilities are noted as currently available or will be available, Staff finds the proposed development is consistent with this criteria.

VII. STAFF REVIEW AND ANALYSIS – PRELIMINARY PLAT AND DEVELOPMENT PLAN

The following section provides the staff analysis pertaining to the preliminary plat application.

The preliminary plat review criteria set forth within the Caldwell Municipal Code 11-02-03 is cited below in **BOLD** with staff comments following. For preliminary plats, **ALL** of the criteria must be met. This review criteria provides the framework for decision making for the Commission, Hearing Examiner, and City Council.

Land Use Analysis:

The following is a breakdown of phasing and land use types:

Phased Development?	☒ Yes ☐ No	**How Many Phases?**	11

Residential Land Uses	**# of Lots**	**# of Buildings**	**# Dwelling Units**
Dwelling - Single-Family (detached)	655	Same as # of DU	655

Dwelling – Multifamily Apts. (large scale)	1	N/A - **Conceptual**	Up to 336 - **Conceptual**
Common Lots	95	N/A	N/A
TOTAL	**751**	**655 minimum**	**Up to 991**

Nonresidential Land Uses	**# of Lots**	**# of Buildings**	**# Tenant Spaces**
Commercial	**13 (22.63 ac.)**	Unknown-TBD	Unknown-TBD
Industrial	0	N/A	N/A

Bulk and Dimensional Standards Analysis:

The Caldwell City Code provides bulk zoning standards for regulating the size, height, and setback requirements for buildings and structures within a particular zoning district; and standards for lot dimensions and spatial arrangements. The following are the required bulk requirements and dimensional standards for the **R-2 and H-C zones** in accordance with Caldwell City Code, and the dimensions proposed by the subject development:

NOTE: R-3 zone is also proposed with this application but no specific development is proposed at this time within the R-3 zone; a future Council Level Special Use Permit will be required for the R-3 zoned area and Multifamily Apartments (large scale) land use, if conceptually approved through the requested annexation.

R-2 (Community Residential) Zone		
Minimum Lot Size	**Required**	**Proposed**
Interior Lot Area (sq. ft.)	4,000	4,049
Corner Lot Area (sq. ft.)	5,000	8,225
Minimum Lot Width / Frontage (ft.)	40	40

Setbacks	**Required**	**Proposed**
Front Yard Setback, Garage; Minimum (ft.)	22	TBD – Will comply at time of building permit for each lot
Front Yard Setback, Living Area; Minimum (ft.)	15	
Interior Side Yard Setback (ft.) (Minimum)	5	
Street Side Yard Setback (ft.) (Minimum)	15	
Rear Yard Setback (ft.) (Minimum)	15	
Alley (Garage/Parking) Setbacks: Minimum (ft.)	5	

Scale and Massing	**Required**	**Proposed**
Maximum Building Height (ft.) *	40	TBD – Will comply
Residential Density Range in Gross units /acre	8-15 du/ac (Community Center) 2-8 du/ac (Neighborhood 2)	See comp plan analysis in previous section

* Regardless of the zoning district, if a new mixed-use, multi-family, or non-residential structure is being built immediately adjacent to a single-family residence, the maximum height of the new structure shall be 30' unless allowed to exceed such maximum height by special use permit approval. For the purposes of this requirement, immediately adjacent to shall mean within one hundred fifty (150) feet, as measured from structure to structure.

H-C (Mixed-Use / Highway Commercial) Zone		
Minimum Lot Size	**Required**	**Proposed**
Interior Lot Area (sq. ft.)	0	81,133 sf (1.86 ac)
Minimum Lot Width / Frontage (ft.)	0	219

Setbacks	**Required**	**Proposed**
Front Yard Setback, Minimum (ft.)	10	TBD – Will comply at time of future commercial lot development
Front Yard Setback, Maximum (ft.)	15 (only for mixed-use buildings)	
Interior Side Yard Setback (ft.) (Minimum)	0	
Street Side Yard Setback (ft.) (Minimum)	10	
Rear Yard Setback (ft.) (Minimum)	0	

Scale and Massing	**Required**	**Proposed**
Maximum Building Height (ft.) *	65	TBD
Residential Density Range in Gross units /acre	8-15 du/ac	N/A

Multi-Family Development Standards Analysis (10-14):

The proposed project conceptually proposes Multifamily Apartments (large scale) with a concept plan. Said concept plan is well developed but it is not at the level needed for a full review—the Applicant is not required to propose this at this time because **a future Council Level Special Use Permit (SUP/C) will be required for the proposed multifamily apartments. Therefore, compliance with the Multi-Family Development Standards of Chapter 10, Article 14 are not required at this time and the below analysis is conceptual in nature:**

Multi-Family Development Setbacks	**Required**	**Proposed**
Perimeter setback; Minimum (ft.)	15, 25 adjacent to SF	17.5
Building Separation setback; Minimum (ft.)	10	59
Multi-Family Internal Circulation Standards	**Compliance**	
26' wide drive aisles	☒ Compliant ☐ NOT Compliant	
Fire Access	☒ Compliant ☐ NOT Compliant	

Multi-Family Architectural Design Standards	**Compliance**
Wall Modulation	TBD – Conceptual design renderings submitted that show varying architectural styles and elements that would meet minimum design standards. Future SUP/C will require specific building elevations and renderings.
First Floor: Combination of material type, color variation, banding, stringcourse, or modulation	
Second Floor: shall not extend beyond the front face of first-story facades without additional façade modulation or additional material types and architectural accents	
Minimum of 3 primary materials and 2 primary colors	
Accent color and/or material	
Roof pitch variation	
External Lighting:	

Staff Comments:

Based upon the submitted preliminary plat, Staff finds the proposed plat complies with all zoning standards outlined for the requested R-2 and H-C zoning districts. Individual home building setbacks will be reviewed with each building permit, as is typical.
As noted above, the requested R-3 zone does not have specific development proposed at this time but the multifamily apartment concept plan appears to meet all baseline zoning and multifamily standards. Specific detailed review will be required with the future SUP/C submittal if the same multifamily large scale is proposed.

Off-Street Parking Standards Analysis:
Caldwell City Code 10-02-05 has provisions addressing the minimum and maximum number of off-street parking spaces accessory to designated uses, shared parking lots, off-street loading, parking lot lighting, and bicycle parking. The following provides an overview of the parking, loading, and pedestrian amenity requirements for the proposed land uses, and the amount proposed by the subject development:

Dwelling - Single-Family/Townhouse/Two-Family (Duplex)		
Off-Street Parking Spaces	**Minimum Required**	**Proposed**
Off-Street Parking Spaces (Minimum) - 2.0 per dwelling unit	710	710 min. (at least 2 per dwelling)

Dwelling - Multi-Family (Triplex and Up) - CONCEPTUAL		
Off-Street Parking Spaces	**Minimum Required**	**Proposed**
Off-Street Parking Spaces (Minimum) - per Studio Unit - 1.5 per 1- and 2- Bedroom Units - 2.0 per 3+ Bedroom Units	529	529 - conceptually
Guest Parking	**Minimum Required**	**Proposed**
Off-Street Guest Parking (Minimum) - 1.0 per 10 units	34	34 - conceptually
ADA Accessible Parking Spaces	**Minimum Required**	**Proposed**
ADA Accessible Parking / Van Spaces - In accordance with the IBC Chapter 11	TBD – Must comply with building code	
TOTAL VEHICLE PARKING:	**1,273**	**1,273 min.**
Bicycle Parking for Multi-Family	**Minimum Required**	**Proposed**
Bicycle Parking (Minimum) - 1 space for every 10 vehicle spaces	58	TBD

Commercial / Industrial		
Off-Street Parking Spaces	**Minimum Required**	**Proposed**
Off-Street Parking Spaces (Minimum) - Based on Uses	Unknown at this time	TBD
Off-Street Parking Spaces (Maximum) - Based on Uses	Unknown at this time	
ADA Accessible Parking Spaces	**Minimum Required**	**Proposed**
ADA Accessible Parking Spaces - In accordance with the IBC Chapter 11	Unknown at this time	TBD
ADA Van Accessible Parking Spaces - In accordance with the IBC Chapter 11	Unknown at this time	TBD
Commercial/Industrial Loading Spaces	**Minimum Required**	**Proposed**
Required # of Loading Spaces	Unknown at this time	n/a

Required Size (Feet)	12 x 50	n/a
Minimum Clearance (Feet)	14'	n/a

Staff Comments:
The project was reviewed for compliance with all parking requirements and was determined to be in compliance with city zoning ordinances as currently proposed. Each single-family home is anticipated to have at least two (2) off-street spaces which is compliant with code. Further, the conceptual site plan for the future multi-family site depicts a general parking layout that appears to be code compliant—when the specific application for the multi-family residential, large scale land use is submitted (Special Use Permit), the applicant is required to depict compliance with all off-street parking standards and dimensions.
The depiction of parking, or lack thereof, is typical for this stage of development so Staff has no concerns at this time. Future development of the amenity sites, the commercial sites, and multi-family residential site will be reviewed against code at later dates. Conditions of approval reflecting this requirement are included within the recommended conditions of approval.

Safe Routes to School Analysis:
As required by Caldwell City Code Section 10-02-02 (3), residential and multi-family subdivisions and/or developments within the "walk zone" of a school or where no walk zone map exists (within a 1 ½ mile radius of a school) shall provide safe and well-designed routes and crossings for children to bike or walk from their home to school. Such routes shall include:

- The shortest and safest routes.
- Level, ADA accessible sidewalks with minimum cross slope where sidewalks cross driveways. Sidewalk widths shall be determined by the functional classification of the street.
- Curb ramps in accordance with the latest ADA design standards.
- Pathways that connect to schools where needed.
- Crosswalk and/or protected crosswalks, as required by the city.

Staff Comments:
The proposed development would construct multiple segments of public sidewalks within the development—this includes all sidewalks adjacent to the local streets within the subdivision as well as the required sidewalks along the classified roadways (S. 10th, S. Montana, S. Indiana, and the new east-west collector street, Vista Dr.). In addition, the preliminary plat depicts a number of neighborhood and community pathways throughout the development. All of the proposed pedestrian infrastructure would help increase pedestrian safety and access to and from nearby schools.

The students that could be generated from the subject development are noted within the letter from Vallivue School District to attend the three closest schools to the subject site: Falcon Ridge Elementary, Vallivue Middle, and Vallivue High. All of these schools are north of the proposed preliminary plat and along Montana and 10th. Vallivue Middle and Falcon Ridge Elementary are the closest to the subject development and are directly north of multiple Seventh Day Adventist (SDA) properties. The partially constructed and fully planned for regional pathway segment, Lake Lowell Corridor, is located between Vallivue Middle and Falcon Ridge Elementary where the students would access each school site from the subject development in the safest manner due to the approved HWY 55 pedestrian underpass along the Karcher frontage of the subject development. Therefore, there is an adequate safe route to school existing or planned in this area and no additional mitigation should be required.

Landscaping, Buffering, Screening, Open Space, Pathways, and Amenities:

Staff analyzed the project for compliance with Caldwell City Code Section 10-02-09 for landscaping, screening, buffering, open space, and pathways. The following table provides an overview of city code requirements, and the proposed development plan.

Street Landscape Buffers		
Karcher Rd. (HWY 55) – State Highway (approx. 5,000 LF):	**Min. Required**	**Proposed**
Buffer Width:	35' wide	Varies – min. 17.5' on private property with 20' + within ITD right-of-way
Sidewalk:	10'	10' – ITD will install as part of HWY 55 widening
Berms:	Yes	Yes
Class I tree: - One per 25 LF - No more than 50% of the trees	-	36 trees
Class II tree: - One per 35 LF	143 trees	128 trees
Shrubs: - One per 4 LF	1,250 shrubs	Compliant
Groundcover:	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)	Compliant
Boulders:	Yes	Yes – 60
S. 10th Ave. – Arterial (approx. 1,200 LF):	**Min. Required**	**Proposed**
Buffer Width:	25' wide	Varies – min. 25' within Commercial lots; min. 60' along residential lots
Sidewalk:	5' detached 7' attached	5' detached
Berms:	Yes	Yes – project has slope along entire 10th Ave. buffer
Class I tree: - One per 25 LF No more than 50% of the trees	-	11 trees
Class II tree: One per 35 LF	34 trees	70 trees
Shrubs: One per 4 LF	300 shrubs	Compliant
Groundcover:	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative	Compliant

	groundcover (besides turf)	
S. Indiana Ave. – Arterial (approx. 1,200 LF):	**Min. Required**	**Proposed**
Buffer Width:	25' wide	Varies – min. 20' on private property; min. 25' to back of walk
Sidewalk:	5' detached 7' attached	5' detached
Berms:	Yes	Yes
Class I tree: - One per 25 LF No more than 50% of the trees	-	7 trees
Class II tree: One per 35 LF	34 trees	30 trees
Shrubs: One per 4 LF	300 shrubs	Compliant
Groundcover:	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)	Compliant
S. Montana Ave. – Collector (approx. 2,500 LF on both sides of roadway):	**Min. Required (each side)**	**Proposed**
Buffer Width:	20' wide	20'
Sidewalk:	5' wide detached or 7' attached	5' wide detached on east side; 10' detached regional pathway on west
Class I tree: - One per 25 LF - No more than 50% of the trees	-	35 trees
Class II tree: - One per 35 LF	71 trees	234 trees
Shrubs: - One per 4 LF	625 shrubs	Unclear – conditioned
Groundcover:	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)	Compliant
Vista Dr. (new internal roadway) – Collector (approx. 5,000 LF on both sides of roadway):	**Min. Required (each side)**	**Proposed**
Buffer Width:	20' wide	20'
Sidewalk:	5' wide detached or 7' attached	5' wide detached
Class I tree: - One per 25 LF No more than 50% of the trees	-	33 trees

Class II tree: One per 35 LF	143 trees	346 trees
Shrubs: One per 4 LF	1,250 shrubs	Compliant
Groundcover:	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)	Compliant

Open Space and Land Use Buffers		
Open Space: Non-Multi-Family Development	**Min. Required**	**Proposed**
Qualifying Open Space (Minimum):	8% (6,001 sf – 11,999sf) = 14.47 ac	**14.5% = 26.18 ac**
Buffers Between Land Uses:	**Min. Required**	**Proposed**
Commercial to Residential Uses:	20’	20’ minimum
Tree Requirement: - To be depicted on plans	Class I & II trees that touch within 5 years of planting.	Compliant
Shrub Density:	One per 3 LF	550 – Compliant
Open Space: Multi-Family Development, 10-14	**Min. Required**	**Proposed**
Common Qualifying Open Space:	10% baseline	Unknown at this time – Concept plan submitted
Open Space Per Dwelling: - 250sqft per 500-1,200 sq.ft. of living area - 350sqft per 1,200 < sq.ft. of living area	-	See above
Common Grassy Area:	10,000 sf minimum	See above
Private Open Space:	60 sf per unit	See above

Parking Lot Landscaping		
Internal Parking Lot Landscaping:	**Min. Required**	**Proposed**
Parking Islands (every 12 spaces):	End caps	Compliant
Planter Island Width:	8’ width for Class I trees 10’ width for Class II trees	Compliant
Planter Island Length:	At least equal length to the adjacent parking spaces	Compliant
Class 1 or 2 Trees (min. 2” caliper):	Min. of 1 for a single row Min. 2 for a double row	Unclear – conditioned
Plantings:	A combination of low shrubs, flowers, native grasses or	Unclear – conditioned

	other vegetative groundcover. If island is less than 6' wide, turf grass is prohibited. If island is greater than 6', turf grass shall never exceed more than 50% of the planter area. Compliance with 10-02-09-8 is required.	
Perimeter Parking Lot Landscaping:	**Min. Required**	**Proposed**
Minimum Buffer Width:	5'	TBD
Class 1 or 2 Trees (min. 2" caliper):	1 per 40 LF	TBD
Shrubs:	1 per 5 LF	TBD
Other Groundcover Required:	Max. 20% turf; remaining groundcover shall be decorative rock, permabark, rock mulch, or additional shrubs/flowers above code requirements so that the entire buffer area is covered.	TBD

Staff Comments (Landscaping, Buffers, Open Space):

As submitted and revised, the landscape plans and open space exhibit depict compliance with all open space standards and a majority of all landscaping requirements including street buffers, open space, and proposing amenities where none are required for the single-family residential portion of the project. The only exception area few areas with an unknown number of shrubs proposes which can be handled at a future date.

Pathways:		
(Public Pathways):	**Required**	**Compliant**
Irrigation/Drain Pathways:	No	N/A
Regional Pathway (10' multi-use):	Yes	Yes
Wayfinding and Directional Signage:	Yes	No – Conditioned
Fencing (Both Sides of Pathway):	No	N/A
(Other Pathways):	**Required**	**Compliant**
Neighborhood Pathways (5'):	Yes	Yes
Community Pathways (8'):	Yes	Yes

Regional Pathways Analysis:

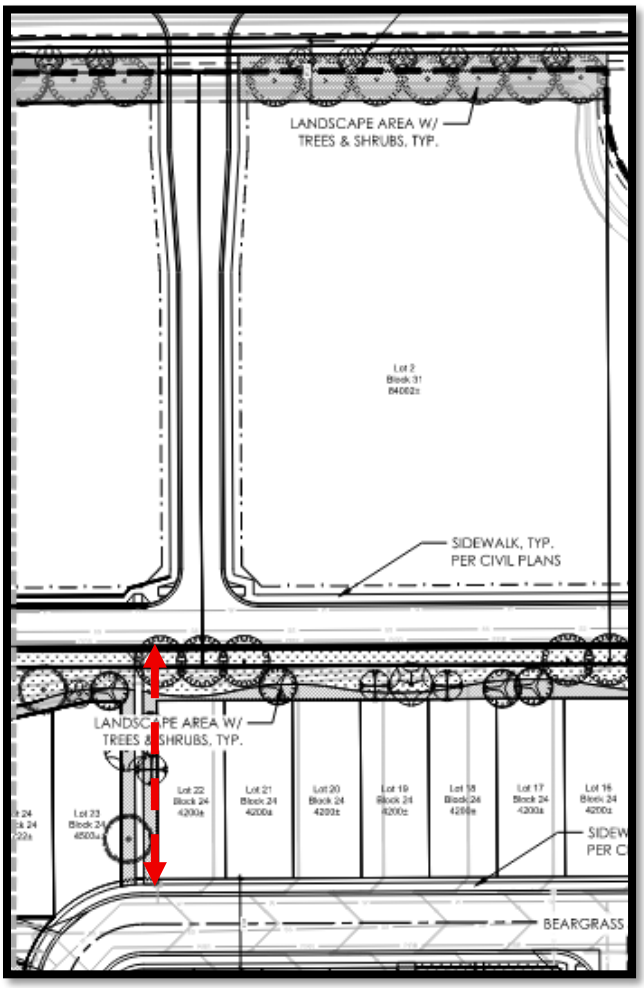
Staff notes the 2040 Bicycle and Pedestrian Master Plan identifies a segment of the **Lake Lowell Corridor** regional pathway adjacent/through the subject site. In its ultimate configuration, this corridor pathway is

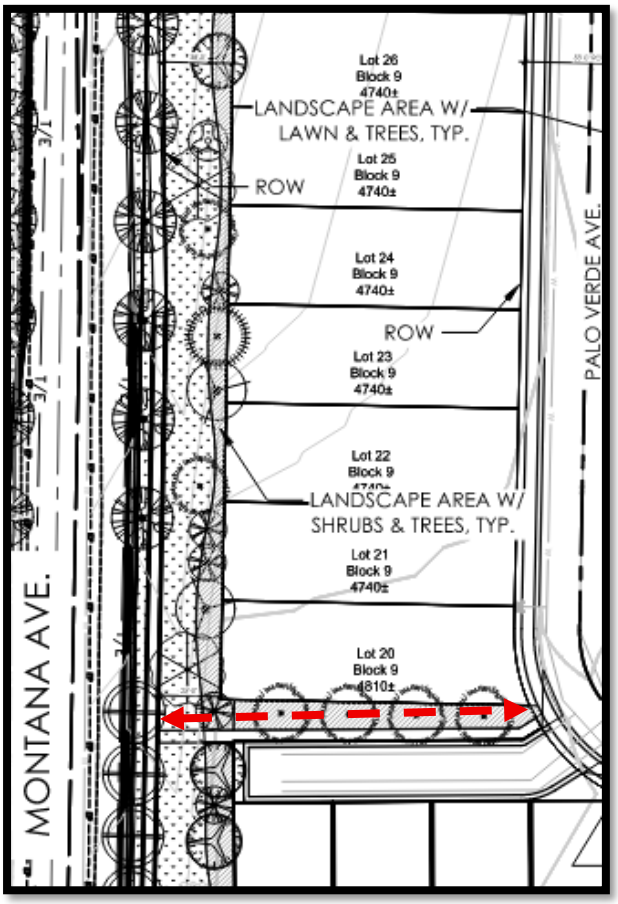
planned to connect Mallard Park to Brothers Athletic Park. Portions of this pathway have already been constructed by other development projects and the City.

<u>Staff Comments:</u> The submitted plans depict the required 10' wide regional pathway as part of the Lake Lowell Corridor. This pathway has been partially constructed or was already planned to be constructed by the City and ITD as part of the ITD HWY 55 project and includes an underpass under HWY 55 for safer and more convenient crossings of such a busy corridor. This regional pathway helps close any pathway gap between Vallivue school sites to the north and Mallard Park to the south. Trees and shrubs are depicted along both sides of the regional pathway but it is unclear the volume and types of groundcover proposed as the landscape tables do not include pathway landscaping. In addition, the required wayfinding signage, benches, trash receptacles, and lighting are not depicted on the landscape plans. Therefore, Staff has included a recommended condition of approval for the pathway segment(s) to depict and list the required and proposed landscaping and pedestrian amenities at the time of applicable final plat submittal. There appears to be adequate room for all of the required items noted so Staff does not have concern at this time.

<u>Neighborhood and Community Pathways Analysis:</u>

Neighborhood Pathways: The applicant is proposing five-foot (5') wide neighborhood pathways to provide pedestrian connectivity between and through common open space areas. The pathways appear to depict the required minimum five-foot (5') wide landscape buffer along both sides. In addition, the Applicant revised their plat and landscape plans to include the recommended two (2) additional neighborhood pathway connections with in the development per the images below:





Community Pathways: The applicant is proposing an eight-foot (8') wide community pathway largely within the overhead power easement that runs north-south through the west half of the subdivision that will connect with existing, proposed, planned or possible future pathways. The pathway will have a minimum five-foot (5') wide landscape buffer provided along both sides.

In addition, in response to Staff's review and recommendation to include an additional east-west community pathway segment, the Applicant has revised their plans to make the sidewalk on the south side of the proposed new collector roadway, Vista Drive, to be 8' in width instead of the standard 5'. This will improve the overall pedestrian circulation through the site as this community pathway connects to all proposed pathways and multiple neighborhood pathways and creates a safer pedestrian environment.

Fencing and Screening Analysis:

As proposed, no fencing is required. According to the submitted landscape plans, no fencing appears to be depicted at this time. All future fencing must comply with those standards outlined within 10-02-07 and 10-02-09 for any pathway fencing.

All future trash enclosures for the non-residential uses and multi-family residential use will be required to be screened with landscaping/fencing in accordance with the City Code. Any ground mechanical units shall also be screened with landscaping/fencing in accordance with the City Code.

Criteria #1: Is the plat in compliance with city codes?

Based on staff's review and analysis of the proposed subdivision plat, the plat is in compliance with the purpose of the zoning districts, the land use schedules, bulk and dimensional standards, density allowances, landscaping standards, buffering standards, screening standards, off-street parking standards, common open space standards and all other development standards.

Criteria #2: Is the plat consistent with the city Comprehensive Plan?

The plat proposes a mix of land uses (commercial, multi-family, and single-family detached) and varying lot sizes for detached single-family homes, offering multiple housing types, recreational opportunities, and neighborhood serving commercial uses. The subdivision is providing pathways and sidewalks which provide connectivity to surrounding neighborhoods and services. The smaller, 40' wide single-family lots, which are considered slightly denser than the larger lot single-family detached housing proposed, is located closer to the proposed multi-family and commercial uses as well as closer to the Karcher/HWY 55 corridor; the larger detached single-family lots are located further to the south and more adjacent to the existing R-1 uses to the south. All of these design characteristics are consistent with the comprehensive plan.

Comprehensive Plan Goals and Policies: All project relevant goals and policies, including those related to the preliminary plat, are noted above within the zoning map amendment criteria section. Please refer there for the specific goals and policies that show consistency with the comprehensive plan.

Criteria #3: Are public services and utilities available or will be made available and are adequate to accommodate the proposed subdivision?

Sewer: Sanitary sewer for the site is located along Indiana and to the south within adjacent subdivisions, parallel to the site boundary. Adequate

sewer is available or will be available as outlined in the City of Caldwell Engineering staff report memo.

Water: Water for the site is located directly adjacent to the site boundary within 10th and Indiana and is located within Montana, approximately 120 feet from the south boundary. Applicant is required to extend all water mains per the Engineering staff report memo. This extension will provide service to the proposed development but will also provide opportunities for municipal water connections to neighboring outparcels and county development. Adequate water is available or will be available as outlined in the City of Caldwell Engineering staff report memo.

Irrigation: Applicant is required to provide pressurized irrigation throughout the project in accordance with Caldwell City Code. The subject site is located within the Wilder Irrigation District boundary. Any issues related to access to a pressurized irrigation system will be addressed in the Engineering Department memo.

Stormwater: The applicant proposes retaining storm water on site, per City Code.

Schools: The subject site is located within the Vallivue School District. The schools that will serve this development are Falcon Ridge Elementary, Vallivue Middle School, and Vallivue High School. The letter received from the district stated all noted schools currently have capacity but noted ongoing concerns with accommodating additional students generated from all approved but undeveloped projects.

Police: Emergency police services are provided by the City of Caldwell Police. The nearest police station is approximately five and a half (5.5) miles away from the furthest point of the development. CPD comments note the majority of calls in the area surrounding the subject site are related to follow-ups, animals at large, suspicious activity, welfare checks, and abandoned vehicles. Year to date, (January 1st 2026 to March 2nd 2026) there have been three (3) traffic collisions in the immediate area. In these cases, two on Karcher were intersection related, and the single northern crash (on Montana) was with a fixed object. A total of 10 individuals were involved in the below mapped crashes with no injuries. See Exhibits for additional detail.

Fire: Emergency fire services are provided by the City of Caldwell Fire. The nearest fire station is Station #2 and is approximately 2.4 miles from the development. However, the proposed Station 4 within *The Charles* would be approximately 1.5 miles to the east, improving response times for the entire southwest area of Caldwell.

Staff Comments:

Based on public agency reviews and submitted comments, all public services and utilities are available or will be made available and are adequate to accommodate and serve the proposed subdivision and its land uses.

Criteria #4: Is the plat consistent with the city Transportation Master Plan?

Staff has analyzed the proposed plat and development plan for conformance with transportation, connectivity and consistency with the city's Transportation Master Plan and finds that it is consistent if all conditions of approval are met.

Street Frontage:

The Silverleaf Subdivision has multiple classified roadway frontages on all sides of the development (S. 10th, S. Montana, S. Indiana, and Karcher/HWY 55). All street frontages are proposed to be improved with curb, gutter, sidewalk, and landscaping and are to be widened adjacent to the site per the transportation master plan and standard street sections. The abutting segment of HWY 55 is part of the ITD widening project and is ongoing construction currently; the frontage improvements for HWY 55 will be completed by ITD except for the required landscaping which the Applicant is already accounting for.

Street Classification:

Highway 55 – State Highway
S. 10th Ave. and S. Indiana Ave. – Arterials
S. Montana – Collector
Vista Drive – Future Collector that runs east-west through site.

Proposed Site Access:

The development is proposing to build new public roadways with multiple access points to classified roadways. Full access points via public roads are proposed to 10th, Montana, and Indiana. Vista Drive, the proposed east-west collector, accounts for the connections to 10th and Indiana, and two (2) of the four (4) access points proposed to Montana. In addition, on the east side of Montana, the preliminary plat depicts multiple local street connections to existing stub streets within the Cirrus Pointe Subdivision to the south. The Applicant specifically did NOT connect a local street to Towers Drive, near the east boundary of the project, to be cognizant of the existing County parcels located in the Towers Drive enclave. No direct residential lot access is proposed nor allowed to any of these classified roadways.

The preliminary plat depicts three (3) drive aisle accesses for the proposed commercial parcels; two (2) to Karcher and one (1) to 10th. ITD has not provided formal comments but has stated they are accepting of the proposed access points to their right-of-way (Karcher/HWY 55) and noted they will be limited to right-in/right-out only access points. The remaining commercial access is proposed to 10th and crosses the back of each commercial lot within the west side of the plat for additional access and connectivity.

Traffic Impact Study (TIS):

A TIS was required for this application due to the number of lots proposed. The TIS was prepared by Kittleson in December 2025 and was reviewed and accepted by the Caldwell Engineering Department

February 2, 2026. The TIS included all proposed access points, adjacent intersections, and the proposed land uses for the Silverleaf Subdivision (area south of Karcher only); an additional TIS will likely be required for future development on the parcels north of HWY 55.

The following are some basic data points from the TIS that are relevant to the review:

Traffic Impact Study – Project Build Out Metrics (2030 est.)	
Land Use Assumptions:	655 single-family units, 350 multi-family units (low-rise apartments), 75,000sf of general office, and 75,000sf of shopping plaza. TIS includes anticipated traffic from the following developments as well: Verbena Ranch, Cirrus Pointe, Karcher Commons, Element Ridge, and Tuscan Ridge.
Daily Trips:	11,286 net new trips
AM Peak Hour Trips:	766 (311 inbound, 455 outbound)
PM Peak Hour Trips:	981 (539 inbound, 442 outbound)
Required Improvements noted:	See Engineering Memo for all required improvements and/or mitigations

Staff Comments:

Based upon the above analysis and the information received from the City of Caldwell Engineering Department and Idaho Transportation Department, the proposed development is in general conformance with the city's Transportation Master Plan, and with the requirements of Caldwell city code for access and connectivity. A more specific review is completed by Engineering at the time of Construction Drawing review.

Criteria #5: Does the subject site that is being developed have natural, scenic, or historic features? If so, is the subdivision design preserving those features?

The Forest Canal and Deer Flat Canal run through the northeast corner of the proposed plat. The Deer Flat Canal is located nearly at the very intersection of Karcher and Indiana and is seemingly depicted as being tiled with the preliminary plat to allow for a more buildable commercial lot. The Forest Canal is proposed to remain open and in its natural state, thereby preserving the natural feature. There are no other scenic and/or historic features on the site and no irrigation district has noted issue with tiling the small segment of the Deer Flat Canal.

VIII. PUBLIC NOTIFICATIONS

The following noticing was completed in accordance with Caldwell City Code Section 10-03-12.

Neighborhood Meeting Held	7/9/2025 & 1/6/2026
Public Agency Notification Sent (both hearings) (See attached exhibit for list of agencies notified)	1/5/2026
(500') Radius Notices Mailed - P&Z Commission Hearing (Min. 15 days prior to hearing)	3/19/2026
Legal Ad Published - P&Z Commission Hearing (Min. 15 days prior to hearing)	3/22/2026

Physical Site Posted - P&Z Commission Hearing (Min. 15 days prior to hearing)	2/24/2026 & 3/10/2026
Applicant Proof of Posting Received - P&Z Commission Hearing (Min. 10 days prior to hearing)	3/10/2026
P&Z Commission Public Hearing	4/8/2026
(500') Radius Notices Mailed – City Council (Min. 15 days prior to hearing)	4/14/2026
Legal Ad Published – City Council (Min. 15 days prior to hearing)	4/17/2026
Physical Site Posted – City Council (Min. 15 days prior to hearing)	4/16/2026
Applicant Proof of Posting Received – City Council (Min. 10 days prior to hearing)	4/20/2026
City Council Public Hearing	5/4/2026

IX. POLITICAL AGENCY COMMENTS

In accordance with Idaho Code, notice was provided to all political subdivisions providing services within the planning jurisdiction, including school districts. Public agency comments were received from the following agencies and are included in their entirety as part of the official record and the exhibits attached hereto.

Public Agency Comments

Canyon County Development Services
Vallivue School District
Community Planning Association of Southwest Idaho – Communities in Motion Checklist
Canyon County Highway District #4
City of Caldwell Engineering Department – General Conditions
City of Caldwell Fire Department – General Conditions and Development Impacts
City of Caldwell Police Department – Development Impacts

X. WRITTEN PUBLIC COMMENTS

The following written public comments were received from the following and are included in their entirety as part of the official record and the exhibits attached hereto.

Mr. & Mrs. Eddington (in opposition, received prior to Commission hearing)	Email received on March 11, 2026; expressed appreciation that Towers Dr. is not being extended; also expressed concern with proposed number of lots directly adjacent to their property (14167 Towers Dr.), cumulative traffic impacts of development, loss of wildlife habitat, and property value concerns with new development that is higher density than the existing County lots proposed.

XI. PUBLIC PROCESS AND MOTION OPTIONS

Public Process:

A public hearing on the requests was held before the Planning and Zoning Commission on 4/8/2026, at which time the applicant gave a presentation, then staff presented a staff report along with an analysis of the application and all pertinent information on the case, followed by public testimony in opposition, neutral, and in favor.

Public Testimony:

The following public testimony was received during the Commission public hearing and is included in their entirety as part of the official record.

In Opposition:	
Lane Hadlock	Supply and demand concerns—noted multiple open lots available, why are additional homes needed.
Susan Layman	Concern with wildlife disturbances by developing lands nearby Deer Flat Wildlife Refuge as well as water concerns if development impacts existing wells and irrigation; a desire to not have two-story structures block their views.
Neutral:	
Rosalie Shank	Traffic concerns with additional homes proposed versus current county style area; Cirrus Drive traffic concerns in her development (Toll Brothers project to the south).
In Favor:	
John Rogers, Gem State Academy	Appreciative if project gets approved in order to take land sale monies and upgrade and improve Gem State Academy, by utilizing the land as the endowment it was set aside for.
John S., Gem State Academy Principal	Appreciative if project gets approved in order to take land sale monies and upgrade and improve Gem State Academy, and continue to provide programs for a number of students and community members.

XII. RECOMENDING HEARING BODY DECISION:

The Commission evaluated the testimony and evidence submitted during the public hearing process, including the evaluation of the approval criteria for each application, and made a motion to:

- **Recommend approval of the applications for Annexation (3) and Preliminary Plat be forwarded to City Council for consideration with condition of approval 8 be stricken per Staff's recommendation.**

XIII. CITY COUNCIL PUBLIC HEARING PROCESS:

Public Process:

A public hearing on the proposal(s) will be held before the City Council on the next available city council meeting, following the hearing and recommendation by the Planning and Zoning Commission, at which time the applicant will give a presentation, then staff will present a staff report along with an analysis of the application and all pertinent information on the case, followed by public testimony in opposition, neutral, and in favor.

The city council public hearing is scheduled to be held on 5/4/2026.

All of the information from the meeting will be included in the official record and within the Findings of Fact, Conclusions of Law and Reasoned Decision.

Public Testimony:

Public testimony will be taken during the City Council public hearing and will be included in their entirety as part of the official record and within the Findings of Fact, Conclusions of Law and Reasoned Decision.

XIV. CITY COUNCIL DECISION OPTIONS:

The City Council may choose to:

1. Approve as Presented
2. Approve with Modified Conditions
3. Deny * See notes below
4. Continue to a Future Meeting Date
5. Postpone Action and Remand to Staff for More Information

In making its decision on any application, City Council shall:

1. Review all evidence – consider all factual evidence, documents, and testimony submitted during the public hearing process;
2. Evaluate compliance – assess each application against the specific approval criteria established by the applicable code or ordinance; and
3. Base decision on the factual evidence in record – ensure that recommendations and/or final decisions and any conditions of approval are supported by factual evidence and testimony presented in the public record.

*Notes:

- Motions for denial shall include the reason for denial. Denials shall be based on the project's noncompliance with the approval criteria within Caldwell City Code for the specific application.
- Motions with modified or added conditions shall include the reason for the modified or added condition.
- For motions of denial of an annexation, no justification has to be provided.

XV. CONDITIONS OF APPROVAL:

(This section is only applicable to approval decisions)

NOTE: Any conditions removed by the governing body will be shown in strikethrough. Any conditions added by the governing body will be shown underlined

A. Site Specific Requirements:

1. Future development of the subject site shall be substantially consistent with the approved preliminary plat, landscape plans, open space exhibit, pathway exhibit, and generally compliant with the Applicant's public hearing presentation materials for Silverleaf Subdivision.
2. Future development of the lands requested for annexation and not part of the subject preliminary plat (Parcels: R3271900000, R3271901000, & R3271701300), shall comply with all codes, policies, standards, and regulations of the City of Caldwell in effect at the time of any future development applications, discretionary or otherwise. No specific uses or site plans are approved for these parcels at this time.
3. All construction drawings must show required pathway amenities, i.e. streetlights, benches, trash receptacles, pathway signage, etc. and any public access easements, as required by code prior to approvals.
4. At the time of development of the commercial lots west of S. Montana Avenue or development of the R-3 multi-family lot, whichever is first, a shared plaza/gathering space shall be included between Lots 1 & 2, Block 30, as depicted on the Silverleaf Subdivision preliminary plat, to ensure compliance with Chapter 4 of the Caldwell Comprehensive Plan (adopted Feb. 2025).
5. Per the Applicant's proposed multi-family residential concept plan and narrative, no more than 336 multi-family dwelling units shall be constructed on the proposed R-3 parcel at the southwest corner of Karcher / S. Montana intersection, unless otherwise approved by City Council.
6. The required landscape street buffer along the full Karcher Rd. / HWY 55 frontage (S. 10th to S. Indiana), shall be constructed no later than phase 4 of the Silverleaf Subdivision, per the proposed phasing plan as part of the submitted preliminary plat dated 11/05/2025.
7. At the time of Construction Drawing submittal for each phase, the Applicant shall depict all required off-street parking for any relevant amenity space.

~~8. Per 10-02-02, the Applicant shall coordinate with the City, relevant property owners, and the Vallivue School District to construct pedestrian facilities along S. 10th Avenue from Karcher Road to Vallivue Middle and along S. Montana Avenue from Karcher Road to Falcon Ridge Elementary. Said pedestrian facilities shall be constructed prior to submittal of the phase 3 final plat and shall include at a minimum: sidewalk only and shall be placed at a presumed location, were full right-of-way improvements being constructed at this time.~~

~~9. Prior to the City Council hearing, the Applicant shall revise all relevant plans to depict additional 5' neighborhood pathways between Lots 49 & 51, Block 26 and Lots 19 & 20, Block 15 to improve pedestrian connectivity.~~

~~10. Prior to the City Council hearing, the Applicant shall revise all relevant plans to depict the required 8' community pathway segment on the east side of the subdivision between S. Montana and S. Indiana. Pathway segment is recommended to be replace the sidewalk on the south side of the proposed Vista Drive.~~

~~11. Prior to the City Council hearing, the Applicant shall revise all relevant plans to clearly depict and label the right-of-way line and street buffer widths throughout the preliminary plat adjacent to all classified roadways.~~

~~12. Prior to the City Council hearing, so Staff can verify code compliance with 10-02-09, the Applicant shall revise the landscape plans to include a landscape table that lists all buffers and their widths (street buffers, land use buffers, and pathways), the required and proposed trees, shrubs, boulders, berms, and groundcover percentages (vegetative vs. non-vegetative), tree classification, and linear footage of each buffer frontage and pathway segment.~~

13. Prior to final plat approval for the applicable phase, the landscape plans shall be revised to depict the required wayfinding signage, benches, trash receptacles, and lighting along the 10' regional pathway located within/adjacent to this development.

14. Prior to final plat approval for the applicable phase or with the first phase of development, the Applicant shall obtain Alternative Methods of Compliance approval for the proposed landscape buffer widths along Karcher Road OR depict additional landscape buffer width on private property, per 10-02-09-5.

15. Prior to final plat approval for each applicable phase, the landscape plans shall depict a revised landscape table that includes all required and proposed pathway landscaping elements per 10-02-09-7.

B. General Requirements:

1. Development of the subject property shall be in conformance with all municipal codes, policies, standards, and regulations of the City of Caldwell, unless specifically stated otherwise in a Development Agreement or in the Order of Decision. **NOTE:** Failure *to identify a code violation during the review of the plans DOES NOT give the applicant the right or permission to violate any codes, policies, standards and/or regulations*.

2. If any term or provision of this decision, to any extent, is held invalid or unenforceable, the remaining terms and provisions hereof shall not be affected thereby, but each such remaining term and provision shall be valid and enforced to the fullest extent permitted by law.

3. Any nuisances existing on the property (weeds, trash, debris, etc) shall be resolved and in compliance with city codes prior to the approval of any construction drawings and/or issuance of building permits.

4. Any changes to the plans and specifications upon which this approval is based, other than those required by the above conditions, will require submittal of an application for modification and approval of that application prior to commencing any change.

5. All improvements and operations shall comply with applicable local, state and federal requirements and procedures whether specifically addressed in the analysis of this application or not.

6. Fencing: Fencing must comply with Caldwell City Code Section 10-02-07.

7. Approval: This approval is for the application(s) specified herein only. Additional permits, licenses and approvals may be necessary.
8. Solid Waste Disposal: All solid waste receptacles utilized during development and/or construction shall be provided by the same company with which the City of Caldwell has an exclusive contract.
9. Business Licensing: All businesses operating within the corporate limits of the city shall obtain a business permit/license prior to commencing business operations.
10. Traffic Impact Study: Any changes to the proposed land uses utilized to determine trip generation within the original approved Traffic Impact Study will require the resubmission of an updated TIS to the City for approval.

C. Site Design and Development Standards:

1. General: All new construction shall comply with the current bulk and dimensional standards in effect at the time the building permit is filed, excluding any deviations/modifications approved through a planned unit development, special use permit, and/or development agreement.
2. Stormwater: Strict adherence to the "Caldwell Stormwater Management Manual", as adopted by the city council as well as any subsequent adopted updates, is required. **NOTE:** Any *modifications necessary to the original approved stormwater design where additional stormwater retention or detention facilities are required, or where the approved retention and detention facilities are required to be expanded, still requires adherence to the requirements for minimum open space, landscape buffers, lot sizes and setbacks*.

D. Fire Department Conditions of Approval:

1. Comply with all requirements of the City Fire Department as specified in their memo / email dated 2/5/2026 and shown in **Exhibit PA-5**. In addition, all fire code requirements for the following must be strictly adhered to:
    a. Access, turnarounds, emergency access, water supply, fire hydrants, etc. shall be met in the development and/or platting of the subject property.
    b. Final approval of the location and number of fire hydrants within the development shall be determined by the Fire Marshal and take place (by phase) at the time of submittal of applicable construction drawings for each phase.

E. Engineering Department Conditions of Approval:

1. Comply with all requirements of the City Engineering Department as specified in their memo dated 3/20/2026 and shown in **Exhibit PA-5.**
2. Comply with all requirements of the City Mapping Department as specified in their memo / email dated 2/17/2026 and shown in **Exhibit PA-5.**

F. Landscaping Specific Requirements:

1. Compliance: The applicant shall comply with all landscaping requirements based on Caldwell City Code.
2. Landscape Plan: The Landscape Plan **(Exhibit A-2)** represents the approved landscape plan. Any changes to the landscape plan must be submitted to the City for review and approval prior to installation.
    a. If the City determines that any such changes require additional public comment due to

potential impacts on surrounding property or the community, or that such change is a substantial enough change from the landscape plan presented to the public, a public hearing shall be held on the proposed changes and notice shall be provided as required by the City.

3. Landscape Maintenance: All landscaping and screening devices shall be maintained in an attractive, live, safe and healthy manner.

    a. Subdivisions: The homeowner's association is responsible for maintaining all common area landscaping and screening devices within a subdivision, development, and/or the subject property.

4. Parking Lot Landscaping: Linear grouping of parking spaces shall not exceed twelve (12) in a row, without the installation of an interior landscape planter island. All off-street parking lots/parking areas, drive aisles, and other vehicular use areas shall install a perimeter landscape buffer along the property line and/or project boundary. Class 3 trees are prohibited in the interior planter islands and all parking lot landscaping shall comply with 10-02-09-8.

5. Street Landscape Buffers: The street landscape buffers shall comply with CCC 10-02-09-5 and shall contain a mixture of trees, shrubs, lawn, vegetative and nonvegetative ground cover so that the entire buffer area is covered. Plantings shall meet or exceed the minimum plant sizes as follows:

TYPE	MINIMUM (at planting)
Evergreen trees	6-foot height minimum
Ornamental trees	2-inch caliper minimum
Shade trees	2-inch caliper minimum
Shrubs & Perennials	10" height and/or spread minimum, depending on plant species

G. Annexation and Rezone Specific Requirements:

1. Development Agreement: The signed and notarized development agreement shall be submitted to the City prior to the recording of the ordinance of annexation or rezone. The development agreement shall be received within fourteen (14) days of the approval of such annexation or rezone by City Council. If the development agreement is not received within 14 days, the Ordinance of Annexation and/or Zoning may need to be reconsidered by the City Council and may result in a loss of the approved entitlements.

H. Subdivision Specific Requirements:

1. Cluster Mailboxes: The development shall utilize cluster mailboxes for delivery of mail. Individual mailboxes shall not be allowed. A cluster mailbox placement plan shall be submitted to the Planning and Zoning department showing coordination with the United States Postal Services prior to submitting the construction drawings.

2. Subdivision Construction Signage: At the time of development a "rules and regulations" sign shall be posted and maintained at the entryways to the project until it is fully developed and build out is complete. The signs would be intended for subcontractors performing work and should include: a) no dogs; b) no loud music; c) no alcohol or drugs; d) no abusive language; e) disposal of personal trash and site debris; f) daily cleanup of any mud and/or dirt that is deposited from the construction

parcel onto streets; g) installation of a temporary construction fence that would keep debris from being blown off site by the wind; h) no burning of construction or other debris on the property.

3. Plat Expirations:
    a. Final plats must be submitted for approval within twenty-four (24) months of the date of signature on the approving order of decision for the preliminary plat;
    b. Final plats must be recorded for a single-phase development or for the first phase of a multi-phase development within twenty-four (24) months of the date of signature on the approving order of decision for the final plat. For phased subdivisions, see 11-02-02 (1).
4. Final Plat Submission: Final plat applications shall be submitted to the planning and zoning department at the same time as the application for review of construction drawings has been submitted to the engineering department.
5. Phased Subdivisions: The subdivider may file and obtain acceptance of successive final plats for continuous segments of the approved preliminary plat without reapplication for preliminary plat approval, provided that final plats are recorded in successive intervals of not more than two (2) years each, as measured from the date of recordation of the prior phase final plat, and provided that "city code", as herein defined, and any subsequent amendments as adopted by the city before, during or after preliminary plat approval, is followed in all design, engineering plans, construction and final plats for all phases, with the exception of lot sizes, lot dimensions, setbacks, number of lots and any exceptions approved at the time of preliminary platting, which shall remain as indicated in the preliminary plat order of decision and/or development agreement.
6. Approved Subdivision Name. No changes to an approved subdivision name shall occur unless a request is initiated through the filing of an application for a “Subdivision Name Change Request”, and subsequently reviewed and approved the Mapping and Planning and Zoning Department, at an administrative staff level. In making application, the application shall file a completed application with the Planning and Zoning Department on forms prescribed by the department accompanied by such data and information necessary to assure the fullest presentation of facts, as determined by the Planning Director.
    a. *Subdivision Name Change Requests; Prior to Final Plat Submission:* If approved, an amended preliminary plat will need to be submitted to the Planning and Zoning Department with the reflected subdivision name change prior to the approval of construction drawings. All construction drawings and final subdivision plats shall reflect the new approved subdivision name.
    b. *Name Change Requests; Prior to Final Plat Recording:* If approved, an amended final plat drawings and mylars will need to be submitted to the Planning and Zoning Department with the reflected subdivision name change prior to signature of the final plat.
    c. *Name Change Requests; After Final Plat Recording:* If approved, an amended final plat drawing indicating the new subdivision name OR an Affidavit of Correction indicating that the plat is otherwise known as “insert the new approved subdivision name”, shall be recorded at the county recorder’s office. Once the plat or affidavit is recorded, a copy of the recorded plat or affidavit shall be provided to the Planning and Zoning Department.
7. Approved Street Names, Street Layout, Lot and Block Numbering, and Subdivision Phasing Plan: No changes to the original approved street names, street layout and configuration, lot and block

numbering, or subdivision phasing plan shall occur without prior approval from the City of Caldwell Mapping Division. Any substantial changes from what was originally approved may require additional public hearings.

XVI. ATTACHMENTS

Application Exhibits: (AP-Exhibits)

Application(s), Checklists, Project Narrative, Plans, Plats, Maps, and Supplemental Materials Submitted by the Applicant, including Applicant's Public Hearing Presentation Materials

Staff Exhibits:

Exhibit S-1:	Vicinity Map
Exhibit S-2:	Zoning Map
Exhibit S-3:	Future Land Use Map
Exhibit S-4:	Public Agency Notification List
Exhibit S-5:	Draft Development Agreement
Exhibit S-6:	Draft Bill and Ordinance and Ordinance Summary
Exhibit S-7:	P&Z Commission Minutes *(draft, not yet approved by Commission)*

Public Written Comments: (PC-Exhibits)

Eddington (opposition)

Public Agency Comments: (PA-Exhibits)

Canyon County Highway District #4
Vallivue School District
Community Planning Association of Southwest Idaho (COMPASS)
Canyon County Development Services
City of Caldwell Engineering Department (Includes Mapping comments)
City of Caldwell Fire Department
City of Caldwell Police Department

AP-EXHIBITS

This includes all application materials and documents submitted and Applicant's Presentation Materials for Public Hearing

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Planning & Zoning Division
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Master Land Use Application

I. Application Requests (check all that apply)

Please note that any land use action below marked with an asterisk (*) will require public hearing. Land use actions below marked with two asterisks (**) may require public hearing depending on the scope of project.

☐	Admin Director Determination	☑	Performance Bonding
☐	Admin Development Review[2]	☐	Planned Unit Development (new)*
☐	Alternative Method of Compliance	☐	Planned Unit Development (modification)**
☑	*Annexation w/ Zoning	☐	Public Art/Murals
☐	Business License (permit)	☐	Rezone (zoning map amendment)
☐	**Certificate of Appropriateness	☐	Signs[1]
☐	*Comp Plan (Map) Amendment	☐	Special Use Permit (new)*
☐	*Comp Plan (Text) Amendment	☐	Special Use Permit (modification)**
☐	*Deannexation	☐	Special Use Permit (time extension)
☐	**Design Review	☑	Subdivision Plat (prelim plat) *
☐	Development Agreement (new) *	☐	Subdivision Plat (final plat)
☐	Development Agreement (modification)**	☐	Subdivision Plat (short plat)[3]
☐	Development Agreement (termination)*	☐	Subdivision Plat (modification)**
☐	Home Occupation Permit (new)	☐	Subdivision Plat (renewal)
☐	Home Occupation Permit (renewal)	☐	Subdivision Plat (time extension)
☐	Lot Line / Boundary Line Adjustment	☐	Temporary Use Permit (new)
☐	Lot Split (administrative)	☐	Temporary Use Permit (renewal)
☐	Lot Split (simple)	☐	Traffic Impact Study Review
☐	*Manufactured Home Community	☐	*Vacation (easement, ROW, plat note)
☐	Mobile Food Unit (Individual)	☑	*Variance
☐	Outdoor Dining Permit	☐	Zoning Ordinance (Text) Amendment
☐	Parcel Consolidation		

☐ Other, please describe: _____

[1]Freestanding, post/pole, or monument signs less than 6' in height. All other signs must be submitted through the building department.
[2] Used when not associated with other land use applications, when revisions to an approved (non-subdivision development) is being proposed, or when the land use schedules indicate the requirement for Administrative Development Review.

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II. General Project / Site Information

Project or Development Name: *(for business licensing, use business name)*	Silverleaf Subdivision
Site Address(s): *Upload separate attached sheet if more than six (6) site addresses*	0 S 10th Ave, Caldwell, ID 83607 0 S Montana Ave, Caldwell, ID 83607 14944 Karcher Rd, Caldwell, ID 83607 0 Indiana Ave, Caldwell, ID 83607 15985 Indiana Ave, Caldwell, ID 83607
Suite #s:	
Parcel #s:	R3271701300, R3271900000, R3271901000, R3284600000, R3284601000, R3285900000
Total Acres:	270.67 +/- Acres
Prior Use of Property:	Agricultural Farmland, Gravel Pit
Proposed Use of Property:	Mixed Use: Single-Family Detached Res, Multi-Family Res, Commercial

Current Zoning of Subject Parcel(s): *(check all that apply)*

☐ RS-1	☐ C-1	☐ M-1	☐ D-CC	☐ A-D	■ Property in County
☐ RS-2	☐ C-2	☐ M-2	☐ C-CB	☐ C-D	
☐ R-1	☐ C-3	☐ I-P	☐ T-N	☐ H-D	List County Designation:
☐ R-2	☐ C-4			☐ P-D	
☐ R-3	■ H-C				AG

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Proposed Zoning of Subject Parcel(s): *(check all that apply)*	☐ No Change ☐ RS-1 ☐ RS-2 ☐ R-1 ☒ R-2 ☒ R-3	☐ C-1 ☐ C-2 ☐ C-3 ☐ C-4 ☒ H-C	☐ M-1 ☐ M-2 ☐ I-P	☐ D-CC ☐ C-CB ☐ T-N	☐ A-D ☐ C-D ☐ H-D ☐ P-D

Select the Overlay District for the Subject Parcel(s): *(check all that apply)*	☒ Not in Overlay Zone ☐ APO-1 ☐ APO-2	☐ ED-1	☐ FP-1	☐ HD-1 ☐ HD-2 ☐ HD-3	☐ SO-1 ☐ SO-2 ☐ SO-3	☐ UD-1 ☐ UD-2 ☐ UD-3

City of Caldwell Comprehensive Plan Designation of Subject Parcel(s): *(check all that apply)*	☐ Neighborhood 1 ☒ Neighborhood 2 ☐ Neighborhood 3 ☐ Urban Neighborhood	☐ Downtown ☐ Mixed Use Center ☒ Community Center ☐ Special Purpose

Is/Are Subject Parcel(s) located within an "Area Hub" as indicated within the City of Caldwell Comprehensive Plan?	☒ Yes ☐ No

III. Applicant Information

Note: If applicant is an LLC, proof of authorized signer will be required from the Secretary of State.

Name:	Caleb LaClair
Company Name: *(if applicable)*	J-U-B Engineers, Inc.
Mailing Address:	2760 W Excursion Land, Ste 400

Phone:	(208) 376-7330	**Email:**	claclair@jub.com

Applicant Relationship to Property Owner:	☐ Property Owner ☒ Authorized Agent/Representative ☐ Purchaser ☐ Petitioner *(vacation requests only)*

IV. Property Owners' Information *(if different from applicant)*

Name:	Idaho Conference of Seventh-day Adventists, Inc.
Mailing Address:	7777 Fairview Ave Boise, ID 83704
Phone:	(208) 375-7524
Email:	

V. Contractor / Developer Information *(fill out, if applicable)*

Name:	Mark Tate
Company Name: *(if applicable)*	M3 Companies
Mailing Address:	4167 N Marshall Way Scottsdale, AZ 85251
Phone:	(208) 939-6263
Email:	mtate@m3companiesllc.com

VI. Architect Information *(fill out, if applicable)*

Name:	Kyle Edmister
Company Name: *(if applicable)*	Pivot North
Mailing Address:	116 South 6th Street Boise, ID 83702
Phone:	(607) 346-2151
Email:	kyle.edmister@PivotNorthDesign.com

VII. Civil Engineer / Surveyor Information *(fill out, if applicable)*

Name:	Caleb LaClair
Company Name: *(if applicable)*	J-U-B Engineers, Inc.
Mailing Address:	2760 W Excursion Lane, Ste 400 Meridian ID 83642

Phone:	(208) 376-7330	**Email:**	claclair@jub.com

VIII. Landscape Architect Information *(fill out, if applicable)*

Name:	Russell Greey
Company Name: *(if applicable)*	Greey Pickett
Mailing Address:	7144 E Stetson Dr, Ste 205 Scottsdale, AZ 85251

Phone:	(480) 609-0009	**Email:**	

IX. Applicant Acknowledgement

☑ By signing this application, I authorize employees/agents of the City to enter onto the property that is the subject of this application during regular business hours. The sole purpose of entry is to make an examination of the property that is necessary to process this application.

☐ I certify that I am the owner of this property, the owner's authorized agent/representative, or the petitioner (if for a vacation). If acting as an authorized agent or representative, I further certify that I have full power and authority to file this application and to perform, on behalf of the owner, all acts required to enable the jurisdiction to process and review such an application. I will comply with all provisions of the law and ordinance governing this type of application.

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☐ I certify that the information furnished by me as part of this application is true and correct to the best of my knowledge.

I certify that I am the:

☐ Property Owner ☑ Authorized Agent / Representative ☐ Petitioner (Vacations Only)

Caleb LaClair	11/5/2025
Applicant / Applicant's Representative Printed Name	Date

Caleb LaClair

Digitally signed by Caleb LaClair
DN: C=US, E=claclair@jub.com, O="J-U-B Engineers, Inc.", OU=Senior Project Engineer/Manager, CN=Caleb LaClair
Date: 2025.11.05 14:50:05-07'00'

Applicant / Applicant's Representative Signature

City of Caldwell
Community Development Department
Planning & Zoning Division
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ANNEXATION CHECKLIST

The following items shall be included in the application submittal. Additional information may be required upon official review of the plans. Please check the box for each item listed below to confirm submission of the item listed.

SECTION 1: Filing Requirements

☒ All applications, checklists, plans and supporting documents must be submitted through our Online Permit Center.

☒ Filing fees **(see Section 2 below)**

☒ PDF Documents shall be formatted in accordance with **Section 5** below.

☒ All documents shall follow the naming conventions as shown here.

SECTION 2: Filing Fees

Refer to the Department fee list for most current fees.

☒ Application / Permit fees. Fees will be required to be paid once the application has been submitted and received by the department.

SECTION 3: Submittal Documents

The items listed below are considered a minimum. Additional information may be necessary for clarification during the review process.

☒ ***Master Land Use Application.*** Copy of a completed and signed master land use application.

☒ ***Application Checklist.*** Copy of a completed and signed application checklist

☒ ***Copy of Deeds or Proof of Ownership.*** If the owner is a corporation or LLC, proof of the representative or agent for the LLC or corporation will be required.

☒ ***Property Owner Acknowledgement***. Signed Property Owner Acknowledgement form (if applicable)

☒ ***Neighborhood Meeting Information***, including;

- ☒ A copy of the letter sent to all owners, residents and associations within 500' of the property boundary
- ☒ A copy of the 500' mailing list
- ☒ A copy of the sign-in sheet, with your signature for certification

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☒ ***Legal Description and Exhibit.*** Attach a legal description of the property including metes and bounds to the centerline of all adjacent rights of ways. All legal descriptions shall be stamped and certified by a land surveyor registered to the State of Idaho and shall be accompanied by an exhibit stamped and certified by a land surveyor registered in the State of Idaho.

☒ ***Location / Vicinity Map.*** Showing the boundaries of the subject property with relation to nearby roadways and landmarks.

☒ ***Project Narrative.*** A detailed project narrative addressing the following:

- ☒ Description of overall proposed development plan.
- ☒ Description of compliance with the City's Comprehensive Plan and Vision and compliance with zoning ordinances.
- ☒ Description of overall project benefits, the impacts on surrounding properties, and the mitigation of those impacts.

☒ ***Conceptual Development Plan*** (If the annexation request is not associated with a special use permit, planned unit development or subdivision plat request). *See Preliminary Plat and Supporting Exhibits

SECTION 4: Project Specific Details

Fill in all the information below that is applicable to the project being proposed.

SUBJECT SITE LAND USE AND ZONING INFORMATION			
	Proposed Zoning Designation	**Existing City Comp Plan Designation**	**Existing Use of Site**
(Subject Property)	R-2	Neighborhood 2	Farmland
Will the Existing Land Use Continue?	☐ Yes ☒ No		
If no, please explain any future development plans:	Future development consisting of single family homes.		

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SURROUNDING LAND USE AND ZONING INFORMATION			
	Existing Zoning Designation	**Existing City Comp Plan Designation**	**Existing Use of Site**
North of Subject Site	R-1	Neighborhood 2	Farmland
South of Subject Site	R-1, HC	Neighborhood 2	School
East of Subject Site	County AG, R-1	Neighborhood 2	Farm Land, Single-Family Homes
West of Subject Site	R-1	Neighborhood 2	School, Farm Land

EXISTING UTILITIES, INFRASTRUCTURE AND PUBLIC SERVICES INFORMATION		
Type of Site Access:	☒	Street Frontage S Montana Ave
	☐	Easement Easement Width: Instrument #
Street(s) Providing Access:	S Montana Ave	
Existing Domestic Water:	☐	Individual Domestic Well – How Many?
	☐	Centralized Public Water System
	☐	City Municipal Water System
	☒	N/A
	Nearest Water Line Connection:	
Existing Sewer (Wastewater):	☐	Individual Septic
	☐	City Municipal Sewer
	☒	N/A
	Nearest Sewer Line Connection:	
Existing Irrigation:	☒	Surface
	☒	Irrigation Well
	☐	Pressurized
	☐	Gravity
	☐	N/A
	Nearest Irrigation Connection: On property	
	Irrigation District: Wilder Irrigation District	
School Districts Serving this Location:	☐	Caldwell School District
	☒	Vallivue School District
	☐	Nampa School District

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SECTION 5: PDF Formatting Requirements

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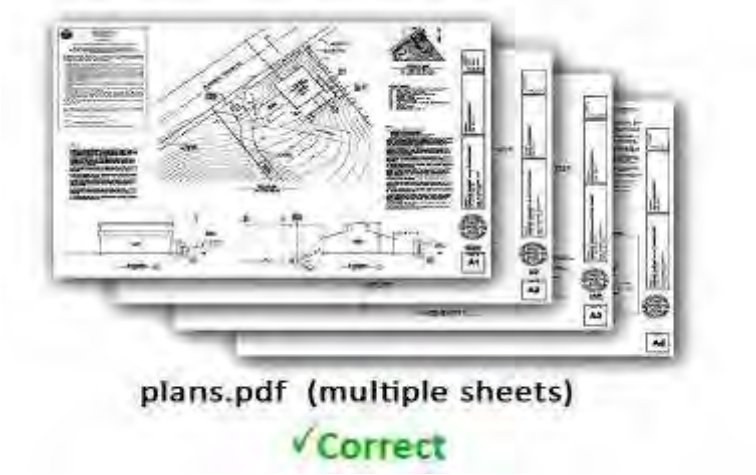
Layers: No multiple layers. Layers must be merged or flattened.

Format: Vector-based files are preferred given the ability to scale these files.

Resolution: Min. of 300 pixels per inch (PPI)

Grouping: Multiple sheet PDF (single file with multiple sheets)



Labeling: Each sheet of the plans must be labeled with the project name, contractor, and address of the subject site.

City of Caldwell
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SECTION 6: Applicant Acknowledgement

☒ I acknowledge that all items on the checklist are included in the submittal package and that all documents have been named accordingly and submitted as single-sided, high-resolution pdf documents; and

☒ I acknowledge that I, the applicant, or my representative is responsible to attend all public hearings; and

☒ I acknowledge that applications are not deemed complete until the application has been submitted, all fees have been paid, and the application has been deemed accepted after completion of the prescreening process. This could impact neighborhood meeting deadlines and scheduling of public hearing dates.

☒ I acknowledge that I have read, understand, and am in compliance with all standards, terms, and requirements listed in Caldwell City Code; and

☒ I certify I am the:

☐ Property Owner as the Applicant ☒ Property Owner's Agent / Representative

Caleb LaClair — Applicant / Applicant's Representative Printed Name

11/05/2025 — Date

Caleb LaClair — Applicant / Applicant's Representative Signature

Digitally signed by Caleb LaClair
DN: C=US, E=claclair@jub.com, O="J-U-B Engineers, Inc.", OU=Senior Project Engineer/Manager, CN=Caleb LaClair
Date: 2025.11.05 14:52:56-07'00'

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SECTION 4: Project Specific Details

Fill in all the information below that is applicable to the project being proposed.

SUBJECT SITE LAND USE AND ZONING INFORMATION			
	Proposed Zoning Designation	**Existing City Comp Plan Designation**	**Existing Use of Site**
(Subject Property)	R-2, R-3, H-C	Community Center and Neighborhood 2	Farmland
Will the Existing Land Use Continue?	☐ Yes ☒ No		
If no, please explain any future development plans:	Mixed use development consisting of single family homes, multifamily apartments and commercial lots.		

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SURROUNDING LAND USE AND ZONING INFORMATION			
	Existing Zoning Designation	**Existing City Comp Plan Designation**	**Existing Use of Site**
North of Subject Site	County AG, R-1, R-2, H-C	Community Center and Neighborhood 2	Church, School, SFH, Farmland
South of Subject Site	County AG, R-1	Neighborhood 2	Passero Ridge Sub, Public Park
East of Subject Site	County AG, R-1	Community Center and Neighborhood 2	Cemetery, SFH
West of Subject Site	County RR, R-1	Community Center and Neighborhood 2	SFH County Subs

EXISTING UTILITIES, INFRASTRUCTURE AND PUBLIC SERVICES INFORMATION		
Type of Site Access:	☒	Street Frontage Karcher/Hwy 55, Indiana Ave, S 10th Ave, Montana Ave
	☐	Easement Easement Width: Instrument #
Street(s) Providing Access:	Karcher/Hwy 55, Indiana Ave, S 10th Ave, Montana Ave	
Existing Domestic Water:	☒	Individual Domestic Well – How Many? 2
	☐	Centralized Public Water System
	☐	City Municipal Water System
	☐	N/A
	Nearest Water Line Connection:	
Existing Sewer (Wastewater):	☐	Individual Septic
	☒	City Municipal Sewer
	☐	N/A
	Nearest Sewer Line Connection:	
Existing Irrigation:	☐	Surface
	☒	Irrigation Well 3
	☐	Pressurized
	☒	Gravity Forest Canal & Deer Flat Caldwell Canal
	☐	N/A
	Nearest Irrigation Connection: On property	
	Irrigation District: Wilder Irrigation District	
School Districts Serving this Location:	☐	Caldwell School District
	☒	Vallivue School District
	☐	Nampa School District

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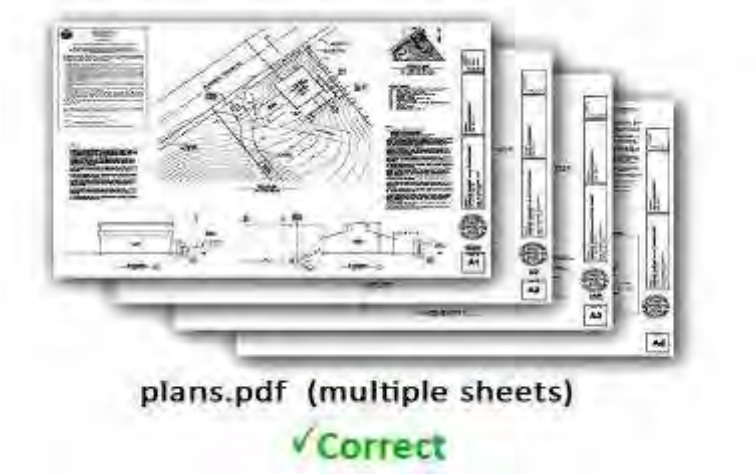

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☒ I acknowledge that applications are not deemed complete until the application has been submitted, all fees have been paid, and the application has been deemed accepted after completion of the prescreening process. This could impact neighborhood meeting deadlines and scheduling of public hearing dates.

☒ I acknowledge that I have read, understand, and am in compliance with all standards, terms, and requirements listed in Caldwell City Code; and

☒ I certify I am the:

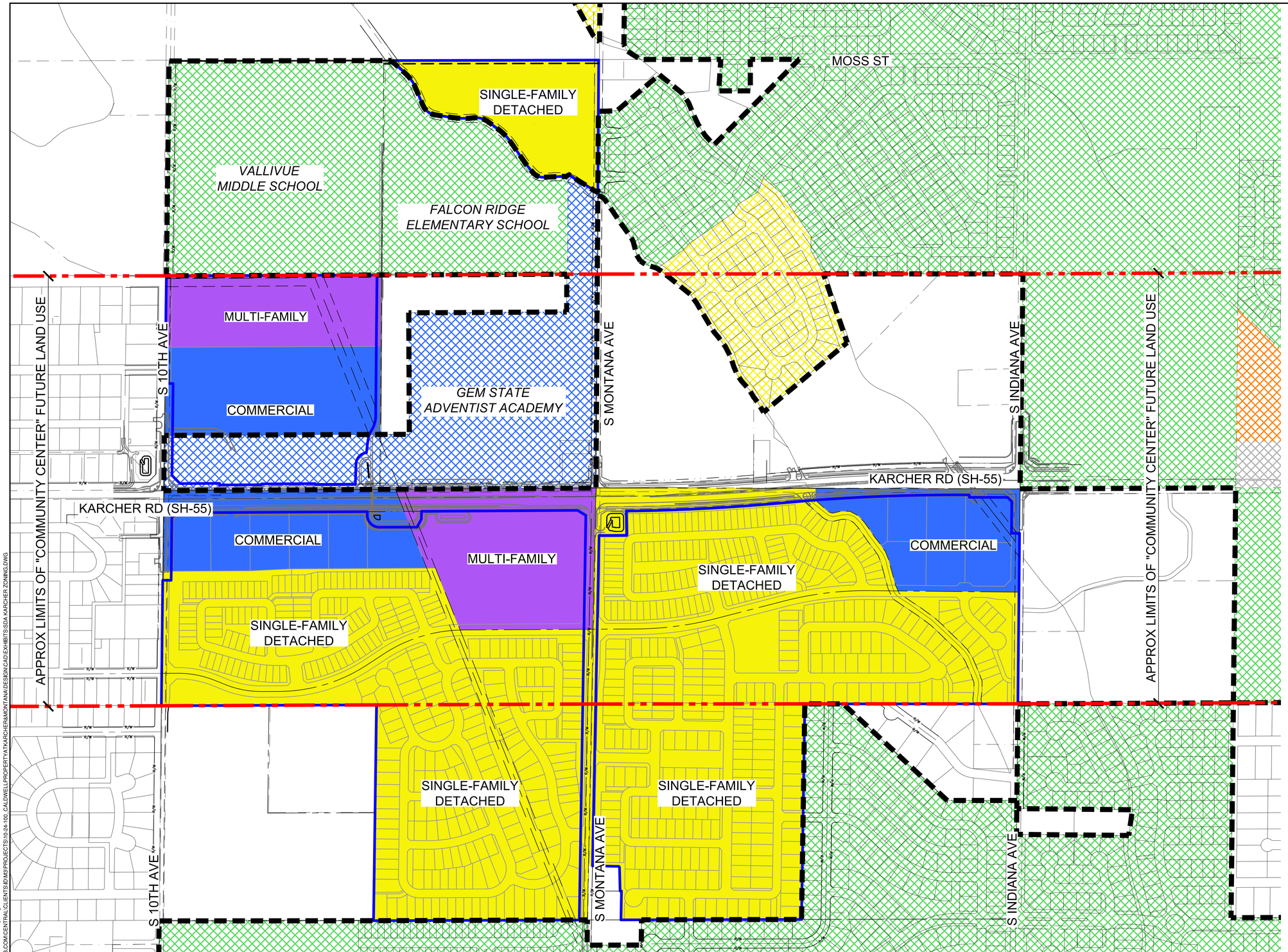
☐ Property Owner as the Applicant ☒ Property Owner's Agent / Representative

Caleb LaClair — Applicant / Applicant's Representative Printed Name

11/05/2025 — Date

Caleb LaClair — Applicant / Applicant's Representative Signature

Digitally signed by Caleb LaClair
DN: C=US, E=claclair@jub.com, O="J-U-B Engineers, Inc.", OU=Senior Project Engineer/Manager, CN=Caleb LaClair
Date: 2025.11.05 14:52:56-07'00'



LEGEND

EXISTING	PROPOSED	BNDY AREA	ZONE AREA
R1 ZONE			
R2 ZONE		194.62 AC	202.37 AC
R3 ZONE		28.76 AC	34.06 AC
HC ZONE		47.54 AC	57.87 AC
C-1 ZONE			
C-2 ZONE			
C-3 ZONE			
C-4 ZONE			
PROPERTY BOUNDARY		270.92 AC	294.30 AC

CITY LIMIT

COMMUNITY CENTER FLU

PARCEL LIST

R3285900000
R3284600000
R3284601000
R3271901000
R3271900000
R3271701300

N

0 300 600

SCALE IN FEET

J-U-B ENGINEERS, INC.

LAST UPDATED: 10/31/2025
PLOT DATE: 10/31/2025
FILE: SDA KARCHER ZONING

SILVERLEAF MIXED-USE DEVELOPMENT
M3 COMPANIES

PROPERTY & ZONING EXHIBIT
SHEET 1 OF 1

Plot Date:10/31/2025 10:01 AM Plotted By: Kaga Southern
Date Created:4/17/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELLPROPERTYATKARCHER&MONTANA\DESIGN\CAD\EXHIBITS\SDA KARCHER ZONING.DWG

~~November 5, 2025~~
November 20, 2025 Update

City of Caldwell
Planning Department
205 South 6th Ave
Caldwell, ID 83605

RE: Narrative for Silverleaf Mixed-Use Development Application Submittal

To Whom It May Concern,

M3 Companies (M3) is pleased to submit the following applications for annexation (with zoning) and preliminary plat for the Silverleaf Mixed-Use Development (Project). M3 is known for their high quality communities across the treasure valley, including the nearby Summit Ridge and Red Hawk golf community. The Project will be an integrated development of commercial, retail, office along with multiple housing types. Residential products include large custom home lots to medium and small single family as you get closer to Karcher Road, along with apartments adjacent to Karcher Road and between Vallivue Middle School and commercial development along the highway. There is significant mixed-use & commercial development planned at the intersections of both Indiana Avenue and 10th Avenue. This will bring much-needed residential and commercial options to southern Caldwell along the Highway 55 corridor. A neighborhood meeting was held on July 9th from 6:30pm-7:30pm at the Gem State Academy located at 16115 S Montana Ave.

Subject Site Overview:

The proposed development consists of six (6) parcels[1] as depicted on the project area map (Figure 1), located along the Karcher Road/Highway 55 corridor, and is bounded by S Montana Avenue, Indiana Avenue, and S 10th Avenue. The subject parcels total approximately 270.92 acres, which accounts for right-of-way that was recently deeded to Idaho Transportation Department for the Highway 55 widening project. Approximately 220.15 acres of the development area is proposed to be subdivided and platted as part of this application (Silverleaf Subdivision), while the remaining 50.77 acres located on the north side of Karcher Road are only requested for annexation and zoning at this time. Parcel R3271901000 is currently zoned

Highway Commercial, and the remaining subject parcels[1] are zoned County Agricultural. The property is within the City's Area of Impact and is designated as Community Center and Neighborhood 2 in the City of Caldwell's Comprehensive Plan, adopted in 2025.

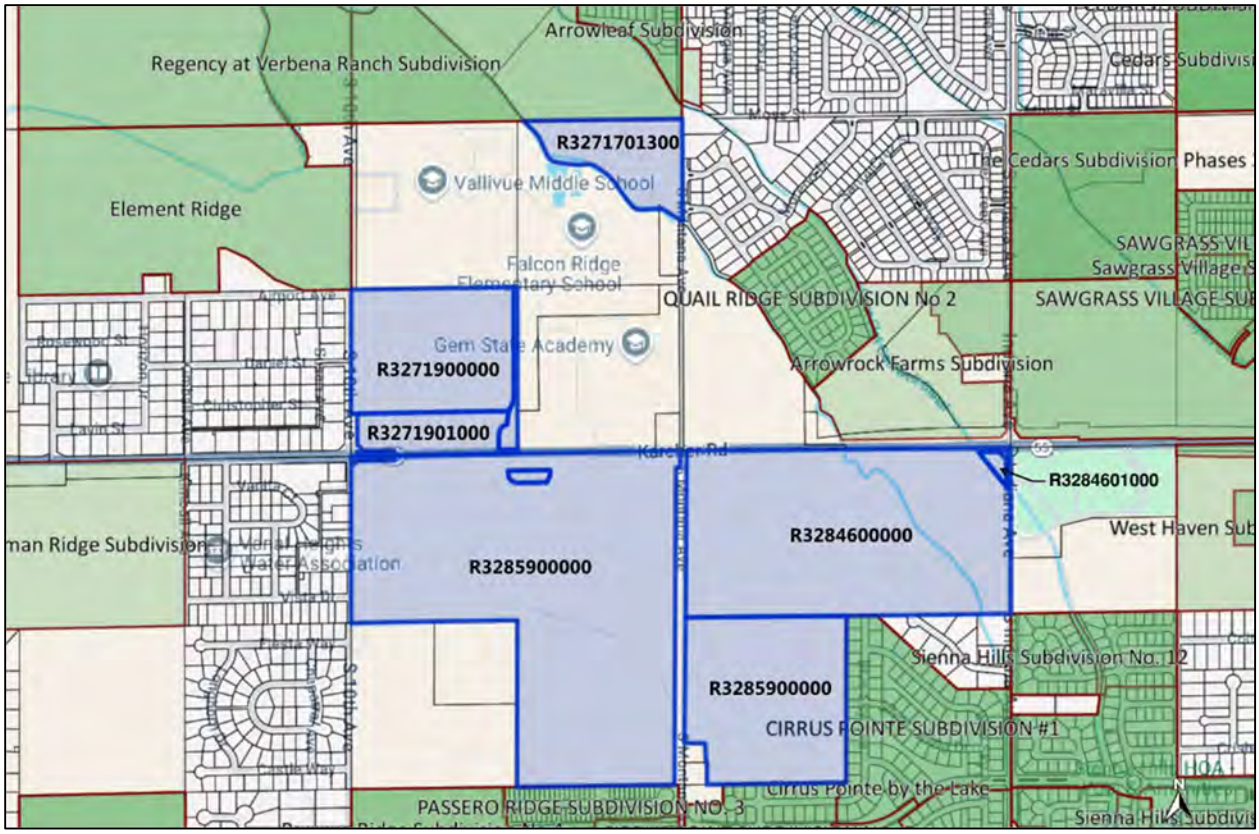


Figure 1 - Project Area Map

Much of the property is vacant and used for agricultural purposes. There are three single-family dwelling structures on parcel R3271901000, various agricultural structures on parcel R3285900000, and a single-family dwelling structure on parcel R3284601000 that are proposed to be removed. An existing Idaho Power easement runs North-South through parcel R3285900000 at 50-ft wide and R3271900000 at 100-ft wide. The Forest Canal (50-ft wide) and the Deer Flat Caldwell Canal (80-ft wide) run through the eastern portion of parcel R3284600000. The Forest Canal runs east-west along the southern boundary of parcel R3271701300. The surrounding area has seen continued growth with city approved developments such as Karcher Common (NE corner of Indiana Avenue and Highway 55), Cedars 3-7 (NW corner of Indiana Avenue and Highway 55), Passero Ridge (South of Subject Property),

[1] R3271701300; R3271900000; R3271901000; R3285900000; R3284600000; R3284601000

Verbena Ranch (North of Subject Property), and Cirrus Pointe West (NE corner of Montana Avenue and Orchard Avenue). This property is surrounded by development on every side and is adjacent to a major transportation project.

The subject parcels have frontage along Karcher Road/Highway 55 (Highway), Montana Avenue (Collector), S 10th Avenue (Minor Arterial), and Indiana Avenue (Minor Arterial). The parcels have access to S. Indiana Avenue, S. Montana Avenue, Karcher Road, and S 10th Avenue. With the development of the site, a new collector road connection (Vista Drive) will be created from S. 10th Avenue to Indiana Avenue. Infrastructure improvements will be completed as the project develops, including frontage road widening, which will improve walking and driving conditions for those in the area.

Development Overview:

The Project will provide ~47.54 acres of new commercial land for the City of Caldwell and surrounding area. While specific users are not identified currently, it is anticipated to support a wide range of uses including large scale commercial uses such as grocery store anchored commercial center on the NE corner of 10th Avenue and Karcher Road to smaller service-oriented uses such as retail, office, and restaurants south of Karcher Road.

The Project proposes to provide a mix of residential housing types ranging from traditional single-family detached homes to apartment buildings. The single-family residential area (~194.62 acres) will provide approximately 710 lots that vary in size from 40 to 75 feet wide. The multi-family residential component (~28.76 acres) is proposed to accommodate approximately 670 units across two complexes. The multi-family is strategically placed adjacent to designated commercial areas with collector or arterial roads providing buffers to surrounding single-family residential areas . They are also well suited for multi-family based on proximity to schools, future shopping, and transportation, all of which help to reduce long trips on roadways and align with City Comprehensive Plan Chapter 3, Goal No. 1:

> *To provide for the efficient and cost-effective movement of people and goods.*[2]

The Project also seeks to provide a diverse range of housing opportunities to meet different income levels and phases of life. This algins with City Comprehensive Plan Chapter 6, Goal No. 1:

> *Diversify housing options to accommodate varying household incomes, lifestyles, and sizes, promoting inclusivity and affordability.*[3]

[2] Caldwell Comprehensive Plan, Pg 71.
[3] Caldwell Comprehensive Plan, Pg 97.

Lastly, the Project proposes a vast array of open space and amenities to create a vibrant and cohesive neighborhood. The open space and amenities will be described in greater detail later in the narrative.

Density

The Community Center allowable gross density is 8 to 15 dwelling units per acre (DU/acre). Approximately 132.70 acres of R2 and R3 zoned property is proposed within the Community Center future land use area and will contain approximately 400 single-family detached homes along with the 670 multi-family residential units. This results in a residential density of 8.06 DU/acre. The proposed density is at the very low end of the allowable density range by the Caldwell Comprehensive Plan for the area. Based on the 15 DU/acre maximum density, Particularly, within the Community Center area there would be potential for upwards of 1,990 dwelling units. However, we feel the proposed density and combination of lot sizes and product type better fit the character of the surrounding community.

The Neighborhood 2 allowable gross density is 2 to 8 DU/acre. Approximately 90.68 acres of R2 zoned property is proposed within the Neighborhood 2 area and will contain approximately 310 single-family detached homes. This results in a residential density of approximately 3.42 DU/acre, which is in the middle of the density range suggested in the Caldwell Comprehensive Plan.

Annexation with Zoning

As depicted on Figure 2, M3 is requesting the annexation of six (6) county parcels[4] (approximately 270.92 Acres) located within the City's Area of Impact and Comprehensive Plan area into the City with the following zones: R-2 (Medium Density Residential), R-3 (High Density Residential, and H-C (Highway Corridor). These zoning districts align with the comprehensive plan designations of Community Center and Neighborhood 2. Community Center allows for R-2, R-3, and H-C zoning, while Neighborhood 2 allows for R-2 zoning. We are submitting separate annexation applications for Parcels R3271701300 and R3271900000 at the request of the City Planning staff due to them not being contiguous with the parcels located south of Karcher Road.

The requested annexations meets the applicable annexation criteria as specified in Idaho Code § 50-222 and Caldwell City Code § 10-01-08[5]. The proposed development is within the City's impact and comprehensive plan areas and is adjacent to current City limits on three sides.

[4] R3271701300; R3271900000; R3285900000; R3284600000; R3284601000; R3284601000
[5] Services are available to the site, the subject site has a touch with annexed city parcels, and the property owner's consent has been obtained.

The R-2 zoning will be harmonious with the existing City R-1 zoning to the south and east, and the County Rural Residential zoning to the west. This will provide a transition between the larger County and R-1 lots to the smaller R-2 single-family lots. The R-2 single-family homes would provide a buffer between the existing single-family homes and the proposed R-3 multifamily units and H-C commercial zones.

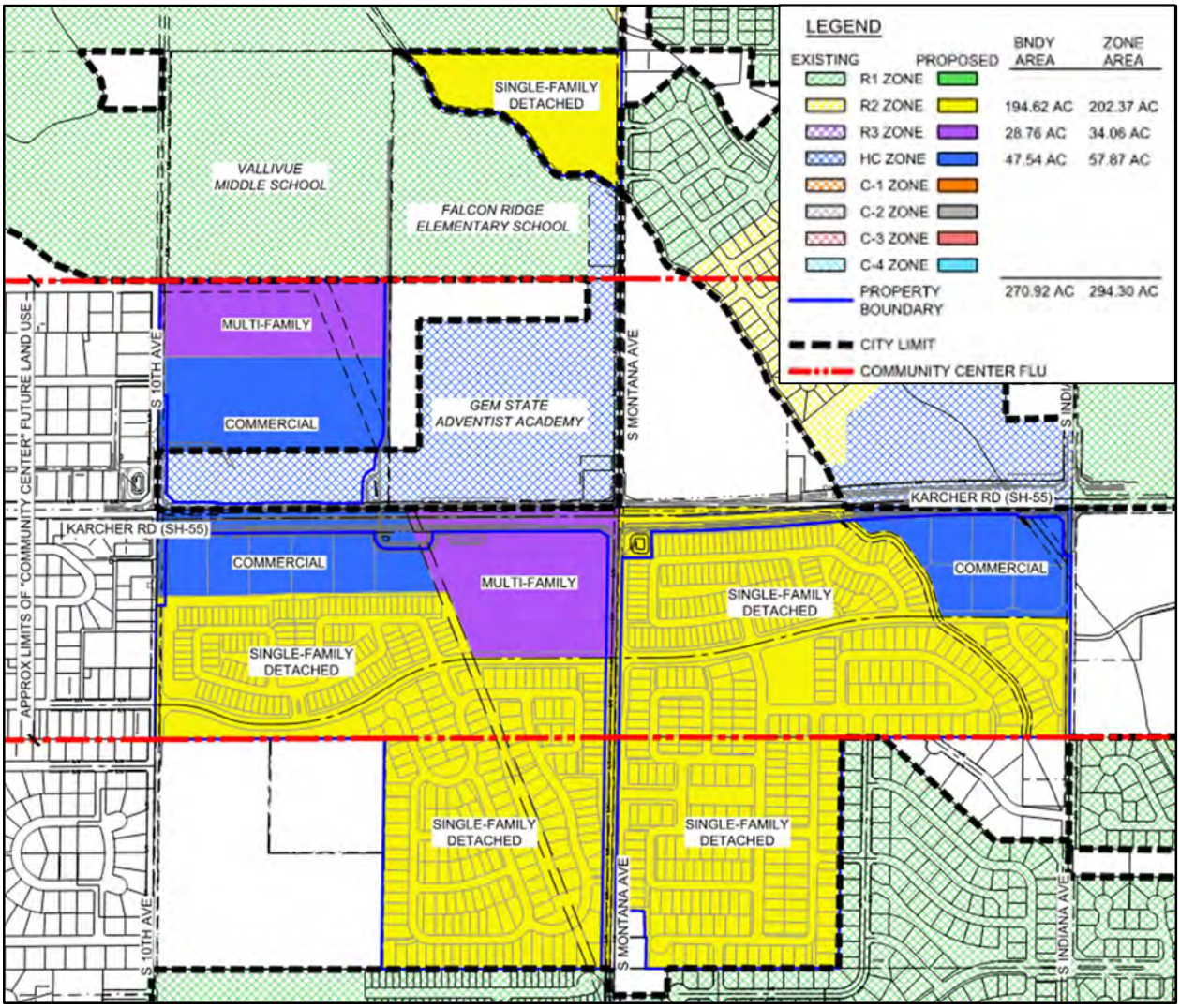


Figure 2 - Zoning Map

Adjacent Zoning and Comprehensive Plan Designations

North (Karcher Road):

Zoning of properties north of the proposed development is a mix of commercial (H-C Highway Corridor), residential (R-1, R-2), and agricultural (County Agricultural). The existing uses consist

of single-family homes, a church, agricultural land, Gem State Adventist Academy, Vallivue Middle School, and Falcon Ridge Elementary School. The area immediately adjacent to Karcher Road and extending approximately ¼-mile to the north has a Comprehensive Plan designation of Community Center. The most northern parcel[6] has a designation of Neighborhood 2.

South (Karcher Road)

The zoning south of Karcher consists of County Agricultural and City R-1 Low Density Residential. The existing uses consist of single-family homes, a public park, and an old gravel pit. The area immediately adjacent to Karcher Road and extended approximately ¼-mile to the south has a Comprehensive Plan designation of Community Center. The area further south has a Comprehensive Plan Designation of Neighborhood 2.

East (Indiana Avenue)

The area east of Indiana Avenue is zoned County Agricultural and City R-1 Low Density Residential. Existing uses include single-family homes, agricultural land, and a cemetery. The Comprehensive Plan designates the eastern area as Community Center and Neighborhood 2.

West (S 10th Avenue)

There are three existing County subdivisions[7] all are zoned County Rural Residential. The area adjacent to Karcher Road has a Comprehensive Plan designation of Community Center. The area containing El Rancho Heights has a Comprehensive Plan designation of Neighborhood 2.

Preliminary Plat

The Silverleaf Subdivision (Subdivision) is limited to the approximately 220.15 acres of development located south of Karcher Road. The Subdivision consists of 655 single-family residential lots (~103.00 acres), 1 multi-family lot proposed to consist of 336 units (~15.01 acres), 13 commercial lots (~22.63 acres), 95 common lots (34.65 acres), and public right-of-way (~44.86 acres). The development would achieve a gross residential density of 5.21 DU/acre when considering both multi- and single-family units, and 3.62 DU/acre when only considering the single-family residential area. The Subdivision provides approximately 32.94 acres (18.2%) of open space (far greater than the minimum 8% open space) along with planned amenities for the community to enjoy. Figure 3 depicts the distribution of the proposed uses, and the following text describes key elements of the proposed subdivision.

[6] R3271701300
[7] Vanal Heights Sub, El Rancho Heights 2, and Stecher Sub

Figure 3 - Silverleaf Subdivision Site Plan

Land Use

364 single-family residential homes are proposed in the R-2 Medium Density Residential Zone with a mix of residential lot sizes ranging from 40 to 75 feet wide. The average lot size is 6860 Sq Ft, which meets city code standards[8]. These homes will be a mix of 1-2 story tall and will comply with city height standards. Larger residential lots will be adjacent to the existing Cirrus Pointe and Towers View Acres subdivisions to the East and South to create a harmonious transition from larger city/county lots to slightly smaller R-2 lots.

The multifamily apartments will be in the R-3 High Density Residential Zone on the SW corner of Karcher Road and S Montana Avenue. Development of multifamily on this parcel will follow the recently revised Caldwell Code related to multifamily development.

[8] Table 10-05-04: Bulk and Dimensional Standards – Residential Districts

Commercial lots are proposed on the southeast corner of Karcher Road and S. 10th Avenue, as well as the southwest corner of Karcher Road and Indiana Avenue. Both intersections are planned as full signalized intersections while Montana Avenue is not planned to be a full signalized intersection consisting of limited turning movements. The H-C Highway Corridor zone aligns with the Community Center Comprehensive Plan designation and would be appropriate for the proposed use. These lots will provide the community with much-needed commercial spaces that offer uses such as shopping plazas, general office, and affordable dining options.

Open Space and Pathways

The Subdivision would provide ~32.94 acres of open space, with 26.18 acres being considered qualified open space by City code[9]. The City code requires 8% of gross land to be reserved as qualified open space based on the 6860 Sq Ft average lot size[10]; the Subdivision meets this requirement with 14.5%, nearly double the minimum requirement. Planned amenities include pathways/trails, multiple parks with playgrounds, pickleball courts, two clubhouses with swimming pools, among others.

The City's pathway code[11] requires proper connectivity throughout new developments with the use of major and micro neighborhood pathways. The Subdivision will provide ~5,900 feet of pathways throughout the development not accounting for the miles of new street side sidewalk. In addition to the neighborhood pathways, the project will be constructing approximately 2,500 feet of a City regional 10 foot wide multi-use pathway to be located along the west of Montana Ave.[12] The pathway will provide a connection between multi-use pathways being constructed along Karcher Road by ITD and north of Karcher Road by the City, to already existing pathways within the Passero Ridge subdivision to the south. The proposed pathways throughout the development would meet Chapter 3, Goal No. 4 of the Comprehensive Plan,[13] which states:

> *Ensure safe, comfortable, and accessible pathways for pedestrians, cyclists, and other non-motorized users.*

Figure 4 depicts the planned pathways within the development.

[9] 10-02-09-4: COMMON OPEN SPACE REQUIREMENTS AND STANDARDS
[10] *6,001 - 11,999-sf average lot size
[11] 10-02-09-7: PATHWAY LANDSCAPING STANDARDS
[12] 2040 Bicycle and Pedestrian Master Plan
[13] Caldwell Comprehensive Plan, Pg 72

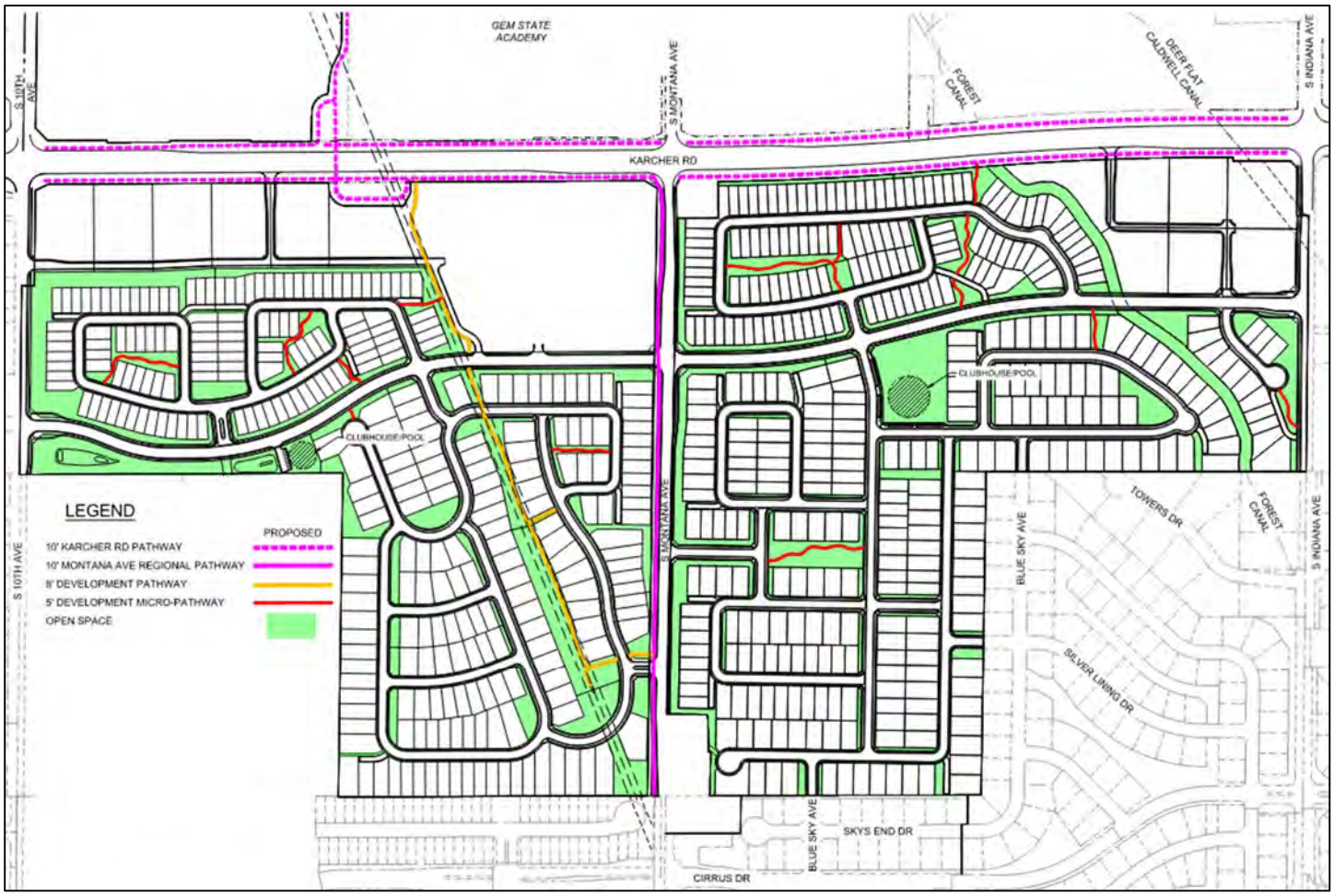


Figure 4 - Silverleaf Subdivision Pathway Plan

M3 is also excited to work with the City of Caldwell to acquire from the BLM an adjacent 10 acres for a future City park. Currently the public does not have access to the 10 acres from a public right of way. M3 is proposing to provide access and to work with Caldwell to file a recreation and public purposes application to acquire the property at no cost for a public park.

Landscape Buffers

The Subdivision is complying with City required landscape buffers including 25-ft wide minimum buffers along Indiana Ave and 10th Ave (Minor Arterial) and 20-ft minimum buffer along Montana Ave and Vista Dr (Collector). M3 is proposing to place half of the required 35-ft buffer along Karcher Rd/Highway 55 within the state highway right-of-way given the right-of-way will include a 10-ft wide pathway and 10 to 15 foot wide landscape strip. ITD has preliminarily agreed to this arrangement, and M3 will establish a License Agreement with ITD as the project progresses resulting in a better looking, finished & landscaped edge along the highway.

Landscape berms are proposed along Karcher Rd, S 10th Ave, and Indiana Ave in accordance with City standards. However, M3 is requesting an exception to the berm requirement along the portion of 10th Ave that coincides with an old gravel pit. The existing gravel pit far below the adjacent road and development area will be depressed approximately 20-ft lower than the road in this area, the existing grade and significant slopes make a berm impractical to go up and then try to go down so far.

Housing Types and Architecture

The Subdivision will have a variety of styles for the single-family homes similar to other M3 communities such as the nearby Summit Ridge and Red Hawk Ridge communities. M3 works with a select group of custom and production builders that are known to provide high quality homes. A selection of building elevation examples are included with this submittal to give a sense of the character and style of homes likely to be employed in the development. Additionally, a conceptual site plan and elevation examples are also provided for the proposed multi-family lot.

Phasing

The project will be built over the course of approximately 10 years (including the commercial & mixed use development). Development will begin on the east side along Indiana and be developed in phases similar to what is shown on the preliminary plat. Given the residential product includes multiple product types, we expect to develop multiple phases of the project each year. Commercial development will take place as soon as practical. We anticipate that the commercial corner at Indiana Avenue would start toward the beginning of the project with the commercial development at 10th Avenue coming next. As always, the actual pace of development is dependent on market trends and absorption rates.

Transportation

The development will utilize full access onto Indiana Avenue, four on S Montana Avenue, and two on S 10th Avenue. Four (4) Right-in/Right-out (RIRO) accesses are proposed onto Karcher Road. The development will widen and improve the public roads along the project frontage to City standards including:

- S 10th Ave (Minor Arterial) – Approximately 0.5-miles of 1/2 road improvements;
- S Indiana Ave (Minor Arterial) – Approximately 0.25-miles of 1/2 road improvements;
- Montana Ave (Collector) – Approximately 0.5-miles of full road improvements south of Karcher Rd and 1/4 road improvements north of Karcher Rd.

The project will also be constructing 1-mile of a new spine collector (Vista Dr extension) through the project, which will provide more efficient access to the Karcher Rd signalized intersections.

ITD is in the process of improving Highway 55 between Farmway Rd and Middleton Rd, including the 1-mile stretch fronting the project. The improvements will include widening to provide two travel lanes in each direction plus left and right turn lanes at major intersections. The S 10th Ave and S Indiana Ave intersections will be improved with new signalization and right and left turn lanes in all directions. Montana Ave will be restricted to allow left and right turns onto Montana Ave in both directions, but only right turns onto Highway 55 in both the north and south directions. North/south through and left turn movements will be prohibited. ITD anticipates completing the project by 2027.

Kittleson & Associates completed a traffic impact study (TIS) to analyze access to the Subdivision and the impact that the overall development will have on the roads and intersections. While the study is still under review, M3 is committed to working with the City to address identified project triggered impacts. The Project will be required to pay City adopted Traffic Impact Fees to contribute toward regional traffic improvements identified in the City's Capital Improvement Project plan. At current rates, the Project will be subject to ~$2,768,000 for the single-family use, ~$770,000 for the multi-family use, and upwards of $1,000,000 for the commercial use, for a total traffic fee of approximately $4,500,000.

Services/Utilities

Water

Water for domestic and fire use will be provided by the City of Caldwell. The Project is split between the City's Pressure Zone 3 and 4, with Zone 3 generally being located north and east of the Forest Canal and Zone 4 generally located south and west of the canal. The project proposed to connect to existing 12" mains located in S Indiana Ave as S Montana Ave, water stubs in surrounding street stubs, and water main extensions being performed as part of the Highway 55 widening improvements and the Verbena Ranch development. Water mains will be looped through the property to provide redundancy in accordance with City of Caldwell standards.

Sewer

Sewer service will be provided by the City of Caldwell. M3 has coordinated with the City of Caldwell Public Works Department and verified there is sufficient capacity both in the conveyance system and wastewater treatment plant to serve the development. The Project will connect to a 15" gravity sewer trunk located in S Indiana Ave and extend 10" to 8" gravity mains

through the development. M3 has analyzed sewer extension through the old gravel pit area and determined the entire development can be served via gravity sewer.

Irrigation

Approximately 32-acres of the development area is located in the Wilder Irrigation District service area, generally located north and east of the Forest Canal. The remaining area is void of surface water rights and is currently supplied irrigation through existing groundwater wells. The Project intends to use the available surface water rights while continuing to supply most of the required irrigation water through groundwater wells. M3 has performed a water right analysis and determined there is adequate surface and groundwater rights to supply irrigation water to the Project in accordance with City standards. The Project intends to construct a new irrigation supply facility in the eastern portion of the development including a groundwater well, surface water holding pond, and corresponding pump station, as well as, utilize an existing groundwater well in the western portion of the development. The two supply systems will be interconnected via a 12" pressure irrigation main with smaller irrigation lines running through the property. All facilities will be constructed or upgraded to meet City of Caldwell standards and are anticipated to be operated by the Caldwell Municipal Irrigation District.

School District

The Project is located within the Vallivue School District service area and is adjacent to the Vallivue Middle School and the new Falcon Ridge Elementary School. Gem State Adventist Academy is also directly adjacent to the development. The property is well suited for development based on close proximity to existing and new schools.

Residential Development Along Arterials & Highways

The Project includes over 1.25 miles of frontage along Karcher Road. Caldwell City Code[14] prohibits residential uses along "*frontage of all arterial roadways and highways within the Mixed-Use or Community Center place types, as designated on the Future Land Use Map*". If strictly interpreted, this requirement could result in an overabundance of commercial property that sits vacant or a narrow strip of commercial property versus what is proposed with 3 significant commercial developments that are not just along the frontage but extend back from the highway to accommodate a more cohesive development.

M3 is requesting a development agreement be established as directed by City Planning staff to allow residential development along certain portions of the Subdivision that fronts along

[14] 10-05-03 (4) C

Karcher Road/Highway 55, 10th Ave S, and S Indiana Ave as depicted in the submitted development plans.

Due to the considerable amount of frontage on the Property, configuring such long expanses of commercial development is not practical or desirable. M3 is proposing more than 47 acres of mixed-use and commercial development, nearly 15% more commercial area than if the property were to develop only the frontage of the highway. Figure 5 reflects the comparison for proposed commercial space versus being located solely along the arterial and highway frontages. Commercial centers and development are better situated to be blocked up on more significant acreages, such as the 25 acre and 12 acre commercial sites at the NE & SE corners of 10th Avenue and Karcher Road. We believe the proposed distribution and layout of the commercial area is more usable at the intersections of the arterial roadways with full turning movements for better access.

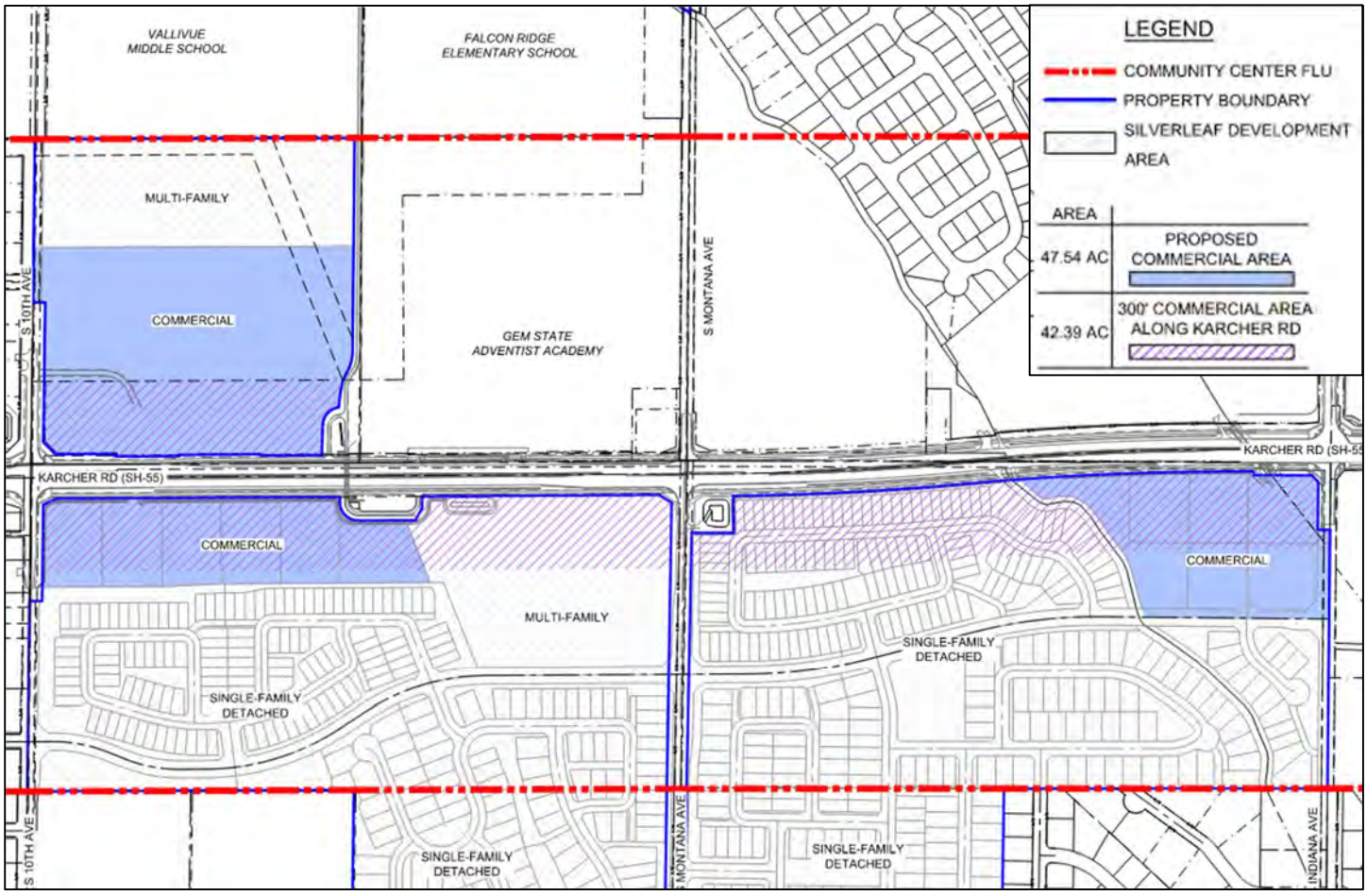


Figure 5 - Commercial Area Plan

There are hundreds of additional acres of commercial ground being actively developed or planned for along the Karcher Road corridor, including a significant development on the NE corner of Indiana Ave and Karcher Road, across the street from the Property. If the full Karcher Rd corridor was developed with commercial in accordance with the code requirement it would create another 300 to 400 acres of additional commercial land use. Given the already existing 400 acres of commercial uses existing around the Karcher interchange, it would be impossible to absorb that much commercial development. There are properties along the corridor such as the old K-mart that have been vacant for several years.

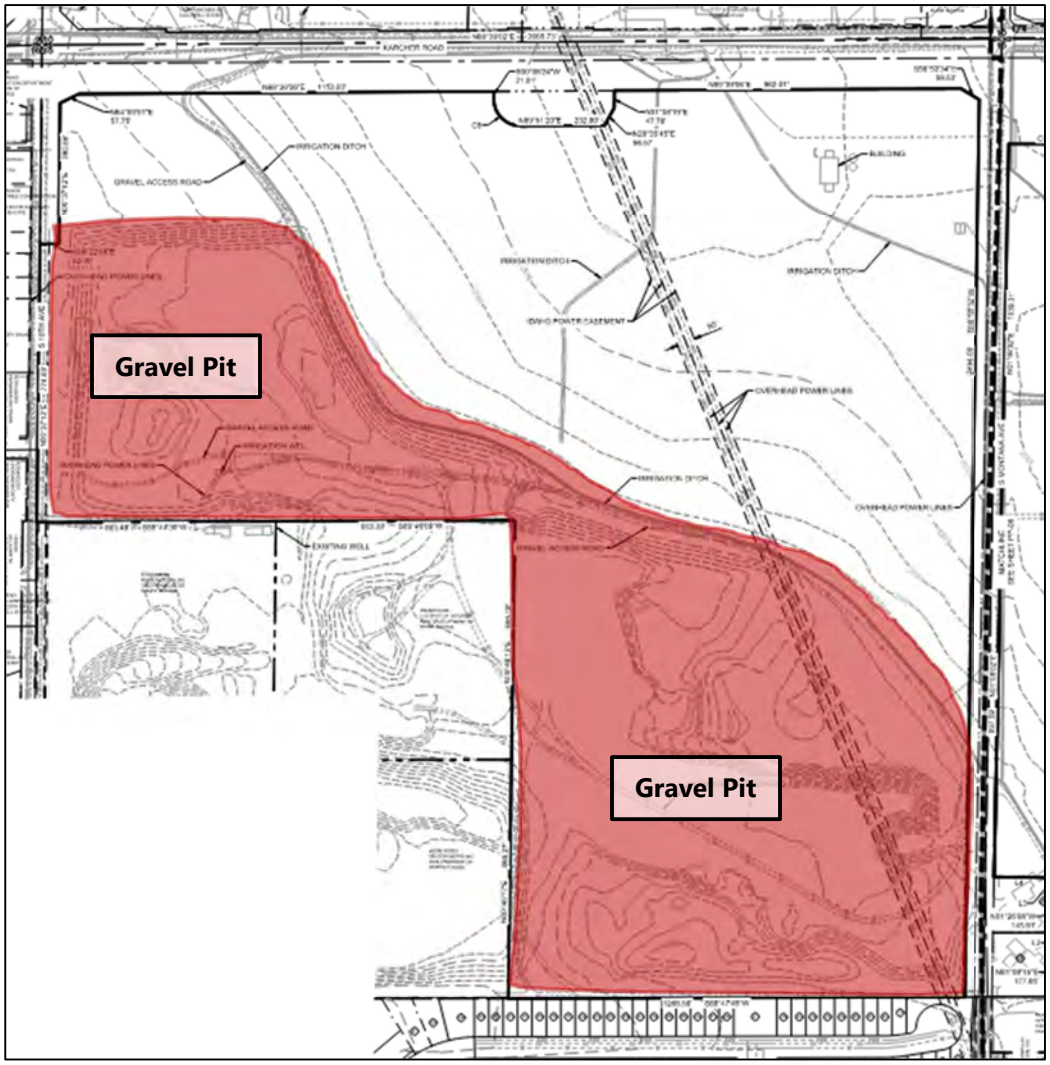


Figure 6 - Gravel Pit Location Map

The development also has unique slope and grade issues due to the area previously used as a gravel pit, these areas are highlighted on Figure 6. The gravel pit area is approximately 30 to 40-ft below the road grade. This would require extensive grading to make the development of

commercial areas visible from the adjacent roads. Current conditions would not be sufficient for commercial uses, and trying to correct the slope/grade is not feasible. Due to these restraints, we believe the areas affected by these steeper grades would be better suited for residential development.

Conclusion

The enclosed applications for Annexation, Preliminary Plat and Development Agreement, and supporting materials have been submitted in accordance with the requirements of the City of Caldwell. The proposed development has been designed in accordance with the City of Caldwell Code and Comprehensive Plan and complies with all applicable provisions except for the commercial area distribution as described previously proposed to be addressed by a Development Agreement.

Please feel free to contact me with any questions or concerns.
Sincerely,

Caleb LaClair, P.E.
J-U-B Engineers

Existing Site Conditions Exhibit
North of Karcher

View: South

View: North

View: West

Existing Site Conditions Exhibit
South of Karcher

View: South

View: South East

View: North

Existing Site Conditions Exhibit
South of Karcher Cont.

View: East

View: North

View: North

PROPERTY OWNER ACKNOWLEDGEMENT

COMMUNITY DEVELOPMENT – PLANNING & ZONING – 205 S 6TH AVE, CALDWELL ID

I, Idaho Conference of Seventh-day Adventists, Inc., the recorded owner for real property addressed as 7777 W Fairview Ave, Suite #_____, City Boise State ID Zip 83704, am aware of, in agreement with, and give my permission to JUB Engineering & M3 Companies, to submit the accompanying application(s) pertaining to this property.

1. I agree to indemnify, defend and hold the City of Caldwell and its employees harmless from any claim or liability resulting from any dispute as to the statement(s) contained herein or as to the ownership of the property which is the subject of the application.
2. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspection(s) related to processing said application(s).

Dated this 31 day of July, 2025

David Prest Jr, president
(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
)

I, Jo Ann Lopez Miller, a Notary Public, do hereby certify that on this 31st day of July, in the year, 2025, personally appeared before me David Prest, Jr., known or identified to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that he/she/they signed the foregoing document, and that the statements therein contained are true.

Jo Ann Lopez Miller
NOTARY PUBLIC FOR IDAHO
Residing at Caldwell
My Commission Expires 10/23/2029

JO ANN LOPEZ MILLER
COMMISSION # 20234377
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 10/23/2029

PROPERTY OWNER ACKNOWLEDGEMENT

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David Prest Jr, president
(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
)

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Jo Ann Lopez Miller
NOTARY PUBLIC FOR IDAHO
Residing at Caldwell
My Commission Expires 10/23/2029

JO ANN LOPEZ MILLER
COMMISSION # 20234377
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 10/23/2029

PROPERTY OWNER ACKNOWLEDGEMENT

COMMUNITY DEVELOPMENT – PLANNING & ZONING – 205 S 6TH AVE, CALDWELL ID

I, Idaho Conference of Seventh-day Adventists, Inc., the recorded owner for real property addressed as 7777 W Fairview Ave, Suite #_____, City Boise State ID Zip 83704, am aware of, in agreement with, and give my permission to JUB Engineering & M3 Companies, to submit the accompanying application(s) pertaining to this property.

1. I agree to indemnify, defend and hold the City of Caldwell and its employees harmless from any claim or liability resulting from any dispute as to the statement(s) contained herein or as to the ownership of the property which is the subject of the application.
2. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspection(s) related to processing said application(s).

Dated this 31 day of July, 2025

David Prest Jr, president
(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
)

I, Jo Ann Lopez Miller, a Notary Public, do hereby certify that on this 31st day of July, in the year, 2025, personally appeared before me David Prest, Jr., known or identified to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that he/she/they signed the foregoing document, and that the statements therein contained are true.

Jo Ann Lopez Miller
NOTARY PUBLIC FOR IDAHO
Residing at Caldwell
My Commission Expires 10/23/2029

JO ANN LOPEZ MILLER
COMMISSION # 20234377
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 10/23/2029

NEIGHBORHOOD MEETING CERTIFICATION:

Applicants shall conduct a neighborhood meeting for the following: special use permit applications; variance applications; annexation applications; planned unit development applications; preliminary plat applications that will be submitted in conjunction with an annexation, rezone or planned unit development application; and, rezone applications as per City of Caldwell Zoning Ordinance Section 10-03-12.

Description of the proposed project:

6 parcels of land/ approximately 270.66 acres for mixed use development

Date of Round Table meeting: May 8, 2025

Notice sent to neighbors on: June 24, 2025

Date & time of the neighborhood meeting: July 9, 2025, from 6:30 pm - 7:30 pm

Location of the neighborhood meeting:
Gem State Academy Gymnasium
16115 S Montana Ave, Caldwell, ID 83607

Developer/Applicant:

Name: Caleb LaClair - J-U=B Engineers, Inc. c/o M3 Companies - Mark Tate

Address, City, State, Zip: 2760 W Excursion Lane, Ste 400 Meridian, ID 83642

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with City of Caldwell Zoning Ordinance Section 10-03-12.

DEVELOPER/APPLICANT SIGNATURE

DATE 7/15/2025

NOTICE OF NEIGHBORHOOD MEETING

June 24, 2025

RE: NEIGHBORHOOD MEETING NOTICE FOR PROJECT IN YOUR NEIGHBORHOOD

To whom it may concern,

You are invited to an open-house style neighborhood meeting to discuss a project we are proposing near your property. The purpose of the meeting is to discuss the project, answer any questions, and listen to your feedback and suggestions.

Meeting Date: July 9, 2025

Meeting Time: Open-house from 6:30 pm to 7:30 pm

Meeting Location: Gem State Adventist Academy Gymnasium
16115 S Montana Ave, Caldwell, ID 83607

Project Summary: The project site comprises approximately 271-acres located north and south of Karcher Rd between S 10th Ave and S Indianna Ave (Canyon County parcel numbers R3285900000, R3284600000, R3284601000, R3271900000, R3271901000, and R3271701300). The proposed project is a mixed-use community that includes commercial space and multi-family residential near the highway along with single-family residential detached homes primarily away from the highway along with various amenities including parks, pathways and pools to create a vibrant and cohesive neighborhood. A vicinity map is included with this invitation with the project area highlighted in blue. We anticipate the applications to be submitted to the City of Caldwell will include Annexation, Zoning, and Preliminary Plat.

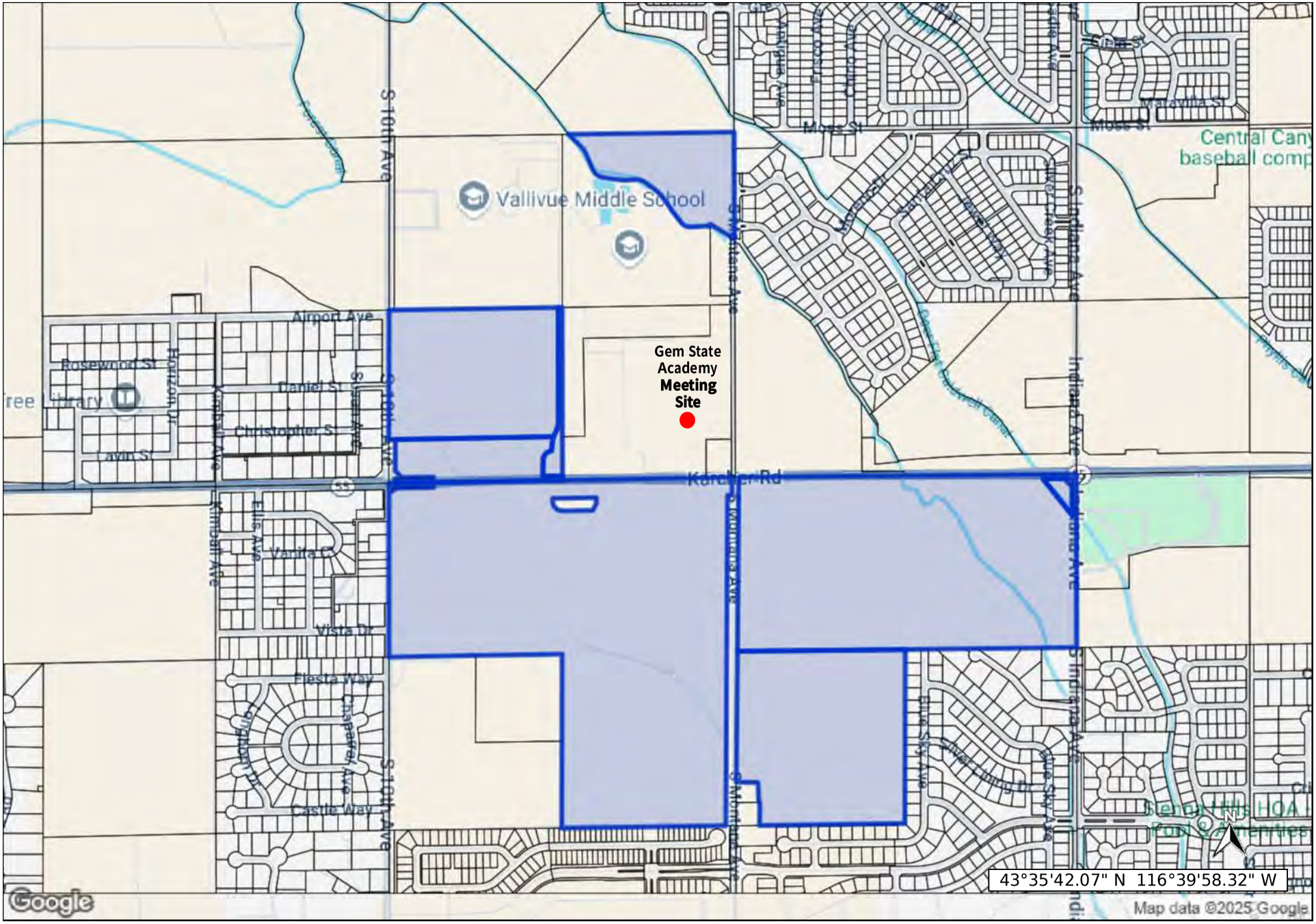
If you would like to contact us ahead of the meeting, please feel free to reach us by phone at (208) 376-7330 or by email at claclair@jub.com.

Thank you,

Caleb LaClair, P.E.
J-U-B Engineers, Inc

Caldwell SDA Property

Vicinity Map



Jun 19, 2025 - landproDATA.com
Scale: 1 inch approx 1000 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

CANYON COUNTY LISTING - R32859, R32846, R32846010,

July 14, 2025

This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of these data & is subject to change without notice; however, the Assessor's Office assumes no liability nor do we imply any particular level of accuracy. The Canyon County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of these property listings.

PIN	Owner Name	Address	City, State, Zip
32682000 0	TODD ZE	15168 DAVID ST	CALDWELL, ID, 83605
26895000 0	HAFEN THANE	16227 S 10TH AVE	CALDWELL, ID, 83607
26896000 0	AKAGI SHIRLEY J	15073 DAVID ST	CALDWELL, ID, 83607
26898000 0	EGUIA JANAE	15095 DAVID ST	CALDWELL, ID, 83607
26894000 0	FELLER EDWARD R	16205 S 10TH AVE	CALDWELL, ID, 83607
26897000 0	ASHTON BRIAN DEAN	16205 SUSAN AVE	CALDWELL, ID, 83607
26893000 0	IHLI PATRICK J	16179 S 10TH AVE	CALDWELL, ID, 83607
26891011 0	HARRIS RICHARD L FAMILY TRUST	15074 DANIEL ST	CALDWELL, ID, 83607
26891000 0	STECHER MUTUAL WATER COMPANY	15074 DANIEL ST	CALDWELL, ID, 83605
26890000 0	SEIP CHARLES	8160 CASA DE MEADOWS	ENGLEWOOD, FL, 34224
26892000 0	HADLOCK LAYNE R	16159 S 10TH AVE	CALDWELL, ID, 83607
26933000 0	KIMERY ERIC	16121 S 10TH AVE	CALDWELL, ID, 83607
26910000 0	BOWLIN FAMILY REVOCABLE TRUST	16121 SUSAN AVE	CALDWELL, ID, 83607
26911000 0	WARD JEANETTE M	15087 DANIEL ST	CALDWELL, ID, 83607
26925000 0	FIFER REBECCA JANE	15066 CHRISTOPHER ST	CALDWELL, ID, 83607
26924000 0	SCHROEDER BRIAN C	15084 CHRISTOPHER ST	CALDWELL, ID, 83607
26934000 0	SIMPSON OLIVIA A	16083 S 10TH AVE	CALDWELL, ID, 83607
26935000 0	BENAVIDES AMITY L	16067 S 10TH AVE	CALDWELL, ID, 83607
26926000 0	SHIPPY CORY	15061 CHRISTOPHER ST	CALDWELL, ID, 83607
26927000 0	AVALOS EVA	15085 CHRISTOPHER ST	CALDWELL, ID, 83607
26936000 0	ALLRED DAVID A	15212 KARCHER RD	CALDWELL, ID, 83605
26937000 0	STATE OF IDAHO TRANSPORTATION DEPARTMENT	3311 W STATE ST	BOISE, ID, 83703
26938000 0	PEREZ ALFREDO	315 EVERETT ST	CALDWELL, ID, 83605
26939000 0	MILLER JOSHUA MICHAEL	15074 KARCHER RD	CALDWELL, ID, 83607
26940000 0	MC INTYRE DANISE D	15090 KARCHER RD	CALDWELL, ID, 83607
21713000 0	ADAMS LAURIE M	15022 FIESTA WAY	CALDWELL, ID, 83607
21714000 0	MC MILLAN LOIS A	15040 FIESTA WAY	CALDWELL, ID, 83605
21715000 0	LAWSON MARK S	15054 FIESTA WAY	CALDWELL, ID, 83607
21716000 0	ROBERTSON DERICK T	15080 FIESTA WAY	CALDWELL, ID, 83607
21717000 0	GRIMES EDWARD J	15096 FIESTA WAY	CALDWELL, ID, 83607
21757000 0	ORTEGA JOSE A ZARAGOZA	15021 FIESTA WAY	CALDWELL, ID, 83607
32859000 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS	7777 FAIRVIEW	BOISE, ID, 83704
06182473 0	PEREZ ALFREDO	315 EVERETT ST	CALDWELL, ID, 83605-4029
21740000 0	BROWN DONALD J	15670 CHAPARRAL AVE	CALDWELL, ID, 83607
21766000 0	RANGEL AUSENCIO TALAVERA	15073 FIESTA WAY	CALDWELL, ID, 83607
21767000 0	HAYMES DENNIS J	15091 FIESTA WAY	CALDWELL, ID, 83607
32861010 0	U S DEPT OF INTERIOR	3948 DEVELOPMENT ST	BOISE, ID, 83705
32861000 0	NELSON DEPPE INC	2002 PRIMROSE DR	NAMPA, ID, 83686
32846000 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS	7777 FAIRVIEW AVE	BOISE, ID, 83704-8418
06182475 0	GUMMERSALL DAVID S	14441 KERBY CT	CALDWELL, ID, 83607
06182474 0	DESILVA FRANCES	14453 KERBY CT	CALDWELL, ID, 83607
21815501 0	COLLINS PETER	15650 CHAPARRAL AVE	CALDWELL, ID, 83607
21781000 0	JOHNSON DAIN E	15188 HORSESHOE DR	CALDWELL, ID, 83607
32859010 0	RIVERMAN ROCHELL	15554 S MONTANA AVE	CALDWELL, ID, 83607
32860000 0	DAYNES ALLAN AND KAREN LIVING TRUST	15516 S MONTANA AVE	CALDWELL, ID, 83607
32851000 0	AYALA LEOPOLDO	15498 MONTANA AVE	CALDWELL, ID, 83607
06182488 0	RIDER AMI	16550 ANTIGUA AVE	CALDWELL, ID, 83607
32849000 0	FLANAGAN ELISA	15733 S INDIANA AVE	CALDWELL, ID, 83607
32848000 0	CASTILLO BLANCA G HERNANDEZ	14030 TOWERS DR	CALDWELL, ID, 83607
06182476 0	HANSON JACKIE L	16541 ANTIGUA AVE	CALDWELL, ID, 83607

06182489 0	DILULO ANGELO J	16538 ANTIGUA AVE	CALDWELL, ID, 83607
21815502 0	BUNN MARK F	15640 CHAPARRAL AVE	CALDWELL, ID, 83607
06182477 0	THURMAN HOLLY	16529 ANTIGUA AVE	CALDWELL, ID, 83607
06182490 0	GORR DARRELL F	16526 ANTIGUA AVE	CALDWELL, ID, 83607
06182478 0	RAMIREZ RODOLFO ROSAS	16515 ANTIGUA AVE	CALDWELL, ID, 83607
06182491 0	WHITEHEAD JOHN	16514 ANTIGUA AVE	CALDWELL, ID, 83607
27349000 0	ACREE KYLEE N	14110 TOWERS DR	CALDWELL, ID, 83607
27348000 0	LEHMAN LARRY M	14138 TOWERS DR	CALDWELL, ID, 83607
27351000 0	EDGINTON KELLY A	14167 TOWERS DR	CALDWELL, ID, 83607
27352000 0	MYERS ROBERT C	14139 TOWERS DR	CALDWELL, ID, 83607
27350000 0	ANDREWS DARREN	14082 TOWERS DR	CALDWELL, ID, 83607
21815500 0	CALKINS DONALD C	15660 CHAPARRAL AVE	CALDWELL, ID, 83607
27353000 0	WILLIAMSON LISA MARIE	14111 TOWERS DR	CALDWELL, ID, 83607
27354000 0	WILSON ANDREW S	14079 TOWERS DR	CALDWELL, ID, 83607
27355000 0	BISHOP JEFFREY P	14063 TOWERS DR	CALDWELL, ID, 83607
27356000 0	TUCKNESS TIMOTHY AND SHARON FAMILY TRUST	14033 TOWERS DR	CALDWELL, ID, 83607
32847118 0	GREENLEE SHANE	15738 BLUE SKY AVE	CALDWELL, ID, 83607
32847119 0	DEROCHER CRAIG L	15739 BLUE SKY AVE	CALDWELL, ID, 83607
32863010 0	SAGE TREE CONSTRUCTION LLC	1775 W STATE ST STE 201	BOISE, ID, 83702
32863000 0	SAGE TREE CONSTRUCTION LLC	1775 W STATE ST STE 201	BOISE, ID, 83702
32864000 0	SAGE TREE CONSTRUCTION LLC	1775 W STATE ST STE 201	BOISE, ID, 83702
32867000 0	WEATHERFORD MARTIN JAY	15895 S 10TH AVE	CALDWELL, ID, 83607
32847116 0	WEBB KILEY EMMA FAMILY TRUST	15694 CUMULUS WAY	CALDWELL, ID, 83607
32847120 0	JOHNSON KEVIN	15721 BLUE SKY AVE	CALDWELL, ID, 83607
32847117 0	SCOTT BRIAN	15702 CUMULUS WAY	CALDWELL, ID, 83607
32866000 0	HERNANDEZ ROSALIO A	15877 S 10TH AVE	CALDWELL, ID, 83607
32865000 0	MCDONNELL CINDY A	15871 S 10TH AVE	CALDWELL, ID, 83607
32868000 0	ANDERSON GREGORY SHANE	15847 S 10TH ST	CALDWELL, ID, 83607
32868010 0	LAKE LOWELL WATER LLC	1775 W STATE ST STE 201	BOISE, ID, 83702
32847115 0	FLANIK THOMAS W	15686 CUMULUS WAY	CALDWELL, ID, 83607
32847121 0	FREEBURG THOMAS J	15703 BUE SKY AVE	CALDWELL, ID, 83607
32847114 0	WATSON AMY LINETTE	15672 CUMULUS WAY	CALDWELL, ID, 83607
32847122 0	WRIGHT MICHAEL	15685 BLUE SKY AVE	CALDWELL, ID, 83607
32847137 0	BARD MARK L	15682 BLUE SKY AVE	CALDWELL, ID, 83607
32847113 0	HUNTER GENE G JR	15660 CUMULUS WAY	CALDWELL, ID, 83607
27649502 0	ROBINSON KEITH AND CARA TRUST	2011 TERRACE DR	CALDWELL, ID, 83605
27649503 0	MARTINEZ EVERARDO LOPEZ	15890 ALVERTA AVE	CALDWELL, ID, 83607
27610020 0	MAI WENDE L	13540 PAOLETTI ST	CALDWELL, ID, 83607
32847136 0	WATSON ROBERT A	15675 CUMULUS WAY	CALDWELL, ID, 83607
32847123 0	STUCKEY TERRAN G	15667 BLUE SKY AVE	CALDWELL, ID, 83607
32847112 0	WARR FREDERICK K	14549 WING SPREAD CT	CALDWELL, ID, 83607
32847138 0	SAWMILLER MARK W	15664 BLUE SKY AVE	CALDWELL, ID, 83607
32847135 0	PICKREL SANDRA	15663 CUMULUS WAY	CALDWELL, ID, 83607
32847111 0	MCCARLEY FAMILY LIVING TRUST	15634 CUMULUS WAY	CALDWELL, ID, 83607
32847124 0	GRANT DONALD G	15651 BLUE SKY AVE	CALDWELL, ID, 83607
32847139 0	REEVE AND PEARSON FAMILY ESTATE TRUST	15650 BLUE SKY AVE	CALDWELL, ID, 83607
32847134 0	LUDWIG CHRISTOPHER J	15651 CUMULUS WAY	CALDWELL, ID, 83607
27612000 0	OROZCO BARTOLA OROZCO	15842 ALVERTA AVE	CALDWELL, ID, 83607
27610010 0	BIDDLE ASHLYN	15828 ALVERTA AVE	CALDWELL, ID, 83607
27614000 0	PETERSON RUTHANN	15815 S 10TH AVE	CALDWELL, ID, 83607
27602000 0	MORRISON MICHAEL R	15034 VISTA DR	CALDWELL, ID, 83607
32846010 0	IDAHO CONFERENCE OF SEVENTH-DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704
32841010 0	CARRIAGE CEMETERY SERV OF ID	3040 POST OAK BLVD SUITE 300	HOUSTON, TX, 77056
32719000 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704
32847125 0	ELSNER JOE L	15635 BLUE SKY AVE	CALDWELL, ID, 83607
32847140 0	LOPEZ MELANIE	15634 BLUE SKY AVE	CALDWELL, ID, 83607
32847141 0	CARLSON MARK S	14188 SILVER LINING DR	CALDWELL, ID, 83607
32847142 0	COOK BENJAMIN C	14176 SILVER LINING DR	CALDWELL, ID, 83607
32717012 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704

32847143 0	DAVIS MITCHEL E	14162 SILVER LINING DR	CALDWELL, ID, 83607
32847166 0	WALTON JAY A	15603 BLUE SKY AVE	CALDWELL, ID, 83607
27602010 0	SOLIS MARCO A	15048 VISTA DR	CALDWELL, ID, 83607
27601000 0	CRUZ ROSA E	15064 VISTA DR	CALDWELL, ID, 83607
27613000 0	LITZ DIANE K	15082 VISTA DR	CALDWELL, ID, 83607
27649522 0	LINDEMANN GARY	13830 ORCHARD AVE	CALDWELL, ID, 83607
32847159 0	MARTINEZ ISIDORO	15604 BLUE SKY AVE	CALDWELL, ID, 83607
32847158 0	RAMSEY CECIL LEON III	14179 SILVER LINING DR	CALDWELL, ID, 83607
27649520 0	WAHL DORIS	13466 CHICKEN DINNER RD	CALDWELL, ID, 83605
27649519 0	RICE LEE	13466 CHICKEN DINNER RD	CALDWELL, ID, 83607
27649518 0	SIMMONS JOHN R	15053 VISTA DR	CALDWELL, ID, 83607
27649517 0	MOSS BOB AND VIVIAN LIV TRUST	15065 VISTA DR	CALDWELL, ID, 83605
27649516 0	RODRIGUEZ DOMINGO R	15087 VISTA DR	CALDWELL, ID, 83605
27649515 0	HUNTSINGER RHETT K	15107 VISTA DR	CALDWELL, ID, 83607
32847100 0	HOMEOWNERS ASSOCIATION INC	1629 W SILVER CREST DR	BOISE, ID, 83703-7009
32847167 0	SHANNON GENE	15587 BLUE SKY AVE	CALDWELL, ID, 83607
32710206 0	JUAREZ NORMA CECILIA FLORES	10901 LAKE SHORE DR	NAMPA, ID, 83686
32847157 0	PASCHKOV MARK JOHN	14163 SILVER LINING DR	CALDWELL, ID, 83607
32847156 0	LOVETT ERIC S	14151 SILVER LINING DR	CALDWELL, ID, 83607
32847160 0	HENRY JOSEPH III	15570 BLUE SKY AVE	CALDWELL, ID, 83607
32847168 0	MUGISHA CHRISTINE M	15571 BLUE SKY AVE	CALDWELL, ID, 83607
27608000 0	STATE OF IDAHO TRANSPORTATION DEPARTMENT	3311 W STATE ST	BOISE, ID, 83703
27605000 0	SAGE TREE CONSTRUCTION LLC	1775 W STATE ST STE 201	BOISE, ID, 83702
27606000 0	SAGE TREE CONSTRUCTION LLC	1775 W STATE ST STE 201	BOISE, ID, 83702
32847155 0	SELTZER FAMILY TRUST	12820 S ORENCO WAY	NAMPA, ID, 83686
32847169 0	KLINE PATRICIA	15553 BLUE SKY AVE	CALDWELL, ID, 83607
32847161 0	RICKS MORGAN L	14204 CORONA DR	CALDWELL, ID, 83607
32847162 0	SOMMER KATHLEEN M	14190 CORONA DR	CALDWELL, ID, 83607
32847163 0	GORDON FAMILY LIVING TRUST 1994	14178 CORONA DR	CALDWELL, ID, 83607
32847170 0	MILBURN CODY	15537 BLUE SKY AVE	CALDWELL, ID, 83607
27622014 0	DEER FLAT MANOR HO ASSN INC	24604 EMMETT RD	CALDWELL, ID, 83605
27609000 0	BELMER DONALD D	15050 VANITA CT	CALDWELL, ID, 83607
27609010 0	LASHER GREGG	3406 SADDLEHORN WAY	CALDWELL, ID, 83605
32847164 0	HICKMAN MARY FAMILY TRUST	14164 CORONA DR	CALDWELL, ID, 83607
32847171 0	PITCHER LANCE	15519 BLUE SKY AVE	CALDWELL, ID, 83607
27622015 0	LUDWIG AMBER L	15070 VANITA CT	CALDWELL, ID, 83607
27610000 0	BERNAL MARIBEL	15061 VANITA CT	CALDWELL, ID, 83607
32681000 0	ELEMENT RIDGE LLC	339 W 13490 S	DRAPER, UT, 84020
32713000 0	VULCAN ADELA	16500 S MONTANA AVE	CALDWELL, ID, 83607
32719010 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704
32717010 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704
32847177 0	COX JOSEPH R	14197 CORONA AVE	CALDWELL, ID, 83607
32847176 0	FORGNONE DAN	14175 CORONA DR	CALDWELL, ID, 83607
32710157 0	ASHMORE DEBRA L	16265 LEWERS WAY	CALDWELL, ID, 83607
32847172 0	JACKSON KYLER S	15495 BLUE SKY AVE	CALDWELL, ID, 83607
32847175 0	LOPEZ JOHN AND THIDA LOPEZ FAMILY TRUST	14161 CORONA DR	CALDWELL, ID, 83607
32847173 0	HARWARD DOUG	14248 SKYS END DR	CALDWELL, ID, 83607
32847179 0	ELCO ENTERPRISES LLC	5098 FOOTHILLS BLVD STE 3-350	ROSEVILLE, CA, 95747
32847174 0	MCFARLAND KEVIN W	14147 CORONA DR	CALDWELL, ID, 83607
32847180 0	FORKAS JAMES A	14233 SKYS END DR	CALDWELL, ID, 83607
32847181 0	MILLAN CARLOS HERNANDEZ	14245 SKYS END DR	CALDWELL, ID, 83607
32847182 0	ENDICOTT NATHANAEL M	14259 SKYS END DR	CALDWELL, ID, 83607
32717011 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704
32718000 0	VALLIVUE SCHOOL DIST NO 139	5207 S MONTANA AVE	CALDWELL, ID, 83607-1583
32716000 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704
32710207 0	DOCK TYREILL	16147 LEWERS WAY	CALDWELL, ID, 83607
32712000 0	PAINE JOHN L	16488 MONTANA AVE	CALDWELL, ID, 83607

32710156 0	COTSENMOYER JOHN L AND LISETTE REVOCABLE LIVING TRUST	16277 LEWERS WAY	CALDWELL, ID, 83607
32711000 0	TAULBEE DANIEL H @@	16458 S MONTANA AVE	CALDWELL, ID, 83607
32710104 0	ROOT DAVID M	16434 DIETZ WAY	CALDWELL, ID, 83607
32710103 0	COOK ROBERT JASON	16446 DIETZ WAY	CALDWELL, ID, 83607
32710102 0	PETERSON ELLSWORTH H AND DARLENE M FAMILY TRUST	16458 DIETZ WAY	CALDWELL, ID, 83607
32710159 0	QUAIL RIDGE HOMEOWNERS ASSOCIATION INC	289 SW 5TH AVE	MERIDIAN, ID, 83642
32710101 0	ALBJERG LESLEY E	16470 DIETZ WAY	CALDWELL, ID, 83607
32710105 0	BANKS ROBERT M	16420 DIETZ WAY	CALDWELL, ID, 83607
32847251 0	LEE JEFFREY B	14240 FRACTUS DR	CALDWELL, ID, 83607
32710106 0	BEARD STEPHEN L	16406 DIETZ WAY	CALDWELL, ID, 83607
32710121 0	JENSEN BEAU	16437 DIETZ WAY	CALDWELL, ID, 83607
32847249 0	ROSARIO VINCENT ANTHONY	14206 FRACTUS DR	CALDWELL, ID, 83607
32847248 0	PATTERSON CAROL L	14184 FRACTUS DR	CALDWELL, ID, 83607
32847250 0	HARRISON MARK	14222 FRACTUS DR	CALDWELL, ID, 83607
32710120 0	WESTERBERG STEIG	16461 DIETZ WAY	CALDWELL, ID, 83607
32710122 0	BEARD SHELLEY M @@	16409 DIETZ WAY	CALDWELL, ID, 83607
32847247 0	DONAHUE RUSSELL	14168 FRACTUS DR	CALDWELL, ID, 83607
32847264 0	FOMIN KIRILL	14278 FRACTUS DR	CALDWELL, ID, 83607
32847252 0	CIRRUS POINTE HOA INC	PO BOX 968	MERIDIAN, ID, 83680
32710119 0	SMITH DAVID L	16473 DIETZ WAY	CALDWELL, ID, 83607
27649500 0	LAMBETH JOSHUA	15065 VANITA CT	CALDWELL, ID, 83607
27649501 0	OCANO DIANA	15069 VANITA CT	CALDWELL, ID, 83607
32710123 0	COUGHLIN RICHARD M	14404 FEWKES ST	CALDWELL, ID, 83607
32710126 0	ORTIZ JOSEPH AND CAROL LEE ORTIZ REVOCABLE TRUST	16368 LEWERS WAY	CALDWELL, ID, 83607
32710127 0	FLAKE BRANICK HANKS	16380 LEWERS WAY	CALDWELL, ID, 83607
32710124 0	BALIGNASAY LIVING TRUST	14416 FEWKES ST	CALDWELL, ID, 83607
32710125 0	ROBLES SUSANNA MARIA	14428 FEWKES ST	CALDWELL, ID, 83607
32710136 0	HYER KEVIN D	14405 FEWKES ST	CALDWELL, ID, 83607
32710135 0	CASTANEDA MARK A	4715 LEXINGTON SKY LN APT 108	CALDWELL, ID, 83605
32710128 0	CARLISLE JOHN MILTON	16373 LEWERS WAY	CALDWELL, ID, 83607
32839410 0	SIENNA HILLS DEVELOPMENT CORPORATION	1586 N HONALEE AVE	EAGLE, ID, 83616
32710134 0	RUHL JUSTIN BRIAN	14429 FEWKES ST	CALDWELL, ID, 83607
32710129 0	SAWYER LARRY S	16345 LEWERS WAY	CALDWELL, ID, 83607
32710139 0	THOMPSEN BRIAN ROBERT	14386 MORENO DR	CALDWELL, ID, 83607
32710140 0	RAMOS MIKAELA	14398 MORENO DR	CALDWELL, ID, 83607
32710130 0	HETTIGER ROSS	16331 LEWERS WAY	CALDWELL, ID, 83607
32710131 0	ESCARZAGA ERIC H	16317 LEWERS WAY	CALDWELL, ID, 83607
32710132 0	SANDOVAL REGINO	16303 LEWERS WAY	CALDWELL, ID, 83607
32710133 0	PETERSON STEVEN R	16289 LEWERS WAY	CALDWELL, ID, 83607-5229
32710100 0	QUAIL RIDGE HOMEOWNERS ASSOC INC	890 E FRANKLIN RD STE 205	MERIDIAN, ID, 83680
32708000 0	HUCKLEBERRY HOME BUYERS LLC	5900 BALCONES DR STE 100	AUSTIN, TX, 78731
06182479 0	WHISPERING PINES SUB #1 HOMEOWNERS ASSN	PO BOX 1090	MERIDIAN, ID, 83680
06182471 0	HAMILTON ROBERT R	14452 KERBY CT	CALDWELL, ID, 83607
32717010B0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704
32717000 0	VALLIVUE SCHOOL DIST NO 139	5207 S MONTANA AVE	CALDWELL, ID, 83607-1583
06182472 0	NELSON ETHAN J	14456 KERBY CT	CALDWELL, ID, 83607
32717013 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704
32839468 0	BEST MAKAYLA	13967 LEVENDI CT	CALDWELL, ID, 83607
32839471 0	FENTZKE KEITH A	13934 LEVENDI CT	CALDWELL, ID, 83607
32721156 0	HEARTLEAF HOMEOWNERS ASSOCIATION INC	3140 W BELLTOWER DR	MERIDIAN, ID, 83646
32839470 0	SIMEON FAMILY TRUST @@	13958 LEVENDI CT	CALDWELL, ID, 83607
32839469 0	DILLWITH JACOB	13975 LEVENDI CT	CALDWELL, ID, 83607
32839473 0	KELLEY DANICA K	15695 REVANA PL	CALDWELL, ID, 83607
32839475 0	MINAUDO WILLIAM	15757 REVANA PL	CALDWELL, ID, 83607
32839476 0	THOMAS JOSEPH R	15768 REVANA PL	CALDWELL, ID, 83607
32839474 0	RIGEZ PAUL	15723 REVANA PLACE	CALDWELL, ID, 83607
32839483 0	THOMAS MORGAN	15702 REVANA PL	CALDWELL, ID, 83607

32839482 0	CARLSON HAROLD R	15716 REVANA PLACE	CALDWELL, ID, 83607
32839477 0	SIENNA HILLS NEIGHBORHOOD ASSOC INC	PO BOX 1090	MERIDIAN, ID, 83680
32839479 0	COOK FAMILY LIVING TRUST	15752 REVANA PL	CALDWELL, ID, 83607
32839480 0	EWERT CRAIG DARRELL	15738 REVANA PL	CALDWELL, ID, 83607
32841000 0	CARRIAGE CEMETERY SERV OF ID	3040 POST OAK BLVD SUITE 300	HOUSTON, TX, 77056
32839481 0	BURBANK BRADLEY PHILIP	15724 REVANA PLACE	CALDWELL, ID, 83607
32839478 0	BARTLETT JESSICA	15760 REVANA PLACE	CALDWELL, ID, 83607
32847349 0	GREYSTONE NEVADA LLC	408 S EAGLE RD STE 100	EAGLE, ID, 83616
32714000 0	LCM WIND PROPERTIES LLC	10430 RANDALL LN	CALDWELL, ID, 83607
32847363 0	HAAGENSON TROY E	14356 FRACTUS DR	CALDWELL, ID, 83607
32847379 0	DONOVAN THOMAS RYAN	15401 NIMBUS WAY	CALDWELL, ID, 83607
32847368 0	HERNANDEZ-LOPEZ ESTEBAN	15402 NIMBUS WAY	CALDWELL, ID, 83607
32847362 0	MAGUIRE MICHAEL A	14340 FRACTUS DR	CALDWELL, ID, 83607
32847361 0	COLO DIANNA LYNN	14326 FRACTUS DR	CALDWELL, ID, 83607
32847369 0	MCQUISTON NANCY LEE	15416 NIMBUS WAY	CALDWELL, ID, 83607
32847378 0	PIZZOLO MARK AND MARGARET 1993 FAMILY TRUST	15415 NIMBUS WAY	CALDWELL, ID, 83607
32847360 0	WHALEN LEVI	14312 FRACTUS DR	CALDWELL, ID, 83607
32847359 0	BOJORQUEZ MICHAEL EVAN	14296 FRACTUS DR	CALDWELL, ID, 83607
32847375 0	ZUMWALT MAICEE AEOLA	14423 SKYS END CT	CALDWELL, ID, 83607
32847356 0	VARHAUG VALERIE ANN	14369 SKYS END DR	CALDWELL, ID, 83607
32847376 0	WHITE MICHAEL EUGENE	14409 SKYS END CT	CALDWELL, ID, 83607
32847355 0	GILLAM ROSANNA FRANCINE	14353 SKYS END DR	CALDWELL, ID, 83607
32847377 0	CERAGIOLI DAVID PAUL	14393 SKYS END CT	CALDWELL, ID, 83607
32847354 0	LOTT ALEXANDER	14337 SKYS END DR	CALDWELL, ID, 83607
32847353 0	GODINEZ OCTAVIO MIRELES	14321 SKYS END DR	CALDWELL, ID, 83607
32847352 0	BRAY TERRY	14305 SKYS END DR	CALDWELL, ID, 83607
32847351 0	BECK ETHAN CJ	14289 SKYS END DR	CALDWELL, ID, 83607
32847350 0	GUERRERO HEATHER E	14273 SKYS END DR	CALDWELL, ID, 83607
32847374 0	PACHECO JOSE GUADALUPE BRISENO	14437 SKYS END CT	CALDWELL, ID, 83607
32720012 0	TOLL WEST INC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32847373 0	JONES MOLLIANN MAKENZIE	14430 SKYS END CT	CALDWELL, ID, 83607
32847348 0	WESTOVER FAMILY LIVING TRUST	3056 WILLIAMS RD	SAN JOSE, CA, 95128
32847372 0	IRELAND BETH ANN	14412 SKYS END CT	CALDWELL, ID, 83607
32847347 0	BRADFORD MICHELLE D	14352 SKYS END DR	CALDWELL, ID, 83607
32847371 0	BLAKE RANDON	14394 SKYS END CT	CALDWELL, ID, 83607
32847346 0	PEREZCHICA MIGUEL ALEJANDRO	14334 SKYS END DR	CALDWELL, ID, 83607
32856191 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856192 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856199 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32847345 0	SHARBONO JAY	14318 SKYS END DR	CALDWELL, ID, 83607
32847344 0	SOTELO JACKELINE YESENIA	14302 SKYS END DR	CALDWELL, ID, 83607
32847343 0	HEINE ALAN AND TERESA HEINE 2005 REVOCABLE TRUST	14286 SKYS END DR	CALDWELL, ID, 83607
32856198 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856197 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856196 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856195 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856194 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856193 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856229 0	LINNEY JOSEPH	14605 WING SPREAD CT	CALDWELL, ID, 83607
32856230 0	GOMEZ ISRAEL M	14597 WING SPREAD CT	CALDWELL, ID, 83607
32856231 0	BOOTH DAVID AND SCOTTI TRUST	14591 WING SPREAD CT	CALDWELL, ID, 83607
32856232 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856233 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856234 0	OLONO MAYRA	14569 WING SPREAD CT	CALDWELL, ID, 83607
32720010 0	TOLL WEST INC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856000 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856235 0	JONES SARA ELIZABETH	14563 WING SPREAD CT	CALDWELL, ID, 83607
32856236 0	PADOUR RICHARD D	14600 COOPER SUNRISE DR	CALDWELL, ID, 83607
32856237 0	WARR FREDERICK KORTH	14549 WING SPREAD CT	CALDWELL, ID, 83607
32856238 0	MCBRIDE KEYAN S	14541 WING SPREAD CT	CALDWELL, ID, 83607

32856239 0	D AND K BROWN 2011 FAMILY TRUST	28976 DAVENPORT	TEMECULA, CA, 92591
32856240 0	BROWN BRANDON RICHARD	14525 WING SPREAD CT	CALDWELL, ID, 83607
32856269 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856249 0	KALINOVSKAYA ELVERA V	14606 WING SPREAD CT	CALDWELL, ID, 83607
32856248 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856247 0	EMLY JASON	14592 WING SPREAD CT	CALDWELL, ID, 83607
32856246 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856245 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856244 0	RISCH RAYMOND AND JUNE LIVING TRUST	14570 WING SPREAD CT	CALDWELL, ID, 83607
32856243 0	AUERBACH RAY AND JUDY FAMILY TRUST	1377 W EIGER DR	NAMPA, ID, 83686
32856242 0	MONREAL CINTHIA B	14556 WING SPREAD CT	CALDWELL, ID, 83607
32856241 0	GULKER MERRICK	14550 WING SPREAD CT	CALDWELL, ID, 83607
32856259 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856258 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856257 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856256 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856255 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856254 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856253 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856252 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856251 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856250 0	TEJEDA SHELBY	14636 WING SPREAD DR	CALDWELL, ID, 83607
32856268 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856278 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856266 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856265 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856264 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856263 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856262 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856261 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856260 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856267 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856277 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856276 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856275 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856274 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856273 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856272 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856271 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856270 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856279 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856284 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856283 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856282 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32847342 0	FOX PAUL	14270 SKYS END DR	CALDWELL, ID, 83607
32744000 0	FLORIDA-KARCHER LLC	339 W 13490 S	DRAPER, UT, 84020
32856000 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856281 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856280 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856228 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32709011 0	ENDURANCE HOLDINGS LLC	1977 E OVERLAND RD	MERIDIAN, ID, 83642
32709011B0	ENDURANCE HOLDINGS LLC	1977 E OVERLAND RD	MERIDIAN, ID, 83642
32856314 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856315 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856316 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856317 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856313 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856291 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856288 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856286 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856168 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856289 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034

32856290 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856287 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32720011 0	TOLL WEST INC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
26941000 0	DENNIS TIMOTHY M	15104 KARCHER RD	CALDWELL, ID, 83607

NEIGHBORHOOD MEETING FORM

City of Caldwell Planning and Zoning Department
621 E. Cleveland Blvd., Caldwell, ID 83605
Phone: (208) 455-3021

Sagebrush Mixed-Use Development

Start Time of Neighborhood Meeting: **6:30 pm**

End Time of Neighborhood Meeting: **7:30 pm**

Those in attendance please print your name and address. If no one attended, Applicant please write across this form "No one attended."

	PRINTED NAME	ADDRESS, CITY, STATE, ZIP
1.	Donald G. Grant	15651 Blue Sky, Caldwell, ID 83607
2.	MIKE WRIGHT	15665 BLUE SKY " " "
3.	[illegible]	15664 Blue Sky Ln
4.	Eric & Kelly Edgington	14167 Towers Dr, Caldwell, ID 83607
5.	Butch & Tony Myers	14135 Towers DR CALDWELL
6.	Ross & LISA	14111 TOWER DR
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NEIGHBORHOOD MEETING FORM

City of Caldwell Planning and Zoning Department
621 E. Cleveland Blvd., Caldwell, ID 83605
Phone: (208) 455-3021

Sagebrush Mixed-Use Development

Start Time of Neighborhood Meeting: **6:30 pm**

End Time of Neighborhood Meeting: **7:30 pm**

Those in attendance please print your name and address. If no one attended, Applicant please write across this form "No one attended."

	PRINTED NAME	ADDRESS, CITY, STATE, ZIP
1.	Johna Carol Patterson	14184 Fractus Dr Caldwell, ID
2.	Brandon Ihli	16179 S 10th Ave Caldwell ID
3.	Jan Ihli	16179 S 10th Ave Caldwell ID
4.	Pat Ihli	16179 S. 10th Ave Caldwell, ID
5.	Louisa Bradford	14352 Skys End Dr Caldwell
6.	MARK CARLSON	14188 SILVER LINING DR. CALDWELL
7.	MIKE - SUSAN LEHMAN	14138 TOWERS DR
8.	Lance Pitcher	15519 Blue Sky Ave Caldwell, ID
9.	Amity Benavides	16067 S. 10th Ave. Caldwell, ID
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NEIGHBORHOOD MEETING FORM

City of Caldwell Planning and Zoning Department
621 E. Cleveland Blvd., Caldwell, ID 83605
Phone: (208) 455-3021

Sagebrush Mixed-Use Development

Start Time of Neighborhood Meeting: **6:30 pm**

End Time of Neighborhood Meeting: **7:30 pm**

Those in attendance please print your name and address. If no one attended, Applicant please write across this form "No one attended."

	PRINTED NAME	ADDRESS, CITY, STATE, ZIP
1.	DARREN ANDREWS	14082 TOWERS DR, Caldwell, ID 83607
2.	MIKE ANDREWS	14082 TOWERS DR. Caldwell, ID 83607
3.	Layne Hadlock	16159 S. 10th Ave Caldwell ID 83607
4.	Mike + Susan Lehman	14138 Towers Drive Caldwell 83607
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Neighbor Comments
Sagebrush Mixed Use Development
Neighborhood Meeting 7/9/2025.

1. Fence around the perimeter of single-family homes to divide form existing homes.
2. The amount of dust from new construction blowing into existing homes.
3. Please consider a park area directly across from the Towers Dr houses.
4. Please consider single level homes directly behind/ across from the Towers Dr houses.
5. Thank you for not making the road go through at Towers Dr.
6. Please build a fence along the edge of the property with existing houses before construction starts.
7. Single-story family homes bordering Towers Dr and Fence along Tower.
8. Fence needs to go in prior to build to help control dirt and dust.
9. Commercial areas are good with neighbors
10. Concerns with traffic and no crossing at the intersection of S Montana Ave and Karcher Rd (HWY 55).
11. Limit the height of homes on the SE outside border of subdivision,
12. TIS for Cirrus Dr and round-about at S Montana Ave and Cirrus Dr
13. Exclude or limit Construction traffic
14. Where are main Construction entrances for Primary and sub-contractors/ deliveries?
15. Traffic backs up on S Indiana Ave and spine will back up
16. Do not agree with design at the intersection of S Indiana Ave and Karcher Rd (HWY 55).
17. Cut-through will be used to get into north bound traffic and avoid queue.
18. TIS for cut through at Cirrus Dr and S Indiana Ave.
19. Concerns regarding individual wells and if development will affect water levels.
20. Concerns regarding preservation of gravity irrigation
21. Multi – Family housing across 10th Ave from County Subdivision
22. Appreciate open space and planned pathways.

NEIGHBORHOOD MEETING CERTIFICATION:

Applicants shall conduct a neighborhood meeting for the following: special use permit applications; variance applications; annexation applications; planned unit development applications; preliminary plat applications that will be submitted in conjunction with an annexation, rezone or planned unit development application; and, rezone applications as per City of Caldwell Zoning Ordinance Section 10-03-12.

Description of the proposed project:

Mixed-use development of approximately 271 acres on six (6) parcels.

Refer to attached neighborhood meeting notice letter for additional details.

Date of Round Table meeting: May 8, 2025

Notice sent to neighbors on: December 15, 2025

Date & time of the neighborhood meeting: January 6, 2026 from 6:30pm to 7:30pm

Location of the neighborhood meeting: Gem State Academy, Library Room

16115 S Montana Ave, Caldwell, ID 83607

Developer/Applicant:

Name: Caleb LaClair, J-U-B Engineers, Inc. (c/o M3 Companies)

Address, City, State, Zip: 2760 W Excursion Ln, Ste 400, Meridian, ID 83642

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with City of Caldwell Zoning Ordinance Section 10-03-12.

DEVELOPER/APPLICANT SIGNATURE

DATE 1/7/2026

NOTICE OF NEIGHBORHOOD MEETING

December 15, 2025

RE: NEIGHBORHOOD MEETING NOTICE FOR PROJECT IN YOUR NEIGHBORHOOD

To whom it may concern,

You are invited to an open-house style neighborhood meeting to discuss a project we are proposing near your property. A neighborhood meeting was previously held for the project on July 9, 2025. The project is generally consistent with what was presented previously; however, we wanted to provide another opportunity for community dialogue prior to public hearings.

Meeting Date: January 06, 2026

Meeting Time: Open house from 6:30 pm to 7:30 pm

Meeting Location: Gem State Adventist Academy

16115 S Montana Ave, Caldwell, ID 83607

Project Summary: The project site comprises approximately 271-acres located north and south of Karcher Rd between S 10th Ave and S Indianna Ave (Canyon County parcel numbers R3285900000, R3284600000, R3284601000, R3271900000, R3271901000, and R3271701300). The proposed project is a mixed-use community that includes commercial space and multi-family residential near the highway along with single-family residential detached homes primarily away from the highway along with various amenities including parks, pathways and pools to create a vibrant and cohesive neighborhood. The project will include approximately 47.5-acres of commercially zoned property ("H-C" zoning, Highway Corridor), 28.8-acres of high-density residential ("R-3" zoning), and 194.6-acres of medium-density residential ("R-2" zoning). In addition, the parcels south of Karcher Rd are proposed to be subdivided to include 655 single-family detached residential lots (~103.0-acres), one (1) multi-family residential lot proposed with 336 units (~15.0-acres), 13 commercial lots (~22.6-acres), 95 common lots (~34.6-acres), plus public right-of-way (~44.9-acres). A vicinity map is included with this invitation with the project area highlighted in blue. The applications to the City of Caldwell will include Annexation/Zoning, Preliminary Plat, Development Agreement and potential Special Use Permit.

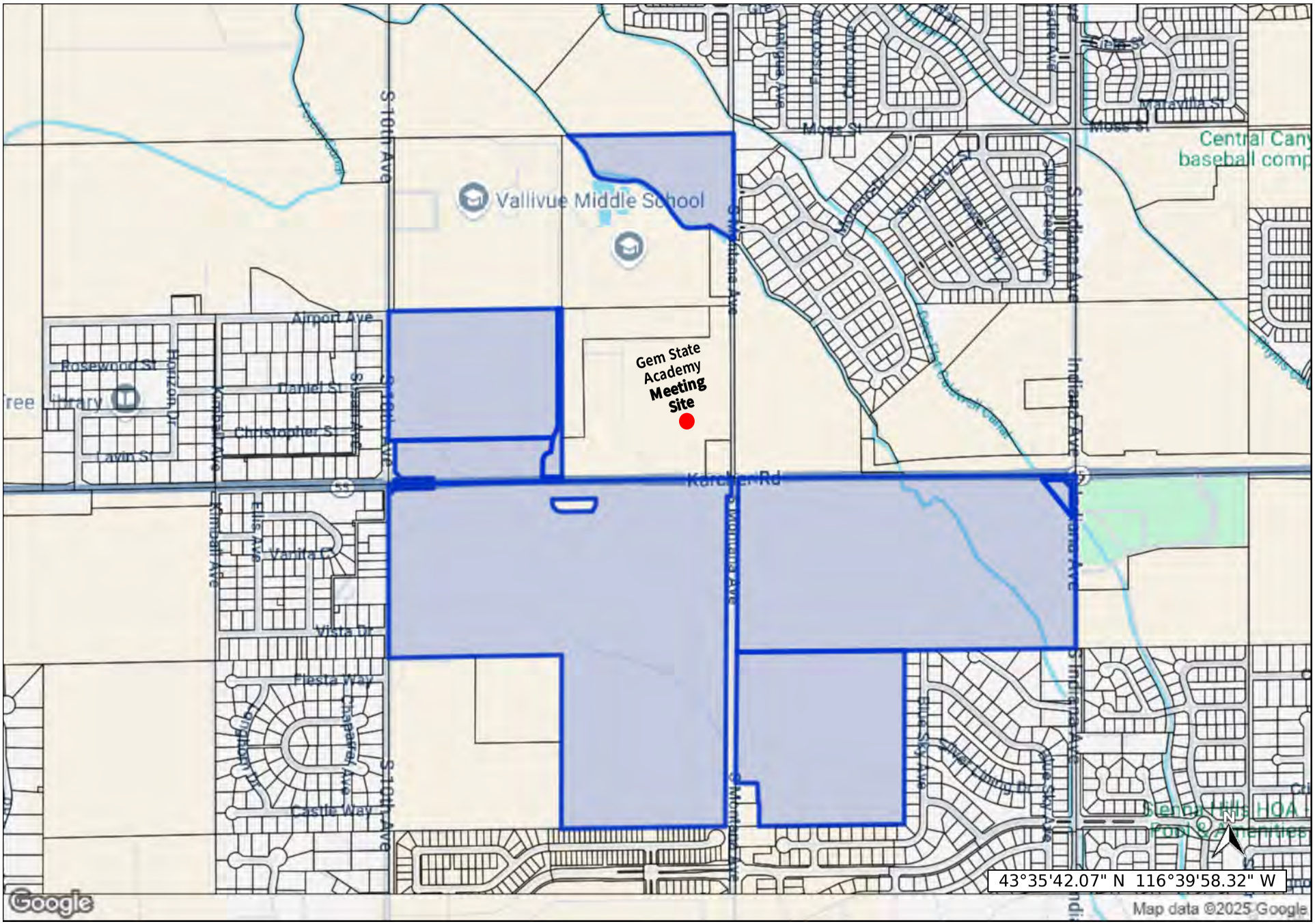
If you would like to contact us ahead of the meeting, please feel free to reach us by phone at (208) 376-7330 or by email at claclair@jub.com.

Thank you,

Caleb LaClair, P.E.
J-U-B Engineers, Inc

Caldwell SDA Property

Vicinity Map



Jun 19, 2025 - landproDATA.com
Scale: 1 inch approx 1000 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

CANYON COUNTY LISTING - R32859, R32846, R32846010, R32719, R32719010, R32717013 -

December 12, 2025

This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of these data & is subject to change without notice; however, the Assessor's Office assumes no liability nor do we imply any particular level of accuracy. The Canyon County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of these property listings.

PIN	Owner Name	Address	City, State, Zip
32682000 0	TODD ZE	15168 DAVID ST	CALDWELL, ID, 83605
26895000 0	HAFEN THANE	16227 S 10TH AVE	CALDWELL, ID, 83607
26896000 0	AKAGI SHIRLEY J	15073 DAVID ST	CALDWELL, ID, 83607
26898000 0	EGUIA JANAE	15095 DAVID ST	CALDWELL, ID, 83607
26894000 0	FELLER EDWARD R	16205 S 10TH AVE	CALDWELL, ID, 83607
26897000 0	ASHTON BRIAN DEAN	16205 SUSAN AVE	CALDWELL, ID, 83607
26893000 0	IHLI PATRICK J	16179 S 10TH AVE	CALDWELL, ID, 83607
26891011 0	HARRIS RICHARD L FAMILY TRUST	15074 DANIEL ST	CALDWELL, ID, 83607
26891000 0	STECHER MUTUAL WATER COMPANY	15074 DANIEL ST	CALDWELL, ID, 83605
26890000 0	SEIP CHARLES	8160 CASA DE MEADOWS	ENGLEWOOD, FL, 34224
26892000 0	HADLOCK LAYNE R	16159 S 10TH AVE	CALDWELL, ID, 83607
26933000 0	KIMERY ERIC	16121 S 10TH AVE	CALDWELL, ID, 83607
26910000 0	BOWLIN FAMILY REVOCABLE TRUST	16121 SUSAN AVE	CALDWELL, ID, 83607
26911000 0	WARD JEANETTE M	15087 DANIEL ST	CALDWELL, ID, 83607
26925000 0	FIFER REBECCA JANE	15066 CHRISTOPHER ST	CALDWELL, ID, 83607
26924000 0	SCHROEDER BRIAN C	15084 CHRISTOPHER ST	CALDWELL, ID, 83607
26934000 0	SIMPSON OLIVIA A	16083 S 10TH AVE	CALDWELL, ID, 83607
26935000 0	BENAVIDES AMITY L	16067 S 10TH AVE	CALDWELL, ID, 83607
26926000 0	SHIPPY CORY	15061 CHRISTOPHER ST	CALDWELL, ID, 83607
26927000 0	AVALOS EVA	15085 CHRISTOPHER ST	CALDWELL, ID, 83607
26936000 0	ALLRED DAVID A	15212 KARCHER RD	CALDWELL, ID, 83605
26937000 0	STATE OF IDAHO TRANSPORTATION DEPARTMENT	3311 W STATE ST	BOISE, ID, 83703
26938000 0	PEREZ ALFREDO	315 EVERETT ST	CALDWELL, ID, 83605
26939000 0	MILLER JOSHUA MICHAEL	15074 KARCHER RD	CALDWELL, ID, 83607
26940000 0	MC INTYRE DANISE D	15090 KARCHER RD	CALDWELL, ID, 83607
21713000 0	ADAMS LAURIE M	15022 FIESTA WAY	CALDWELL, ID, 83607
21714000 0	MC MILLAN LOIS A	15040 FIESTA WAY	CALDWELL, ID, 83605
21715000 0	LAWSON MARK S	15054 FIESTA WAY	CALDWELL, ID, 83607
21716000 0	ROBERTSON DERICK T	15080 FIESTA WAY	CALDWELL, ID, 83607
21717000 0	GRIMES EDWARD J	15096 FIESTA WAY	CALDWELL, ID, 83607
21757000 0	ORTEGA JOSE A ZARAGOZA	15021 FIESTA WAY	CALDWELL, ID, 83607
32859000 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS	7777 FAIRVIEW	BOISE, ID, 83704
06182473 0	PEREZ ALFREDO	315 EVERETT ST	CALDWELL, ID, 83605-4029
21740000 0	BROWN DONALD J	15670 CHAPARRAL AVE	CALDWELL, ID, 83607
21766000 0	RANGEL AUSENCIO TALAVERA	15073 FIESTA WAY	CALDWELL, ID, 83607
21767000 0	HAYMES DENNIS J	15091 FIESTA WAY	CALDWELL, ID, 83607
32861010 0	U S DEPT OF INTERIOR	3948 DEVELOPMENT ST	BOISE, ID, 83705
32861000 0	NELSON DEPPE INC	2002 PRIMROSE DR	NAMPA, ID, 83686
32846000 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS	7777 FAIRVIEW AVE	BOISE, ID, 83704-8418
06182475 0	GUMMERSALL DAVID S	14441 KERBY CT	CALDWELL, ID, 83607
06182474 0	DESILVA FRANCES	14453 KERBY CT	CALDWELL, ID, 83607
21815501 0	COLLINS PETER	15650 CHAPARRAL AVE	CALDWELL, ID, 83607
21781000 0	JOHNSON DAIN E	15188 HORSESHOE DR	CALDWELL, ID, 83607
32859010 0	RIVERMAN ROCHELL	15554 S MONTANA AVE	CALDWELL, ID, 83607
32860000 0	DAYNES ALLAN AND KAREN LIVING TRUST	15516 S MONTANA AVE	CALDWELL, ID, 83607
32851000 0	AYALA LEOPOLDO	15498 MONTANA AVE	CALDWELL, ID, 83607
06182488 0	RIDER AMI	16550 ANTIGUA AVE	CALDWELL, ID, 83607
32849000 0	FLANAGAN ELISA	15733 S INDIANA AVE	CALDWELL, ID, 83607
32848000 0	CASTILLO BLANCA G HERNANDEZ	14030 TOWERS DR	CALDWELL, ID, 83607
06182476 0	HANSON JACKIE L	16541 ANTIGUA AVE	CALDWELL, ID, 83607
06182489 0	DILULO ANGELO J	16538 ANTIGUA AVE	CALDWELL, ID, 83607
21815502 0	BUNN MARK F	15640 CHAPARRAL AVE	CALDWELL, ID, 83607
06182477 0	THURMAN HOLLY	16529 ANTIGUA AVE	CALDWELL, ID, 83607
06182490 0	GORR DARRELL F	16526 ANTIGUA AVE	CALDWELL, ID, 83607
06182478 0	RAMIREZ RODOLFO ROSAS	16515 ANTIGUA AVE	CALDWELL, ID, 83607
06182491 0	WHITEHEAD JOHN	16514 ANTIGUA AVE	CALDWELL, ID, 83607
27349000 0	ACREE KYLEE N	14110 TOWERS DR	CALDWELL, ID, 83607
27348000 0	LEHMAN LARRY M	14138 TOWERS DR	CALDWELL, ID, 83607
27351000 0	EDGINTON KELLY A	14167 TOWERS DR	CALDWELL, ID, 83607
27352000 0	MYERS ROBERT C	14139 TOWERS DR	CALDWELL, ID, 83607
27350000 0	ANDREWS DARREN	14082 TOWERS DR	CALDWELL, ID, 83607
21815500 0	CALKINS DONALD C	15660 CHAPARRAL AVE	CALDWELL, ID, 83607
27353000 0	WILLIAMSON LISA MARIE	14111 TOWERS DR	CALDWELL, ID, 83607
27354000 0	WILSON ANDREW S	14079 TOWERS DR	CALDWELL, ID, 83607
27355000 0	BISHOP JEFFREY P	14063 TOWERS DR	CALDWELL, ID, 83607
27356000 0	TUCKNESS TIMOTHY AND SHARON FAMILY TRUST	14033 TOWERS DR	CALDWELL, ID, 83607
32847118 0	GREENLEE SHANE	15738 BLUE SKY AVE	CALDWELL, ID, 83607

32847119 0	DEROCHER CRAIG L	15739 BLUE SKY AVE	CALDWELL, ID, 83607
32863010 0	SAGE TREE CONSTRUCTION LLC	1775 W STATE ST STE 201	BOISE, ID, 83702
32863000 0	SAGE TREE CONSTRUCTION LLC	1775 W STATE ST STE 201	BOISE, ID, 83702
32864000 0	SAGE TREE CONSTRUCTION LLC	1775 W STATE ST STE 201	BOISE, ID, 83702
32867000 0	WEATHERFORD MARTIN JAY	15895 S 10TH AVE	CALDWELL, ID, 83607
32847116 0	WEBB KILEY EMMA FAMILY TRUST	15694 CUMULUS WAY	CALDWELL, ID, 83607
32847120 0	JOHNSON KEVIN	15721 BLUE SKY AVE	CALDWELL, ID, 83607
32847117 0	SCOTT BRIAN	15702 CUMULUS WAY	CALDWELL, ID, 83607
32866000 0	HERNANDEZ ROSALIO A	15877 S 10TH AVE	CALDWELL, ID, 83607
32865000 0	MCDONNELL CINDY A	15871 S 10TH AVE	CALDWELL, ID, 83607
32868000 0	ANDERSON GREGORY SHANE	15847 S 10TH ST	CALDWELL, ID, 83607
32868010 0	LAKE LOWELL WATER LLC	1775 W STATE ST STE 201	BOISE, ID, 83702
32847115 0	FLANIK THOMAS W	15686 CUMULUS WAY	CALDWELL, ID, 83607
32847121 0	FREEBURG THOMAS J	15703 BUE SKY AVE	CALDWELL, ID, 83607
32847114 0	WATSON AMY LINETTE	15672 CUMULUS WAY	CALDWELL, ID, 83607
32847122 0	WRIGHT MICHAEL	15685 BLUE SKY AVE	CALDWELL, ID, 83607
32847137 0	BARD MARK L	15682 BLUE SKY AVE	CALDWELL, ID, 83607
32847113 0	HUNTER GENE G JR	15660 CUMULUS WAY	CALDWELL, ID, 83607
27649502 0	ROBINSON KEITH AND CARA TRUST	2011 TERRACE DR	CALDWELL, ID, 83605
27649503 0	MARTINEZ EVERARDO LOPEZ	15890 ALVERTA AVE	CALDWELL, ID, 83607
27610020 0	MAI WENDE L	13540 PAOLETTI ST	CALDWELL, ID, 83607
32847136 0	WATSON ROBERT A	15675 CUMULUS WAY	CALDWELL, ID, 83607
32847123 0	STUCKEY TERRAN G	15667 BLUE SKY AVE	CALDWELL, ID, 83607
32847112 0	WARR FREDERICK K	14549 WING SPREAD CT	CALDWELL, ID, 83607
32847138 0	SAWMILLER MARK W	15664 BLUE SKY AVE	CALDWELL, ID, 83607
32847135 0	PICKREL SANDRA	15663 CUMULUS WAY	CALDWELL, ID, 83607
32847111 0	MCCARLEY FAMILY LIVING TRUST	15634 CUMULUS WAY	CALDWELL, ID, 83607
32847124 0	GRANT DONALD G	15651 BLUE SKY AVE	CALDWELL, ID, 83607
32847139 0	REEVE AND PEARSON FAMILY ESTATE TRUST	15650 BLUE SKY AVE	CALDWELL, ID, 83607
32847134 0	LUDWIG CHRISTOPHER J	15651 CUMULUS WAY	CALDWELL, ID, 83607
27612000 0	OROZCO BARTOLA OROZCO	15842 ALVERTA AVE	CALDWELL, ID, 83607
27610010 0	BIDDLE ASHLYN	15828 ALVERTA AVE	CALDWELL, ID, 83607
27614000 0	PETERSON RUTHANN	15815 S 10TH AVE	CALDWELL, ID, 83607
27602000 0	MORRISON MICHAEL R	15034 VISTA DR	CALDWELL, ID, 83607
32846010 0	IDAHO CONFERENCE OF SEVENTH-DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704
32841010 0	CARRIAGE CEMETERY SERV OF ID	3040 POST OAK BLVD SUITE 300	HOUSTON, TX, 77056
32719000 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704
32847125 0	ELSNER JOE L	15635 BLUE SKY AVE	CALDWELL, ID, 83607
32847140 0	LOPEZ MELANIE	15634 BLUE SKY AVE	CALDWELL, ID, 83607
32847141 0	CARLSON MARK S	14188 SILVER LINING DR	CALDWELL, ID, 83607
32847142 0	COOK BENJAMIN C	14176 SILVER LINING DR	CALDWELL, ID, 83607
32717012 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704
32847143 0	DAVIS MITCHEL E	14162 SILVER LINING DR	CALDWELL, ID, 83607
32847166 0	WALTON JAY A	15603 BLUE SKY AVE	CALDWELL, ID, 83607
27602010 0	SOLIS MARCO A	15048 VISTA DR	CALDWELL, ID, 83607
27601000 0	CRUZ ROSA E	15064 VISTA DR	CALDWELL, ID, 83607
27613000 0	LITZ DIANE K	15082 VISTA DR	CALDWELL, ID, 83607
27649522 0	LINDEMANN GARY	13830 ORCHARD AVE	CALDWELL, ID, 83607
32847159 0	MARTINEZ ISIDORO	15604 BLUE SKY AVE	CALDWELL, ID, 83607
32847158 0	RAMSEY CECIL LEON III	14179 SILVER LINING DR	CALDWELL, ID, 83607
27649520 0	WAHL DORIS	13466 CHICKEN DINNER RD	CALDWELL, ID, 83605
27649519 0	RICE LEE	13466 CHICKEN DINNER RD	CALDWELL, ID, 83607
27649518 0	SIMMONS JOHN R	15053 VISTA DR	CALDWELL, ID, 83607
27649517 0	MOSS BOB AND VIVIAN LIV TRUST	15065 VISTA DR	CALDWELL, ID, 83605
27649516 0	RODRIGUEZ DOMINGO R	15087 VISTA DR	CALDWELL, ID, 83605
27649515 0	HUNTSINGER RHETT K	15107 VISTA DR	CALDWELL, ID, 83607
32847100 0	HOMEOWNERS ASSOCIATION INC	1629 W SILVER CREST DR	BOISE, ID, 83703-7009
32847167 0	SHANNON GENE	15587 BLUE SKY AVE	CALDWELL, ID, 83607
32710206 0	JUAREZ NORMA CECILIA FLORES	10901 LAKE SHORE DR	NAMPA, ID, 83686
32847157 0	PASCHKOV MARK JOHN	14163 SILVER LINING DR	CALDWELL, ID, 83607
32847156 0	LOVETT ERIC S	14151 SILVER LINING DR	CALDWELL, ID, 83607
32847160 0	HENRY JOSEPH III	15570 BLUE SKY AVE	CALDWELL, ID, 83607
32847168 0	MUGISHA CHRISTINE M	15571 BLUE SKY AVE	CALDWELL, ID, 83607
27608000 0	STATE OF IDAHO TRANSPORTATION DEPARTMENT	3311 W STATE ST	BOISE, ID, 83703
27605000 0	SAGE TREE CONSTRUCTION LLC	1775 W STATE ST STE 201	BOISE, ID, 83702
27606000 0	SAGE TREE CONSTRUCTION LLC	1775 W STATE ST STE 201	BOISE, ID, 83702
32847155 0	SELTZER FAMILY TRUST	12820 S ORENCO WAY	NAMPA, ID, 83686
32847169 0	KLINE PATRICIA	15553 BLUE SKY AVE	CALDWELL, ID, 83607
32847161 0	RICKS MORGAN L	14204 CORONA DR	CALDWELL, ID, 83607
32847162 0	SOMMER KATHLEEN M	14190 CORONA DR	CALDWELL, ID, 83607
32847163 0	GORDON FAMILY LIVING TRUST 1994	14178 CORONA DR	CALDWELL, ID, 83607
32847170 0	MILBURN CODY	15537 BLUE SKY AVE	CALDWELL, ID, 83607
27622014 0	DEER FLAT MANOR HO ASSN INC	24604 EMMETT RD	CALDWELL, ID, 83605
27609000 0	BELMER DONALD D	15050 VANITA CT	CALDWELL, ID, 83607
27609010 0	LASHER GREGG	3406 SADDLEHORN WAY	CALDWELL, ID, 83605
32847164 0	HICKMAN MARY FAMILY TRUST	14164 CORONA DR	CALDWELL, ID, 83607

32847171 0	PITCHER LANCE	15519 BLUE SKY AVE	CALDWELL, ID, 83607
27622015 0	LUDWIG AMBER L	15070 VANITA CT	CALDWELL, ID, 83607
27610000 0	BERNAL MARIBEL	15061 VANITA CT	CALDWELL, ID, 83607
32681000 0	ELEMENT RIDGE LLC	339 W 13490 S	DRAPER, UT, 84020
32713000 0	VULCAN ADELA	16500 S MONTANA AVE	CALDWELL, ID, 83607
32719010 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704
32717010 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704
32847177 0	COX JOSEPH R	14197 CORONA AVE	CALDWELL, ID, 83607
32847176 0	FORGNONE DAN	14175 CORONA DR	CALDWELL, ID, 83607
32710157 0	ASHMORE DEBRA L	16265 LEWERS WAY	CALDWELL, ID, 83607
32847172 0	JACKSON KYLER S	15495 BLUE SKY AVE	CALDWELL, ID, 83607
32847175 0	LOPEZ JOHN AND THIDA LOPEZ FAMILY TRUST	14161 CORONA DR	CALDWELL, ID, 83607
32847173 0	HARWARD DOUG	14248 SKYS END DR	CALDWELL, ID, 83607
32847179 0	ELCO ENTERPRISES LLC	5098 FOOTHILLS BLVD STE 3-350	ROSEVILLE, CA, 95747
32847174 0	MCFARLAND KEVIN W	14147 CORONA DR	CALDWELL, ID, 83607
32847180 0	FORKAS JAMES A	14233 SKYS END DR	CALDWELL, ID, 83607
32847181 0	MILLAN CARLOS HERNANDEZ	14245 SKYS END DR	CALDWELL, ID, 83607
32847182 0	ENDICOTT NATHANAEL M	14259 SKYS END DR	CALDWELL, ID, 83607
32717011 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704
32718000 0	VALLIVUE SCHOOL DIST NO 139	5207 S MONTANA AVE	CALDWELL, ID, 83607-1583
32716000 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704
32710207 0	DOCK TYREILL	16147 LEWERS WAY	CALDWELL, ID, 83607
32712000 0	PAINE JOHN L	16488 MONTANA AVE	CALDWELL, ID, 83607
32710156 0	COTSENMOYER JOHN L AND LISETTE REVOCABLE LIVING TRUST	16277 LEWERS WAY	CALDWELL, ID, 83607
32711000 0	TAULBEE DANIEL H @@	16458 S MONTANA AVE	CALDWELL, ID, 83607
32710104 0	ROOT DAVID M	16434 DIETZ WAY	CALDWELL, ID, 83607
32710103 0	COOK ROBERT JASON	16446 DIETZ WAY	CALDWELL, ID, 83607
32710102 0	PETERSON ELLSWORTH H AND DARLENE M FAMILY TRUST	16458 DIETZ WAY	CALDWELL, ID, 83607
32710159 0	QUAIL RIDGE HOMEOWNERS ASSOCIATION INC	289 SW 5TH AVE	MERIDIAN, ID, 83642
32710101 0	ALBJERG LESLEY E	16470 DIETZ WAY	CALDWELL, ID, 83607
32710105 0	BANKS ROBERT M	16420 DIETZ WAY	CALDWELL, ID, 83607
32847251 0	LEE JEFFREY B	14240 FRACTUS DR	CALDWELL, ID, 83607
32710106 0	BEARD STEPHEN L	16406 DIETZ WAY	CALDWELL, ID, 83607
32710121 0	JENSEN BEAU	16437 DIETZ WAY	CALDWELL, ID, 83607
32847249 0	ROSARIO VINCENT ANTHONY	14206 FRACTUS DR	CALDWELL, ID, 83607
32847248 0	PATTERSON CAROL L	14184 FRACTUS DR	CALDWELL, ID, 83607
32847250 0	HARRISON MARK	14222 FRACTUS DR	CALDWELL, ID, 83607
32710120 0	WESTERBERG STEIG	16461 DIETZ WAY	CALDWELL, ID, 83607
32710122 0	BEARD SHELLEY M @@	16409 DIETZ WAY	CALDWELL, ID, 83607
32847247 0	DONAHUE RUSSELL	14168 FRACTUS DR	CALDWELL, ID, 83607
32847264 0	FOMIN KIRILL	14278 FRACTUS DR	CALDWELL, ID, 83607
32847252 0	CIRRUS POINTE HOA INC	PO BOX 968	MERIDIAN, ID, 83680
32710119 0	SMITH DAVID L	16473 DIETZ WAY	CALDWELL, ID, 83607
27649500 0	LAMBETH JOSHUA	15065 VANITA CT	CALDWELL, ID, 83607
27649501 0	OCANO DIANA	15069 VANITA CT	CALDWELL, ID, 83607
32710123 0	COUGHLIN RICHARD M	14404 FEWKES ST	CALDWELL, ID, 83607
32710126 0	ORTIZ JOSEPH AND CAROL LEE ORTIZ REVOCABLE TRUST	16368 LEWERS WAY	CALDWELL, ID, 83607
32710127 0	FLAKE BRANICK HANKS	16380 LEWERS WAY	CALDWELL, ID, 83607
32710124 0	BALIGNASAY LIVING TRUST	14416 FEWKES ST	CALDWELL, ID, 83607
32710125 0	ROBLES SUSANNA MARIA	14428 FEWKES ST	CALDWELL, ID, 83607
32710136 0	HYER KEVIN D	14405 FEWKES ST	CALDWELL, ID, 83607
32710135 0	CASTANEDA MARK A	4715 LEXINGTON SKY LN APT 108	CALDWELL, ID, 83605
32710128 0	CARLISLE JOHN MILTON	16373 LEWERS WAY	CALDWELL, ID, 83607
32839410 0	SIENNA HILLS DEVELOPMENT CORPORATION	1586 N HONALEE AVE	EAGLE, ID, 83616
32710134 0	RUHL JUSTIN BRIAN	14429 FEWKES ST	CALDWELL, ID, 83607
32710129 0	SAWYER LARRY S	16345 LEWERS WAY	CALDWELL, ID, 83607
32710139 0	THOMPSEN BRIAN ROBERT	14386 MORENO DR	CALDWELL, ID, 83607
32710140 0	RAMOS MIKAELA	14398 MORENO DR	CALDWELL, ID, 83607
32710130 0	HETTIGER ROSS	16331 LEWERS WAY	CALDWELL, ID, 83607
32710131 0	ESCARZAGA ERIC H	16317 LEWERS WAY	CALDWELL, ID, 83607
32710132 0	SANDOVAL REGINO	16303 LEWERS WAY	CALDWELL, ID, 83607
32710133 0	PETERSON STEVEN R	16289 LEWERS WAY	CALDWELL, ID, 83607-5229
32710100 0	QUAIL RIDGE HOMEOWNERS ASSOC INC	890 E FRANKLIN RD STE 205	MERIDIAN, ID, 83680
32708000 0	HUCKLEBERRY HOME BUYERS LLC	5900 BALCONES DR STE 100	AUSTIN, TX, 78731
06182479 0	WHISPERING PINES SUB #1 HOMEOWNERS ASSN	PO BOX 1090	MERIDIAN, ID, 83680
06182471 0	HAMILTON ROBERT R	14452 KERBY CT	CALDWELL, ID, 83607
32717010B0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704
32717000 0	VALLIVUE SCHOOL DIST NO 139	5207 S MONTANA AVE	CALDWELL, ID, 83607-1583
06182472 0	NELSON ETHAN J	14456 KERBY CT	CALDWELL, ID, 83607
32717013 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704
32839468 0	BEST MAKAYLA	13967 LEVENDI CT	CALDWELL, ID, 83607
32839471 0	FENTZKE KEITH A	13934 LEVENDI CT	CALDWELL, ID, 83607
32721156 0	HEARTLEAF HOMEOWNERS ASSOCIATION INC	3140 W BELLTOWER DR	MERIDIAN, ID, 83646
32839470 0	SIMEON FAMILY TRUST @@	13958 LEVENDI CT	CALDWELL, ID, 83607
32839469 0	DILLWITH JACOB	13975 LEVENDI CT	CALDWELL, ID, 83607
32839473 0	KELLEY DANICA K	15695 REVANA PL	CALDWELL, ID, 83607

32839475 0	MINAUDO WILLIAM	15757 REVANA PL	CALDWELL, ID, 83607
32839476 0	THOMAS JOSEPH R	15768 REVANA PL	CALDWELL, ID, 83607
32839474 0	RIGEZ PAUL	15723 REVANA PLACE	CALDWELL, ID, 83607
32839483 0	THOMAS MORGAN	15702 REVANA PL	CALDWELL, ID, 83607
32839482 0	CARLSON HAROLD R	15716 REVANA PLACE	CALDWELL, ID, 83607
32839477 0	SIENNA HILLS NEIGHBORHOOD ASSOC INC	PO BOX 1090	MERIDIAN, ID, 83680
32839479 0	COOK FAMILY LIVING TRUST	15752 REVANA PL	CALDWELL, ID, 83607
32839480 0	EWERT CRAIG DARRELL	15738 REVANA PL	CALDWELL, ID, 83607
32841000 0	CARRIAGE CEMETERY SERV OF ID	3040 POST OAK BLVD SUITE 300	HOUSTON, TX, 77056
32839481 0	BURBANK BRADLEY PHILIP	15724 REVANA PLACE	CALDWELL, ID, 83607
32839478 0	BARTLETT JESSICA	15760 REVANA PLACE	CALDWELL, ID, 83607
32847349 0	GREYSTONE NEVADA LLC	408 S EAGLE RD STE 100	EAGLE, ID, 83616
32714000 0	LCM WIND PROPERTIES LLC	10430 RANDALL LN	CALDWELL, ID, 83607
32847363 0	HAAGENSON TROY E	14356 FRACTUS DR	CALDWELL, ID, 83607
32847379 0	DONOVAN THOMAS RYAN	15401 NIMBUS WAY	CALDWELL, ID, 83607
32847368 0	HERNANDEZ-LOPEZ ESTEBAN	15402 NIMBUS WAY	CALDWELL, ID, 83607
32847362 0	MAGUIRE MICHAEL A	14340 FRACTUS DR	CALDWELL, ID, 83607
32847361 0	COLO DIANNA LYNN	14326 FRACTUS DR	CALDWELL, ID, 83607
32847369 0	MCQUISTON NANCY LEE	15416 NIMBUS WAY	CALDWELL, ID, 83607
32847378 0	PIZZOLO MARK AND MARGARET 1993 FAMILY TRUST	15415 NIMBUS WAY	CALDWELL, ID, 83607
32847360 0	WHALEN LEVI	14312 FRACTUS DR	CALDWELL, ID, 83607
32847359 0	BOJORQUEZ MICHAEL EVAN	14296 FRACTUS DR	CALDWELL, ID, 83607
32847375 0	ZUMWALT MAICEE AEOLA	14423 SKYS END CT	CALDWELL, ID, 83607
32847356 0	VARHAUG VALERIE ANN	14369 SKYS END DR	CALDWELL, ID, 83607
32847376 0	WHITE MICHAEL EUGENE	14409 SKYS END CT	CALDWELL, ID, 83607
32847355 0	GILLAM ROSANNA FRANCINE	14353 SKYS END DR	CALDWELL, ID, 83607
32847377 0	CERAGIOLI DAVID PAUL	14393 SKYS END CT	CALDWELL, ID, 83607
32847354 0	LOTT ALEXANDER	14337 SKYS END DR	CALDWELL, ID, 83607
32847353 0	GODINEZ OCTAVIO MIRELES	14321 SKYS END DR	CALDWELL, ID, 83607
32847352 0	BRAY TERRY	14305 SKYS END DR	CALDWELL, ID, 83607
32847351 0	BECK ETHAN CJ	14289 SKYS END DR	CALDWELL, ID, 83607
32847350 0	GUERRERO HEATHER E	14273 SKYS END DR	CALDWELL, ID, 83607
32847374 0	PACHECO JOSE GUADALUPE BRISENO	14437 SKYS END CT	CALDWELL, ID, 83607
32720012 0	TOLL WEST INC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32847373 0	JONES MOLLIANN MAKENZIE	14430 SKYS END CT	CALDWELL, ID, 83607
32847348 0	WESTOVER FAMILY LIVING TRUST	3056 WILLIAMS RD	SAN JOSE, CA, 95128
32847372 0	IRELAND BETH ANN	14412 SKYS END CT	CALDWELL, ID, 83607
32847347 0	BRADFORD MICHELLE D	14352 SKYS END DR	CALDWELL, ID, 83607
32847371 0	BLAKE RANDON	14394 SKYS END CT	CALDWELL, ID, 83607
32847346 0	PEREZCHICA MIGUEL ALEJANDRO	14334 SKYS END DR	CALDWELL, ID, 83607
32856191 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856192 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856199 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32847345 0	SHARBONO JAY	14318 SKYS END DR	CALDWELL, ID, 83607
32847344 0	SOTELO JACKELINE YESENIA	14302 SKYS END DR	CALDWELL, ID, 83607
32847343 0	HEINE ALAN AND TERESA HEINE 2005 REVOCABLE TRUST	14286 SKYS END DR	CALDWELL, ID, 83607
32856198 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856197 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856196 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856195 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856194 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856193 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856229 0	LINNEY JOSEPH	14605 WING SPREAD CT	CALDWELL, ID, 83607
32856230 0	GOMEZ ISRAEL M	14597 WING SPREAD CT	CALDWELL, ID, 83607
32856231 0	BOOTH DAVID AND SCOTTI TRUST	14591 WING SPREAD CT	CALDWELL, ID, 83607
32856232 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856233 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856234 0	OLONO MAYRA	14569 WING SPREAD CT	CALDWELL, ID, 83607
32720010 0	TOLL WEST INC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856000 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856235 0	JONES SARA ELIZABETH	14563 WING SPREAD CT	CALDWELL, ID, 83607
32856236 0	PADOUR RICHARD D	14600 COOPER SUNRISE DR	CALDWELL, ID, 83607
32856237 0	WARR FREDERICK KORTH	14549 WING SPREAD CT	CALDWELL, ID, 83607
32856238 0	MCBRIDE KEYAN S	14541 WING SPREAD CT	CALDWELL, ID, 83607
32856239 0	D AND K BROWN 2011 FAMILY TRUST	28976 DAVENPORT	TEMECULA, CA, 92591
32856240 0	BROWN BRANDON RICHARD	14525 WING SPREAD CT	CALDWELL, ID, 83607
32856269 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856249 0	KALINOVSKAYA ELVERA V	14606 WING SPREAD CT	CALDWELL, ID, 83607
32856248 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856247 0	EMLY JASON	14592 WING SPREAD CT	CALDWELL, ID, 83607
32856246 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856245 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856244 0	RISCH RAYMOND AND JUNE LIVING TRUST	14570 WING SPREAD CT	CALDWELL, ID, 83607
32856243 0	AUERBACH RAY AND JUDY FAMILY TRUST	1377 W EIGER DR	NAMPA, ID, 83686
32856242 0	MONREAL CINTHIA B	14556 WING SPREAD CT	CALDWELL, ID, 83607
32856241 0	GULKER MERRICK	14550 WING SPREAD CT	CALDWELL, ID, 83607

32856259 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856258 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856257 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856256 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856255 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856254 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856253 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856252 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856251 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856250 0	TEJEDA SHELBY	14636 WING SPREAD DR	CALDWELL, ID, 83607
32856268 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856278 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856266 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856265 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856264 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856263 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856262 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856261 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856260 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856267 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856277 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856276 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856275 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856274 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856273 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856272 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856271 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856270 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856279 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856284 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856283 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856282 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32847342 0	FOX PAUL	14270 SKYS END DR	CALDWELL, ID, 83607
32744000 0	FLORIDA-KARCHER LLC	339 W 13490 S	DRAPER, UT, 84020
32856000 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856281 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856280 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856228 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32709011 0	ENDURANCE HOLDINGS LLC	1977 E OVERLAND RD	MERIDIAN, ID, 83642
32709011B0	ENDURANCE HOLDINGS LLC	1977 E OVERLAND RD	MERIDIAN, ID, 83642
32856314 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856315 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856316 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856317 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856313 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856291 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856288 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856286 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856168 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856289 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856290 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856287 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32720011 0	TOLL WEST INC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
26941000 0	DENNIS TIMOTHY M	15104 KARCHER RD	CALDWELL, ID, 83607

NEIGHBORHOOD MEETING FORM

City of Caldwell Planning and Zoning Department
621 E. Cleveland Blvd., Caldwell, ID 83605
Phone: (208) 455-3021

Silverleaf Subdivision

Start Time of Neighborhood Meeting: **January 6, 2026 at 6:30 PM**

End Time of Neighborhood Meeting: **January 6, 2026 at 7:30 PM**

Those in attendance please print your name and address. If no one attended, Applicant please write across this form "No one attended."

	PRINTED NAME	ADDRESS, CITY, STATE, ZIP
1.	Blanca Hernandez.	14030 Towers Dr.
2.	Joan Crampton	15386 Blue Pinion Ave
3.	Ed Crampton	" " "
4.	Galen G Smith	14430 Skys End
5.	Leandro Jones	14664 Wing Spread Dr.
6.	Paul Schenck	14674 Port Royal St
7.	Joseph & Sandra Thomas	15768 Revana Place
8.	David & Linda Allen	15097 Steel Chord Ave.
9.	GRADY SAPP	15248 NIMBUS WAY CALDWELL ID 83607
10.	Jay & Bonnie Weatherford	15895 8th 10th Ave. Cald.
11.	Jason & Anita Emily	14592 Wingspread Ct. Caldwell
12.	Amity & Manny Benavides	16067 S. 10th Ave Caldwell ID
13.	Eric & Kelly Edginton	14167 Towers Dr, Caldwell, ID 83607
14.	Nancy Murphy	14734 Wing Spread Caldwell 83607
15.	TOM FREEBURG	15703 BLUE SKY
16.	MARK CARLSON	14188 SILVER LINNING CALDWELL ID.
17.	Robert Myers	14139 Towers Dr. Caldwell, ID.
18.	Rhett Kautzmeier	15107 Vista Dr Caldwell ID.
19.		
20.		

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City of Caldwell Planning and Zoning Department
621 E. Cleveland Blvd., Caldwell, ID 83605
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Silverleaf Subdivision

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Those in attendance please print your name and address. If no one attended, Applicant please write across this form "No one attended."

	PRINTED NAME	ADDRESS, CITY, STATE, ZIP
1.	M. Plescia	15400 Blue Pinion Caldwell
2.	MBWRIGHT	15655 BLUE SKY AVE
3.	Nicole Kizer	15083 Steel Cloud Ave
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		

PRELIMINARY PLAT FOR

SILVERLEAF SUBDIVISION

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTH EAST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN,

CITY OF CALDWELL, CANYON COUNTY, IDAHO

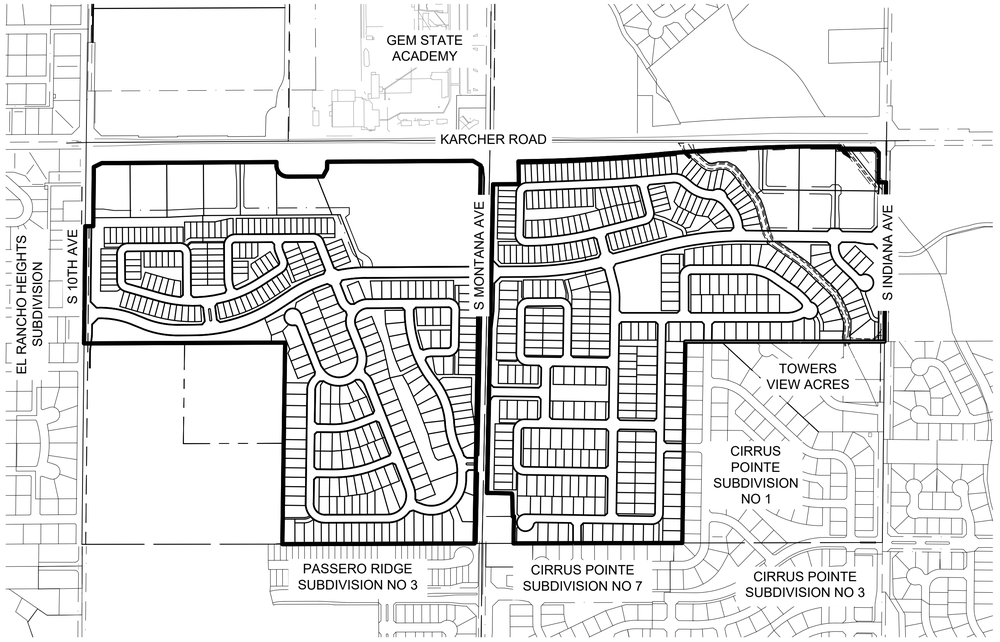
2026

LEGEND

EXISTING		PROPOSED
S	SANITARY SEWER LINE	S
W	WATER LINE	W
IRR	GRAVITY IRRIGATION LINE	IRR
PIRR	PRESSURE IRRIGATION LINE	PIRR
SD	STORM DRAIN LINE	SD
	CENTERLINE	
	LOT LINE	
	6" VERTICAL CURB & GUTTER	
	ROLLED CURB & GUTTER	
	5' SIDEWALK	
	PROPERTY BOUNDARY	
	TEMPORARY EASEMENT	TE
	PERMANENT EASEMENT	PE
	SECTION LINE	
	SEWER MANHOLE	Ⓢ
	DITCH FLOW LINE	
	STORM DRAIN MANHOLE	Ⓓ
	STREET LIGHT	
	TREE DECIDUOUS	
	TREE CONIFER	
SP	EDGE OF PAVEMENT	
G	GAS LINE	
X	FENCE LINE	
	FIRE HYDRANT	
	DIRECTION OF FLOW	
	STORM DRAIN SYSTEM	
	CATCH BASIN	

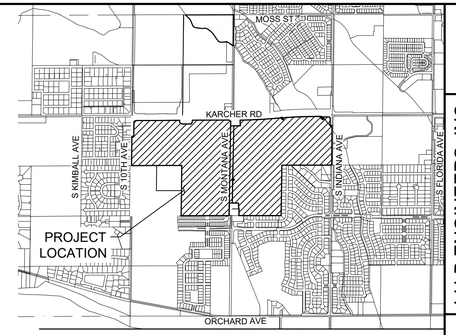
LAND USE SUMMARY

TAX PARCELS:	R3285900000, R3284600000, R3284601000
FLU DESIGNATION:	NEIGHBORHOOD 2, COMMUNITY CENTER
CURRENT ZONING:	AG (COUNTY), HC
PROPOSED ZONING:	R2, R3, HC
TOTAL SITE AREA:	220.15 AC
SF RESIDENTIAL LOT AREA:	103.00 AC
MF RESIDENTIAL LOT AREA:	15.01 AC
COMMERCIAL LOT AREA:	22.63 AC
COMMON LOT AREA:	34.65 AC
RIGHT-OF-WAY AREA:	44.86 AC
TOTAL LOTS:	764
SF RESIDENTIAL LOTS:	655
MF RESIDENTIAL LOTS:	1
COMMERCIAL LOTS:	13
COMMON LOTS:	95
R2 ZONE SUMMARY	
TOTAL AREA:	180.84 AC
RESIDENTIAL LOTS:	655
MINIMUM RESIDENTIAL LOT SIZE:	4,100 SF
AVERAGE RESIDENTIAL LOT SIZE:	6,860 SF
GROSS DENSITY:	3.62 DU/AC
TOTAL OPEN SPACE:	32.94 AC
PERCENT OPEN SPACE:	18.2%
QUALIFIED OPEN SPACE:	26.18 AC
PERCENT QUALIFIED OPEN SPACE:	14.5%
REQUIRED QUALIFIED OPEN SPACE:	8%
R3 ZONE SUMMARY	
TOTAL AREA:	15.63 AC
RESIDENTIAL LOTS:	1
RESIDENTIAL UNITS:	336
GROSS DENSITY:	21.50 DU/AC
REQUIRED QUALIFIED OPEN SPACE:	10%
TOTAL GROSS DENSITY:	5.06 DU/AC



OVERALL MAP

SCALE: 1"=500'



VICINITY MAP

SCALE: 1"=2000'

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
PP-01	COVER SHEET
PP-02	PHASING PLAN
PP-03	STREET SECTIONS
PP-04	STREET SECTIONS
PP-05	PROPERTY BOUNDARY & NATURAL FEATURES MAP
PP-06	PROPERTY BOUNDARY & NATURAL FEATURES MAP
PP-07	PRELIMINARY PLAT
PP-08	PRELIMINARY PLAT
PP-09	PRELIMINARY PLAT
PP-10	PRELIMINARY PLAT
PP-11	PRELIMINARY PLAT
PP-12	PRELIMINARY PLAT
PP-13	PRELIMINARY PLAT
PP-14	PRELIMINARY PLAT
PP-15	PRELIMINARY PLAT
PP-16	PRELIMINARY PLAT
PP-17	PRELIMINARY PLAT
PP-18	PRELIMINARY PLAT
PP-19	PRELIMINARY ENGINEERING PLAN
PP-20	PRELIMINARY ENGINEERING PLAN
PP-21	PRELIMINARY ENGINEERING PLAN
PP-22	PRELIMINARY ENGINEERING PLAN
PP-23	PRELIMINARY ENGINEERING PLAN
PP-24	PRELIMINARY ENGINEERING PLAN
PP-25	PRELIMINARY ENGINEERING PLAN
PP-26	PRELIMINARY ENGINEERING PLAN
PP-27	PRELIMINARY ENGINEERING PLAN
PP-28	PRELIMINARY ENGINEERING PLAN
PP-29	PRELIMINARY ENGINEERING PLAN
PP-30	PRELIMINARY ENGINEERING PLAN

NOTES:

1. CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD '88 DATUM.
2. ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF CALDWELL STANDARDS FOR PUBLIC STREETS WITH A MINIMUM GRADIENT OF 0.40%.
3. LOTS 1-7, BLOCK 29 AND LOTS 1-6, BLOCK 31 ARE COMMERCIAL LOTS. LOT 1, BLOCK 30 IS A MULTI-FAMILY RESIDENTIAL LOT. LOT 1, BLOCK 6 AND LOT 40, BLOCK 1 ARE THE FOREST CANAL LOTS. ALL OTHER LOTS ARE SINGLE-FAMILY RESIDENTIAL LOTS UNLESS IDENTIFIED AS COMMON LOTS IN NOTE 4.
4. THE FOLLOWING ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE HOA: LOTS 1, 16, 30, 40, 41, 53, AND 55 OF BLOCK 1, LOTS 1 AND 10 OF BLOCK 2, LOTS 4 AND 14 OF BLOCK 3, LOTS 1, 6, 7, AND 17 OF BLOCK 4, LOTS 1, 12, AND 44 OF BLOCK 5, LOTS 1, 2, 17, AND 44 OF BLOCK 6, LOTS 1, 12, AND 26 OF BLOCK 7, LOTS 2, 10, AND 21 OF BLOCK 8, LOTS 1 AND 4 OF BLOCK 9, LOTS 1 AND 8 OF BLOCK 10, LOTS 1, 7, AND 13 OF BLOCK 11, LOTS 3 AND 12 OF BLOCK 12, LOTS 1, 10, AND 18 OF BLOCK 13, LOTS 1, 26, AND 39 OF BLOCK 14, LOTS 1 AND 10 OF BLOCK 15, LOT 1 OF BLOCK 16, LOTS 1 AND 36 OF BLOCK 17, LOT 1 OF BLOCK 18, LOTS 1, 15, AND 34 OF BLOCK 19, LOTS 1, 6, 11, 19, 25, 39, AND 61 OF BLOCK 20, LOT 1 OF BLOCK 21, LOT 1 OF BLOCK 22, LOT 1 OF BLOCK 23, LOTS 1, 29, 37, 45, AND 50 OF BLOCK 24, LOTS 1 AND 6 OF BLOCK 25, LOTS 1, 9, 10, AND 18 OF BLOCK 26, LOT 1 OF BLOCK 27, AND LOTS 1 AND 11 OF BLOCK 28, WHICH ARE COMMON AREA LOTS. LOTS 8, 29, AND 54 OF BLOCK 1, LOTS 22, 28, AND 38 OF BLOCK 5, LOT 11 OF BLOCK 7, LOT 19 OF BLOCK 9, LOT 9 OF BLOCK 13, LOTS 6 AND 15 OF BLOCK 14, LOTS 13 AND 25 OF BLOCK 17, LOT 40 OF BLOCK 20, LOT 14 OF BLOCK 22, AND LOTS 6, 28, 46, AND 64 OF BLOCK 24, ARE SHARED DRIVEWAY LOTS.
5. ALL RESIDENTIAL LOTS SHALL HAVE A 10-FT WIDE GENERAL UTILITY EASEMENT ALONG STREET FRONTAGE AND REAR PROPERTY LINE.
6. COMMERCIAL AND MULTI-FAMILY LOTS SHALL HAVE CROSS ACCESS AND GENERAL UTILITY EASEMENTS ALONG DRIVE AISLES AND PUBLIC UTILITY CORRIDORS WITHIN THE LOTS. LOCATION TO BE DETERMINED AT TIME OF LOT DEVELOPMENT.
7. SHARED DRIVEWAY LOTS SHALL BE BLANKETED WITH AN ACCESS AND GENERAL UTILITY EASEMENT.
8. STORMWATER RUN-OFF GENERATED ON THIS SITE SHALL BE COLLECTED AND CONVEYED TO STORMWATER FACILITIES DESIGNED IN ACCORDANCE WITH CITY OF CALDWELL REQUIREMENTS.
9. A PORTION OF THIS PLAT IS LOCATED IN THE WILDER IRRIGATION DISTRICT SERVICE AREA. A COMBINATION OF SURFACE WATER AND GROUNDWATER WILL BE USED TO SUPPLY IRRIGATION TO THE SUBDIVISION SUBJECT TO APPROVAL PURSUANT TO SECTION 31-3805(4), IDAHO CODE.
10. THIS SUBDIVISION WILL RECEIVE PRESSURIZED IRRIGATION FROM THE CONSTRUCTED PRESSURE IRRIGATION SYSTEM AND SHALL BE MAINTAINED AND OPERATED BY THE CITY OF CALDWELL.
11. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "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."
12. SANITARY SEWER AND DOMESTIC WATER SHALL BE PROVIDED BY THE CITY OF CALDWELL.
13. IRRIGATION DITCHES THROUGH THE PROJECT SHALL BE PIPED WHERE THEY CROSS ROADWAYS WITH ALL STRUCTURES LOCATED BEYOND ANY PUBLIC RIGHT-OF-WAY.
14. BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF CALDWELL ZONING STANDARDS IN EFFECT AT THE TIME OF DEVELOPMENT.
15. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
16. THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
17. THIS PROPERTY IS DESIGNATED ZONE X PER FLOOD INSURANCE RATE MAP NO. 16027C0375F, COMMUNITY PANEL NO. 0240 G WHICH BEARS AN EFFECTIVE DATE OF MAY 24, 2011.

OWNER

IDAHO CONFERENCE OF
SEVENTH DAY ADVENTISTS
7777 FAIRVIEW AVE
BOISE ID 83704

DEVELOPER

M3 BUILDERS, LLC
MARK TATE
4167 N. MARSHALL WAY
SCOTTSDALE, AZ 85251
208-939-6263

LAND SURVEYOR

MICHAEL BYRNS, P.L.S.
IDAHO SURVEY GROUP
9939 W. EMERALD ST.
BOISE, ID 83704
208-846-8570

CIVIL ENGINEER

CALEB LaCLAIR, P.E.
J-U-B ENGINEERS
2760 W. EXCURSION LN.
STE. 400
MERIDIAN, ID 83642
208-376-7330

J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER LICENSED 17192 04/23/2026 STATE OF IDAHO CALEB LACLAIR

REUSE OF DRAWINGS:
J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

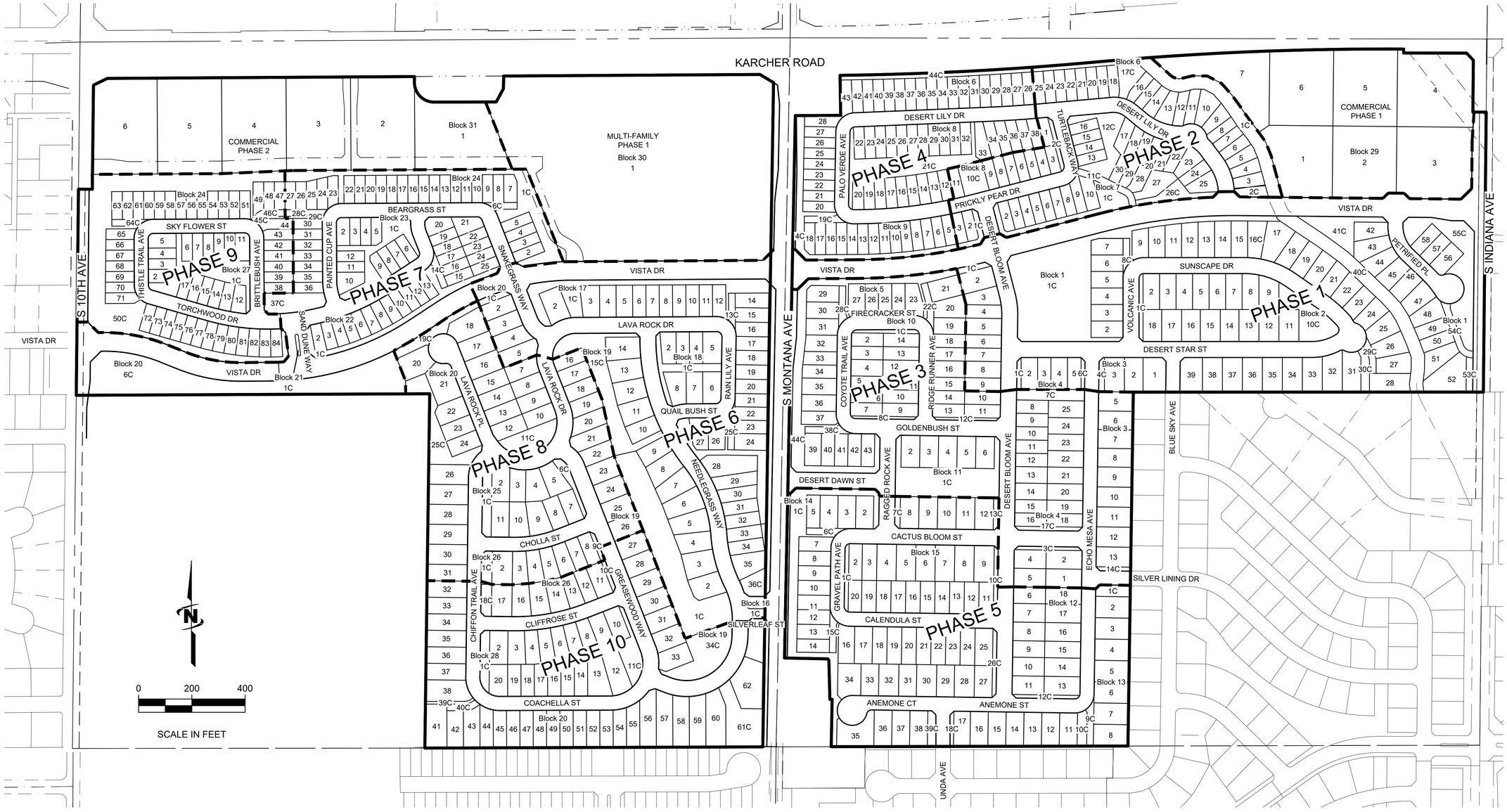
COVER SHEET

FILE : 10-24-100_PRE-PLAT_COVER
JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/23/2026

SHEET NUMBER:

PP-01

Plot Date:4/23/2026 2:44 PM Plotted By: Caleb LaClair
Date Created:7/3/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELLPROPERTYATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_COVER.DWG



J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER LICENSED 17192 04/23/2026 STATE OF IDAHO CALEB LACLAIR

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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

PHASING PLAN

FILE :	10-24-100_PRE-PLAT_COVER
JUB PROJ. # :	10-24-100
DRAWN BY:	KAS
DESIGN BY:	CL
CHECKED BY:	CL

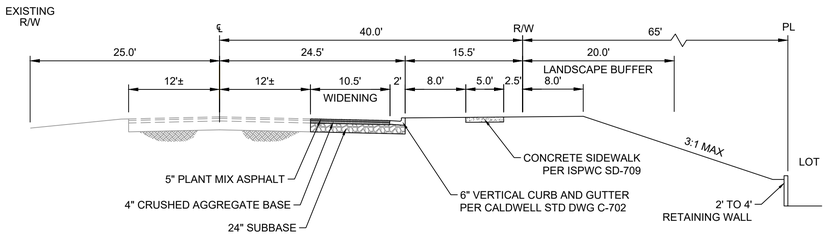
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 4/23/2026

SHEET NUMBER:

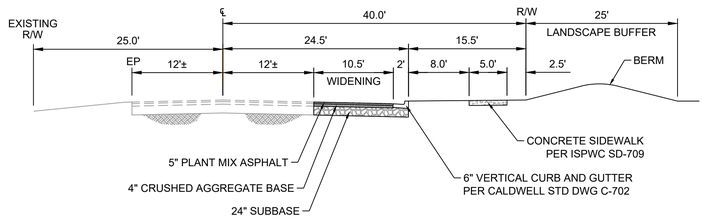
PP-02

Plot Date=4/23/2026 2:53 PM Plotted By: Caleb LaClair
Date Created=7/3/2025 \\JUB.COM\CENTRAL\CLIENTS\IDM3\PROJECTS\10-24-100_CALDWELL\PROPERTY\ATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_COVER.DWG



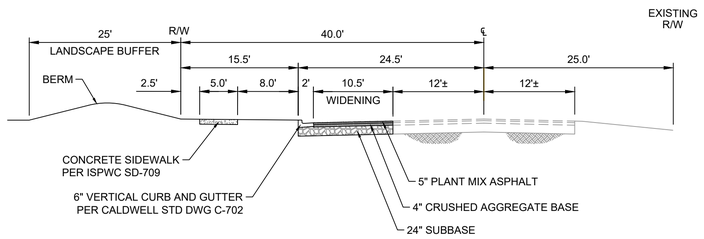
NOTE: PAVEMENT THICKNESSES PER CALDWELL STD DWG R-810.

A S 10TH AVE WIDENING (RESIDENTIAL FRONTAGE)
SCALE:NTS



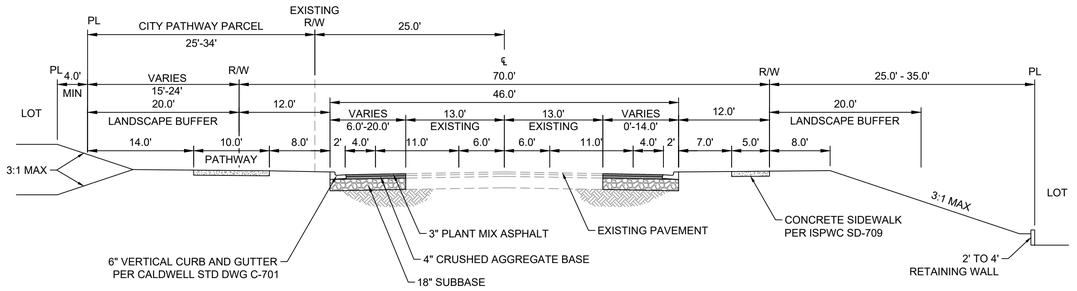
NOTE: PAVEMENT THICKNESSES PER CALDWELL STD DWG R-810.

B S 10TH AVE WIDENING (COMMERCIAL FRONTAGE)
SCALE:NTS



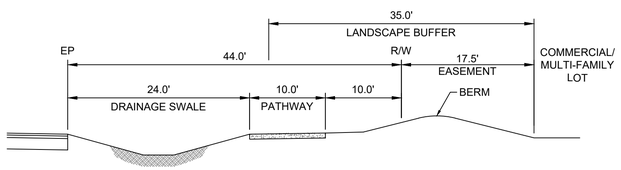
NOTE: PAVEMENT THICKNESSES PER CALDWELL STD DWG R-810.

C S INDIANA AVE WIDENING
SCALE:NTS

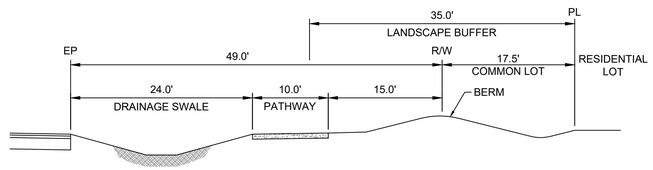


NOTE: PAVEMENT THICKNESSES PER CALDWELL STD DWG R-810.

D S MONTANA AVE WIDENING
SCALE:NTS



E1 SH-55 LANDSCAPE BUFFER
SCALE:NTS



E2 SH-55 LANDSCAPE BUFFER
SCALE:NTS

J-U-B ENGINEERS, INC.
J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
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PROFESSIONAL ENGINEER LICENSED 17192 04/23/2026 STATE OF IDAHO CALEB LACLAIR

REUSE OF DRAWINGS
J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	DESCRIPTION	BY	APPL.	DATE
	REVISION			

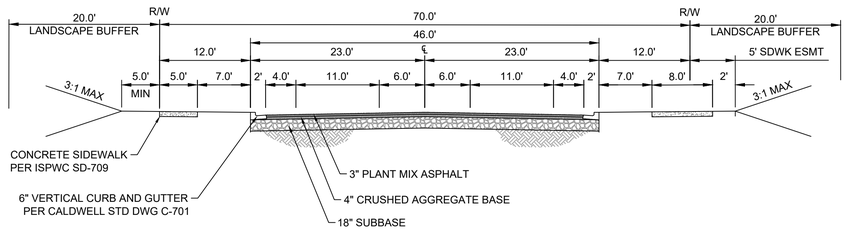
SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

STREET SECTIONS

FILE : 10-24-100_PRE-PLAT_COVER
JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/23/2026

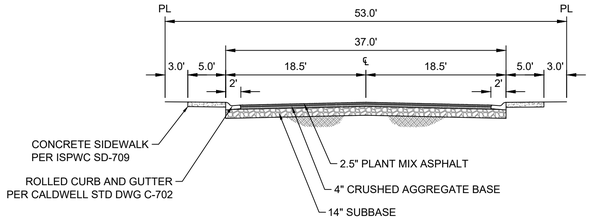
SHEET NUMBER:
PP-03

Plot Date:4/23/2026 10:50 AM Plotted By: Kaye Southern
Date Created:7/3/2025 \\UB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELLPROPERTY\ATKARCHER\MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_COVER.DWG



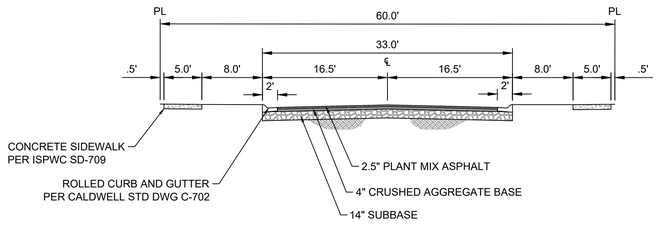
NOTE: PAVEMENT THICKNESSES PER CALDWELL STD DWG R-810.

F VISTA DR (COLLECTOR)
SCALE:NTS



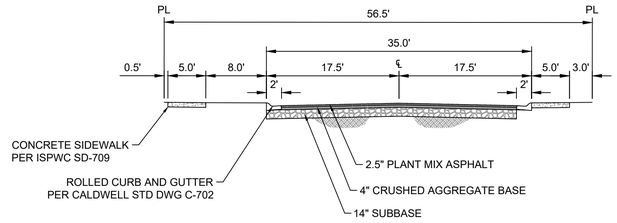
NOTE: PAVEMENT THICKNESSES PER CALDWELL STD DWG R-810.

G R-810E-1 LOCAL RESIDENTIAL CROSS SECTION
SCALE:NTS



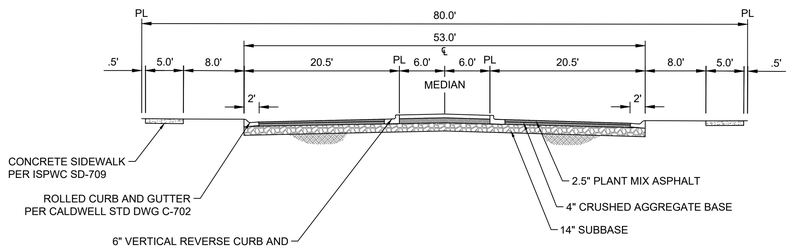
NOTE: PAVEMENT THICKNESSES PER CALDWELL STD DWG R-810.

H R-810E-2 LOCAL RESIDENTIAL CROSS SECTION
SCALE:NTS



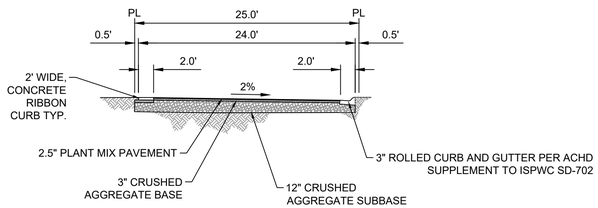
NOTE: PAVEMENT THICKNESSES PER CALDWELL STD DWG R-810.

I R-810E HYBRID LOCAL RESIDENTIAL CROSS SECTION
SCALE:NTS

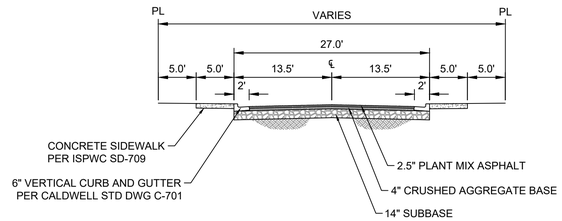


NOTE: PAVEMENT THICKNESSES PER CALDWELL STD DWG R-810.

J 80' LOCAL RESIDENTIAL CROSS SECTION
SCALE:NTS



K TYPICAL SHARED DRIVEWAY
SCALE:NTS



NOTES: PAVEMENT THICKNESSES PER CALDWELL STD DWG R-810.

*SIDEWALK CONFIGURATION DIFFERS AMONG SECTIONS OF COMMERCIAL ACCESS ROADS

L COMMERCIAL FRONTAGE SECTION
SCALE:NTS

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J-U-B ENGINEERS, INC.
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STATE OF IDAHO
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NO.	DESCRIPTION	BY	APPL	DATE
	REVISION			

SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

STREET SECTIONS

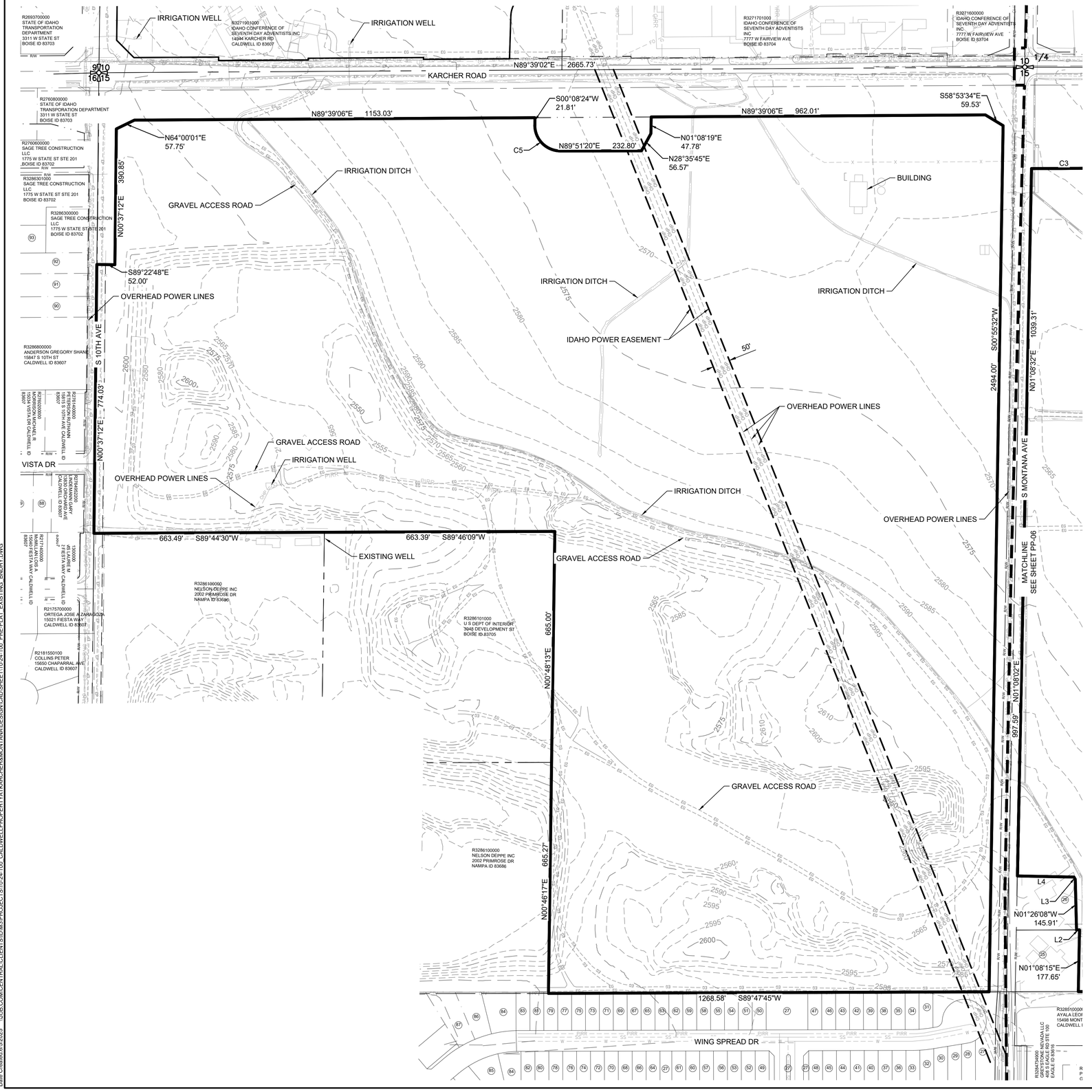
FILE : 10-24-100_PRE-PLAT_COVER
JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 4/23/2026

SHEET NUMBER:
PP-04

Plot Date:4/23/2026 3:07 PM Plotted By: Caleb LaClair
Date Created:7/3/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M39\PROJECTS\10-24-100_CALDWELL\PROPERTY\ATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_COVER.DWG



CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C5	116.61'	74.00'	74.37'	90°17'04"	S45°00'08"E	104.91'

R3286000000 (25) DAYNES ALLAN AND KAREN LIVING TRUST 15516 S MONTANA AVE CALDWELL ID 83607
R3285901000 (26) RIVERMAN ROCHELL 15554 S MONTANA AVE CALDWELL ID 83607
R3285622800 (27) BHEG PASSERO RIDGE LLC 1140 VIRGINIA DR FORT WASHINGTON PA 19034
R3285624000 (28) BROWN BRANDON RICHARD 14525 WING SPREAD CT CALDWELL ID 83607
R3285623900 (29) D AND K BROWN 2011 FAMILY TRUST 28976 DAVENPORT TEMECULA CA 92591
R3285623800 (30) MCBRIDE KAYAN S 14541 WING SPREAD CT CALDWELL ID 83607
R3285624100 (31) GILKER MERRICK 14550 WING SPREAD CT CALDWELL ID 83607
R3285623700 (32) WARR FREDERICK KORTH 14549 WING SPREAD CT CALDWELL ID 83607
R3285623600 (33) PADOUR RICHARD D 14600 COOPER SUNRISE DR CALDWELL ID 83607
R3285624200 (34) MONREAL CINTHIA B 14556 WING SPREAD CT CALDWELL ID 83607
R3285624300 (35) AUERBACH RAY AND JUDY FAMILY TRUST 1377 W EIGER DR NAMPA ID 83686
R3285623500 (36) JONES SARA ELIZABETH 14563 WING SPREAD CT CALDWELL ID 83607
R3285623400 (37) OLONO MAYRA 14569 WING SPREAD CT CALDWELL ID 83607
R3285624400 (38) RISCH RAYMOND AND JUNE LIVING TRUST 14570 WING SPREAD CT CALDWELL ID 83607
R3285624500 (39) TOLL SOUTHWEST LLC 3103 W SHERYL DR STE 100 MERIDIAN ID 83642
R3285623300 (40) TOLL SOUTHWEST LLC 3103 W SHERYL DR STE 100 MERIDIAN ID 83642
R3285623200 (41) TOLL SOUTHWEST LLC 3103 W SHERYL DR STE 100 MERIDIAN ID 83642
R3285624600 (42) TOLL SOUTHWEST LLC 3103 W SHERYL DR STE 100 MERIDIAN ID 83642
R3285624700 (43) EMLY JASON 14592 WING SPREAD CT CALDWELL ID 83607
R3285623100 (44) BOOTH DAVID AND SCOTTI TRUST 14591 WING SPREAD CT CALDWELL ID 83607
R3285623000 (45) GOMEZ ISRAEL M 14597 WING SPREAD CT CALDWELL ID 83607
R3285623200 (46) TOLL SOUTHWEST LLC 3103 W SHERYL DR STE 100 MERIDIAN ID 83642
R3285623900 (47) KALINOVSKAYA ELVERA V 14606 WING SPREAD CT CALDWELL ID 83607
R3285622900 (48) LINNEY JOSEPH 14605 WING SPREAD CT CALDWELL ID 83607
R3285626800 (49) TOLL SOUTHWEST LLC 3103 W SHERYL DR STE 100 MERIDIAN ID 83642
R3285625000 (50) TEJEDA SHELBY 14636 WING SPREAD DR CALDWELL ID 83607
R3285625100 (51) TOLL SOUTHWEST LLC 3103 W SHERYL DR STE 100 MERIDIAN ID 83642
R3285626900 (52) TOLL SOUTHWEST LLC 3103 W SHERYL DR STE 100 MERIDIAN ID 83642
R3285627000 (53) TOLL SOUTHWEST LLC 3103 W SHERYL DR STE 100 MERIDIAN ID 83642
R3285625200 (54) TOLL SOUTHWEST LLC 3103 W SHERYL DR STE 100 MERIDIAN ID 83642
R3285625300 (55) TOLL SOUTHWEST LLC 3103 W SHERYL DR STE 100 MERIDIAN ID 83642
R3285626900 (56) TOLL SOUTHWEST LLC 3103 W SHERYL DR STE 100 MERIDIAN ID 83642
R3285627100 (57) TOLL SOUTHWEST LLC 3103 W SHERYL DR STE 100 MERIDIAN ID 83642
R3285625400 (58) TOLL SOUTHWEST LLC 3103 W SHERYL DR STE 100 MERIDIAN ID 83642
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R3285628400 (82) TOLL SOUTHWEST LLC 3103 W SHERYL DR STE 100 MERIDIAN ID 83642
R3285626700 (83) TOLL SOUTHWEST LLC 3103 W SHERYL DR STE 100 MERIDIAN ID 83642
R3285600000 (84) BHEG PASSERO RIDGE LLC 1140 VIRGINIA DR FORT WASHINGTON PA 19034
R3285631300 (85) BHEG PASSERO RIDGE LLC 1140 VIRGINIA DR FORT WASHINGTON PA 19034
R3285628600 (86) BHEG PASSERO RIDGE LLC 1140 VIRGINIA DR FORT WASHINGTON PA 19034
R3285628700 (87) BHEG PASSERO RIDGE LLC 1140 VIRGINIA DR FORT WASHINGTON PA 19034
R2764952000 (88) WAHL DORIS 13466 CHICKEN DINNER RD CALDWELL ID 83605
R2764951900 (89) RICE LEE 13466 CHICKEN DINNER AVE CALDWELL ID 83607
R3286500000 (90) MCDONNELL CINDY A 15871 S 10TH AVE CALDWELL ID 83607
R3286600000 (91) MCDONNELL CINDY A 15877 S 10TH AVE CALDWELL ID 83607
R3286700000 (92) MCDONNELL CINDY A 15865 S 10TH AVE CALDWELL ID 83607
R3286400000 (93) SAGE TREE CONSTRUCTION LLC 1775 W STATE ST STE 201 BOISE ID 83702

0 150 300
SCALE IN FEET

J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER LICENSED 17192 04/23/2026 STATE OF IDAHO CALEB LACLAIR

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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

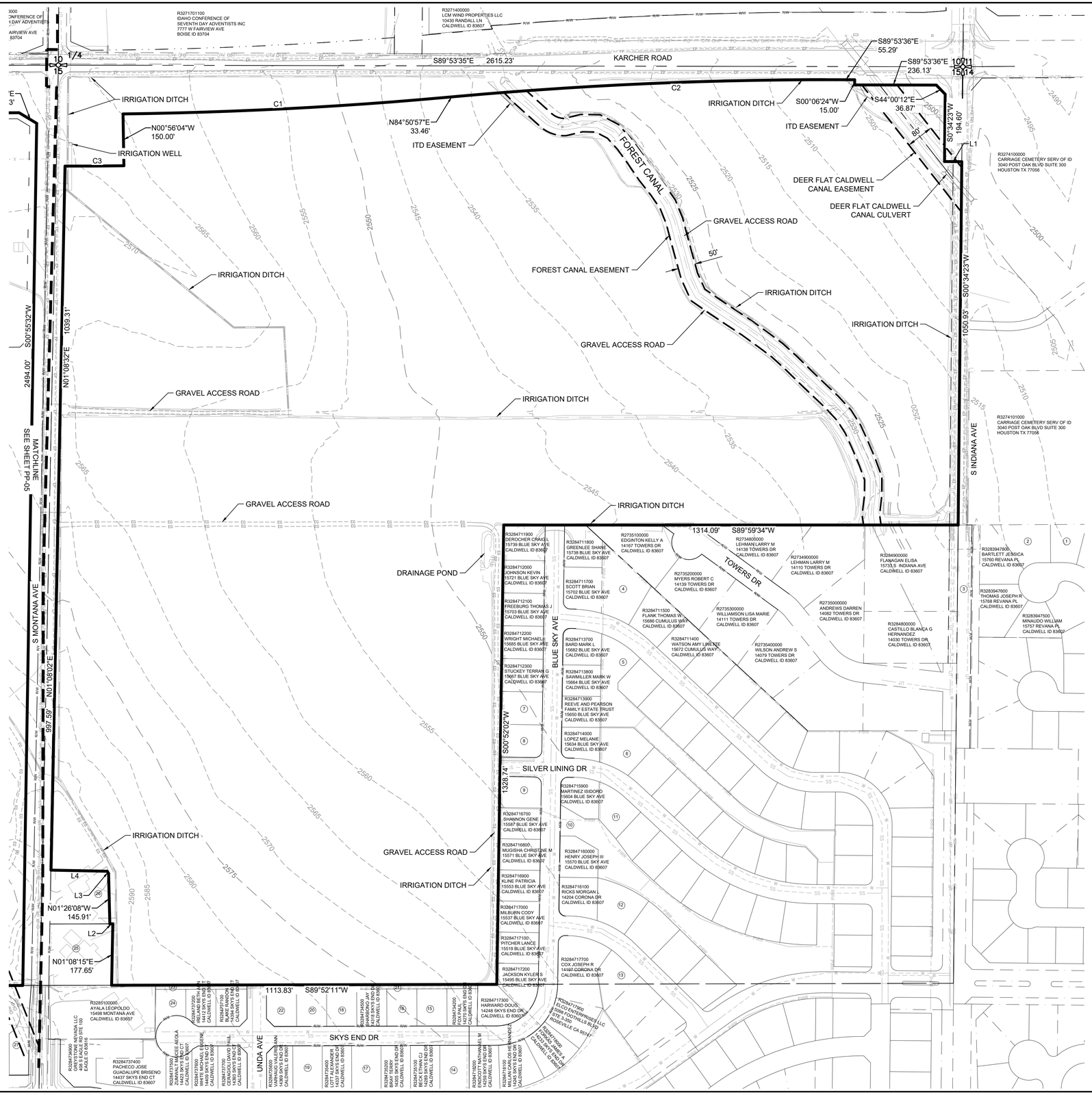
SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

PROPERTY BOUNDARY & NATURAL FEATURES MAP

FILE : 10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG
JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/23/2026

SHEET NUMBER:
PP-05

Plot Date:4/23/2026 10:58 AM Plotted By: Kaye Southern
Date Created:6/5/2025 \\UB.COM\CENTRAL\CLIENTS\ID\M3PROJECTS\10-24-100_CALDWELLPROPERTYATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG



CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	937.05'	12090.00'	468.76'	4°26'27"	N87°04'10"E	936.81'
C2	1092.91'	11910.00'	546.84'	5°15'28"	S87°28'41"W	1092.53'
C3	170.30'	12240.00'	85.15'	0°47'50"	N89°41'08"E	170.30'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°25'37"E	50.00'
L2	S89°52'02"W	8.61'
L3	N31°07'00"W	7.32'
L4	N88°51'45"W	162.73'

0 150 300

SCALE IN FEET

JUB ENGINEERS, INC.

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Meridian, ID 83642
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PROFESSIONAL ENGINEER LICENSED 17192 04/23/2026 STATE OF IDAHO CALEB LACLAIR

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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

PROPERTY BOUNDARY & NATURAL FEATURES MAP

FILE : 10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG
JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 4/23/2026

SHEET NUMBER:
PP-06

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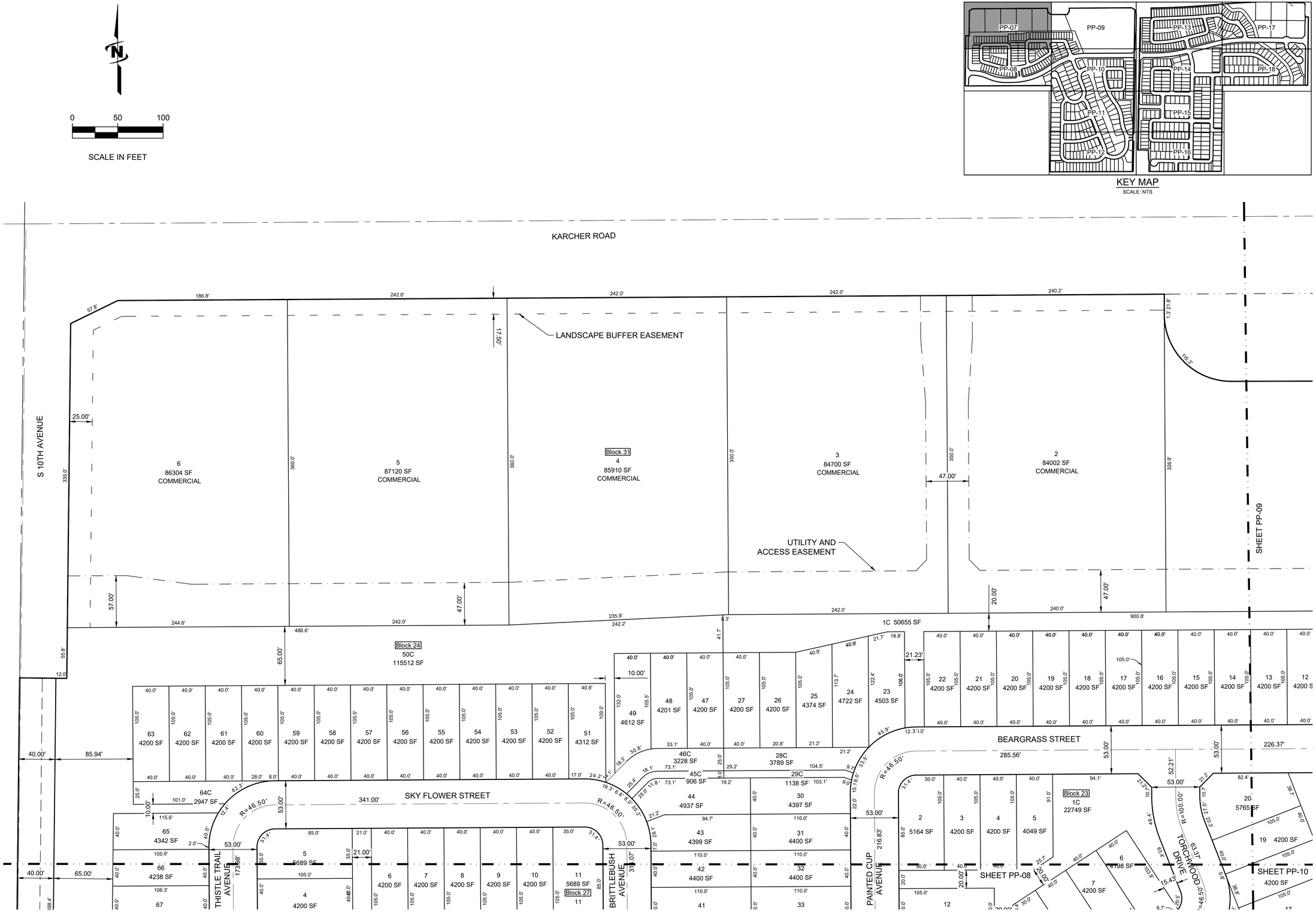
Date Created:6/5/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELLPROPERTY\ATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG



KEY MAP
SCALE: NTS

J-U-B ENGINEERS, INC.
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REVISION			
NO.	DESCRIPTION	BY	APR.	DATE

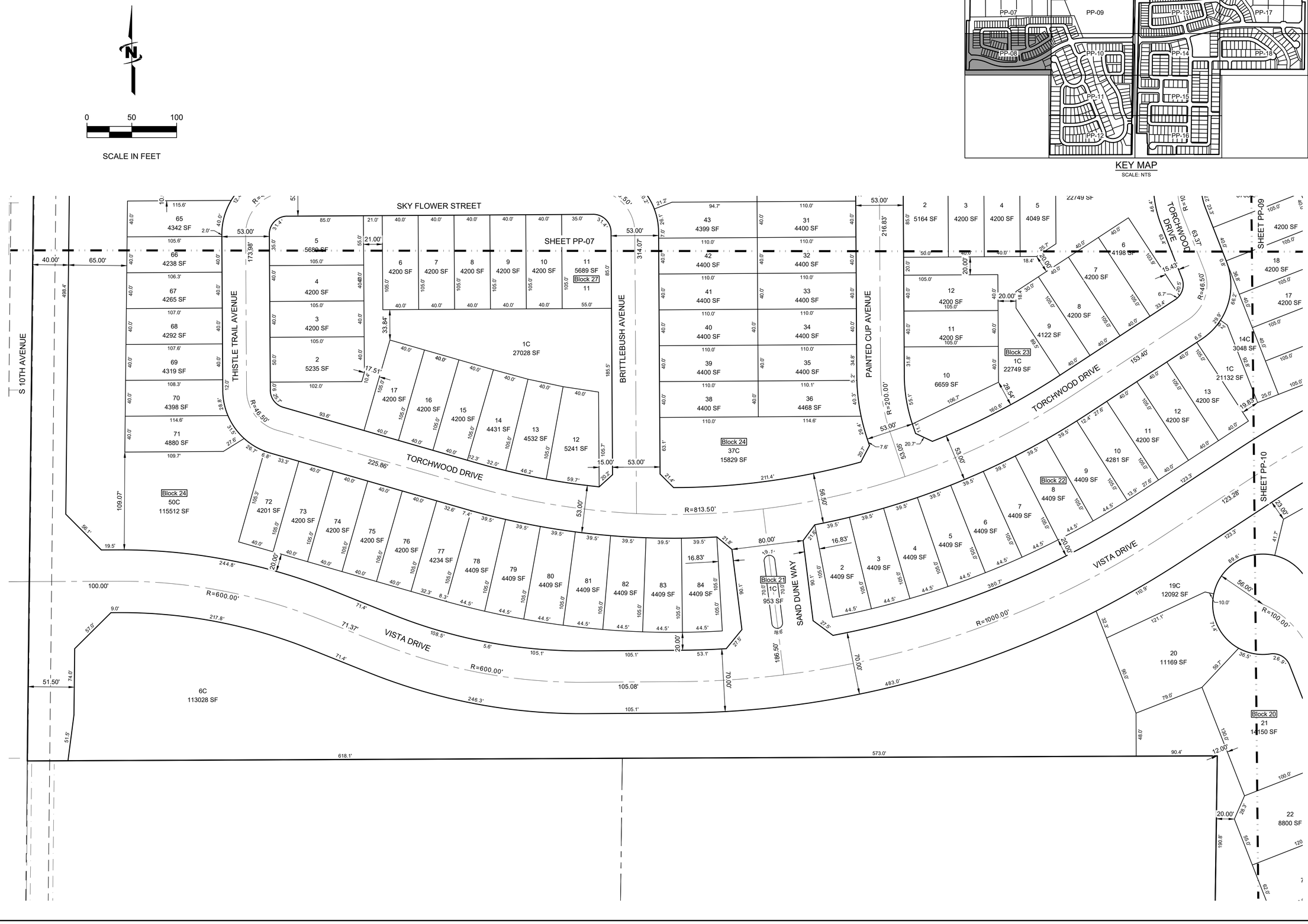
SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

PRELIMINARY PLAT

FILE: 10-24-100_PRE-PLAT_EXISTING_BNDRY
JUB PROJ. #: 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/23/2026

SHEET NUMBER:
PP-07

Plot Date:4/23/2026 3:27 PM Plotted By: Caleb LaClair
Date Created:6/5/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELL\PROPERTY\ATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG



Plot Date=4/23/2026 3:29 PM Plotted By: Caleb LaClair
Date Created=6/5/2025 \\JUB.COM\CENTRAL\C\CLIENTS\IDM3\PROJECTS\10-24-100_CALDWELL\PROPERTY\ATK\ARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG

J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

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17192
04/23/2026
STATE OF IDAHO
CALEB LACLAIR

REUSE OF DRAWINGS
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NO.	DESCRIPTION	BY	APR. DATE
	REVISION		

SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

PRELIMINARY PLAT

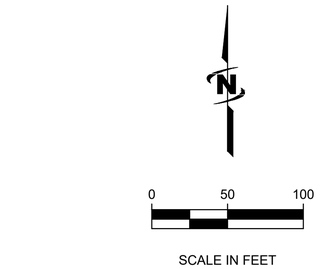
FILE :	10-24-100_PRE-PLAT_EXISTING_BNDRY
JUB PROJ. # :	10-24-100
DRAWN BY:	KAS
DESIGN BY:	CL
CHECKED BY:	CL

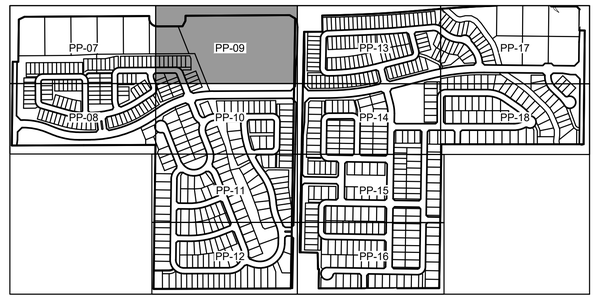
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 4/23/2026

SHEET NUMBER:

PP-08





KEY MAP
SCALE: NTS

KARCHER ROAD

962.0'

LANDSCAPE BUFFER EASEMENT

171.50'

IDAHO POWER EASEMENT

UTILITY AND ACCESS EASEMENT

SHEET PP-07

SHEET PP-08

SHEET PP-10

SHEET PP-13

SHEET PP-14

S MONTANA AVENUE

BEARGRASS STREET

TORCHWOOD DRIVE

SNAKEGRASS WAY

Block 31
1C
81133 SF
COMMERCIAL

Block 30
1
653634 SF
MULTI-FAMILY

Block 24
1C
50655 SF

Block 22

6C
2688 SF

16 4200 SF
15 4200 SF
14 4200 SF
13 4200 SF
12 4200 SF
11 4200 SF
10 4200 SF
9 4200 SF
8 4200 SF
7 5100 SF
6 4623 SF
5 4633 SF
4 4652 SF
3 2 20 5765 SF
21 6114 SF
19 4200 SF
22 4200 SF
18 4200 SF
23 4200 SF
17 4200 SF
24 4200 SF
16 4200 SF
25

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	REVISION			

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CALDWELL, IDAHO

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JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL
ONE INCH
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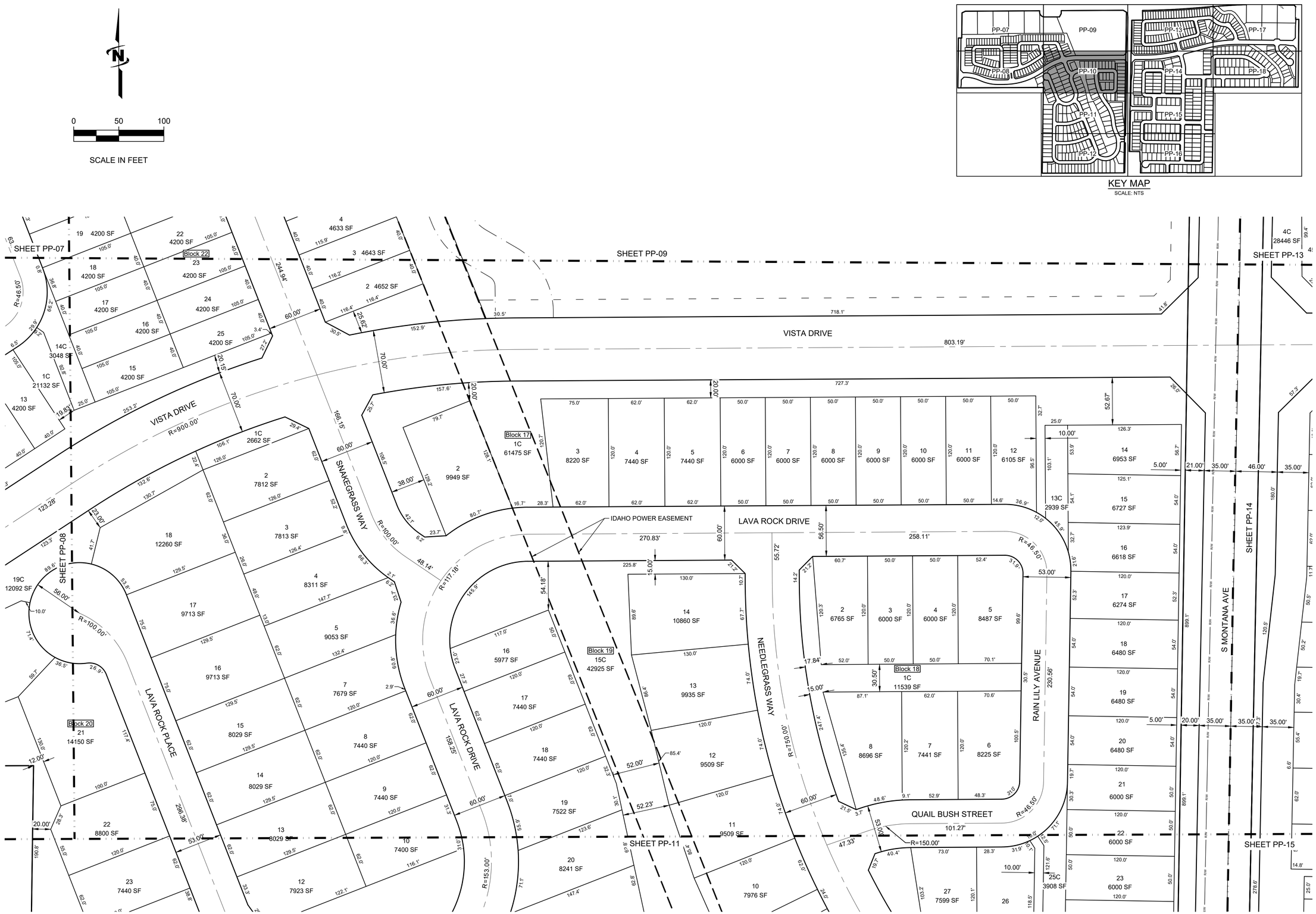
LAST UPDATED: 4/23/2026

SHEET NUMBER:
PP-09

Plot Date:4/23/2026 3:32 PM, Plotted By: Caleb LaClair
Date Created:6/5/2025 \\UB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELL\PROPERTY\ATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG



KEY MAP
SCALE: NTS

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JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
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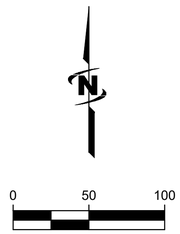
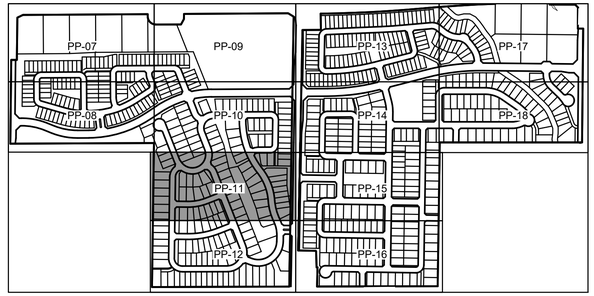
SHEET NUMBER:
PP-10

Plot Date:4/23/2026 3:34 PM Plotted By: Caleb LaClair
Date Created:6/5/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELL\PROPERTY\ATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG





KEY MAP
SCALE: NTS

Plot Date:4/23/2026 11:06 AM Plotted By: Kaye Southern
Date Created:6/5/2025 \\UB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELLPROPERTY\ATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG

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IDEAS, DESIGNS AND PLANS AS INSTRUMENTS OF SERVICE, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

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SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

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DESIGN BY: CL
CHECKED BY: CL
ONE INCH
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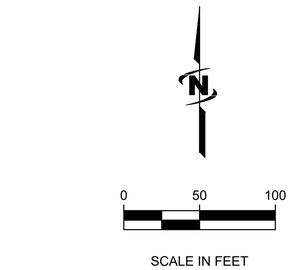
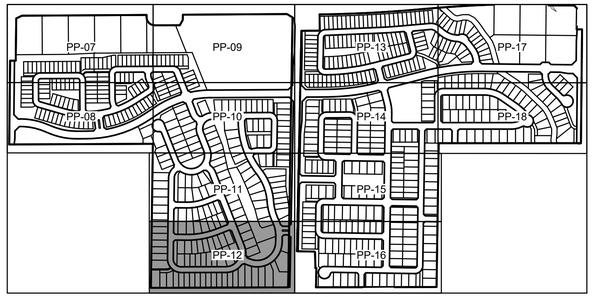
LAST UPDATED: 4/23/2026

SHEET NUMBER:
PP-11





KEY MAP
SCALE: NTS

SHEET PP-11

SHEET PP-15

SHEET PP-16

CHIFFON TRAIL AVENUE

CLIFFROSE STREET
R=750.00'

GREASEWOOD WAY

NEEDLEGRASS WAY

SILVERLEAF STREET

S MONTANA AVENUE

COACHELLA STREET

IDAHO POWER EASEMENT

Block 16
1C
740 SF

Block 17
36C
9013 SF

Block 19
34C
29025 SF

Block 20

Block 26

Block 28
11C
13014 SF

1C
81462 SF

1C
7507 SF

1C
4888 SF

10C
1762 SF

40C
2981 SF

1856 SF 39C

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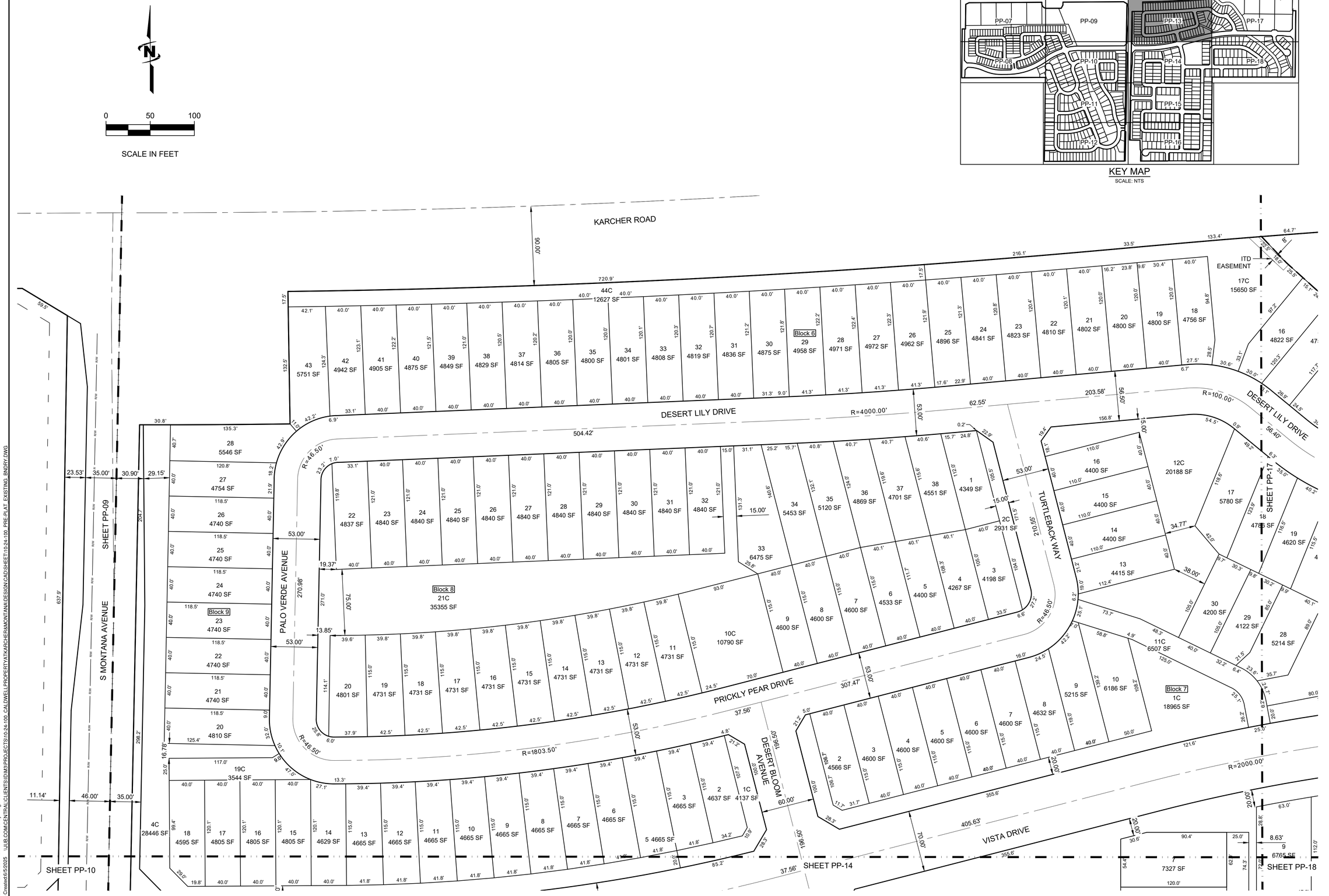
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/23/2026

SHEET NUMBER:
PP-12

Plot Date:4/23/2026 11:07 AM Plotted By: Kage Southern
Data Created:6/5/2025 \\UB.COM\CENTRAL\CLIENTS\IDMS\PROJECTS\10-24-100_CALDWELL\PROPERTY\ATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG



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DESCRIPTION

SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

PRELIMINARY PLAT

FILE :	10-24-100_PRE-PLAT_EXISTING_BNDRY
JUB PROJ. # :	10-24-100
DRAWN BY:	KAS
DESIGN BY:	CL
CHECKED BY:	CL

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 4/23/2026

SHEET NUMBER:

PP-13

Plot Date:4/23/2025 11:09 AM Plotted By: Kage Southern
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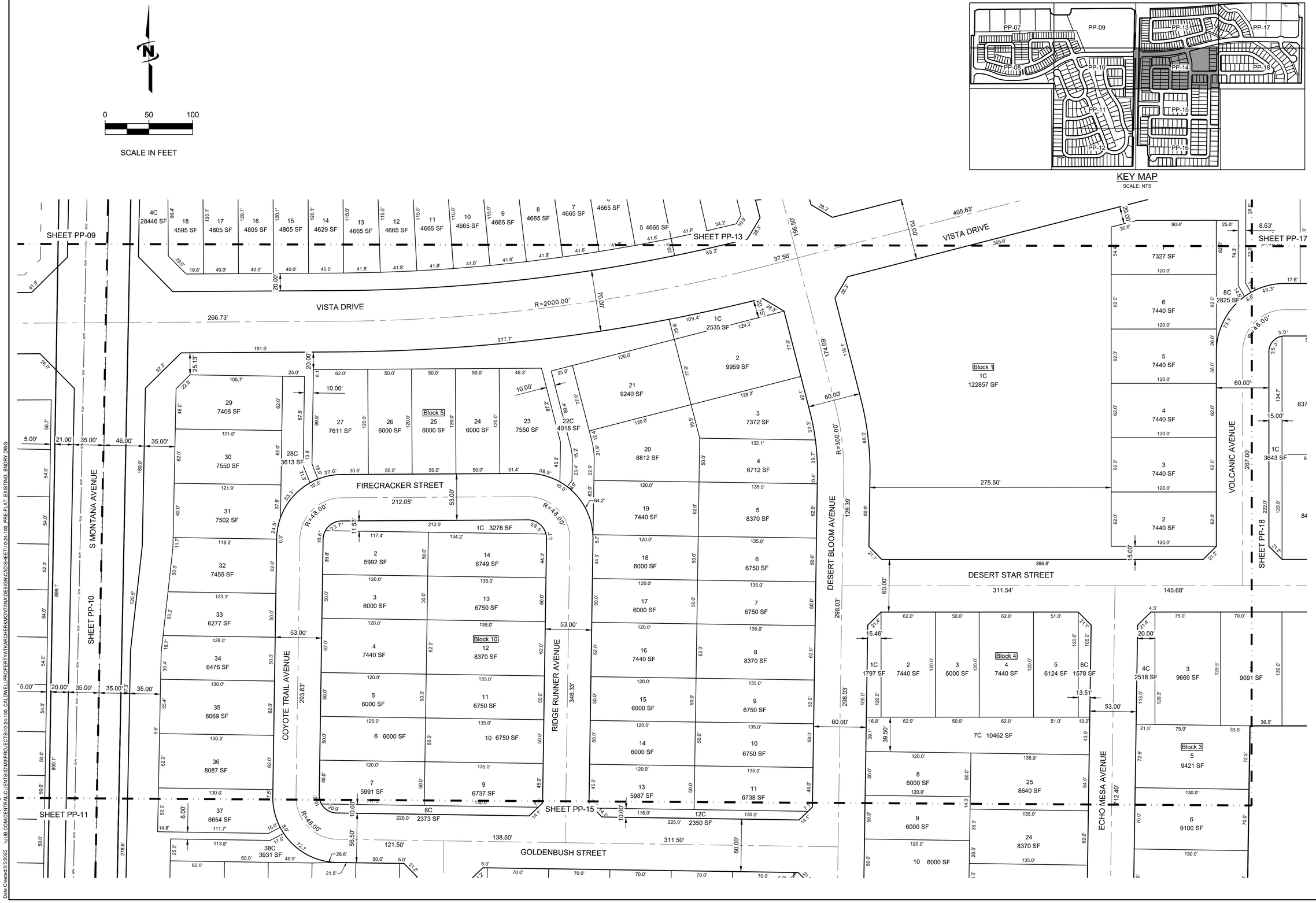

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CALDWELL, IDAHO

PRELIMINARY PLAT

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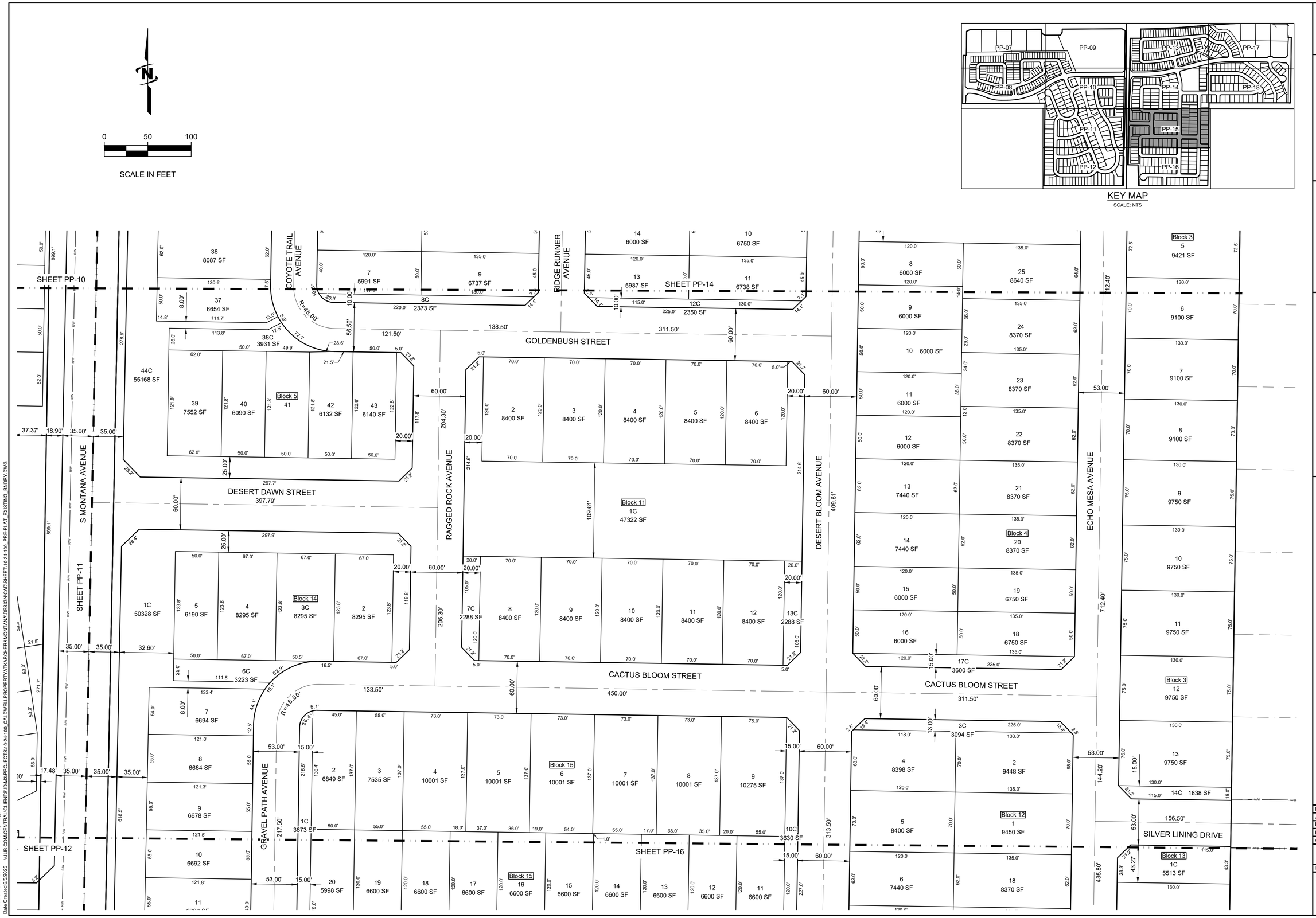
JUB PROJ. # :	10-24-100
DRAWN BY:	KAS
DESIGN BY:	CL
CHECKED BY:	CL
ONE INCH	AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED:	4/23/2026

SHEET NUMBER:

PP-14

Plot Date:4/23/2026 11:10 AM Plotted By: Kaye Southern
Date Created:6/5/2025 \\UB.COM\CENTRAL\CLIENTS\IDM3\PROJECTS\10-24-100_CALDWELLPROPERTYATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG



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JUB PROJ. #: 10-24-100
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DESIGN BY: CL
CHECKED BY: CL
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/23/2026

SHEET NUMBER:
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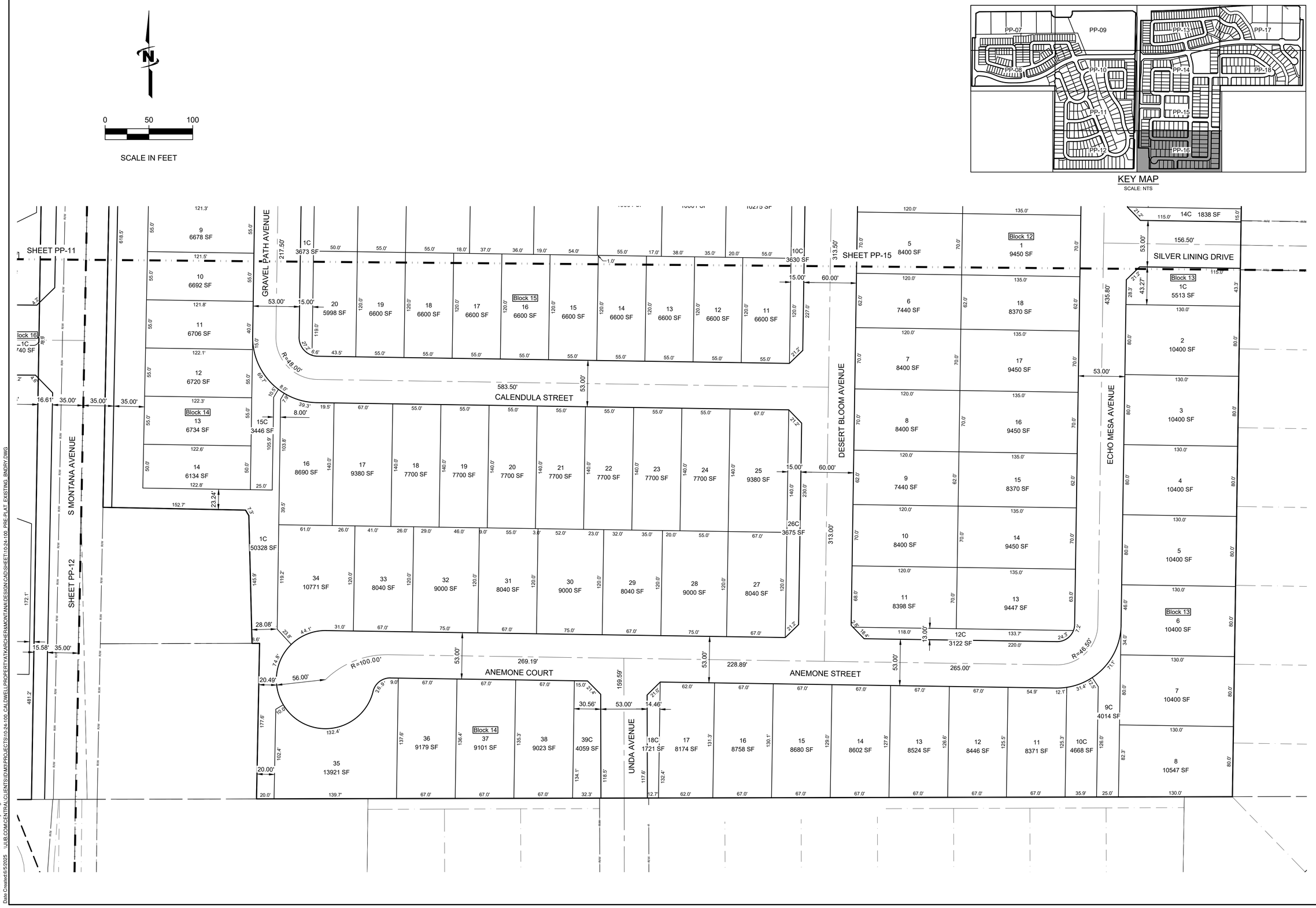

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DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL
ONE INCH
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LAST UPDATED: 4/23/2026

SHEET NUMBER:
PP-16

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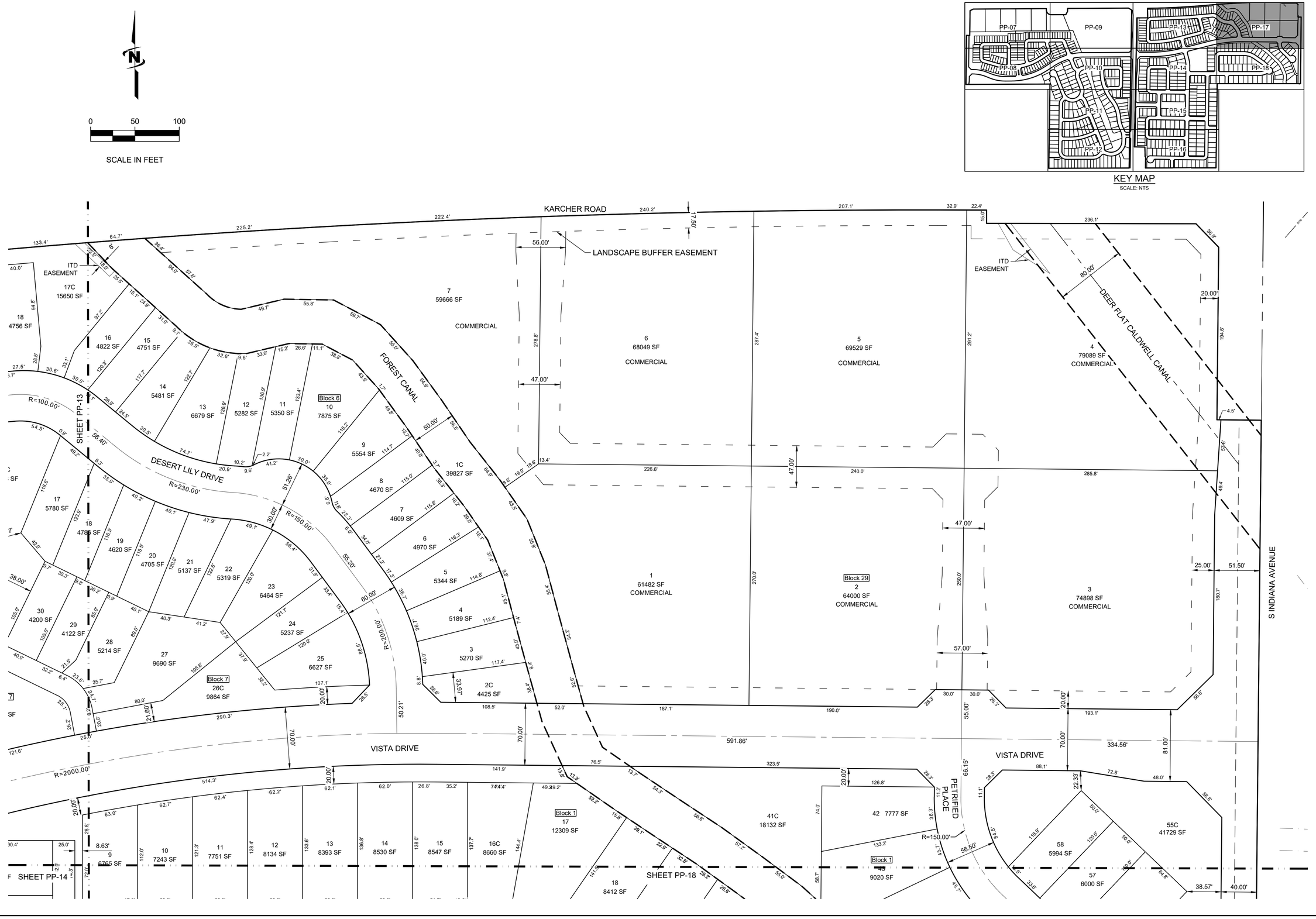

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ONE INCH
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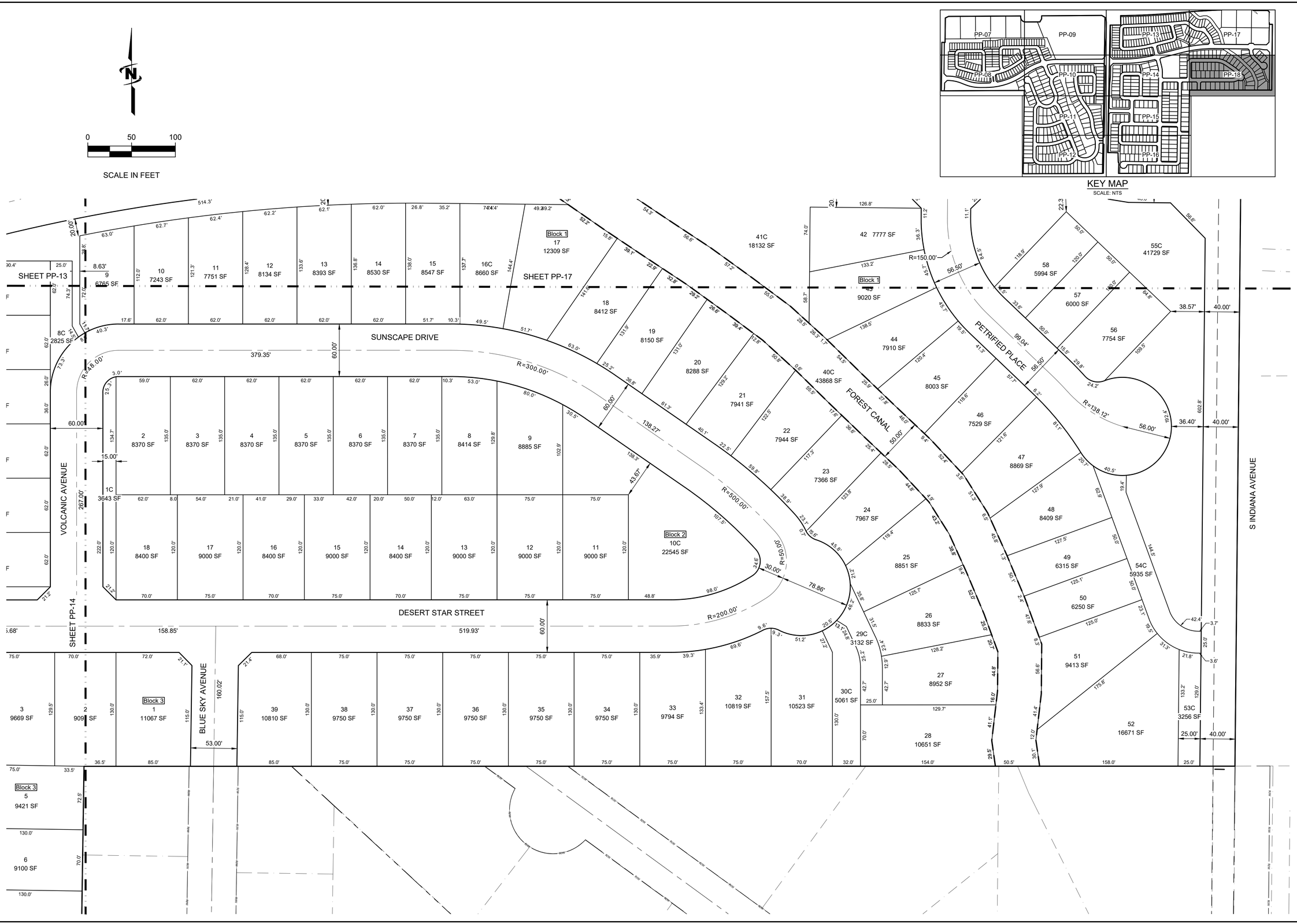
LAST UPDATED: 4/23/2026

SHEET NUMBER:
PP-17

Plot Date:4/23/2026 3:37 PM Plotted By: Caleb LaClair
Data Created:6/5/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELL\PROPERTY\ATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG



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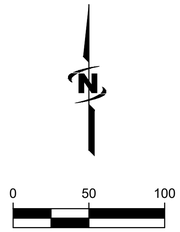
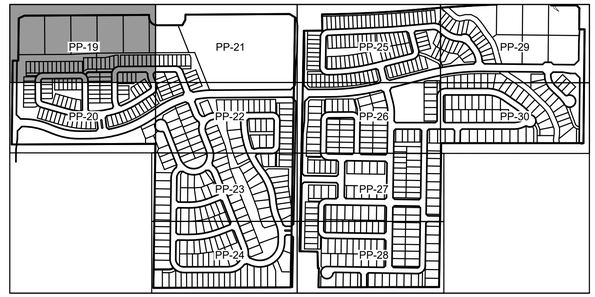
DESIGN BY: CL
CHECKED BY: CL
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/23/2026

SHEET NUMBER:
PP-18

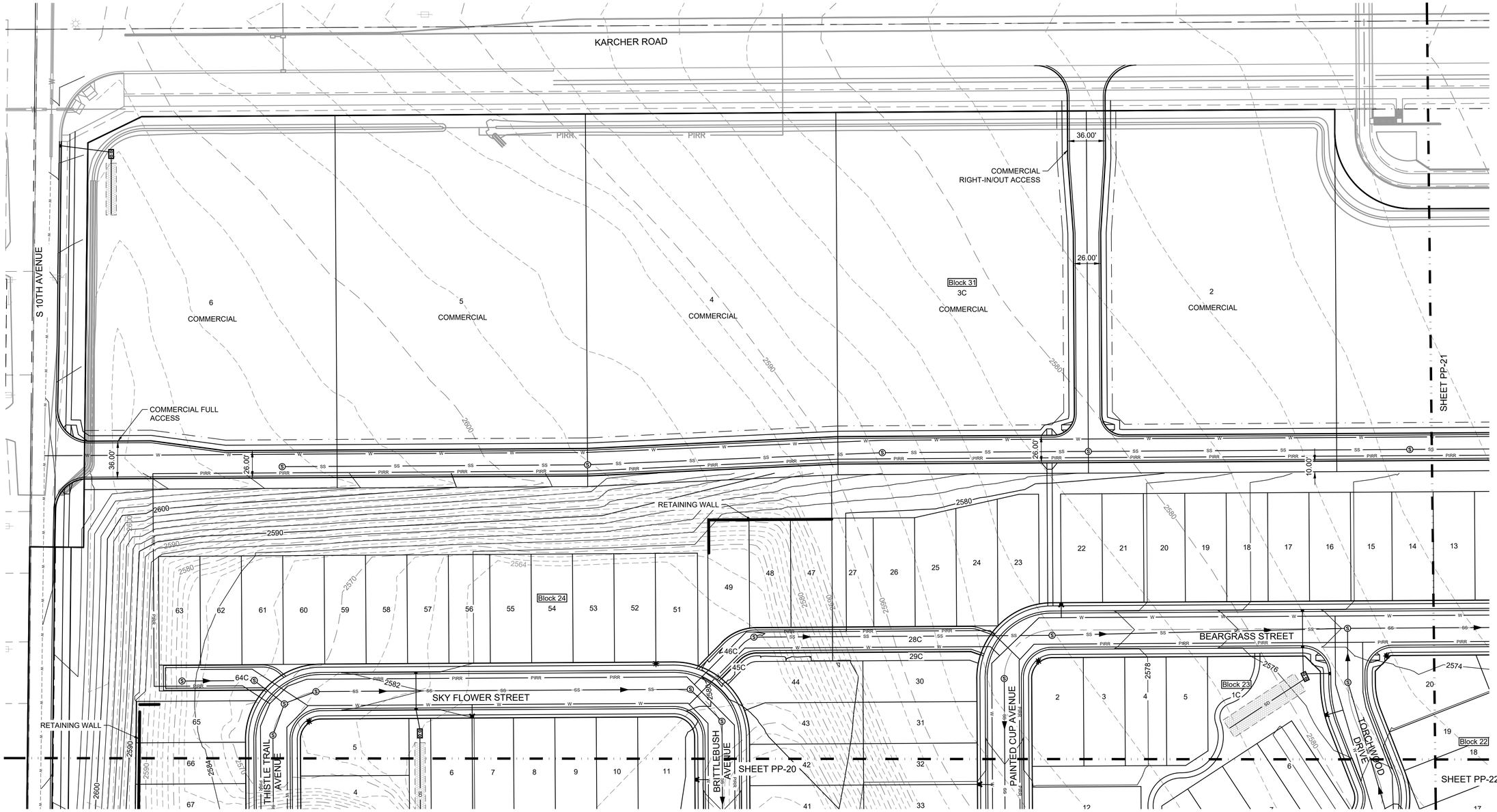
Plot Date:4/23/2026 3:39 PM Plotted By: Caleb LaClair
Date Created:6/5/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELL\PROPERTY\ATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG



NOTES:
1. KARCHER RD (HWY 55) IMPROVEMENTS SHOWN ARE APPROXIMATE AND BASED ON CONSTRUCTION DRAWINGS PROVIDED BY ITD.
2. UTILITY LOOPING AND CROSS ACCESS THROUGH THE COMMERCIAL AND MULTI-FAMILY LOTS AND ASSOCIATED EASEMENTS TO BE DETERMINED AT TIME OF LOT DEVELOPMENT.



KEY MAP
SCALE: NTS



J-U-B ENGINEERS, INC.

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2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER
LICENSED
17192
04/23/2026
STATE OF IDAHO
CALEB LACLAIR

REUSE OF DRAWINGS
J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	DESCRIPTION	BY	APR.	DATE
	REVISION			

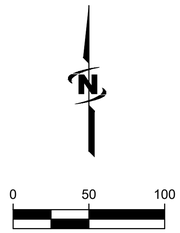
SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

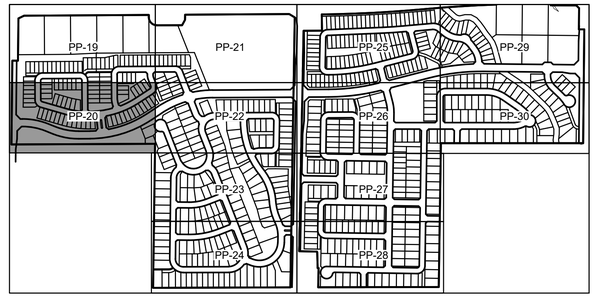
PRELIMINARY ENGINEERING PLAN

FILE : 10-24-100_PRE-PLAT_ENGINEERING
JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/23/2026

SHEET NUMBER:
PP-19

Plot Date:4/23/2026 11:17 AM Plotted By: Kage Southern
Date Created:6/5/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELLPROPERTYATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_ENGINEERING.DWG





KEY MAP
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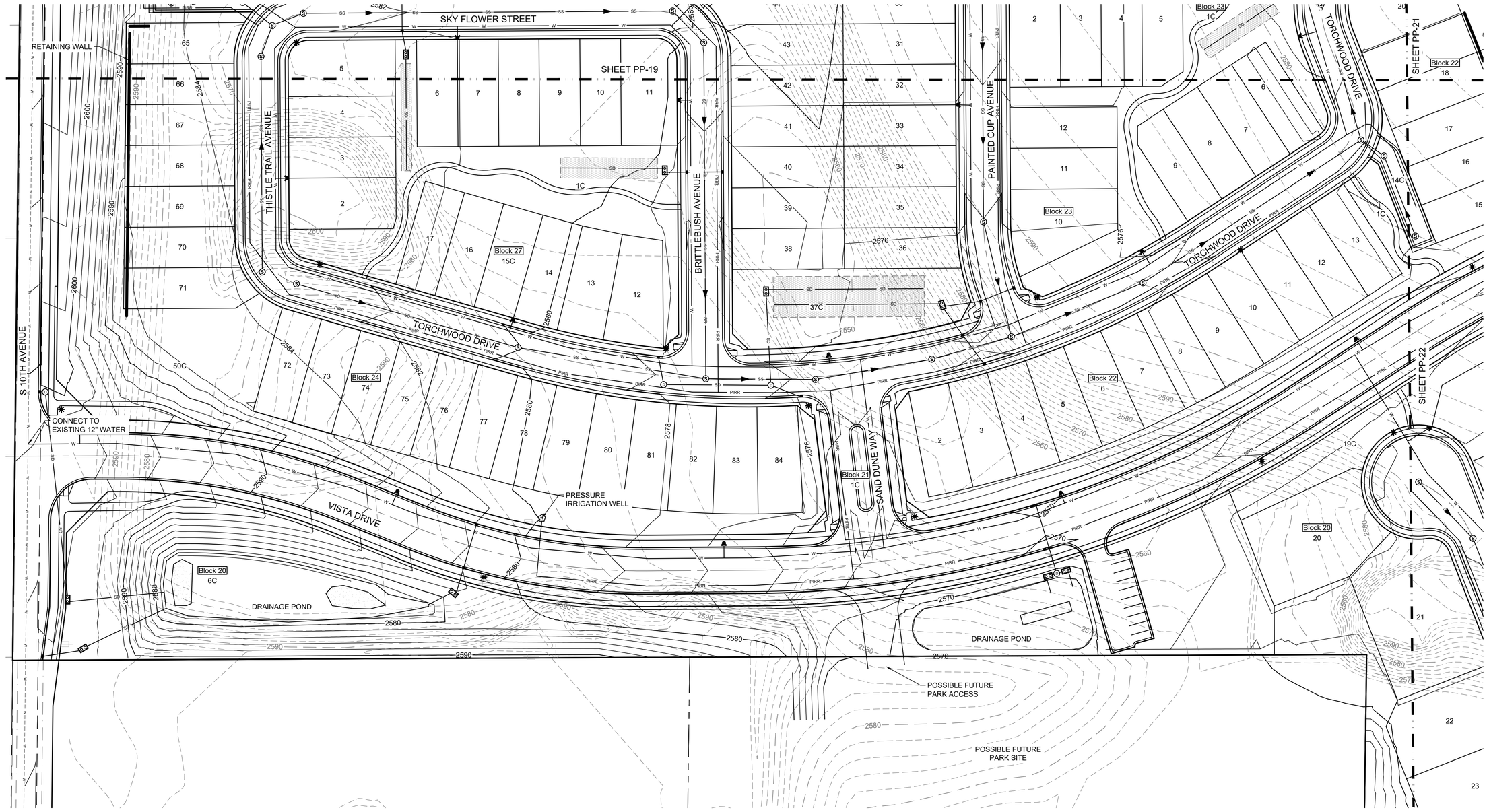

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NO.	DESCRIPTION	BY	APPR.	DATE
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SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

PRELIMINARY ENGINEERING PLAN

FILE :	10-24-100_PRE-PLAT_ENGINEERING
JUB PROJ. # :	10-24-100
DRAWN BY:	KAS
DESIGN BY:	CL
CHECKED BY:	CL

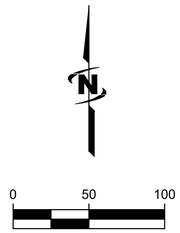
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 4/23/2026

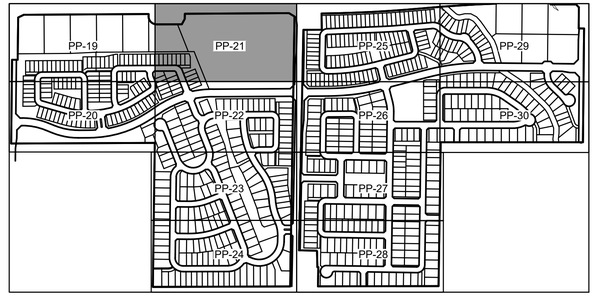
SHEET NUMBER:

PP-20

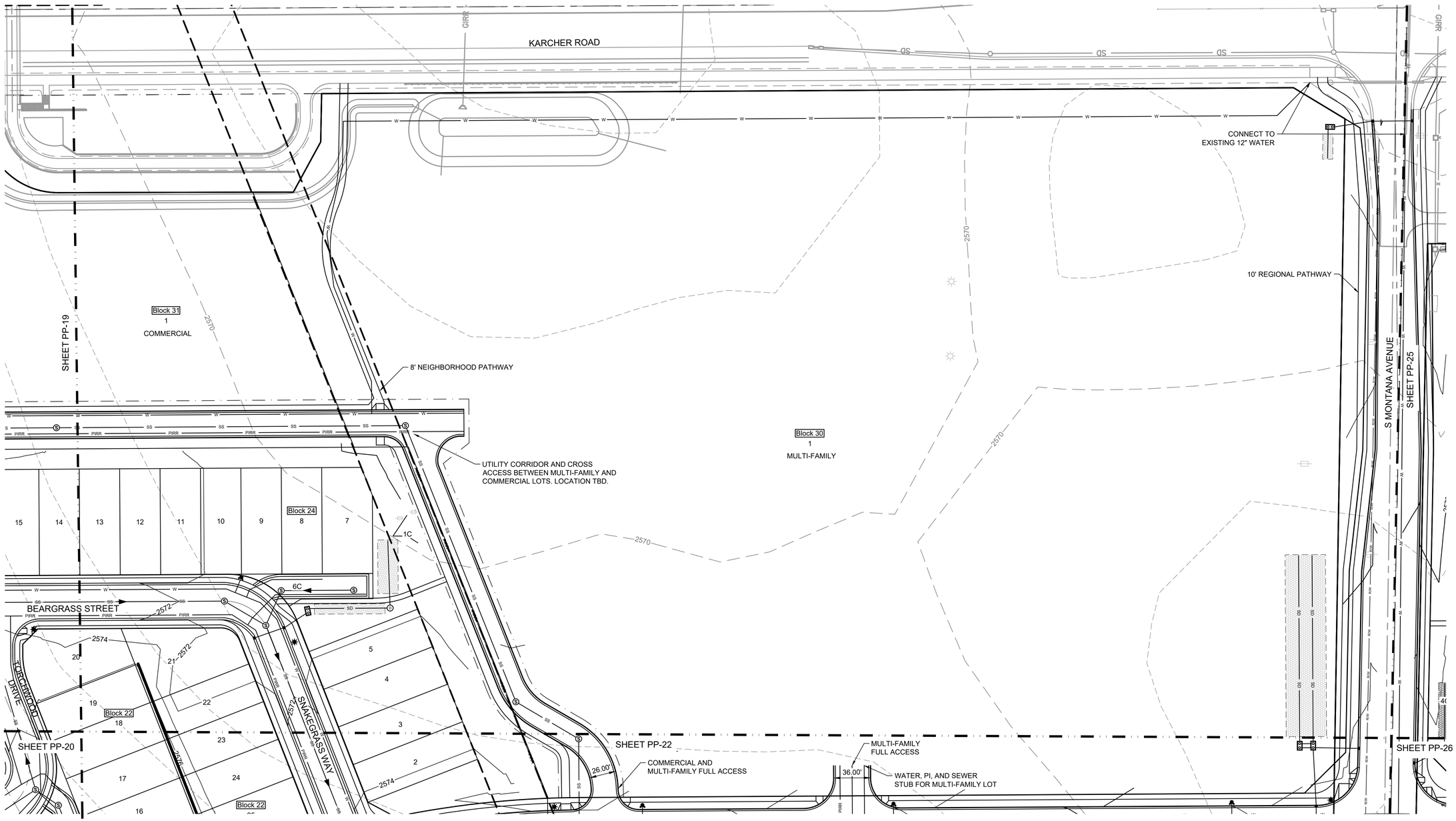
Plot Date:4/23/2026 11:18 AM Plotted By: Kage Southern
Date Created:6/5/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELL\PROPERTY\ATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_ENGINEERING.DWG



NOTES:
1. KARCHER RD (HWY 55) IMPROVEMENTS SHOWN ARE APPROXIMATE AND BASED ON CONSTRUCTION DRAWINGS PROVIDED BY ITD.
2. UTILITY LOOPING AND CROSS ACCESS THROUGH THE COMMERCIAL AND MULTI-FAMILY LOTS AND ASSOCIATED EASEMENTS TO BE DETERMINED AT TIME OF LOT DEVELOPMENT.



KEY MAP
SCALE: NTS



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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

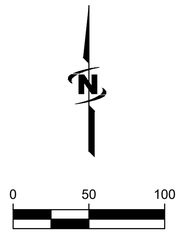
SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

PRELIMINARY ENGINEERING PLAN

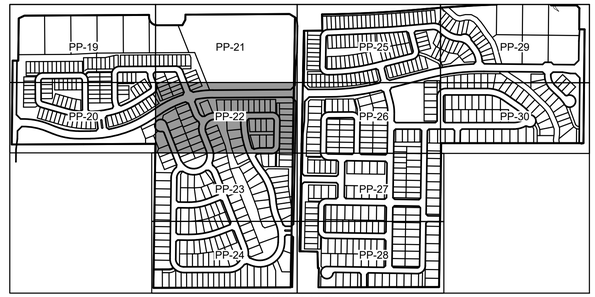
FILE : 10-24-100_PRE-PLAT_ENGINEERING
JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/23/2026

SHEET NUMBER:
PP-21

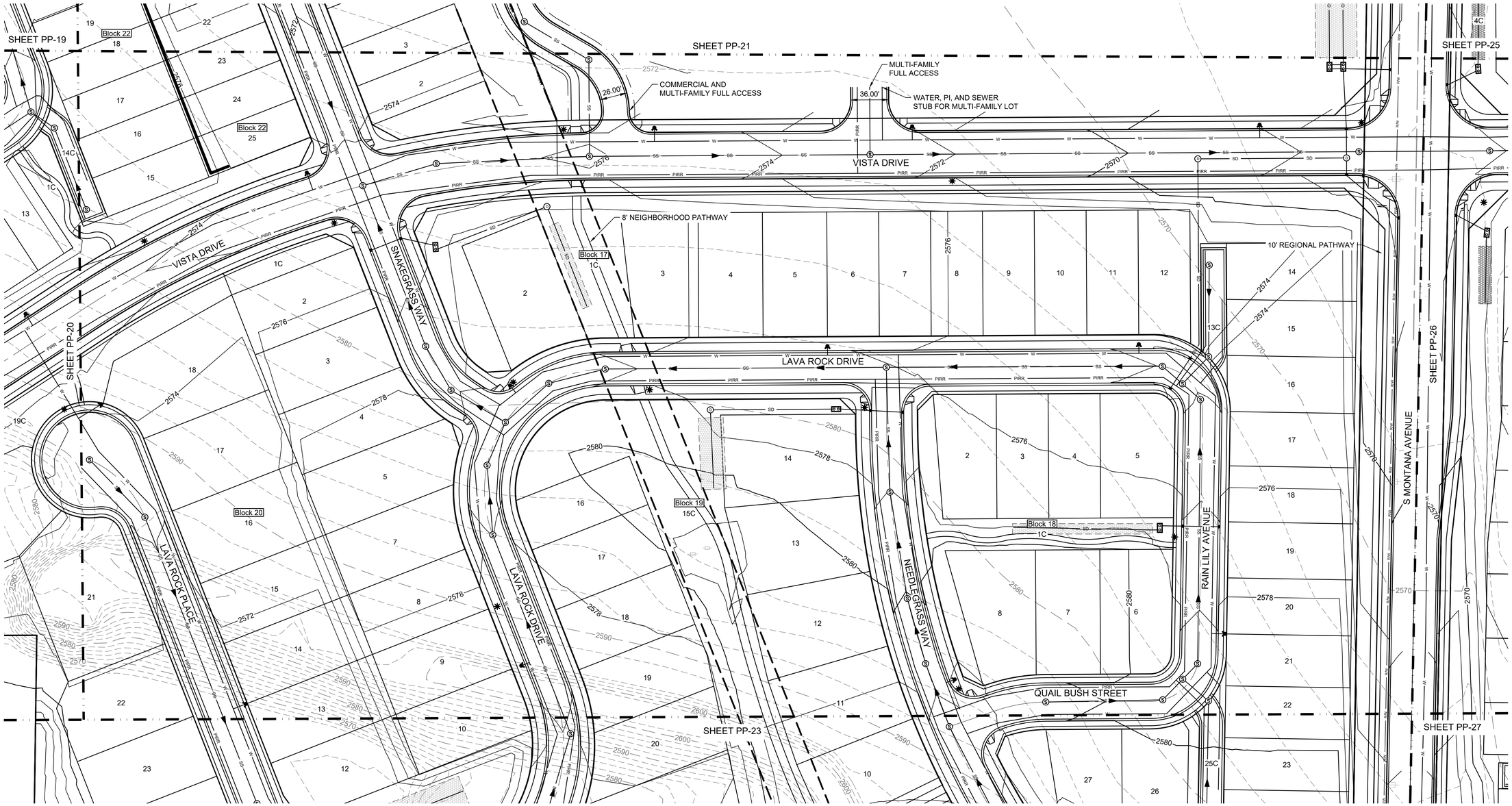
Plot Date: 4/23/2026 11:19 AM Plotted By: Kaye Southern
Date Created: 6/5/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELLPROPERTYATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_ENGINEERING.DWG



SCALE IN FEET



KEY MAP
SCALE: NTS



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	REVISION			

SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

PRELIMINARY ENGINEERING PLAN

FILE :	10-24-100_PRE-PLAT_ENGINEERING
JUB PROJ. # :	10-24-100
DRAWN BY:	KAS
DESIGN BY:	CL
CHECKED BY:	CL

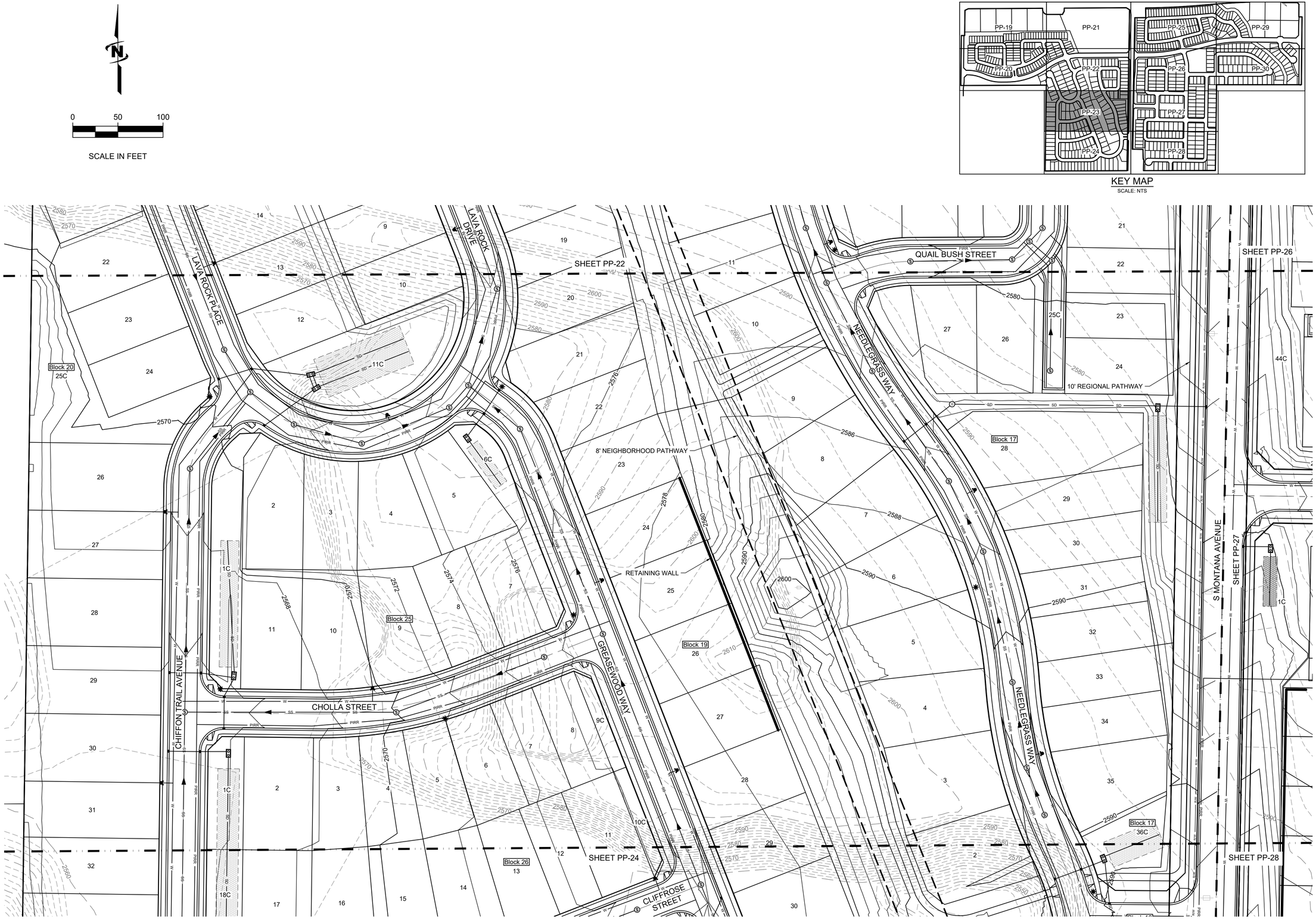
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 4/23/2026

SHEET NUMBER:

PP-22

Plot Date:4/23/2026 11:21 AM, Plotted By: Kaye Southern
Date Created:6/5/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELL\PROPERTY\ATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_ENGINEERING.DWG



KEY MAP
SCALE: NTS

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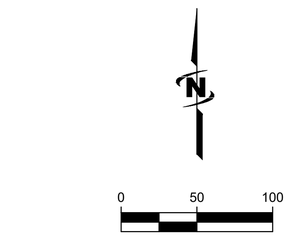
CALDWELL, IDAHO

PRELIMINARY ENGINEERING PLAN

FILE : 10-24-100_PRE-PLAT_ENGINEERING
JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/23/2026

SHEET NUMBER:
PP-23

Plot Date:4/23/2026 11:22 AM Plotted By: Kage Southern
Date Created:6/5/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELLPROPERTYATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_ENGINEERING.DWG



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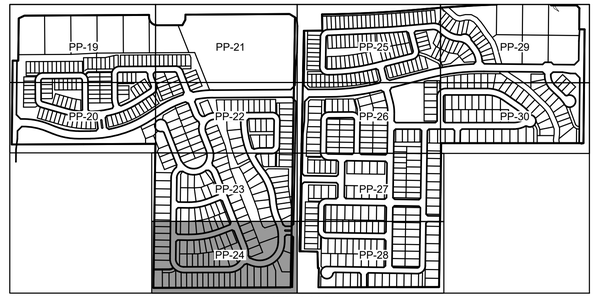

KEY MAP
SCALE: NTS

SHEET PP-23
SHEET PP-27
SHEET PP-28
CHIFFON TRAIL AVENUE
CLIFFROSE STREET
GREASEWOOD WAY
NEEDLEGRASS WAY
SILVERLEAF STREET
S MONTANA AVENUE
COACHELLA STREET
8' NEIGHBORHOOD PATHWAY
10' REGIONAL PATHWAY
RETAINING WALL
Block 17
Block 19
Block 20
Block 26
Block 28

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17192
04/23/2026
STATE OF IDAHO
CALEB LACLAIR

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SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

PRELIMINARY ENGINEERING PLAN

FILE : 10-24-100_PRE-PLAT_ENGINEERING
JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 4/23/2026

SHEET NUMBER:
PP-24

Plot Date:4/23/2026 11:23 AM Plotted By: Kaige Southern
Date Created:6/5/2025 \\UB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELLPROPERTY\ATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_ENGINEERING.DWG

NOTES:
1. KARCHER RD (HWY 55) IMPROVEMENTS SHOWN ARE APPROXIMATE AND BASED ON CONSTRUCTION DRAWINGS PROVIDED BY ITD.
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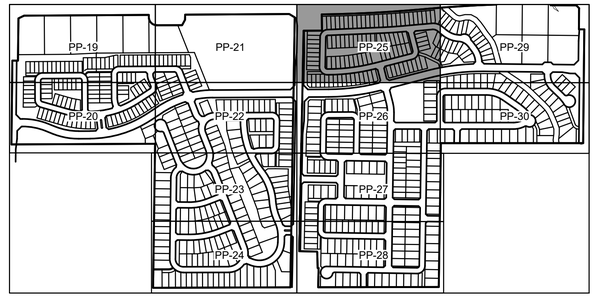
0 50 100

SCALE IN FEET



KEY MAP
SCALE: NTS

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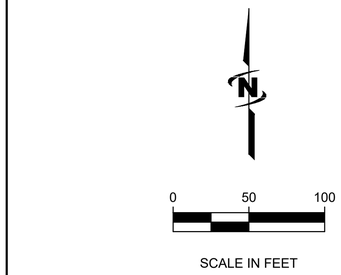
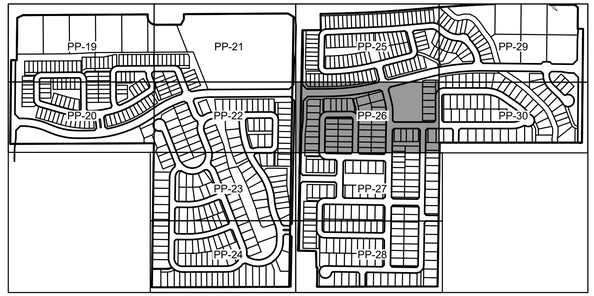
PRELIMINARY ENGINEERING PLAN

FILE : 10-24-100_PRE-PLAT_ENGINEERING
JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/23/2026

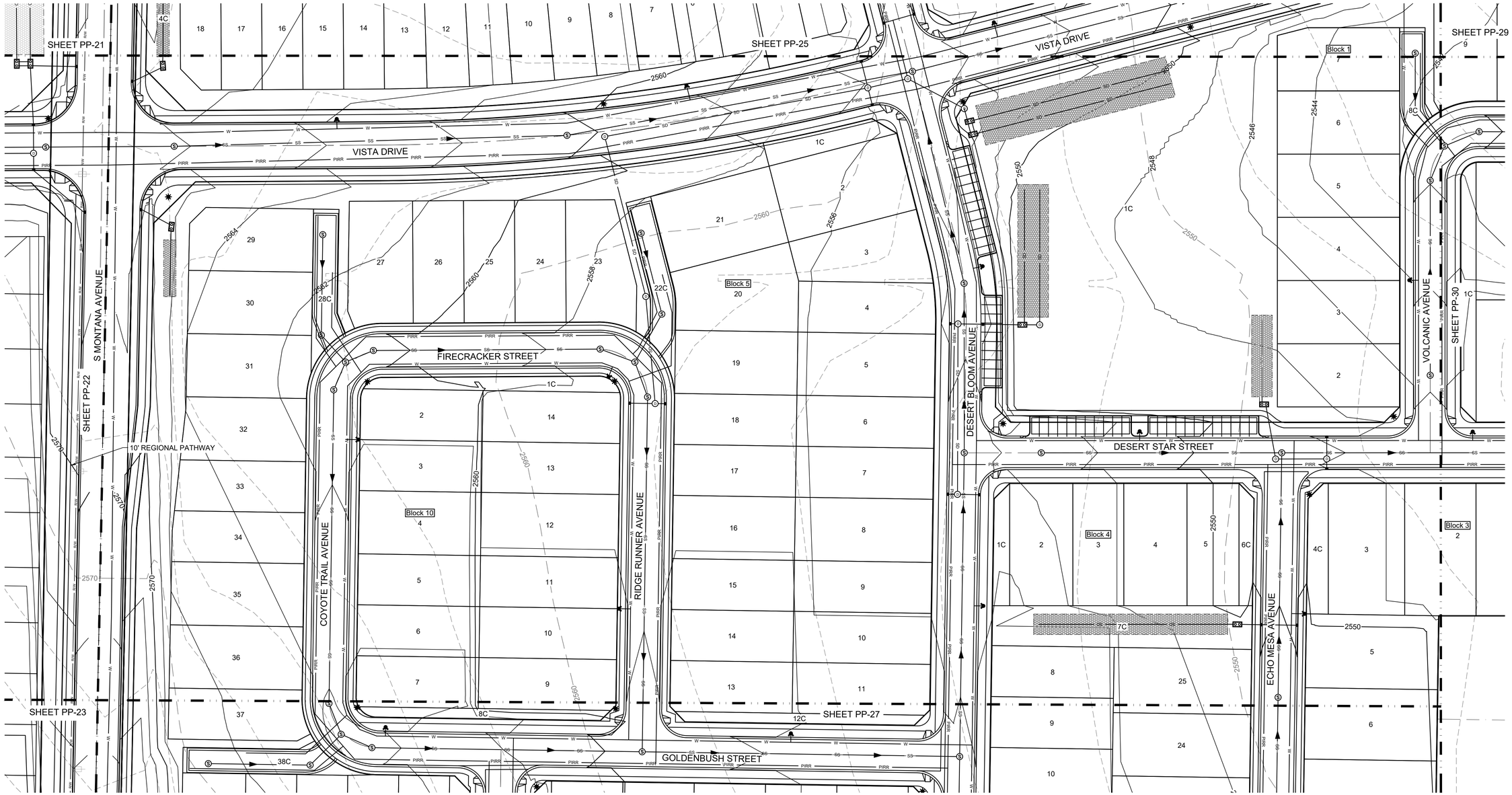
SHEET NUMBER:
PP-25

Plot Date:4/23/2026 11:25 AM Plotted By: Kage Southern
Date Created:6/5/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELL\PROPERTY\ATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_ENGINEERING.DWG





KEY MAP
SCALE: NTS



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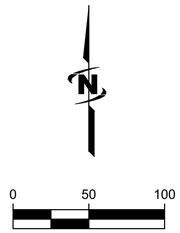
SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

PRELIMINARY ENGINEERING PLAN

FILE : 10-24-100_PRE-PLAT_ENGINEERING
JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/23/2026

SHEET NUMBER:
PP-26

Plot Date:4/23/2026 11:26 AM Plotted By: Kaye Southern
Date Created:6/5/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3PROJECTS\10-24-100_CALDWELLPROPERTYATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_ENGINEERING.DWG



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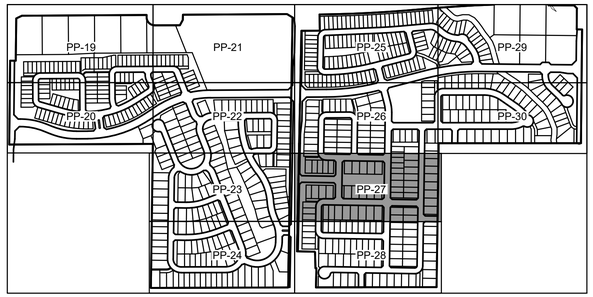

KEY MAP

SCALE: NTS

SHEET PP-22
SHEET PP-26
SHEET PP-23
SHEET PP-24
SHEET PP-28
COYOTE TRAIL AVENUE
RIDGE RUNNER AVENUE
GOLDENBUSH STREET
S MONTANA AVENUE
RAGGED ROCK AVENUE
DESERT BLOOM AVENUE
DESERT DAWN STREET
ECHO MESA AVENUE
CACTUS BLOOM STREET
SILVER LINING DRIVE
GRAVEL PATH AVENUE
10' REGIONAL PATHWAY
RETAINING WALL
Block 5
Block 11
Block 12
Block 14
Block 15

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SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

PRELIMINARY ENGINEERING PLAN

FILE : 10-24-100_PRE-PLAT_ENGINEERING
JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL

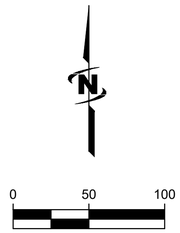
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 4/23/2026

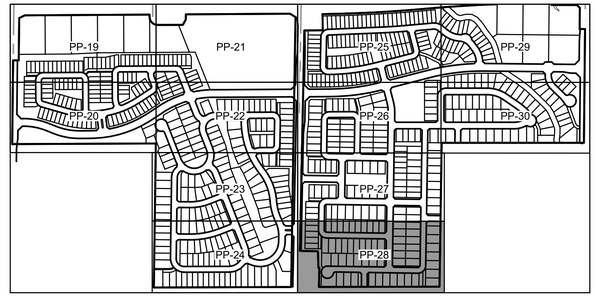
SHEET NUMBER:

PP-27

Plot Date:4/24/2026 9:43 AM Plotted By: Caleb LaClair
Date Created:8/11/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELL\PROPERTY\ATKARCHER\MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_ENGINEERING.DWG



SCALE IN FEET



KEY MAP

SCALE: NTS

SHEET PP-23

SHEET PP-27

SHEET PP-24

GRAVEL PATH AVENUE

S MONTANA AVENUE

CALENDULA STREET

SILVER LINING DRIVE

DESERT BLOOM AVENUE

ECHO MESA AVENUE

UNDA AVENUE

ANEMONE COURT

ANEMONE STREET

RETAINING WALL

10' REGIONAL PATHWAY

ACCESS TO ADJACENT LOT

STUB SEWER SERVICE TO ADJACENT LOT

CONNECT TO EXISTING 8" WATER

Block 12

Block 13

Block 14

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Phone: 208.376.7330
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PROFESSIONAL ENGINEER LICENSED 17192 04/23/2026 STATE OF IDAHO CALEB LACLAIR

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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

PRELIMINARY ENGINEERING PLAN

FILE : 10-24-100_PRE-PLAT_ENGINEERING
JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 4/23/2026

SHEET NUMBER:

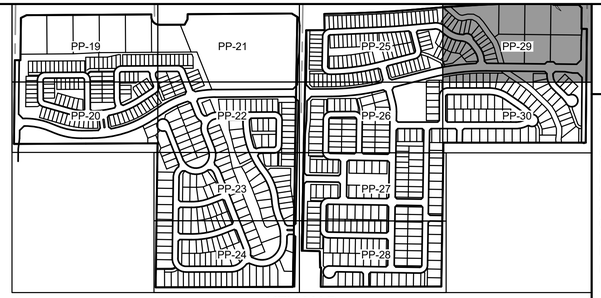
PP-28

Plot Date:4/23/2026 11:29 AM Plotted By: Kaye Southern
Date Created:6/5/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELLPROPERTY\ATK\ARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_ENGINEERING.DWG

NOTES:
1. KARCHER RD (HWY 55) IMPROVEMENTS SHOWN ARE APPROXIMATE AND BASED ON CONSTRUCTION DRAWINGS PROVIDED BY ITD.
2. UTILITY LOOPING AND CROSS ACCESS THROUGH THE COMMERCIAL AND MULTI-FAMILY LOTS AND ASSOCIATED EASEMENTS TO BE DETERMINED AT TIME OF LOT DEVELOPMENT.

0 50 100

SCALE IN FEET



KEY MAP
SCALE: NTS

KARCHER ROAD
IRRIGATION STORAGE POND
IRRIGATION WELL & PUMP HOUSE
EXISTING IRRIGATION SUPPLY TAP
COMMERCIAL RIGHT IN/OUT ACCESS
DESERT LILY DRIVE
FOREST CANAL
VISTA DRIVE
DEER FLAT CALDWELL CANAL
12'X5' BOX CULVERT EXTENSION
COMMERCIAL FULL ACCESS
S INDIANA AVENUE
PETRIFIED PLACE
CONNECT TO EXISTING 12" WATER
CONNECT TO EXISTING 15" SEWER
36" RCP
Block 1
Block 6
Block 7
Block 29
COMMERCIAL
SHEET PP-25
SHEET PP-26
SHEET PP-30

J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER LICENSED 17192 04/23/2026 STATE OF IDAHO CALEB LACLAIR

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SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

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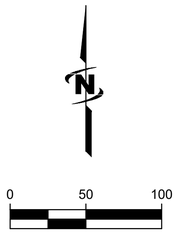
LAST UPDATED: 4/23/2026

SHEET NUMBER:
PP-29

Plot Date=4/23/2026 11:30 AM Plotted By: Kage Southern
Data Created=6/5/2025 \\JUB.COM\CENTRAL\CLIENTS\IDAHO\PROJECTS\10-24-100_CALDWELL\PROPERTY\ATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_ENGINEERING.DWG



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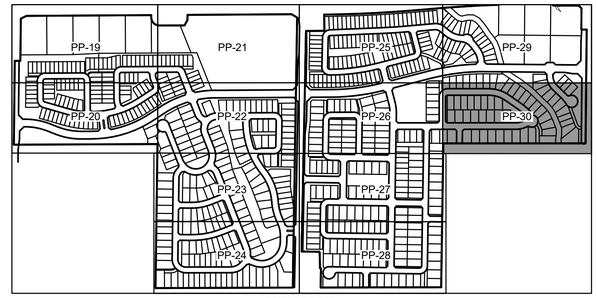

KEY MAP
SCALE: NTS

SHEET PP-25

SHEET PP-29

SHEET PP-26

SUNSCAPE DRIVE

DESERT STAR STREET

VOLCANIC AVENUE

BLUE SKY AVENUE

FOREST CANAL

PETRIFIED PLACE

S INDIANA AVE

Block 1

Block 2

Block 3

CONNECT TO EXISTING 8" WATER

CONNECT TO EXISTING 12" WATER

J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
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PROFESSIONAL ENGINEER
LICENSED
17192
04/23/2026
STATE OF IDAHO
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SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

PRELIMINARY ENGINEERING PLAN

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LAST UPDATED: 4/23/2026

SHEET NUMBER:
PP-30

Plot Date:4/23/2026 11:31 AM Plotted By: Kaye Southern
Date Created:6/5/2025 \\JUB.COM\CENTRAL\CLIENTS\IDM3\PROJECTS\10-24-100_CALDWELLPROPERTYATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_ENGINEERING.DWG

PRE-PLAT LANDSCAPE PLANS FOR

SILVERLEAF

CALDWELL, IDAHO
2026

DEVELOPER

M3 COMPANIES
11673 Shoreline Dr.
Suite 200
Boise, Idaho 83702
(208) 939-6263 Fax: 208-939-6752

CIVIL ENGINEERS

J-U-B ENGINEERS, INC.
2760 W. Excursion Ln., Suite 400
Meridian, ID 83642
(208) 376-7330 Fax: 208-323-9336

LANDSCAPE ARCHITECT

Greey | Pickett
Landscape Architecture | Community Design
7144 E. Stetson Drive, Suite 205
Scottsdale, Arizona 85251
(480) 609-0009 Fax: (480) 609-0068

SHEET INDEX

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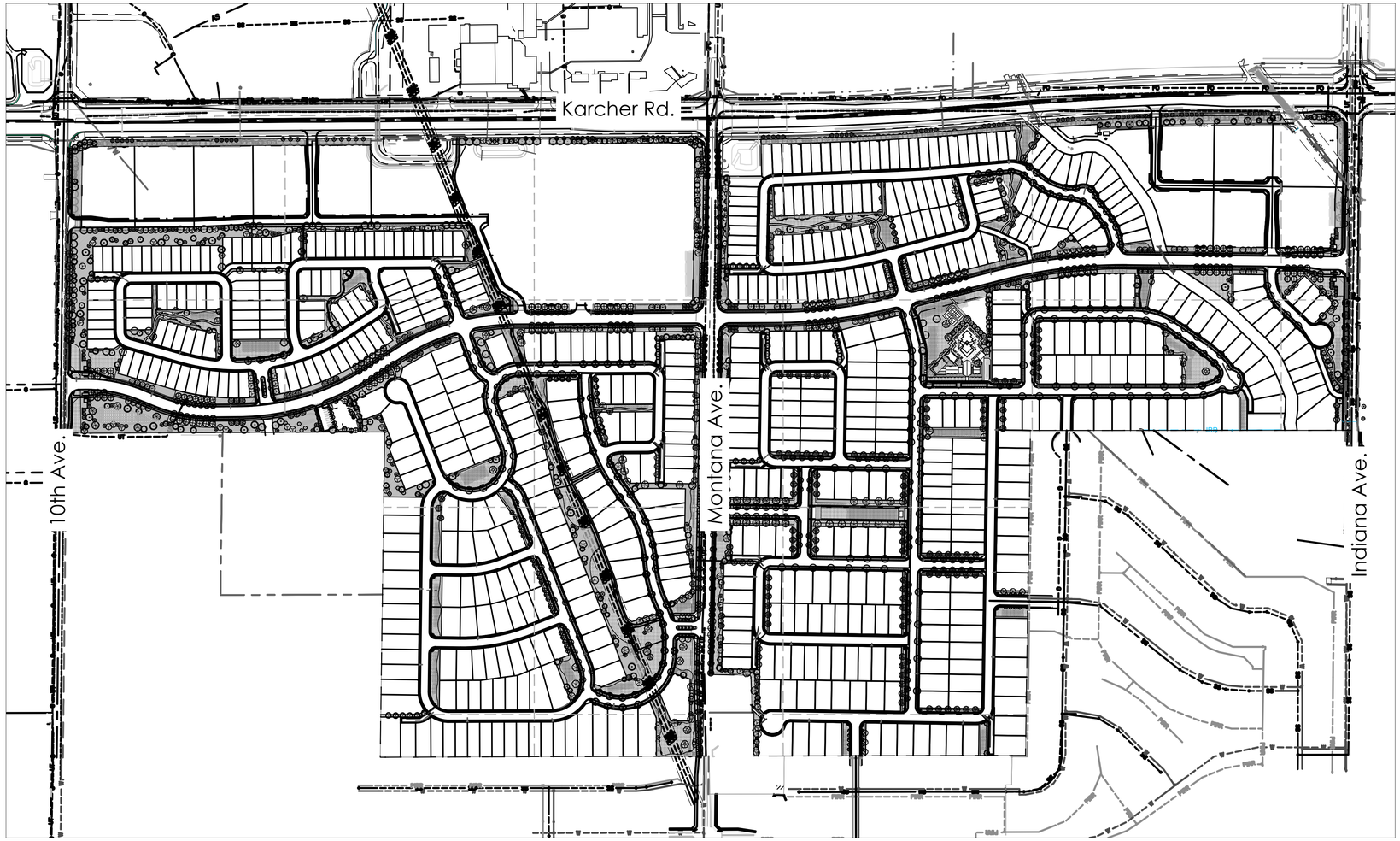
Overall Landscape Sheet Layout	L3.0
Planting Plans	L3.1-3.15
Details	L6.1
Planting Details	L7.1
Planting Specifications	L8.1



OVERALL LANDSCAPE PLAN

Scale: 1" = 250'-0"

GREEY | PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0068f

STATE OF IDAHO
RUSSELL GREEY
LA - 16653
Expires:09/31/25
LICENSED LANDSCAPE ARCHITECT

Pre-Plat Landscape Construction Documents
CALDWELL, IDAHO

SILVERLEAF

revisions:

project #: MTC088
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 09.16.2025
drawing: Overall Landscape Plan

sheet #
L0.0
1 of 22

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GRADING GENERAL NOTES:

1. CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
2. FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
3. LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
4. GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
   A) FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
   B) IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
      i) TURF, AND ANNUAL AREAS (6" DEPTH).
      ii) PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER. THE OWNER AND CONTRACTOR SHALL COORDINATE A SUITABLE LOCATION ON SITE TO DISPOSE OF THE CALICHE MATERIAL. SHOULD A SUITABLE LOCATION ON SITE NOT EXIST, THE OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF THE CALICHE.
6. FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1.5" BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
7. REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.

HARDSCAPE GENERAL NOTES:

1. FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
2. REFER TO CIVIL PLANS PREPARED BY JUB ENGINEERS, INC. FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS.
3. ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND MODIFIED (IF NECESSARY) PRIOR TO CONSTRUCTION.
4. ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN SUBMITTED BY CIVIL ENGINEER. SHOULD DISCREPANCIES OCCUR, FIELD REVISIONS SHALL BE REQUIRED.
5. THE CONTRACTOR SHALL HAVE SIDEWALK SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT , OR OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION.
6. IN ADDITION TO SUBMITTING MATERIAL SAMPLES OF ALL SITE RELATED MATERIALS, THE CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF CONSTRUCTION, I.E., A) CONCRETE PAVERS, B) EXPOSED AGGREGATE PAVING, C) INTEGRAL COLORED CONCRETE, ETC., FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION.
7. UNLESS NOTED OTHERWISE ON CONSTRUCTION DOCUMENTS OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" WIDE (VARIES), 4" THICK, 3,000 PSI CONCRETE ON COMPACTED BASE WITH CONSTRUCTION JOINTS AT 5'-0" (VARIES) ON CENTER AND EXPANSION JOINTS AT 20'-0" (VARIES) ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH WITH 1/2" RADIUS TOOLED EDGES.
8. RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. SHOULD DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING FURTHER.

PLANTING GENERAL NOTES:

1. THE CONTRACTOR SHALL REVIEW PLANTING PLANS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
3. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANT MATERIAL AS SPECIFIED ON THE PLANTING PLANS. HOWEVER, SHOULD THE PLANT MATERIAL BE TEMPORARILY UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL 3 GALLON NURSERY BUCKETS WITH IRRIGATION AT EACH PLANT LOCATION. AS THE PLANT MATERIAL BECOMES AVAILABLE, THE 3 GALLON BUCKETS SHALL BE REMOVED AND PLANT MATERIAL INSTALLED.
4. ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
5. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
7. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
8. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT.
9. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
10. TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS/SEEPAGE BEDS/IDAHO POWER APPURTENANCES/ FIRE HYDRANTS, 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM WALKS, CURBS AND WALLS. SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS.
11. ALL SPECIMEN TREES, SHRUBS AND GROUNDCOVER SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
12. THE CONTRACTOR SHALL INSTALL "SHAWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION, IF APPLICABLE.
13. ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
14. ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
15. THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION AND 90 DAY MAINTENANCE AFTER SUBSTANTIAL COMPLETION PRIOR TO TURNOVER TO HOME OWNER'S ASSOCIATION (HOA).
16. PLANT MATERIAL MARKED 'SALVAGE' SHALL BE SELECTED FROM ON-SITE SALVAGE INVENTORY. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
17. ALL PLANTER BEDS SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
18. ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.
19. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL STORM DRAIN PIPES, STRUCTURES, OR FACILITIES.
20. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.

GENERAL NOTES:

1. THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDERS. ALL QUANTITIES SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY AND ARE NOT GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER TO FULFILL THE INTENT OF THE DESIGN DRAWINGS.
2. INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR" OR "LANDSCAPE ARCHITECT/ENGINEER-OF-RECORD" OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE "LANDSCAPE ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "LANDSCAPE ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION.
3. ANY INCIDENTAL INSTALLATION PROCEDURE, MATERIAL OR EQUIPMENT, NOT MENTIONED IN THESE CONSTRUCTION DOCUMENTS, THE SPECIFICATIONS NOR SHOWN ON THE PLANS, WHICH MAY BE NECESSARY FOR COMPLETION AND SATISFACTORY OPERATION OF THE DESIGN SYSTEM SHALL BE FURNISHED AND INSTALLED (AS BASED ON INDUSTRY STANDARDS) AS THOUGH SHOWN OR PROVIDED FOR.
4. EXISTING CONDITIONS AND BASE INFORMATION ARE BASED ON PLANS PREPARED BY: JUB ENGINEERS, INC. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD A CONFLICT ARISE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
6. FOR UNDERGROUND UTILITY COORDINATION AND 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT:
   A) UTILITY DIG LINE SERVICE OF IDAHO 1-800-342-1585
   B) UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
   C) OVERHEAD UTILITIES
7. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND THE CHANGE ORDERS AS ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS.
8. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS OR SHOULD THERE BE ANY DISCREPANCIES, HE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING FURTHER.
9. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES.
10. THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.
12. BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
13. THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
14. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
15. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS AND/OR REGULATIONS PERTAINING TO THE PROJECT.
16. THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
17. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
18. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
19. MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.

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STATE OF IDAHO
RUSSELL GREEY
LA - 16653
Expires09/31/25
LICENSED LANDSCAPE ARCHITECT

SILVERLEAF

Pre-Plat Landscape Construction Documents
CALDWELL, IDAHO

revisions:

project #:
MTC088
scale:
NTS
issued for:
REVIEW
drawn by:
TEAM
date:
09.16.2025
drawing:
General Notes

sheet #
L0.1
2 of 22

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Street Landscape Buffer Calculations

Karcher Rd. - State Highway 55 +/-4,400 LF	Minimum Required	Proposed	Notes
Buffer Width	35'	Min. 35' split between private property and ITD ROW. Refer to Civil Sections.	
Sidewalk	10'	10'	ITD to install as part of Hwy 55 widening.
Berms	Yes.	Yes. Refer to Civil Plans.	
Evergreen Trees (50% of Trees)		163	
Class I Trees (1 tree / 25 LF)	-	36	Max. of 50% of trees to be Class I.
Class II Trees (1 tree / 35 LF)	126	128	
Shrubs (1 shrub / 4 LF)	1,100	1,200	Min. 50% coverage.
Groundcover	+/-.6 Ac (20%)	+/-.6 Acres (20%)	20% - 50% turf allowed.
Boulders (1 boulder / 75 LF)	59	60	

South 10th Avenue (Arterial) +/-1,050 LF	Minimum Required	Proposed	Notes
Buffer Width	25'	Varies between 25' and 60'.	Min. 25' within Comm. Lots; Min. 60' along Res.
Sidewalk	5' detached; 7' attached	5' detached	
Berms	Yes.	Yes. Refer to Civil Plans.	
Class I Trees (1 tree / 25 LF)	-	11	Max. of 50% of trees to be Class I.
Class II Trees (1 tree / 35 LF)	30	70	Includes Evergreen Trees.
Shrubs (1 shrub / 4 LF)	263	300	Min. 50% coverage.
Groundcover	+/-.35 Ac (20%) - +/-.84 Ac (50%)	+/-.51 Ac (30%)	20% - 50% turf allowed.

South Indiana Avenue (Arterial) +/-1,050 LF	Minimum Required	Proposed	Notes
Buffer Width	25'	Varies between 20' - 25'.	Min. 20' on Private Prop; Min. 25' back of walk.
Sidewalk	5' detached; 7' attached	5' detached	
Berms	Yes.	Yes. Refer to Civil Plans.	
Class I Trees (1 tree / 25 LF)	-	7	Max. of 50% of trees to be Class I.
Class II Trees (1 tree / 35 LF)	30	30	Includes Evergreen Trees.
Shrubs (1 shrub / 4 LF)	263	300	Min. 50% coverage.
Groundcover	+/-.35 Ac (20%) - +/-.84 Ac (50%)	+/-.51 Ac (30%)	20% - 50% turf allowed.

South Montana Avenue (Collector) +/-4,500 LF (total both sides)	Minimum Required (both sides)	Proposed (both sides)	Notes
Buffer Width	20'	20'	
Sidewalk	5' detached; 7' attached	5' detached east side; 10' Regional Path west side	
Class I Trees (1 tree / 25 LF)	-	35	Max. of 50% of trees to be Class I.
Class II Trees (1 tree / 35 LF)	129	234	Includes Evergreen Trees.
Shrubs (1 shrub / 4 LF)	1,125	300	Min. 50% coverage.
Groundcover	+/-.97 Ac (20%) - +/-2.4 Ac (50%)	+/-2.4 Ac (50%)	20% - 50% turf allowed.

Vista Drive (Collector) +/-9,400 LF (total both sides)	Minimum Required (both sides)	Proposed (both sides)	Notes
Buffer Width	20'	20'	
Sidewalk	5' detached; 7' attached	5' detached	
Class I Trees (1 tree / 25 LF)	-	33	Max. of 50% of trees to be Class I.
Class II Trees (1 tree / 35 LF)	269	346	Includes Evergreen Trees.
Shrubs (1 shrub / 4 LF)	2,350	2,400	Min. 50% coverage.
Groundcover	+/-1.4 Ac (20%) - +/-3.5 Ac (50%)	+/-2.8 Ac (40%)	20% - 50% turf allowed.

Open Space & Land Use Buffer Calculations

Open Space: Non-Multi-Family Dev.	Minimum Required	Proposed	Notes
Qualifying Open Space (Minimum)	8% (14.47 Acres)	14.5% (26.18 Acres)	

Buffers between Land Uses (Comm to Res)	Minimum Required	Proposed	Notes
Commercial to Residential Uses	20'	20' Minimum	
Class I & II Trees	-	33	Must touch within 5 Years of Planting.
Evergreen Trees	-	56	Min. 40% of proposed trees to be evergreen.
Shrubs (1 shrub / 3 LF)	513	550	

Open Space: Multi-Family Dev. 10-14	Minimum Required	Proposed	Notes
Common Qualifying Open Space	10%	TBD	Unknown at this time - Concept Plan submitted.
Open Space Dwelling	-	TBD	
- 250 SF / 500-1,200 SF living space	-	TBD	
- 350 SF / 1,200+ SF living space	-	TBD	
Common Grassy Area	10,000 SF	TBD	
Private Open Space	60 SF / Unit	TBD	

Parking Lot Landscape Calculations

Internal Parking Lot Landscape	Minimum Required	Proposed	Notes
Parking Islands (max. every 12 spaces)	End Caps	Compliant	
Planter Island Widths	8' Class I Trees; 10' Class II Trees	Compliant	
Planter Island Length	Equal length to adj. parking spaces	Compliant	
Class I or II Trees	1 for single row; 2 for double row	TBD	
Shrubs (Islands)	100% cover if <6' wide; 3' max. height	TBD	
Turf (Islands)	50% max. if >6' wide	TBD	

Perimater Parking Lot Landscape	Minimum Required	Proposed	Notes
Minimum Buffer Width	5'	TBD	
Class I or II Trees	1 tree / 40 LF	TBD	
Shrubs	1 shrub / 5 LF	TBD	
Turf	20% Max.	TBD	

NOTES:
1. Final plant counts may adjust throughout the design process.
2. All plant counts will fall at or above the required minimum.

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Pre-Plat Landscape Construction Documents
CALDWELL, IDAHO

revisions:

project #: MTC088
scale: NTS
issued for: REVIEW
drawn by: TEAM
date: 09.16.2025
drawing: General Notes

sheet #
L0.1
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LANDSCAPE CALCULATIONS

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PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty
Class I Trees			
	Cercis canadensis Eastern Redbud	2" Cal.	
	Cornus florida 'Cloud 9' Flowering Dogwood	2" Cal.	
	Malus sp. 'Purple Prince' Purple Prince Crabapple	2" Cal.	
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" Cal.	
Class II Trees			
	Acer rubrum 'Scarsen' Scarlet Sentinel Maple	2" Cal.	
	Acer truncatum x Norwegian sunset Norwegian Sunset Maple	2" Cal.	
	Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	2" Cal.	
	Betula nigra 'Heritage' Heritage Birch	2" Cal.	
	Fraxinus americana White Ash	See Plan	
	Ginko biloba 'Autumn Gold' Autumn Gold	2" Cal.	
	Gleditsia triancanthos var. inermis 'Shademasts Shademaster Honey Locust	2" Cal.	
	Pyrus calleryana 'Chanticleer' Chanticleer Pear	2" Cal.	
	Tilia americana 'Little Leaf' Little leaf Linden	2" Cal.	
Conifer Trees - Evergreen Trees			
	Cedrus deodara Karl Fuchs Karl Fuchs Pine	6-8' Ht. B&B	
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	6-8' Ht. B&B	
	Pinus sylvestris Scotch Pine	6-8' Ht. B&B	
	★Treasure Valley Tree Selection Guide, Typ.		
Shrubs			
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.	
	Buddlea davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.	
	Buddlea x Butterfly 'Miss Molly' Miss Molly Butterfly Bush	3 gal.	
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.	
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.	
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.	
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.	
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.	
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.	
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.	
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.	
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal	
	Perovskia atriplicifolia Russian Sage	3 gal.	
	Photinia x fraseri Photinia Fraseri	3 gal.	
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.	
	Prunus x cistena Cistena Plum	3 gal.	
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.	
	Rosa x 'Noare' Flower Carpet TM Red Rose	3 gal.	
	Rosa x 'Noaleu' Flower Carpet Yellow Rose	3 Gal.	
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.	
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.	
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.	
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.	
Groundcovers			
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.	
	Cerastium tomentosum Snow in Summer	3 Gal.	
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.	
	Teucrium chamaedrys Germander	3 gal.	
Grasses			
	Helictotrichon sempervirens Blue Oat grass	3 gal.	
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.	
Perennials			
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.	
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.	
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.	

MASS PLANTING

Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

LANDSCAPE SHEET LAYOUT

0' 200' 400' 600'

Scale: 1" = 200'-0"

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Pre-Plat Landscape Construction Documents
CALDWELL, IDAHO

revisions:

project #: *MTC088*
scale: *As Shown*
issued for: *REVIEW*
drawn by: *TEAM*
date: *09.16.2025*
drawing: *Overall Landscape Plan*

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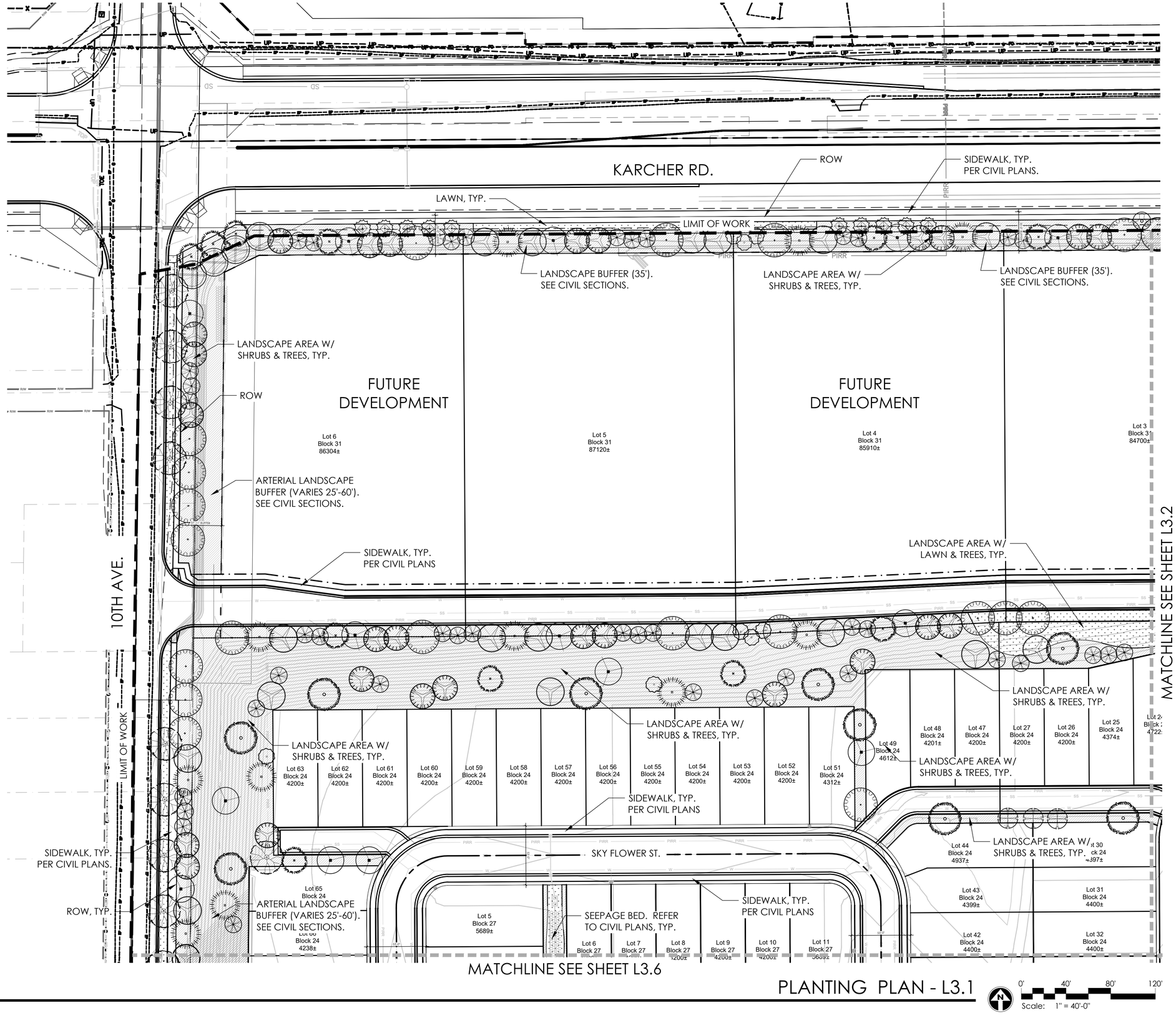


PLANTING PLAN - L3.1

0' 40' 80' 120'

Scale: 1" = 40'-0"

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
Class I Trees		
	Cercis canadensis Eastern Redbud	2" Cal.
	Cornus florida 'Cloud 9' Flowering Dogwood	2" Cal.
	Malus sp. 'Purple Prince' Purple Prince Crabapple	2" Cal.
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" Cal.
Class II Trees		
	Acer rubrum 'Scarsen' Scarlet Sentinel Maple	2" Cal.
	Acer truncatum x Norwegian sunset Norwegian Sunset Maple	2" Cal.
	Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	2" Cal.
	Betula nigra 'Heritage' Heritage Birch	2" Cal.
	Fraxinus americana White Ash	See Plan
	Ginko biloba 'Autumn Gold' Autumn Gold	2" Cal.
	Gleditsia triacanthos var. inermis 'Shademaste Shademaster Honey Locust	2" Cal.
	Pyrus calleryana 'Chanticleer' Chanticleer Pear	2" Cal.
	Tilia americana 'Little Leaf' Little leaf Linden	2" Cal.
Conifer Trees - Evergreen Trees		
	Cedrus deodara Karl Fuchs Karl Fuchs Pine	6'-8' Ht. B&B
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	6'-8' HT. B&B
	Pinus sylvestris Scotch Pine	6'-8' HT. B&B
	Treasure Valley Tree Selection Guide, Typ.	
Shrubs		
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.
	Buddleja x 'flutterby' Miss Molly' Miss Molly Butterfly Bush	3 gal.
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal
	Perovskia atriplicifolia Russian Sage	3 gal.
	Photinia x fraseri Photinia Fraseri	3 gal.
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.
	Prunus x cistena Cistena Plum	3 gal.
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.
	Rosa x 'Noare' Flower Carpet TM Red Rose	3 gal.
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	3 Gal.
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.
Groundcovers		
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.
	Cerastium tomentosum Snow in Summer	3 Gal.
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.
	Teucrium chamaedrys Germander	3 gal.
Grasses		
	Helictotrichon sempervirens Blue Oat grass	3 gal.
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.
Perennials		
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.

MASS PLANTING

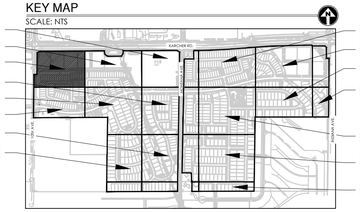
Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP

SCALE: NTS



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date: *09.16.2025*
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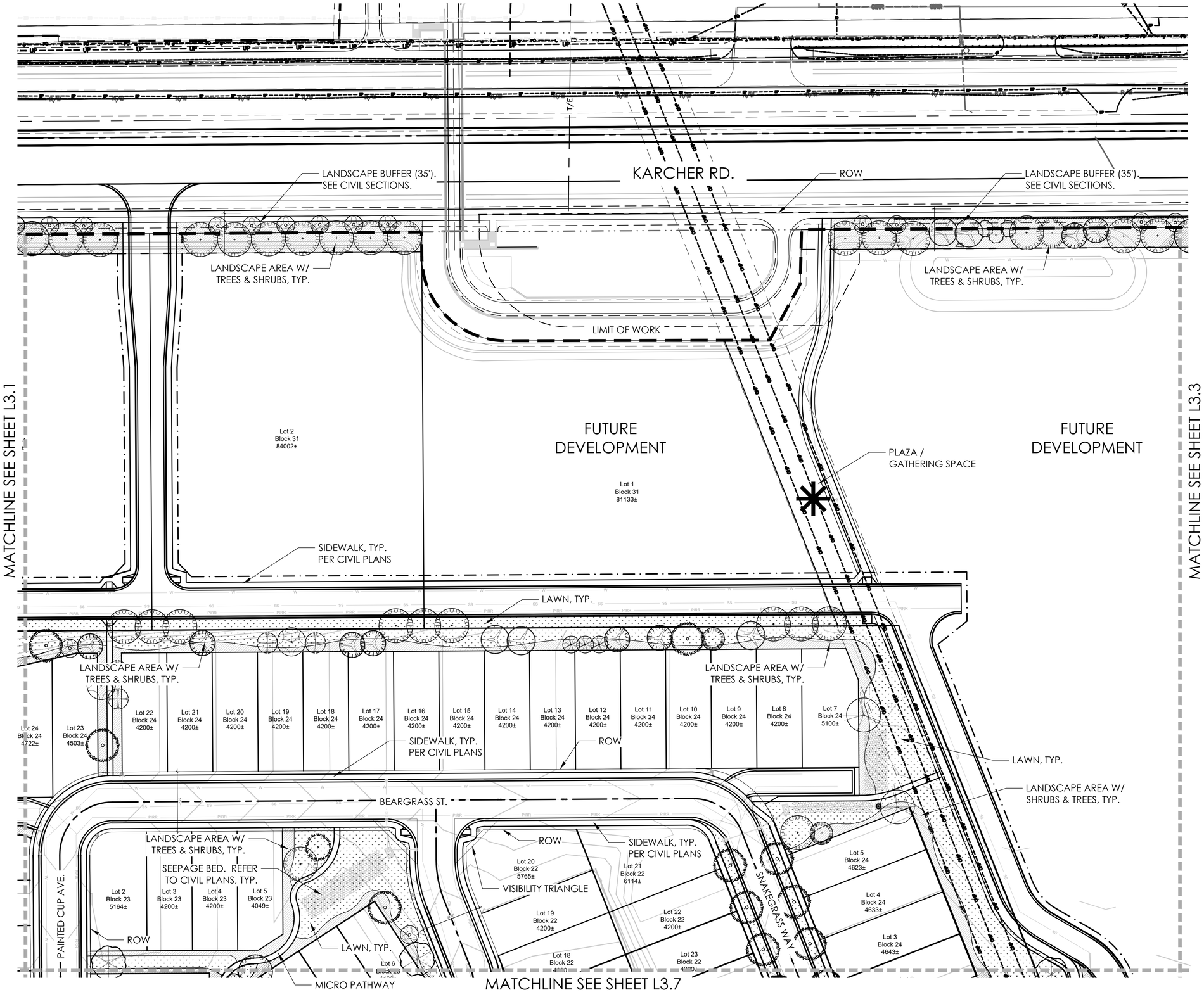


PLANTING PLAN - L3.2

0' 40' 80' 120'

Scale: 1" = 40'-0"

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
Class I Trees		
*	*Cercis canadensis* Eastern Redbud	2" Cal.
*	*Cornus florida 'Cloud 9'* Flowering Dogwood	2" Cal.
*	*Malus sp. 'Purple Prince'* Purple Prince Crabapple	2" Cal.
*	*Prunus cerasifera 'Newport'* Newport Purple Leaf Plum	2" Cal.
Class II Trees		
*	*Acer rubrum 'Scarsen'* Scarlet Sentinel Maple	2" Cal.
*	*Acer truncatum x Norwegian sunset* Norwegian Sunset Maple	2" Cal.
*	*Acer truncatum 'Pacific Sunset'* Pacific Sunset Maple	2" Cal.
*	*Betula nigra 'Heritage'* Heritage Birch	2" Cal.
*	*Fraxinus americana* White Ash	See Plan
*	*Ginko biloba 'Autumn Gold'* Autumn Gold	2" Cal.
*	*Gleditsia triancanthos var. inermis 'Shademaste* Shademaster Honey Locust	2" Cal.
*	*Pyrus calleryana 'Chanticleer'* Chanticleer Pear	2" Cal.
*	*Tilia americana 'Little Leaf'* Little leaf Linden	2" Cal.
Conifer Trees - Evergreen Trees		
*	*Cedrus deodara Karl Fuchs* Karl Fuchs Pine	6'-8' Ht. B&B
*	*Pinus flexilis 'Vanderwolfs'* Vanderwolfs Pine	6'-8' HT. B&B
*	*Pinus sylvestris* Scotch Pine	6'-8' HT. B&B
*Treasure Valley Tree Selection Guide, Typ.		
Shrubs		
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.
	Buddleja x flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal
	Perovskia atriplicifolia Russian Sage	3 gal.
	Photinia x fraseri Photinia Fraseri	3 gal.
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.
	Prunus x cistena Cistena Plum	3 gal.
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.
	Rosa x 'Noare' Flower Carpet TM Red Rose	3 gal.
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	3 Gal.
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.
Groundcovers		
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.
	Cerastium tomentosum Snow in Summer	3 Gal.
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.
	Teucrium chamaedrys Germander	3 gal.
Grasses		
	Helictotrichon sempervirens Blue Oat grass	3 gal.
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.
Perennials		
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.

MASS PLANTING

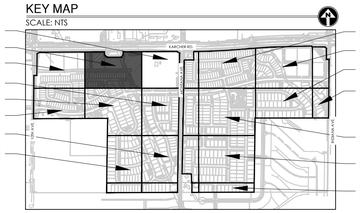
Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP

SCALE: NTS



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CALDWELL, IDAHO

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issued for: *REVIEW*
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drawing: *Planting Plan*

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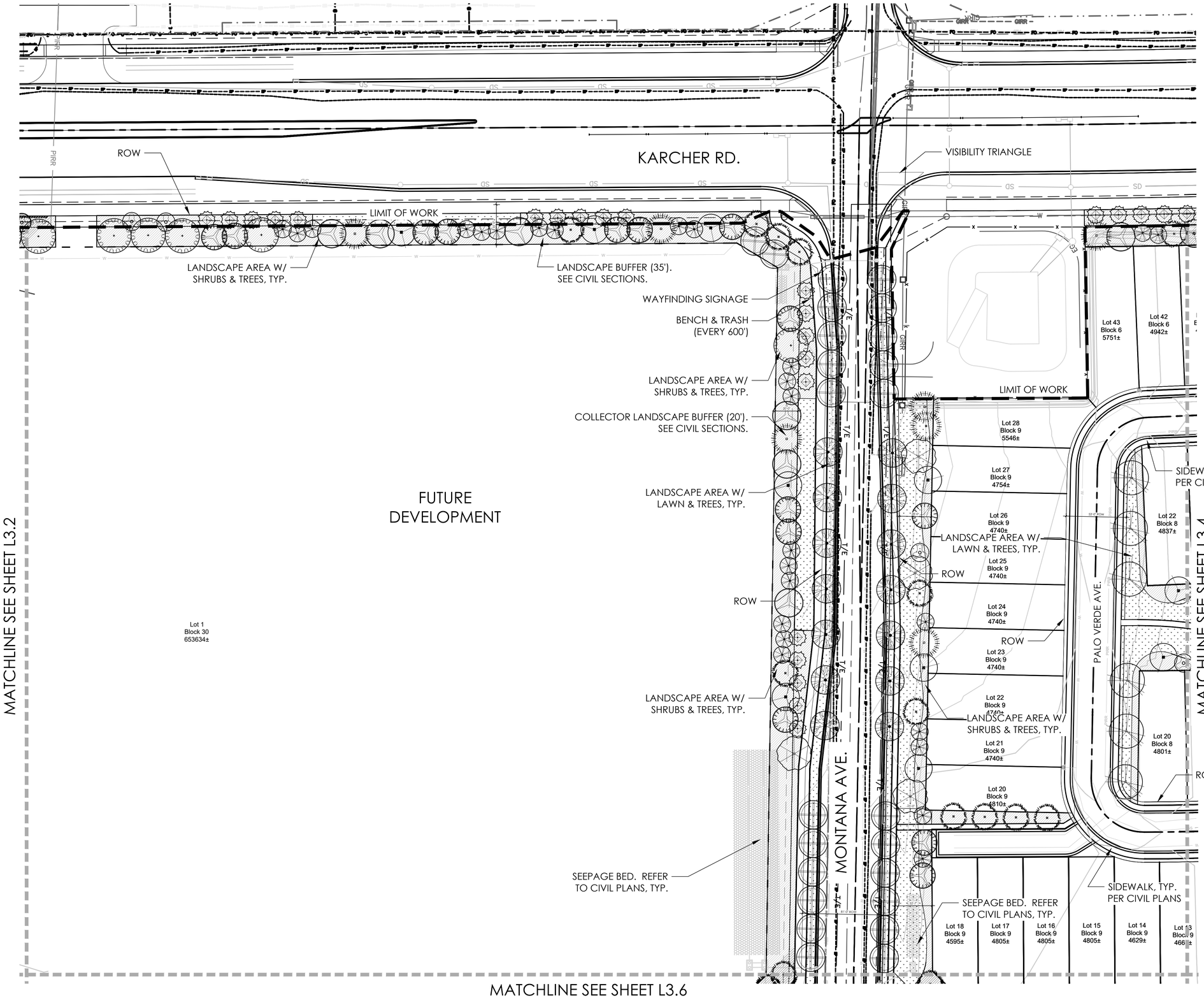

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
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*	*Malus sp. 'Purple Prince'* Purple Prince Crabapple	2" Cal.
*	*Prunus cerasifera 'Newport'* Newport Purple Leaf Plum	2" Cal.
Class II Trees		
*	*Acer rubrum 'Scarsen'* Scarlet Sentinel Maple	2" Cal.
*	*Acer truncatum x Norwegian sunset* Norwegian Sunset Maple	2" Cal.
*	*Acer truncatum 'Pacific Sunset'* Pacific Sunset Maple	2" Cal.
*	*Betula nigra 'Heritage'* Heritage Birch	2" Cal.
*	*Fraxinus americana* White Ash	See Plan
*	*Ginko biloba 'Autumn Gold'* Autumn Gold	2" Cal.
*	*Gleditsia triancanthos var. inermis 'Shademaste* Shademaster Honey Locust	2" Cal.
*	*Pyrus calleryana 'Chanticleer'* Chanticleer Pear	2" Cal.
*	*Tilia americana 'Little Leaf'* Little leaf Linden	2" Cal.
Conifer Trees - Evergreen Trees		
*	*Cedrus deodara Karl Fuchs* Karl Fuchs Pine	6'-8' Ht. B&B
*	*Pinus flexilis 'Vanderwolfs'* Vanderwolfs Pine	6'-8' HT. B&B
*	*Pinus sylvestris* Scotch Pine	6'-8' HT. B&B
*	Treasure Valley Tree Selection Guide, Typ.	
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	Photinia x fraseri Photinia Fraseri	3 gal.
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.
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	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.
	Rosa x 'Noare' Flower Carpet TM Red Rose	3 gal.
	Rosa x 'Noalea' Flower Carpet Yellow Rose	3 Gal.
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.
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	Cerastium tomentosum Snow in Summer	3 Gal.
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Grasses		
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Perennials		
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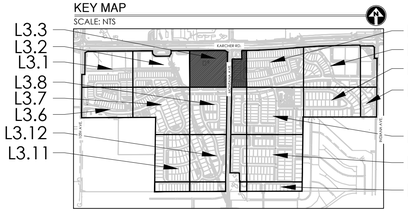
MASS PLANTING

Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP
SCALE: NTS



PLANTING PLAN - L3.3

0' 40' 80' 120'
Scale: 1" = 40'-0"

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CALDWELL, IDAHO

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date: 09.16.2025
drawing: Planting Plan

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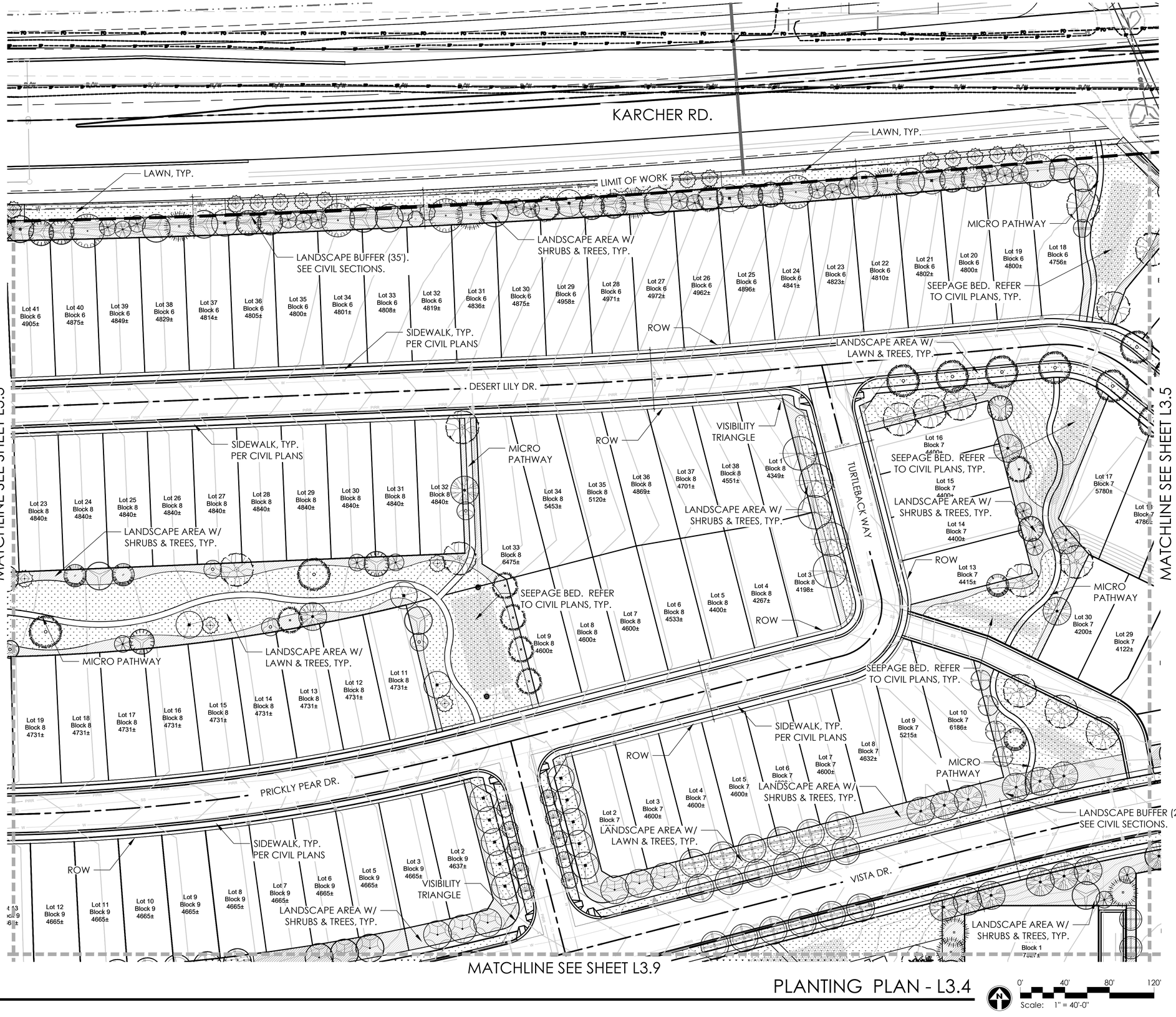

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*	*Betula nigra 'Heritage'* Heritage Birch	2" Cal.
*	*Fraxinus americana* White Ash	See Plan
*	*Ginko biloba 'Autumn Gold'* Autumn Gold	2" Cal.
*	*Gleditsia triacanthos var. inermis 'Shademaste* Shademaster Honey Locust	2" Cal.
*	*Pyrus calleryana 'Chanticleer'* Chanticleer Pear	2" Cal.
*	*Tilia americana 'Little Leaf'* Little leaf Linden	2" Cal.
Conifer Trees - Evergreen Trees		
*	*Cedrus deodara Karl Fuchs* Karl Fuchs Pine	6-8' Ht. B&B
*	*Pinus flexilis 'Vanderwolfs'* Vanderwolfs Pine	6-8' HT. B&B
*	*Pinus sylvestris* Scotch Pine	6-8' HT. B&B
*	Treasure Valley Tree Selection Guide, Typ.	
Shrubs		
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.
	Buddleja x flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal
	Perovskia atriplicifolia Russian Sage	3 gal.
	Photinia x fraseri Photinia Fraseri	3 gal.
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.
	Prunus x cistena Cistena Plum	3 gal.
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.
	Rosa x 'Noatz' Flower Carpet TM Red Rose	3 gal.
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	3 Gal.
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.
Groundcovers		
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.
	Cerastium tomentosum Snow in Summer	3 Gal.
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.
	Teucrium chamaedrys Germander	3 gal.
Grasses		
	Helictotrichon sempervirens Blue Oat grass	3 gal.
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.
Perennials		
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.

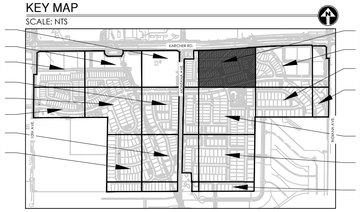
MASS PLANTING

Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP
SCALE: NTS



PLANTING PLAN - L3.4

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Expires09/31/25

SILVERLEAF

Pre-Plat Landscape Construction Documents
CALDWELL, IDAHO

revisions:

project #: *MTC088*
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issued for: *REVIEW*
drawn by: *TEAM*
date: *09.16.2025*
drawing: *Planting Plan*

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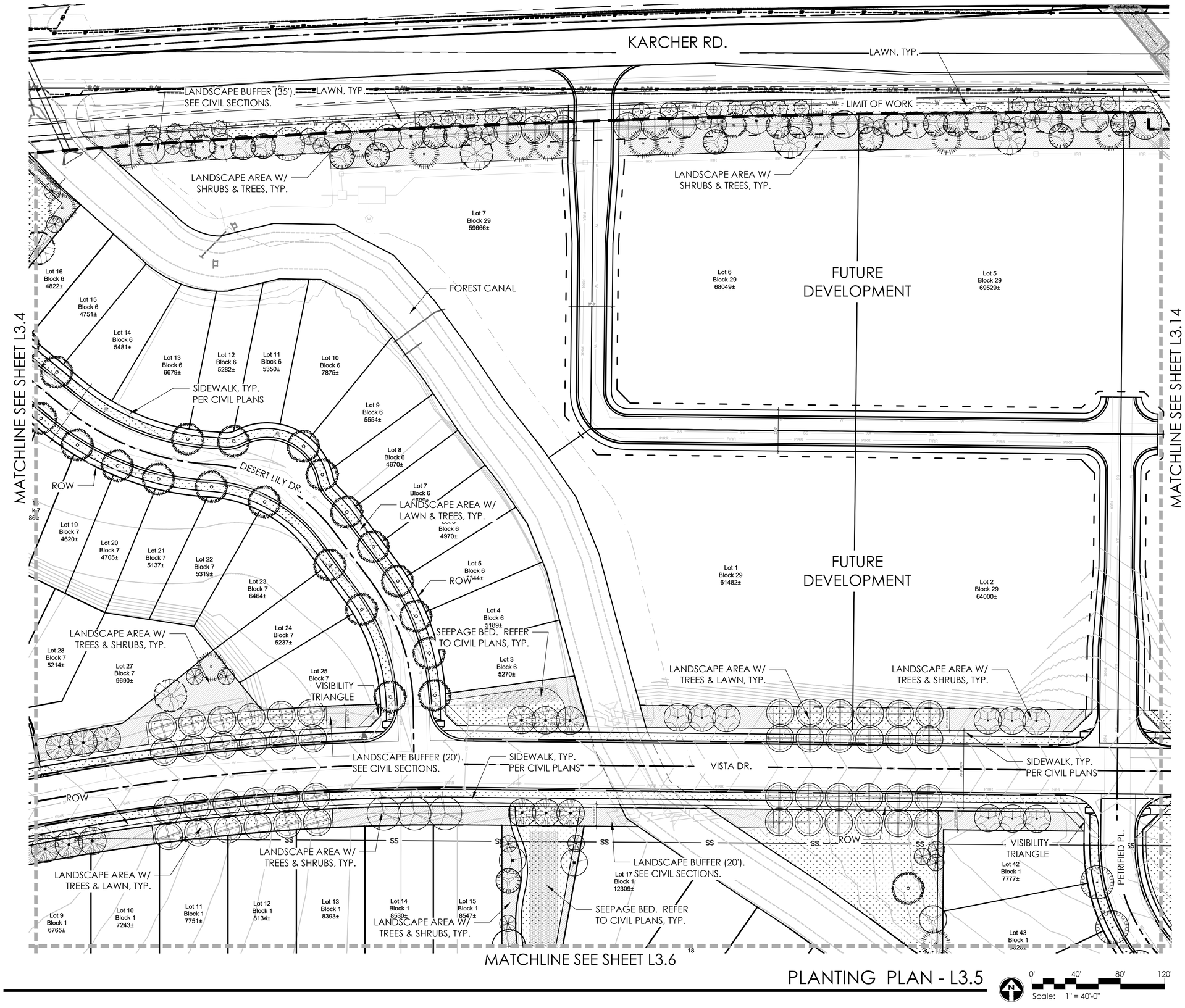


PLANTING PLAN - L3.5

0' 40' 80' 120'
Scale: 1" = 40'-0"

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
Class I Trees		
	Cercis canadensis Eastern Redbud	2" Cal.
	Cornus florida 'Cloud 9' Flowering Dogwood	2" Cal.
	Malus sp. 'Purple Prince' Purple Prince Crabapple	2" Cal.
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" Cal.
Class II Trees		
	Acer rubrum 'Scarsen' Scarlet Sentinel Maple	2" Cal.
	Acer truncatum x Norwegian sunset Norwegian Sunset Maple	2" Cal.
	Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	2" Cal.
	Betula nigra 'Heritage' Heritage Birch	2" Cal.
	Fraxinus americana White Ash	See Plan
	Ginko biloba 'Autumn Gold' Autumn Gold	2" Cal.
	Gleditsia triancanthos var. inermis 'Shademaste Shademaster Honey Locust	2" Cal.
	Pyrus calleryana 'Chanticleer' Chanticleer Pear	2" Cal.
	Tilia americana 'Little Leaf' Little leaf Linden	2" Cal.
Conifer Trees - Evergreen Trees		
	Cedrus deodara Karl Fuchs Karl Fuchs Pine	6'-8' Ht. B&B
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	6'-8' HT. B&B
	Pinus sylvestris Scotch Pine	6'-8' HT. B&B
	Treasure Valley Tree Selection Guide, Typ.	
Shrubs		
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.
	Buddleja x flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal
	Perovskia atriplicifolia Russian Sage	3 gal.
	Photinia x fraseri Photinia Fraseri	3 gal.
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.
	Prunus x cistena Cistena Plum	3 gal.
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.
	Rosa x 'Noare' Flower Carpet TM Red Rose	3 gal.
	Rosa x 'Noaleso' Flower Carpet Yellow Rose	3 Gal.
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.
Groundcovers		
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.
	Cerastium tomentosum Snow in Summer	3 Gal.
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.
	Teucrium chamaedrys Germander	3 gal.
Grasses		
	Helictotrichon sempervirens Blue Oat grass	3 gal.
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.
Perennials		
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.

MASS PLANTING

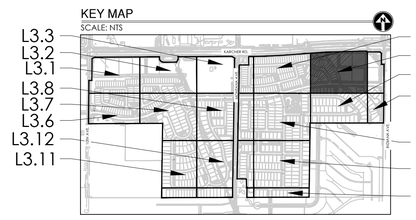
Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP

SCALE: NTS



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LA - 16653
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LICENSED LANDSCAPE ARCHITECT

SILVERLEAF

Pre-Plat Landscape Construction Documents
CALDWELL, IDAHO

revisions:

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issued for: REVIEW
drawn by: TEAM
date: 09.16.2025
drawing: Planting Plan

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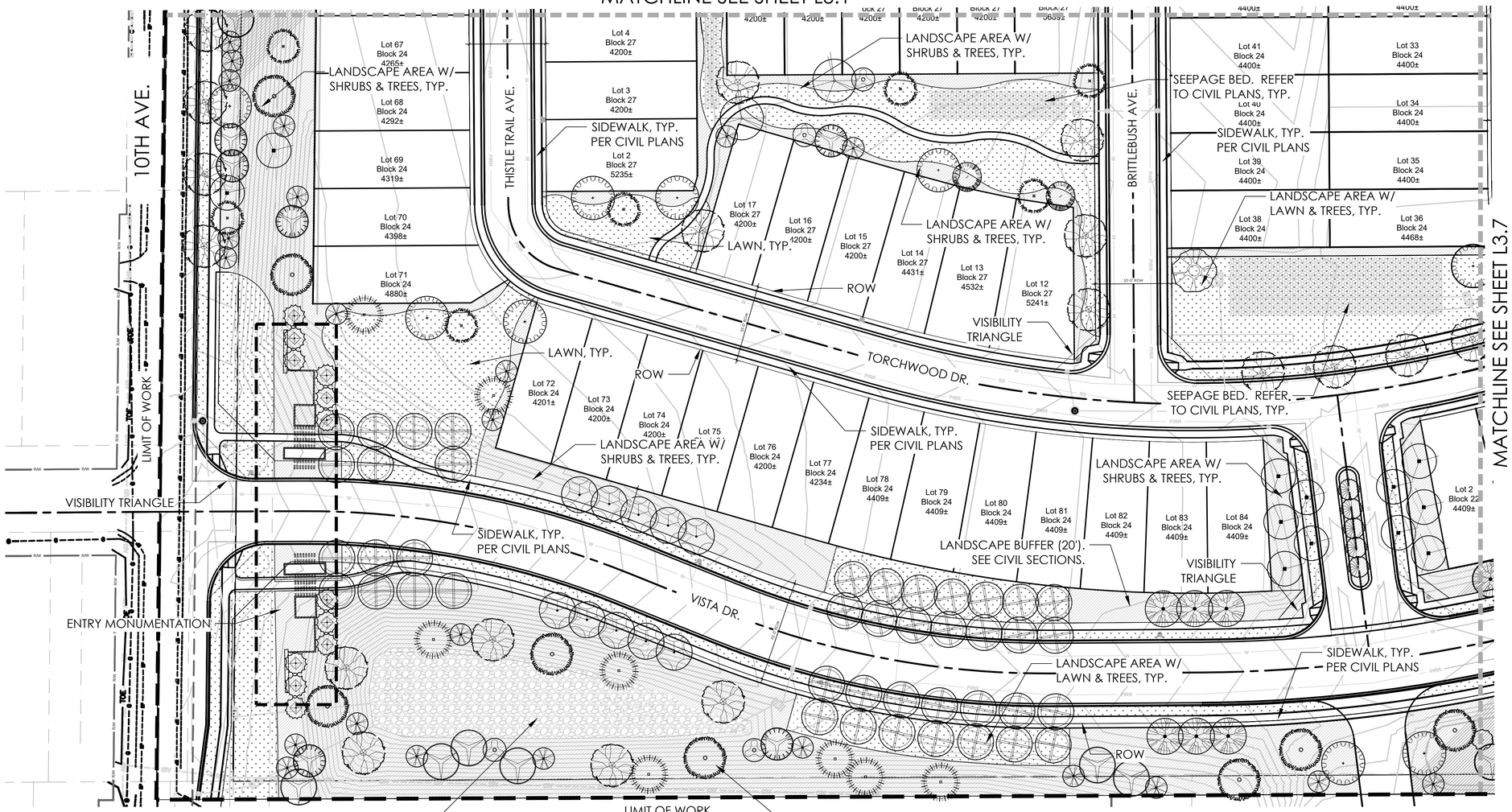
MATCHLINE SEE SHEET L3.1



MATCHLINE SEE SHEET L3.7

PLANTING PLAN - L3.6

Scale: 1" = 40'-0"

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	C
	Class I Trees		
	* *Cercis canadensis* Eastern Redbud	2" Cal.	
	* *Cornus florida 'Cloud 9'* Flowering Dogwood	2" Cal.	
	* *Malus sp. 'Purple Prince'* Purple Prince Crabapple	2" Cal.	
	* *Prunus cerasifera 'Newport'* Newport Purple Leaf Plum	2" Cal.	
	Class II Trees		
	* *Acer rubrum 'Scarsen'* Scarlet Sentinel Maple	2" Cal.	
	* *Acer truncatum x Norwegian sunset* Norwegian Sunset Maple	2" Cal.	
	* *Acer truncatum 'Pacific Sunset'* Pacific Sunset Maple	2" Cal.	
	* *Betula nigra 'Heritage'* Heritage Birch	2" Cal.	
	* *Fraxinus americana* White Ash	See Plan	
	* *Ginko biloba 'Autumn Gold'* Autumn Gold	2" Cal.	
	* *Gleditsia triacanthos var. inermis 'Shademaste* Shademaster Honey Locust	2" Cal.	
	* *Pyrus calleryana 'Chanticleer'* Chanticleer Pear	2" Cal.	
	* *Tilia americana 'Little Leaf'* Little leaf Linden	2" Cal.	
	Conifer Trees - Evergreen Trees		
	* *Cedrus deodara Karl Fuchs* Karl Fuchs Pine	6'-8' Ht. B&B	
	* *Pinus flexilis 'Vanderwolfs'* Vanderwolfs Pine	6'-8' HT. B&B	
	* *Pinus sylvestris* Scotch Pine	6'-8' HT. B&B	
	*Treasure Valley Tree Selection Guide, Typ.		
	Shrubs		
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.	
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.	
	Buddleja x 'flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.	
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.	
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.	
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.	
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.	
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.	
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.	
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.	
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.	
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal	
	Perovskia atriplicifolia Russian Sage	3 gal.	
	Photinia x fraseri Photinia Fraseri	3 gal.	
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.	
	Prunus x cistena Cistena Plum	3 gal.	
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.	
	Rosa x 'Noare' Flower Carpet TM Red Rose	3 gal.	
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	3 Gal.	
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.	
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.	
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.	
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.	
	Groundcovers		
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.	
	Cerastium tomentosum Snow in Summer	3 Gal.	
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.	
	Teucrium chamaedrys Germander	3 gal.	
	Grasses		
	Helictotrichon sempervirens Blue Oat grass	3 gal.	
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.	
	Perennials		
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.	
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.	
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.	

MASS PLANTING

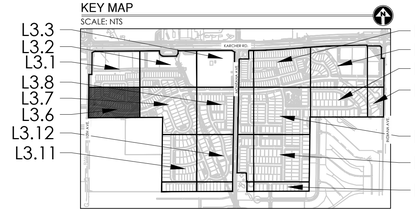
Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP

SCALE: NTS



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LICENSED LANDSCAPE ARCHITECT

SILVERLEAF

Pre-Plat Landscape Construction Documents
CALDWELL, IDAHO

revisions:

project #: MTC088
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 09.16.2025
drawing: Planting Plan

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L3.6
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MATCHLINE SEE SHEET L3.6

MATCHLINE SEE SHEET L3.8

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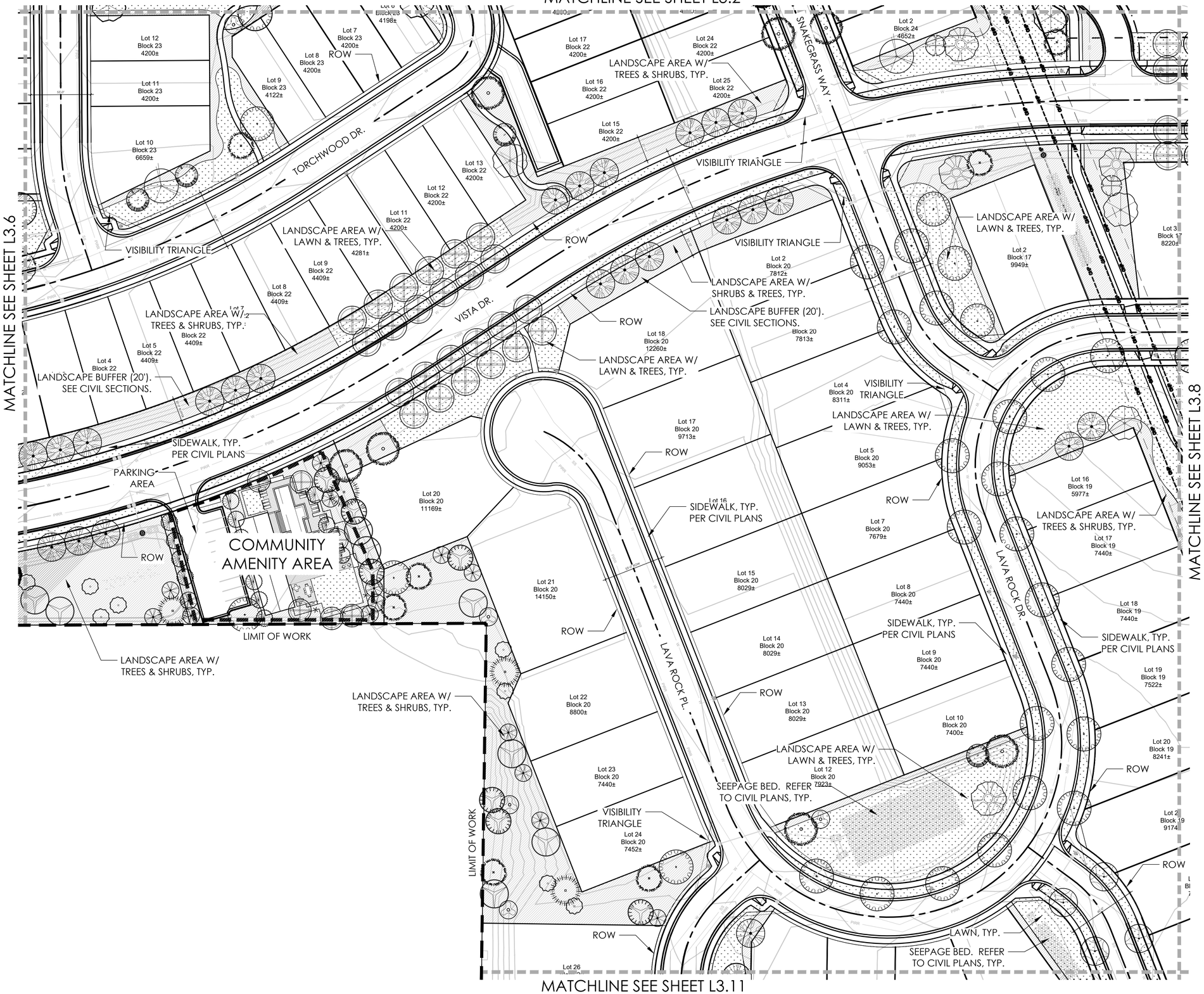

PLANTING PLAN - L3.7

0' 40' 80' 120'

Scale: 1" = 40'-0"

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
Class I Trees		
*	*Cercis canadensis* Eastern Redbud	2" Cal.
*	*Cornus florida 'Cloud 9'* Flowering Dogwood	2" Cal.
*	*Malus sp. 'Purple Prince'* Purple Prince Crabapple	2" Cal.
*	*Prunus cerasifera 'Newport'* Newport Purple Leaf Plum	2" Cal.
Class II Trees		
*	*Acer rubrum 'Scarsen'* Scarlet Sentinel Maple	2" Cal.
*	*Acer truncatum x Norwegian sunset* Norwegian Sunset Maple	2" Cal.
	Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	2" Cal.
*	*Betula nigra 'Heritage'* Heritage Birch	2" Cal.
*	*Fraxinus americana* White Ash	See Plan
*	*Ginko biloba 'Autumn Gold'* Autumn Gold	2" Cal.
*	*Gleditsia triancanthos var. inermis 'Shademaste* Shademaster Honey Locust	2" Cal.
*	*Pyrus calleryana 'Chanticleer'* Chanticleer Pear	2" Cal.
*	*Tilia americana 'Little Leaf'* Little leaf Linden	2" Cal.
Conifer Trees - Evergreen Trees		
*	*Cedrus deodara Karl Fuchs* Karl Fuchs Pine	6-8' Ht. B&B
*	*Pinus flexilis 'Vanderwolfs'* Vanderwolfs Pine	6-8' HT. B&B
*	*Pinus sylvestris* Scotch Pine	6-8' HT. B&B
*	Treasure Valley Tree Selection Guide, Typ.	

Shrubs

	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.
	Buddleja x flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.
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	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.
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	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal
	Perovskia atriplicifolia Russian Sage	3 gal.
	Photinia x fraseri Photinia Fraseri	3 gal.
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.
	Prunus x cistena Cistena Plum	3 gal.
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.
	Rosa x 'Noare' Flower Carpet TM Red Rose	3 gal.
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	3 Gal.
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.

Groundcovers

	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.
	Cerastium tomentosum Snow in Summer	3 Gal.
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.
	Teucrium chamaedrys Germander	3 gal.

Grasses

	Helictotrichon sempervirens Blue Oat grass	3 gal.
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.

Perennials

	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.

MASS PLANTING

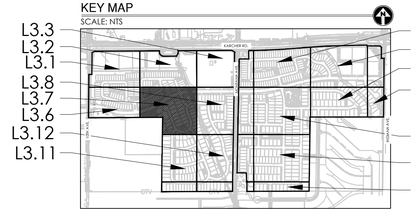
Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP

SCALE: NTS



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SILVERLEAF

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CALDWELL, IDAHO

revisions:

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date: *09.16.2025*

drawing: *Planting Plan*

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MATCHLINE SEE SHEET L3.3

ROW
VISIBILITY TRIANGLE
LANDSCAPE AREA W/ TREES & LAWN, TYP.
LANDSCAPE AREA W/ TREES & SHRUBS, TYP.
VISTA DR.
LANDSCAPE AREA W/ TREES & LAWN, TYP.
LANDSCAPE BUFFER (20'). SEE CIVIL SECTIONS.
SIDEWALK, TYP. PER CIVIL PLANS
LANDSCAPE AREA W/ SHRUBS & TREES, TYP.
MONTANA AVE.
LANDSCAPE AREA W/ TREES & LAWN, TYP.
SIDEWALK, TYP. PER CIVIL PLANS
VISIBILITY TRIANGLE
LAVA ROCK DR.
SEEPAGE BED. REFER TO CIVIL PLANS, TYP.
VISIBILITY TRIANGLE
NEEDLEGRASS WAY
RAIN LILY AVE.
LANDSCAPE AREA W/ TREES & LAWN, TYP.
LANDSCAPE AREA W/ SHRUBS & TREES, TYP.
VISIBILITY TRIANGLE
SIDEWALK, TYP. PER CIVIL PLANS
BENCH & TRASH (EVERY 600')
LANDSCAPE AREA W/ TREES & LAWN, TYP.
QUAIL BUSH ST.
SIDEWALK, TYP. PER CIVIL PLANS
LANDSCAPE AREA W/ SHRUBS & TREES, TYP.
LANDSCAPE AREA W/ SHRUBS & TREES, TYP.
VISIBILITY TRIANGLE
LANDSCAPE AREA W/ TREES & SHRUBS, TYP.
ROW
SIDEWALK, TYP. PER CIVIL PLANS
SIDEWALK, TYP. PER CIVIL PLANS
LANDSCAPE AREA W/ SHRUBS & TREES, TYP.
COYOTE TRAIL AVE.

Lot 4 Block 17 7440±
Lot 5 Block 17 7440±
Lot 6 Block 17 6000±
Lot 7 Block 17 6000±
Lot 8 Block 17 6000±
Lot 9 Block 17 6000±
Lot 10 Block 17 6000±
Lot 11 Block 17 6000±
Lot 12 Block 17 6105±
Lot 14 Block 17 6953±
Lot 15 Block 17 6727±
Lot 16 Block 17 6618±
Lot 17 Block 17 6274±
Lot 18 Block 17 6480±
Lot 19 Block 17 6480±
Lot 20 Block 17 6480±
Lot 21 Block 17 6000±
Lot 22 Block 17 6000±
Lot 23 Block 17 6000±
Lot 24 Block 17 7440±
Lot 26 Block 17 7692±
Lot 27 Block 17 7599±
Lot 28 Block 17 14387±
Lot 29 Block 5 7406±
Lot 27 Block 5 7611±
Lot 30 Block 5 7550±
Lot 31 Block 5 7502±
Lot 32 Block 5 7455±
Lot 33 Block 5 6277±
Lot 34 Block 5 6476±
Lot 35 Block 5 8069±
Lot 36 Block 5 8087±
Lot 37 Block 5 6654±
Lot 39 Block 5 7552±
Lot 40 Block 5 6090±
Lot 41 Block 5 6084±
Lot 42 Block 5 6132±
Lot 14 Block 19 10860±
Lot 2 Block 18 6765±
Lot 3 Block 18 6000±
Lot 4 Block 18 6000±
Lot 5 Block 18 8487±
Lot 13 Block 19 9935±
Lot 12 Block 19 9509±
Lot 8 Block 18 8696±
Lot 7 Block 18 7441±
Lot 6 Block 18 8225±
Lot 11 Block 19 9509±
Lot 10 Block 19 7976±
Lot 22 Block 19 7563±
Lot 9 Block 19 7976±
Lot 23 Block 19 8625±
Lot 8 Block 19 10238±

MATCHLINE SEE SHEET L3.7

MATCHLINE SEE SHEET L3.9

MATCHLINE SEE SHEET L3.12

PLANTING PLAN - L3.8

Scale: 1" = 40'-0"

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
Class I Trees		
	Cercis canadensis Eastern Redbud	2" Cal.
	Cornus florida 'Cloud 9' Flowering Dogwood	2" Cal.
	Malus sp. 'Purple Prince' Purple Prince Crabapple	2" Cal.
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" Cal.
Class II Trees		
	Acer rubrum 'Scarsen' Scarlet Sentinel Maple	2" Cal.
	Acer truncatum x Norwegian sunset Norwegian Sunset Maple	2" Cal.
	Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	2" Cal.
	Betula nigra 'Heritage' Heritage Birch	2" Cal.
	Fraxinus americana White Ash	See Plan
	Ginko biloba 'Autumn Gold' Autumn Gold	2" Cal.
	Gleditsia triancanthos var. inermis 'Shademaste Shademaster Honey Locust	2" Cal.
	Pyrus calleryana 'Chanticleer' Chanticleer Pear	2" Cal.
	Tilia americana 'Little Leaf' Little leaf Linden	2" Cal.
Conifer Trees - Evergreen Trees		
	Cedrus deodara Karl Fuchs Karl Fuchs Pine	6'-8' Ht. B&B
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	6'-8' HT. B&B
	Pinus sylvestris Scotch Pine	6'-8' HT. B&B
	★Treasure Valley Tree Selection Guide, Typ.	
Shrubs		
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.
	Buddleja x 'flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal
	Perovskia atriplicifolia Russian Sage	3 gal.
	Photinia x fraseri Photinia Fraseri	3 gal.
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.
	Prunus x cistena Cistena Plum	3 gal.
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.
	Rosa x 'Noare' Flower Carpet IM Red Rose	3 gal.
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	3 Gal.
	Rosa x 'Noalo' Flower Carpet Coral Rose	3 Gal.
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.
Groundcovers		
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.
	Cerastium tomentosum Snow in Summer	3 Gal.
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.
	Teucrium chamaedrys Germander	3 gal.
Grasses		
	Helictotrichon sempervirens Blue Oat grass	3 gal.
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.
Perennials		
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.

MASS PLANTING

Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP
SCALE: NTS

L3.3 L3.2 L3.1 L3.8 L3.7 L3.6 L3.12 L3.11 L3.4 L3.5 L3.10 L3.14 L3.9 L3.13 L3.15

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Pre-Plat Landscape Construction Documents
CALDWELL, IDAHO

revisions:

project #: MTC088
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 09.16.2025
drawing: Planting Plan

sheet #
L3.8
12 of 22

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PLANTING PLAN - L3.9

Scale: 1" = 40'-0"

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
Class I Trees		
	Cercis canadensis Eastern Redbud	2" Cal.
	Cornus florida 'Cloud 9' Flowering Dogwood	2" Cal.
	Malus sp. 'Purple Prince' Purple Prince Crabapple	2" Cal.
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" Cal.
Class II Trees		
	Acer rubrum 'Scarsen' Scarlet Sentinel Maple	2" Cal.
	Acer truncatum x Norwegian sunset Norwegian Sunset Maple	2" Cal.
	Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	2" Cal.
	Betula nigra 'Heritage' Heritage Birch	2" Cal.
	Fraxinus americana White Ash	See Plan
	Ginko biloba 'Autumn Gold' Autumn Gold	2" Cal.
	Gleditsia triancanthos var. inermis 'Shademaste Shademaster Honey Locust	2" Cal.
	Pyrus calleryana 'Chanticleer' Chanticleer Pear	2" Cal.
	Tilia americana 'Little Leaf' Little leaf Linden	2" Cal.
Conifer Trees - Evergreen Trees		
	Cedrus deodara Karl Fuchs Karl Fuchs Pine	6-8' Ht. B&B
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	6-8' HT. B&B
	Pinus sylvestris Scotch Pine	6-8' HT. B&B
	Treasure Valley Tree Selection Guide, Typ.	
Shrubs		
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.
	Buddleja x flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal
	Perovskia atriplicifolia Russian Sage	3 gal.
	Photinia x fraseri Photinia Fraseri	3 gal.
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.
	Prunus x cistena Cistena Plum	3 gal.
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.
	Rosa x 'Noare' Flower Carpet TM Red Rose	3 gal.
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	3 Gal.
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.
	Viburnum x barkwoodii Burkwood Viburnum	3 gal.
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.
Groundcovers		
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.
	Cerastium tomentossum Snow in Summer	3 Gal.
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.
	Teucrium chamaedrys Germander	3 gal.
Grasses		
	Helictotrichon sempervirens Blue Oat grass	3 gal.
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.
Perennials		
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.

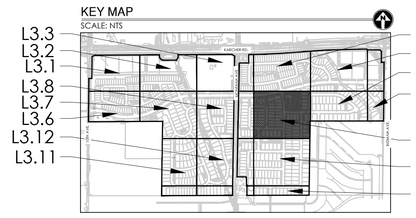
MASS PLANTING

Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP
SCALE: NTS



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CALDWELL, IDAHO

revisions:

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issued for: REVIEW
drawn by: TEAM
date: 09.16.2025
drawing: Planting Plan

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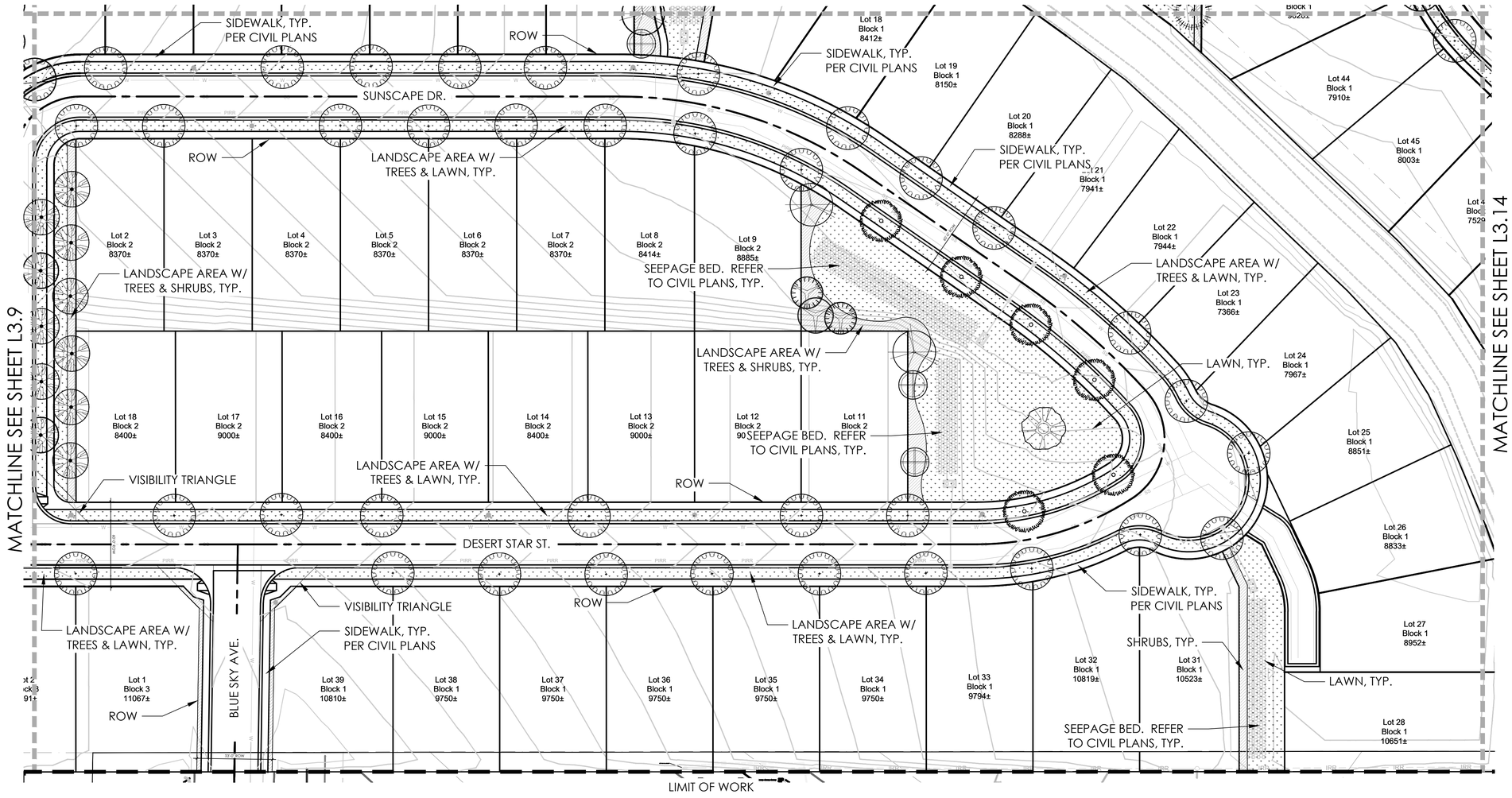


MATCHLINE SEE SHEET L3.9

MATCHLINE SEE SHEET L3.14

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
Class I Trees		
*	*Cercis canadensis* Eastern Redbud	2" Cal.
*	*Cornus florida 'Cloud 9'* Flowering Dogwood	2" Cal.
*	*Malus sp. 'Purple Prince'* Purple Prince Crabapple	2" Cal.
*	*Prunus cerasifera 'Newport'* Newport Purple Leaf Plum	2" Cal.
Class II Trees		
*	*Acer rubrum 'Scarsen'* Scarlet Sentinel Maple	2" Cal.
*	*Acer truncatum x Norwegian sunset* Norwegian Sunset Maple	2" Cal.
*	*Acer truncatum 'Pacific Sunset'* Pacific Sunset Maple	2" Cal.
*	*Betula nigra 'Heritage'* Heritage Birch	2" Cal.
*	*Fraxinus americana* White Ash	See Plan
*	*Ginko biloba 'Autumn Gold'* Autumn Gold	2" Cal.
*	*Gleditsia triancanthos var. inermis 'Shademaste* Shademaster Honey Locust	2" Cal.
*	*Pyrus calleryana 'Chanticleer'* Chanticleer Pear	2" Cal.
*	*Tilia americana 'Little Leaf'* Little leaf Linden	2" Cal.
Conifer Trees - Evergreen Trees		
*	*Cedrus deodara Karl Fuchs* Karl Fuchs Pine	6-8' Ht. B&B
*	*Pinus flexilis 'Vanderwolfs'* Vanderwolfs Pine	6-8' HT. B&B
*	*Pinus sylvestris* Scotch Pine	6-8' HT. B&B
*	Treasure Valley Tree Selection Guide, Typ.	
Shrubs		
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.
	Buddleja x flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal
	Perovskia atriplicifolia Russian Sage	3 gal.
	Photinia x fraseri Photinia Fraseri	3 gal.
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.
	Prunus x cistena Cistena Plum	3 gal.
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.
	Rosa x 'Noare' Flower Carpet TM Red Rose	3 gal.
	Rosa x 'Noalea' Flower Carpet Yellow Rose	3 Gal.
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.
Groundcovers		
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.
	Cerastium tomentosum Snow in Summer	3 Gal.
	Taxus cuspidata 'Monloo' Emerald Spreade® Japanese Yew	3 gal.
	Teucrium chamaedrys Germander	3 gal.
Grasses		
	Helictotrichon sempervirens Blue Oat grass	3 gal.
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.
Perennials		
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.

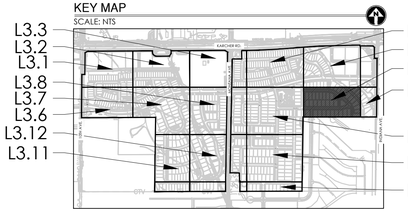
MASS PLANTING

Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP
SCALE: NTS



PLANTING PLAN - L3.10

Scale: 1" = 40'-0"

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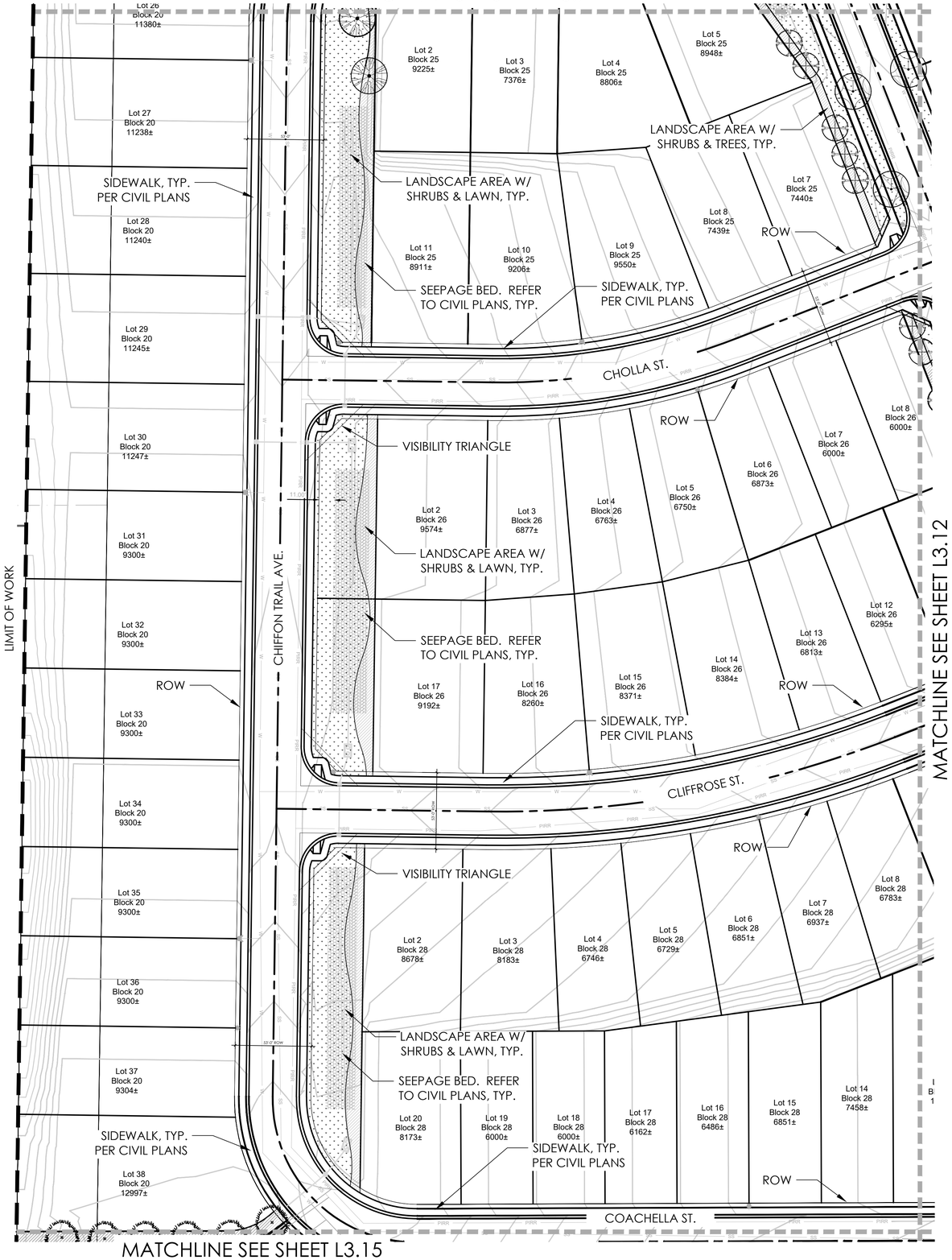


MATCHLINE SEE SHEET L3.15

PLANTING PLAN - L3.11

0' 40' 80' 120'

Scale: 1" = 40'-0"

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	C
Class I Trees			
	Cercis canadensis Eastern Redbud	2" Cal.	
	Cornus florida 'Cloud 9' Flowering Dogwood	2" Cal.	
	Malus sp. 'Purple Prince' Purple Prince Crabapple	2" Cal.	
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" Cal.	
Class II Trees			
	Acer rubrum 'Scarsen' Scarlet Sentinel Maple	2" Cal.	
	Acer truncatum x Norwegian sunset Norwegian Sunset Maple	2" Cal.	
	Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	2" Cal.	
	Betula nigra 'Heritage' Heritage Birch	2" Cal.	
	Fraxinus americana White Ash	See Plan	
	Ginko biloba 'Autumn Gold' Autumn Gold	2" Cal.	
	Gleditsia triacanthos var. inermis 'Shademaste Shademaster Honey Locust	2" Cal.	
	Pyrus calleryana 'Chanticleer' Chanticleer Pear	2" Cal.	
	Tilia americana 'Little Leaf' Little leaf Linden	2" Cal.	
Conifer Trees - Evergreen Trees			
	Cedrus deodara Karl Fuchs Karl Fuchs Pine	6-8' Ht. B&B	
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	6-8' HT. B&B	
	Pinus sylvestris Scotch Pine	6-8' HT. B&B	
	Treasure Valley Tree Selection Guide, Typ.		
Shrubs			
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.	
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.	
	Buddleja x flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.	
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.	
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.	
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.	
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.	
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.	
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.	
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.	
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.	
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal	
	Perovskia atriplicifolia Russian Sage	3 gal.	
	Photinia x fraseri Photinia Fraseri	3 gal.	
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.	
	Prunus x cistena Cistena Plum	3 gal.	
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.	
	Rosa x 'Noare' Flower Carpet TM Red Rose	3 gal.	
	Rosa x 'Noaleaa' Flower Carpet Yellow Rose	3 Gal.	
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.	
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.	
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.	
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.	
Groundcovers			
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.	
	Cerastium tomentosum Snow In Summer	3 Gal.	
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.	
	Teucrium chamaedrys Germander	3 gal.	
Grasses			
	Helictotrichon sempervirens Blue Oat grass	3 gal.	
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.	
Perennials			
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.	
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.	
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.	

MASS PLANTING

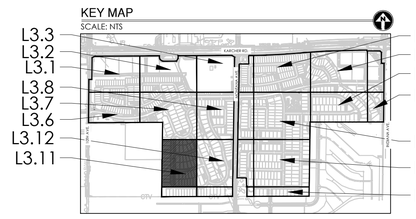
Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP

SCALE: NTS



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Pre-Plat Landscape Construction Documents
CALDWELL, IDAHO

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MATCHLINE SEE SHEET L3.8

MATCHLINE SEE SHEET L3.11

MATCHLINE SEE SHEET L3.13

MATCHLINE SEE SHEET L3.15

Lot 24 Block 19 8625±
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Lot 14 Block 14 6134±
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Lot 2 Block 15 6849±
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Lot 16 Block 14 8690±
Lot 17 Block 14 9360±
Lot 34 Block 14 10771±

ROW
LANDSCAPE AREA W/ LAWN & TREES, TYP.
LANDSCAPE AREA W/ SHRUBS & TREES, TYP.
SIDEWALK, TYP. PER CIVIL PLANS
VISIBILITY TRIANGLE
BENCH & TRASH (EVERY 600')
COLLECTOR LANDSCAPE BUFFER (20'). SEE CIVIL SECTIONS.
EXISTING SHED TO REMAIN
LANDSCAPE AREA W/ LAWN & TREES, TYP.
SHRUBS, TYP.
TURF, TYP.
LIMIT OF WORK
NEEDLEGRASS WAY
GREASEWOOD WAY
SILVERLEAF ST.
MONTANA AVE.
GRAVEL PATH AVE.

PLANTING PLAN - L3.12

0' 40' 80' 120'
Scale: 1" = 40'-0"

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	C
Class I Trees			
	Cercis canadensis Eastern Redbud	2" Cal.	
	Cornus florida 'Cloud 9' Flowering Dogwood	2" Cal.	
	Malus sp. 'Purple Prince' Purple Prince Crabapple	2" Cal.	
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" Cal.	
Class II Trees			
	Acer rubrum 'Scarsen' Scarlet Sentinel Maple	2" Cal.	
	Acer truncatum x Norwegian sunset Norwegian Sunset Maple	2" Cal.	
	Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	2" Cal.	
	Betula nigra 'Heritage' Heritage Birch	2" Cal.	
	Fraxinus americana White Ash	See Plan	
	Ginko biloba 'Autumn Gold' Autumn Gold	2" Cal.	
	Gleditsia triacanthos var. inermis 'Shademaste Shademaster Honey Locust	2" Cal.	
	Pyrus calleryana 'Chanticleer' Chanticleer Pear	2" Cal.	
	Tilia americana 'Little Leaf' Little leaf Linden	2" Cal.	
Conifer Trees - Evergreen Trees			
	Cedrus deodara Karl Fuchs Karl Fuchs Pine	6-8' Ht. B&B	
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	6-8' Ht. B&B	
	Pinus sylvestris Scotch Pine	6-8' HT. B&B	
	Treasure Valley Tree Selection Guide, Typ.		
Shrubs			
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.	
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.	
	Buddleja x flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.	
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.	
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.	
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.	
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.	
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.	
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.	
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.	
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.	
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal.	
	Perovskia atriplicifolia Russian Sage	3 gal.	
	Photinia x fraseri Photinia Fraseri	3 gal.	
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.	
	Prunus x cistena Cistena Plum	3 gal.	
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.	
	Rosa x 'Noara' Flower Carpet TM Red Rose	3 gal.	
	Rosa x 'Noaleva' Flower Carpet Yellow Rose	3 Gal.	
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.	
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.	
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.	
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.	
Groundcovers			
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.	
	Cerastium tomentosum Snow in Summer	3 Gal.	
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.	
	Teucrium chamaedrys Germander	3 gal.	
Grasses			
	Helictotrichon sempervirens Blue Oat grass	3 gal.	
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.	
Perennials			
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.	
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.	
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.	

MASS PLANTING

Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP
SCALE: NTS

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LA - 16653
Expires09/31/25
LICENSED LANDSCAPE ARCHITECT

SILVERLEAF

Pre-Plat Landscape Construction Documents
CALDWELL, IDAHO

revisions:

project #: *MTC088*
scale: *As Shown*
issued for: *REVIEW*
drawn by: *TEAM*
date: *09.16.2025*
drawing: *Planting Plan*

sheet #
L3.12
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PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
Class I Trees		
	Cercis canadensis Eastern Redbud	2" Cal.
	Cornus florida 'Cloud 9' Flowering Dogwood	2" Cal.
	Malus sp. 'Purple Prince' Purple Prince Crabapple	2" Cal.
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" Cal.
Class II Trees		
	Acer rubrum 'Scarsen' Scarlet Sentinel Maple	2" Cal.
	Acer truncatum x Norwegian sunset Norwegian Sunset Maple	2" Cal.
	Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	2" Cal.
	Betula nigra 'Heritage' Heritage Birch	2" Cal.
	Fraxinus americana White Ash	See Plan
	Ginko biloba 'Autumn Gold' Autumn Gold	2" Cal.
	Gleditsia triacanthos var. inermis 'Shademaste Shademaster Honey Locust	2" Cal.
	Pyrus calleryana 'Chanticleer' Chanticleer Pear	2" Cal.
	Tilia americana 'Little Leaf' Little leaf Linden	2" Cal.
Conifer Trees - Evergreen Trees		
	Cedrus deodara Karl Fuchs Karl Fuchs Pine	6-8' Ht. B&B
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	6-8' Ht. B&B
	Pinus sylvestris Scotch Pine	6-8' Ht. B&B
	★Treasure Valley Tree Selection Guide, Typ.	
Shrubs		
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.
	Buddleja x flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal
	Perovskia atriplicifolia Russian Sage	3 gal.
	Photinia x fraseri Photinia Fraseri	3 gal.
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.
	Prunus x cistena Cistena Plum	3 gal.
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.
	Rosa x 'Noare' Flower Carpet TM Red Rose	3 gal.
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	3 Gal.
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.
Groundcovers		
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.
	Cerastium tomentosum Snow in Summer	3 Gal.
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.
	Teucrium chamaedrys Germander	3 gal.
Grasses		
	Helictotrichon sempervirens Blue Oat grass	3 gal.
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.
Perennials		
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.

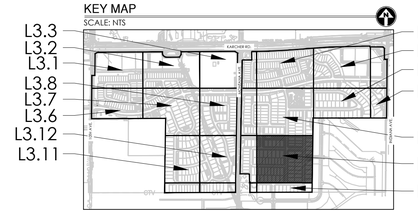
MASS PLANTING

Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP
SCALE: NTS



PLANTING PLAN - L3.13

Scale: 1" = 40'-0"

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CALDWELL, IDAHO

revisions:

project #: MTC088
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 09.16.2025
drawing: Planting Plan

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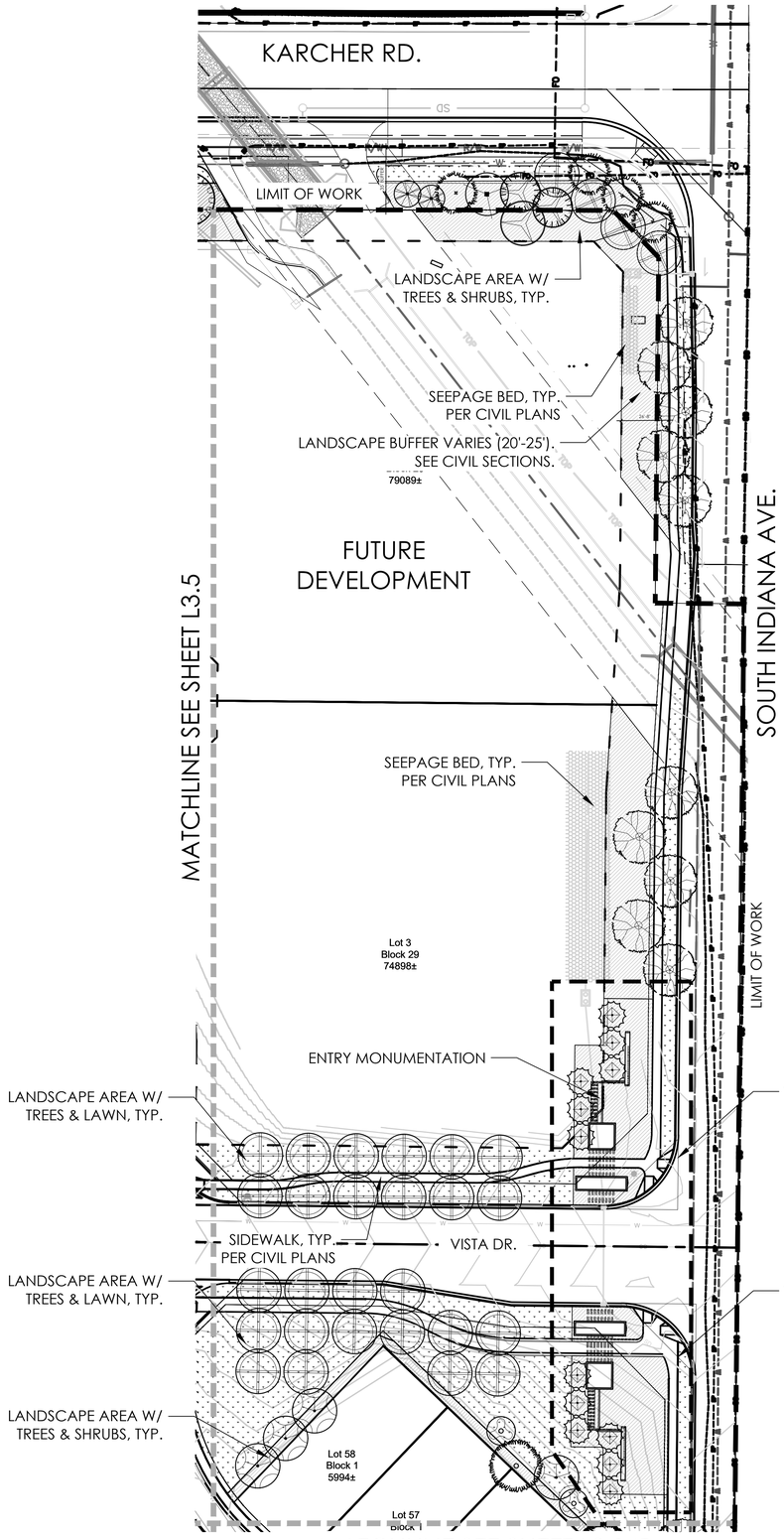
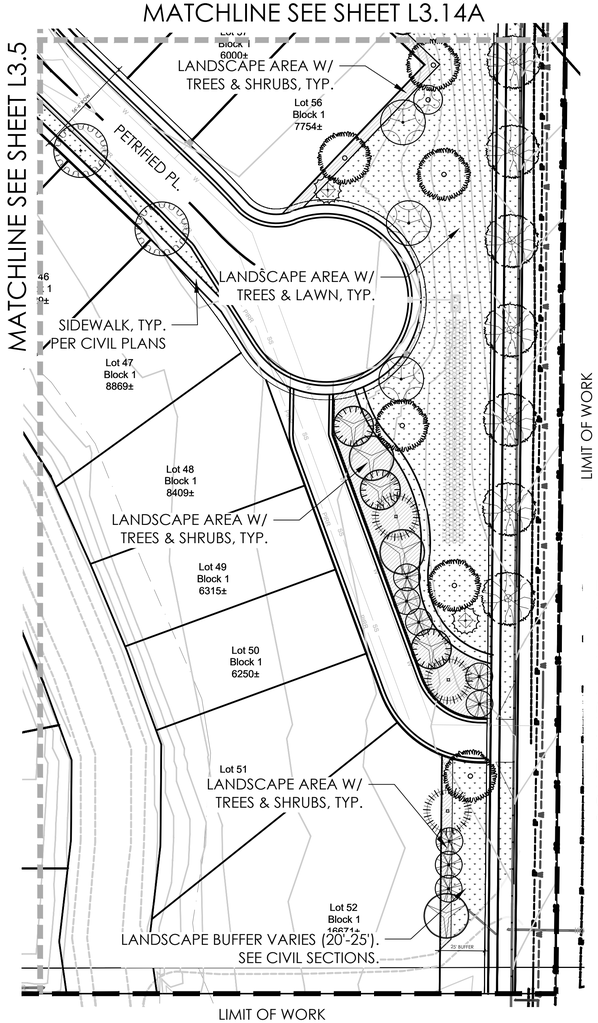


PLANTING PLAN - L3.14A

0' 40' 80' 120'

Scale: 1" = 40'-0"



PLANTING PLAN - L3.14B

0' 40' 80' 120'

Scale: 1" = 40'-0"

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
Class I Trees		
*	*Cercis canadensis* Eastern Redbud	2" Cal.
*	*Cornus florida 'Cloud 9'* Flowering Dogwood	2" Cal.
*	*Malus sp. 'Purple Prince'* Purple Prince Crabapple	2" Cal.
*	*Prunus cerasifera 'Newport'* Newport Purple Leaf Plum	2" Cal.
Class II Trees		
*	*Acer rubrum 'Scarsen'* Scarlet Sentinel Maple	2" Cal.
*	*Acer truncatum x Norwegian sunset* Norwegian Sunset Maple	2" Cal.
*	*Acer truncatum 'Pacific Sunset'* Pacific Sunset Maple	2" Cal.
*	*Betula nigra 'Heritage'* Heritage Birch	2" Cal.
*	*Fraxinus americana* White Ash	See Plan
*	*Ginko biloba 'Autumn Gold'* Autumn Gold	2" Cal.
*	*Gleditsia triancanthos var. inermis 'Shademaste* Shademaster Honey Locust	2" Cal.
*	*Pyrus calleryana 'Chanticleer'* Chanticleer Pear	2" Cal.
*	*Tilia americana 'Little Leaf'* Little leaf Linden	2" Cal.
Conifer Trees - Evergreen Trees		
*	*Cedrus deodara Karl Fuchs* Karl Fuchs Pine	6-8' Ht. B&B
*	*Pinus flexilis 'Vanderwolfs'* Vanderwolfs Pine	6-8' HT. B&B
*	*Pinus sylvestris* Scotch Pine	6-8' HT. B&B
*	Treasure Valley Tree Selection Guide, Typ.	
Shrubs		
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.
	Buddleja x flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal
	Perovskia atriplicifolia Russian Sage	3 gal.
	Photinia x fraseri Photinia Fraseri	3 gal.
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.
	Prunus x cistena Cistena Plum	3 gal.
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.
	Rosa x 'Noare' Flower Carpet TM Red Rose	3 gal.
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	3 Gal.
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.
	Viburnum x barlowoodii Burkwood Viburnum	3 gal.
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.
Groundcovers		
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.
	Cerastium tomentosum Snow in Summer	3 Gal.
	Taxus cuspidata 'Monloo' Emerald Spreade® Japanese Yew	3 gal.
	Teucrium chamaedrys Germander	3 gal.
Grasses		
	Helictotrichon sempervirens Blue Oat grass	3 gal.
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.
Perennials		
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.

MASS PLANTING

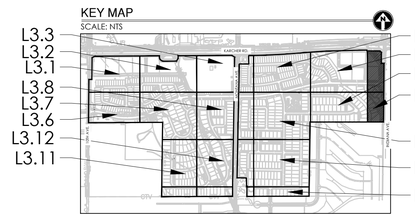
Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP

SCALE: NTS



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LA - 16653
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STATE OF IDAHO

SILVERLEAF

Pre-Plat Landscape Construction Documents
CALDWELL, IDAHO

revisions:

project #: MTC088
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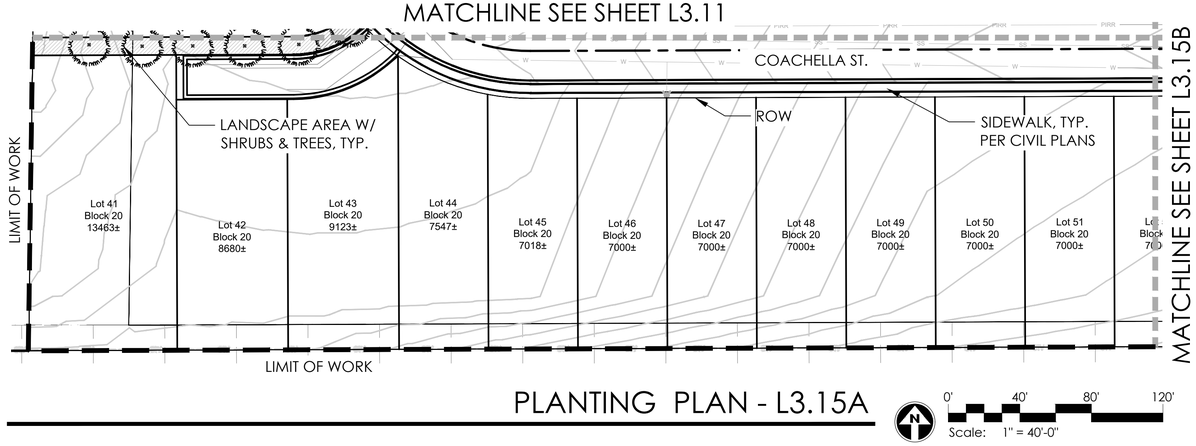
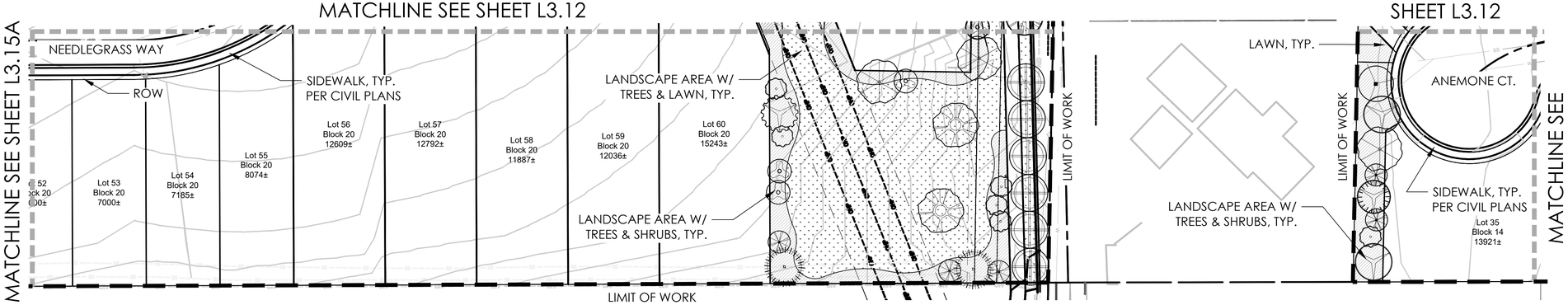
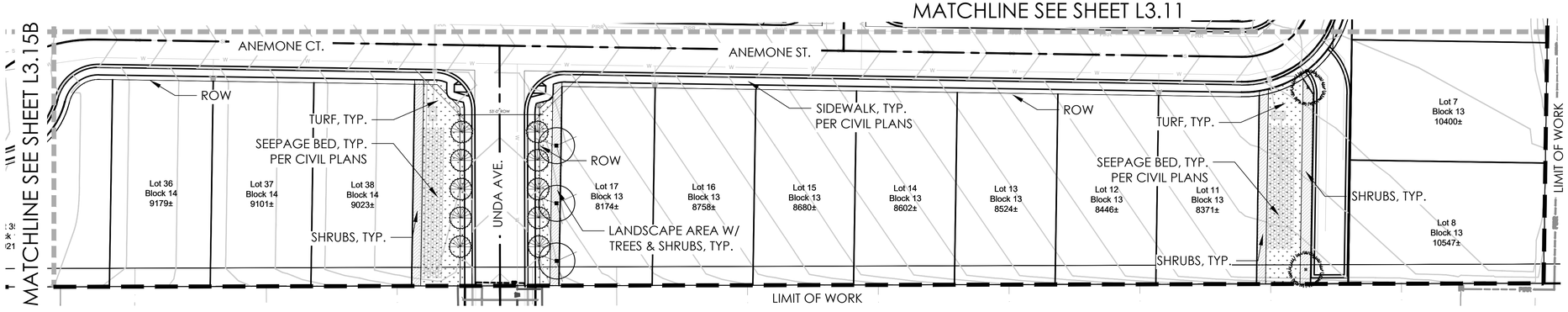


PLANTING PLAN - L3.15A



PLANTING PLAN - L3.15B



PLANTING PLAN - L3.15C

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
Class I Trees		
*	*Cercis canadensis* Eastern Redbud	2" Cal.
*	*Cornus florida 'Cloud 9'* Flowering Dogwood	2" Cal.
*	*Malus sp. 'Purple Prince'* Purple Prince Crabapple	2" Cal.
*	*Prunus cerasifera 'Newport'* Newport Purple Leaf Plum	2" Cal.
Class II Trees		
*	*Acer rubrum 'Scarsen'* Scarlet Sentinel Maple	2" Cal.
*	*Acer truncatum x Norwegian sunset* Norwegian Sunset Maple	2" Cal.
*	*Acer truncatum 'Pacific Sunset'* Pacific Sunset Maple	2" Cal.
*	*Betula nigra 'Heritage'* Heritage Birch	2" Cal.
*	*Fraxinus americana* White Ash	See Plan
*	*Ginko biloba 'Autumn Gold'* Autumn Gold	2" Cal.
*	*Gleditsia triacanthos var. inermis 'Shademaste* Shademaster Honey Locust	2" Cal.
*	*Pyrus calleryana 'Chanticleer'* Chanticleer Pear	2" Cal.
*	*Tilia americana 'Little Leaf'* Little leaf Linden	2" Cal.
Conifer Trees - Evergreen Trees		
*	*Cedrus deodara Karl Fuchs* Karl Fuchs Pine	6'-8' Ht. B&B
*	*Pinus flexilis 'Vanderwolfs'* Vanderwolfs Pine	6'-8' HT. B&B
*	*Pinus sylvestris* Scotch Pine	6'-8' HT. B&B
*	Treasure Valley Tree Selection Guide, Typ.	
Shrubs		
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.
	Buddleja x flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal
	Perovskia atriplicifolia Russian Sage	3 gal.
	Photinia x fraseri Photinia Fraseri	3 gal.
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.
	Prunus x cistena Cistena Plum	3 gal.
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.
	Rosa x 'Noare' Flower Carpet TM Red Rose	3 gal.
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	3 Gal.
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.
Groundcovers		
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.
	Cerastium tomentosum Snow in Summer	3 Gal.
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.
	Teucrium chamaedrys Germander	3 gal.
Grasses		
	Helictotrichon sempervirens Blue Oat grass	3 gal.
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.
Perennials		
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.

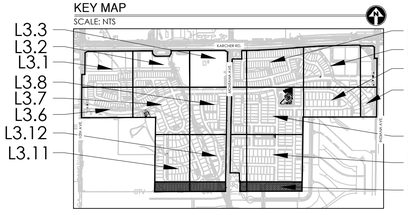
MASS PLANTING

Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP
SCALE: NTS



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LICENSED LANDSCAPE ARCHITECT

SILVERLEAF

Pre-Plat Landscape Construction Documents
CALDWELL, IDAHO

revisions:

project #: MTC088
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issued for: REVIEW
drawn by: TEAM
date: 09.16.2025
drawing: Planting Plan

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Company: Wabash Valley Courtyard Series
Trash Receptacle
Pattern: Rib (R)
Color: Brown
Model: LR300(R)

All trash receptacles to be secured with surface mount.

1.2 City Trash Receptacle (Regional Pathway)

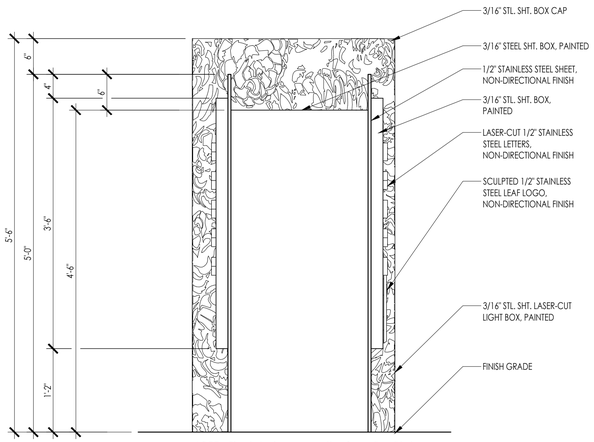
Scale: *NTS*

Company: Wabash Valley Courtyard Series
6' Bench with Back
Pattern: Rib (R)
Color: Brown
Model: CY420(R)

All benches to be secured with surface mount.

1.1 City Bench (Regional Pathway)

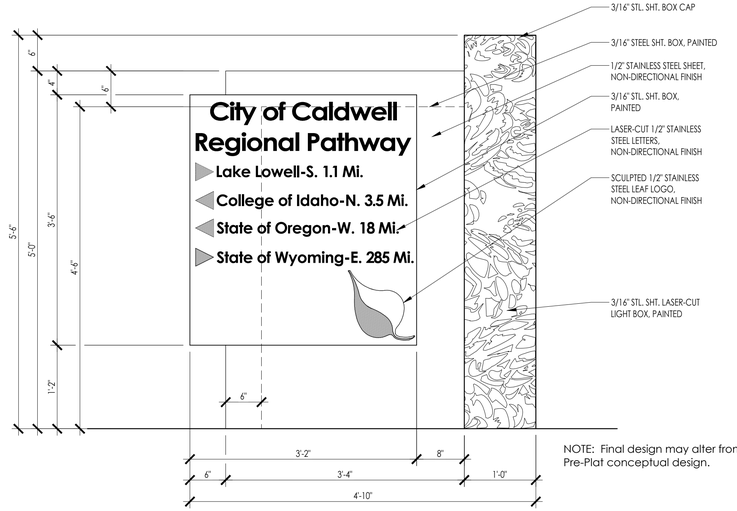
Scale: *NTS*



NOTE: Final design may alter from Pre-Plat conceptual design.

1.5 Directional Trail Signage - End

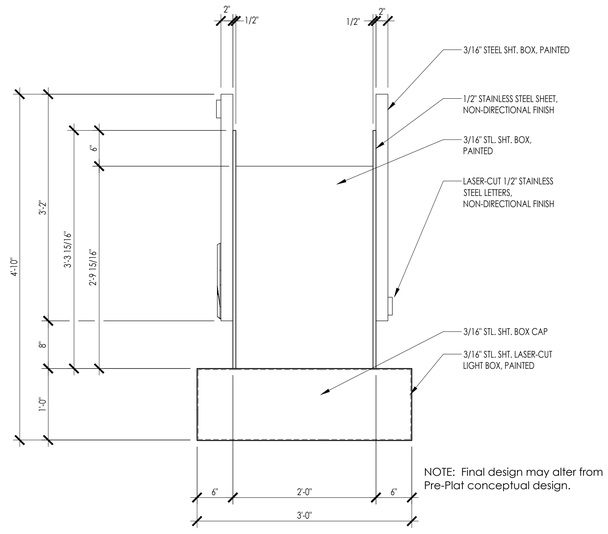
Scale: *1"=1'-0"*



NOTE: Final design may alter from Pre-Plat conceptual design.

1.4 Directional Trail Signage - Front

Scale: *1"=1'-0"*



NOTE: Final design may alter from Pre-Plat conceptual design.

1.3 Directional Trail Signage - Plan

Scale: *1"=1'-0"*

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SILVERLEAF

Pre-Plat Landscape Construction Documents
CALDWELL, IDAHO

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date: *09.16.2025*
drawing: *Details*

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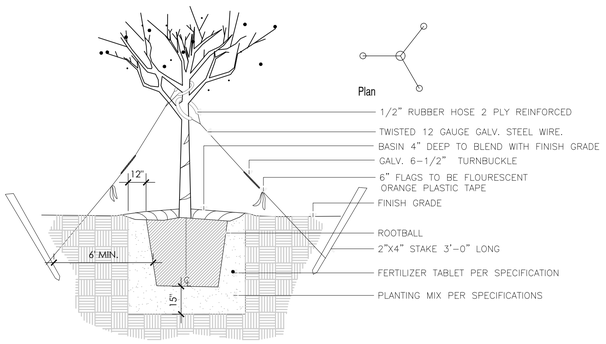
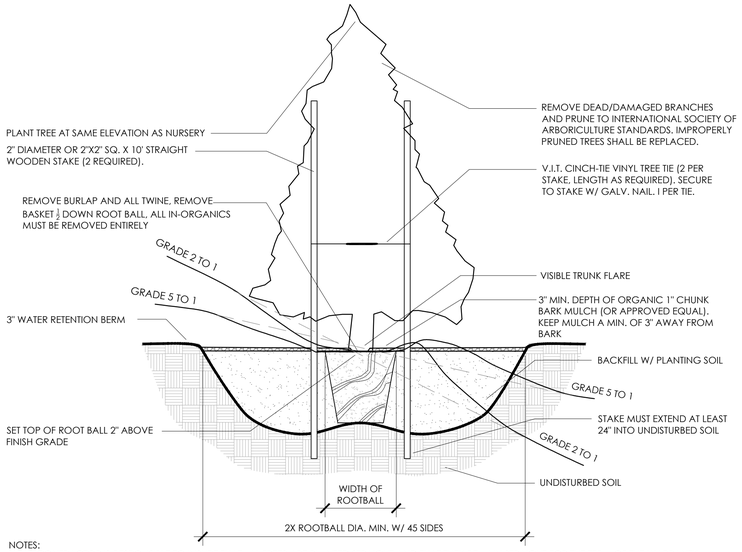


1.3 Tree Guying Detail

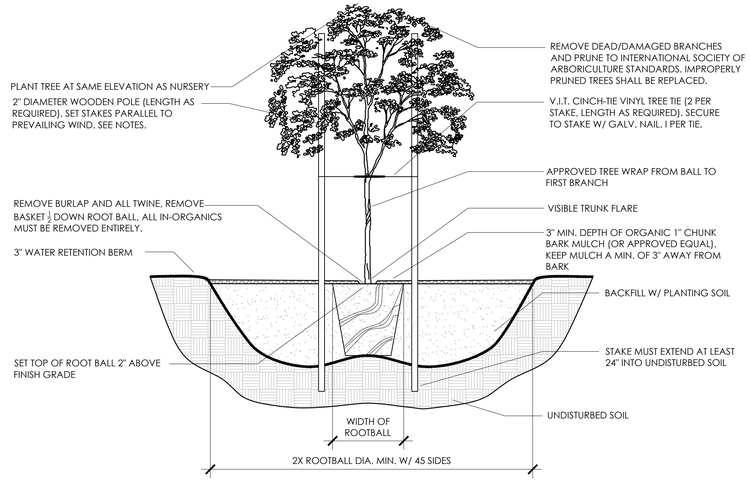
Scale: N.T.S.



NOTES:
1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR THE TERM OF THE WARRANTY
2. WRAP RUBBER CINCH-TIE (OR APPROVED EQUAL) AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR THE FIGURE EIGHT METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT MOVEMENT.
3. WATER IN BACKFILL BELOW THE ROOT BALL PRIOR TO SETTING TREE (TO INSURE NO SETTLING WILL OCCUR).
4. DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

1.2 Evergreen Tree Planting Detail

Scale: N.T.S.



NOTES:
1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR THE TERM OF THE WARRANTY
2. WRAP RUBBER CINCH-TIE (OR APPROVED EQUAL) AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR THE FIGURE EIGHT METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT MOVEMENT.
3. WATER IN BACKFILL BELOW THE ROOT BALL PRIOR TO SETTING TREE (TO INSURE NO SETTLING WILL OCCUR).
4. DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

1.1 Deciduous Tree Planting Detail

Scale: N.T.S.

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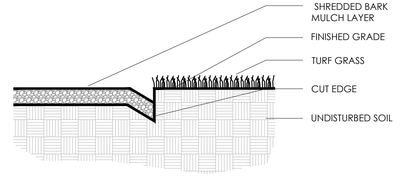
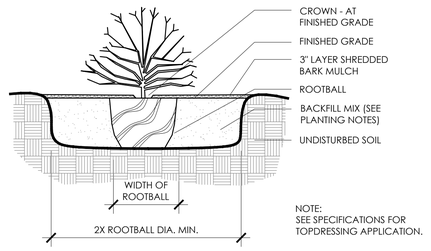


ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SHOVEL EDGE TO PROVIDE A DISTINCT SEPARATION BETWEEN LANDSCAPE TYPES.

1.6 Cut Edge Detail

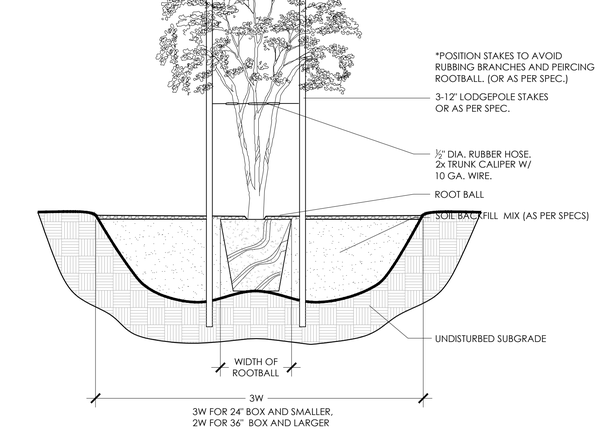
Scale: N.T.S.



NOTE:
SEE SPECIFICATIONS FOR TOPDRESSING APPLICATION.

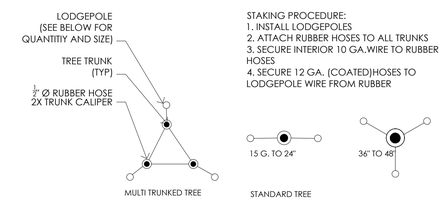
1.5 Shrub Planting Detail

Scale: N.T.S.



1.4 Tree Staking Detail

Scale: N.T.S.



STAKING PROCEDURE:
1. INSTALL LODGEPOLES
2. ATTACH RUBBER HOSES TO ALL TRUNKS
3. SECURE INTERIOR 10 GA.WIRE TO RUBBER HOSES
4. SECURE 12 GA. (COATED)HOSES TO LODGEPOLE WIRE FROM RUBBER

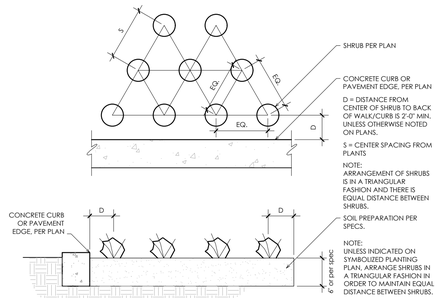
LODGEPOLE SIZING CHART

15 GAL TO 24" BOX MATERIAL	2- 2" X 10'-0" LODGEPOLE STAKES
36" BOX AND 48" BOX	3- 3" X 12'-0" LODGEPOLE STAKES

*NOTE: STAKES MAY BE TRIMMED AS NECESSARY

1.7 Tree Staking Diagram

Scale: NTS



1.8 PLANT SPACING DETAIL

Scale: 1/4" = 1'-0"

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Pre-Plat Landscape Construction Documents
CALDWELL, IDAHO

revisions:

project #: MTC088
scale: NTS
issued for: REVIEW
drawn by: TEAM
date: 09.16.2025
drawing: Planting/Site Details

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SECTION - 02900 LANDSCAPE

PART 1 - GENERAL

1.01 WORK INCLUDED

*Landscape finish grading.

* Soil preparation

*Tree supports

*Planting

*Watering

*Maintenance

Definitions:
Owner's representative - an authorized agent determined by owner to act on their behalf, in some cases the Landscape Architect may be the owner representative as outlined in these specs.
Plants - all shrubs other than trees and turf.
Plant Material - all trees, shrubs, ground cover, grasses, and other plants.

1.02 RELATED WORK

Contractor : Minimum 5 years experience in supply and installation of landscape materials. A Foreman with a minimum of 5 years experience in related work shall be on site at all times.

1.03 SOURCE QUALITY CONTROL

Provide certificates of inspection for all materials as required by law or regulation.

Package standard materials with manufacturers certified analysis. Provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Chemists for all other material.

Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, undamaged, vigorous stock grown under climatic conditions similar to conditions at project site and free of disease, insects, eggs, larvae and defects such as sun-scald, knots, injuries, abrasions or disfigurements. Provide trees and shrubs of the sizes indicated. Trees and shrubs of sizes larger than those indicated may be used provided roots, root ball, staking and planting pits are increased proportionately.

1.04 REFERENCE STANDARDS

ANSI 60.1 - American Standards for Nursery Stock.

1.05 SAMPLES

Submit the following material samples to Owner's Representative a minimum of 48 hours prior to start of work.

a. Topsoil for backfill mix (trees and shrubs).
b. Wood Shavings/Mulch.
c. Tree supports.
d. Reserved
e. Boulders.

The Owner's Representative reserves the right to take and analyze samples of materials for conformity to Specification at any time. Furnish samples upon request by Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the contractors additional expense.

Submit samples of decomposed granite for approval of graduation and color. Sample shall be representative of variations within size and color to be provided.

1.06 PRODUCT DATA

Submit to Owner's Representative a minimum of 48 hours prior to start of work manufacturers comprehensive product description, including specifications and installation instructions.

1.07 CERTIFICATES AND TEST REPORTS

Provide and pay for all materials testing. Testing agency shall be acceptable to the Landscape Architect. Submit to Owner's Representative a minimum of 48 hours prior to start of work 2 copies of certificates of inspection as required by governmental authorities, and manufacturers' vendors certified analysis for soil amendments, fertilizer materials, and chemicals. Submit other data substantiation that materials comply with specified requirements.
Certificates are required to determine the quality and quantity of all specified soil amendments.

Materials certification to be submitted include, but are not limited to: Topsoil source and nutrient analysis, mulch, fertilizers/soil amendments/chemicals. Test representative material samples proposed for use. Provide the following data:

a. Topsoil and planting backfill.
b. Soil PH.
c. Particle size, percentage soil texture.
d. Percentage organic material.
e. Percolation rate.
f. Nutrient level analysis.
g. All macro, secondary and micro nutrient salinity.
h. ESP.
i. Free lime.

Recommendations on type and quantity of amendments required to bring levels into acceptable ranges as detailed in Part 2 - Products of Materials of these specifications.

Separate recommendations to be submitted for each crop. Crop to be identified as:
a. Irrigated trees and shrubs.
b. Turf.

1.08 MAINTENANCE DATA

Submit to Owner's Representative 2 copies of typewritten instructions, prior to expiration of the initial maintenance period, recommending procedures to be followed by the Owner for the maintenance of landscape work for one full year.

1.09 PRODUCT DELIVERY, STORAGE AND HANDLING

Deliver packaged material in containers showing weight, analysis and identification of manufacturer. Protect materials from deterioration at all times.

Provide protective covers to plant life and trees during delivery. Do not prune trees prior to delivery. Do not bend-tie trees or shrubs in such a manner as to cause damage or destroy shape. Deliver materials after preparation for planting have been completed. Plant immediately. If planting is delayed for more than 6 hours after delivery, set plant material in shade, protect from weather and mechanical damage and keep roots moist.

Do not remove container grown stock including ground cover, from containers until planting time.

1.10 SITE CONDITIONS

Determine location of underground utilities. Execute work as required to prevent damage.

Maintain grade stakes set by others until directed otherwise.

Protect all existing plant life not scheduled for removal. If any plant material that is to remain is damaged, the Contractor, at his expense, will pay for a replacement plant of the same size and species (to be approved by Owner's Representative).

Protect existing utilities, paving and other facilities from damage during landscaping operation.

Coordinate with other contractors.

1.11 WARRANTY

Submit warranty to Owner's Representative. All plant material shall conform to the American Nurseryman Standards for type and size shown. Plants will be rejected if not in a sound and healthy condition.

Trees:
Warrant that trees will be alive and in good health for a period of 1 year after acceptance except for defects resulting from neglect by Owner, abuse or damage by others.

Owner must follow Contractors maintenance schedule and provide current maintenance log to Owner's Representative.

Remove and replace dead, unhealthy or girdled trees, that lose original form and size during warranty period with material equal to that specified. Replace any material which does not meet requirements within fifteen days of notification. All replacement trees shall be subject to an additional one year maintenance period.

Shrubs and Other Plantings:
Guarantee all other planting will be alive and in satisfactory condition for a period of 1 year from date of acceptance or will be replaced at no additional cost to the Owner. All plant material shall be maintained in a healthy, sturdy condition during the warranty period by the Contractor.

All replacement plants, including shrubs, groundcovers, grasses, vines and perennials shall be subject to an additional 1 year maintenance period.

PART 2 - PRODUCTS AND MATERIALS

2.01 FILL MATERIALS

Provide dry, loose material for fill, backfill, planting backfill and topsoil for planter beds. Frozen or muddy soils are not acceptable. Salts not to exceed 1500 ppm, and material shall be free of debris, noxious weeds, ingredients or objects detrimental to healthy plant growth. Topsoil: Screened, fertile, friable, from well drained arable land, free of nut grass, refuse, roots, heavy clay, noxious weeds or any material toxic to plant growth; contents as follows:

a. Silt: 20-45 %
b. Clay: 15-20 %
c. Sand: 30-60 %
d. Organic Material (natural or otherwise): 2 % minimum
e. pH: 7.0-8.3
f. Soluble salts: 1,500 ppm.
g. Nutrients: enough to bring levels up to acceptable plant growth.

Percolation rate shall be between 3 to 4 inches per hour.
Existing top soil may be used provided it meets these requirements.

2.02 COMMERCIAL GRADE FERTILIZERS

Agri-Sul, Dispersul - use only for sulfur
Agriculture grade gypsum

2.03 SOIL AMENDMENTS

Wood shavings: nitrogen stabilized fir or pine shavings containing 0.75% total nitrogen and 0.1 to 0.15% total iron, and under 60 ppm total manganese; composted, leached and aged for a minimum of 10 to 12 months; ph factor, 4.0 to 4.5. No soil amendments are required for salvaged plant material unless otherwise specified.

2.04 TREE SUPPORTS

Tree Stakes: 2" diameter or 2"x2" square x 10' straight wooden stake (2 required) for 15 gallon or larger tree. No tree stakes area required for salvaged plant material.

Tree Ties: Provide a minimum of two per tree: V.I.T. Cinch- tie vinyl tree tie (2 per stake, length as required). Secure to stake with galvanized nail. 1 per tree.

Anchors (Deadmen): 2 inch x 4 inch x 3 feet long; construction grade redwood.

Signals (Flags): For guy wires, 1/2 inch diameter, white or orange plastic tubing 5 feet long over each guy used.

2.05 HERBICIDES

Pre-emergent and contact Herbicides:

Fertilize all trees and shrubs with 'Agriform" planting tablets, 21 gram or approved equal. Quantity per manufacturer's recommendation.

2.06 PLANTING MATERIAL

Plant Material: Healthy, shapely and well rooted. Roots shall show no evidence of having been restricted or deformed at any time. All plants shall be representative of their normal species and variety. They shall have normally developed branch systems. Plants shall be free from disfiguring knots, sun scald injuries and abrasions of bark. Plants not meeting these requirements shall be considered defective and shall be replaced immediately. All plants shall be true to name and shall be tagged, one of each variety. All plant material shall be grown in nurseries inspected by the State Department of Agriculture unless otherwise approved by the Owner's Representative.

Provide "Specimen" plants with a special height, shape or character. Tag at the source of supply prior to notifying Landscape Architect for inspection. The Landscape Architect shall inspect selections at source of supply for suitability and adaptability to selected location. When specimen plants cannot be purchased locally, provide sufficient photographs of proposed material for approval.

Plants may be inspected and approved at place of growth for compliance with specification requirements for quality, size, and variety. Such approval shall not impair the right of inspection and rejection upon delivery at the site or during the progress of the work.

2.07 TURF SOD

As noted on plans.

2.08 MULCH

All planting beds and tree wells in lawn areas (wells to be 3' in diameter) shall be covered with a minimum of 3" of small (1") bark chips. Submit sample for approval.

2.09 SEED MIXTURE

All lawn areas shall be seeded with 100% Turf Type Tall Fescue. Immediately after placement of sod, water to saturate sod and top 4" of topsoil, install and seed rate per manufacturer's recommendations.

2.10 TREE ROOT BARRIER

Tree root barriers shall be placed adjacent to all trees located in the landscape planter strip and planter islands per The City of Eagle and ACHD standard details. Install per City of Eagle standard detail and manufacturer's recommendations.

PART 3 - EXECUTION

3.01 GENERAL

Install in accordance with the methods, techniques and specifications of each representative manufacturer. If a conflict occurs between manufacturers and these specifications, consult with Owner's Representative for a decision.

Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

Inspect the integrity of all damp-proofing and water-proofing membranes which occur over, on or against any construction to be fully or partially concealed by earthwork prior to the placement of any imported soil, backfill, gravel fill or sub-base.

Planting back fill for trees and planting beds shall be 5 parts topsoil and 1 part Nu-Earth compost with straw. Stake all trees per details.

Correct defects prior to proceeding with the work.

3.03 TOPSOIL

All seeded lawn areas shall have 6" of topsoil and all planting beds shall have 12" of topsoil. Topsoil shall be a loose, sandy loam, clean and free of toxic materials, noxious weeds, wee seeds, rocks, grass, or other foreign material larger than 1" in any dimension, a pH from 5.5 to 7.0. Topsoil from site shall be used if meeting these standards. Place ⅔ Nu-Earth compost over all landscaped areas and rototill into top 4". Spread, compact, and fine grade topsoil to a smooth and uniform grade, 1" below surface of walks and curbs in areas to be sodded and 3" in planting bed areas.

Import additional topsoil only as required to bring planting areas up to finish grade. Spread and cultivate soil so that no settling takes place at any time.

3.04 LANDSCAPE FINE GRADING

Allow for the addition of soil amendments, conditioners and any specified top dressing when determining and executing finish grade.

Set finish grade 1-1/2 inches below adjacent paving, curb and headers for shrubs and ground cover beds and areas or as required for installation of mulch or turf sod.

At all planting areas, make entire area smooth and even to finish grade. Cultivate all areas so that there are no bumps or hollows, and the area drains as indicated. Grade and maintain all flow lines, designated or not, to allow free flow of surface water. Cultivate entire area to a depth of 6 inches minimum and remove all rock in excess of 1-1/2 inches diameter, all building rubble, building construction material, waste and any other material that will impair satisfactory growth.

3.05 MULCH

3.06 HERBICIDE APPLICATION

Apply pre-emergent herbicides in accordance with manufacturer's instructions.

Apply contact herbicides in accordance with manufacturer's recommendations. Prior to application, moisten areas for fourteen days to encourage weed germination and growth. Apply before weeds attain a height of 6 inches. Remove taller weeds manually.

Areas to be landscaped shall be maintained in a weed-free condition at all times during construction and maintenance period.

Do not apply pre-emergent herbicides at locations of revegetation seeding. The contractor shall manually remove invasive weeds within these areas.

3.07 TREE SUPPORT

Staked Trees: Stake trees as shown on the drawings within 48-hours of planting.

Tree supports shall be installed to prevent lodging, yet allow for trunk movement. Hoses that encircle trunks shall be large enough to allow for normal growth of the trunk during the first year without girdling.

3.08 TREES, SHRUBS, AND VINES

Layout locations with stakes or gypsum. Coordinate with Owner's Representative to assure appropriate location, prior to installation.

Test drainage of plant beds and pits by filling with water. Notify Owner's Representative of areas where water is retained more than 24 hours.

Where rock, underground construction or other detrimental conditions are encountered at plant pits, Owner's Representative may select alternate location.

Do not expose roots to air except during transplanting. Set up of plants at same level when planted as in the container. Cut plant containers on 2 sides without injuring root ball and carefully remove plant. Do not cut container with spade. Damaged plants will be rejected.

Dig pits with perpendicular sides to a minimum of 2 to 3 times the width (see details) of the root ball for containerized trees and shrubs. Dig pits only as deep as the root ball to prevent settling of the tree or shrub.

Place rootball of vines as close to structure or support system as possible. If rootball can't be placed closer than 12" notify Owner's Representative of situation for inspection and remedy.

Tie vines to trellis supports if applicable with green plant tape and remove any staking supplied with plant material.

Planting Mixture: One part wood shavings Two parts excavated soil amended to meet standards in Part 2.

Mix thoroughly outside the hole before start of backfilling.

3.09 BACKFILLING

Backfill plant pits and form shallow basin around the plant to hold enough water to saturate the root ball and backfill (only form basins if specified on detail). Water plants immediately after planting and allow backfill to settle in plant pit. Do not raise basin rim above surrounding grade.

Puddle planting mixture when pit is 2/3 full of plant mix. Continue back filling to within 1 inch of surrounding grade.

Finish grade to 2 inches below headers or concrete work.

Planting back fill for trees and planting beds shall be 5 parts topsoil and 1 part Nu-Earth compost with straw.

Treat all planting areas with a pre-emergent.

3.10 GROUND COVER

At time of transplanting, soil in flats shall be sufficient so as not to fall apart when lifting plants. Plant each plant with its proportionate amount of the flat soil in a manner that will ensure a minimum disturbance to the root structure.

Plant flat material sufficiently deep to cover all roots. Firmly tamp the earth around each plant to force out large air pockets.

3.11 TURF SOD

Soil Preparation: Provide soil with an organic matter content of 25-percent to 30-percent. Cultivate entire area to a depth of 6" minimum and remove all rock in excess of 1 1/2", all building rubble, building construction material waste and any other material that will impair satisfactory growth. This top 6" must meet the topsoil requirements noted in Section 2.01.

Soil Amendments: Prior to rototilling, apply gypsum at a rate of 100 lbs per 1,000 sf, phosphate at a rate of 2 lbs per 1,000 sf, , and soil sulfur at 5 lbs per 1,000 sf. Rototill into soil.

Install sod along the straightest edge of turf area. Stagger joints in a brick-like pattern. Avoid gaps and overlapping. Place sod diagonally across, to avoid sliding. Water sod at least every 30 min. during installation. Finish by watering lightly and roll in two directions w/sod roller.

3.12 WATERING

Water all plants immediately after planting with hose in planting hole until the roots are completely saturated from the bottom of the hole to the top of the ground to avoid drying out until the entire planted area is thoroughly watered and the soil soaked to the full depth of each plant hole. Water stream shall not cause damage to planting hole or plant. Keep exposed roots wet by means of moist sawdust, peat moss or burlap at all times during planting operation. Repeat watering as often as necessary to keep the ground moist but not soaked, well below the root system of the plants.

3.13 CLEAN UP

Keep all areas clean and orderly during and after execution of work. Burning of trash is not permitted.

3.14 ADJUSTMENT

Prune each tree and shrub to preserve the natural character of the plant per American Standards for Nursery stock, as published by the American Association of Nurserymen. Prune only as directed by Owner's Representative and Landscape Architect to remove deadwood, suckers, or broken or badly bruised branches. Replace all plants damaged by excessive pruning, planting operations or construction damage.

3.15 MAINTENANCE PERIOD

When the Owner's Representative and Landscape Architect determine the work to be substantially complete in accordance with the Conditions of the Contract, Contractor will be advised, in writing, that the maintenance period is to begin.

Landscape contractor shall be responsible for maintenance of landscaped areas for a period of 90 days. Maintenance includes watering, trimming, weeding and cultivating of beds.

Landscape contractor, in order to protect his guarantee, shall give typewritten to Owner, a complete maintenance instruction booklet on the care and feeding of the landscape.

Contractor shall request, in writing, a Final Inspection with Landscape Architect at the completion of the maintenance period. If the Owner's Representative determines the work is satisfactory, the maintenance period will end on the date of the Final Inspection. If the maintenance is unsatisfactory, the maintenance period will be extended, at the Contractors expense, until such time as all corrections are made and the work is inspected and approved by the Owner's Representative and Landscape Architect. Retention will not be released until Final Inspection is made and approval issued by the Owner's Representative.

3.16 FIELD QUALITY CONTROL

Notify Owner's Representative of the requirement for inspection at least 48 hours in advance. Inspections are required, but not limited to, the following:

- Inspection and acceptance of plant material prior to shipping.
- At completion of rough grade and boulder placement
- At completion of landscape finish grading and soil preparation, prior to planting.
- At installation of irrigation system, prior to backfilling trenches and planting.
- During installation of specimen trees, or other specimen plant material.
- After staking locations for plant holes, but prior to planting; for approval.
- During the planting process.
- During the placement and aiming of all light fixtures.
- At Substantial Completion of the Work.
- During warranty period to observe maintenance procedures.
- At final Completion of the Work.

SECTION - 02930 SEEDING

PART 4 - APPLICATION

4.01 MATERIALS

Materials shall reflect evidence of proper storage and handling. Any material with indications of improper storage or handling (water, heat, chemical damage and the like), will be removed from the site and replaced by the contractor. All material shall be fresh and delivered in unopened containers. Seed shall be of the latest seasons crop and conform to state and federal seed laws.

2.02 ACCESSORY MATERIALS

Fertilizer: Uniform in composition, granular, free flowing and suitable for application with approved equipment - guaranteed analysis, 16-20-0, ammonium phosphate, or equal at a rate of 300 lbs per acre.

70% Virgin Wood Cellulose Fiber, 30% Max. recycled cellulose fiber:

Specially prepared wood cellulose fiber processed to contain no growth or germination inhibiting factors - maximum moisture content, air dry weight, 12% plus or minus 3% at the time of manufacture; pH range, 4.5 to 6.5.

Ash content 0.8% - 0.3% max.

Charcoal: Gro-Safe agricultural grade powered activated charcoal at a rate of 100 lbs. per acre.

Tackifier: Organic psillium muciloid hydrophilic water soluble dry. Derived from Plantago ovata/insularis powder at 70% min. purity, containing no agents toxic to seed germination. Addition of fertilizer to the slurry mix shall not change the properties of the tackifier. When applied, tackifier shall form a transparent crust permeable by water and air.

Water: Free of substances harmful to seedling growth - water source to be approved by Owner's Representative prior to use.

PART 5 - EXECUTION

5.01 PREPARATION

Limit preparation to areas that will be immediately seeded. Do not disturb natural areas or newly planted trees or shrubs in seed areas. Where equipment can operate, loosen topsoil to a depth of 4 inches by ripping using scarifier teeth. Rip along the contour to prevent runoff and erosion. Use hand tools where equipment can not operate. Remove and dispose of all stones 4" or greater, sticks, roots, rubbish or other deleterious material. Repair erosion damage, grade and slope as directed prior to seeding.

Spread 300 lbs./acre fertilizer as specified.

Rough harrow to break up any large dirt clods.

Fine harrow to create suitable seed bed.

5.02 APPLICATION

Apply seed immediately upon completion of tillage operation.

Seeding work should commence as soon as possible after site has been prepared. It is desirable to seed into a loose, friable surface which has not been allowed to crust or erode. Any undesirable weak growth or competing vegetation should be removed prior to seeding operations.

Hydroseed all material evenly in one (1) application of a uniform slurry of water, hydrofiber (mulch), seed, tackifier, fertilizer, soil conditioner, and other specified materials. Material shall be sprayed on all designated areas with overlapping on the crests of tops of berms and cuts.

Seed indicated areas within contract limits and areas adjoining contract limits disturbed due to the seeding preparation process.

Use a hydroseeder with a gear type pump with continuous paddle agitation during application. Do not put seed into water until just before the start of seeding.

Apply seed, mulch, fertilizer and tackifier in a one step process:
Slurry mix of water, seed, 300 lbs./acre of fertilizer, 80 lbs./acre tackifier for slopes less than 3:1, 100 lbs./acre for slopes greater than 3:1 and 2000 lbs./acre of wood fiber for slopes greater than 3:1, 1800 lbs./acre for slopes less than 3:1.

5.03 ESTABLISHMENT

Provide protective devices as required to protect seeded areas from traffic for 30 days.

Repair and reseed areas damaged by erosion or poor germination.

5.04 INSPECTION

Seeding operations and areas are subject to inspection at any time during installation for compliance with specified materials and installation requirements. Any method of installation or use of materials not in conformance with the Contract Documents will be reinstalled, repaired or removed, as directed by the Owner's Representative, at no additional cost to the Owner.

Formal inspections will be conducted by the Owner's Representative at the following work intervals:

Soil scarification upon completion.
Seed containers at time of delivery.
At time of seed and slurry mixing.
During application of seed.
During application of mulch.
Weekly for seed and weed germination.
Final inspection and approval - at the end of landscape establishment.

5.05 ACCEPTANCE

Upon notice of completion of the work from the landscape contractor, at the end of the Landscape Establishment period, the Owner's Representative will make an inspection. If all work provided for in the Contract Documents is found to be complete and the planted seeds yield a minimum stand as determined by the Owner's Representative based upon the specified germination rates and species used, and the seeded areas are free of weeds, disease and insects, this inspection will constitute the Final Inspection. The Owner's Representative will notify the Contractor in writing of this Acceptance.

If the inspection reveals any unsatisfactory work, the Contractor will reseed as necessary until the work is accepted by the Owner's Representative.

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LICENSED LANDSCAPE ARCHITECT
LA - 16653
Expires09/31/25

SILVERLEAF
Pre-Plat Landscape Construction Documents
CALDWELL, IDAHO

revisions:

project #:
MTC088
scale:
N.A.
issued for:
REVIEW
drawn by:
TEAM
date:
09.16.2025
drawing:
Planting Specifications

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L8.1
22 of 22

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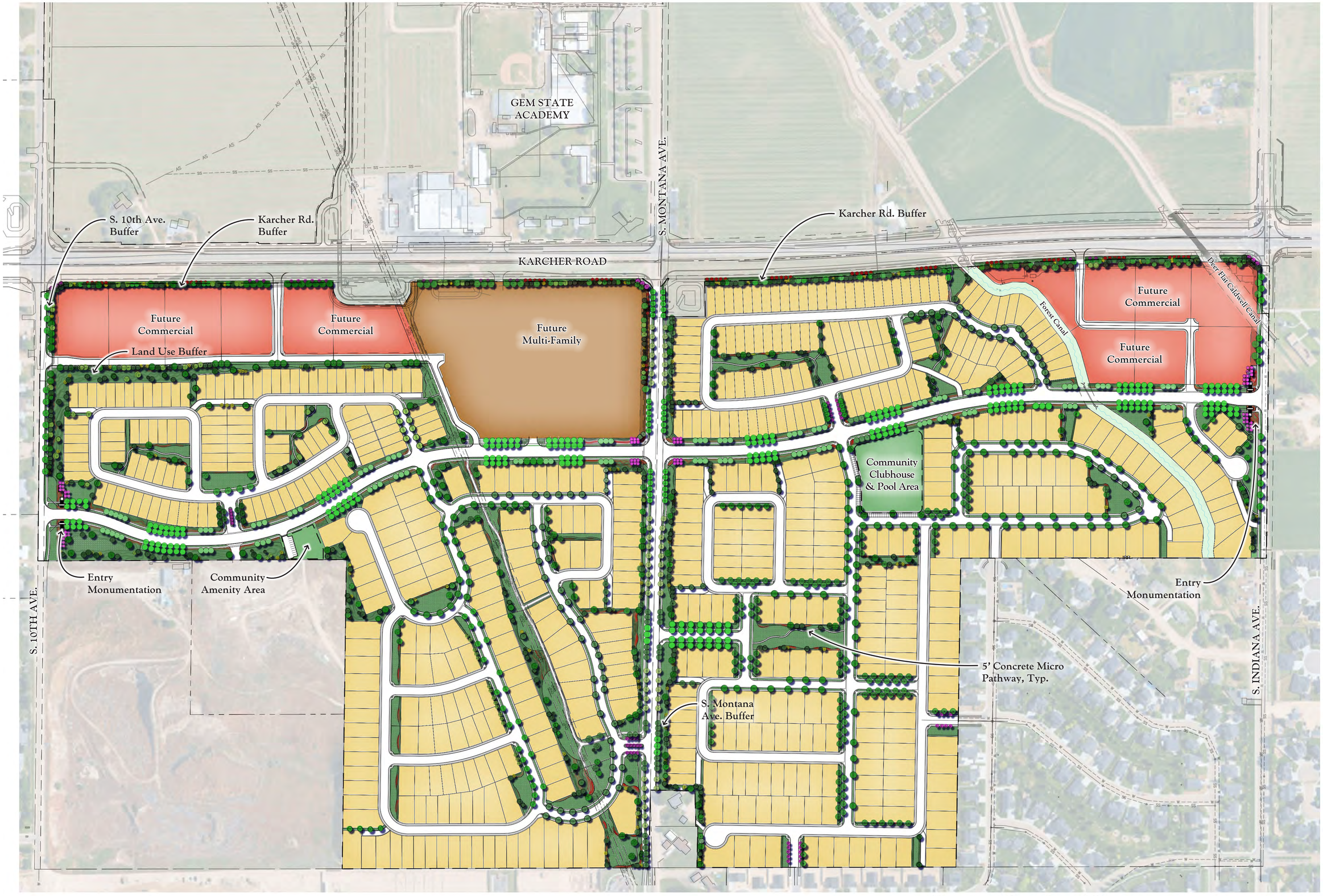

Silverleaf Rendered Plan

0' 175' 350' 525'

Scale: 1" = 175'-0"

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SILVERLEAF

Pre-Plat Landscape Construction Documents
CALDWELL, IDAHO

revisions:

project #: MTC088
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 07.23.2025
drawing: Overall Landscape Plan

sheet #

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GEM STATE ACADEMY

S 10TH AVE

S MONTANA AVE

FOREST CANAL

DEER FLAT CALDWELL CANAL

S INDIANA AVE

KARCHER RD

VISTA DR

FIESTA WAY

CLUBHOUSE/POOL

CLUBHOUSE/POOL

TOWERS DR

FOREST CANAL

BLUE SKY AVE

SILVER LINING DR

SKYS END DR

CIRRUS DR

LEGEND

	PROPOSED
10' KARCHER RD PATHWAY	
10' MONTANA AVE REGIONAL PATHWAY	
8' NEIGHBHORHOOD PATHWAY	
5' MICRO-PATHWAY/SIDEWALK	
OPEN SPACE	

N

0 200 400

SCALE IN FEET

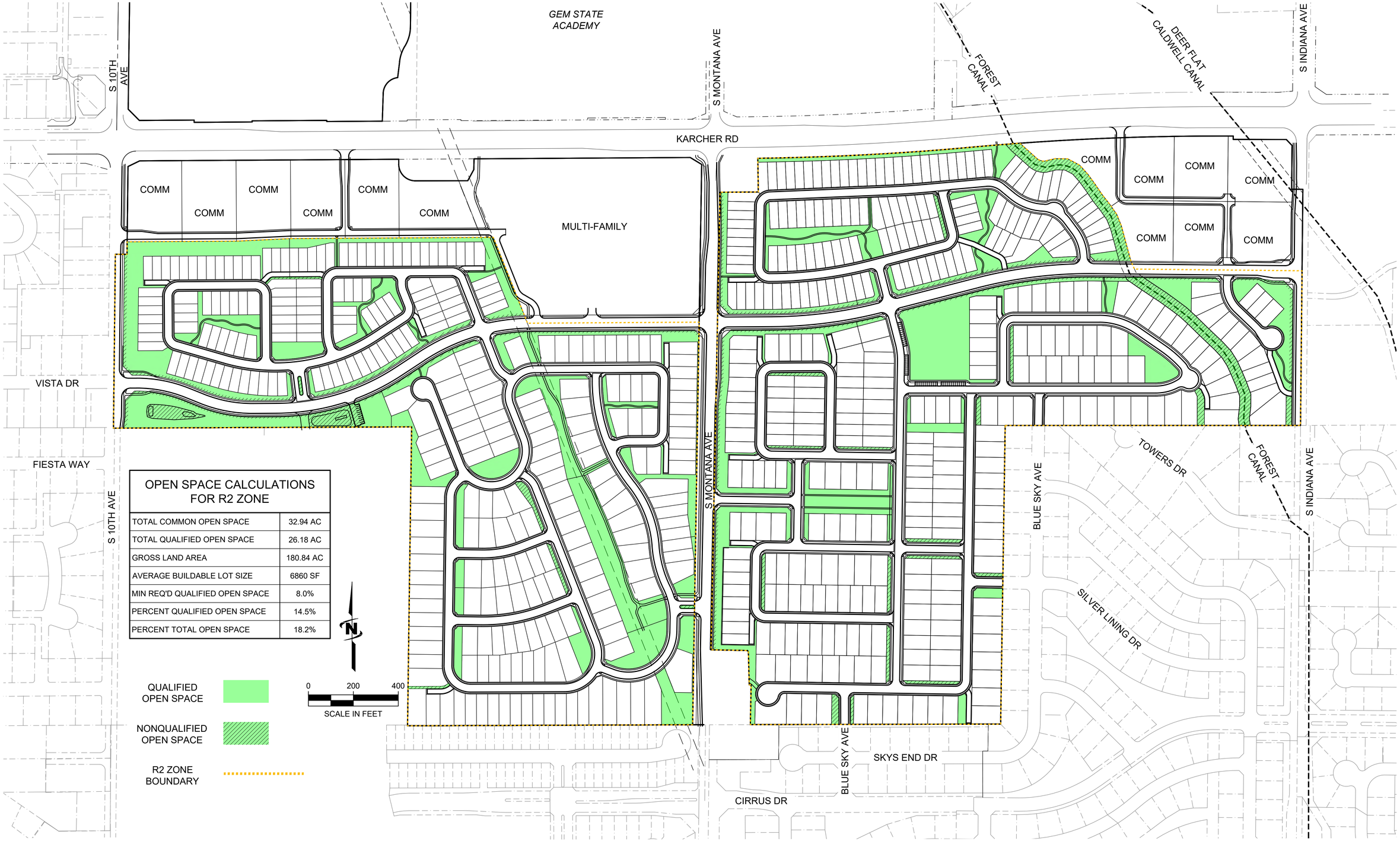
Plot Date=4/24/2026 9:35 AM Plotted By: Caleb LaClair
Date Created=4/24/2026 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELLPROPERTYATKARCHER&MONTANA\DESIGN\CAD\EXHIBITS\10-24-100_PATHWAY-EXH.DWG

LAST UPDATED: 4/24/2026
PLOT DATE: 4/24/2026
FILE: 10-24-100_PATHWAY_EXH

J-U-B ENGINEERS, INC.

SILVERLEAF SUBDIVISION
M3 COMPANIES

PATHWAY EXHIBIT
SHEET 1 OF 1



Plot Date:4/23/2026 4:19 PM Plotted By: Caleb LaClair
Date Created:6/30/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELL\PROPERTY\ATKARCHER&MONTANA\DESIGN\CAD\EXHIBITS\10-24-100_OPENSPACE.DWG

LAST UPDATED: 4/23/2026
PLOT DATE: 4/23/2026
FILE: 10-24-100_OPENSPACE

J-U-B ENGINEERS, INC.

SILVERLEAF SUBDIVISION
M3 COMPANIES

OPEN SPACE EXHIBIT
SHEET 1 OF 1

SITE 1

BUILDING

AREA

APARTMENT:	149,380 SF
CLUBHOUSE:	8,500 SF
TOTAL:	157,880 SF

UNITS: 336

UNIT MIX:

1BD	118 (35%)
2BD	169 (50%)
3BD	49 (15%)

DENSITY:

22.9 DU/AC (14.69 AC)

SITE

AREA

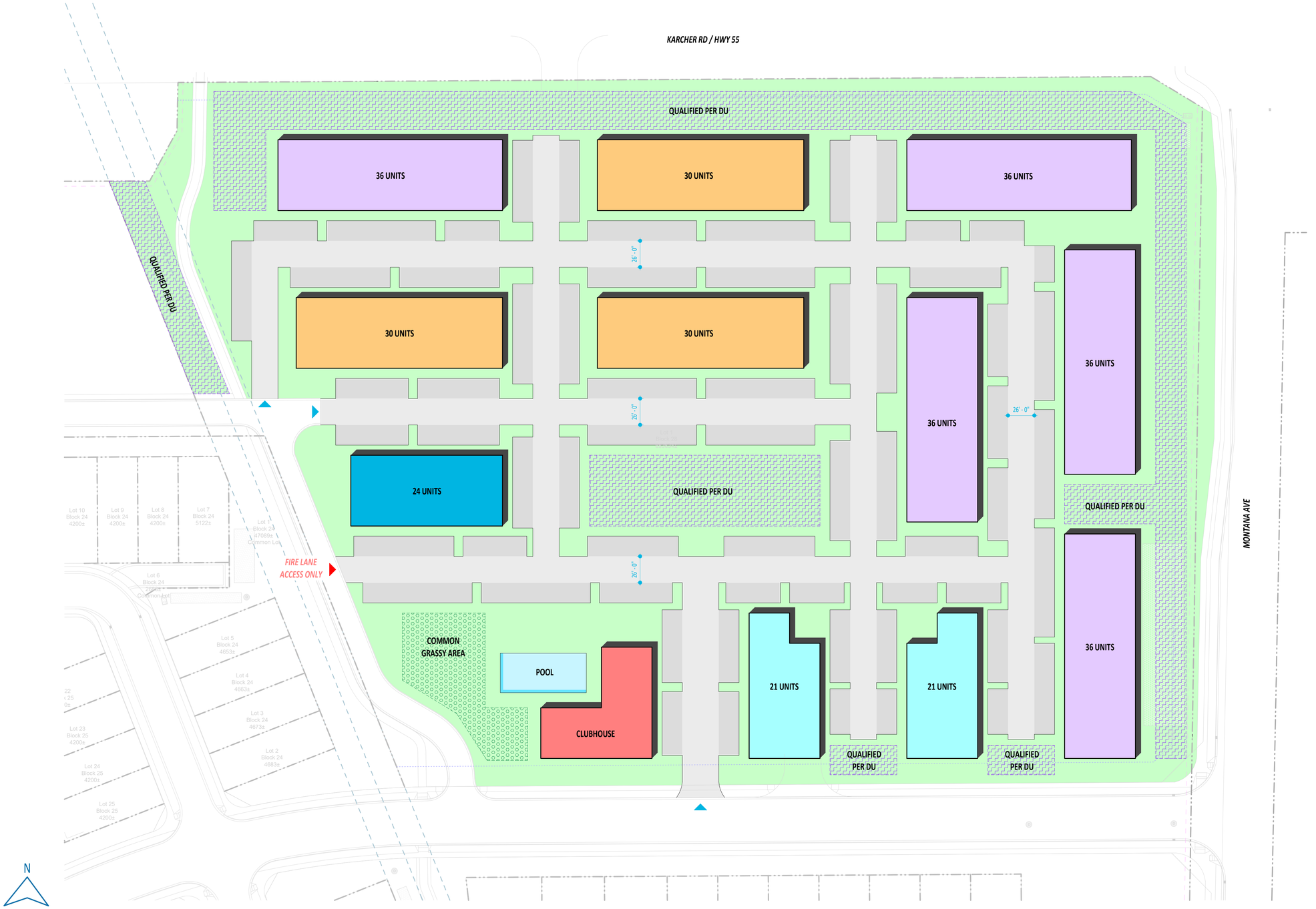
DRIVE AISLE/PARKING:	201,972 SF
LANDSCAPE/SIDEWALK:	282,556 SF

PARKING:

UNIT	#	RATIO	SUBTOTAL
1BD	118	1.5	177
2BD	169	1.5	254
3BD	49	2.0	98
GUEST		1:10	34
AMENITY		1:500 SF	17
TOTAL REQ'D			579
TOTAL PROVIDED			579

OPEN SPACE

TYPE	SF REQ'D	SUBTOTAL	PROVIDED
COMMON GRASSY AREA	10,000	10,000	10,000
QUALIFIED PER DU	250	71,750	
(UNITS 500 ≤ 1,200 SF)		88,900	89,055
QUALIFIED PER DU	350	17,150	
(UNITS > 1,200 SF)			
PRIVATE (PER DU)	60	7,080	7,080
TOTAL		105,980	106,135



SITE 1 LAYOUT

SCALE: 1" = 50'-0"

KARCHER RD

DATE: 08.20.2025

PROJECT ADDRESS: CALDWELL, ID 83607

pivot north

PRECEDENTS

SCALE:

KARCHER RD

DATE: 08.20.2025

PROJECT ADDRESS: CALDWELL, ID 83607

pivot north

EXHIBIT S-1

Vicinity Map

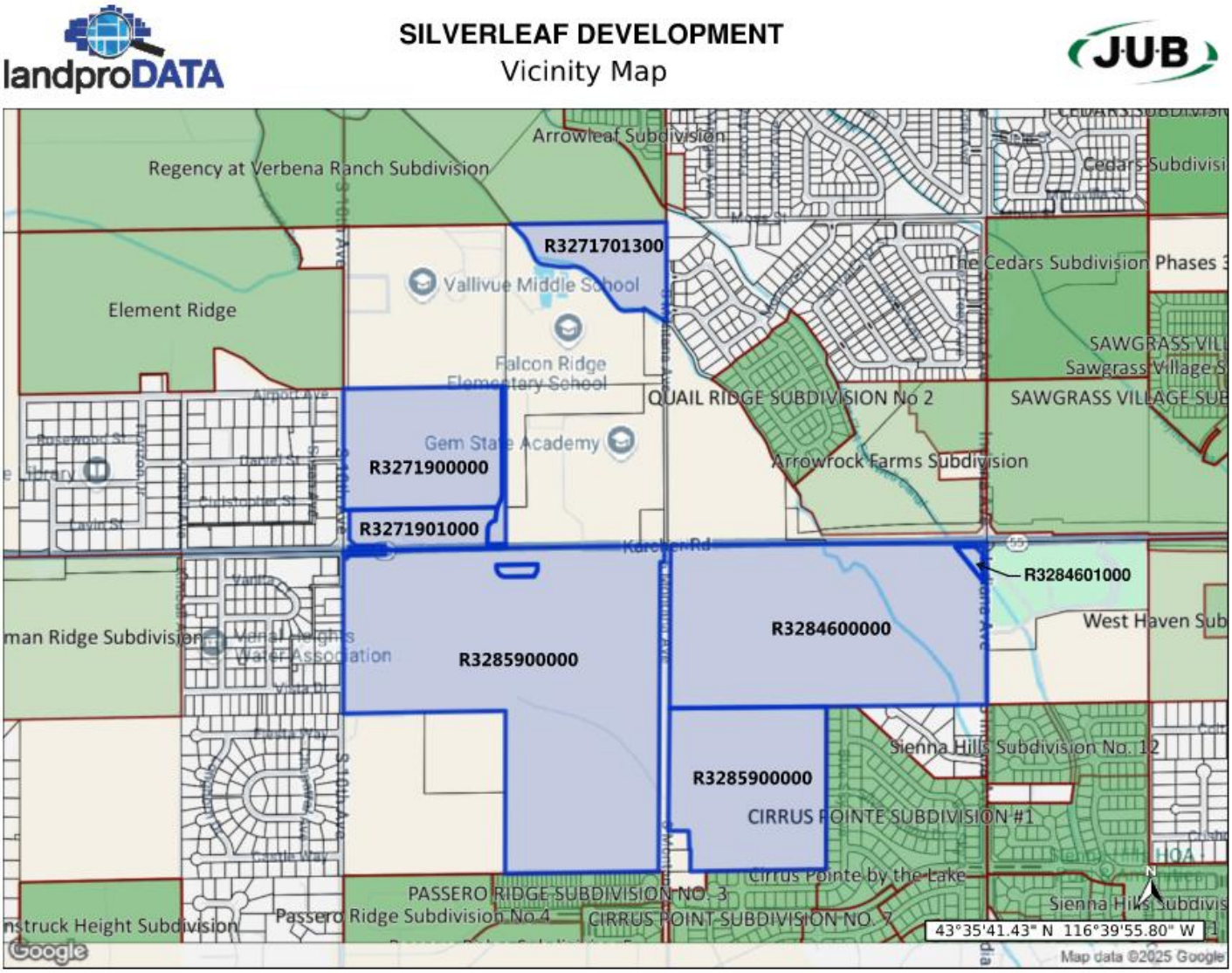


Exhibit S-2: Zoning Map:

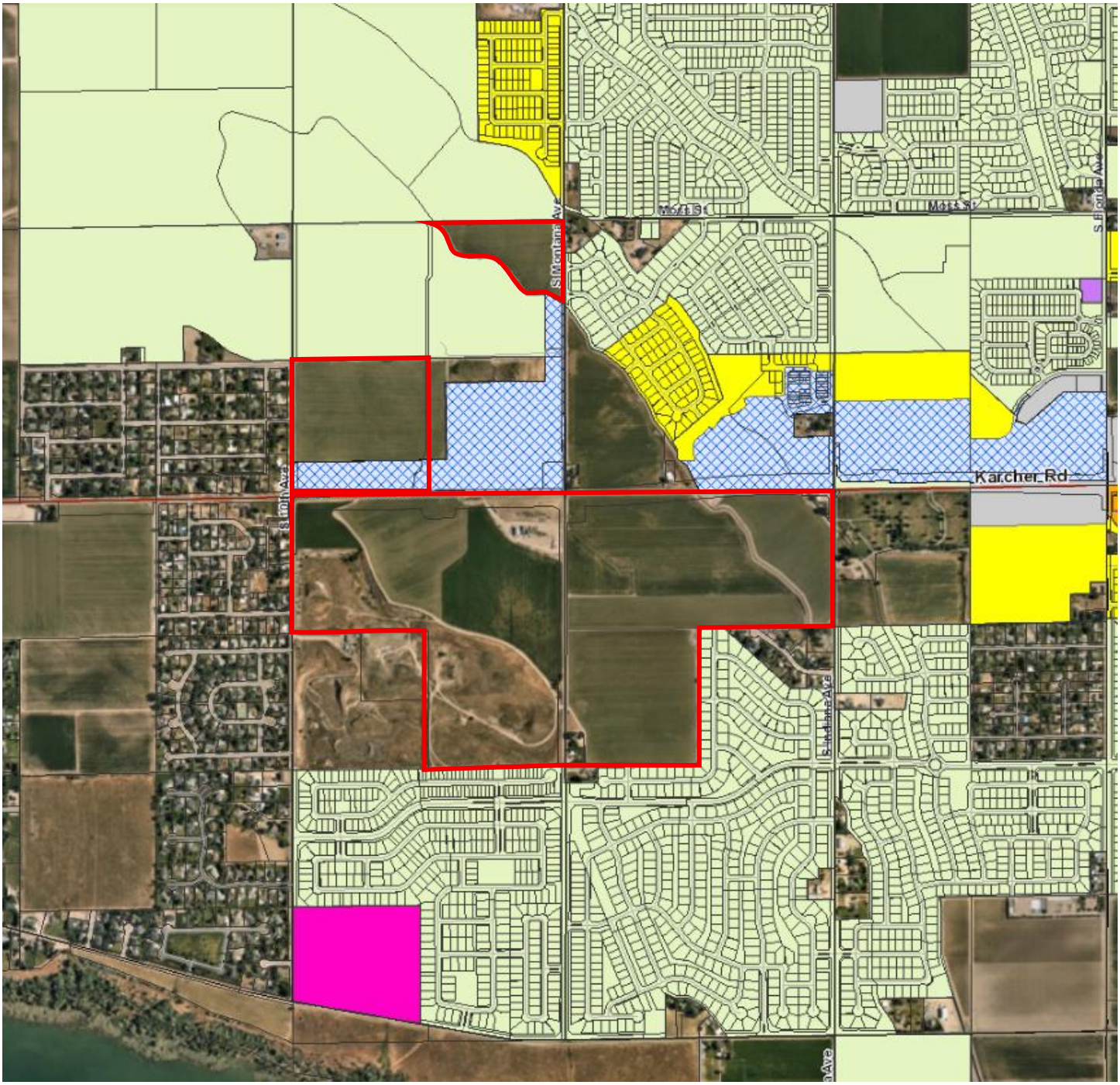
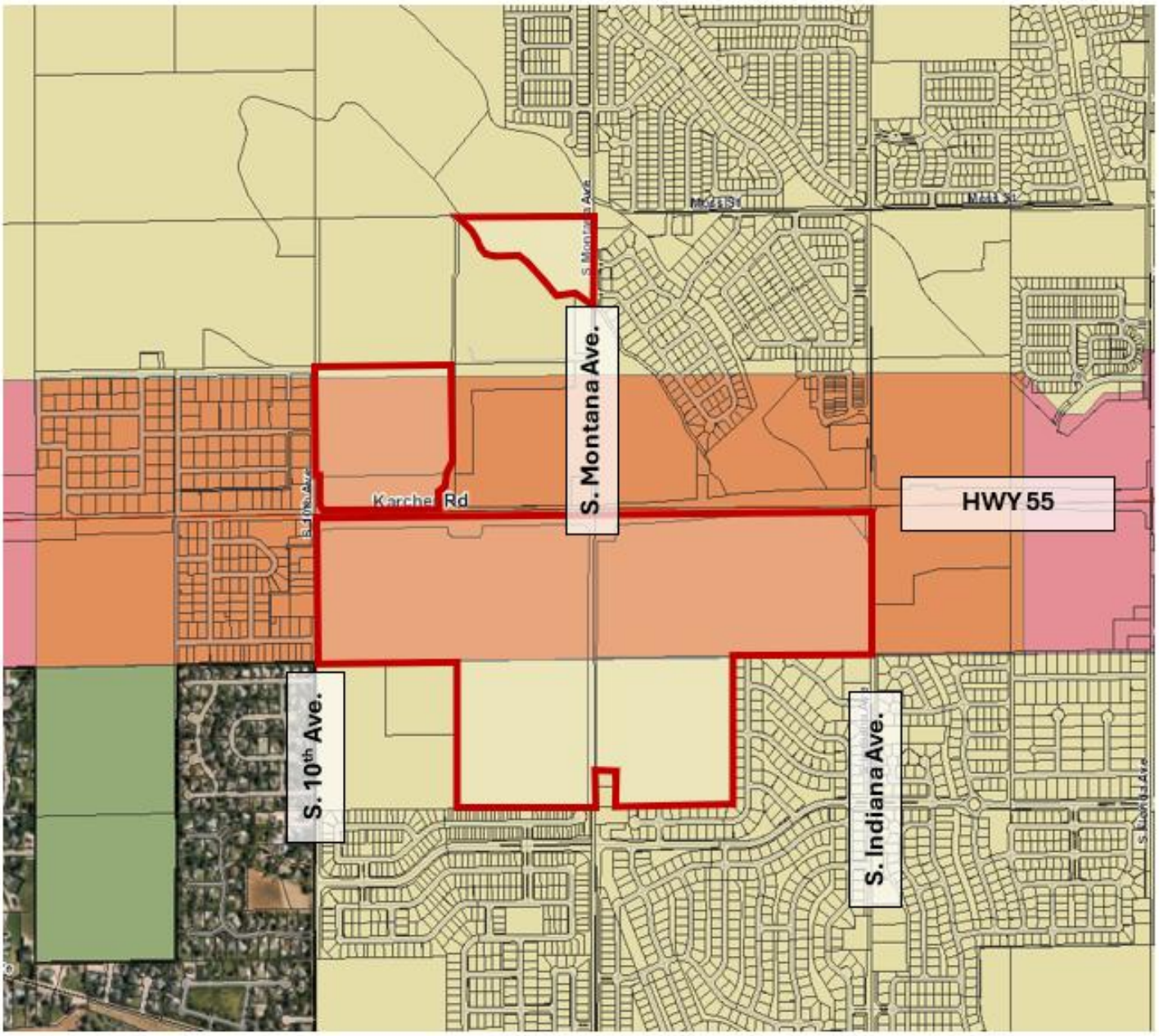


Exhibit S-3: Future Land Use Map



Visual Exhibit 1: City of Caldwell Comprehensive Plan Map (above)

- Community Center
- Downtown Core
- Employment Center
- Mixed Use Center
- Neighborhood 1
- Neighborhood 2
- Neighborhood 3
- Special Purpose
- Urban Neighborhood

EXHIBIT S-4

Public Agency Notification List

City of Caldwell Engineering Department
City of Caldwell Engineering Inspections
City of Caldwell Fire Chief
City of Caldwell Fire Marshall
City of Caldwell Building Department
City of Caldwell Police Chief
City of Caldwell Lieutenant Wright
City of Caldwell Mapping Department
City of Caldwell Code Compliance Division
City of Caldwell Economic Development
City of Caldwell Airport
City of Caldwell Water Department
Vallivue School District #139
Caldwell School District #132
Pioneer Irrigation District
Riverside Irrigation District
Canyon Hill Irrigation
Franklin Ditch Co.
Nampa-Meridian Irrigation Dist.
Black Canyon Irrigation District
Golden Gate Irrigation
Caldwell Lateral Irrigation
Wilder Irrigation District
Compass Idaho
Caldwell Transportation
Brown Bus Company
Canyon Highway District #4
Nampa Highway District #1
Idaho Transportation Department
Valley Regional Transit
Canyon County Development Services
Canyon County Plat Room
City of Nampa Planning and Zoning
Boise Project Board of Control
Southwest District Health
Idaho Power
Intermountain Gas
DTG Maps (only for final plats)
Boise River Flood Control Dist. #10
Bureau of Land Management
Bureau of Reclamation - Snake River Area Office
Cops of Engineers
Idaho Fish and Game
Department of Water Resources
College of Idaho
Department of Lands
USPS Caldwell
Union Pacific Railroad
Hilty, Bower, Haws & Seable

Exhibit S-5:

Draft Development Agreement

Click or tap to enter a date.
Silverleaf Development Agreement
(ANN25-000010, ANN25-000013, ANN25-000014 & SPP25-000014)

After Recording
Return to:
Director
Caldwell Planning and Zoning Dept.
205 S. 6th Ave.
Caldwell, Idaho 83605

For Recording Purposes,
Do Not Write Above This Line

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") was approved by Council this 4th Day of May, 2026, by and between the City of Caldwell, a municipal corporation of the State of Idaho ("City"), whose address is 205 S. 6th Avenue, Caldwell, Idaho 83605, M3 Companies, ("Developer"), and Idaho Conference of Seventh-day Adventists, Inc., ("Owner").

RECITALS

WHEREAS, the Owner is the owner of record of approximately 271 acres of certain real estate identified as Canyon County Parcel No. R32717013, R32719, R3271901, R32859, R32846, & R3284601, generally located on the north and south sides of Karcher Rd, between S 10th Ave. and S. Indiana Ave., in Caldwell, Idaho, ("Property"), and legally described in the attached legal descriptions (**Exhibit A)** and as depicted on the maps in **(Exhibit B)**; and

WHEREAS, the Property is currently designated as AG (Agricultural) on the Canyon County Zoning Map; and

WHEREAS, the Property (only parcel R3271901000) is currently designated as H-C (Mixed-Use / Regional Commercial) on the City of Caldwell Zoning Map; and

WHEREAS, the Property is currently designated as Community Center & Neighborhood 2 on the City of Caldwell Comprehensive Plan Land Use Map; and

WHEREAS, the Owner seeks to annex parcels R32717013, R32719, R32859, R32846, & R3284601into the City of Caldwell with a R-2 (Community Residential, 202 acres), R-3 (Urban Residential, 34 acres), & H-C (Mixed-Use/ Regional Commercial, 48 acres) zoning classification; and

WHEREAS, the Owner is proposing to develop the site as a mixed-use development consisting of at least 655 single-family residential lots, one (1) multi-family residential lot, and 13 commercial lots south of Karcher Road, and future development within the R-2, R-3, & H-C zones north of Karcher Road; and

WHEREAS, the intent of this Development Agreement to protect the rights of Owner's/Developer's use and enjoyment of the Property, while at the same time limiting any adverse impacts resulting from the development of this property upon neighboring properties and the existing community, and ensuring the Property is developed in a manner consistent with Caldwell's Comprehensive Plan and City Code; and

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WHEREAS, the City and Owner desire to set forth herein limitations and/or conditions upon the use and future development of the property; and

WHEREAS, all capitalized terms in this Development Agreement not herein defined shall have those meanings designated in the Caldwell City Code, the Caldwell Zoning Ordinance, and the Caldwell Comprehensive Plan; and

WHEREAS, the zoning designation requested by Owner with respect to the Property, if granted by the City, will only be granted upon execution of this Development Agreement; and

WHEREAS, the Owner has agreed to provide Caldwell with an affidavit agreeing to submit the Property to a Development Agreement (**Exhibit C**) pursuant to Caldwell City Code and the provisions set forth in Idaho Code Section 67-6511A and be bound by same; and

WHEREAS, all exhibits mentioned herein are attached hereto and are incorporated herein by reference; and

AGREEMENT

In consideration of the above Recitals and of the mutual covenants, duties, and obligations contained herein, the parties agreed as follows:

ARTICLE I
LEGAL AUTHORITY

This Development Agreement is made pursuant to and in accordance with the provisions of Idaho Code Section 67-6511A and Caldwell City Code, Chapter 10, Article 3.

ARTICLE II
ZONING ORDINANCE AMENDMENT

Caldwell will adopt an ordinance amending the Caldwell Zoning Ordinance to annex and zone the Property that is the subject of the application to the R-2 (Community Residential, 202 acres), R-3 (Urban Residential, 34 acres), & H-C (Mixed-Use/ Regional Commercial, 48 acres) zones, subject to the terms and conditions of this Development Agreement. This Development Agreement shall be signed to meet the conditions of approval for the annexation with initial zoning as approved in the **Order of Decision signed May 4, 2026.** The ordinance will become effective after its passage, approval, and publication.

ARTICLE III
GENERAL CONDITIONS OF DEVELOPMENT

3.1 The Property will be developed and utilized in the fashion and according to the terms, conditions and limitations set forth in this Development Agreement and development application number(s): **ANN25-000010, ANN25-000013, ANN25-000014 & SPP25-000014**.

3.2 Development of the Property shall be consistent with all requirements, codes, rules and regulations of the City of Caldwell, unless specifically stated otherwise in this Development Agreement.

3.3 If the City of Caldwell has established a design review process at the time of submittal of building permits or development application(s) for the Property, the applicant will be required to go through the design review process.

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3.4 In the event the Property's legal description is discovered to be in error, the Owner will be responsible for assuming the measures necessary to provide the City with an accurate legal description of the Property.

3.5 Change in Use. No change in the uses specified in this Agreement shall be allowed without modification of this Agreement pursuant to the requirements of Caldwell City Code. In the event that the Developer/Owner changes or expands the uses permitted by this Agreement without the approval required by this Agreement, the Caldwell City Code, and Idaho Code 67-6509, the Developer/Owner shall be in default of this Agreement.

3.6 Construction. Development and site work on the Property shall be in accordance with all applicable laws and regulations and shall also be consistent with the development standards set forth in this Agreement. Failure to construct any development on the Property consistent with this Agreement or construction in variance with this Agreement, including any amendment of this Agreement, shall constitute a default of this Agreement by the Developer/Owner.

3.7 Modifications to Plans and/or Specifications: Any substantial and/or material changes to the plans and specifications upon which this approval is based, other than those required by any conditions contained herein or within the Order of Decision, will require submittal of an application for modification and approval of that application prior to commencing any change.

3.8 Landscape Plan. The applicant shall comply with all landscaping requirements based on Caldwell City Code, Chapter 10, Article 2. The Landscape Plan **(Exhibit D)** represents the Owner's current concept for all existing and proposed landscape street buffers, buffers between land uses, open space, parking lot landscaping, landscape planters, existing and proposed trees, shrubs and plantings, neighborhood and community pathways, landscape strips, public amenities, structures and equipment proposed for recreational use, common lots, common easements, school bus stop areas, irrigation system and water source, and all other landscape improvements including, but not limited to, earth berms, walls, trash enclosures, specialty lighting, required or proposed fences. The Owner understands and agrees that any changes or modifications to the landscape plan must submitted to the City for review and approval prior to installation. The City understands and agrees that certain changes in that concept may occur or be required. If the City determines that any such changes require additional public comment due to potential impacts on surrounding property or the community, or that such change is a substantial enough change from the landscape plan presented to the public, a public hearing shall be held on the proposed changes and notice shall be provided as may be required by the City.

3.9 Landscape Maintenance: All landscaping and screening devices shall be maintained in an attractive, live, safe and healthy manner. The controller as defined by Caldwell City Code is responsible for maintaining all landscaping and screening devices within a subdivision and/or development and/or the subject property. As applied to the subdivision or development process, the controller is understood to be the property owner, association or person representing the property owner's interest with responsibility for abiding by the city's standards, rules, regulations, policies, codes and ordinances."

3.10 Cluster Mailboxes: The development shall utilize cluster mailboxes for delivery of mail. Individual mailboxes shall not be allowed. A cluster mailbox placement plan shall be submitted to the Planning and Zoning department showing coordination with the United States Postal Services prior to submitting the construction drawings.

3.11 Development Construction Signage: At the time of development a "rules and regulations" sign shall be posted and maintained at the entryways to the project until it is fully developed and build out is complete. The signs would be intended for subcontractors performing work and should include: a) no

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dogs; b) no loud music; c) no alcohol or drugs; d) no abusive language; e) disposal of personal trash and site debris; f) daily cleanup of any mud and/or dirt that is deposited from the construction parcel onto streets; g) installation of a temporary construction fence that would keep debris from being blown off site by the wind; h) no burning of construction or other debris on the property.

3.12 Preliminary Plat Expiration: Final plats must be submitted for approval within twenty-four (24) months of the date of signature on the approving order of decision for the preliminary plat.

3.13 Phased Subdivisions: The subdivider may file and obtain acceptance of successive final plats for continuous segments of the approved preliminary plat without reapplication for preliminary plat approval, provided that final plats are recorded in successive intervals of not more than one year each, as measured from the date of signature on the approving order of decision for the preliminary plat, and provided that "city code", as herein defined, and any subsequent amendments as adopted by the city before, during or after preliminary plat approval, is followed in all design, engineering plans, construction and final plats for all phases, with the exception of lot sizes, lot dimensions, setbacks, number of lots and any exceptions approved at the time of preliminary platting, which shall remain as indicated in the preliminary plat order of decision and/or development agreement.

3.14 Approved Subdivision Name: No changes to an approved subdivision name on a preliminary plat shall occur unless a request is initiated through the filing of a Subdivision Name Change Request Application for administrative staff level review and approval. If approved, preliminary plat drawings will need to be amended and submitted to the Planning and Zoning Department with the reflected subdivision name change prior to the acceptance and/or approval of construction drawings. All construction drawings and final plats shall reflect the new approved subdivision name. Upon recordation of the final plat, all recorded subdivisions shall be known and referred to by the city approved subdivision name, in all permanent or temporary signage physically located on or near the location of the subdivision, and on all deeds and legal documents. This requirement shall continue through the development of each phase of the subdivision and shall survive completion of the subdivision unless a request is initiated through the filing of a Subdivision Name Change Request Application for administrative staff level review and approval. If approved, an amended final plat drawing indicating the new subdivision name OR an Affidavit of Correction indicating that the plat is otherwise known as “insert the new approved subdivision name”, shall be recorded at the county recorder’s office. Once the plat or affidavit is recorded, a copy of the recorded plat or affidavit shall be provided to the Planning and Zoning Department.

3.15 Approved Development Name, Street Names, Street Layout, Lot and Block Numbering, and Subdivision Phasing Plan. No changes to the original approved development name, street names, street layout and configuration, lot and block numbering, or subdivision phasing plan shall occur without prior approval from the City of Caldwell Mapping Division. Any substantial changes from what was originally approved may require additional public hearings.

3.16 Dimensional/Bulk Standards: All new construction shall comply with the current height, setback, and area schedule in effect at the time the building permit is filed.

ARTICLE IV
SITE SPECIFIC CONDITIONS OF DEVELOPMENT

4.1 Future development of the subject site(s) shall be substantially consistent with the approved preliminary plat, landscape plans, open space exhibit, pathway exhibit, and generally compliant with the Applicant’s public hearing presentation materials for Silverleaf Subdivision.

4.2 Future development of the lands requested for annexation (Parcels: R3271900000, R3271901000, &

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R3271701300) and not part of the Silverleaf Subdivision preliminary plat, shall comply with all codes, policies, standards, and regulations of the City of Caldwell in effect at the time of any future development applications, discretionary or otherwise. No specific uses or site plans are approved for these parcels at this time.

4.3 At the time of development of the commercial lots located west of S. Montana Avenue or development of the R-3 multi-family lot, whichever is first in the Silverleaf preliminary plat, a shared plaza/gathering space shall be included between Lots 1 & 2, Block 30, as depicted on the Silverleaf Subdivision preliminary plat, to ensure compliance with Chapter 4 of the Caldwell Comprehensive Plan (adopted Feb. 2025).

4.4 Per the Applicant's proposed multi-family residential concept plan and narrative, no more than 336 multi-family dwelling units shall be constructed on the proposed R-3 parcel at the southwest corner of Karcher / S. Montana intersection, unless otherwise approved by City Council.

4.5 Future development of all the subject sites associated with the Project, shall meet all required residential density requirements for the associated future land use designations if residential development is proposed.

4.6 Developer has been granted a modification of Caldwell City Code section 10-05-03(4).C and is only required to provide mixed-use/commercial uses along the arterial and state highway frontage as presented in the Silverleaf Subdivision preliminary plat and not along the entire frontages noted.

4.7 Concept Site Plan. The Concept Site Plan/Preliminary Plat **(Exhibit D)** represents the Owner's current concept for completion of a portion of the Project (south of Karcher Road). As the Concept Site Plan evolves, the City understands and agrees that certain changes in that concept may occur or be required. If the City determines that any such changes require additional public comment due to potential impacts on surrounding property or the community, a public hearing shall be held on any proposed changes in the Concept Plan and notice shall be provided as may be required by the City. The Owner understands and agrees that any changes or modifications to the site plan must be submitted to the City for review and approval prior to development.

4.8 Building Elevations. The Building Elevations **(Exhibit D)** represents the Owner's current concept for the style of architecture, architectural features, colors, finishes and materials, and surrounding landscaping for the project. As the building design evolves, the City understands and agrees that certain changes in that concept may occur or be required. If the City determines that any such changes require additional public comment due to potential impacts on surrounding property or the community, or that such change is a substantial enough change from the elevations presented to the public, a public hearing shall be held on the proposed changes and notice shall be provided as may be required by the City. The Owner understands and agrees that any changes or modifications to the building elevations must submitted to the City for review and approval prior to construction of such.

4.9 Comply with all City of Caldwell Engineering and Mapping Department conditions as shown in **Exhibit E.**

4.10 Comply with all City of Caldwell Fire Department conditions as shown in **Exhibit F.**

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ARTICLE V
AFFIDAVIT OF PROPERTY OWNER(S)

An affidavit of the owner(s) of the Property is attached hereto and incorporated by reference herein agrees to subject the Property to this Development Agreement **(Exhibit C)** and be bound thereby, and comply with and be bound by the provisions set forth in Idaho Code Section 67-6511A and Caldwell City Code shall be provided and is incorporated herein by reference.

ARTICLE VI
DEFAULT

5.1 In the event the Owner, their heirs or assigns or subsequent owners of the property or any other person acquiring an interest in the property, fails to faithfully comply with all of the terms, conditions, and commitments set forth herein, included in this Agreement, within thirty (30) days of written notice of such failure from the City, the City shall have the right without prejudice to any other rights or remedies to cure such default or enjoin such violation and otherwise enforce the requirements contained in this Development Agreement. The City shall have the following non-exclusive and cumulative remedies, upon the City's compliance with the requirements of Caldwell City Code and Idaho Code 67-6509.

5.2 If required to proceed in a court of law or equity to enforce any provision of this Development Agreement, City shall be entitled to recover all direct out-of-pocket costs so incurred to cure or enjoin such default and to enforce the commitments contained in this Development Agreement, including attorney's fees and court costs.

ARTICLE VII
UNENFORCEABLE PROVISIONS

If any term, provision, commitment, or restriction of this Agreement or the application thereof to any party or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of this instrument shall nevertheless remain in full force and effect and that portion determined to be invalid or unenforceable shall be re-negotiated in good faith between Owner(s), or other appropriate party, and the City.

ARTICLE VIII
ASSIGNMENT AND TRANSFER

After its execution, the Development Agreement shall be recorded in the office of the County Recorder at the expense of the Owner. Each commitment and restriction on the development shall be a burden on the Property, shall be appurtenant to and for the benefit of the Property, adjacent property, and other property near the Property and shall run with the land. This Development Agreement shall be binding on Owner, and its respective heirs, administrators, executors, agents, legal representatives, successors, and assigns; provided, however, that if all or any portion of the development is sold, the sellers shall thereupon be released and discharged from any and all obligations in connection with the property sold arising under this Agreement. The new owner of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be bound by and liable for all commitments and other obligations arising under this Agreement with respect to the Property or portion thereof.

ARTICLE IV
GENERAL MATTERS

8.1 Amendments. Any alteration or change to this Development Agreement shall be made only after complying with the notice and hearing provisions of Idaho Code Section 67-6509.

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8.2 Termination. A development agreement may be terminated by the city, and the zoning designation upon which the use is based may be reversed upon the failure of the owner, developer or each subsequent owner or person acquiring an interest in the subject parcel to comply with the commitments in the agreement within two (2) years. The two (2) year period of time for compliance of commitments may be extended by the city for just cause and upon application for such by the owner, and after complying with the notice and hearing provisions of this section.

8.3 No failure by the City to enforce this Agreement or any provision hereof shall constitute a waiver of such provision or of any other right of the City or obligation of the Owner contained herein. This non-waiver provision shall apply regardless of the amount of time that may elapse after such default by Owner. This non-waiver provision shall apply regardless of whether such waiver by the City is express or implied.

8.4 Consent to Change Zoning. The establishment of a development agreement and the written commitments contained therein, in accordance with the provisions of this section, shall be deemed written consent to change the zoning of the subject property to its prior designation upon failure to comply with the conditions imposed by the agreement.

8.5 Other Laws. This Development Agreement shall not prevent City, in subsequent actions applicable to the Property, from applying new ordinances and regulations of general application adopted by City in the exercise of its police powers that do not conflict with the Parties' commitments set forth herein, including, but not limited to, amendments to the City's zoning ordinance which may prohibit the use or uses Owner proposes in this Agreement. Owner understands that the building and fire codes applicable to its development shall be those in effect at the time when a complete application for a building permit is filed. Nothing in this Development Agreement shall preclude the application of any law that is specifically mandated and required by changes in state or federal laws or regulations. In the event such law prevents or precludes compliance with one or more provisions of this Development Agreement, City and Developer shall meet and confer to determine how provisions of this Development Agreement would need to be modified or suspended in order to comply with the law and shall prepare and process the necessary amendment or amendments to this Development Agreement.

8.6 Paragraph Headings. This Development Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this Development Agreement. As used in this Development Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

8.7 Choice of Law. This Development Agreement shall be construed in accordance with the laws of the State of Idaho in effect at the time of the execution of this Development Agreement. Any action brought in connection with this Development Agreement shall be brought in a court of competent jurisdiction located in Canyon County, Idaho.

8.8 Legal Representation. Both the Owner and City acknowledge that they each have been represented by legal counsel in negotiating this Development Agreement and that neither party shall have been deemed to have been the drafter of this agreement.

8.9 Ongoing Performance Commitments. If the Development Agreement has commitments involves ongoing performance and the owner or developer fails to comply with the commitment after completion of construction, said failure may be dealt with by the city according to the violation and penalty provisions of this chapter and for specific performance of the development agreement, including attorney fees and costs associated with the enforcement of the agreement.

8.10 Notices. Any notice which a party may desire to give to another party must be in writing and may

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be given by personal delivery, by mailing the same by registered or certified mail, return receipt requested postage prepaid, or by Federal Express or other reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth herein below, or such other address and to such other persons as the parties may hereafter designate. Any such notice shall be deemed given upon receipt if by personal delivery, forty-eight (48) hours after deposit in the United States mail, if sent by mail pursuant to the foregoing, or twenty-four (24) hours after timely deposit with a reputable overnight delivery service.

To City:

City of Caldwell
c/o Director, Planning & Zoning Department
205 S. 6th Ave.
Caldwell, Idaho 83605

With a Copy to:

City of Caldwell
c/o Oscar Klaas, City of Caldwell Attorney
205 S. 6th Ave.
Caldwell, Idaho 83605

To Owner:

Idaho Conference of Seventh-day Adventists, Inc.
777 W. Fairview Avenue
Boise, Idaho 83704

With a Copy to Developer:

M3 Companies
c/o Mark Tate
621 Cleveland Blvd
Caldwell, Idaho 83605

8.11 Change of Address. Either Party shall give notice to the other Party of any change of its address for the purpose of this section by giving written notice of such change to the other in the manner herein provided. In the event any successor or assign fails to provide an address, the City's obligation of mailing shall be deemed accomplished by uses of the address on file with the County Tax Assessor.

8.12 Default. In the event Owner fails to comply with the terms and conditions hereof in any material respect, the City may, without further notice to Owner, exercise any or all of the following remedies.

A. Withhold the issuance of any building permit or certificate of occupancy of any structure located within the Project;

B. Withhold the connection of water, sewer or electric service to any property located within the Project;

C. Refuse to accept public ownership and maintenance of public improvements within the Project and record a notice of such action with the Canyon County Recorder's Office;

D. Issue a stop work order for any building under construction within the Project;

E. Bring an action for damages, injunctive relief, specific performance or any other remedy available at law or in equity;

All of the above remedies are cumulative and to the extent not wholly inconsistent with each other, may be enforced simultaneously or separately, at the sole discretion of the City.

8.7 Attorney. The prevailing party in any claims or disputes arising out of this Agreement shall be entitled to recover reasonable attorney's fees in addition to other relief which a court of competent

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jurisdiction may award.

8.8 Effective Date. This Development Agreement shall be effective upon the signing and execution of this agreement by both parties.

8.9 Authority to Enter Into Agreement: By the execution and delivery of this Agreement by the parties, and the performance of their covenants and obligations therein, the parties acknowledge such action has been duly authorized by all necessary corporate (or LLC) action, and necessary corporate (or LLC) resolution(s) have been executed for the undersigned representatives to sign this Agreement and so bind their respective parties.

8.10 Automatic Termination: If the Property is not developed as conditioned herein, this agreement shall terminate five (5) years after the Effective Date.

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IN WITNESS WHEREOF, the parties hereto have executed this Development Agreement.

DATED this _____day of _____, 2026.

CITY OF CALDWELL, a municipal corporation organized and existing under the laws of the State of Idaho

By:_____
Eric Phillips, Mayor

ATTEST:

_____
Kristina Buchan, Caldwell City Clerk

STATE OF IDAHO)
) ss.
County of Canyon)

On this _____ day of _____, in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared ERIC PHILLIPS, known to me to be the MAYOR of said municipal corporation that executed this instrument and the persons who executed the said instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first written.

_____
Notary Public

Residing at: _____

My Commission Expires: _____

DRAFT

OWNER(S):

By: _____
Enter Owners Name

By: _____
Enter Owners Name

STATE OF IDAHO)
) ss.
County of Canyon)

On this _____ day of _____, in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared_____, known or identified to me to be an owner of the property referenced herein and the persons who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first written

_____
Notary Public

Residing at: _____

My Commission Expires: _____

STATE OF IDAHO)
) ss.
County of Canyon)

On this _____ day of _____, in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared_____, known or identified to me to be an owner of the property referenced herein and the persons who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first written

_____
Notary Public

Residing at: _____

My Commission Expires: _____

DRAFT

DEVELOPER(S):

By: _____
Mark Tate – M3 Companies

STATE OF IDAHO)
) ss.
County of Canyon)

On this _____ day of _____, in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared_____, known or identified to me to be an owner of the property referenced herein and the persons who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first written

_____
Notary Public

Residing at: _____

My Commission Expires: _____

STATE OF IDAHO)
) ss.
County of Canyon)

On this _____ day of _____, in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared_____, known or identified to me to be an owner of the property referenced herein and the persons who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first written

_____
Notary Public

Residing at: _____

My Commission Expires: _____

DRAFT

INDEX OF EXHIBITS

A - Legal Description
B - Parcel Map
C - Affidavit of Owner
D - Concept Plans and Elevations
E - Engineering & Mapping Conditions
F - Fire Conditions

DRAFT

Exhibit A
Legal Descriptions of Property

DRAFT

Exhibit B
Parcel Map

DRAFT

Exhibit C
Affidavit of Legal Interest

STATE OF IDAHO)
)
County of Canyon)

_____, who being first duly sworn under oath, deposes and says:

1. I am _____ **("Owner"),** whose mailing address is _____.

2. Owner is the fee simple owner of the parcel of real property **("Property")**, and legally described as:

See "Exhibit A" for legal description.

3. _____authorizes the submission of Property to certain Development Agreement pursuant to the provisions set forth in Idaho Code Section 67-6511A and Caldwell City Code dated the ___ day of _____, 20___ by and between the City of Caldwell, a municipal corporation in the State of Idaho, and Owner (the "**Agreement**").

DATED this ____ day of _____, 20____.

Owner
By: _____
Owner Name

SUBSCRIBED AND SWORN to before me this _____day of _____, 20___.

Notary Public
Residing at _____, Idaho
My Commission expires _____

DRAFT

Exhibit D
Concept Plans and Elevations

This space reserved for insertion of documents after City Council final approval

DRAFT

Exhibit E
Engineering and Mapping Comments

This space reserved for insertion of documents after City Council final approval

DRAFT

Exhibit F
City of Caldwell Fire Department Conditions

This space reserved for insertion of documents after City Council final approval

DRAFT

Exhibit S-6:

Draft Bill and Ordinance and Ordinance Summary

Ord. 3721, 3722, & 3723

BILL NO. ___69___
ORDINANCE NO. ___3721___

AN ORDINANCE DETERMINING THAT CERTAIN LAND LAYS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO, AND THAT SAID LANDS SHOULD BE ANNEXED TO THE CITY OF CALDWELL, IDAHO, AS PART OF THE R-2 (COMMUNITY RESIDENTIAL), R-3 (URBAN RESIDENTIAL), AND H-C (MIXED-USE / REGIONALCOMMERCIAL) ZONES; DECLARING SAID LANDS BY PROPER LEGAL DESCRIPTION AS DESCRIBED BELOW TO BE A PART OF THE CITY OF CALDWELL, CANYON COUNTY, IDAHO; DIRECTING THE CITY ENGINEER AND PLANNING AND ZONING DIRECTOR TO ADD SAID PROPERTY TO THE OFFICIAL MAPS OF THE CITY OF CALDWELL, IDAHO; REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HEREWITH; AND DIRECTING THE CLERK OF THE CITY OF CALDWELL TO FILE A CERTIFIED COPY OF THE ORDINANCE AND MAP OF THE AREA TO BE ANNEXED WITH CANYON COUNTY, STATE OF IDAHO AND THE IDAHO STATE TAX COMMISSION, PURSUANT TO IDAHO CODE, SECTION 63-215.

BE IT ORDAINED, BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO:

Section 1. That the Caldwell City Council, upon recommendation of the Caldwell Planning and Zoning Commission and following the public notice and hearing procedures set forth in Section 10-01-07, Zoning Ordinance No. 1451, approved Case No. ANN25-000010 (Silverleaf Annexation) at a public hearing held this 4th day of May 2026.

Section 2. The parcel is contiguous to the City of Caldwell, Idaho and the applicant has requested that said following described property should be annexed into the City of Caldwell as R-2 (Community Residential), R-3 (Urban Residential), and H-C (Mixed-Use / Highway Commercial):

Parcels of land being more particularly described in Exhibit A: Legal Descriptions and as shown in Exhibit B: Map Exhibits.

Section 3. That the City Engineer and the Planning and Zoning Director of the City of Caldwell, Idaho, are hereby instructed to so designate the same above described property on the official zoning map and other area maps of the City of Caldwell, Idaho as R-2 (Community Residential), R-3 (Urban Residential), and H-C (Mixed-Use / Highway Commercial).

Section 4. All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

Section 5. This ordinance shall be in full force and in effect from and after its passage, approval and publication, according to law.

Section 6. The Clerk of the City of Caldwell, Idaho shall, within 10 days following the effective date of this ordinance, duly file a certified copy of this ordinance and a map prepared in a draftsman-like manner plainly and clearly designating the boundaries of the City of Caldwell, including the land herein annexed, with the following officials of the County of Canyon, State of Idaho, to-wit: the Recorder, Auditor, Treasurer and Assessor and shall file simultaneously a certified copy of this ordinance with the State Tax Commission of the State of Idaho, all in compliance with Idaho Code 63-215.

PASSED BY THE COUNCIL OF THE CITY OF CALDWELL, IDAHO, this 4th day of May 2026

APPROVED BY THE MAYOR OF THE CITY OF CALDWELL, IDAHO, this 4th day of May 2026

Mayor Eric Phillips

ATTEST:

City Clerk

IDAHO SURVEY GROUP

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

SDA Karcher
R-2 Zone
City of Caldwell Annexation Description
Project Number 24-288 *July 30, 2025*

A parcel of land situated in the north half of Section 15, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

Commencing at the northwest corner of Section 15, Township 3 North, Range 3 West, Boise Meridian;
Thence N89°39'02"E, 2665.73 feet along the north line of the north half to the north quarter-section corner, the POINT OF BEGINNING:

Thence S89°53'35"E, 1353.44 feet along the north line of the north half;

Thence S00°06'25"W, 71.61 feet;

Thence S47°56'01"E, 36.42 feet;

Thence S48°05'47"E, 57.57 feet;

Thence 43.57 feet on a non-tangent curve to the left, having a radius of 54.90 feet, a central angle of 45°28'41", a chord bearing of S66°03'30"E, and a chord length of 42.44 feet;

Thence on a non-tangent line N76°43'27"E, 49.74 feet;

Thence S89°02'23"E, 55.85 feet;

Thence S62°15'38"E, 59.69 feet;

Thence S41°58'09"E, 55.02 feet;

Thence S36°00'51"E, 54.89 feet;

Thence S34°09'56"E, 56.48 feet;

Thence S38°12'04"E, 54.23 feet;

Thence S34°47'01"E, 54.20 feet;

Thence S21°54'41"E, 55.86 feet;

Thence S14°53'14"E, 55.45 feet;

Thence S15°11'13"E, 54.20 feet;

Thence S15°24'59"E, 55.52 feet;

IDAHO SURVEY GROUP

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

SDA Karcher R-2 Zone City of Caldwell Annexation Description continued...

Thence S24°31'56"E, 35.56 feet;

Thence S89°25'05"E, 745.77 feet to the east line of the north half;

Thence S00°34'23"W, 688.43 feet, along the east line of the north half to the north sixteenth-section corner;

Thence S89°59'34"W, 1314.09 feet along the north line of the southeast quarter of the northeast quarter to the northeast sixteenth-section corner;

Thence S00°52'02"W, 1328.74 feet along the east line of the southeast quarter of the northeast quarter to the center-east sixteenth-section corner;

Thence S89°52'11"W, 1113.83 feet along the south line of the north half to the boundary of the Daynes Parcel (Instrument Number 2021-052316, records of Canyon County, Idaho);

Thence N01°08'15"E, 177.65 feet along the boundary of the Daynes Parcel;

Thence S89°52'02"W, 8.61 feet along the boundary of the Daynes Parcel to the boundary of the Riverman Parcel (Instrument Number 2024-028143, records of Canyon County, Idaho);

Thence N01°26'08"W, 145.91 feet along the boundary of the Riverman Parcel;

Thence N31°07'00"W, 7.32 feet along the boundary of the Riverman Parcel;

Thence N88°51'45"W, 162.73 feet along the boundary of the Riverman Parcel;

Thence N88°51'58"W, 25.00 feet to the north-south centerline of the north half;

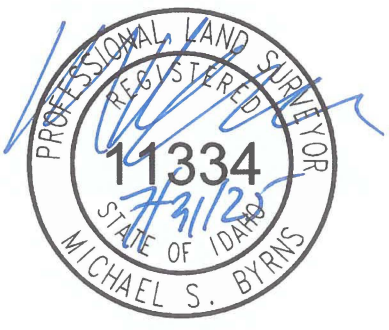
Thence S01°08'02"W, 333.98 feet along the north-south centerline of the north half to the center quarter-section corner;

Thence S89°47'45"W, 1318.56 feet along the south line of the north half to the center-west sixteenth-section corner;

Thence N00°46'17"E, 665.27 feet along the east line of the southeast quarter of the southwest quarter of the northwest quarter to the center-south northwest sixty-fourth-section corner;

Thence N00°48'13"E, 665.00 feet along the east line of the northeast quarter of the southwest quarter of the northwest quarter to the northwest sixteenth-section corner;

Thence S89°46'09"W, 663.39 feet along the north line of the northeast quarter of the southwest quarter of the



IDAHO SURVEY GROUP

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

northwest quarter to the center-west northwest sixty-fourth-section corner;

Thence S89°44'30"W, 663.49 feet along the north line of the northwest quarter of the southwest quarter of the northwest quarter to the north sixteenth-section corner;

Thence N00°37'12"E, 828.96 feet along the west line of the north half;

Thence N89°39'06"E, 538.58 feet;

Thence N87°17'07"E, 242.21 feet;

Thence N89°39'06"E, 899.96 feet;

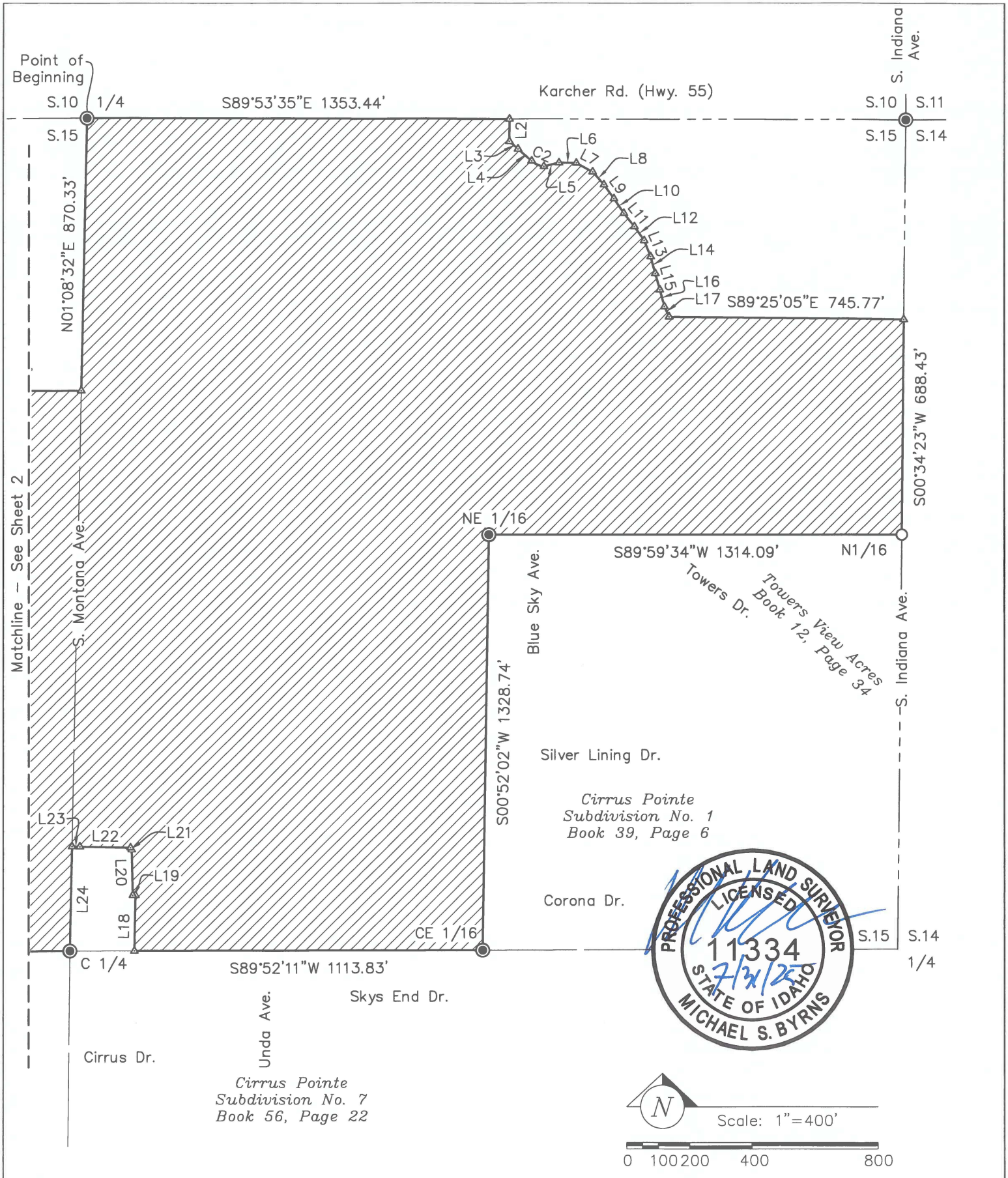
Thence S21°43'25"E, 411.47 feet;

Thence 17.80 feet on a non-tangent curve to the right, having a radius of 900.00 feet, a central angle of 1°07'59", a chord bearing of N89°05'02"E, and a chord length of 17.80 feet;

Thence N89°39'02"E, 803.19 feet to the north-south centerline of the north half;

Thence N01°08'32"E, 870.33 feet along the north-south centerline of the north half to the POINT OF BEGINNING.

The above-described parcel contains 188.59 acres, more or less.



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IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

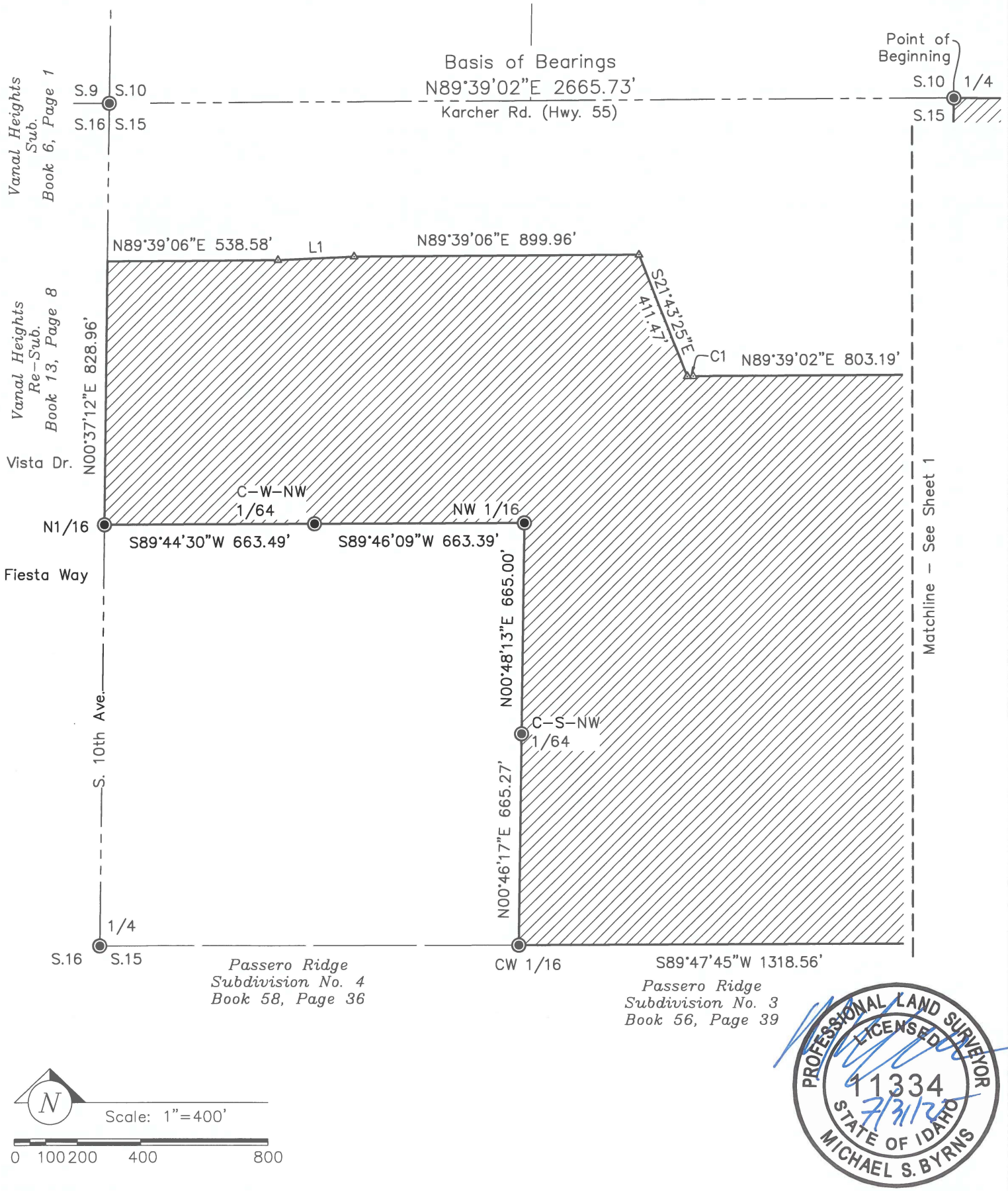
Exhibit Drawing for SDA Karcher
R-2 Zone
City of Caldwell Annexation

Situated in the N1/2 of Section 15, T.3N., R.3W., B.M., Canyon County, Idaho.

Job No. 24-288

Sheet No. 1 of 3

Dwg. Date 7/30/2025



PROFESSIONAL LAND SURVEYOR LICENSED 11334 7/31/25 STATE OF IDAHO MICHAEL S. BYRNS

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IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

Exhibit Drawing for SDA Karcher
R-2 Zone
City of Caldwell Annexation

Situated in the N1/2 of Section 15, T.3N., R.3W., B.M., Canyon County, Idaho.

Job No. 24-288
Sheet No. 2 of 3
Dwg. Date 7/30/2025

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	17.80'	900.00'	1°07'59"	N89°05'02"E	17.80'
C2	43.57'	54.90'	45°28'41"	S66°03'30"E	42.44'

Line Table		
Line	Bearing	Length
L1	N87°17'07"E	242.21'
L2	S00°06'25"W	71.61'
L3	S47°56'01"E	36.42'
L4	S48°05'47"E	57.57'
L5	N76°43'27"E	49.74'
L6	S89°02'23"E	55.85'
L7	S62°15'38"E	59.69'
L8	S41°58'09"E	55.02'
L9	S36°00'51"E	54.89'
L10	S34°09'56"E	56.48'
L11	S38°12'04"E	54.23'
L12	S34°47'01"E	54.20'
L13	S21°54'41"E	55.86'
L14	S14°53'14"E	55.45'
L15	S15°11'13"E	54.20'

Line Table		
Line	Bearing	Length
L16	S15°24'59"E	55.52'
L17	S24°31'56"E	35.56'
L18	N01°08'15"E	177.65'
L19	S89°52'02"W	8.61'
L20	N01°26'08"W	145.91'
L21	N31°07'00"W	7.32'
L22	N88°51'45"W	162.73'
L23	N88°51'58"W	25.00'
L24	S01°08'02"W	333.98'

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IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

Exhibit Drawing for SDA Karcher
R-2 Zone
City of Caldwell Annexation
Situated in the N1/2 of Section 15, T.3N., R.3W., B.M., Canyon County, Idaho.

Job No. 24-288
Sheet No. 3 of 3
Dwg. Date 7/30/2025

IDAHO SURVEY GROUP

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

SDA Karcher
R3 Zone
City of Caldwell Annexation Description
Project Number 24-288 *July 30, 2025*

A parcel of land situated in the northeast quarter of the northwest quarter of Section 15, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

Commencing at the northwest corner of Section 15, Township 3 North, Range 3 West, Boise Meridian;
Thence N89°39'02"E, 2665.73 feet along the north line of the northwest quarter the north quarter-section corner, the POINT OF BEGINNING:

Thence S01°08'32"W, 870.33 feet along the east line of the northwest quarter of the northwest quarter;

Thence S89°39'02"W, 803.19 feet;

Thence 17.80 feet on a curve to the left having a radius of 900.00 feet, a central angle of 1°07'59" and a chord bearing of S89°05'02"W, and a chord length of 17.80 feet;

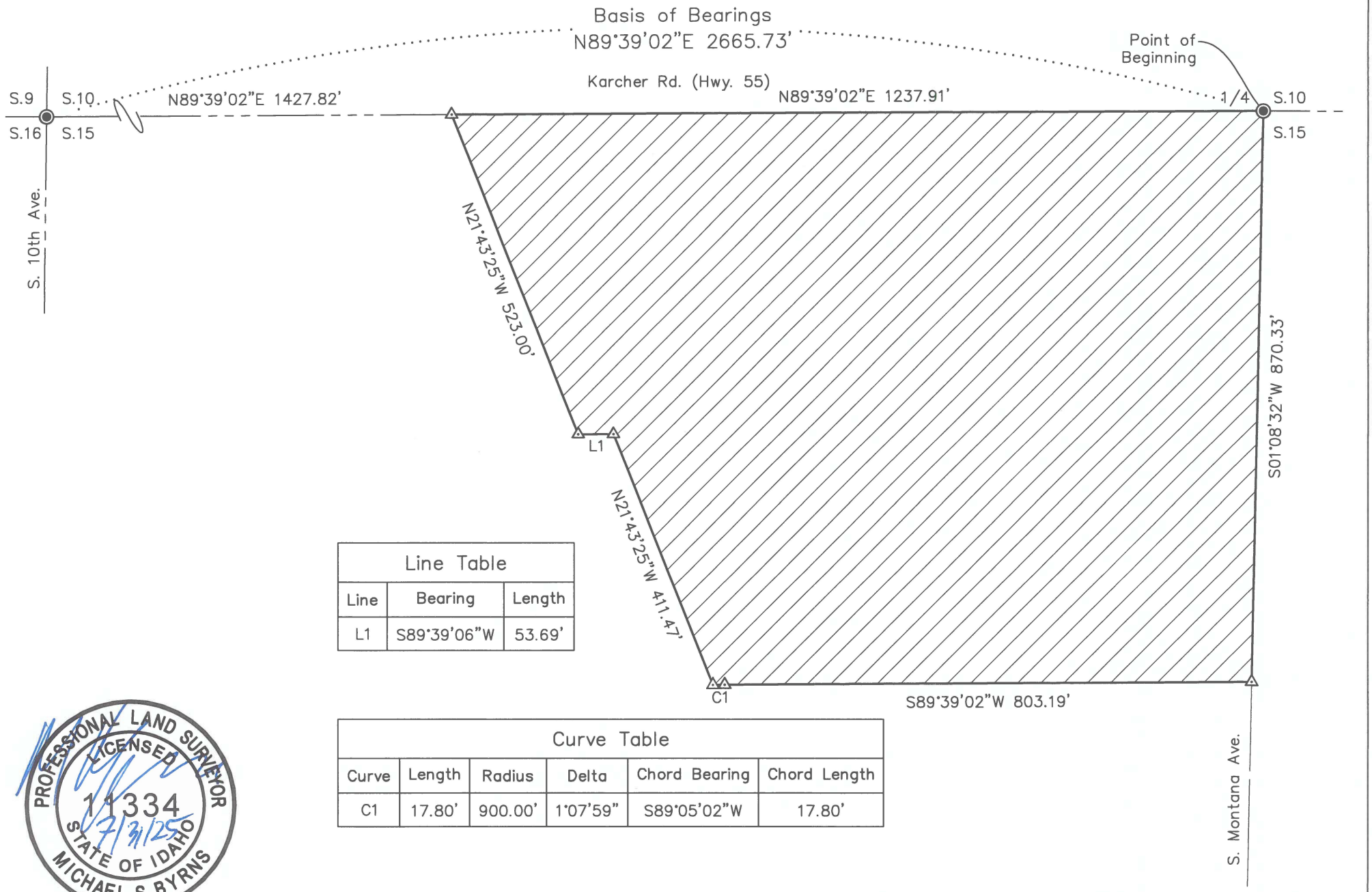
Thence on a non-tangent line, N21°43'25"W, 411.47 feet;

Thence S89°39'06"W, 53.69 feet;

Thence N21°43'25"W, 523.00 feet to the north line of the northeast quarter of the northwest quarter;

Thence N89°39'02"E, 1237.91 feet along the north line of the northeast quarter of the northwest quarter to the POINT OF BEGINNING.

The above-described parcel contains 20.63 acres, more or less.



Line Table		
Line	Bearing	Length
L1	S89°39'06"W	53.69'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	17.80'	900.00'	1°07'59"	S89°05'02"W	17.80'

PROFESSIONAL LAND SURVEYOR LICENSED 11334 STATE OF IDAHO MICHAEL S. BYRNS 7/31/25

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IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

Exhibit Drawing for SDA Karcher
R-3 Zone
City of Caldwell Annexation
Situated in the NE 1/4 of the NW 1/4 of Section 15, T.3N., R.3W., B.M., Canyon County, Idaho.

Job No. 24-288
Sheet No. 1 of 1
Dwg. Date 7/30/2025

IDAHO SURVEY GROUP

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

SDA Karcher
H-C Zone
City of Caldwell Annexation Description
Project Number 24-288 *April 15, 2026*

A parcel of land situated in the north half of the northwest quarter of Section 15, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

BEGINNING at the northwest corner of Section 15, Township 3 North, Range 3 West, Boise Meridian, from which the north quarter-section corner bears N89°39'02"E, 2665.73 feet:

Thence N89°39'02"E, 1427.82 feet along the north line of the north half of the northwest quarter;

Thence S21°43'25"E, 523.00 feet;

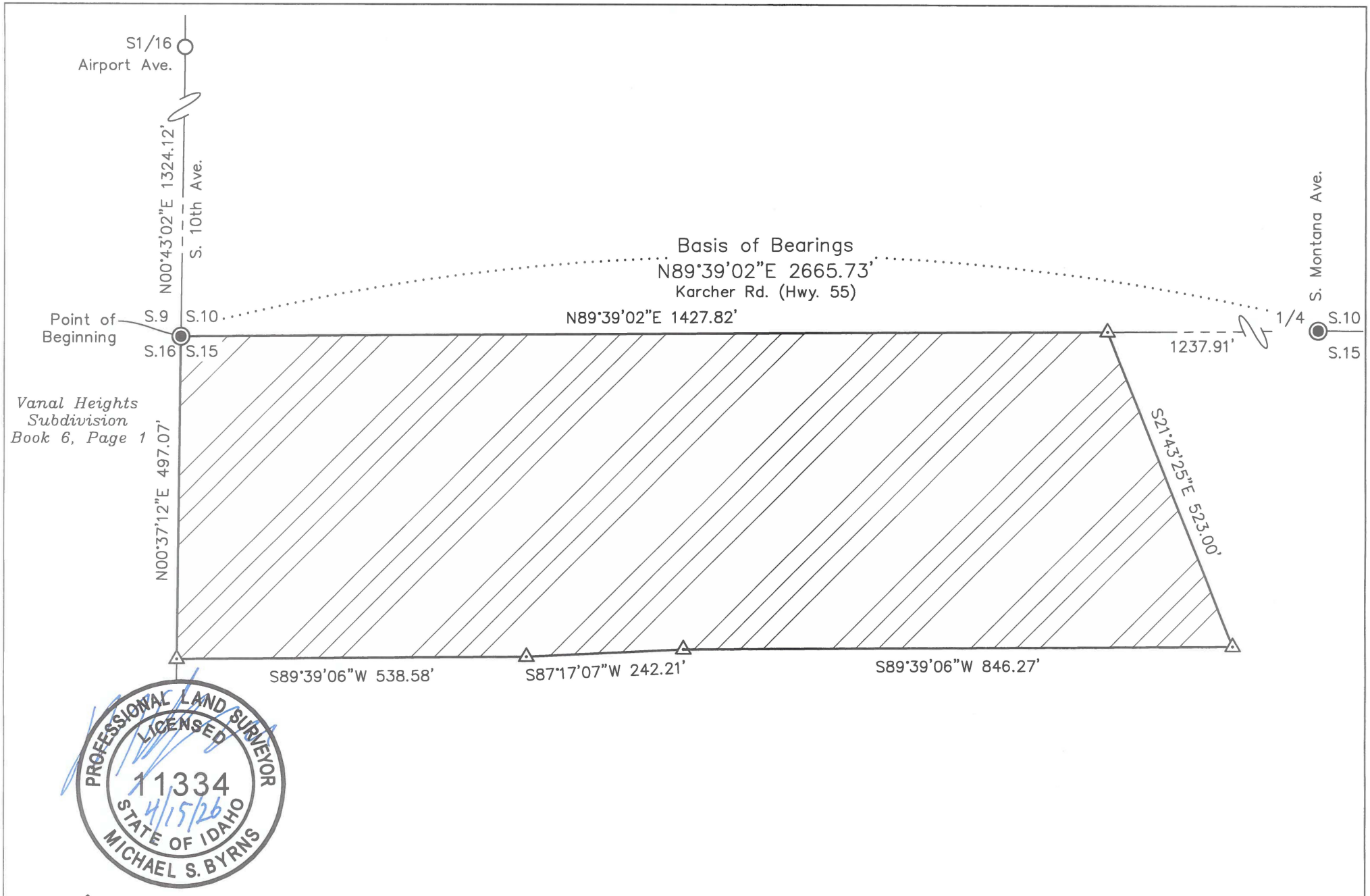
Thence S89°39'06"W, 846.27 feet;

Thence S87°17'07"W, 242.21 feet;

Thence S89°39'06"W, 538.58 feet to and the west line of the north half of the northwest quarter;

Thence N00°37'12"E, 497.07 feet along the west line of north half of the northwest quarter to the POINT OF BEGINNING.

The above-described parcel contains 17.23 acres, more or less.



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Scale: 1"=200'

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IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

Exhibit Drawing for SDA Karcher
H-C Zone
City of Caldwell Annexation

Situated in the North 1/2 of the Northwest 1/4 of Section 15, T.3N., R.3W., B.M., Canyon County, Idaho.

Job No. 24-288

Sheet No. 1 of 1

Dwg. Date 7/31/2025

IDAHO SURVEY GROUP

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

SDA Karcher
H-C Zone
City of Caldwell Annexation Description
Project Number 24-288 *July 30, 2025*

A parcel of land situated in the northeast quarter of the northeast quarter of Section 15, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

Commencing at the north quarter-section of Section 15, Township 3 North, Range 3 West, Boise Meridian;
Thence S89°53'35"E, 2615.23 feet along the north line of the northeast quarter of the northeast quarter to the northeast section corner, the POINT OF BEGINNING:

Thence S00°34'23"W, 636.99 feet along the east line of the northeast quarter of the northeast quarter;

Thence N89°25'05"W, 745.77 feet;

Thence N24°31'56"W, 35.56 feet;

Thence N15°24'59"W, 55.52 feet;

Thence N15°11'13"W, 54.20 feet;

Thence N14°53'14"W, 55.45 feet;

Thence N21°54'41"W, 55.86 feet;

Thence N34°47'01"W, 54.20 feet;

Thence N38°12'04"W, 54.23 feet;

Thence N34°09'56"W, 56.48 feet;

Thence N36°00'51"W, 54.89 feet;

Thence N41°58'09"W, 55.02 feet;

Thence N62°15'38"W, 59.69 feet;

Thence N89°02'23"W, 55.85 feet;

Thence S76°43'27"W, 49.74 feet;

Thence 43.57 feet on a non-tangent curve to the right, having a radius of 54.90 feet, a central angle of

IDAHO
SURVEY
GROUP

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

45°28'41", a chord bearing of N66°03'30"W, and a chord length of 42.44 feet;

Thence on a non-tangent line N48°05'47"W, 57.57 feet;

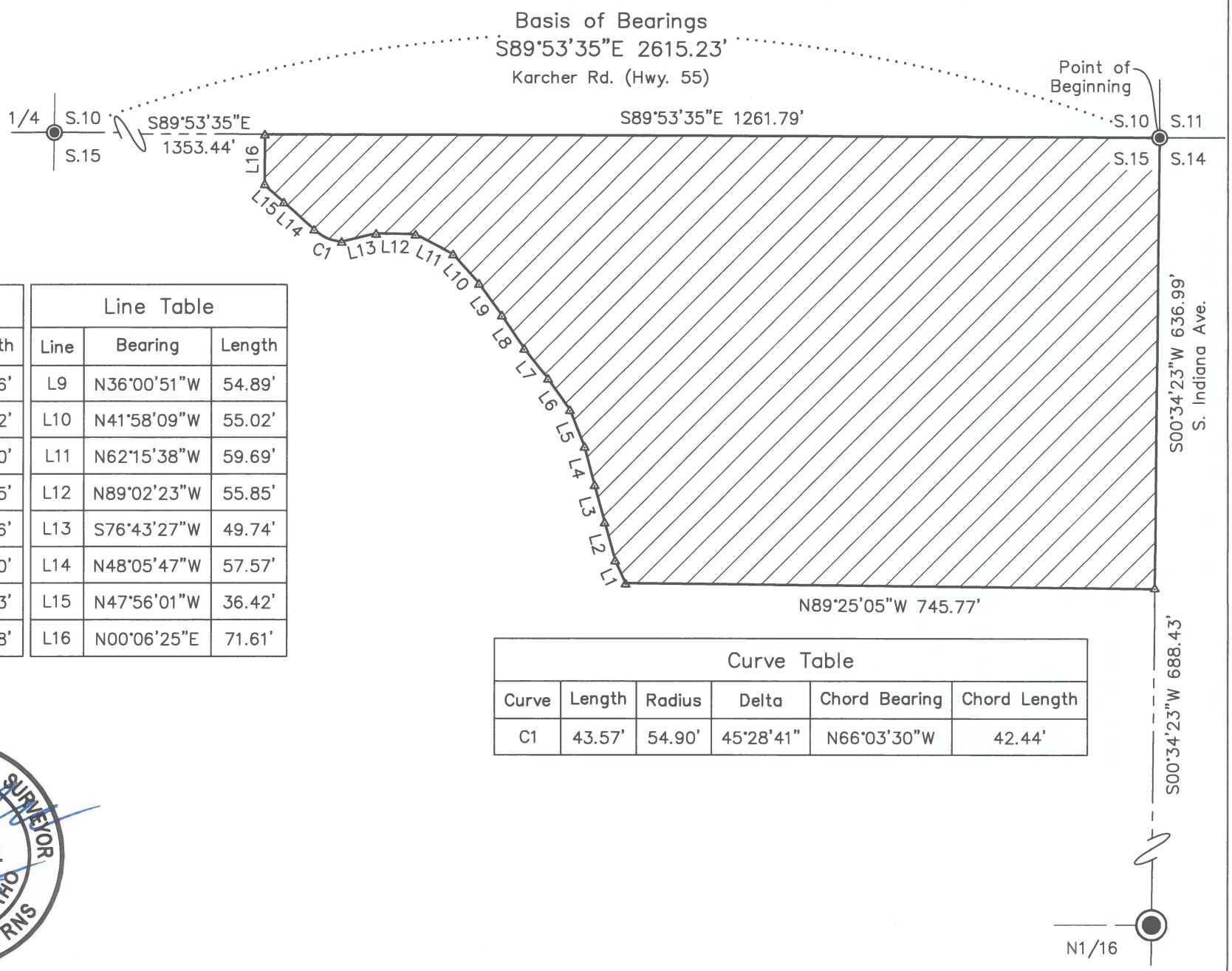
Thence N47°56'01"W, 36.42 feet;

Thence N00°06'25"E, 71.61 feet to the north line of the northeast quarter of the northeast quarter;

Thence S89°53'35"E, 1261.79 feet along the north line of the northeast quarter of the northeast quarter to the POINT OF BEGINNING.

The above-described parcel contains 13.68 acres, more or less.

PROFESSIONAL LAND SURVEYOR
REGISTERED
11334
7/31/25
STATE OF IDAHO
MICHAEL S. BYRNS



Line Table		
Line	Bearing	Length
L1	N24°31'56"W	35.56'
L2	N15°24'59"W	55.52'
L3	N15°11'13"W	54.20'
L4	N14°53'14"W	55.45'
L5	N21°54'41"W	55.86'
L6	N34°47'01"W	54.20'
L7	N38°12'04"W	54.23'
L8	N34°09'56"W	56.48'

Line Table		
Line	Bearing	Length
L9	N36°00'51"W	54.89'
L10	N41°58'09"W	55.02'
L11	N62°15'38"W	59.69'
L12	N89°02'23"W	55.85'
L13	S76°43'27"W	49.74'
L14	N48°05'47"W	57.57'
L15	N47°56'01"W	36.42'
L16	N00°06'25"E	71.61'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	43.57'	54.90'	45°28'41"	N66°03'30"W	42.44'

PROFESSIONAL LAND SURVEYOR
LICENSED
11334
7/31/25
STATE OF IDAHO
MICHAEL S. BYRNS

N

Scale: 1"=200'

0 50 100 200 400

P:\SDA Karcher 24-288\dwg\2025-07-01 Zoning Exhibits\24-288 SDA Karcher Zoning Exhibit HC_3.dwg 7/31/2025 8:11:21 AM

IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

Exhibit Drawing for SDA Karcher
H-C Zone
City of Caldwell Annexation

Situated in the NE 1/4 and the NE 1/4 of Section 15, T.3N., R.3W., B.M., Canyon County, Idaho.

Job No. 24-288
Sheet No. 1 of 1
Dwg. Date 7/30/2025

ORDINANCES OF THE CITY OF CALDWELL
NOTICE OF ADOPTION AND SUMMARY OF
ORDINANCE NO. 3721
REGARDING ANNEXATION AND ZONE DESIGNATION
OF CERTAIN PROPERTY

AN ORDINANCE DETERMINING THAT CERTAIN LAND LAYS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO, AND THAT SAID LANDS SHOULD BE ANNEXED TO THE CITY OF CALDWELL, IDAHO, AS PART OF THE R-2 (COMMUNITY RESIDENTIAL), R-3 (URBAN RESIDENTIAL), AND H-C (MIXED-USE / REGIONALCOMMERCIAL) ZONES; DECLARING SAID LANDS BY PROPER LEGAL DESCRIPTION AS DESCRIBED BELOW TO BE A PART OF THE CITY OF CALDWELL, CANYON COUNTY, IDAHO; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HEREWITH;

Ordinance No. 3721, provided for the annexation of:

R-2 Zone

A parcel of land situated in the N ½ of Section 15, T3N, R3W, BM, Canyon County, Idaho, and being more particularly described as follows:

COMMENCING at the NW corner of Section 15; thence N89°39'02"E, 2665.73 feet along the north line of the N ½ of Section 15 to the N ¼ corner, the **POINT OF BEGINNING**; thence S89°53'35"E, 1353.44 feet along said north line of the N ½; thence S00°06'25"W, 71.61 feet; thence S47°56'01"E, 36.42 feet; thence S48°05'47"E, 57.57 feet; thence 43.57 feet on a non-tangent curve to the left, having a radius of 54.90 feet, a central angle of 45°28'41", a chord bearing S66°03'30"E, 42.44 feet; thence N76°43'27"E, 49.74 feet on a non-tangent line; thence S89°02'23"E, 55.85 feet; thence S62°15'38"E, 59.69 feet; thence S41 °58'09"E, 55.02 feet; thence S36°00'51"E, 54.89 feet; thence S34°09'56"E, 56.48 feet; thence S38°12'04"E, 54.23 feet; thence S34°47'01"E, 54.20 feet; thence S21 °54'41"E, 55.86 feet; thence S14°53'14"E, 55.45 feet; thence S15°11'13"E, 54.20 feet; thence S15°24'59"E, 55.52 feet; thence S24°31'56"E, 35.56 feet; thence S89°25'05"E, 745.77 feet to the east line of said N ½; thence S00°34'23"W, 688.43 feet along said east line of the N ½ to the N 1/16 corner; thence S89°59'34"W, 1314.09 feet along the north line of the SE ¼ NE ¼ to the NE 1/16 corner; thence S00°52'02"W, 1328.74 feet along the east line of said SE ¼ NE ¼ to the CE 1/16 corner; thence S89°52'11"W, 1113.83 feet along the south line of said N ½ to the boundary of the Daynes Parcel (Instrument Number 2021-052316, records of Canyon County, Idaho); thence N01°08'15"E, 177.65 feet along the boundary of the Daynes Parcel; thence S89°52'02"W, 8.61 feet along the boundary of the Daynes Parcel to the boundary of the Riverman Parcel (Instrument Number 2024-028143, records of Canyon County, Idaho); thence along said Riverman Parcel boundary as follows: N01º26'08"W, 145.91 feet; thence N31 °07'00"W, 7.32 feet; thence N88°51'45"W, 162.73 feet; thence leaving said boundary, N88°51'58"W, 25.00 feet to the north-south centerline of said N ½; thence S01 °08'02"W, 333.98 feet along said north-south centerline of the N ½ to the C ¼ corner; thence S89°47'45"W, 1318.56 feet along the south line of said N ½ to the CW 1/16 corner; thence N00°46'17"E, 665.27 feet along the east line of the SE ¼ SW ¼ NW ¼ to the CS NW 1/64 corner; thence N00°48'13"E, 665.00 feet along the east line of the NE ¼ SW ¼ NW ¼ to the NW 1/16 corner; thence S89°46'09"W, 663.39 feet along the north line of the NE ¼ SW ¼ NW ¼ to the CW NW 1/64 corner; thence S89°44'30"W, 663.49 feet along the north line of the NW ¼ SW ¼ NW ¼ to the N 1/16 corner; thence N00°37'12"E, 828.96 feet along the west line of said N ½; thence N89°39'06"E, 538.58 feet; thence N87°17'07"E, 242.21 feet; thence N89°39'06"E, 899.96 feet; thence S21°43'25"E, 411.47 feet; thence 17.80 feet on a non-tangent curve to the right, having a radius of 900.00 feet, a central angle of 1 °07'59", a chord bearing N89°05'02"E, 17.80 feet; thence N89°39'02"E, 803.19 feet to the north-south centerline of said N ½; thence N01º08'32"E, 870.33 feet along said north-south centerline of the N ½ to the **POINT OF BEGINNING**. Containing 188.59 acres, more or less.

R-3 Zone

A parcel of land situated in the NE ¼ NW ¼ of Section 15, T3N, R3W, BM, Canyon County, Idaho, and being more particularly described as follows:

COMMENCING at the NW corner of Section 15; thence N89°39'02"E, 2665.73 feet along the north line of the NW ¼ to the N ¼ corner, the **POINT OF BEGINNING**; thence S01º08'32"W, 870.33 feet along the east line of the NW ¼ NW ¼; thence S89°39'02"W, 803.19 feet; thence 17.80 feet on a curve to the left having a radius of 900.00 feet, a central angle of 1 °07'59", and a chord bearing S89°05'02"W, 17.80 feet; thence N21 °43'25"W, 411.47 feet, on a non-tangent line; thence S89°39'06"W, 53.69 feet; thence N21°43'25"W, 523.00 feet to the north line of the NE ¼ NW ¼; thence N89°39'02"E, 1237.91 feet along said north line of the NE ¼ NW ¼ to the **POINT OF BEGINNING**. Contains 20.63 acres, more or less.

H-C Zone (west)

A parcel of land situated in the N ½ NW ¼ of Section 15, T3N, R3W, BM, Canyon County, Idaho, and being more particularly described as follows:

BEGINNING at the NW corner of Section 15, from which the N ¼ corner bears N89°39'02"E, 2665. 73 feet; thence N89°39'02"E, 1427.82 feet along the north line of the N ½ NW ¼; thence S21°43'25"E, 523.00 feet; thence S89°39'06"W, 846.27 feet; thence S87°17'07"W, 242.21 feet; thence S89°39'06"W, 538.58 feet to the west line of said the N ½ NW ¼; thence N00°37'12"E, 497.07 feet along said west line of the N ½ NW ¼ to the **POINT OF BEGINNING**. Contains 17.23 acres, more or less.

H-C Zone (east)

A parcel of land situated in the NE ¼ NE ¼ of Section 15, T3N, R3W, BM, Canyon County, Idaho, and being more particularly described as follows:

COMMENCING at the N ¼ corner of Section 15; thence S89°53'35"E, 2615.23 feet along the north line of the NE ¼ NE ¼ to the NE section corner, the **POINT OF BEGINNING**; thence S00°34'23"W, 636.99 feet along the east line of said NE ¼ NE ¼; thence N89°25'05"W, 745.77 feet; thence N24°31'56"W, 35.56 feet; thence N15°24'59"W, 55.52 feet; thence N15°11'13"W, 54.20 feet; thence N14°53'14"W, 55.45 feet; thence N21°54'41"W, 55.86 feet; thence N34°47'01"W, 54.20 feet; thence N38°12'04"W, 54.23 feet; thence N34°09'56"W, 56.48 feet; thence N36°00'51"W, 54.89 feet; thence N41 °58'09"W, 55.02 feet; thence N62°15'38"W, 59.69 feet; thence N89°02'23"W, 55.85 feet; thence S76°43'27"W, 49.74 feet; thence 43.57 feet on a non-tangent curve to the right, having a radius of 54.90 feet, a central angle of 45°28'41", and a chord bearing N66°03'30"W, 42.44 feet; thence N48°05'47"W, 57.57 feet on a non-tangent line; thence N47°56'01"W, 36.42 feet; thence N00°06'25"E, 71.61 feet to said north line of the NE ¼ NE ¼; thence S89°53'35"E, 1261.79 feet along said north line of the NE ¼ NE ¼ to the **POINT OF BEGINNING**. Contains 13.68 acres, more or less.

Total annexation contains 240.13 acres, more or less.

Section 1. This ordinance shall be in full force and effect from and after its passage, approval, and publication, according to law.

Section 2. This ordinance is hereby declared to be severable. If any portion of this ordinance is declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purposes of the ordinance before the declaration of partial invalidity.

Section 3. All ordinances, resolutions, orders and parts thereof in conflict herewith are repealed.

Ordinance No. 3721 was passed by the Council and approved by the Mayor on the 4th day of May 2026. The full text of the Ordinance is available at Caldwell City Hall, 205 S 6th Ave, Caldwell, Idaho 83605. The

Mayor and City Council approved this summary on the 4th day of May 2026, for publication on the 12th day of May 2026, pursuant to Idaho Code § 50-901A.

STATEMENT OF LEGAL ADVISOR

I have reviewed the foregoing summary and believe that it provides a true and complete summary of Ordinance No. 3721 and provides adequate notice to the public as to the contents of such ordinance.

DATED this 4th day of May 2026.

Oscar Klaas, Attorney for City of Caldwell

BILL NO. ___70___
ORDINANCE NO. ___3722___

AN ORDINANCE DETERMINING THAT CERTAIN LAND LAYS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO, AND THAT SAID LANDS SHOULD BE ANNEXED TO THE CITY OF CALDWELL, IDAHO, AS PART OF THE R-2 (COMMUNITY RESIDENTIAL) ZONE; DECLARING SAID LANDS BY PROPER LEGAL DESCRIPTION AS DESCRIBED BELOW TO BE A PART OF THE CITY OF CALDWELL, CANYON COUNTY, IDAHO; DIRECTING THE CITY ENGINEER AND PLANNING AND ZONING DIRECTOR TO ADD SAID PROPERTY TO THE OFFICIAL MAPS OF THE CITY OF CALDWELL, IDAHO; REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HEREWITH; AND DIRECTING THE CLERK OF THE CITY OF CALDWELL TO FILE A CERTIFIED COPY OF THE ORDINANCE AND MAP OF THE AREA TO BE ANNEXED WITH CANYON COUNTY, STATE OF IDAHO AND THE IDAHO STATE TAX COMMISSION, PURSUANT TO IDAHO CODE, SECTION 63-215.

BE IT ORDAINED, BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO:

Section 1. That the Caldwell City Council, upon recommendation of the Caldwell Planning and Zoning Commission and following the public notice and hearing procedures set forth in Section 10-01-07, Zoning Ordinance No. 1451, approved Case No. ANN25-000013 (Silverleaf Annexation) at a public hearing held this 4th day of May 2026.

Section 2. The parcel is contiguous to the City of Caldwell, Idaho and the applicant has requested that said following described property should be annexed into the City of Caldwell as R-2 (Community Residential):

Parcels of land being more particularly described in Exhibit A: Legal Descriptions and as shown in Exhibit B: Map Exhibits.

Section 3. That the City Engineer and the Planning and Zoning Director of the City of Caldwell, Idaho, are hereby instructed to so designate the same above described property on the official zoning map and other area maps of the City of Caldwell, Idaho as R-2 (Community Residential).

Section 4. All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

Section 5. This ordinance shall be in full force and in effect from and after its passage, approval and publication, according to law.

Section 6. The Clerk of the City of Caldwell, Idaho shall, within 10 days following the effective date of this ordinance, duly file a certified copy of this ordinance and a map prepared in a draftsman-like manner plainly and clearly designating the boundaries of the City of Caldwell, including the land herein annexed, with the following officials of the County of Canyon, State of Idaho, to-wit: the Recorder, Auditor, Treasurer and Assessor and shall file simultaneously a certified copy of this ordinance with the State Tax Commission of the State of Idaho, all in compliance with Idaho Code 63-215.

PASSED BY THE COUNCIL OF THE CITY OF CALDWELL, IDAHO, this 4th day of May 2026.

APPROVED BY THE MAYOR OF THE CITY OF CALDWELL, IDAHO, this 4th day of May 2026.

_____ ATTEST:_____
Mayor Eric Phillips City Clerk

IDAHO SURVEY GROUP

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

SDA Karcher
R-2 Zone
City of Caldwell Annexation Description
Project Number 24-288 July 30, 2025

A parcel of land situated in the northeast quarter of the southwest quarter of Section 10, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

Commencing at the west quarter-section corner of Section 10, Township 3 North, Range 3 West, Boise Meridian;
Thence N89°52'26"E, 1324.75 feet along the north line of the northwest quarter of the southwest quarter to the center-west sixteenth-section corner;
Thence N89°52'27"E, 47.02 feet along the north line of the northeast quarter of the southwest quarter to the centerline of the Forest Canal, the POINT OF BEGINNING:

Thence continuing N89°52'27"E, 1277.66 feet along the north line of the northeast quarter of the southwest quarter to the center quarter-section corner;

Thence S00°22'01"W, 817.16 feet, along the east line of the northeast quarter of the southwest quarter to the boundary of H-C Zone (Instrument Number 2015-034936, records of Canyon County, Idaho);

Thence N58°12'27"W, 218.59 feet along the boundary of the H-C Zone;

Thence S00°22'01"W, 18.96 feet along the boundary of the HC Zone to the centerline of the Forest Canal;

Thence 45.91 feet on a non-tangent curve to the left, having a radius of 151.00 feet, a central angle of 17°25'11", a chord bearing of N85°10'39"W, and a chord length of 45.73 feet, along the centerline of the Forest Canal;

Thence on a non-tangent line S87°03'22"W, 95.75 feet along the centerline of the Forest Canal;

Thence 87.24 feet on a non-tangent curve to the right, having a radius of 85.52 feet, a central angle of 58°26'50", a chord bearing of N66°50'36"W, and a chord length of 83.51 feet, along the centerline of the Forest Canal;

Thence on a non-tangent line N39°05'53"W, 65.75 feet along the centerline of the Forest Canal;

Thence N34°46'10"W, 178.14 feet along the centerline of the Forest Canal;

IDAHO SURVEY GROUP

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

Thence 115.65 feet on a non-tangent curve to the left, having a radius of 357.81 feet, a central angle of 18°31'07", a chord bearing of N47°18'56"W, and a chord length of 115.15 feet, along the centerline of the Forest Canal;

Thence on a non-tangent line N52°52'29"W, 53.17 feet along the centerline of the Forest Canal;

Thence 120.70 feet on a non-tangent curve to the left, having a radius of 134.43 feet, a central angle of 51°26'43", a chord bearing of N78°57'42"W, and a chord length of 116.69 feet, along the centerline of the Forest Canal;

Thence 137.16 feet on a non-tangent curve to the right, having a radius of 639.97 feet, a central angle of 12°16'47", a chord bearing of N86°05'46"W, and a chord length of 136.90 feet, along the centerline of the Forest Canal;

Thence on a non-tangent line N80°44'20"W, 87.52 feet along the centerline of the Forest Canal;

Thence 82.12 feet on a non-tangent curve to the right, having a radius of 97.34 feet, a central angle of 48°20'15", a chord bearing of N52°23'08"W, and a chord length of 79.71 feet, along the centerline of the Forest Canal;

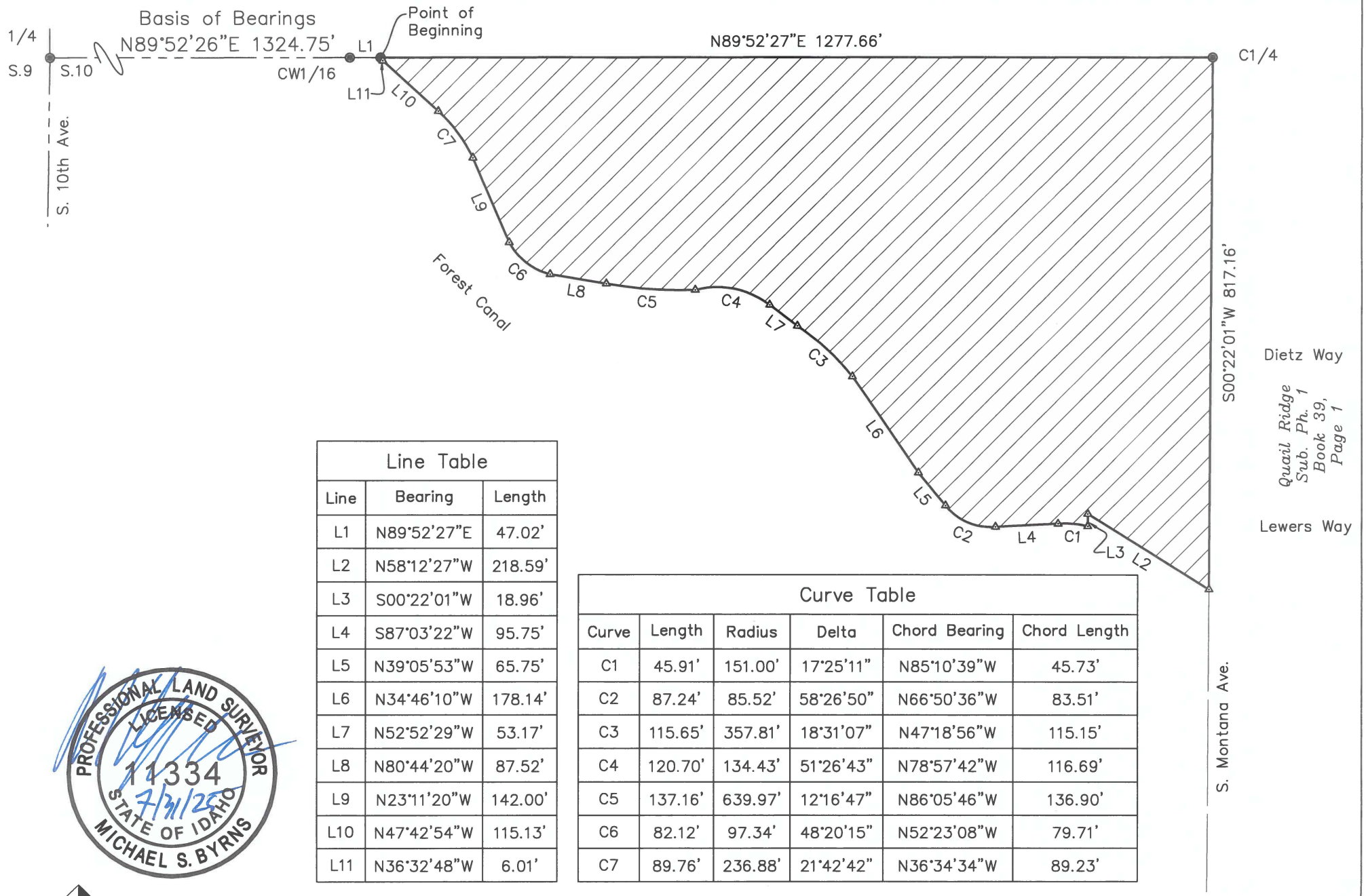
Thence on a non-tangent line N23°11'20"W, 142.00 feet along the centerline of the Forest Canal;

Thence 89.76 feet on a non-tangent curve to the left, having a radius of 236.88 feet, a central angle of 21°42'42", a chord bearing of N36°34'34"W, and a chord length of 89.23 feet, along the centerline of the Forest Canal;

Thence on a non-tangent line N47°42'54"W, 115.13 feet along the centerline of the Forest Canal;

Thence N36°32'48"W, 6.01 feet along the centerline of the Forest Canal to the POINT OF BEGINNING.

The above-described parcel contains 13.78 acres, more or less.



Line Table		
Line	Bearing	Length
L1	N89°52'27"E	47.02'
L2	N58°12'27"W	218.59'
L3	S00°22'01"W	18.96'
L4	S87°03'22"W	95.75'
L5	N39°05'53"W	65.75'
L6	N34°46'10"W	178.14'
L7	N52°52'29"W	53.17'
L8	N80°44'20"W	87.52'
L9	N23°11'20"W	142.00'
L10	N47°42'54"W	115.13'
L11	N36°32'48"W	6.01'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	45.91'	151.00'	17°25'11"	N85°10'39"W	45.73'
C2	87.24'	85.52'	58°26'50"	N66°50'36"W	83.51'
C3	115.65'	357.81'	18°31'07"	N47°18'56"W	115.15'
C4	120.70'	134.43'	51°26'43"	N78°57'42"W	116.69'
C5	137.16'	639.97'	12°16'47"	N86°05'46"W	136.90'
C6	82.12'	97.34'	48°20'15"	N52°23'08"W	79.71'
C7	89.76'	236.88'	21°42'42"	N36°34'34"W	89.23'

PROFESSIONAL LAND SURVEYOR LICENSED 11334 STATE OF IDAHO MICHAEL S. BYRNS 7/31/25

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Scale: 1"=200'

0 50 100 200 400

P:\SDA Karcher 24-288\dwg\2025-07-01 Zoning Exhibits\24-288 SDA Karcher Zoning Exhibit R2_1.dwg 7/31/2025 8:12:05 AM

IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

Exhibit Drawing for SDA Karcher
R-2 Zone
City of Caldwell Annexation

Situated in the Northeast 1/4 of the Southwest 1/4 of Section 10, T.3N., R.3W., B.M., Canyon County, Idaho.

Job No. 24-288
Sheet No. 1 of 1
Dwg. Date 7/30/2025

ORDINANCES OF THE CITY OF CALDWELL
NOTICE OF ADOPTION AND SUMMARY OF
ORDINANCE NO. 3722
REGARDING ANNEXATION AND ZONE DESIGNATION
OF CERTAIN PROPERTY

AN ORDINANCE DETERMINING THAT CERTAIN LAND LAYS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO, AND THAT SAID LANDS SHOULD BE ANNEXED TO THE CITY OF CALDWELL, IDAHO, AS PART OF THE R-2 (COMMUNITY RESIDENTIAL) ZONE; DECLARING SAID LANDS BY PROPER LEGAL DESCRIPTION AS DESCRIBED BELOW TO BE A PART OF THE CITY OF CALDWELL, CANYON COUNTY, IDAHO; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HEREWITH;

Ordinance No. 3722, provided for the annexation of:

A parcel of land situated in the NE ¼ SW ¼ of Section 10, T3N, R3W, BM, Canyon County, Idaho, and being more particularly described as follows:

COMMENCING at the W ¼ Corner of Section 10; thence N89°52'26"E, 1324. 75 feet along the north line of the NW ¼ SW ¼ to the CW 1/16 Corner; thence N89°52'27"E, 47.02 feet along the north line of the NE ¼ SW ¼ to the centerline of the Forest Canal and the **POINT OF BEGINNING**; thence continuing N89°52'27"E, 1277.66 feet along said north line of the NE ¼ SW ¼ to the C ¼ Corner; thence S00°22'01"W, 817.16 feet along the east line of said NE ¼ SW ¼ to the boundary of H-C Zone (Instrument Number 2015-034936, records of Canyon County, Idaho); thence N58°12'27"W, 218.59 feet along the boundary of the H-C Zone; thence S00°22'01"W, 18.96 feet along said boundary of the HC Zone to said centerline of the Forest Canal; thence along said centerline of the Forest Canal as follows: 45.91 feet on a non-tangent curve to the left, having a radius of 151.00 feet, a central angle of 17°25'11", and a chord bearing N85°10'39"W, 45. 73 feet; thence S87°03'22"W, 95.75 feet along on a non-tangent line; thence 87.24 feet on a non-tangent curve to the right, having a radius of 85.52 feet, a central angle of 58°26'50", and a chord bearing N66°50'36"W, 83.51 feet; thence N39°05'53"W, 65.75 feet on a non-tangent line; thence N34°46'10"W, 178.14 feet; thence 115.65 feet on a non-tangent curve to the left, having a radius of 357.81 feet, a central angle of 18°31'07", and a chord bearing N47°18'56"W, 115.15 feet; thence N52°52'29"W, 53.17 feet on a non-tangent line; thence 120.70 feet on a non-tangent curve to the left, having a radius of 134.43 feet, a central angle of 51 °26'43", and a chord bearing N78°57'42"W, 116.69 feet; thence 137.16 feet on a non-tangent curve to the right, having a radius of 639.97 feet, a central angle of 12°16'47", and a chord bearing N86°05'46"W, 136.90 feet; thence N80°44'20"W, 87.52 feet on a non-tangent line; thence 82.12 feet on a non-tangent curve to the right, having a radius of 97.34 feet, a central angle of 48°20'15", and a chord bearing N52°23'08"W, 79.71 feet; thence N23°11'20"W, 142.00 feet on a non-tangent line; thence 89.76 feet on a non-tangent curve to the left, having a radius of 236.88 feet, a central angle of 21°42'42", and a chord bearing N36°34'34"W, 89.23 feet; thence N47°42'54"W, 115.13 feet on a non-tangent line; thence N36°32'48"W, 6.01 feet to the **POINT OF BEGINNING**. Containing 13.78 acres, more or less.

Section 1. This ordinance shall be in full force and effect from and after its passage, approval, and publication, according to law.

Section 2. This ordinance is hereby declared to be severable. If any portion of this ordinance is declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purposes of the ordinance before the declaration of partial invalidity.

Section 3. All ordinances, resolutions, orders and parts thereof in conflict herewith are repealed.

Ordinance No. 3722 was passed by the Council and approved by the Mayor on the 4th day of May 2026. The full text of the Ordinance is available at Caldwell City Hall, 205 S 6th Ave, Caldwell, Idaho 83605. The Mayor and City Council approved this summary on the 4th day of May 2026, for publication on the 12th day of May 2026, pursuant to Idaho Code § 50-901A.

STATEMENT OF LEGAL ADVISOR

I have reviewed the foregoing summary and believe that it provides a true and complete summary of Ordinance No. 3722 and provides adequate notice to the public as to the contents of such ordinance.

DATED this 4th day of May 2026.

Oscar Klaas, Attorney for City of Caldwell

BILL NO. ___71___
ORDINANCE NO. ___3723___

AN ORDINANCE DETERMINING THAT CERTAIN LAND LAYS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO, AND THAT SAID LANDS SHOULD BE ANNEXED TO THE CITY OF CALDWELL, IDAHO, AS PART OF THE R-3 (URBAN RESIDENTIAL) AND H-C (MIXED-USE / HIGHWAY COMMERCIAL) ZONES; DECLARING SAID LANDS BY PROPER LEGAL DESCRIPTION AS DESCRIBED BELOW TO BE A PART OF THE CITY OF CALDWELL, CANYON COUNTY, IDAHO; DIRECTING THE CITY ENGINEER AND PLANNING AND ZONING DIRECTOR TO ADD SAID PROPERTY TO THE OFFICIAL MAPS OF THE CITY OF CALDWELL, IDAHO; REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HEREWITH; AND DIRECTING THE CLERK OF THE CITY OF CALDWELL TO FILE A CERTIFIED COPY OF THE ORDINANCE AND MAP OF THE AREA TO BE ANNEXED WITH CANYON COUNTY, STATE OF IDAHO AND THE IDAHO STATE TAX COMMISSION, PURSUANT TO IDAHO CODE, SECTION 63-215.

BE IT ORDAINED, BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO:

Section 1. That the Caldwell City Council, upon recommendation of the Caldwell Planning and Zoning Commission and following the public notice and hearing procedures set forth in Section 10-01-07, Zoning Ordinance No. 1451, approved Case No. ANN25-000014 (Silverleaf Annexation) at a public hearing held this 4th day of May 2026.

Section 2. The parcel is contiguous to the City of Caldwell, Idaho and the applicant has requested that said following described property should be annexed into the City of Caldwell as R-3 (Urban Residential) and H-C (Mixed-Use / Highway Commercial):

Parcels of land being more particularly described in Exhibit A: Legal Descriptions and as shown in Exhibit B: Map Exhibits.

Section 3. That the City Engineer and the Planning and Zoning Director of the City of Caldwell, Idaho, are hereby instructed to so designate the same above described property on the official zoning map and other area maps of the City of Caldwell, Idaho as R-3 (Urban Residential) and H-C (Mixed-Use / Highway Commercial).

Section 4. All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

Section 5. This ordinance shall be in full force and in effect from and after its passage, approval and publication, according to law.

Section 6. The Clerk of the City of Caldwell, Idaho shall, within 10 days following the effective date of this ordinance, duly file a certified copy of this ordinance and a map prepared in a draftsman-like manner plainly and clearly designating the boundaries of the City of Caldwell, including the land herein annexed, with the following officials of the County of Canyon, State of Idaho, to-wit: the Recorder, Auditor, Treasurer and Assessor and shall file simultaneously a certified copy of this ordinance with the State Tax Commission of the State of Idaho, all in compliance with Idaho Code 63-215.

PASSED BY THE COUNCIL OF THE CITY OF CALDWELL, IDAHO, this 4th day of May 2026.

APPROVED BY THE MAYOR OF THE CITY OF CALDWELL, IDAHO, this 4th day of May 2026.

Mayor Eric Phillips

ATTEST:

City Clerk

IDAHO SURVEY GROUP

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

SDA Karcher
R3 Zone
City of Caldwell Annexation Description
Project Number 24-288 *July 30, 2025*

A parcel of land situated in the southwest quarter of the southwest quarter of Section 10, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

Commencing at the south quarter-section corner of Section 10, Township 3 North, Range 3 West, Boise Meridian;
Thence S89°39'02"W, 2665.73 feet along the south line of the southwest quarter of the southwest quarter to the southwest section corner;
Thence N00°43'00"E, 884.13 feet along the west line of the southwest quarter of the southwest quarter to the POINT OF BEGINNING:

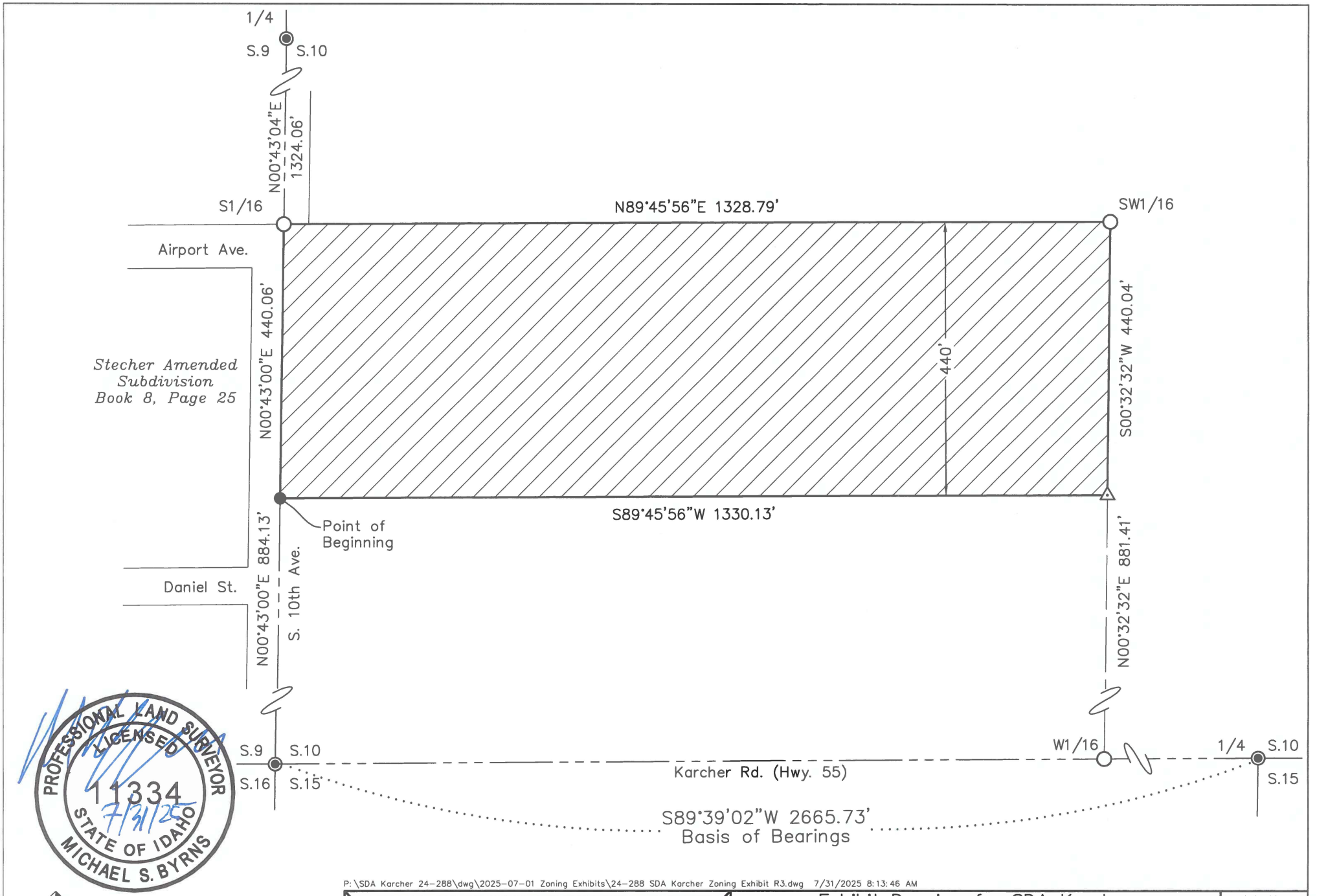
Thence continuing N00°43'00"E, 440.06 feet along the west line of the southwest quarter of the southwest quarter to the south sixteenth-section corner;

Thence N89°45'56"E, 1328.79 feet along the north line of the southwest quarter of the southwest quarter to the southwest sixteenth-section corner;

Thence S00°32'32"W, 440.04 feet along the west line of the southwest quarter of the southwest quarter;

Thence S89°45'56"W, 1330.13 feet parallel with and 440.00 feet from the north line of the southwest quarter of the southwest quarter to the POINT OF BEGINNING.

The above-described parcel contains 13.43 acres, more or less.



PROFESSIONAL LAND SURVEYOR
LICENSED
11334
7/31/25
STATE OF IDAHO
MICHAEL S. BYRNS

P:\SDA Karcher 24-288\dwg\2025-07-01 Zoning Exhibits\24-288 SDA Karcher Zoning Exhibit R3.dwg 7/31/2025 8:13:46 AM

N

Scale: 1"=200'

0 50 100 200 400

IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

Exhibit Drawing for SDA Karcher
R3 Zone
City of Caldwell Annexation

Situated in the SW 1/4 of the SW 1/4 of Section 10, T.3N., R.3W., B.M., Canyon County, Idaho.

Job No. 24-288
Sheet No. 1 of 1
Dwg. Date 7/30/2025

IDAHO SURVEY GROUP

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

SDA Karcher
H-C Zone
City of Caldwell Annexation Description
Project Number 24-288 *July 30, 2025*

A parcel of land situated in the southwest quarter of the southwest quarter of Section 10, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

Commencing at the south quarter-section corner of Section 10, Township 3 North, Range 3 West, Boise Meridian;
Thence S89°39'02"W, 2665.73 feet along the south line of the southwest quarter to the southwest section corner;
Thence N00°43'00"E, 333.06 feet along the west line of the southwest quarter of the southwest quarter to the POINT OF BEGINNING:

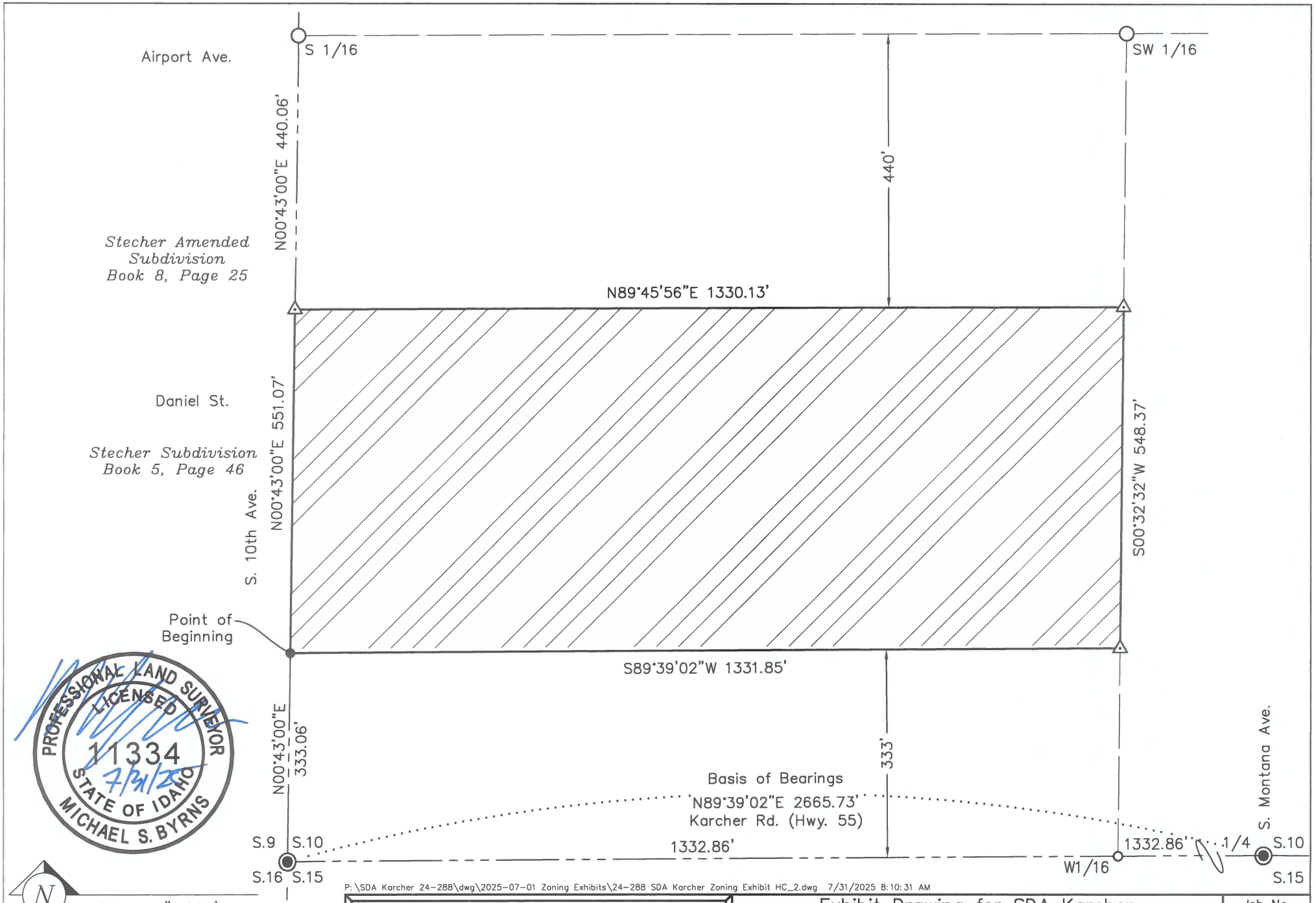
Thence continuing N00°43'00"E, 551.07 feet along the west line of the southwest quarter of the southwest quarter;

Thence N89°45'56"E, 1330.13 feet parallel with and 440.00 feet from the north line of the southwest quarter of the southwest quarter to the east line of the southwest quarter of the southwest quarter;

Thence S00°32'32"W, 548.37 feet along the east line of the southwest quarter of the southwest quarter to the boundary of the existing H-C Zone (Instrument Number 2015-034936);

Thence S89°39'02"W, 1331.85 feet, parallel with and 333.00 feet from the south line of the southwest quarter of the southwest quarter, along the boundary of the existing H-C Zone to the POINT OF BEGINNING.

The above-described parcel contains 16.79 acres, more or less.



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IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

Exhibit Drawing for SDA Karcher
H-C Zone
City of Caldwell Annexation

Situated in the Southwest 1/4 of the Southwest 1/4 of Section 10, T.3N., R.3W., B.M., Canyon County, Idaho.

Job No. 24-288

Sheet No. 1 of 1

Dwg. Date 7/30/2025

ORDINANCES OF THE CITY OF CALDWELL
NOTICE OF ADOPTION AND SUMMARY OF
ORDINANCE NO. 3723
REGARDING ANNEXATION AND ZONE DESIGNATION
OF CERTAIN PROPERTY

AN ORDINANCE DETERMINING THAT CERTAIN LAND LAYS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO, AND THAT SAID LANDS SHOULD BE ANNEXED TO THE CITY OF CALDWELL, IDAHO, AS PART OF THE R-3 (URBAN RESIDENTIAL) AND H-C (MIXED-USE / HIGHWAY COMMERCIAL) ZONES; DECLARING SAID LANDS BY PROPER LEGAL DESCRIPTION AS DESCRIBED BELOW TO BE A PART OF THE CITY OF CALDWELL, CANYON COUNTY, IDAHO; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HEREWITH;

Ordinance No. 3723, provided for the annexation of:

R3 Zone

A parcel of land situated in the SW ¼ SW ¼ of Section 10, T3N, R3W, BM, Canyon County, Idaho, and being more particularly described as follows:

COMMENCING at the S ¼ corner of Section 10; thence S89°39'02"W, 2665.73 feet along the south line of the SW ¼ SW ¼ to the SW corner of said Section 10; thence N00°43'00"E, 884.13 feet along the west line of said SW ¼ SW ¼ to the **POINT OF BEGINNING**; thence continuing N00°43'00"E, 440.06 feet along the west line of said SW ¼ SW ¼ to the S 1/16 corner; thence N89°45'56"E, 1328.79 feet along the north line of said SW ¼ SW ¼ to the SW 1/16 corner; thence S00°32'32"W, 440.04 feet along the west line of said SW ¼ SW ¼; thence S89°45'56"W, 1330.13 feet parallel with and 440.00 feet from the north line of said SW ¼ SW ¼ to the **POINT OF BEGINNING**. Containing 13.43 acres, more or less.

HC Zone

A parcel of land situated in the SW ¼ SW ¼ of Section 10, T3N, R3W, BM, Canyon County, Idaho, and being more particularly described as follows:

COMMENCING at the S ¼ corner of Section 10; thence S89°39'02"W, 2665.73 feet along the south line of the SW ¼ SW ¼ to the SW corner of said Section 10; thence N00°43'00"E, 333.06 feet along the west line of said SW ¼ SW ¼ to the **POINT OF BEGINNING**; thence continuing N00°43'00"E, 551.07 feet along said west line of the SW ¼ SW ¼; thence N89°45'56"E, 1330.13 feet parallel with and 440.00 feet from the north line of said SW ¼ SW ¼ to the east line of said SW ¼ SW ¼; thence S00°32'32"W, 548.37 feet along said east line the SW ¼ SW ¼ to the boundary of the existing H-C Zone (Instrument Number 2015-034936, records of Canyon County); thence S89°39'02"W, 1331.85 feet parallel with and 333.00 feet from said south line of the SW ¼ SW ¼ along the boundary of said existing H-C Zone to the **POINT OF BEGINNING**. Containing 16.79 acres, more or less.

Total annexation contains 30.22 acres, more or less.

Section 1. This ordinance shall be in full force and effect from and after its passage, approval, and publication, according to law.

Section 2. This ordinance is hereby declared to be severable. If any portion of this ordinance is declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purposes of the ordinance before the declaration of partial invalidity.

Section 3. All ordinances, resolutions, orders and parts thereof in conflict herewith are repealed.

Ordinance No. 3723 was passed by the Council and approved by the Mayor on the 4th day of May 2026. The full text of the Ordinance is available at Caldwell City Hall, 205 S 6th Ave, Caldwell, Idaho 83605. The Mayor and City Council approved this summary on the 4th day of May 2026, for publication on the 12th day of May 2026, pursuant to Idaho Code § 50-901A.

STATEMENT OF LEGAL ADVISOR
I have reviewed the foregoing summary and believe that it provides a true and complete summary of Ordinance No. 3723 and provides adequate notice to the public as to the contents of such ordinance.

DATED this 4th day of May 2026.

Oscar Klaas, Attorney for City of Caldwell

Exhibit S-7:

P&Z Commission Minutes

(draft, not yet approved by Commission)

PLANNING AND ZONING COMMISSION
MEETING MINUTES
Wednesday, April 8, 2026 @ 6:00 pm
City Hall, Council Chambers, 205 S. 6th Ave, Caldwell, Idaho

Chair Harman called the meeting to order at: 6:00pm.

ROLL CALL

Present: ☒ Harman ☒ Larson ☒ Geyer ☒ Vance ☒ Whitbeck
Absent: ☐ Harman ☐ Larson ☐ Geyer ☐ Vance ☐ Whitbeck
Quorum Present: ☒Yes ☐ No

CONFLICT OF INTEREST DECLARATION (if any).

Chair Harman asked if there were any conflict-of-interest declarations.
There were none.

SPECIAL PRESENTATIONS.

There were none.

CONSENT CALENDAR: (ALL CONSENT CALENDAR ITEMS ARE ACTION ITEMS)

1. Approve minutes for the Caldwell Planning and Zoning Commission for the March 11, 2026, hearing.

MOTION BY: ☐ Harman ☒ Larson ☐ Geyer ☐ Vance ☐ Whitbeck
SECONDED BY: ☐ Harman ☐ Larson ☐ Geyer ☐ Vance ☒ Whitbeck

MOTION CARRIED

REVIEW OF PROCEEDINGS (OPENING STATEMENT)

Chair Harman announced two items on the agenda will not be heard tonight.
Deputy Director Morgan Bessaw clarified there will be future workshops to be scheduled at a later date.
Chair Harman opened the public hearing and outlined the public hearing procedures.
Chair Harman proceeded to public hearing items on the agenda.

OLD BUSINESS:

ACTION ITEM: **Public Hearing (Quasi-Judicial) Case Number ANN25-000016, SPP25-000018**: The applicant, Mason and Associates Inc, on behalf of August Park LLC. is requesting annexation of parcel R2746000000 with a zoning designation of R-1. Concurrently the applicant is requesting approval of a preliminary plat application for **August Park Subdivision,** a single-family residential subdivision with twenty-four (24) buildable lots and eight (8) common lots. The site is located within the Neighborhood 2 place type within the Future Land Use Map. The approximately 9.40-acre site is located on the west side of S. Florida Ave., approximately 1,080 feet south of the intersection with E. Ustick Rd., in Caldwell, Idaho.

Applicant Presentation:

Applicant, Will Mason, 924 3rd St. So. Nampa, ID, presented the applicant's request by use of a Power Point presentation:

- Comp Plan: Neighborhood 2
- Density is low

Staff Presentation:
City Associate Planner, Morgan Bessaw, 205 S. 6th Ave., Caldwell, Idaho, presented the staff report by use of a Power Point presentation. She noted:

- Subject Location
- Zoning Analysis: 2.56 du/acre
- Surrounding land uses: Residential and Agricultural
- Comp Plan Analysis: R-1
- Subdivision Layout: access off S. Florida
- Condition of approval: applicant provide landscape plan and prelim plat to include eight foot (8') wide pathway
- Project is compliant with code
- Public Comments: Vallivue School District and Idaho Transportation Dept., no comments from public

Commission Questions for Staff:

- Roadways/Traffic
- School growth projection is done by the schools
- Vallivue is the only school district affected by this project
- Safe routes to schools
- Infill project
- One outparcel adjacent but not included in this project
- Density is in lower end of allowable density range
- Public services
- No deviations from subdivision standards
- P&Z decision is not based off of school capacity
- Utility upgrade is not necessary for this project along Florida

Commission Questions for Staff:

- Landscaping: buffering and fencing not required by code
- Schools applicant will talk to the developer

Public Testimony:
Angie Cuellar, 924 3rd St. S, Nampa, ID, signed up in favor of the application but did not wish to speak.

Applicant Rebuttal:
Applicant did not wish to speak

Motion to close public discussion:
MOTION BY: ☐ Harman ☐ Larson ☐ Geyer ☐ Vance ☐ Whitbeck
SECONDED BY: ☐ Harman ☐ Larson ☐ Geyer ☐ Vance ☐ Whitbeck

MOTION CARRIED

Evidence List:

DRAFT

Staff Report and presentation documents
Applicant presentation documents
Sign-up sheets

Commission Discussion and Deliberation:

- Lot sizes are larger than what is typically seen
- Fits area nicely
- Thinking of schools is necessary
- Appreciates infill projects
- Landscaping improvements

ORDER OF DECISION:

Based upon the testimony and evidence in record in this matter, and upon the findings of fact and conclusions of law set forth herein, DO HEREBY DETERMINE AND MOVE AS FOLLOWS:

☐ Harman ☐ Larson ☒ Geyer ☐ Vance ☐ Whitbeck

MADE A MOTION AS FOLLOWS:

The request for ANN25-16 and SPP25-18 for August Park Subdivision is

- *Recommended for APPROVAL SUBJECT TO THE CONDITIONS OF APPROVAL AS RESENTED or AMENDED;*

THE MOTION WAS SECONDED BY:

☐ Harman ☐ Larson ☐ Geyer ☒ Vance ☐ Whitbeck

ROLL CALL VOTE:

Harman	☒ Yes	☐ No
Larson	☒ Yes	☐ No
Geyer	☒ Yes	☐ No
Vance	☒ Yes	☐ No
Whitbeck	☒ Yes	☐ No

MOTION CARRIED

ACTION ITEM: Public Hearing (Quasi-Judicial) Case Number ANN25-000010, ANN25-000013, ANN25-000014, SPP25-000014: The applicant, JUB Engineers Inc, on behalf of Idaho Conference of Seventh Day Adventists Inc, is requesting annexation with a development agreement for parcels R3271701300, R3271900000, R3285900000, R3284600000, and R3284601000 with zoning designations of R-3, H-C, and R-2. Concurrently the applicant is proposing **Silverleaf Subdivision**, a mixed-use subdivision on parcels R3285900000, R3284600000, and R3284601000 with 655 single-family residential units, one multi-family lot with up to 336 units to be developed at a future date, and approximately 22.63 acres of commercial development. The sites are located within the Community Center and Neighborhood 2 place types within the Future Land Use Map. The approximately 265-acre development is comprised of six (6) parcels on the north and south sides of Karcher Rd, between S 10th Ave. and S. Indiana Ave, in Caldwell, Idaho.

Applicant Presentation:

Applicant, Mark Tate, 1673 W. Shoreline Dr. Ste. 200, Boise ID, presented the applicant's request by use of a Power Point presentation:

- Introduction of developers
- Introduction to Silverleaf
- Comp Plan
- Zoning Request: H-C, R-3, R-2
- Density: 8.06 du/acre
- Pathways and Trails
- Entryways
- Amenities
- Utilities
- Support the staff report

Staff Presentation:

City Associate Planner, Joe Dodson, 205 S. 6th Ave., Caldwell, Idaho, presented the staff report by use of a Power Point presentation. She noted:

- Subject Location
- Surrounding Land Uses
- Comp Plan Analysis: Neighborhood 2 and Community Center
- Zoning analysis: R-2, R-3, H-C
- Single Family Detached homes
- Will have to apply for a SUP to do the conceptual R-3 builds
- Subdivision layout
- Amenities are not required but are provided
- Review and Analysis
- Public Utility Services
- Unique Circumstances
- Public Comments: Canyon County, Vallivue, COMPASS, Highway District #4, 1 property owner

Commission Questions for Staff:

- Sidewalks and Pathways
- Parking requirements
- Zoning requirements
- Define Community Center
- Neighborhood Meeting Comments
- Commissioner Geyer's last question
- Commissioner Vance's questions
- Karcher Hwy traffic
- Road requirements

Commission Questions for Applicant:

- Annexation needed to make the density
- Neighborhood Meeting Questions
- Height of homes will be single level
- Home values are projected to be $700k-$1M
- Property taxes

DRAFT

- 10 phases at 1-2 phases/year
- Location and phase of amenities
- Home designs are in the works

Public Testimony:
John Rogers, 12777 Cultivator St. Caldwell, signed up to speak in favor of the application.
- Gem State Academy
- Supports M3 Company
- Supports application based on Gem State Academy's and 7th Day Adventist's wishes

John Soule', 16115 South , signed up to speak in favor of the application.
- Principal of Gem State Academy
- Involvement in the City of Caldwell
- Supports M3 Company

Rosalie Schank, 14674 Port Royal St., Caldwell, ID, signed up in neutral of the application.
- Traffic
- Stated she wasn't "for" the project.

John Stone, 3105 Jefferson Hwy. Caldwell, ID, signed up in neutral of the application but did not wish to speak.

Joan Crampton, 15386 Blue Pinion Ave. Caldwell, ID , signed up in opposition of the application but did not wish to speak.

Mary P. Blue Pinion Ave, signed up in opposition of the application but did not wish to speak.

Ed Crampton, 15386 Blue Binion Ave signed up in opposition of the application but did not wish to speak.

Mary P. Blue Pinion Ave, signed up in opposition of the application but did not wish to speak.

Layne Hadlock, 16159 S. 10th Ave., Caldwell signed up to speak in opposition of the application
- Supply and demand of homes available
- Lives South of Element Ridge, in the county

Kelly Edginton, 14167 Towers Dr., Caldwell, signed up in opposition of the application but did not wish to speak.

W. Eric Edginton, 1467 Towers Dr. Caldwell, signed up in opposition of the application but did not wish to speak.

Mike Lehman, 14138 Towers Dr. Caldwell signed up in opposition of the application but did not wish to speak.

Susan Lehman, 141338 Towers Dr., Caldwell, signed up to speak in opposition of the application:
- Wildlife
- Water supply to the well
- View

Applicant Rebuttal:
Mark Tate presented the applicant's rebuttal and stated:

- Irrigation / water supply will be continued
- Gem State Academy / 7th Day Adventist church

Motion to close public discussion:

MOTION BY: ☐ Harman ☐ Larson ☐ Geyer ☐ Vance ☒ Whitbeck
SECONDED BY: ☐ Harman ☒ Larson ☐ Geyer ☐ Vance ☐ Whitbeck

MOTION CARRIED

Evidence List:
Staff Report and presentation documents
Applicant presentation documents
Sign-up sheets

Commission Discussion and Deliberation:

- Quality of subdivision and homes is appealing
- Timing of project in relation to Karcher Rd.
- Parcel number: Would like to see smaller plot but it would require them to restart the process just for that plat.
- Commercial properties is appealing
- Reservations about congestion / traffic / no conceptual
- Feels it is an incomplete package with the subdivision application
- A condition could be to add building elevations for single family but not multi-family
- Multi-family lot doesn't have a plan yet and will have to go through P&Z and CC
- Supply and demand does stand out
- Vista Dr. will help funnel traffic
- Cirrus Dr. would be the backup road if this project doesn't get approved.
- Everyone accesses each other's subdivisions
- Access from Commercial to Karcher will be controlled by ITD. Right in right out will be required.

ORDER OF DECISION:
Based upon the testimony and evidence in record in this matter, and upon the findings of fact and conclusions of law set forth herein, DO HEREBY DETERMINE AND MOVE AS FOLLOWS:

☐ Harman ☒ Larson ☐ Geyer ☐ Vance ☐ Whitbeck

MADE A MOTION AS FOLLOWS:
The request for ANN25-000010, ANN25-000013, ANN25-000014, SPP25-000014, Silverleaf Subdivision

- *Recommended for APPROVAL SUBJECT TO THE CONDITIONS OF APPROVAL AS PRESENTED or AMENDED; condition 8 to be stricken.*

THE MOTION WAS SECONDED BY:

☐ Harman ☐ Larson ☐ Geyer ☐ Vance ☐ Whitbeck

ROLL CALL VOTE:

Harman	☒ Yes	☐ No
Larson	☒ Yes	☐ No
Geyer	☐ Yes	☒ No
Vance	☒ Yes	☐ No
Whitbeck	☒ Yes	☐ No

MOTION CARRIED

NEW BUSINESS

ACTION ITEM: Public Hearing (Quasi-Judicial) Case Number SPP25-000008, ZON25-000004: The applicant, The Land Architect LLC, on behalf of Patriots Landing LLC, is requesting a rezone of parcels R0266001100, R0266001000, and R02660010A0 from R-1 to R-2. Additionally, the applicant is requesting approval of a preliminary plat for **Patriot's Landing Subdivision**, a residential subdivision with 12 buildable lots, which will include eleven (11) duplex structures and one (1) detached single family residential unit. The 3.28 acre site is identified as Neighborhood 2 in the Future Land use Map and is located on the Northeast side of Interstate-84, approximately 1,800 feet from the Franklin St. exit.

Staff requested this application be moved to the May 12, 2026, meeting with the Hearing Examiner.

ACTION ITEM: Public Hearing (Quasi-Judicial) or Case Number ANN25-000012, SPP25-000016: The applicant, NV5, on behalf of Endurance Holdings LLC, is requesting annexation of parcel R3523601000 with a zoning designation of R-2. Concurrently the applicant is requesting approval of a preliminary plat application for **Traverse Landing Subdivision**, a single-family residential subdivision with six buildable lots and one common lot. The site is located within the Neighborhood 2 place type within the Future Land Use Map. The approximately 1.07-acre site is located on the north side of Marble Front Rd., approximately 1,040 feet west of the intersection with N. KCID Rd., in Caldwell, Idaho.

Applicant Presentation:

Applicant, Bonnie Layton, 5561 E Hootowl Dr., presented the applicant's request by use of a Power Point presentation:

- Vicinity
- To be included in Traverse Creek
- Site Plan: 1.07 acres
- Small enough so it won't include open space
- Was originally an outparcel
- Would be included in phase 4

Staff Presentation:

City Associate Planner, Katie Wright, 205 S. 6th Ave., Caldwell, Idaho, presented the staff report by use of a Power Point presentation. She noted:

- Subject location
- Zoning analysis
- Surrounding Land uses
- Comp plan analysis: Neighborhood 2
- Subdivision layout: 6 lots
- TIS not required

- Review and Analysis
- Utilities are available
- Public Comments: Vallivue, no property owners
- Conclusion

Commission Questions for Staff and Applicant:
- Lots are similar to those in Traverse Landing

Public Testimony:

Jack Sutz, 2521 Fallcrest St., Caldwell, signed up in neutral of the application but did not wish to speak.

Applicant Rebuttal:
Applicant, Bonnie Layton, presented the applicant's stated:
- Approves staff report

Motion to close public discussion:
MOTION BY: ☐ Harman ☒ Larson ☐ Geyer ☐ Vance ☐ Whitbeck
SECONDED BY: ☐ Harman ☐ Larson ☒ Geyer ☐ Vance ☐ Whitbeck

MOTION CARRIED

Evidence List:
Staff Report and presentation documents
Applicant presentation documents
Sign-up sheets

Commission Discussion and Deliberation:
-

ORDER OF DECISION:
Based upon the testimony and evidence in record in this matter, and upon the findings of fact and conclusions of law set forth herein, DO HEREBY DETERMINE AND MOVE AS FOLLOWS:

☐ Harman ☐ Larson ☐ Geyer ☐ Vance ☒ Whitbeck

MADE A MOTION AS FOLLOWS:
The request for ANN25-000012, SPP25-000016, Traverse Landing Subdivision is

- *Recommended for APPROVAL SUBJECT TO THE CONDITIONS OF APPROVAL AS PRESENTED*

THE MOTION WAS SECONDED BY:
☐ Harman ☒ Larson ☐ Geyer ☐ Vance ☐ Whitbeck

ROLL CALL VOTE:

Harman	☒ Yes	☐ No
Larson	☒ Yes	☐ No
Geyer	☒ Yes	☐ No

Vance ☒ Yes ☐ No
Whitbeck ☒ Yes ☐ No

MOTION CARRIED

ACTION ITEM: Public Hearing (Legislative) Case Number ZOA26-000001: The applicant, City of Caldwell, is requesting a **zoning ordinance text amendment,** amending Chapter 10, Article 3, to add a new section 10-03-19 pertaining to adequate public facilities for public school districts, amending section 10-03-04 pertaining to approval criteria for special use permits, amending Chapter 10, Article 13, pertaining to planned unit developments, and amending Chapter 11, Article 1, Section 11-01-03, pertaining to subdivisions ordinance applicability, exceptions to platting, simple lot splits, and preliminary plat approval criteria.

Staff requested this application be moved to a date uncertain.

Motion to move business item
MOTION BY: ☐ Harman ☐ Larson ☐ Geyer ☐ Vance ☐ Whitbeck
SECONDED BY: ☐ Harman ☐ Larson ☐ Geyer ☐ Vance ☐ Whitbeck

A voice vote was taken.

MOTION CARRIED

ADJOURNMENT

MOTION BY: ☐ Harman ☐ Larson ☒ Geyer ☐ Vance ☐ Whitbeck
SECONDED BY: ☐ Harman ☒ Larson ☐ Geyer ☐ Vance ☐ Whitbeck
to adjourn the meeting.

MOTION CARRIED

Meeting adjourned at: 8:24 pm

APPROVAL OF MINUTES

Respectfully submitted by Sarah Davis, Planning and Zoning, Planning Technician

MINUTES APPROVED AND SIGNED BY CHAIRMAN HARMAN: on the date noted below.

_____
Shawn Harman: Chair

_____
Date

ATTEST: _____
Morgan Bessaw, Deputy Director
Planning and Zoning

DRAFT

PC – Exhibits: Public Comments

Joe Dodson

From: Kelly Edginton <kedginton@live.com>
Sent: Wednesday, March 11, 2026 12:34 PM
To: PZ
Cc: Eric Edginton
Subject: Public Testimony for April 8 Hearing – Silverleaf Applications ANN25-000010, ANN25-000013, ANN25-000014, SPP25-000014

Chairperson and Members of the Caldwell Planning & Zoning Commission,

We reside at 14167 Towers Dr, Caldwell, ID 83607. Our home is located at the end of Towers Drive, directly adjacent to the proposed Silverleaf development. We are submitting this written testimony in advance of the April 8, 2026 hearing for cases ANN25-000010, ANN25-000013, ANN25-000014, and SPP25-000014.

First, we want to express our appreciation that the current proposal does not extend Towers Drive into the new subdivision. This decision alleviates what would have been a major traffic issue for our neighborhood, and we are grateful it was considered.

However, we do have several concerns regarding the project as currently designed:

1. Density Along Our Property Line

The site plan places five homes directly along our back property line, with four more extending along the cul-de-sac directly in front of our home. This abrupt shift from an open field to a dense line of homes will significantly impact our privacy, views, peace and quiet, and potentially our property value.
We respectfully request consideration of a buffer, increased setbacks, limiting structures to one story, and/or a reduction in lot density along this eastern boundary.

2. Cumulative Traffic Impacts

Our area has experienced substantial increases in traffic due to the many new subdivisions already constructed nearby. Even without a road connection to Towers Drive, the Silverleaf project will add to this load, and we urge the City to account for cumulative effects on the surrounding roadway network.

3. Loss of Wildlife Habitat

The field behind our home supports a variety of wildlife, including sandhill cranes, foxes, hawks, owls, quail, and more. While development is inevitable, the complete loss of this habitat is significant. We ask that the Commission consider whether any open-space or habitat-friendly design elements can be incorporated to mitigate this impact.

4. Property Value Concerns

High-density development placed immediately against existing rural-edge homes may have consequences for property values. A transitional buffer would help soften this impact.

Thank you for your consideration of these concerns. We appreciate the Commission's work in managing Caldwell's growth while balancing the needs of existing residents. We respectfully request that adjustments be made to the current design to help protect the character and livability of our neighborhood.

Sincerely,

W. Eric and Kelly Edginton
14167 Towers Dr
Caldwell, ID 83607
kedginton@live.com/208-407-8534
eric.edginton@gmail.com/208-313-4526

This email has been scanned for spam and viruses by Proofpoint Essentials. Click here to report this email as spam.

PA-EXHIBITS

Public Agency Comments

HIGHWAY DISTRICT No.4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135
FAX 208.454.2008

February 4, 2026

City of Caldwell Planning & Zoning
Commission and City Council
621 Cleveland Blvd
Caldwell, Idaho 83605

JUB Engineers
2760 W. Excursion Lane Suite 400
Meridian, Idaho
Attention: Caleb LaClair, P.E.

RE: ANN25-00010/SPP25-00014 Silverleaf Subdivision
Canyon Co Parcels R32719010, R238486010, R32717013, R32719, R32846, R32859
10th Ave, Montana Ave, & Indiana Ave Frontage & Traffic Impacts

Dear Council Members and Commissioners:

Highway District No. 4 (HD4) has reviewed the application for annexation and preliminary plat for Silverleaf Subdivision, approximately 270 acres located north and south of SH 55 between 10th Avenue and Indiana Avenue. The project includes approximately 195 acres of single family residential units (710 lots), 29 acres of multi-family residential (670 units), and 48 acres of commercial area. HD4 provides the following comments on the proposed development:

1. By agreement with the City, (Exchange Maintenance Agreement, 2008) HD4 operates and maintains 10th Avenue, Montana Avenue, and Indiana Avenue south of SH 55. HD4 also maintains 10th Ave north of SH 55, but the City has agreed to accept 10th Ave for maintenance between SH 55 and Homedale Rd in response to approvals of the Element Ridge and Verbana Estates subdivisions. Under this agreement, HD4 is responsible for access permitting and utility permitting on those roadways which we maintain, and is provided opportunity to review and comment on development plans as they may impact the operation and maintenance of the highways.

2. HD4 requests that the City include as part of any development agreement for the project a clause requiring dedication of public right-of-way for 10th Ave, Montana Ave, and Indiana Ave (or for any existing public street) upon written request of the City, to facilitate construction of public roadway improvements independent of the timing of the proposed development.

3. Portions of the Tower View Subdivision, including the culdesac of Tower Drive near the southeast portion of the proposed development, drain onto the development property. There appears to be approximately 1/2 acre, largely impervious area including public right-of-way and private property, that drain north from the culdesac. The Tower View subdivision was platted in Canyon County in 1973, prior to formation of the highway district, and no provisions for drainage were provided. The Silverleaf Subdivision plans should include provisions for continuation and attenuation of this stormwater drainage.

4. No Traffic Impact Study was provided with the agency packet, and HD4 has not reviewed any TIS for the project. Using typical averages for commercial development, the proposed land uses are expected to generate more than 30,000 daily vehicle trips at buildout. These new trips will have a significant impact on the operations and capacity of the nearby roadway network. The City should, through exactions or other fees, determine and require a proportionate share of the costs necessary to improve capacity at local intersections affected by new traffic from the development.

5. The proposed development should be compared to the land use assumptions used in establishing the CATS Capital Improvement Plan. Development densities or changes in land use assumptions that exceed those in the CATS Plan should be mitigated through additional construction requirements. Improvements already included on the CATS CIP that are made necessary by traffic from the development should be constructed by the developer, who would be eligible for reimbursement from impact fee revenues.

6. HD4 recommends the City include in its requirements a pedestrian and/or multi-modal plan for access within the site and to the public schools or other public amenities that will serve the development, and require necessary improvements to be constructed by the developer. Multi-modal facilities do not exist on the existing roadways, and are not funded through impact fees or property tax levies available to the highway district.

7. Due to the impacts from this development and other growth within the City, HD4 will request that the city accept for maintenance 10th Avenue between SH 55 (Karcher Rd) and Homedale Rd; 10th Avenue between SH 55 and Orchard Aveune; Montana Avenue between SH 55 and Orchard Ave; and Indiana Ave between SH 55 and Orchard Ave including the public road intersections of those roadways. This will best allow the city to oversee approval of improvement plans (including utility extensions and traffic safety or capacity projects) affecting these roadways, and remove an overlapping and unnecessary layer of permitting and inspection by the highway district.

Highway District No. 4 appreciates the opportunity to review this development application, and requests that the Commission and Council consider these comments in their deliberations and condition and approval to address the recommendations provided above. Please feel free to contact me with any questions on these comments.

Respectfully,

Chris Hopper, P.E.
District Engineer

CC: Hallie Hart, P.E. Caldwell City Engineer
File: Caldwell_10th Avenue_Indiana- Silverleaf Subdivision

Vallivue School District #139

Lisa Boyd, Superintendent

5207 S. Montana Avenue
Caldwell, ID 83607
Phone (208) 454-0445
Fax (208) 454-0293

January 6, 2026

Re: Silverleaf Subdivision - ANN25-000010, ANN25-000013, ANN25-000014, SPP25-000014

Dear Caldwell Planning and Zoning and City Council,

If approved, students living in the proposed subdivision would attend Falcon Ridge Elementary School, Vallivue Middle School, and Vallivue High School.

Although Falcon Ridge Elementary is a new school, we are concerned that it will soon be at capacity before 2030. Falcon Ridge has capacity for 700 students, and in its first year, it is at 647 students.

Below is a list of current and proposed developments—at various stages of approval and construction—that will continue to add enrollment pressure to Falcon Ridge Elementary:

- **Arrowrock Farm:** 75 single family detached
- **Caine Center:** 124 residential units
- **Passero Ridge:** 142 single family detached
- **Verbena Ranch:** 560 single family detached
- **West Bilt:** 194 single family residential lots

Silverleaf Subdivision would add another 655 single-family residential units and 336 multi-family units into the Falcon Ridge Elementary attendance boundary. Vallivue School District will find it increasingly challenging to sustain appropriate enrollment levels in the years ahead if developments continue to be approved.

Additionally, the district has ongoing infrastructure concerns related to nearby properties associated with Idaho Conference of Seventh Day Adventists Inc, the property owners of this application. Specifically, we are seeking clarification on whether they have reached out to the City of Caldwell regarding connecting the homes on Montana Avenue, north of their campus, to city water. Currently, these homes are served by a private water line originating from the Gem State Adeventist Academy campus and routed under the Vallivue School District's private roadway (Academic Lane). This configuration is not ideal.

District staff have contacted the Idaho Conference of Seventh Day Adventists and Gem State Academy multiple times to discuss the importance and timeline of transitioning

Vallivue School District #139

Lisa Boyd, Superintendent

5207 S. Montana Avenue
Caldwell, ID 83607
Phone (208) 454-0445
Fax (208) 454-0293

these properties to city water service, recognizing that such connections take time to initiate and complete. To date, we have not received specific information about when they will resolve this waterline issue. The Vallivue School District Board has significant concerns about the long-term implications of maintaining infrastructure that the district does not own, does not control, and which serves the Idaho Conference of Seventh Day Adventists rental properties. There is also concern that any future sale of these properties could result in conflicts related to access, maintenance responsibilities, or liability.

We appreciate the opportunity to share these enrollment and infrastructure considerations and respectfully request that they be taken into account as the City evaluates the proposed Silverleaf Subdivision.

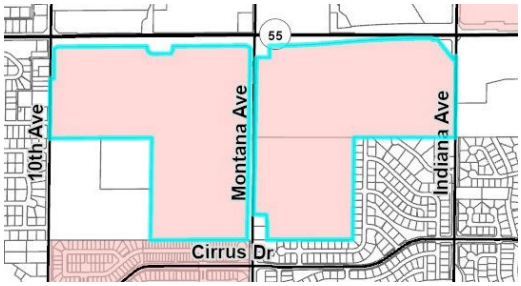
Thank you for your consideration.

Sincerely,

Joseph Palmer
Assistant Superintendent

Communities in Motion (CIM) Development Review Checklist

Development Name:	Silverleaf Subdivision
CIM Vision Category:	Existing Neighborhood
Consistent with CIM Vision?	NO
New Households:	991
New Jobs:	±490



Safety

How safe and comfortable is the nearest major road (minor arterial or above) for bicyclists and pedestrians? Analysis is limited to existing roadway conditions.

State Highway 55 (Karcher Road)

Pedestrian level of stress	✗
Bicycle level of stress	✗

Economic Vitality

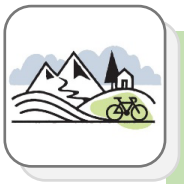
To what extent does the project enable people, government, and businesses to prosper?

Economic Activity Center Access	✗
Impact on Existing Surrounding Farmland	✓
Net Fiscal Impact	✓

Convenience

What services are available within 0.5 miles (green) or 1 mile (yellow) of the project?

Nearest bus stop	✗
Nearest public school	✓
Nearest public park	✓



Quality of Life

Checked boxes indicate that additional information is attached.

Active Transportation	✓
Automobile Transportation	✓
Public Transportation	
Roadway Projects	✓

✓ **Improves performance** ✓ **Does not improve or reduce performance** ✗ **Reduces performance**

Comments:
A bicycle/pedestrian crossing is listed as Project C-25 in the *Caldwell Area Transportation System Plan*. Work with Caldwell staff to complete this project. Consider crossing enhancements as suggested in the *Regional Safety Action Plan*. Coordinate with Caldwell staff to address roadway spacing between State Highway 55 and the proposed collector. The improvements to State Highway 55 (Karcher Road), listed in the project below, will decrease the "Pedestrian" and "Bicycle level of stress" to a green "Improves performance" checkmark.

Who we are: *The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization for Ada and Canyon Counties. This review evaluates whether land developments are consistent with Communities in Motion, the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document. Past checklists are available online. See the Development Review User Guide* for more information on the red, yellow, and green checklist thresholds.

Sent: 1/27/26

https://compassidaho.org/
info@compassidaho.org
COMPASS COMMUNITY PLANNING ASSOCIATION of Southwest Idaho

Complete Network Appendix

Checkmarks (✓) below indicate suggested changes to a site plan, based on the COMPASS Complete Network Policy (No. 2022-01). Both the Complete Network Policy and site-specific suggestions are intended to better align land use with identified transportation uses in the corridor. Please see the Complete Network map for primary and secondary uses for roadways (minor arterial and above) in Ada and Canyon Counties.

Corridor Name:	State Highway 55 (Karcher Road)
Primary Use:	Freight
Secondary Use:	N/A

Bicycle and Pedestrian Infrastructure

- ✓ Provide sidewalks, crosswalks, and micropaths to connect destinations
- ✓ Provide an improved pathway along a canal as a transportation and recreational option
- ✓ Apply traffic calming measures to discourage speeding on local roads
- ✓ Reduce street lengths to discourage speeding on local roads

Access Management

- ✓ Space access points (driveways or cross streets) to increase the distance between potential conflict points
- ✓ Provide more access on lower functionally classified roads, such as collectors, and less on arterials, to facilitate efficient and safe through movement
- ✓ Provide cross or shared access to reduce the need for excessive access on major roads

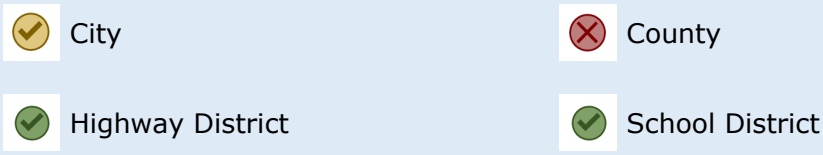
More information is available in the *COMPASS Access Management Toolkit* and the *COMPASS Access Management Business Guide*.

Fiscal Impact Analysis

Below are the expected revenues and costs to local governments from this project. The purpose of this analysis is to help the public, stakeholders, and the decision-makers better manage growth.

Capital and operating expenditures are determined based on service and infrastructure needs, including persons per household, student generation rates, lot sizes, street frontages, vehicle trip and trip adjustment factors, average trip lengths, construction values, income, discretionary spending, and employment densities.

Net Fiscal Impact by Agency



Breakeven point across all agencies: 13 Years

Disclaimer*: This tool only looks out 20 years and does not include replacement costs for infrastructure, public utilities, or unfunded transportation needs in the project area. More information about the COMPASS Fiscal Impact Tool is available at: https://compassidaho.org/fiscal-impact-tool/*

Short-Term Funded Capital Projects

SH-55 (Karcher Road), Farmway Road to Middleton Road, Canyon County

Regionally Significant: ☑ ☑ **Inflated**

Key # : 22715

Requesting Agency: ITD

Project Year: 2024-2027

Total Previous Allocations: $176,462

Total Programmed Budget: $55

Total Cost (Prev. + Prog.): $176,517

TIP Achievement:

System Performance

NHS-LOTTR

Bridge

Safety

Project Description

Widen State Highway 55 (Karcher Road) from Farmway Road to Middleton Road in Canyon County to two travel lanes in each direction and installing a continuous median traffic separator from 10th Avenue to Middleton Road. Signalized intersections will be included at each mile. Right-in-right-out-left-in turning movements will be allowed at the mid-mile. Work includes bridge replacements, culvert extensions, separated multi-use pathways, sound walls, and significant utility relocations.

Funding Source NHPP — **Program** State Hwy - Safety & Capacity (Capacity) — **Local Match** 7.34%

Cost Year*	Preliminary Engineering	Preliminary Engineering Consulting	Right-of-Way	Utilities	Construction Engineering	Construction	Total	Federal Share	Local Share
2026	0	0	0	0	800	8,600	9,400	8,710	690
2027	0	0	0	0	0	2,803	2,803	2,597	206
Fund Totals:	0	0	0	0	**800**	**11,403**	**12,203**	**11,307**	**896**

Funding Source TECM — **Program** State Hwy - Safety & Capacity (Capacity) — **Local Match** 100.00%

Cost Year*	Preliminary Engineering	Preliminary Engineering Consulting	Right-of-Way	Utilities	Construction Engineering	Construction	Total	Federal Share	Local Share
2026	0	0	0	0	1,500	0	1,500	0	1,500
Fund Totals:	0	0	0	0	**1,500**	0	**1,500**	0	**1,500**

Funding Source AC (State) — **Program** Advanced Construction — **Local Match** 100.00%

Cost Year*	Preliminary Engineering	Preliminary Engineering Consulting	Right-of-Way	Utilities	Construction Engineering	Construction	Total	Federal Share	Local Share
2026	0	0	0	0	-2,300	-8,600	-10,900	0	-10,900
2027	0	0	0	0	0	-2,748	-2,748	0	-2,748
Fund Totals:	0	0	0	0	**-2,300**	**-11,348**	**-13,648**	0	**-13,648**

Source: *The* COMPASS Transportation Improvement Program (TIP)*. The TIP is a short-range (seven-year) budget of transportation projects for which federal funds are anticipated, along with non-federally funded projects that are regionally significant and is available at:*
https://compassidaho.org/transportation-improvement-program/

From: Emily Bunn
To: Joe Dodson
Subject: RE: [External] Request for Agency Comments - Silverleaf Sub.
Date: Monday, January 5, 2026 1:02:48 PM
Attachments: image002.png
image003.png
CU2025-0005 FCOs.pdf

Hello,

Canyon County does not have any opposition to the request, but wanted the City of Caldwell to be aware that Knife River recently had a conditional use permit for a staging area and contractor shop approved on Parcel R32861 (found south of the proposal). As you can see on the attached Findings of Fact, Conclusions of Law, and Order of Decision, hauling operations may take place 24 hours a day, seven days per week to support construction activity that requires nighttime operations.

Sincerely,

Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

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From: Morgan Bessaw <mbessaw@cityofcaldwell.org>
Sent: Monday, January 5, 2026 11:42 AM
To: Alan Perry <aperry@cityofcaldwell.org>; Angelica Gomez <agomez@cityofcaldwell.org>; Anita Means (Caldwell Transportation Co) <anita@ctcbus.com>; Bill Pastoor <wpastoor@republicservices.com>; Black Canyon Irrigation Dist. (bcid@blackcanyonirrigation.com) <bcid@blackcanyonirrigation.com>; Black Canyon Irrigation District <developmentreview@blackcanyonirrigation.com>; Boise Project Board of Control (tritthaler@boiseproject.org) <tritthaler@boiseproject.org>; Boise River Food Control Dist. #10 (projectmgr@boiseriver.org) <projectmgr@boiseriver.org>; Brett Clark <bclark@cityofcaldwell.org>; Brian Courtright <bcourtright@republicservices.com>; Brown Bus Company (brent.carpenter@brownbuscompany.com) <brent.carpenter@brownbuscompany.com>; Bruce Smith <smithbr9@republicservices.com>; Bureau of Land Management (jsullivan@blm.org) <jsullivan@blm.org>; Bureau of Land Management 2 (jcartwright@blm.org) <jcartwright@blm.org>;

Caldwell Lateral Irrigation (amandacild@qwestoffice.net) <amandacild@qwestoffice.net>; Caldwell School District #132 (Nfrench@caldwellschools.org) <Nfrench@caldwellschools.org>; Jennifer Almeida <Jennifer.Almeida@canyoncounty.id.gov>; Deann Gerthung <Deann.Gerthung@canyoncounty.id.gov>; Canyon Hill Irrigation District (office@idcpas.com) <office@idcpas.com>; Chris Hopper HD4 <chopper@hwydistrict4.org>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; College of Idaho (rerne@collegeofidaho.edu) <rerne@collegeofidaho.edu>; Corps of Engineers (greg.j.martinez@usace.army.mil) <greg.j.martinez@usace.army.mil>; Damon Rice <drice@cityofcaldwell.org>; Dave Marston <dmarston@cityofcaldwell.org>; Deer Flats <deerflat@fws.gov>; Department of Lands (IDL_jurisdictional@idl.idaho.gov) <IDL_jurisdictional@idl.idaho.gov>; Doug Critchfield <critchfieldd@cityofnampa.us>; Erika Olvera (eolvera@nmid.org) <eolvera@nmid.org>; Farmer's Co-Op Ditch Co (fcdc1875@gmail.com) <fcdc1875@gmail.com>; 'gis@compassidaho.org' <gis@compassidaho.org>; Golden Gate Irrigation Districts - Ripley Doorn (lbuckner@rdcpa.com) <lbuckner@rdcpa.com>; HD4 - Lenny Ricco <lriccio@hwydistrict4.org>; Idaho Power (easements@idahopower.com) <easements@idahopower.com>; Idaho Transportation Department (d3development.services@itd.idaho.gov) <d3development.services@itd.idaho.gov>; Jene Price <jprice@cityofcaldwell.org>; Kayla Valle <kvalle@cityofcaldwell.org>; Kirk (kirk@pioneerirrigation.com) <kirk@pioneerirrigation.com>; Konrad McDannel <KMcDanner@republicservices.com>; Laura Wilder (wilders04@msn.com) <wilders04@msn.com>; Lorina Herb <lherb@cityofcaldwell.org>; Lynn Troxel - Notus Parma HD <lynntroxel@nphd.net>; Michael Comeskey (nmid@nmid.org) <nmid@nmid.org>; Monica Taylor, Intermountain Gas <monica.taylor@intgas.com>; 'mpaquin@usbr.gov' <mpaquin@usbr.gov>; Nampa Highway District #1 (eddy@nampahighway1.com) <eddy@nampahighway1.com>; Ofelia Morales <omorales@cityofcaldwell.org>; Oscar Klaas <oklaas@cityofcaldwell.org>; 'pzall@cityofnampa.us' <pzall@cityofnampa.us>; Rex Ingram <ringram@cityofcaldwell.org>; Riverside Irrigation District (rid1896@gmail.com) <rid1896@gmail.com>; Rob Oates (KEUL) <roates@cityofcaldwell.org>; Robb MacDonald <rmacdonald@cityofcaldwell.org>; Robins, Angel <ARobins@idahopower.com>; 'Rodney Ashby' <ashbyr@cityofnampa.us>; Ruben Salas <rsalas@republicservices.com>; Southwest District Health 2 (Mitch.Kiester@phd3.idaho.gov) <Mitch.Kiester@phd3.idaho.gov>; Steve Pendleton <spendleton@cityofcaldwell.org>; Steven Jenkins <sjenkins@cityofcaldwell.org>; Tammie Halcomb <tammie@fareidaho.org>; Tiffany DeFrance <tdefrance@cityofcaldwell.org>; Trevor Farris <tfarris@cityofcaldwell.org>; USPS Caldwell (MIKE.Y.BROWNFIELD@USPS.GOV) <MIKE.Y.BROWNFIELD@USPS.GOV>; Valley Regional Transit - Stephen Hunt (development@valleyregionaltransit.org) <development@valleyregionaltransit.org>; Vallivue School Dist. <jenny.titus@vallivue.org>; Vallivue School District <joseph.palmer@vallivue.org>; 'watkinsk@cityofnampa.us' <watkinsk@cityofnampa.us>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; Wilder Irrigation District - Dianne Paulsen (wilderirrigation2@hotmail.com) <wilderirrigation2@hotmail.com>; Wilder Irrigation District (wilderirrigation1@hotmail.com) <wilderirrigation1@hotmail.com>
Subject: [External] Request for Agency Comments - Silverleaf Sub.

Dear Outside Agencies and Internal City Departments:

You are hereby being notified, pursuant to the Local Land Use Planning Act, Idaho Code 67-

6509.

Outside Agencies:
Outside agencies are invited to provide written testimony and/or comments by the date specified within the attached notification. The deadline for written testimony is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Internal City Departments:
Deadline dates for conditional and/or final staff reports are specified in the attached notification and have been put into the Citizenserve database under each department review task.

Additional Information:

If you would like additional information, please contact the planner listed within the notification or visit the website link for review of the full application submission packet.

Thank you,

CALDWELL™
COMMUNITY DEVELOPMENT
Planning & Zoning Division
Morgan Bessaw, AICP, CFM
Deputy Director
205 S 6th Ave • Caldwell, Idaho 83605
www.cityofcaldwell.org • (208) 455-4594

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In the matter of the application of:
Knife River Corp. - Mountain West – CU2025-0005
The Canyon County Examiner considers the following:

1) A conditional use permit for a contractor shop and staging area. The subject property is located at 744 S. 10th Avenue, Caldwell (Parcel R32861), also referenced as a portion of the NW¼ of Section 15, T3N, R3W, BM, Canyon County, Idaho. (CU2025-0005).

Summary of the Record

1. The record is comprised of the following:

   A. The record includes all testimony, the staff report, exhibits, and documents in Case File CU2025-0005.

Applicable Law

(1) The following laws and ordinances apply to this decision: Canyon County Code §01-17 (Land Use/Land Division Hearing Procedures), Canyon County Code §07-05 (Notice, Hearing and Appeal Procedures), Canyon County Code §07-07 (Conditional Use Permits), Canyon County Code §07-02-03 (Definitions), Canyon County Code §07-10-27 (Land Use Regulations (Matrix), Idaho Code §67-6512 (Special Use Permits, Conditions, and Procedures), and Canyon County Code 09-03.

a. Notice of the public hearing was provided pursuant to CCZO §07-05-01, Idaho Code §67-6509 and 67-6512.

b. A special use permit may be granted to an applicant if the proposed use is conditionally permitted by the terms of the ordinance, subject to conditions pursuant to specific provisions of the ordinance, subject to the ability of political subdivisions, including school districts, to provide services for the proposed use, and when it is not in conflict with the plan. Idaho Code §67-6512.

c. Every use which requires the granting of a conditional use permit is declared to possess characteristics which require review and appraisal by the Hearing Examiner to determine whether or not the use would cause any damage, hazard, nuisance or other detriment to persons or property in the vicinity. See CCZO §07-03-07.

d. Upon the granting of a special use permit, conditions may be attached to a special use permit including, but not limited to, those: (1) Minimizing adverse impact on other development; (2) Controlling the sequence and timing of development; (3) Controlling the duration of development; (4) Assuring that development is maintained properly; (5) Designating the exact location and nature of development;(6) Requiring the provision for on-site or off-site public facilities or services; (7) Requiring more restrictive standards than those generally required in an ordinance; (8) Requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction. *See* Idaho Code §67-6512, CCZO §07-07-17, and 07-07-19.

(2) The hearing examiner appointed by the board shall perform such duties as assigned by the board pursuant to Idaho Code section 67-6520. See CCZO §07-03-07.

(3) There are no mandates in the Local Planning Act as to when conditional permits may or may not be granted, aside from non-compliance with the community master plan. I.C. § 67-6512. Chambers v. Kootenai Cnty. Bd. of Comm'rs, 125 Idaho 115, 117, 867 P.2d 989, 991 (1994).

(4) The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCZO §07-05-03.

(5) Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.

(6) The County's hearing procedures adopted per Idaho Code §67-6534 require that final decisions be in the form of written findings, conclusions, and orders. CCZO 07-05-03(1)(I).

The application CU2025-0005, was presented at a public hearing before the Canyon County Hearing Examiner on May 19, 2025. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Canyon County Hearing Examiner decides as follows:

CONDITIONAL USE PERMIT HEARING CRITERIA – CCZO §07-07-05

1. **Is the proposed use permitted in the zone by conditional use permit?**

   Conclusion: The proposed uses are permitted in the "A" (Agricultural) zone by conditional use permit.

   Findings:

   (1) The proposed uses are permitted in the "A" (Agricultural) zone by conditional use permit, pursuant to the Canyon County Code of Ordinance (CCCO §07-10-27).

   (2) The proposed use consists of a contractor shop and staging area on a 30.332-acre parcel.

   (3) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0005.

   (4) Evidence includes associated findings and evidence supported within this document.

2. **What is the nature of the request?**

   Conclusion: The request consists of a conditional use permit for a staging area.

   Findings:

   (1) The nature of the request consists of a contractor shop and a staging area to perform roadway improvement on SH-55 between Farmway Road and Middleton Road. The applicant is leasing the land from the property owner, Nelson-Deppe, also to assist in the reclamation of the gravel pit onsite, which still has an approved reclamation plan with the Idaho Department of Lands and is covered by the original condition use permit (**Exhibit A.7**).

   (2) The conditional use permit application for a complete application was submitted for a staging area on March 20, 2025. The application was updated on April 4, 2025, to include the contractor shop use (**Exhibit A**).

   (3) The use includes a temporary office trailer for project management operations and necessary equipment and materials for the projects. Equipment will be stored in two 85,000 square foot areas. One of the areas is located at the bottom of the existing gravel pit.

(4) Approximately 10 employees are expected to be on-site at any given point (**Exhibit A.3**).

(5) Vehicle fueling and minor maintenance will be performed on-site.

(6) Hours of operation will be 7 am-7 pm seven days a week. Hauling construction materials may take place 24 hours a day, seven days a week, to support construction activity that requires nighttime operations (**Exhibit A.3**).

(7) Dust impacts will be controlled by keeping the site clean and watering roads and fill/stockpile material via water trucks. Stormwater will be controlled through site grading, ditches, and berms, and will meet the Idaho Dept. of Environmental Quality requirements.

(8) All fuel and pollutants will be controlled by spill control equipment and double-walled/secondary containment fuel tanks.

(9) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0005.

(10) Evidence includes associated findings and evidence supported within this document.

3. Is the proposed use consistent with the comprehensive plan?

Conclusion: The proposed use is generally consistent with the 2030 Comprehensive Plan.

Findings:

(1) The proposed use is consistent with the 2030 Comprehensive Plan. The future land use is "residential" (**Exhibit B.2c**). The use will (1) contribute to the SH-55 improvements from Farmway to Middleton Road to address transportation needs for a growth area, and (2) contribute to the reclamation of the existing pit so the parcel can be developed per plan (Exhibit A.2).

(2) The parcel is located in Caldwell's Impact Area, where residential growth is also promoted (Exhibit D.3).

(3) The request aligns with, but is not limited to, the following goals and policies:

Property Rights Goals and Policies:

- Goal No. 1.1: "Protect the integrity of individual property rights while safeguarding public health, safety, and welfare."
- Policy No. 1.1.1: "No person shall be deprived of private property without due process of law."
- Policy No. 1.3: "Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals."
- Goal No. 1.2: "Acknowledge the responsibilities of each applicant as a steward of the land, use their property wisely, maintain it in good condition and preserve it for future generations without becoming a public nuisance."

Population Component Goals:

- Policy No. 2.1.1: "Plan for anticipated population and households that the community can support with adequate services and amenities."
- Goal No. 2.2: "Promote housing, business, and service types needed to meet the demand of the future and existing population."

Economic Development Goals and Policy:

- Goal No. 3.1: "Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations."
- Policy No. 3.1.1: "Direct business development to locations that can provide necessary services and infrastructure."

Land Use & Community Design Goals:

- Goal No. 4.1: "Support livability and high quality of life as the community changes over time."
- Policy No. 4.1.2: "Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights."
- Goal No. 4.2: "Ensure that growth maintains and enhances the unique character throughout the County."
- Policy No. 4.2.1: "Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.
- Goal No. 4.3: "Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning."
- Policy No. 3.2: "Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns."
- Goal No. 4.4: "Concentrate future higher density residential growth in appropriate areas in and around existing communities while preserving and enhancing the County's agricultural and rural character."
- Policy No. 4.5: "Encourage buffering and/or transitional uses between residential and more impactful uses to promote the health and well-being of existing and future residents."

Natural Resources and Hazards:

- Goal No.5.1: "Protect, enhance, and steward natural resources."
- Policy No. 5.1.3: "Encourage the protection of groundwater and surface water quality and quantity in land use through drought-tolerant design and community systems."
- Goal No. 5.6: "Encourage downward-facing lighting to improve public safety."
- Policy No. 5.6.1: "Lighting design should reduce the negative impact of light pollution, including sky glow, glare, impacts on public health and safety, disruption of ecosystems and hazards to wildlife."

Public Services, Facilities, & Utilities

- Goal No. 7.1: "Endeavor to continue providing reliable public services, public safety facilities, & public utilities that support existing developed areas and future growth."
- Policy No. 7.1.3: "New developments should not increase stormwater runoff from the site."

(4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0005.

(5) Evidence includes associated findings and evidence supported within this document.

4. **Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?**

Conclusion: The proposed use will not be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area.

Findings:

(1) As conditioned, the proposed use will not be injurious to other property in the immediate vicinity or change the character of the area.

(2) The request is on a parcel zoned "A" (Agricultural) (**Exhibit 2.Be**). Although the parcel and area in the county are zoned "A", the area is predominantly residential. Within a one-mile radius, there are 53 residential subdivisions with an average lot size of 0.43 acres. Within a 600-foot radius, the average lot size is 1.67 acres (**Exhibit 2.Bf**). Recent land use decisions in the area have been to support residential growth (**Exhibit 2.Bg**).

(3) The applicant states that dust impacts will be controlled by keeping the site clean and watering roads and fill/stockpile material via water trucks. Stormwater will be controlled through site grading, ditches, and berms, and will meet the Idaho Department of Environmental Quality (DEQ) requirements. All fuel and pollutants will be controlled by spill control equipment and double-walled/secondary containment fuel tanks (**Exhibit A.2**).

(4) The property has an existing and permitted gravel pit in the process of being reclaimed per the approved reclamation plan (**Exhibit A.7 & B.2i**). Temporary impacts, such as noise, are anticipated during the reclamation process. The requested uses are also temporary and are only being requested for the SH-55 improvements from Farmway to Middleton Road.

(5) The City of Caldwell is concerned about the use being near existing and future residential uses. The city does not oppose, subject to recommended conditions addressing operation hours, noise, dust, and visual impacts to the surrounding residential uses (**Exhibit D.3**).

(6) Two comments were submitted by residents of the area, not opposing the request but concerned about the truck route for the SH-55 improvements (**Exhibit E**).

(7) Conditions of approval, including hours of operation, screening, truck routes, and duration, will minimize potential impacts

(8) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0005.

(9) Evidence includes associated findings and evidence supported within this document.

5. **Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?**

Conclusion: The project will have adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems to accommodate the proposed use based on the analysis contained herein.

Findings:

(1) **Water:** Water trucks will be used as an on-site water source (**Exhibit A.2 & A.3**).
(2) **Sewer:** Portable restrooms will be provided (**Exhibit A.3**). Southwest District Health sees no concerns or impacts regarding the requested use (**Exhibit D.1**).

(3) **Irrigation:** No irrigation (**Exhibit A.3**)

(4) **Stormwater Drainage:** Stormwater will be controlled through site grading, ditches, and berms, and will meet the Idaho Department of Environmental Quality requirements (**Exhibit A.2 & A.3**).

(5) **Utilities:** Utility connections will not be necessary for staging yard/contractor shop operations (**Exhibit A.2**).

(6) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0005.

(7) Evidence includes associated findings and evidence supported within this document.

6. **Does legal access to the subject property for the development exist or will it exist at the time of development?**

Conclusion: The subject property has legal access to the proposed development.

Findings:

(1) An existing stabilized construction entrance is accessible from S. 10th Avenue at the northwestern section of the site and will serve as the only access point (**Exhibit A.2**).

(2) The existing access was initially used for mineral extraction established on the property in 1976 and expanded in 1980 (**Exhibit A.7**).

(3) No comment was received from Highway District #4 (**Exhibit A.5**). An access/approach permit is required before the commencement of use. ITD has no comments or concerns regarding the request (**Exhibit D.2**).

(4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0005.

(5) Evidence includes associated findings and evidence supported within this document.

7. **Will there be undue interference with existing or future traffic patterns?**

Conclusion: There may not be undue interference with the existing or future traffic patterns.

Findings:

(1) Approximately 10 employees are expected to be on-site at any given point. All affiliated traffic will be traveling from SH-55 to the construction entrance on S. 10th Avenue (**Exhibit A.2 & A.3**).

(2) Two comments were submitted by residents of the area, not opposing the request but concerned about the truck route for the SH-55 improvements (**Exhibit E**).

(3) No comment was received from Highway District #4 (**Exhibit A.5**). An approach permit is required before the commencement of use, at which time the highway district can request a

study or improvements if a traffic impact is identified. ITD has no comments or concerns regarding the request (**Exhibit D.2**).

(4) Conditions of approval, including hours of operation, screening, truck routes, and duration, will minimize potential impacts

(5) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0005.

(6) Evidence includes associated findings and evidence supported within this document.

8. **Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?**

Conclusion: Essential services are not anticipated to be impacted by the requested uses.

Findings:

(1) **School:** Vallivue School District. No comment received.

(2) **Police:** Canyon County Sheriff's Department. No comment received.

(3) **Emergency Services:**
- Canyon County Ambulance/EMT. No comment received.
- Caldwell Rural Fire Department provided a letter approving the request, subject to meeting access road conditions (**Exhibit D.4**).

(4) **Irrigation District:** Wilder Irrigation District and Boise Project Board of Control (**Exhibit A.5**). No comment received.

(5) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0005.

(6) Evidence includes associated findings and evidence supported within this document.

9. **Does the proposed project comply with the specific use standards for a staging area per CCCO §07-14-29?**

Conclusion: The proposed project complies with the specific use standards for a contractor shop and staging area per CCCO §07-14-09.

Findings:

(1) **All work shall be conducted off-site.** Per the applicant's letter of intent (**Exhibit A.2**), the applicant requests a contractor shop and a staging area to perform roadway improvement on SH-55 between Farmway Road and Middleton Road.

(2) **Business vehicles shall be operable and parked on site, not on a public or private road.** The applicant proposes a parking area for employees near the temporary office trailer (**Exhibit A.2**). Vehicle fueling and minor maintenance will be performed on site.

(3) **Persons not employed on the premises may visit the premises for the purpose of picking up equipment and materials to be used elsewhere, including trucks offloading or**

transferring equipment and/or materials to other vehicles. Approximately 10 employees are expected to be on-site at any given point (**Exhibit A.3**). The applicant proposes a parking area for employees near the temporary office trailer (**Exhibit A.2**).

(4) **Employees may meet on the premises to share rides to and from job sites.** Per the applicant's letter of intent (**Exhibit A.2**), the applicant requests a contractor shop and a staging area to perform roadway improvement on SH-55 between Farmway Road and Middleton Road. Employees may meet on the premises to share rides to and from job sites.

(5) **Employees' vehicles shall be parked on-site and not on a public or private road.** The applicant proposes a parking area for employees near the temporary office trailer (**Exhibit A.2**).

(6) **The use shall be contained within a building or behind a sight-obscuring fence**: The applicant does not propose a sight-obscuring fence (**Exhibit A.2**). As a condition of approval, all uses, if not stored in the existing gravel pit, must be contained.

(7) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0005.

(8) Evidence includes associated findings and evidence supported within this document.

Canyon County Code §09-03 (Area of City Impact Agreement) - AREA OF CITY IMPACT AGREEMENT ORDINANCE

Conclusion: Parcel R32861is located within the City of Caldwell Area of City Impact.

Findings:

(1) The south boundary of the property abuts city jurisdiction.

(2) Per CCCO Section 09-01-21, a notice was provided to the City of Caldwell on March 24, 2025, and April 16, 2025. The City of Caldwell submitted a letter dated April 22, 2025 (**Exhibit D.3**), with the following information and recommendation:

- The city's comprehensive plan designates the parcel as "Neighborhood 2, 2-8 dwelling units an acre range". The property is directly north of residential development zoned "R-1" approved for the Passero Ridge Subdivision. The requested use would not be allowed in the designation/zone if located in the city.
- If the use was allowed in the city, street/landscape buffer, sight-obscuring fencing, and restricted hours of operation would be required.
- The city does not oppose, subject to recommended conditions addressing operation hours, noise, dust, and visual impacts to the surrounding residential uses:
  - i. Buffering/Screening along the south boundary where new single-family dwellings are being developed. Buffering to include six-foot-tall fencing with dense landscaping.
  - ii. City street/landscape requirements shall be met along 10th Avenue.
  - iii. Limit hours of operations to prohibit 24/7 operations.

(3) Based on the applicant's site plan (**Exhibit A.2**), the requested use will either be located at the bottom of the existing pit or the northwest area of the parcel in an 85,000 square foot area over 900 feet from the south boundary and Passero Ridge Subdivision. As a condition, site-obscuring fencing is required around the use, not the property boundary.

(4) The staging area/contractor shop use is required to complete the SH-55 improvements and reclaim the gravel pit onsite. The use will expire once SH-55 improvements are completed (approximately three years). Therefore, potential impacts are temporary.

(5) Conditions of approval, including hours of operation, screening, and duration, will minimize potential impacts.

(6) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0005.

(7) Evidence includes associated findings and evidence supported within this document.

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Canyon County Hearing Examiner **approves** Case # CU2025-0005, a conditional use permit for a staging area subject to the following conditions as enumerated:

Conditions of Approval

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
    a. Noise emissions shall follow the regulations and standards of OSHA and MSHA.
    b. Water surface and groundwater shall be discharged in accordance with state, federal, and local standards and/or regulations.
    c. Onsite parking shall comply with CCCO Section 07-13-01 and 03.
    d. Idaho Department of Environmental Quality (DEQ) review and approval are required prior to the commencement of use. Evidence shall be submitted to DSD.
        i. Idaho Pollutant Discharge Elimination System (IPDES) Permit requirements to be reviewed by DEQ before the commencement of use (**Exhibit D.5**). Construction BMPs to be reviewed for projects near a source of surface water. Erosion and non-point pollution shall be minimized by careful design of the site access and implementation of BMPs.
        ii. Storage of diesel fuel, petroleum products, and any other hazardous materials, dust control, and stormwater pollution prevention shall comply with all standards and requirements of the Idaho Department of Environmental Quality (**Exhibit D.5**).
2. This conditional use permit shall follow land use time limitation as stated in CCCO §07-07-23: "When a conditional use permit is granted, the land use or construction of its facility proposed in the application must have commenced within three (3) years of the date of the final decision by the presiding party or a court of appropriate jurisdiction. The improvements for the approved use must be completed within five (5) years of the same date.
3. The operator shall be in substantial conformance with the letter of intent and site plan (**Exhibit A.2**), subject to the following:
    a. Hours of operation are 7 am to 7 pm, seven days a week.
    b. With advance notice to DSD, hauling construction materials may take place 24 hours a day, seven days per week to support construction activity that requires nighttime operations.

c. The duration of the staging area/contractor shop operation on the subject property shall expire when the SH-55 improvement from Farmway Road to Middleton Road is completed.

d. The temporary office trailer requires a building permit (**Exhibit D.6**). A permit shall be approved prior to the commencement of use.

e. A temporary six (6) foot sight-obscuring fence as defined in CCCO §07-02-03 shall be installed prior to the commencement of use, obscuring the use, including the office, parking, and storage of materials and equipment. A fence is not required for equipment storage in the existing gravel pit.

f. All exterior lighting, if installed, shall be downward facing and directed away from surrounding properties.

4. Prior to the commencement of use, an approach permit is required by Highway District #4. Evidence shall be provided to DSD.
5. Prior to the commencement of use, a fire access permit is required by the Caldwell Rural Fire Department to ensure the site meets access requirements (**Exhibit D.4**). Evidence shall be provided to DSD.
6. Prior to commencement of use, a routing plan for the SH-55 improvements shall be submitted to DSD demonstrating the least impactful truck route for the required improvements.

DATED this 3rd day of June, 2025.

HEARING EXAMINER
CANYON COUNTY, IDAHO

Leon Letson
Leon Letson

State of Idaho)
SS
County of Canyon County)

On this 3rd day of June, in the year 2025, before me CaitHin Ross, a notary public, personally appeared Leon Letson, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.

CAITLIN ROSS
COMMISSION #20251885
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 05/07/2031

Notary: CaitlinRoss

My Commission Expires: 5/7/2031

To: Joe Dodson, Principal Planner
Caldwell P & Z Department

From: Steven Pendleton, Land Development Manager
Hallie Hart, City Engineer

Re: ANN25-000010, ANN25-000013, ANN25-000014, SPP25-000014 – Silverleaf Sub.

Date: March 23, 2026

The Engineering Department provides the following comments on a request by JUB Engineers Inc, on behalf of Idaho Conference of Seventh Day Adventists Inc, is requesting annexation with a development agreement for parcels R3271701300, R3271900000, R3285900000, and R3284600000 with zoning designations of R-3, H-C, and R-2. Concurrently the applicant is proposing Silverleaf Subdivision, a mixed use subdivision on parcels R3285900000 and R3284600000 with 655 single-family residential units, one multi-family lot with up to 336 units to be developed at a future date, and approximately 22.63 acres of commercial development. The sites are located within the Community Center and Neighborhood 2 place types within the Future Land Use Map. The approximately 265-acre development is comprised of six (6) parcels on the north and south sides of Karcher Rd, between S 10th Ave. and S. Indiana Ave, in Caldwell Idaho.

Development Plans

1. Development Plans – Prior to commencing construction and applying for building permits, plans must be prepared by the developer's engineer and approved by the City Engineering Department which shall include the following items:

    a. Street section and alignment (including curb and gutter);

    b. Sidewalk (sidewalk width based on street classification);

    c. Sanitary sewer (per City and DEQ requirements);

    d. Potable water (per City and DEQ requirements);

    e. Pressure Irrigation (per CMID requirements);

    f. Stormwater facilities (per City requirements/storm water manual);

    g. Street lighting (per City standards);

    h. Street signage (per City and MUTCD requirements);

    i. Vertical Datum based on NAVD 88 Datum.

General

1. Applicant shall follow the requirements and processes of the subdivision ordinance for the development of this project. For the purposes of this project, all conditions outlined in the subdivision ordinance pertaining to receiving the City Engineers signature on, or the recordation of, a final plat shall be applied to the submission of building permits.

2. The proportionate share of frontage improvements along classified roadways adjacent to the preliminary plat shall be completed prior to the signature of the final plat for each phase development regardless of the location of the phase being developed or bonding. To be determined at the time of civil construction drawing approval.

3. Easements for public utilities outside of the public right-of-way shall be as listed below. Easements will be required to be larger if deemed necessary by the City Engineer in order to facilitate future maintenance operations of utilities.
    a. 10 feet wide minimum.
    b. Domestic water only,15 feet wide minimum
    c. Sanitary sewer only, 20 feet wide minimum
    d. Sewer and water combined; 30 feet wide minimum

4. Appropriate easements for emergency access, transmission lines and/or other utilities shall be clearly indicated, with recorded instrument numbers provided for said easements, on the construction drawings.

5. All utilities on and within the boundaries of the subdivision shall be located and/or relocated underground.

6. All public streets, sewer, water, pressure irrigation fire protection, and street light facilities must be dedicated to the City. Some conveyance facilities for stormwater drainage may be eligible for dedication to the City.

7. Construction of facilities to be dedicated and/or within public right-of-way shall be performed by an appropriately licensed Idaho public works contractor and shall be inspected by and constructed to City of Caldwell specifications.

8. Prior to commencement of construction in any dedicated right-of-way, or construction of any improvement intended for dedication to the City or connected to a City facility, the City Engineering staff is to be notified. This preferably will take place in a pre-construction conference scheduled by the engineer of record in which all appropriate personnel and utilities are present. Appropriate City personnel are to be notified in advance of all testing (including compaction, pressure and coliform, etc.) and given opportunity to be present during conduct of the testing. The engineer of record or his designated representative is to witness all tests (not covered by City inspectors) and a log of inspection visits and testing results is to be kept by the engineer of record or his representative.

9. The developer is to employ a responsible design professional, preferably the engineer of record, to oversee and inspect construction, to perform and/or observe all requisite testing of completed facilities, and to certify that improvements have been constructed according to approved plans and in compliance with applicable City, State, and Federal standards.

10. The engineer of record shall be held responsible to ensure that improvements are in compliance with said engineer's design. Following the construction of the improvements, the developers engineer shall provide the City of Caldwell Engineering Department with electronic (.dwg) format record drawings spatially referenced to the Idaho State Plane Coordinate System-West Zone, North America Datum (NAD) 83. Vertical control shall be referenced to the North America Datum (NAVD) 88 for future reference and to establish that the engineer of record has caused construction to occur in substantial compliance with the design of said engineer of record.

11. Any note, item or drawing element on the plats, construction drawings, engineering drawings and/or design drawings related to the property inconsistent with City Codes, Policies and/or Ordinances shall not be construed as approved unless specifically addressed and granted by City Council.

Rights-of-Way

1. St. Highway 55/Karcher Rd. is classified as Principal Arterial roadway. The applicant shall dedicate necessary right-of-way as determined by Idaho Transportation Department (ITD) along the entire frontage of the development. Applicant shall provide the City with any comments from ITD for improvements or access requirements for the proposed development prior to civil construction drawing approvals.

2. S. 10th Ave. is classified as a Minor Arterial roadway. The applicant shall dedicate as public right-of-way a minimum of Forty (40') foot half width right-of-way along the entire S. 10th Ave. alignment (per City Standard Detail R-810 B).
    a. Applicant shall dedicate necessary right-of-way for the construction of a northbound right-hand on 10th Ave. at the intersection of Vista Dr.
    b. Applicant shall dedicate the necessary right-of-way for the construction of a northbound right-hand turn lane on 10th at the intersection of Karcher Rd.

3. S. Indiana Ave. is classified as a Minor Arterial roadway. The applicant shall dedicate as public right-of-way a minimum of Forty (40') foot half width right-of-way along the entire S. Indiana Ave. alignment (per City Standard Detail R-810 B).
    a. Applicant shall dedicate necessary right-of-way for the construction of a southbound right-hand turn lane on Indiana at the intersection of Vista Dr.

4. S. Montana Ave. is classified as a Collector roadway. The applicant shall dedicate as public right-of-way a minimum of Thirty-five (35') foot half width right-of-way along the entire S. Montana Ave. alignment (per City Standard Detail R-810 C).
    a. Applicant shall dedicate necessary right-of-way for the construction of a southbound and northbound right-hand turn lane on Montana at the intersection of Vista Dr.
    b. Applicant shall dedicate necessary right-of-way for the construction of a northbound right-hand turn lane on Montana Ave. at the intersection of Karcher Rd.

5. All interior local streets classified as residential shall be dedicated to the City. The applicant shall dedicate as public right-of-way a minimum fifty-three (53') foot full width right-of-way (per City Standard R-810-E).

6. Applicant shall dedicate to the City of Caldwell any required right-of-way along all classified roadways within 30 days of written request from the City of Caldwell.

7. *All right-of-way details and street exhibits provided as part of the preliminary plat that do not meet current City code standards are not approved as part of the preliminary plat entitlements process. This shall be determined at the time of civil construction drawing review.*

Street

1. Full half street frontage improvements shall be completed to all classified roads adjacent to the proposed project including (S 10th Ave. Montana Ave. Hwy 55/Karcher Rd., and Indiana Ave.) in accordance with all City of Caldwell, Highway District 4, and ITD standards and specifications, improvements shall include (but are not limited to) curb, gutter, sidewalk, asphalt, streetlights, joint trench, spare communication conduit along classified roadways, storm drainage facilities, etc.

2. The proportionate share of frontage improvements along classified roadways adjacent to the preliminary plat shall be completed prior to the signature of the final plat for each phase development regardless of the location of the phase being developed or bonding. To be determined at the time of civil construction drawing approval.

3. ITD is to approve and control access locations within their area of influence. Access points 'C', 'E', 'J', and 'K' per the TIS will not be approved until ITD is in agreement and an updated report shows more specificity to the type of commercial proposed.

4. Applicant shall construct a northbound right-hand on 10th Ave. at the intersection of Vista Dr.

5. Applicant shall construct a northbound right-hand turn lane on 10th at the intersection of Karcher Rd.

6. Applicant shall construct a southbound right-hand turn lane on Indiana at the intersection of Vista Dr.

7. Applicant shall construct a southbound and northbound right-hand turn lane on Montana at the intersection of Vista Dr.

8. Applicant shall construct a northbound right-hand turn lane on Montana Ave. at the intersection of Karcher Rd.

9. All left turn lanes at the intersections within 10th Ave, Indiana Ave. Montana Ave, and Vista Ave. shall be reviewed and may be required at time of Civil construction drawing review.

10. All private driveways, alleys or internal circulation routes shall fully comply with City of Caldwell standards and be approved by the Caldwell Fire Marshall.

11. Applicant shall be responsible for the west half of the bridge widening surface improvements and understructure on Indiana Ave. at the Deer Flat Canal crossing.

12. No lot/building shall have direct access to/from S. 10th Ave., Karcher Rd., Montana Ave., Indiana Ave., and Vista Dr.

13. Applicant shall meet all emergency access requirements for each phase of development to be determined by the Fire Dept. at the time of civil plan review.

14. Applicant shall coordinate with the United States Postal System to determine a cluster mailbox unit locations. Said locations shall be interior to the site and shall be located in a manner that will not impact, or cause queuing onto S. 10th Ave, Montana Ave., Karcher Rd., Indiana Ave. and Vista Dr.

Outparcels

1. 15554 S. Montana Ave. (R3285901000)
    a. If the City is able to obtain sufficient right-of-way along the frontage of this out parcel located at the south boundary of the development the applicant shall complete the road widening improvements referenced in the Street section, item 1, across the S. Montana Ave. frontage of said out parcel. If the City is not able to acquire the right-of-way, lesser improvements may still be required that fall within the prescriptive right-of-way on those out parcels.
    b. Applicant shall provide an all weather driveway access internal to the site with sewer, domestic water and pressure irrigation services for future connections.

2. 15516 S. Montana Ave (R3286000000)
    a. If the City is able to obtain sufficient right-of-way along the frontage of this out parcel located at the south boundary of the development the applicant shall complete the road widening improvements referenced in the Street section, item 1, across the S. Montana Ave. frontage of said out parcel. If the City is not able to acquire the right-of-way, lesser improvements may still be required that fall within the prescriptive right-of-way on those out parcels.
    b. Applicant shall provide an all weather driveway access internal to the site with sewer, domestic water and pressure irrigation services for future connections.

3. 15498 S. Montana Ave (R3286000000)
    a. If the City is able to obtain sufficient right-of-way along the frontage of this out parcel located at the south boundary of the development the applicant shall complete the road widening improvements referenced in the Street section, item 1, across the S. Montana Ave. frontage of said out parcel. If the City is not able to acquire the right-of-way, lesser improvements may still be required that fall within the prescriptive right-of-way on those out parcels.
    b. Applicant shall provide an all weather driveway access internal to the site with sewer, domestic water and pressure irrigation services for future connections.

Traffic Impact Fees

City of Caldwell has adopted the "Caldwell Area Capital Improvements Plan & Impact Fee Program". The applicant will be required to pay traffic impact fees per table 7 of the Impact Fee Schedule to be assessed to the building permit/s when applied for.

All accesses proposed within this preliminary plat shall meet City Of Caldwell, Idaho Transportation Dept. and Highway District 4 spacing requirements. Any deviations proposed within this development shall be reviewed and approved on a case by case basis to be determined by the governing agency at time of plan review.

Any proposed traffic mitigation as proposed adjacent to the site by the traffic impact study shall be evaluated for required improvements or access by the governing agency at the time of plan review.

Water

City of Caldwell Public Works Department has reviewed the recently adopted Caldwell Water Facility Plan System and determined that certain shortfalls exist in water pressure zone 2 south of Interstate 84, zones 3 and 4. While these shortfalls are being remediated, the Engineering Dept. doesn't contest the approval of the Preliminary Plat and the construction of onsite infrastructure, but ***reserves the right to hold any phase of final plat and associated building permits*** *until adequate water is obtained within the affected zone. The Applicant is encouraged to work closely with the Engineering Department to determine potential construction timing and impacts.*

1. All on site water mains will need to be looped into existing mains for fire flow and water quality purposes. Internal main sizing and construction plan approval, will be dependent upon the availability of fire flow. This development will be required to comply with the most current Water Master Plan.
    a. Applicant shall construct a 12" master planned water mainline within S. Montana Ave. through the entire frontage improvement requirements of this development and make the tie in to the existing line at the south end of the project.
    b. Applicant shall construct an 18" master planned water mainline within Karcher Rd from S 10th Ave to S Montana Ave.
    c. Applicant shall construct a 20" master planned water mainline within Karcher Rd from S Montana Ave to S Indiana Ave.

2. Each buildable lot shall be supplied with potable water. If buildings are constructed to include individual units that could feasibly or will be sold separately, each unit shall be serviced separately

3. Each phase of development shall have a redundant/secondary supply of domestic water.

4. The location of water service, including sizing of mains, providing of easements, frontage construction, and offsite construction are to be decided during review of improvement plans.

Sanitary Sewer

1. It shall be the responsibility of the applicant's engineer to verify that connection to existing sewer mainlines will not exceed the functional capacity of said mainlines. Provision for connectivity by future developments shall be met in accordance with current City standards.

2. The location of sewer service, including sizing of mains, providing of easements, frontage construction, and offsite construction are to be decided during review of improvement plans.

3. The Developer will be required (where applicable) to extend all sewer and water mainlines to the center of adjacent roadways for connectivity by future developments. Locations of said extensions will be decided during the review of the improvement plans.

4. Each buildable lot shall be supplied with a sewer service. If buildings are constructed to include individual units that could feasibly or will be sold separately, each unit shall be serviced separately

5. Any easements for sewer lines not in the right-of-way should be at a width sufficient to construct same and not less than 20 feet in width. Easements for adjacent sewer and water lines separated by 12' not in the right-of-way shall be at a width sufficient to construct the same and shall be no less than 30 feet in width.

6. A 20' wide all-weather surfaces may be required to be constructed over mainlines that fall outside the public right-of-way. All weather surfaces shall be constructed sufficiently to support heavy equipment necessary to construct and maintain sewer under all seasonal weather conditions.

Irrigation

1. Existing easements and/or rights-of-way for any irrigation facility shall be determined and clearly indicated on the construction plans. Construction across or re-routing of these facilities is subject to approval by the governing irrigation district and at their discretion or their assigns.

2. The Developer shall maintain any existing upstream drainage rights and downstream irrigation rights across the property. During the design phase of this project, the developer or his engineer is to contact the appropriate irrigation district to help ascertain these rights. Appropriate facilities shall be provided by the developer to convey irrigation and drainage water across the property to take care of these offsite needs. There is to be no discharge of gravity/pressure irrigation return water into the projects storm water system.

2. The development is to include a non-potable water pressure irrigation system. The design of this pressure irrigation system is to be reviewed and approved by the Caldwell Municipal Irrigation District prior to construction plan approval. It shall be required that the system will be operated and maintained by the Caldwell Municipal Irrigation District.

3. Each lot, or building area, shall be provided with a pressure irrigation service in compliance with Caldwell Municipal Irrigation District standards.

4. All pressure irrigation mainlines shall be located in the public right-of-way or within a public utility easement, with a minimum width of 10 feet, centered over said mainlines as per current City standards.

5. Applicant shall place the pump station in an area that is easily accessible with a recorded perpetual easement sufficient for convenient access and maintenance of said pump station. The lot shall be owned and maintained by the homeowners association.

6. The applicant shall ensure that an adequate continuous irrigation supply flow is available to meet the pressure irrigation system requirements of CMID.

7. The applicant shall transfer a proportionate share of any existing water right(s), except those held in trust by an irrigation district, to the City of Caldwell for both irrigation and domestic water supply for the subject development. If this should occur, The City shall assist in registering the transfer.

8. Applicant shall pipe the pump station delivery ditch from the source point (head gate) to the pump station. Pump station overflow shall be piped from the pump station to the point of discharge into an irrigation facility/canal/drain/etc. maintained by an irrigation district.

9. Upon Applicants connection to or use of the existing irrigation pump station, should they choose to do so and CMID deems it appropriate to connect to, the applicant shall:
    a) Supply the City of Caldwell with a water model of the whole pressurized irrigation system including the piped overflow showing the system design meets all Caldwell Municipal Irrigation District standards.
    b) Applicant shall complete all upgrades to the system as required by CMID. Said upgrades will be determined during plan review”

10. All plans and construction drawings submitted to the City of Caldwell for review and approval for any out-of-season irrigation work to be performed within or across facilities located within (or owned by) irrigation districts other than CMID shall be submitted to the Caldwell Engineering Department no later than August 15th. Submittal of plans after this date may result in Applicant not receiving plan approval in time to complete out-of-season work.

Storm Drain

1. As noted previously, provision is to be made for the disposal of stormwater drainage in accordance with the City Stormwater Management Manual and any updates adopted subsequent to this application. A copy of this policy is available upon request. The engineer of record is to provide calculations, which indicate that the assumptions in his stormwater

drainage plan comply with the requirements of the stormwater manual. In this case, if a storm water system is existing, the burden of proof is on the developer to verify the capacity is sufficient for the proposed development.

2. The applicant shall identify and retain all historical drainage discharge points from the property for the purpose of draining on-site storm water detention facilities.

3. Storm water detention basins are required to remain on-site outside any roadways or proposed private streets consistent with public roadways to be operated and maintained by the Homeowners Association/etc.

4. There is to be no discharge of storm water overflow into any irrigation water return/discharge facility/ditch/pipe/etc.

Plat

1. Prior to approval of the final plat, subdivision facilities must be completed or an appropriate construction security provided. There may be temporary restrictions to the obtaining of building permits, even with acceptable construction security, depending on fire protection, emergency service requirements, and City approval of the sanitary sewer system. A 20% temporary restriction to obtaining of building permits will be enforced until all facility construction has been completed, inspected and certified by the Applicants engineer including all punch list items.

2. A note shall be added to the final plat stating that no lot shall have direct access to/from S. 10th Ave., Karcher Rd., Montana Ave., Indiana Ave and Vista Dr.

3. Upon recordation of the plat, the Engineering Department is to be provided with a PDF copy of the recorded final plat.

4. An electronic (dwg.) copy of the Final Plat suitable for mapping and addressing purposes will be required with Final Plat application submittal.

CITY OF
Caldwell, Idaho

ERIC PHILLIPS
Mayor

208.455.3011
(f) 208.455.3003

City Hall
205 South 6th Ave.
Caldwell, Idaho 83605

Post Office Box
P.O. Box 1179
Caldwell, Idaho 83606

For a list of the City Council members, visit:
Website
www.cityofcaldwell.org

February 2, 2026

To: Liz Kaniecki
Kittelson & Associates, Inc.

From: City of Caldwell Engineering Department

Subject: Traffic Impact Study Acceptance – SDA Property

Dear Liz,

The City of Caldwell Engineering Department has completed its review of the Traffic Impact Study (TIS) submitted for the SDA Property**.** This letter is intended to inform you of the status of your submittal and outline the next steps in the review process.

1. TIS Acceptance by the Engineering Department
The City of Caldwell Engineering Department has reviewed and determined that the submitted Traffic Impact Study (TIS) meets the City's submittal requirements and is complete**.** This determination allows the project to move forward to the next stage of review.

2. Project Requirements
Following acceptance, the TIS will be provided to the City's Land Development Manager for a detailed analysis of transportation system impacts associated with your development.

a) During this stage, the Land Development Manager will:
- Evaluate whether the TIS recommendations are adequate and acceptable, based on City standards and engineering judgment; and
- Identify whether additional or revised measures may be required, depending on the results of the full impact review and development phasing.
- Final transportation-related requirements will be documented in the applicable Staff Report or during the building permit process.

Please note that this step may result in further conditions or requirements beyond those identified in the submitted TIS, based on the Caldwell Area Transportation System Plan (CATS) and City of Caldwell City Code Chapter 11 Subdivisions.

3. Transportation Impact Fees
Your development will be subject to the City's transportation impact fees. Final impact fee amounts may vary based on the City's adopted fee schedule in effect at the time of payment.

Thank you,
Niki Benyakhlef
Project Manager

Memorandum

To: Joe Dodson, Principal Planner
Caldwell P & Z Department

From: Trevor Farris, GIS Technician
Dave Marston, Mapping Superintendent

Re: ANN25-000010, ANN25-000013, ANN25-000014, SPP25-000014- Silverleaf Sub

Date: February 17th, 2026.

The Mapping Department provides the following comments on a request by JUB Engineers Inc, on behalf of Idaho Conference of Seventh Day Adventists Inc, is requesting annexation with a development agreement for parcels R3271701300, R3271900000, R3285900000, and R3284600000 with zoning designations of R-3, H-C, and R-2. Concurrently the applicant is proposing Silverleaf Subdivision, a mixed use subdivision on parcels R3285900000 and R3284600000 with 655 single-family residential units, one multi-family lot with up to 336 units to be developed at a future date, and approximately 22.63 acres of commercial development. The sites are located within the Community Center and Neighborhood 2 place types within the Future Land Use Map. The approximately 265-acre development is comprised of six (6) parcels on the north and south sides of Karcher Rd, between S 10th Ave. and S. Indiana Ave, in Caldwell, Idaho.

Address Number

1. Please contact the Mapping Department prior to permitting.

Subdivision Name

1. Approved

Lots & Blocks

1. Adjust blocks in phase 3 so blocks increase as introduced by phase.
2. All other phases will need to be adjusted as well.

Street Names

1. Approved.

Phase Lines

1. Approved.

Other comments:

1. Any changes to street names, lots or blocks shall be approved by the Mapping Department prior to construction drawing approval for the phase where changes are intended.

Date 04/20/2026

Caldwell City – Planning and Zoning
Re: Case Number: ANN25-000010 Silverleaf Subdivision

Dear, Planning & Zoning

The Caldwell City Fire Department District has reviewed the provided documentation and we are unable to approve this project until the below corrections have been revised and resubmitted." Please note that unless stated otherwise, this memo represents the requirements of the 2018 International Fire Code (IFC) as adopted by the Idaho State Fire Marshal's Office.

Caldwell Fire Department Details

National Standards for Travel Time (90% of time) for first arriving unit:	4 minutes
Nearest Fire Station:	12
Closest fire station (in miles) to site:	2.4
Approximate response time to site:	6 Min
Will this development have other significant impacts on the ability to provide services?	☐ Yes X No
Will this development necessitate additional fire resources and/or equipment beyond current levels? *If yes, please explain under "Adverse Impact Comments, Recommendations, and Fiscal Impact".* • Our department is currently operating with high resource utilization, and continued growth is contributing to increased service demand. Aligning staffing and resources with that demand will help maintain our current level of service.	X Yes ☐ No

Distance from Station	Service Expectation	Staffing & Apparatus	Typical Response Time Goal
0–1 mile	Immediate—high-priority	First-due company (engine)	≤4min travel, ≤5min total
1–2 miles	Very rapid—high-priority	First-due company, backup	≤4min travel, ≤5min total
2–3 miles	Rapid—standard coverage	First-due w/ backup	≤6min travel, ≤9min total (full alarm)
3–4 miles	Slower—moderate	Closest available, limited	6–8min travel
4–5 miles	Extended	Closest company, delayed	>8min travel, variable

Properties located 3–4 miles from a fire station are at the limit of effective coverage and may experience service delays.

Developments beyond 5 miles are generally not recognized by ISO as having fire protection, and response to these areas will be significantly delayed.

Corrections:

1. Phase 8, 9 will need secondary access. The plan currently is only indicating Vista Dr. in phase 7 as access. This is insufficient per:

   SECTION D107 ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.
   Exceptions: 1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.

   The continuation of Vista Dr to S 10th Ave included in phase 8 would satisfy code. Please resubmit a updated phasing plan for approval.

Conditions:

1. Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the

requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).

2. Roadway serving a fire hydrant shall be a minimum of 26-feet in width. (IFC D103.1)

3. Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)

4. Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)

5. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)

6. The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)

7. Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 80,000 pounds. Please provide documentation the road surface meets this standard. (IFC D102.1)

8. Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)

9. For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 feet back of curb to back of curb parking shall be restricted on both sides. A note on the face of the final plat is required noting the parking restriction prior to signing of the final plat. In addition, No Parking signs shall be installed in accordance with the requirements of the IFC. (IFC 503.8)

10. Approved secondary access roads shall be provided per section D106 of the 2018 IFC.

11. A phasing plan shall be included in documentation to city at time of submittal in accordance with infrastructure 2018 IFC.

12. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except where approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection where construction of new roadways allows passage by vehicles in accordance with (IFC Section 505.2.

General Requirement:
Fire Department required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Specific building construction requirements of the International Building Code, International Fire Code and City of Caldwell Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

Regards,

Alan Perry
Deputy Chief
Fire Marshal
Caldwell Rural Fire Protection District
Aperry@cityofcaldwell.org

TO: CALDWELL POLICE DEPARTMENT AND FIRE DEPARTMENT

FROM: CALDWELL PLANNING AND ZONING

DATE: 2/23/2026

DUE DATE: **3/13/2026**

REQUEST FOR INFORMATION

The Planning and Zoning Division is requesting additional information be provided for each land use case as requested by the Mayor and City Council.

SUBJECT: **Silverleaf Subdivision**

REQUEST SUMMARY: The applicant, JUB Engineers Inc, on behalf of Idaho Conference of Seventh Day Adventists Inc, is requesting annexation with a development agreement for parcels R3271701300, R3271900000, R3285900000, and R3284600000 with zoning designations of R-3, H-C, and R-2. Concurrently the applicant is proposing Silverleaf Subdivision, a mixed-use subdivision on parcels R3285900000 and R3284600000 with 655 single-family residential units, one multi-family lot with up to 336 units to be developed at a future date, and approximately 22.63 acres of commercial development. The sites are located within the Community Center and Neighborhood 2 place types within the Future Land Use Map. The approximately 265-acre development is comprised of six (6) parcels on the north and south sides of Karcher Rd, between S 10th Ave. and S. Indiana Ave, in Caldwell, Idaho.

Population Impact:

# of new residential units:	991
Projected population created by development: ***(# of SF units X 3) and (# of MF units X 2)***	2637
Proposed commercial acreage:	0

FIRE DEPARTMENT ANALYSIS AND SERVICE IMPACT:

CFD projects future service needs based on population, population density, response times, service demand, and development types.

Emergency Response Time Analysis and Service Impact:

The Caldwell Fire Department has benchmark standards for the organization and deployment of fire suppression operations, emergency medical operations, and special operations to the public. This standard provides for a travel time of 4:00 minutes, 90% of the time to reach emergency incidents within their jurisdiction with the first arriving unit.

Standards for Travel Time (90% of time) for first arriving unit:	4 minutes
Closest fire station (in miles) to site:	2.4 miles
Approximate response time to site:	6 min.
~~Adequate fire flow capacity to serve proposed development?~~	☐ Yes ☐ No
Will this development have other significant impacts on the ability to provide services?	☒ Yes ☐ No
Will this development necessitate additional fire resources and/or equipment beyond current levels? *If yes, please explain under "Adverse Impact Comments, Recommendations, and Fiscal Impact".*	☒ Yes ☐ No

Adverse Impact Comments, Recommendations and Fiscal Impact:

Provide any comments below on the adverse impact this will or could have on fire department facilities, services or staffing, and any proposed recommendations for additional needs and fiscal impact.

The addition of population and growth will directly impact services until CFD can increase services expanding our capabilities.

TO: CALDWELL POLICE DEPARTMENT AND FIRE DEPARTMENT

FROM: CALDWELL PLANNING AND ZONING

DATE: 2/23/2026

DUE DATE: **3/13/2026**

REQUEST FOR INFORMATION

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Proposed commercial acreage:	0

POLICE DEPARTMENT ANALYSIS AND SERVICE IMPACT:

CPD projects future service needs based on demand, risk, community expectations, response performances, population, density, and development type.

Development Analysis and Impacts:

Demand for Service in this area (Total calls for service YTD)	Nearby adjacent reporting districts have an average of 123 calls for service each year to date. The nearby RD's (3J, 3K, 2I, 2N) have a combined total of 492 reactive CFS from January 1st to March 2nd, 2026.
Call types within this area	**Top 20 Reactive Calls for Service in the Area**
Workload saturation in area (%)	Reporting districts 3J, 3K, 2I, 2N account for 492 (year to date) reactive CFS compared to a total of 4,027 total YTD. These RD's account for 12.22% of all reactive CFS YTD.
Will this development have other significant impacts on the ability to provide services?	☐ Yes ☒ No

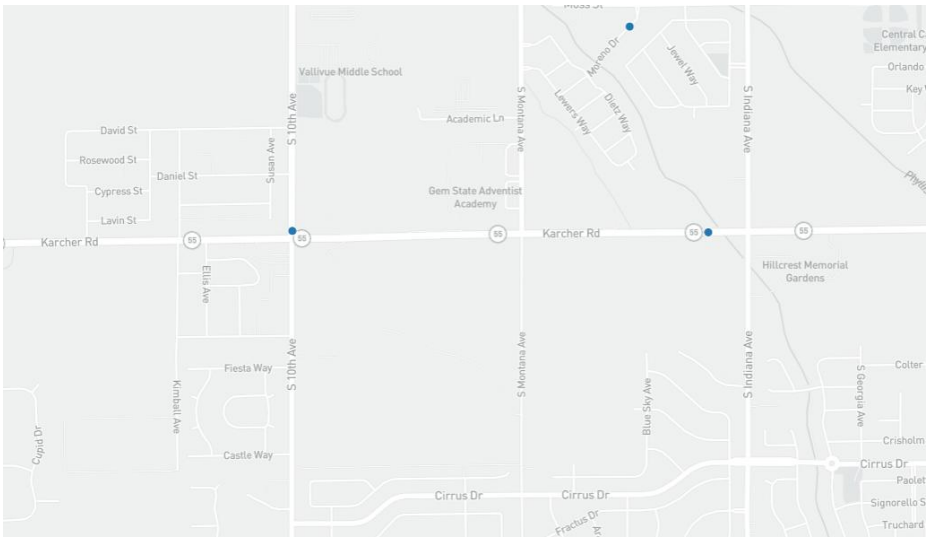
Nature	#	%
Follow Up	18	8.82%
AC Animal at Large	13	6.37%
Suspicious	11	5.39%
Welfare Check	10	4.90%
Abandoned Vehicle	9	4.41%
Juvenile Problem	9	4.41%
Alarm-Commercial	8	3.92%
911 Cell Open Line	7	3.43%
Alarm-Residence	7	3.43%
911 Disconnect Cell	6	2.94%
Citizen Assist	6	2.94%
Disturbance	6	2.94%
Noise Complaint	4	1.96%
Threatening	4	1.96%
Harassment	4	1.96%
Reckless Driver	4	1.96%
Agency Assist	4	1.96%
AC Barking Dog	4	1.96%
Attempt-Locate	3	1.47%
AC Stray/Contained	3	1.47%

Will this development necessitate additional police resources and/or equipment beyond current levels? *If yes, please explain under "Adverse Impact Comments, Recommendations, and Fiscal Impact".*	☒ Yes ☐ No

Traffic Crash Data for Area:

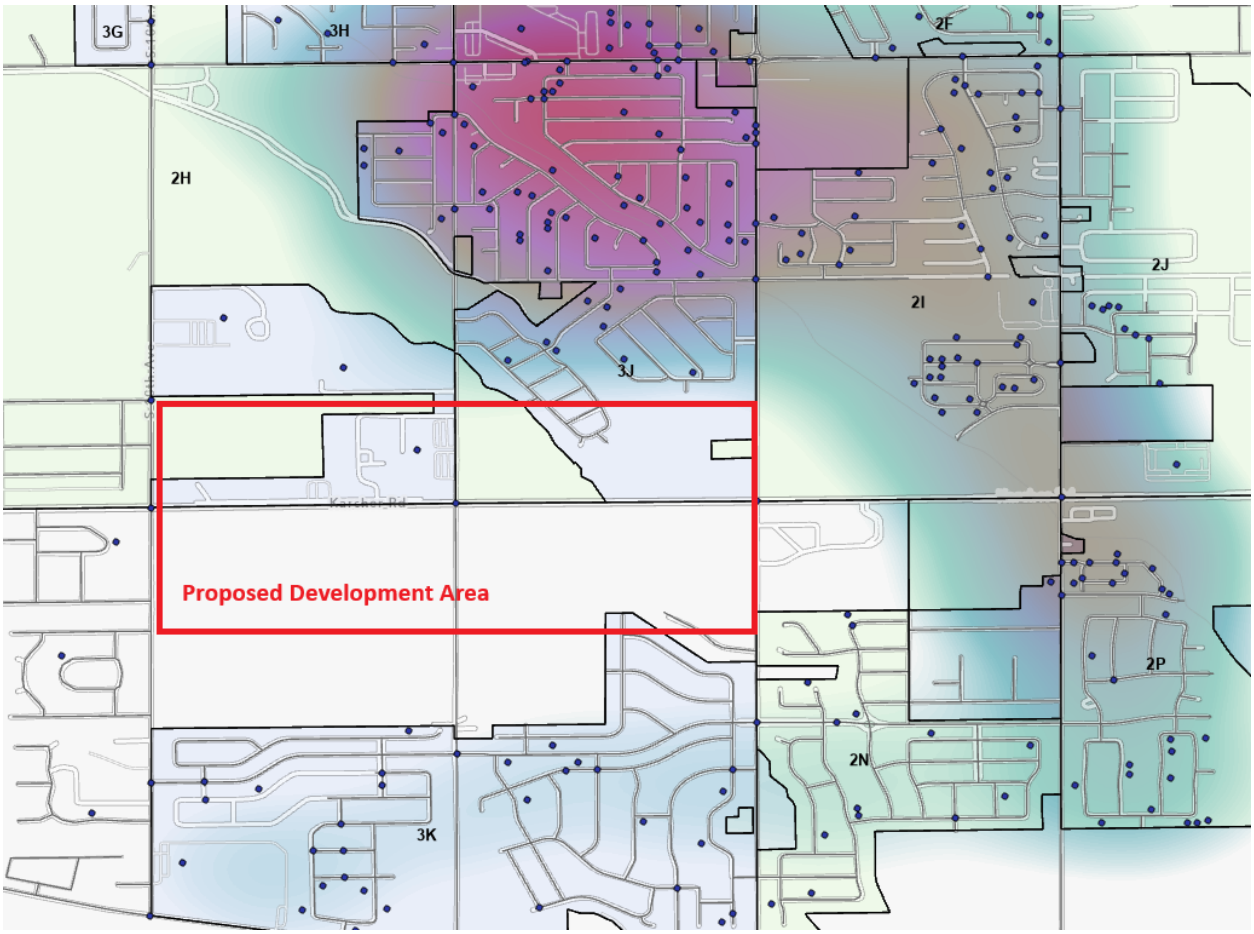
Provide comments below for crash data in area surrounding development.

Year to date (January 1st 2026 to March 2nd 2026) there have been three traffic collisions in the immediate area. Each blue dot representing where a crash happened, in this case the two on Karcher were intersection related, and the single northern crash was with a fixed object. A total of 10 individuals were involved in the below mapped crashes with no injuries. Attached is a breakdown of all the crashes listed.



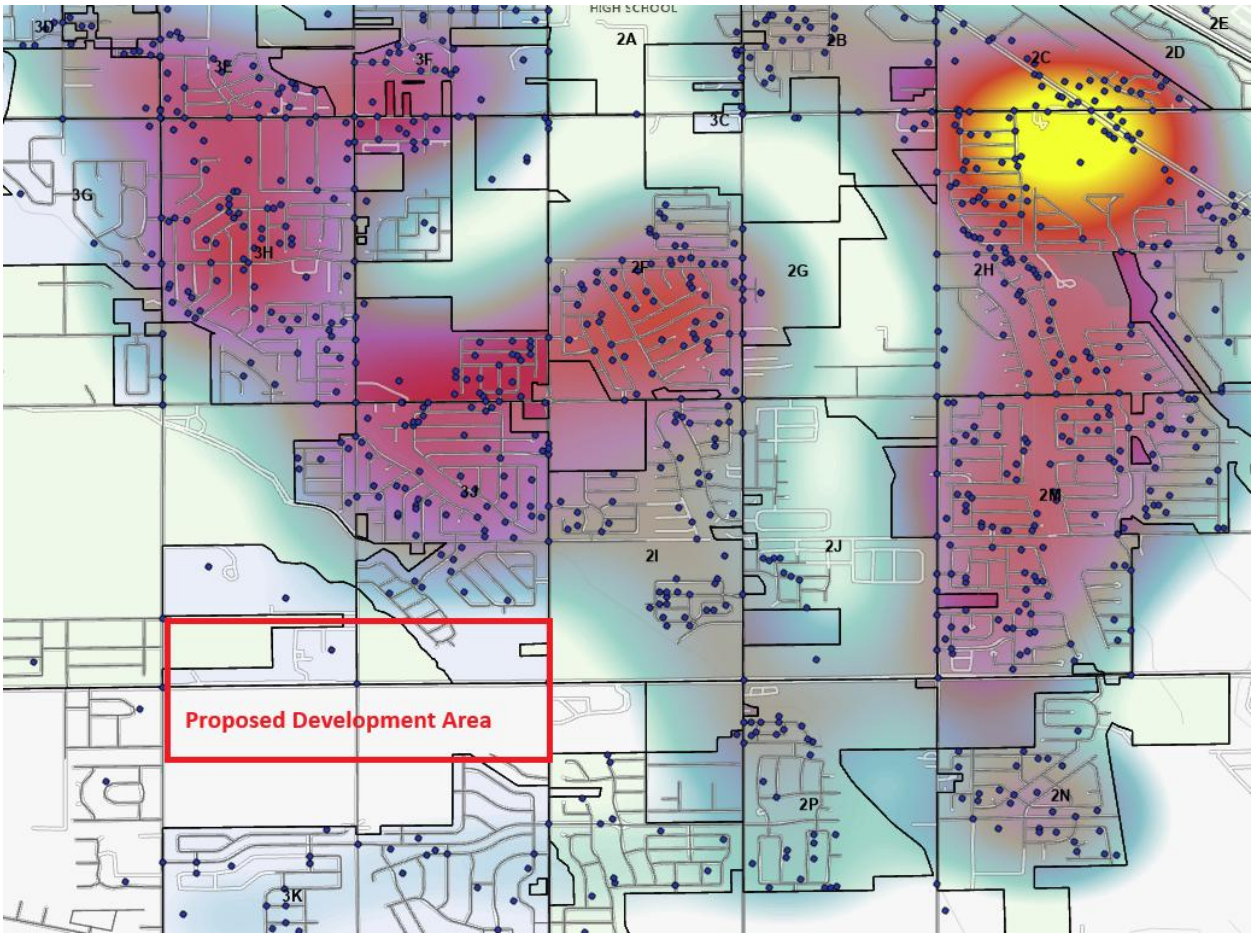
Hot Spot Mapping (if applicable):

Please attach a map of hot spots and provide comments here to explain such attached mapping.



Each dot represents a reactive call for service, and the darker purple areas represent a higher volume and density of reactive calls for service.

(a slightly more zoomed out map for context)



Adverse Impact Comments, Recommendations and Fiscal Impact:

Provide any comments below on the adverse impact this will or could have on the police department facilities, services or staffing, and any proposed recommendations for additional needs and fiscal impact.

Each of the nearby reporting districts has about a 3% portion of the overall reactive calls for service. Increasing staffing to meet this additional 3% brought in by the new development would necessitate a 3% increase in the patrol officers would mean the addition of 2.73 more patrol officers with a current staffing of 91 sworn officers.

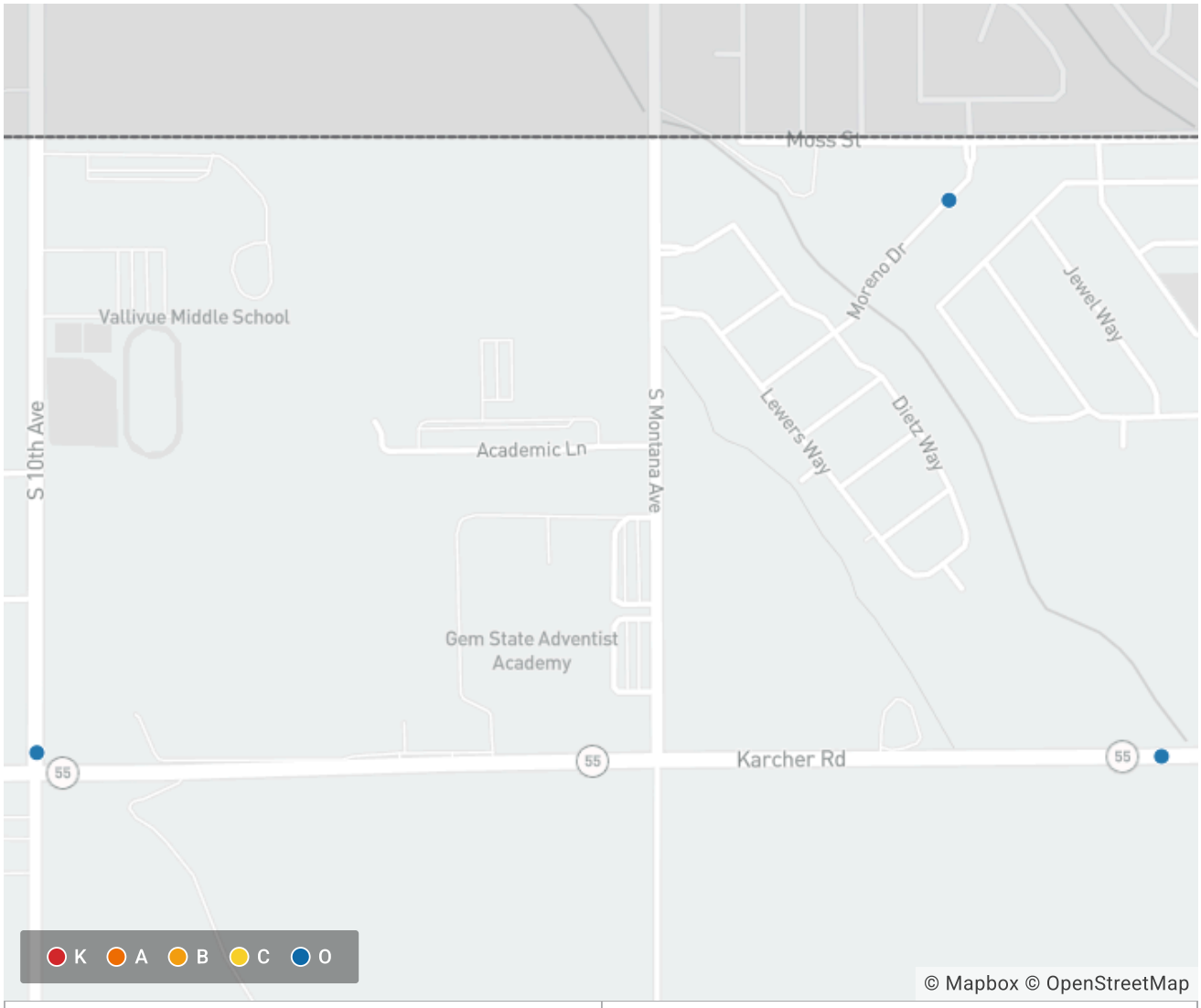
CRASH SUMMARY REPORT

Silverleaf Area Crash Study

Created on March 2, 2026
Created by Marlon Leslie
Data extents: January 1, 2026 to March 2, 2026

Applied Filters

Shape: Polygon



Total Crashes	3	Fatal Crashes	0

ITD Crash Summary	Crash	
Total Crashes	3	100.00%
Intersection Related	2	66.67%
Fixed Object	1	33.33%

+ 10 more	0	0%

Date & Time (Year)		Crash
2026	3	100.00%
+ 18 more	0	0%

Crash Severity (# of Crashes)		Crash
(O) Property Damage Report	3	100.00%
+ 4 more	0	0%

Injury Name		Person
No Apparent Injury	10	100.00%
+ 5 more	0	0%

Intersection Related		Crash
Yes	2	66.67%
No	1	33.33%
N/	0	0.00%

Date & Time (Day of Week)		Crash
Thursday	2	66.67%
Sunday	1	33.33%
+ 5 more	0	0%

County		Crash
Canyon	3	100.00%
+ 43 more	0	0%

Operator Action		Unit
Going Straight	2	40.00%
Negotiating Curve	1	20.00%
Slowing in Traffic	1	20.00%
Stopped in Traffic	1	20.00%
+ 52 more	0	0%

Unit Type		Unit
Pickup	2	40.00%
SUV/Crossover	2	40.00%
Van - 1 to 8 seats	1	20.00%

+ 27 more	0	0%

Urban / Rural		Crash
Urban	3	100.00%
Rural	0	0.00%

Contributing Circumstances (All)		Crash
None	3	100.00%
Asleep, Drowsy, Fatigued	1	33.33%
Emotional – Depressed, Angry, Disturbed	1	33.33%
Exceeded Posted Speed	1	33.33%
Following Too Close	1	33.33%
+ 36 more	0	0%

Most Harmful Event		Crash
Rear-End	2	66.67%
Parked Car - on Private Property	1	33.33%
+ 62 more	0	0%

PH- EXHIBITS

Public Hearing Late Exhibits

This includes materials and documents submitted during the hearing as late exhibits

BILL NO. ___69___
ORDINANCE NO. ___3721___

AN ORDINANCE DETERMINING THAT CERTAIN LAND LAYS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO, AND THAT SAID LANDS SHOULD BE ANNEXED TO THE CITY OF CALDWELL, IDAHO, AS PART OF THE R-2 (COMMUNITY RESIDENTIAL), R-3 (URBAN RESIDENTIAL), AND H-C (MIXED-USE / REGIONALCOMMERCIAL) ZONES; DECLARING SAID LANDS BY PROPER LEGAL DESCRIPTION AS DESCRIBED BELOW TO BE A PART OF THE CITY OF CALDWELL, CANYON COUNTY, IDAHO; DIRECTING THE CITY ENGINEER AND PLANNING AND ZONING DIRECTOR TO ADD SAID PROPERTY TO THE OFFICIAL MAPS OF THE CITY OF CALDWELL, IDAHO; REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HEREWITH; AND DIRECTING THE CLERK OF THE CITY OF CALDWELL TO FILE A CERTIFIED COPY OF THE ORDINANCE AND MAP OF THE AREA TO BE ANNEXED WITH CANYON COUNTY, STATE OF IDAHO AND THE IDAHO STATE TAX COMMISSION, PURSUANT TO IDAHO CODE, SECTION 63-215.

BE IT ORDAINED, BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO:

Section 1. That the Caldwell City Council, upon recommendation of the Caldwell Planning and Zoning Commission and following the public notice and hearing procedures set forth in Section 10-01-07, Zoning Ordinance No. 1451, approved Case No. ANN25-000010 (Silverleaf Annexation) at a public hearing held this 4th day of May 2026.

Section 2. The parcel is contiguous to the City of Caldwell, Idaho and the applicant has requested that said following described property should be annexed into the City of Caldwell as R-2 (Community Residential), R-3 (Urban Residential), and H-C (Mixed-Use / Highway Commercial):

Parcels of land being more particularly described in Exhibit A: Legal Descriptions and as shown in Exhibit B: Map Exhibits.

Section 3. That the City Engineer and the Planning and Zoning Director of the City of Caldwell, Idaho, are hereby instructed to so designate the same above described property on the official zoning map and other area maps of the City of Caldwell, Idaho as R-2 (Community Residential), R-3 (Urban Residential), and H-C (Mixed-Use / Highway Commercial).

Section 4. All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

Section 5. This ordinance shall be in full force and in effect from and after its passage, approval and publication, according to law.

Section 6. The Clerk of the City of Caldwell, Idaho shall, within 10 days following the effective date of this ordinance, duly file a certified copy of this ordinance and a map prepared in a draftsman-like manner plainly and clearly designating the boundaries of the City of Caldwell, including the land herein annexed, with the following officials of the County of Canyon, State of Idaho, to-wit: the Recorder, Auditor, Treasurer and Assessor and shall file simultaneously a certified copy of this ordinance with the State Tax Commission of the State of Idaho, all in compliance with Idaho Code 63-215.

PASSED BY THE COUNCIL OF THE CITY OF CALDWELL, IDAHO, this 4th day of May 2026

APPROVED BY THE MAYOR OF THE CITY OF CALDWELL, IDAHO, this 4th day of May 2026

Mayor Eric Phillips

ATTEST:

City Clerk

IDAHO SURVEY GROUP

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

SDA Karcher
R-2 Zone
City of Caldwell Annexation Description
Project Number 24-288 *July 30, 2025*

A parcel of land situated in the north half of Section 15, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

Commencing at the northwest corner of Section 15, Township 3 North, Range 3 West, Boise Meridian;
Thence N89°39'02"E, 2665.73 feet along the north line of the north half to the north quarter-section corner, the POINT OF BEGINNING:

Thence S89°53'35"E, 1353.44 feet along the north line of the north half;

Thence S00°06'25"W, 71.61 feet;

Thence S47°56'01"E, 36.42 feet;

Thence S48°05'47"E, 57.57 feet;

Thence 43.57 feet on a non-tangent curve to the left, having a radius of 54.90 feet, a central angle of 45°28'41", a chord bearing of S66°03'30"E, and a chord length of 42.44 feet;

Thence on a non-tangent line N76°43'27"E, 49.74 feet;

Thence S89°02'23"E, 55.85 feet;

Thence S62°15'38"E, 59.69 feet;

Thence S41°58'09"E, 55.02 feet;

Thence S36°00'51"E, 54.89 feet;

Thence S34°09'56"E, 56.48 feet;

Thence S38°12'04"E, 54.23 feet;

Thence S34°47'01"E, 54.20 feet;

Thence S21°54'41"E, 55.86 feet;

Thence S14°53'14"E, 55.45 feet;

Thence S15°11'13"E, 54.20 feet;

Thence S15°24'59"E, 55.52 feet;

IDAHO SURVEY GROUP

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

SDA Karcher R-2 Zone City of Caldwell Annexation Description continued...

Thence S24°31'56"E, 35.56 feet;

Thence S89°25'05"E, 745.77 feet to the east line of the north half;

Thence S00°34'23"W, 688.43 feet, along the east line of the north half to the north sixteenth-section corner;

Thence S89°59'34"W, 1314.09 feet along the north line of the southeast quarter of the northeast quarter to the northeast sixteenth-section corner;

Thence S00°52'02"W, 1328.74 feet along the east line of the southeast quarter of the northeast quarter to the center-east sixteenth-section corner;

Thence S89°52'11"W, 1113.83 feet along the south line of the north half to the boundary of the Daynes Parcel (Instrument Number 2021-052316, records of Canyon County, Idaho);

Thence N01°08'15"E, 177.65 feet along the boundary of the Daynes Parcel;

Thence S89°52'02"W, 8.61 feet along the boundary of the Daynes Parcel to the boundary of the Riverman Parcel (Instrument Number 2024-028143, records of Canyon County, Idaho);

Thence N01°26'08"W, 145.91 feet along the boundary of the Riverman Parcel;

Thence N31°07'00"W, 7.32 feet along the boundary of the Riverman Parcel;

Thence N88°51'45"W, 162.73 feet along the boundary of the Riverman Parcel;

Thence N88°51'58"W, 25.00 feet to the north-south centerline of the north half;

Thence S01°08'02"W, 333.98 feet along the north-south centerline of the north half to the center quarter-section corner;

Thence S89°47'45"W, 1318.56 feet along the south line of the north half to the center-west sixteenth-section corner;

Thence N00°46'17"E, 665.27 feet along the east line of the southeast quarter of the southwest quarter of the northwest quarter to the center-south northwest sixty-fourth-section corner;

Thence N00°48'13"E, 665.00 feet along the east line of the northeast quarter of the southwest quarter of the northwest quarter to the northwest sixteenth-section corner;

Thence S89°46'09"W, 663.39 feet along the north line of the northeast quarter of the southwest quarter of the

IDAHO SURVEY GROUP

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

northwest quarter to the center-west northwest sixty-fourth-section corner;

Thence S89°44'30"W, 663.49 feet along the north line of the northwest quarter of the southwest quarter of the northwest quarter to the north sixteenth-section corner;

Thence N00°37'12"E, 828.96 feet along the west line of the north half;

Thence N89°39'06"E, 538.58 feet;

Thence N87°17'07"E, 242.21 feet;

Thence N89°39'06"E, 899.96 feet;

Thence S21°43'25"E, 411.47 feet;

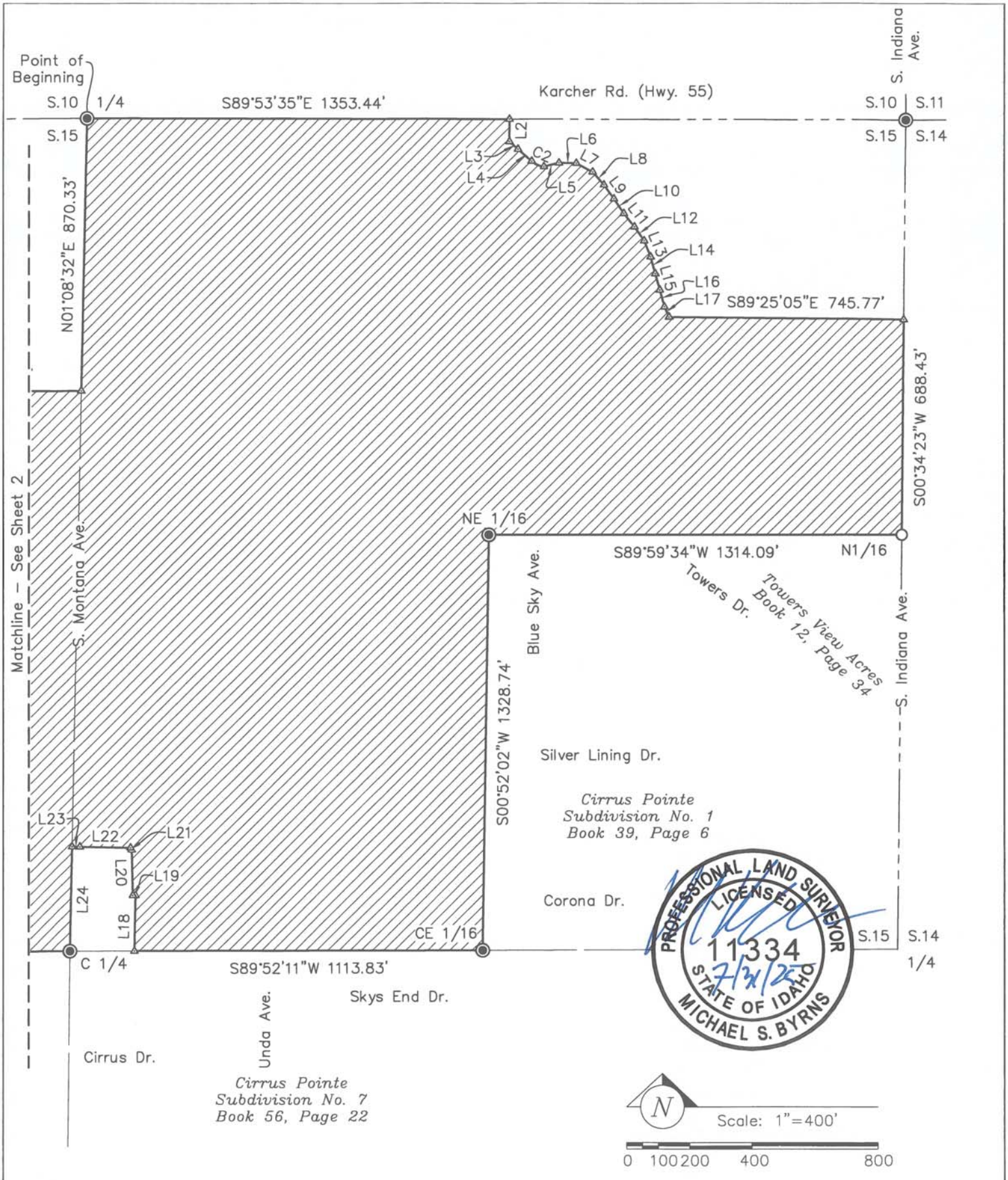
Thence 17.80 feet on a non-tangent curve to the right, having a radius of 900.00 feet, a central angle of 1°07'59", a chord bearing of N89°05'02"E, and a chord length of 17.80 feet;

Thence N89°39'02"E, 803.19 feet to the north-south centerline of the north half;

Thence N01°08'32"E, 870.33 feet along the north-south centerline of the north half to the POINT OF BEGINNING.

The above-described parcel contains 188.59 acres, more or less.

PROFESSIONAL LAND SURVEYOR
REGISTERED
11334
7/31/25
STATE OF IDAHO
MICHAEL S. BYRNS



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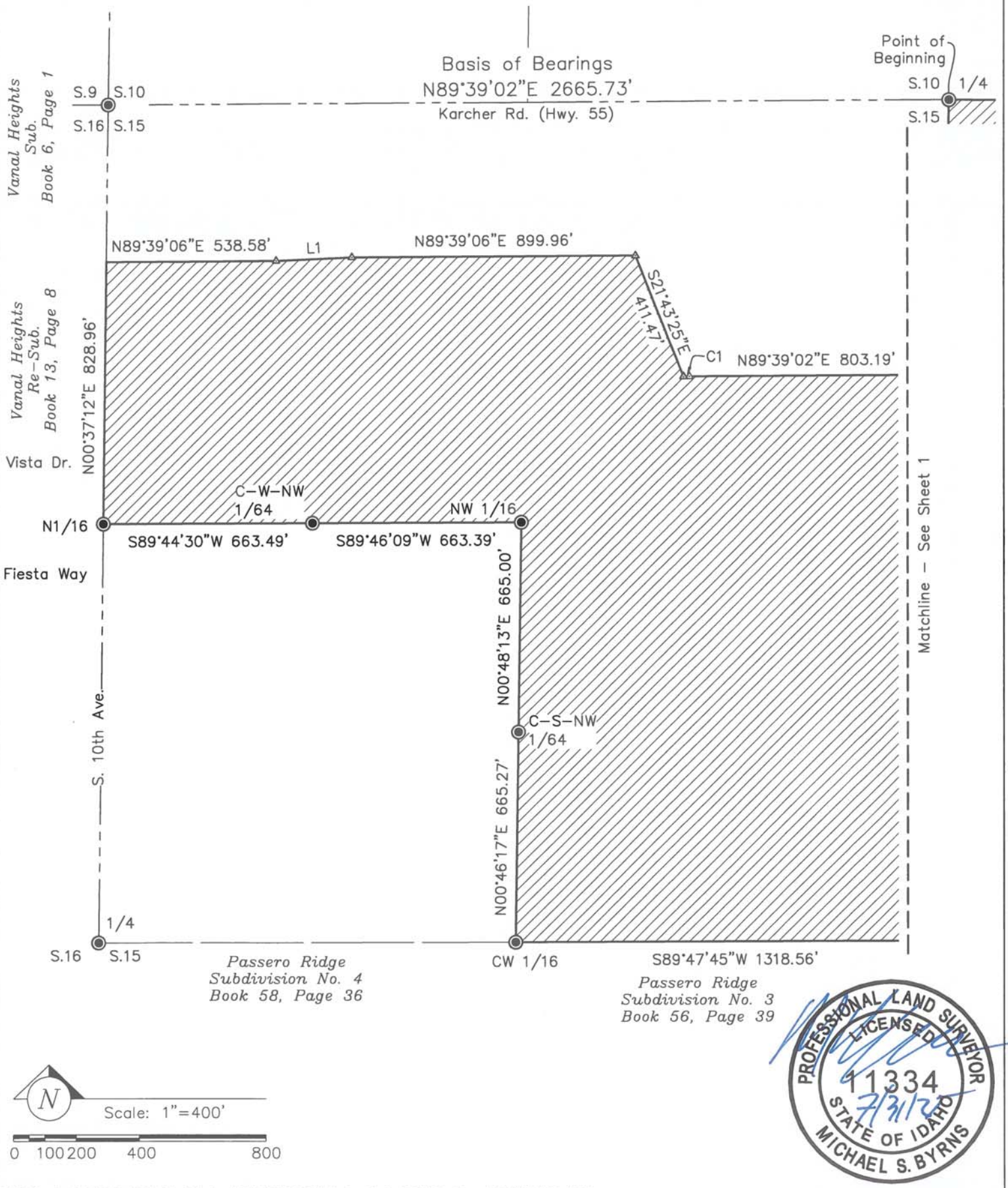
IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

Exhibit Drawing for SDA Karcher
R-2 Zone
City of Caldwell Annexation

Situated in the N1/2 of Section 15, T.3N., R.3W., B.M., Canyon County, Idaho.

Job No. 24-288
Sheet No. 1 of 3
Dwg. Date 7/30/2025



PROFESSIONAL LAND SURVEYOR LICENSED 11334 7/31/25 STATE OF IDAHO MICHAEL S. BYRNS

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IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

Exhibit Drawing for SDA Karcher
R-2 Zone
City of Caldwell Annexation
Situated in the N1/2 of Section 15, T.3N., R.3W., B.M., Canyon County, Idaho.

Job No. 24-288
Sheet No. 2 of 3
Dwg. Date 7/30/2025

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	17.80'	900.00'	1°07'59"	N89°05'02"E	17.80'
C2	43.57'	54.90'	45°28'41"	S66°03'30"E	42.44'

Line Table		
Line	Bearing	Length
L1	N87°17'07"E	242.21'
L2	S00°06'25"W	71.61'
L3	S47°56'01"E	36.42'
L4	S48°05'47"E	57.57'
L5	N76°43'27"E	49.74'
L6	S89°02'23"E	55.85'
L7	S62°15'38"E	59.69'
L8	S41°58'09"E	55.02'
L9	S36°00'51"E	54.89'
L10	S34°09'56"E	56.48'
L11	S38°12'04"E	54.23'
L12	S34°47'01"E	54.20'
L13	S21°54'41"E	55.86'
L14	S14°53'14"E	55.45'
L15	S15°11'13"E	54.20'

Line Table		
Line	Bearing	Length
L16	S15°24'59"E	55.52'
L17	S24°31'56"E	35.56'
L18	N01°08'15"E	177.65'
L19	S89°52'02"W	8.61'
L20	N01°26'08"W	145.91'
L21	N31°07'00"W	7.32'
L22	N88°51'45"W	162.73'
L23	N88°51'58"W	25.00'
L24	S01°08'02"W	333.98'

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IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

Exhibit Drawing for SDA Karcher
R-2 Zone
City of Caldwell Annexation
Situated in the N1/2 of Section 15,
T.3N., R.3W., B.M., Canyon County, Idaho.

Job No. 24-288
Sheet No. 3 of 3
Dwg. Date 7/30/2025

IDAHO SURVEY GROUP

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

SDA Karcher
R3 Zone
City of Caldwell Annexation Description
Project Number 24-288 *July 30, 2025*

A parcel of land situated in the northeast quarter of the northwest quarter of Section 15, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

Commencing at the northwest corner of Section 15, Township 3 North, Range 3 West, Boise Meridian;
Thence N89°39'02"E, 2665.73 feet along the north line of the northwest quarter the north quarter-section corner, the POINT OF BEGINNING:

Thence S01°08'32"W, 870.33 feet along the east line of the northwest quarter of the northwest quarter;

Thence S89°39'02"W, 803.19 feet;

Thence 17.80 feet on a curve to the left having a radius of 900.00 feet, a central angle of 1°07'59" and a chord bearing of S89°05'02"W, and a chord length of 17.80 feet;

Thence on a non-tangent line, N21°43'25"W, 411.47 feet;

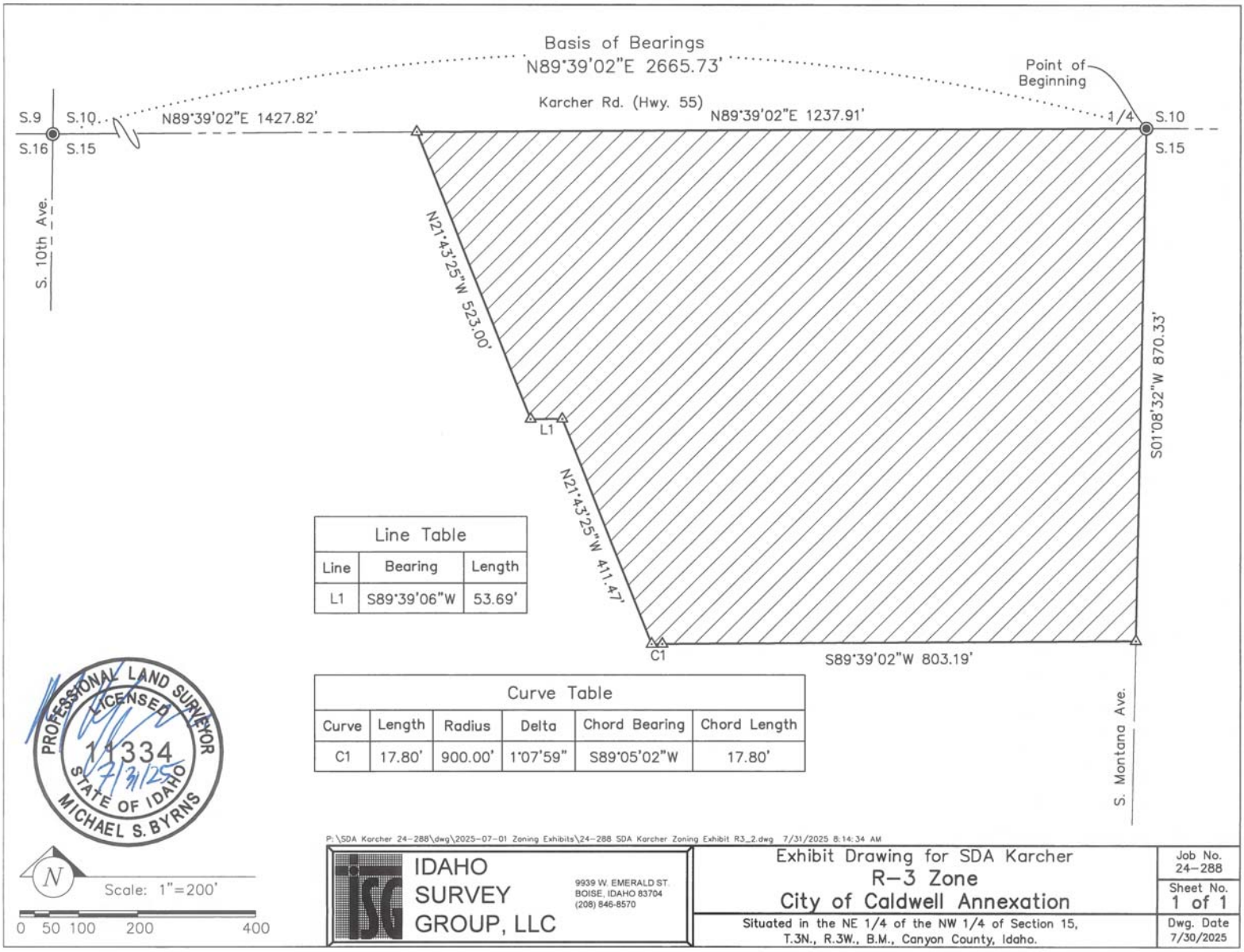
Thence S89°39'06"W, 53.69 feet;

Thence N21°43'25"W, 523.00 feet to the north line of the northeast quarter of the northwest quarter;

Thence N89°39'02"E, 1237.91 feet along the north line of the northeast quarter of the northwest quarter to the POINT OF BEGINNING.

The above-described parcel contains 20.63 acres, more or less.

PROFESSIONAL LAND SURVEYOR REGISTERED 11334 STATE OF IDAHO MICHAEL S. BYRNS 7/31/25



Line Table		
Line	Bearing	Length
L1	S89°39'06"W	53.69'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	17.80'	900.00'	1°07'59"	S89°05'02"W	17.80'

PROFESSIONAL LAND SURVEYOR LICENSED 11334 7/31/25 STATE OF IDAHO MICHAEL S. BYRNS

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Scale: 1"=200'

0 50 100 200 400

IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

Exhibit Drawing for SDA Karcher
R-3 Zone
City of Caldwell Annexation
Situated in the NE 1/4 of the NW 1/4 of Section 15, T.3N., R.3W., B.M., Canyon County, Idaho.

Job No. 24-288
Sheet No. 1 of 1
Dwg. Date 7/30/2025

IDAHO SURVEY GROUP

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

SDA Karcher
H-C Zone
City of Caldwell Annexation Description
Project Number 24-288 *April 15, 2026*

A parcel of land situated in the north half of the northwest quarter of Section 15, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

BEGINNING at the northwest corner of Section 15, Township 3 North, Range 3 West, Boise Meridian, from which the north quarter-section corner bears N89°39'02"E, 2665.73 feet:

Thence N89°39'02"E, 1427.82 feet along the north line of the north half of the northwest quarter;

Thence S21°43'25"E, 523.00 feet;

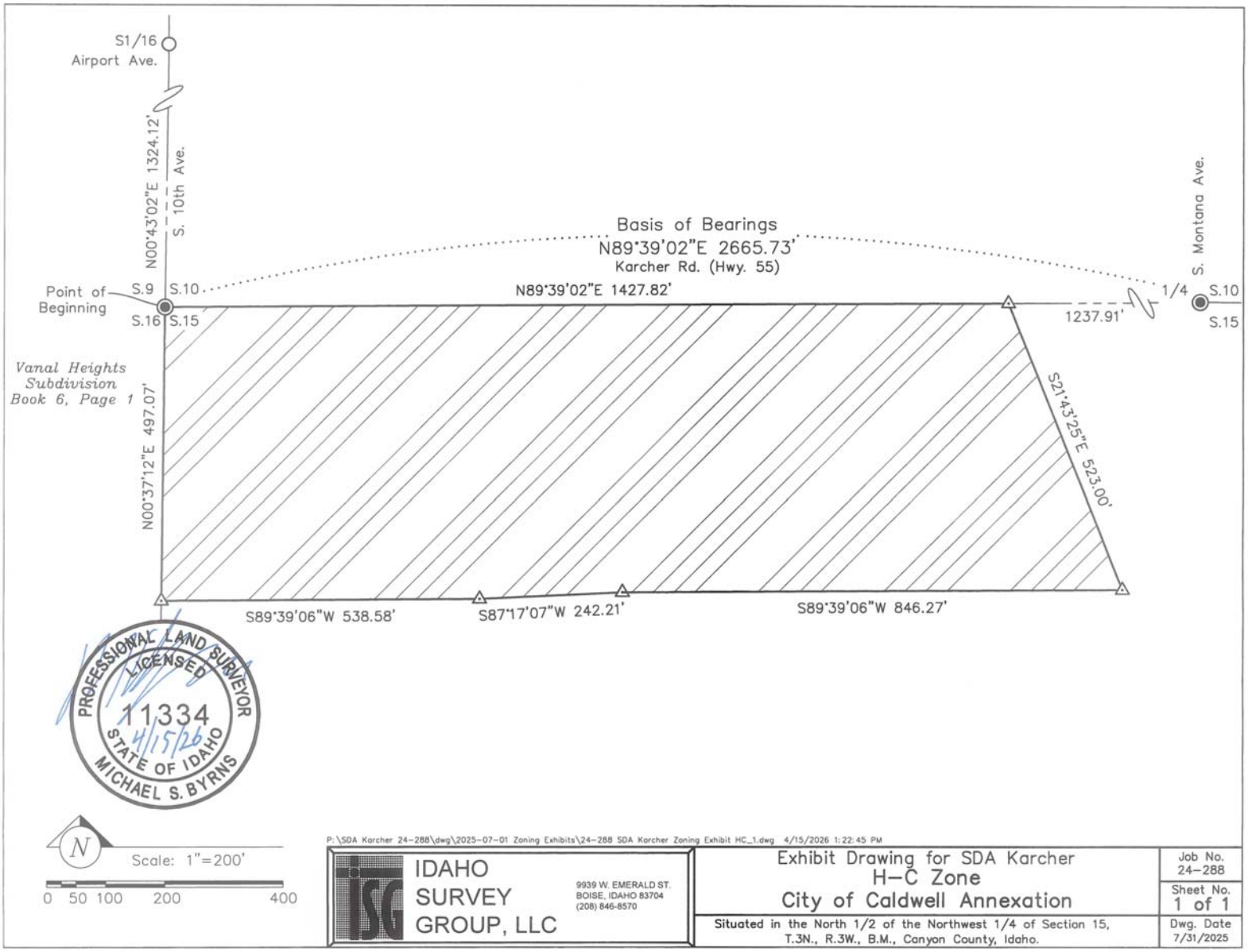
Thence S89°39'06"W, 846.27 feet;

Thence S87°17'07"W, 242.21 feet;

Thence S89°39'06"W, 538.58 feet to and the west line of the north half of the northwest quarter;

Thence N00°37'12"E, 497.07 feet along the west line of north half of the northwest quarter to the POINT OF BEGINNING.

The above-described parcel contains 17.23 acres, more or less.



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IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

Exhibit Drawing for SDA Karcher
H-C Zone
City of Caldwell Annexation

Situated in the North 1/2 of the Northwest 1/4 of Section 15, T.3N., R.3W., B.M., Canyon County, Idaho.

Job No. 24-288
Sheet No. 1 of 1
Dwg. Date 7/31/2025

IDAHO SURVEY GROUP

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

SDA Karcher
H-C Zone
City of Caldwell Annexation Description
Project Number 24-288 *July 30, 2025*

A parcel of land situated in the northeast quarter of the northeast quarter of Section 15, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

Commencing at the north quarter-section of Section 15, Township 3 North, Range 3 West, Boise Meridian;
Thence S89°53'35"E, 2615.23 feet along the north line of the northeast quarter of the northeast quarter to the northeast section corner, the POINT OF BEGINNING:

Thence S00°34'23"W, 636.99 feet along the east line of the northeast quarter of the northeast quarter;

Thence N89°25'05"W, 745.77 feet;

Thence N24°31'56"W, 35.56 feet;

Thence N15°24'59"W, 55.52 feet;

Thence N15°11'13"W, 54.20 feet;

Thence N14°53'14"W, 55.45 feet;

Thence N21°54'41"W, 55.86 feet;

Thence N34°47'01"W, 54.20 feet;

Thence N38°12'04"W, 54.23 feet;

Thence N34°09'56"W, 56.48 feet;

Thence N36°00'51"W, 54.89 feet;

Thence N41°58'09"W, 55.02 feet;

Thence N62°15'38"W, 59.69 feet;

Thence N89°02'23"W, 55.85 feet;

Thence S76°43'27"W, 49.74 feet;

Thence 43.57 feet on a non-tangent curve to the right, having a radius of 54.90 feet, a central angle of

PROFESSIONAL LAND SURVEYOR REGISTERED 11334 7/31/25 STATE OF IDAHO MICHAEL S. BYRNS

IDAHO
SURVEY
GROUP

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

45°28'41", a chord bearing of N66°03'30"W, and a chord length of 42.44 feet;

Thence on a non-tangent line N48°05'47"W, 57.57 feet;

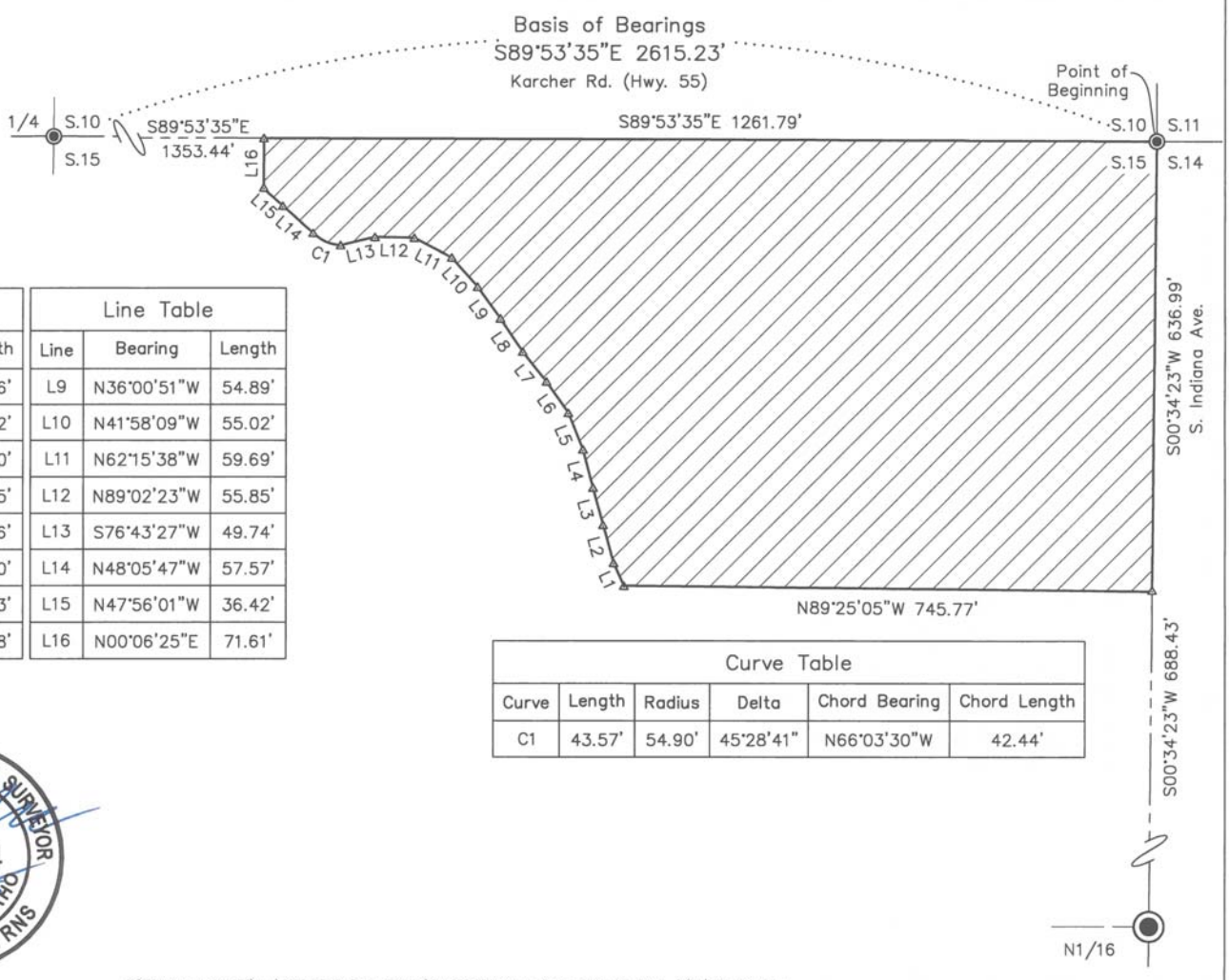
Thence N47°56'01"W, 36.42 feet;

Thence N00°06'25"E, 71.61 feet to the north line of the northeast quarter of the northeast quarter;

Thence S89°53'35"E, 1261.79 feet along the north line of the northeast quarter of the northeast quarter to the POINT OF BEGINNING.

The above-described parcel contains 13.68 acres, more or less.

PROFESSIONAL LAND SURVEYOR
REGISTERED
11334
7/31/25
STATE OF IDAHO
MICHAEL S. BYRNS



Line Table		
Line	Bearing	Length
L1	N24°31'56"W	35.56'
L2	N15°24'59"W	55.52'
L3	N15°11'13"W	54.20'
L4	N14°53'14"W	55.45'
L5	N21°54'41"W	55.86'
L6	N34°47'01"W	54.20'
L7	N38°12'04"W	54.23'
L8	N34°09'56"W	56.48'

Line Table		
Line	Bearing	Length
L9	N36°00'51"W	54.89'
L10	N41°58'09"W	55.02'
L11	N62°15'38"W	59.69'
L12	N89°02'23"W	55.85'
L13	S76°43'27"W	49.74'
L14	N48°05'47"W	57.57'
L15	N47°56'01"W	36.42'
L16	N00°06'25"E	71.61'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	43.57'	54.90'	45°28'41"	N66°03'30"W	42.44'

PROFESSIONAL LAND SURVEYOR LICENSED 11334 7/31/25 STATE OF IDAHO MICHAEL S. BYRNS

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Scale: 1"=200'

0 50 100 200 400

IDAHO SURVEY GROUP, LLC

9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

Exhibit Drawing for SDA Karcher
H-C Zone
City of Caldwell Annexation

Situated in the NE 1/4 and the NE 1/4 of Section 15, T.3N., R.3W., B.M., Canyon County, Idaho.

Job No. 24-288

Sheet No. 1 of 1

Dwg. Date 7/30/2025

ORDINANCES OF THE CITY OF CALDWELL
NOTICE OF ADOPTION AND SUMMARY OF
ORDINANCE NO. 3721
REGARDING ANNEXATION AND ZONE DESIGNATION
OF CERTAIN PROPERTY

AN ORDINANCE DETERMINING THAT CERTAIN LAND LAYS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO, AND THAT SAID LANDS SHOULD BE ANNEXED TO THE CITY OF CALDWELL, IDAHO, AS PART OF THE R-2 (COMMUNITY RESIDENTIAL), R-3 (URBAN RESIDENTIAL), AND H-C (MIXED-USE / REGIONALCOMMERCIAL) ZONES; DECLARING SAID LANDS BY PROPER LEGAL DESCRIPTION AS DESCRIBED BELOW TO BE A PART OF THE CITY OF CALDWELL, CANYON COUNTY, IDAHO; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HEREWITH;

Ordinance No. 3721, provided for the annexation of:

R-2 Zone

A parcel of land situated in the N ½ of Section 15, T3N, R3W, BM, Canyon County, Idaho, and being more particularly described as follows:

COMMENCING at the NW corner of Section 15; thence N89°39'02"E, 2665.73 feet along the north line of the N ½ of Section 15 to the N ¼ corner, the **POINT OF BEGINNING**; thence S89°53'35"E, 1353.44 feet along said north line of the N ½; thence S00°06'25"W, 71.61 feet; thence S47°56'01"E, 36.42 feet; thence S48°05'47"E, 57.57 feet; thence 43.57 feet on a non-tangent curve to the left, having a radius of 54.90 feet, a central angle of 45°28'41", a chord bearing S66°03'30"E, 42.44 feet; thence N76°43'27"E, 49.74 feet on a non-tangent line; thence S89°02'23"E, 55.85 feet; thence S62°15'38"E, 59.69 feet; thence S41 °58'09"E, 55.02 feet; thence S36°00'51"E, 54.89 feet; thence S34°09'56"E, 56.48 feet; thence S38°12'04"E, 54.23 feet; thence S34°47'01"E, 54.20 feet; thence S21 °54'41"E, 55.86 feet; thence S14°53'14"E, 55.45 feet; thence S15°11'13"E, 54.20 feet; thence S15°24'59"E, 55.52 feet; thence S24°31'56"E, 35.56 feet; thence S89°25'05"E, 745.77 feet to the east line of said N ½; thence S00°34'23"W, 688.43 feet along said east line of the N ½ to the N 1/16 corner; thence S89°59'34"W, 1314.09 feet along the north line of the SE ¼ NE ¼ to the NE 1/16 corner; thence S00°52'02"W, 1328.74 feet along the east line of said SE ¼ NE ¼ to the CE 1/16 corner; thence S89°52'11"W, 1113.83 feet along the south line of said N ½ to the boundary of the Daynes Parcel (Instrument Number 2021-052316, records of Canyon County, Idaho); thence N01°08'15"E, 177.65 feet along the boundary of the Daynes Parcel; thence S89°52'02"W, 8.61 feet along the boundary of the Daynes Parcel to the boundary of the Riverman Parcel (Instrument Number 2024-028143, records of Canyon County, Idaho); thence along said Riverman Parcel boundary as follows: N01º26'08"W, 145.91 feet; thence N31 °07'00"W, 7.32 feet; thence N88°51'45"W, 162.73 feet; thence leaving said boundary, N88°51'58"W, 25.00 feet to the north-south centerline of said N ½; thence S01 °08'02"W, 333.98 feet along said north-south centerline of the N ½ to the C ¼ corner; thence S89°47'45"W, 1318.56 feet along the south line of said N ½ to the CW 1/16 corner; thence N00°46'17"E, 665.27 feet along the east line of the SE ¼ SW ¼ NW ¼ to the CS NW 1/64 corner; thence N00°48'13"E, 665.00 feet along the east line of the NE ¼ SW ¼ NW ¼ to the NW 1/16 corner; thence S89°46'09"W, 663.39 feet along the north line of the NE ¼ SW ¼ NW ¼ to the CW NW 1/64 corner; thence S89°44'30"W, 663.49 feet along the north line of the NW ¼ SW ¼ NW ¼ to the N 1/16 corner; thence N00°37'12"E, 828.96 feet along the west line of said N ½; thence N89°39'06"E, 538.58 feet; thence N87°17'07"E, 242.21 feet; thence N89°39'06"E, 899.96 feet; thence S21°43'25"E, 411.47 feet; thence 17.80 feet on a non-tangent curve to the right, having a radius of 900.00 feet, a central angle of 1 °07'59", a chord bearing N89°05'02"E, 17.80 feet; thence N89°39'02"E, 803.19 feet to the north-south centerline of said N ½; thence N01º08'32"E, 870.33 feet along said north-south centerline of the N ½ to the **POINT OF BEGINNING**. Containing 188.59 acres, more or less.

R-3 Zone

A parcel of land situated in the NE ¼ NW ¼ of Section 15, T3N, R3W, BM, Canyon County, Idaho, and being more particularly described as follows:

COMMENCING at the NW corner of Section 15; thence N89°39'02"E, 2665.73 feet along the north line of the NW ¼ to the N ¼ corner, the **POINT OF BEGINNING**; thence S01º08'32"W, 870.33 feet along the east line of the NW ¼ NW ¼; thence S89°39'02"W, 803.19 feet; thence 17.80 feet on a curve to the left having a radius of 900.00 feet, a central angle of 1 °07'59", and a chord bearing S89°05'02"W, 17.80 feet; thence N21 °43'25"W, 411.47 feet, on a non-tangent line; thence S89°39'06"W, 53.69 feet; thence N21°43'25"W, 523.00 feet to the north line of the NE ¼ NW ¼; thence N89°39'02"E, 1237.91 feet along said north line of the NE ¼ NW ¼ to the **POINT OF BEGINNING**. Contains 20.63 acres, more or less.

H-C Zone (west)

A parcel of land situated in the N ½ NW ¼ of Section 15, T3N, R3W, BM, Canyon County, Idaho, and being more particularly described as follows:

BEGINNING at the NW corner of Section 15, from which the N ¼ corner bears N89°39'02"E, 2665. 73 feet; thence N89°39'02"E, 1427.82 feet along the north line of the N ½ NW ¼; thence S21°43'25"E, 523.00 feet; thence S89°39'06"W, 846.27 feet; thence S87°17'07"W, 242.21 feet; thence S89°39'06"W, 538.58 feet to the west line of said the N ½ NW ¼; thence N00°37'12"E, 497.07 feet along said west line of the N ½ NW ¼ to the **POINT OF BEGINNING**. Contains 17.23 acres, more or less.

H-C Zone (east)

A parcel of land situated in the NE ¼ NE ¼ of Section 15, T3N, R3W, BM, Canyon County, Idaho, and being more particularly described as follows:

COMMENCING at the N ¼ corner of Section 15; thence S89°53'35"E, 2615.23 feet along the north line of the NE ¼ NE ¼ to the NE section corner, the **POINT OF BEGINNING**; thence S00°34'23"W, 636.99 feet along the east line of said NE ¼ NE ¼; thence N89°25'05"W, 745.77 feet; thence N24°31'56"W, 35.56 feet; thence N15°24'59"W, 55.52 feet; thence N15°11'13"W, 54.20 feet; thence N14°53'14"W, 55.45 feet; thence N21°54'41"W, 55.86 feet; thence N34°47'01"W, 54.20 feet; thence N38°12'04"W, 54.23 feet; thence N34°09'56"W, 56.48 feet; thence N36°00'51"W, 54.89 feet; thence N41 °58'09"W, 55.02 feet; thence N62°15'38"W, 59.69 feet; thence N89°02'23"W, 55.85 feet; thence S76°43'27"W, 49.74 feet; thence 43.57 feet on a non-tangent curve to the right, having a radius of 54.90 feet, a central angle of 45°28'41", and a chord bearing N66°03'30"W, 42.44 feet; thence N48°05'47"W, 57.57 feet on a non-tangent line; thence N47°56'01"W, 36.42 feet; thence N00°06'25"E, 71.61 feet to said north line of the NE ¼ NE ¼; thence S89°53'35"E, 1261.79 feet along said north line of the NE ¼ NE ¼ to the **POINT OF BEGINNING**. Contains 13.68 acres, more or less.

Total annexation contains 240.13 acres, more or less.

Section 1. This ordinance shall be in full force and effect from and after its passage, approval, and publication, according to law.

Section 2. This ordinance is hereby declared to be severable. If any portion of this ordinance is declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purposes of the ordinance before the declaration of partial invalidity.

Section 3. All ordinances, resolutions, orders and parts thereof in conflict herewith are repealed.

Ordinance No. 3721 was passed by the Council and approved by the Mayor on the 4th day of May 2026. The full text of the Ordinance is available at Caldwell City Hall, 205 S 6th Ave, Caldwell, Idaho 83605. The

Mayor and City Council approved this summary on the 4th day of May 2026, for publication on the 12th day of May 2026, pursuant to Idaho Code § 50-901A.

STATEMENT OF LEGAL ADVISOR
I have reviewed the foregoing summary and believe that it provides a true and complete summary of Ordinance No. 3721 and provides adequate notice to the public as to the contents of such ordinance.

DATED this 4th day of May 2026.

Oscar Klaas, Attorney for City of Caldwell

BILL NO. ___70___
ORDINANCE NO. ___3722___

AN ORDINANCE DETERMINING THAT CERTAIN LAND LAYS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO, AND THAT SAID LANDS SHOULD BE ANNEXED TO THE CITY OF CALDWELL, IDAHO, AS PART OF THE R-2 (COMMUNITY RESIDENTIAL) ZONE; DECLARING SAID LANDS BY PROPER LEGAL DESCRIPTION AS DESCRIBED BELOW TO BE A PART OF THE CITY OF CALDWELL, CANYON COUNTY, IDAHO; DIRECTING THE CITY ENGINEER AND PLANNING AND ZONING DIRECTOR TO ADD SAID PROPERTY TO THE OFFICIAL MAPS OF THE CITY OF CALDWELL, IDAHO; REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HEREWITH; AND DIRECTING THE CLERK OF THE CITY OF CALDWELL TO FILE A CERTIFIED COPY OF THE ORDINANCE AND MAP OF THE AREA TO BE ANNEXED WITH CANYON COUNTY, STATE OF IDAHO AND THE IDAHO STATE TAX COMMISSION, PURSUANT TO IDAHO CODE, SECTION 63-215.

BE IT ORDAINED, BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO:

Section 1. That the Caldwell City Council, upon recommendation of the Caldwell Planning and Zoning Commission and following the public notice and hearing procedures set forth in Section 10-01-07, Zoning Ordinance No. 1451, approved Case No. ANN25-000013 (Silverleaf Annexation) at a public hearing held this 4th day of May 2026.

Section 2. The parcel is contiguous to the City of Caldwell, Idaho and the applicant has requested that said following described property should be annexed into the City of Caldwell as R-2 (Community Residential):

Parcels of land being more particularly described in Exhibit A: Legal Descriptions and as shown in Exhibit B: Map Exhibits.

Section 3. That the City Engineer and the Planning and Zoning Director of the City of Caldwell, Idaho, are hereby instructed to so designate the same above described property on the official zoning map and other area maps of the City of Caldwell, Idaho as R-2 (Community Residential).

Section 4. All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

Section 5. This ordinance shall be in full force and in effect from and after its passage, approval and publication, according to law.

Section 6. The Clerk of the City of Caldwell, Idaho shall, within 10 days following the effective date of this ordinance, duly file a certified copy of this ordinance and a map prepared in a draftsman-like manner plainly and clearly designating the boundaries of the City of Caldwell, including the land herein annexed, with the following officials of the County of Canyon, State of Idaho, to-wit: the Recorder, Auditor, Treasurer and Assessor and shall file simultaneously a certified copy of this ordinance with the State Tax Commission of the State of Idaho, all in compliance with Idaho Code 63-215.

PASSED BY THE COUNCIL OF THE CITY OF CALDWELL, IDAHO, this 4th day of May 2026.

APPROVED BY THE MAYOR OF THE CITY OF CALDWELL, IDAHO, this 4th day of May 2026.

_____ ATTEST:_____
Mayor Eric Phillips City Clerk

IDAHO SURVEY GROUP

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

SDA Karcher
R-2 Zone
City of Caldwell Annexation Description
Project Number 24-288 July 30, 2025

A parcel of land situated in the northeast quarter of the southwest quarter of Section 10, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

Commencing at the west quarter-section corner of Section 10, Township 3 North, Range 3 West, Boise Meridian;
Thence N89°52'26"E, 1324.75 feet along the north line of the northwest quarter of the southwest quarter to the center-west sixteenth-section corner;
Thence N89°52'27"E, 47.02 feet along the north line of the northeast quarter of the southwest quarter to the centerline of the Forest Canal, the POINT OF BEGINNING:

Thence continuing N89°52'27"E, 1277.66 feet along the north line of the northeast quarter of the southwest quarter to the center quarter-section corner;

Thence S00°22'01"W, 817.16 feet, along the east line of the northeast quarter of the southwest quarter to the boundary of H-C Zone (Instrument Number 2015-034936, records of Canyon County, Idaho);

Thence N58°12'27"W, 218.59 feet along the boundary of the H-C Zone;

Thence S00°22'01"W, 18.96 feet along the boundary of the HC Zone to the centerline of the Forest Canal;

Thence 45.91 feet on a non-tangent curve to the left, having a radius of 151.00 feet, a central angle of 17°25'11", a chord bearing of N85°10'39"W, and a chord length of 45.73 feet, along the centerline of the Forest Canal;

Thence on a non-tangent line S87°03'22"W, 95.75 feet along the centerline of the Forest Canal;

Thence 87.24 feet on a non-tangent curve to the right, having a radius of 85.52 feet, a central angle of 58°26'50", a chord bearing of N66°50'36"W, and a chord length of 83.51 feet, along the centerline of the Forest Canal;

Thence on a non-tangent line N39°05'53"W, 65.75 feet along the centerline of the Forest Canal;

Thence N34°46'10"W, 178.14 feet along the centerline of the Forest Canal;

IDAHO SURVEY GROUP

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

SDA Karcher R-2 Zone City of Caldwell Annexation Description continued...

Thence 115.65 feet on a non-tangent curve to the left, having a radius of 357.81 feet, a central angle of 18°31'07", a chord bearing of N47°18'56"W, and a chord length of 115.15 feet, along the centerline of the Forest Canal;

Thence on a non-tangent line N52°52'29"W, 53.17 feet along the centerline of the Forest Canal;

Thence 120.70 feet on a non-tangent curve to the left, having a radius of 134.43 feet, a central angle of 51°26'43", a chord bearing of N78°57'42"W, and a chord length of 116.69 feet, along the centerline of the Forest Canal;

Thence 137.16 feet on a non-tangent curve to the right, having a radius of 639.97 feet, a central angle of 12°16'47", a chord bearing of N86°05'46"W, and a chord length of 136.90 feet, along the centerline of the Forest Canal;

Thence on a non-tangent line N80°44'20"W, 87.52 feet along the centerline of the Forest Canal;

Thence 82.12 feet on a non-tangent curve to the right, having a radius of 97.34 feet, a central angle of 48°20'15", a chord bearing of N52°23'08"W, and a chord length of 79.71 feet, along the centerline of the Forest Canal;

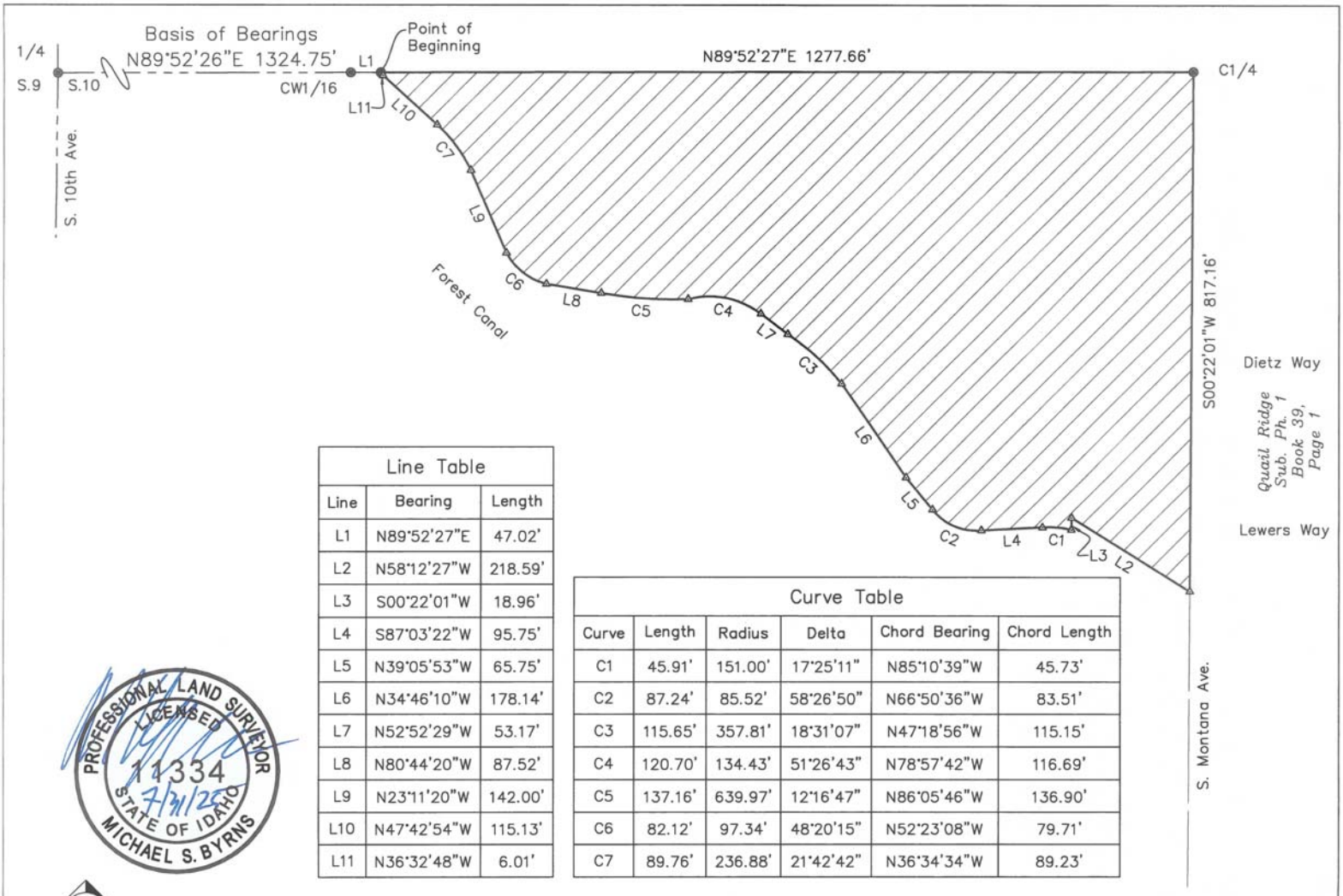
Thence on a non-tangent line N23°11'20"W, 142.00 feet along the centerline of the Forest Canal;

Thence 89.76 feet on a non-tangent curve to the left, having a radius of 236.88 feet, a central angle of 21°42'42", a chord bearing of N36°34'34"W, and a chord length of 89.23 feet, along the centerline of the Forest Canal;

Thence on a non-tangent line N47°42'54"W, 115.13 feet along the centerline of the Forest Canal;

Thence N36°32'48"W, 6.01 feet along the centerline of the Forest Canal to the POINT OF BEGINNING.

The above-described parcel contains 13.78 acres, more or less.



Line Table		
Line	Bearing	Length
L1	N89°52'27"E	47.02'
L2	N58°12'27"W	218.59'
L3	S00°22'01"W	18.96'
L4	S87°03'22"W	95.75'
L5	N39°05'53"W	65.75'
L6	N34°46'10"W	178.14'
L7	N52°52'29"W	53.17'
L8	N80°44'20"W	87.52'
L9	N23°11'20"W	142.00'
L10	N47°42'54"W	115.13'
L11	N36°32'48"W	6.01'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	45.91'	151.00'	17°25'11"	N85°10'39"W	45.73'
C2	87.24'	85.52'	58°26'50"	N66°50'36"W	83.51'
C3	115.65'	357.81'	18°31'07"	N47°18'56"W	115.15'
C4	120.70'	134.43'	51°26'43"	N78°57'42"W	116.69'
C5	137.16'	639.97'	12°16'47"	N86°05'46"W	136.90'
C6	82.12'	97.34'	48°20'15"	N52°23'08"W	79.71'
C7	89.76'	236.88'	21°42'42"	N36°34'34"W	89.23'

PROFESSIONAL LAND SURVEYOR LICENSED 14334 7/31/25 STATE OF IDAHO MICHAEL S. BYRNS

N

Scale: 1"=200'

0 50 100 200 400

P:\SDA Karcher 24-288\dwg\2025-07-01 Zoning Exhibits\24-288 SDA Karcher Zoning Exhibit R2_1.dwg 7/31/2025 8:12:05 AM

IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

Exhibit Drawing for SDA Karcher
R-2 Zone
City of Caldwell Annexation

Situated in the Northeast 1/4 of the Southwest 1/4 of Section 10, T.3N., R.3W., B.M., Canyon County, Idaho.

Job No. 24-288
Sheet No. 1 of 1
Dwg. Date 7/30/2025

ORDINANCES OF THE CITY OF CALDWELL
NOTICE OF ADOPTION AND SUMMARY OF
ORDINANCE NO. 3722
REGARDING ANNEXATION AND ZONE DESIGNATION
OF CERTAIN PROPERTY

AN ORDINANCE DETERMINING THAT CERTAIN LAND LAYS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO, AND THAT SAID LANDS SHOULD BE ANNEXED TO THE CITY OF CALDWELL, IDAHO, AS PART OF THE R-2 (COMMUNITY RESIDENTIAL) ZONE; DECLARING SAID LANDS BY PROPER LEGAL DESCRIPTION AS DESCRIBED BELOW TO BE A PART OF THE CITY OF CALDWELL, CANYON COUNTY, IDAHO; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HEREWITH;

Ordinance No. 3722, provided for the annexation of:

A parcel of land situated in the NE ¼ SW ¼ of Section 10, T3N, R3W, BM, Canyon County, Idaho, and being more particularly described as follows:

COMMENCING at the W ¼ Corner of Section 10; thence N89°52'26"E, 1324. 75 feet along the north line of the NW ¼ SW ¼ to the CW 1/16 Corner; thence N89°52'27"E, 47.02 feet along the north line of the NE ¼ SW ¼ to the centerline of the Forest Canal and the **POINT OF BEGINNING**; thence continuing N89°52'27"E, 1277.66 feet along said north line of the NE ¼ SW ¼ to the C ¼ Corner; thence S00°22'01"W, 817.16 feet along the east line of said NE ¼ SW ¼ to the boundary of H-C Zone (Instrument Number 2015-034936, records of Canyon County, Idaho); thence N58°12'27"W, 218.59 feet along the boundary of the H-C Zone; thence S00°22'01"W, 18.96 feet along said boundary of the HC Zone to said centerline of the Forest Canal; thence along said centerline of the Forest Canal as follows: 45.91 feet on a non-tangent curve to the left, having a radius of 151.00 feet, a central angle of 17°25'11", and a chord bearing N85°10'39"W, 45. 73 feet; thence S87°03'22"W, 95.75 feet along on a non-tangent line; thence 87.24 feet on a non-tangent curve to the right, having a radius of 85.52 feet, a central angle of 58°26'50", and a chord bearing N66°50'36"W, 83.51 feet; thence N39°05'53"W, 65.75 feet on a non-tangent line; thence N34°46'10"W, 178.14 feet; thence 115.65 feet on a non-tangent curve to the left, having a radius of 357.81 feet, a central angle of 18°31'07", and a chord bearing N47°18'56"W, 115.15 feet; thence N52°52'29"W, 53.17 feet on a non-tangent line; thence 120.70 feet on a non-tangent curve to the left, having a radius of 134.43 feet, a central angle of 51 °26'43", and a chord bearing N78°57'42"W, 116.69 feet; thence 137.16 feet on a non-tangent curve to the right, having a radius of 639.97 feet, a central angle of 12°16'47", and a chord bearing N86°05'46"W, 136.90 feet; thence N80°44'20"W, 87.52 feet on a non-tangent line; thence 82.12 feet on a non-tangent curve to the right, having a radius of 97.34 feet, a central angle of 48°20'15", and a chord bearing N52°23'08"W, 79.71 feet; thence N23°11'20"W, 142.00 feet on a non-tangent line; thence 89.76 feet on a non-tangent curve to the left, having a radius of 236.88 feet, a central angle of 21°42'42", and a chord bearing N36°34'34"W, 89.23 feet; thence N47°42'54"W, 115.13 feet on a non-tangent line; thence N36°32'48"W, 6.01 feet to the **POINT OF BEGINNING**. Containing 13.78 acres, more or less.

Section 1. This ordinance shall be in full force and effect from and after its passage, approval, and publication, according to law.

Section 2. This ordinance is hereby declared to be severable. If any portion of this ordinance is declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purposes of the ordinance before the declaration of partial invalidity.

Section 3. All ordinances, resolutions, orders and parts thereof in conflict herewith are repealed.

Ordinance No. 3722 was passed by the Council and approved by the Mayor on the 4th day of May 2026. The full text of the Ordinance is available at Caldwell City Hall, 205 S 6th Ave, Caldwell, Idaho 83605. The Mayor and City Council approved this summary on the 4th day of May 2026, for publication on the 12th day of May 2026, pursuant to Idaho Code § 50-901A.

STATEMENT OF LEGAL ADVISOR

I have reviewed the foregoing summary and believe that it provides a true and complete summary of Ordinance No. 3722 and provides adequate notice to the public as to the contents of such ordinance.

DATED this 4th day of May 2026.

Oscar Klaas, Attorney for City of Caldwell

BILL NO. ___71___
ORDINANCE NO. ___3723___

AN ORDINANCE DETERMINING THAT CERTAIN LAND LAYS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO, AND THAT SAID LANDS SHOULD BE ANNEXED TO THE CITY OF CALDWELL, IDAHO, AS PART OF THE R-3 (URBAN RESIDENTIAL) AND H-C (MIXED-USE / HIGHWAY COMMERCIAL) ZONES; DECLARING SAID LANDS BY PROPER LEGAL DESCRIPTION AS DESCRIBED BELOW TO BE A PART OF THE CITY OF CALDWELL, CANYON COUNTY, IDAHO; DIRECTING THE CITY ENGINEER AND PLANNING AND ZONING DIRECTOR TO ADD SAID PROPERTY TO THE OFFICIAL MAPS OF THE CITY OF CALDWELL, IDAHO; REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HEREWITH; AND DIRECTING THE CLERK OF THE CITY OF CALDWELL TO FILE A CERTIFIED COPY OF THE ORDINANCE AND MAP OF THE AREA TO BE ANNEXED WITH CANYON COUNTY, STATE OF IDAHO AND THE IDAHO STATE TAX COMMISSION, PURSUANT TO IDAHO CODE, SECTION 63-215.

BE IT ORDAINED, BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO:

Section 1. That the Caldwell City Council, upon recommendation of the Caldwell Planning and Zoning Commission and following the public notice and hearing procedures set forth in Section 10-01-07, Zoning Ordinance No. 1451, approved Case No. ANN25-000014 (Silverleaf Annexation) at a public hearing held this 4th day of May 2026.

Section 2. The parcel is contiguous to the City of Caldwell, Idaho and the applicant has requested that said following described property should be annexed into the City of Caldwell as R-3 (Urban Residential) and H-C (Mixed-Use / Highway Commercial):

Parcels of land being more particularly described in Exhibit A: Legal Descriptions and as shown in Exhibit B: Map Exhibits.

Section 3. That the City Engineer and the Planning and Zoning Director of the City of Caldwell, Idaho, are hereby instructed to so designate the same above described property on the official zoning map and other area maps of the City of Caldwell, Idaho as R-3 (Urban Residential) and H-C (Mixed-Use / Highway Commercial).

Section 4. All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

Section 5. This ordinance shall be in full force and in effect from and after its passage, approval and publication, according to law.

Section 6. The Clerk of the City of Caldwell, Idaho shall, within 10 days following the effective date of this ordinance, duly file a certified copy of this ordinance and a map prepared in a draftsman-like manner plainly and clearly designating the boundaries of the City of Caldwell, including the land herein annexed, with the following officials of the County of Canyon, State of Idaho, to-wit: the Recorder, Auditor, Treasurer and Assessor and shall file simultaneously a certified copy of this ordinance with the State Tax Commission of the State of Idaho, all in compliance with Idaho Code 63-215.

PASSED BY THE COUNCIL OF THE CITY OF CALDWELL, IDAHO, this 4th day of May 2026.

APPROVED BY THE MAYOR OF THE CITY OF CALDWELL, IDAHO, this 4th day of May 2026.

Mayor Eric Phillips

ATTEST:

City Clerk

IDAHO SURVEY GROUP

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

SDA Karcher
R3 Zone
City of Caldwell Annexation Description
Project Number 24-288 *July 30, 2025*

A parcel of land situated in the southwest quarter of the southwest quarter of Section 10, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

Commencing at the south quarter-section corner of Section 10, Township 3 North, Range 3 West, Boise Meridian;
Thence S89°39'02"W, 2665.73 feet along the south line of the southwest quarter of the southwest quarter to the southwest section corner;
Thence N00°43'00"E, 884.13 feet along the west line of the southwest quarter of the southwest quarter to the POINT OF BEGINNING:

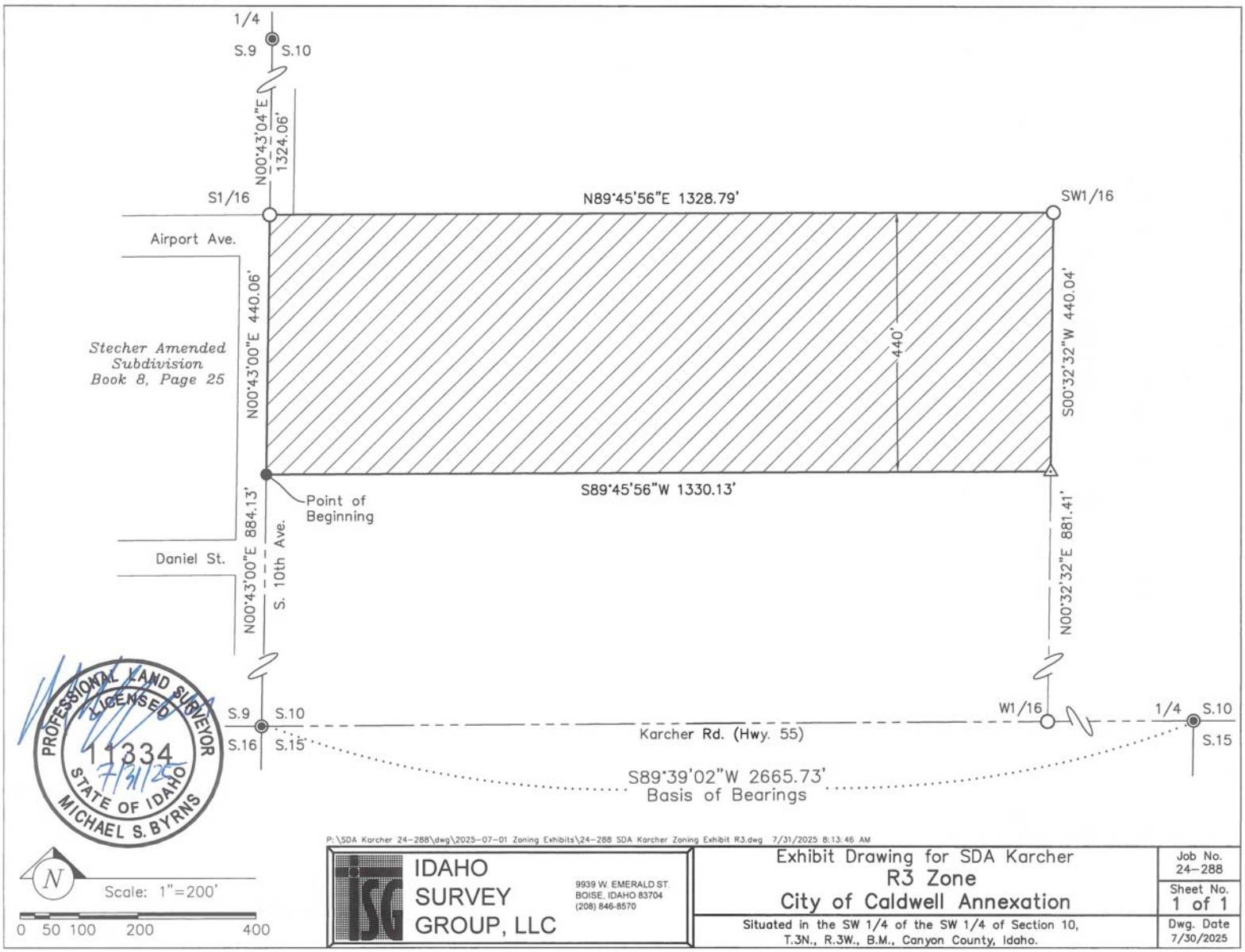
Thence continuing N00°43'00"E, 440.06 feet along the west line of the southwest quarter of the southwest quarter to the south sixteenth-section corner;

Thence N89°45'56"E, 1328.79 feet along the north line of the southwest quarter of the southwest quarter to the southwest sixteenth-section corner;

Thence S00°32'32"W, 440.04 feet along the west line of the southwest quarter of the southwest quarter;

Thence S89°45'56"W, 1330.13 feet parallel with and 440.00 feet from the north line of the southwest quarter of the southwest quarter to the POINT OF BEGINNING.

The above-described parcel contains 13.43 acres, more or less.



P:\SDA Karcher 24-288\dwg\2025-07-01 Zoning Exhibits\24-288 SDA Karcher Zoning Exhibit R3.dwg 7/31/2025 8:13:46 AM

IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

Exhibit Drawing for SDA Karcher
R3 Zone
City of Caldwell Annexation

Situated in the SW 1/4 of the SW 1/4 of Section 10, T.3N., R.3W., B.M., Canyon County, Idaho.

Job No. 24-288
Sheet No. 1 of 1
Dwg. Date 7/30/2025

IDAHO SURVEY GROUP

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

SDA Karcher
H-C Zone
City of Caldwell Annexation Description
Project Number 24-288 *July 30, 2025*

A parcel of land situated in the southwest quarter of the southwest quarter of Section 10, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

Commencing at the south quarter-section corner of Section 10, Township 3 North, Range 3 West, Boise Meridian;
Thence S89°39'02"W, 2665.73 feet along the south line of the southwest quarter to the southwest section corner;
Thence N00°43'00"E, 333.06 feet along the west line of the southwest quarter of the southwest quarter to the POINT OF BEGINNING:

Thence continuing N00°43'00"E, 551.07 feet along the west line of the southwest quarter of the southwest quarter;

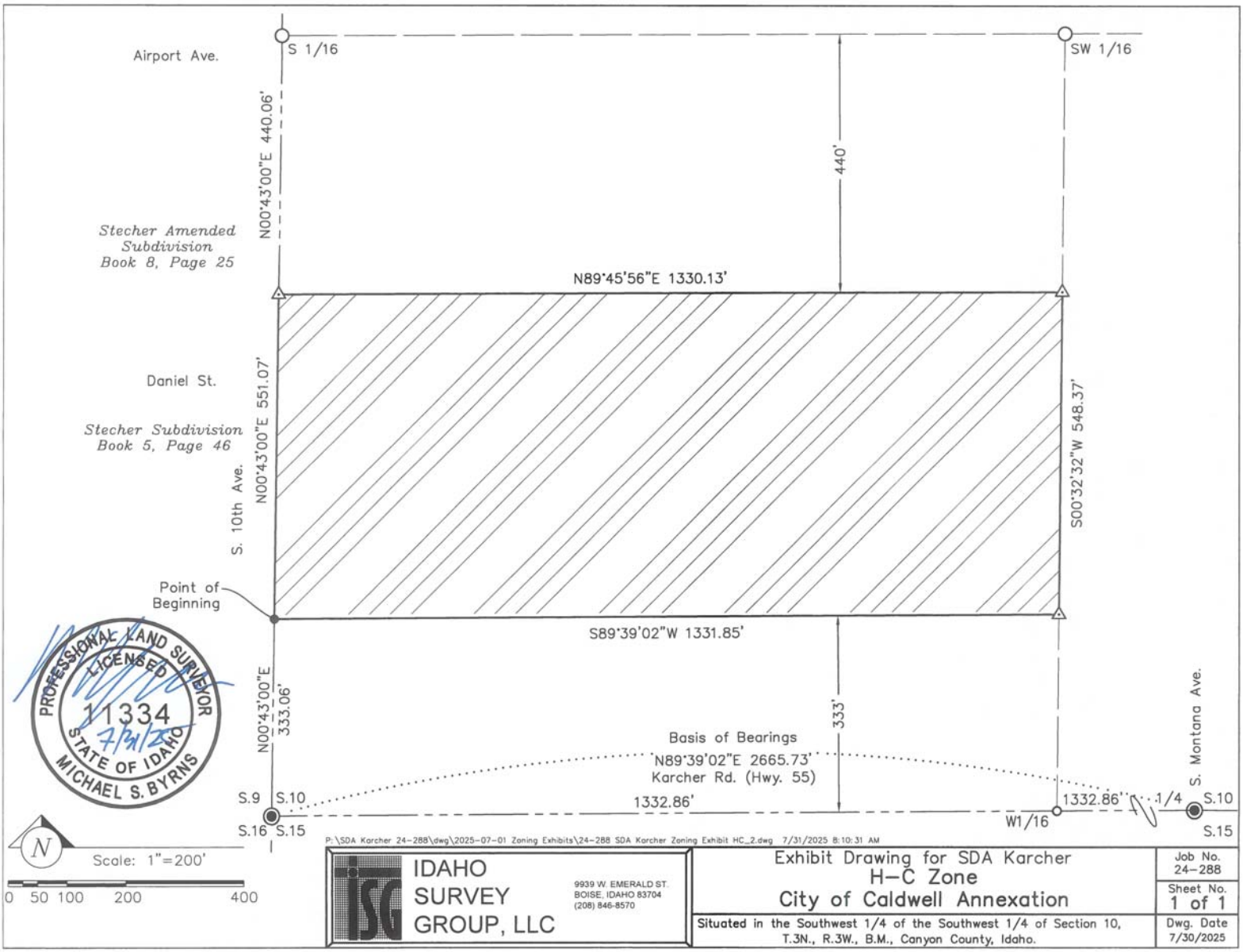
Thence N89°45'56"E, 1330.13 feet parallel with and 440.00 feet from the north line of the southwest quarter of the southwest quarter to the east line of the southwest quarter of the southwest quarter;

Thence S00°32'32"W, 548.37 feet along the east line of the southwest quarter of the southwest quarter to the boundary of the existing H-C Zone (Instrument Number 2015-034936);

Thence S89°39'02"W, 1331.85 feet, parallel with and 333.00 feet from the south line of the southwest quarter of the southwest quarter, along the boundary of the existing H-C Zone to the POINT OF BEGINNING.

The above-described parcel contains 16.79 acres, more or less.

PROFESSIONAL LAND SURVEYOR
REGISTERED
11334
7/31/25
STATE OF IDAHO
MICHAEL S. BYRNS


Airport Ave.
S 1/16
SW 1/16
N00°43'00"E 440.06'
440'
Stecher Amended
Subdivision
Book 8, Page 25
N89°45'56"E 1330.13'
Daniel St.
Stecher Subdivision
Book 5, Page 46
S. 10th Ave.
N00°43'00"E 551.07'
S00°32'32"W 548.37'
Point of
Beginning
S89°39'02"W 1331.85'
N00°43'00"E
333.06'
333'
Basis of Bearings
N89°39'02"E 2665.73'
Karcher Rd. (Hwy. 55)
S. Montana Ave.
S.9
S.10
1332.86'
1332.86'
1/4
S.10
S.16
S.15
W1/16
S.15
PROFESSIONAL LAND SURVEYOR
LICENSED
11334
7/31/25
STATE OF IDAHO
MICHAEL S. BYRNS
N
Scale: 1"=200'
0 50 100 200 400
P:\SDA Karcher 24-288\dwg\2025-07-01 Zoning Exhibits\24-288 SDA Karcher Zoning Exhibit HC_2.dwg 7/31/2025 8:10:31 AM
IDAHO
SURVEY
GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
Exhibit Drawing for SDA Karcher
H-C Zone
City of Caldwell Annexation
Situated in the Southwest 1/4 of the Southwest 1/4 of Section 10,
T.3N., R.3W., B.M., Canyon County, Idaho.
Job No.
24-288
Sheet No.
1 of 1
Dwg. Date
7/30/2025

ORDINANCES OF THE CITY OF CALDWELL
NOTICE OF ADOPTION AND SUMMARY OF
ORDINANCE NO. 3723
REGARDING ANNEXATION AND ZONE DESIGNATION
OF CERTAIN PROPERTY

AN ORDINANCE DETERMINING THAT CERTAIN LAND LAYS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO, AND THAT SAID LANDS SHOULD BE ANNEXED TO THE CITY OF CALDWELL, IDAHO, AS PART OF THE R-3 (URBAN RESIDENTIAL) AND H-C (MIXED-USE / HIGHWAY COMMERCIAL) ZONES; DECLARING SAID LANDS BY PROPER LEGAL DESCRIPTION AS DESCRIBED BELOW TO BE A PART OF THE CITY OF CALDWELL, CANYON COUNTY, IDAHO; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HEREWITH;

Ordinance No. 3723, provided for the annexation of:

R3 Zone

A parcel of land situated in the SW ¼ SW ¼ of Section 10, T3N, R3W, BM, Canyon County, Idaho, and being more particularly described as follows:

COMMENCING at the S ¼ corner of Section 10; thence S89°39'02"W, 2665.73 feet along the south line of the SW ¼ SW ¼ to the SW corner of said Section 10; thence N00°43'00"E, 884.13 feet along the west line of said SW ¼ SW ¼ to the **POINT OF BEGINNING**; thence continuing N00°43'00"E, 440.06 feet along the west line of said SW ¼ SW ¼ to the S 1/16 corner; thence N89°45'56"E, 1328.79 feet along the north line of said SW ¼ SW ¼ to the SW 1/16 corner; thence S00°32'32"W, 440.04 feet along the west line of said SW ¼ SW ¼; thence S89°45'56"W, 1330.13 feet parallel with and 440.00 feet from the north line of said SW ¼ SW ¼ to the **POINT OF BEGINNING**. Containing 13.43 acres, more or less.

HC Zone

A parcel of land situated in the SW ¼ SW ¼ of Section 10, T3N, R3W, BM, Canyon County, Idaho, and being more particularly described as follows:

COMMENCING at the S ¼ corner of Section 10; thence S89°39'02"W, 2665.73 feet along the south line of the SW ¼ SW ¼ to the SW corner of said Section 10; thence N00°43'00"E, 333.06 feet along the west line of said SW ¼ SW ¼ to the **POINT OF BEGINNING**; thence continuing N00°43'00"E, 551.07 feet along said west line of the SW ¼ SW ¼; thence N89°45'56"E, 1330.13 feet parallel with and 440.00 feet from the north line of said SW ¼ SW ¼ to the east line of said SW ¼ SW ¼; thence S00°32'32"W, 548.37 feet along said east line the SW ¼ SW ¼ to the boundary of the existing H-C Zone (Instrument Number 2015-034936, records of Canyon County); thence S89°39'02"W, 1331.85 feet parallel with and 333.00 feet from said south line of the SW ¼ SW ¼ along the boundary of said existing H-C Zone to the **POINT OF BEGINNING**. Containing 16.79 acres, more or less.

Total annexation contains 30.22 acres, more or less.

Section 1. This ordinance shall be in full force and effect from and after its passage, approval, and publication, according to law.

Section 2. This ordinance is hereby declared to be severable. If any portion of this ordinance is declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purposes of the ordinance before the declaration of partial invalidity.

Section 3. All ordinances, resolutions, orders and parts thereof in conflict herewith are repealed.

Ordinance No. 3723 was passed by the Council and approved by the Mayor on the 4th day of May 2026. The full text of the Ordinance is available at Caldwell City Hall, 205 S 6th Ave, Caldwell, Idaho 83605. The Mayor and City Council approved this summary on the 4th day of May 2026, for publication on the 12th day of May 2026, pursuant to Idaho Code § 50-901A.

STATEMENT OF LEGAL ADVISOR
I have reviewed the foregoing summary and believe that it provides a true and complete summary of Ordinance No. 3723 and provides adequate notice to the public as to the contents of such ordinance.

DATED this 4th day of May 2026.

Oscar Klaas, Attorney for City of Caldwell

MEMORANDUM

TO: Caldwell City Council
Meeting Date May 4, 2026

AGENDA ITEM INFORMATION				
SUBJECT: Annexation of Jayhawk Creek Subdivision into the Caldwell Municipal Irrigation District		***Department Submittals***	***X to mark***	***Initials***
		Building Department		
		CDBG		
		Clerk		
		City Attorney		
		Finance Department		
		Human Resources		
		Planning & Zoning		
		Fire Department		
		Police Department		
		Public Works		
		Street Department		
		Water Department		
		WWTP		
		Engineering	X	NMPB
		Mapping		
COST IMPACT:	$0.00	Parks and Recreation		
FUNDING SOURCE:		Airport		
		Information Systems		
TIMELINE:		Golf Course		
		OTHER:		

Finance Review ☐ ***Budgeted*** ☐ ***Not Budgeted*** ☐

SUMMARY STATEMENT:

Requested Action: Waive Three Reading Rule.
Approve irrigation annexation ordinance.
Approve Summary for publication

Attached are requests by the owners of the above mentioned development to annex into the Caldwell Municipal Irrigation District. Also attached is a proposed ordinance to accomplish the same. This annexation comprises 70 buildable lots and 9 common lots. Total irrigable acreage 10.10

RECOMMENDED ACTION:

It is the recommendation of the Engineering Department that Council approves the annexation as submitted.

BILL NO. _____
ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CALDWELL, IDAHO, ANNEXING A PORTION OF PROPERTY WITHIN THE CORPORATE CITY LIMITS INTO THE CALDWELL MUNICIPAL IRRIGATION DISTRICT OF THE CITY OF CALDWELL, CANYON COUNTY, IDAHO, AND CHANGING THE BOUNDARIES THEREOF; DIRECTING THE CITY ENGINEER TO ALTER THE BOUNDARY MAP ACCORDINGLY; DECLARING THE INTENT OF THE CITY TO POOL WATER RIGHTS AND APPLY A UNIFORM METHOD OF ALLOCATING ASSESSMENTS AND CHARGES; AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF CALDWELL, IDAHO:

Section 1: That the City of Caldwell, an Idaho municipal corporation is authorized by Idaho Code Chapter 18, Title 50 to establish a city irrigation district in the whole or any part of the City and by ordinance establish the exterior boundaries of said district which boundaries may, from time to time, be contracted, extended or enlarged by ordinance.

Section 2: That the following described real property, and all thereof, be, and the same is, hereby annexed and made a part of the Caldwell Municipal Irrigation District of the City of Caldwell, Idaho. That the following real properties are hereby annexed as legally described on the final plats listed below, along with their respective instrument numbers, all recorded in Canyon County, Idaho.

Jayhawk Creek Subdivision (Inst. No. 2026008448)

Section 3: That the City Engineer of said city is hereby directed to record this Ordinance, to forward a copy of said Ordinance to Pioneer Irrigation District, and to adjust the boundaries and map of the Caldwell Municipal Irrigation District in accordance with this Ordinance.

Section 4: That said City declares its intent to pool water rights incident to the above described property for delivery purposes, that said City has adopted a uniform method of allocating assessments and charges against all lands for which water rights are thus pooled, and that said City directs the City Engineer to furnish Pioneer Irrigation District with a certified list or map showing all lands for which water rights have been pooled, all in accordance with Idaho Code 50-1805A.

Section 5: That the owners of record of parcels within the aforementioned subdivisions remain responsible for fees and assessments owing Pioneer Irrigation District for the 2026 irrigation season, including prior years.

Section 6: That this Ordinance shall be effective upon its passage, approval and publication according to law, or , 2026, whichever is later.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho, this 4th day of May, 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho, this 4th day of May, 2026.

Approved By:	**Attest:**
Eric Phillips, Mayor	Kristina Buchan, City Clerk

Pioneer Irrigation District

P.O. Box 426 Caldwell, Idaho 83605
(208) 459-3617
www.pioneerirrigation.com

April 1, 2026

Zion Ventures, LLC
1307 E. Lone Creek Dr.
Eagle, ID 83616

RE : Zero Balance Request, Parcel # 27442010

To Whom It May Concern,

Our records indicate that the property identified as 3815 S. Georgia Ave., Caldwell ID-under Pioneer's account **#2015**, has a zero balance. This zero balance is good through August 31, 2026.

If you have any further questions or concerns, please do not hesitate to contact me.

Sincerely,

Megan McGuire
Secretary/Treasurer
Pioneer Irrigation District
208-459-3617, EXT 3

March 18, 2026

City Of Caldwell 205 S.
6th Ave. Caldwell, ID
83605

Re: Jayhawk Creek Subdivision

Zion Ventures LLC, developer of Jayhawk Creek Subdivision, I hereby request that the City of Caldwell annex this development into Caldwell Municipal Irrigation District. If you have any questions or comments, please do not hesitate to contact me,

Sincerely,

Riley Verner
Zion Ventures LLC

CITY OF
Caldwell, Idaho

ERIC PHILLIPS
Mayor

208.455.3011
(f) 208.455.3003

City Hall
205 South 6th Ave.
Caldwell, Idaho 83605

Post Office Box
P.O. Box 1179
Caldwell, Idaho 83606

For a list of the City Council members, visit:
Website
www.cityofcaldwell.org

CITY OF CALDWELL FINANCIAL REPORT

TO: Mayor Phillips, Rachelle Castleberry, and Members of the City Council

FROM: Destiny Platt

DATE: April 29, 2026

This packet contains:

- Payroll and Accounts Payable Reports
- Check Register of approved accounts payable claims

Detailed reports are available for your review at any time.

FINANCE COMMITTEE MOTION:

The Finance Committee has reviewed current accounts payable in the amount of **$5,885,028.63 for the period ending April 28, 2026,** and net payroll of **$839,246.55 for pay period ending April 18, 2026.**

I move that accounts payable in the amount of **$5,885,028.63** represented by check numbers **192883** through **193195** and electronic payments and payroll for the amount of **$839,246.55** represented by check numbers **40777** through **40790** and direct deposits be accepted, payments approved, and vouchers filed in the office of the City Clerk.

Payroll report by: Destiny
Payroll ending: 4/18/2026
Paid on: 4/24/2026

Check numbers: 40777-40790
Total net checks: $ 839,246.55
# of Employees: 447

Fund Name	Fund #	Salary	Benefits	Total	
General	01	$ 919,273.89	$ 422,580.61	1,341,854.50	**2 Batches**
Events Center	03	6,776.32	2,884.33	9,660.65	
Library	04	35,791.82	18,887.85	54,679.67	
Street	05	54,049.82	25,731.51	79,781.33	
Airport	06	11,749.60	5,688.59	17,438.19	
Parks & Recreation	08	56,155.57	24,579.58	80,735.15	
CDBG	10	2,274.00	870.61	3,144.61	
ARPA Grant Funds	11	-	-	-	
Cemetery	20	8,223.70	3,725.56	11,949.26	
Economic Development	28	10,196.00	3,840.43	14,036.43	
Golf	60	16,273.07	7,427.74	23,700.81	
Water	70	80,161.83	39,663.68	119,825.51	
Sewer	72	78,498.82	30,375.39	108,874.21	
Electrical	75	15,161.67	7,297.13	22,458.80	
Irrigation	76	17,851.36	7,857.91	25,709.27	
TOTAL		**$ 1,312,437.47**	**$ 601,410.92**	**$ 1,913,848.39**	

Balancing
Fund 02 $ 1,902,315.74
Total $ 1,913,848.39

Grand Total $3,816,164.13
GL Grand Total 3,816,164.13

Off 0.00

Accounts Payable Report

check #'s		$ Amount	Date
electronic check	$	26,670.61	3/31/2026
192883-193079	$	3,196,878.89	4/15/2026
9992136-9992151	$	12,807.85	4/15/2026
electronic check	$	17,189.85	4/17/2026
193080-193181	$	1,419,879.59	4/22/2026
9992152-9992167	$	134,134.99	4/22/2026
193090	misprint		
193182-193195	$	109,056.37	4/23/2026
electronic check	$	968,410.48	4/23/2026
Total:	$	5,885,028.63	

Bank Reconciliation

Checks by Date

User: ecarter
Printed: 04/28/2026 - 11:41AM
Cleared and Not Cleared Checks

Check No	Check Date	Name	Comment	Module Clear Date	Amount
0	3/31/2026	AUTO DEBIT ONLY US Bank/Elavon-M	AP	3/31/2026	26,670.61
192883	4/15/2026	120 Water Inc	AP		7,777.26
192884	4/15/2026	ACDS Inc	AP		709.50
192885	4/15/2026	Ace Property Management	AP		37.91
192886	4/15/2026	Acrisure West Insurance Services LLC	AP		1,536.50
192887	4/15/2026	Acushnet Company	AP		1,029.30
192888	4/15/2026	Advanced Control Systems LLC	AP		61,224.89
192889	4/15/2026	Advanced Traffic Products	AP		14,561.25
192890	4/15/2026	Kaylin Adza or Winn Dalton	AP		20.61
192891	4/15/2026	Agilent Technologies Inc	AP		3,398.93
192892	4/15/2026	Ahlquist LLC	AP		2,156.35
192893	4/15/2026	Air Supply and Pump LLC	AP		604.05
192894	4/15/2026	ALTA Language Services Inc	AP		69.00
192895	4/15/2026	Antonio Alvarez	AP		57.00
192896	4/15/2026	Jason Amarant	AP		64.50
192897	4/15/2026	AME Electric Inc	AP		61,150.00
192898	4/15/2026	Anixter Inc	AP		167.60
192899	4/15/2026	Arnold Machinery Co	AP		228.36
192900	4/15/2026	Association Of Idaho Cities	AP		50.00
192901	4/15/2026	AT T Mobility - CC	AP		2,501.75
192902	4/15/2026	Automatic Ice Company	AP		285.00
192903	4/15/2026	Automotive and Industrial Distributors of	AP		1,784.35
192904	4/15/2026	Autozone Inc	AP		44.79
192905	4/15/2026	Axon Enterprise Inc	AP		163.20
192906	4/15/2026	Kyri Azar	AP		105.91
192907	4/15/2026	Cathryn Beck	AP		110.05
192908	4/15/2026	Beniton Construction Co Inc	AP		108,819.43
192909	4/15/2026	Bound Tree Medical LLC	AP		217.99
192910	4/15/2026	Brighton Homes Idaho Inc	AP		71.25
192911	4/15/2026	BST DEV LLC	AP		2,156.35
192912	4/15/2026	Caldwell Auto Supply	AP		322.09
192913	4/15/2026	Caldwell Bowl	AP		164.80
192914	4/15/2026	Caldwell True Value	AP		283.32
192915	4/15/2026	Callaway	AP		257.52
192916	4/15/2026	Prosecuting Attorneys Office Canyon Cou	AP		29,203.00
192917	4/15/2026	Canyon County Fleet	AP		1,270.48
192918	4/15/2026	Canyon County Sheriffs Office	AP		77,250.00
192919	4/15/2026	Canyon County Solid Waste	AP		2,476.00
192920	4/15/2026	Logan Cass	AP		106.58
192921	4/15/2026	Caxton Printers Ltd	AP		64.27
192922	4/15/2026	CDI Affiliated Services Inc	AP		57.88
192923	4/15/2026	CenturyLink	AP		2,991.19
192924	4/15/2026	CHALLENGER DEVELOPMENT INC	AP		47.46
192925	4/15/2026	Christensen Inc	AP		18,165.71
192926	4/15/2026	Cintas Corporation No 3	AP		1,644.09
192927	4/15/2026	City Of Caldwell Finance	AP		321.91
192928	4/15/2026	CivicPlus LLC	AP		18,667.20
192929	4/15/2026	Coastline Equipment	AP		12.70
192930	4/15/2026	Code 4 Abatement LLC	AP		1,050.00
192931	4/15/2026	Core and Main LP	AP		46,115.00
192932	4/15/2026	Josiah Corey	AP		197.96

192933	4/15/2026	Cutting Edge Services LLC	AP	3,898.54
192934	4/15/2026	DATABLAZE	AP	79.90
192935	4/15/2026	Charles Davidson	AP	669.93
192936	4/15/2026	Talon Derrick	AP	473.00
192937	4/15/2026	DKS Associates	AP	55,596.96
192938	4/15/2026	Double D Turf LLC	AP	1,311.48
192939	4/15/2026	Downtown Caldwell BID Inc	AP	46,148.97
192940	4/15/2026	Robert Eckerle	AP	142.49
192941	4/15/2026	ERS Emergency Responder Services Inc	AP	1,018.60
192942	4/15/2026	Larissa Esparza	AP	469.00
192943	4/15/2026	Express Employment Professionals	AP	2,626.57
192944	4/15/2026	Cameron Farmer	AP	54.74
192945	4/15/2026	Fastenal Company	AP	292.73
192946	4/15/2026	Ferguson Waterworks	AP	5,450.22
192947	4/15/2026	Adam Follet or Emma Estrada	AP	82.51
192948	4/15/2026	Forsgren Associates Inc	AP	8,296.25
192949	4/15/2026	Franklin Building Supply	AP	939.46
192950	4/15/2026	Chas Garcia	AP	121.53
192951	4/15/2026	Gem State Adventist Academy	AP	43.42
192952	4/15/2026	Gem State Excavation	AP	1,301.02
192953	4/15/2026	Gentry Civil Corp	AP	1,364,700.12
192954	4/15/2026	Gentry Civil Corp	AP	1,060.23
192955	4/15/2026	Cory Gerard	AP	306.00
192956	4/15/2026	Debbie Geyer	AP	50.00
192957	4/15/2026	Crystal Giambo	AP	208.00
192958	4/15/2026	Matthew Gilman	AP	135.85
192959	4/15/2026	Goble Sampson and Associates Inc	AP	6,832.16
192960	4/15/2026	David or Lisa Groom	AP	54.63
192961	4/15/2026	Tammy Gusman	AP	189.53
192962	4/15/2026	Gym Outfitters	AP	422.05
192963	4/15/2026	Shawn Harman	AP	50.00
192964	4/15/2026	Matthew Hatch	AP	206.79
192965	4/15/2026	HD Fowler Company	AP	5,854.58
192966	4/15/2026	Rochelle Henson	AP	24.40
192967	4/15/2026	Oster Hernandez	AP	500.00
192968	4/15/2026	Hilty Bower Haws and Seable PLLC	AP	12,982.00
192969	4/15/2026	Andrew Holmes	AP	473.00
192970	4/15/2026	Home Depot Credit Services	AP	471.63
192971	4/15/2026	Idaho Dept of Labor	AP	2,688.03
192972	4/15/2026	Idaho Materials and Construction	AP	1,465.06
192973	4/15/2026	Idaho Power	AP	57,900.00
192974	4/15/2026	Interactive Data LLC	AP	945.11
192975	4/15/2026	Intermountain Gas Company	AP	11,887.03
192976	4/15/2026	Curt or Ann Iversen	AP	72.62
192977	4/15/2026	Jace Hvac LLC	AP	585.00
192978	4/15/2026	Jim Myers and Sons Inc	AP	21,850.00
192979	4/15/2026	J-U-B Engineers Inc	AP	6,395.80
192980	4/15/2026	Karcher Auto Body LLC	AP	1,849.00
192981	4/15/2026	Karen Dash Consulting LLC	AP	3,264.00
192982	4/15/2026	Kenworth Sales Company	AP	18.59
192983	4/15/2026	Bryan Kida	AP	305.00
192984	4/15/2026	Oscar Klaas	AP	81.88
192985	4/15/2026	Dave Larson	AP	50.00
192986	4/15/2026	Lawn Master LLC	AP	2,963.83
192987	4/15/2026	John Lehman	AP	65.69
192988	4/15/2026	Level 3 Communications LLC	AP	668.87
192989	4/15/2026	Local Highway Tech Assist Coun	AP	250.00
192990	4/15/2026	LONG Building Technologies Inc	AP	3,807.00
192991	4/15/2026	VAN or CAROL LYBYER	AP	39.23
192992	4/15/2026	Michael Maloney	AP	73.67
192993	4/15/2026	Marshall Industries Inc	AP	615.44
192994	4/15/2026	Adam Matthews	AP	208.00
192995	4/15/2026	Scott Maurice	AP	57.07

192996	4/15/2026	Alisha McCarter	AP	24.24
192997	4/15/2026	Jose Menchaca	AP	152.00
192998	4/15/2026	MES Serivce Company LLC MES I Acqu	AP	18,338.78
192999	4/15/2026	MetroQuip Inc	AP	9,534.09
193000	4/15/2026	Minuteman Lock and Security	AP	452.50
193001	4/15/2026	Motion and Flow	AP	56.22
193002	4/15/2026	Motion Industries	AP	68.31
193003	4/15/2026	Northwest Auto Detail	AP	500.00
193004	4/15/2026	Northwest Excavation LLC	AP	25,463.50
193005	4/15/2026	Northwest Safety and Risk Serv Inc	AP	1,080.00
193006	4/15/2026	Frank Norton	AP	333.00
193007	4/15/2026	Ebitenyo Oguara	AP	177.11
193008	4/15/2026	OReilly Automotive Stores Inc	AP	45.98
193009	4/15/2026	Orion Integration Group	AP	23,922.85
193010	4/15/2026	Sammy or Mayra Ortiz	AP	73.46
193011	4/15/2026	Vaughn or Jeanne Ortloff	AP	179.53
193012	4/15/2026	Marilyn Owens	AP	155.78
193013	4/15/2026	Oxarc Inc	AP	711.28
193014	4/15/2026	P&G Auto Investments	AP	230.00
193015	4/15/2026	Eddie Padilla	AP	152.00
193016	4/15/2026	PD Co LLC	AP	425.00
193017	4/15/2026	Austin Peccorini	AP	473.00
193018	4/15/2026	Performance Carpet Care	AP	1,752.00
193019	4/15/2026	Hector Perla	AP	209.21
193020	4/15/2026	Personnel Plus	AP	15,273.91
193021	4/15/2026	PING	AP	1,982.12
193022	4/15/2026	Quadient Leasing USA Inc	AP	1,160.52
193023	4/15/2026	Rambo Sand and Gravel Co	AP	9,868.90
193024	4/15/2026	Jess M Rangel	AP	30.00
193025	4/15/2026	RDK Corporation	AP	275.00
193026	4/15/2026	Republic Services	AP	225.56
193027	4/15/2026	Republic Services	AP	706,439.58
193028	4/15/2026	LARRY & KATHLEEN RICHARDSON	AP	19.80
193029	4/15/2026	Rider Restrooms LLC	AP	500.00
193030	4/15/2026	RJ Lee Group Inc	AP	752.31
193031	4/15/2026	Rodda Paint Co	AP	185.31
193032	4/15/2026	George Jacob Rosenbaum	AP	102.73
193033	4/15/2026	Oleksandr Ryzhuk	AP	45.50
193034	4/15/2026	JB Salutregui	AP	17.62
193035	4/15/2026	Salvation Army	AP	24.60
193036	4/15/2026	SAMG occupational Med Emerald	AP	100.00
193037	4/15/2026	Lewis Sargent	AP	473.00
193038	4/15/2026	Fred Schilling	AP	250.00
193039	4/15/2026	MICHAEL or SANDY SESSIONS	AP	26.13
193040	4/15/2026	Challen or Crystalyn Sevy	AP	67.61
193041	4/15/2026	ShadeWorks Inc	AP	15,618.55
193042	4/15/2026	Shamrock Foods Company	AP	5,215.83
193043	4/15/2026	Ship It LLC	AP	695.00
193044	4/15/2026	Ship It LLC	AP	33.60
193045	4/15/2026	Simplot Partners	AP	12,636.98
193046	4/15/2026	Skechers USA Inc	AP	2,470.00
193047	4/15/2026	Smarsh Inc	AP	17.18
193048	4/15/2026	Smiths Lawn Mower Sales and Service	AP	149.96
193049	4/15/2026	Shelsie or J David Stacy	AP	155.78
193050	4/15/2026	Standard Plumbing Supply	AP	89.74
193051	4/15/2026	Stein Distributing Company Inc	AP	1,264.90
193052	4/15/2026	Robert Streicher	AP	18.24
193053	4/15/2026	Sunbelt Rentals	AP	64.75
193054	4/15/2026	Sysco Idaho Inc	AP	960.63
193055	4/15/2026	System Kleen and Restoration Inc	AP	4,788.00
193056	4/15/2026	Tacoma Screw Products Inc	AP	482.29
193057	4/15/2026	Seferino Tapia	AP	473.00
193058	4/15/2026	TaylorMade	AP	617.15

193059	4/15/2026	The Odom Corporation	AP	3,886.56
193060	4/15/2026	Nicole or Eric Thomas	AP	93.37
193061	4/15/2026	Sterling Tocheri	AP	68.40
193062	4/15/2026	Top Gun Pest Control	AP	120.00
193063	4/15/2026	Treasure Valley Coffee Inc	AP	253.10
193064	4/15/2026	Trout Property Management	AP	16.62
193065	4/15/2026	Turf Equipment and Irrigation	AP	949.50
193066	4/15/2026	Tyler Technologies Inc	AP	1,240.00
193067	4/15/2026	United Site Services A Company Inc	AP	201.50
193068	4/15/2026	Levi Uragami	AP	143.78
193069	4/15/2026	Valley Regional Transit	AP	178,668.50
193070	4/15/2026	Valley ViewTowing Inc	AP	585.00
193071	4/15/2026	Valli Information Systems	AP	23,217.23
193072	4/15/2026	Dana Vance	AP	50.00
193073	4/15/2026	Western Records Destruction	AP	242.00
193074	4/15/2026	Phil Whitbeck	AP	50.00
193075	4/15/2026	Matthew Wiens or Ashley Trone	AP	87.40
193076	4/15/2026	Gillian Wilson	AP	95.66
193077	4/15/2026	Xerox Corporation	AP	389.30
193078	4/15/2026	Marius Yerymesku	AP	23.85
193079	4/15/2026	YMC Inc	AP	4,999.05
9992136	4/15/2026	Analytical Laboratories Inc	AP	2,270.00
9992137	4/15/2026	C R Higer Plumbing Inc	AP	105.00
9992138	4/15/2026	Campbell Tractor Company	AP	332.14
9992139	4/15/2026	CDW Government Inc	AP	2,298.99
9992140	4/15/2026	Crane Alarm Service	AP	55.00
9992141	4/15/2026	D and B Supply Company	AP	4,360.18
9992142	4/15/2026	Electrical Wholesale Supply Co Inc	AP	47.13
9992143	4/15/2026	Fairbank Equipment Inc	AP	32.83
9992144	4/15/2026	Gem State Paper and Supply Co	AP	715.17
9992145	4/15/2026	Good Year/Wingfoot Commercial Tire	AP	110.39
9992146	4/15/2026	Gordon Truck Centers Inc	AP	82.15
9992147	4/15/2026	Idaho Press Tribune	AP	1,652.99
9992148	4/15/2026	Interwest Supply	AP	177.50
9992149	4/15/2026	Lawson Products Inc	AP	198.09
9992150	4/15/2026	Norco Inc	AP	234.25
9992151	4/15/2026	Pacific Office Automation	AP	136.04

0	4/17/2026	Idaho Sales Tax Division	AP	17,189.85
193080	4/22/2026	Ada County	AP	170.00
193081	4/22/2026	Air Supply and Pump LLC	AP	3,480.58
193082	4/22/2026	ALDBOI LLC	AP	795.00
193083	4/22/2026	Allied Business Solutions Inc	AP	207.00
193084	4/22/2026	AME Electric Inc	AP	1,395.00
193085	4/22/2026	ASC Inc	AP	7,550.00
193086	4/22/2026	Big Bite Inc	AP	79,684.98
193087	4/22/2026	Richard Birt	AP	4,000.00
193088	4/22/2026	Bluebird Truck Wash LLC	AP	181.00
193089	4/22/2026	Boulder Creek Landscape LLC	AP	797.00
193091	4/22/2026	Bulldog Excavation	AP	36.73
193092	4/22/2026	Burks Tractor LLC	AP	25,435.77
193093	4/22/2026	C and B Mechanical	AP	1,500.00
193094	4/22/2026	Caldwell Auto Supply	AP	94.65
193095	4/22/2026	Caldwell True Value	AP	89.63
193096	4/22/2026	Canyon County Ambulance District	AP	3,055.80
193097	4/22/2026	Canyon County Extension Office	AP	332.50
193098	4/22/2026	Canyon County Fleet	AP	521.91
193099	4/22/2026	Canyon County Solid Waste	AP	1,336.07
193100	4/22/2026	Caxton Printers Ltd	AP	15.98
193101	4/22/2026	CenturyLink	AP	288.77
193102	4/22/2026	Christensen Inc	AP	6,393.81
193103	4/22/2026	Cintas Corporation No 3	AP	1,517.77
193104	4/22/2026	Code 4 Abatement LLC	AP	975.00
193105	4/22/2026	College of Idaho	AP	656.25
193106	4/22/2026	Commercial Tire	AP	391.00
193107	4/22/2026	Crown Utilities LLC	AP	121.09
193108	4/22/2026	Data Cabling Service Inc	AP	350.00
193109	4/22/2026	DEX Imaging LLC	AP	29.76
193110	4/22/2026	Sabrina Durtschi	AP	499.98
193111	4/22/2026	Energy Management Corporation	AP	1,592.06
193112	4/22/2026	Fairbank Equipment Inc	AP	103.24
193113	4/22/2026	Fishers Technology	AP	30.05
193114	4/22/2026	Mark Gepner	AP	222.00
193115	4/22/2026	Hach Company	AP	5,228.75
193116	4/22/2026	Hayden Homes of Idaho	AP	23,300.36
193117	4/22/2026	Mario Hernandez	AP	500.00
193118	4/22/2026	Hobson Fabricating Corp	AP	23,941.00
193119	4/22/2026	Home Depot Credit Services	AP	1,678.83
193120	4/22/2026	Horrocks LLC	AP	31,266.84
193121	4/22/2026	Idaho Materials and Construction	AP	4,446.58
193122	4/22/2026	Idaho Springs LLC	AP	12.00
193123	4/22/2026	Jace Hvac LLC	AP	250.00
193124	4/22/2026	Jenkins Marketing Co LLC	AP	1,351.86
193125	4/22/2026	Joseph Elliott USA LLC	AP	2,940.05
193126	4/22/2026	Local Highway Tech Assist Coun	AP	480.00
193127	4/22/2026	Logan Simpson Design Inc	AP	4,707.62
193128	4/22/2026	MES Serivce Company LLC MES I Acqu	AP	2,429.12
193129	4/22/2026	Motion Industries	AP	973.50
193130	4/22/2026	Northwest Auto Detail	AP	200.00
193131	4/22/2026	Northwest Power Systems	AP	286.66
193132	4/22/2026	Northwest Safety and Risk Serv Inc	AP	2,070.00
193133	4/22/2026	Northwest Scientific Inc	AP	3,975.59
193134	4/22/2026	Oldcastle Infrastructure Inc	AP	15,300.00
193135	4/22/2026	OReilly Automotive Stores Inc	AP	65.12

193136	4/22/2026	Orion Integration Group	AP	264.00
193137	4/22/2026	Pacific Golf and Turf LLC	AP	2,210.15
193138	4/22/2026	Performance Carpet Care	AP	1,138.90
193139	4/22/2026	Perry Ellis International Inc	AP	654.05
193140	4/22/2026	PING	AP	269.95
193141	4/22/2026	Pioneer Title Company	AP	1,500.00
193142	4/22/2026	Platt Electric	AP	44,150.50
193143	4/22/2026	R and R Products Company	AP	100.75
193144	4/22/2026	Rodda Paint Co	AP	3,837.60
193145	4/22/2026	Schmidt Pipe LLC	AP	497,806.95
193146	4/22/2026	Alex Schooner	AP	108.00
193147	4/22/2026	Shamrock Foods Company	AP	3,150.89
193148	4/22/2026	Sherwin-Williams	AP	542.65
193149	4/22/2026	Ship It LLC	AP	103.00
193150	4/22/2026	Simplot Partners	AP	679.00
193151	4/22/2026	Smiths Lawn Mower Sales and Service	AP	848.15
193152	4/22/2026	Sparklight	AP	2,562.70
193153	4/22/2026	Star Fire Protection District	AP	1,385.39
193154	4/22/2026	Stark Landscape Inc	AP	13,440.00
193155	4/22/2026	Stein Distributing Company Inc	AP	87.95
193156	4/22/2026	Bianca Stevenson	AP	241.00
193157	4/22/2026	Seth Sturgeon	AP	108.00
193158	4/22/2026	Superior Signs	AP	10,377.90
193159	4/22/2026	Tacoma Screw Products Inc	AP	101.97
193160	4/22/2026	TDS Metrocom LLC	AP	117.24
193161	4/22/2026	The Odom Corporation	AP	477.68
193162	4/22/2026	Erin Lee Ann Thornbrugh	AP	200.00
193163	4/22/2026	Timber Creek Recycling LLC	AP	13,711.10
193164	4/22/2026	Total Equip and Rental of Canyon County	AP	15.20
193165	4/22/2026	TRQ Concrete and Asphalt LLC	AP	1,000.00
193166	4/22/2026	Turf Equipment and Irrigation	AP	165.90
193167	4/22/2026	Turf Solutions	AP	7,598.83
193168	4/22/2026	Tyler Technologies Inc	AP	3,720.00
193169	4/22/2026	ULine	AP	5,850.76
193170	4/22/2026	Uniforms 2 Gear	AP	154.06
193171	4/22/2026	United Rentals	AP	1,510.00
193172	4/22/2026	United Site Services A Company Inc	AP	209.00
193173	4/22/2026	Upson Company	AP	2,536.02
193174	4/22/2026	US Geological Survey	AP	7,583.75
193175	4/22/2026	Valley ViewTowing Inc	AP	90.00
193176	4/22/2026	Aaron Vance	AP	50.00
193177	4/22/2026	Verizon Wireless	AP	783.85
193178	4/22/2026	Water Environment Federation	AP	2,252.33
193179	4/22/2026	Western Systems Inc	AP	4,645.26
193180	4/22/2026	Yanke Machine Shop Inc	AP	276.00
193181	4/22/2026	Boxx Modular Inc	AP	512,008.90
9992152	4/22/2026	A Gem Supply Inc	AP	3,857.93
9992153	4/22/2026	Analytical Laboratories Inc	AP	555.00
9992154	4/22/2026	C R Higer Plumbing Inc	AP	554.26
9992155	4/22/2026	Campbell Tractor Company	AP	78.00
9992156	4/22/2026	D and B Supply Company	AP	920.74
9992157	4/22/2026	DuBois Chemicals Inc	AP	1,345.60
9992158	4/22/2026	Electrical Wholesale Supply Co Inc	AP	883.57
9992159	4/22/2026	Gem State Paper and Supply Co	AP	369.72
9992160	4/22/2026	Idaho Press Tribune	AP	142.90
9992161	4/22/2026	Interwest Supply	AP	602.70

9992162	4/22/2026	L N Curtis and Sons	AP	11,413.82
9992163	4/22/2026	Lawson Products Inc	AP	55.41
9992164	4/22/2026	LN Curtis and Sons	AP	1,548.00
9992165	4/22/2026	Norco Inc	AP	322.00
9992166	4/22/2026	Quality Trailer Works Inc	AP	8,795.00
9992167	4/22/2026	RMT Equipment	AP	102,690.34
0	4/24/2026	Caldwell Flex Plan	AP	10,047.44
0	4/24/2026	Caldwell Health Care Pl Trust	AP	283,919.15
0	4/24/2026	EFTPS IRS withdraw DO NOT CASH	AP	251,504.48
0	4/24/2026	Idaho State Tax Commission	AP	39,259.57
0	4/24/2026	Pepsi-Cola	AP	2,865.01
0	4/24/2026	PERSI Fire Voluntary Retiremnt	AP	22,340.50
0	4/24/2026	PERSI Voluntary Retirement	AP	44,459.71
0	4/24/2026	PERSI Voluntary Retirement Con	AP	11,538.66
0	4/24/2026	Public Employee Fire Retirement	AP	22,017.08
0	4/24/2026	Public Employee Fire Retirement	AP	75,272.02
0	4/24/2026	Public Employee Retirement	AP	204,916.52
0	4/24/2026	Washington State Support Registry	AP	270.34
193182	4/24/2026	American Family Life Assurance	AP	586.91
193183	4/24/2026	Business Planning Concepts Inc	AP	232.00
193184	4/24/2026	Caldwell Fraternal Order of Police Lodge	AP	1,820.00
193185	4/24/2026	California State Disbursement Unit	AP	468.91
193186	4/24/2026	City Of Caldwell Treasurer	AP	2.50
193187	4/24/2026	Colonial Life and Accident Insurance Cor	AP	2,581.88
193188	4/24/2026	Idaho Child Support Receipting	AP	667.80
193189	4/24/2026	Int l Firefighters LAFF 1821	AP	3,957.67
193190	4/24/2026	Montana CSSD	AP	299.76
193191	4/24/2026	Nationwide Retirement Solutions	AP	12,516.63
193192	4/24/2026	Northwest Firefighters Benefits Trust	AP	80,174.15
193193	4/24/2026	Ohio Child Support Payment Central	AP	235.38
193194	4/24/2026	United Heritage Life Insurance Company	AP	3,283.74
193195	4/24/2026	Willamette Dental Group	AP	2,229.04

Total Check Count: 358

Total Check Amount: 5,885,028.63