Regular City Council Meeting
(City Hall - Chambers Room #100)
June 15, 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

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.

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. Approve Resolution for the dedication of Water and Storm Drain Facilities for the Canyon County Sheriff's Office project located at 1115 Albany Street

3. Approve a temporary utility easement with Open Door Rentals, LLC for sanitary sewer, domestic water, pressure irrigation main lines for Chestnut Heights Subdivision, Phase No. 2.

4. Approve Resolution accepting a temporary utility easement with Corey Barton for sanitary sewer, domestic water, pressure irrigation main lines for Chestnut Heights Subdivision, Phase No. 2

5. Approve Resolution accepting a Quitclaim deed for Right-of-Way from The Charles and Carol Pintler Family Trust for future development

6. Approve Resolution accepting a temporary license agreement with TPC Enterprise Holdings, LLC by Pacific West Communities, Inc. for landscaping improvements within the right-of-way adjacent to the Prospector Pointe development

7. Approve the execution of the Memorandum of Understanding with the Caldwell School District for use of the Caldwell High School grounds for the 2026 Fourth of July fireworks show

8. Approve the execution of the contract with Homeland Fireworks for the Caldwell 2026 4th of July fireworks show

9. Approve the acceptance of a utility easement for a newly constructed domestic water main line from Vernon G. Dennis and Valena K. Dennis for providing services to Jayhawk Creek Subdivision

10. Consider Resolution approving a request from Zion Ventures, LLC for dedication of Sewer, Water, Pressure Irrigation, Storm Drain and Street Light Facilities in the Jayhawk Creek Subdivision

11. Approve the appointment of Alyssa Dritenbas to the Parks and Recreation Commission for a term to expire on December 31, 2027

12. Approve Resolution accepting a proposal from Dahle Construction in the amount of $291,547.00 for construction of a 20-inch water main line on E. Homedale Road

13. Approve Resolution accepting Task Order No. 26-02 from Bowen Collins & Associates, Inc., in an amount not to exceed $50,000, for development review services and water system model updates

14. Consider Resolution approving the request from Iron Eagle Industrial, LLC, for dedication of sewer and water facilities in the Iron Eagle Business Park Development Located at: 5615 Aviation Way, Caldwell, ID

15. Consider request for a fee waiver (50% reduction of field rental fees) from the Canyon County Deputies Association for the benefit softball tournament scheduled for June 20th, and benefiting the Treasure Valley Victims Fund

16. Approve the Findings of Facts and Conclusions of Law for Emery Sky No. 1 Final Plat (SFP25-000012).

17. Approve the Findings of Facts and Conclusions of Law for Element Ridge No. 2 Final Plat (SFP26-000011)

18. Approve the Findings of Facts and Conclusions of Law for Cedars No. 6 Final Plat (SFP25-000030)

19. Approve request for appointment of Dennis Staack to the Planning and Zoning Commission for a term to expire December 31, 2028

20. Approve Resolution accepting the Mutual Release and Settlement Agreement with SureTech Insurance Company regarding the 21st Avenue Lift Station Sewer Bypass project

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.

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. Consider Caldwell Financial Report

2. **ACTION ITEM: Public Hearing (Quasi-Judicial): Case Number DEV26-000001, SPP26-000001, ZON26-000001:** The applicant, Ardurra, on behalf of Land Ex Soterra LLC, is requesting approval of a development agreement modification, a rezone, and approval of a preliminary plat modification for Soterra Subdivision No 2. The applicant proposes to rezone 11.36 acres of the site from C-2 to R-2 to accommodate 51 single family lots. The remaining 4.41 acres would remain as Community Commercial. The entire phase 2 site is designated as Community Commercial within the Future Land Use Map, which is compatible with both R2 and C-2 zoning. The 15.77 acre site (R3258300000 and R3258301100) is located on the southwest corner of the intersection between E. Ustick Rd. and S. Kimball Ave, in Caldwell, Idaho. *This application was recommended for approval at the May 12, 2026, Hearing Examiner meeting.*

3. **ACTION ITEM: Public Hearing**: Consider Bill No. 2 (Ordinance No. 3736) associated with ZON26-000001, with a request to move for its passage by title only and approve the summary for publication.

4. **ACTION ITEM: Public Hearing (Quasi-Judicial): Case Number DEV25-000009, PUD25-000004, SPP25-000013:** The applicant, Eli Benski of Brighton Co., on behalf of the landowner, DWT Investments, is requesting a Development Agreement Modification, Planned Unit Development, and Preliminary Plat for Aviary Heights Subdivision. The subject sites have existing zoning of H-C (Mixed-Use / Regional Commercial), R-2 (Community Residential), and R-1 (Neighborhood Residential), where the current City comprehensive plan future land use map place types are Neighborhood 2, Neighborhood 3, and Mixed Use Center. The applicant is requesting approval of a planned unit development and preliminary plat for Aviary Heights Subdivision, a mixed-use subdivision with 305 single-family detached and attached residential building lots, 11 commercial lots, and two (2) public/quasi-public lots for a future fire station and school lot. The 124.6 acre development is located on the west side of Midland Blvd, south of the Lower Fivemile Drain, generally at the northwest corner of the HWY 20/26 and Midland Blvd intersection. *This application was recommended for approval at the April 14, 2026, Hearing Examiner meeting.*

5. **ACTION ITEM: Public Hearing (Quasi-Judicial and Legislative): Case Number ANN26-000002:** The applicant, Bret and Julia Jones, are requesting annexation of parcel R0070600000 with a zoning designation of M-1, General Industrial. The parcel is designated as employment center in the Comprehensive Plan Future Land Use Map and M-1 is considered a compatible zoning designation. No development is proposed at this time, however, the property is surrounded on multiple sides by the City limits. The 2.66-acre site is addressed as 1620 Aviation Way, and is located on the S west side of Aviation Way, approximately 690 feet north of the intersection with Andy Ln, and 820 feet south of the intersection with Skyway Rd, in Caldwell, Idaho. *This application was recommended for approval at the May 13, 2026, Planning and Zoning Commission meeting.*

6. **ACTION ITEM: Public Hearing:** Consider Bill No. 6 (Ordinance No. 3740) associated with ANN26-000002, with a request to move for its passage by title only and approve the summary for publication.

7. **ACTION ITEM: Public Hearing (Quasi-Judicial and Legislative): Case Number ANN25-000003:** Alexander Goncharov, on behalf of Pavel and Nataliya Goncharov, is requesting annexation of parcel R0069800000 with a zoning designation of M-1 with an associated Development Agreement, which is a compatible zoning district based on the Employment Center place-type designation on the Future Land Use Map. The applicant is proposing to maintain the existing large truck repair and storage use (Equipment Repair & Service – Large) on site. The 3.03-acre parcel is addressed as 1419 Andy Ln, and is located on the East side of Andy Ln., approximately 1,800 feet north of the intersection with Aviation Way. *This application was recommended for approval at the May 13, 2026, Planning and Zoning Commission meeting.*

8. **ACTION ITEM: Public Hearing:** Consider Bill No. 42 (Ordinance No. 3694) associated with ANN25-000003, with a request to move for its passage by title only and approve the summary for publication.

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.

Memorandum

To:

City Council

Meeting Date:

June 15, 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

Memorandum

To:

City Council

Meeting Date:

June 15, 2026

Item Name:

Approve Resolution for the dedication of Water and Storm Drain Facilities for the Canyon County Sheriff's Office project located at 1115 Albany Street

Summary Statement:

In accordance with the requirement that domestic water and certain storm drain conveyance facilities as part of Canyon County Sheriffs Office project, 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.

1. Letter from Canyon County, requesting the dedication of water and storm drain facilities in the Canyon County Sheriffs Office.
2. Engineer's certificate from The Land Group, Inc affirming that the facilities were constructed according to approved 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. Dedication M&R 2026 _ Albany Sheriff Station
2. 1. CCSO Dedication Request of Public Facilities - RB Signed
3. 4. D 260513 CCSO Engineers Certification Form 123108

MEMORANDUM

TO: Caldwell City Council

Meeting Date: June 15, 2026

AGENDA ITEM INFORMATION

SUBJECT:

Dedication of Water and Storm Drain Facilities as part of Canyon County Sheriff's Office project located at 1115 Albany Street.

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	JC
Mapping		
Parks and Recreation		
Airport		
Information Systems		
Golf Course		
OTHER:		

COST IMPACT:	$0.00
FUNDING SOURCE:	
TIMELINE:	

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

SUMMARY STATEMENT:

In accordance with the requirement that domestic water and certain storm drain conveyance facilities as part of Canyon County Sheriffs Office project, 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 Canyon County, requesting the dedication of water and storm drain facilities in the Canyon County Sheriffs Office.
B. Engineer's certificate from The Land Group, 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 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 WATER AND CERTAIN STORM DRAIN CONVEYANCE FACILITIES LOCATED WITHIN CANYON COUNTY SHERIFF'S OFFICE PROJECT, TO SAID CITY BY CANYON COUNTY IN ACCORDANCE WITH PROCEDURES ESTABLISHED IN CITY RESOLUTION NO. 4-94

Be It Resolved that the City of Caldwell, Idaho hereby accepts from Canyon County, the dedication of water main line and certain storm drain facilities as part of the Canyon County Sheriff's Office project, and which facilities include the following appurtenances exclusively of service lines:

DESCRIPTION

Canyon County Sheriff Office

1. 470 LF 8" Water Main
2. 7 LF 6" Water Main
3. 3 EA 8" Water Valves
4. 1 EA 6" Water Valves
5. 2 EA Single Water Meters
6. 1 EA Fire Hydrants
7. 28 LF 6" Storm Drain Main
8. 22 LF 8" Storm Drain Main
9. 445 LF 12" Storm Drain Main
10. 6 EA 48" Storm Drain Manhole

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 Toll Brothers 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 15th day of June, 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho, this the 15th day of June, 2026.

Approved By:

_____

Eric Phillips, Mayor

Attest:

_____

Kristina Buchan, City Clerk

Canyon County
FACILITIES MANAGEMENT

Rick Britton
Public Works Director

1115 Albany Street • Caldwell, Idaho 83605
Phone: (208) 454-7493
E-mail: rick.britton@canyoncounty.id.gov

Dedication Request of Public Facilities

May 12, 2026

I, Rick Britton, as the Public Works Director of Canyon County, hereby request that the City of Caldwell accept dedication of all public utilities constructed as part of the Canyon County Sheriff's Office building @ 1203 Albany Street, Caldwell, ID 83605.

Rick Britton
Public Works Director

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, Idaho

ENGINEER'S CERTIFICATION FORM
(City of Caldwell)

Canyon County Sheriffs Office
Name of Subdivision

Canyon County Sheriff/ Okland Construction
Developer

The Land Group, Inc. (Sergio Rangel)
Engineer of Record

I hereby certify the following:

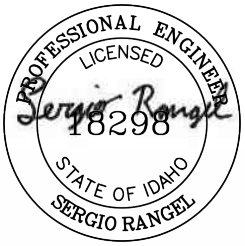
1. Trench backfill compaction testing was performed per ISPWC 2015.
2. Construction was performed substantially to the lines and grades shown in the approved plans or as approved by the City Engineer.
3. Based on tests performed, the asphalt pavement meets the standards of ISPWC 2015.
4. Survey points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

Sergio Rangel
Signature of Engineer / Representative

5/13/2026
Date

Engineers Stamp



Memorandum

To:

City Council

Meeting Date:

June 15, 2026

Item Name:

Approve a temporary utility easement with Open Door Rentals, LLC for sanitary sewer, domestic water, pressure irrigation main lines for Chestnut Heights Subdivision, Phase No. 2.

Summary Statement:

Acceptance of a temporary utility easement for sanitary sewer, domestic water and pressure irrigation main line by Open Door Rentals LLC.

Open Door Rentals, LLC has agreed to provide a temporary easement for the utilities across a portion of their property to provide said services for Chestnut Heights Subdivision, Phase 2. This easement is necessary for the construction, operation and maintenance of said utilities.

The original easement is attached:

1. Temporary Easement: Sanitary Sewer, Domestic Water, Pressure Irrigation Mainline

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. Temp Signed Easement_ Open Door Rental
2. Easement M&R_ Open Door

EASEMENT

THIS INDENTURE, Made this _____ day of _____, 2026, between **Open Door Rentals LLC**, 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 ten dollars ($10.00) and other 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 with the necessary appurtenances thereto, and for accessing Grantee's 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 Exhibits "A", comprised of two (2) pages and exhibit "B" comprised of one (1) page, attached hereto and made a part hereof

TOGETHER With the right of ingress and egress upon, over, under and across the property described in Exhibit "A," as well as upon, over, under, and across the adjacent lands belonging to the parties of the first part, its successors and assigns, for all purposes related to accessing, constructing, operating, and maintaining the facilities for which this easement has been granted and the necessary appurtenances thereto.

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. Upon recordation of a final plat over the subject property providing public right-of-way or utility easements to and over these facilities, the temporary utility easement described in the Exhibits hereto, if in, shall terminate automatically without the need for any further act by any party.

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

Open Door Rentals, LLC
Owner Name

By: Corey Barton

Title: ~~President~~ Member

STATE OF Idaho)
) ss.
County of Ada)

On this 17th day of March, in the year 2026, before me the undersigned, a Notary Public in and for said State personally appeared, Corey Barton, known or identified to me to be the Member of the company that executed the foregoing instrument, or the person who executed the instrument on behalf of said company, and acknowledged to me that such company executed the same.

ADAIR KOLTES
Notary Public - State of Idaho
Commission Number 30052
My Commission Expires 06-05-2028

Notary Public
Residing at Nampa, ID
My Commission Expires 6-05-2028

Exhibit "A"
Chestnut Heights Subdivision No. 2
Temporary Easements – Open Door

Project No. 10-23-045 *February 2026*

Tracts of land situate in the northeast quarter of Section 11, Township 3 North, Range 3 West, Boise Meridian, City of Caldwell, County of Canyon, State of Idaho, and being more particularly described as follows:

Easement Area 1:
Commencing at the north quarter corner of said Section 11, from which the northeast corner of said Section 11 bears North 89°42'55" East – 2,660.44 feet;

THENCE from said Point of Commencement, North 89°42'55" East, coincident with the north line of said Section 11, a distance of 1,133.98 feet;

THENCE leaving said north line, the following five (5) consecutive courses and distances:

1. South 00°08'54" East, a distance of 149.08 feet;
2. South 11°39'10" East, a distance of 82.97 feet;
3. South 00°28'41" East, a distance of 148.24 feet;
4. South 89°29'03" West, a distance of 38.21 feet, and
5. South 00°34'15" West, a distance of 135.96 feet to the **Point of Beginning** of Easement Area 1;

THENCE from said Point of Beginning, the following seven (7) consecutive courses and distances:

1. South 89°25'45" East, a distance of 25.57 feet;
2. North 49°07'02" East, a distance of 52.87 feet;
3. South 89°25'45" East, a distance of 19.92 feet;
4. South 48°15'40" East, a distance of 53.17 feet;
5. South 00°34'15" West, a distance of 30.00 feet;
6. North 89°25'45" West, a distance of 125.14 feet to a point hereinafter referred to as Point "A", and
7. North 00°34'15" East, a distance of 30.00 feet to the **Point of Beginning**.

Easement Area 1 contains an area of 5,845 square feet of land, more or less.

Easement Area 2:
Commencing at the aforesaid Point "A";

THENCE from said Point of Commencement, the following four (4) consecutive courses and distances:

1. South 00°34'15" West, a distance of 11.50 feet;
2. South 89°25'45" East, a distance of 23.83 feet;
3. South 00°36'55" West, a distance of 108.46 feet, and
4. North 89°25'45" West, a distance of 109.40 feet to the **Point of Beginning** of Easement Area 2;



2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5752 W www.jub.com P 208.376.7330

THENCE from said Point of Beginning, South 00°36'55" West, a distance of 103.58 feet to a point on the southerly line of Parcel 2 described in the Warranty Deed recorded as Instrument No. 2020-013837, Official Records of Canyon County;

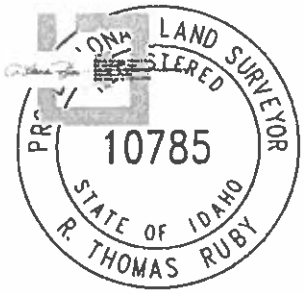
THENCE along a line coincident with said southerly line, South 89°42'46" West, a distance of 30.00 feet;

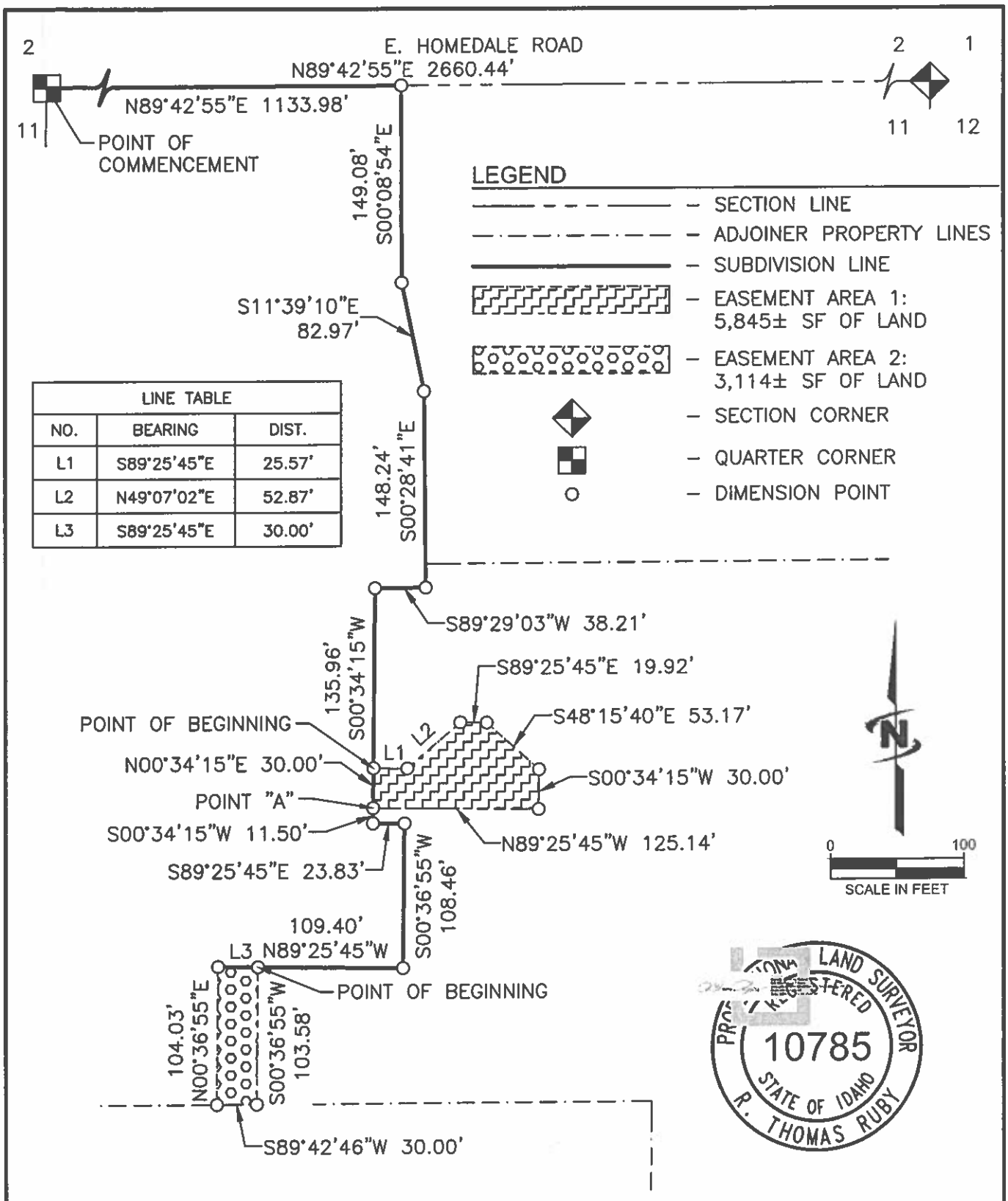
THENCE departing said southerly line, North 00°36'55" East, a distance of 104.03 feet;

THENCE South 89°25'45" East, a distance of 30.00 feet to the **Point of Beginning**.

Easement Area 2 contains an area of 3,114 square feet of land, more or less.

This description was prepared by me or under my immediate supervision. If any portion of this description is modified or removed without the written consent of R. Thomas Ruby, PLS, all professional liability associated with this document is hereby declared null and void.





LINE TABLE		
NO.	BEARING	DIST.
L1	S89°25'45"E	25.57'
L2	N49°07'02"E	52.87'
L3	S89°25'45"E	30.00'

EXHIBIT "B"

PRJ NO: 10-23-045

JUB ENGINEERS, INC.

CHESTNUT HEIGHTS SUBDIVISION NO. 2

TEMPORARY EASEMENT - OPEN DOOR

SITUATE IN THE NORTHEAST QUARTER OF SECTION 11, T3N, R3W
BOISE MERIDIAN, CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO

SHEET 3 OF 3

MEMORANDUM

TO: Caldwell City Council
Meeting Date _June 15_, 2026

AGENDA ITEM INFORMATION				
SUBJECT: Temporary utility easement for sanitary sewer, domestic water, pressure irrigation main line for Chestnut heights Subdivision, Phase No. 2.		***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	JC
		Mapping		
COST IMPACT:	$0.00	Parks and Recreation		
FUNDING SOURCE:		Airport		
		Information Systems		
TIMELINE:		Golf Course		
		OTHER:		

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

SUMMARY STATEMENT:

Acceptance of a temporary utility easement for sanitary sewer, domestic water and pressure irrigation main line by Open Door Rentals LLC.

Open Door Rentals, LLC has agreed to provide a temporary easement for the utilities across a portion of their property to provide said services for Chestnut Heights Subdivision, Phase 2. This easement is necessary for the construction, operation and maintenance of said utilities.

The original easement is attached:

1. Temporary Easement: Sanitary Sewer, Domestic Water, Pressure Irrigation Mainline

RECOMMENDED ACTION:

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

RESOLUTION NO. _____

A RESOLUTION BY THE CITY OF CALDWELL, IDAHO ACCEPTING A UTILITY EASEMENT BETWEEN THE CITY OF CALDWELL AND OPEN DOOR RENTALS LLC, FOR THE PURPOSE OF CONSTRUCTION, OPERATION AND MAINTAINENCE OF SANITARY SEWER, DOMESTIC WATER, PRESSURE IRRIGATION MAIN LINES.

Be it resolved that the City of Caldwell, Idaho hereby accepts and approves an "Easement" between the City of Caldwell and Open Door Rentals LLC. This easement provides a pathway across a portion of their property necessary to construct, operate, and maintain said sanitary sewer, domestic water and pressure irrigation main lines.

The City Clerk of the City of Caldwell is hereby directed to record the easement described above, and forward a copy to the Engineering Department of said City of Caldwell for preservation in an index of easements.

PASSED BY COUNCIL of the City of Caldwell, Idaho, this the 15th day of June 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho, this the 15th day of June 2026.

Approved By:

_____
Eric Phillips, Mayor

Attest:

_____
Kristina Buchan, City Clerk

Memorandum

To:

City Council

Meeting Date:

June 15, 2026

Item Name:

Approve Resolution accepting a temporary utility easement with Corey Barton for sanitary sewer, domestic water, pressure irrigation main lines for Chestnut Heights Subdivision, Phase No. 2

Summary Statement:

Acceptance of a temporary easement for sanitary sewer, domestic water and pressure irrigation main line and turnaround by Corey Barton.

Corey Barton has agreed to provide a temporary easement for the utilities across a portion of their property to provide said services for Chestnut Heights Phase No. 2 This easement is necessary for the construction, operation and maintenance of said utilities.

The original easement is attached:

1. Temporary Easement: Sanitary Sewer, Domestic Water, Pressure Irrigation Mainline

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. Temp Signed Easment Corey Barton
2. Easement M&R_Corey Barton

EASEMENT

THIS INDENTURE, Made this _____ day of _____, 2026, between Corey Barton, of Caldwell, Idaho, 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 lines with the necessary appurtenances thereto, and for accessing Grantee's 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 Exhibits "A" and "B", comprised of three (3) pages total, attached hereto and made a part hereof

TOGETHER With the right of ingress and egress upon, over, under and across the property described in Exhibit "A," as well as upon, over, under, and across the adjacent lands belonging to the parties of the first part, its successors and assigns, for all purposes related to accessing, constructing, operating, and maintaining the facilities for which this easement has been granted and the necessary appurtenances thereto.

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, except that the City will not restore, replace, or repair items which were removed because they encroached upon the easement.

4. Upon recordation of a final plat over the subject property providing public right-of-way or utility easements to and over these facilities, the temporary utility easement described herein shall terminate automatically without the need for any further act by any party.

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

Corey Barton, Owner/Developer

STATE OF IDAHO)
) ss.
County of ~~Canyon~~ Ada)

On this 17th day of March, ~~2025~~ 2026, before me, the undersigned, a Notary Public in and for said State personally appeared, Corey Barton, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

Notary Public
Residing at: Nampa, ID
My Commission Expires: 6-05-2028

ADAIR KOLTES
Notary Public - State of Idaho
Commission Number 30052
My Commission Expires 06-05-2028

Exhibit "A"

Chestnut Heights Subdivision No. 2
Temporary Easements – Corey Barton

Project No. 10-23-045 *February 2026*

Tracts of land situate in the northeast quarter of Section 11, Township 3 North, Range 3 West, Boise Meridian, City of Caldwell, County of Canyon, State of Idaho, and being more particularly described as follows:

Commencing at the north quarter corner of said Section 11, from which the northeast corner of said Section 11 bears North 89°42'55" East – 2,660.44 feet;

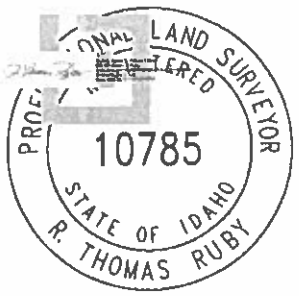
THENCE from said Point of Commencement, North 89°42'55" East, coincident with the north line of said Section 11, a distance of 1,133.98 feet;

THENCE leaving said north line, the following eleven (11) consecutive courses and distances:

1. South 00°08'54" East, a distance of 149.08 feet;
2. South 11°39'10" East, a distance of 82.97 feet;
3. South 00°28'41" East, a distance of 148.24 feet;
4. South 89°29'03" West, a distance of 38.21 feet;
5. South 00°34'15" West, a distance of 177.46 feet;
6. South 89°25'45" East, a distance of 23.83 feet;
7. South 00°36'55" West, a distance of 108.46 feet;
8. North 89°25'45" West, a distance of 575.55 feet;
9. South 00°34'15" West, a distance of 108.46 feet;
10. South 89°25'45" East, a distance of 20.00 feet, and
11. South 00°34'15" West, a distance of 11.50 feet to the **Point of Beginning**;

THENCE from said Point of Beginning, the following three (3) consecutive courses and distances:

1. South 89°25'45" East, a distance of 406.06 feet;
2. North 45°35'35" East, a distance of 14.15 feet, and
3. North 00°36'55" East, a distance of 5.93 feet to a point on the southerly line of Parcel 2 described in the Warranty Deed recorded as Instrument No. 2020-013837, Official Records of Canyon County;



THENCE along a line coincident with said southerly line, North 89°42'46" East, a distance of 30.00 feet;

THENCE departing from said southerly line, the following three (3) consecutive courses and distances:

1. South 00°36'55" West, a distance of 46.38 feet;

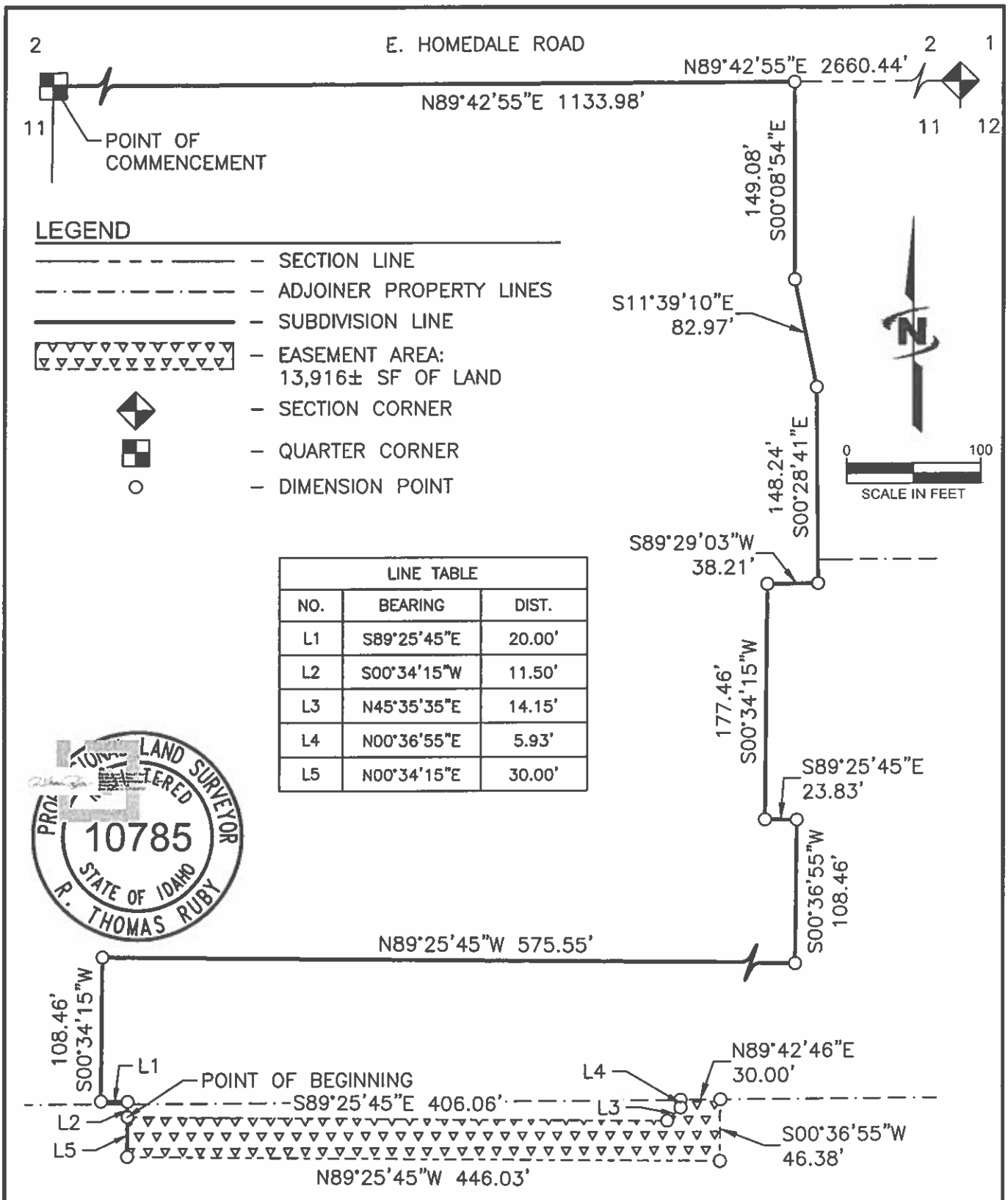
2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5752 W www.jub.com P 208.376.7330

2. North 89°25'45" West, a distance of 446.03 feet, and
3. North 00°34'15" East, a distance of 30.00 feet to the **Point of Beginning**.

The above described area contains 13,916 square feet of land, more or less.

This description was prepared by me or under my immediate supervision. If any portion of this description is modified or removed without the written consent of R. Thomas Ruby, PLS, all professional liability associated with this document is hereby declared null and void.





LEGEND

- SECTION LINE
- ADJOINER PROPERTY LINES
- SUBDIVISION LINE
- EASEMENT AREA: 13,916± SF OF LAND
- SECTION CORNER
- QUARTER CORNER
- DIMENSION POINT

LINE TABLE		
NO.	BEARING	DIST.
L1	S89°25'45"E	20.00'
L2	S00°34'15"W	11.50'
L3	N45°35'35"E	14.15'
L4	N00°36'55"E	5.93'
L5	N00°34'15"E	30.00'

PROFESSIONAL LAND SURVEYOR
REGISTERED
10785
STATE OF IDAHO
R. THOMAS RUBY

EXHIBIT "B"

PRJ NO: 10-23-045

J-U-B ENGINEERS, INC.

CHESTNUT HEIGHTS SUBDIVISION NO. 2
TEMPORARY EASEMENT - COREY BARTON
SITUATE IN THE NORTHEAST QUARTER OF SECTION 11, T3N, R3W
BOISE MERIDIAN, CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO

SHEET
3 OF 3

MEMORANDUM

TO: Caldwell City Council
Meeting Date _June 15_, 2026

AGENDA ITEM INFORMATION				
SUBJECT: Temporary utility easement for sanitary sewer, domestic water, pressure irrigation main line for Chestnut Heights Subdivision, Phase No. 2.		***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	JC
		Mapping		
COST IMPACT:	$0.00	Parks and Recreation		
FUNDING SOURCE:		Airport		
		Information Systems		
TIMELINE:		Golf Course		
		OTHER:		

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

SUMMARY STATEMENT:

Acceptance of a temporary easement for sanitary sewer, domestic water and pressure irrigation main line and turnaround by Corey Barton.

Corey Barton has agreed to provide a temporary easement for the utilities across a portion of their property to provide said services for Chestnut Heights Phase No. 2 This easement is necessary for the construction, operation and maintenance of said utilities.

The original easement is attached:

1. Temporary Easement: Sanitary Sewer, Domestic Water, Pressure Irrigation Mainline

RECOMMENDED ACTION:

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

RESOLUTION NO. _____

A RESOLUTION BY THE CITY OF CALDWELL, IDAHO ACCEPTING A UTILITY EASEMENT BETWEEN THE CITY OF CALDWELL AND COREY BARTON FOR THE PURPOSE OF CONSTRUCTION, OPERATION AND MAINTAINENCE OF SANITARY SEWER, DOMESTIC WATER, PRESSURE IRRIGATION MAIN LINES.

Be it resolved that the City of Caldwell, Idaho hereby accepts and approves an "Easement" between the City of Caldwell and Corey Barton. This easement provides a pathway across a portion of their property necessary to construct, operate, and maintain said sanitary sewer, domestic water and pressure irrigation main lines.

The City Clerk of the City of Caldwell is hereby directed to record the easement described above, and forward a copy to the Engineering Department of said City of Caldwell for preservation in an index of easements.

PASSED BY COUNCIL of the City of Caldwell, Idaho, this the 15th day of June, 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho, this the 15th day of June 2026.

Approved By:

_____
Eric Phillips, Mayor

Attest:

_____
Kristina Buchan, City Clerk

Regular **Item:** 5.

Memorandum

To:

City Council

Meeting Date:

June 15, 2026

Item Name:

Approve Resolution accepting a Quitclaim deed for Right-of-Way from The Charles and Carol Pintler Family Trust for future development

Summary Statement:

The Charles and Carol Pinter Family Trust have dedicated a 40-foot strip of land across the east side of its property and 40.5-foot strip along the south side of its property for future Right-of-Way development and road improvements. This property is located at 0 Lake Avenue (R3282300000). 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 Lake Ave Resolution and Quitclaim Deed signed

RESOLUTION NO._____

A RESOLUTION BY THE CITY OF CALDWELL, IDAHO ACCEPTING A QUITCLAIM DEED FOR RIGHT-OF-WAY FROM THE CHARLES AND CAROL PINTLER FAMILY TRUST FOR THE PURPOSE OF FUTURE ROAD IMPROVEMENTS.

Be it resolved that the City of Caldwell, Idaho hereby accepts and approves "QUITCLAIM DEED" from The Charles and Carol Pintler Family Trust. This deed provides the necessary Right-of-Way for the future road improvements at the southeast corner of 0 Lake Ave.

The City Clerk of the City of Caldwell is hereby directed to forward a copy of the recorded "Quitclaim Deed" to the Engineering Department of said City of Caldwell for preservation in an index of deeds.

PASSED BY COUNCIL of the City of Caldwell, Idaho, this the 15th day of June 2026

APPROVED BY THE MAYOR of the City of Caldwell, Idaho, this the 15th day of June 2026

Approved By:	**Attest:**
_____	_____
Eric Phillips, Mayor	Kristina Buchan, City Clerk

QUITCLAIM DEED

THIS INDENTURE made this 18 day of May, 2026, between THE CHARLES AND CAROL PINTLER FAMILY TRUST, a divided 50.615% interest, and DESERT SUN FARMS, INC., an Idaho Corporation, a divided 49.385% interest, the Transferors, and THE CITY OF CALDWELL, whose address is 205 S 6th Ave, Caldwell, Idaho 83605, the Transferee.

WITNESSETH that the said Transferors, 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

TRANSFERORS 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 Transferors, 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 Transferors has hereunto set their hand the day and year first above written.

(signatures on following page)

THE CHARLES AND CAROL PINTLER FAMILY TRUST

Charles D Pintler

By: **Charles D. Pintler**, its Co-Trustee

Date: 5-18-26

Carol L Pintler

By: **Carol L. Pintler**, its Co-Trustee

Date: 5-18-26

STATE OF IDAHO)
) **ss.**
County of CANYON)

On this 18TH day of MAY, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Charles D. Pintler and Carol L. Pintler, known to me to be the co-trustees of THE CHARLES AND CAROL PINTLER FAMILY TRUST, whose names are subscribed to the within and foregoing instrument and acknowledged to me that they executed the same on behalf of THE CHARLES AND CAROL PINTLER FAMILY TRUST.

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

BRADY J HANSEN
STATE OF IDAHO
NOTARY PUBLIC
COMMISSION #20233457
EXPIRES AUGUST 10, 2029

*SEAL

NOTARY PUBLIC FOR IDAHO
Residence: 1246 E Rio Chico Dr, Kuna, ID 83634
My Commission Expires: 08/18/29

DESERT SUN FARMS, INC.

By: **Charles D. Pintler**, its President

Date: 18th May 26

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

On this 18th day of May, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Charles D. Pintler, known to me to be the President of DESERT SUN FARMS, INC., whose name is subscribed to the within and foregoing instrument and acknowledged to me that they executed the same on behalf of DESERT SUN FAMRS, INC.

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

BRADY J HANSEN
STATE OF IDAHO
NOTARY PUBLIC
COMMISSION #20233457
EXPIRES AUGUST 18, 2029

NOTARY PUBLIC FOR IDAHO
Residence: 1246 E Rio Chico Dr, Kuna, ID 83634
My Commission Expires: 08/18/29

*SEAL

LEGAL DESCRIPTION

THE LAND GROUP

April 10, 2026
Project No.: 125077

RIGHT-OF-WAY DEDICATION
CITY OF CALDWELL
FIRE STATION No.4

An area of land located in the Northeast one quarter of the Northeast one quarter of Section 14, Township 3 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, being more particularly described as follows:

COMMENCING at the Northeast Section corner of said Section 14 (from which the East One Quarter corner of Section 14 bears South 00° 38' 47" West, 2641.82 feet distant); thence on the east section line of said Section 14, South 00° 38' 47" West, 1019.16 feet, to the **POINT OF BEGINNING:**

Thence continuing on said east section line, South 00° 38' 47" West, 301.75 feet, to the North One Sixteenth corner of said Section 14;
Thence leaving said east section line South 89° 39' 22" West, 282.14 feet, on the south sixteenth section line of said Northeast one quarter of the Northeast one quarter;
Thence leaving said south sixteenth section line, North 00° 38' 47" East, 40.50 feet,
Thence North 89° 39' 22" East, 217.56 feet to a point of curvature;
Thence 38.84 feet on the arc of a curve to the left, having a radius of 25.00 feet, a central angle of 89° 00' 35", and whose chord bears North 45° 09' 04" East, 35.05 feet;
Thence North 00° 38' 47" East, 237.36 feet;
Thence South 89° 21' 13" East, 40.00 feet to the **POINT OF BEGINNING.**

The above-described area of land contains 0.505 Acres (22,018 Ft^2), more or less.

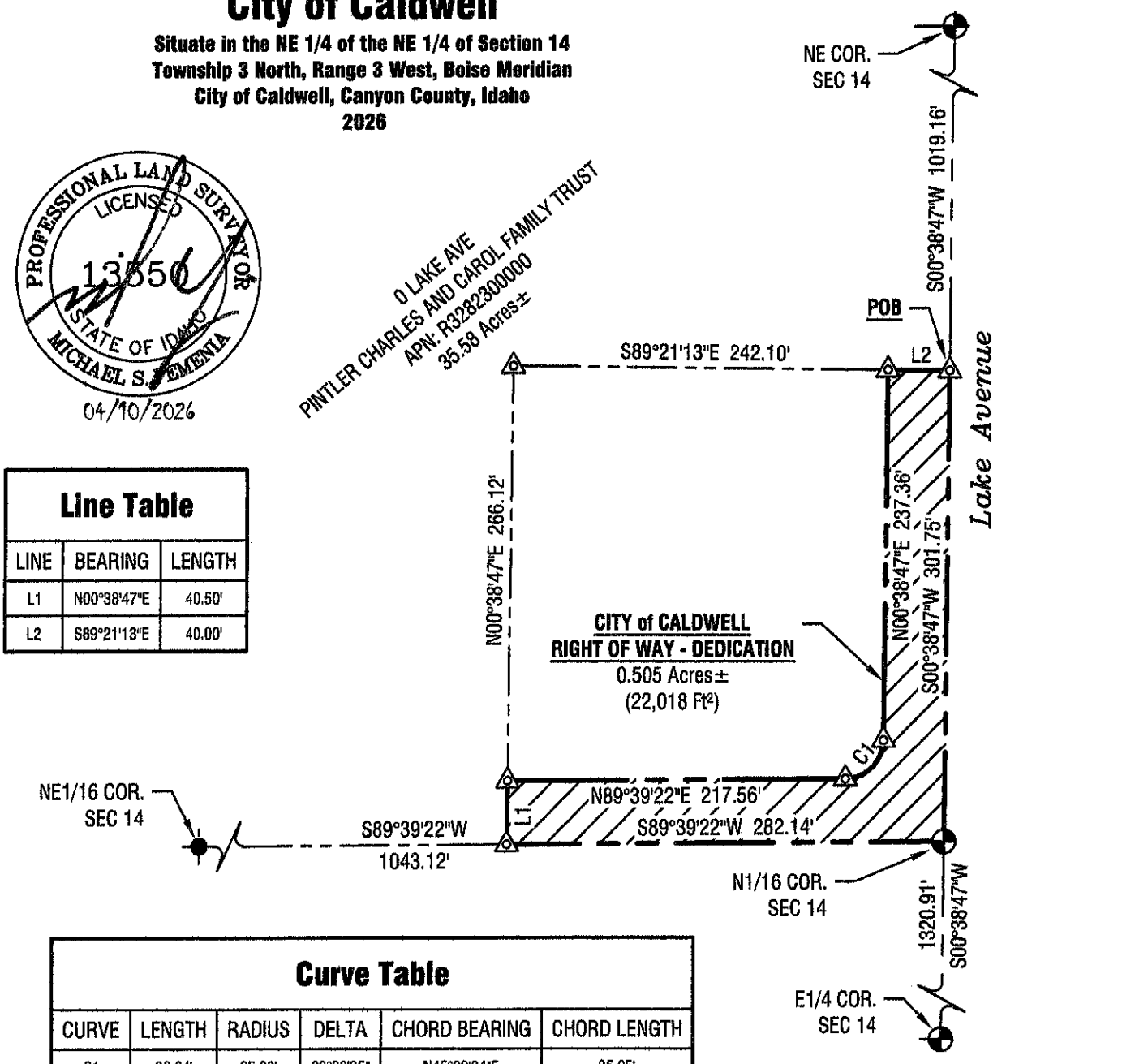
PREPARED BY:
The Land Group, Inc.
Michael Femenia, PLS



Right-of-Way Dedication
for
City of Caldwell

Situate in the NE 1/4 of the NE 1/4 of Section 14
Township 3 North, Range 3 West, Boise Meridian
City of Caldwell, Canyon County, Idaho
2026

PROFESSIONAL LAND SURVEYOR
LICENSED
13550
STATE OF IDAHO
MICHAEL S. TEMENIA
04/10/2026



Line Table

LINE	BEARING	LENGTH
L1	N00°38'47"E	40.50'
L2	S89°21'13"E	40.00'

Curve Table

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	38.84'	25.00'	89°00'35"	N45°09'04"E	35.05'

Exhibit "B"

Horizontal Scale: 1"=100'

0 100' 200'

Project No.: 125077
Date of Issuance: April 10, 2026

THE LAND GROUP

Right-of-Way Dedication
Caldwell Fire Station #4
City of Caldwell

1

File Location: g:\2025\125077\cad\Survey\exhibits\125077 ex right of way dedication c of c 260409.dwg
Last Plotted By:mike temenia
Date Plotted: Friday, April 10 2026 at 07:27 AM

Memorandum

To:

City Council

Meeting Date:

June 15, 2026

Item Name:

Approve Resolution accepting a temporary license agreement with TPC Enterprise Holdings, LLC by Pacific West Communities, Inc. for landscaping improvements within the right-of-way adjacent to the Prospector Pointe development

Summary Statement:

TPC Enterprise Holdings, LLC, by Pacific West Communities, Inc., its manager, requests City approval of a Temporary License Agreement authorizing the installation, irrigation, and maintenance of landscaping improvements within portions of the City right-of-way adjacent to the Prospector Pointe development located at 0 N 21st Ave (R35373010A0). The Licensee shall be solely responsible for all maintenance, operation, repair, relocation, and removal of the improvements located within the City right-of-way pursuant to the terms of the Agreement.

Recommended Action:

It is the recommendation of the Engineering Department that Council approves this Temporary License Agreement as submitted.

Budget:

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

Attachments:

1. 0 N 21st Ave Resolution and Tempory License Agreement - signed

RESOLUTION NO._____

A RESOLUTION BY THE CITY OF CALDWELL, IDAHO, ACCEPTING A TEMPORARY LICENSE AGREEMENT WITH TPC ENTERPRISE HOLDINGS, LLC, BY PACIFIC WEST COMMUNITIES, INC, ITS MANAGER, FOR LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY ADJACENT TO THE PROSPECTOR POINTE DEVELOPMENT.

Be it resolved that the City of Caldwell, Idaho hereby accepts the Temporary License Agreement with TPC Enterprise Holdings, LLC, by Pacific West Communities, Inc., its manager, for the installation, irrigation, and maintenance of landscaping improvements within designated City right-of-way adjacent to the Prospector Pointe development, as more particularly described in the Agreement.

The City Clerk of the City of Caldwell is hereby directed to record the Temporary License Agreement and forward a copy to the Engineering Department of said City of Caldwell for preservation in an index of such agreements.

PASSED BY COUNCIL of the City of Caldwell, Idaho, this the 15th day of June 2026

APPROVED BY THE MAYOR of the City of Caldwell, Idaho, this the 15th day of June 2026

Approved By:	**Attest:**
_____	_____
Eric Phillips, Mayor	Kristina Buchan, City Clerk

TEMPORARY LICENSE AGREEMENT

THIS TEMPORARY LICENSE AGREEMENT ("Agreement") is made and entered into between the City of Caldwell, an Idaho municipal corporation ("City of Caldwell") and TPC Enterprise Holdings, LLC, an Idaho limited liability company, by Pacific West Communities, Inc. an Idaho Corporation, its manager ("Licensee").

For good and valuable consideration, the receipt and sufficiency of which is acknowledged by the parties:

SECTION 1. RECITALS.

1.1 The City of Caldwell owns and has exclusive jurisdiction over the public highways/rights-of-way (the "Public Highways" or "Public Highway") located within the city limits of the City of Caldwell, Canyon County, Idaho, excluding federal and state highways;

1.2 Licensee owns certain property with an address of 2616 Striker Ln. and 822 Striker Ln., Caldwell, Idaho, and more particularly described in **Exhibit "A"** attached hereto (the "Licensee's Property"); and

1.3 Licensee desires a license to use a portion of the Public Highway contiguous to, abutting, or on the Licensee's Property as depicted on **Exhibit "B"** attached hereto (the "Licensed Right-of-Way") for the limited purposes hereinafter set forth, and, for the consideration and on the terms and conditions hereinafter set forth, and the City of Caldwell is willing to extend such license to Licensee.

SECTION 2. LICENSE; LICENSE NOT EXCLUSIVE.

2.1 On the terms and conditions hereinafter set forth, the City of Caldwell hereby extends to Licensee a license on, over, across and under the Licensed Right-of-Way for the following uses and purposes ("Authorized Use") and no others:

(i) the construction and maintenance of landscaping within the public rights of way to meet Section 10-07-07 of Caldwell City Code

2.2 This Agreement does not extend to Licensee the right to use the Licensed Right-of-Way to the exclusion of the City of Caldwell for any use within its jurisdiction, authority and discretion or of others to the extent authorized by law to use public rights-of-way. If the Licensed Right-of-Way has been opened as a public Highway (as used in the Agreement the term "Highway" is as defined in Idaho Code § 40-109(5)), Licensee's Authorized Use is subject to the rights of the public to use the Licensed Right-of-Way for Highway purposes. Licensee's Authorized Use is also subject to the (i) rights of holders of easements of record or easements obvious on inspection of the Licensed Right-of-Way, and (ii) statutory rights

of utilities to use the public right-of-way. This Agreement is not intended to and shall not preclude or impede the ability of the City of Caldwell to enter into other similar agreements allowing third parties to also use its public rights-of-way, or the ability of the City of Caldwell to redesign, reconstruct, relocate, maintain, and improve its public rights-of-way and Highways as authorized by law and as it determines, in its sole discretion, is appropriate.

SECTION 3. CONSTRUCTION OR INSTALLATION OF IMPROVEMENTS. Any repairs or maintenance of the Licensee's improvements located in the Licensed Right-of-Way or the installation or construction of improvements by Licensee in the Licensed Right-of-Way as permitted by the Authorized Use (the "Improvements") shall be accomplished in accordance with designs, plans, and specifications approved in advance and in writing by the City of Caldwell as required to satisfy applicable laws, the City of Caldwell's policies, and good engineering practices. In approving such plans and specifications, the City of Caldwell assumes no responsibility for any deficiencies or inadequacies in the design or construction of the Improvements, and the responsibility therefor shall be and remain in Licensee.

SECTION 4. WAIVER AND ESTOPPEL STATEMENT BY LICENSEE. Licensee acknowledges and agrees that the license granted herein is temporary, non-transferable, and merely a permissive use of the Licensed Right-of-Way pursuant to this Agreement. Licensee further acknowledges and agrees that it/he/she specifically assumes the risk that the license pursuant to this Agreement may be terminated before Licensee has realized the economic benefit of the cost of installing, constructing, repairing, or maintaining the Improvements, and Licensee hereby waives and estops itself/himself/herself from asserting any claim that the license is in any way irrevocable because Licensee has expended funds on the Improvements and the Agreement has not been in effect for a period sufficient for Licensee to realize the economic benefit from such expenditures.

SECTION 5. TERM.

5.1 The term of this Agreement will commence on the ____ day of _____, 2026, and will continue until terminated by either party, with or without cause, which termination shall be effective following thirty (30) days' written notice of termination given to the other party.

5.2 Notwithstanding any term to the contrary, the City of Caldwell may terminate this Agreement and the rights extended to Licensee hereunder at any time effective thirty (30) days following the date the City of Caldwell provides written notice of termination to Licensee.

SECTION 6. FEE. There is no fee for the Licensee's Authorized Use of the Licensed Right-of-Way under this Agreement.

SECTION 7. MAINTENANCE; FAILURE TO MAINTAIN; RELOCATION OF UTILITIES.

7.1 At its sole cost and expense, Licensee shall maintain the Improvements in good condition and repair and as required to satisfy applicable laws, the policies of the City of

Caldwell, and sound engineering practices. Licensee shall have access over, across, and under the Licensed Right-of-Way for the purposes of accomplishing such repair and maintenance.

7.2 If the Public Highway on and/or adjacent to the Licensed Right-of-Way is damaged as a result of:

(i) the performance by Licensee of the maintenance required by section 7.1, or the failure or neglect to perform such maintenance; and/or

(ii) Licensee's design, installation, or use of the Improvements, regardless of cause;

then, at its sole cost and expense, Licensee shall promptly correct such deficiency and restore the Public Highway and the surface of the Licensed Right-of-Way to the same condition it was in prior to the damage. If Licensee shall fail or neglect to commence such correction and restoration within twenty-four (24) hours of notification thereof, the City of Caldwell may proceed to correct or restore, in which event Licensee agrees to reimburse the City of Caldwell for the costs and expenses thereof, including, without limitation, reasonable compensation for the use of staff and equipment of the City of Caldwell.

7.3 Notwithstanding the provisions of section 7.2, should an emergency exist related to the Licensee's use of this license which threatens the stability or function of the Public Highway on or adjacent to the Licensed Right-of-Way or the safety of the public use thereof, the City of Caldwell shall have the right to immediately perform, on behalf of and at the cost of Licensee, necessary emergency repairs.

7.4 The City of Caldwell is not responsible for the relocation of any existing utilities located on the Licensed Right-of-Way as may be required in connection with any construction or installation of Improvements by Licensee in the Licensed Right-of-Way.

SECTION 8. RELOCATION OF IMPROVEMENTS.

8.1 If during the term of this Agreement the City of Caldwell requires, in its sole discretion, at any time, and from time to time, that the Public Highway on and/or adjacent to the Licensed Right-of-Way be widened and/or realigned, redesigned, improved and/or reconstructed, Licensee hereby accepts responsibility for all costs for relocating, modifying, or otherwise adapting the Improvements to such realignment and/or relocation and/or reconstruction if required by the City of Caldwell. Any relocation, modification, or other adaptation of the Improvements shall be accomplished by Licensee according to designs, plans, and specifications approved in advance by the City of Caldwell in writing.

8.2 The City of Caldwell agrees to give Licensee adequate written notice as necessary to allow Licensee to redesign, relocate, modify, or adapt the Improvements to the realignment and/or relocation and/or reconstruction of the Public Highway and also licenses Licensee such additional area of its right-of-way, if any, as may be necessary for the proper operation of the

Improvements, which further license will not be effective until confirmed by the City of Caldwell in writing.

8.3 Notwithstanding Section 8.1, Licensee may elect to terminate this Agreement in lieu of complying with its responsibility for relocating, modifying, or otherwise adapting the Improvements.

SECTION 9. PERMIT. If the proposed construction and installation of the Improvements, or any reconstruction, relocation, or maintenance thereof, requires Licensee to obtain a permit under the City of Caldwell policies, Licensee shall first obtain such permit from the City of Caldwell (Construction Services Division) before commencing such work, and pay the required fees and otherwise comply with the conditions set forth therein.

SECTION 10. NO TITLE IN LICENSEE. Licensee shall have no right, title or interest in or to the Licensed Right-of-Way other than the right to temporarily use the same pursuant to the terms of this Agreement.

SECTION 11. NO COSTS TO CITY OF CALDWELL. Any and all costs and expenses associated with Licensee's Authorized Use of the Licensed Right-of-Way, or any construction or installation of Improvements thereon, or the repair and maintenance thereof, or the relocation of Improvements or utilities thereon, or the restoration thereof at the termination of this Agreement, shall be at the sole cost and expense of Licensee.

SECTION 12. TAXES AND ASSESSMENTS. Licensee agrees to pay all special assessments and personal property taxes that may be levied and assessed on the Improvements during the term of this Agreement.

SECTION 13. RESTORATION ON TERMINATION. Upon termination of this Agreement, Licensee will promptly remove all Improvements and restore the Licensed Right-of-Way to at least its condition at the time of this Agreement. Should Licensee fail or neglect to promptly remove the Improvements and restore the Licensed Right-of-Way, the City of Caldwell may do so and assess Licensee for the costs thereof. Provided, the City of Caldwell and Licensee may agree in writing that some or all of such Improvements are to remain on the Licensed Right-of-Way following termination, and by entering into such an agreement Licensee thereby disclaims all right, title, and interest in and to the same and grants such Improvements to the City of Caldwell, at no cost. Further provided, if the Authorized Use of the Licensed Right-of-Way under this Agreement is for landscaping in the Licensed Right-of-Way and the irrigation and maintenance thereof, and the City of Caldwell has adopted ordinances, rules, and/or regulations governing the landscaping and maintenance of such Licensed Right-of-Way by owners of the adjacent property, to the extent such owners are obligated to maintain and irrigate the landscaping, Licensee need not remove the same from the Licensed Right-of-Way.

SECTION 14. INDEMNIFICATION. Licensee hereby indemnifies and holds the City of Caldwell harmless from and against any and all claims or actions for loss, injury, death, damages, and mechanics and other liens, arising out of the failure or neglect of Licensee, or

Licensee's employees, contractors and agents, to properly and reasonably make Authorized Use of the Licensed Right-of-Way or properly construct, install, plant, repair, or maintain the Improvements thereon, or that otherwise result from the use and occupation of the Licensed Right-of-Way by Licensee, and including any attorney's fees and costs that may be incurred by the City of Caldwell in defense of such claims or actions indemnified against by Licensee hereunder. For claims or actions arising out of failures or neglects occurring during the term of this Agreement, regardless of the date the claim arises or the action is brought, Licensee's obligations pursuant to this Section shall survive the termination of this Agreement.

SECTION 15. COMPLIANCE WITH LAW; WASTE AND NUISANCES PROHIBITED. In connection with Licensee's use of the Licensed Right-of-Way, Licensee covenants and agrees to: (i) comply with any and all applicable federal, state, and local statutes, ordinances, policies, rules and regulations, including, without limitation, those relating to traffic and pedestrian safety, the Clean Water Act, and/or to the presence, use, generation, release, discharge, storage or disposal in, on, or under the Licensed Right-of-Way of any Hazardous Materials (defined as any substance or material defined or designated as hazardous or toxic waste material or substance, or other similar term, by any federal, state or local environmental statute or regulation presently in effect or that may be promulgated in the future); (ii) obtain any and all permits and approvals required by the City of Caldwell or any other unit of government; and (iii) commit no waste and allow no nuisance on the Licensed Right-of-Way. Licensee covenants and agrees to indemnify and hold the City of Caldwell harmless from and against any and all claims, demands, damages, liens, liabilities and expenses (including without limitation, reasonable attorney's fees), arising directly or indirectly from or in any way connected with the breach of the foregoing covenant. These covenants shall survive the termination of this Agreement.

SECTION 16. ASSIGNMENT. Licensee cannot sell, assign, or otherwise transfer its rights and obligations under this Agreement except with the prior written consent of the City of Caldwell, which consent will not be granted unless the assignee assumes all obligations, warranties, covenants, and agreements of Licensee herein contained. Provided, however, that the City of Caldwell is under no obligation to grant its consent and has sole discretion to deny any request to do so.

SECTION 17. ATTORNEY'S FEES. In any suit, action or appeal therefrom to enforce or interpret this Agreement, the prevailing party shall be entitled to recover its costs incurred therein, including reasonable attorney's fees.

SECTION 18. NOTICE. Any notice under this Agreement shall be in writing and be delivered in person, or by United States Mail, postage prepaid, or by public or private 24-hour overnight courier service (so long as such service provides written confirmation of delivery), or by facsimile verified by electronic confirmation. All notices shall be addressed to the party at the address set forth below or at such other addresses as the parties may from time to time direct in writing by notice given to the other. Any notice shall be deemed to have been given on (a) its actual delivery to or refusal by the other party, (b) three (3) days after the day of mailing by United States Mail, (c) the day after delivery to an overnight courier service, or (d) the day facsimile delivery is electronically confirmed.

If to the City of Caldwell: City of Caldwell
c/o City Attorney
205 South 6th Avenue
Caldwell, Idaho 83605

If to Licensee: Pacific West Communities
430 E State Street., Ste 100
Eagle, ID 83616

SECTION 19. SUCCESSORS AND ASSIGNS. This Agreement, the license herein extended, and the covenants and agreements herein contained shall inure to the benefit of and be binding upon the parties hereto and their successors and, if consented to by the City of Caldwell pursuant to section 16, Licensee's assigns.

SECTION 20. INCORPORATION OF EXHIBITS AND RECITALS. All exhibits attached hereto and the recitals contained therein are incorporated herein as if set forth in full.

SECTION 21. NO RECORDATION. This Agreement shall not be recorded in the Official Real Property Records of Canyon County, Idaho.

SECTION 23. WARRANTY OF AUTHORITY TO EXECUTE.

23.1 The person executing this Agreement on behalf of the City of Caldwell represents and warrants due authorization to do so on behalf of the City of Caldwell, and that upon execution of this Agreement on behalf of the City of Caldwell, the same is binding upon, and shall inure to the benefit of, the City of Caldwell.

23.2 If Licensee is not a natural person, the person executing the Agreement on behalf of Licensee represents and warrants due authorization to do so on behalf of Licensee, and that upon execution of this Agreement on behalf of Licensee, the same is binding upon, and shall inure to the benefit of, Licensee.

DATED, this 11TH day of MAY, 2026.

LICENSOR: **THE CITY OF CALDWELL**

By: JOHN PREBONICK
Its: CITY ENGINEER

LICENSEE: **TPC Enterprise Holdings, LLC, an Idaho limited liablity company,**

By: Pacific West Communities, Inc. an Idaho Corporation, its manager

By: Caleb Roope
Its: President

EXHIBIT "A"

(Description and Depiction of Licensee's Property)

Sawtooth Land Surveying, LLC

2030 S. Washington Ave.
Emmett, ID 83617
P: (208) 398-8104
F: (208) 398-8105

Parcel C Description

BASIS OF BEARING for this description is N. 89°56'37" W., between a brass cap marking the S1/4 corner of Section 23 and a found brass cap marking the W1/16 corner between Sections 23 and 26, both in T. 4 N., R. 3 W., B.M., Canyon County, Idaho.

A parcel of land being a portion of the S1/2 of the SW1/4 of Section 23, Township 4 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, more particularly described as follows:

COMMENCING at a brass cap marking the southwest corner of the SE1/4 of the SW1/4 (W1/16 corner);

Thence N. 0°08'29" E., along the west line of said SE1/4 of the SW1/4, a distance of 64.91 feet to a brass cap stamped 15+36.57, 72.06 LT on the northerly right of way of Franklin Road;

Thence S. 63°59'40" E., coincident with said northerly right of way, 90.25 feet to an aluminum cap stamped 16+15.03, 52.63 LT, PLS 11778;

Thence S. 89°57'42" E., coincident with said northerly right of way, 41.01 feet to a 1/2" rebar with cap PLS 11574 and the **POINT OF BEGINNING** and the beginning of a non-tangent curve right, having a radius of 142.50 feet;

Thence 45.70 feet along the arc of said curve, through a central angle of 18°22'34", subtended by a chord bearing N. 9°03'27" W., 45.51 feet to a 1/2" rebar with cap PLS 11574;

Thence N. 0°07'49" E., 54.18 feet to a 1/2" rebar with cap PLS 11574 and the beginning of a curve left, having a radius of 152.50 feet;

Thence 28.15 feet along the arc of said curve, through central angle of 10°34'29", subtended by a chord bearing N. 5°09'25" W., 28.11 feet to a 1/2" rebar with cap PLS 11574 and the beginning of a reverse curve right, having a radius of 23.00 feet;

Thence 31.74 feet along the arc of said curve, through a central angle of 79°04'06", subtended by a chord bearing N. 29°05'24" E., 29.28 feet to a 1/2" rebar with cap PLS 11574 and the beginning of a compound curve right, having a radius of 279.50 feet;

Thence 27.70 feet along the arc of said curve, through a central angle of 5°40'42", subtended by a chord bearing N. 71°27'48" E., 27.69 feet to a 1/2" rebar with cap PLS 11574;

Thence N. 16°18'45" W., 40.79 feet to a 1/2" rebar with cap PLS 11574;

Thence N. 60°03'42" E., 84.76 feet to a 1/2" rebar with cap PLS 11574;

Thence N. 0°03'42" E., 53.80 feet to a 1/2" rebar with cap PLS 11574;

Thence N. 44°58'40" E., 57.83 feet to a 1/2" rebar with cap PLS 11574;

Thence N. 89°58'40" E., 337.70 feet to a 1/2" rebar with cap PLS 11574;

Thence S. 15°11'54" W., 27.96 feet to a 1/2" rebar with cap PLS 11574 and the beginning of a curve left, having a radius of 333.00 feet;

Thence 45.00 feet along the arc of said curve, through a central angle of 7°44'31", subtended by a chord bearing S. 11°19'38" W., 44.96 feet to a 1/2" rebar with cap PLS 11574;

Thence S. 7°27'22" W., 28.69 feet to a 1/2" rebar with cap PLS 11574 and the beginning of a curve left, having a radius of 183.00 feet;

Thence 10.63 feet along the arc of said curve, through a central angle of 3°19'37", subtended by a chord bearing S. 5°47'34" W., 10.62 feet to a 1/2" rebar with cap PLS 11574;

Thence S. 4°07'45" W., 106.02 feet to a 1/2" rebar with cap PLS 11574 and the beginning of a curve left, having a radius of 183.00 feet;

Thence 13.06 feet along the arc of said curve, through a central angle of 4°05'20", subtended by a chord bearing S. 2°05'05" W., 13.06 feet to a 1/2" rebar with cap PLS 11574;

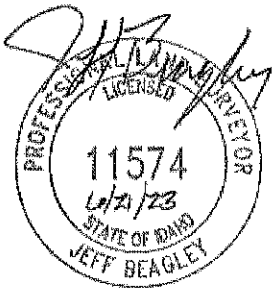
Thence S. 0°02'25" W., parallel with said east line of the W1/2 of the SE1/4 of the SW1/4, a distance of 15.78 feet to a 1/2" rebar with cap PLS 11574 and the beginning of a curve right, having a radius of 93.00 feet;

Thence 44.93 feet along the arc of said curve, through a central angle of 27°40'48", subtended by a chord bearing S. 13°52'49" W., 44.49 feet to a 1/2" rebar with cap PLS 11574 and the beginning of a reverse curve left, having a radius of 107.00 feet;

Thence 52.22 feet along the arc of said curve, through a central angle of 27°57'47", subtended by a chord bearing S. 13°44'19" W., 51.70 feet to a 1/2" rebar with cap PLS 11574 on said northerly right of way of Franklin Road;

Thence N. 89°57'42" W., coincident with said northerly right of way, 419.53 feet to the **POINT OF BEGINNING.**

Said parcel contains 3.180 acres more or less.



P:\2022\1 EMT\122262-PROSPECTOR POINTE-RENNISON (CALDWELL 23)\Survey\Drawings\Descriptions_1\Parcel C.docx
Page | 2

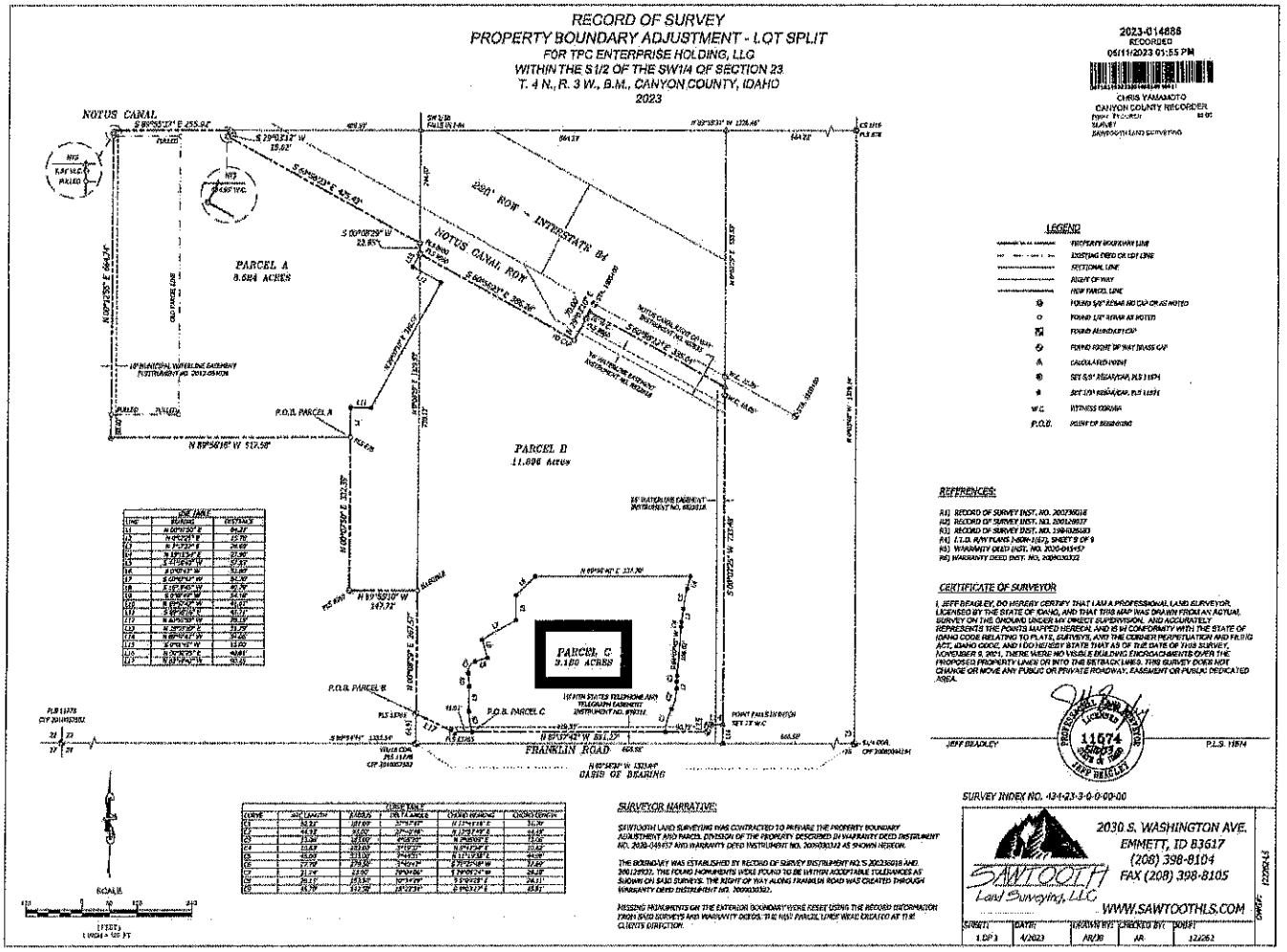
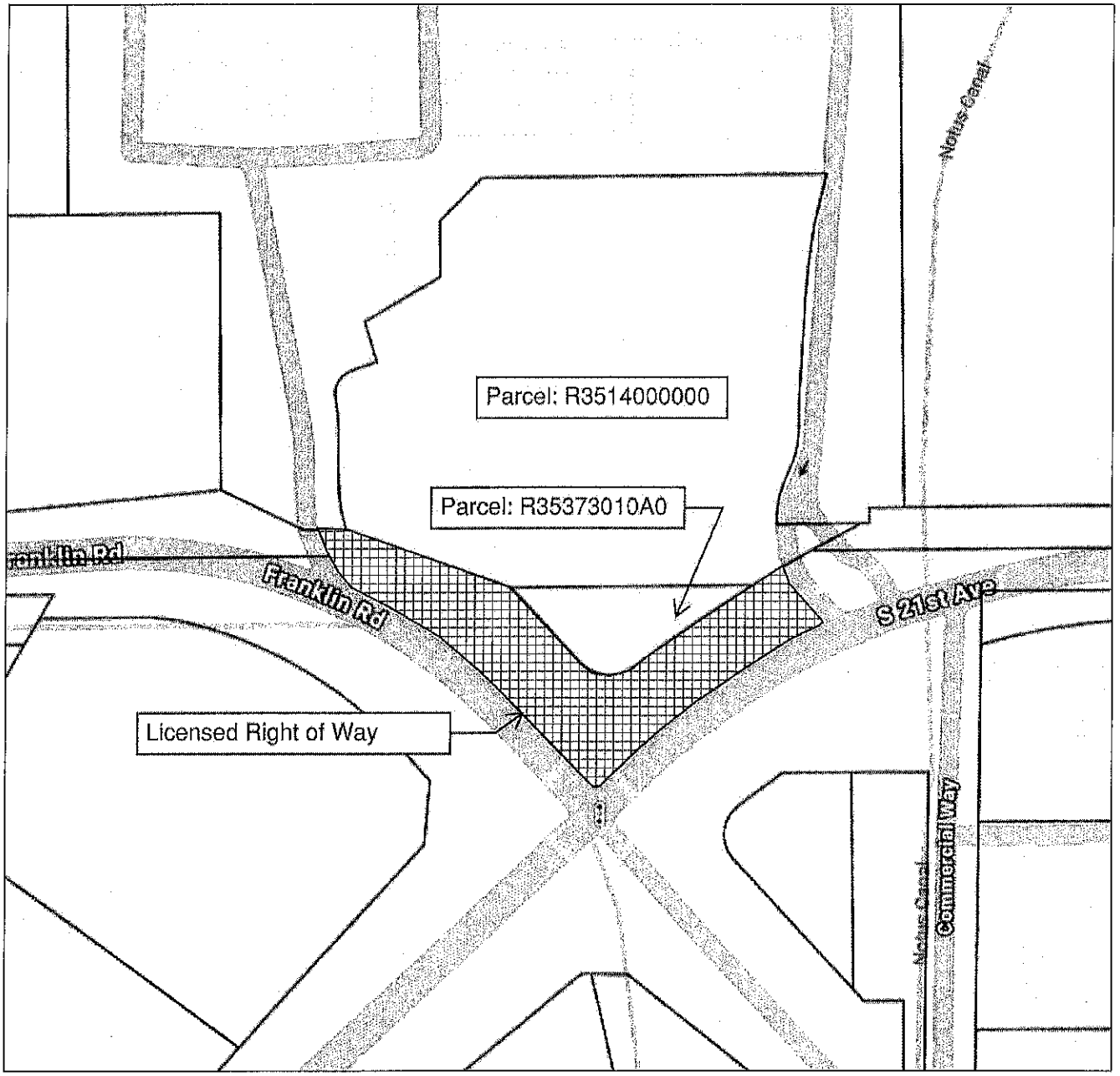

RECORD OF SURVEY
PROPERTY BOUNDARY ADJUSTMENT - LOT SPLIT
FOR TPC ENTERPRISE HOLDING, LLC
WITHIN THE S 1/2 OF THE SW1/4 OF SECTION 23
T. 4 N., R. 3 W., B.M., CANYON COUNTY, IDAHO
2023
2023-014885
RECORDED
05/11/2023 01:55 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
NOTUS CANAL
PARCEL A
8.584 ACRES
PARCEL B
11.896 Acres
PARCEL C
2.100 ACRES
220' ROW - INTERSTATE 84
NOTUS CANAL ROW
FRANKLIN ROAD
BASIS OF BEARING
LEGEND
REFERENCES:
CERTIFICATE OF SURVEYOR
I, JEFF BEAGLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY ON THE GROUND UNDER MY DIRECT SUPERVISION, AND ACCURATELY REPRESENTS THE POINTS MARKED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE. AND I DO HEREBY STATE THAT AS OF THE DATE OF THIS SURVEY, NOVEMBER 9, 2021, THERE WERE NO VISIBLE BUILDING ENCROACHMENTS OVER THE PROPOSED PROPERTY LINES OR INTO THE SETBACK LINES. THIS SURVEY DOES NOT CHANGE OR MOVE ANY PUBLIC OR PRIVATE ROADWAY, EASEMENT OR PUBLIC DEDICATED AREA.
JEFF BEAGLEY
P.L.S. 11674
SURVEYOR NARRATIVE:
SURVEY INDEX NO. 434-23-3-0-0-00-00
SAWTOOTH Land Surveying, LLC
2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105
WWW.SAWTOOTHLS.COM

EXHIBIT "B"

(Depiction of Licensed Right-of-Way)



Memorandum

To:

City Council

Meeting Date:

June 15, 2026

Item Name:

Approve the execution of the Memorandum of Understanding with the Caldwell School District for use of the Caldwell High School grounds for the 2026 Fourth of July fireworks show

Summary Statement:

Recommended Action:

Budget:

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

Attachments:

1. caldwell.city.csd.fireworks.2026

MEMORANDUM OF UNDERSTANDING
USE OF CALDWELL SCHOOL DISTRICT NO. 132 FACILITY
FOR 2026 FIREWORKS LAUNCH AT CALDWELL HIGH SCHOOL

This Memorandum of Understanding ("MOU") between Caldwell School District No. 132, a body corporate and politic of the State of Idaho, ("District") and the City of Caldwell, a municipal corporation of the state of Idaho, ("City") by and through the Caldwell Parks and Recreation Department ("Department") is effective on the date it is fully executed by both Parties.

RECITALS

The purpose of this MOU is to establish the terms and conditions under which the District shall permit the City to utilize District-owned property, specifically the Caldwell High School campus ("CHS campus") located at 3401 S. Indiana Ave., Caldwell, Idaho 83605, for the operation of the City's 2026 Fourth of July Fireworks Launch display ("Fireworks Event") for the Caldwell community.

WHEREAS, the City issued a Request for Proposals in compliance with applicable bidding laws, and has contracted with Homeland Fireworks, Inc. to produce the fireworks show for the Fireworks Event; and

WHEREAS, the City, in conjunction with Homeland Fireworks, Inc., has provided the site plan, for use of CHS campus including the football and baseball fields (see Exhibit "A")

THEREFORE, the City and District are enter into this MOU on the following terms and conditions:

TERMS

1. **Responsibilities of City.**
    1.1. City will coordinate with Homeland Fireworks, Inc. for the set-up and tear-down of the fireworks display.
    1.2. City shall ensure that all firing materials, large debris, and packing materials are removed from the CHS campus and all holes utilized to fire the displays are filled after the Fireworks Event. All holes left unattended due to postponement of the display shall be marked with safety ribbon or cones. The City will be responsible for picking up small debris (i.e. confetti) left as a result of the Fireworks Event. Removal of all materials related to the Fireworks Event shall be completed within 3 hours after the completion of the fireworks display.
    1.3. City will verify that Homeland Fireworks, Inc. has secured all the required insurance and will name the City as an additional insured. City will provide District proof of Homeland Fireworks, Inc.'s insurance.
    1.4. City shall identify the District as an additional insured on any applicable policy of the City solely for the Fireworks Event that forms the subject matter of this MOU and shall provide the District with proof of current liability insurance.

2. **Responsibilities of District.**

2.1. District will provide City appropriate access to the CHS campus. The City will require access for set up, tear down, and clean up from July 2, 2026, to July 5, 2026.

2.2. District will coordinate with City staff to conduct a site walk-through approximately 3 days prior to the Fireworks Event.

2.3. The area outlined in red on Exhibit "A" will be closed to all patrons and spectators on July 3 and July 4, 2026.

2.4. The Caldwell High School track and stadium facilities will be closed to all patrons and spectators on July 3 and July 4, 2026.

2.5. The Caldwell High School driveway between Georgia Street and Indiana Street will be closed to all non-emergency vehicles on July 3 and July 4, 2026.

2.6. No patron or spectator parking will be allowed at the Caldwell High School tennis court parking lot.

2.7. The Caldwell High School tennis court area is reserved for City Incident Command, and City shall provide and be responsible for all necessary electrical power generation equipment for City Incident Command.

2.8. No patron or spectator celebrations, picnicking, barbequing, or gatherings will be allowed in the area outlined in red on Exhibit "A".

3. **Indemnification.** In the event that one Party is alleged to be liable solely as a result of the wrongful acts, omissions, or negligence of the other Party or its employees, the negligent Party shall indemnify, defend, and hold harmless the other Party and its employees from and against all liability, claims, loss, costs, and expenses arising out of, or resulting from, the actions of the District. This duty shall extend only to the extent that there are no allegations of wrongful acts, omissions or negligence of the Party seeking indemnification. Indemnification is only available to the extent allowed by Idaho law, including Article VIII, Section 4 of the Idaho Constitution and the Idaho Tort Claims Act, Idaho Code § 6-901, *et seq*.

4. **Notice.** Any notice or communication required or permitted under this MOU shall be sufficiently given if delivered in person or by certified mail, return receipt requested, to the address set forth in the opening paragraph or to such other address as one party may have furnished in writing.

5. **Term and Termination.**

5.1. Term. This MOU shall commence on the date of the last signature below and remain in effect through July 5, 2026, provided, however, that terms related to indemnification shall survive termination of this MOU.

5.2. Termination. This MOU will automatically terminate once its purposes are accomplished. Provided, however, that the terms of this MOU related to indemnification will survive termination.

5.3. Amended. This MOU may only be amended, modified, or supplemented by an agreement in writing, by authorized representatives of both Parties.

6. **Assignment.** Neither party may assign or transfer the responsibilities or agreements made herein without the prior written consent of the non-assigning party, which approval shall not be unreasonably withheld.

7. **Severability.** If any part of this MOU is held to be invalid or unenforceable, such holding will not affect the validity of enforceability of any other part of this MOU so long as the remainder of the MOU is reasonably capable of completion.

8. **Governing Law.** This MOU shall be governed by and construed in accordance with the laws of the state of Idaho.

9. **Entire Agreement.** This MOU constitutes the entire understanding between the Parties regarding the subject matter herein and supersedes all prior agreements, whether written or oral, except as otherwise expressly incorporated herein.

The Parties have executed this MOU by the respective duly authorized representatives and may do so in counterparts.

For the District:

Jeremy "Scot" Montoya District Superintendent	6-8-26 Date

For the City:

Tiffany DeFrance Parks and Recreation Director	Date

EXHIBIT A
SITE PLAN



Regular **Item:** 8.

Memorandum

To:

City Council

Meeting Date:

June 15, 2026

Item Name:

Approve the execution of the contract with Homeland Fireworks for the Caldwell 2026 4th of July fireworks show

Summary Statement:

Recommended Action:

Budget: Budgeted

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

Attachments:

1. RFP_4th_of_July_Fireworks_Display_Fireworks_2026 (1)
2. Fireworks Display Contract_Homeland 2026
3. City_of_Caldwell_Proposal_2026 (2)



Issued By:
City of Caldwell
205 S. 6th Avenue
Caldwell, ID 83605
Website: www.cityofcaldwell.org

Request For Proposal (RFP)

4th of July Fireworks Display

2026

TABLE OF CONTENTS

Section 1 - General Information
Section 2 - Rules Governing Competition
Section 3 - Scope of Work
Section 4 - Proposal and Submission Requirements
Section 5 - Evaluation Criteria and Process
Section 6 – Exhibit A & B
Section 7 – Certification of Company

Request For Proposal

1.0 General Information

The City of Caldwell is seeking proposals from qualified and experienced pyrotechnic service providers to produce a **safe, memorable, and visually spectacular 4th of July fireworks display**. The display will be a centerpiece of the City's Independence Day celebrations, attracting residents and visitors of all ages.

The purpose of this RFP is to identify providers who can deliver a fully licensed and insured fireworks show that meets all federal, state, and local safety regulations, including secure setup, music listing, firing, and cleanup. Proposers should demonstrate experience with large-scale public displays, the ability to coordinate with City staff and emergency services, and the ability to provide creative, high-quality presentations that enhance the community celebration.

The city encourages proposals that highlight innovative effects, synchronization with music, and contingency planning to ensure public safety. Selected providers will be expected to work closely with City officials throughout the planning and execution phases of the event.

The 4th of July Fireworks Display Date: July 4th, 2026
Time: 10:15 P.M.
Location: Brothers Park – see plot map

Questions

All questions regarding this RFP must be submitted in writing through the City's Open Gov Portal (where the RFP is posted) or via email to the City of Caldwell's Purchasing Department at awhite@cityofcaldwell.org; in-person questions will not be accepted or answered.

The question-and-answer project ends on **Wednesday, February 11, 2026.** All questions must be received prior to this deadline. The City of Caldwell will review all inquiries, aggregate related questions, issue responses, or clarifications as needed. Any information requiring an official clarification will be provided through a Final Addendum, which will be posted to the OpenGov portal on or before **Wednesday, February 18, 2026.**

Proposers are strongly encouraged to click follow on this RFP in OpenGov to receive email notification when answers or addenda are posted. It is the Proposer's responsibility to check the OpenGov website regularly for updated information, responses, and addenda.

Schedule of Timeline

The City of Caldwell reserves the right to amend the schedule as necessary. All times referenced are in Mountain Time.

Timeline

Release Project Date:	**1.26.2026**
Question Submission Deadline:	**2.11.2026 by 2:00 p.m. (MST)**
Question Response Deadline:	**2.18.2026 by 2:00 p.m. (MST)**

Proposal Submission Deadline:	**2.24.2026 by 2:00 p.m. (MST)**
Evaluation of Proposals:	**3.1.2026**
Award Contract:	**March 2026**

1.1 Preparation Costs

The City is not responsible for any costs that Proposers incur in preparing and submitting their proposals. This includes any expenses related to consultants, attorneys, or other professional services. This city will also not cover any costs or attorney fees related to disputes or challenges (administrative, legal, or otherwise) about the proposal evaluation, contract award, or proposal rejection. By submitting a proposal, each Proposer agrees to these terms and waives any right to claim such costs or expenses from the City.

2.0 Rules Governing Competition

2.1 Bidder Understanding

Proposers should carefully examine the entire RFP and any addenda thereto, and all related materials and data referenced in the RFP. Proposers should become fully aware of the nature of the work and the conditions likely to be encountered in the performance of the work.

2.2 Confidentiality

All proposals will remain confidential until the city publicly announces the Selected Contractor. Once the selection is made, the awarded proposal will be available for public review. After the Contract has been awarded, all submitted proposals will become public record.

Proprietary Information

If the potential contractor wishes to have any information withheld from the public, such information must fall within the definition of proprietary information contained within the state's public record statutes. All proprietary information that the potential vendor wishes the city to withhold from the public must be submitted as a separate upload. The separate upload must be clearly marked **PROPRIETARY**.

2.3 Proposal Submittal

All proposals must be uploaded, submitted, and finalized by the stated due date and time. **Late proposals will not be accepted.** Proposers are strongly encouraged to begin the upload process at least one (1) day prior to the deadline to ensure successful submission.

Proposals should be prepared to provide a straightforward and concise description of the Proposer's ability to meet the requirements of the RFP. Emphasis shall be placed on conformance with all RFP instructions, responsiveness to the specific requirements outlined in the RFP, and completeness and clarity of the information provided.

Electronic Bids

The City of Caldwell will only accept electronic bid submissions in accordance with the specifications detailed in the solicitation document(s) available on the OpenGov website. Bidding packets are **FREE** with registration through OpenGov.com. Complete bidding documents are available to view and download at

https://procurement.opengov.com/portal/cityofcaldwell. The City of Caldwell website also provides a link: https://www.cityofcaldwell.org/departments/finance/bids-and-contract-opportunities.

2.4 Modification/Withdrawal of Proposals

A Proposer may withdraw a posted, sealed proposal at any time prior to the final submission deadline by submitting a written withdrawal request on company letterhead, signed by an authorized representative or manager. Withdrawal requests may be submitted by email at awhite@cityofcaldwell.org or by mail at City of Caldwell Purchasing Department- 205 S 6th Ave, Caldwell, ID 83605

If a Proposer withdraws a proposal and wishes to resubmit, the new or revised proposal must be submitted in accordance with the RFP submission instructions.

A Proposer may also submit a written modification or addition to their proposal prior to the final submission deadline. Modifications submitted in any other manner (including oral or informal written communication) will not be considered.

2.5 Right to Reject

The City of Caldwell reserves the right to reject all Bids, waive any irregularities in the Bids received, and accept the bid(s) that are in the City's best interest.

2.6 Conflict of Interest

The city will discourage and/or decline new vendors owned by current city employees and vendors with owners directly related to the current city employee. A direct relationship is a parent, child, spouse, or sibling relationship.

2.7 Equal Employment Opportunity

The City of Caldwell is an Equal Employment Opportunity Employer. In performing the work herein, the Contractor agrees to comply with the provisions of Title VI and VII of the Civil Rights Act, as well as the Revenue Sharing Act, Title 31, U.S. Code Section 2176. Specifically, the Contractor agrees not to discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, age, political affiliation, marital status, or handicap. The contractor will take affirmative action during employment or training to ensure that employees are treated without regard to race, color, religion, sex, national origin, age, political affiliation, marital status, or handicap. In performing the Work required herein, the Contractor shall not unlawfully discriminate in violation of any federal, state, or local law, rule, or regulation against any person based on race, color, religion, sex, national origin, ancestry, age, or disability.

2.8 Disadvantage Business Enterprise (DBE)

Nondiscrimination

Contractors may not discriminate based on race, color, national origin, or sex when performing work under this contract. Failure to comply with these requirements is considered a material breach of contract and may result in the termination of this contract or other legally available remedies.

3.0 Scope of Work

The City of Caldwell is seeking proposals from qualified and experienced pyrotechnic service providers to produce a **safe, memorable, and visually spectacular 4th of July fireworks display**. The display will be a centerpiece of the City's Independence Day celebrations, attracting residents and visitors of all ages.

Length of Program	• The 4th of July fireworks will be at least 25 minutes long.
Music	• The City of Caldwell must review and approve all music before the event. • The Potential Vendor will work closely with City staff to select appropriate music tracks, including patriotic or celebratory themes, and incorporate any required cues for coordinated effects.
Fireworks Display	• The display will be fired from the designated area as determined by the City of Caldwell, either electronically or manually, if both processes meet all regulatory requirements. • The display shall include both a distinct opening and a distinct ending. • Shells used in the display shall be approved as to size by the City of Caldwell Fire Department, ranging from 2.5" to 8", and include low-level fireworks. • Shells do not need to be preloaded. • The potential vendor may propose fireworks that vary from the specified size. However, the potential vendor's sole responsibility is to propose a site-appropriate display that follows all regulatory requirements.
Display and Discharge Criteria	• The fireworks display shall be conducted in accordance with the latest edition of the National Fire Protection Association (NFPA) Standard 123, Code for Fireworks Display, and related requirements for firing a display. • All unfired fireworks shall be covered or protected during firing. Any shell not properly fired shall be disposed of in accordance with the applicable regulations. • All fireworks materials shall be clearly marked, indicating the type of shell, and shall be delivered to the site on the day of firing. • The Caldwell Fire Department shall inspect and inventory the fireworks shells at least size (6) hours before the display is ready for firing. • The firing time for the display shall be 10:15 p.m., depending upon darkness and weather conditions. • Arrangements will be made for access to the firing site before July 4th, as requested by the Potential Vendor. • The Potential Vendor shall provide necessary safety equipment and all tools and materials, including, but not limited to, mortar racks, lumber, stakes, etc., which may be required to fire the display. • The City of Caldwell will provide the Potential Vendor with containers and sand. • The City of Caldwell will close the designated area for the event.

	• Fire extinguishers of appropriate classification and approved as operational shall be accessible and in plain view from when the fireworks arrive on site until all fireworks are completely removed. • Fireworks display worksheet explaining which shells will be fired and the amount must be completed and submitted with the proposal.
Inclement Weather	• The decision to cancel or postpone the fireworks display due to inclement weather shall be made by the City of Caldwell. • If the display is canceled, the City of Caldwell will pay the Potential Vendor its 'Actual Expenses' related to the preparation for the unsuccessful display on July 4, 2026. • 'Actual Expenses' shall include expenses for travel, lodging, labor, meals, rentals, permits, set up and dismantling of the display, and any other expenses related to the unsuccessful attempts to present the display on the original date.
Cleanup/Condition of Site	• The Potential Vendor shall be responsible for removing all firing materials, large debris, packing materials, and filling all holes utilized to fire the displays. • All holes left unattended due to the postponement of the display shall be marked with safety ribbons or cones. • The City of Caldwell will be responsible for picking up small debris. • Removal of all materials shall be completed within three hours after the firing of the display. • The Potential Vendor shall walk the fallout zone of the fireworks site the following morning, beginning at 6:00 A.M., and shall be responsible for removing any unexploded shells and assisting in the cleanup of the debris.
Ground Protection	• The Potential Vendor shall take steps to minimize damage to the area caused by the firing of shells.
Storage	• The Potential Vendor shall assume all responsibility and liability concerning storing fireworks and/or firing materials. • The Potential Vendor shall deliver for storage the fireworks on July 2nd – July 4th at the site to be determined and shall be secured and monitored.
Permits and Licensing	• The Potential Vendor shall obtain all required permits and licenses from the City of Caldwell necessary to conduct the fireworks display in the City of Caldwell.
Crowd Control	• The City of Caldwell will provide personnel to control the crowd and ensure security at the fireworks display site.
Proposer Responsibility	• The Potential Vendor is the Prime Potential Vendor for the purposes of this contract and shall be responsible for supervising and directing the setup and discharge of the fireworks displays. • Subcontractors under this contract shall be responsible to the Prime Potential Vendor.

	• The Prime Potential Vendor agrees that it is fully responsible for the acts and omissions of the subcontractors and of the people employed by them as it is for the acts and omissions of its own employees.
Substitute Shell	• The Potential Vendor shall not substitute shells for the shells listed on the display worksheet without prior written approval of the City of Caldwell.
Labeling of Shells	• Each shell shall be specifically labeled and inventoried for easy review and identification by the City of Caldwell Fire Department representative(s).

4.0 Proposal and Submission Requirements

To ensure a consistent review process and allow fair comparison of all proposals, submissions must follow the format below.

General Guidelines

- Page Limit- Maximum of 20 Pages (not counting resume, Title page, Cover Letter, table of contents, required attachments)
- Page Size – Letter size (8 ½ x 11), single-spaced, one side per page
- Excess pages- Any pages beyond the 20-page limit will not be evaluated.

Required Proposal components

1. **Title Page and Cover Letter (Max of Two Pages)**- Include the RFP Name, Firm Name and Address, Telephone number, Contact person name, phone number, and email address, and date of submission. List the persons authorized to make representations of your firm, including Name and Titles, Address, Telephone numbers, and Email Addresses. Make a positive commitment to providing the specified services.
2. **Demonstrated Experience on tasks/projects-** Demonstrate your firm's ability to successfully perform the work required under this RFP. Including information on:
    - **Relevant Experience-** Describe projects your firm has completed that are similar in scope and nature to the work being solicited. Highlight outcomes, lessons learned, and accesses.
    - **Competence-** Explain your firm's expertise and capabilities in the services required.
    - **Strength and Stability-** Provide information showing your firm is financially stable and organizationally sound to handle this project
    - **Staffing Capability-** Describe the staff assigned to the project, including roles, responsibilities, and availability.
    - **Workload-** Indicate your firm's current workload and ability to meet project schedules.
    - **Scheduled performance-** Include examples of evidence of meeting deadlines on similar projects.

3. **Demonstrated Experience on community and agency engagement**- Provide a list of past projects where your firm has effectively engaged with community groups and members, as well as Federal and State agencies. Include a brief overview of each project, describing the strategies used, outcomes achieved, and lessons learned in fostering collaboration and communication.
4. **Experience, location, and capacity of project team/personnel-** Describe how the project will be managed, including oversight of subcontractors if applicable. Identify key personnel assigned to the project and their roles. Submit a project organization chart showing the relation amount project staff,

subcontractors, and the assigned work tasks and responsibilities. Provide resumes for the proposed project manager. Indicate the location of the project team and any field offices that will support project work.

5. **Workplan and Methodology-** Provide a detailed narrative describing how your firm will accomplish the Scope of Work. Demonstrate your understanding of the project requirements and show your expertise in performing the work. Include sufficient details to convey your firm's knowledge and skills necessary to successfully complete the project. Provide a timeline with key milestones, deliverables, and deadlines to clearly show how the project will be completed on schedule.
6. **Cost/ Price-** The Potential Vendor shall submit an itemized and detailed cost proposal list that clearly identifies all costs associated with providing a professional fireworks display for the City of Caldwell. The cost proposal shall be complete, firm, and fully inclusive.
7. **References-** Provide 3-5 organizations that we may contact as references for your firm's experience providing these services. For each reference, include Organization Name, contact person, and Title, Email address, phone, and a brief description of the work performed.

5.0 Evaluation Criteria and Process

Criteria	Points
Provided Relevant Services Experience	1, 2, or 3 Points
Listed Similar Projects	1, 2, or 3 Points
Customer Reference List	1, 2, or 3 Points
Proposed Contractor Staff	1, 2, or 3 Points
Proposed Sub-Contractors (if any)	1, 2, or 3 Points
Statement of Approach	1, 2, or 3 Points

5.1 Evaluation Criteria

Firms will be ranked using the following rating factors for each RFP

- Highly Advantageous (3 Points) Proposal demonstrates exceptional understanding of the RFP Scope of Work and clearly addresses all requirements in a detailed and well-organized manner.

- Advantageous (2 Points) Proposal demonstrates a sound, effective approach and has a good understanding of the RFP Scope of Work and addresses most requirements adequately, with only minor omissions or areas requiring clarification.

- Not Advantageous (1 Point) Proposal is generic, unclear, or insufficiently detailed, and does not clearly understand the RFP Scope of Work.

- Unacceptable (0 Points) Proposal fails to meet requirements, demonstrates a lack of understanding of the RFP.

5.2 Evaluation Process

A committee of individuals representing the City of Caldwell will conduct an evaluation of the proposals. The committee will score on the proposal as submitted. The City reserves the right to award a contract solely on the written proposal.

The City also reserves the right to request oral interviews with the highest-ranked firms. The purpose of the interview is to allow expansion on the written responses. If interviews are conducted, a maximum of three firms will be selected. A second score sheet will be used to score those firms interviewed. The final selection will be based on a combination of written proposals and interviews. The same categories and point ranges will be used during the second evaluation as for the first. The highest-ranked proponent after the second scoring, if performed, may be invited to enter final negotiation with the city for the purposes of contract award.

5.3 Selection Process

The proposer with the highest total evaluation points may be invited to enter into contract negotiations with the City of Caldwell. If an agreement cannot be reached, the second-highest Proposer may be contacted for negotiations. This process may continue until successful negotiations are achieved. However, the City reserves the right to terminate negotiations with any Proposer should it be in the City's best interest. The City reserves the right to reject any and all proposal submitted.

Exhibit A
Fireworks Usage from Year 2023

The display will last 25 minutes.

1.3G product to be used on July 4, 2025.

Aerial Shells	**Quantity**
2.5”	96
3”	475
4”	230
5”	260
6”	75
Finale	150

Specialty Display Products	
Salutes	Included
Comets	Included
Strobes	9
Gas Mines	12
Multi-Shot Boxes	10 (1.5” cake, 100 shots each)

Exhibit B

Layout of Brothers Park



SPECIAL ADDENDUM TO CONTRACT WITH THE CITY
COMPLIANCE WITH IDAHO CODE § 67-2346 AND IDAHO CODE § 67-2359

CERTIFICATION OF COMPANY

WHEREAS, the City of Caldwell and _____ (the "Company"), are entering into that certain contract to which this Special Addendum is attached (the "Contract:); and,

WHEREAS, the Company is required by law to make certain certifications in contracts with the City concerning the Company's business practices and ownership.

NOW, THEREFORE, THE COMPANY CERTIFIES THE FOLLOWING:

ANTI-BOYCOTT AGAINST ISRAEL ACT. IDAHO CODE § 65-2346.

[ ] By checking this box, the Company certifies that the Company is not currently engaged in, and will not for the duration of the Contract engage in, a boycott of goods or services from Israel or territories under its control. For the purpose of this certification, the terms "Boycott Israel" and "Boycott the State of Israel" shall have the meanings assigned to them by Idaho Code § 67-2346.

CONTRACT WITH A COMPANY OWNED OR OPERATED BY THE GOVERNMENT OF CHINA PROHIBITED. IDAHO CODE § 65-2359.

[ ] By checking this box, the Company certifies that the Company is not currently owned or operated by the government of China and will not for the duration of the Contract be owned or operated by the government of China. For the purpose of this certification, the term "Government of China" shall have the meaning assigned to it by Idaho Code § 67-2359.

CONTRACT WITH A COMPANY AFFILIATED WITH OR PROVIDING ABORTION SERVICES PROHIBITED. IDAHO CODE § 18-8703.

[ ] By checking this box, the Company certifies that the Company is not an abortion provider or an affiliate of an abortion provider. Additionally, the Company certifies that as a result of this Contract, no public funds will be utilized to provide, perform, or induce an abortion; assist in the provision or performance of an abortion; promote abortion; counsel in favor of abortion; refer for abortion; or provide facilities for an abortion or for training to provide or perform an abortion.

CONTRACT WITH A COMPANY ON BASIS OF ENVIRONMENTAL, SOCIAL, OR GOVERNANCE STANDARDS PROHIBITED. IDAHO CODE § 65-2347.

[ ] By checking this box, the Company certifies that the Company was not awarded this contract on the basis of environmental, social, and governance standards ("ESG").

_____
AUTHORIZED SIGNATORY OF THE COMPANY
Printed Name: _____
DATE: _____

4TH OF JULY FIREWORKS DISPLAY AGREEMENT

THIS AGREEMENT is made and executed on the dates set forth below between Homeland Fireworks, Inc., having a mailing address of PO Box 327, Ontario, Oregon 97914 ("CONTRACTOR") and the City of Caldwell, a municipal corporation of the State of Idaho, having offices at 205 South 6th Avenue, Caldwell, Idaho 83606 ("CITY") (collectively "the Parties").

RECITALS

CITY issued a request for proposals pursuant to the procedures provided by Idaho Code Section 67-2806A for the purpose of identifying the most qualifying proposal for the City's 2026 4th of July Fireworks Display ("Project") and more specifically, the provision of services to provide a fireworks display and accompanying music as part of CITY's Independence Day celebrations ("Services"); and

CITY has determined that, as the only proposal received for this Project, CONTRACTOR's proposal meets the required specifications for the Project and that funds sufficient to complete the purchase of Services have been duly appropriated for expenditure in FY2026.

TERMS

In consideration of the mutual promises contained herein, the Parties hereby understand and agree as follows:

1. SERVICES: CITY hereby employs CONTRACTOR as an independent contractor to complete and perform the Services as described in CONTRACTOR's response to CITY's Request for Proposal issued January 26, 2026 ("RFP"), which response is attached hereto as "Attachment 1." Additionally, CONTRACTOR shall perform the Services in accordance with the Scope of Work included in CITY's RFP, which is attached hereto as "Attachment 2."

3. COMPENSATION: CITY agrees to pay CONTRACTOR Seventy-One Thousand Eight Hundred Fifty dollars ($71,850.00) for said Services.

4. INDEPENDENT CONTRACTOR: The parties agree that CONTRACTOR is in no way an employee or agent of CITY and is not entitled to worker's compensation or any benefit of employment with the CITY. CITY shall have no control over the performance of this Agreement by CONTRACTOR except to specify the time and place of performance, and the results to be achieved. CITY shall have no responsibility for security or protection of CONTRACTOR'S supplies or equipment except as expressly provided in this Agreement and its Attachments. CONTRACTOR agrees to pay and be responsible for all taxes due from the compensation received under this contract.

CONTRACTOR represents that neither it nor any of its principals is related to a City official by blood or marriage within the second degree of kindred.

CONTRACTOR agrees to comply with all applicable federal, state, city, and local laws, rules and regulations.

CONTRACTOR agrees to employ efforts commensurate with the industry standard of care on CITY's behalf.

5. INDEMNIFICATION: CONTRACTOR agrees to indemnify and hold harmless CITY, and its officers, agents and employees, from and against any and all claims, losses, actions, or judgments for damages or injury to persons or property (including reasonable attorney's fees and costs) arising out of or in connection with the negligent acts, errors, or omissions of CONTRACTOR, CONTRACTOR's agents, employees, or representatives under this Agreement.

6. INSURANCE: CONTRACTOR agrees to obtain and keep in force during its acts under this Agreement a comprehensive general liability insurance policy in the minimum amount of $1,000,000 per occurrence and $2,000,000 in the aggregate which shall name CONTRACTOR, CITY, and its officers, agents and employees, as additional insured. CONTRACTOR shall provide proof of liability coverage as set forth above to CITY prior to commencing its performance as herein provided and notify CITY ten (10) days prior to cancellation of said policy.

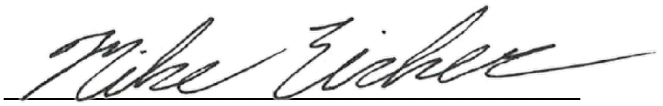
7. COMPLIANCE WITH LAWS: CONTRACTOR agrees to comply with all applicable federal, state, city, and local laws, rules and regulations.

8. ENTIRE AGREEMENT: This is the entire agreement of the parties and can only be modified or amended in writing.

Signature pages to follow

DATED this 1st day of May, 2026.

"CONTRACTOR"



Mike Eicher
HOMELAND FIREWORKS, INC.

STATE OF IDAHO)
ss.
County of Canyon)

On this ____ day of _____, 2026, before me, a notary public for Idaho, appeared _____, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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

(S E A L)

_____
Notary Public for Idaho
Residing at: _____
My Commission Expires: _____

DATED this _____ day of _____, 20__.

CITY OF CALDWELL

_____
Eric Phillips, Mayor

ATTEST:

_____
City Clerk

ATTACHMENT 2

3.0 Scope of Work

The City of Caldwell is seeking proposals from qualified and experienced pyrotechnic service providers to produce a **safe, memorable, and visually spectacular 4th of July fireworks display**. The display will be a centerpiece of the City's Independence Day celebrations, attracting residents and visitors of all ages.

Length of Program	• The 4th of July fireworks will be at least 25 minutes long.
Music	• The City of Caldwell must review and approve all music before the event. • The Potential Vendor will work closely with City staff to select appropriate music tracks, including patriotic or celebratory themes, and incorporate any required cues for coordinated effects.
Fireworks Display	• The display will be fired from the designated area as determined by the City of Caldwell, either electronically or manually, if both processes meet all regulatory requirements. • The display shall include both a distinct opening and a distinct ending. • Shells used in the display shall be approved as to size by the City of Caldwell Fire Department, ranging from 2.5" to 8", and include low-level fireworks. • Shells do not need to be preloaded. • The potential vendor may propose fireworks that vary from the specified size. However, the potential vendor's sole responsibility is to propose a site-appropriate display that follows all regulatory requirements.
Display and Discharge Criteria	• The fireworks display shall be conducted in accordance with the latest edition of the National Fire Protection Association (NFPA) Standard 123, Code for Fireworks Display, and related requirements for firing a display. • All unfired fireworks shall be covered or protected during firing. Any shell not properly fired shall be disposed of in accordance with the applicable regulations. • All fireworks materials shall be clearly marked, indicating the type of shell, and shall be delivered to the site on the day of firing. • The Caldwell Fire Department shall inspect and inventory the fireworks shells at least size (6) hours before the display is ready for firing. • The firing time for the display shall be 10:15 p.m., depending upon darkness and weather conditions. • Arrangements will be made for access to the firing site before July 4th, as requested by the Potential Vendor. • The Potential Vendor shall provide necessary safety equipment and all tools and materials, including, but not limited to, mortar racks, lumber, stakes, etc., which may be required to fire the display. • The City of Caldwell will provide the Potential Vendor with containers and sand. • The City of Caldwell will close the designated area for the event. • Fire extinguishers of appropriate classification and approved as operational shall be accessible and in plain view from when the fireworks arrive on site until all fireworks are completely removed. • Fireworks display worksheet explaining which shells will be fired and the amount must be completed and submitted with the proposal.

DRAFT

ATTACHMENT 2

Inclement Weather	• The decision to cancel or postpone the fireworks display due to inclement weather shall be made by the City of Caldwell. • If the display is canceled, the City of Caldwell will pay the Potential Vendor its 'Actual Expenses' related to the preparation for the unsuccessful display on July 4, 2026. • 'Actual Expenses' shall include expenses for travel, lodging, labor, meals, rentals, permits, set up and dismantling of the display, and any other expenses related to the unsuccessful attempts to present the display on the original date.
Cleanup/Condition of Site	• The Potential Vendor shall be responsible for removing all firing materials, large debris, packing materials, and filling all holes utilized to fire the displays. • All holes left unattended due to the postponement of the display shall be marked with safety ribbons or cones. • The City of Caldwell will be responsible for picking up small debris. • Removal of all materials shall be completed within three hours after the firing of the display. • The Potential Vendor shall walk the fallout zone of the fireworks site the following morning, beginning at 6:00 A.M., and shall be responsible for removing any unexploded shells and assisting in the cleanup of the debris.
Ground Protection	• The Potential Vendor shall take steps to minimize damage to the area caused by the firing of shells.
Storage	• The Potential Vendor shall assume all responsibility and liability concerning storing fireworks and/or firing materials. • The Potential Vendor shall deliver for storage the fireworks on July 2nd – July 4th at the site to be determined and shall be secured and monitored.
Permits and Licensing	• The Potential Vendor shall obtain all required permits and licenses from the City of Caldwell necessary to conduct the fireworks display in the City of Caldwell.
Crowd Control	• The City of Caldwell will provide personnel to control the crowd and ensure security at the fireworks display site.
Proposer Responsibility	• The Potential Vendor is the Prime Potential Vendor for the purposes of this contract and shall be responsible for supervising and directing the setup and discharge of the fireworks displays. • Subcontractors under this contract shall be responsible to the Prime Potential Vendor. • The Prime Potential Vendor agrees that it is fully responsible for the acts and omissions of the subcontractors and of the people employed by them as it is for the acts and omissions of its own employees.
Substitute Shell	• The Potential Vendor shall not substitute shells for the shells listed on the display worksheet without prior written approval of the City of Caldwell.
Labeling of Shells	• Each shell shall be specifically labeled and inventoried for easy review and identification by the City of Caldwell Fire Department representative(s).

DRAFT

SPECIAL ADDENDUM TO CONTRACT WITH THE CITY OF CALDWELL
COMPLIANCE WITH IDAHO CODE § 67-2346 AND IDAHO CODE § 67-2359

SPECIAL ADDENDUM TO CONTRACT WITH THE CITY
COMPLIANCE WITH IDAHO CODE § 67-2346 AND IDAHO CODE § 67-2359

CERTIFICATION OF COMPANY

WHEREAS, the City of Caldwell and Homeland Fireworks Inc. (the "Company"), are entering into that certain contract to which this Special Addendum is attached (the "Contract:); and,

WHEREAS, the Company is required by law to make certain certifications in contracts with the City concerning the Company's business practices and ownership.

NOW, THEREFORE, THE COMPANY CERTIFIES THE FOLLOWING:

ANTI-BOYCOTT AGAINST ISRAEL ACT. IDAHO CODE § 65-2346.

[ ] By checking this box, the Company certifies that the Company is not currently engaged in, and will not for the duration of the Contract engage in, a boycott of goods or services from Israel or territories under its control. For the purpose of this certification, the terms "Boycott Israel" and "Boycott the State of Israel" shall have the meanings assigned to them by Idaho Code § 67-2346.

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[ ] By checking this box, the Company certifies that the Company was not awarded this contract on the basis of environmental, social, and governance standards ("ESG").

Mike Eicher

AUTHORIZED SIGNATORY OF THE COMPANY
Printed Name: Mike Eicher
DATE: 05/01/2026

DRAFT

HOMELAND FIREWORKS
PO Box 327 Ontario, OR 97914
Phone: (208) 740-9373 – Email: mikeeicher@homelandfireworks.com

To the City of Caldwell, the Mayor, City Council and Fire Chief

Hello All,

Homeland Fireworks, Inc is very pleased to present this proposal in the amount of **$71,850.00** for your fireworks display. As in years past we want to assure you that we will continue to do our very best to bring you the highest quality products and personal service.

Please feel free to discuss with us your desires and concerns with your event.

This display is priced as a fully synchronized pyro-musical and will have an accompaniment track to be played as we have done in years past.

Thank you for the opportunity to submit this proposal. We look forward to working with you, and are committed to help make your event a spectacular one!

Yours sincerely,



Mike Eicher
Homeland Fireworks, Inc.

HOMELAND FIREWORKS
PO Box 327 Ontario, OR 97914
Phone: (208) 740-9373 – Email: mikeeicher@homelandfireworks.com

SUMMARY

Total investment: $71,850.00 on or before July 4, 2026
Deposit: $36,000.00 on or before April 4, 2026

Homeland Fireworks will provide:
Licensed Pyrotechnic Operator and Crew
Transportation & All equipment for the Display
Permits and licenses
Coordination -- _____choreography? _____
Communication and cooperation -- with sponsor and with representatives of all government entities affected by the fireworks display on the site at **Brothers Park**.
Insurance -- Public liability and property damage insurance in the sum of $3,000,000 for all Homeland Fireworks Pyrotechnics as required by state laws governing Fireworks Displays.

City of Caldwell, ID will provide:
Fire protection for the entire display site.
Security to prevent intrusion of the public onto the display site throughout the period when live pyrotechnic material will be on the site. **We will need security for the nights of the 2nd and 3rd from 5PM till 8AM. This will allow our pyro's to rest the night and be ready for their duties on the 4th. 1.3G Fireworks storage will be required at Brother Park**
Crowd Control Fencing and appropriate measures to prevent public intrusion.
Clean-up assistance: our crew will clear the site of any dangerous materials, equipment, and large debris. Small debris including fallout up to 6" in diameter will be the cities responsibility.

HOMELAND FIREWORKS
PO Box 327 Ontario, OR 97914
Phone: (208) 740-9373 – Email: mikeeicher@homelandfireworks.com

Please refer to enclosed contract for specific terms of this agreement.

Aerial Display Shells

Size	Total Quantity
12-inch Aerial Shells	
10-inch Aerial Shells	
8-inch Aerial Shells	
6-inch Aerial Shells	75
5-inch Aerial Shells	260
4-inch Aerial Shells	230
3-inch Aerial Shells	475
2.5-inch Aerial Shells	96
Finale Aerial Shells	150
Subtotal:	1286

HOMELAND FIREWORKS
PO Box 327 Ontario, OR 97914
Phone: (208) 740-9373 – Email: mikeeicher@homelandfireworks.com

Specialty Display Products

Type	Total Quantity
Salutes	Included
Comets	Included
Candles	0
Strobes	9
Gas Mines	12
Ghost Mines	0
Multi-Shot Boxes	30(1.5" cake 100 shot each)
Set Piece	0
Item Count:	51

Summary

The focus of this display will be intensity and beauty with a duration of 25-minutes. I plan to incorporate more top quality, long duration, large diameter shells making this the premier showcase display of the northwest.
Thank you for your consideration!

Memorandum

To:

City Council

Meeting Date:

June 15, 2026

Item Name:

Approve the acceptance of a utility easement for a newly constructed domestic water main line from Vernon G. Dennis and Valena K. Dennis for providing services to Jayhawk Creek Subdivision

Summary Statement:

Acceptance of an easement for (newly constructed) domestic water main line (at: 3815 S Georgia Ave) by Vernon G. Dennis and Valena K. Dennis.

Vernon G. Dennis and Valena K. Dennis has agreed to provide an easement for the utilities across a portion of their property to provide said services for Jayhawk Creek Subdivision, Located at 0 Fall Line St. (R2744210000). This easement is necessary for the construction, operation and maintenance of said utilities.

The original easement is attached:

1. Utility Easement: Domestic Water Mainline

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. Signed Easement Doc and L&E DOC

RECEIVED BY
CALDWELL CITY CLERK

JUN 01 2026

EASEMENT

THIS INDENTURE, made this 1st day of June, 2026, between Vernon G. Dennis and Valena K. Dennis, husband and wife, of Caldwell, Idaho, referred to herein jointly as parties of the first part and "Grantors"; and CITY OF CALDWELL, a municipal corporation, situated in the County of Canyon, State of Idaho, referred to herein as party of the second part and "Grantee";

WITNESSETH:

That the parties of the first part, for good and valuable consideration, 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 domestic water lines with the necessary appurtenances thereto, and for accessing Grantee's 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 Exhibits "A" (legal description) and "B" (plat), comprised of one (1) page each, attached hereto and made a part hereof

TOGETHER with the right of ingress and egress upon, over, under and across the property described in Exhibit "A," (20 foot wide easement) for all purposes related to accessing, constructing, operating, and maintaining the facilities for which this easement has been granted and the necessary appurtenances thereto.

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, except that the City will not restore, replace, or repair items which were removed because they encroached upon the easement.

4. Other than those specifically provided, nothing herein is intended to grant the CITY OF CALDWELL additional rights, including those related to extension of public roadways.

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

Vernon G. Dennis, Owner

Valena K. Dennis, Owner

STATE OF IDAHO)
) ss.
County of Canyon)

On this 1st day of June, 2026, before me, the undersigned, personally appeared Vernon G. Dennis and Valena K. Dennis, known or identified to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

SULEYMA Y IVERS
COMMISSION #20251079
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 03/17/2031

Notary Public
Residing at: Canyon County
My Commission Expires: 03/17/2031

km
ENGINEERING

February 2, 2026
Project No.: 24-129
City of Caldwell Water Easement
Legal Description

Exhibit A

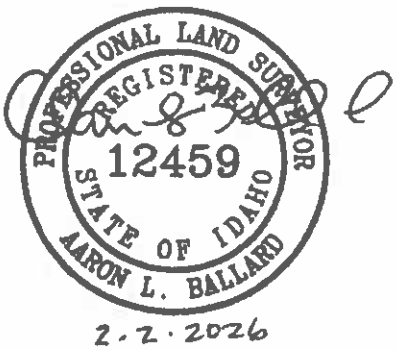
A parcel of land for an easement situated in a portion of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 35, Township 4 North, Range 3 West, B.M., City of Caldwell, Canyon County, Idaho, and being more particularly described as follows:

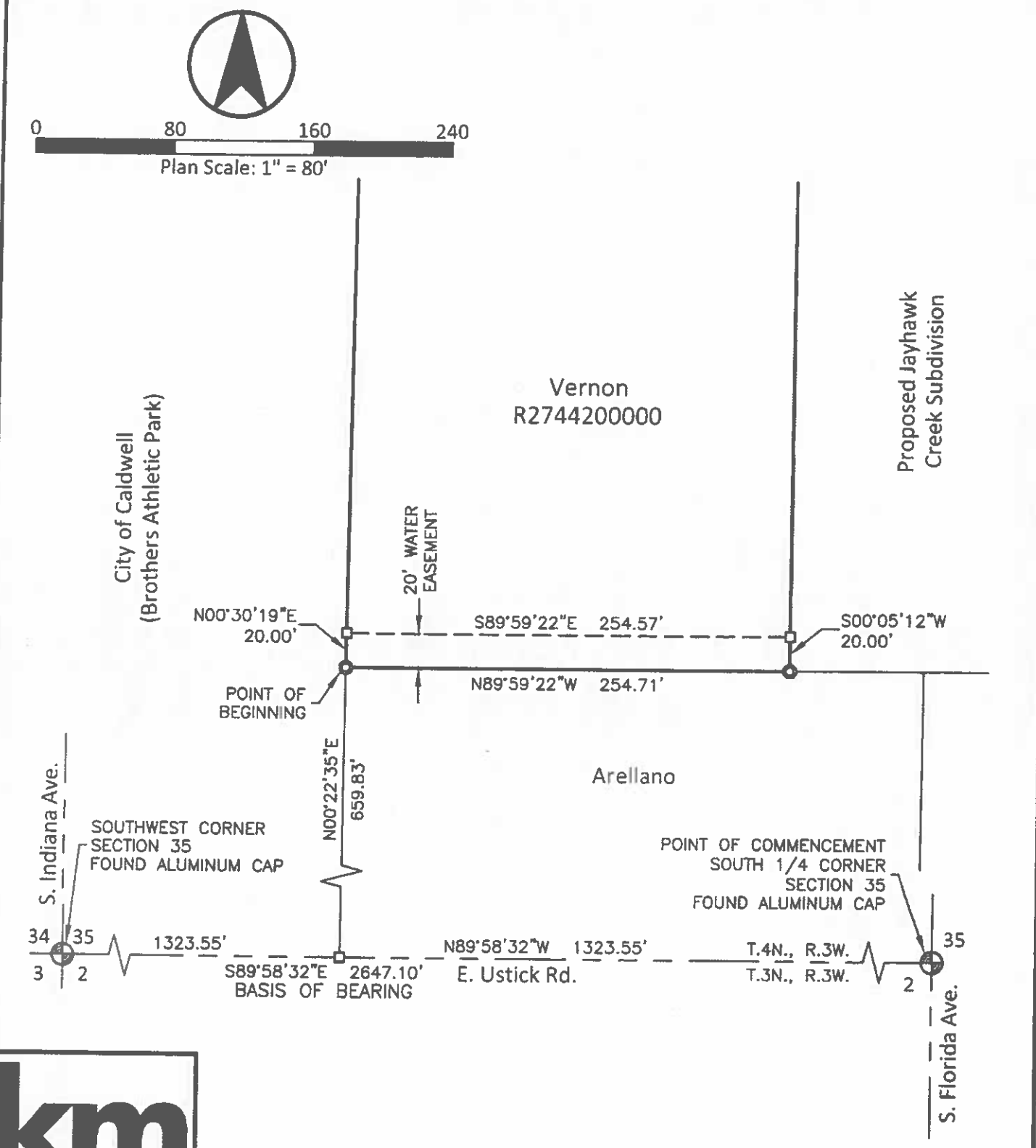
Commencing at an aluminum cap marking the South 1/4 corner of said Section 35 which bears S89°58'32"E a distance of 2,647.10 feet from an aluminum cap marking the southwest corner of said Section 35, thence following the southerly line of the Southwest 1/4 of said Section 35, N89°58'32"W a distance of 1,323.55 feet;
Thence leaving said southerly line and following the westerly line of the Southeast 1/4 of the Southwest 1/4 of said Section 35, N00°22'35"E a distance of 659.83 feet to a 5/8-inch rebar and being the **POINT OF BEGINNING**.

Thence following said westerly line, N00°30'19"E a distance of 20.00 feet;
Thence leaving said westerly line, S89°59'22"E a distance of 254.57 feet to the westerly boundary of Jayhawk Subdivision;
Thence following said westerly boundary, S00°05'12"W a distance of 20.00 feet to a 5/8-inch rebar;
Thence leaving said westerly boundary, N89°59'22"W a distance of 254.71 feet to the **POINT OF BEGINNING.**

Said easement description contains a total of 5,093 square feet, more or less, and is subject to any existing easements and/or rights-of-way of record or implied.

Attached hereto is Exhibit B and by this reference is made a part hereof.





ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE:	January 2026
PROJECT:	24-129
SHEET:	1 OF 1

Exhibit B
City of Caldwell Water Easement

A portion of the NW 1/4 of the SE 1/4 of the SW 1/4 of Section 35, T4N, R3W, B.M., City of Caldwell, Canyon County, Idaho

P:\24-129\SURVEY\CAD\EXHIBITS\24-129 WATER EASEMENT CITY OF CALDWELL.DWG, AARON BALLARD, 2/2/2026, ESTUDIO907 PC3,

Memorandum

To:

City Council

Meeting Date:

June 15, 2026

Item Name:

Consider Resolution approving a request from Zion Ventures, LLC for dedication of Sewer, Water, Pressure Irrigation, Storm Drain and Street Light Facilities in the Jayhawk Creek Subdivision

Summary Statement:

In accordance with the requirement that sewer, water, pressure irrigation and street light improvements, along with certain storm drain conveyance facilities in the Jayhawk Creek Subdivision 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 Zion Ventures LLC, requesting the dedication of sewer, water, pressure irrigation, storm drain and street light facilities in the Jayhawk Creek Subdivision.
B. An Engineer's certificate from KM Engineering, LLP 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 Jayhawk Subdivision
2. 4. 24-129 engineer certification form caldwell (signed)
3. 3. QLPE combined JayHawk Creek Subdivision - DEQ

Dedication Request of Public Facilities

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 accept dedication of all public utilities constructed as part of this development.

Sincerely,

Riley Verner

Zion Ventures LLC

ENGINEER'S CERTIFICATION FORM
(City of Caldwell)

Jayhawk Creek
Name of Subdivision

L4 Development
Developer

Kevin Froehlich, PE 20464
Engineer of Record

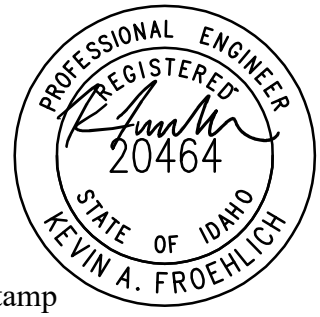
I hereby certify the following:

1. Trench backfill compaction 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 standard 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 has 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.

Signature of Engineer/Representative

02/02/26
Date



Engineers Stamp

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: JayHawk Creek Subdivision

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: Kevin Froehlich, P.E.

Employer: KM Engineering, LLP

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

Name: Riley Verner

Firm: L4 Development

Address: 839 S Bridgeway Pl

City: Eagle State: ID ZIP: 83616

* 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.	☐

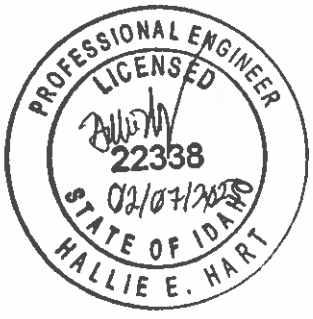
V. NOTE ON RULES AND STANDARDS

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.

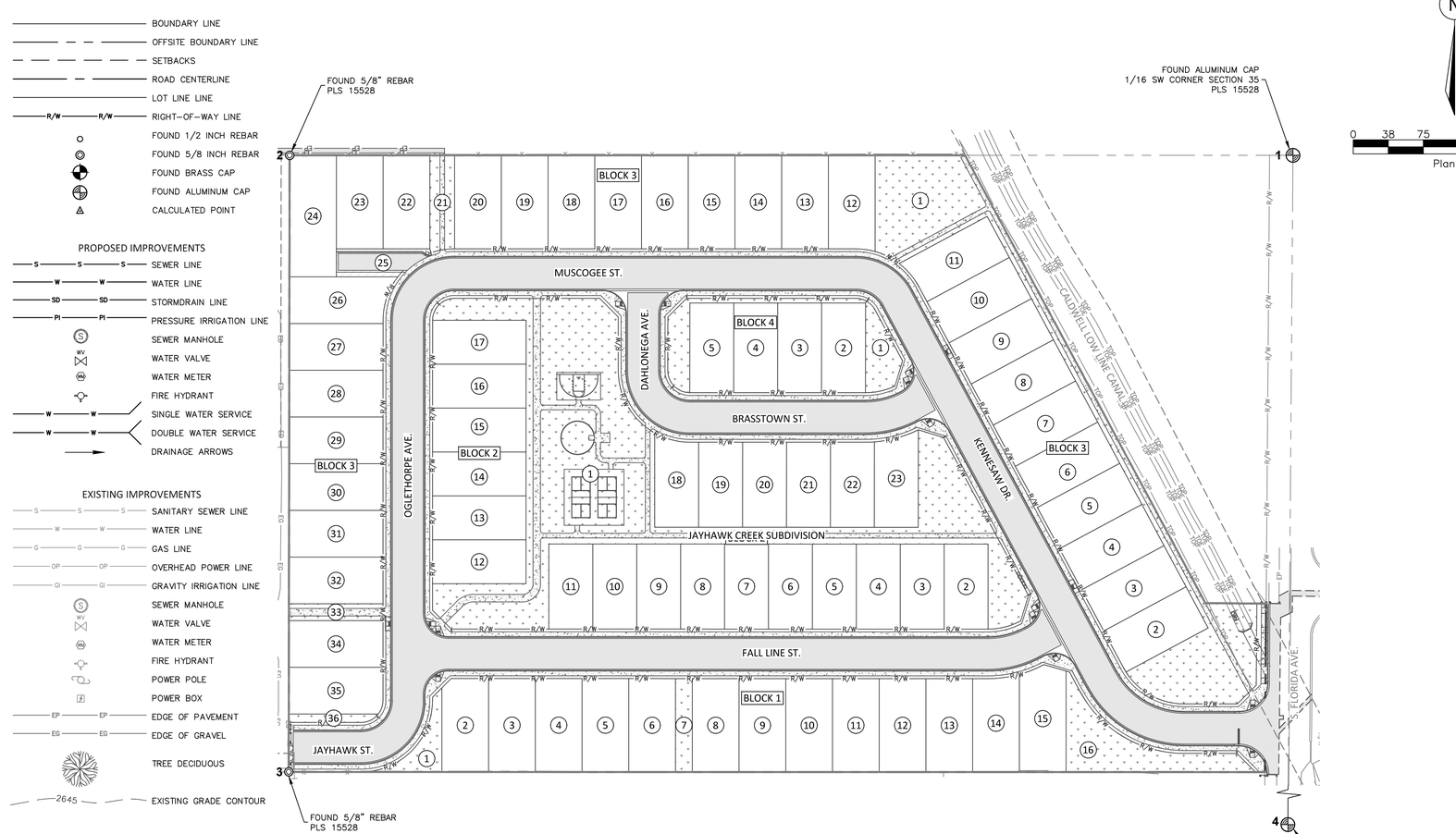
VI. QLPE CERTIFICATION

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

QLPE's, Signature, Date and Seal



JAYHAWK CREEK SUBDIVISION
CONSTRUCTION PLANS
CALDWELL, IDAHO



LEGEND

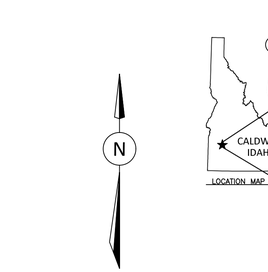
- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- SETBACKS
- ROAD CENTERLINE
- LOT LINE LINE
- RIGHT-OF-WAY LINE
- FOUND 1/2 INCH REBAR
- FOUND 5/8 INCH REBAR
- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- CALCULATED POINT

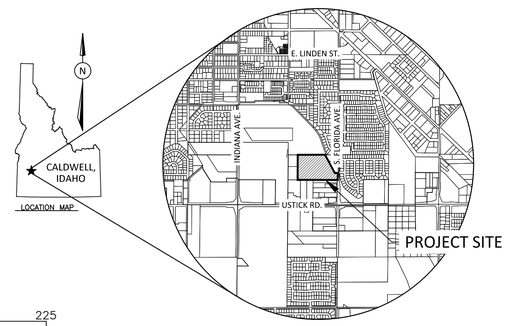
PROPOSED IMPROVEMENTS

- SEWER LINE
- WATER LINE
- STORMDRAIN LINE
- PRESSURE IRRIGATION LINE
- SEWER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- DRAINAGE ARROWS

EXISTING IMPROVEMENTS

- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- OVERHEAD POWER LINE
- GRAVITY IRRIGATION LINE
- SEWER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- POWER POLE
- POWER BOX
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- TREE DECIDUOUS
- EXISTING GRADE CONTOUR





VICINITY MAP
NO SCALE

INDEX OF DRAWINGS

GENERAL IMPROVEMENT PLANS

C1.0 COVER SHEET
C1.1 NOTES AND ACRONYMS
C1.2 EXISTING CONDITIONS AND DEMOLITION PLAN
C1.3 STREET LIGHTING PLAN
C1.3 SIGNAGE AND STRIPING PLAN
C1.4 MASTER UTILITY PLAN

ROADWAY IMPROVEMENT PLANS

C2.1 OGELTHORPE AVE. PLAN AND PROFILE
C2.2 MUSCOGEE ST. PLAN AND PROFILE
C2.3 KENNESAW DR. PLAN AND PROFILE
C2.4 FALL LINE ST. PLAN AND PROFILE
C2.5 DAHLONEGA AVE. AND BRASSTOWN ST. PLAN AND PROFILE

GRADING IMPROVEMENT PLANS

C3.1 GRADING IMPROVEMENT PLAN
C3.2 COMMON DRIVE GRADING PLAN

DRAINAGE IMPROVEMENT PLANS

C4.1 DRAINAGE IMPROVEMENT PLAN
C4.2 DRAINAGE IMPROVEMENT PLANS

SEWER IMPROVEMENT PLANS

C5.1 KENNESAW DR. SEWER PLAN AND PROFILE
C5.2 MUSCOGEE ST. SEWER PLAN AND PROFILE
C5.2 BRASSTOWN ST. SEWER PLAN AND PROFILE
C5.3 FALL LINE ST. SEWER PLAN AND PROFILE
C5.4 FALL LINE ST. SEWER PLAN AND PROFILE

WATER IMPROVEMENT PLANS

C6.1 WATER IMPROVEMENT PLAN

PRESSURE IRRIGATION IMPROVEMENT PLANS

C7.1 PRESSURE IRRIGATION IMPROVEMENT PLAN

GRAVITY IRRIGATION IMPROVEMENT PLANS

C8.1 GRAVITY IRRIGATION IMPROVEMENT PLAN
C8.2 GRAVITY IRRIGATION IMPROVEMENT PLAN

LANDSCAPE IMPROVEMENT PLANS

L1.0 LANDSCAPE COVER SHEET
L2.0 LANDSCAPE PLAN
L3.0 LANDSCAPE PLAN
L4.0 FENCE PLAN
L5.0 LANDSCAPE DETAILS

SITE DATA

PROJECT AREA:	±13.71 ACRES
SINGLE FAMILY RESIDENTIAL:	±7.75 ACRES
COMMON AREA:	±2.35 ACRES
COMMON DRIVE:	±0.06 ACRES
RIGHT-OF-WAY DEDICATION:	±3.55 ACRES
IRRIGATION ACREAGE:	±10.10 ACRES

NUMBER OF LOTS

SINGLE FAMILY RESIDENTIAL:	70
COMMON AREA:	9
COMMON DRIVE:	1
TOTAL NUMBER OF LOTS:	80
TOTAL NUMBER OF DEVELOPABLE LOTS:	70

MITIGATION COST OF $43,972.44 ARE DUE PRIOR TO FINAL PLAT SIGNATURES.
****BUILDING PERMIT AND ELECTRICAL PERMIT MUST BE OBTAINED FROM BUILDING DEPARTMENT PRIOR TO CONSTRUCTION OF IRRIGATION PUMP STATION.****
*****NO DEVELOPMENT CAN PROCEED WITH A PRE-CONSTRUCTION MEETING OR WITH ANY CONSTRUCTION PRIOR TO THE FINAL PLAT APPLICATION APPROVED BY CITY COUNCIL.*****
******CONTRACTOR SHALL WARRANTY ALL WORK FOR TWO YEARS STARTING AT THE DATE OF DEDICATION OF THE SUBDIVISION.******

CONTACT INFORMATION

OWNER/DEVELOPER

L4 DEVELOPMENT
CONTACT: RILEY VERNER
PHONE: (208) 277-5700
EMAIL: riley@markbottles.com

ENGINEERING & SURVEYING CONSULTANT

KM ENGINEERING, LLP
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
FAX: (208) 639-6930
CONTACT: KEVIN FROEHLICH, P.E.
MATT DERR, P.E.
EMAIL: kfroehlich@kmengllp.com
mderr@kmengllp.com

BENCHMARK					
POINT NUMBER	POINT STYLE	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	ALUMINUM CAP	719495.23	2382960.71	2415.81	ALUMINUM CAP
2	5/8" REBAR	719495.09	2381887.05	2419.72	5/8" REBAR
3	5/8" REBAR	718835.20	2381886.01	2422.65	5/8" REBAR
4	ALUMINUM CAP	718175.99	2382951.44	2424.36	ALUMINUM CAP

****CONTRACTOR SHALL VERIFY BENCHMARKS WITH KM ENGINEERING SURVEY DEPARTMENT PRIOR TO CONSTRUCTION.****

LEGAL DESCRIPTION

PORTIONS OF LOTS 1 AND 2, BLOCK 2 OF UPLAND PARK ADDITION TO CALDWELL, SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 3 WEST, B.M., CITY OF CALDWELL, CANYON COUNTY, IDAHO.

DIGLINE

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BY CALLING DIGLINE AT PHONE # (800) 342-1585 BEFORE COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND UTILITIES.

811 SAFETY IS IN YOUR HANDS. EVERY DIG. EVERY TIME.

PROFESSIONAL ENGINEER REGISTERED 20464 02/05/25 STATE OF IDAHO KEVIN A. FROEHLICH

Digitally signed by Kevin A. Froehlich, PE
Date: 2025.02.05 08:15:49 -07'00'

REVISIONS

NO.	ITEM	DATE
1	CITY AND PID COMMENTS	10/10/24
2	CITY AND PID COMMENTS	11/19/24
3	PID COMMENTS	01/14/25
4	CITY COMMENTS	02/05/25

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**

JAYHAWK CREEK SUBDIVISION
CALDWELL, IDAHO
GENERAL IMPROVEMENT PLANS
COVER SHEET

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	KAF
DRAWN BY:	KAF
CHECKED BY:	MSD
DATE:	08/15/24
PROJECT:	24-129

SHEET NO.
C1.0

P:\24-129\CIVIL\CAD\CONSTRUCTION PLANS\24-129 COVER.DWG, KEVIN FROEHLICH, 2/5/2025, CANON IPF755 (BW) PC3, 22X34 L [PDF]

GENERAL NOTES

1. THE CONTRACTOR SHALL CONSTRUCT ALL IMPROVEMENTS IN ACCORDANCE WITH THE PLANS STAMPED "APPROVED FOR CONSTRUCTION" BY THE VARIOUS GOVERNING AGENCIES. THESE PLANS WILL BE PROVIDED TO THE CONTRACTOR BY THE ENGINEER PRIOR TO CONSTRUCTION. WORK SHALL NOT BE DONE WITHOUT THE CURRENT SET OF APPROVED PLANS.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF THE CITY OF CALDWELL, THE LATEST EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC, 2015), AND THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY. NO EXCEPTIONS WILL BE ALLOWED UNLESS SPECIFICALLY AND PREVIOUSLY APPROVED IN WRITING BY ALL APPROPRIATE ENTITIES.
3. WORK SUBJECT TO APPROVAL BY ANY POLITICAL SUBDIVISION OR AGENCY MUST BE APPROVED PRIOR TO (A) BACKFILLING TRENCHES FOR PIPE (B) PLACING OF AGGREGATE BASE (C) PLACING OF CONCRETE; (D) PLACING OF ASPHALT PAVING. WORK DONE WITHOUT SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER.
4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BY CALLING DIGLINE AT PHONE # (800) 342-1585 BEFORE COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND UTILITIES.
5. UTILITIES ON THIS PLAN ARE BASED UPON DIGLINE MARKS, RECORD DRAWINGS, AND FACILITY MAPS. KM ENGINEERING MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KM ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED AND HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PRESERVE AND PROTECT EXISTING FACILITIES NOT SCHEDULED FOR REMOVAL AND COORDINATE WITH THE PROJECT ENGINEER IF UNEXPECTED FACILITIES ARE ENCOUNTERED.
6. ALL LOT LINE AND EASEMENT INFORMATION SHALL BE TAKEN FROM JAYHAWK CREEK SUBDIVISION FINAL PLAT.
7. THE CONTOURS AND BENCHMARK ELEVATION ARE BASED ON THE NAVD 88 VERTICAL DATUM.
8. PROJECT BENCHMARKS SHALL BE ESTABLISHED THROUGHOUT THE SITE BY THE SURVEYOR AND WILL BE PROVIDED TO THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
9. THE CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTS AND BENCHMARKS FROM DISTURBANCE THROUGHOUT CONSTRUCTION. DAMAGED BENCHMARKS WILL BE REPLACED BY THE PROJECT SURVEYOR AT THE CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY REQUIREMENTS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND TRAFFIC CONTROL WITHIN AND AROUND THE CONSTRUCTION AREA.
11. THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACCESS TO THE OWNER APPROVED ACCESS POINTS.
12. NO WORK SHALL BE DONE WITHIN JURISDICTIONAL WETLAND AREAS UNTIL A 404 PERMIT HAS BEEN ISSUED BY THE US ARMY CORPS OF ENGINEERS. ALL WORK WITHIN WETLAND AREAS SHALL ADHERE TO THE REQUIREMENTS OF THE 404 PERMIT.
13. ALL NATURAL SLOPES SHALL BE A MAXIMUM OF 2:1, UNLESS OTHERWISE STATED ON THIS PLAN. ASPHALT MINIMUM GRADE IS 1%. CONCRETE MINIMUM GRADE IS 0.4%. FINISH GRADE SHALL SLOPE AWAY FROM ALL BUILDINGS.
14. WHERE NOTED, EXISTING TEST PITS/MONITORING WELLS SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION.
15. ALL MATERIAL FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE. CONTRACTORS MUST FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THIS PROJECT MEET THE REQUIREMENTS AT THE REQUEST OF THE AGENCY AND/OR THE ENGINEER.
16. JOINT TRENCH CONDUIT WITH PULL CORD, 32" BURIAL DEPTH (PER SL-1136).
17. THE ENGINEER OF RECORD (DESIGN CIVIL ENGINEER) SHALL BE RESPONSIBLE FOR PROVIDING THE FOLLOWING:

    -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 CITY OF CALDWELL STANDARDS.
    -CONSTRUCTION OBSERVATION DIARY (INSPECTION LOGS)
    -REPRODUCIBLE (MYLAR) RECORD DRAWINGS
    -ENGINEERS STATEMENT (ENGINEERS CERTIFICATE)
18. NO ASPHALT SHALL BE PLACED WITHOUT ENGINEER AND DEVELOPER FIRST RECEIVING AN APPROVAL TO PAVE LETTER FROM THE CITY OF CALDWELL.
19. ALL VALVE CANS, WATER METERS, AND MANHOLES SHALL BE LOCATED OUTSIDE ALL CURB, GUTTER, SIDEWALKS, AND VALLEY GUTTERS.
20. ALL PEDESTRIAN ROUTES AND FACILITIES MUST FULLY COMPLY WITH ALL LOCAL, STATE, AND FEDERAL GUIDELINES/REQUIREMENTS.
21. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2020 EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS (ISPWC, 2015), PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY, AND THE CITY OF CALDWELL SUPPLEMENTAL SPECIFICATIONS. WHERE DISCREPANCIES EXIST BETWEEN THESE SPECIFICATIONS, THE MORE STRINGENT OF THE THREE SHALL BE USED.

GRADING NOTES

1. NO GRADING WORK SHALL OCCUR UNTIL THE OWNER HAS FILED A NOTICE OF INTENT FOR CONSTRUCTION ACTIVITY WITH THE EPA.
2. ALL EARTHWORK INCLUDING CLEARING, GRUBBING, EXCAVATION, EMBANKMENT, BACKFILL, DEWATERING, AND EROSION CONTROL SHALL MEET THE SPECIFICATIONS OF SECTION 200 OF THE ISPWC, 2015 AS WELL AS THE SPECIFICATIONS AND RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING REPORT.
3. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITH THE CONSTRUCTION AREA UNTIL TEMPORARY AND/OR PERMANENT DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
4. IF REQUIRED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A SHORT TERM ACTIVITY EXEMPTION PERMIT FROM THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ). THE CONTRACTOR SHALL SUBMIT TO DEQ A DEWATERING PLAN WHICH OUTLINES THE LOCATION OF PROPOSED BMPS AND THE SEQUENCING OF THE DEWATERING ACTIVITIES. ALL CONSTRUCTION WATER GENERATED FROM EXCAVATION SHALL BE FREE OF SEDIMENT AND DEBRIS BEFORE IT LEAVES THE SITE.
5. STRIP AND STOCKPILE TOPSOIL AND DISPOSE OF DEBRIS OFF-SITE. THE DEPTH OF STRIPPING COULD VARY IN THE FIELD DEPENDING ON THE DEPTH OF THE ROOT ZONE, SOIL COMPOSITION INCLUDING SOIL TYPE, MOISTURE CONTENT AND STABILITY AND THE WEATHER CONDITIONS DURING CONSTRUCTION. STRIPPING DEPTHS SHALL BE DIRECTED BY THE ONSITE GEOTECHNICAL CONSULTANT. LOCATION OF STOCKPILED MATERIAL SHALL BE COORDINATED WITH THE OWNER AND ENGINEER PRIOR TO PLACEMENT. REMOVE AND DISPOSE OFF-SITE AT AN APPROVED LOCATION ANY AND ALL EXCESS MATERIALS.
6. PRIOR TO PLACEMENT OF FILL MATERIAL, THE CONTRACTOR SHALL PREPARE THE SUBGRADE AS RECOMMENDED IN THE GEOTECHNICAL ENGINEERING REPORT. THE GEOTECHNICAL ENGINEERING CONSULTANT SHALL PERFORM INSPECTION AND TESTING OF THE SUBGRADE, ALONG WITH THE PLACEMENT AND COMPACTION OF STRUCTURAL FILL AS RECOMMENDED IN THE GEOTECHNICAL ENGINEERING REPORT.

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING DEMOLITION WITH THE APPROPRIATE PHASE OF CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEMOLISHED MATERIALS AT AN APPROVED OFF-SITE LOCATION. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THESE MATERIALS AFTER REMOVAL FROM THE SITE.
3. CONTRACTOR SHALL BE REQUIRED TO PROVIDE A WATER TRUCK, AS NECESSARY, FOR DUST ABATEMENT DURING DEMOLITION AND REMOVAL OPERATIONS.
4. CONTRACTOR SHALL CONDUCT CONSTRUCTION OPERATIONS TO PREVENT ANY SOIL OR OBJECTIONABLE MATERIAL RUNOFF FROM LEAVING THE SITE, OR ENTERING THE PUBLIC RIGHTS-OF-WAY.
5. ITEMS SHOWN ON THE EXISTING CONDITIONS PLAN REPRESENT THE SITE PRIOR TO CONSTRUCTION.
6. OVER-EXCAVATION, IN AREAS WHERE EXISTING GRAVITY IRRIGATION IS PROPOSED TO BE TILED AND/OR REMOVED, IS ANTICIPATED IN ORDER TO REMOVE SOFT SUBGRADE SOILS. THE CONTRACTOR SHALL COMPLY WITH THE RECOMMENDATIONS OF THE PRIOR REFERENCED GEOTECHNICAL ENGINEERING REPORT, BY MATERIALS TESTING AND INSPECTION, FOR DITCH EXCAVATIONS AND SHALL HAVE ALL EXCAVATED DITCH SUBGRADES INSPECTED BY A TESTING COMPANY OR THE GEOTECHNICAL ENGINEER, PRIOR TO PLACEMENT OF PIPE AND/OR BACKFILL OF THE DITCHES.
7. COORDINATE GRAVITY IRRIGATION DITCH AND PIPE REMOVAL WITH DEVELOPER PRIOR TO COMMENCING CONSTRUCTION.
8. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO DETERMINE WHICH TREES WITHIN THE PROJECT LIMITS ARE TO REMAIN AND WHICH ARE TO BE REMOVED.
9. ALL WELL ABANDONMENT SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IDAHO DEPARTMENT OF WATER RESOURCES (IDWR) AND IDAHO CODE. THE CONTRACTOR SHALL RETAIN A LICENSED WELL DRILLER FOR ABANDONMENT.
10. EXISTING OVERHEAD POWERLINES SHALL BE RETAINED AND PROTECTED AS NEEDED TO MAINTAIN SERVICE TO ADJACENT PROPERTIES. THE CONTRACTOR SHALL COORDINATE WITH IDAHO POWER COMPANY TO ABANDON OR RELOCATE ALL OTHER OVERHEAD POWER LINES AND POLES AS REQUIRED.
11. EXISTING SEPTIC SYSTEMS ASSOCIATED WITH ANY ABANDONED BUILDINGS ON THE SITE SHALL BE ABANDONED ACCORDING TO THE REQUIREMENTS OF THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY TECHNICAL GUIDANCE MANUAL. THE CONTRACTOR SHALL VERIFY THE LOCATION OF THE SEPTIC TANK, DRAINFIELD AND ALL APPURTENANCES. ALL INLET AND OUTLET PIPING SHALL BE DISCONNECTED FROM THE SEPTIC TANK. ALL BURIED PIPING SHALL BE EXCAVATED AND TRACED FROM THE SEPTIC TANK TO THE DRAIN FIELD TO THE FULL EXTENTS. THE CONTRACTOR SHALL VERIFY THE EXISTENCE OF A DRAINFIELD AND SHALL EXCAVATE THE DRAINFIELD SOILS TO AT LEAST THE MINIMUM GROUNDWATER LEVEL OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER AFTER FIELD SITE INSPECTION OF THE DRAINFIELD AREA. THE DRAINFIELD SOILS SHALL BE DISPOSED OF OFF SITE OR MIXED WITH THE WETLAND STRIPPINGS IF AUTHORIZED BY THE ENGINEER. AFTER INSPECTION OF EXCAVATED SOILS, THE CONTRACTOR SHALL BACKFILL THE DRAINFIELD AREA WITH STRUCTURAL FILL.

CITY OF CALDWELL WATER NOTES

1. THE WATER SYSTEM SHALL BE CONSTRUCTED TO CONFORM TO THE STANDARDS SET FORTH IN THE "IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS", THE 2020 EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC, 2015), THE CITY OF CALDWELL SUPPLEMENTAL SPECIFICATIONS TO THE ISPWC, 2015, AND THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ).
2. THE HORIZONTAL SEPARATION OF POTABLE WATER MAINS AND NON-POTABLE WATER MAINS (SANITARY SEWER, STORM DRAIN, AND IRRIGATION) SHALL BE A MINIMUM OF TEN (10) FEET. WHERE IT IS NECESSARY FOR A POTABLE WATER MAIN AND NON-POTABLE WATER MAIN TO CROSS WITH LESS THAN EIGHTEEN (18) INCHES OF VERTICAL SEPARATION, THE CROSSING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 542.07 OF THE IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS (IDAPA 58.01.08) AND SECTION 430.02 OF THE WASTEWATER RULES (IDAPA 58.01.16).
3. THE HORIZONTAL SEPARATION OF NON-POTABLE SERVICES AND POTABLE WATER SERVICES OR POTABLE WATER MAINS SHALL BE A MINIMUM OF SIX (6) FEET. WHERE IT IS NECESSARY FOR A POTABLE WATER MAIN AND NON-POTABLE WATER MAIN TO CROSS WITH LESS THAN EIGHTEEN (18) INCHES OF VERTICAL SEPARATION, THE CROSSING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 542.07 OF THE IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS (IDAPA 58.01.08) AND SECTION 430.02 OF THE WASTEWATER RULES (IDAPA 58.01.16).
4. WATER DISTRIBUTION MAINS SHALL BE CONSTRUCTED WITH CLASS 150 PVC (POLYVINYL-CHLORIDE) PIPE, CONFORMING TO AWWA C-900, SDR 18 SPECIFICATIONS. THE PIPE SHALL BE INSTALLED IN WORKMANLIKE MANNER BY PERSONS QUALIFIED TO PERFORM SAID WORK AND SHALL BE IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL WORK AND MATERIALS MUST CONFORM TO CURRENT REQUIREMENTS OF THE DISTRICT.
5. ALL WATER MAINS SHALL HAVE A MINIMUM OF FOUR (4) FEET OF COVER AND A MAXIMUM DEPTH OF FIVE (5) FEET, UNLESS OTHERWISE NOTED. AFTER INSTALLATION OF THE WATER MAINS, THE TRENCHES SHALL BE COMPACTED TO NINETY-FIVE (95) PERCENT OF STANDARD PROCTOR MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698. ALL MAINS SHALL BE PRESSURE TESTED, FLUSHED AND DISINFECTED IN ACCORDANCE WITH THE 2015 EDITION OF THE ISPWC, 2015 AND CITY OF CALDWELL SUPPLEMENTAL SPECIFICATIONS TO THE ISPWC, 2015. ALL TESTING SHALL BE APPROVED BY THE CITY OF CALDWELL BEFORE CONNECTING TO THE MUNICIPAL SYSTEM.
6. INSTALL THRUST BLOCKS CONFORMING TO THE 2020 EDITION OF THE ISPWC, 2015, SD-403, AT ALL TEES, CROSSES, VALVES, HYDRANTS, AND ELBOWS 11-¼" AND GREATER OR APPROVED RESTRAINTS.
7. NO. 12 DIRECT BURIAL WIRE SHALL BE PLACED ALONG THE NORTH AND EAST SIDE OF WATER MAINS AND SERVICE LINES AS SHOWN ON STANDARD DRAWING SD-401, ISPWC, 2015 2020 EDITION. WIRE SHALL BE INSTALLED IN THE GATE VALVE RISER SO IT IS ACCESSIBLE FROM ABOVE BUT DOES NOT INTERFERE WITH VALVE OPERATION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CONTINUOUS WATER SERVICE TO ALL EXISTING WATER USERS AFFECTED BY CONSTRUCTION. IF WATER SERVICE MUST BE INTERRUPTED, THE CONTRACTOR SHALL COORDINATE WITH THE PUBLIC WORKS INSPECTOR.
9. THE CITY OF CALDWELL WATER DEPARTMENT SHALL MAKE ALL HOT TAPS ON EXISTING WATER MAINS.
10. THE CITY OF CALDWELL WATER DEPARTMENT SHALL BE PRESENT WHEN OPERATING EXISTING "IN SERVICE" WATER VALVES. THIS INCLUDES FLUSHING OF MAINS AND ALL PRESSURE AND WATER QUALITY TESTS.
11. CONTRACTOR SHALL BLOW OFF EACH DOMESTIC WATER SERVICE WITH CITY INSPECTOR PRESENT PRIOR TO ACCEPTANCE OF THE WATER SYSTEM.
12. THE CONTRACTOR SHALL 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 PROJECT ENGINEER IN ATTENDANCE. THE CONTRACTOR SHALL FURNISH ALL PERSONNEL AND EQUIPMENT NECESSARY TO CONDUCT THE TEST. CONTRACTOR SHALL NOTIFY THE CITY OF CALDWELL AND PROJECT ENGINEER 24 HOURS IN ADVANCE TO WITNESS FINAL PRESSURE TEST.
13. FINAL ACCEPTANCE OF ALL WATER UTILITY CONSTRUCTION WILL BE BY THE CITY OF CALDWELL.
14. METER BOX LID (COVER) SHALL BE D&L 2242 WITH NEPTUNE R900 RECESS OPENING (ONE(1) 1-1/2" OPENING) FOR SINGLE SERVICES. 2-HL RECESS COVER FOR DOUBLE SERVICES.

CITY OF CALDWELL SEWER NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF THE 2020 EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC, 2015), CITY OF CALDWELL SUPPLEMENTAL SPECIFICATIONS TO THE ISPWC, 2015, WASTEWATER RULES (IDAPA 58.01.16), AND ANY SPECIAL PROVISION FOR CONSTRUCTION ISSUED BY THE DESIGN ENGINEER, WHERE REQUIRED. PRECEDENCE SHALL BE GIVEN TO EACH STANDARD IN ORDER OF THEIR LISTING ABOVE WITH RESPECT TO ANY DISCREPANCIES.
2. REFER TO WATER NOTES 2 AND 3 ON THIS SHEET FOR HORIZONTAL AND VERTICAL SEPARATION REQUIREMENTS BETWEEN THE POTABLE WATER MAINS/SERVICES AND NON-POTABLE PRESSURE IRRIGATION MAINS/SERVICES.
3. FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION WILL BE BY CITY OF CALDWELL.
4. CITY OF CALDWELL WILL NOT ACCEPT AS-BUILT LINES CONSTRUCTED LESS THAN THE "10 STATES STANDARDS" DESIGN MINIMUM SLOPES.
5. SANITARY SEWER AS-BUILD INFORMATION SHALL BE SUBMITTED TO THE CITY BY THE EOR/PLS FOR REVIEW AND APPROVED PRIOR TO ANY PRESSURE TESTING OR CCTV INSPECTIONS TAKING PLACE.
6. CALDWELL INSPECTOR SHALL BE PRESENT FOR ALL PRESSURE TESTING.
7. ALL ORIGINAL COPIES OF CCTV INSPECTION VIDEOS SHALL BE DELIVERED DIRECTLY FROM THE CCTV INSPECTION COMPANY TO THE CITY OF CALDWELL.
8. NO CCTV INSPECTIONS OR AIR PRESSURE TEST WILL BE ALLOWED UNTIL JOINT TRENCH IS COMPLETELY DONE AND OUT OF THE DEVELOPMENT.
9. ALL EXISTING SERVICES USED FOR CURRENT PHASE SHALL BE EXPOSED AND SHOWN TO THE CITY INSPECTOR.

CITY OF CALDWELL STORM WATER NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF THE 2020 EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC, 2015), CITY OF CALDWELL SUPPLEMENTAL SPECIFICATIONS TO THE ISPWC, 2015, AND ANY SPECIAL PROVISION FOR CONSTRUCTION ISSUED BY THE DESIGN ENGINEER, WHERE REQUIRED.
2. THE CONTRACTOR SHALL COMPLY WITH ALL THE REQUIREMENTS FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY. THIS INCLUDES IMPLEMENTING THE BMP'S RECOMMENDED IN THE SWPP PLAN PREPARED FOR THIS SITE, REGULAR SITE INSPECTIONS, DOCUMENTATION OF MODIFICATIONS TO THE SWPPP AND OTHER REQUIREMENTS AS SET FORTH IN THE NPDES GENERAL PERMIT.
3. A PROOF TEST OF ALL STORM WATER BASINS WILL BE REQUIRED PER CITY OF CALDWELL STORM WATER MANUAL 103.6.5. INSPECTOR SHALL BE NOTIFIED 48 HOURS IN ADVANCE.

CITY OF CALDWELL PRESSURE IRRIGATION NOTES

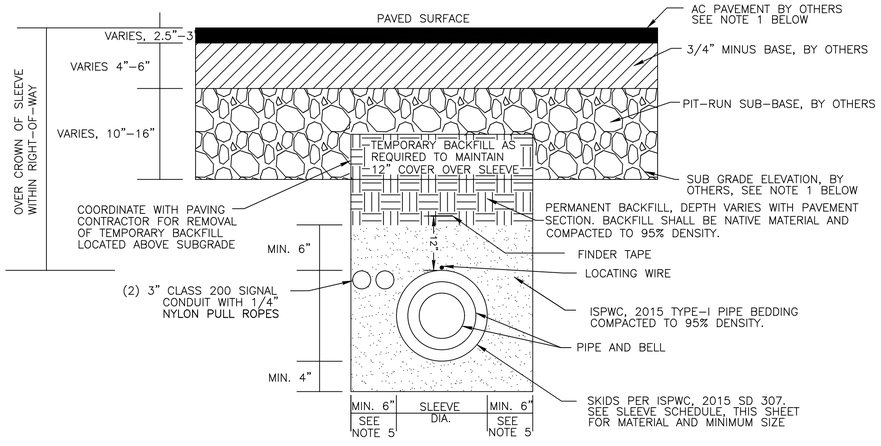
1. ALL PRESSURE IRRIGATION CONSTRUCTION SHALL COMPLY WITH THE CALDWELL MUNICIPAL IRRIGATION STANDARDS, SIXTH EDITION, JUNE 7TH, 2023.
2. REFER TO WATER NOTES 2 AND 3 ON THIS SHEET FOR HORIZONTAL AND VERTICAL SEPARATION REQUIREMENTS BETWEEN THE POTABLE WATER MAINS/SERVICES AND NON-POTABLE PRESSURE IRRIGATION MAINS/SERVICES.
3. CONTRACTOR SHALL BLOW OFF EACH PRESSURE IRRIGATION SERVICE WITH CITY INSPECTOR PRESENT PRIOR TO ACCEPTANCE OF THE IRRIGATION SYSTEM.
4. MAIN LINE COVER SHALL BE A MINIMUM 36" AND MAXIMUM OF 48" PER 1103.1.
5. PURPLE TRACER WIRE SHALL BE INSTALLED PER SECTION 1103.02.
6. FINDER TAPE SHALL BE INSTALLED PER SECTION 1103.03.
7. EXISTING SERVICES USED FOR THE CURRENT PHASE SHALL BE BLOWN OFF WITH A CITY INSPECTOR PRESENT.

PIONEER IRRIGATION DISTRICT NOTES

1. ALL WORK TO BE PERFORMED SHALL TAKE PLACE BETWEEN NOVEMBER 1ST AND MARCH 1ST OR AT PIONEER IRRIGATION DISTRICT (PID) DISCRETION.
2. ALL PROPOSED GRAVITY IRRIGATION CONSTRUCTION WITHIN PID EASEMENTS MUST COMPLY WITH THE PIONEER IRRIGATION DISTRICT STANDARDS AND SPECIFICATIONS (2019).
3. PID SHALL CONFIRM INVERT ELEVATIONS WITH CONTRACTOR.
4. ALL PROPOSED GRAVITY IRRIGATION STRUCTURES SHALL BE CAST IN PLACE.

ACRONYMS

CL	– CENTERLINE	N	– NORTHING
CO	– CLEANOUT	OHP	– OVERHEAD POWER
E	– EASTING	PC	– POINT OF CURVATURE
ELEV	– ELEVATION	POC	– POINT ON CURVE
EP	– EDGE OF PAVEMENT	PRC	– POINT OF REVERSE CURVE
FL	– FLOW LINE	PI	– PRESSURE IRRIGATION
FLG	– FLANGE	PS	– PRESSURE SEWER
GB	– GRADE BREAK	PT	– POINT OF TANGENCY
GI	– GRAVITY IRRIGATION	R	– STATION OFFSET RIGHT
HP	– HIGH POINT	RIM	– RIM OF STRUCTURE
INV	– INVERT	SD	– STORM DRAIN
INT	– INTERSECTION	SDMH	– STORM DRAIN MANHOLE
ISPWC, 2015	– IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION	SGT	– SAND AND GREASE TRAP
		SS	– SANITARY SEWER
L	– STATION OFFSET LEFT	SSMH	– SEWER MANHOLE
LF	– LINEAR FOOT	STA	– ROADWAY STATION FROM CENTERLINE
LIP	– LIP OF GUTTER	SW	– SIDEWALK
LP	– LOW POINT	TBRC	– TOP BACK OF ROLLED CURB
MA	– MATCH EXISTING	TBVC	– TOP BACK OF VERTICAL CURB
MJ	– MECHANICAL JOINT	TOA	– TOP OF ASPHALT
MW	– MONITORING WELL	TOC	– TOP OF CONCRETE



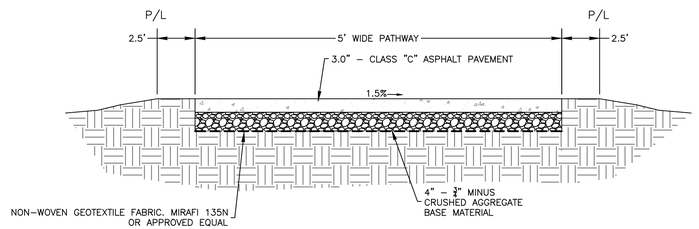
SLEEVE SCHEDULE (INCHES)			
PIPE DIA.	PIPE BELL O.D.	SLEEVE MIN. DIA.	SLEEVE I.D.
3"	4.17"	6" PVC C900	6.31"
4"	5.36"	8" PVC C900	8.28"
6"	7.89"	10" PVC C900	10.16"
8"	10.27"	14" PVC C905	14.0"
10"	12.79"	16" PVC C905	15.92"
12"	15.17"	18" PVC C905	17.85"

NOTES:
A. SLEEVE SCHEDULE BASED ON 1 INCH MINIMUM CLEAR DISTANCE AROUND PIPE BELL.
B. CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING ACTUAL DIMENSIONS OF ALL PROPOSED MATERIALS AND SLEEVE SIZES REQUIRED FOR FIELD FIT.

NOTES:
1. COORDINATE WITH PAVING CONTRACTOR TO INSTALL SLEEVE, SIGNAL CONDUIT, FINDER TAPE AND LOCATING WIRE PRIOR TO INSTALLATION OF ROAD SUB-BASE, ROAD BASE AND PAVEMENT.
2. SLEEVED ROAD CROSSING INSTALLATION REQUIREMENTS APPLY WITHIN THE FULL EXTENT OF RIGHT-OF-WAY PLUS SUFFICIENT SLEEVE LENGTH TO CLEAR SIDEWALK.
3. SLEEVED ROAD CROSSINGS SHALL COMPLY WITH ISPWC, 2015 SD-307 EXCEPT THAT SLEEVE SHALL BE CLASS 200 PVC PIPE, ADS N-12 OR ALUMINIZED CMP PIPE AS SPECIFIED IN SLEEVE SCHEDULE.
4. IN CASE OF CONFLICTS WITH OTHER UTILITIES, IRRIGATION SLEEVE SHALL CROSS BELOW OTHER UTILITIES.
5. INCREASE STATED DISTANCE AS REQUIRED TO MEET COMPACTION.
6. THE CONTRACTOR SHALL CONSTRUCT ALL ROAD CROSSINGS OF THE IRRIGATION PIPE AND POTABLE WATER PIPE IN ACCORDANCE WITH THE IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND I.S.P.W.C. SD-407.

TYPICAL SLEEVED ROAD CROSSING

NTS



TYPICAL 5' WIDE ASPHALT PATHWAY

NTS

City of Caldwell
APPROVED FOR CONSTRUCTION

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Name: **Martin Gergen**

PROFESSIONAL ENGINEER REGISTERED 20464 02/05/25 STATE OF IDAHO KEVIN A. FROEHLICH

REVISIONS

NO.	ITEM	DATE
1	CITY AND PID COMMENTS	10/10/24
2	CITY AND PID COMMENTS	11/19/24
3	PID COMMENTS	01/14/25
4	CITY COMMENTS	02/05/25

JAYHAWK CREEK SUBDIVISION
CALDWELL, IDAHO

GENERAL IMPROVEMENT PLANS
NOTES AND ACRONYMS

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmenglp.com

DESIGN BY:	KAF
DRAWN BY:	KAF
CHECKED BY:	MSD
DATE:	08/15/24
PROJECT:	24-129

SHEET NO.
C1.1

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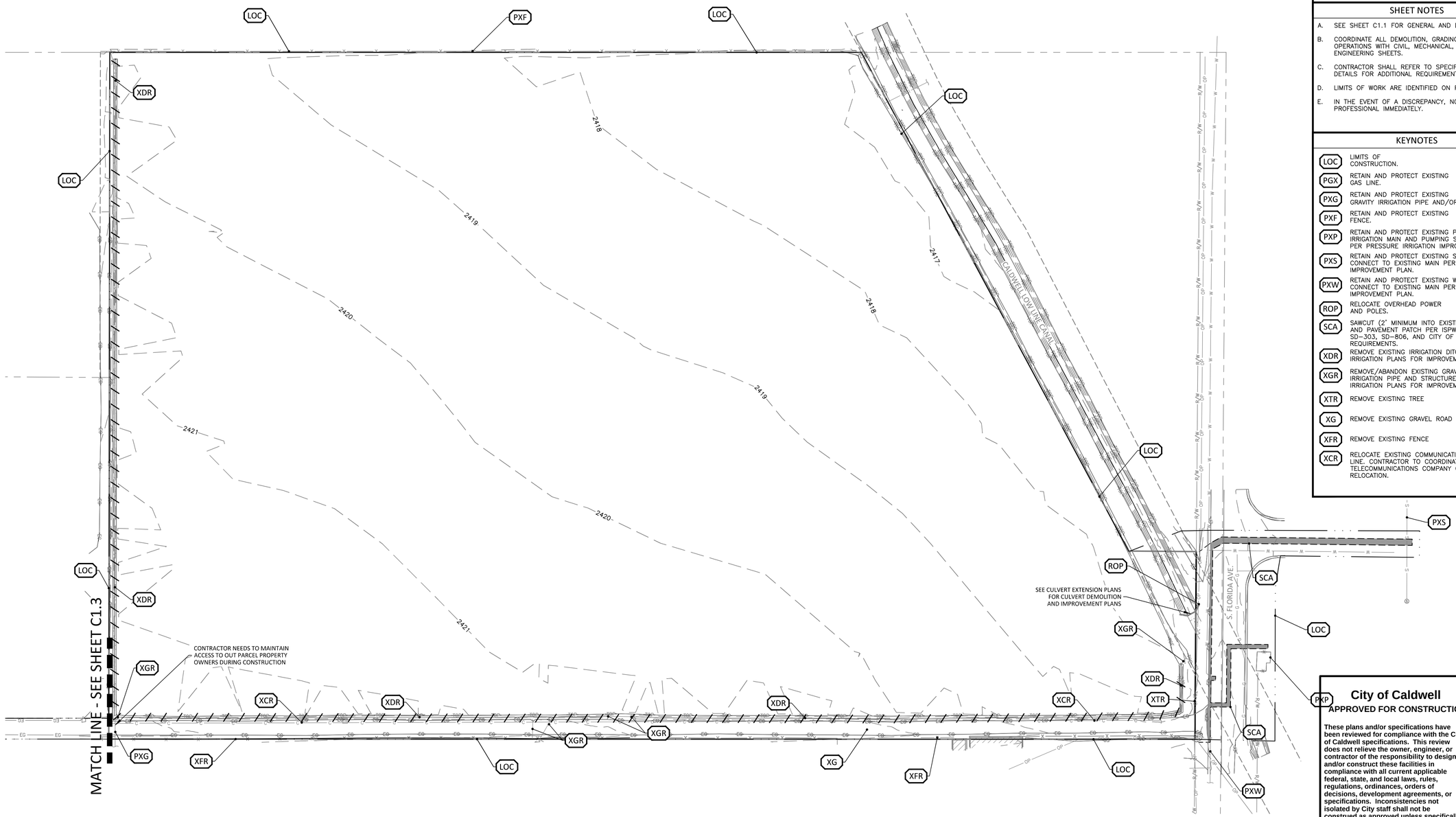

EXISTING CONDITIONS AND DEMOLITION PLAN

0 50 100 150

Plan Scale: 1" = 50'

LEGEND

- ASPHALT SAWCUT LINE
- LIMITS OF CONSTRUCTION
- DITCH REMOVAL
- ASPHALT PAVEMENT REMOVAL

SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL AND DEMOLITION NOTES.

B. COORDINATE ALL DEMOLITION, GRADING, AND EARTHWORK OPERATIONS WITH CIVIL, MECHANICAL, AND ELECTRICAL ENGINEERING SHEETS.

C. CONTRACTOR SHALL REFER TO SPECIFICATIONS AND DETAILS FOR ADDITIONAL REQUIREMENTS.

D. LIMITS OF WORK ARE IDENTIFIED ON PLANS.

E. IN THE EVENT OF A DISCREPANCY, NOTIFY THE DESIGN PROFESSIONAL IMMEDIATELY.

KEYNOTES

- LOC — LIMITS OF CONSTRUCTION.
- PGX — RETAIN AND PROTECT EXISTING GAS LINE.
- PXG — RETAIN AND PROTECT EXISTING GRAVITY IRRIGATION PIPE AND/OR STRUCTURE.
- PXF — RETAIN AND PROTECT EXISTING FENCE.
- PXP — RETAIN AND PROTECT EXISTING PRESSURE IRRIGATION MAIN AND PUMPING STATION. CONNECT PER PRESSURE IRRIGATION IMPROVEMENT PLANS.
- PXS — RETAIN AND PROTECT EXISTING SEWER MAIN. CONNECT TO EXISTING MAIN PER SEWER IMPROVEMENT PLAN.
- PXW — RETAIN AND PROTECT EXISTING WATER MAIN. CONNECT TO EXISTING MAIN PER WATER IMPROVEMENT PLAN.
- ROP — RELOCATE OVERHEAD POWER AND POLES.
- SCA — SAWCUT (2" MINIMUM INTO EXISTING PAVEMENT) AND PAVEMENT PATCH PER ISPWC SD-301, SD-303, SD-806, AND CITY OF CALDWELL REQUIREMENTS.
- XDR — REMOVE EXISTING IRRIGATION DITCH. SEE IRRIGATION PLANS FOR IMPROVEMENTS.
- XGR — REMOVE/ABANDON EXISTING GRAVITY IRRIGATION PIPE AND STRUCTURE. SEE IRRIGATION PLANS FOR IMPROVEMENTS.
- XTR — REMOVE EXISTING TREE
- XG — REMOVE EXISTING GRAVEL ROAD
- XFR — REMOVE EXISTING FENCE
- XCR — RELOCATE EXISTING COMMUNICATIONS LINE. CONTRACTOR TO COORDINATE WITH TELECOMMUNICATIONS COMPANY ON RELOCATION.

City of Caldwell
APPROVED FOR CONSTRUCTION

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Name: Martin Gergen

PROFESSIONAL ENGINEER
REGISTERED
20464
02/05/25
STATE OF IDAHO
KEVIN A. FROEHLICH

REVISIONS

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3	PID COMMENTS	01/14/25
4	CITY COMMENTS	02/05/25

JAYHAWK CREEK SUBDIVISION
CALDWELL, IDAHO

GENERAL IMPROVEMENT PLANS
EXISTING CONDITIONS AND DEMOLITION PLAN

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	KAF
DRAWN BY:	KAF
CHECKED BY:	MSD
DATE:	08/15/24
PROJECT:	24-129

SHEET NO.
C1.2

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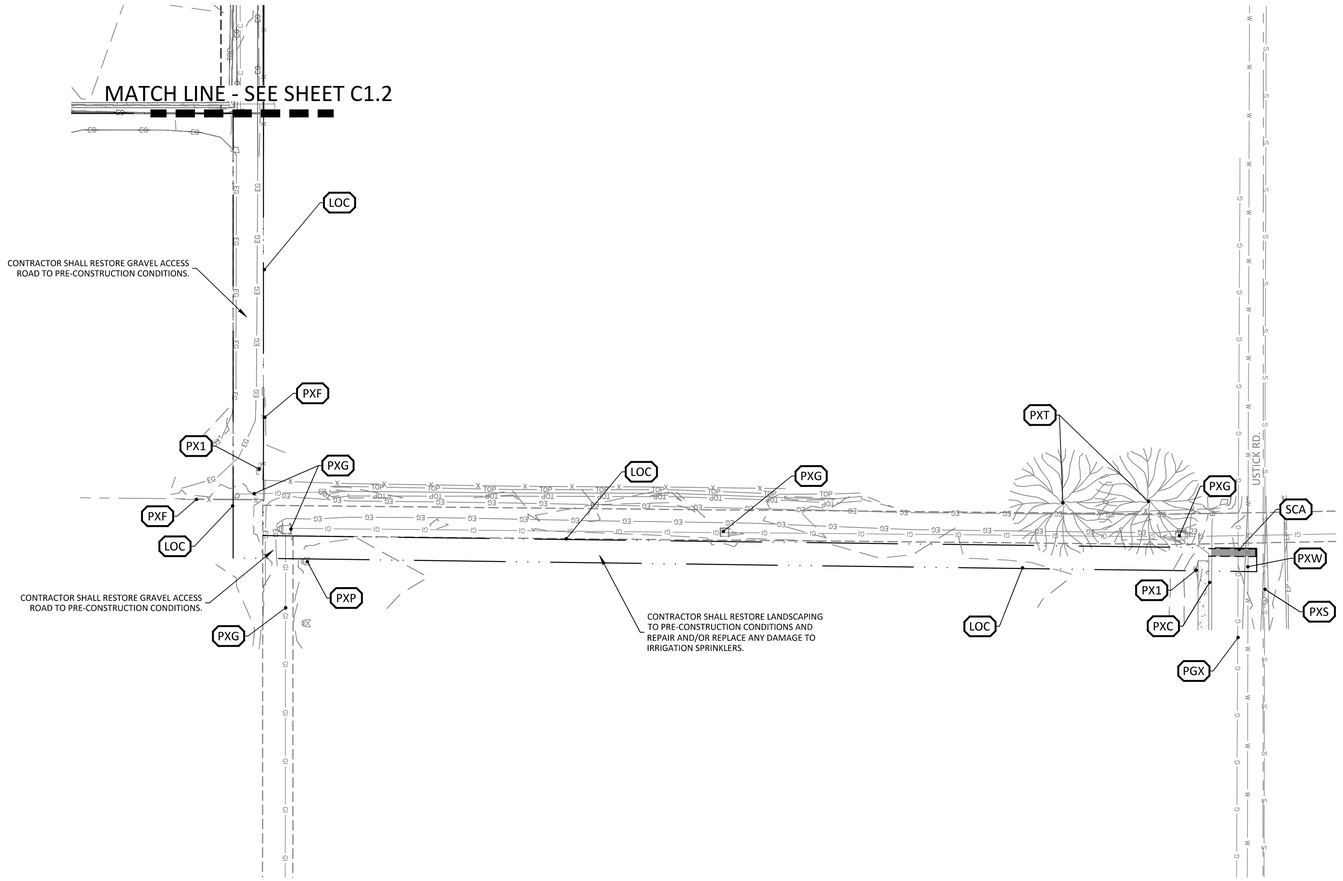

EXISTING CONDITIONS AND DEMOLITION PLAN

0 50 100 150

Plan Scale: 1" = 50'

LEGEND

- ASPHALT SAWCUT LINE
- LIMITS OF CONSTRUCTION
- DITCH REMOVAL
- ASPHALT PAVEMENT REMOVAL

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C. CONTRACTOR SHALL REFER TO SPECIFICATIONS AND DETAILS FOR ADDITIONAL REQUIREMENTS.

D. LIMITS OF WORK ARE IDENTIFIED ON PLANS.

E. IN THE EVENT OF A DISCREPANCY, NOTIFY THE DESIGN PROFESSIONAL IMMEDIATELY.

KEYNOTES

- LOC — LIMITS OF CONSTRUCTION.
- PXC — RETAIN AND PROTECT EXISTING CURB AND GUTTER, AND/OR SIDEWALK.
- PGX — RETAIN AND PROTECT EXISTING GAS LINE.
- PXG — RETAIN AND PROTECT EXISTING GRAVITY IRRIGATION PIPE AND/OR STRUCTURE.
- PXF — RETAIN AND PROTECT EXISTING FENCE.
- PXP — RETAIN AND PROTECT EXISTING PRESSURE IRRIGATION MAIN AND PUMPING STATION. CONNECT PER PRESSURE IRRIGATION IMPROVEMENT PLANS.
- PXS — RETAIN AND PROTECT EXISTING SEWER MAIN. CONNECT TO EXISTING MAIN PER SEWER IMPROVEMENT PLAN.
- PXT — RETAIN AND PROTECT EXISTING TREE.
- PXW — RETAIN AND PROTECT EXISTING WATER MAIN. CONNECT TO EXISTING MAIN PER WATER IMPROVEMENT PLAN.
- PX1 — RETAIN AND PROTECT EXISTING OVERHEAD POWER, COMMUNICATION, AND/OR POWER BOX.
- SCA — SAWCUT (2' MINIMUM INTO EXISTING PAVEMENT) AND PAVEMENT PATCH PER ISPWC SD-301, SD-303, SD-806, AND CITY OF CALDWELL REQUIREMENTS.

PROFESSIONAL ENGINEER REGISTERED 20464 02/05/25 STATE OF IDAHO KEVIN A. FROEHLICH

REVISIONS

NO.	ITEM	DATE
1	CITY AND PID COMMENTS	10/10/24
2	CITY AND PID COMMENTS	11/19/24
3	PID COMMENTS	01/14/25
4	CITY COMMENTS	02/05/25

City of Caldwell

APPROVED FOR CONSTRUCTION

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Name: **Martin Gergen**

JAYHAWK CREEK SUBDIVISION
CALDWELL, IDAHO

GENERAL IMPROVEMENT PLANS
EXISTING CONDITIONS AND DEMOLITION PLAN

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	KAF
DRAWN BY:	KAF
CHECKED BY:	MSD
DATE:	08/15/24
PROJECT:	24-129

SHEET NO.
C1.3

P:\24-129\CIVIL\CAD\CONSTRUCTION PLANS\24-129 C-DEMO.DWG, KEVIN FROEHLICH, 2/5/2025, CANON IPF755 IBW3 PC3, 23934 1 [PDF]



STREET LIGHTING PLAN

0 50 100 150

Plan Scale: 1" = 50'

SHEET LEGEND

- PROPOSED MAILBOX CLUSTER BOX
- EXISTING RESIDENTIAL STREET LIGHT
- INSTALL RESIDENTIAL STREET LIGHT, POLE, LUMINAIR, AND CONDUIT PER CITY OF CALDWELL STANDARD DRAWINGS SL-1133, SL-1135, AND SL-1136. AUTOBAHN SERIES ATB0 STREET LIGHT. SEE SHEET NOTE G.
- INSTALL STREET LIGHT ALONG CLASSIFIED STREETS, POLE, LUMINAIR, AND CONDUIT PER CITY OF CALDWELL STANDARD DRAWINGS SL-1133, SL-1135, AND SL-1136. AUTOBAHN SERIES ATB2 STREET LIGHT RAN THROUGH IDAHO POWER APPROVED METER. SEE SHEET NOTE H.

SHEET NOTES

A. CONTRACTOR TO VERIFY STREET LIGHT LOCATIONS WITH CITY OF CALDWELL PRIOR TO INSTALLATION AND NOTIFY ENGINEER IF SAFETY HAZARDS OR UTILITY CONFLICTS EXIST.

B. POLE SPACING SHALL NOT EXCEED 350'.

C. STREET LIGHTS SHALL BE OWNED/MAINTAINED BY THE CITY OF CALDWELL.

D. ALL MATERIALS SUCH AS STREET LIGHTS, POLES, AND APPURTENANCES SHALL BE APPROVED BY THE CITY OF CALDWELL. ALL STREET LIGHTS SHALL COMPLY WITH CITY SPECIFICATIONS AND DETAILS.

E. RECORD DRAWINGS FOR ALL STREET LIGHTS INSTALLED SHALL BE SUBMITTED AND APPROVED BY THE ENGINEERING DEPARTMENT AND SHALL COMPLY WITH ALL REQUIREMENTS AS OUTLINED IN CITY CODE SECTION 11-04.06.

F. PROVIDE SPARE CONDUIT (2") BEHIND SIDEWALK ON ALL CLASSIFIED ROADS.

G. STREET LIGHTS PLACED ALONG INTERIOR RESIDENTIAL ROADS SHALL BE LED FIXTURES:
AEL ATB0-P201-MVOLT-R3-DDB-P7.

H. STREET LIGHTS PLACED ALONG OTHER THAN INTERIOR RESIDENTIAL ROADS SHALL BE LED FIXTURES, MAST ARM LENGTH SHALL BE 11 FT OR WHERE LIGHT FIXTURE IS PLACED OVER GUTTER:
AEL ATB0-P303-MVOLT-R3-DDB-P7.

I. SEE IDAHO POWER PLANS FOR FINAL STREET LIGHTING POWER LINE CONDUITS, JUNCTION BOXES, AND OTHER STREET LIGHTING COMPONENTS.

KEYNOTES

- CBU — INSTALL 16-UNIT MAILBOX CLUSTER BOX UNIT. QUANTITY PER PLAN.
- FH — INSTALL FIRE HYDRANT PER CITY OF CALDWELL STANDARD DRAWINGS W-404 AND W-411.
- PSB — INSTALL 30" THERMOPLASTIC STOP BAR PER MUTCD STANDARDS.
- STP — STOP SIGN PER MUTCD R1-1.
- SN1 — STREET SIGN PER CALDWELL STANDARD DRAWING SG-1130. STREET SIGN PER MUTCD D3-1. S. FLORIDA X KENNESAW DR.).
- SN2 — STREET SIGN PER CALDWELL STANDARD DRAWING SG-1130. STREET SIGN PER MUTCD D3-1. (KENNESAW DR. X FALL LINE ST.).
- SN3 — STREET SIGN PER CALDWELL STANDARD DRAWING SG-1130. STREET SIGN PER MUTCD D3-1. (KENNESAW DR. X BRASSTOWN ST.).
- SN4 — STREET SIGN PER CALDWELL STANDARD DRAWING SG-1130. STREET SIGN PER MUTCD D3-1. (MUSCOGEE ST. X DAHLONEGA AVE.).
- SN5 — STREET SIGN PER CALDWELL STANDARD DRAWING SG-1130. STREET SIGN PER MUTCD D3-1. (OGLETHORPE AVE. X MUSCOGEE ST.).
- SN6 — STREET SIGN PER CALDWELL STANDARD DRAWING SG-1130. STREET SIGN PER MUTCD D3-1. (OGLETHORPE AVE. X FALL LINE ST.).
- SN7 — STREET SIGN PER CALDWELL STANDARD DRAWING SG-1130. STREET SIGN PER MUTCD D3-1. (JAYHAWK ST. X OGLETHORPE AVE.).
- SN8 — STREET SIGN PER CALDWELL STANDARD DRAWING SG-1130. STREET SIGN PER MUTCD D3-1. (BRASSTOWN ST. X DAHLONEGA AVE.).
- SN9 — STREET SIGN PER CALDWELL STANDARD DRAWING SG-1130. STREET SIGN PER MUTCD D3-1. (MUSCOGEE ST. X KENNESAW DR.).
- TB2 — INSTALL TERMINUS BARRICADE TYPE II WITH KICK PLATE PER IDAHO SUPPLEMENT TO MUTCD STANDARD DRAWING SP-5.1.102A.
- TB3 — INSTALL TERMINUS BARRICADE TYPE III WITH KICK PLATE PER IDAHO SUPPLEMENT TO MUTCD STANDARD DRAWING SP-5.1.102A.

City of Caldwell
APPROVED FOR CONSTRUCTION
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Name: Martin Gergen

PROFESSIONAL ENGINEER REGISTERED 20464 02/05/25 STATE OF IDAHO KEVIN A. FROEHLICH

REVISIONS

NO.	ITEM	DATE
1	CITY AND PID COMMENTS	10/10/24
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JAYHAWK CREEK SUBDIVISION
CALDWELL, IDAHO

GENERAL IMPROVEMENT PLANS
STREET LIGHTING PLAN
SIGNAGE AND STRIPING PLAN

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	KAF
DRAWN BY:	KAF
CHECKED BY:	MSD
DATE:	08/15/24
PROJECT:	24-129

SHEET NO.
C1.4

P:\24-129\CIVIL\CAD\CONSTRUCTION PLANS\24-129 C-LIGHTING.DWG, KEVIN FROEHLICH, 2/5/2025, CANON IPF755 (BW) (PC3, 23X34 L) [PDF]

SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL NOTES.

B. SEE SHEET C1.1 FOR SEWER NOTES.

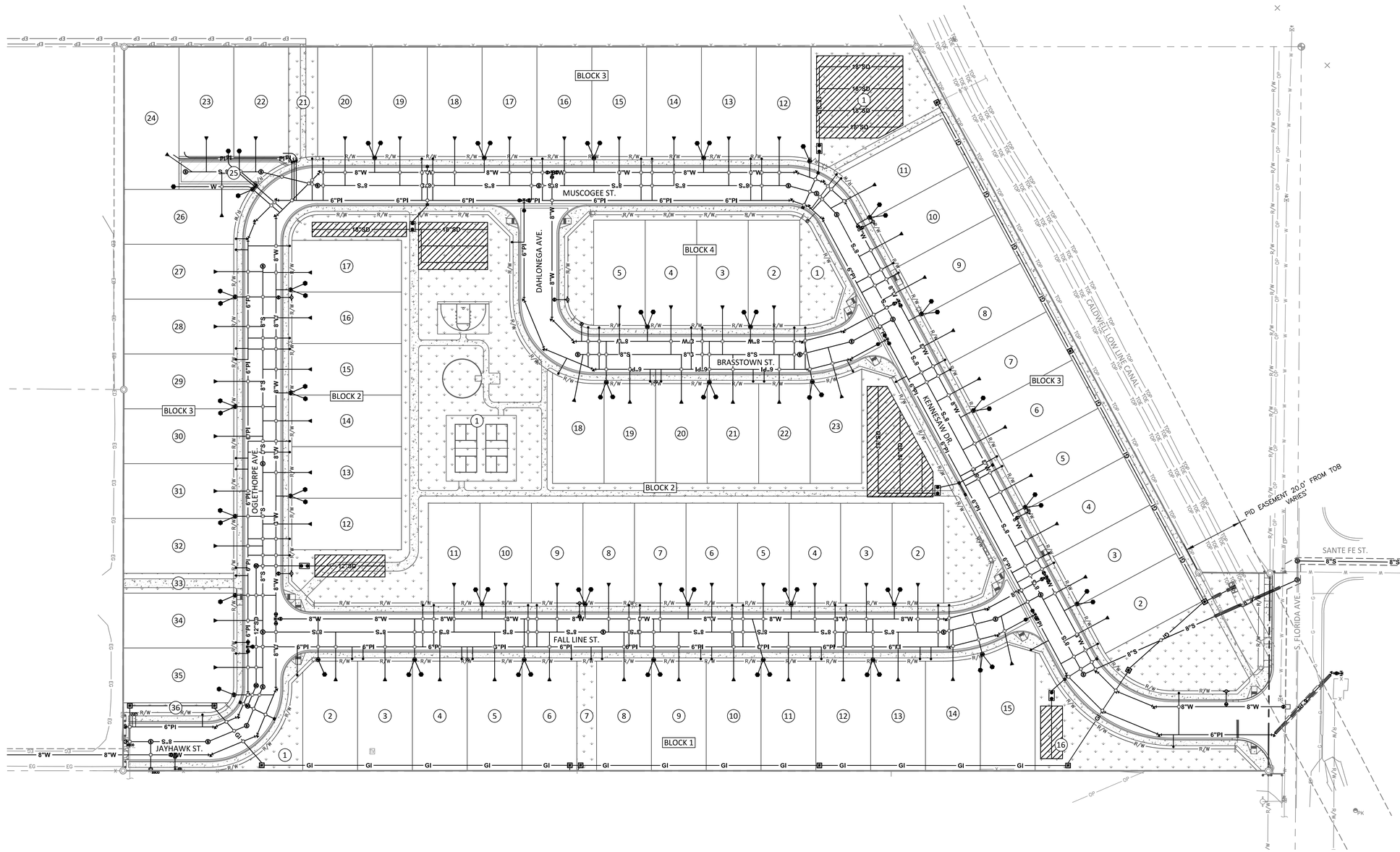
C. SEE SHEET C1.1 FOR WATER NOTES.

D. SEE SHEET C1.1 FOR PRESSURE IRRIGATION NOTES.

E. ALL GRAVITY IRRIGATION CONSTRUCTION SHALL COMPLY WITH CITY OF CALDWELL MUNICIPAL IRRIGATION DISTRICT SUPPLEMENTAL SPECIFICATION TO THE 2015 ISPWC, SIXTH EDITION DATED JUNE 2023.

KEYNOTES

- UTILITY MAIN/MAIN CROSSING
  MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), PER CITY OF CALDWELL REQUIREMENTS. SEE WATER NOTE 3, SHEET C1.1 FOR MORE INFORMATION.
- UTILITY MAIN/SERVICE CROSSING
  MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), PER CITY OF CALDWELL REQUIREMENTS. SEE WATER NOTE 2, SHEET C1.1 FOR MORE INFORMATION.
- INSTALL STANDARD SERVICE MARKER PER CITY OF CALDWELL STANDARD DRAWING SS-512. PAINT TO BE GREEN.
- INSTALL STANDARD SERVICE MARKER PER CITY OF CALDWELL STANDARD DRAWING W-409. PAINT TO BE BLUE
- INSTALL STANDARD SERVICE MARKER PER CITY OF CALDWELL STANDARD DRAWING SD-911. PAINT TO BE PURPLE.



MASTER UTILITY PLAN

0 50 100 150

Plan Scale: 1" = 50'

City of Caldwell
APPROVED FOR CONSTRUCTION

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Name: Martin Gergen

PROFESSIONAL ENGINEER
REGISTERED
KEVIN A. FROEHLICH
20464
02/05/25
STATE OF IDAHO

REVISIONS

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JAYHAWK CREEK SUBDIVISION
CALDWELL, IDAHO

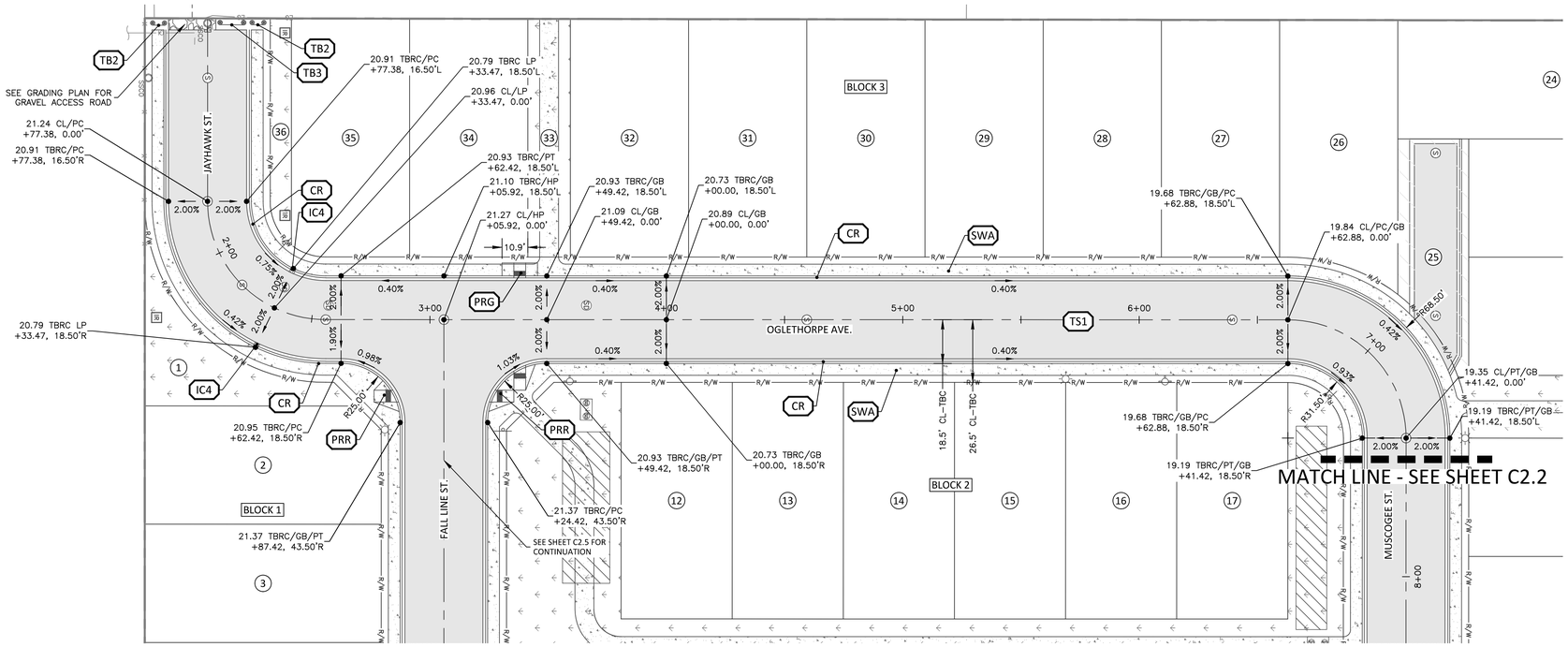
GENERAL IMPROVEMENT PLANS
MASTER UTILITY PLAN

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	KAF
DRAWN BY:	KAF
CHECKED BY:	MSD
DATE:	08/15/24
PROJECT:	24-129

SHEET NO.
C1.5

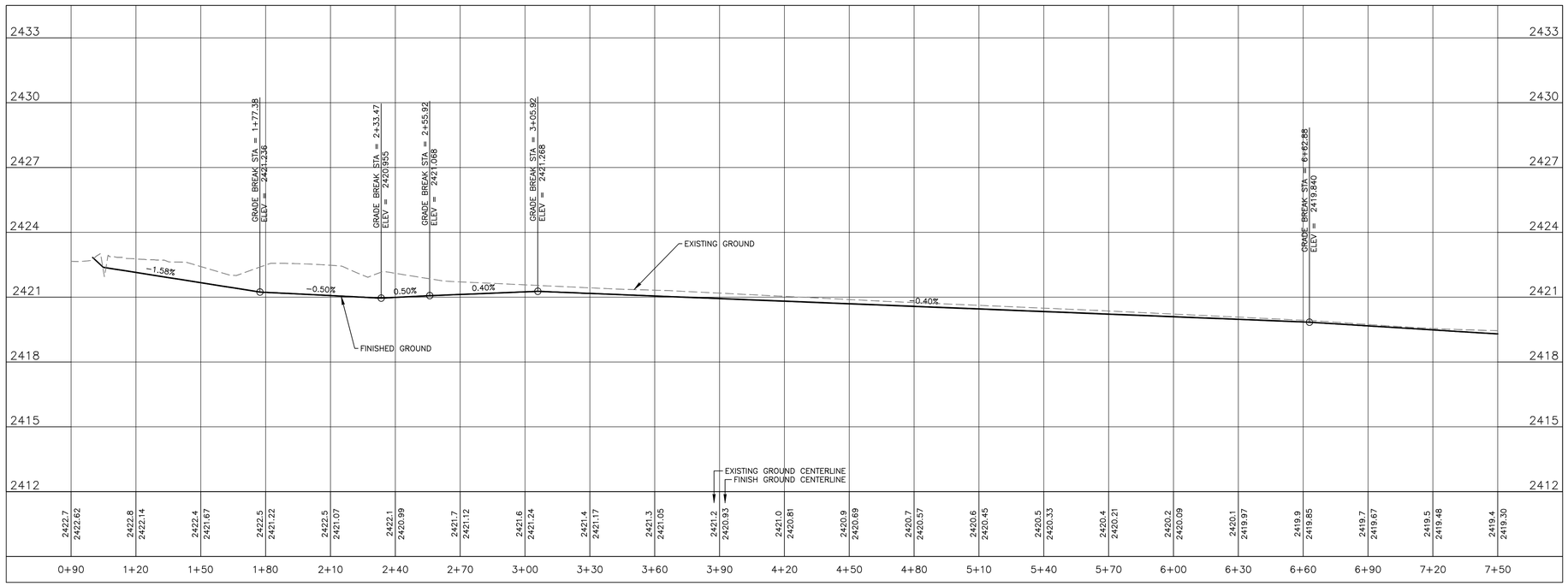
P:\24-129\CIVIL\CAD\CONSTRUCTION PLANS\24-129 C-MASTER UTILITY.DWG, KEVIN FROEHLICH, 2/5/2025, CANON IPF755 (BW) (PC3, 23X34 L) [PDF]



OGELTHORPE AVE. PLAN AND PROFILE

Plan/Profile Scale: 1" = 30'

Profile Vertical Scale: 1" = 3'



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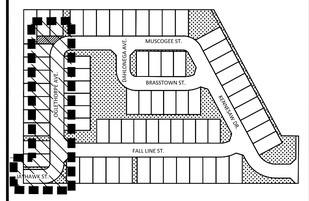

SHEET LEGEND

ELE. & DESCRIPTION — FINISHED GRADE ELEVATION
STA., OFFSET SIDE

1.50% — FINISHED GRADE SLOPE

GRADE BREAK

SAWCUT LINE

SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL, AND GRADING NOTES.

B. SEE SHEET C2.6 FOR TYPICAL ROAD SECTIONS.

C. SEE SHEET C1.3 FOR STREET LIGHTING, SIGNAGE, AND STRIPING PLAN.

D. SEE SHEET C3.1 FOR LOT GRADING.

E. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.0%. NO TOLERANCES WILL BE ALLOWED.

F. ALL STATION AND OFFSET LABELING RELATED TO EACH SPOT ELEVATIONS ARE REFERENCED TO THE ROAD ALIGNMENT.

G. SEE SHEETS C4.1–C4.2 FOR STORMWATER PLANS.

KEYNOTES

- (CR) CONSTRUCT ROLLED CURB AND GUTTER PER CITY OF CALDWELL STANDARD DRAWING C–702.
- (IC4) INSTALL INLET CATCH BASIN TYPE IV (FOR ROLLED CURB) PER ISPWC DRAWING SD–601. ALL CATCH BASINS SHALL HAVE 1–FOOT SUMP.
- (PRR) INSTALL ROLLED CURB PEDESTRIAN RAMP PER DETAIL ON SHEET C2.6. PEDESTRIAN RAMP SHALL BE 5–FEET IN WIDTH WITH 5'x5' LANDINGS. INSTALL YELLOW TRUNCATED DOMES PER ISPWC STANDARD DRAWING SD–712. ALL WALKAROUND SIDEWALK SHALL BE 5–FEET IN WIDTH.
- (PRG) INSTALL PEDESTRIAN RAMP TYPE "G" PER ISPWC STANDARD DRAWING SD–712G.
- (SWA) CONSTRUCT 5' ATTACHED SIDEWALK PER CITY OF CALDWELL STANDARD DRAWING C–709.
- (TB2) INSTALL TERMINUS BARRICADE TYPE II WITH KICK PLATE PER ISPWC SUPPLEMENTAL STANDARD DRAWING SD–1132.
- (TB3) INSTALL TERMINUS BARRICADE TYPE III WITH KICK PLATE PER ISPWC SUPPLEMENTAL STANDARD DRAWING SD–1132.
- (TS1) CONSTRUCT STREET SECTION PER DETAIL 1 ON SHEET C2.6.

City of Caldwell

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JAYHAWK CREEK SUBDIVISION
CALDWELL, IDAHO

ROADWAY IMPROVEMENT PLANS
OGELTHORPE AVE. PLAN AND PROFILE

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	KAF
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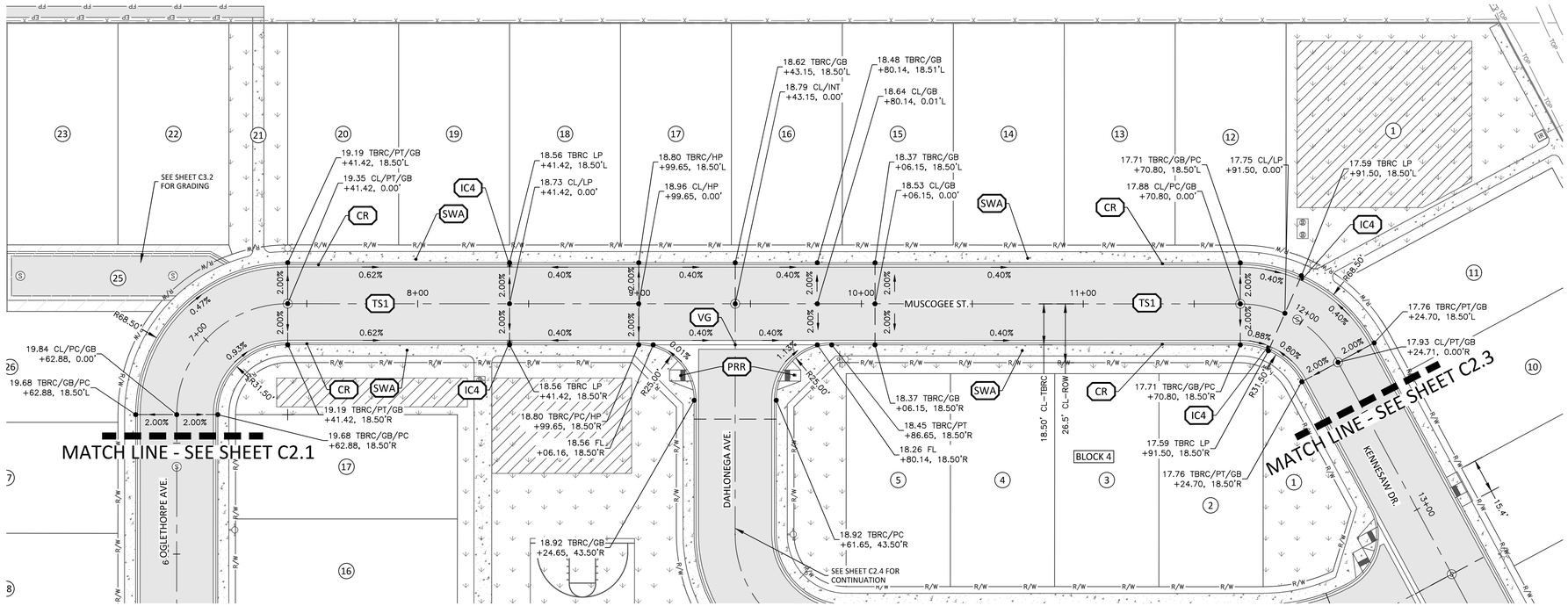
DATE:	08/15/24
PROJECT:	24-129

SHEET NO.
C2.1

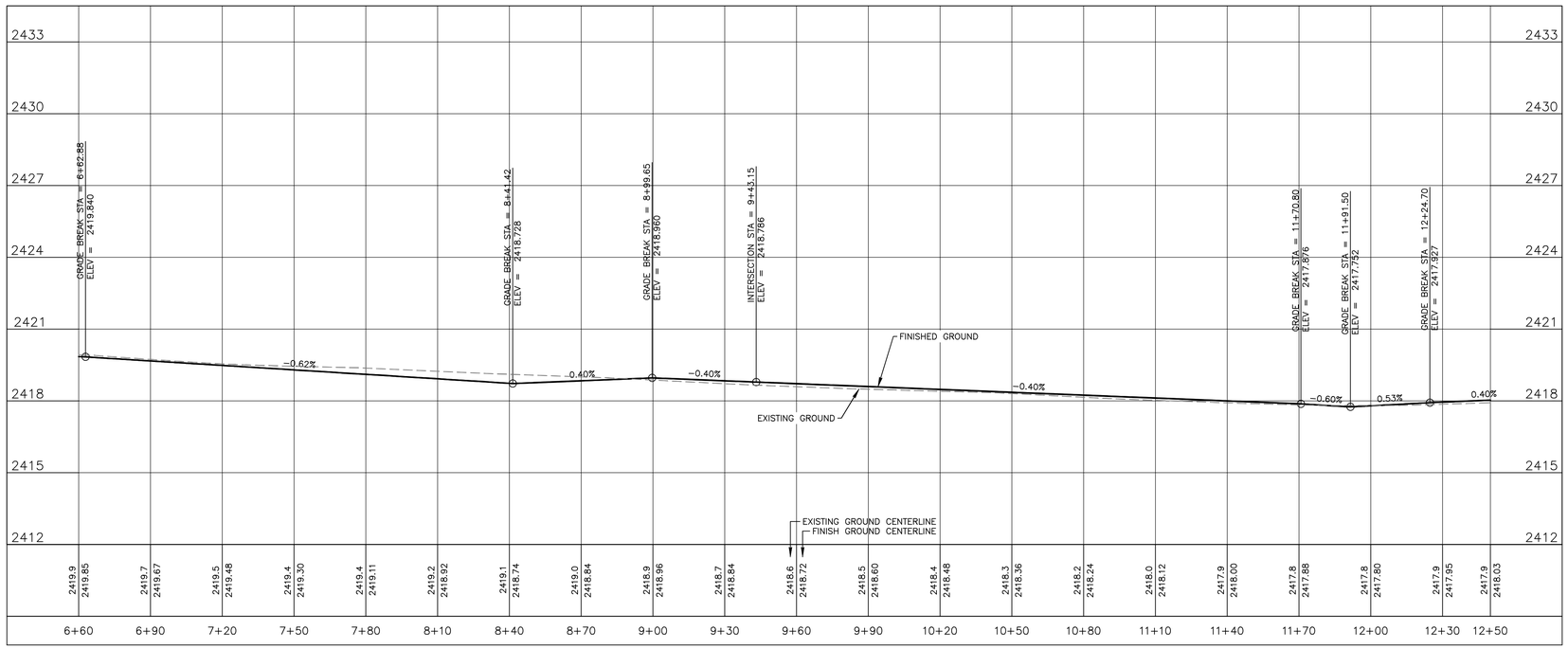
P:\24-129\CIVIL\CAD\CONSTRUCTION PLANS\24-129 C-ROADWAY.DWG, KEVIN FROEHLICH, 2/5/2025, CANON IRF755 (BW) FC3, 22X34 L [PDF]



MUSCOGEE ST. PLAN AND PROFILE

Plan/Profile Scale: 1" = 30'

Profile Vertical Scale: 1" = 3'



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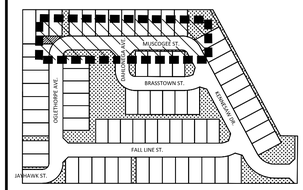

SHEET LEGEND

ELE. & DESCRIPTION STA., OFFSET SIDE — FINISHED GRADE ELEVATION

1.50% — FINISHED GRADE SLOPE

GRADE BREAK

SAWCUT LINE

SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL, AND GRADING NOTES.

B. SEE SHEET C2.6 FOR TYPICAL ROAD SECTIONS.

C. SEE SHEET C1.3 FOR STREET LIGHTING, SIGNAGE, AND STRIPING PLAN.

D. SEE SHEET C3.1 FOR LOT GRADING.

E. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.0%. NO TOLERANCES WILL BE ALLOWED.

F. ALL STATION AND OFFSET LABELING RELATED TO EACH SPOT ELEVATIONS ARE REFERENCED TO THE ROAD ALIGNMENT.

G. SEE SHEETS C4.1–C4.2 FOR STORMWATER PLANS.

KEYNOTES

(CR) CONSTRUCT ROLLED CURB AND GUTTER PER CITY OF CALDWELL STANDARD DRAWING C–702.

(IC4) INSTALL INLET CATCH BASIN TYPE IV (FOR ROLLED CURB) PER ISPWC DRAWING SD–601. ALL CATCH BASINS SHALL HAVE 1–FOOT SUMP.

(PRR) INSTALL ROLLED CURB PEDESTRIAN RAMP PER DETAIL ON SHEET C2.6. PEDESTRIAN RAMP SHALL BE 5–FEET IN WIDTH WITH 5'x5' LANDINGS. INSTALL YELLOW TRUNCATED DOMES PER ISPWC STANDARD DRAWING SD–712. ALL WALKAROUND SIDEWALK SHALL BE 5–FEET IN WIDTH.

(SWA) CONSTRUCT 5' ATTACHED SIDEWALK PER CITY OF CALDWELL STANDARD DRAWING C–709.

(TS1) CONSTRUCT STREET SECTION PER DETAIL 1 ON SHEET C2.6.

(VG) CONSTRUCT VALLEY GUTTER PER CITY OF CALDWELL STANDARD DRAWING C–708.

City of Caldwell

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PROFESSIONAL ENGINEER REGISTERED 20464 02/05/25 STATE OF IDAHO KEVIN A. FROEHLICH

REVISIONS

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JAYHAWK CREEK SUBDIVISION
CALDWELL, IDAHO

ROADWAY IMPROVEMENT PLANS
MUSCOGEE ST. PLAN AND PROFILE

km ENGINEERING
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BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

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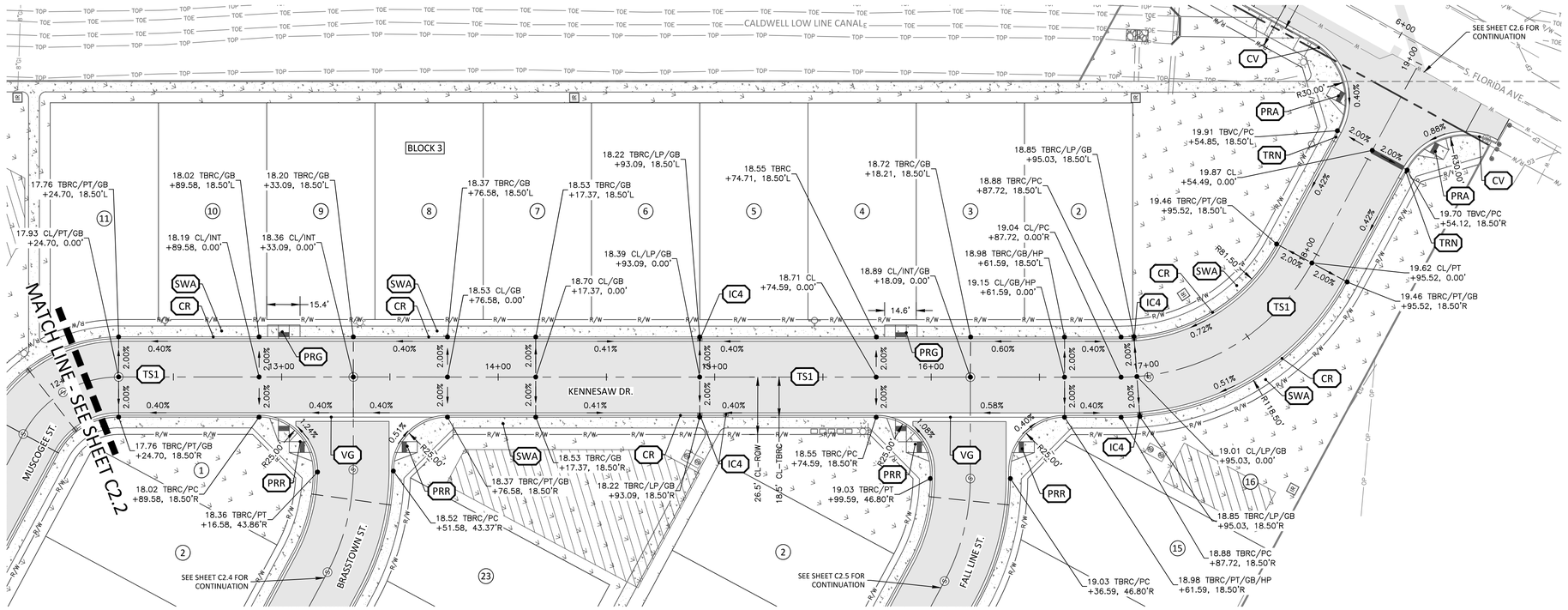
PROJECT:	24-129

SHEET NO.

C2.2

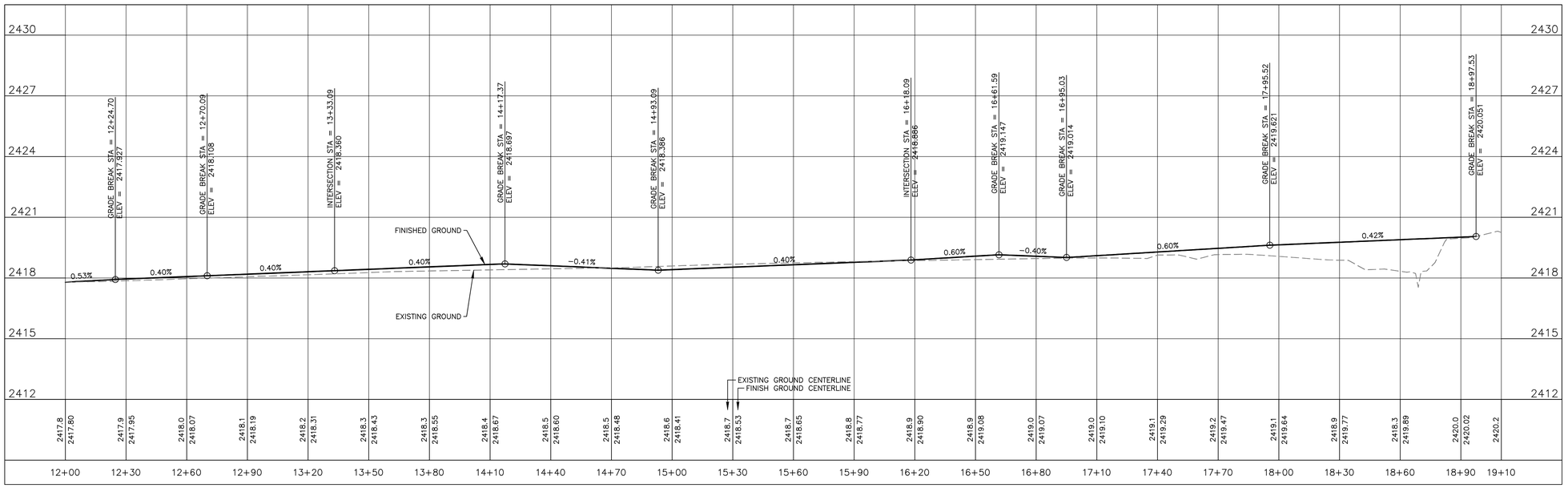
P:\24-129\CIVIL\CAD\CONSTRUCTION PLANS\24-129 C-ROADWAY.DWG, KEVIN FROEHLICH, 2/5/2025, CANON IPF755 (BW) PC3, 22X34 L [PDF]



KENNESAW DR. PLAN AND PROFILE

Plan/Profile Scale: 1" = 30'

Profile Vertical Scale: 1" = 3'



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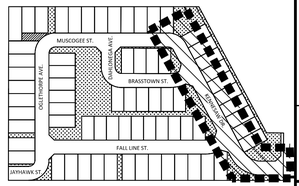

SHEET LEGEND

ELE. & DESCRIPTION STA., OFFSET SIDE — FINISHED GRADE ELEVATION

1.50% → FINISHED GRADE SLOPE

GRADE BREAK

SAWCUT LINE

SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL, AND GRADING NOTES.

B. SEE SHEET C2.6 FOR TYPICAL ROAD SECTIONS.

C. SEE SHEET C1.3 FOR STREET LIGHTING, SIGNAGE, AND STRIPING PLAN.

D. SEE SHEET C3.1 FOR LOT GRADING.

E. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.0%. NO TOLERANCES WILL BE ALLOWED.

F. ALL STATION AND OFFSET LABELING RELATED TO EACH SPOT ELEVATIONS ARE REFERENCED TO THE ROAD ALIGNMENT.

G. SEE SHEETS C4.1–C4.2 FOR STORMWATER PLANS.

KEYNOTES

- (CV) CONSTRUCT VERTICAL CURB AND GUTTER PER CITY OF CALDWELL STANDARD DRAWING C–701.
- (CR) CONSTRUCT ROLLED CURB AND GUTTER PER CITY OF CALDWELL STANDARD DRAWING C–702.
- (IC4) INSTALL INLET CATCH BASIN TYPE IV (FOR ROLLED CURB) PER ISPWC DRAWING SD–601. ALL CATCH BASINS SHALL HAVE 1–FOOT SUMP.
- (PRA) INSTALL PEDESTRIAN RAMP TYPE "A" PER ISPWC STANDARD DRAWING SD–712A. PEDESTRIAN RAMP SHALL BE 5 FEET IN WIDTH WITH 5'X5' LANDING. INSTALL YELLOW TRUNCATED DOMES PER ISPWC STANDARD DRAWING SD–712. ALL WALKAROUND SIDEWALK SHALL BE 5–FEET IN WIDTH.
- (PRR) INSTALL ROLLED CURB PEDESTRIAN RAMP PER DETAIL ON SHEET C2.6. PEDESTRIAN RAMP SHALL BE 5–FEET IN WIDTH WITH 5'x5' LANDINGS. INSTALL YELLOW TRUNCATED DOMES PER ISPWC STANDARD DRAWING SD–712. ALL WALKAROUND SIDEWALK SHALL BE 5–FEET IN WIDTH.
- (PRG) INSTALL PEDESTRIAN RAMP TYPE "G" PER ISPWC STANDARD DRAWING SD–712G.
- (SWA) CONSTRUCT 5' ATTACHED SIDEWALK PER CITY OF CALDWELL STANDARD DRAWING C–709.
- (TS1) CONSTRUCT STREET SECTION PER DETAIL 1 ON SHEET C2.6.
- (TRN) INSTALL 5' TRANSITION FROM 6" VERTICAL CURB TO 3" ROLLED CURB AND GUTTER.
- (VG) CONSTRUCT VALLEY GUTTER PER CITY OF CALDWELL STANDARD DRAWING C–708.

City of Caldwell

APPROVED FOR CONSTRUCTION

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Name: Martin Gergen

PROFESSIONAL ENGINEER REGISTERED 20464 02/05/25 STATE OF IDAHO KEVIN A. FROEHLICH

NO.	ITEM	DATE
1	CITY AND PID COMMENTS	10/10/24
2	CITY AND PID COMMENTS	11/19/24
3	PID COMMENTS	01/14/25
4	CITY COMMENTS	02/05/25

REVISIONS

JAYHAWK CREEK SUBDIVISION
CALDWELL, IDAHO

ROADWAY IMPROVEMENT PLANS
KENNESAW DR. PLAN AND PROFILE

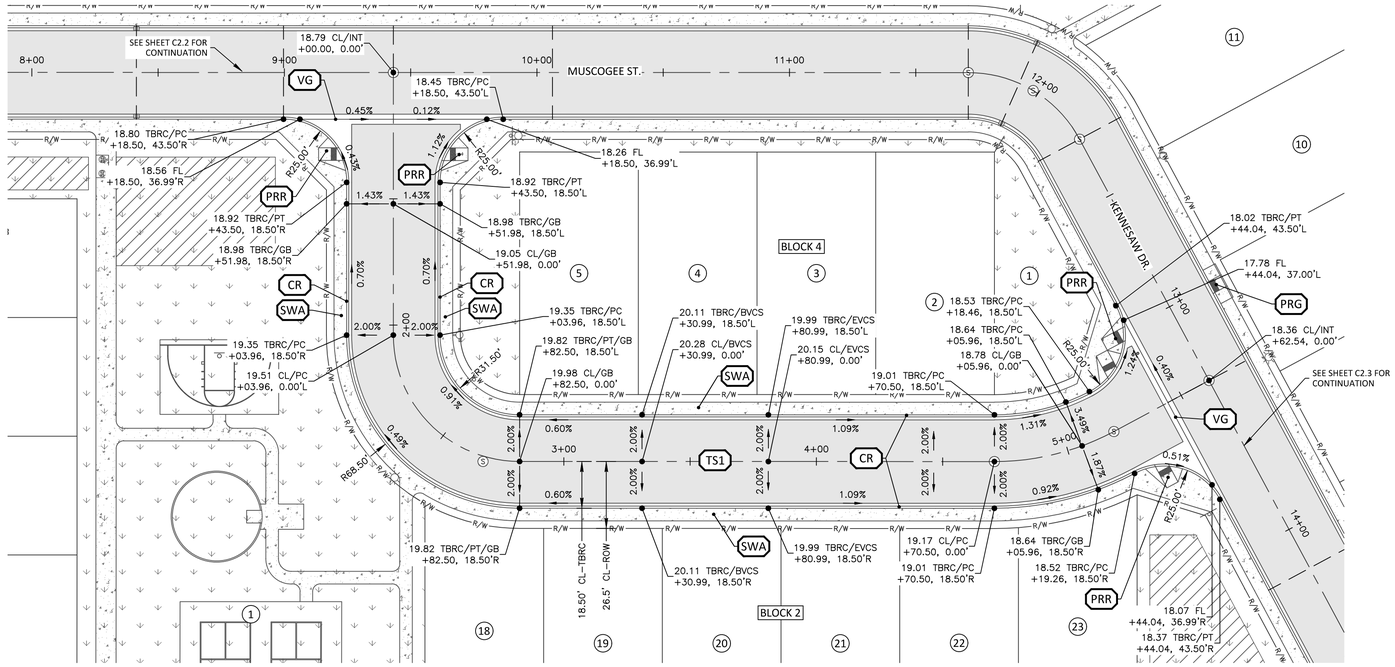
km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	KAF
DRAWN BY:	KAF
CHECKED BY:	MSD
DATE:	08/15/24
PROJECT:	24-129

SHEET NO.

C2.3

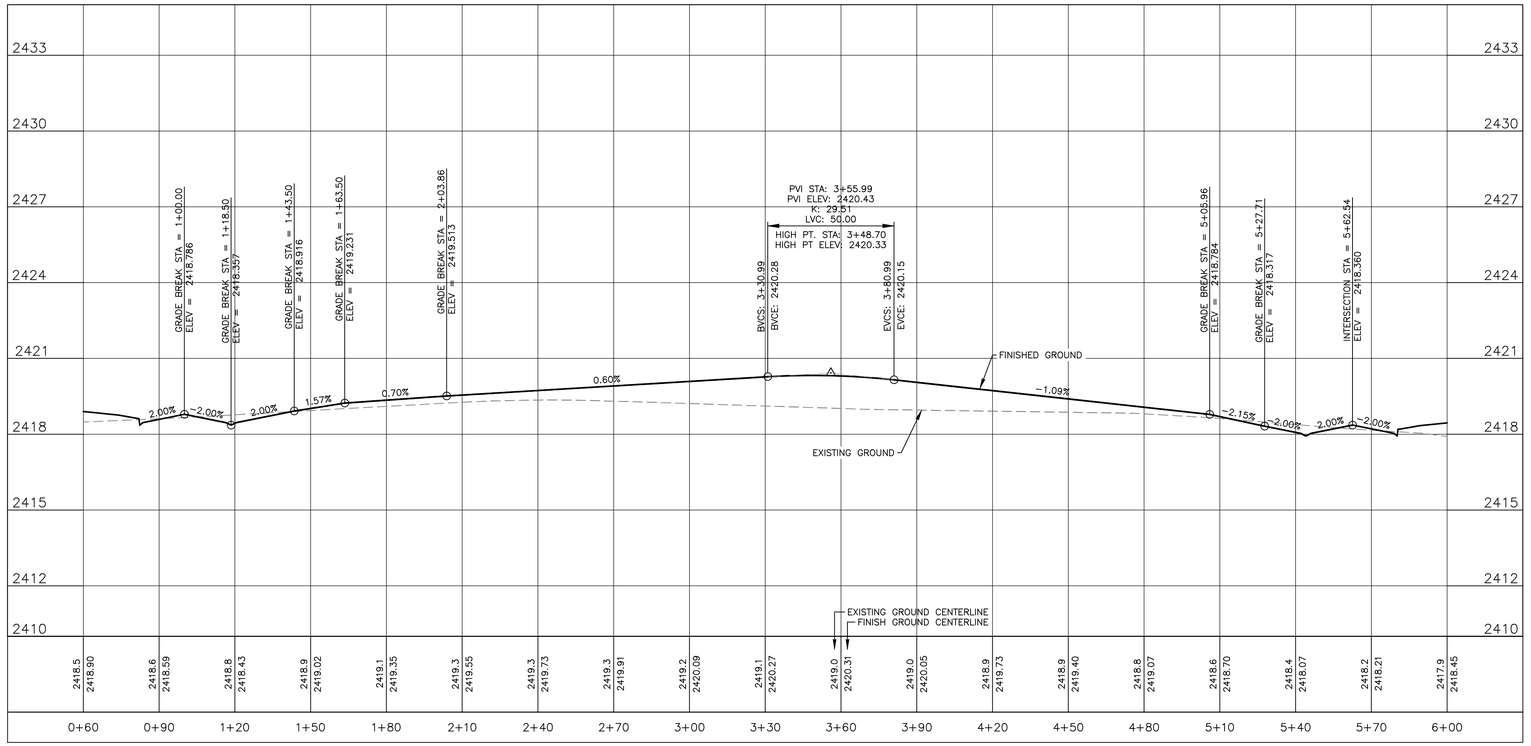
P:\24-129\CIVIL\CAD\CONSTRUCTION PLANS\24-129 C-ROADWAY.DWG, KEVIN FROEHLICH, 2/5/2025, CANON IPF755 (BW).PC3, 22X34 L.[PDF]



DAHLONEGA AVE. AND BRASSTOWN ST. PLAN AND PROFILE

Plan/Profile Scale: 1" = 30'

Profile Vertical Scale: 1" = 3'



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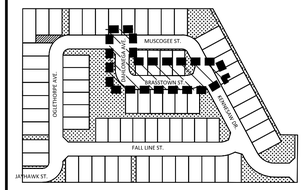

SHEET LEGEND

ELE. & DESCRIPTION STA., OFFSET SIDE — FINISHED GRADE ELEVATION

1.50% — FINISHED GRADE SLOPE

GRADE BREAK

SAWCUT LINE

SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL, AND GRADING NOTES.

B. SEE SHEET C2.6 FOR TYPICAL ROAD SECTIONS.

C. SEE SHEET C1.3 FOR STREET LIGHTING, SIGNAGE, AND STRIPING PLAN.

D. SEE SHEET C3.1 FOR LOT GRADING.

E. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.0%. NO TOLERANCES WILL BE ALLOWED.

F. ALL STATION AND OFFSET LABELING RELATED TO EACH SPOT ELEVATIONS ARE REFERENCED TO THE ROAD ALIGNMENT.

G. SEE SHEETS C4.1–C4.2 FOR STORMWATER PLANS.

KEYNOTES

(CR) CONSTRUCT ROLLED CURB AND GUTTER PER CITY OF CALDWELL STANDARD DRAWING C–702.

(PRG) INSTALL PEDESTRIAN RAMP TYPE "G" PER ISPWC STANDARD DRAWING SD–712G.

(PRR) INSTALL ROLLED CURB PEDESTRIAN RAMP PER DETAIL ON SHEET C2.6. PEDESTRIAN RAMP SHALL BE 5–FEET IN WIDTH WITH 5'x5' LANDINGS. INSTALL YELLOW TRUNCATED DOMES PER ISPWC STANDARD DRAWING SD–712. ALL WALKAROUND SIDEWALK SHALL BE 5–FEET IN WIDTH.

(SWA) CONSTRUCT 5' ATTACHED SIDEWALK PER CITY OF CALDWELL STANDARD DRAWING C–709.

(TS1) CONSTRUCT STREET SECTION PER DETAIL 1 ON SHEET C2.6.

(VG) CONSTRUCT VALLEY GUTTER PER CITY OF CALDWELL STANDARD DRAWING C–708.

City of Caldwell

APPROVED FOR CONSTRUCTION

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PROFESSIONAL ENGINEER REGISTERED 20464 02/05/25 STATE OF IDAHO KEVIN A. FROEHLICH

REVISIONS NO.	ITEM	DATE
1	CITY AND PID COMMENTS	10/10/24
2	CITY AND PID COMMENTS	11/19/24
3	PID COMMENTS	01/14/25
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JAYHAWK CREEK SUBDIVISION
CALDWELL, IDAHO

ROADWAYL IMPROVEMENT PLANS
DAHLONEGA AVE. AND BRASSTOWN ST. PLAN AND PROFILE

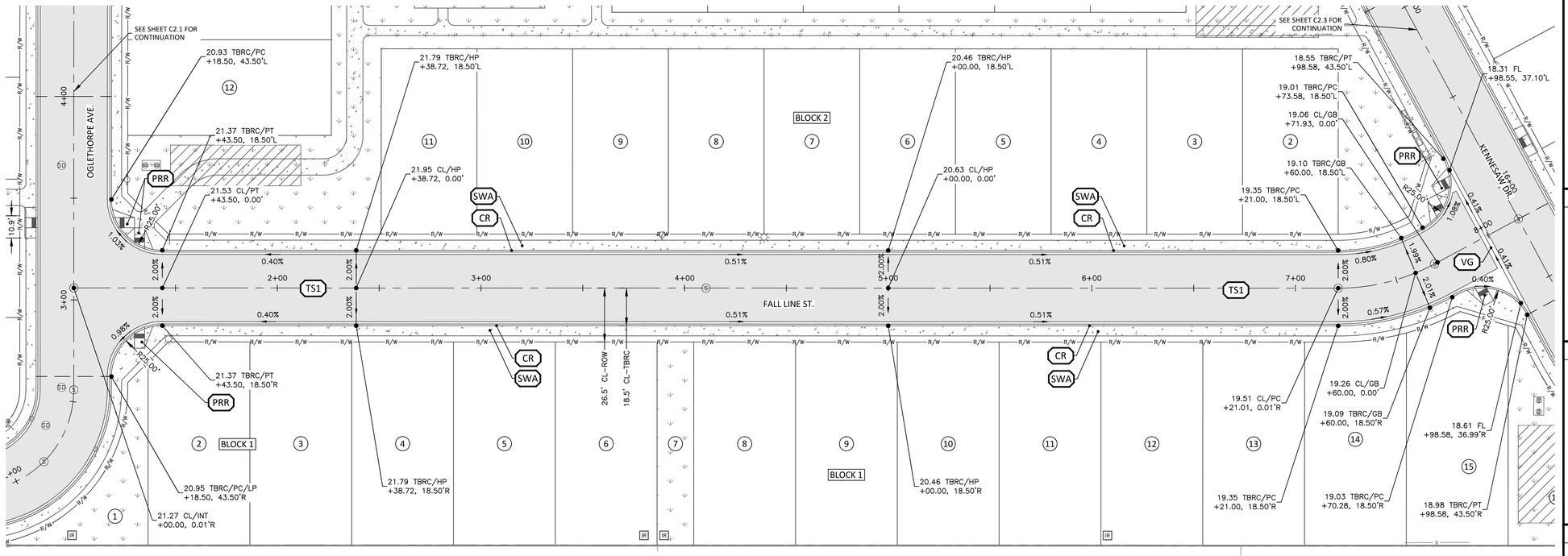
km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	KAF
DRAWN BY:	KAF
CHECKED BY:	MSD
DATE:	08/15/24
PROJECT:	24-129

SHEET NO.

C2.4

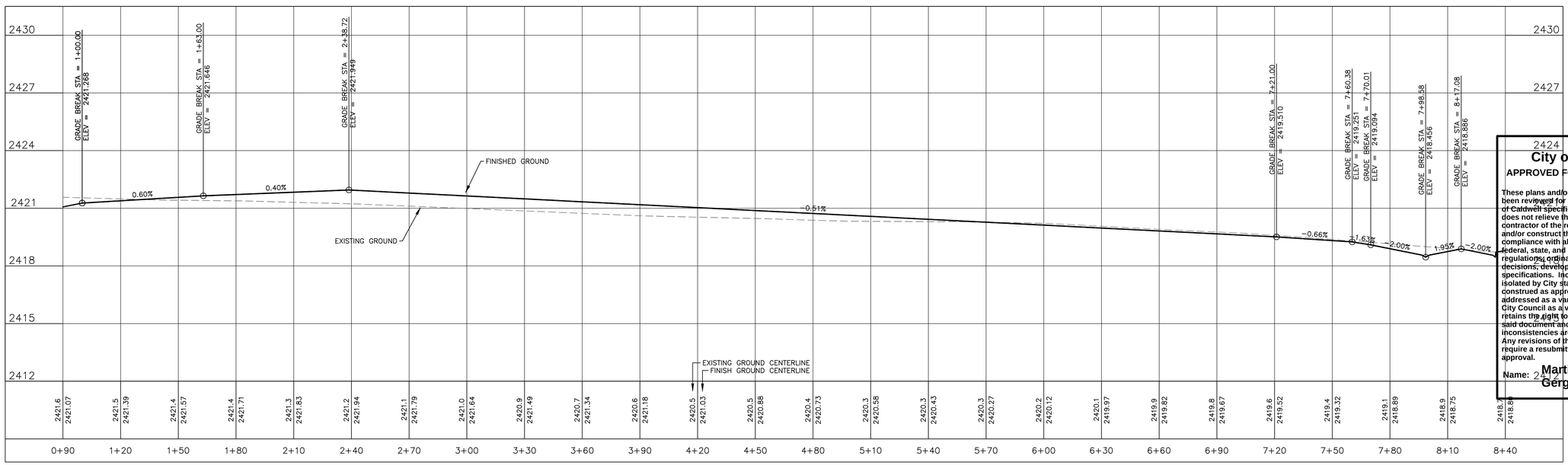
P:\24-129\CIVIL\CAD\CONSTRUCTION PLANS\24-129 C-ROADWAY.DWG, KEVIN.FROEHLICH, 2/5/2025, CANON IPF755 (BW) (PC3, 22X34) [PDF]



FALL LINE ST. PLAN AND PROFILE

Plan/Profile Scale: 1" = 30'

Profile Vertical Scale: 1" = 3'



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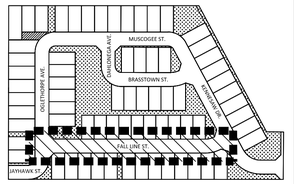

SHEET LEGEND

ELE. & DESCRIPTION — FINISHED GRADE ELEVATION
STA., OFFSET SIDE

1.50% — FINISHED GRADE SLOPE

GRADE BREAK

SAWCUT LINE

SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL, AND GRADING NOTES.

B. SEE SHEET C2.6 FOR TYPICAL ROAD SECTIONS.

C. SEE SHEET C1.3 FOR STREET LIGHTING, SIGNAGE, AND STRIPING PLAN.

D. SEE SHEET C3.1 FOR LOT GRADING.

E. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.0%. NO TOLERANCES WILL BE ALLOWED.

F. ALL STATION AND OFFSET LABELING RELATED TO EACH SPOT ELEVATIONS ARE REFERENCED TO THE ROAD ALIGNMENT.

G. SEE SHEETS C4.1–C4.2 FOR STORMWATER PLANS.

KEYNOTES

(CR) CONSTRUCT ROLLED CURB AND GUTTER PER CITY OF CALDWELL STANDARD DRAWING C–702.

(PRR) INSTALL ROLLED CURB PEDESTRIAN RAMP PER DETAIL ON SHEET C2.6. PEDESTRIAN RAMP SHALL BE 5–FEET IN WIDTH WITH 5'x5' LANDINGS. INSTALL YELLOW TRUNCATED DOMES PER ISPWC STANDARD DRAWING SD–712. ALL WALKAROUND SIDEWALK SHALL BE 5–FEET IN WIDTH.

(SWA) CONSTRUCT 5' ATTACHED SIDEWALK PER CITY OF CALDWELL STANDARD DRAWING C–709.

(TS1) CONSTRUCT STREET SECTION PER DETAIL 1 ON SHEET C2.6.

(VG) CONSTRUCT VALLEY GUTTER PER CITY OF CALDWELL STANDARD DRAWING C–708.

City of Caldwell
APPROVED FOR CONSTRUCTION

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PROFESSIONAL ENGINEER
REGISTERED
20464
02/05/25
STATE OF IDAHO
KEVIN A. FROEHLICH

REVISIONS

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JAYHAWK CREEK SUBDIVISION
CALDWELL, IDAHO

ROADWAY IMPROVEMENT PLANS
FALL LINE ST. PLAN AND PROFILE

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	KAF
DRAWN BY:	KAF
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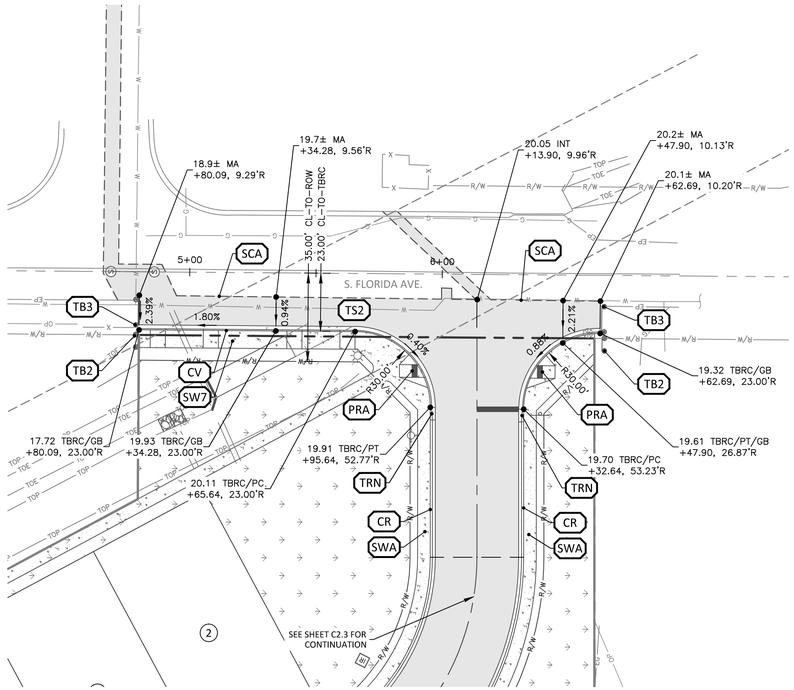
DATE:	08/15/24
PROJECT:	24-129

SHEET NO.
C2.5

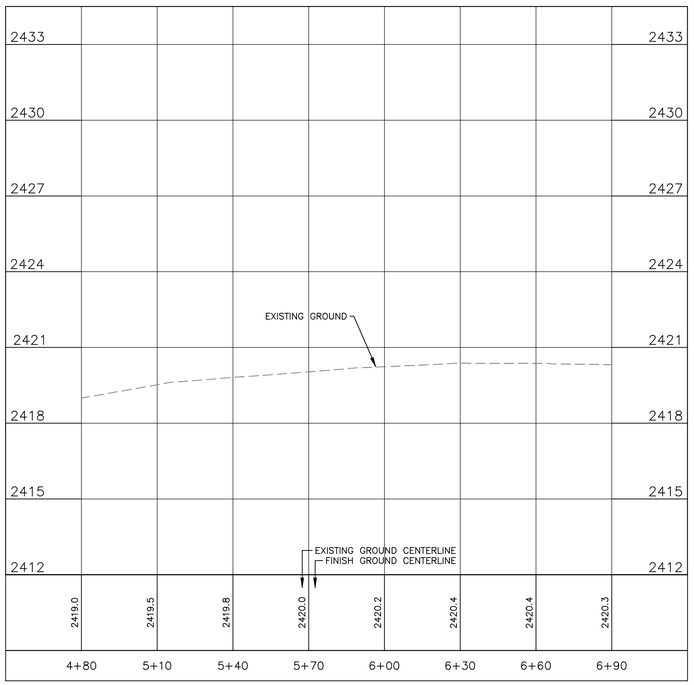
P:\24-129\CIVIL\CAD\CONSTRUCTION PLANS\24-129 C-ROADWAY.DWG, KEVIN FROEHLICH, 2/5/2025, CANON IRP755 (BW) (FC), 22X34, [PDF]

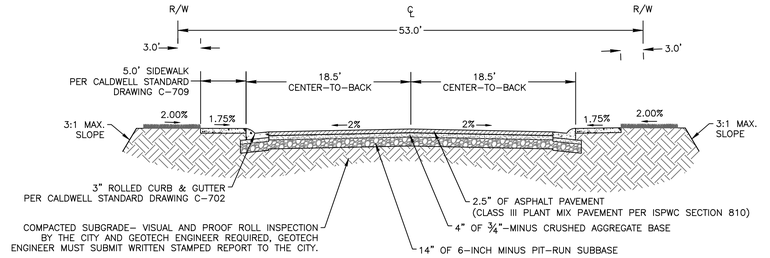


S. FLORIDA AVE. ROADWAY PLAN AND PROFILE

0 30 60 90 — Plan/Profile Scale: 1" = 30'

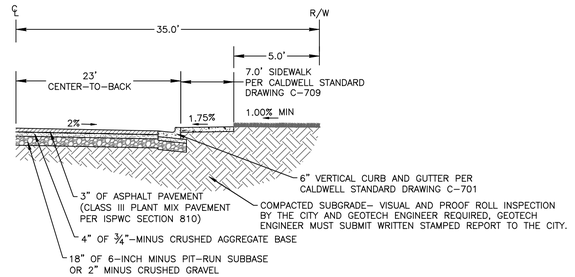
0 3 6 9 — Profile Vertical Scale: 1" = 3'





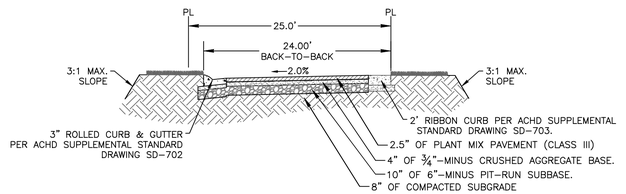
1 TYPICAL INTERNAL LOCAL ROAD SECTION

Scale: NTS



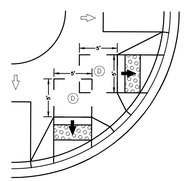
2 S. FLORIDA AVE. ROAD SECTION

Scale: NTS



3 TYPICAL SHARED DRIVE SECTION

Scale: NTS



DIRECTIONAL RAMPS - STANDARD DOMES

LEGEND
1.5% ± 0.5% (2% MAX. SLOPE)
7.3% ± 1.0% (8.3% MAX. SLOPE)

NOTES:

A. RAMPS FOR CORNERS WITH A MIN. 15' RADII AND UTILIZING ROLLED CURB.

B. RAMPS ARE CONTAINED WITHIN THE CURB RADIUS.

C. RAMP DIMENSIONS MINIMUM DIMENSION INDICATED MUST ALSO MEET SLOPE CRITERIA IDENTIFIED ABOVE.
CURB TYPE = STANDARD 3" PER ISPWC SD-702
THROAT DEPTH = 4' FROM FACE OF CURB
THROAT WIDTH = 5' MIN.
WING = 3' TRAVERSABLE

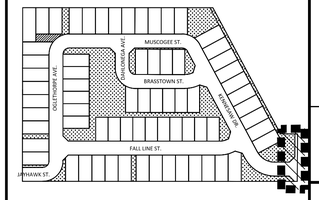
D. RAMPS REQUIRE A MINIMUM 5'x5' LANDING IN SIDEWALK @ 1.5% ± 0.5% (2% MAX. SLOPE)

E. RAMPS SHALL NOT EXCEED 12:1 (8.3%) SLOPE & TRAVERSABLE WINGS 10:1 (10%)

PEDESTRIAN RAMP FOR ROLLED CURB

SCALE: NTS

KEYMAP



SHEET LEGEND

ELE. & DESCRIPTION STA., OFFSET SIDE — FINISHED GRADE ELEVATION

1.50% — FINISHED GRADE SLOPE

GRADE BREAK

SAWCUT LINE

SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL, AND GRADING NOTES.

B. SEE SHEET C2.6 FOR TYPICAL ROAD SECTIONS.

C. SEE SHEET C1.3 FOR STREET LIGHTING, SIGNAGE, AND STRIPING PLAN.

D. SEE SHEET C3.1–C3.2 FOR LOT GRADING.

E. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.0%. NO TOLERANCES WILL BE ALLOWED.

F. ALL STATION AND OFFSET LABELING RELATED TO EACH SPOT ELEVATIONS ARE REFERENCED TO THE ROAD ALIGNMENT.

G. SEE SHEETS C4.1–C4.2 FOR STORMWATER PLANS.

KEYNOTES

(CV) CONSTRUCT VERTICAL CURB AND GUTTER PER CITY OF CALDWELL STANDARD DRAWING C–701.

(CR) CONSTRUCT ROLLED CURB AND GUTTER PER CITY OF CALDWELL STANDARD DRAWING C–702.

(PRA) INSTALL PEDESTRIAN RAMP TYPE "A" PER ISPWC STANDARD DRAWING SD–712A. PEDESTRIAN RAMP SHALL BE 5 FEET IN WIDTH WITH 5'X5' LANDING. INSTALL YELLOW TRUNCATED DOMES PER ISPWC STANDARD DRAWING SD–712. ALL WALKAROUND SIDEWALK SHALL BE 5–FEET IN WIDTH.

(SCA) SAWCUT (2' MINIMUM INTO EXISTING PAVEMENT) AND PAVEMENT PATCH PER CITY OF CALDWELL STANDARD DETAIL R–303.

(SW7) CONSTRUCT 7' ATTACHED SIDEWALK PER CITY OF CALDWELL STANDARD DRAWING C–709.

(TB2) INSTALL TERMINUS BARRICADE TYPE II WITH KICK PLATE PER ISPWC SUPPLEMENTAL STANDARD DRAWING SD–1132.

(TB3) INSTALL TERMINUS BARRICADE TYPE III WITH KICK PLATE PER ISPWC SUPPLEMENTAL STANDARD DRAWING SD–1132.

(TRN) INSTALL 5' TRANSITION FROM 6" VERTICAL CURB AND GUTTER TO 3" ROLLED CURB AND GUTTER.

(TS2) CONSTRUCT STREET SECTION PER DETAIL 2 ON THIS SHEET.

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REVISIONS

JAYHAWK CREEK SUBDIVISION
CALDWELL, IDAHO

ROADWAY IMPROVEMENT PLANS
S. FLORIDA AVE. ROADWAY PLAN AND PROFILE

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
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DESIGN BY:	KAF
DRAWN BY:	KAF
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DATE:	08/15/24
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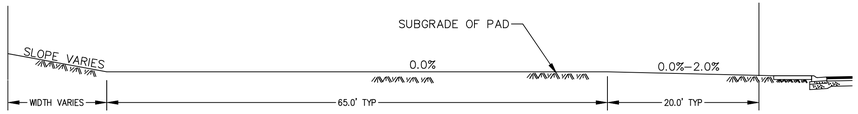
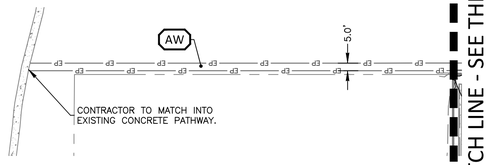
SHEET NO. C2.6

P:\24-129\CIVIL\CAD\CONSTRUCTION PLANS\24-129 C-ROADWAY DWGS, KEVIN FROEHLICH, 2/5/2025, CANON IPF755 (BW) PC3, 22X34 (.PDF)



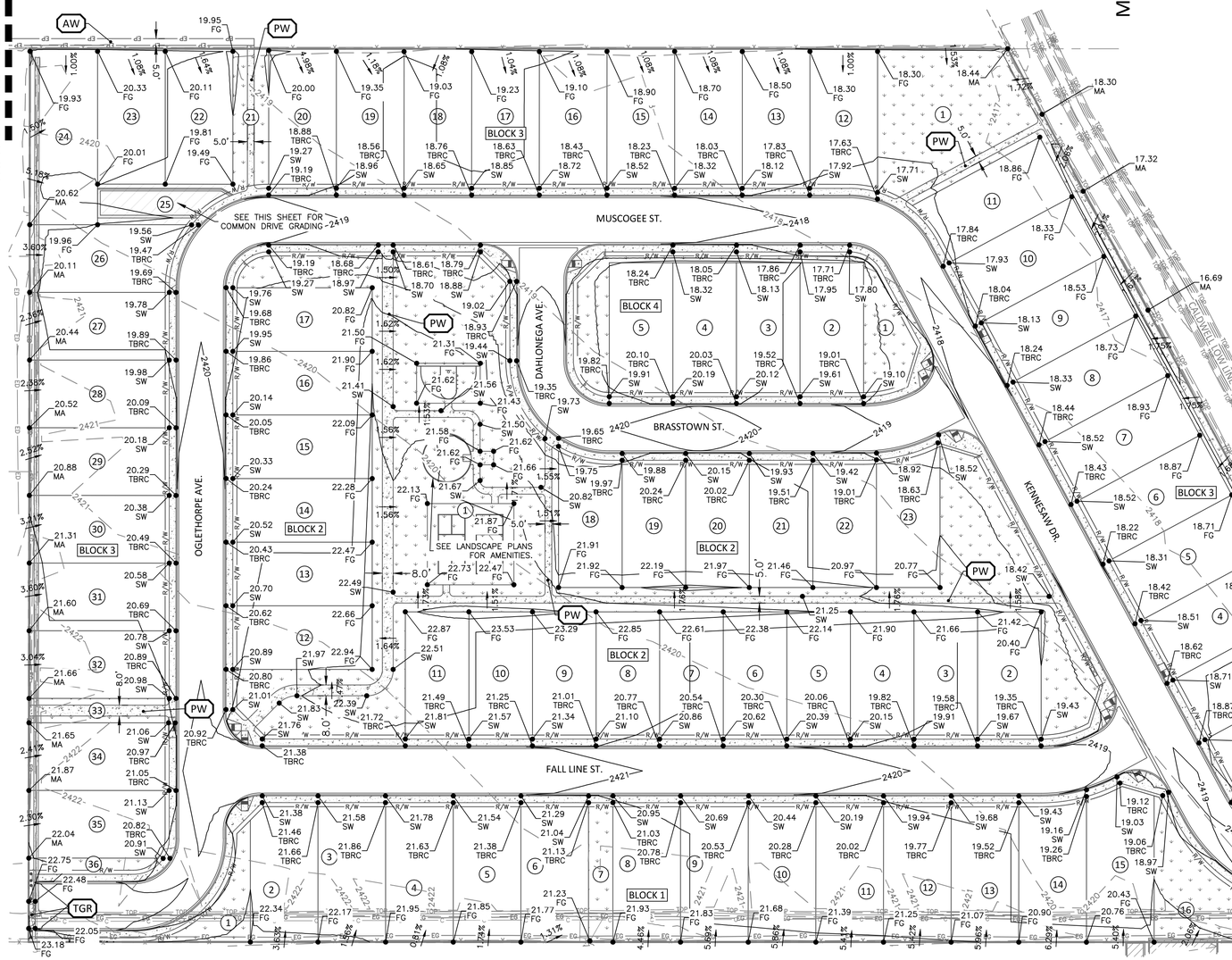
① LOT GRADING TYPICAL SECTION

Scale: NTS



MATCH LINE - SEE THIS SHEET

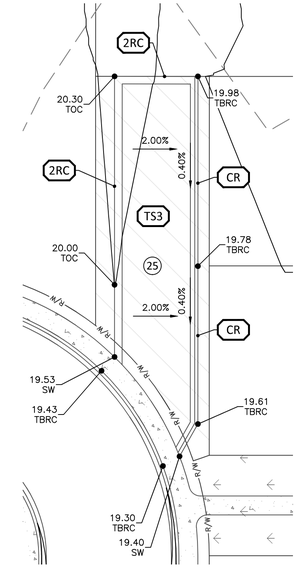
MATCH LINE - SEE THIS SHEET



GRADING IMPROVEMENT PLAN

0 50 100 150

Plan Scale: 1" = 50'



GRADING IMPROVEMENT PLAN

0 20 40 60

Plan Scale: 1" = 20'

GRADING LEGEND

42.50	FINISHED GRADE ELEVATION
1.50%	FINISHED GRADE SLOPE
2626	FINISHED GRADE CONTOUR
2645	EXISTING GRADE CONTOUR
	GRADE BREAK

CIVIL ACRONYMS

ALL GRADES ARE TO FINISH GRADE UNLESS NOTED AS FOLLOWS:

CL	– ROADWAY CENTERLINE
ELE.	– ELEVATION
EP	– EDGE OF PAVEMENT
FF	– FINISHED FLOOR
FL	– FLOW LINE
GB	– GRADE BREAK
HP	– HIGH POINT
INT	– INTERSECTION
L	– STATION OFFSET LEFT
LP	– LOW POINT
LIP	– LIP OF GUTTER
MA	– MATCH EXISTING
PC	– POINT OF CURVATURE
PT	– POINT OF TANGENCY
POC	– POINT ON CURVE
PRC	– POINT OF REVERSE CURVE
R	– STATION OFFSET RIGHT
RIM	– RIM OF STRUCTURE
STA.	– ROADWAY STATION FROM CENTERLINE
SW	– SIDEWALK
TBRC	– TOP BACK OF ROLLED CURB
TBVC	– TOP BACK OF VERTICAL CURB
TOA	– TOP OF ASPHALT
TOC	– TOP OF CONCRETE

SHEET NOTES

A. SEE SHEET C1.1 FOR GRADING NOTES.

B. SEE SHEETS C2.0–C2.6 FOR ROADWAY IMPROVEMENT PLANS.

C. SEE SHEET C2.6 FOR TYPICAL ROAD SECTION.

D. LOTS SHALL BE GRADED TO ±0.3 FROM DESIGN GRADES

KEYNOTES

- (CR) INSTALL 3" ROLLED CURB AND GUTTER PER ISPWC STANDARD DRAWING C–702.
- (AW) CONSTRUCT ASPHALT PATHWAY PER DETAIL ON SHEET C1.1 AND CITY AGREEMENT. WIDTH PER PLAN.
- (PW) CONSTRUCT CONCRETE PATHWAY PER CITY OF CALDWELL STANDARD DRAWING C–709. WIDTH PER PLAN.
- (TGR) CONSTRUCT TEMPORARY ALL WEATHER ROAD PER CITY OF CALDWELL STANDARD DRAWING R–810. WIDTH PER PLAN.
- (TS3) CONSTRUCT STREET SECTION PER DETAIL 3 ON SHEET C2.6.
- (2RC) INSTALL 2' RIBBON CURB PER ISPWC STANDARD DRAWING SD–703.

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JAYHAWK CREEK SUBDIVISION
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GRADING IMPROVEMENT PLANS
GRADING IMPROVEMENT PLAN

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SHEET NO.
C3.1

P:\24-129\CIVIL\CAD\CONSTRUCTION PLANS\24-129 C-GRADING.DWG, KEVIN FROEHLICH, 2/5/2025, CANON IPF755 (BW) (PC3, 22X34) (.PDF)

SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL AND UTILITY NOTES.

B. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF GROUND WATER IS ENCOUNTERED.

C. PROVIDE WATER–TIGHT SEALS AT PIPING ENTRANCES/EXITS FOR SAND AND GREASE TRAP AND CATCH BASINS.

D. ALL STORM PIPE WITHIN ROW SHALL BE C900 WHERE COVER OVER PIPE IS LESS THAN 2 FEET. OUTSIDE OF ROW OR WHERE COVER IS GREATER THAN 2 FEET THE STORM PIPE SHALL BE SDR 35 PVC PIPE OR APPROVED EQUAL. FLOWABLE FILL SHALL BE USED WHEN LESS THAN 5–FEET OF SEPARATION BETWEEN STRUCTURES.

E. ALL DRAINAGE STRUCTURES SHALL BE PER ISPWC STANDARDS AND THE CITY OF CALDWELL SUPPLEMENTS TO THE ISPWC. STORM DRAIN STRUCTURES SHALL HAVE HS–25 TRAFFIC RATED LIDS UNLESS OTHERWISE SPECIFIED.

F. THE CONTRACTOR SHALL COMPLY WITH ALL THE REQUIREMENTS FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY. THIS INCLUDES IMPLEMENTING THE BMP'S RECOMMENDED IN THE SWPP PLAN PREPARED FOR THIS SITE, REGULAR SITE INSPECTIONS, DOCUMENTATION OF MODIFICATIONS TO THE SWPPP AND OTHER REQUIREMENTS AS SET FORTH IN THE NPDES GENERAL PERMIT.

G. ALL CHANGES REQUIRE APPROVAL BY THE DESIGN ENGINEER AND THE CITY OF CALDWELL.

H. THE CONTRACTOR SHALL PROVIDE AND INSTALL STORM DRAIN MONUMENTS TO IDENTIFY ALL STORM DRAIN MANHOLES, SEDIMENT BOXES, DROP INLETS, AND OTHER PIPE JUNCTIONS OR TERMINUSES IN ACCORDANCE WITH ISPWC SD–623.

KEYNOTES

- UTILITY MAIN/MAIN CROSSING MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON–POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), PER CITY OF CALDWELL REQUIREMENTS. SEE WATER NOTE 3, SHEET C1.1 FOR MORE INFORMATION.
- UTILITY MAIN/SERVICE CROSSING MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON–POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), PER CITY OF CALDWELL REQUIREMENTS. SEE WATER NOTE 2, SHEET C1.1 FOR MORE INFORMATION.

DP1 INSTALL SDR 35 PVC PIPE. SIZE, LENGTH, AND SLOPE AS LISTED ON PLANS.

DP2 INSTALL PERF PIPE. SIZE, LENGTH, AND SLOPE AS LISTED ON PLANS.

DP3 INSTALL C900 PIPE. SIZE, LENGTH, AND SLOPE AS LISTED ON PLANS. CROSSING PIPE JOINTS TO BE OFFSET 10' IN EACH DIRECTION FROM POINT OF CROSSING.

E90 INSTALL PVC 90° ELBOW. SIZE PER PLAN.

IC4 INSTALL INLET CATCH BASIN TYPE IV (FOR ROLLED CURB) PER ISPWC DRAWING SD–604A. ALL CATCH BASINS SHALL HAVE 1–FOOT SUMP.

MH INSTALL MANHOLE PER CITY OF CALDWELL D–611 RIM AND INVERTS AS NOTED. ALL STORM DRAIN MANHOLES SHALL HAVE A 2–FOOT SUMP.

OW INSTALL GROUND WATER OBSERVATION WELL PER ISPWC SD–627.

SB INSTALL SEEPAGE BED PER DETAIL ON SHEET C4.2.

SGT INSTALL 1000 GAL SAND AND GREASE TRAP PER ISPWC SD–624.

SG2 INSTALL 1500 GAL SAND AND GREASE TRAP PER ISPWC SD–624.

TEE INSTALL PVC TEE. SIZE PER DRAWING.

PROFESSIONAL ENGINEER REGISTERED 20464 02/05/25 STATE OF IDAHO KEVIN A. FROEHLICH

NO.	ITEM	DATE
1	CITY AND PID COMMENTS	10/10/24
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4	CITY COMMENTS	02/05/25

REVISIONS

JAYHAWK CREEK SUBDIVISION
CALDWELL, IDAHO

DRAINAGE IMPROVEMENT PLANS
DRAINAGE IMPROVEMENT PLAN

City of Caldwell
APPROVED FOR CONSTRUCTION

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Name: Martin Gergen

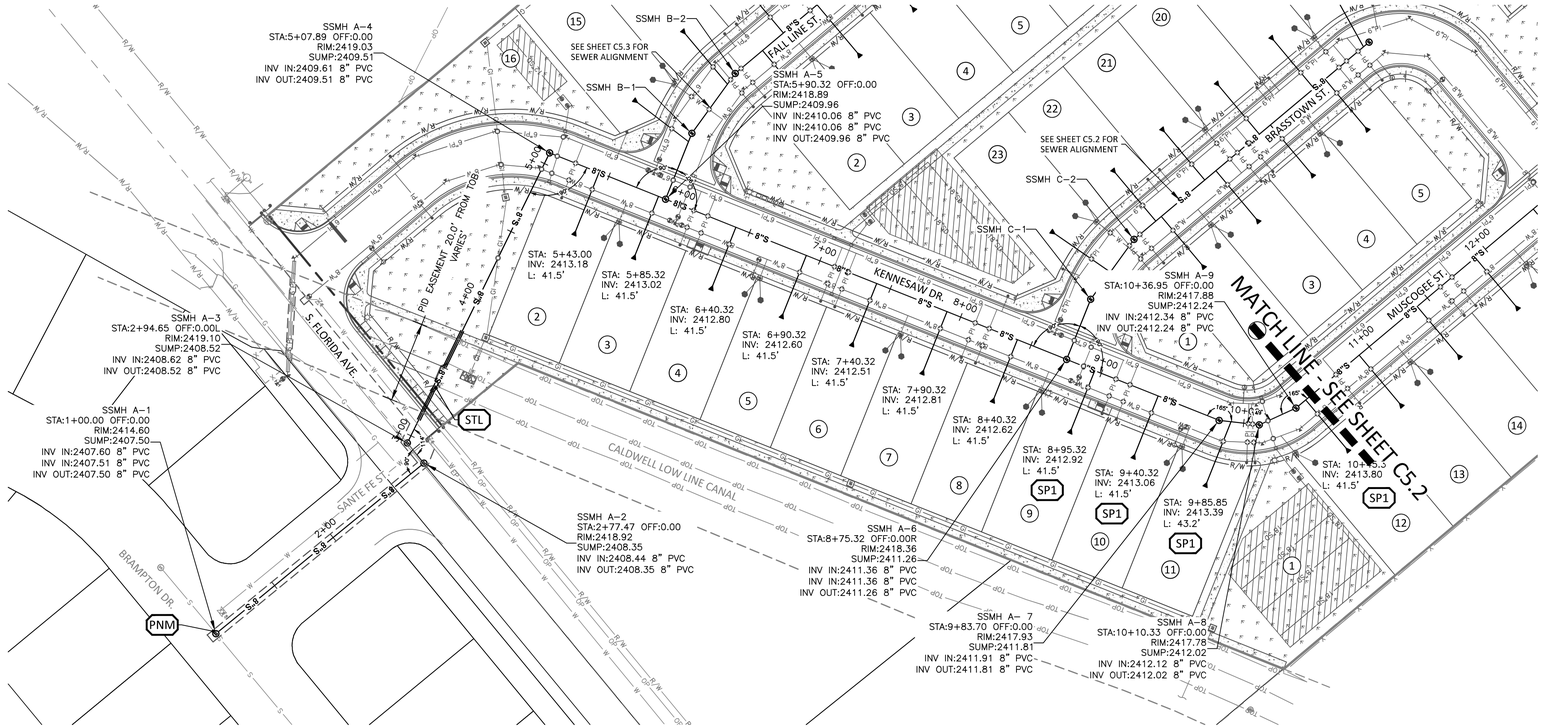
km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	KAF
DRAWN BY:	KAF
CHECKED BY:	MSD
DATE:	08/15/24
PROJECT:	24-129

SHEET NO. C4.1

DRAINAGE IMPROVEMENT PLAN
0 50 100 150
Plan Scale: 1" = 50'

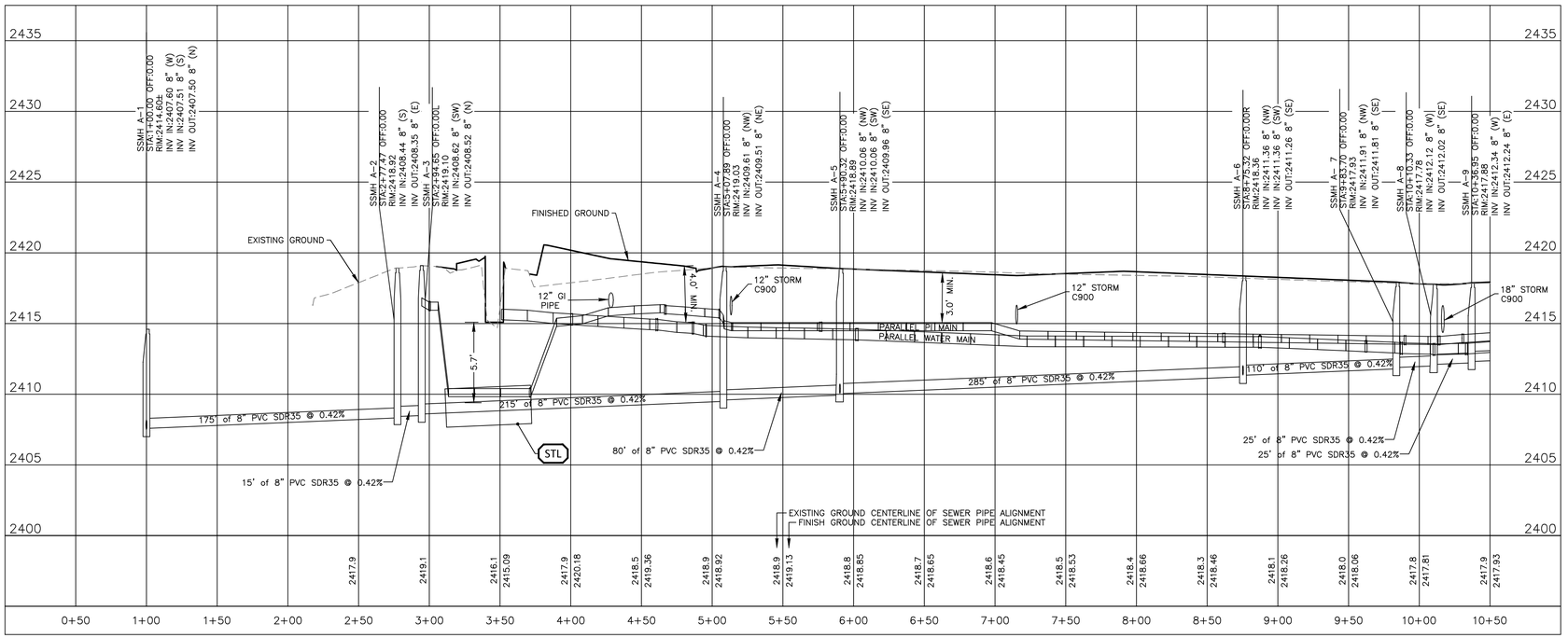
P:\24-129\CIVIL\CAD\CONSTRUCTION PLANS\24-129 C-DRAINAGE.DWG, KEVIN FROEHLICH, 2/5/2025, CANON IPF755 (BW) (PC3, 22X34 L) [PDF]



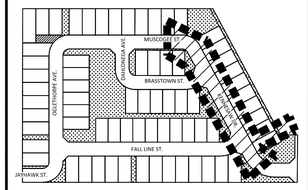
KENNESAW DR. SEWER PLAN AND PROFILE

0 50 100 150
Plan/Profile Scale: 1" = 50'

0 5 10 15
Profile Vertical Scale: 1" = 5'



KEYMAP



SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL AND SANITARY SEWER NOTES.

B. STATIONING BASED ON SEWER ALIGNMENT CENTERLINE.

C. SEWER MANHOLES SHALL BE 48" IN DIAMETER PER ISPWC SD–501 AND CITY OF CALDWELL SUPPLEMENTAL SPECIFICATION TO THE ISPWC, INSTALL MANHOLE COVER AND FRAME PER ISPWC SD–507.

D. INSTALL STANDARD SERVICE MARKERS PER CITY OF CALDWELL STANDARD DRAWING SS–512.

E. CONTRACTOR IS RESPONSIBLE FOR INSTALLING SEWER SERVICES 5' BEYOND JOINT TRENCH EASEMENT. VERIFY EXACT LOCATION OF SEWER SERVICES WITH OWNER PRIOR TO INSTALLATION. SERVICE LENGTH AND INVERT ARE BASED ON STUB LOCATION. STATIONING TAKEN FROM CENTERLINE OF SEWER ALIGNMENT.

F. SEWER SERVICES SHALL BE INSTALLED WITH MINIMUM SLOPE OF 2% FROM THE PROPERTY LINE TO SANITARY SEWER MAIN AND SHALL BE 4" DIAMETER.

G. SANITARY SEWER PIPE DIMENSION AND SLOPE IN PROFILE VIEW IS FROM INSIDE EDGE OF MANHOLE.

KEYNOTES

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- ▼ INSTALL SEWER SERVICE MARKER PER CITY OF CALDWELL SUPPLEMENTAL SPECIFICATIONS STANDARD DRAWING SS–512.
- (PNM) CUT IN AND PLACE NEW MANHOLE PER ISPWC AND CITY OF CALDWELL STANDARDS.
- (SP1) INSTALL C–900 PIPE. SIZE, LENGTH, AND SLOPE AS LISTED ON PLANS.
- (STL) INSTALL STEEL SLEEVE, SEE JAYHAWK CREEK SUBDIVISION CULVERT EXTENSION PLANS FOR ADDITIONAL DETAILS.

City of Caldwell
APPROVED FOR CONSTRUCTION

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PROFESSIONAL ENGINEER
REGISTERED
KEVIN A. FROEHLICH
20464
02/05/25
STATE OF IDAHO

REVISIONS

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1	CITY AND PID COMMENTS	10/10/24
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JAYHAWK CREEK SUBDIVISION
CALDWELL, IDAHO

SEWER IMPROVEMENT PLANS
KENNESAW DR. SEWER PLAN AND PROFILE

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmenglip.com

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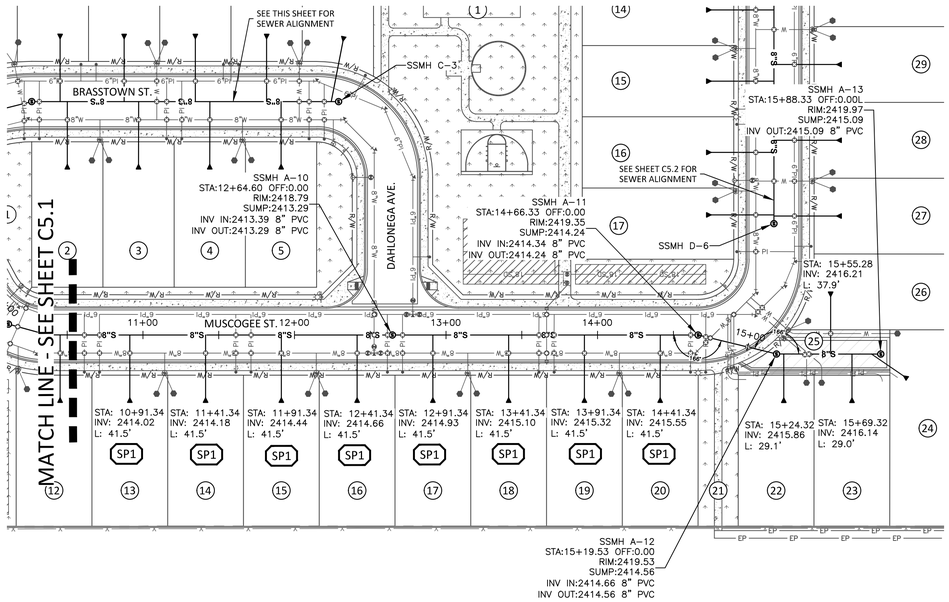
SHEET NO.
C5.1

P:\24-129\CIVIL\CAD\CONSTRUCTION PLANS\24-129 C-SEWER.DWG, KEVIN FROEHLICH, 2/5/2025, CANON IPF755 (BW) PC3, 22X34 L [PDF]



MUSCOGEE ST. SEWER PLAN AND PROFILE

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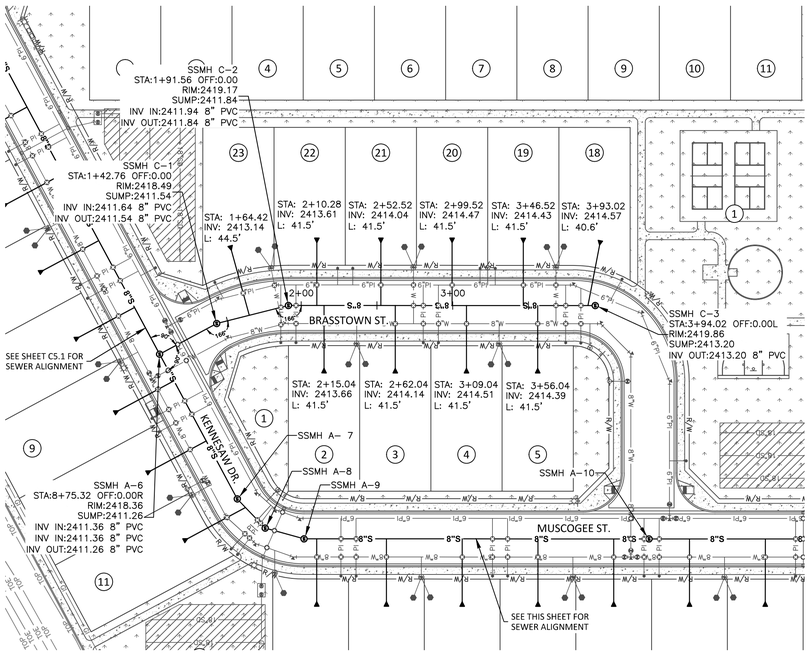
0 5 10 15 — Profile Vertical Scale: 1" = 5'



BRASSTOWN ST. SEWER PLAN AND PROFILE

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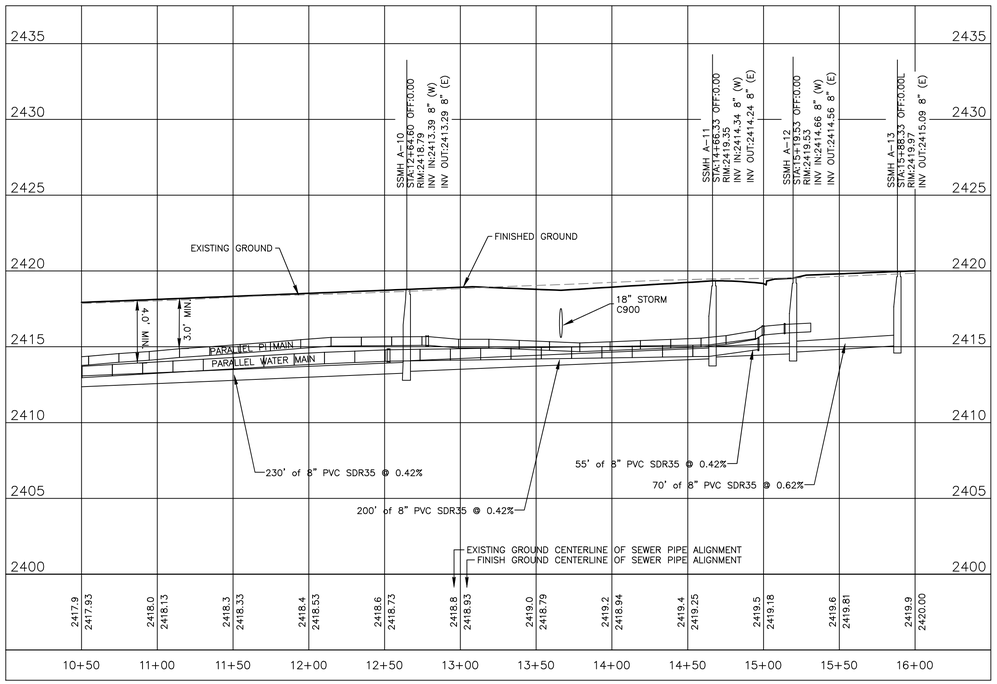
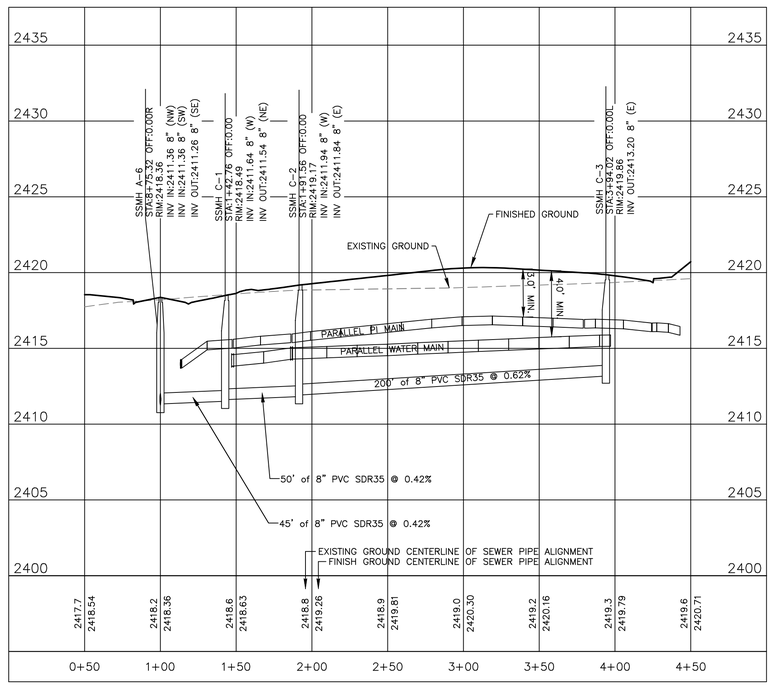
0 5 10 15 — Profile Vertical Scale: 1" = 5'





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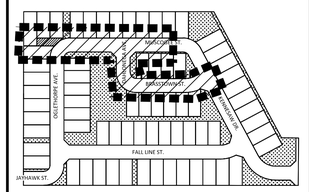

SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL AND SANITARY SEWER NOTES.

B. STATIONING BASED ON SEWER ALIGNMENT CENTERLINE.

C. SEWER MANHOLES SHALL BE 48" IN DIAMETER PER ISPWC SD–501 AND CITY OF CALDWELL SUPPLEMENTAL SPECIFICATION TO THE ISPWC, INSTALL MANHOLE COVER AND FRAME PER ISPWC SD–507.

D. INSTALL STANDARD SERVICE MARKERS PER CITY OF CALDWELL STANDARD DRAWING SS–512.

E. CONTRACTOR IS RESPONSIBLE FOR INSTALLING SEWER SERVICES 5' BEYOND JOINT TRENCH EASEMENT. VERIFY EXACT LOCATION OF SEWER SERVICES WITH OWNER PRIOR TO INSTALLATION. SERVICE LENGTH AND INVERT ARE BASED ON STUB LOCATION. STATIONING TAKEN FROM CENTERLINE OF SEWER ALIGNMENT.

F. SEWER SERVICES SHALL BE INSTALLED WITH MINIMUM SLOPE OF 2% FROM THE PROPERTY LINE TO SANITARY SEWER MAIN AND SHALL BE 4" DIAMETER.

G. SANITARY SEWER PIPE DIMENSION AND SLOPE IN PROFILE VIEW IS FROM INSIDE EDGE OF MANHOLE.

KEYNOTES

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- ▼ INSTALL SEWER SERVICE MARKER PER CITY OF CALDWELL SUPPLEMENTAL SPECIFICATIONS STANDARD DRAWING SS–512.
- (SP1) INSTALL C–900 PIPE. SIZE, LENGTH, AND SLOPE AS LISTED ON PLANS.

PROFESSIONAL ENGINEER
REGISTERED
20464
02/05/25
STATE OF IDAHO
KEVIN A. FROEHLICH

REVISIONS		
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JAYHAWK CREEK SUBDIVISION
CALDWELL, IDAHO

SEWER IMPROVEMENT PLANS
MUSCOGEE ST. SEWER PLAN AND PROFILE
BRASSTOWN ST. SEWER PLAN AND PROFILE

City of Caldwell
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Name: **Martin Gergen**

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	KAF
DRAWN BY:	KAF
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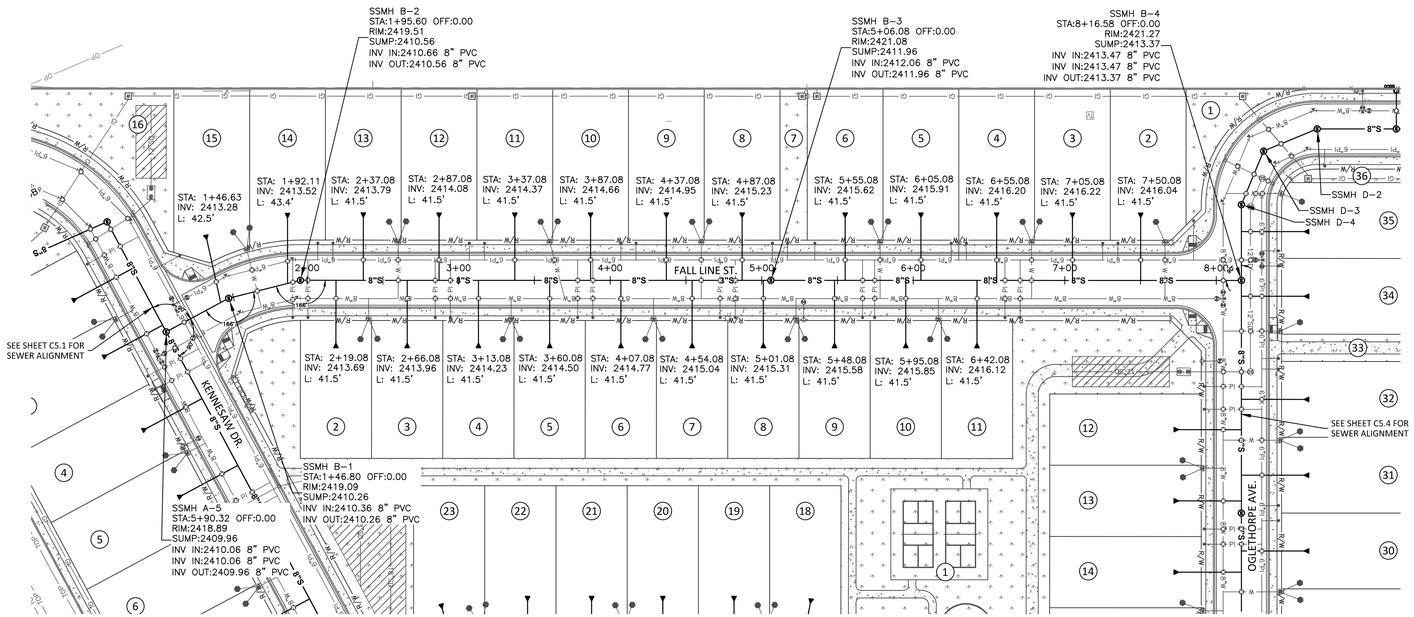
DATE:	08/15/24
PROJECT:	24-129

SHEET NO.
C5.2

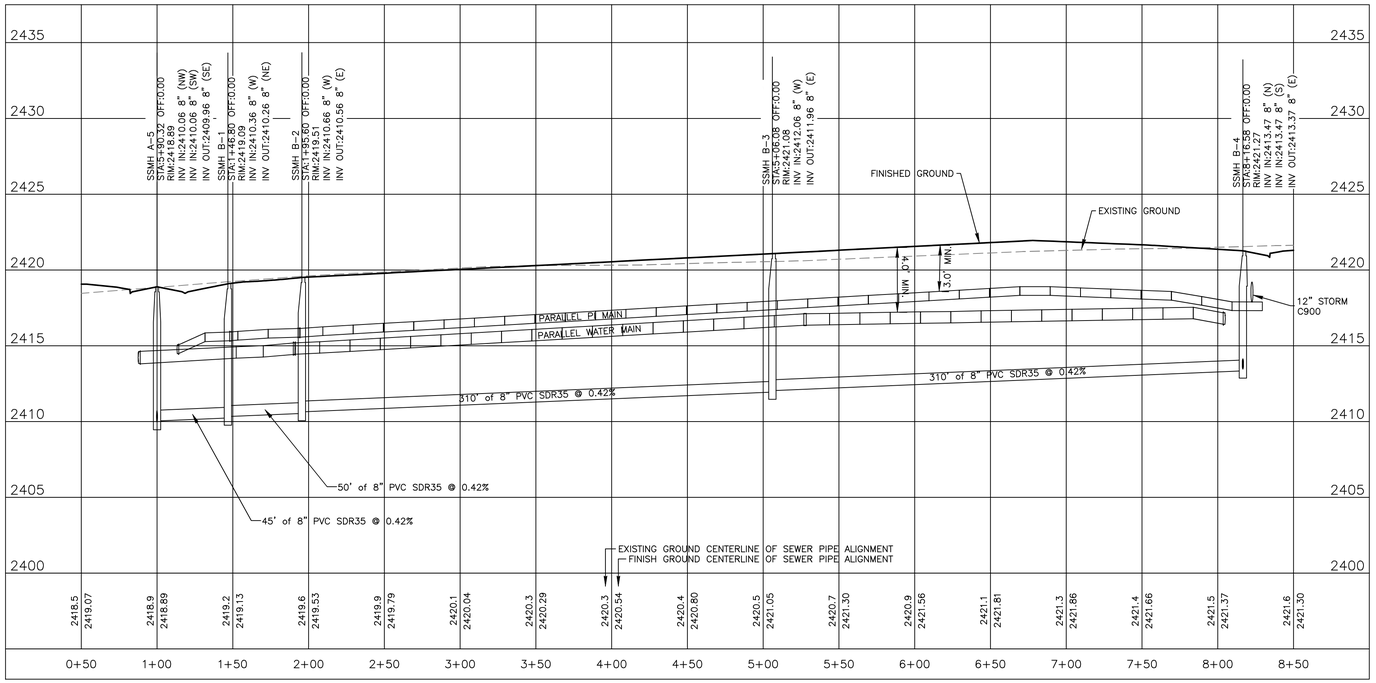
P:\24-129\CIVIL\CAD\CONSTRUCTION PLANS\24-129 C-SEWER.DWG, KEVIN FROEHLICH, 2/5/2025, CANON IMP755 (BW) PC3, 22X34 L [PDF]



FALL LINE ST. SEWER PLAN AND PROFILE

0 50 100 150 — Plan/Profile Scale: 1" = 50'

0 5 10 15 — Profile Vertical Scale: 1" = 5'



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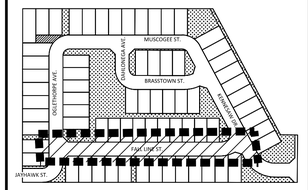

SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL AND SANITARY SEWER NOTES.

B. STATIONING BASED ON SEWER ALIGNMENT CENTERLINE.

C. SEWER MANHOLES SHALL BE 48" IN DIAMETER PER ISPWC SD-501 AND CITY OF CALDWELL SUPPLEMENTAL SPECIFICATION TO THE ISPWC. INSTALL MANHOLE COVER AND FRAME PER ISPWC SD-507.

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F. SEWER SERVICES SHALL BE INSTALLED WITH MINIMUM SLOPE OF 2% FROM THE PROPERTY LINE TO SANITARY SEWER MAIN AND SHALL BE 4" DIAMETER.

G. SANITARY SEWER PIPE DIMENSION AND SLOPE IN PROFILE VIEW IS FROM INSIDE EDGE OF MANHOLE.

KEYNOTES

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PROFESSIONAL ENGINEER REGISTERED 20464 02/05/25 STATE OF IDAHO KEVIN A. FROEHLICH

REVISIONS

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JAYHAWK CREEK SUBDIVISION
CALDWELL, IDAHO

SEWER IMPROVEMENT PLANS
FALL LINE ST. SEWER PLAN AND PROFILE

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmenglip.com

DESIGN BY:	KAF
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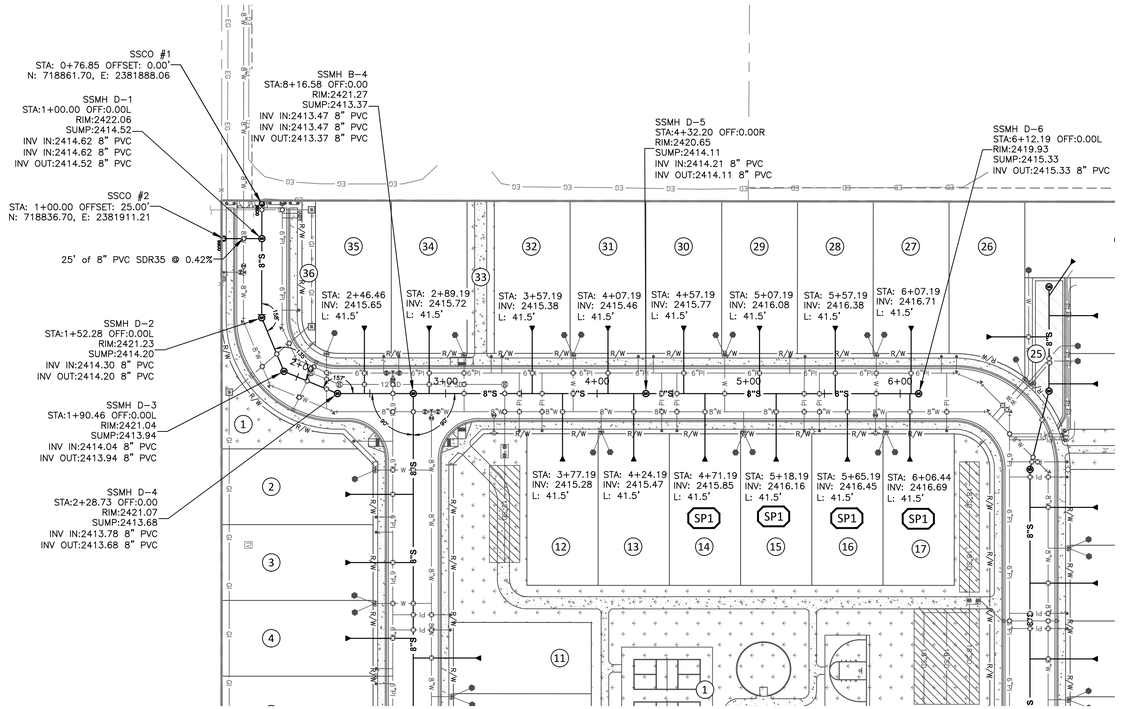
SHEET NO.
C5.3

P:\24-129\CIVIL\CAD\CONSTRUCTION PLANS\24-129 C-SEWER.DWG, KEVIN.FROEHLICH, 2/5/2025, CANON IPF755 (BW) PC3, 22X34 L [PDF]



FALL LINE ST. SEWER PLAN AND PROFILE

0 50 100 150
Plan/Profile Scale: 1" = 50'

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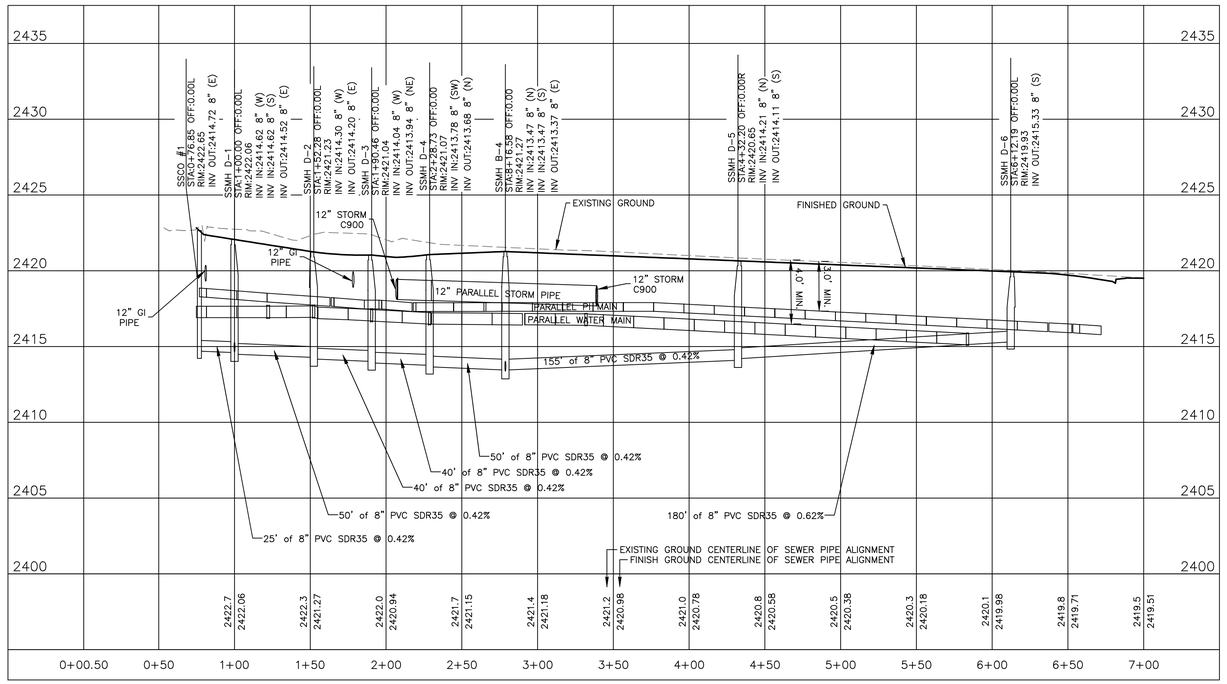

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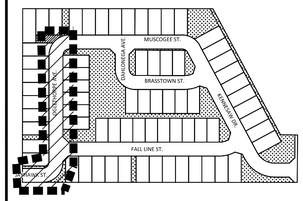

SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL AND SANITARY SEWER NOTES.

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- ▼ INSTALL SEWER SERVICE MARKER PER CITY OF CALDWELL SUPPLEMENTAL SPECIFICATIONS STANDARD DRAWING SS-512.
- SP1 INSTALL C-900 PIPE. SIZE, LENGTH, AND SLOPE AS LISTED ON PLANS.

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REGISTERED
KEVIN A. FROEHLICH
20464
02/05/25
STATE OF IDAHO

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JAYHAWK CREEK SUBDIVISION
CALDWELL, IDAHO

SEWER IMPROVEMENT PLANS
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SHEET NO.
C5.4

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SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL AND WATER NOTES.

B. THRUST OR ANCHOR BLOCKS ARE REQUIRED AT ALL CHANGES OF DIRECTION PER CITY OF CALDWELL REQUIREMENTS.

C. INSTALL WATER SERVICE MARKERS PER CITY OF CALDWELL STANDARD DRAWING W–409.

D. 8" WATER MAINS SHALL HAVE A MINIMUM OF 4' OF COVER.

E. INSTALL WATER VALVE BOX AND LID PER CITY OF CALDWELL STANDARD DRAWING W–406.

KEYNOTES

- UTILITY MAIN/MAIN CROSSING MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON–POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), PER CITY OF CALDWELL REQUIREMENTS. SEE WATER NOTE 3, SHEET C1.1 FOR MORE INFORMATION.
- UTILITY MAIN/SERVICE CROSSING MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON–POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), PER CITY OF CALDWELL REQUIREMENTS. SEE WATER NOTE 2, SHEET C1.1 FOR MORE INFORMATION.
- ARV — INSTALL AIR RELEASE AND VACUUM VALVE ASSEMBLY PER ISPWC STANDARD DRAWING DETAIL SD–408.
- BO — INSTALL 2" BLOWOFF ASSEMBLY PER CITY OF CALDWELL STANDARD DRAWING DETAIL W–405.
- DWM — DOUBLE METERED SERVICE CONNECTION, 1" WITH 3/4" METERS AND 3/4" METER SETTERS PER CITY OF CALDWELL STANDARD DRAWINGS W–401, W–413, W–414.
- E11 — INSTALL 11.25° BEND (MJxMJ). SIZE AS INDICATED.
- E22 — INSTALL 22.5° BEND (MJxMJ). SIZE AS INDICATED.
- E45 — INSTALL 45° BEND (MJxMJ). SIZE AS INDICATED.
- FH — INSTALL FIRE HYDRANT PER CITY OF CALDWELL STANDARD DRAWINGS W–404 AND W–411.
- GV — INSTALL GATE VALVE (MJxMJ), SIZE AND QUANTITY, AS NOTED.
- HT — HOT TAP INTO MAIN. CITY SHALL BE WILL BE PRESENT TO WITNESS.
- SWM — SINGLE METERED SERVICE CONNECTION, 1", WITH 3/4" METER AND 3/4" METER SETTERS PER CITY OF CALDWELL STANDARD DRAWING 2–401, W–413.
- TEE — INSTALL TEE (FLGxFLG). SIZE, AS NOTED.

PROFESSIONAL ENGINEER REGISTERED 20464 02/05/25 STATE OF IDAHO KEVIN A. FROEHLICH

REVISIONS		
NO.	ITEM	DATE
1	CITY AND PID COMMENTS	10/10/24
2	CITY AND PID COMMENTS	11/19/24
3	PID COMMENTS	01/14/25
4	CITY COMMENTS	02/05/25

JAYHAWK CREEK SUBDIVISION
CALDWELL, IDAHO

WATER IMPROVEMENT PLANS
WATER IMPROVEMENT PLAN

City of Caldwell
APPROVED FOR CONSTRUCTION

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Name: Martin Gergen

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmeng@p.com

DESIGN BY:	KAF
DRAWN BY:	KAF
CHECKED BY:	MSD
DATE:	08/15/24
PROJECT:	24-129

SHEET NO.
C6.1

WATER IMPROVEMENT PLAN
0 50 100 150
Plan Scale: 1" = 50'

P:\24-129\CIVIL\CAD\CONSTRUCTION PLANS\24-129 C-WATER.DWG, KEVIN FROEHLICH, 2/5/2025, CANON IPF755 (BW) (PC3, 22X34 L) [PDF]

SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL AND WATER NOTES.

B. THRUST OR ANCHOR BLOCKS ARE REQUIRED AT ALL CHANGES OF DIRECTION PER CITY OF CALDWELL REQUIREMENTS.

C. INSTALL WATER SERVICE MARKERS PER CITY OF CALDWELL STANDARD DRAWING W-409.

D. 8" WATER MAINS SHALL HAVE A MINIMUM OF 4' OF COVER.

E. INSTALL WATER VALVE BOX AND LID PER CITY OF CALDWELL STANDARD DRAWING W-406.

KEYNOTES

- UTILITY MAIN/MAIN CROSSING
  MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), PER CITY OF CALDWELL REQUIREMENTS. SEE WATER NOTE 3, SHEET C1.1 FOR MORE INFORMATION.
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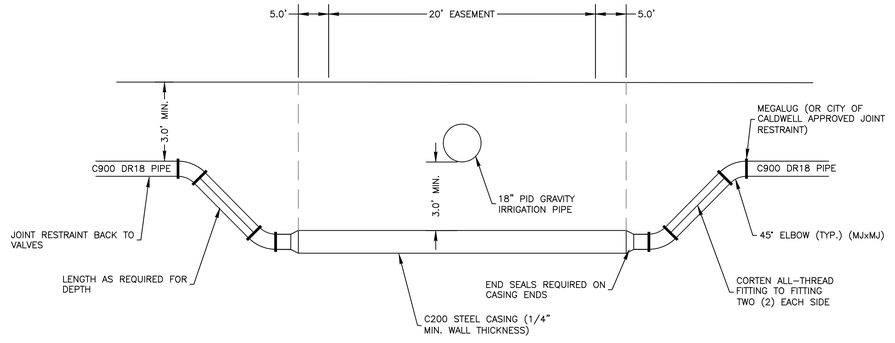
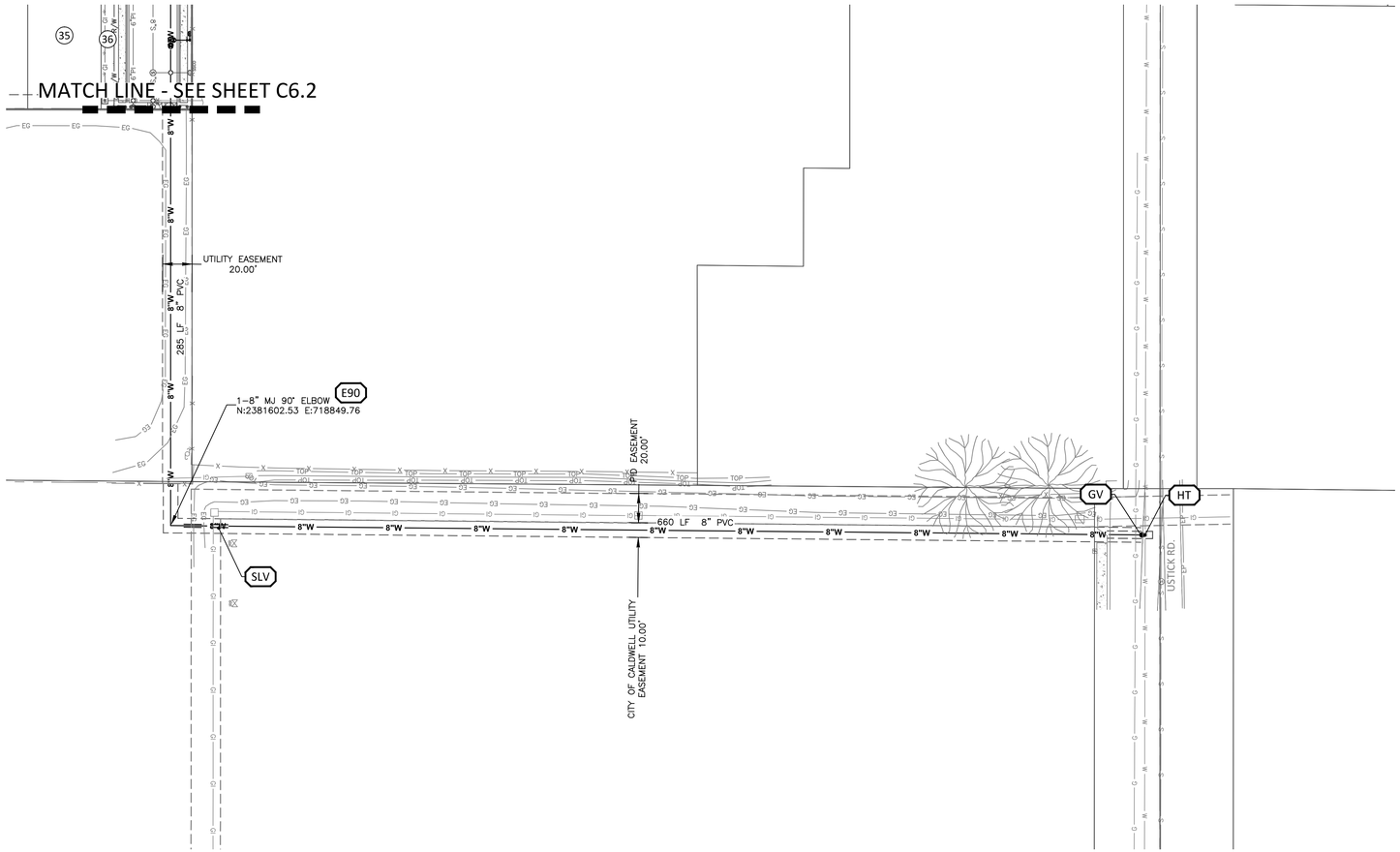
- E90 — INSTALL 90° BEND (MJxMJ). SIZE AS INDICATED.
- GV — INSTALL GATE VALVE (MJxMJ). SIZE AND QUANTITY, AS NOTED.
- HT — HOT TAP INTO MAIN. CITY SHALL BE WILL BE PRESENT TO WITNESS.
- SLV — INSTALL STEEL SLEEVE PER DETAIL ON THIS SHEET.



TYP. IRRIGATION CHANNEL CROSSING DETAIL

NTS



OFFSITE WATER IMPROVEMENT PLAN

0 50 100 150

Plan Scale: 1" = 50'

City of Caldwell

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Name: **Martin Gergen**

PROFESSIONAL ENGINEER
REGISTERED
KEVIN A. FROEHLICH
20464
02/05/25
STATE OF IDAHO

REVISIONS

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JAYHAWK CREEK SUBDIVISION
CALDWELL, IDAHO

WATER IMPROVEMENT PLANS
OFFSITE WATER IMPROVEMENT PLAN

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmenglp.com

DESIGN BY:	KAF
DRAWN BY:	KAF
CHECKED BY:	MSD
DATE:	08/15/24
PROJECT:	24-129

SHEET NO.

C6.2

P:\24-129\CIVIL\CAD\CONSTRUCTION PLANS\24-129 C-WATER.DWG, KEVIN FROEHLICH, 2/5/2025, CANON IRP755 (BW).PC3, 22X34 L [PDF]

SHEET NOTES

A. SEE SHEET C1.1 GENERAL, IRRIGATION, AND CITY OF CALDWELL NOTES.

B. IRRIGATION SERVICES SHALL BE 1" CLASS 200 POLYETHYLENE PIPE PER DETAIL PER CALDWELL IRRIGATION MUNICIPAL DISTRICT SD-902A, TYPICAL.

C. ALL FITTINGS AND VALVES SHALL BE THE SAME SIZE AS THE LARGEST DIAMETER PIPE COMING INTO THE FITTING OR VALVE.

D. LOCK ON ALL FITTINGS WITH MEGA LUGS AND BELL RESTRAINTS AS NEEDED.

E. PRESSURE IRRIGATION PIPE TO BE CLASS 200, SDR-21 PVC OR APPROVED EQUAL.

F. THE PROPOSED PRESSURE IRRIGATION SYSTEM WILL BE OWNED, MAINTAINED, AND OPERATED BY THE CITY OF CALDWELL.

KEYNOTES

- UTILITY MAIN/MAIN CROSSING MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), PER CITY OF CALDWELL REQUIREMENTS. SEE WATER NOTE 3, SHEET C1.1 FOR MORE INFORMATION.
- UTILITY MAIN/SERVICE CROSSING MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), PER CITY OF CALDWELL REQUIREMENTS. SEE WATER NOTE 2, SHEET C1.1 FOR MORE INFORMATION.

ARV	INSTALL AIR RELEASE VALVE PER CALDWELL MINICIPAL IRRIGATION DISTRICT SUPPLEMENTAL STANDARD DRAWING SD-904.
CAP	INSTALL CAP. SIZE AS INDICATED.
CON	CONNECT NEW 6" PRESSURE IRRIGATION MAIN TO EXISTING PRESSURE IRRIGATION VALVE.
E11	INSTALL 11.25° BEND (MJxMJ). INSTALL MEGA LUGS AND BELL RESTRAINTS. SIZE AS INDICATED.
E22	INSTALL 22.5° BEND (MJxMJ). INSTALL MEGA LUGS AND BELL RESTRAINTS. SIZE AS INDICATED.
E45	INSTALL 45° BEND (MJxMJ). INSTALL MEGA LUGS AND BELL RESTRAINTS. SIZE AS INDICATED.
E90	INSTALL 90° BEND (MJxMJ). INSTALL MEGA LUGS AND BELL RESTRAINTS. SIZE AS INDICATED.
GV	INSTALL (MJxMJ) GATE VALVE SIZE AS INDICATED.
PO	INSTALL PRESSURE IRRIGATION PUMP OUT PER CALDWELL MUNICIPAL IRRIGATION DISTRICT SUPPLEMENTAL STANDARD DRAWING SD-903.
SC	INSTALL SMOOTH STEEL CASING WITH MINIMUM WALL THICKNESS 3/8".
SIS	INSTALL 1" PI SERVICE PER CALDWELL MINICIPAL IRRIGATION DISTRICTS SD-902A AND SHEET NOTE B.
TEE	INSTALL (1) TEE (FLGxFLG). INSTALL MEGA LUGS AND BELL RESTRAINTS. SIZE AS INDICATED.
WTP	INSTALL TEMPORARY WATER TIGHT PLUG.

PI PUMP STATION SHALL BE UPGRADED PER PRESSURE IRRIGATION REPORT PRIOR TO CONNECTION

City of Caldwell

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Name: Martin Gergen

PROFESSIONAL ENGINEER REGISTERED 20464 02/05/25 STATE OF IDAHO KEVIN A. FROEHLICH

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JAYHAWK CREEK SUBDIVISION
CALDWELL, IDAHO

PRESSURE IRRIGATION IMPROVEMENT PLANS
PRESSURE IRRIGATION IMPROVEMENT PLAN

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	KAF
DRAWN BY:	KAF
CHECKED BY:	MSD
DATE:	08/15/24
PROJECT:	24-129

SHEET NO.
C7.1

PRESSURE IRRIGATION IMPROVEMENT PLAN

0 50 100 150
Plan Scale: 1" = 50'

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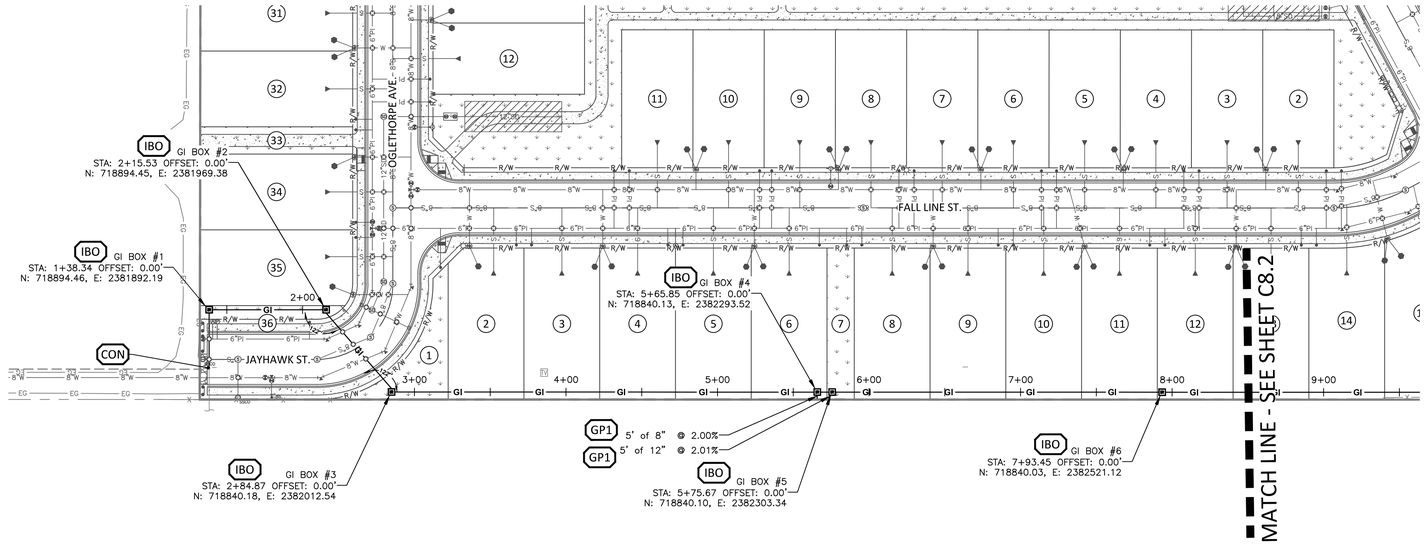
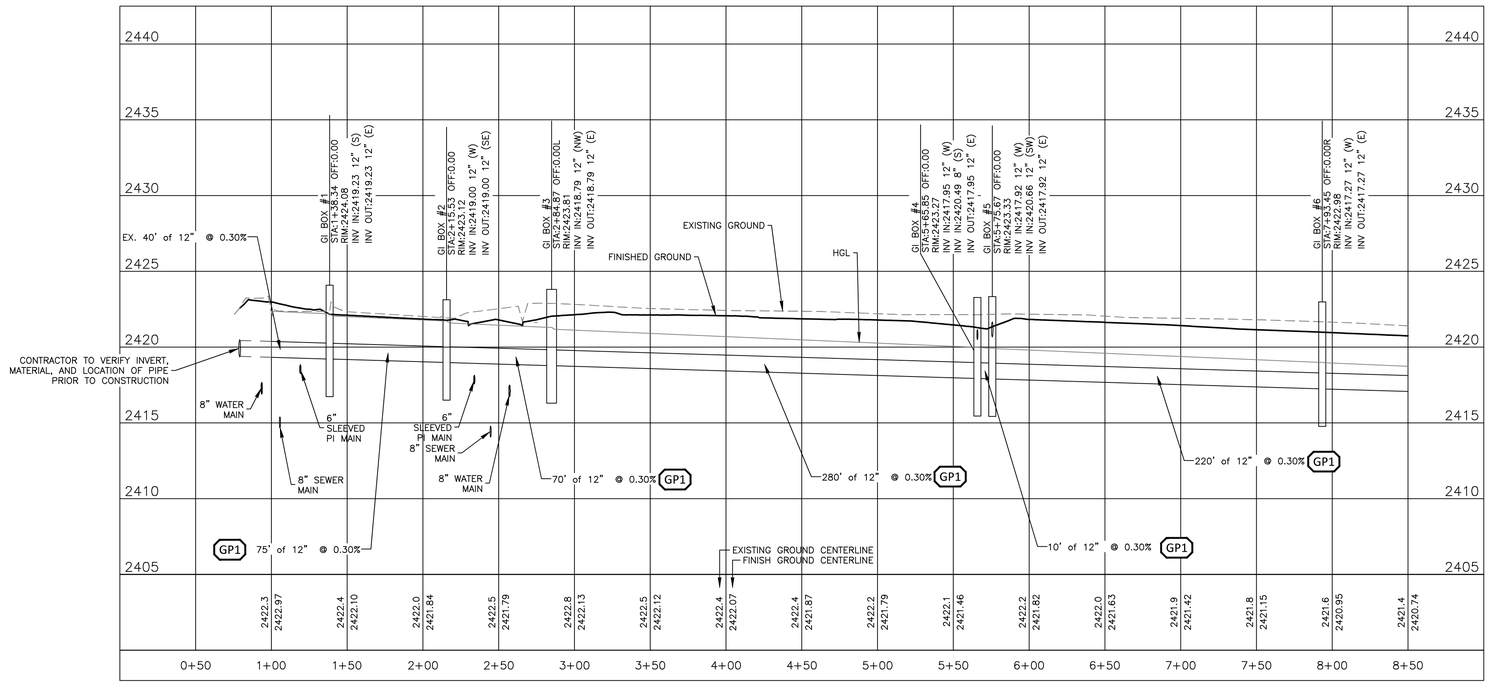


GRAVITY IRRIGATION IMPROVEMENT PLAN

Plan/Profile Scale: 1" = 50'

Profile Vertical Scale: 1" = 5'



SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL AND IRRIGATION NOTES.

B. ALL GRAVITY IRRIGATION CONSTRUCTION SHALL COMPLY WITH CITY OF CALDWELL MUNICIPAL IRRIGATION DISTRICT SUPPLEMENTAL SPECIFICATIONS TO THE 2015 IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), SIXTH EDITION DATED JUNE 2023.

C. ALL WORK TO BE PERFORMED WITHIN PIONEER IRRIGATION DISTRICT EASEMENTS SHALL COMPLY WITH PIONEER IRRIGATION DISTRICT STANDARDS AND SPECIFICATIONS, CURRENT EDITION AND TAKE PLACE BETWEEN NOVEMBER 1ST AND MARCH 1ST. PIONEER IRRIGATION SHALL BE NOTIFIED OF ANY WORK WITHIN THEIR EASEMENTS.

D. CONTRACTOR SHALL NOTIFY BOR PRIOR TO ANY WORK OCCURRING WITHIN THEIR EASEMENT.

KEYNOTES

- ○ UTILITY MAIN/MAIN CROSSING MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), PER CITY OF CALDWELL REQUIREMENTS. SEE WATER NOTE 3, SHEET C1.1 FOR MORE INFORMATION.
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- CON CONNECT NEW 12" GRAVITY IRRIGATION MAIN TO EXISTING GRAVITY IRRIGATION VALVE.
- GP1 INSTALL SDR-35 GRAVITY IRRIGATION PIPE. SIZE, LENGTH, AND SLOPE AS LISTED ON PLANS.
- IBO INSTALL 4' BY 4' IRRIGATION BOX PER ISPWC STANDARD DRAWING SD-619 WITH LID PER CALDWELL MUNICIPAL IRRIGATION DISTRICT STANDARD DRAWING SD-905.

PROFESSIONAL ENGINEER REGISTERED 20464 02/05/25 STATE OF IDAHO KEVIN A. FROEHLICH

REVISIONS

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Name: Martin Gergen

JAYHAWK CREEK SUBDIVISION
CALDWELL, IDAHO

GRAVITY IRRIGATION IMPROVEMENT PLANS
GRAVITY IRRIGATION IMPROVEMENT PLAN

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	KAF
DRAWN BY:	KAF
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DATE:	08/15/24
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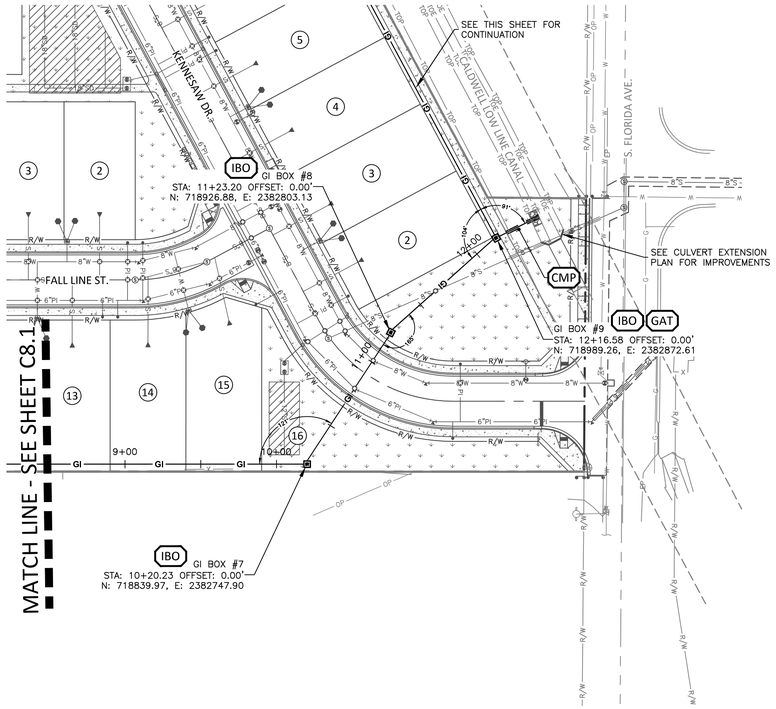
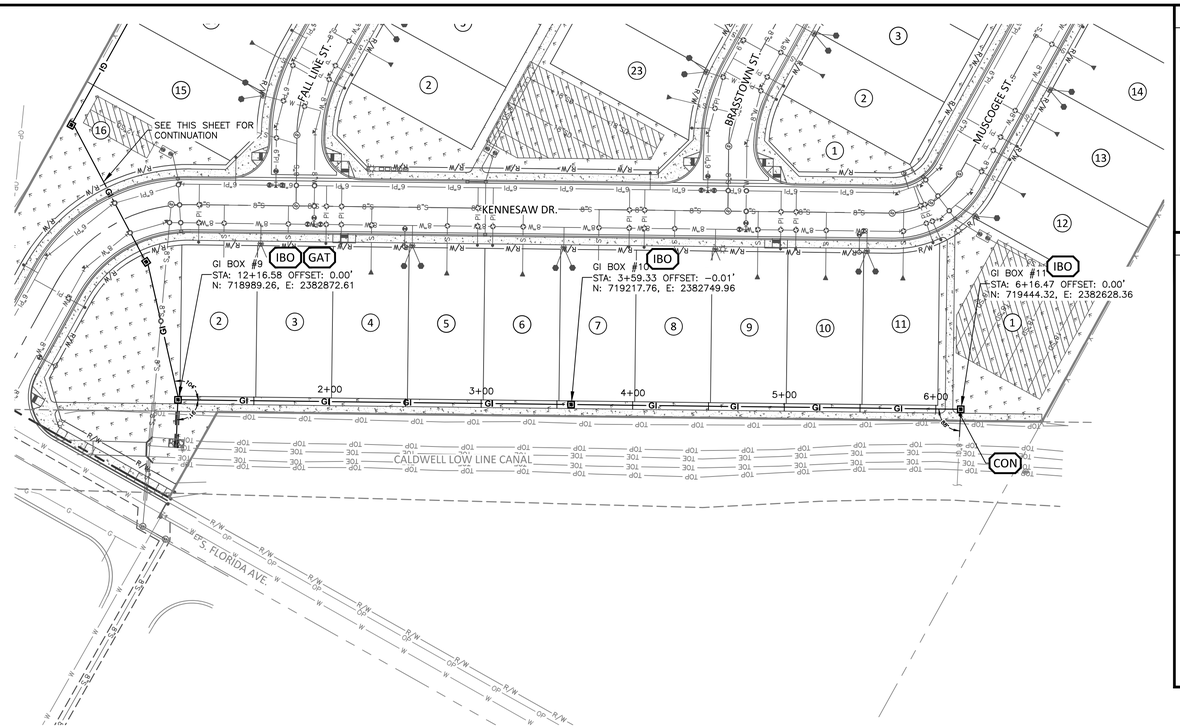
SHEET NO.
C8.1

P:\24-129\CIVIL\CAD\CONSTRUCTION PLANS\24-129 C-GRAVITY.DWG, KEVIN FROEHLICH, 2/5/2025, CANON IPF755 (BW) PC3, 22X34 L (PDF)





SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL AND IRRIGATION NOTES.

B. ALL GRAVITY IRRIGATION CONSTRUCTION SHALL COMPLY WITH CITY OF CALDWELL MUNICIPAL IRRIGATION DISTRICT SUPPLEMENTAL SPECIFICATIONS TO THE 2015 IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), SIXTH EDITION DATED JUNE 2023.

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D. CONTRACTOR SHALL NOTIFY BOR PRIOR TO ANY WORK OCCURRING WITHIN THEIR EASEMENT.

KEYNOTES

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CON — CONNECT NEW 12" GRAVITY IRRIGATION MAIN TO EXISTING GRAVITY IRRIGATION VALVE.

CMP — INSTALL 10 GAUGE POLY-COATED ALUMINIZED TYPE II CMP SLEEVE WITH 2-2/3" X 1/2" COORUGATIONS FROM OUTFALL TO PID EASEMENT PER PID SPECIFICATION 1203.01.

GAT — INSTALL IRRIGATION BOX GATE TO REGULATE FLOW TO THE NORTH.

GP1 — INSTALL SDR-35 GRAVITY IRRIGATION PIPE. SIZE, LENGTH, AND SLOPE AS LISTED ON PLANS.

GP2 — INSTALL C900 CLASS 235 GRAVITY IRRIGATION PIPE PER PID SPECIFICATION 1203.01. SIZE, LENGTH, AND SLOPE AS LISTED ON PLANS.

IBO — INSTALL 4' BY 4' IRRIGATION BOX PER ISPWC STANDARD DRAWING SD-619 WITH LID PER CALDWELL MUNICIPAL IRRIGATION DISTRICT STANDARD DRAWING SD-905.

PROFESSIONAL ENGINEER REGISTERED 20464 02/05/25 STATE OF IDAHO KEVIN A. FROEHLICH

REVISIONS

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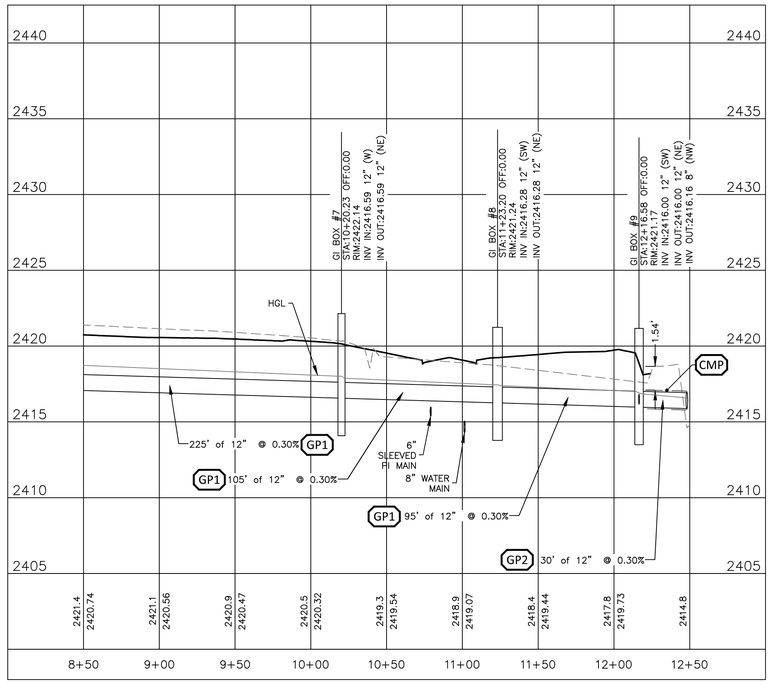
GRAVITY IRRIGATION IMPROVEMENT PLAN

0 50 100 150 — Plan/Profile Scale: 1" = 50'

0 5 10 15 — Profile Vertical Scale: 1" = 5'



GRAVITY IRRIGATION IMPROVEMENT PLAN

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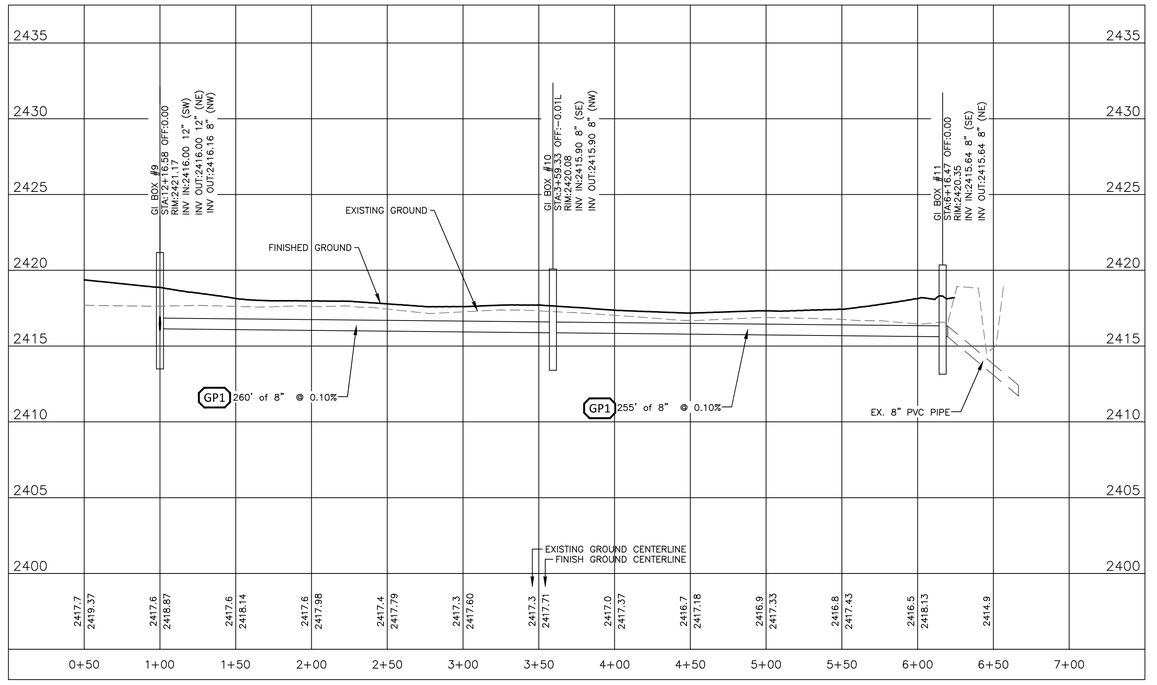

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JAYHAWK CREEK SUBDIVISION
CALDWELL, IDAHO

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SHEET NO.
C8.2

P:\24-129\CIVIL\CAD\CONSTRUCTION PLANS\24-129 C-GRAVITY.DWG, KEVIN FROEHLICH, 2/5/2025, CANON IPF755 (BW) PC3, 22X34, L [PIPE]

Date 8/28/2024

Caldwell City – Planning and Zoning
Re: Case Number CD24-000028 Jayhawk

Dear Angelica Gomez, 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.

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

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Name: Martin Gergen

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. Access gates shall comply with requirements of the IFC. If gates are electronically operated, they shall be equipped with an automatic opening mechanism activated by the Opticom system. Manual gates shall be secured with a Knox brand padlock (IFC 503.6, D103.5).

11. ***An automatic fire sprinkler system installed per NFPA 13R is required for the totality of this project due to no secondary access. All structures shall be equipped with an approved fire suppression system.***

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.

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.

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.

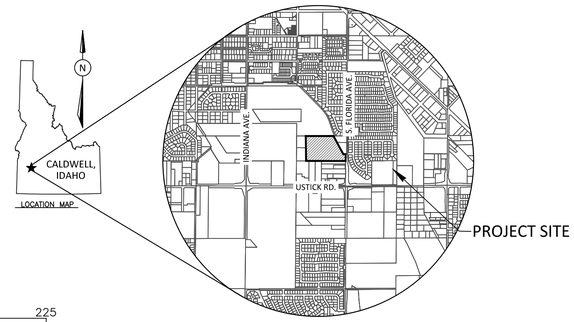
Regards,

Alan Perry
Deputy Chief
Fire Marshal
Caldwell Rural Fire Protection District
Aperry@cityofcaldwell.org

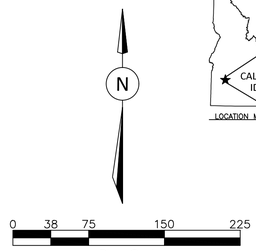
JAYHAWK CREEK SUBDIVISION CULVERT EXTENSION

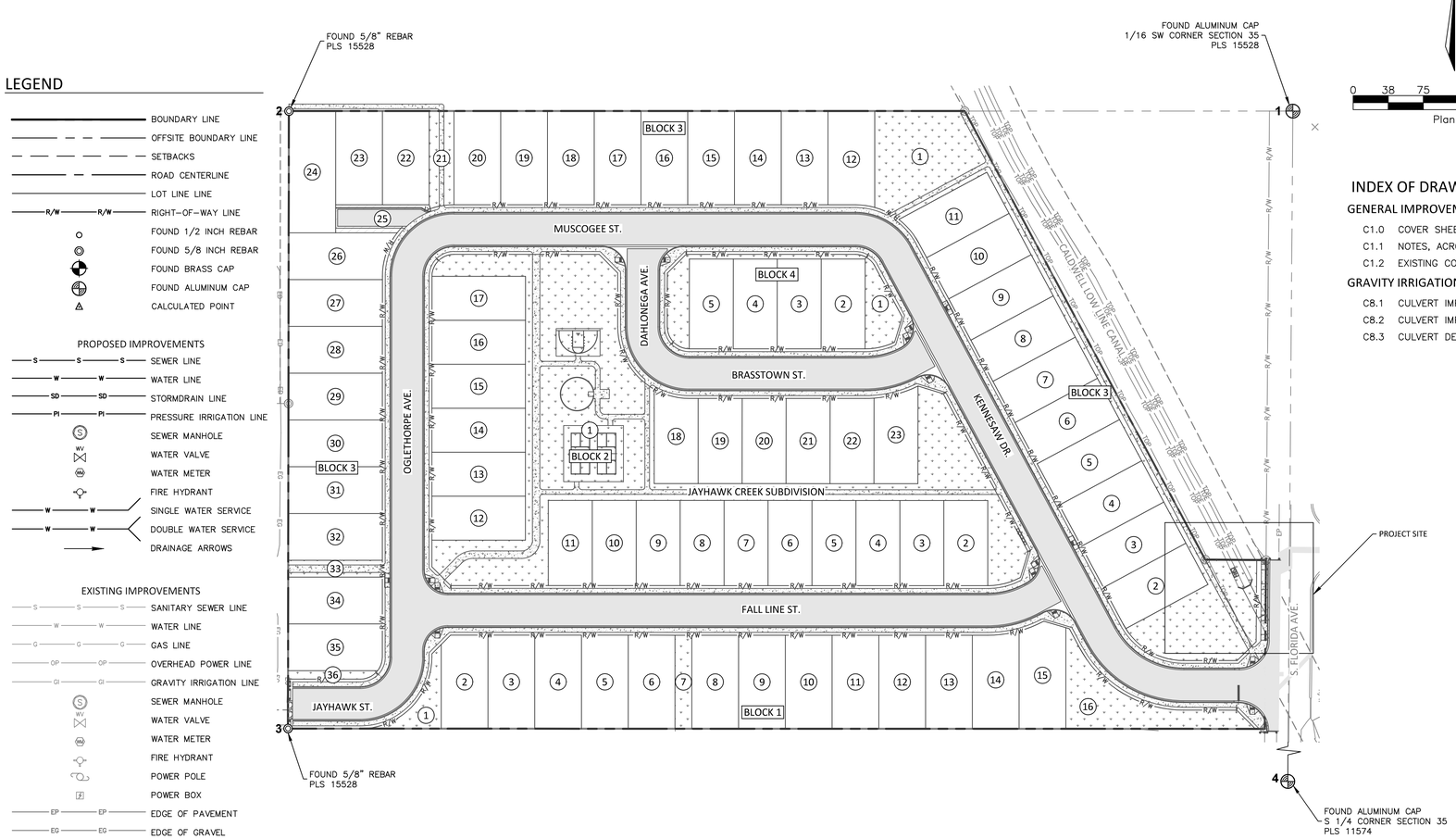
CONSTRUCTION PLANS

CALDWELL, IDAHO



VICINITY MAP
NO SCALE





LEGEND

- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- SETBACKS
- ROAD CENTERLINE
- LOT LINE LINE
- R/W — R/W — RIGHT-OF-WAY LINE
- FOUND 1/2 INCH REBAR
- FOUND 5/8 INCH REBAR
- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- CALCULATED POINT

PROPOSED IMPROVEMENTS

- S — S — S — SEWER LINE
- W — W — WATER LINE
- SD — SD — STORMDRAIN LINE
- PI — PI — PRESSURE IRRIGATION LINE
- SEWER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- W — W — SINGLE WATER SERVICE
- W — W — DOUBLE WATER SERVICE
- DRAINAGE ARROWS

EXISTING IMPROVEMENTS

- S — S — S — SANITARY SEWER LINE
- W — W — WATER LINE
- G — G — G — GAS LINE
- OP — OP — OVERHEAD POWER LINE
- GI — GI — GRAVITY IRRIGATION LINE
- SEWER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- POWER POLE
- POWER BOX
- EP — EP — EDGE OF PAVEMENT
- EG — EG — EDGE OF GRAVEL
- TREE DECIDUOUS
- 2645 — EXISTING GRADE CONTOUR

INDEX OF DRAWINGS

GENERAL IMPROVEMENT PLANS

C1.0 COVER SHEET
C1.1 NOTES, ACRONYMS, AND DETAILS
C1.2 EXISTING CONDITIONS AND DEMOLITION PLAN

GRAVITY IRRIGATION IMPROVEMENT PLANS

C8.1 CULVERT IMPROVEMENT PLANS
C8.2 CULVERT IMPROVEMENT PLANS
C8.3 CULVERT DETAILS

CONTACT INFORMATION

OWNER/DEVELOPER

L4 DEVELOPMENT
839 S. BRIDGEWAY PLACE
EAGLE, IDAHO 83616
CONTACT: RILEY VERNER
PHONE: (208)377-5700
FAX: (208)377-0035
EMAIL: riley@markbottles.com

ENGINEERING & SURVEYING CONSULTANT

KM ENGINEERING, LLP
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
FAX: (208) 639-6930
CONTACT: KEVIN FROHELICH, P.E.
MATT DERR, P.E.
EMAIL: kfroehlich@kmengllp.com
mderr@kmengllp.com

BENCHMARK					
POINT NUMBER	POINT STYLE	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	⊕	719495.23	2382960.71	2415.81	ALUMINUM CAP
2	◎	719495.09	2381887.05	2419.72	5/8" REBAR
3	◎	718835.20	2381886.01	2422.65	5/8" REBAR
4	⊕	718175.99	2382951.44	2424.36	ALUMINUM CAP

****CONTRACTOR SHALL VERIFY BENCHMARKS WITH KM ENGINEERING SURVEY DEPARTMENT PRIOR TO CONSTRUCTION.****

LEGAL DESCRIPTION

PORTIONS OF LOTS 1 AND 2, BLOCK 2 OF UPLAND PARK ADDITION TO CALDWELL, SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 3 WEST, B.M., CITY OF CALDWELL, CANYON COUNTY, IDAHO.

811 SAFETY IS IN YOUR HANDS. EVERY DIG. EVERY TIME.

DIGLINE

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BY CALLING DIGLINE AT PHONE # (800) 342-1585 BEFORE COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND UTILITIES.

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 ENGINEER REGISTERED 20464 01/14/25 STATE OF IDAHO KEVIN A. FROEHLICH

Digitally signed by Kevin A. Froehlich, PE
Date: 2025.01.14 09:01:46 -07'00'

REVISIONS

NO.	ITEM	DATE
1	CITY AND PID COMMENTS	10/10/24
2	CITY AND PID COMMENTS	11/19/24
3	PID COMMENTS	01/14/25

JAYHAWK CREEK SUBDIVISION CULVERT EXTENSION
CALDWELL, IDAHO

GENERAL IMPROVEMENT PLANS
COVER SHEET

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	KAF
DRAWN BY:	KAF
CHECKED BY:	MSD
DATE:	08/15/24
PROJECT:	24-129

SHEET NO.
C1.0

P:\24-129\CIVIL\CAD\CONSTRUCTION PLANS\CULVERT PLANS\24-129 C-COVER CULVERT.DWG, KEVIN FROEHLICH, 1/14/2025, CANON IRP7S5 (BW) (PC3, 23X34 L) [PDF]

PROJECT GENERAL NOTES

1. THE CONTRACTOR SHALL CONSTRUCT ALL IMPROVEMENTS IN ACCORDANCE WITH THE PLANS STAMPED "APPROVED FOR CONSTRUCTION" BY THE VARIOUS GOVERNING AGENCIES. THESE PLANS WILL BE PROVIDED TO THE CONTRACTOR BY THE ENGINEER PRIOR TO CONSTRUCTION. WORK SHALL NOT BE DONE WITHOUT THE CURRENT SET OF APPROVED PLANS.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF THE CITY, ADA PIONEER IRRIGATION DISTRICT (PID), THE LATEST EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), AND THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY. NO EXCEPTIONS WILL BE ALLOWED UNLESS SPECIFICALLY AND PREVIOUSLY APPROVED IN WRITING BY ALL APPROPRIATE ENTITIES.
3. WORK SUBJECT TO APPROVAL BY ANY POLITICAL SUBDIVISION OR AGENCY MUST BE APPROVED PRIOR TO (A) BACKFILLING TRENCHES FOR PIPE (B) PLACING OF AGGREGATE BASE (C) PLACING OF CONCRETE; (D) PLACING OF ASPHALT PAVING. WORK DONE WITHOUT SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER.
4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BY CALLING DIGLINE AT PHONE # (800) 342-1585 BEFORE COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND UTILITIES.
5. UTILITIES ON THIS PLAN ARE BASED UPON DIGLINE MARKS, RECORD DRAWINGS, AND FACILITY MAPS. KM ENGINEERING MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KM ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED AND HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PRESERVE AND PROTECT EXISTING FACILITIES NOT SCHEDULED FOR REMOVAL AND COORDINATE WITH THE PROJECT ENGINEER IF UNEXPECTED FACILITIES ARE ENCOUNTERED.
6. ALL LOT LINE AND EASEMENT INFORMATION SHALL BE TAKEN FROM JAYHAWK CREEK SUBDIVISION FINAL PLAT.
7. THE CONTOURS AND BENCHMARK ELEVATION ARE BASED ON THE NAVD 88 VERTICAL DATUM.
8. PROJECT BENCHMARKS SHALL BE ESTABLISHED THROUGHOUT THE SITE BY THE SURVEYOR AND WILL BE PROVIDED TO THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
9. THE CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTS AND BENCHMARKS FROM DISTURBANCE THROUGHOUT CONSTRUCTION. DAMAGED BENCHMARKS WILL BE REPLACED BY THE PROJECT SURVEYOR AT THE CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY REQUIREMENTS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND TRAFFIC CONTROL WITHIN AND AROUND THE CONSTRUCTION AREA.
11. THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACCESS TO THE OWNER APPROVED ACCESS POINTS.
12. NO WORK SHALL BE DONE WITHIN JURISDICTIONAL WETLAND AREAS UNTIL A 404 PERMIT HAS BEEN ISSUED BY THE US ARMY CORPS OF ENGINEERS. ALL WORK WITHIN WETLAND AREAS SHALL ADHERE TO THE REQUIREMENTS OF THE 404 PERMIT.
13. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE PROPOSED DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE ROUGH GRADING PLAN.
14. ALL NATURAL SLOPES SHALL BE A MAXIMUM OF 2:1, UNLESS OTHERWISE STATED ON THIS PLAN. ASPHALT MINIMUM GRADE IS 1%. CONCRETE MINIMUM GRADE IS 0.4%. FINISH GRADE SHALL SLOPE AWAY FROM ALL BUILDINGS.
15. WHERE NOTED, EXISTING TEST PITS/MONITORING WELLS SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION.
16. ALL MATERIAL FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE. CONTRACTORS MUST FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THIS PROJECT MEET THE REQUIREMENTS AT THE REQUEST OF THE AGENCY AND/OR THE ENGINEER.

GRADING NOTES

1. NO GRADING WORK SHALL OCCUR UNTIL THE OWNER HAS FILED A NOTICE OF INTENT FOR CONSTRUCTION ACTIVITY WITH THE EPA.
2. ALL EARTHWORK INCLUDING CLEARING, GRUBBING, EXCAVATION, EMBANKMENT, BACKFILL, DEWATERING, AND EROSION CONTROL SHALL MEET THE SPECIFICATIONS OF SECTION 200 OF THE ISPWC AS WELL AS THE SPECIFICATIONS AND RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING REPORT.
3. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITH THE CONSTRUCTION AREA UNTIL TEMPORARY AND/OR PERMANENT DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
4. IF REQUIRED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A SHORT TERM ACTIVITY EXEMPTION PERMIT FROM THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ). THE CONTRACTOR SHALL SUBMIT TO DEQ A DEWATERING PLAN WHICH OUTLINES THE LOCATION OF PROPOSED BMPS AND THE SEQUENCING OF THE DEWATERING ACTIVITIES. ALL CONSTRUCTION WATER GENERATED FROM EXCAVATION SHALL BE FREE OF SEDIMENT AND DEBRIS BEFORE IT LEAVES THE SITE.
5. STRIP AND STOCKPILE TOPSOIL AND DISPOSE OF DEBRIS OFF-SITE. THE DEPTH OF STRIPPING COULD VARY IN THE FIELD DEPENDING ON THE DEPTH OF THE ROOT ZONE, SOIL COMPOSITION INCLUDING SOIL TYPE, MOISTURE CONTENT AND STABILITY AND THE WEATHER CONDITIONS DURING CONSTRUCTION. STRIPPING DEPTHS SHALL BE DIRECTED BY THE ONSITE GEOTECHNICAL CONSULTANT. LOCATION OF STOCKPILED MATERIAL SHALL BE COORDINATED WITH THE OWNER AND ENGINEER PRIOR TO PLACEMENT. REMOVE AND DISPOSE OFF-SITE AT AN APPROVED LOCATION ANY AND ALL EXCESS MATERIALS.
6. PRIOR TO PLACEMENT OF FILL MATERIAL, THE CONTRACTOR SHALL PREPARE THE SUBGRADE AS RECOMMENDED IN THE GEOTECHNICAL ENGINEERING REPORT. THE GEOTECHNICAL ENGINEERING CONSULTANT SHALL PERFORM INSPECTION AND TESTING OF THE SUBGRADE, ALONG WITH THE PLACEMENT AND COMPACTION OF STRUCTURAL FILL AS RECOMMENDED IN THE GEOTECHNICAL ENGINEERING REPORT.

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING DEMOLITION WITH THE APPROPRIATE PHASE OF CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEMOLISHED MATERIALS AT AN APPROVED OFF-SITE LOCATION. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THESE MATERIALS AFTER REMOVAL FROM THE SITE.
3. CONTRACTOR SHALL BE REQUIRED TO PROVIDE A WATER TRUCK, AS NECESSARY, FOR DUST ABATEMENT DURING DEMOLITION AND REMOVAL OPERATIONS.
4. CONTRACTOR SHALL CONDUCT CONSTRUCTION OPERATIONS TO PREVENT ANY SOIL OR OBJECTIONABLE MATERIAL RUNOFF FROM LEAVING THE SITE, OR ENTERING THE PUBLIC RIGHTS-OF-WAY.
5. ITEMS SHOWN ON THE EXISTING CONDITIONS PLAN REPRESENT THE SITE PRIOR TO CONSTRUCTION.
6. OVER-EXCAVATION, IN AREAS WHERE EXISTING GRAVITY IRRIGATION IS PROPOSED TO BE TILED AND/OR REMOVED, IS ANTICIPATED IN ORDER TO REMOVE SOFT SUBGRADE SOILS. THE CONTRACTOR SHALL COMPLY WITH THE RECOMMENDATIONS OF THE PRIOR REFERENCED GEOTECHNICAL ENGINEERING REPORT, BY MATERIALS TESTING AND INSPECTION, FOR DITCH EXCAVATIONS AND SHALL HAVE ALL EXCAVATED DITCH SUBGRADES INSPECTED BY A TESTING COMPANY OR THE GEOTECHNICAL ENGINEER, PRIOR TO PLACEMENT OF PIPE AND/OR BACKFILL OF THE DITCHES.
7. COORDINATE GRAVITY IRRIGATION DITCH AND PIPE REMOVAL WITH DEVELOPER PRIOR TO COMMENCING CONSTRUCTION.
8. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO DETERMINE WHICH TREES WITHIN THE PROJECT LIMITS ARE TO REMAIN AND WHICH ARE TO BE REMOVED.

UTILITY NOTES

1. ALL WELL ABANDONMENT SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IDAHO DEPARTMENT OF WATER RESOURCES (IDWR) AND IDAHO CODE. THE CONTRACTOR SHALL RETAIN A LICENSED WELL DRILLER FOR ABANDONMENT. COORDINATE WITH ROB WHITNEY AT IDWR WESTERN REGION (334-2190).
2. EXISTING OVERHEAD POWERLINES SHALL BE RETAINED AND PROTECTED AS NEEDED TO MAINTAIN SERVICE TO ADJACENT PROPERTIES. THE CONTRACTOR SHALL COORDINATE WITH IDAHO POWER COMPANY TO ABANDON OR RELOCATE ALL OTHER OVERHEAD POWER LINES AND POLES AS REQUIRED.
3. EXISTING SEPTIC SYSTEMS ASSOCIATED WITH ANY ABANDONED BUILDINGS ON THE SITE SHALL BE ABANDONED ACCORDING TO THE REQUIREMENTS OF THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY TECHNICAL GUIDANCE MANUAL. THE CONTRACTOR SHALL VERIFY THE LOCATION OF THE SEPTIC TANK, DRAINFIELD AND ALL APPURTENANCES. ALL INLET AND OUTLET PIPING SHALL BE DISCONNECTED FROM THE SEPTIC TANK. ALL BURIED PIPING SHALL BE EXCAVATED AND TRACED FROM THE SEPTIC TANK TO THE DRAIN FIELD TO THE FULL EXTENTS. THE CONTRACTOR SHALL VERIFY THE EXISTENCE OF A DRAINFIELD AND SHALL EXCAVATE THE DRAINFIELD SOILS TO AT LEAST THE MINIMUM GROUNDWATER LEVEL OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER AFTER FIELD SITE INSPECTION OF THE DRAINFIELD AREA. THE DRAINFIELD SOILS SHALL BE DISPOSED OF OFF SITE OR MIXED WITH THE WETLAND STRIPPINGS IF AUTHORIZED BY THE ENGINEER. AFTER INSPECTION OF EXCAVATED SOILS, THE CONTRACTOR SHALL BACKFILL THE DRAINFIELD AREA WITH STRUCTURAL FILL.

TRAFFIC CONTROL NOTES

1. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" FOR STREETS AND HIGHWAYS.
2. ALL WARNING FLAGS AND FLASHERS SHALL BE CONSIDERED INCIDENTAL TO THE TRAFFIC CONTROL BID ITEMS.
3. THE FLAGGERS SHALL BE EQUIPPED WITH TWO WAY RADIOS CAPABLE OF TRANSMITTING A DISTANCE OF 2 MILES AND BATTERIES TO LAST THROUGH EACH DAY OF OPERATION.
4. SIGNS AND SIGN STANDS NOT IN USE SHALL BE REMOVED OR LAID DOWN AT LEAST 15 FEET FROM THE EDGE OF THE TRAVEL WAY.
5. ONE LANE OF TRAFFIC SHALL BE OPEN TO LOCAL TRAFFIC AT ALL TIMES.
6. CONTRACTOR SHALL PROVIDE ALL SIGNAGE NECESSARY TO ALERT THE SURROUNDING PUBLIC OF THE CONSTRUCTION TAKING PLACE. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR THE SIGNS NEEDED FOR PUBLIC SAFETY.
7. ALL CONTRACTORS WORKING WITH THE PUBLIC ROAD RIGHT-OF-WAY ARE REQUIRED TO SECURE A RIGHT-OF-WAY CONSTRUCTION PERMIT FROM ACHD AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO ANY CONSTRUCTION.
8. CONTRACTOR SHALL PROVIDE A DETAILED TRAFFIC CONTROL PLAN TO ACHD FOR APPROVAL PRIOR TO ANY CONSTRUCTION.

PIONEER IRRIGATION DISTRICT NOTES

1. ALL WORK TO BE PERFORMED SHALL TAKE PLACE BETWEEN NOVEMBER 1ST AND MARCH 1ST OR AT PIONEER IRRIGATION DISTRICT (PID) DISCRETION.
2. ALL PROPOSED GRAVITY IRRIGATION CONSTRUCTION WITHIN PID EASEMENTS MUST COMPLY WITH THE PIONEER IRRIGATION DISTRICT STANDARDS AND SPECIFICATIONS (2024).
3. PID SHALL CONFIRM INVERT ELEVATIONS WITH CONTRACTOR.
4. ALL PROPOSED GRAVITY IRRIGATION STRUCTURES SHALL BE CAST IN PLACE.
5. ABSOLUTELY NO LANDSCAPING IMPROVEMENTS, OR OTHER OBJECTS ARE ALLOWED WITHIN PID EASEMENT FOR OPEN CHANNEL CONVEYANCE FACILITIES PER PID STD 1315.

PID GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH PID'S STANDARDS AND STANDARD DRAWINGS, AND CURRENT IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION.
2. THE CONTRACTOR SHALL NOTIFY A DESIGNATED PID OBSERVER 72 HOURS PRIOR TO COMMENCING ANY SITE WORK.
3. A CONSTRUCTION SCHEDULE SHALL BE PROVIDED TO PID AT THE PRE-CONSTRUCTION MEETING.
4. ALL CONSTRUCTION/INSTALLATION WITHIN PID'S EASEMENTS SHALL BE COMPLETED BETWEEN NOVEMBER 1ST AND MARCH 1ST OF THE FOLLOWING YEAR.
5. PID RESERVES THE RIGHT TO POSTPONE OR HALT CONSTRUCTION ON A PROJECT IF THE MARCH 1ST DEADLINE IS NOT ACHIEVABLE, OR THE INTEGRITY OF THE PID FACILITY COULD BE JEOPARDIZED BY ADVERSE CONSTRUCTION TECHNIQUES OR CONDITIONS.
6. EXISTING PID FACILITIES SHALL REMAIN FULLY OPERATIONAL DURING REALIGNMENT PROJECT CONSTRUCTION. NO ABANDONMENT OF EXISTING FACILITIES AND NO CONNECTIONS TO EXISTING FACILITIES SHALL BE MADE UNTIL PID IS SATISFIED WITH THE REPLACEMENT FACILITIES.
7. ALL CONTRACTORS WORKING ON OR INSTALLING IRRIGATION FACILITIES SHALL BE LICENSED AS PUBLIC WORKS CONTRACTORS IN THE STATE OF IDAHO FOR THE TYPE OF IRRIGATION CONSTRUCTION INVOLVED.
8. THE CONTRACTOR'S SURVEYOR SHALL VERIFY THE EXISTING FLOWLINE, TOP OF BANK, AND TOE OF SLOPE MATCH THE APPROVED PLANS BOTH HORIZONTALLY AND VERTICALLY. IF DISCREPANCIES ARE FOUND, CONSTRUCTION MAY NOT COMMENCE UNTIL THE IMPROVEMENT DRAWINGS HAVE BEEN REVISED AND REVIEWED AND APPROVED BY PID.
9. NO DEWATERING DISCHARGE FROM CONSTRUCTION SITES SHALL BE PERMITTED INTO ANY PID IRRIGATION DELIVERY FACILITY.

PID INSPECTION AND TESTING NOTES

1. ALL PIPE SHALL BE VISUALLY INSPECTED BY PID PERSONNEL AND/OR ITS ENGINEER AFTER ALL UTILITY INSTALLATION IS COMPLETE AND BEFORE ANY ASPHALT IS PLACED. ANY DEFECTS FOUND DURING INSPECTION SHALL BE CORRECTED AND REINSPECTED.
2. UNLESS WAIVED BY PID, THE DEVELOPER/LANDOWNER SHALL HAVE ALL PIPES SMALLER THAN 36 INCHES IN DIAMETER CCTV INSPECTED. PID'S ENGINEER SHALL BE NOTIFIED PRIOR TO THE CCTV INSPECTION AND MAY CHOOSE TO OBSERVE SAID INSPECTION. TWO DVDS AND REPORTS OF THE CCTV INSPECTION SHALL BE PROVIDED TO PID'S ENGINEER FOR REVIEW PRIOR TO FINAL ACCEPTANCE.
3. UNLESS WAIVED BY PID, PVC AND GASKETED RCP PIPE SHALL BE TESTED IN ACCORDANCE WITH ISPWC 501.3.4 AFTER ALL UTILITY INSTALLATION IS COMPLETED AND BEFORE ANY ASPHALT IS PLACED.
4. ALL TRENCHES SHALL BE LEFT OPEN FOR OBSERVATION. COMPACTION TESTING SHALL BE IN ACCORDANCE WITH ISPWC 306.3.3. COMPACTION TESTING IS REQUIRED FOR ALL GRAVITY PIPING, INCLUDING THAT TO BE LOCATED UNDER PRIVATE PARKING LOTS OR PRIVATE ACCESS ROADS.
5. PID'S ENGINEER IS REQUIRED TO OBSERVE ALL COMPACTION TESTING, PRESSURE TESTING, STRUCTURES AND TRENCHES. A MINIMUM OF 48-HOURS ADVANCE NOTICE TO PID'S ENGINEER IS REQUIRED.

PID SURFACE RESTORATION NOTES

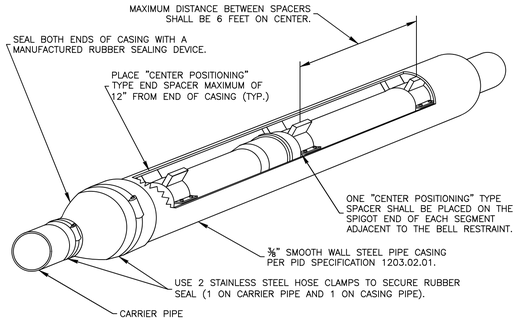
1. THE PAVEMENT SHALL BE CUT TO PROVIDE CLEAN, SOLID, VERTICAL JOINTS. PAVEMENT CUTS SHALL BE MADE A MINIMUM OF TWELVE (12) INCHES AWAY FROM ANY DISTURBED SUBBASE. WHENEVER POSSIBLE, CUT LINES SHALL BE PARALLEL TO OR AT RIGHT ANGLES TO THE STREET CENTERLINE.
2. IMMEDIATELY BEFORE APPLYING THE TACK COAT, THE SURFACE TO BE TREATED SHALL BE SWEPT CLEAN OF ALL LOOSE MATERIAL, DIRT, EXCESS DUST OR OTHER OBJECTIONABLE MATERIAL. TACK COAT APPLICATION IS PROHIBITED WHEN THE SURFACE IS APPRECIABLY DAMP OR WHEN WEATHER CONDITIONS ARE UNSUITABLE.
3. ASPHALT CONCRETE USED IN CONJUNCTION WITH A PROJECT SHALL BE FURNISHED AND PLACED IN ACCORDANCE WITH THE CURRENT EDITION OF THE ISPWC.

PID PIPE INSTALLATION NOTES

1. PID RESERVES THE RIGHT TO REJECT PIPE OF QUESTIONABLE QUALITY DUE TO AGE OR EXPOSURE TO SUNLIGHT OR OTHER ADVERSE CONDITIONS.
2. CONCRETE PIPE LABELED NON-AIR TESTED SHALL NOT BE INSTALLED IN PID DELIVERY FACILITIES.
3. PIPING SHALL BE LAID WITH UNIFORM SLOPE AND ALIGNMENT BETWEEN STRUCTURES.
4. PIPE BEDDING SHALL BE CLASS A-1 WITH PUBLIC ROAD RIGHT-OF-WAY. PIPE BEDDING CLASS A-2 MAY BE USED OUTSIDE PUBLIC ROAD RIGHT-OF-WAY. PIPE BEDDING AND TRENCH BACKFILL MATERIAL SHALL CONFORM TO ISPWC STANDARD DRAWING SD-302.
5. TRENCH BACKFILL ABOVE THAT REQUIRED TO PROTECT THE PIPE SHALL BE PLACED IN TWO (2) LIFTS AND COMPACTED SUFFICIENTLY TO PRECLUDE SETTLEMENT. MECHANICAL COMPACTION AND/OR WATER SETTLING SHALL BE USED TO COMPACT BACKFILL. TOPSOIL SHALL THEN BE PLACED, COMPACTED AND GRADED.

ACRONYMS

CL	– CENTERLINE	N	– NORTHING
CO	– CLEANOUT	OHP	– OVERHEAD POWER
E	– EASTING	PC	– POINT OF CURVATURE
ELEV	– ELEVATION	PI	– PRESSURE IRRIGATION
EP	– EDGE OF PAVEMENT	PS	– PRESSURE SEWER
FL	– FLOW LINE	PT	– POINT OF TANGENCY
FLG	– FLANGE	R	– STATION OFFSET RIGHT
GI	– GRAVITY IRRIGATION	RIM	– RIM OF STRUCTURE
HP	– HIGH POINT	SD	– STORM DRAIN
INV	– INVERT	SDMH	– STORM DRAIN MANHOLE
ISPWC	– IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION	SG	– SAND AND GREASE TRAP
		SS	– SANITARY SEWER
L	– STATION OFFSET LEFT	SSMH	– SEWER MANHOLE
LF	– LINEAR FOOT	STA	– ROADWAY STATION FROM CENTERLINE
LIP	– LIP OF GUTTER	SW	– SIDEWALK
MA	– MATCH EXISTING	TBC	– TOP BACK OF CURB
MMDC	– MIDDLETON MILL DITCH COMPANY	TOC	– TOP OF CONCRETE
MJ	– MECHANICAL JOINT	TW	– TOP OF WALL
MW	– MONITORING WELL		



CASING INSTALLATION

NTS

PID CONCRETE STRUCTURE NOTES

1. PROVIDE BENTONITE CUT OFF WALLS AT PIPE ENDS AND HEADWALLS. BENTONITE BACKFILL SHALL BE 50% BENTONITE WITH 50% FINE GRAINED NATIVE MATERIALS.
2. IRRIGATION BOXES SHALL BE CAST IN PLACE REINFORCED CONCRETE.
3. THE OUTSIDE DIAMETER (O.D.) OF ALL PIPES SHALL BE A MINIMUM OF 6-INCHES CLEAR FROM THE NEAREST INSIDE CORNER OF THE CONCRETE STRUCTURE.
4. PIPES SHALL BE INSTALLED FLUSH WITH THE INSIDE CONCRETE WALL.
5. STRUCTURES SHALL BE CONSTRUCTED WITH 6-INCH SUMPS.
6. WATERSTOP SHALL BE INSTALLED AT ALL COLD JOINTS. WATERSTOP IN FLOOR/WALL COLD JOINTS SHALL BE 6-INCH WIDE RIBBED CENTERBULB PVC WATERSTOP OR A HYDROPHILIC STRIP BENTONITE BASED WATERSTOP CETCO RX102 FOR WALLS UP TO 6-INCH THICK AND CETCO RX 101 FOR WALLS 8-INCHES AND LARGER.
7. RUBBER PIPE GASKETS SHALL BE PLACED AROUND ALL PIPE PENETRATIONS PRIOR TO CONCRETE PLACEMENT.
8. ALL JOINTS SHALL BE WATERTIGHT.
9. BACKFILL SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR AS DETERMINED BY ASHTO T99 METHOD A. SOIL BACKFILL MATERIAL SHALL MEET THE REQUIREMENTS OF ISPWC SECTION 203 -SUBSOIL TYPES S3 OR S4. MATERIAL SHALL BE PLACED AND COMPACTED IN 6-INCH LIFTS.
10. BOLTS FOR NECESSARY CHECK RAILS TO ATTACH GATES SHALL BE CAST IN PLACE OR SHALL NOT BE INSTALLED VIA DRILLING AND REDHEAD OR EXPANDABLE BOLTS OR LAGS UNTIL THE RECOMMENDED CURE PERIOD FOR THE CONCRETE MIX DESIGN.
11. CHECK STRUCTURES SHALL INCLUDE ROUGH CUT CHECK BOARDS TO THE CHECK HEIGHT REQUIRED.
12. WATERMAN C-10 CANAL GATES OR APPROVED EQUAL SHALL BE USED. GATES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS. CANAL GATE WHEEL HEIGHT SHALL BE A MINIMUM OF 2-7/8 INCHES ABOVE STRUCTURE AND A MAXIMUM OF 12 INCHES ABOVE STRUCTURE. SLIDE GATES ARE NOT ACCEPTABLE.
13. STRUCTURE LIDS IN RIGHTS-OF-WAY OR INGRESS AND EGRESS EASEMENTS SHALL BE HS-25 WHEEL LOAD RATED. STRUCTURE LIDS OUTSIDE OF RIGHTS-OF-WAY AND INGRESS/EGRESS EASEMENTS SHALL BE DESIGNED TO WITHSTAND A 300 LB. POINT LOAD WITH A MAXIMUM ALLOWABLE DEFLECTION OF ½ INCH AT CENTER SPAN AND IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.
14. LIDS SHALL BE EXPANDED METAL AND PROVIDE ACCESS TO CONTROL STRUCTURES INSIDE THE BOX VIA HINGED ACCESS PORTS. LIDS SHALL BE BOLTED IN PLACE WITH A MINIMUM OF 4 (FOUR) BOLTS WITH THE ACCESS PORT TO ALLOW UNOBSTRUCTED ACCESS TO THE DOWNSTREAM SIDE OF THE STRUCTURE WITHOUT BOLT REMOVAL. LIDS SHALL HAVE A CHAIN RING NEAR CANAL GATES TO SECURE GATES WITH A CHAIN. BOLTS AND CHAIN RINGS SHALL BE CAST IN PLACE. ALTERNATIVE METHODS OF INSTALLING BOLTS, SUCH AS DRILLING, PLACEMENT OF REDHEAD OR EXPANDABLE BOLTS, MAY BE ALLOWED ON A CASE BY CASE BASIS, TO BE DETERMINED BY PID. ALTERNATIVE METHODS SHALL NOT BE PERFORMED ON CONCRETE STRUCTURES PRIOR TO THE COMPLETED CURE PERIOD FOR THE CONCRETE MIX DESIGN. CANAL GATES SHALL BE ACCESSIBLE WITHOUT OPENING LID. ALL LIDS SHALL HAVE A LOCKING MECHANISM APPROVED BY PID. SEE PID STANDARD DRAWING NO. P-1210.

City of Caldwell
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Name: Martin Gergen

PROFESSIONAL ENGINEER REGISTERED 20464 01/14/25 STATE OF IDAHO KEVIN A. FROEHLICH

REVISIONS

NO.	ITEM	DATE
1	CITY AND PID COMMENTS	10/30/24
2	CITY AND PID COMMENTS	11/19/24
3	PID COMMENTS	01/14/25

JAYHAWK CREEK SUBDIVISION CULVERT EXTENSION
CALDWELL, IDAHO

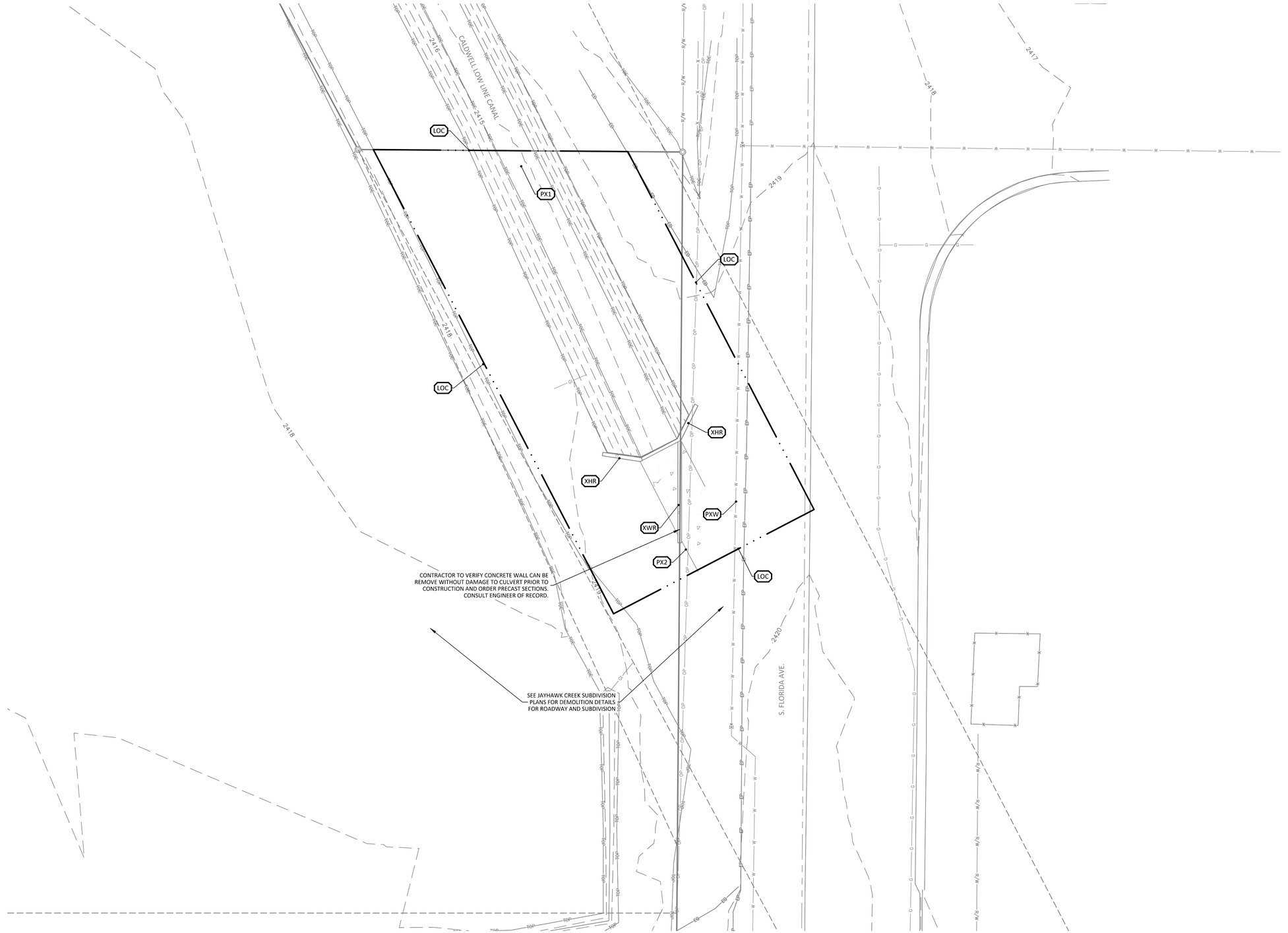
GENERAL IMPROVEMENT PLANS
NOTES, ACRONYMS, AND DETAILS

ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	KAF
DRAWN BY:	KAF
CHECKED BY:	MSD
DATE:	08/15/24
PROJECT:	24-129

SHEET NO.
C1.1

P:\24-129\CIVIL\CAD\CONSTRUCTION PLANS\CULVERT PLANS\24-129 C-NOTES CULVERT.DWG, KEVIN FROEHLICH, 1/14/2025, CANON IPF755 (BW) (PC3, 23X34.1 (DPI)



EXISTING CONDITIONS AND DEMOLITION PLAN

0 10 20 30

Plan Scale: 1" = 10'

LEGEND

- ASPHALT SAWCUT LINE
- LIMITS OF CONSTRUCTION

SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL AND DEMOLITION NOTES.

B. COORDINATE ALL DEMOLITION, GRADING, AND EARTHWORK OPERATIONS WITH CIVIL, MECHANICAL, AND ELECTRICAL ENGINEERING SHEETS.

C. CONTRACTOR SHALL REFER TO SPECIFICATIONS AND DETAILS FOR ADDITIONAL REQUIREMENTS.

D. LIMITS OF WORK ARE IDENTIFIED ON PLANS.

E. IN THE EVENT OF A DISCREPANCY, NOTIFY THE DESIGN PROFESSIONAL IMMEDIATELY.

KEYNOTES

- LOC — LIMITS OF CONSTRUCTION.
- PXW — RETAIN AND PROTECT EXISTING WATER MAIN. CONNECT TO EXISTING MAIN PER WATER IMPROVEMENT PLAN.
- PX1 — RETAIN AND PROTECT EXISTING IRRIGATION CANAL.
- PX2 — RETAIN AND PROTECT EXISTING CONCRETE CULVERT.
- XHR — EXISTING CONCRETE WING WALL, HEADWALL, AND/OR APRON TO BE REMOVED.
- XWR — EXISTING CONCRETE WALL TO BE REMOVED.

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JAYHAWK CREEK SUBDIVISION CULVERT EXTENSION
CALDWELL, IDAHO

GENERAL IMPROVEMENT PLANS
EXISTING CONDITIONS AND DEMOLITION PLAN

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
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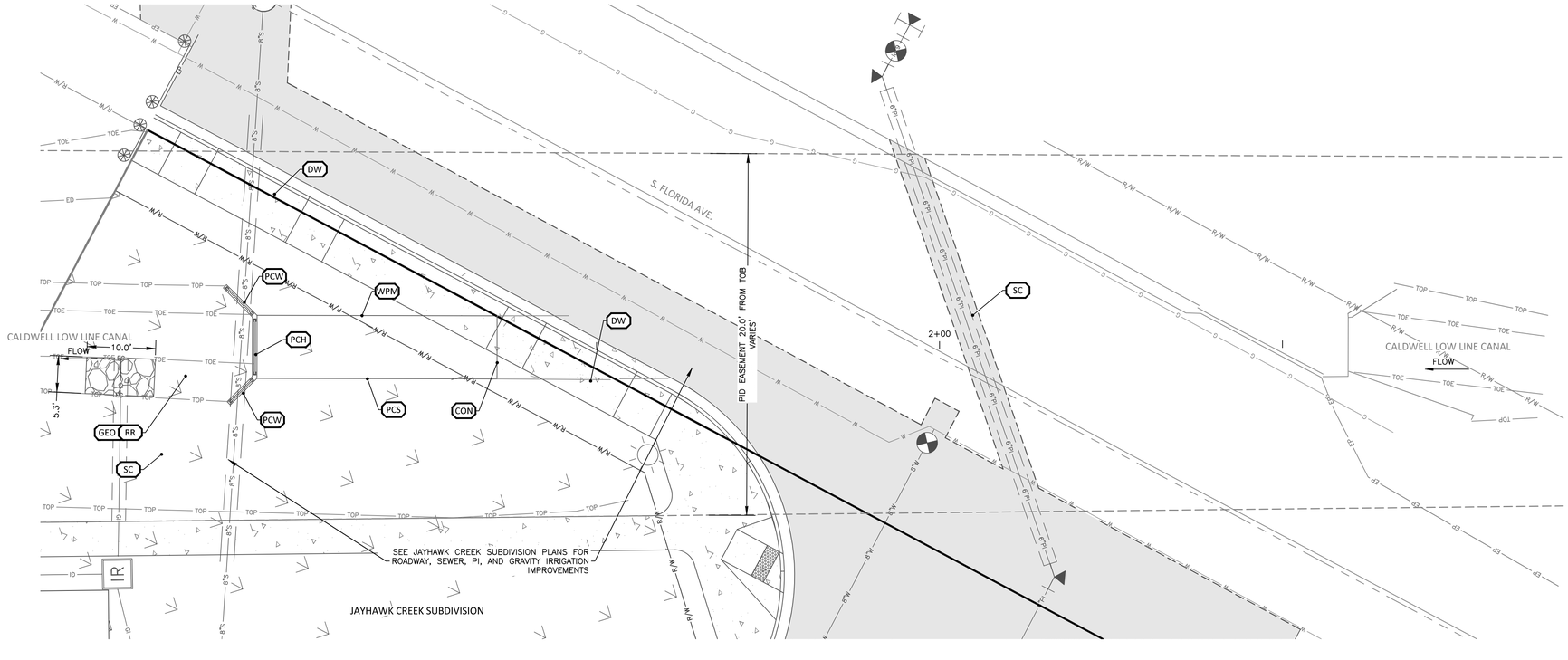
SHEET NO.
C1.2

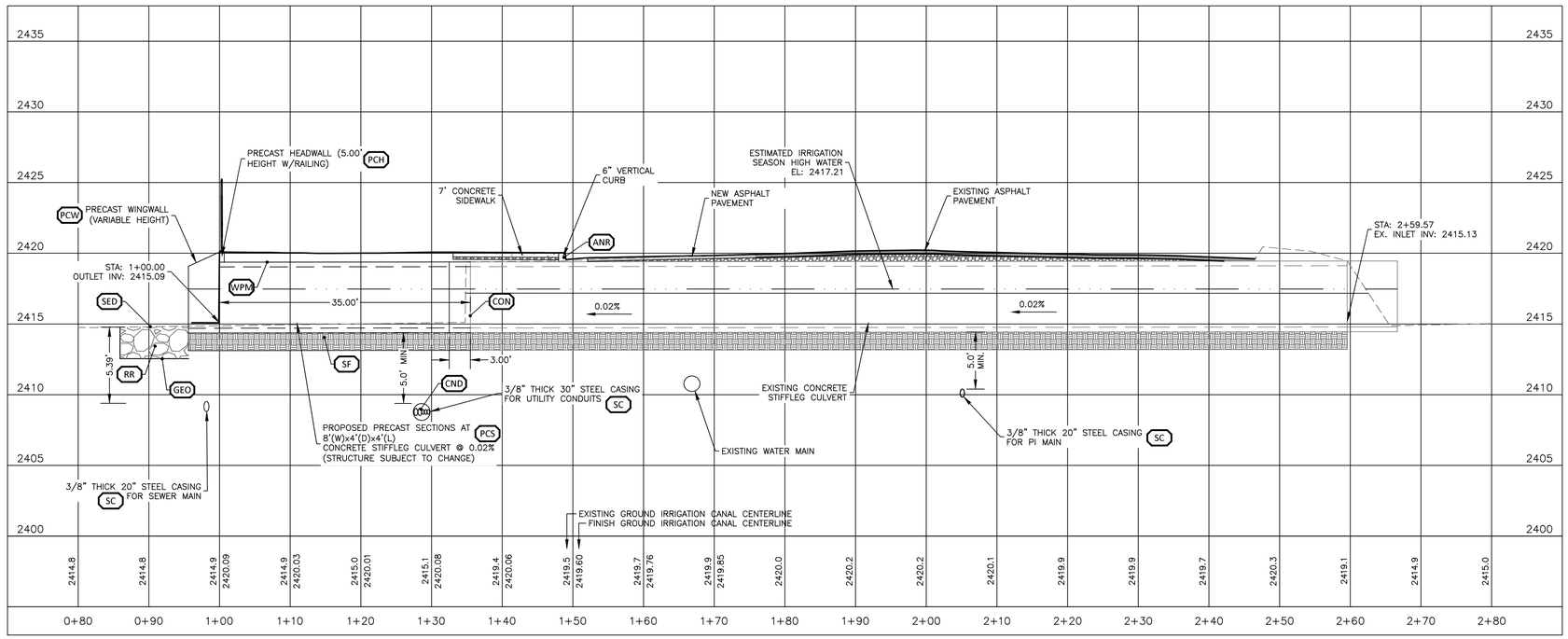
P:\24-129\CIVIL\CAD\CONSTRUCTION PLANS\CULVERT PLANS\24-129 C-DEMO CULVERT.DWG, KEVIN FROEHLICH, 1/14/2025, CANON IPF755 (BW) PC3, 22X34 (PDF)



CULVERT IMPROVEMENT PLANS

Plan/Profile Scale: 1" = 10'

Profile Vertical Scale: 1" = 5'



SHEET LEGEND

- ELE. & DESCRIPTION STA., OFFSET SIDE — FINISHED GRADE ELEVATION
- 1.50% — FINISHED GRADE SLOPE
- HYDRAULIC GRADE LINE

SHEET NOTES

1. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.0%. NO TOLERANCES WILL BE ALLOWED.
2. CONTRACTOR/DEVELOPER SHALL COORDINATE REMOVAL OF SEDIMENT WITH PIONEER IRRIGATION DISTRICT (PID).
3. THE HYDRAULIC GRADE LINE (HGL) IS EQUAL TO THE HIGH WATER MARK. THE BOX CULVERT STRUCTURE HAS A MINIMUM OF 1 FEET OF FREE BOARD.
4. STRUCTURAL FILL BELOW FOOTINGS, AREAS OF COMPACTED BACKFILL MUST EXTEND OUTSIDE THE PERIMETER OF THE FOOTINGS FOR A DISTANCE EQUAL TO THE THICKNESS OF FILL BETWEEN THE BOTTOM OF THE FOUNDATION AND UNDERLYING SOILS.
5. SEE "GEOTECHNICAL EVALUATION FOR 'JAYHAWK CREEK' PREPARED BY GEOTEK, INC. DATED 14 JUNE, 2024.

KEYNOTES

- ANR — ANCHOR CONCRETE VERTICAL CURB TO CONCRETE BOX CULVERT PER DETAIL ON SHEET C8.3.
- CND — CONTRACTOR TO INSTALL CONDUITS FOR FUTURE UTILITY INSTALLATIONS. THE INSTALLATION WILL INCLUDE THREE (3) 4 INCH CONDUITS AND TWO (2) 6 INCH CONDUITS INSTALLED PER CITY OF CALDWELL AND IPCO STANDARDS. NUMBER OF CONDUITS SUBJECT TO CHANGE.
- CON — CONNECT NEW CONCRETE BOX CULVERT TO EXISTING CULVERT PER DETAIL ON STRUCTURAL SHOP DRAWINGS.
- DW — CONSTRUCT 15' WIDE CONCRETE DRIVEWAY APPROACH PER ISPWC STANDARD DRAWING SD-710B.
- GEO — INSTALL 16'x10' MINIMUM OF NON-WOVEN GEOTEXTILE FABRIC PER ISPWC STANDARDS.
- PCS — INSTALL PRECAST STIFFLEG CULVERT PER AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS. SIZE, LENGTH, AND SLOPE AS NOTED. SEE STRUCTURAL SHOP DRAWINGS.
- PCH — INSTALL PRECAST HEADWALL WITH HANDRAIL PER DETAILS ON SHEET C8.3. SEE STRUCTURAL SHOP DRAWINGS.
- PCW — INSTALL PRECAST WINGWALL WITH HANDRAIL PER DETAILS ON SHEET C8.3. SEE STRUCTURAL SHOP DRAWINGS.
- RR — INSTALL 16'x10' MINIMUM OF LOOSE RIPRAP ON TOP OF GEOTEXTILE FABRIC, WITH A MINIMUM DIAMETER (D50) OF 12" WITH AT MINIMUM 2 BROKEN OR JAGGED FACES PLACED 24" THICK.
- SC — INSTALL SMOOTH STEEL CASING WITH MINIMUM WALL THICKNESS 3/8".
- SED — CONTRACTOR TO COORDINATE SEDIMENT REMOVAL WITHIN CALDWELL LOWLINE CANAL WITH PID TO REMOVED SEDIMENT AND EXPOSE NATURAL BOTTOM PRIOR TO CONSTRUCTION.
- SF — INSTALL 1' MIN. DEPTH STRUCTURAL FILL MATERIAL PLACE IN 6" LIFTS AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY. NOTIFY GEOTECHNICAL ENGINEER PRIOR TO STRUCTURAL FILL PLACEMENT.
- WPM — INSTALL WATERPROOF MEMBRANE PER DETAIL SHEET C8.3.

PROFESSIONAL ENGINEER REGISTERED 20464 01/14/25 STATE OF IDAHO KEVIN A. FROEHLICH

REVISIONS

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1	CITY AND PID COMMENTS	10/10/24
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JAYHAWK CREEK SUBDIVISION CULVERT EXTENSION
CALDWELL, IDAHO

GRAVITY IRRIGATION IMPROVEMENT PLANS
CULVERT IMPROVEMENT PLANS

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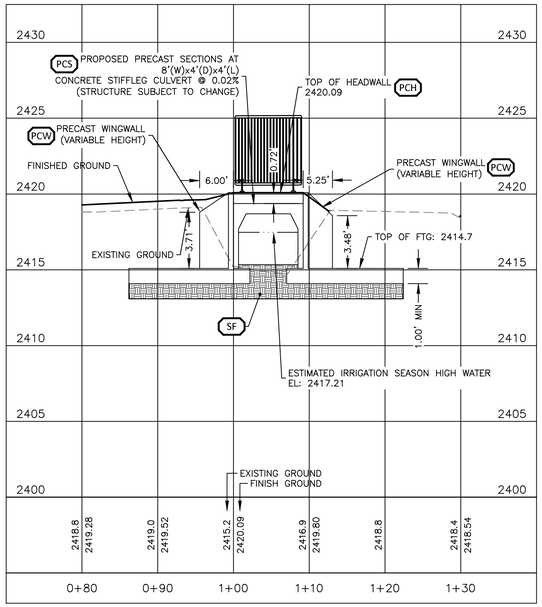
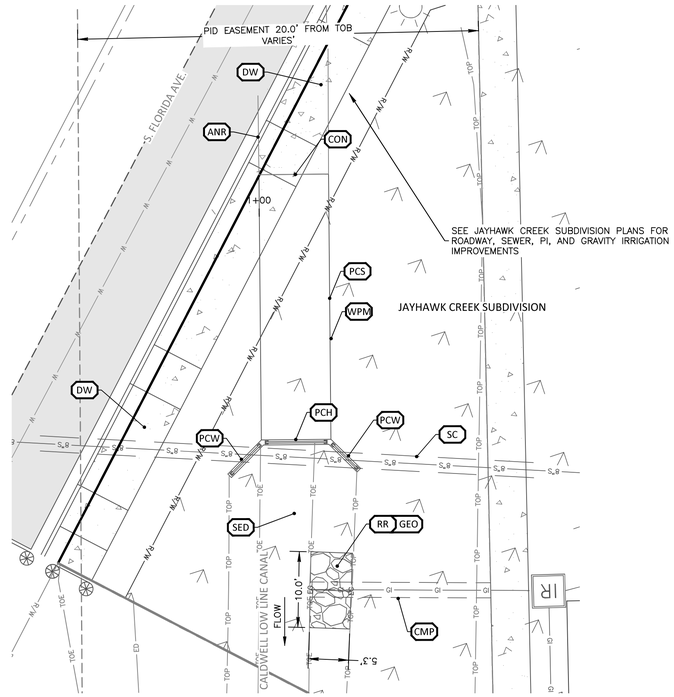
P:\24-129\CIVIL\CAD\CONSTRUCTION PLANS\CULVERT PLANS24-129 C-GI CULVERT.DWG, KEVIN FROEHLICH, 1/21/2025, DWG TO PDF.PC3, 22X34 (.PDF)



DOWNSTREAM HEADWALL SECTION VIEW

0 10 20 30 — Plan/Profile Scale: 1" = 10'

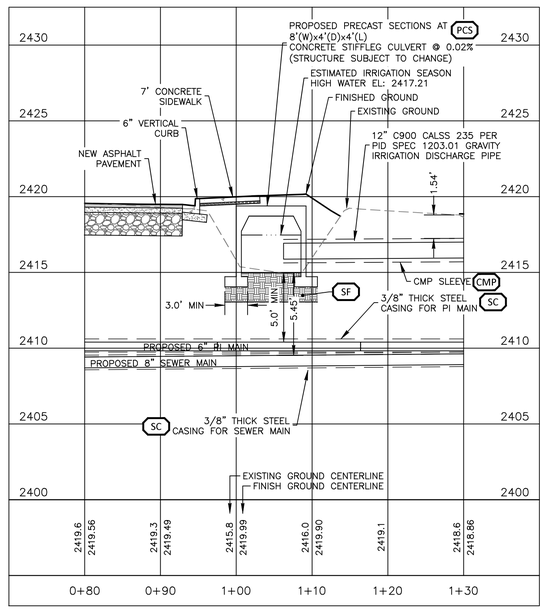
0 5 10 15 — Profile Vertical Scale: 1" = 5'



STIFFLEG CULVERT SECTION VIEW

0 10 20 30 — Plan/Profile Scale: 1" = 10'

0 5 10 15 — Profile Vertical Scale: 1" = 5'



SHEET LEGEND

- ELE. & DESCRIPTION STA., OFFSET SIDE — FINISHED GRADE ELEVATION
- 1.50% — FINISHED GRADE SLOPE
- HYDRAULIC GRADE LINE

SHEET NOTES

1. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.0%. NO TOLERANCES WILL BE ALLOWED.
2. CONTRACTOR/DEVELOPER SHALL COORDINATE REMOVAL OF SEDIMENT WITH BOISE PROJECT BOARD OF CONTROL.
3. THE HYDRAULIC GRADE LINE (HGL) IS EQUAL TO THE HIGH WATER MARK. THE BOX CULVERT STRUCTURE HAS 1 FEET OF FREE BOARD.
4. STRUCTURAL FILL BELOW FOOTINGS, AREAS OF COMPACTED BACKFILL MUST EXTEND OUTSIDE THE PERIMETER OF THE FOOTINGS FOR A DISTANCE EQUAL TO THE THICKNESS OF FILL BETWEEN THE BOTTOM OF THE FOUNDATION AND UNDERLYING SOILS.
5. SEE "GEOTECHNICAL EVALUATION FOR 'ASHTON ESTATES EAST SUBDIVISION' PREPARED BY GEOTEK, INC. DATED 28 AUGUST, 2020.

KEYNOTES

- ANR — ANCHOR CONCRETE VERTICAL CURB TO CONCRETE BOX CULVERT PER DETAIL ON SHEET C8.3.
- CON — CONNECT NEW CONCRETE BOX CULVERT TO EXISTING CULVERT PER DETAIL ON STRUCTURAL SHOP DRAWINGS.
- CMP — INSTALL 10 GAUGE POLY-COATED ALUMINIZED TYPE II CMP SLEEVE WITH 2-2/3" X 1/2" COORUGATIONS FROM OUTFALL TO PID EASEMENT PER PID SPECIFICATION 1203.01.
- DW — CONSTRUCT 15' WIDE CONCRETE DRIVEWAY APPROACH PER ISPWC STANDARD DRAWING SD-710B.
- GEO — INSTALL 16'x10' MINIMUM OF NON-WOVEN GEOTEXTILE FABRIC PER ISPWC STANDARDS.
- PCS — INSTALL PRECAST STIFFLEG CULVERT PER AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS. SIZE, LENGTH, AND SLOPE AS NOTED. SEE STRUCTURAL SHOP DRAWINGS.
- PCH — INSTALL PRECAST HEADWALL WITH HANDRAIL PER DETAILS ON SHEET C8.3. SEE STRUCTURAL SHOP DRAWINGS.
- PCW — INSTALL PRECAST WINGWALL WITH HANDRAIL PER DETAILS ON SHEET C8.3. SEE STRUCTURAL SHOP DRAWINGS.
- RR — INSTALL APPROXIMATELY 5'x10' OF LOOSE RIPRAP ON SLOPE OF THE CANAL AND ON TOP OF GEOTEXTILE FABRIC, WITH A MINIMUM DIAMETER (D50) OF 12" WITH AT MINIMUM 2 BROKEN OR JAGGED FACES PLACED 24" THICK. RIP RAP SHALL ONLY BE PLACED FROM TOE OF SLOPE TO TOP OF SLOPE.
- SC — INSTALL SMOOTH STEEL CASING WITH MINIMUM WALL THICKNESS 3/8".
- SED — CONTRACTOR TO COORDINATE SEDIMENT REMOVAL WITHIN CALDWELL LOWLINE CANAL WITH PID TO REMOVED SEDIMENT AND EXPOSE NATURAL BOTTOM PRIOR TO CONSTRUCTION.
- SF — INSTALL 1' MIN. DEPTH STRUCTURAL FILL MATERIAL PLACE IN 8" LIFTS AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY. NOTIFY GEOTECHNICAL ENGINEER PRIOR TO STRUCTURAL FILL PLACEMENT.
- WPM — INSTALL WATERPROOF MEMBRANE PER DETAIL SHEET C8.3.

City of Caldwell

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CALDWELL, IDAHO

GRAVITY IRRIGATION IMPROVEMENT PLANS
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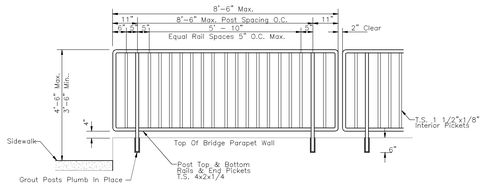
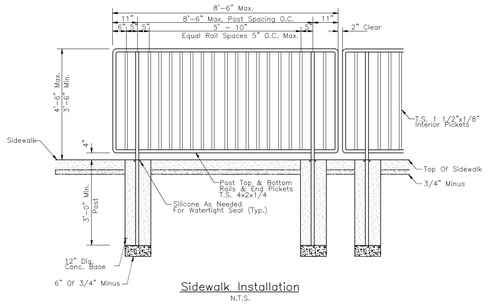


Parapet Installation
N.T.S.



Sidewalk Installation
N.T.S.

GENERAL NOTES

MATERIALS

1. ANCHOR BOLTS, NUTS AND WASHERS SHALL CONFORM WITH A.S.T.M. F-1554 GRADE 36.
2. STRUCTURAL STEEL TUBING SHALL CONFORM WITH A.S.T.M. A-500 GRADE B OR A.S.T.M. A501.
3. STRUCTURAL STEEL PLATES AND SLEEVES SHALL CONFORM WITH AASHTO M270 GRADE 36.

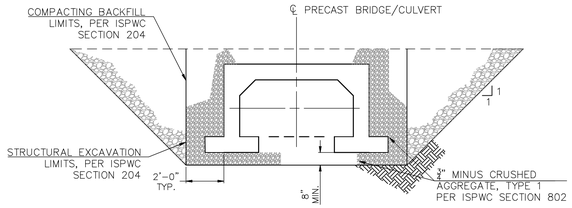
GALVANIZING/POWDER COATING.

4. ALL STEEL PARTS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH A.S.T.M. A-123 AND A.S.T.M. A-385.
5. ANCHOR BOLTS, NUTS, AND WASHERS SHALL BE GALVANIZED IN ACCORDANCE WITH A.S.T.M. A-153.
6. ALL GALVANIZED SURFACES SHALL BE FREE OF FINS, ABRASIONS, ROUGH OR SHARP EDGES, OR OTHER SURFACE DEFECTS.
7. THE RAILING SYSTEM SHALL BE POWDER COATED AFTER GALVANIZING WITH A MINIMUM THICKNESS OF 3 MILS. THE COLOR SHALL BE FEDERAL STANDARD 595 NUMBER 17038 (BLACK). A COLOR SAMPLE SHALL BE SUBMITTED FOR APPROVAL.
8. POWDER COATING SHOP PROCEDURES FOR PREPARATION OF THE GALVANIZED SURFACES AND APPLICATION PROCESS OF THE POWDER COATING SHALL BE SUBMITTED FOR APPROVAL.
9. SCRATCHES, PITS, AND OTHER DEFECTS SHALL BE REPAIRED IN ACCORDANCE WITH THE POWDER COATING MANUFACTURER'S WRITTEN INSTRUCTIONS.

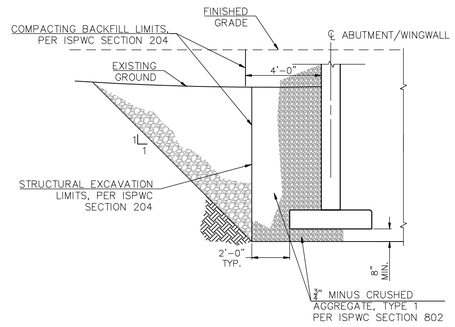
FABRICATION AND ERECTION

10. FABRICATION AND ERECTION OF THE RAILING SHALL CONFORM WITH THE CURRENT EDITION OF AASHTO SPECIFICATIONS FOR HIGHWAY BRIDGES AND ITD STANDARD SPECIFICATIONS.
11. THE RAILING SHALL BE FABRICATED IN A PLANT EXPERIENCED IN PRODUCING RAILINGS AND ARCHITECTURAL METAL WORK AND SHALL BE ERECTED BY SKILLED WORKMEN EXPERIENCED IN THIS TYPE OF WORK.
12. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER ELECTRONICALLY IN PDF FORMAT AND SHALL INCLUDE COMPLETE DIMENSIONS AND DETAILS OF FABRICATION INCLUDING AN ERECTION DIAGRAM. MATERIALS BEING USED SHALL BE CLEARLY SPECIFIED. BEFORE PROJECT COMPLETION, THE CONTRACTOR SHALL FURNISH THE ENGINEER ELECTRONIC AS-BUILT SHOP DRAWINGS IN PDF FORMAT.
13. ALL POSTS SHALL BE PLUMB.
14. ALL ENDS OF TUBE SECTIONS AND BASE PLATES AT SPLICES SHALL BE SAWED OR MILLED. CUT ENDS SHALL BE TRUE, SMOOTH AND FREE FROM BURRS OR RAGGED EDGES.
15. VENT HOLES FOR GALVANIZING SHALL BE PROVIDED AS REQUIRED AND SHOWN ON THE SHOP DRAWINGS. VENT HOLES SHALL BE DRILLED AWAY FROM TRAFFIC FACE AND NOT ON THE TOP SURFACE OF THE HORIZONTAL TUBE.
16. RAILING SYSTEM SHALL BE CONTINUOUS. EACH JOINT IN A RAIL LENGTH SHALL BE LOCATED AT THE SAME POSITION IN THE SECTION AND SHALL BE SPLICED AS DETAILED.
17. ALTERNATE SPLICE DETAILS MAY BE SUBMITTED FOR APPROVAL ON THE SHOP DRAWINGS.

BRIDGE RAILING DETAIL
NTS

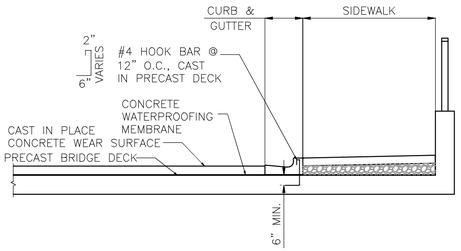


AT BRIDGE/STIFFLEG

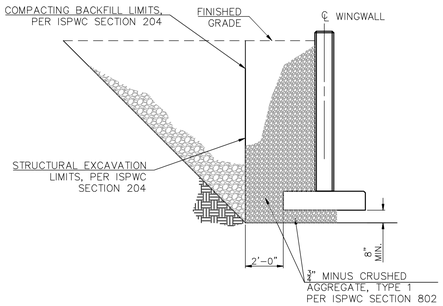


AT ABUTMENT

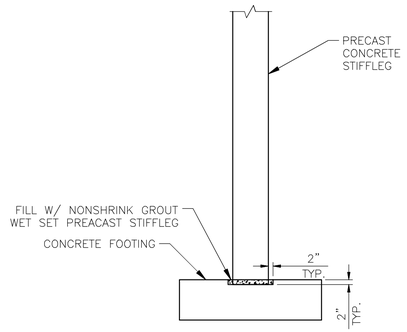
EXCAVATION AND BACKFILL DETAIL
NTS



VERTICAL CURB ATTACHMENT DETAIL
NTS



PRECAST FOOTING DETAIL
NTS



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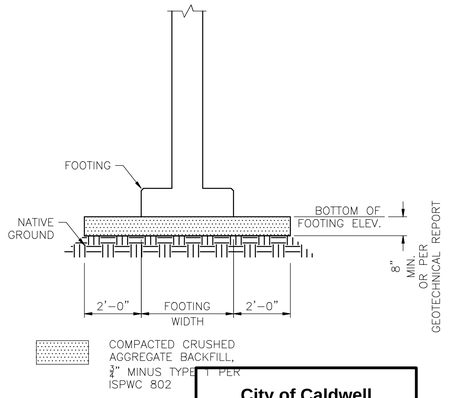

FOOTING FOUNDATION DETAIL
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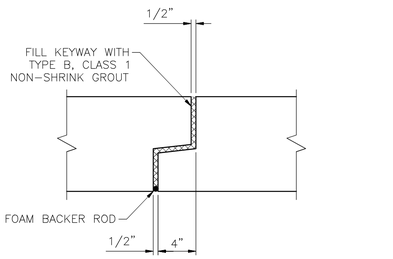
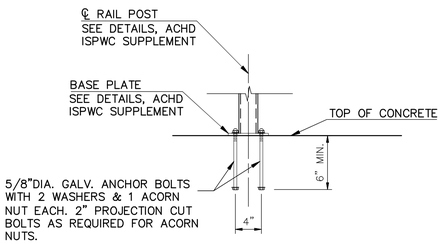


NOTE:
TYPICAL FOR TOP AND SIDES OF PRECAST SECTIONS. ENDS OF PRECAST SECTION AT INLET AND OUTLET TO BE FLAT (NO KEYWAY).

PRECAST GROUTING DETAIL
NTS



RAILING CONNECTION DETAIL
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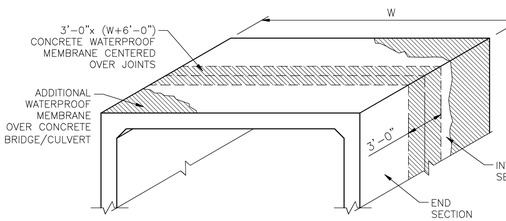


WATERPROOFING DETAIL
NTS

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 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 ENGINEER REGISTERED 20464 01/14/25 STATE OF IDAHO KEVIN A. FROEHLICH

REVISIONS

NO.	ITEM	DATE
1	CITY AND PID COMMENTS	10/10/24
2	CITY AND PID COMMENTS	11/19/24
3	PID COMMENTS	01/14/25

JAYHAWK CREEK SUBDIVISION CULVERT EXTENSION
CALDWELL, IDAHO

GRAVITY IRRIGATION IMPROVEMENT PLANS
CULVERT DETAILS

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	KAF
DRAWN BY:	KAF
CHECKED BY:	MSD
DATE:	08/15/24
PROJECT:	24-129

SHEET NO.
C8.3

P:\24-129\CIVIL\CAD\CONSTRUCTION PLANS\CULVERT PLANS\24-129 C-GI CULVERT.DWG, KEVIN FROEHLICH, 1/14/2025, CANON IPF755 (BW).PC3, 23X34 L (PDF)

Prepared For:

L4 Development &
City of Caldwell

Jayhawk Creek Subdivision

Caldwell, Idaho

Storm Drainage Report

PROFESSIONAL ENGINEER
REGISTERED
20464
STATE OF IDAHO
KEVIN A. FROEHLICH

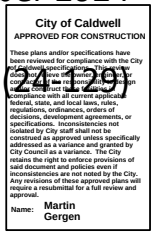


Digitally signed by Kevin A. Froehlich, PE
Date: 2024.10.18 15:35:28 -06'00'

Prepared By:
Kevin Froehlich, P.E.
Project Engineer
KM Engineering, LLP
5725 N. Discovery Way
Boise, ID 83713
208.639.6939
mderr@kmengllp.com

August 2024
Revised October 2024

Project No: 0[illegible]



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Name: Martin Gergen

TABLE OF CONTENTS

Introduction 1
Project Description 1
Site Description 1
Scope and Methods 1
Existing Drainage Conditions 1
Proposed Drainage Conditions and Analysis 1
Sand and Grease Traps 2
Diversion Boxes 2
Inlet and Gutter Capacities 2
Seepage Beds 2
Summary 3

APPENDICES

Appendix A - Figures

Figure 1 - Vicinity Map
Figure 2 - Post-Development Drainage Map

Appendix B - Tables

Table 1 - Peak Flow Rate Summary

Appendix C - Calculations

Post-Development Calculations
Sand and Grease Trap Calculations
Inlet and Gutter Capacities
Seepage Bed Calculations

Appendix D - Geotechnical Engineering Report

Final Groundwater Monitor Report for Jayhawk Creek Subdivision Geotek, Inc. (06/14/2024)

INTRODUCTION

The purpose of this report is to show that the storm drainage facilities for the proposed Jayhawk Creek Subdivision are designed to meet the City of Caldwell Stormwater Management Manual requirements and the water quality requirements of the Idaho Department of Environmental Quality (DEQ). This report has been prepared at the request of the developer, L4 Development.

PROJECT DESCRIPTION

The Project consists of one phase of a residential subdivision that includes 80 lots: 70 single-family residential lots, 1 common drive lot and 9 common lots. The proposed improvements to the site include roadways, sidewalks, lot grading, and site utilities.

SITE DESCRIPTION

The Project site is located near the intersection of Ustick Rd. and S. Florida Ave., in Caldwell, Idaho. See Appendix A, Figure 1 for a vicinity map of the project. The proposed Project area is 13.71 acres.

SCOPE AND METHODS

The Rational Method is the standard method for small catchments and was used to calculate pre-development and post-development peak runoff rates and runoff volumes. The Rational Method provided in the attached calculation sheets was used to calculate the storm water volumes and flow rates for this project (see Appendix C - Calculations). Flow rates and storm volumes were established for each basin for the 25-year and 100-year storms. Refer to Appendix B, Table 1 - Peak Flow Rate Summary, for a summary of flow rates. Calculations for sand and grease traps, diversion structures, inlets and gutters, and seepage beds were completed to verify capacity.

EXISTING DRAINAGE CONDITIONS

The pre-project watershed consists of primarily agriculture and is currently irrigated through flood irrigation. The flow path for the existing drainage basin involves overland sheet flow from southwest to northeast with irrigation wastewater being collected through in ditches and pipes at the northeast corner of the Project site. There are no existing storm drainage facilities in place to reduce the peak runoff volumes.

PROPOSED DRAINAGE CONDITIONS AND ANALYSIS

The proposed drainage system improvements consist of roadway inlets and gutters, sand and grease traps, detention ponds, and seepage beds.

The post-development site was broken into fourteen (14) basins as shown in Appendix A, Figure 2 - Post-Development Drainage Map. A composite C value was used calculated for all basins per Table 2 of the Stormwater Management Manual. Each basin was delineated according to the tributary area draining to each drainage structure or facility such as gutter, catch basin inlet, etc. For individual sub-basin peak flow calculations, in addition to combined sub-basin peak flows used for downstream facility sizing and analysis, see

Table 1 (Peak Flow Rate Summary). For runoff volume analysis, HydroCAD was utilized to verify pond routing and pipe sizing.

Storm water runoff consists of overland sheet flow over short grass, and is then conveyed with curb and gutter to catch basin inlets before entering a pipe network. Once runoff reaches the pipe network, it is conveyed to the sand and grease traps used as pretreatment facilities before entering the seepage beds or discharges into a detention facility.

SAND AND GREASE TRAPS

The proposed drainage design includes five (5) sand and grease traps used as pretreatment facilities for the water quality storm event. Two (2) sand and grease traps are 1000-gallon vaults, and three (3) sand and grease traps are 1500-gallon vaults. The sand and grease traps have been sized for a maximum velocity of 0.5cfs for the 100-year storm event with a minimum detention time of 40 seconds. Please refer to Appendix C - Sand and Grease Trap Calculations.

INLET AND GUTTER CAPACITIES

The catch basin inlets should be built per the details shown on the civil construction plans. There is a total of eleven (11) inlets, where storm water is routed to a seepage bed. Based on our calculations, all inlets will require a single sump grate inlet to intercept the flows except at basin I which will require two (2) inlets.

The gutter capacity of the proposed roadways was verified to ensure that overtopping of the curb would not occur in the 25-year and 100-year storm event (refer to Appendix C – Inlet and Gutter Capacities).

SEEPAGE BEDS

The Project includes five (5) seepage beds that should be built per the details shown on the civil construction plans. Based on our calculations, the seepage beds are adequately sized to ensure that no ponding occurs on the surface and that the volumes required to retain the 100-year storm event are met.

The invert elevation of the seepage beds are set above the estimated high groundwater level based on the “Geotechnical Evaluation for ‘Jayhawk Creek’” prepared by Geotek Inc., dated June 14,2024.

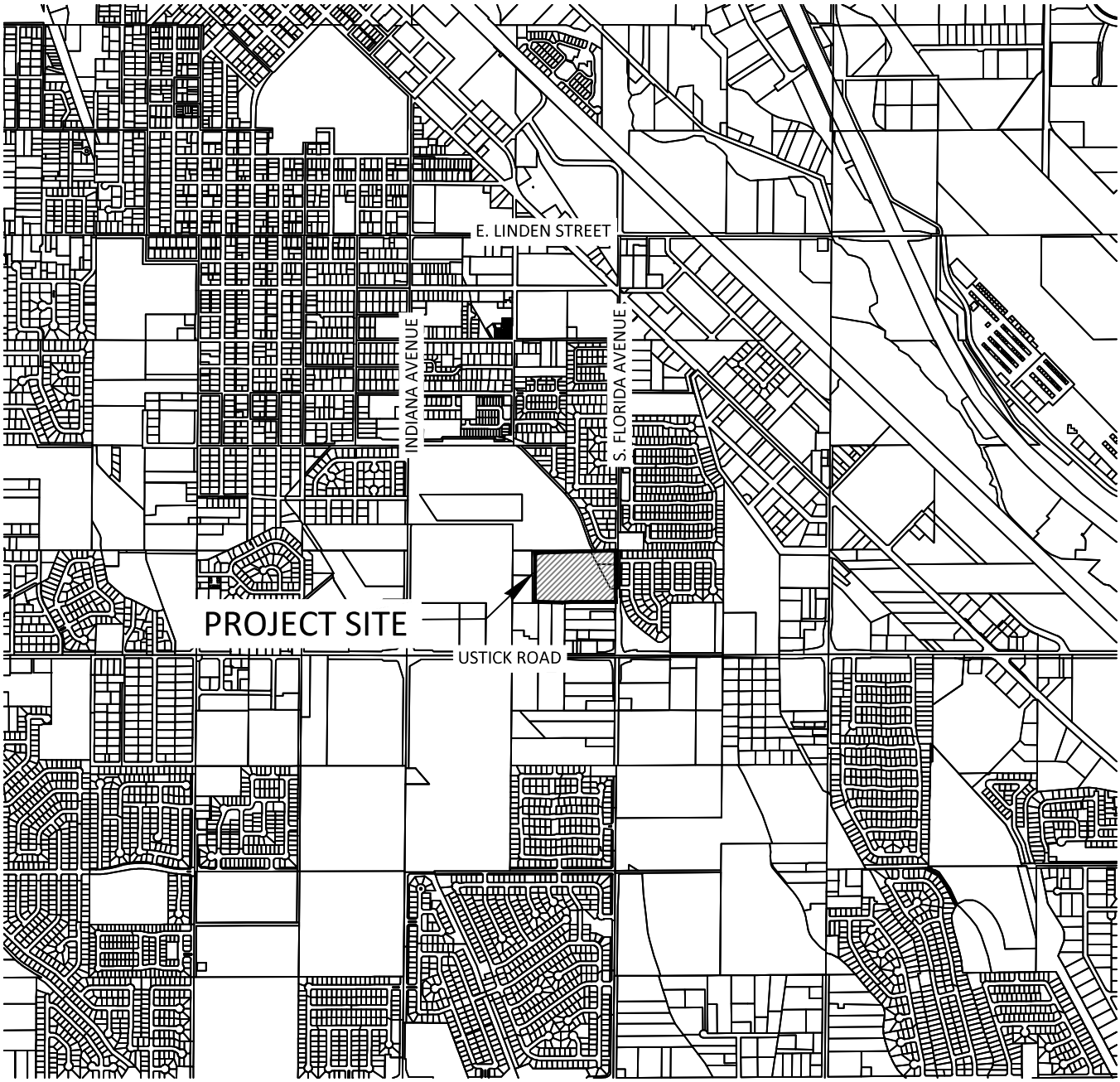
Once the sizes of the seepage beds were calculated, the times necessary for the 100-year storm events to be infiltrated into the ground were calculated at less than 120 hours for each of the seepage beds. The Geotechnical Engineering Report measured infiltration rates between 0.8 inch/hour and 2.6 inch/hour. The design rates used were 0.5 inch/hour and 0.9 inch/hour. The design rates used were determined by proximity to the nearest test pit.

The calculations included with this report show the volumes that are required to be retained for the 100-year storm and the drain time through the bottom of the seepage beds, refer to Appendix B – Tables and Appendix C – Seepage Bed Calculations.

SUMMARY

This report determines that the Project storm water design sizing and analysis conforms to the City of Caldwell storm water design criteria. The post-development storm water runoff for the proposed residential lots and the roadway, curb and gutters, and sidewalks should be completely retained onsite through the proposed seepage beds or routed through the detention pond and released below the allowable rate.

APPENDIX A - FIGURES



N

0 2000 4000 6000

Plan Scale: 1" = 2000'

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE:	07/12/24
PROJECT:	24-129
SHEET:	1 OF 1

JAYHAWK CREEK SUBDIVISION
CALDWELL, IDAHO

FIGURE 1
VICINITY MAP

P:\24-129\CIVIL\CAD\BASE\24-129 X-VICINITY MAP.DWG, JACOB O'GORMAN, 7/12/2024, DWG TO PDF.PC3, ----

SHEET LEGEND

- DESIGN POINT
- AX / X.XX — TRIBUTARY AREA / ACRES
- DESIGNED FLOW DIRECTION

SHEET NOTES

A. DESIGN POINT 15 – SEEPAGE BED #1, CONTRIBUTING BASINS – BASIN B AND BASIN C
B. DESIGN POINT 16 – SEEPAGE BED #2 CONTRIBUTING BASINS – BASIN D, BASIN E, AND BASIN F
C. DESIGN POINT 17 – SEEPAGE BED #3 CONTRIBUTING BASINS – BASIN G, BASIN H, BASIN I, AND BASIN J
D. DESIGN POINT 18 – SEEPAGE BED #4, CONTRIBUTING BASINS – BASIN K AND BASIN L
E. DESIGN POINT 19 – SEEPAGE BED #5, CONTRIBUTING BASINS – BASIN M AND BASIN N

MUSCOGEE ST.
DAHLONEGA AVE.
BRASSTOWN ST.
OGLETHORPE AVE.
JAYHAWK CREEK SUBDIVISION
KENNESAW DR.
FALL LINE ST.
JAYHAWK ST.
S. FLORIDA AVE.
CALDWELL LOW LINE CANAL

POST DEVELOPMENT DRAINAGE MAP

0 40 80 120
Plan Scale: 1" = 40'

REVISIONS

NO.	ITEM	DATE

JAYHAWK CREEK SUBDIVISION
CALDWELL, IDAHO

POST DEVELOPMENT DRAINAGE MAP

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	KAF
DRAWN BY:	KAF
CHECKED BY:	MSD
DATE:	08/15/24
PROJECT:	24-129

SHEET NO.
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P:\24-129\CIVIL\CAD\EXHIBITS\DRAINAGE\24-129 E-POST DEVELOPMENT DRAINAGE.DWG, KEVIN FRIDRICH, 10/1/2024, DWG TO PDF PC3, 22X34 (.PDF)

APPENDIX B - TABLES

Figure 3 - Storm Drainage System Summary (City of Caldwell IDF)

Table 1 - Pre & Post-Development Peak Flow Rate Summary

	Basin Properties			Peak Flow Rate				
	C	A *Acres*	Tc *min.*	Q2 *cfs*	Q25 *cfs*	Q100 *cfs*	Q25 *110%*	Q100 *110%*
Basin EX-A	0.00	0.00	10.0	0.00	0.00	0.00	0.00	0.00
Basin A	0.86	0.09	10.0	0.07	0.17	0.24	0.19	0.26
Basin B	0.45	0.45	14.2	0.19	0.45	0.62	0.49	0.69
Basin C	0.56	0.34	14.2	0.18	0.43	0.59	0.47	0.65
Basin D	0.48	0.77	19.7	0.30	0.67	0.91	0.74	1.01
Basin E	0.50	1.68	23.7	0.60	1.32	1.80	1.45	1.98
Basin F	0.52	1.59	25.2	0.59	1.29	1.76	1.42	1.94
Basin G	0.45	1.81	20.8	0.58	1.28	1.75	1.41	1.93
Basin H	0.48	0.71	19.8	0.28	0.62	0.85	0.69	0.93
Basin I	0.60	1.01	22.4	0.43	0.95	1.29	1.04	1.42
Basin J	0.42	0.72	19.8	0.25	0.56	0.76	0.62	0.84
Basin K	0.45	1.67	25.2	0.53	1.17	1.60	1.29	1.76
Basin L	0.49	2.09	23.6	0.72	1.59	2.17	1.75	2.39
Basin M	0.58	0.28	19.2	0.13	0.30	0.40	0.33	0.45
Basin N	0.58	0.49	19.4	0.23	0.53	0.72	0.58	0.79
Design Point 1	0.86	0.09	10.0	0.07	0.17	0.24	0.19	0.26
Design Point 2	0.45	0.45	14.2	0.19	0.45	0.62	0.49	0.69
Design Point 3	0.56	0.34	14.2	0.18	0.43	0.59	0.47	0.65
Design Point 4	0.48	0.77	19.7	0.30	0.67	0.91	0.74	1.01
Design Point 5	0.50	1.68	23.7	0.60	1.32	1.80	1.45	1.98
Design Point 6	0.51	3.27	25.2	1.19	2.61	3.57	2.87	3.93
Design Point 7	0.45	1.81	20.8	0.58	1.28	1.75	1.41	1.93
Design Point 8	0.48	0.71	19.8	0.28	0.62	0.85	0.69	0.93
Design Point 9	0.51	2.44	22.4	0.89	1.96	2.67	2.15	2.94
Design Point 10	0.42	0.72	19.8	0.25	0.56	0.76	0.62	0.84
Design Point 11	0.45	1.67	25.2	0.53	1.17	1.60	1.29	1.76
Design Point 12	0.49	2.09	23.6	0.72	1.59	2.17	1.75	2.39
Design Point 13	0.58	0.28	19.2	0.13	0.30	0.40	0.33	0.45
Design Point 14	0.58	0.49	19.4	0.23	0.53	0.72	0.58	0.79
Design Point 15	0.50	0.79	14.2	0.36	0.88	1.22	0.96	1.34
Design Point 16	0.51	4.03	25.2	1.45	3.19	4.35	3.51	4.79
Design Point 17	0.49	4.25	22.4	1.47	3.24	4.42	3.56	4.87
Design Point 18	0.47	3.76	25.2	1.26	2.76	3.77	3.04	4.15
Design Point 19	0.58	0.77	19.4	0.37	0.82	1.12	0.91	1.23

APPENDIX C - CALCULATIONS

POST-DEVELOPMENT CALCULATIONS

BASIN CALCULATIONS

						Sub-Areas													
						Impervious		Pervious		Residental		Undefined		Undefined		Undefined		Undefined	
ID #	Name	C	A	CA eq.	Tc	Ci	Ai	Cp	Ap	Cr	Ar	Cu	Au	Cu	Au	Cu	Au	Cu	Au
		Composite	*Acres*		*min*		*SF*		*SF*		*SF*		*SF*		*SF*		*SF*		*SF*
A	**Basin A**	**0.86**	**0.09**	**0.08**	**7.48**	0.95	3,427	0.2	442	0.4	0	0.25	0	0.35	0	0.45	0	0.55	0
B	**Basin B**	**0.45**	**0.45**	**0.20**	**14.20**	0.95	5,646	0.2	10,528	0.4	3,244	0.25	0	0.35	0	0.45	0	0.55	0
C	**Basin C**	**0.56**	**0.34**	**0.19**	**14.20**	0.95	7,107	0.2	7,903	0.4	0	0.25	0	0.35	0	0.45	0	0.55	0
D	**Basin D**	**0.48**	**0.77**	**0.37**	**19.75**	0.95	5,739	0.2	2,442	0.4	25,154	0.25	0	0.35	0	0.45	0	0.55	0
E	**Basin E**	**0.50**	**1.68**	**0.85**	**23.70**	0.95	14,461	0.2	1,854	0.4	56,975	0.25	0	0.35	0	0.45	0	0.55	0
F	**Basin F**	**0.52**	**1.59**	**0.83**	**25.18**	0.95	17,887	0.2	7,060	0.4	44,180	0.25	0	0.35	0	0.45	0	0.55	0
G	**Basin G**	**0.45**	**1.81**	**0.82**	**20.84**	0.95	12,464	0.2	13,216	0.4	53,283	0.25	0	0.35	0	0.45	0	0.55	0
H	**Basin H**	**0.48**	**0.71**	**0.34**	**19.75**	0.95	6,945	0.2	6,555	0.4	17,361	0.25	0	0.35	0	0.45	0	0.55	0
I	**Basin I**	**0.60**	**1.01**	**0.61**	**22.43**	0.95	18,567	0.2	6,865	0.4	18,612	0.25	0	0.35	0	0.45	0	0.55	0
J	**Basin J**	**0.42**	**0.72**	**0.31**	**19.78**	0.95	6,879	0.2	15,024	0.4	9,522	0.25	0	0.35	0	0.45	0	0.55	0
K	**Basin K**	**0.45**	**1.67**	**0.75**	**25.20**	0.95	16,470	0.2	27,429	0.4	29,046	0.25	0	0.35	0	0.45	0	0.55	0
L	**Basin L**	**0.49**	**2.09**	**1.02**	**23.64**	0.95	16,312	0.2	4,630	0.4	69,946	0.25	0	0.35	0	0.45	0	0.55	0
M	**Basin M**	**0.58**	**0.28**	**0.16**	**19.18**	0.95	4,408	0.2	1,107	0.4	6,676	0.25	0	0.35	0	0.45	0	0.55	0
N	**Basin N**	**0.58**	**0.49**	**0.29**	**19.43**	0.95	8,216	0.2	2,757	0.4	10,490	0.25	0	0.35	0	0.45	0	0.55	0
O	**Basin O**	**0.00**	**0.00**	**0.00**	**0.00**	0.95	0	0.2	0	0.4	0	0.25	0	0.35	0	0.45	0	0.55	0
P	**Basin P**	**0.00**	**0.00**	**0.00**	**0.00**	0.95	0	0.2	0	0.4	0	0.25	0	0.35	0	0.45	0	0.55	0
Q	**Basin Q**	**0.00**	**0.00**	**0.00**	**0.00**	0.95	0	0.2	0	0.4	0	0.25	0	0.35	0	0.45	0	0.55	0
R	**Basin R**	**0.00**	**0.00**	**0.00**	**0.00**	0.95	0	0.2	0	0.4	0	0.25	0	0.35	0	0.45	0	0.55	0
S	**Basin S**	**0.00**	**0.00**	**0.00**	**0.00**	0.95	0	0.2	0	0.4	0	0.25	0	0.35	0	0.45	0	0.55	0
T	**Basin T**	**0.00**	**0.00**	**0.00**	**0.00**	0.95	0	0.2	0	0.4	0	0.25	0	0.35	0	0.45	0	0.55	0
U	**Basin U**	**0.00**	**0.00**	**0.00**	**0.00**	0.95	0	0.2	0	0.4	0	0.25	0	0.35	0	0.45	0	0.55	0
V	**Basin V**	**0.00**	**0.00**	**0.00**	**0.00**	0.95	0	0.2	0	0.4	0	0.25	0	0.35	0	0.45	0	0.55	0
W	**Basin W**	**0.00**	**0.00**	**0.00**	**0.00**	0.95	0	0.2	0	0.4	0	0.25	0	0.35	0	0.45	0	0.55	0
X	**Basin X**	**0.00**	**0.00**	**0.00**	**0.00**	0.95	0	0.2	0	0.4	0	0.25	0	0.35	0	0.45	0	0.55	0
Y	**Basin Y**	**0.00**	**0.00**	**0.00**	**0.00**	0.95	0	0.2	0	0.4	0	0.25	0	0.35	0	0.45	0	0.55	0
Z	**Basin Z**	**0.00**	**0.00**	**0.00**	**0.00**	0.95	0	0.2	0	0.4	0	0.25	0	0.35	0	0.45	0	0.55	0
EX-A	**Basin EX-A**	**0.00**	**0.00**	**0.00**	**0.00**	0.95	0	0.2	0	0.4	0	0.25	0	0.35	0	0.45	0	0.55	0
EX-B	**Basin EX-B**	**0.00**	**0.00**	**0.00**	**0.00**	0.95	0	0.2	0	0.4	0	0.25	0	0.35	0	0.45	0	0.55	0
EX-C	**Basin EX-C**	**0.00**	**0.00**	**0.00**	**0.00**	0.95	0	0.2	0	0.4	0	0.25	0	0.35	0	0.45	0	0.55	0
EX-D	**Basin EX-D**	**0.00**	**0.00**	**0.00**	**0.00**	0.95	0	0.2	0	0.4	0	0.25	0	0.35	0	0.45	0	0.55	0

TIME OF CONCENTRATION CALCULATIONS

Time of Concentration Calcluations																							
Basin Info		Overland Sheet Flow					Shallow Concentrated Flow					Pipe Flow							Additional Tt			
ID #	Tc	slope	length	Mannings	velocity	Tt	slope	Intercept	length	velocity	Tt	pipe dia	slope	length	Mannings	Hydraulic	velocity	Tt	Tt	Tt	Tt	Tt
	min	*ft/ft*	*ft*		*fps*	*min*	*ft/ft*	coeff.		*fps*	*min*	*in*	*ft/ft*	*ft*		Radius	*fps*	*min*	*min*	*min*	*min*	*min*
A	**7.48**	0.01	15	0.24	**0.04**	**6.74**	0.01	0.619	90	**2.03**	**0.74**					**0**	**0.00**	**0.00**				
B	**14.20**	0.01	30	0.24	**0.04**	**11.74**	0.006	0.619	233	**1.57**	**2.47**					**0**	**0.00**	**0.00**				
C	**14.20**	0.01	30	0.24	**0.04**	**11.74**	0.006	0.619	233	**1.57**	**2.47**					**0**	**0.00**	**0.00**				
D	**19.75**	0.01	50	0.24	**0.05**	**17.66**	0.005	0.619	180	**1.44**	**2.09**					**0**	**0.00**	**0.00**				
E	**23.70**	0.01	50	0.24	**0.05**	**17.66**	0.006	0.619	570	**1.57**	**6.04**					**0**	**0.00**	**0.00**				
F	**25.18**	0.01	50	0.24	**0.05**	**17.66**	0.006	0.619	710	**1.57**	**7.52**					**0**	**0.00**	**0.00**				
G	**20.84**	0.01	50	0.24	**0.05**	**17.66**	0.006	0.619	300	**1.57**	**3.18**					**0**	**0.00**	**0.00**				
H	**19.75**	0.01	50	0.24	**0.05**	**17.66**	0.01	0.619	255	**2.03**	**2.09**					**0**	**0.00**	**0.00**				
I	**22.43**	0.01	50	0.24	**0.05**	**17.66**	0.006	0.619	450	**1.57**	**4.77**					**0**	**0.00**	**0.00**				
J	**19.78**	0.01	50	0.24	**0.05**	**17.66**	0.006	0.619	200	**1.57**	**2.12**					**0**	**0.00**	**0.00**				
K	**25.20**	0.01	50	0.24	**0.05**	**17.66**	0.005	0.619	650	**1.44**	**7.54**					**0**	**0.00**	**0.00**				
L	**23.64**	0.01	50	0.24	**0.05**	**17.66**	0.005	0.619	515	**1.44**	**5.98**					**0**	**0.00**	**0.00**				
M	**19.18**	0.01	50	0.24	**0.05**	**17.66**	0.007	0.619	155	**1.70**	**1.52**					**0**	**0.00**	**0.00**				
N	**19.43**	0.01	50	0.24	**0.05**	**17.66**	0.007	0.619	180	**1.70**	**1.77**					**0**	**0.00**	**0.00**				
O	**0.00**				**0.00**	**0.00**				**0.00**	**0.00**					**0**	**0.00**	**0.00**				
P	**0.00**				**0.00**	**0.00**				**0.00**	**0.00**					**0**	**0.00**	**0.00**				
Q	**0.00**				**0.00**	**0.00**				**0.00**	**0.00**					**0**	**0.00**	**0.00**				
R	**0.00**				**0.00**	**0.00**				**0.00**	**0.00**					**0**	**0.00**	**0.00**				
S	**0.00**				**0.00**	**0.00**				**0.00**	**0.00**					**0**	**0.00**	**0.00**				
T	**0.00**				**0.00**	**0.00**				**0.00**	**0.00**					**0**	**0.00**	**0.00**				
U	**0.00**				**0.00**	**0.00**				**0.00**	**0.00**					**0**	**0.00**	**0.00**				
V	**0.00**				**0.00**	**0.00**				**0.00**	**0.00**					**0**	**0.00**	**0.00**				
W	**0.00**				**0.00**	**0.00**				**0.00**	**0.00**					**0**	**0.00**	**0.00**				
X	**0.00**				**0.00**	**0.00**				**0.00**	**0.00**					**0**	**0.00**	**0.00**				
Y	**0.00**				**0.00**	**0.00**				**0.00**	**0.00**					**0**	**0.00**	**0.00**				
Z	**0.00**				**0.00**	**0.00**				**0.00**	**0.00**					**0**	**0.00**	**0.00**				
EX-A	**0.00**				**0.00**	**0.00**				**0.00**	**0.00**					**0**	**0.00**	**0.00**				
EX-B	**0.00**				**0.00**	**0.00**				**0.00**	**0.00**					**0**	**0.00**	**0.00**				
EX-C	**0.00**				**0.00**	**0.00**				**0.00**	**0.00**					**0**	**0.00**	**0.00**				
EX-D	**0.00**				**0.00**	**0.00**				**0.00**	**0.00**					**0**	**0.00**	**0.00**				

DESIGN POINT CALCULATIONS

ID #	Name	C	A	CA eq.	Tc	Contributing Basin / Design Points														CA eq.	CA eq.	CA eq.
		Composite	*Acres*		*min*	ID #	Tt	ID #	Tt	ID #	Tt	ID #	Tt	ID #	Tt	ID #	Tt	ID #	Tt	Adjusted	Intercepte	Bypass
1	**Design Point 1**	**0.86**	**0.09**	**0.08**	**7.48**	**A**																
2	**Design Point 2**	**0.45**	**0.45**	**0.20**	**14.20**	**B**																
3	**Design Point 3**	**0.56**	**0.34**	**0.19**	**14.20**	**C**																
4	**Design Point 4**	**0.48**	**0.77**	**0.37**	**19.75**	**D**																
5	**Design Point 5**	**0.50**	**1.68**	**0.85**	**23.70**	**E**																
6	**Design Point 6**	**0.51**	**3.27**	**1.68**	**25.18**	**F**		**E**														
7	**Design Point 7**	**0.45**	**1.81**	**0.82**	**20.84**	**G**																
8	**Design Point 8**	**0.48**	**0.71**	**0.34**	**19.75**	**H**																
9	**Design Point 9**	**0.51**	**2.44**	**1.25**	**22.43**	**I**		**H**		**J**												
10	**Design Point 10**	**0.42**	**0.72**	**0.31**	**19.78**	**J**																
11	**Design Point 11**	**0.45**	**1.67**	**0.75**	**25.20**	**K**																
12	**Design Point 12**	**0.49**	**2.09**	**1.02**	**23.64**	**L**																
13	**Design Point 13**	**0.58**	**0.28**	**0.16**	**19.18**	**M**																
14	**Design Point 14**	**0.58**	**0.49**	**0.29**	**19.43**	**N**																
15	**Design Point 15**	**0.50**	**0.79**	**0.39**	**14.20**	**B**		**C**														
16	**Design Point 16**	**0.51**	**4.03**	**2.04**	**25.18**	**D**		**E**		**F**												
17	**Design Point 17**	**0.49**	**4.25**	**2.08**	**22.43**	**G**		**H**		**I**		**J**										
18	**Design Point 18**	**0.47**	**3.76**	**1.77**	**25.20**	**K**		**L**														
19	**Design Point 19**	**0.58**	**0.77**	**0.45**	**19.43**	**M**		**N**														
20	**Design Point 20**	**0.00**	**0.00**	**0.00**	**0.00**																	
21	**Design Point 21**	**0.00**	**0.00**	**0.00**	**0.00**																	
22	**Design Point 22**	**0.00**	**0.00**	**0.00**	**0.00**																	
23	**Design Point 23**	**0.00**	**0.00**	**0.00**	**0.00**																	
24	**Design Point 24**	**0.00**	**0.00**	**0.00**	**0.00**																	
25	**Design Point 25**	**0.00**	**0.00**	**0.00**	**0.00**																	
26	**Design Point 26**	**0.00**	**0.00**	**0.00**	**0.00**																	
27	**Design Point 27**	**0.00**	**0.00**	**0.00**	**0.00**																	
28	**Design Point 28**	**0.00**	**0.00**	**0.00**	**0.00**																	
29	**Design Point 29**	**0.00**	**0.00**	**0.00**	**0.00**																	
30	**Design Point 30**	**0.00**	**0.00**	**0.00**	**0.00**																	

SAND AND GREASE TRAP CALCULATIONS

Sand and Grease Trap Design (City of Caldwell, Section 103.3.1)

Sand and Grease Trap Characteristics

	Basin Properties			Peak Flow Rate				
	C	A *Acres*	Tc *min.*	Q2 *cfs*	Q25 *cfs*	Q100 *cfs*	Q25 *110%*	Q100 *110%*
Design Point 15	0.50	0.79	14.2	0.36	0.88	1.22	0.96	1.34
Baffle Spacing	20	in						
Throat width	48	in						
Design Volume	1,000	gal						
Throat Area	**6.67**	sf						
Throat Velocity	**0.18**	fps	**< 0.5 fps**					
Detention Time	**110**	sec	**> 40 sec**					
Design Point 16	0.51	4.03	25.2	1.45	3.19	4.35	3.51	4.79
Baffle Spacing	20	in						
Throat width	60	in						
Design Volume	1,500	gal						
Throat Area	**8.33**	sf						
Throat Velocity	**0.52**	fps	**> 0.5 fps**					
Detention Time	**46**	sec	**> 40 sec**					
Design Point 17	0.49	4.25	22.4	1.47	3.24	4.42	3.56	4.87
Baffle Spacing	20	in						
Throat width	60	in						
Design Volume	1,500	gal						
Throat Area	**8.33**	sf						
Throat Velocity	**0.53**	fps	**> 0.5 fps**					
Detention Time	**45**	sec	**> 40 sec**					
Design Point 18	0.47	3.76	25.2	1.26	2.76	3.77	3.04	4.15
Baffle Spacing	20	in						
Throat width	60	in						
Design Volume	1,500	gal						
Throat Area	**8.33**	sf						
Throat Velocity	**0.45**	fps	**< 0.5 fps**					
Detention Time	**53**	sec	**> 40 sec**					

Sand and Grease Trap Design (City of Caldwell, Section 103.3.1)

Sand and Grease Trap Characteristics

	Basin Properties			Peak Flow Rate				
	C	A *Acres*	Tc *min.*	Q2 *cfs*	Q25 *cfs*	Q100 *cfs*	Q25 *110%*	Q100 *110%*
Design Point 19	0.58	0.77	19.4	0.37	0.82	1.12	0.91	1.23

Baffle Spacing	20	in	
Throat width	48	in	
Design Volume	1,000	gal	
Throat Area	**6.67**	sf	
Throat Velocity	**0.17**	fps	**< 0.5 fps**
Detention Time	**119**	sec	**> 40 sec**

#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A

Baffle Spacing	20	in	
Throat width	48	in	
Design Volume	1,000	gal	
Throat Area	**6.67**	sf	
Throat Velocity	**#N/A**	fps	**#N/A**
Detention Time	**#N/A**	sec	**#N/A**

#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A

Baffle Spacing	20	in	
Throat width	48	in	
Design Volume	1,000	gal	
Throat Area	**6.67**	sf	
Throat Velocity	**#N/A**	fps	**#N/A**
Detention Time	**#N/A**	sec	**#N/A**

#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A

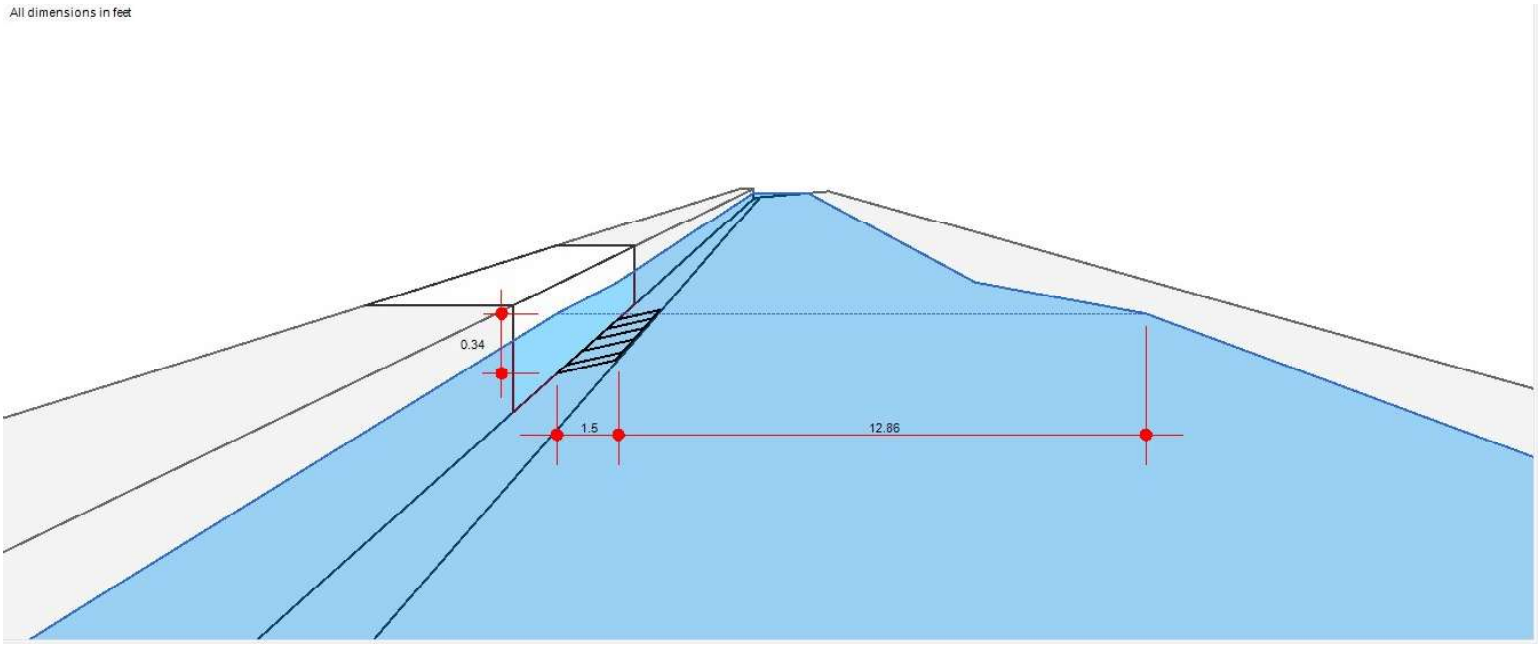
Baffle Spacing	20	in	
Throat width	48	in	
Design Volume	1,000	gal	
Throat Area	**6.67**	sf	
Throat Velocity	**#N/A**	fps	**#N/A**
Detention Time	**#N/A**	sec	**#N/A**

INLET AND GUTTER CAPACITIES

Inlet Report

Inlet on Grade

Grate Inlet		**Calculations**	
Location	= On grade	Compute by:	Q vs Depth
Curb Length (ft)	= -0-	Max Depth (in)	= 4
Throat Height (in)	= -0-		
Grate Area (sqft)	= -0-	**Highlighted**	
Grate Width (ft)	= 1.42	Q Total (cfs)	= 5.50
Grate Length (ft)	= 2.27	Q Capt (cfs)	= 2.02
		Q Bypass (cfs)	= 3.48
Gutter		Depth at Inlet (in)	= 4.02
Slope, Sw (ft/ft)	= 0.052	Efficiency (%)	= 37
Slope, Sx (ft/ft)	= 0.020	Gutter Spread (ft)	= 14.36
Local Depr (in)	= -0-	Gutter Vel (ft/s)	= 2.62
Gutter Width (ft)	= 1.50	Bypass Spread (ft)	= 12.02
Gutter Slope (%)	= 0.40	Bypass Depth (in)	= 3.46
Gutter n-value	= 0.012		



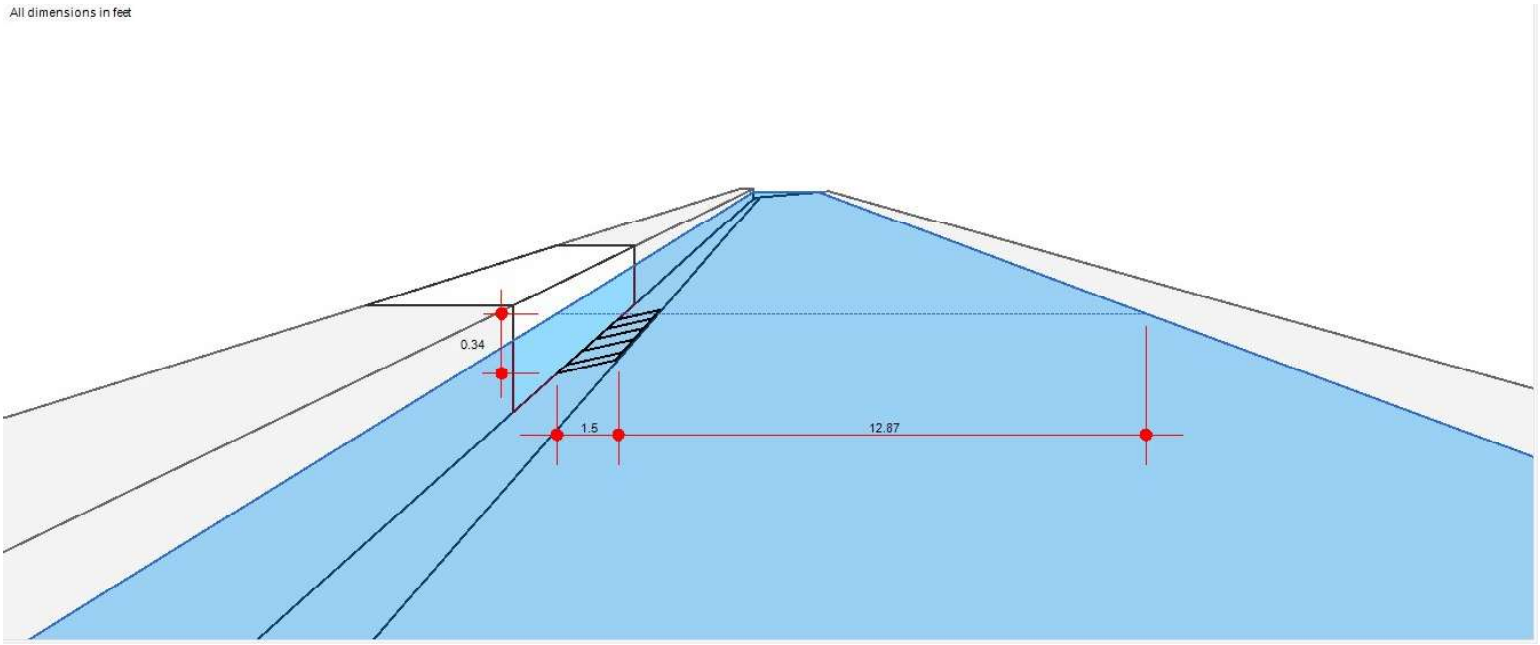
Q		Inlet		Gutter	
Total	Captured	Depth	Efficiency	Depth	Spread
(cfs)	(cfs)	(in)	(%)	(in)	(ft)
0.25	0.22	1.50	87	1.50	3.87
0.50	0.38	1.87	75	1.87	5.40
0.75	0.51	2.12	68	2.12	6.45
1.00	0.63	2.32	63	2.32	7.29
1.25	0.74	2.49	59	2.49	7.99
1.50	0.84	2.64	56	2.64	8.61
1.75	0.93	2.77	53	2.77	9.16
2.00	1.02	2.89	51	2.89	9.66
2.25	1.11	3.01	49	3.01	10.13
2.50	1.19	3.11	48	3.11	10.56
2.75	1.27	3.21	46	3.21	10.96
3.00	1.35	3.30	45	3.30	11.34
3.25	1.43	3.38	44	3.38	11.70
3.50	1.50	3.47	43	3.47	12.05
3.75	1.57	3.55	42	3.55	12.38
4.00	1.64	3.62	41	3.62	12.69
4.25	1.71	3.69	40	3.69	12.99
4.50	1.77	3.76	39	3.76	13.29
4.75	1.84	3.83	39	3.83	13.57
5.00	1.90	3.90	38	3.90	13.84
5.25	1.96	3.96	37	3.96	14.10
5.50	2.02	4.02	37	4.02	14.36

Gutter	Bypass		
Velocity	Q	Spread	Depth
(ft/s)	(cfs)	(ft)	(in)
1.35	0.03	1.17	0.73
1.53	0.12	2.59	1.20
1.66	0.24	3.80	1.49
1.76	0.37	4.71	1.71
1.86	0.51	5.46	1.89
1.93	0.66	6.11	2.04
2.00	0.82	6.69	2.18
2.06	0.98	7.21	2.31
2.12	1.14	7.69	2.42
2.17	1.31	8.13	2.53
2.22	1.48	8.55	2.63
2.27	1.65	8.94	2.72
2.31	1.82	9.31	2.81
2.35	2.00	9.66	2.89
2.39	2.18	10.00	2.97
2.43	2.36	10.32	3.05
2.47	2.54	10.63	3.13
2.50	2.73	10.92	3.20
2.53	2.91	11.21	3.27
2.56	3.10	11.49	3.33
2.59	3.29	11.76	3.40
2.62	3.48	12.02	3.46

Inlet Report

Inlet at Sag

Grate Inlet		**Calculations**	
Location	= Sag	Compute by:	Q vs Depth
Curb Length (ft)	= -0-	Max Depth (in)	= 4
Throat Height (in)	= -0-		
Grate Area (sqft)	= 3.22	**Highlighted**	
Grate Width (ft)	= 1.42	Q Total (cfs)	= 2.50
Grate Length (ft)	= 2.27	Q Capt (cfs)	= 2.50
		Q Bypass (cfs)	= -0-
Gutter		Depth at Inlet (in)	= 4.02
Slope, Sw (ft/ft)	= 0.052	Efficiency (%)	= 100
Slope, Sx (ft/ft)	= 0.020	Gutter Spread (ft)	= 14.37
Local Depr (in)	= -0-	Gutter Vel (ft/s)	= -0-
Gutter Width (ft)	= 1.50	Bypass Spread (ft)	= -0-
Gutter Slope (%)	= -0-	Bypass Depth (in)	= -0-
Gutter n-value	= -0-		



Q		Inlet		Gutter	
Total	Captured	Depth	Efficiency	Depth	Spread
(cfs)	(cfs)	(in)	(%)	(in)	(ft)
0.25	0.25	1.21	100	1.21	2.66
0.50	0.50	1.67	100	1.67	4.55
0.75	0.75	2.05	100	2.05	6.13
1.00	1.00	2.39	100	2.39	7.55
1.25	1.25	2.70	100	2.70	8.85
1.50	1.50	2.99	100	2.99	10.06
1.75	1.75	3.27	100	3.27	11.21
2.00	2.00	3.53	100	3.53	12.31
2.25	2.25	3.78	100	3.78	13.36
2.50	2.50	4.02	100	4.02	14.37

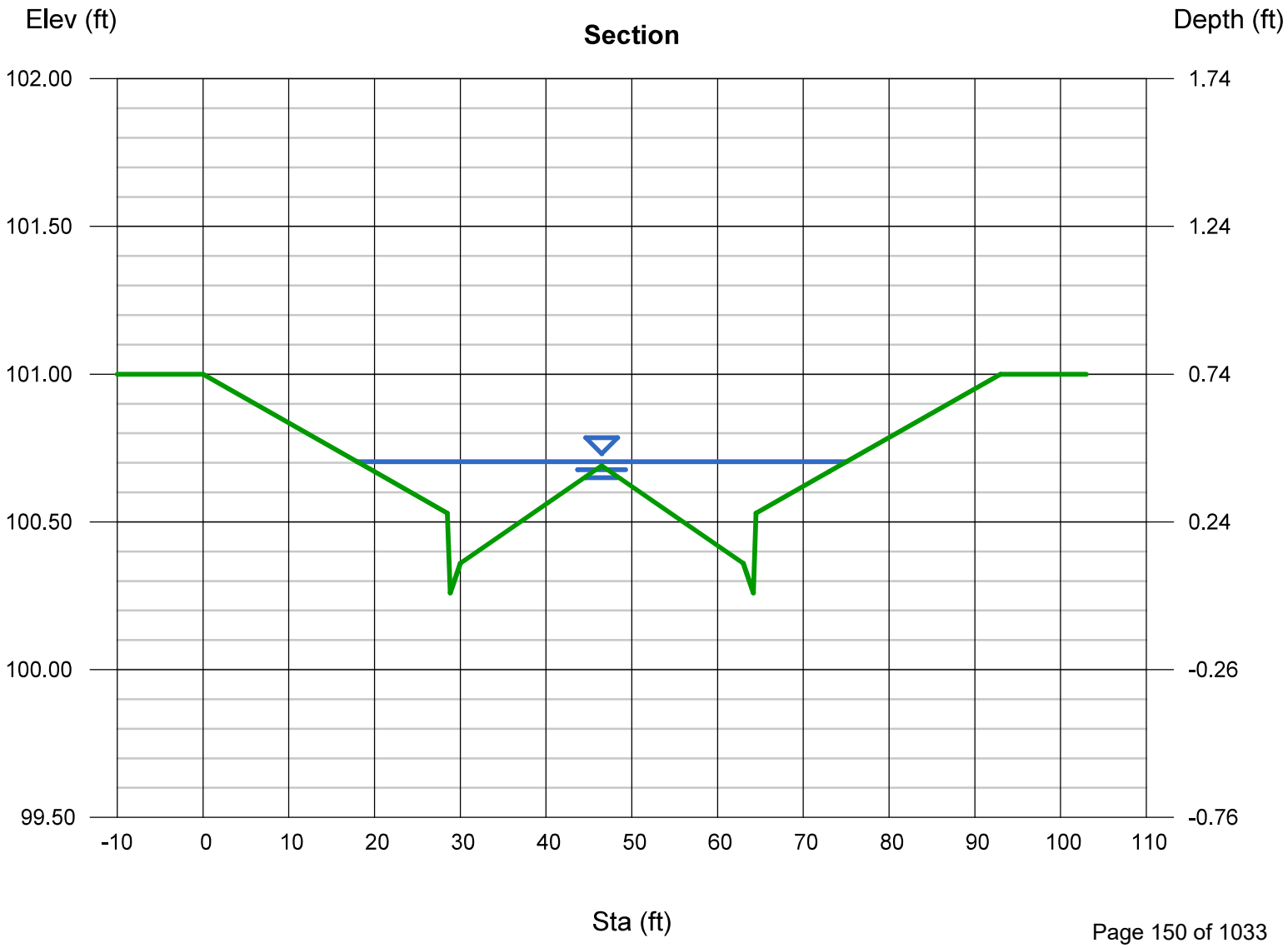
Channel Report

<Name>

User-defined		Highlighted	
Invert Elev (ft)	= 100.26	Depth (ft)	= 0.44
Slope (%)	= 0.40	Q (cfs)	= 15.08
N-Value	= Composite	Area (sqft)	= 8.87
		Velocity (ft/s)	= 1.70
Calculations		Wetted Perim (ft)	= 57.33
Compute by:	Q vs Depth	Crit Depth, Yc (ft)	= 0.42
No. Increments	= 10	Top Width (ft)	= 57.12
		EGL (ft)	= 0.49

(Sta, El, n)-(Sta, El, n)...

(0.00, 101.00)-(20.00, 100.67, 0.030)-(28.50, 100.53, 0.012)-(28.83, 100.26, 0.012)-(30.00, 100.36, 0.016)-(46.50, 100.69, 0.016)-(63.00, 100.36, 0.016)-(64.17, 100.26, 0.012)-(64.50, 100.53, 0.012)-(73.00, 100.67, 0.012)-(93.00, 101.00, 0.030)



Depth	Q	Area	Veloc	Wp	Yc	TopWidth	Energy
(ft)	(cfs)	(sqft)	(ft/s)	(ft)	(ft)	(ft)	(ft)
0.07	0.052	0.071	0.74	1.97	0.07	1.91	0.08
0.15	0.307	0.371	0.83	7.62	0.14	7.50	0.16
0.22	1.347	1.207	1.12	15.25	0.20	15.08	0.24
0.30	3.559	2.644	1.35	25.96	0.27	25.76	0.32
0.37	8.096	5.156	1.57	42.35	0.35	42.14	0.41
0.44	15.08	8.871	1.70	57.33	0.42	57.12	0.49
0.52	24.01	13.43	1.79	66.30	0.47	66.09	0.57
0.59	35.08	18.65	1.88	75.27	0.53	75.06	0.65
0.67	48.45	24.54	1.97	84.25	0.58	84.03	0.73
0.74	64.27	31.09	2.07	93.22	0.64	93.00	0.81

SEEPAGE BED CALCULATIONS

Percolation Bed Design (City of Caldwell IDF, Section 104.4)

Percolation Pond Characteristics

	Basin Properties			Peak Flow Rate				
	C	A	Tc	Q2	Q25	Q100	Q25	Q100
Seepage Bed #1		*Acres*	*min.*	*cfs*	*cfs*	*cfs*	*110%*	*110%*
Design Point 15	0.50	0.79	14.2	0.26	0.41	0.83	0.45	0.91

Design Storm Event	100	year	**Design Infiltration Rate**	0.90	in/hr
			Percolation Area	**960**	sf
Groundwater Elevation	90.00		**Percolation Rate**	**0.02**	cfs
Design Bed Width	20				
Design Bed Length	48		**Void Ratio**	0.40	
Design Bed Depth	5.3				

	Elevation	Area (sf)	Volume (cf)	
			Bed	Storage
Bottom of Bed	94.00	960	**0**	**0**
Top of Bed	99.25	960	**5,040**	**2,016**

Percolation Pond Calculations

	Time (min)	Intensity (in/hr)	Q in (cfs)	V in (cf)	Q out (cfs)	V out (cf)	V Storage (cf)
	10	**2.11**	**0.83**	**497**	**0.02**	**12**	**485**
	15	**1.78**	**0.70**	**629**	**0.02**	**18**	**611**
	20	**1.53**	**0.60**	**721**	**0.02**	**24**	**697**
	25	**1.36**	**0.53**	**801**	**0.02**	**30**	**771**
	30	**1.24**	**0.49**	**876**	**0.02**	**36**	**840**
	40	**1.02**	**0.40**	**961**	**0.02**	**48**	**913**
	50	**0.88**	**0.35**	**1,036**	**0.02**	**60**	**976**
1 hour	**60**	**0.78**	**0.31**	**1,102**	**0.02**	**72**	**1,030**
2 hours	**120**	**0.64**	**0.25**	**1,809**	**0.02**	**144**	**1,665**
3 hours	**180**	**0.52**	**0.20**	**2,205**	**0.02**	**216**	**1,989**
4 hours	**240**	**0.40**	**0.16**	**2,261**	**0.02**	**288**	**1,973**
5 hours	**300**	**0.32**	**0.13**	**2,261**	**0.02**	**360**	**1,901**
6 hours	**360**	**0.27**	**0.11**	**2,289**	**0.02**	**432**	**1,857**
8 hours	**480**	**0.22**	**0.09**	**2,487**	**0.02**	**576**	**1,911**
10 hours	**600**	**0.18**	**0.07**	**2,544**	**0.02**	**720**	**1,824**
12 hours	**720**	**0.16**	**0.06**	**2,713**	**0.02**	**864**	**1,849**
18 hours	**1080**	**0.12**	**0.05**	**3,052**	**0.02**	**1,296**	**1,756**
24 hours	**1440**	**0.10**	**0.04**	**3,392**	**0.02**	**1,728**	**1,664**

Required Storage	**1,989**	cf		
120 hour Storage Volume	**0**	cf	**100%**	of required storage volume drained at 120 hours
Depth to Groundwater	**4.00**	ft	**> 3 feet**	
Required Storage	**1,989**	cf		
Design Depth	**5.25**	ft		
Design Volume	**2,016**	cf	**Meets Required**	

Percolation Bed Design (City of Caldwell IDF, Section 104.4)

Percolation Pond Characteristics

	Basin Properties			Peak Flow Rate				
	C	A	Tc	Q2	Q25	Q100	Q25	Q100
Seepage Bed #2		*Acres*	*min.*	*cfs*	*cfs*	*cfs*	*110%*	*110%*
Design Point 16	0.51	4.03	25.2	0.88	1.37	2.78	1.51	3.06

Design Storm Event	100	year	**Design Infiltration Rate**	0.90	in/hr
			Percolation Area	**4,422**	sf
Groundwater Elevation	90.00		**Percolation Rate**	**0.09**	cfs
Design Bed Width	67				
Design Bed Length	66		**Void Ratio**	0.40	
Design Bed Depth	6.0				

			Volume (cf)	
	Elevation	Area (sf)	Bed	Storage
Bottom of Bed	94.00	4,422	**0**	**0**
Top of Bed	100.00	4,422	**26,532**	**10,613**

Percolation Pond Calculations

	Time (min)	Intensity (in/hr)	Q in (cfs)	V in (cf)	Q out (cfs)	V out (cf)	V Storage (cf)
	10	**2.11**	**4.31**	**2,586**	**0.09**	**54**	**2,532**
	15	**1.78**	**3.64**	**3,272**	**0.09**	**81**	**3,191**
	20	**1.53**	**3.13**	**3,750**	**0.09**	**108**	**3,642**
	25	**1.36**	**2.78**	**4,167**	**0.09**	**135**	**4,032**
	30	**1.24**	**2.53**	**4,559**	**0.09**	**162**	**4,397**
	40	**1.02**	**2.08**	**5,000**	**0.09**	**216**	**4,784**
	50	**0.88**	**1.80**	**5,393**	**0.09**	**270**	**5,123**
1 hour	**60**	**0.78**	**1.59**	**5,736**	**0.09**	**324**	**5,412**
2 hours	**120**	**0.64**	**1.31**	**9,412**	**0.09**	**648**	**8,764**
3 hours	**180**	**0.52**	**1.06**	**11,471**	**0.09**	**972**	**10,499**
4 hours	**240**	**0.40**	**0.82**	**11,766**	**0.09**	**1,296**	**10,470**
5 hours	**300**	**0.32**	**0.65**	**11,766**	**0.09**	**1,620**	**10,146**
6 hours	**360**	**0.27**	**0.55**	**11,913**	**0.09**	**1,944**	**9,969**
8 hours	**480**	**0.22**	**0.45**	**12,942**	**0.09**	**2,592**	**10,350**
10 hours	**600**	**0.18**	**0.37**	**13,236**	**0.09**	**3,240**	**9,996**
12 hours	**720**	**0.16**	**0.33**	**14,119**	**0.09**	**3,888**	**10,231**
18 hours	**1080**	**0.12**	**0.25**	**15,884**	**0.09**	**5,832**	**10,052**
24 hours	**1440**	**0.10**	**0.20**	**17,648**	**0.09**	**7,776**	**9,872**

Required Storage	**10,499**	cf		
120 hour Storage Volume	**0**	cf	**100%**	of required storage volume drained at 120 hours
Depth to Groundwater	**4.00**	ft	**> 3 feet**	
Required Storage	**10,499**	cf		
Design Depth	**6.00**	ft		
Design Volume	**10,613**	cf	**Meets Required**	

Percolation Bed Design (City of Caldwell IDF, Section 104.4)

Percolation Pond Characteristics

	Basin Properties			Peak Flow Rate				
	C	A	Tc	Q2	Q25	Q100	Q25	Q100
Seepage Bed #3		*Acres*	*min.*	*cfs*	*cfs*	*cfs*	*110%*	*110%*
Design Point 17	0.49	4.25	22.4	1.00	1.58	3.18	1.74	3.49

Design Storm Event	100	year	**Design Infiltration Rate**	0.90	in/hr
			Percolation Area	**5,775**	sf
Groundwater Elevation	90.00		**Percolation Rate**	**0.12**	cfs
Design Bed Width	77				
Design Bed Length	75		**Void Ratio**	0.40	
Design Bed Depth	4.5				

	Elevation	Area (sf)	Volume (cf)	
			Bed	Storage
Bottom of Bed	94.00	5,775	**0**	**0**
Top of Bed	98.50	5,775	**25,988**	**10,395**

Percolation Pond Calculations

	Time (min)	Intensity (in/hr)	Q in (cfs)	V in (cf)	Q out (cfs)	V out (cf)	V Storage (cf)
	10	**2.11**	**4.38**	**2,629**	**0.12**	**72**	**2,557**
	15	**1.78**	**3.70**	**3,327**	**0.12**	**108**	**3,219**
	20	**1.53**	**3.18**	**3,813**	**0.12**	**144**	**3,669**
	25	**1.36**	**2.82**	**4,236**	**0.12**	**180**	**4,056**
	30	**1.24**	**2.57**	**4,635**	**0.12**	**216**	**4,419**
	40	**1.02**	**2.12**	**5,083**	**0.12**	**288**	**4,795**
	50	**0.88**	**1.83**	**5,482**	**0.12**	**360**	**5,122**
1 hour	**60**	**0.78**	**1.62**	**5,831**	**0.12**	**432**	**5,399**
2 hours	**120**	**0.64**	**1.33**	**9,569**	**0.12**	**864**	**8,705**
3 hours	**180**	**0.52**	**1.08**	**11,662**	**0.12**	**1,296**	**10,366**
4 hours	**240**	**0.40**	**0.83**	**11,961**	**0.12**	**1,728**	**10,233**
5 hours	**300**	**0.32**	**0.66**	**11,961**	**0.12**	**2,160**	**9,801**
6 hours	**360**	**0.27**	**0.56**	**12,111**	**0.12**	**2,592**	**9,519**
8 hours	**480**	**0.22**	**0.46**	**13,157**	**0.12**	**3,456**	**9,701**
10 hours	**600**	**0.18**	**0.37**	**13,456**	**0.12**	**4,320**	**9,136**
12 hours	**720**	**0.16**	**0.33**	**14,353**	**0.12**	**5,184**	**9,169**
18 hours	**1080**	**0.12**	**0.25**	**16,147**	**0.12**	**7,776**	**8,371**
24 hours	**1440**	**0.10**	**0.21**	**17,942**	**0.12**	**10,368**	**7,574**

Required Storage	**10,366**	cf		
120 hour Storage Volume	**0**	cf	**100%**	of required storage volume drained at 120 hours
Depth to Groundwater	**4.00**	ft	**> 3 feet**	
Required Storage	**10,366**	cf		
Design Depth	**4.50**	ft		
Design Volume	**10,395**	cf	**Meets Required**	

Percolation Bed Design (City of Caldwell IDF, Section 104.4)

Percolation Pond Characteristics

	Basin Properties			Peak Flow Rate				
	C	A	Tc	Q2	Q25	Q100	Q25	Q100
Seepage Bed #4		*Acres*	*min.*	*cfs*	*cfs*	*cfs*	*110%*	*110%*
Design Point 18	0.47	3.76	25.2	0.76	1.19	2.41	1.31	2.65

Design Storm Event	100	year	**Design Infiltration Rate**	0.90	in/hr
			Percolation Area	**3,808**	sf
Groundwater Elevation	90.00		**Percolation Rate**	**0.08**	cfs
Design Bed Width	68				
Design Bed Length	56		**Void Ratio**	0.40	
Design Bed Depth	6.0				

			Volume (cf)	
	Elevation	Area (sf)	Bed	Storage
Bottom of Bed	94.00	3,808	**0**	**0**
Top of Bed	100.00	3,808	**22,848**	**9,139**

Percolation Pond Calculations

	Time (min)	Intensity (in/hr)	Q in (cfs)	V in (cf)	Q out (cfs)	V out (cf)	V Storage (cf)
	10	**2.11**	**3.74**	**2,242**	**0.08**	**48**	**2,194**
	15	**1.78**	**3.15**	**2,837**	**0.08**	**72**	**2,765**
	20	**1.53**	**2.71**	**3,252**	**0.08**	**96**	**3,156**
	25	**1.36**	**2.41**	**3,613**	**0.08**	**120**	**3,493**
	30	**1.24**	**2.20**	**3,953**	**0.08**	**144**	**3,809**
	40	**1.02**	**1.81**	**4,336**	**0.08**	**192**	**4,144**
	50	**0.88**	**1.56**	**4,676**	**0.08**	**240**	**4,436**
1 hour	**60**	**0.78**	**1.38**	**4,973**	**0.08**	**288**	**4,685**
2 hours	**120**	**0.64**	**1.13**	**8,161**	**0.08**	**576**	**7,585**
3 hours	**180**	**0.52**	**0.92**	**9,947**	**0.08**	**864**	**9,083**
4 hours	**240**	**0.40**	**0.71**	**10,202**	**0.08**	**1,152**	**9,050**
5 hours	**300**	**0.32**	**0.57**	**10,202**	**0.08**	**1,440**	**8,762**
6 hours	**360**	**0.27**	**0.48**	**10,329**	**0.08**	**1,728**	**8,601**
8 hours	**480**	**0.22**	**0.39**	**11,222**	**0.08**	**2,304**	**8,918**
10 hours	**600**	**0.18**	**0.32**	**11,477**	**0.08**	**2,880**	**8,597**
12 hours	**720**	**0.16**	**0.28**	**12,242**	**0.08**	**3,456**	**8,786**
18 hours	**1080**	**0.12**	**0.21**	**13,772**	**0.08**	**5,184**	**8,588**
24 hours	**1440**	**0.10**	**0.18**	**15,303**	**0.08**	**6,912**	**8,391**

Required Storage	**9,083**	cf		
120 hour Storage Volume	**0**	cf	**100%**	of required storage volume drained at 120 hours
Depth to Groundwater	**4.00**	ft	**> 3 feet**	
Required Storage	**9,083**	cf		
Design Depth	**6.00**	ft		
Design Volume	**9,139**	cf	**Meets Required**	

Percolation Bed Design (City of Caldwell IDF, Section 104.4)

Percolation Pond Characteristics

	Basin Properties			Peak Flow Rate				
	C	A	Tc	Q2	Q25	Q100	Q25	Q100
Seepage Bed #5		*Acres*	*min.*	*cfs*	*cfs*	*cfs*	*110%*	*110%*
Design Point 19	0.58	0.77	19.4	0.25	0.40	0.80	0.44	0.88

Design Storm Event	100	year	**Design Infiltration Rate**	0.50	in/hr
			Percolation Area	**1,280**	sf
Groundwater Elevation	90.00		**Percolation Rate**	**0.01**	cfs
Design Bed Width	20				
Design Bed Length	64		**Void Ratio**	0.40	
Design Bed Depth	6.0				

	Elevation	Area (sf)
Bottom of Bed	94.00	1,280
Top of Bed	100.00	1,280

Volume (cf)	
Bed	Storage
0	**0**
7,680	**3,072**

Percolation Pond Calculations

	Time (min)	Intensity (in/hr)	Q in (cfs)	V in (cf)	Q out (cfs)	V out (cf)	V Storage (cf)
	10	**2.11**	**0.95**	**571**	**0.01**	**6**	**565**
	15	**1.78**	**0.80**	**722**	**0.01**	**9**	**713**
	20	**1.53**	**0.69**	**827**	**0.01**	**12**	**815**
	25	**1.36**	**0.61**	**919**	**0.01**	**15**	**904**
	30	**1.24**	**0.56**	**1,006**	**0.01**	**18**	**988**
	40	**1.02**	**0.46**	**1,103**	**0.01**	**24**	**1,079**
	50	**0.88**	**0.40**	**1,190**	**0.01**	**30**	**1,160**
1 hour	**60**	**0.78**	**0.35**	**1,266**	**0.01**	**36**	**1,230**
2 hours	**120**	**0.64**	**0.29**	**2,077**	**0.01**	**72**	**2,005**
3 hours	**180**	**0.52**	**0.23**	**2,531**	**0.01**	**108**	**2,423**
4 hours	**240**	**0.40**	**0.18**	**2,596**	**0.01**	**144**	**2,452**
5 hours	**300**	**0.32**	**0.14**	**2,596**	**0.01**	**180**	**2,416**
6 hours	**360**	**0.27**	**0.12**	**2,628**	**0.01**	**216**	**2,412**
8 hours	**480**	**0.22**	**0.10**	**2,856**	**0.01**	**288**	**2,568**
10 hours	**600**	**0.18**	**0.08**	**2,920**	**0.01**	**360**	**2,560**
12 hours	**720**	**0.16**	**0.07**	**3,115**	**0.01**	**432**	**2,683**
18 hours	**1080**	**0.12**	**0.05**	**3,505**	**0.01**	**648**	**2,857**
24 hours	**1440**	**0.10**	**0.05**	**3,894**	**0.01**	**864**	**3,030**

Required Storage	**3,030**	cf		
120 hour Storage Volume	**0**	cf	**100%**	of required storage volume drained at 120 hours
Depth to Groundwater	**4.00**	ft	**> 3 feet**	
Required Storage	**3,030**	cf		
Design Depth	**6.00**	ft		
Design Volume	**3,072**	cf	**Meets Required**	

APPENDIX D - GEOTECHNICAL ENGINEERING REPORT

GEOTECHNICAL EVALUATION FOR "JAYHAWK CREEK" A(N) 13.71± ACRE RESIDENTIAL DEVELOPMENT LOCATED AT THE NORTHWEST CORNER OF S. FLORIDA AVE. AND HELENA DR. CALDWELL, IDAHO 83605

June 14, 2024

GTI-Project No. 2744-ID

Prepared For:

ZION VENTURES, LLC
839 S. Bridgeway Place
Eagle, ID 83616

GeoTek, Inc.

TABLE OF CONTENTS

SCOPE OF SERVICES 1

SITE DESCRIPTION 2

PROPOSED DEVELOPMENT 2

FIELD STUDIES 2

REGIONAL GEOLOGY 2

SITE SOILS 3
- Artificial Fill 3
- Native Alluvial Soils 3

SURFACE & GROUNDWATER 3

TECTONIC FAULTING AND REGIONAL SEISMICITY 4
- Secondary Seismic Constraints 4
- Summary: 4

RESULTS OF LABORATORY TESTING 5

CONCLUSIONS 5

RECOMMENDATIONS - EARTHWORK CONSTRUCTION 5
- General 5
- Demolition 5
- Removals/Processing - General 6
- Transitional Pads 7
- Excavation Difficulty 7
- Fill Placement 7
- Import Material/Structural Fill 7
- Observation and Testing 8
- Groundwater 8
- Earthwork Settlements 8
- Slope Stability 8

RECOMMENDATIONS – FOUNDATIONS 9

PAVEMENT SECTIONS 11

OTHER RECOMMENDATIONS 11
- Site Improvements 11
- Landscape Maintenance and Planting 12
- Soil Corrosion 12
- Trench Excavation 13
- Drainage 13

PLAN REVIEW 14

LIMITATIONS 14

Enclosures:

Figure #1, Site Vicinity Map
Figure #2, Site Exploration Plan
Figure #3, Preliminary Plat

Appendix A, References
Appendix B, Test Pit Logs
Appendix C, Field Test Results
Appendix D, Laboratory Test Results

GeoTek, Inc.
320 East Corporate Drive Suite 300 Meridian, ID 83642-3511
(208) 888-7010 Office (208) 888-7924 Fax www.geotekusa.com

June 14, 2024
Project No. 2744-ID

Zion Ventures, LLC
839 S. Bridgeway Place
Eagle, Idaho 83616

Attention: Riley Verner / John Bottles

Subject: **Geotechnical Evaluation** for "Jayhawk Creek" – a(n) ±13.71 Acre Site – Located at the Northwest Corner of S. Florida Ave. and Helena Dr., Caldwell, ID 83605

In accordance with your request, GeoTek, Inc. (GTI) has completed a geotechnical evaluation of the subject property for the construction of a single-family residential development with associated improvements. The purpose of our study was to evaluate the soils underlying the site and to provide recommendations for project design and construction based on our findings. This report outlines the geologic and geotechnical conditions of the site based on current data and provides earthwork and construction recommendations with respect to those conditions.

SCOPE OF SERVICES

The scope of our services has included the following:

1. Review of soils and geologic reports and maps for the site (Appendix A).
2. Site reconnaissance.
3. Review of aerial photographs.
4. Excavating and logging of six (6) exploratory test pits (Appendix B).
5. Obtaining samples of representative soils, as the exploratory test pits were advanced.
6. Performing laboratory testing on representative soil samples (Appendix D).
7. Assessment of potential geologic constraints.
8. Engineering analysis regarding foundation design/construction, foundation settlement, and site preparation.
9. Preparation of this report.

SITE DESCRIPTION

The project site consists of one trapezoidal-shaped parcel totaling approximately 13.71 acres that is generally bound by Caldwell High School to the north, Helena Drive and single-family residences to the south, the Lowline Canal, South Florida Avenue, and single-family residences to the east, and single-family residences, County Fair Avenue, and Brothers Athletic Park to the west. Currently, the site is used for agricultural farming purposes. Historically, topography generally directs surface water to the northeast. From topographic maps, the site's elevation is between approximately 2,405± feet and 2,415± above mean sea level.

PROPOSED DEVELOPMENT

It is our understanding that site development would consist of performing typical cut and fill earthwork to attain the desired graded configuration(s) for the construction of a(n) single-family residential development with associated improvements. It is further assumed that the final site grade will be within 5 feet of the existing site grade.

FIELD STUDIES

Subsurface conditions at the site were explored by using a backhoe to dig six (6) exploratory test pits at different locations across the site. The test pits were dug to a maximum depth of ten (10) feet below existing grade. A log of each test pit is included with this report in Appendix B. Four (4) groundwater monitoring piezometers were installed, and four (4) percolation tests were performed on the subject site (Appendix C). Field studies were completed during June of 2024 by field personnel who conducted field excavation location mapping, logged the excavations, and obtained samples of representative soils for laboratory testing. The approximate locations of the explorations are indicated on the enclosed Site Exploration Plan (Figure 2). The Unified Soil Classification System (USCS) was used to visually classify the subgrade soils during the field evaluation.

REGIONAL GEOLOGY

The subject site is situated within the Boise River Valley, which comprises the northwestern portion of the Snake River Plain physiographic province. The western portion of the Snake River Plain is aligned in a northwest-southeast direction and generally divides the Owyhee mountains to the south from the Central Idaho mountains toward the north (Wood and Clemens, 2004). The headwaters of the Boise River are located in the Central Idaho mountains east of Meridian, Idaho. The river leaves the central mountains and enters the Snake River Plain near Barber and drains toward the west into the Snake River near Parma. The Owyhee mountains and the Central Idaho Mountains are composed predominantly of volcanic and igneous rocks. The western portion of the Snake River Plain is a northwest trending complex graben formed by extension and regional uplift along the northern boundary of the basin and range province (Wood and Clemens, 2004). The graben generally forms a basin which has been partially filled with younger sedimentary and volcanic rocks (Malde, 1991).

The Boise River Valley is bounded on the northeast by the Boise Front, which is a northwest trending topographic high extending generally from Boise to Emmett, Idaho. The Boise Front consists of Cretaceous aged granitic and metamorphic rocks cut by Tertiary aged rhyolite and overlain with Miocene aged lake sediments (Wood and Clemens, 2004). These units have been cut by northwest trending faults which down drop these units toward the southwest. The faults also provide conduits for Quaternary aged basalt intrusions and flows (Malde, 1991).

The depositional environment for the valley floor is dominantly lake laid deposits of sand, silt and clay. These materials were deposited during two periods of lake activity, one during the Miocene and the other during the Pleistocene. This valley infilling process has been subsequently truncated by down faulting within the valley ranging in height from a few feet to over 50 feet. Younger alluvium has been, and continues to be, transported dominantly by water and deposited on the basins gently sloping valley floor and within low-level flood plains. Portions of the alluvial deposits are being down cut by intermittent streams to the flood plain, and as a result stream terraces are being formed.

SITE SOILS

Artificial Fill

Based on our field studies, spread fills (upper 12 inches and where observed) are present across the site. These spread fills are generally associated with prior land usage and the construction of the adjacent improvements and existing developments, including structures and ditches/canals. The spread fills on this site are due to agricultural processes that have disturbed the upper "plow zone" soils that have organics present, as well as the adjacent construction of irrigation ditches/canals and their access roadways. These spread fills shall be considered artificial fill. These "Artificial Fills" are loose/soft, contain a moderate amount of organics, and are not considered suitable for support of foundations. All artificial fill material should be removed as described in the "Removals" section of this report.

Native Alluvial Soils

Alluvial soils encountered generally consisted of surficial layers of sandy lean clays and silts underlain by silts with varying amounts of sand and cementation, and more sandy silts/silty sands with thin layers of weak cementation. The moisture content within the alluvial materials was generally moist near the surface and moist at depth. The consistency of the alluvial soils ranged from firm/medium dense near the surface and firm/medium dense to very hard at depth. One or two layers (approximately 1 to 2 feet thick) of partially cemented material was encountered in 3 of 6 test pits (Appendix B); however, we anticipate that the onsite soils can be excavated with conventional earthwork equipment. Although not anticipated, special excavation equipment and techniques may be necessary dependent upon if harder materials are encountered during construction.

SURFACE & GROUNDWATER

Groundwater was not encountered in any test pits during our field investigation. During our initial groundwater readings on June 4, 2024, groundwater was measured in TP-6 at a depth of ~8.1', but not encountered in any other readings.

According to the State of Idaho Department of Water Resources Well Drillers' logs, groundwater in the vicinity is approximately 14 to 20 feet below the existing ground surface. Irrigation ditches exist around the site and transmit water on a periodic basis. Generally, irrigation ditches and canals will locally influence groundwater during the irrigation season (i.e., May through October). If encountered, wet materials should be spread out and air-dried or mixed with drier soils to reduce their moisture content as appropriate for fill placement.

Groundwater is not anticipated to adversely affect planned development, provided that earthwork construction methods comply with recommendations contained in this report or those made subsequent to review of the improvement plan(s). GTI assumes that the design civil engineer of record will evaluate the site for potential flooding and set grades such that the improvements are adequately protected. These observations reflect conditions at the time of this investigation and do not preclude changes in local groundwater conditions in the future from natural causes, damaged structures (lines, pipes etc.), or heavy irrigation.

TECTONIC FAULTING AND REGIONAL SEISMICITY

The site is situated in an area of active, as well as potentially active, tectonic faults, however, no faults were observed during our field evaluation. There are a number of faults in the regional area, which are considered active and would have an affect on the site in the form of ground shaking, should they be the source of an earthquake.

It is reasonable to assume that structures built in this area will be subject to at least one seismic event during their life, therefore, it is recommended that all structures be designed and constructed in accordance with the International Building Code (IBC). Based on our experience in the general vicinity, references in our library, field evaluation of the site, a Seismic Design Site Class Designation of 'D' may be used for seismic design.

Secondary Seismic Constraints

The following list includes other potential seismic related hazards that have been evaluated with respect to the site, but in our opinion, the potential for these seismically related constraints to affect the site is considered negligible.

* Liquefaction
* Dynamic Settlements
* Surface Fault Rupture
* Ground Lurching or Shallow Ground Rupture

Summary:

It is important to keep in perspective that if a seismic event were to occur on any major fault, intense ground shaking could be induced to this general area. Potential damage to any settlement sensitive structures would likely be greatest from the vibrations and impelling force caused by the inertia of the structures mass than that created from secondary seismic constraints. Considering the subsurface soil conditions and local seismicity, it is estimated that the site has a low risk associated with the potential for these phenomena to occur and adversely affect surface improvements.

These potential risks are no greater at this site than they are for other structures and improvements developed on the alluvial materials in this vicinity.

RESULTS OF LABORATORY TESTING

Laboratory tests were performed on representative samples of the onsite earth materials in order to evaluate their physical and chemical characteristics. The tests performed, and the results obtained are presented in Appendix D.

CONCLUSIONS

Based on our field exploration, laboratory testing and engineering analyses, it is our opinion that the subject site is suited for development from a geotechnical engineering viewpoint. The recommendations presented herein should be incorporated into the final design, grading, and construction phases of development. The engineering analyses performed concerning site preparation and the recommendations presented below have been completed using the information provided to us regarding site development. In the event that the information concerning proposed development is not correct, the conclusion and recommendations contained in this report shall not be considered valid unless the changes are reviewed, and conclusions of this report are modified or approved in writing by this office.

RECOMMENDATIONS - EARTHWORK CONSTRUCTION

General

All grading should conform to the International Building Code (IBC) and the requirements of the City of Caldwell except where specifically superseded in the text of this report. During earthwork construction all removals, drain systems, slopes, and the general grading procedures of the contractor should be observed and the fill selectively tested.

If unusual or unexpected conditions are exposed in the field, they should be reviewed by this office and, if warranted, modified and/or additional recommendations will be offered. It is recommended that the earthwork contractor(s) perform their own independent reconnaissance of the site to observe field conditions firsthand. If the contractor(s) should have any questions regarding site conditions, site preparation, or the remedial recommendations provided, they should contact an engineer at GeoTek for any necessary clarifications prior to submitting earthwork bids. All applicable requirements of local and national construction and general industry safety orders, the Occupational Safety and Health Act, and the Construction Safety Act should be met.

Demolition

The following recommendations are provided as guidelines in the event that structures are encountered that are not intended to remain.

1. All existing surface or subsurface structures (not intended to remain), within the area to be developed, should be razed and moved off site.

2. If a septic tank (to be abandoned or below a proposed improvement) is located within the project site, it is recommended that it be pumped out and, with few exceptions, likely removed. Any leach lines, seepage pits, or other pipes associated with this structure should also be removed or properly abandoned.

3. If any wells are encountered, an attempt should be made to identify the owner and purpose of the well. Well abandonment should adhere to the recommendations provided by the Idaho Department of Water Resources, the Public Health Department, or any other government agencies. If the well is located in the area of a proposed structure, these recommendations should be reviewed by GTI and, if warranted, additional geotechnical recommendations will be offered.

Removals/Processing - General

Presented below are removal/processing recommendations for the various soils encountered on the project. Debris, vegetation, and other deleterious material should be stripped/removed from areas proposed for structural improvements.

Based on a review of the exploratory logs and our site reconnaissance, after the artificial fill and deleterious material are removed (upper 12 inches and where observed), a minimum removal/processing depth of 12 inches into alluvial materials should be accomplished across the site. If the soils left in place can be scarified to encounter a competent layer below; they may be processed in place; otherwise, they should be removed to competent material. Locally deeper removals/processing may be necessary based on the field conditions exposed. Since much of the surficial material has been disturbed, it should be anticipated that deeper fills may be encountered onsite.

The exposed ground surface should be moisture conditioned and compacted a minimum depth of 12 inches to provide uniform foundation support. Also, a minimum of 12 inches of moisture conditioned and compacted structural fill below the bottom of footings should be provided. A minimum relative compaction of 95 percent of the laboratory maximum modified density (ASTM D 1557) at a moisture content of optimum or above is necessary to generate any near surface settlements. Locally deeper removals/processing may be necessary based on the conditions exposed. Removal bottoms should be checked by a representative of GEOTEK, INC. to see if deeper removals are necessary.

If very hard cemented materials are encountered during over-excavation, excavation may potentially be terminated, but this will need to be determined on a case-by-case basis by a representative of GTI. Foundations for the proposed structures may be founded on cemented material; however, in order to avoid the potential for differential settlement, the entire foundation would need to be supported entirely on the cemented material. If this is not possible, cemented materials should be removed to a minimum depth of 12 inches below the bottom of the footing and replaced with compacted structural fill. This can best be determined in the field based upon the conditions exposed. Termination of any excavation on cemented soils will need to be reviewed by GTI and the owner.

If existing improvements or property line restrictions limit removals, condition specific recommendations would be provided on a case-by-case basis. During earthwork construction, care should be taken by the contractor so that adverse ground movements or settlements are not generated affecting existing improvements.

Transitional Pads

Transitional pads are defined in this report as pads which are partially cut and partially fill. To mitigate some of the differential settlement which will occur on transitional pads, the cut side should be over-excavated/processed to a minimum depth equal to 2 feet below the bottom of the footings or to the depth of the fill, whichever is less. On transitional pads with more than 7.5 feet of fill, plans need to be reviewed by GTI and site-specific recommendations will be provided.

Excavation Difficulty

One or two layers (approximately 1 to 2 feet thick) of partially cemented material was encountered in 3 of 6 test pits (Appendix B), however, we anticipate that the onsite soils can be excavated with conventional earthwork equipment. Seasonal conditions could cause wet soil conditions to occur onsite. Depending on the depth of cuts, it should be expected that special excavation and fill placement measures may be necessary. Wet materials should be spread out and air-dried or mixed with drier soils to reduce their moisture content to the appropriate level for fill placement. Frozen soils, if encountered, should be removed and allowed to thaw prior to any fill placement or construction. Removal bottoms should be checked by a representative of GTI to see if deeper removals are necessary.

Fill Placement

Subsequent to completing removals/processing and ground preparation, the excavated onsite and/or imported soils may be placed in relatively thin lifts (less than 8 inches thick), cleaned of vegetation and debris, brought to at least optimum moisture content, and compacted to a minimum relative compaction of 95 percent of an ASTM D 1557 modified proctor.

Import Material/Structural Fill

Potentially, soils will be imported to the site for earthwork construction purposes. A sample of any intended import material should first be submitted to GTI so that, if necessary, additional laboratory or chemical testing can be performed to verify that the intended import material is compatible with onsite soils. In general, import material should be within the following minimum guidelines:

* Free of organic matter and debris.
* Maintain less than 0.2 percent sulfate content.
* Maintain less than 3.0 percent soluble material.
* Maintain less than 0.02 percent soluble chlorides.
* Maintain less than 0.2 percent sodium sulfate content.
* Maintain a Plasticity Index less than 12 (i.e., low expansive).
* One hundred percent passing the six-inch screen.
* At least seventy-five percent passing a three-inch screen.
* Maintain at least 20 percent on No. 4 screen
* Maintain between 5 and 20 percent passing the No. 200 screen

Common Subgrade Section Construction Issues

The subgrade upon which building foundations, slabs, and pavement sections are to be constructed must be properly stripped, compacted (if indicated), inspected, and proof-rolled. Proof rolling of subgrade soils should be accomplished using a minimum 10 ton heavy rubber-tired, fully loaded, tandem-axle dump truck or equivalent. Verification of subgrade competence by GTI personnel at the time of construction is required. Pumping or soft areas must be removed and replaced with structural fill. Minor deflections from proof rolling are allowed under flexible pavements. Deflections from proof rolling of building foundations or slabs and rigid pavement support courses should not be visually detectable.

Observation and Testing

During earthwork construction, all removal/processing and the general grading procedures should be observed, and the fill selectively tested by a representative(s) of GTI. If unusual or unexpected conditions are exposed in the field, they should be reviewed by GTI and if warranted, modified and/or additional recommendations will be offered.

Groundwater

Groundwater was not encountered in any test pits during our field investigation. During our initial groundwater readings on June 4, 2024, groundwater was measured in TP-6 at a depth of ~8.1', but not encountered in any other readings. According to the State of Idaho Department of Water Resources Well Drillers' logs, groundwater in the vicinity is approximately 14 to 20 feet below the existing ground surface. Based on site conditions in the future, a transient high groundwater condition could develop over a clay or less permeable layer and this condition could generate down gradient seepage. The possible effect these layers could have on this, and adjacent sites, should be considered and can best be evaluated in the field during grading. If warranted by exposed field conditions, it may be recommended that a drainage system be established to collect and convey any subsurface water to an appropriate location for drainage.

Typically, potential areas of seepage are difficult to identify prior to their occurrence; therefore, it is often best to adopt a "wait and see" approach to determine if any seepage conditions do develop, at which time specific recommendation to mitigate an identified condition can be provided.

Earthwork Settlements

Ground settlement should be anticipated due to primary consolidation and secondary compression. The total amount of settlement and time over which it occurs is dependent upon various factors, including material type, depth of fill, depth of removals, initial and final moisture content, and in-place density of subsurface materials. Compacted fills, to the heights anticipated, are not generally prone to excessive settlement. However, some settlement of the left-in-place alluvium is expected, and the majority of this settlement is anticipated to occur during grading.

Slope Stability

No significantly high (greater than ten feet) slopes are anticipated to be constructed onsite. All slopes should be designed at gradients of 2 to 1 (Horizontal to Vertical) or flatter. All slopes should be constructed in accordance with the minimum requirements of the City of Caldwell and the International Building Code. Cut and fill slopes are anticipated to perform adequately in the future with respect to gross and surficial stability if the soil materials are maintained in a solid to semi-solid state (as defined by the soils Atterberg Limits) and are limited to the heights prescribed herein.

The importance of proper compaction to the face of a slope cannot be overemphasized. In order to achieve proper compaction, one or more of the three following methods should be employed by the contractor following implementation of typical slope construction guidelines:
1) track walk the slopes at grade, 2) use a combination of sheepsfoot roller and track walking, or 3) overfill the slope 3 to 5 feet laterally and cut it back to grade.

Random testing will be performed to verify compaction to the face of the slope. If the tests do not meet the minimum recommendation of 95 percent relative compaction of an ASTM D 1557 modified proctor, the contractor will be informed, and additional compaction efforts recommended. A final evaluation of cut slopes during grading will be necessary in order to identify any areas of adverse conditions. The need for remedial stabilization measures should be based on observations made during grading by a representative of this office. Based on our observations, and if warranted, specific remedial recommendations will be offered for stabilization.

RECOMMENDATIONS – FOUNDATIONS

General

Foundation design and construction recommendations are based on preliminary laboratory testing and engineering analysis performed on near surface soils. The proposed foundation systems should be designed and constructed in accordance with the guidelines contained herein and in the International Building Code.

Based on our experience in the area, the soils onsite should have a negligible corrosive potential to concrete and metal, materials selected for construction purposes should be resistant to corrosion. Where permitted by building code, PVC pipe should be utilized. All concrete should be designed, mixed, placed, finished, and cured in accordance with the guidelines presented by the Portland Cement Association (PCA) and the American Concrete Institute (ACI).

Based on our grading recommendations, the soils beneath the foundations are anticipated to have low expansion potential. Therefore, foundation recommendations for low expansive soil conditions are provided below. If more expansive soils are encountered, the pad(s) will either need to be re-graded and the more expansive soils removed by the contractor or increased foundation recommendations will need to be provided.

Conventional Foundation Recommendations

Column loads are anticipated to be 20 kips or less, while wall loads are expected to be 2 kips per lineal foot or less. The conventional recommendations provided are from a geotechnical engineering perspective (i.e., for expansive conditions) and are not meant to supersede the design by the project's structural engineer.

Preliminary recommendations for foundation design and construction are presented below. The specific criteria to be used should be verified on evaluation of the proposed buildings, structural loads, and expansion and chemical testing performed after grading is complete.

The bearing values indicated are for the total dead plus frequently applied live loads and may be increased by one third for short duration loading which includes the effects of wind or seismic forces. When combining passive pressure and friction for lateral resistance, the passive component should be reduced by one third.

A grade beam, reinforced as below and at least 12 inches wide, should be utilized across all large entrances. The base of the grade beam should be at the same elevation as the bottom of the adjacent footings. Footings should be founded at a minimum depth of 24 inches below lowest adjacent ground surface as required by local codes to extend below the frost line. Reinforcement for spread footings should be designed by the project's structural engineer.

For foundations systems including a crawl space, it is recommended that it be designed so that water is not allowed to penetrate the crawl space. Proper grading and backfill for the foundations are critical and should adhere to the "fill placement" and "drainage" recommendations of this evaluation as well as local building codes.

Footing Type	Minimum Structural Fill Below Footings (inches)	Minimum Footing Depth (inches)	Allowable Bearing Pressure (psf)	Coefficient of Friction	Passive Earth Pressure (psf/ft)	Maximum Earth Pressure (psf)
Strip/Spread	12	24	1,500	0.35	250	2,500

The coefficient of friction and passive earth pressure values recommended are working values. Strip footings should have a minimum width of one foot and spread footings should have a minimum soil to concrete area of four square-feet. Increases are allowed for the bearing capacity of the footings at a rate of 250 pounds per square foot for each additional foot of width and 250 pounds per square foot for each additional foot of depth into the recommended bearing material, up to a maximum outlined. If the bearing value exceeds 2,500 psf, an additional review by GTI is recommended.

As mentioned earlier, a minimum of 12 inches of moisture conditioned and compacted structural fill should be provided for a more uniform foundation support.

Prior to the placement of concrete, moisture should be added to the subgrade soils to minimize water loss of the concrete during placement and curing.

Foundation Settlement

Provided that the recommendations contained in this report are incorporated into final design and construction phase of development, total settlement is estimated to be less than one inch and differential settlement is estimated to be less than 0.75 inches for a 25-foot span. Two-way angular distortions due to settlements are not estimated to exceed 1/400. The structures should be loaded uniformly so as to avoid any localized settlements.

PAVEMENT SECTIONS

Pavement sections presented in the following table are based on an R-value result of 14, pre-assigned traffic index(s) for residential construction and estimated traffic index(s) for commercial construction. These pavement sections are presented for planning purposes only and should be verified based on specific laboratory testing performed subsequent to rough grading of the site.

ASSUMED TRAFFIC RIGHT-OF-AWAY	SUBGRADE R-VALUE	MINIMUM ASPHALT CONCRETE THICKNESS (in.)	MINIMUM AGGREGATE THICKNESS (in.)	
			Aggregate Base (3/4" minus)*	Subbase (Pitrun)*
Residential Streets TI = 6.0	14	2.5	4.0	11.0
Collector Streets TI = 8.0	14	3.0	6.0	14.0

*Aggregate Base and Subbase gradation specification requirement per the current edition of the Idaho Standards for Public Works Construction (ISPWC) Manual. Asphalt mix design shall meet the requirements of ISPWC, Section 810 Class III Plant mix. Materials shall be placed in accordance with ISPWC Standard Specifications for Highway Construction.

Pavement Construction and Maintenance

All section changes should be properly transitioned. If adverse conditions are encountered during the preparation of subgrade materials, special construction methods may need to be employed. All subgrade materials should be processed to a minimum depth of 12 inches and compacted to a minimum relative compaction of 95 percent (AASHTO T-99 standard proctor) at near optimum moisture content. All aggregate base should be compacted to a minimum relative compaction of 95 percent (ASTM D 1557 modified proctor) at optimum moisture content.

The recommended pavement sections provided are meant as minimums. If thinner or highly variable pavement sections are constructed, increased maintenance and repair should be expected. If the ADT (average daily traffic) or ADTT (average daily truck traffic) increases beyond that intended, as reflected by the traffic index(s) used for design, increased maintenance and repair could be required for the pavement section.

Positive site drainage should be maintained at all times. Water should not be allowed to pond or seep into the ground. If planters or landscaping are adjacent to paved areas, measures should be taken to minimize the potential for water to enter the pavement section.

OTHER RECOMMENDATIONS

Site Improvements

As is commonly known, expansive soils are problematic with respect to the design, construction and long-term performance of concrete flatwork. Due to the nature of concrete flatwork, it is essentially impossible to totally mitigate the effects of soil expansion.

Typical measures to control soil expansion for structures include; low expansive soil caps, deepened foundation system, increased structural design, and soil pre-saturation. As they are generally not cost effective, these measures are very seldom utilized for flatwork because it's less costly to simply replace any damaged or distressed sections than to "structurally" design them.

Even if "structural" design parameters are applied to flatwork construction, there would still be relative movements between adjoining types of structures and other improvements (e.g., curb and sidewalk). This is particularly true as the level of care during construction of flatwork is often not as meticulous as that for structures. Unfortunately, it is fairly common practice for flatwork to be poured on subgrade soils, which have been allowed to dry out since site grading.

Generally, after flatwork construction is completed, landscape irrigation begins, utility lines are pressurized, and drainage systems are utilized; presenting the potential for water to enter the dry subgrade soils, causing the soil to expand.

Recommendations for exterior concrete flatwork design and construction can be provided upon request. If, in the future, any additional improvements are planned for the site, recommendations concerning the geological or geotechnical aspects of design and construction of said improvements could be provided upon request. This office should be notified in advance of any fill placement, grading, or trench backfilling after rough grading has been completed. This includes any grading, utility trench and retaining wall backfills.

Landscape Maintenance and Planting

Water has been shown to weaken the inherent strength of all earth materials. Slope stability is significantly reduced by overly wet conditions. Graded slopes constructed within and utilizing onsite materials would be erosive. Eroded debris may be minimized, and surficial slope stability enhanced by establishing and maintaining a suitable vegetation cover as soon as possible after construction.

Compaction to the face of fill slopes would tend to minimize short-term erosion until vegetation is established. Plants selected for landscaping should be lightweight, deep-rooted types, which require little water and are capable of surviving the prevailing climate. From a geotechnical standpoint leaching is not recommended for establishing landscaping. If the surface soils are processed for the purpose of adding amendments, they should be recompacted to 90 percent compaction. Only the amount of irrigation necessary to sustain plant life should be provided. Overwatering the landscape areas could adversely affect proposed site improvements.

We recommend that any proposed open bottom planter areas adjacent to proposed structures be eliminated for a minimum distance of 5 feet and desert landscape using xeriscape technology be used outside of this buffer zone. As an alternative, closed bottom type planter could be utilized. An outlet, placed in the bottom of the planter, could be installed to direct drainage away from structures or any exterior concrete flatwork. Irrigation timers should be adjusted on a monthly basis.

Soil Corrosion

Based on our experience in the area, the soils onsite should have a negligible corrosive potential to concrete and metal, materials selected for construction purposes should be resistant to corrosion.

Where permitted by building code, PVC pipe should be utilized. All concrete should be designed, mixed, placed, finished, and cured in accordance with the guidelines presented by the Portland Cement Association (PCA) and the American Concrete Institute (ACI).

Trench Excavation

All footing trench excavations should be observed by a representative of this office prior to placing reinforcement. Footing trench spoil and any excess soils generated from utility trench excavations should be compacted to a minimum relative compaction of 95 percent if not removed from the site. Considering the nature of the onsite soils, it should be anticipated that caving or sloughing could be a factor in excavations. Shoring or excavating the trench walls and slopes to the angle of repose (typically 25 to 45 degrees) may be necessary and should be anticipated in non-cemented soils. All excavations should be observed by one of our representatives and conform to national and local safety codes.

Utility Trench Backfill

Considering the overall nature of the soil encountered onsite, it should be anticipated that materials will need to be imported to the site for use as pipe bedding and pipe zone material. All utility trench backfill should be brought to near optimum moisture content and then compacted to obtain a minimum relative compaction of the laboratory standard as required per the Idaho Standards for Public Works Construction (ISPWC). Sand backfill, unless excavated from the trench, should not be used adjacent to perimeter footings or in trenches on slopes. Compaction testing and observation, along with probing, should be performed to verify the desired results.

Drainage

Positive site drainage should be maintained at all times in accordance with the IBC. Drainage should not flow uncontrolled down any descending slope. Water should be directed away from foundations and not allowed to pond and/or seep into the ground. Pad drainage should be directed toward the street or other approved area.

The ground immediately adjacent to the foundation shall be sloped away from the building at a minimum of 5-percent for a minimum distance of 10 feet measured perpendicularly to the face of the wall. If physical obstructions prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternate method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2-percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2-percent away from the building. Roof gutters and down spouts should be utilized to control roof drainage. Down spouts should outlet onto paved areas or a minimum of five feet from proposed structures or into a subsurface drainage system. Areas of seepage may develop due to irrigation or heavy rainfall. Minimizing irrigation will lessen this potential. If areas of seepage develop, recommendations for minimizing this effect could be provided upon request.

PLAN REVIEW

Final grading, foundation, and improvement plans should be submitted to this office for review and comment as they become available, to minimize any misunderstandings between the plans and recommendations presented herein. In addition, foundation excavations and earthwork construction performed on the site should be observed and tested by this office. If conditions are found to differ substantially from those stated, appropriate recommendations would be offered at that time.

LIMITATIONS

The materials encountered on the project site and utilized in our laboratory study are believed representative of the area; however, soil materials vary in character between excavations and conditions exposed during mass grading. Site conditions may vary due to seasonal changes or other factors. GeoTek, Inc. assumes no responsibility or liability for work, testing, or recommendations performed or provided by others. Since our study is based upon the site materials observed, selective laboratory testing and engineering analysis, the conclusions and recommendations are professional opinions. These opinions have been derived in accordance with current standards of practice and no warranty is expressed or implied. Standards of practice are subject to change with time.

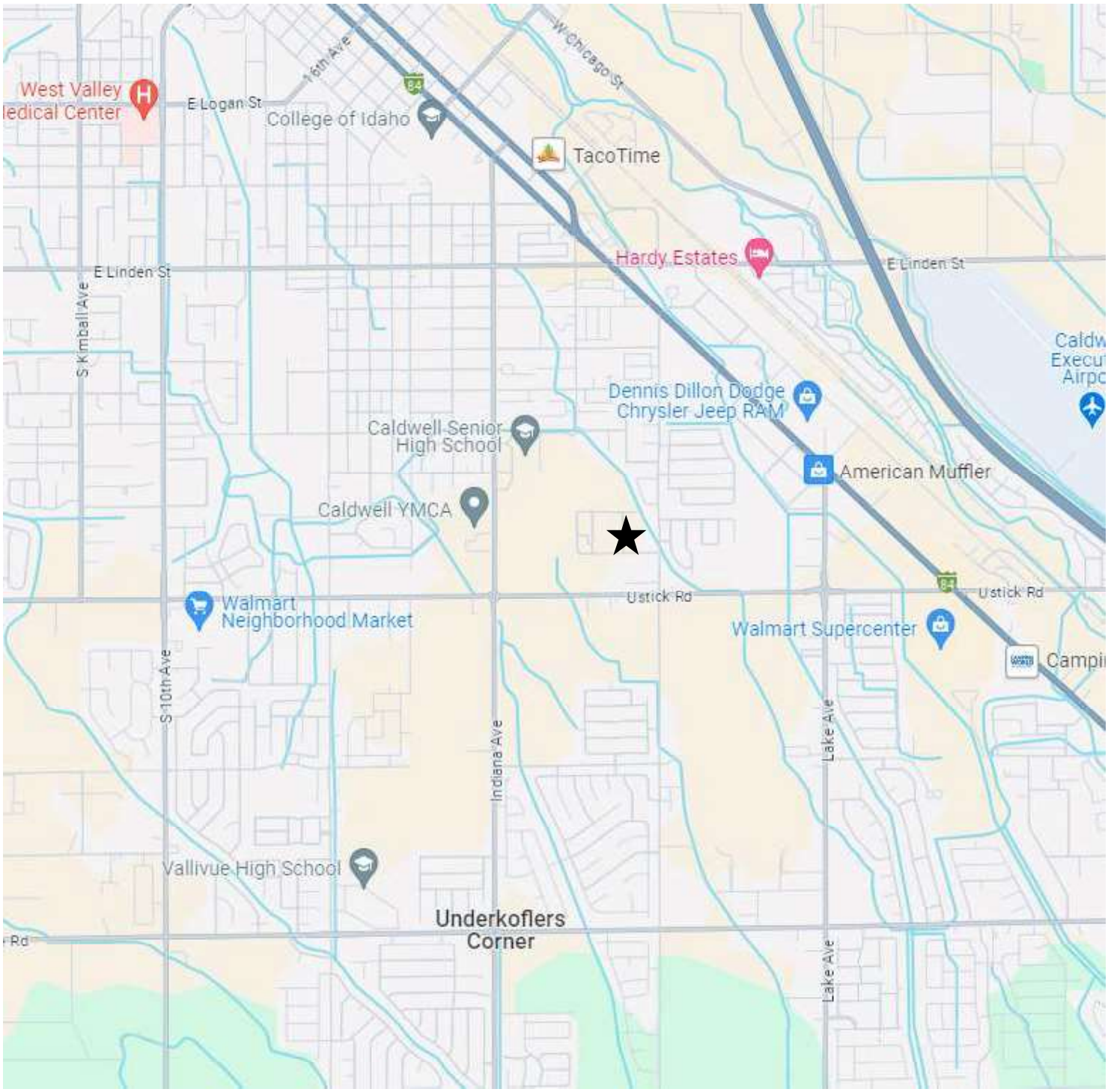
The opportunity to be of service is greatly appreciated. If you have any questions concerning this report or if we may be of further assistance, please do not hesitate to contact the undersigned.

Respectfully submitted,
GeoTek, Inc.



Taylor S. Hedrick, PE
Project Engineer

David C. Waite, PE
Senior Engineer / Branch Manager



★ **APPROXIMATE SITE LOCATION**

Source: Google Maps 2024, GeoTek Field Observations, 2024.
Not to Scale

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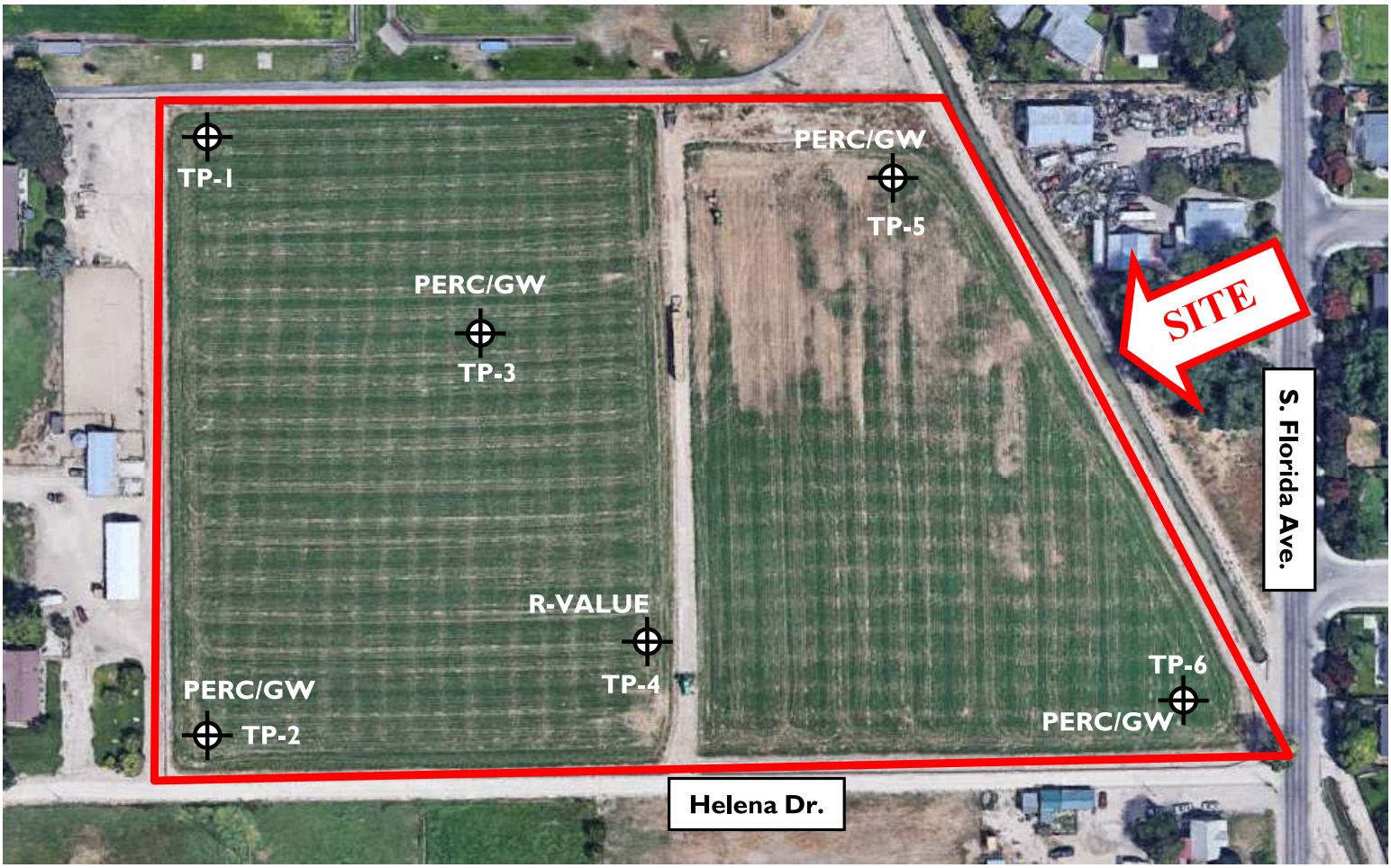
(208) 888-7010 (phone) / (208) 888-7924 (FAX)

FIGURE 1
SITE VICINITY MAP
Jayhawk Creek
Northwest Corner of S. Florida Ave. and Helena Dr.
Caldwell, Idaho
Prepared for: Zion Ventures, LLC

Project No.:	Report Date:	Drawn By:
2744-ID	June 2024	PRW



APPROXIMATE TEST PIT LOCATIONS

N

Source: Google Earth 2023, GeoTek Field Observations, 2024.
Not to Scale

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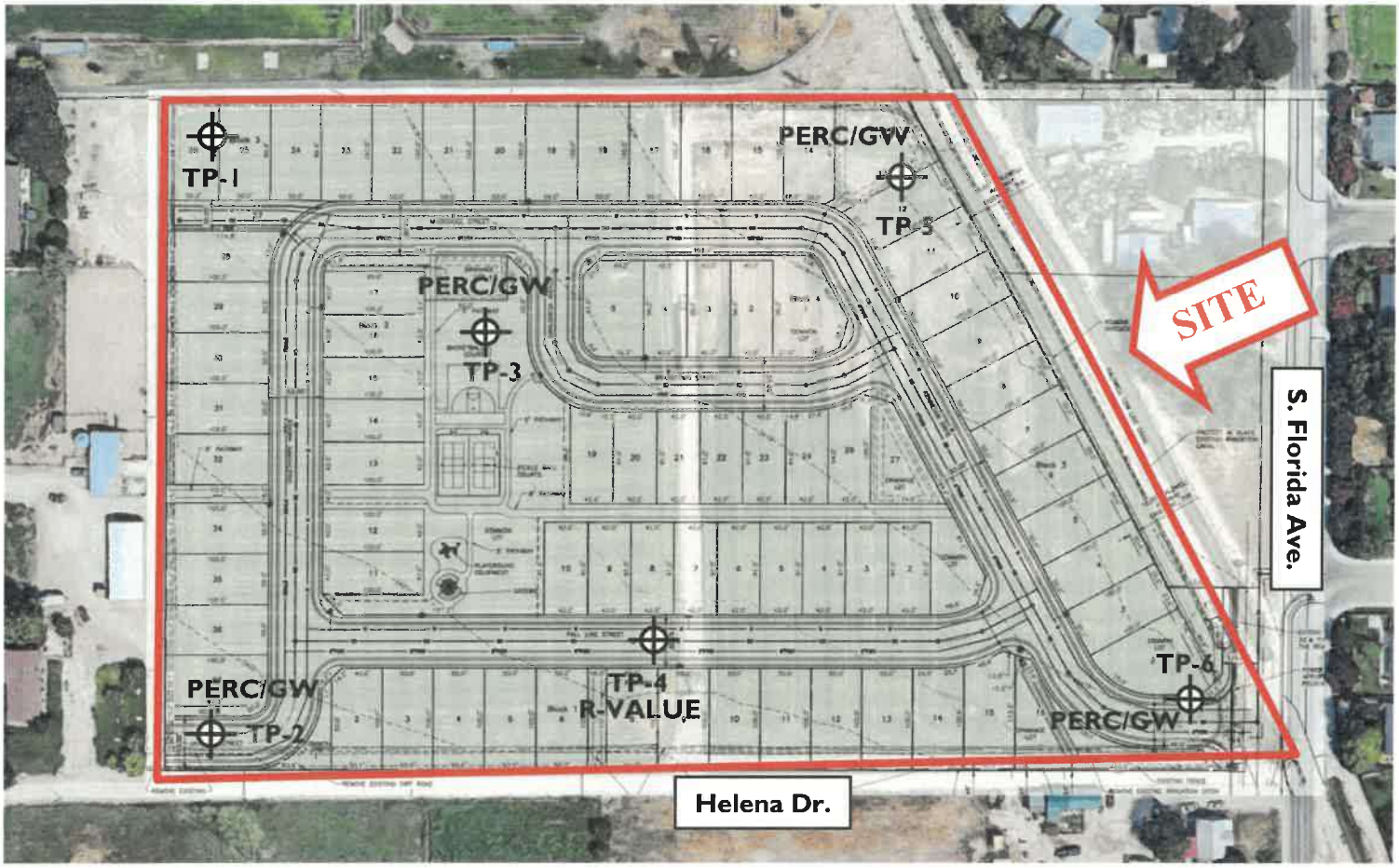
FIGURE 2
SITE EXPLORATION PLAN
Jayhawk Creek
Northwest Corner of S. Florida Ave. and Helena Dr.
Caldwell, Idaho
Prepared for: Zion Ventures, LLC

Project No.:	Report Date:	Drawn By:
2744-ID	June 2024	TSH



APPROXIMATE TEST PIT LOCATIONS

Source: Zion Ventures, LLC, Google Earth 2023, GeoTek Field Observations, 2024.
Not to Scale

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FIGURE 3
PRELIMINARY PLAT
Jayhawk Creek
Northwest Corner of S. Florida Ave. and Helena Dr.
Caldwell, Idaho
Prepared for: Zion Ventures, LLC

Project No.:	Report Date:	Drawn By:
2744-ID	June 2024	TSH

APPENDIX A

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APPENDIX B

LOG GENERAL NOTES

CONSISTENCY OF FINE-GRAINED SOILS		
Unconfined Compressive Strength, Qu, psf	**Standard Penetration or N-Value (SS) Blows/Ft**	**Consistency**
< 500	<2	Very Soft
500 - 1,000	2 - 3	Soft
1,001 - 2,000	4 - 7	Firm
2,001 - 4,000	8 - 16	Stiff
4,001 - 8,000	17 - 32	Very Stiff
> 8,001	32+	Hard

RELATIVE DENSITY OF COARSE-GRAINED SOILS	
Standard Penetration (SPT) or N-Value (SS) Blows/Ft	**Relative Density**
0 - 3	Very Loose
4 - 9	Loose
10 - 29	Medium Dense
30 - 49	Dense
50+	Very Dense

SPT penetration test using 140 pound hammer, with 30 inch free fall on 2 inch outside diameter(1-3/8 ID) sampler
For ring sampler using 140 lb hammer, with a 30 inch free fall on 3 inch outside diameter (2-1/2 ID) sample,
use N-value x 0.7 to get Standard N-value
For fine grained soil consistency, thumb penetration used per ASTM D-2488

RELATIVE PROPORTIONS OF SAND & GRAVEL	
Descriptive Term of other constituents	**Percent of Dry Weight**
Trace	< 15
With	15 - 29
Modifier	> 30

GRAIN SIZE TERMINOLOGY	
Major Component of Sample	**Particle Size**
Boulders	Over 12 inches
Cobbles	3 inches to 12 inches
Gravel	#4 Sieve to 3 inches
Sand	#200 Sieve to #4 Sieve
Silt or Clay	Passing #200 Sieve

RELATIVE HARDNESS OF CEMENTED SOILS (CALICHE)	
Description	**General Characteristics**
Very Dense to Moderately Hard	Partially Cemented Granular Soil - Can be carved with a knife and broken with force by hand.
Very Stiff to Moderately Hard	Partially Cemented Fine-Grained Soil - Can be carved with a knife and broken with force by hand.
Moderately Hard	Moderate hammer blow required to break a sample
Hard	Heavy hammer blow required to break a sample
Very Hard	Repeated heavy hammer blow required to break a sample

LOG LEGEND

MATERIAL DESCRIPTION		
Soil Pattern	**USCS Symbol**	**USCS Classification**
	FILL	Artificial Fill
	GP or GW	Poorly/Well graded GRAVEL
	GM	Silty GRAVEL
	GC	Clayey GRAVEL
	GP-GM or GW-GM	Poorly/Well graded GRAVEL with Silt
	GP-GC or GW-GC	Poorly/Well graded GRAVEL with Clay
	SP or SW	Poorly/Well graded SAND
	SM	Silty SAND
	SC	Clayey SAND
	SP-SM or SW-SM	Poorly/Well graded SAND with Silt
	SP-SC or SW-SC	Poorly/Well graded SAND with Clay
	SC-SM	Silty Clayey SAND
	ML	SILT
	MH	Elastic SILT
	CL-ML	Silty CLAY
	CL	Lean CLAY
	CH	Fat CLAY
	PCEM	PARTIALLY CEMENTED
	CEM	CEMENTED
	BDR	BEDROCK

SAMPLING	
	SPT
	Ring Sample
NR	No Recovery
	Bulk Sample
	Water Table

CONSISTENCY					
Cohesionless Soils		**Cohesive Soils**		**Cementation**	
VL	Very Loose	So	Soft	MH	Moderately Hard
L	Loose	F	Firm	H	Hard
MD	Medium Dense	S	Stiff	VH	Very Hard
D	Dense	VS	Very Stiff		
VD	Very Dense				

TEST PIT LOG

GEOTEK

PROJECT #:	2744-ID	**LOGGED BY:**	PRW
PROJECT:	Jayhawk Creek	**METHOD:**	Backhoe
CLIENT:	Zion Ventures, LLC	**EXCAVATOR:**	JustDigIt
LOCATION:	Caldwell, ID	**DATE:**	5/29/24
		ELEVATION:	

TEST PIT NUMBER: TP-1

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows / 6 in.	Soil Pattern	USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Consistency	REMARKS
1				FILL	Brown to Dk. Brown, Artificial Fill - SILT, Moist	So	Organics present to ~1.0'
2	X			ML	Brown to Dk. Brown, SILT, Moist	F	
3							
4							
5							
6							
7				SM	Lt. Brown to Brown, Silty SAND, Moist	MD	Thin layers of weak cementation
8							
9					**END OF TEST PIT @ 9.0'** **NO GROUNDWATER ENCOUNTERED**		
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							

GEOTEK

TEST PIT LOG

PROJECT #:	2744-ID
PROJECT:	Jayhawk Creek
CLIENT:	Zion Ventures, LLC
LOCATION:	Caldwell, ID

LOGGED BY:	PRW
METHOD:	Backhoe
EXCAVATOR:	JustDigIt
DATE:	5/29/24
ELEVATION:	

TEST PIT NUMBER: TP-2

Depth (ft)	Sample Type	Blows / 6 in.	Soil Pattern	USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Consistency	REMARKS
1				FILL	Brown to Dk. Brown, Artificial Fill - Sandy Lean Clay, Moist	So	Organics present to ~1.0'
2	X			CL	Brown to Dk. Brown, Sandy Lean CLAY, Moist	F	
3							
4							Percolation test conducted at ~4.5'
5							
6							
7							
8							
9				PCEM	Tan to Lt. Brown, PARTIALLY CEMENTED - Silty SAND, Moist	MH	
10					**END OF TEST PIT @ 8.9'**		Piezometer installed at ~8.9'
11					**NO GROUNDWATER ENCOUNTERED**		
12							
13							
14							
15							
16							
17							
18							
19							
20							

TEST PIT LOG

GEOTEK

PROJECT #:	2744-ID	**LOGGED BY:**	PRW
PROJECT:	Jayhawk Creek	**METHOD:**	Backhoe
CLIENT:	Zion Ventures, LLC	**EXCAVATOR:**	JustDigIt
LOCATION:	Caldwell, ID	**DATE:**	5/29/24
		ELEVATION:	

TEST PIT NUMBER: TP-3

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows / 6 in.	Soil Pattern	USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Consistency	REMARKS
1				FILL	Brown to Dk. Brown, Artificial Fill - SILT, Moist	So	Organics present to ~1.0'
2				ML	Brown to Dk. Brown, SILT, Moist	F	
3							
4							Percolation test conducted at ~3.5'
5				PCEM	Brown, PARTIALLY CEMENTED - SILT with Sand, Moist	MH	
6				ML	Lt. Brown to Brown, SILT with Sand, Moist	F	Thin layers of weak cementation
7							
8				PCEM	Lt. Brown to Brown, PARTIALLY CEMENTED - SILT with Sand, Slightly Moist to Moist	MH	
9							
10					**END OF TEST PIT @ 9.3'** **NO GROUNDWATER ENCOUNTERED**		Piezometer installed at ~9.3'
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							

GEOTEK

TEST PIT LOG

PROJECT #:	2744-ID	**LOGGED BY:**	PRW
PROJECT:	Jayhawk Creek	**METHOD:**	Backhoe
CLIENT:	Zion Ventures, LLC	**EXCAVATOR:**	JustDigIt
LOCATION:	Caldwell, ID	**DATE:**	5/29/24
		ELEVATION:	

TEST PIT NUMBER: TP-4

Depth (ft)	Sample Type	Blows / 6 in.	Soil Pattern	USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Consistency	REMARKS
1				FILL	Brown to Dk. Brown, Artificial Fill - Lean CLAY with Sand, Moist	So	Organics present to ~1.0'
2	X			CL	Brown to Dk. Brown, Lean CLAY with Sand, Moist	F	
3							
4							
5							
6							
7				PCEM	Brown, PARTIALLY CEMENTED - SILT with Sand, Moist	VH	
8					**END OF TEST PIT @ 7.5' (PRACTICAL REFUSAL)**		
9					**NO GROUNDWATER ENCOUNTERED**		
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							

GEOTEK

TEST PIT LOG

PROJECT #:	2744-ID	**LOGGED BY:**	PRW
PROJECT:	Jayhawk Creek	**METHOD:**	Backhoe
CLIENT:	Zion Ventures, LLC	**EXCAVATOR:**	JustDigIt
LOCATION:	Caldwell, ID	**DATE:**	5/29/24
		ELEVATION:	

TEST PIT NUMBER: TP-5

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows / 6 in.	Soil Pattern	USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Consistency	REMARKS
1				FILL	Brown to Dk. Brown, Artificial Fill - Lean CLAY with Sand, Moist	So	Organics present to ~1.0'
2	X			CL	Brown to Dk. Brown, Lean CLAY with Sand, Moist	F	
3	X						
4							
5							
6							
7				ML	Brown, Sandy SILT, Moist	F	Thin layers of weak cementation
8							Percolation test conducted at ~9.0'
9					**END OF TEST PIT @ 9.0'**		Piezometer installed at ~9.0'
10					**NO GROUNDWATER ENCOUNTERED**		
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							

TEST PIT LOG

GEOTEK

PROJECT #:	2744-ID	**LOGGED BY:**	PRW
PROJECT:	Jayhawk Creek	**METHOD:**	Backhoe
CLIENT:	Zion Ventures, LLC	**EXCAVATOR:**	JustDigIt
LOCATION:	Caldwell, ID	**DATE:**	5/29/24
		ELEVATION:	

TEST PIT NUMBER: TP-6

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows / 6 in.	Soil Pattern	USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Consistency	REMARKS
1				FILL	Brown to Dk. Brown, Artificial Fill - SILT, Moist	So	Organics present to ~1.0'
2				ML	Brown to Dk. Brown, SILT, Moist	F	
3							
4							
5							
6							
7	X						
8				SM	Brown, Silty SAND, Moist (Weak layers of cementation)	MD	Groundwater measured at 8.1' on 6/4/2024 Percolation test conducted at ~10.0'
9							
10					**END OF TEST PIT @ 10.0'** **NO GROUNDWATER ENCOUNTERED**		Piezometer installed at ~10.0'
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							

APPENDIX C

FIELD TESTS AND OBSERVATIONS (2744-ID)

PERCOLATION TESTS

The infiltration rate was determined by conducting percolation tests for onsite earth materials. The infiltration rate was determined in inches per hour in general accordance with the City of Caldwell requirements. Infiltration rate results are presented below. The infiltration rates provided below should be used for design and not exceeded.

LOCATION	USCS SOIL CLASSIFICATION GROUP SYMBOL	INFILTRATION RATE (Inches/Hour)
TP-2 @ 4.5'	CL	0.8
TP-3 @ 3.5'	ML	1.3
TP-5 @ 9.0'	ML	1.8
TP-6 @ 10.0'	SM	2.6

GROUNDWATER MONITORING RESULTS

Initial groundwater monitoring results are presented below. Groundwater elevation results are recorded in feet below existing grade. Initial groundwater monitoring occurred on June 4, 2024.

LOCATION	GROUNDWATER ELEVATION
TP-2	8.9'+
TP-3	9.3'+
TP-5	9.0'+
TP-6	8.1'

+ Indicates a dry reading at the bottom of the piezometer
n/a Indicates that the piezometer was damaged/missing in the field
and no measurements were obtained.

APPENDIX D

LABORATORY TESTS RESULTS (2744-ID)

ATTERBERG LIMITS

Atterberg limits were performed on representative samples in general accordance with ASTM D 4318. The results are shown in the following plates.

PARTICLE SIZE ANALYSIS

Sieve analyses were performed in general accordance with ASTM test method C136 and ASTM C117. Test results are presented in the following plates.

RESISTANCE R-VALUE AND EXPANSION PRESSURE OF COMPACTED SOILS

Tests were conducted on representative soil samples, in general accordance with Idaho test method T-8 and AASHTO T-190, to determine the soil's performance when placed in the base, subbase, or subgrade of a road subjected to traffic.

LOCATION	R-VALUE @ 200 psi
TP-4, 1.0'-2.0'	14

GeoTek - Boise
320 Corporate Drive, Suite #300
Meridian, ID 83642
Phone: (208) 888-7010
Fax: (208) 888-7924

Material Test Report

Report No: MAT:24-00456-S01

Client: Zion Ventures, LLC
1307 E Lone Creek Drive
Eagle ID 83616

CC:

Project: 2744-ID
Jayhawk Creek

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID	24-00456-S01
Date Sampled	5/29/2024
Specification	General Sieve Set
Location	TP-1, 1.0'-2.0'

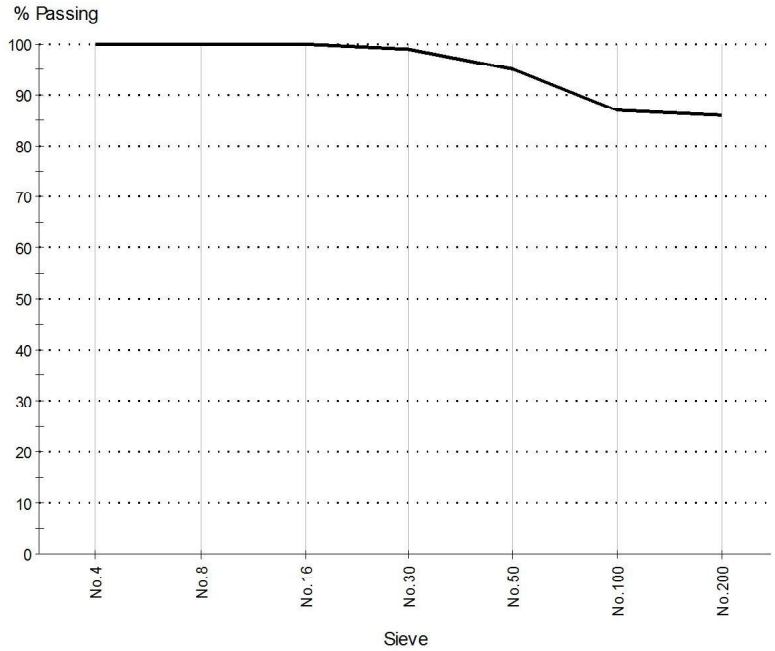
Sample Description:

ML, Silt

Atterberg Limit:

Liquid Limit: 41
Plastic Limit: 30
Plasticity Index: 11

Particle Size Distribution



COBBLES	GRAVEL		SAND			FINES (86.1%)	
(0.0%)	Coarse (0.0%)	Fine (0.1%)	Coarse (0.1%)	Medium (2.8%)	Fine (10.8%)	Silt	Clay

Grading: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

Sieve Size	% Passing	Limits
No.4	100	
No.8	100	
No.16	100	
No.30	99	
No.50	95	
No.100	87	
No.200	86	

D85: N/A **D60:** N/A **D50:** N/A
D30: N/A **D15:** N/A **D10:** N/A

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GeoTek - Boise
320 Corporate Drive, Suite #300
Meridian, ID 83642
Phone: (208) 888-7010
Fax: (208) 888-7924

Material Test Report

Report No: MAT:24-00456-S02

Client: Zion Ventures, LLC
1307 E Lone Creek Drive
Eagle ID 83616

CC:

Project: 2744-ID
Jayhawk Creek

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID	24-00456-S02
Date Sampled	5/29/2024
Specification	General Sieve Set
Location	TP-2, 1.5'-2.5'

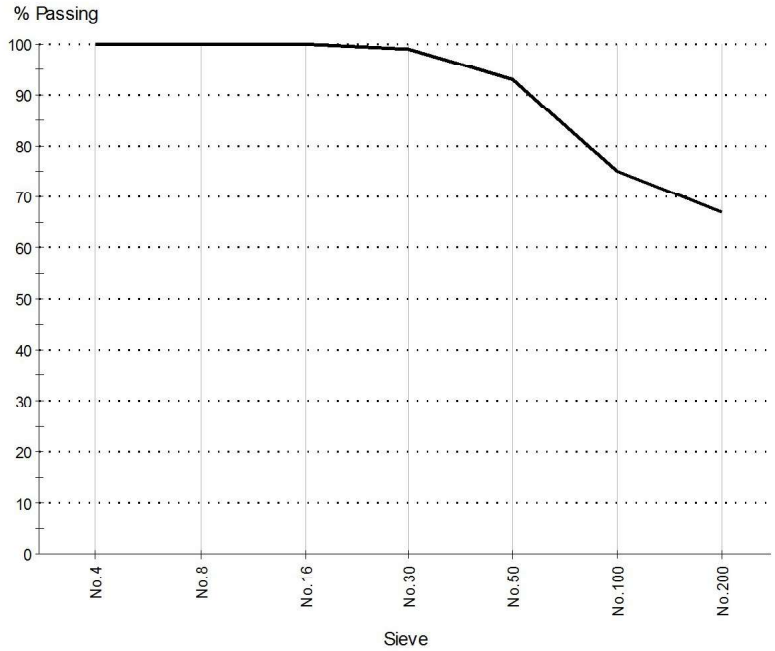
Sample Description:

CL, Sandy lean clay

Atterberg Limit:

Liquid Limit: 45
Plastic Limit: 25
Plasticity Index: 20

Particle Size Distribution



COBBLES	GRAVEL		SAND			FINES (67.5%)	
(0.0%)	Coarse (0.0%)	Fine (0.0%)	Coarse (0.0%)	Medium (3.9%)	Fine (28.6%)	Silt	Clay

Grading: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

Sieve Size	% Passing	Limits
No.4	100	
No.8	100	
No.16	100	
No.30	99	
No.50	93	
No.100	75	
No.200	67	

D85: 0.2205 **D60:** N/A **D50:** N/A
D30: N/A **D15:** N/A **D10:** N/A

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GeoTek - Boise
320 Corporate Drive, Suite #300
Meridian, ID 83642
Phone: (208) 888-7010
Fax: (208) 888-7924

Material Test Report

Report No: MAT:24-00456-S03

Client: Zion Ventures, LLC
1307 E Lone Creek Drive
Eagle ID 83616

CC:

Project: 2744-ID
Jayhawk Creek

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID	24-00456-S03
Date Sampled	5/29/2024
Specification	General Sieve Set
Location	TP-4, 1.0'-2.0'

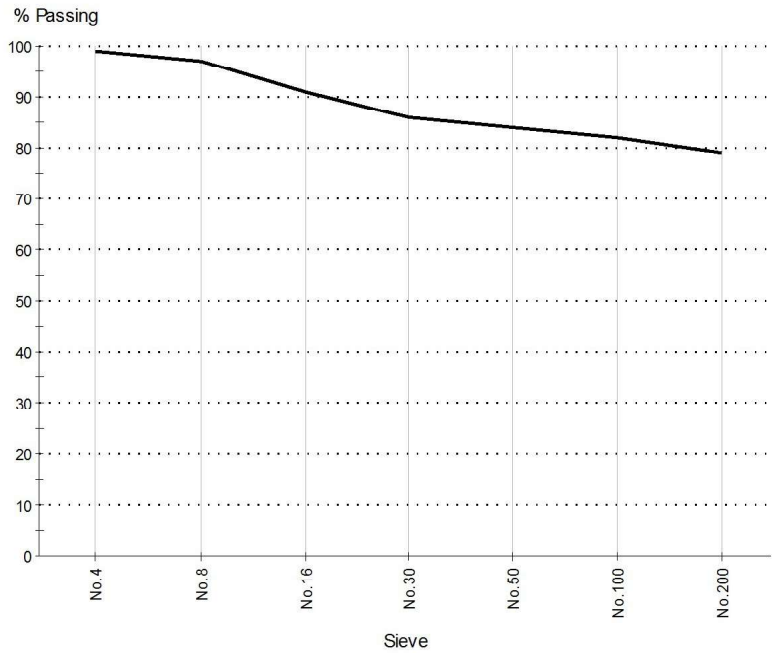
Sample Description:

CL, Lean clay with sand

Atterberg Limit:

Liquid Limit:	29
Plastic Limit:	20
Plasticity Index:	9

Particle Size Distribution



COBBLES	GRAVEL		SAND			FINES (79.0%)	
(0.0%)	Coarse (0.0%)	Fine (0.5%)	Coarse (4.2%)	Medium (10.0%)	Fine (6.3%)	Silt	Clay

Grading: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

Sieve Size	% Passing	Limits
No.4	99	
No.8	97	
No.16	91	
No.30	86	
No.50	84	
No.100	82	
No.200	79	

D85: 0.4243 **D60:** N/A **D50:** N/A
D30: N/A **D15:** N/A **D10:** N/A

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GeoTek - Boise
320 Corporate Drive, Suite #300
Meridian, ID 83642
Phone: (208) 888-7010
Fax: (208) 888-7924

Material Test Report

Report No: MAT:24-00456-S04

Client: Zion Ventures, LLC
1307 E Lone Creek Drive
Eagle ID 83616

CC:

Project: 2744-ID
Jayhawk Creek

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID	24-00456-S04
Date Sampled	5/29/2024
Specification	General Sieve Set
Location	TP-5, 2.0'-3.0'

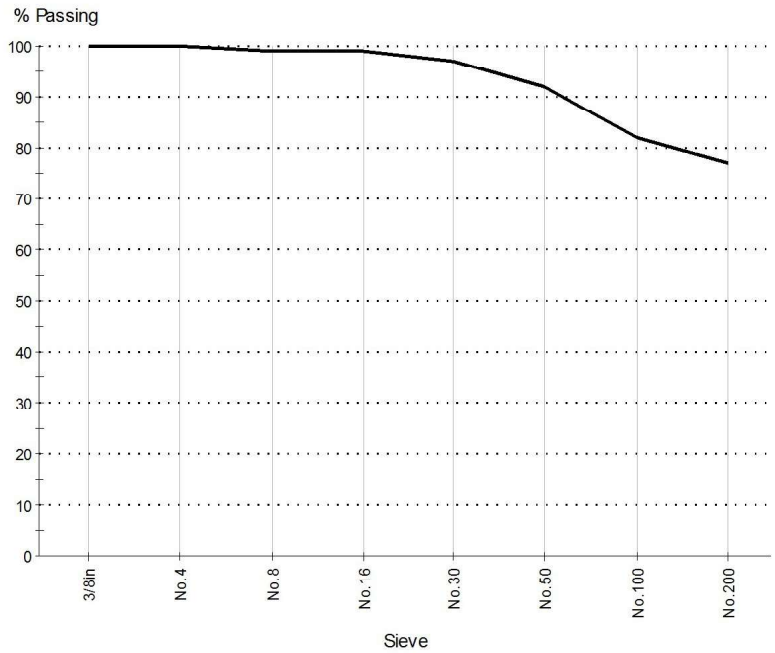
Sample Description:

CL, Lean clay with sand

Atterberg Limit:

Liquid Limit:	36
Plastic Limit:	21
Plasticity Index:	15

Particle Size Distribution



COBBLES	GRAVEL		SAND			FINES (76.6%)	
(0.0%)	Coarse (0.0%)	Fine (0.5%)	Coarse (0.4%)	Medium (4.9%)	Fine (17.6%)	Silt	Clay

Grading: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3/8in	100	
No.4	100	
No.8	99	
No.16	99	
No.30	97	
No.50	92	
No.100	82	
No.200	77	

D85: 0.1847 **D60:** N/A **D50:** N/A
D30: N/A **D15:** N/A **D10:** N/A

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GeoTek - Boise
320 Corporate Drive, Suite #300
Meridian, ID 83642
Phone: (208) 888-7010
Fax: (208) 888-7924

R Value Report

Report No: RV:24-00456-S03

Client: Zion Ventures, LLC
1307 E Lone Creek Drive
Eagle ID 83616

CC:

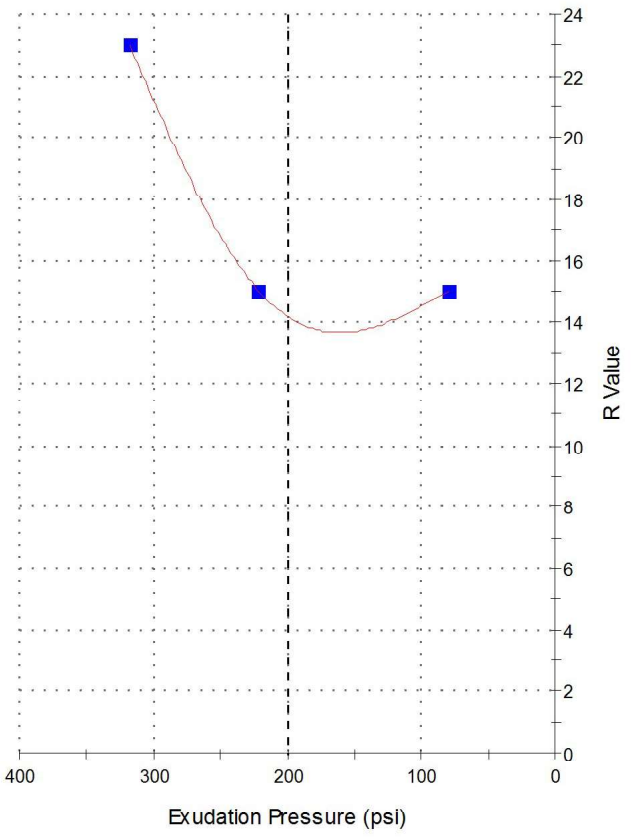
Project: 2744-ID
Jayhawk Creek

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID:	24-00456-S03	**Date Sampled:**	5/29/2024
Sampling Method:		**Source:**	
Material:		**Specification:**	General Sieve Set
Location:	TP-4, 1.0'-2.0'	**Tested By:**	
Date Tested:			

R Value



Test Results

ASTM D 2844

R Value at 200 psi Exudation: 14

Specimen Results

Moisture Content (%)	21.3	22.2	23.4
Dry Density (lb/ft³)	102.8	107.0	103.0
Exudation Pressure (psi)	318	221	80
R Value	23	15	15
Expansion Pressure (psi)			

Comments

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Memorandum

To:

City Council

Meeting Date:

June 15, 2026

Item Name:

Approve the appointment of Alyssa Dritenbas to the Parks and Recreation Commission for a term to expire on December 31, 2027

Summary Statement:

Recommended Action:

Budget:

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

Attachments:

1. A Dritenbas Application for Appointed Position
2. A Dritenbas LOI Parks & Recreation Commission
3. A Dritenbas Resume 2026

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	X	Parks & Recreation Commission
	Planning & Zoning Commission		Senior Citizen Center Commission
	Traffic Commission		Youth Master Plan Committee
	Urban Renewal Agency Commission		Downtown Parking Advisory Board

Name: Alyssa Dritenbas

Home Address: 1324 Fairview Ave, Caldwell, ID 83605

Telephone: 208-982-1418 E-Mail: alyssadrit@gmail.com

Occupation: Disclosure consultant

Are you a resident of Caldwell? Yes [X] No [ ]

If not, do you live in Caldwell's area of impact? Yes [ ] No [ ]

Why do you want to become involved? I want to become involved because I genuinely enjoy giving back to my community and hope to use my personal and professional experience to help support and enhance the parks and recreation programs.

Do you participate in any local service clubs or organizations? Yes [ ] No [X]

If so, please list: However, current foster parent with DHW.

What areas of city government are of most interest to you? Parks and recreation, urban renewal, and golf course.

Have you participated in any level of volunteer government in the past? Yes [ ] No [X]

If so, please list: As a consultant, supported community services.

Do you understand the time commitment required to serve in this capacity? Yes [X] No [ ]

Signature: Alyssa Dritenbas Date: 5/1/2026

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

Letter of Interest: Parks & Recreation Commission May 1, 2026

Mayor Eric Phillips
City of Caldwell
205 S. 6th Ave
Caldwell, ID 83605

Dear Mayor Phillips,

I am excited to apply for a position on the City of Caldwell Parks & Recreation Commission. As an Idaho native who has proudly called Caldwell home for the past two years, I care deeply about this community and the opportunities we create for families, children, and future generations.

As both a parent and foster parent, parks and recreation programs mean a great deal to me. They are places where families connect, children grow, and communities come together. I have seen firsthand how important safe parks, quality recreation programs, and accessible natural spaces are in supporting physical health, mental well-being, and strong family relationships.

My professional background includes experience in project management, business strategy, sustainability initiatives, and working with diverse groups of stakeholders. At the same time, much of my work and volunteer experience has focused on community-based programs, including homeless shelters, early childhood services, and partnerships with public service organizations. These experiences have shown me how meaningful thoughtful community investment can be and how it can truly improve people's lives.

I believe I would bring a balanced perspective to this Commission by combining practical business experience with personal, community-centered values. Caldwell is a growing city with incredible opportunity, and I am passionate about helping ensure that growth continues in ways that preserve our parks, strengthen recreation opportunities, and maintain the strong sense of community that makes Caldwell special.

I appreciate Caldwell's commitment to stewardship, accessibility, and quality of life for all residents. I would be honored to contribute my time, experience, and dedication to support the Commission's mission and help enhance the parks and recreation resources that serve our community.

Thank you for your time and consideration. I look forward to the opportunity to speak with you further and am happy to provide any additional information.

Kindly,

Alyssa Dritenbas

Alyssadrit@gmail.com

208-982-1418

ALY DRITENBAS

alyssadrit@gmail.com I 208-982-1418 I Caldwell, Idaho



EXPERIENCE

Carol Cone on Purpose Caldwell, ID 1-2022 to Current
(+ Warm Springs Consulting)

Disclosure Consultant / Project Manager

Support clients in achieving their business objectives through diverse projects, including sustainability reports, ESRS disclosures, GHG accounting, SASB reporting, community engagement, and goal setting. Work with clients across various sectors such as mining, pharmaceutical, manufacturing, and government.

- Develop and manage project schedules, coordinate team meetings, monitor project budgets, and track progress to ensure timely completion of project deliverables
- Facilitate communication and coordination among internal teams and external partners to identify priorities, establish goals, and create tailored programs
- Oversee data collection, data entry, calculations, and report creation in accordance with various standards and frameworks
- Perform benchmarking and offer guidance on regulations, supporting departments such as EHS, sustainability, and corporate responsibility & reporting
- Conduct gap analysis to identify data gaps and streamline reporting
- Develop policies to support business initiatives and drive organizational objectives
- Support workshops and public open houses focused on strategic planning and goal setting

Idaho Housing & Finance Assn. Boise, ID 12-2020 to 1-2022

Grant Administrator

Oversaw the allocation and administration of approximately $3 million among more than 20 non-profit agencies throughout Idaho.

- Developed and tracked annual and multi-year grant budgets
- Provided technical assistance and training to agencies, focused on policies, procedures and financial management
- Improved and streamlined grant management processes
- Reviewed requests for disbursement and processed payments

Childcare Resources Vero Beach, FL 8-2013 to 8-2017

Director of Community Relations

Supported the organization as service to clients grew by 64 percent and budget grew by nearly 20 percent.

- Identified organizational goals and developed programs that achieved those goals
- Created and presented reports to Board of Directors and granting agencies
- Coordinated all aspects of fundraising events, from conceptual design to conclusion of event
- Planned and implemented components of a capital campaign, generating $2.2 million
- Developed and executed marketing campaigns to enhance brand awareness

Redden Group Boise, Idaho 8-2008 to 3-2013

Project Manager

Secured six grants totaling approximately $8 million. Managed grant programs with a combined budget of $3.5 million.

- Developed detailed project plan with goals and metrics
- Negotiated contracts and secured vendors
- Assessed program for efficiency and effectiveness
- Ensured grant requirement compliance
- Developed curriculum for two-day training workshop, marketed the training opportunities and organized logistics
- Coordinated annual conferences, including the management of vendors and sponsorships, international guests, registration, training schedule, budget, contracts, food and beverage, transportation, ancillary events, marketing, signage and site selection

EDUCATION & CERTIFICATIONS

Boise State University
Bachelor of Science
Major: General Business Management
Minor: Marketing

University of South Florida
Meeting and Event Planning Certificate

Intl Financial Reporting Standards Foundation
FSA Credential Level II Candidate

Memorandum

To:

City Council

Meeting Date:

June 15, 2026

Item Name:

Approve Resolution accepting a proposal from Dahle Construction in the amount of $291,547.00 for construction of a 20-inch water main line on E. Homedale Road

Summary Statement:

The City of Caldwell Engineering Department has coordinated with the Water Department in identifying the need for a 20-inch water main to be constructed in Homedale Road. This water main line will provide service to Zone 2 from the water tower constructed as part of the Element Ridge Subdivision. Currently, the Verbena Ranch Subdivision is completing water main installation to service their development within Zone 3. Dahle Construction is the contractor constructing the water main for the Verbena Ranch Subdivision, and has submitted a proposal in the amount of $291,547.00 to construct a 20-inch water main line along E. Homedale Road between 10th Avenue and Montana Avenue. The proposed work would be completed concurrently with the Homedale Road frontage improvements being constructed by Dahle Construction for Toll Brothers as part of the Verbena Ranch Subdivision. Coordinating these projects will minimize disruptions to residents and motorists by limiting roadway closures and construction impacts to a single period.

Recommended Action:

The City Engineer and Water Superintendent have reviewed the attached proposal and recommend that City Council authorize and accept the proposal and attached resolution.

Budget: Finance Review

Cost: $291,547.00
GL Account: 70-8-25-100-87500
Timeline:
Department:
Project Manager:

Attachments:

1. Dahle Construction Proposal
2. Council Resolution

4301 Garrity BLVD, Suite 201
Nampa, ID 83687

Cell: (208) 921-1793
Office: (208) 756-3241
Fax: (208) 756-3240

Idaho Contractor's License #RCE 574
Idaho Public Work License #PWC-C-11353

Date: 5/28/2026
Submitted to: Mohammad Kahn
Project Name: E Homedale Road Frontage City of Caldwell Portion

Item #	Description Of Work	Qty	U/M	@	Unit Price	Total
	WATER					
1	20" C900	2040	LF	@	$ 130.00	$ 265,200.00
2	MISC FITTINGS	1	LS	@	$ 6,500.00	$ 6,500.00
3	HYDRANT	1	EA	@	$ 16,000.00	$ 16,000.00
4	BLOWOFFS	1	EA	@	$ 3,847.00	$ 3,847.00
		TOTAL WATER				**$ 291,547.00**

GRAND TOTAL	**$ 291,547.00**

All work to be completed in a workmanlike manner according to standard practice. Any alteration or deviation from above speifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon accident, delays, strikes beyond Dahle Construction LLC control. Proposal may be withdrawn if not accepted within 21 days. Payment is due no later than the 10th of following month. Interest will be charged at maximum allowable rate on any overdue balances.

Exclusions: EROSION CONTROL, NOI, SWPPP, SURVEYING, PERMITS, FEES, UNSUITABLE MATERIAL REMOVAL OR REPLACEMENT, CONCRETE COLLARS, LANDSCAPE REPAIR, CONCRETE REPAIR, ROCK EXCAVATION, POND, SWALE AND ROOF DRAINS, RIP RAP, SAND WINDOWS, CATCH BASINS, ADJUSTMENT OF VALVES

Notes: ALL MATERIAL TO REMAIN ON-SITE.

Authorized Signature: Cindy Saline

Acceptance of Proposal

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified.

Payment will be made as outlined above, and due by the 10th of each month.

Date Accepted: _____ **Authorized Signature:** _____

RESOLUTION NO. _____

BE IT HEREBY RESOLVED by the Mayor and the Council of the City of Caldwell, Idaho, that the Caldwell City Council accepts and approves a proposal from Dahle Construction in the amount of $291,547.00 for construction of a 20-inch water main line on E. Homedale Road and authorizes the City Engineer to sign said proposal on behalf of the City of Caldwell.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 15th day of June 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 15th day of June 2026.

Approved By:

Attest:

_____ Mayor

_____ Clerk

Memorandum

To:

City Council

Meeting Date:

June 15, 2026

Item Name:

Approve Resolution accepting Task Order No. 26-02 from Bowen Collins & Associates, Inc., in an amount not to exceed $50,000, for development review services and water system model updates

Summary Statement:

The Public Works Department and Water Division have collaborated closely with Bowen Collins & Associates (BCA) to establish a process for evaluating incoming potential developments during the application process. This professional services contract is critical for accurately tracking the City's growing water demand and infrastructure needs.

This new process will require applicants of future developments to provide proposed development information to BCA, which will then be tracked and evaluated through the City's water model. BCA will provide a technical water evaluation report to City Engineering, which will be utilized when preparing staff reports and evaluating water zone metrics. In order to efficiently facilitate this process, the City will pay BCA for these costs with this professional services agreement, and will be reimbursed directly from the applicant of the proposed development. Upon completion of the water technical report, the applicant of the potential development will be required to reimburse the City for the costs incurred during the analysis.

Recommended Action:

The City Engineer has reviewed the attached task order and recommends that City Council authorize and accept the task order and approve the attached resolution.

Budget:

Cost: Not to exceed $50,000.00
GL Account: Fund 70
Timeline:
Department:
Project Manager:

Attachments:

1. Task Order 26-02
2. Council Resolution

TASK ORDER No. 26-02
Development Review Services
City of Caldwell, Idaho
General Services Contract

Task Order No. 26-02 is issued by CITY OF CALDWELL, IDAHO (herein called OWNER) pursuant to the General Services Agreement between the OWNER and Bowen Collins & Associates, Inc. (herein called ENGINEER).

1. SERVICES

Services are described in the attached letter proposal dated May 20, 2026.

2. COMPENSATION

Compensation will be on a cost-reimbursable basis, with a total fee not to exceed $50,000 without prior consent from the OWNER. Invoices will be prepared and submitted each month to the City for review and approval.

3. PERIOD OF SERVICES

Engineering services will commence as of the date of this Task Order. Schedule for completion of tasks is open-ended.

4. DELIVERABLES

Deliverables are described in the attached letter dated May 20, 2026.

5. OTHER REQUIREMENTS

No other requirements are stipulated.

The parties have executed this Task Order effective this ____day of _____, 2026.

OWNER		**ENGINEER**	
By	_____	By	_____
Name	_____	Name	Greg Loscher, P.E.
Title	_____	Title	Principal

BOWEN COLLINS & ASSOCIATES

776 EAST RIVERSIDE DRIVE, SUITE 250 • EAGLE, IDAHO 83616
TEL: 208.939.9561 • FAX: 208.939.9571

May 20, 2026

John Prebonick
City Engineer
205 S 6th Ave
Caldwell, Idaho 83605

Subject: Development Review Services

Dear John:

Thank you for allowing Bowen, Collins & Associates (BC&A) to serve the City of Caldwell (City) by providing miscellaneous on-call water system services, including development review and water system model updates. This letter summarizes the services to be provided under this scope.

1. Development Review - Coordinate with City Staff and Developers:
    a. Receive and review data on proposed water system improvements from City staff or developers under the direction of City staff. This includes written descriptions, sketches, CAD drawings, GIS files, utility layouts, projected demands, and other information pertinent to potential impacts on the City's potable water system.
    b. To promote efficient and timely review, we recommended development-specific project submittals include the following information for buildout conditions of the development:
        i. A GIS shapefile of the proposed water infrastructure with water main attributes for proposed diameter and material. A shapefile for design grading of the proposed development.
        ii. The shapefiles should be in the City's standard horizontal and vertical coordinate systems.
        iii. A summary of the number of homes, stories, average square footage, or types of businesses with square footage that will be served by the new water infrastructure.
        iv. Provide the number of units and stories per complex and mix of number of bedrooms per apartment for high-density housing.
        v. Details on water fixture types in non-residential facilities that will use water such as community clubhouses, gyms, or swimming pools.
        vi. Confirmation from the fire chief on required fire flow for non-residential parts of developments.
        vii. Identify areas with planned cut or fill greater than 5 feet.
    c. Planning level reviews can provide a simple GIS shapefile of the project extents at buildout with estimates for applicable information listed in item 1b.

2. Development Review - Model Creation:
    a. BC&A will develop and maintain a model scenario for platted but unconstructed developments and improvements.
    b. BC&A will evaluate each of the newly proposed developments or system improvements considering the projected system conditions and other previously proposed developments.
    c. The existing model will be modified to reflect the proposed water main layout, connections to the system, elevations, and projected demands.
3. Development Review - Development Evaluation:
    a. BC&A will evaluate the proposed system improvements against State standards and City of Caldwell standards for water system design and performance. This includes, proposed dead-ends, minimum diameters, hydrant placement, connectivity to the existing system, required fire flows, minimum pressures, and maximum pressures under design conditions.
    b. When standards are not met by the proposed system, BC&A will provide recommendations for modifications, including onsite improvements, and offsite improvements.
4. Development Review - Deliverables:
    a. As requested, BC&A will provide an informal email response or a formal technical memorandum stamped by an Idaho Registered professional engineer, summarizing the evaluation and recommendations for each proposed development.
5. Development Review - Model Maintenance:
    a. After the improvements are constructed, BC&A will migrate the water mains from the platted scenario to the existing scenario and update any changes to the original design as indicated in the record drawings. This task assumes the City provides record drawings for constructed improvements to BC&A.
6. Declining Balance
    a. BC&A will create and maintain a declining balance for each pressure zone and the entire water system to track available water supply in terms of ERUs (Equivalent Residential Units). This will serve as a planning tool for the City for tracking developments and the remaining available water supply.
7. Miscellaneous Services:
    a. BC&A will provide engineering responses and support when requested by City staff related to developments but not billable to a specific developer. This is intended to cover relatively small and simple tasks requiring less than 10-15 hours of time. Large or complex projects will be completed under separate individual task orders.

Project Schedule

Proposed developments will be reviewed within two weeks of receipt of all the necessary data by BC&A from the City or the developer. Either the completed technical memorandum or a request for additional information will be submitted within the proposed time frame.

Project Fee

BC&A will complete the tasks as described in this letter on a cost-reimbursable (i.e. time and materials) basis. The initial not-to-exceed limit for this task order will be $50,000. This limit can be amended by the City by written approval if necessary.

Typical individual development review project evaluation costs range from roughly $1,000 for preliminary screenings to $3,200 for design hydraulic evaluations.

Sincerely,

Bowen Collins & Associates, Inc.



Roland Rocha, P.E.
Project Manager

RESOLUTION NO. _____

BE IT HEREBY RESOLVED by the Mayor and the Council of the City of Caldwell, Idaho, that the Caldwell City Council accepts and approves "Task Order No. 26-02" from Bowen Collins & Associates, Inc. in an amount not to exceed $50,000.00 for development review services and water system model updates and authorizes the Mayor to sign said task order on behalf of the City of Caldwell.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 15th day of June 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 15th day of June 2026.

Approved By:

Mayor

Attest:

Clerk

Memorandum

To:

City Council

Meeting Date:

June 15, 2026

Item Name:

Consider Resolution approving the request from Iron Eagle Industrial, LLC, for dedication of sewer and water facilities in the Iron Eagle Business Park Development Located at: 5615 Aviation Way, Caldwell, ID

Summary Statement:

In accordance with the requirement that water mainline facilities in the Iron Eagle Business Park 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 Iron Eagle Industrial, LLC, requesting the dedication of water facilities in the Iron Eagle Business Park.
B. Engineer's certificate from KM Engineering 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 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. 3. QLPE Signed
2. 1. Dedication Request - Iron Eagle
3. 4. Iron Eagle Business Park - Engineering Certification Letter 05-11-26
4. Dedication M&R Iron Eagle 2026 _ 2-year Warranty

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: Iron Eagle Business Park

2 Approving Authority*: City of Caldwell

3 Qualified Licensed Professional Engineer:

Name: Hallie Hart

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: Mike Bultman

Employer: KM Engineering, LLP

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

Name: Casey Howell

Firm: United Metals Recycling

Address: 311 Albany Street

City: Caldwell State: ID ZIP: 83605

* 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

Iron Eagle Industrial LLC

Dedication Request of Public Facilities

04/24/2026

I, Casey Howell as the Manager of Iron Eagle Industrial LLC, hereby request that the City of Caldwell accept dedication of all public utilities constructed as part of this development.

Authorized Agent

Engineers Certification Form

Iron Eagle Business Park
Project

United Metals Recycling
Owner

Mike Bultman, P.E.
Engineer of Record

I hereby certify the following:

1. Trench backfill compaction testing was performed per ISPWC 2015.
2. Water main was installed in general conformance with the approved construction plans and meets the standards of the City of Caldwell.
3. Sewer service was installed in general conformance with the approved construction plans and meets the standards of the City of Caldwell.
4. Storm drain system was installed in general conformance with the approved construction plans and meets the standards of the City of Caldwell.
5. Based on site inspections, the site was built in general conformance with the approved construction plans.
6. An electronic copy of the approved record drawings have been submitted to the city.

Should you have any questions, please contact me.



05/11/26

Mike Bultman, PE
Project Engineer

MEMORANDUM

TO: Caldwell City Council

Meeting Date: June 15, 2026

AGENDA ITEM INFORMATION

SUBJECT:

Dedication of Sewer, Water, Pressure Irrigation, Storm Drain and Street Light Facilities in the Iron Eagle Business Park Development Located at: (5615 Aviation Way, Caldwell, ID)

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	
Mapping		
Parks and Recreation		
Airport		
Information Systems		
Golf Course		
OTHER:		

COST IMPACT:	$0.00
FUNDING SOURCE:	
TIMELINE:	

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

SUMMARY STATEMENT:

In accordance with the requirement that water mainline facilities in the Iron Eagle Business Park 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 Iron Eagle Industrial, LLC, requesting the dedication of water facilities in the Iron Eagle Business Park.
B. Engineer's certificate from KM Engineering 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 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 WATER MAIN, FACILITIES LOCATED IN THE IRON EAGLE BUSINESS PARK DEVELOPMENT, TO SAID CITY BY IRON EAGLE INDUSTRIAL, LLC IN ACCORDANCE WITH PROCEDURES ESTABLISHED IN CITY RESOLUTION NO. 4-94

Be It Resolved that the City of Caldwell, Idaho hereby accepts from Iron Eagle Industrial, LLC, the dedication of water main line facilities within the Iron Eagle Business Park, and which facilities include the following appurtenances exclusively of service lines:

DESCRIPTION

Iron Eagle Business Park

1. 86 LF 8" Water Main
2. 10 LF 6" Water Main
3. 1 EA 8" Water Valves
4. 1 EA 6" Water Valves
5. 1 EA Single Water Meters
6. 1 EA Fire Hydrants

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 Iron Eagle Industrial, LLC 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 15th day of June, 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho, this the 15th day of June, 2026.

Approved By:

_____

Eric Phillips, Mayor

Attest:

_____

Kristina Buchan, City Clerk

Regular **Item:** 15.

Memorandum

To:

City Council

Meeting Date:

June 15, 2026

Item Name:

Consider request for a fee waiver (50% reduction of field rental fees) from the Canyon County Deputies Association for the benefit softball tournament scheduled for June 20th, and benefiting the Treasure Valley Victims Fund

Summary Statement:

Recommended Action:

Budget:

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

Attachments:

1. Fee Waiver Request--CC Deputies Association

City of Caldwell

To Whom It May Concern,

My name is Gilbert Longoria, and I am a Deputy with the Canyon County Sheriff's Office and a member of the Canyon County Deputies Association.

Each year, our association hosts a benefit softball tournament to raise funds for the Treasure Valley Victims Fund. This fund is available to local law enforcement agencies throughout the Treasure Valley—not just the Sheriff's Office—and provides immediate assistance to crime victims during times of crisis.

Some of the support the fund has provided includes:

Hotel accommodations for victims of domestic violence

Diapers and groceries for victims with young children or infants

Gas cards to assist victims traveling to and from court proceedings

Prepaid cell phones to help victims maintain contact with law enforcement and prosecuting attorneys

Clothing and essential items for children, including winter jackets, gloves, shoes, and socks

One of the primary expenses associated with our tournament is the rental of the fields at the GALS Complex/Pipe Dreams. The current rental fee is $100 per field, totaling $400 for the day, as we utilize all four fields.

On behalf of the Canyon County Deputies Association, I respectfully request that the City of Caldwell consider providing a 50% discount on the field rental fees for this event.

The Caldwell Police Department frequently utilizes the Treasure Valley Victims Fund through its Victim Witness Coordinators. The fund has proven to be a valuable resource for CPD officers and the victims they serve. Available 24 hours a day, the fund helps local law enforcement agencies provide immediate support to individuals and families in need, contributing to both community safety and victim well-being.

Thank you for your time and consideration of this request. Please feel free to contact me directly if you have any questions or would like additional information. I can be reached at (208) 989-7559.

Respectfully,

Gilbert Longoria

Deputy, Canyon County Sheriff's Office

Canyon County Deputies Association

FEE WAIVER REQUEST

Request is subject to approval. Submittal of fee waiver request does not guarantee all fees will be waived. Requests can be emailed to cityclerk@cityofcaldwell.org or mailed/dropped off to City Clerk, PO Box 1179/411 Blaine St, Caldwell, Idaho 83606

1. **Submit a reservation application** for the park (contact the Parks & Recreation Department) or City facility you wish to use for your event. Train Depot reservations are reserved through the City Clerk's office. If you are planning a special event in a park, or at the Indian Creek Plaza, also submit a Special Event Permit application. To reserve a facility at the Caldwell Event Center, submit application to the CEC Superintendent.
2. **Complete this fee waiver request.** Requests must be submitted at least 30 days prior to date of event.
3. **If approved:** please include the City of Caldwell as a sponsor for the event and pay any fees not waived.
4. **If denied:** Pay fees for event.

ORGANIZER INFORMATION

ORGANIZATION/INDIVIDUAL NAME: Canyon County Deputies Association

☐ INDIVIDUAL ☐ PROFIT ☒ NON-PROFIT ☐ Caldwell School ☐ Vallivue School

MAILING ADDRESS: 1115 Albany St.

CITY: Caldwell STATE: ID ZIP: 83605

EVENT ORGANIZER NAME: Gilbert Longoria

CONTACT NUMBER: 208-989-7559

EMAIL: longoria5254@gmail.com

GENERAL INFORMATION

EVENT NAME: Domestic Violence Awarness ESTIMATED ATTENDANCE 150

EVENT DATE: 6-20-24

EVENT LOCATION: GALS/Pipe Dreams

EVENT DESCRIPTION & PURPOSE: Softball Tournament/Benefit for Treasure Valley Victims Fund-

FEE WAIVER QUESTIONS

1. Is event open to the general public.
   ☒ YES ☐ NO

2. Does the activity of requesting event directly benefit the residents of the City of Caldwell.
   ☒ YES ☐ NO

3. Is the organization an Caldwell based non-profit organization with a valid 501(C)
   ☒ YES ☐ NO If yes, 501(C)(3) Number: _____

4. Do you agree to provide for clean-up at the end of the event.
   ☒ YES ☐ NO

5. Is the hosting organization a city program, committee or authorized direct affiliate
   ☐ YES ☐ NO

NOTES

1. Projects or organizations who have failed their obligations during previous events or activities are not eligible for future fee waivers.
2. Up to 1/2 of event registration fees, park preparation fees, eligible permit application fees, or other fees eligible for waiver may be waived for a single event.
3. All recipients of a fee waiver, if requested by Parks and Recreation, shall acknowledge the Parks and Recreation Department in all publicity relating to the event or activity and be approved by the Director of Parks and Recreation, or their designee, prior to release. Acknowledgement includes City logos and statement in all advertising, promotional material and media releases.
4. All City programs or authorized direct affiliates shall be eligible for exemption from facility use fees.
5. Fees that may not be waived: Park impact fees, event security fees, additional trash bins or restrooms ordered for event fees, road closure fees, cleaning/damages deposits, or additional equipment ordered that engenders an additional cost.

FEE WAIVERS

A not-for-profit organization may request a wavier of up to 25% of the fee.

School organizations which include any school located within the boundaries of the Caldwell City limits may request a waiver of up to 50% of the fee.

City-sponored events will be reviewed on a case-by-case basis.

See the attached City of Caldwell Fee Waiver Policy for additional information.

FOR INTERNAL USE ONLY FILLED OUT BY SPECIAL EVENT COORDINATOR

TOTAL AMOUNT FEES REQUESTING WAIVED: $200.00

FEE DESCRIPTIONS: - Field Rental Fees x 4 fields = $400
- 50% waiver requested would reduce fees to $200

AMOUNT APPROVED FOR WAIVER: _____ **DATE APPROVED/DENIED:** _____

Memorandum

To:

City Council

Meeting Date:

June 15, 2026

Item Name:

Approve the Findings of Facts and Conclusions of Law for Emery Sky No. 1 Final Plat (SFP25-000012).

Summary Statement:

Recommended Action:

Budget:

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

Attachments:

1. Staff Report Packet_CC_Emery Sky No. 1

Caldwell Planning & Zoning Department

STAFF REPORT / FINDINGS

Consent Item | City Council | 6/15/2026

Staff Planner: Garline Davis

CASE NO(s): SFP25-000012

Project Name: Emery Sky No. 1

STAFF REVIEW SUMMARY:

STAFF: 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.

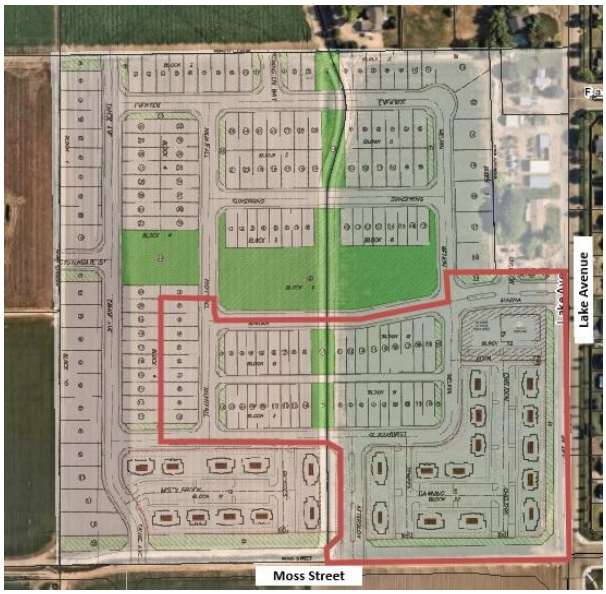
City Council APPROVED / DENIED the final plat at the 6/15/2026 City Council meeting.

PROJECT SUMMARY:

Proposed Land Use Applications:

- Final Plat for Emery Sky Subdivision No. 1 consisting of forty-four (44) single-family residential lots, one (1) multi-family residential lot, one (1) commercial lot, and sixteen (16) common lots on approximately 13.601 acres in the R-1 and R-2 zoning districts.

Project Name:	Emery Sky No. 1
Applicant:	Kent Brown
Property Owner:	Endurance Holdings LLC
Parcel ID Number(s):	R3273101000 and R3273101100
Property or Project Size:	13.601 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 EMERY SKY SUBDIVISION NO. 1 CONSISTING OF FORTY-FOUR (44) SINGLE-FAMILY RESIDENTIAL LOTS, ONE (1) MULTI-FAMILY RESIDENTIAL LOT, ONE (1) COMMERCIAL LOT, AND SIXTEEN (16) COMMON LOTS ON APPROXIMATELY 13.601 ACRES IN THE R-1 AND R-2 ZONING DISTRICTS.

Property Owner: Endurance Holdings LLC

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

Case No. SFP25-000012

I. FINDINGS OF FACTS

1. **APPLICANT:** Kent Brown

2. **PROPERTY OWNER:** Endurance Holdings LLC

3. **APPLICATION REQUEST:** Application for final plat approval of Emery Sky Subdivision No. 1 consisting of forty-four (44) single-family residential lots, one (1) multi-family residential lot, one (1) commercial lot, and sixteen (16) common lots on approximately 13.601 acres in the R-1 and R-2 zoning districts.

4. **SITE ADDRESS AND LOCATION:** The subject site is located on the NWC of Lake Avenue and Moss Street, with a property address of 0 Lake Avenue, described as a portion of 11-3N-3W NE TX 15478 IN SENE and 11-3N-3W NE TX 15479 IN SENE.

5. **ASSESSOR PARCEL NUMBER(S):** R3273101000 and R3273101100

6. **PROPERTY SIZE:** Approximately 13.601 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 preliminary plat approval for Emery Sky Subdivision (ANN24-000002/PUD24-000001/SUB24-000006/DEV24-000002) was signed by the City Council on 12/2/2024 . The approval is valid for two years; therefore, the deadline for submitting the Final Plat for City Council consideration is December 2026.

This phase consists of 13.601 acres and includes forty-four (44) single-family residential lots, one (1) multi-family residential lot, one (1) commercial lot.

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	116	27	TBD	TBD	89
Single-Family Attached	33	17	TBD	TBD	16
Duplex	7	0	TBD	TBD	7
4-family	2	1	TBD	TBD	1
Common Lots	29	16	TBD	TBD	13

Residential Type	**# of Buildings**				
	PP	FP No 1	FP No 2	FP No 3	Remaining
Single-Family Detached (Standard)	20	0	TBD	TBD	20
36’ Wide Single-Family Detached	78	9	TBD	TBD	69
Alley Loaded Cottage	18	18	TBD	TBD	n/a
Single-Family Attached	33	17	TBD	TBD	16
Duplex	7	0	TBD	TBD	7
4-family	24	14	TBD	TBD	n/a

Residential Type	**# of Units**				
	PP	FP No 1	FP No 2	FP No 3	Remaining
Duplex	14	0	TBD	TBD	14
4-family	96	56	TBD	TBD	40

Non-Residential					
	PP	FP No 1	FP No 2	FP No 3	Remaining
Commercial Acreage	1	1			n/a
Qualified Open Space Acreage	Required – 10% (3.782 ac) Proposed – 17% (6.43 ac)	21,707 sf (0.5 ac)	TBD	TBD	3.28 ac
Amenities Approved	Major and micro pathways; At least four amenities.	Major and micro pathways; Open grassy area; Fitness Stations; Covered Picnic Areas; Benches	TBD	TBD	_

Staff Comment: *Construction drawings and the proposed final plat have been reviewed for conformance with city codes and 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 SFP25-000012, a residential subdivision with forty-four (44) single-family residential lots, one (1) multi-family residential lot, one (1) commercial lot, and sixteen (16) common lots in R-1 and R-2 zoning districts on approximately 13.601 acres on Parcels R3273101000 and R3273101100, located in the SE ¼ NE ¼ of Section 11. T3N, R3W, the subject application was placed on the 6/15/2026 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 (SFP25-000012), are subject to the adherence of the following conditions:

A. Site Specific Requirements:

1. All conditions for entitlements associated with (ANN24-000002/PUD24-000001/SUB24-000006/DEV24-000002) 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.

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 Emery Sky Subdivision No. 1, a residential subdivision with forty-four (44) single-family residential lots, one (1) multi-family residential lot, one (1) commercial lot, and sixteen (16) common lots in R-1 and R-2 zoning districts on approximately 13.601 acres on Parcels R3273101000 and R3273101100, located in the SE ¼ NE ¼ of Section 11. T3N, R3W, is **APPROVED SUBJECT TO THE CONDITIONS OF APPROVAL LISTED HEREIN.**

These Findings of Fact, Conclusions of Law and Decision are for Emery Sky 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	☐
☒	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:	13.601	Total Acreage of Any Out-Parcels:	N/A
Residential / Multi-Family Information:			
Total # of Lots:	61	Total # of Dwelling Units:	73
# of Residential Lots	45	# of Single-Family (detached or townhomes):	44
# of Common Lots	15	# of Duplex Dwelling Units:	0
Total Acreage of Common Lots:	1.14	# of Triplex Dwelling Units:	9
Minimum Lot Size:	2600	# of 4-, 5-, or Six Family Dwelling Units:	8
Maximum Lot Size:	3680	# of Multi-Family Dwelling Units:	56
Average Lot Size:	3210	Dwelling Units per Gross Acre:	5.3
Minimum Street Frontage:	24	Minimum Lot Width:	24
Commercial / Industrial Information:			
# of Commercial Lots:	1	Total Gross Square Feet of Commercial Buildings:	7,000
# 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.

Kent Brown | **April 25, 2025**

Printed Name | Date

Kent Brown

Signature

The applicant is the:

☐ Property Owner

☒ Property Owner's Agent/Representative

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: EMERY SKY SUBDIVISION NO 1	
Site Address (s): 0 LAKE AVE	**Suite #:**
Parcel #(s): R3273101000	
Total Acres: 8.11	
General Location of Site: NORTHWEST CORNER OF MOSS AND LAKE	
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:

Final plat application for the first phase of Emery Sky Subdivision. This final plat includes one multi family lot and 44 residential lots and

APPLICANT INFORMATION:

Name:	KENT BROWN
Company Name (if applicable):	KENT BROWN PLANNING SERVICES
☐ Property Owner ☒ Authorized Agent ☐ Purchaser ☐ Petitioner (Vacations only)	
Mailing Address:	3161 E SPRINGWOOD DRIVE MERIDIAN IDAHO 83642
Phone:	208-871-6842
Email:	kentlkb@gmail.com

PROPERTY OWNERS' INFORMATION

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

☐ Not Applicable

Name:	ENDURANCE HOLDING LLC
Mailing Address:	1099 E OVERLAND ROAD MERIDIAN IDAHO 83642
Phone:	208-895-8858
Email:	SHAWN@TRILOGYIDAHO.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: KENT BROWN

Company Name (if applicable): KENT BROWN PLANNING SERVICES

Mailing Address: 3161 E SPRINGWOOD DR MERIDIAN IDAHO 83642

Phone: 208-871-6842

Email: **kentlkb@gmail.com**

CONTRACTOR / DEVELOPER INFORMATION

☐ Not Applicable

Name: SHAWN BROWNLEE

Company Name (if applicable): TRILOGY IDAHO

Mailing Address: 9839 W CABLE CAR STREET STE101 BOISE IDAHO 83709

Phone: 208-895-8858

Email: SHAWN@TRILOGYIDAHO.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:	KEVIN CRAIG
Company Name (if applicable):	BAILEY ENGINEERING
Mailing Address:	1119 State Street STE 210 Eagle Idaho 83616
Phone:	208-893-0013
Email:	jschmidt@baileyengineers.com

LANDSCAPE ARCHITECT INFORMATION

☐ Not Applicable

Name:	JOHN ROTERS
Company Name (if applicable):	SOUTH BECK & BAIRD
Mailing Address:	2002 S VISTA AVE BOISE IDAHO 83705
Phone:	208-342-2999
Email:	roters@sbbgo.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: Ken t Brown _____ Date: April 25, 2025

Printed Name: Kent Brown _____

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.

KENT BROWN
PLANNING SERVICES

April 25, 2025

Caldwell City Planning & Zoning Department
621 Cleveland Boulevard
Caldwell ID 83605

RE: Final Plat for Emery Sky Subdivision No 1

Dear Staff and Council:

On behalf of my client Trilogy Idaho, please accept our request for Final Plat Approval for first phase of Emery Sky. Emery Sky development is located at the northwest corner of Lake Ave and Moss Road. Phase One has 46 buildable lots, and 15common lots on 13.601 acres. This phase has single family residential lots ranging from 2600 SF to 3,680 SF in size. The plat includes 15 common lots which provide for storm drainage and street buffering and two pocket parks. This application with attachments is in accordance with the City of Caldwell Final Plat application and checklist.

Please contact me if you have any questions regarding this application.

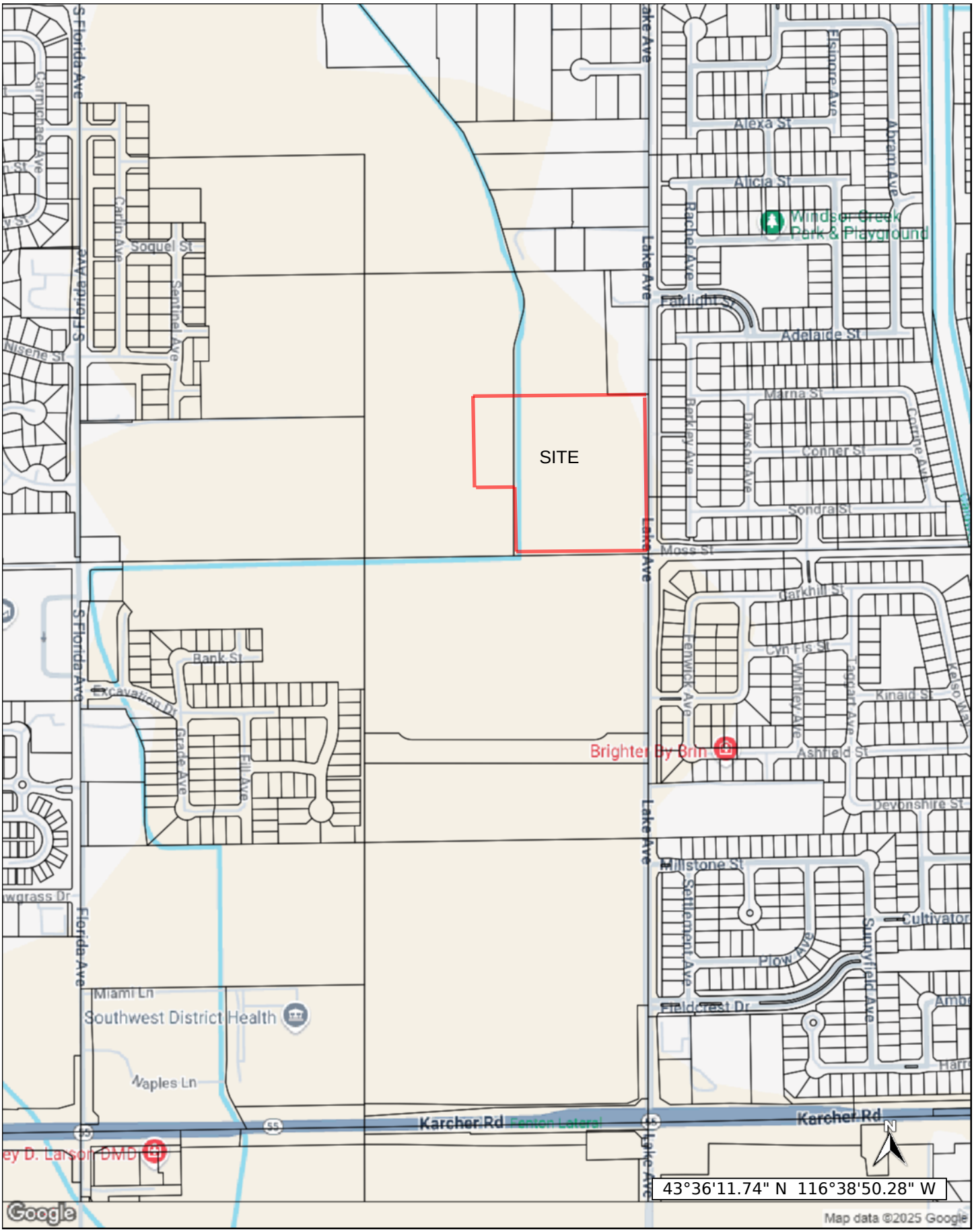
Sincerely,



Kent Brown
Planner

EMERY SKY SUBDIVISON NO 1

VICINITY MAP



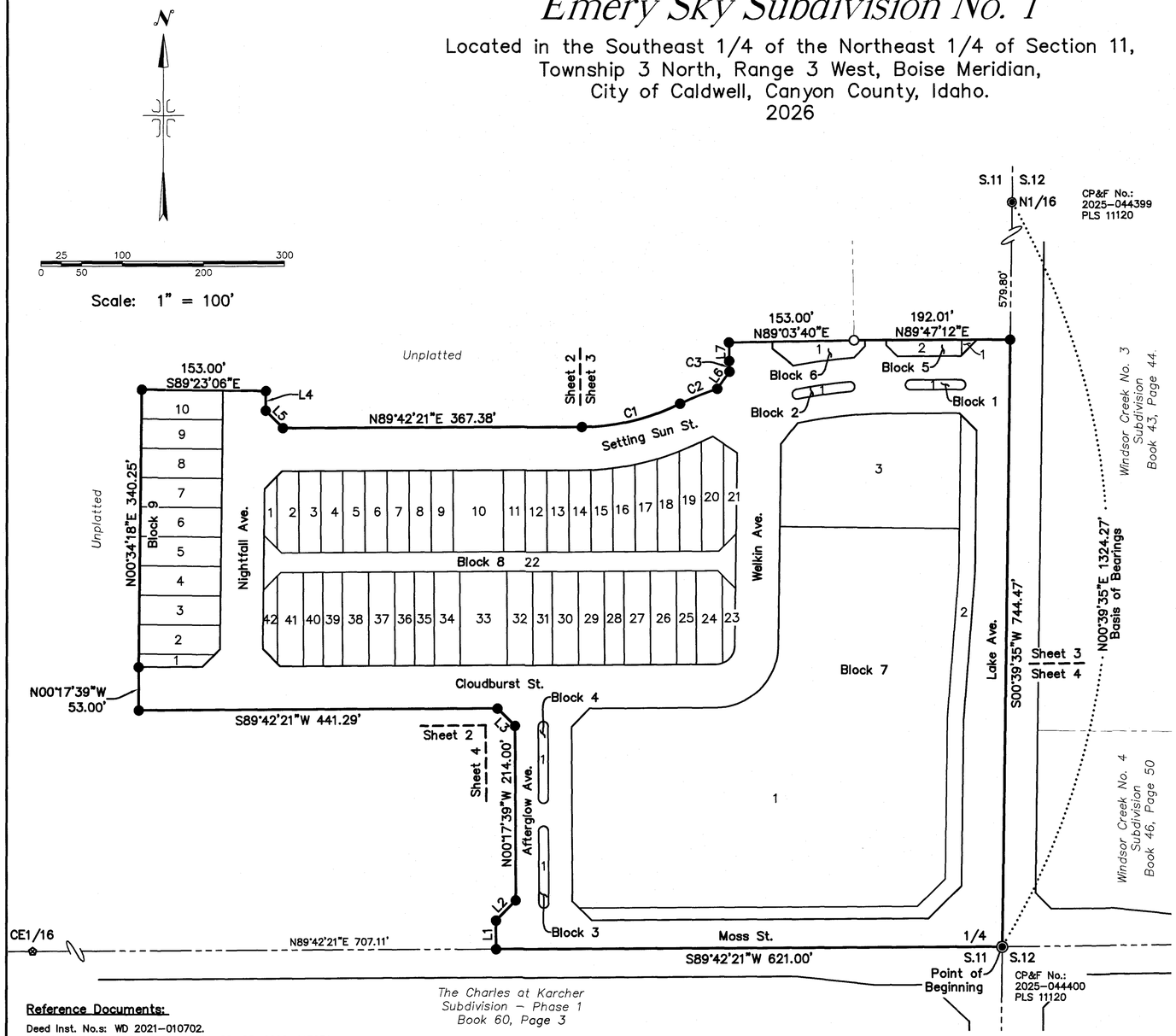
Apr 25, 2025 - landproDATA.com
Scale: 1 inch approx 600 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

Plat Showing

Emery Sky Subdivision No. 1

Located in the Southeast 1/4 of the Northeast 1/4 of Section 11,
Township 3 North, Range 3 West, Boise Meridian,
City of Caldwell, Canyon County, Idaho.
2026



Notes:

1. An easement for permanent public utilities, property drainage and pressure irrigation is hereby designated on all lots as shown and dimenstioned.
2. 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 when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
3. Any resubdivision of this Plat shall comply with the applicable zoning regulations in effect at the time of resubdivision.
4. Noise attenuation design measures that achieve an outdoor to indoor noise level reduction of a minimum of 25 dB are required as a building standard within this plat.
5. All building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of the City of Caldwell in effect at the time of building permit submittal.
6. All lot, parcel, and tract sizes shall meet dimensional standards established in the applicable zoning ordinance or as specifically approved.
7. Lot 1, Block 1; Lot 1, Block 2; Lot 1, Block 3; Lot 1, Block 4; Lots 1 and 2, Block 5; Lot 1, Block 6; Lot 2, Block 7; Lots 1, 10, 21–23, 33, and 42, Block 8; and Lot 1, Block 9 are common area lots to be owned and maintained by the Emery Sky Homeowners' Association or its assigns, and are reserved for the uses as stated within the restrictive covenants for the subdivision. A blanket easement for public utilities, property drainage and pressure irrigation is hereby designated co–located with said common area lots.
8. A blanket easement for the purpose of ingress/egress is hereby designated co–located with Lot 22, Block 8.
9. Direct lot or parcel access to Moss Lane or Lake Avenue is prohibited unless specifically approved by City of Caldwell.
10. The Lands included in this plat are located in the Caldwell Municipal Irrigation District (208–455–3070) service area. 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 or 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.
11. The availability of building permits for this development may be limited pursuant to Caldwell City Code 11–04–07(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 11–04–07(1)(I) and lot purchasers are encouraged to contact the Caldwell City Building Department prior to closing.
12. All lots within this subdivision are subject to the Declaration of Covenants, Conditions and Restrictions for Emery Sky Subdivision and as amended and supplemented from time to time.
13. Portions of Lots 10, 22, and 33, Block 8 contain an easement, in favor of Pioneer irrigation District, for purposes of access, operation, maintenance and replacement of the 25.1 Lateral. Said easement shall remain free of all obstructions, including without limitation, fences, pathways, landscaping, and other improvements, unless specifically approved by Pioneer Irrigation District, or its successors, in writing. Said Easement is further subject to the terms, conditions, and restrictions set forth in the License Agreement for Emery Sky Subdivision No. 1 – 25.1 Lateral, Inst. No. 2026–004752, records of Canyon County, Idaho.
14. City of Caldwell Utility Easement – See Inst. No. 2025–
15. An easement for the purpose of storm water retention facilities is hereby designated on Lot 2, Block 7 as shown and dimensioned.
16. All lots within this subdivision are subject to the Covenants, Conditions and Restriction for Emery Sky Subdivision and as amended and supplemented from time to time.

Legend

- Found Aluminum Cap Monument, as Noted
- Found 5/8" Iron Pin, Illegible Cap, Set Aluminum Cap, "ISG PLS 11779"
- Found 5/8" Iron Pin, PLS 15352, Removed by Construction, Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
- Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
- 1 — Lot Number
- Subdivision Boundary Line
- Section Line
- Lot Line
- Right–of–Way Line
- Tie Line
- Match Line
- Adjacent Subdivision Boundary/Parcel Line

Reference Documents:

Deed Inst. No.s: WD 2021–010702.
ROS Inst. No.s: 1993–029091, 2004–051108, 2006–017972, 2015–036840, 2020–013142
Windsor Creek No. 3 Subdivision, Book 43, Page 44
Windsor Creek No. 4 Subdivision, Book 46, Page 50.
The Charles at Karcher Subdivision, Book 60, Page 3.

Surveyor's Narrative:

The purpose of this survey is to subdivide the property as conveyed by a Warranty Deed recorded as Instrument No. 2025– , records of Canyon County, Idaho. The subdivision boundary for this subdivision was developed from surveyed ties to controlling Section corner monuments, and a Record of Survey recorded as Instrument No. 2015–036840, records of Canyon County, Idaho. The monuments found per said survey are in substantial agreement and were held as controlling corners.

The Basis of Bearings is taken to be N00°39'35"E between the 1/4 corner and the North 1/16 corner common to Sections 11 and 12, T.3N., R.3W., B.M, Canyon County, Idaho.

Line Table		
Line	Bearing	Length
L1	N00°17'39"W	35.00'
L2	N44°42'21"E	34.65'
L3	N45°17'39"W	30.41'
L4	S00°36'54"W	23.94'
L5	S44°50'23"E	30.65'
L6	N35°37'40"E	26.05'
L7	N00°56'20"W	22.88'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	124.45'	273.50'	26°04'17"	N76°40'12"E	123.38'
C2	48.78'	326.50'	8°33'36"	N67°54'52"E	48.73'
C3	13.03'	326.50'	2°17'14"	N02°04'57"W	13.03'

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 require provisions of said document and policies even if inconsistencies are not noted by the City. Any revisions to these approved plans will require a resubmittal for a full review and approval.
Name: Matt Boyd Page

PROFESSIONAL LAND SURVEYOR LICENSED 11779 4/17/2026 STATE OF IDAHO CODY M. McCAMMON

CODY M. McCAMMON, PLS 11779
IDAHO SURVEY GROUP
9939 W. EMERALD STREET,
BOISE, IDAHO 83704

Job No. 22–062
Sheet 1 of 7

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE ST., SUITE 210
EAGLE, ID 83616
TEL 208-938-0013
www.baileyengineers.com

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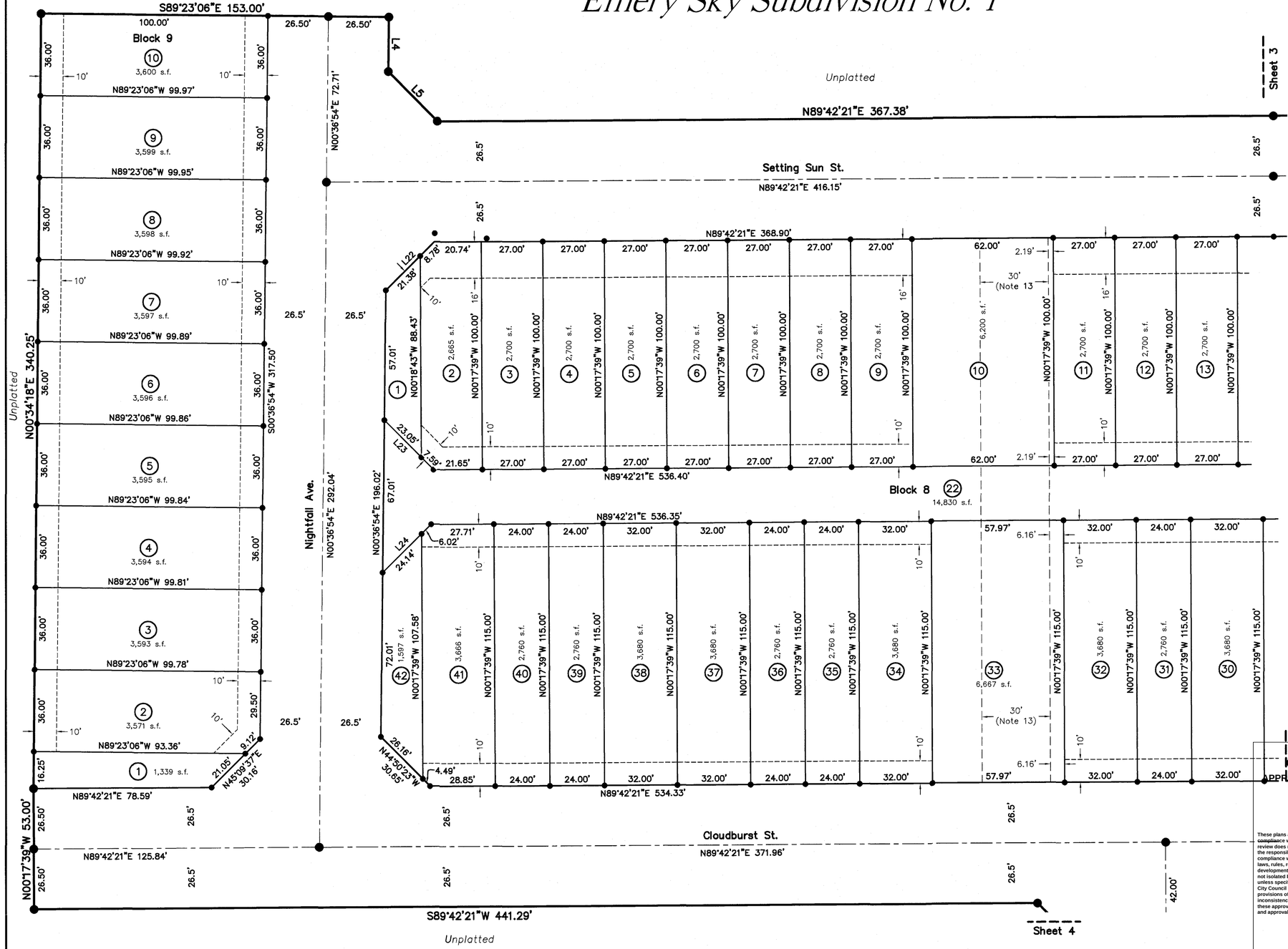
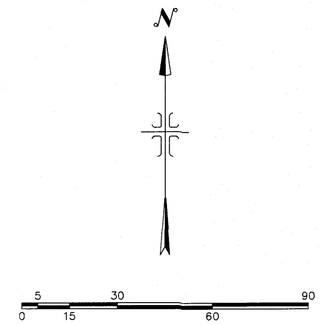
Emery Sky Subdivision No. 1





Scale: 1" = 30'

Legend

- Set 1/2" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
- Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
- s.f. — Square Feet
- (1) — Lot Number
- Subdivision Boundary Line
- Lot Line
- Right-of-Way Line
- Centerline
- Easement Line (Note 1)
- Easement Line, as Noted
- Match Line

See Sheet 1 for Notes.
See Sheet 5 for Line & Curve Tables.

City of Caldwell
APPROVED FOR CONSTRUCTION
Sheet 4

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Name: Martin Gergen

Book Page

PROFESSIONAL LAND SURVEYOR
LICENSED
11779
4/17/2026
STATE OF IDAHO
CODY M. McCAMMON

CODY M. McCAMMON, PLS 11779
IDAHO SURVEY GROUP
939 W. EMERALD STREET,
BOISE, IDAHO 83704

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Job No. 22-062
Sheet 2 of 7

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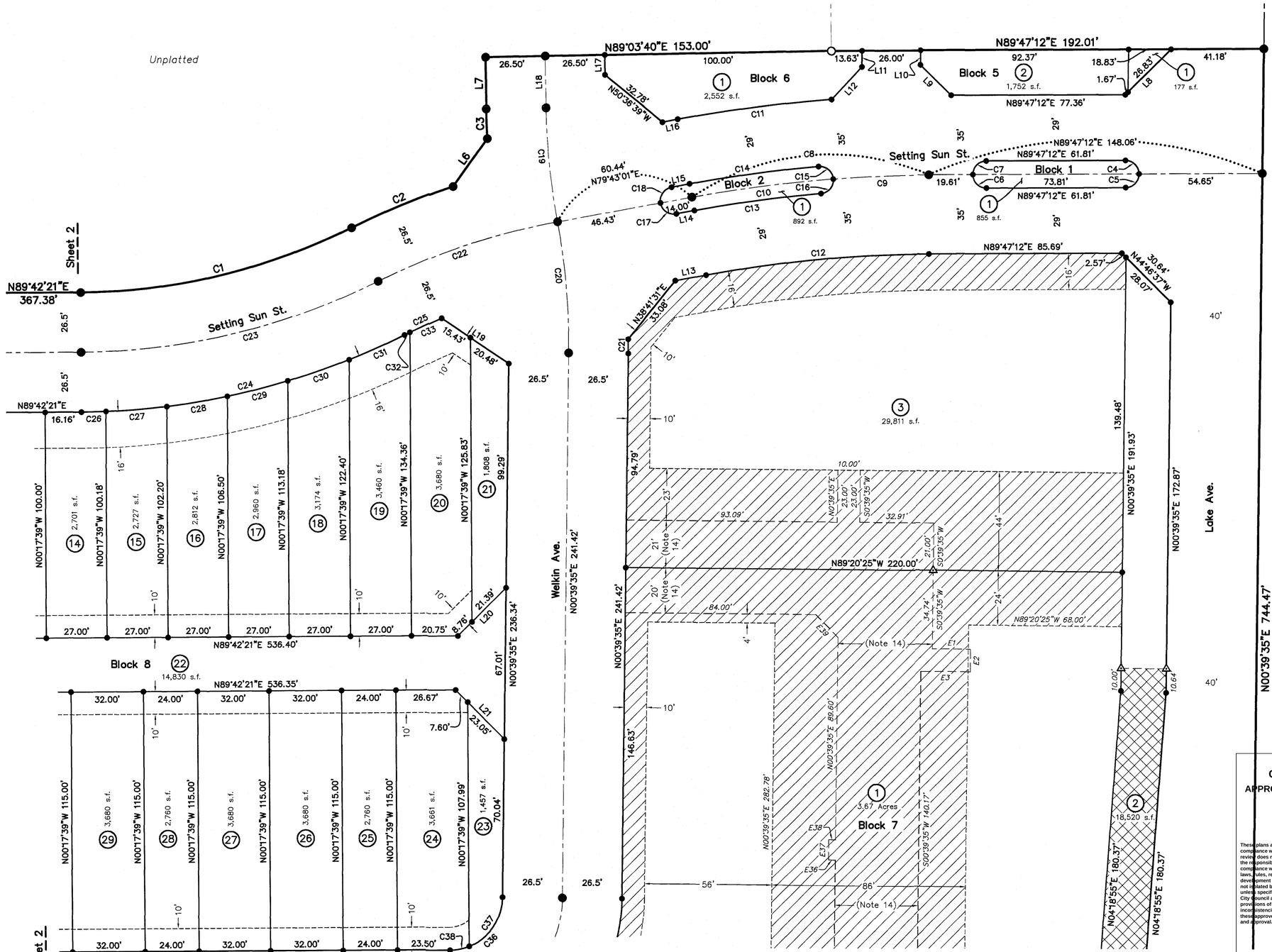
Emery Sky Subdivision No. 1



Legend

- Set 1/2" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
- Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
- Calculated Point, Nothing Found or Set
- 100.00' Easement Dimensions
- s.f. Square Feet
- (1) Lot Number
- Subdivision Boundary Line
- Lot Line
- Right-of-Way Line
- Adjacent Subdivision Boundary/Parcel Line
- Centerline
- Tie Line
- Match Line
- Easement Line (Note 1)
- Easement Area (Note 1)
- Easement Area (Note 15)
- Easement Line, as Noted

See Sheet 1 for Notes.
See Sheet 5 for Line & Curve Tables.

City of Caldwell
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PROFESSIONAL LAND SURVEYOR LICENSED 11779 STATE OF IDAHO CODY M. McCAMMON

CODY M. McCAMMON, PLS 11779
IDAHO SURVEY GROUP
9999 W. EMERALD STREET,
BOISE, IDAHO 83704

Name: Martin Bergen

Book Page

Job No. 22-062
Sheet 3 of 7

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Emery Sky Subdivision No. 1

Sheet 2 | Sheet 3 | Sheet 3

N89°42'21"E 534.33'

Cloudburst St.

N89°42'21"E 211.14'

26.5' | 26.5' | 26.5' | 26.5'

C34 | C35 | C36

N89°42'21"E 153.93'

N44°42'21"E 31.41'

35.00' | 48.14' | 10'

N89°42'21"E 31.00'

E23 | E24 | E25

(Note 14)

S00°17'39"E 73.68'

10' | 53' | 68'

E26 | E27 | E28 | E29 | E30 | E31 | E32 | E33 | E34 | E35

N00°17'39"W 122.91'

N00°17'39"W 235.00'

N89°42'21"E 144.04'

N89°42'21"E 51.53'

1 — 3.67 Acres — Block 7

88'

(Note 14)

30.66'

S89°42'21"W

S89°42'21"W 175.76'

E21 | E22 | E17 | E16 | E18 | E19 | E20

N89°42'21"E 183.49'

N00°39'35"E 71.01'

N21°39'35"E 55.91'

(Note 14)

S23°39'35"W 55.91'

71.00'

N00°17'39"W 89.00'

53' | 68' | 10'

12.22'

N45°17'39"W 33.41'

21.21'

N89°42'21"E 413.66'

N0°39'26"E 28.26'

20.00'

S0°39'26"W 23.95'

95.91'

18,520 s.f. — 2

N89°42'21"E 411.93'

N00°39'35"E 282.78'

(Note 14)

E4 | E5 | E6 | E7 | E8 | E9 | E10 | E11 | E12 | E13 | E14 | E15

N00°39'35"E 195.72'

S00°39'35"W 125.05'

N00°39'35"E 30.46'

S00°39'35"W 57.77'

86.0' | 56.5' | 86' | 56.5'

N04°18'55"E 180.37'

N04°18'55"E 180.37'

N00°39'35"E 197.45'

N00°39'35"E 205.00'

10.00'

N45°10'58"E 47.80'

18.19'

N45°10'58"E 57.05'

Lake Ave.

N00°39'35"E 744.47'

L3 | L2 | L1

Unplatted

N00°17'39"W 214.00'

Afterglow Ave.

42.00'

C40 | C39 | C41 | C42 | C43 | C44 | C45 | C46

1 — 1,175 s.f.

Block 4 — 100.50' — N00°17'39"W 88.50' — 29' — 29'

Block 3 — 100.50' — N00°17'39"W 88.50' — 29' — 29'

N00°17'39"W 321.50'

N00°17'39"W 214.15'

35' | 28.00' | 35'

50.50'

Moss St.

S89°42'21"W 621.00'

The Charles at Karcher Subdivision – Phase 1
Book 60, Page 3

Legend

- Set 1/2" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
- Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
- Calculated Point, Nothing Found or Set
- 100.00' — Easement Dimensions
- s.f. — Square Feet
- (1) — Lot Number
- Tie Line
- Match Line
- Subdivision Boundary Line
- Lot Line
- Right-of-Way Line
- Adjacent Subdivision Boundary/Parcel Line
- Centerline
- Easement Line (Note 1)
- Easement Area (Note 1)
- Easement Area (Note 15)
- Easement Line, as Noted

N

0 | 5 | 15 | 30 | 60 | 90

Scale: 1" = 30'

See Sheet 1 for Notes.
See Sheet 5 for Line & Curve Tables.

City of Caldwell
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Name: Martin Gergen | Book | Page

1/4 S.11 S.12

Point of Beginning

CP&F No.: 2025-044400
PLS 11120

PROFESSIONAL LAND SURVEYOR — LICENSED — 11779 — 4/17/2026 — STATE OF IDAHO — CODY M. McCAMMON

CODY M. McCAMMON, PLS 11779
IDAHO SURVEY GROUP
9939 W. EMERALD STREET,
BOISE, IDAHO 83704

Job No. 22-062
Sheet 4 of 7

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Emery Sky Subdivision No. 1

Line Table		
Line	Bearing	Length
L1	N00°17'39"W	35.00'
L2	N44°42'21"E	34.65'
L3	N45°17'39"W	30.41'
L4	S00°36'54"W	23.94'
L5	S44°50'23"E	30.65'
L6	N35°37'40"E	26.05'
L7	N00°56'20"W	22.88'
L8	N45°13'23"E	28.50'
L9	S45°14'26"E	19.14'
L10	S00°12'48"E	6.48'
L11	S00°12'48"E	7.10'
L12	S43°21'26"W	19.83'
L13	N79°43'01"E	13.78'
L14	S79°43'01"W	8.00'
L15	N79°43'01"E	8.00'
L16	N79°43'01"E	6.81'
L17	S00°56'20"E	8.81'
L18	S00°56'20"E	22.88'
L19	N55°56'43"W	35.90'
L20	S45°10'58"W	30.15'
L21	S44°49'02"E	30.66'
L22	N45°09'37"E	30.16'
L23	N44°50'23"W	30.65'
L24	N45°09'37"E	24.14'

Easement Line Table		
Line	Bearing	Length
E1	N89°20'25"W	17.00'
E2	N00°39'35"E	10.00'
E3	N89°20'25"W	22.00'
E4	N89°20'25"W	22.00'
E5	N00°39'35"E	10.00'
E6	N89°20'25"W	22.00'
E7	N89°20'25"W	21.83'
E8	N00°39'35"E	17.05'
E9	N89°20'25"W	21.83'
E10	N00°39'35"E	9.70'
E11	S89°42'21"W	17.00'
E12	S89°42'21"W	27.34'
E13	N00°17'39"W	24.00'
E14	S89°42'21"W	10.00'
E15	N00°17'39"W	24.00'
E16	N28°16'29"E	9.11'
E17	N00°17'38"W	9.66'
E18	N45°17'39"W	16.96'
E19	N44°42'21"E	10.00'
E20	N45°17'39"W	21.10'

Easement Line Table		
Line	Bearing	Length
E21	N00°16'47"W	15.88'
E22	N28°16'29"E	6.75'
E23	N89°42'21"E	26.00'
E24	N00°17'39"W	10.00'
E25	S00°17'39"E	17.09'
E26	S89°42'21"W	4.01'
E27	N00°17'39"W	10.00'
E28	S89°42'21"W	4.01'
E29	N00°17'39"W	20.32'
E30	N89°42'21"E	5.00'
E31	N00°17'39"W	5.00'
E32	S00°16'23"E	23.70'
E33	N89°42'21"E	10.00'
E34	S00°16'23"E	23.70'
E35	N45°10'58"E	7.13'
E36	S89°20'25"E	3.00'
E37	S00°39'35"W	9.00'
E38	S89°20'25"E	3.00'
E39	S44°20'25"E	14.14'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	124.45'	273.50'	26°04'17"	N76°40'12"E	123.38'
C2	48.78'	326.50'	8°33'36"	N67°54'52"E	48.73'
C3	13.03'	326.50'	2°17'14"	N02°04'57"W	13.03'
C4	9.42'	6.00'	90°00'00"	N45°12'48"W	8.49'
C5	9.42'	6.00'	90°00'00"	N44°47'12"E	8.49'
C6	9.42'	6.00'	90°00'00"	S45°12'48"E	8.49'
C7	9.42'	6.00'	90°00'00"	S44°47'12"W	8.49'
C8	105.45'	600.00'	10°04'11"	S84°45'07"W	105.31'
C9	42.51'	600.00'	4°03'35"	S87°45'25"W	42.50'
C10	62.94'	600.00'	6°00'36"	S82°43'19"W	62.91'
C11	68.42'	635.00'	6°10'24"	S82°48'13"W	68.39'
C12	99.30'	565.00'	10°04'11"	S84°45'07"W	99.17'
C13	56.37'	594.00'	5°26'13"	S82°26'08"W	56.35'
C14	57.51'	606.00'	5°26'13"	S82°26'08"W	57.48'
C15	9.45'	6.00'	90°17'11"	N49°42'10"W	8.51'
C16	9.39'	6.00'	89°42'49"	N40°17'50"E	8.46'
C17	9.42'	6.00'	90°00'00"	S55°16'59"E	8.49'
C18	9.42'	6.00'	90°00'00"	S34°43'01"W	8.49'
C19	50.25'	300.00'	9°35'46"	S05°44'13"E	50.19'
C20	58.62'	300.00'	11°11'41"	N04°56'16"W	58.52'
C21	6.30'	326.50'	1°06'22"	N00°06'24"E	6.30'
C22	84.21'	300.00'	16°04'58"	S71°40'32"W	83.93'
C23	136.51'	300.00'	26°04'17"	N76°40'12"E	135.34'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C24	148.57'	326.50'	26°04'17"	N76°40'12"E	147.29'
C25	18.21'	273.50'	3°48'55"	S65°32'31"W	18.21'
C26	10.84'	326.50'	1°54'11"	N88°45'16"E	10.84'
C27	27.08'	326.50'	4°45'10"	N85°25'35"E	27.08'
C28	27.35'	326.50'	4°47'57"	N80°39'02"E	27.34'
C29	27.82'	326.50'	4°52'57"	N75°48'35"E	27.81'
C30	28.54'	326.50'	5°00'29"	N70°51'52"E	28.53'
C31	26.93'	326.50'	4°43'34"	N65°59'51"E	26.92'
C32	2.61'	273.50'	0°32'47"	S63°54'27"W	2.61'
C33	15.60'	273.50'	3°16'08"	S65°48'54"W	15.60'
C34	118.89'	76.50'	89°02'46"	N45°10'58"E	107.28'
C35	77.71'	50.00'	89°02'46"	N45°10'58"E	70.12'
C36	36.52'	23.50'	89°02'46"	N45°10'58"E	32.96'
C37	27.83'	23.50'	67°50'59"	N34°35'05"E	26.23'
C38	8.69'	23.50'	21°11'46"	N79°06'28"E	8.64'
C39	9.42'	6.00'	90°00'00"	N45°17'39"W	8.49'
C40	9.42'	6.00'	90°00'00"	S44°42'21"W	8.49'
C41	9.42'	6.00'	90°00'00"	S45°17'39"E	8.49'
C42	9.42'	6.00'	90°00'00"	N44°42'21"E	8.49'
C43	9.42'	6.00'	90°00'00"	S44°42'21"W	8.49'
C44	9.42'	6.00'	90°00'00"	N45°17'39"W	8.49'
C45	9.42'	6.00'	90°00'00"	S45°17'39"E	8.49'
C46	9.42'	6.00'	90°00'00"	N44°42'21"E	8.49'

City of Caldwell

APPROVED FOR CONSTRUCTION

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Name: Martin Gergen

Book Page

PROFESSIONAL LAND SURVEYOR
LICENSED
11779
4/17/2026
STATE OF IDAHO
CODY M. McCAMMON

CODY M. McCAMMON, PLS 11779
IDAHO SURVEY GROUP
380 W. EMERALD STREET,
BOISE, IDAHO 83704

Job No. 22-062
Sheet 5 of 7

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE ST., SUITE 210
EAGLE, ID 83616
TEL 208-938-0013
www.baileyengineers.com

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Emery Sky Subdivision No. 1

Certificate Of Owners

Know all men by these presents: that Challenger Development, Inc., an Idaho Corporation is the Owner of the Property described as follows:

A parcel of land located in the Southeast 1/4 of the Northeast 1/4 of Section 11, Township 3 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, more particularly described as follows:

BEGINNING at the 1/4 corner common to Sections 11 and 12, T.3N., R.3W., B.M., from which the North 1/16 corner common to said Sections 11 and 12 bears North 00°39'35" East, 1,324.27 feet;

thence on the east–west centerline of said Section 11, South 89°42'21" West, 621.00 feet;
thence leaving said east–west centerline, North 00°17'39" West, 35.00 feet;
thence North 44°42'21" East, 34.65 feet;
thence North 00°17'39" West, 214.00 feet;
thence North 45°17'39" West, 30.41 feet;
thence South 89°42'21" West, 441.29 feet;
thence North 00°17'39" West, 53.00 feet;
thence North 00°34'18" East, 340.25 feet;
thence South 89°23'06" East, 153.00 feet;
thence South 00°36'54" West, 23.94 feet;
thence South 44°50'23" East, 30.65 feet;
thence North 89°42'21" East, 367.38 feet;
thence 124.45 feet on the arc of a curve to the left having a radius of 273.50 feet, a central angle of 26°04'17", and a long chord which bears North 76°40'12" East, 123.38 feet;
thence 48.78 feet on the arc of a reverse curve to the right having a radius of 326.50 feet, a central angle of 08°33'36", and a long chord which bears North 67°54'52" East, 48.73 feet;
thence North 35°37'40" East, 26.05 feet;
thence 13.03 feet on the arc of a non–tangent curve to the right having a radius of 326.50 feet, a central angle of 02°17'14", and a long chord which bears North 02°04'57" West, 13.03 feet;
thence North 00°56'20" West, 22.88 feet;
thence North 89°03'40" East, 153.00 feet;
thence North 89°47'12" East, 192.01 feet to the east boundary line of the Southeast 1/4 of the Northeast 1/4 of said Section 11;
thence on said east boundary line, South 00°39'35" West, 744.47 feet to the POINT OF BEGINNING.

Containing 13.601 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements indicated on said plat are not dedicated to the public. However, the right to use said easements is perpetually reserved for public utilities and for such other uses as designated hereon, no permanent structure other than for such utility purposes or such other uses are to be erected within the limits of said easements. All lots in this plat will be eligible to receive water service from an existing City of Caldwell main line and the City of Caldwell has agreed in writing to serve all the lots in this subdivision. Challenger Development, Inc and Open Door Rentals, LLC hereby certifies that surface water for irrigation is reasonably available, per Idaho Code 67–6537, and that we are in compliance with Idaho Code 31–3805

Challenger Development, Inc., an Idaho Corporation

_____
Corey D. Barton, President

Open Door Rentals, LLC, an Idaho Limited Liability Company

_____
Corey D. Barton, Manager

Acknowledgment

State of Idaho }
County of Ada } s.s.

This record was acknowledged before me on this_____day of_____, 2026, by Corey D. Barton, as President of Challenger Development Inc., an Idaho Corporation.

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: _____
Signature of Notary Public

Acknowledgment

State of Idaho }
County of Ada } s.s.

This record was acknowledged before me on this_____day of_____, 2026, by Corey D. Barton, as Manager of Open Door Rentals, LLC, an Idaho Limited Liability Company.

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: _____
Signature of Notary Public

Certificate of Surveyor

I, Cody M. McCammon, 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" is drawn from an actual survey made on the ground under my direct supervision and accurately represents the points plotted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.

PROFESSIONAL LAND SURVEYOR LICENSED 11779 4/17/2026 STATE OF IDAHO CODY M. McCAMMON

Cody M. McCammon P.L.S. No. 11779

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

Book Page

Job No. 22–062
Sheet 6 of 7

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Emery Sky 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 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 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 County Surveyor

I, the undersigned, Professional Land Surveyor, for Canyon County, Idaho, do hereby certify that I have examined this plat and that it complies with the requirements of Idaho State Code, relating to plats and surveys.

Canyon County Surveyor, Under IC 50–1305, 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 of Caldwell Engineer, P.E. 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 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 subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

County Treasurer Date

PROFESSIONAL LAND SURVEYOR
LICENSED
11779
4/17/2026
STATE OF IDAHO
CODY M. McCAMMON

CODY M. McCAMMON, PLS 11779
IDAHO SURVEY GROUP
9939 W. EMERALD STREET,
BOISE, IDAHO 83704

City of Caldwell
APPROVED FOR CONSTRUCTION

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Name: Martin Gergen Book Page

Job No. 22–062
Sheet 7 of 7

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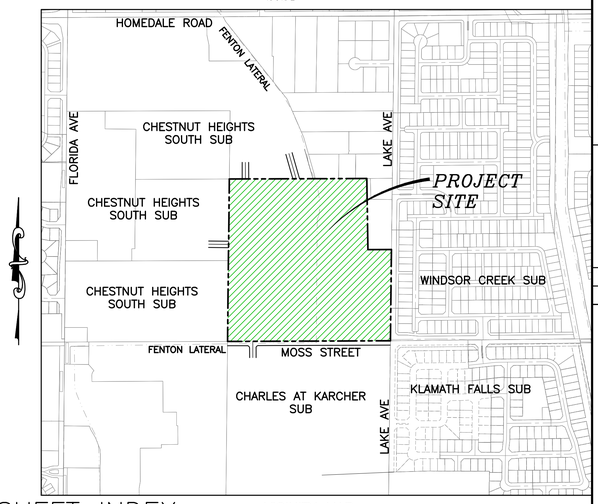
INDEX PLAN FOR EMERY SKY SUBDIVISION

LOCATED IN THE SE 1/4 NE 1/4 OF SECTION 11, T.3N., R.3W.
CALDWELL, CANYON COUNTY, IDAHO
2024



VICINITY MAP
1"=500'

NAVD 88

PLAN SHEET INDEX

SHEET	DESCRIPTION
PP-1	–COVER SHEET, INDEX, VICINITY MAP, NOTES
PP-2	–PRELIMINARY PLAT LAYOUT
PP-3	–PARCEL & CURVE TABLES
PP-4	–EXISTING TOPOGRRAPHY
PP-5	–ADJACENT PROPERTIES
PP-6	–PRELIMINARY ENGINEERING
PP-7	–PRELIMINARY SEWER PROFILES
PP-8	–PRELIMINARY SEWER PROFILES

NOTES

1. NO DIRECT LOT ACCESS SHALL BE ALLOWED ONTO LAKE AVE OR MOSS ST.
2. ALL LOTS SHALL HAVE A SEWER SERVICE PROVIDED FOR DISCHARGE INTO CITY OF CALDWELL SEWER MAINS.
3. DOMESTIC WATER WILL BE PROVIDED TO ALL LOTS BY STANDARD CALDWELL CITY WATER.
4. ALL LOT LINES COMMON TO A PUBLIC RIGHT–OF–WAY LINE OR PROJECT BOUNDARY SHALL HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES AND DRAINAGE EASEMENT.
5. REAR OF EACH COMMON LOT SHALL HAVE A TEN (10) FOOT PERMANENT PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE EASEMENT, EXCEPT AS OTHERWISE SHOWN.
6. ALL COMMON AREA LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
7. ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO CITY OF CALDWELL ROAD STANDARDS.
8. STORM WATER DRAINAGE SHALL BE COLLECTED AND/OR RETAINED ON SITE BY CATCH BASINS AND UNDERGROUND PIPING PER CITY OF CALDWELL STORM WATER STANDARDS.
9. FIRE PROTECTION WILL BE ENGINEERED TO THE GUIDELINES OF THE CITY OF CALDWELL FIRE DISTRICT.
10. THE DEVELOPER WILL COMPLY WITH IDAHO CODE 31–3805 BY PROVIDING PRESSURE IRRIGATION TO ALL LOTS PER CITY OF CALDWELL STANDARDS AND THE PIONEER IRRIGATION DISTRICT. COORDINATION WILL OCCUR WITH CALDWELL MUNICIPAL IRRIGATION DISTRICT AND/OR PIONEER IRRIGATION TO DETERMINE SOURCE OF PRESSURIZED IRRIGATION. A PRESSURE IRRIGATION PUMP STATION WILL BE CONSTRUCTED IF NECESSARY.
11. THIS DEVELOPMENT RECOGNIZES SECTION 22–4503, RIGHT TO FARM ACT, WHICH STATES, IDAHO CODE "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR 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 A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT."
12. THE SUBJECT PROPERTY FALL DOES NOT FALL WITHIN A FEMA FLOOD HAZARD ZONE. REFERENCE FIRM PANEL 16027C0375F, EFFECTIVE DATE JUNE 7, 2019
13. PORTIONS OF LOT 16 BLOCK 6, LOT 14 BLOCK 10, LOT 9 BLOCK 12, LOTS 10, 22 & 33 BLOCK 8, AND LOTS 1 AND 2 BLOCK 15 CONTAIN THE FENTON LATERAL EASEMENT. THE FENTON LATERAL EASEMENT WILL BE TILED WITH THE AUTHORIZATION AND APPROVAL OF THE BUREAU OF RECLAMATION AND PIONEER IRRIGATION DISTRICT.
14. SEE PRELIMINARY LANDSCAPE PLAN FOR PATHWAY LOCATIONS.
15. TO THE BEST OF THE PREPARER'S KNOWLEDGE, THIS PRELIMINARY PLAT MEETS REQUIREMENTS OF CALDWELL CITY CODE.

LEGEND

BOUNDARY	
LOT LINES	
ROAD CENTERLINE	
RIGHT OF WAY	
LOT NUMBER	①
BLOCK NUMBER	BLOCK 7
EASEMENT	
SETBACK	
CURB GUTTER & SW	
STREET NAME	W. ASHTON DR.
HANDICAP RAMP	
SEWER LINE	
WATER LINE	
STORM DRAIN LINE	
PRESSURE IRRIGATION	
GRAVITY IRRIGATION	
FLOW ARROW	
FIRE HYDRANT	
CATCH BASIN	
STOP SIGN	
EXISTING WATER WELL	
FOUND ALUM. CAP MONUMENT	
FOUND BRASS CAP MONUMENT	
INFILL LOTS	

DEVELOPMENT FEATURES:

ACREAGE
TOTAL PARCEL - 37.726 ACRES
TOTAL LOTS - ~~190~~ 192
BUILDABLE LOTS - ~~163~~ 159
- COTTAGE LOTS - ~~22~~ 18
- SFR 36' LOTS - 78
- DUPLEX LOTS - 7 (14UNITS)
- MULTIFAMILY - 2 (24-4PLEX=96UNITS)
- SFR DETACHED- 20
- TOWNHOUSE - 33
- COMMERCIAL LOTS - 1
- COMMON LOTS - 32 (8-USEABLE OPEN)
- ALLEY LOT -1

TOTAL ~~263~~ 259 DU
⚠1 DENSITY DU/ACRE - ~~6.97~~ 6.86

OPEN SPACE
TOTAL COMMON LOT AREA - 5.95 ACRES - 15.77%
OPEN SPACE LOTS - 3.96 ACRES - 10.50%
4PLEX OPEN SPACE AREAS - 3.10 ACRES - 8.22%
QUALIFIED OPEN SPACE 280393sf OR 6.44 ACRES - 17.1%
NON-QUALIFIED OPEN SPACE 90167sf OR 2.07ACRES - 5.5%

LOT SIZES
BUILDABLE LOT SIZES ⚠1
COTTAGE LOTS MIN ~~2200~~ 2600, MAX ~~3020~~ 3559, AVG 2734
DUPLEX LOTS MIN 7997, MAX 12074, AVG 8729
SFR 36' LOTS MIN 3266, MAX 3600, AVG 3594
MULTIFAMILY LOTS MIN 128930, MAX 162703, AVG 145817
SFR DETACHED LOTS MIN 5481, MAX 10345, AVG 6436
TOWNHOUSE LOTS MIN 2600, MAX 3680, AVG 3104
COMMERCIAL LOT 29881

PARKING
10-02-05-3J TABLE 4
1.5-2.0 PARKING SPACES PER UNIT
96 UNITS 96x2= 192
10-02-05-E3
NEW CONST W/ 100+ PARKING
REQUIRE 2 NEW EV PARKING SPACES
ADA HANDICAP SPACE REQ = 6
10-03-07-3L1B GUEST PARKING FOR LOTS UNDER 45' WIDTH
94 - LOTS >45' WIDTH, 94/4=23.5
24 GUEST PARKING REQUIRED

278 PARKING SPACES PROVIDED
236 REGULAR
32 REGULAR GUEST
2 HANDICAP GUEST
2 EV
6 HANDICAP

Common Lots			
Lot	SF AREA	ACRES	Description
BLOCK 1 Lot 1: OPEN	855	0.02	ISLAND
BLOCK 2 Lot 1: OPEN	892	0.02	ISLAND
BLOCK 3 Lot 1: OPEN	1175	0.03	ISLAND
BLOCK 4 Lot 1: OPEN	1175	0.03	ISLAND
BLOCK 5 Lot 1: OPEN	177	0.00	BUFFER
BLOCK 5 Lot 2: OPEN	1794	0.04	BUFFER
BLOCK 6 Lot 1: OPEN	2595	0.06	BUFFER
BLOCK 6 Lot 16 OPEN	13391	0.31	USEABLE OPEN
BLOCK 6 Lot 17: OPEN	1499	0.03	BUFFER
BLOCK 7 Lot 2: OPEN	18701	0.43	BUFFER
BLOCK 8 Lot 1: OPEN	1733	0.04	BUFFER
BLOCK 8 Lot 10 OPEN	6750	0.15	USEABLE OPEN
BLOCK 8 Lot 21: OPEN	2627	0.06	BUFFER
BLOCK 8 Lot 23: OPEN	1457	0.03	BUFFER
BLOCK 8 Lot 33 OPEN	6667	0.15	USEABLE OPEN
BLOCK 8 Lot 42: OPEN	1597	0.04	BUFFER
BLOCK 9 Lot 1: OPEN	1343	0.03	BUFFER
BLOCK 9 Lot 11 OPEN	14284	0.33	OPEN SPACE
BLOCK 9 Lot 21: OPEN	1473	0.03	BUFFER
BLOCK 9 Lot 22: OPEN	1342	0.03	BUFFER
BLOCK 9 Lot 32 OPEN	14284	0.33	OPEN SPACE
BLOCK 9 Lot 42: OPEN	1474	0.03	BUFFER
BLOCK 10 Lot 7: OPEN	2715	0.06	BUFFER
BLOCK 10 Lot 14 OPEN	11729	0.27	USEABLE OPEN
BLOCK 10 Lot 22: OPEN	2815	0.06	BUFFER
BLOCK 11 Lot 1: OPEN	1814	0.04	BUFFER
BLOCK 11 Lot 11: OPEN	1567	0.04	BUFFER
BLOCK 12 Lot 9 OPEN	106926	2.45	USEABLE OPEN
BLOCK 13 Lot 1: OPEN	4375	0.10	BUFFER
BLOCK 14 Lot 1: OPEN	3039	0.07	BUFFER
BLOCK 14 Lot 13: OPEN	6844	0.16	BUFFER
BLOCK 15 Lot 2: OPEN	6977	0.16	BUFFER

OWNER
BAM BAM HOLDINGS LLC
1871 W CANYON VIEW
ST GEORGE UT 84770

DEVELOPER
TRILOGY DEVELOPMENT, INC.
9839 W CABLE CAR ST SUITE 101
BOISE, ID 83709
208-895-8858

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

PLANNER/CONTACT
BONNIE LAYTON
NV5
690 S INDUSTRY WAY, SUITE 10
MERIDIAN, IDAHO
83642
208-342-5400

ZONING
EXISTING
- CALWELL R-1, R-2, PUD
- COUNTY UNINCORP

PROPOSED - R-1, R-2, PUD

COMPREHENSIVE PLAN
RESIDENTIAL

SEWAGE DISPOSAL
CALDWELL CITY SEWER

WATER SUPPLY
CALDWELL CITY WATER

CITY
CALDWELL CITY

SCHOOL DISTRICT
VALLIVUE SCHOOL DISTRICT 139

FIRE DISTRICT
CALDWELL RURAL FIRE

IRRIGATION DISTRICT
PIONEER IRRIGATION DISTRICT

HIGHWAY DISTRICT
CANYON HIGHWAY DISTRICT NO. 4

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	127.33'	190.00'	38°23'45"	S03°10'05"E	124.96'

60 0 30 60 120
SCALE IN FEET
1"=60'

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
TEL. 208-938-0013
www.baileyengineers.com
1119 E. STATE ST. STE 210
EAGLE, ID 83616

PROFESSIONAL ENGINEER REGISTERED STATE OF IDAHO DAVID A BAILEY 8272 CONSTRUCTION

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

REVISED NO.	DATE	DESCRIPTION
1.	10-10-2024	COTTAGE LOTS 26' WIDE LOSE 4

INDEX PLAN
EMERY SKY SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE: 12-19-2023
PROJECT: C2023-006
SHEET PP-1

PRELIMINARY PLAT FOR
EMERY SKY SUBDIVISION

LOCATED IN THE SE 1/4 NE 1/4 OF SECTION 11, T.3N., R.3W.
CALDWELL, CANYON COUNTY, IDAHO
2024



Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	127.33'	190.00'	38°23'45"	S03°10'05"E	124.96'

LEGEND

- BOUNDARY
- LOT LINES
- ROAD CENTERLINE
- RIGHT OF WAY
- LOT NUMBER — ① BLOCK 7
- BLOCK NUMBER
- EASEMENT
- SETBACK
- CURB GUTTER & SW
- STREET NAME — W. ASHTON DR.
- HANDICAP RAMP
- SEWER LINE
- WATER LINE
- STORM DRAIN LINE
- PRESSURE IRRIGATION
- GRAVITY IRRIGATION
- FLOW ARROW
- FIRE HYDRANT
- CATCH BASIN
- STOP SIGN
- EXISTING WATER WELL
- FOUND ALUM. CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- INFILL LOTS

60 0 30 60 120
SCALE IN FEET
1"=60'

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EAGLE, ID 83616
TEL. 208-938-0013
www.baileyengineers.com

PROFESSIONAL ENGINEER REGISTERED STATE OF IDAHO DAVID A. BAILEY 8272 — NOT FOR CONSTRUCTION

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

REVISED
NO. DATE DESCRIPTION
1. 10-10-2024 COTTAGE LOTS 26' WIDE LOSE 4

PRELIMINARY PLAT
EMERY SKY SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE: 12-19-2023
PROJECT: C2023-006
SHEET PP-2

LOT & CURVE TABLES FOR EMERY SKY SUBDIVISION

LOCATED IN THE SE 1/4 NE 1/4 OF SECTION 11, T.3N., R.3W.
CALDWELL, CANYON COUNTY, IDAHO
2024

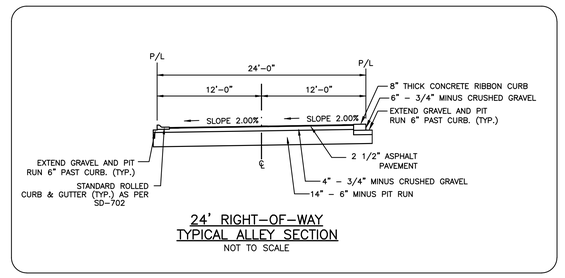
Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C1	273.50	18.21	18.21	S65°32'31"W	3°48'55"
C2	600.00	105.45	105.31	S84°45'07"W	10°04'11"
C3	300.00	84.21	83.93	S71°40'32"W	16°04'58"
C4	300.00	136.51	135.34	N76°40'12"E	26°04'17"
C5	50.00	77.71	70.12	N45°10'58"E	89°02'46"
C6	300.00	58.62	58.52	N04°56'16"W	11°11'41"
C7	300.00	50.25	50.19	S05°44'13"E	9°35'46"
C8	50.00	77.97	70.31	N45°36'46"W	89°20'53"
C9	100.00	26.62	26.55	N07°54'51"W	15°15'16"
C10	100.00	6.81	6.81	S02°14'13"E	3°54'01"
C11	100.00	8.38	8.38	N01°47'10"W	4°48'08"
C12	100.00	56.71	55.96	S15°37'54"E	32°29'37"
C13	100.00	55.13	54.43	N16°05'11"W	31°35'04"
C14	326.50	3.22	3.22	S63°55'00"W	0°33'53"
C15	326.50	28.26	28.25	S66°40'43"W	4°57'33"
C16	326.50	27.37	27.36	S71°33'34"W	4°48'10"
C17	326.50	26.73	26.73	S76°18'24"W	4°41'30"
C18	326.50	26.31	26.31	S80°57'41"W	4°37'03"
C19	73.50	19.57	19.51	N07°54'51"W	15°15'16"
C20	126.50	10.60	10.60	S01°47'10"E	4°48'08"
C21	73.50	5.00	5.00	S02°14'13"E	3°54'01"
C22	126.50	8.61	8.61	N02°14'13"W	3°54'01"
C23	73.50	6.16	6.16	N01°47'10"W	4°48'08"
C24	126.50	45.73	45.48	N09°44'26"W	20°42'39"
C25	126.50	26.01	25.97	N25°59'14"W	11°46'58"
C26	73.50	40.52	40.01	N16°05'11"W	31°35'04"
C27	126.50	69.73	68.85	S16°05'11"E	31°35'04"
C28	73.50	41.68	41.13	S15°37'54"E	32°29'37"
C29	326.50	26.08	26.07	S85°33'29"W	4°34'33"
C30	326.50	10.60	10.60	S88°46'33"W	1°51'36"
C31	23.50	8.69	8.64	N79°06'28"E	21°11'46"
C32	23.50	27.83	26.23	N34°35'05"E	67°50'59"
C42	273.50	124.45	123.38	N76°40'12"E	26°04'17"
C43	326.50	48.78	48.73	N67°54'52"E	8°33'36"
C44	6.00	18.85	12.00	S00°12'48"E	180°00'00"
C45	6.00	18.85	12.00	N00°12'48"W	180°00'00"
C46	594.00	56.37	56.35	S82°26'08"W	5°26'13"
C48	6.00	18.85	12.00	N10°16'59"W	180°00'00"
C50	606.00	57.51	57.48	N82°26'08"E	5°26'13"
C51	6.00	18.85	12.00	S04°50'45"E	180°00'00"
C52	6.00	18.85	12.00	N89°42'21"E	180°00'00"
C53	6.00	18.85	12.00	S89°42'21"W	180°00'00"
C54	6.00	18.85	12.00	S89°42'21"W	180°00'00"
C55	6.00	18.85	12.00	N89°42'21"E	180°00'00"
C56	565.00	99.30	99.17	S84°45'07"W	10°04'11"
C57	76.50	118.89	107.28	S45°10'58"W	89°02'46"
C74	126.50	33.68	33.58	S07°54'51"E	15°15'16"
C75	55.00	31.87	31.42	N71°01'24"E	33°11'45"
C76	55.00	56.97	54.46	S62°42'09"E	59°21'09"
C77	55.00	64.68	61.01	S00°39'41"W	67°22'30"
C78	635.00	72.11	72.07	N82°58'12"E	6°30'22"

Parcel Table			
Lot	Area	Perimeter	Type
BLOCK 1 Lot 1: OPEN	855	161	ISLAND
BLOCK 2 Lot 1: OPEN	892	168	ISLAND
BLOCK 3 Lot 1: OPEN	1175	215	ISLAND
BLOCK 4 Lot 1: OPEN	1175	215	ISLAND
BLOCK 5 Lot 1: OPEN	177	64	BUFFER
BLOCK 5 Lot 2: OPEN	1794	218	BUFFER
BLOCK 6 Lot 1: OPEN	2595	259	BUFFER
BLOCK 6 Lot 2	8000	360	DUPLEX
BLOCK 6 Lot 3	8000	360	DUPLEX
BLOCK 6 Lot 4	8000	360	DUPLEX
BLOCK 6 Lot 5	8000	360	DUPLEX
BLOCK 6 Lot 6	7997	359	DUPLEX
BLOCK 6 Lot 7	9031	412	DUPLEX
BLOCK 6 Lot 8	12074	447	DUPLEX
BLOCK 6 Lot 9	3266	258	SFR 36'
BLOCK 6 Lot 10	3594	270	SFR 36'
BLOCK 6 Lot 11	3600	272	SFR 36'
BLOCK 6 Lot 12	3600	272	SFR 36'
BLOCK 6 Lot 13	3600	272	SFR 36'
BLOCK 6 Lot 14	3600	272	SFR 36'
BLOCK 6 Lot 15	3600	272	SFR 36'
BLOCK 6 Lot 16 OPEN	13391	465	USEABLE OPEN
BLOCK 6 Lot 17: OPEN	1499	219	BUFFER
BLOCK 7 Lot 1	162703	1804	MULTIFAMILY
BLOCK 7 Lot 2: OPEN	18701	2138	BUFFER
BLOCK 7 Lot 3	29881	697	COMMERCIAL
BLOCK 8 Lot 1: OPEN	1733	219	BUFFER
BLOCK 8 Lot 2	2600	252	COTTAGE
BLOCK 8 Lot 3	2600	252	COTTAGE
BLOCK 8 Lot 4	2600	252	COTTAGE
BLOCK 8 Lot 5	2600	252	COTTAGE
BLOCK 8 Lot 6	2600	252	COTTAGE
BLOCK 8 Lot 7	2600	252	COTTAGE
BLOCK 8 Lot 8	2600	252	COTTAGE
BLOCK 8 Lot 9	2600	252	COTTAGE
BLOCK 8 Lot 10 OPEN	6750	335	USEABLE OPEN
BLOCK 8 Lot 11	2600	252	COTTAGE
BLOCK 8 Lot 12	2600	252	COTTAGE
BLOCK 8 Lot 13	2600	252	COTTAGE
BLOCK 8 Lot 14	2601	252	COTTAGE
BLOCK 8 Lot 15	2624	254	COTTAGE
BLOCK 8 Lot 16	2701	260	COTTAGE
BLOCK 8 Lot 17	2833	271	COTTAGE
BLOCK 8 Lot 18	3024	286	COTTAGE
BLOCK 8 Lot 19	3278	307	COTTAGE
BLOCK 8 Lot 20	3559	323	COTTAGE
BLOCK 8 Lot 21: OPEN	2627	294	BUFFER
BLOCK 8 Lot 22	14830	1328	PRIVATE ALLEY
BLOCK 8 Lot 23: OPEN	1457	229	BUFFER
BLOCK 8 Lot 24	3661	289	TOWNHOUSE
BLOCK 8 Lot 25	2760	278	TOWNHOUSE
BLOCK 8 Lot 26	3680	294	TOWNHOUSE
BLOCK 8 Lot 27	3680	294	TOWNHOUSE
BLOCK 8 Lot 28	2760	278	TOWNHOUSE
BLOCK 8 Lot 29	3680	294	TOWNHOUSE
BLOCK 8 Lot 30	3680	294	TOWNHOUSE
BLOCK 8 Lot 31	2760	278	TOWNHOUSE
BLOCK 8 Lot 32	3680	294	TOWNHOUSE
BLOCK 8 Lot 33 OPEN	6667	346	USEABLE OPEN
BLOCK 8 Lot 34	3680	294	TOWNHOUSE
BLOCK 8 Lot 35	2760	278	TOWNHOUSE
BLOCK 8 Lot 36	2760	278	TOWNHOUSE
BLOCK 8 Lot 37	3680	294	TOWNHOUSE
BLOCK 8 Lot 38	3680	294	TOWNHOUSE
BLOCK 8 Lot 39	2760	278	TOWNHOUSE
BLOCK 8 Lot 40	2760	278	TOWNHOUSE

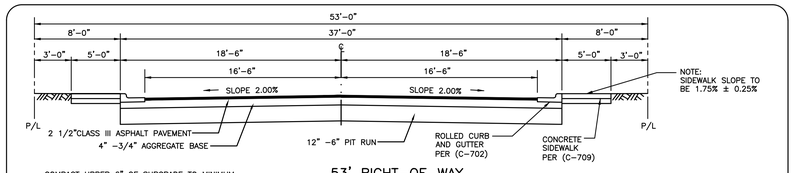
Parcel Table			
Lot	Area	Perimeter	Type
BLOCK 8 Lot 41	3666	290	TOWNHOUSE
BLOCK 8 Lot 42: OPEN	1597	230	BUFFER
BLOCK 9 Lot 1: OPEN	1343	210	BUFFER
BLOCK 9 Lot 2	3579	268	SFR 36'
BLOCK 9 Lot 3	3600	272	SFR 36'
BLOCK 9 Lot 4	3600	272	SFR 36'
BLOCK 9 Lot 5	3600	272	SFR 36'
BLOCK 9 Lot 6	3600	272	SFR 36'
BLOCK 9 Lot 7	3600	272	SFR 36'
BLOCK 9 Lot 8	3600	272	SFR 36'
BLOCK 9 Lot 9	3600	272	SFR 36'
BLOCK 9 Lot 10	3600	272	SFR 36'
BLOCK 9 Lot 11 OPEN	14284	486	OPEN SPACE
BLOCK 9 Lot 12	3600	272	SFR 36'
BLOCK 9 Lot 13	3600	272	SFR 36'
BLOCK 9 Lot 14	3600	272	SFR 36'
BLOCK 9 Lot 15	3600	272	SFR 36'
BLOCK 9 Lot 16	3600	272	SFR 36'
BLOCK 9 Lot 17	3600	272	SFR 36'
BLOCK 9 Lot 18	3600	272	SFR 36'
BLOCK 9 Lot 19	3600	272	SFR 36'
BLOCK 9 Lot 20	3592	270	SFR 36'
BLOCK 9 Lot 21: OPEN	1473	215	BUFFER
BLOCK 9 Lot 22: OPEN	1342	210	BUFFER
BLOCK 9 Lot 23	3579	268	SFR 36'
BLOCK 9 Lot 24	3600	272	SFR 36'
BLOCK 9 Lot 25	3600	272	SFR 36'
BLOCK 9 Lot 26	3600	272	SFR 36'
BLOCK 9 Lot 27	3600	272	SFR 36'
BLOCK 9 Lot 28	3600	272	SFR 36'
BLOCK 9 Lot 29	3600	272	SFR 36'
BLOCK 9 Lot 30	3600	272	SFR 36'
BLOCK 9 Lot 31	3600	272	SFR 36'
BLOCK 9 Lot 32 OPEN	14284	486	OPEN SPACE
BLOCK 9 Lot 33	3600	272	SFR 36'
BLOCK 9 Lot 34	3600	272	SFR 36'
BLOCK 9 Lot 35	3600	272	SFR 36'
BLOCK 9 Lot 36	3600	272	SFR 36'
BLOCK 9 Lot 37	3600	272	SFR 36'
BLOCK 9 Lot 38	3600	272	SFR 36'
BLOCK 9 Lot 39	3600	272	SFR 36'
BLOCK 9 Lot 40	3600	272	SFR 36'
BLOCK 9 Lot 41	3592	270	SFR 36'
BLOCK 9 Lot 42: OPEN	1474	215	BUFFER
BLOCK 10 Lot 1	3600	272	SFR 36'
BLOCK 10 Lot 2	3600	272	SFR 36'
BLOCK 10 Lot 3	3600	272	SFR 36'
BLOCK 10 Lot 4	3600	272	SFR 36'
BLOCK 10 Lot 5	3600	272	SFR 36'
BLOCK 10 Lot 6	3564	267	SFR 36'
BLOCK 10 Lot 7: OPEN	2715	387	BUFFER
BLOCK 10 Lot 8	3589	269	SFR 36'
BLOCK 10 Lot 9	3600	272	SFR 36'
BLOCK 10 Lot 10	3600	272	SFR 36'
BLOCK 10 Lot 11	3600	272	SFR 36'
BLOCK 10 Lot 12	3600	272	SFR 36'
BLOCK 10 Lot 13	3600	272	SFR 36'
BLOCK 10 Lot 14 OPEN	11729	517	USEABLE OPEN
BLOCK 10 Lot 15	3600	272	SFR 36'
BLOCK 10 Lot 16	3600	272	SFR 36'
BLOCK 10 Lot 17	3600	272	SFR 36'
BLOCK 10 Lot 18	3600	272	SFR 36'
BLOCK 10 Lot 19	3600	272	SFR 36'
BLOCK 10 Lot 20	3600	272	SFR 36'
BLOCK 10 Lot 21	3592	270	SFR 36'
BLOCK 10 Lot 22: OPEN	2815	392	BUFFER

Parcel Table			
Lot	Area	Perimeter	Type
BLOCK 10 Lot 23	3579	268	SFR 36'
BLOCK 10 Lot 24	3600	272	SFR 36'
BLOCK 10 Lot 25	3600	272	SFR 36'
BLOCK 10 Lot 26	3600	272	SFR 36'
BLOCK 10 Lot 27	3600	272	SFR 36'
BLOCK 10 Lot 28	3600	272	SFR 36'
BLOCK 10 Lot 29	3600	272	SFR 36'
BLOCK 11 Lot 1: OPEN	1814	224	BUFFER
BLOCK 11 Lot 2	3600	272	SFR 36'
BLOCK 11 Lot 3	3600	272	SFR 36'
BLOCK 11 Lot 4	3600	272	SFR 36'
BLOCK 11 Lot 5	3600	272	SFR 36'
BLOCK 11 Lot 6	3600	272	SFR 36'
BLOCK 11 Lot 7	3600	272	SFR 36'
BLOCK 11 Lot 8	3600	272	SFR 36'
BLOCK 11 Lot 9	3600	272	SFR 36'
BLOCK 11 Lot 10	3589	269	SFR 36'
BLOCK 11 Lot 11: OPEN	1567	218	BUFFER
BLOCK 12 Lot 1	3179	260	Townhouse
BLOCK 12 Lot 2	2600	252	Townhouse
BLOCK 12 Lot 3	2600	252	Townhouse
BLOCK 12 Lot 4	3200	264	Townhouse
BLOCK 12 Lot 5	3200	264	Townhouse
BLOCK 12 Lot 6	2600	252	Townhouse
BLOCK 12 Lot 7	2600	252	Townhouse
BLOCK 12 Lot 8	3200	264	Townhouse
BLOCK 12 Lot 9 OPEN	106926	1985	USEABLE OPEN
BLOCK 12 Lot 10	3200	264	Townhouse
BLOCK 12 Lot 11	2600	252	Townhouse
BLOCK 12 Lot 12	2600	252	Townhouse
BLOCK 12 Lot 13	3200	264	Townhouse
BLOCK 12 Lot 14	3200	264	Townhouse
BLOCK 12 Lot 15	2600	252	Townhouse
BLOCK 12 Lot 16	2600	252	Townhouse
BLOCK 12 Lot 17	3179	260	Townhouse
BLOCK 13 Lot 1: OPEN	4375	295	BUFFER
BLOCK 13 Lot 2	5481	318	SFR DET
BLOCK 13 Lot 3	5500	320	SFR DET
BLOCK 13 Lot 4	5500	320	SFR DET
BLOCK 13 Lot 5	5500	320	SFR DET
BLOCK 13 Lot 6	5500	320	SFR DET
BLOCK 13 Lot 7	5500	320	SFR DET
BLOCK 13 Lot 8	5500	320	SFR DET
BLOCK 13 Lot 9	5500	320	SFR DET
BLOCK 13 Lot 10	6809	335	SFR DET
BLOCK 14 Lot 1: OPEN	3039	267	BUFFER
BLOCK 14 Lot 2	6600	340	SFR DET
BLOCK 14 Lot 3	6600	340	SFR DET
BLOCK 14 Lot 4	6600	340	SFR DET
BLOCK 14 Lot 5	6599	340	SFR DET
BLOCK 14 Lot 6	6599	340	SFR DET
BLOCK 14 Lot 7	6599	340	SFR DET
BLOCK 14 Lot 8	6599	340	SFR DET
BLOCK 14 Lot 9	6599	340	SFR DET
BLOCK 14 Lot 10	6719	349	SFR DET
BLOCK 14 Lot 11	8071	401	SFR DET
BLOCK 14 Lot 12	10343	460	SFR DET
BLOCK 14 Lot 13: OPEN	6844	423	BUFFER
BLOCK 15 Lot 1	130380	1533	MULTIFAMILY
BLOCK 15 Lot 2: OPEN	6977	973	BUFFER

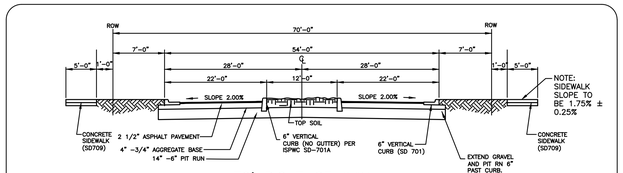
Common Lots			
Lot	SF AREA	ACRES	Description
BLOCK 1 Lot 1: OPEN	855	0.02	ISLAND
BLOCK 2 Lot 1: OPEN	892	0.02	ISLAND
BLOCK 3 Lot 1: OPEN	1175	0.03	ISLAND
BLOCK 4 Lot 1: OPEN	1175	0.03	ISLAND
BLOCK 5 Lot 1: OPEN	177	0.00	BUFFER
BLOCK 5 Lot 2: OPEN	1794	0.04	BUFFER
BLOCK 6 Lot 1: OPEN	2595	0.06	BUFFER
BLOCK 6 Lot 16 OPEN	13391	0.31	USEABLE OPEN
BLOCK 6 Lot 17: OPEN	1499	0.03	BUFFER
BLOCK 7 Lot 2: OPEN	18701	0.43	BUFFER
BLOCK 8 Lot 1: OPEN	1733	0.04	BUFFER
BLOCK 8 Lot 10 OPEN	6750	0.15	USEABLE OPEN
BLOCK 8 Lot 21: OPEN	2627	0.06	BUFFER
BLOCK 8 Lot 23: OPEN	1457	0.03	BUFFER
BLOCK 8 Lot 33 OPEN	6667	0.15	USEABLE OPEN
BLOCK 8 Lot 42: OPEN	1597	0.04	BUFFER
BLOCK 9 Lot 1: OPEN	1343	0.03	BUFFER
BLOCK 9 Lot 11 OPEN	14284	0.33	OPEN SPACE
BLOCK 9 Lot 21: OPEN	1473	0.03	BUFFER
BLOCK 9 Lot 22: OPEN	1342	0.03	BUFFER
BLOCK 9 Lot 32 OPEN	14284	0.33	OPEN SPACE
BLOCK 9 Lot 42: OPEN	1474	0.03	BUFFER
BLOCK 10 Lot 7: OPEN	2715	0.06	BUFFER
BLOCK 10 Lot 14 OPEN	11729	0.27	USEABLE OPEN
BLOCK 10 Lot 22: OPEN	2815	0.06	BUFFER
BLOCK 11 Lot 1: OPEN	1814	0.04	BUFFER
BLOCK 11 Lot 11: OPEN	1567	0.04	BUFFER
BLOCK 12 Lot 9 OPEN	106926	2.45	USEABLE OPEN
BLOCK 13 Lot 1: OPEN	4375	0.10	BUFFER
BLOCK 14 Lot 1: OPEN	3039	0.07	BUFFER
BLOCK 14 Lot 13: OPEN	6844	0.16	BUFFER
BLOCK 15 Lot 2: OPEN	6977	0.16	BUFFER



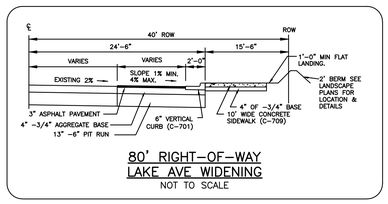
24' RIGHT-OF-WAY
TYPICAL ALLEY SECTION
NOT TO SCALE



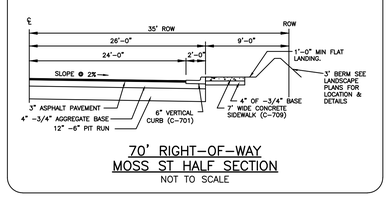
53' RIGHT-OF-WAY
TYPICAL STREET SECTION
R-810
-NOT TO SCALE-



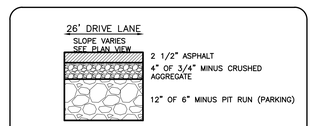
70' RIGHT-OF-WAY
ENTRANCE
NOT TO SCALE



80' RIGHT-OF-WAY
LAKE AVE WIDENING
NOT TO SCALE



70' RIGHT-OF-WAY
MOSS ST HALF SECTION
NOT TO SCALE



PARKING LOT & 26' DRIVE LANE
TYPICAL SECTION
NOT TO SCALE

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE ST. STE 210
EAGLE, ID 83616
TEL. 208-938-5013
www.baileyengineers.com

PROFESSIONAL ENGINEER REGISTERED STATE OF IDAHO DAVID A. BAILEY 8272 CONSTRUCTION

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

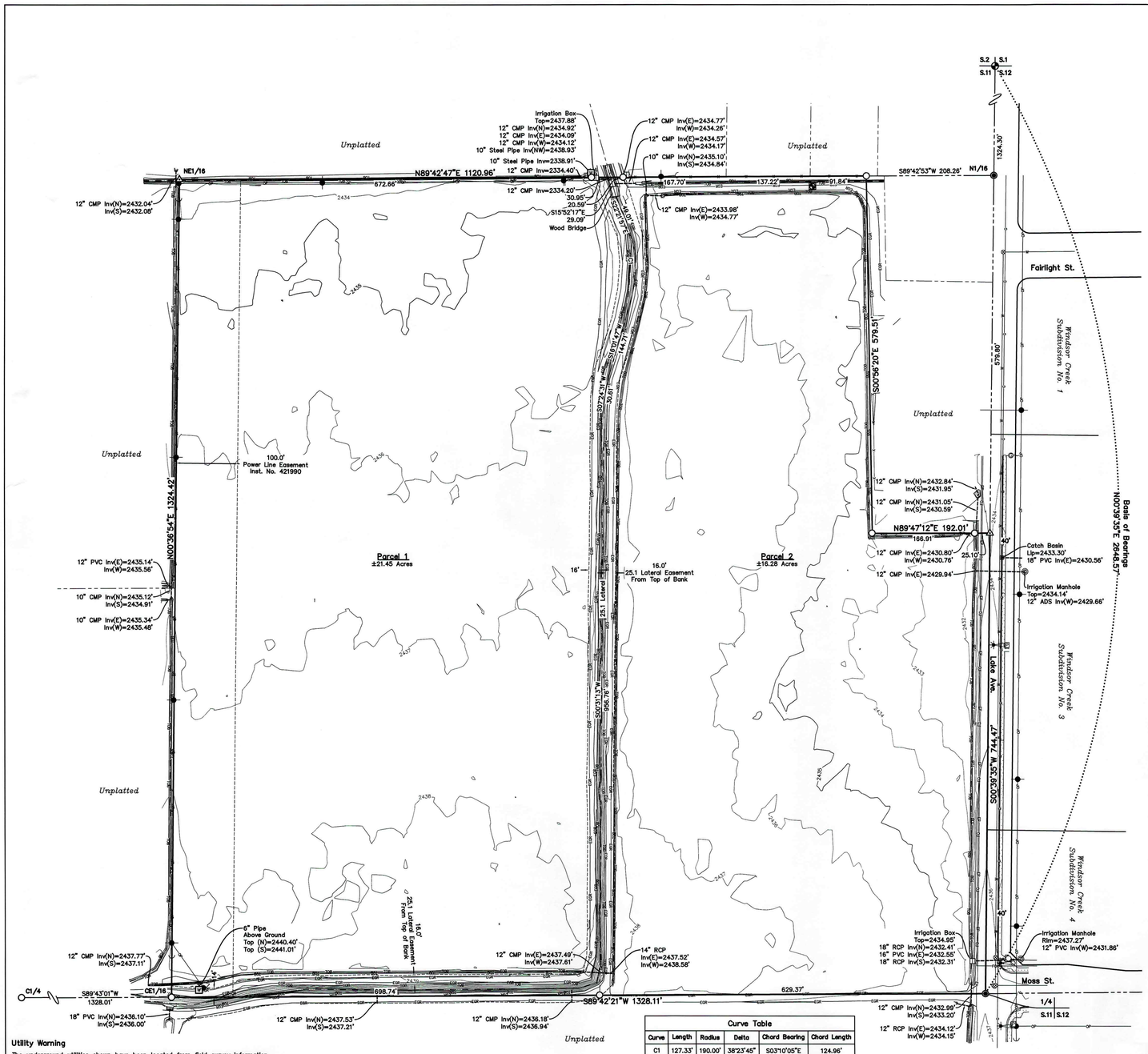
REVISED
NO. DATE DESCRIPTION

LOT & CURVE TABLE
EMERY SKY SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE: 12-19-2023
PROJECT: C2023-006
SHEET PP-3

EXISTING TOPOGRAPHY FOR
EMERY SKY SUBDIVISION

LOCATED IN THE SE 1/4 NE 1/4 OF SECTION 11, T.3N., R.3W.
CALDWELL, CANYON COUNTY, IDAHO
2023



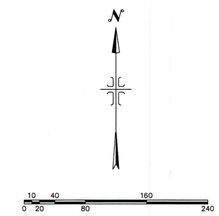
Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	127.33'	190.00'	38°23'45"	S03°10'05"E	124.96'

Utility Warning

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

These drawings, or any portion thereof, shall not be used on any project or extensions of this project except by agreement in writing with Idaho Survey Group, LLC.

P:\BamBam Property 23-180\dwg\23180 TOPO (bambam).dwg 8/5/2023 2:29 PM



Scale: 1" = 80'

Legend

- Found 1/2" Iron Pin, as Noted
- Found 5/8" Iron Pin, as Noted
- Found Brass Cap Monument
- Found Aluminum Cap Monument
- Calculated Point, Nothing Found or Set
- Gas Marker
- Power Pole
- Guy Wire Anchor
- Power Junction Box
- Street Light
- Traffic Sign
- Catch Basin
- Water Valve
- Fire Hydrant
- Irrigation Pump
- Irrigation Manhole
- Irrigation Box
- Property Boundary Line
- Parcel Line
- Tie Line
- Right-of-Way Line
- Section Line
- Easement Line
- Fence
- Edge of Gravel Road
- Edge of Pavement
- Subsurface Pipe
- Gas Line
- Fiber Optics Line
- Overhead Power Line
- Domestic Water Line
- Bottom of Ditch
- Top of Bank
- Curb, Gutter and Sidewalk

PROFESSIONAL LAND SURVEYOR
LICENSED
11779
8/5/2023
STATE OF IDAHO
CODY M. McCAMMON

NO.	REVISIONS	BY	DATE

IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
PH. (208) 846-8570
FAX (208) 884-5399
WWW.IDAHOSURVEY.COM

BamBam Properties

Topographic Survey

Situated in the SE1/4 of the NE1/4 of Section 11, T.3N., R.3W., B.M., Canyon County, Idaho.

Drawn:	CMCCAMMON	Checked:	XXX	Job No.	Sheet No.
Date:	8/5/2023	Date:	8/5/2023	23-180	1 of 1

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE ST. STE 210
EAGLE, ID 83616
TEL. 208-938-0013
www.baileyengineers.com

PROFESSIONAL ENGINEER
REGISTERED
No. 8272
STATE OF IDAHO
DAVID A. BAILEY

CHECKED BY:
DAVID A. BAILEY P.E.

DRAWN BY:
DES

REVISED		
NO.	DATE	DESCRIPTION

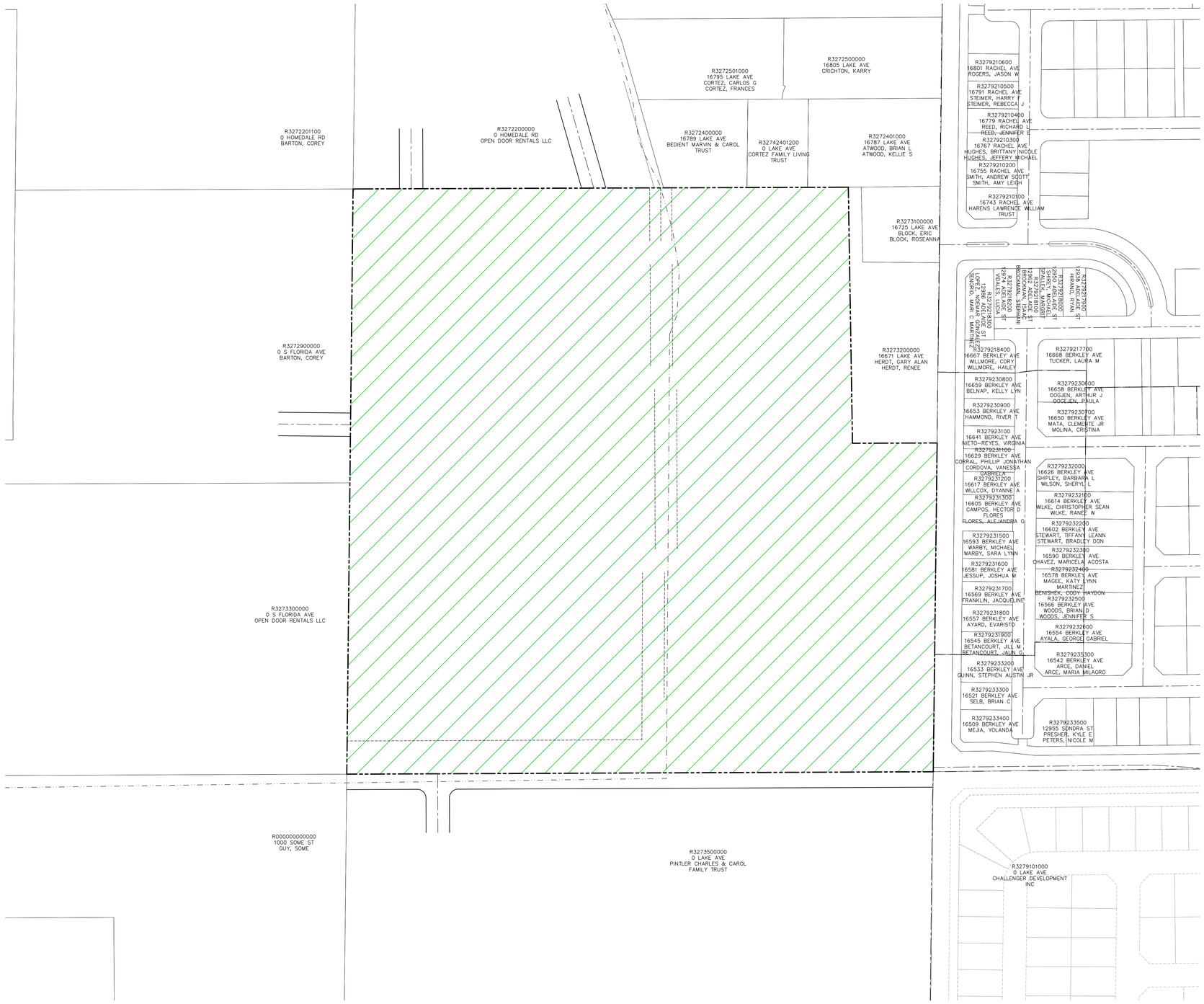
EXISTING TOPOGRAPHY
EMERY SKY SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE:
11-22-2023
PROJECT:
C2023-006

SHEET
PP-4

ADJACENT PROPERTIES FOR
EMERY SKY SUBDIVISION

LOCATED IN THE SE 1/4 NE 1/4 OF SECTION 11, T.3N., R.3W.
CALDWELL, CANYON COUNTY, IDAHO
2023



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TEL 208-938-0013
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PROFESSIONAL ENGINEER
REGISTERED
8272
STATE OF IDAHO
DAVID A BAILEY

NOT FOR CONSTRUCTION

CHECKED BY:
DAVID A. BAILEY P.E.

DRAWN BY:
DES

REVISED		
NO.	DATE	DESCRIPTION

ADJACENT PROPERTIES
EMERY SKY SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE:
11-22-2023

PROJECT:
C2023-006

SHEET
PP-5

INDEX PLAN FOR
EMERY SKY SUBDIVISION

LOCATED IN THE SE 1/4 NE 1/4 OF SECTION 11, T.3N., R.3W.
CALDWELL, CANYON COUNTY, IDAHO
2024



Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	127.33'	190.00'	38°23'45"	S03°10'05"E	124.96'

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1119 E. STATE ST. STE 210
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TEL: 208.938.0013
www.baileyengineers.com

PROFESSIONAL ENGINEER REGISTERED 8272 STATE OF IDAHO DAVID A BAILEY

NOT FOR CONSTRUCTION

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

REVISED		
NO.	DATE	DESCRIPTION

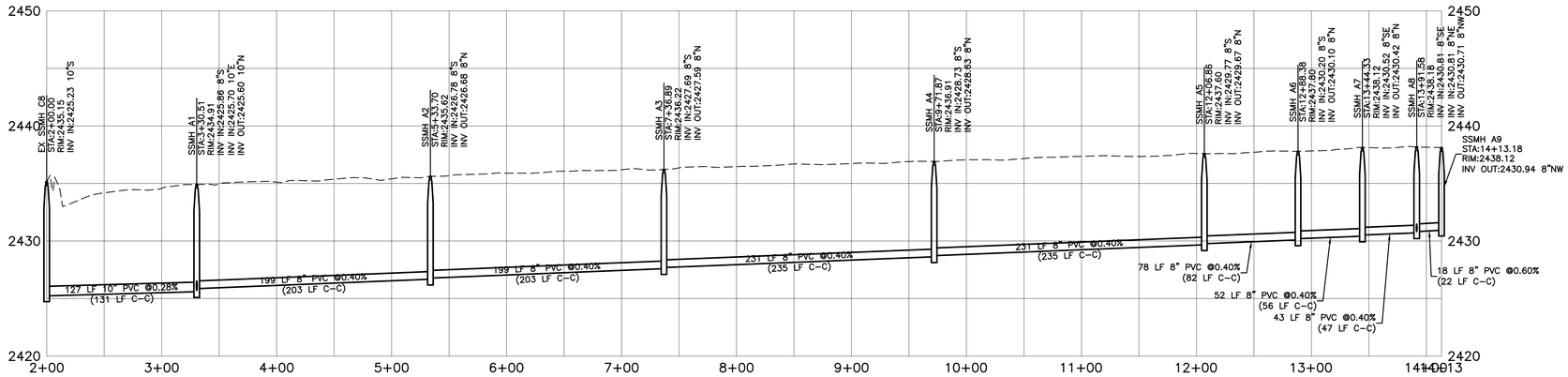
PRELIMINARY ENGINEERING
EMERY SKY SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE: 12-19-2023
PROJECT: C2023-006
SHEET PP-6

PRELIMINARY SEWER PROFILES
EMERY SKY SUBDIVISION

LOCATED IN THE SE 1/4 NE 1/4 OF SECTION 11, T.3N., R.3W.
CALDWELL, CANYON COUNTY, IDAHO
2023

SEWER LINE A PROFILE



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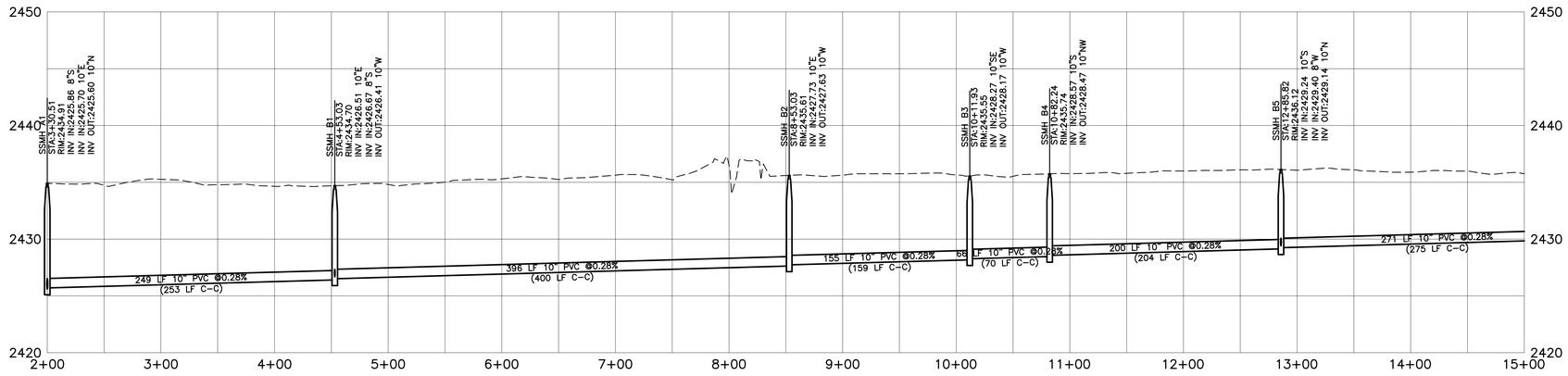

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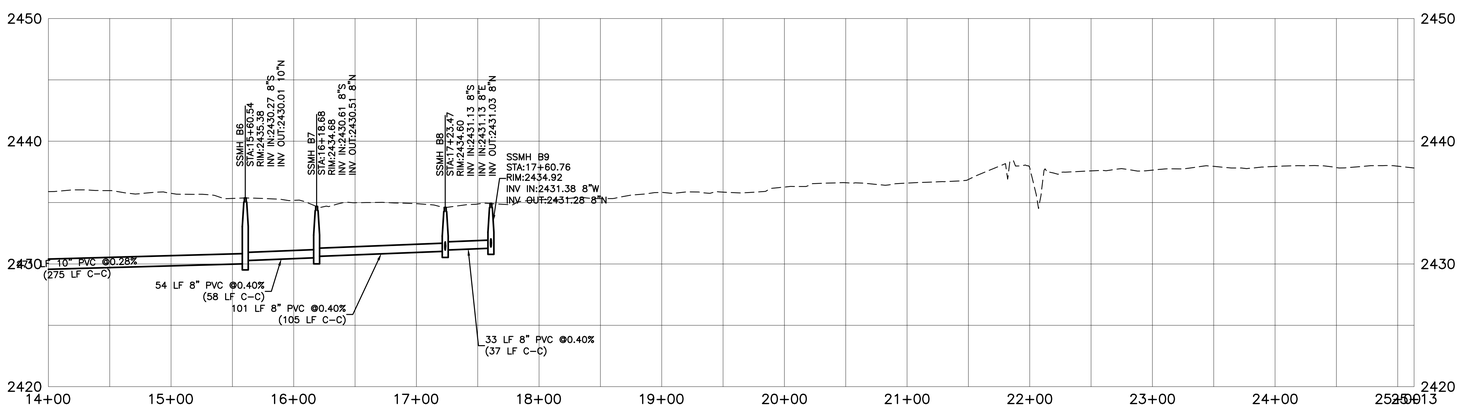

50 0 25 50 100
SCALE IN FEET
1"=50'

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PROFESSIONAL ENGINEER
REGISTERED
No. 8272
STATE OF IDAHO
DAVID A. BAILEY

CHECKED BY:
DAVID A. BAILEY P.E.

DRAWN BY:
DES

REVISED
NO. DATE DESCRIPTION

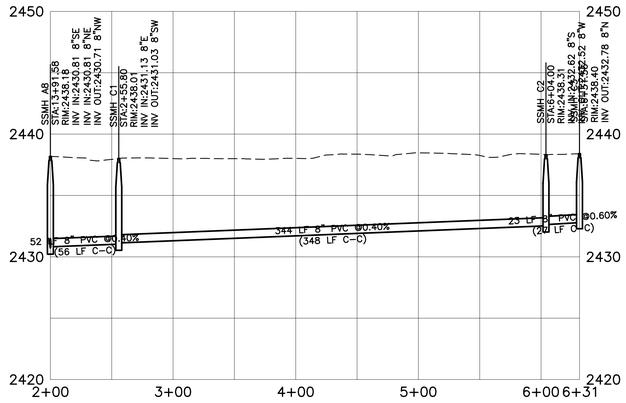
PRELIMINARY SEWER PROFILES
EMERY SKY SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE:
12-12-2023
PROJECT:
C2023-006
SHEET
PP-7

PRELIMINARY SEWER PROFILES
EMERY SKY SUBDIVISION

LOCATED IN THE SE 1/4 NE 1/4 OF SECTION 11, T.3N., R.3W.
CALDWELL, CANYON COUNTY, IDAHO
2023

SEWER LINE C PROFILE



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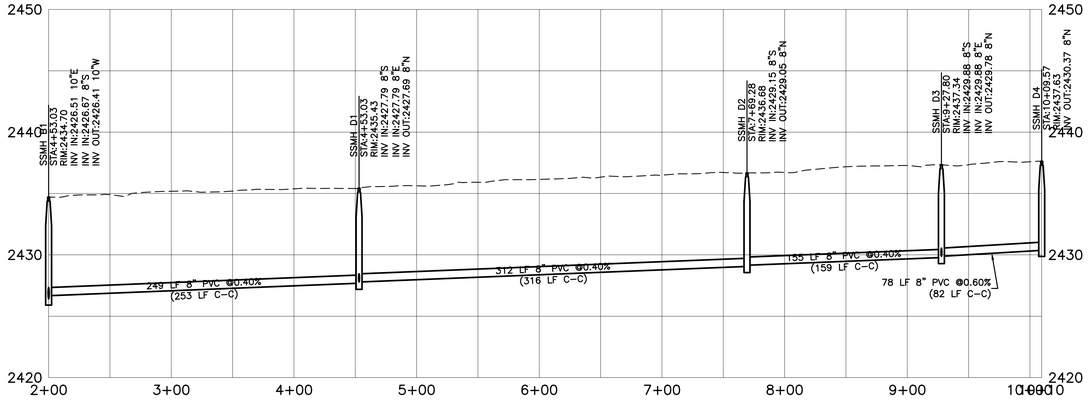

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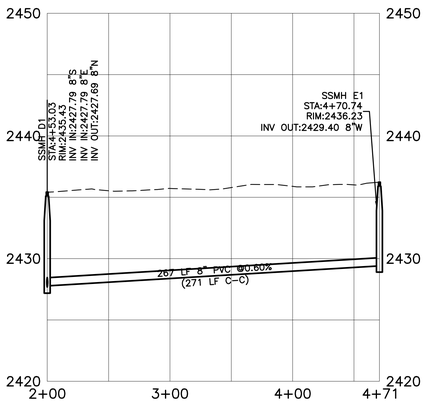

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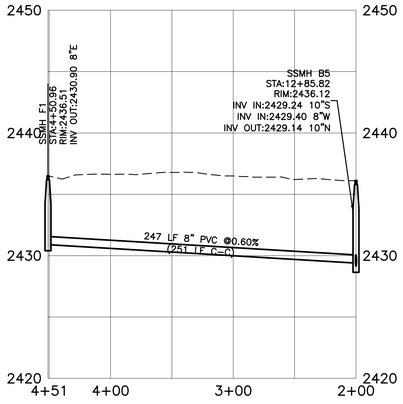

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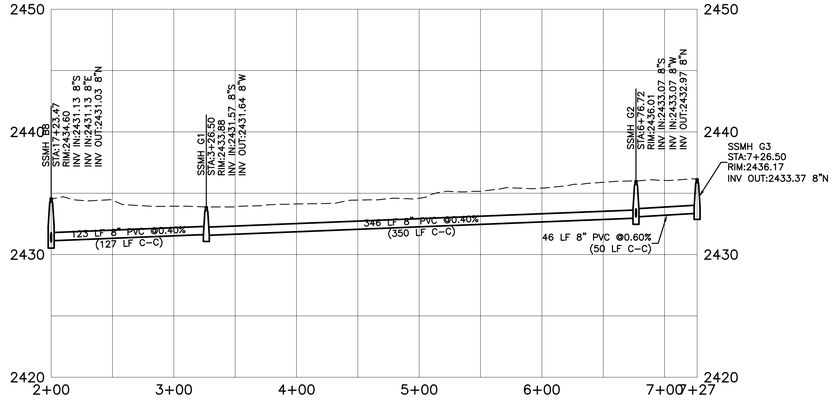

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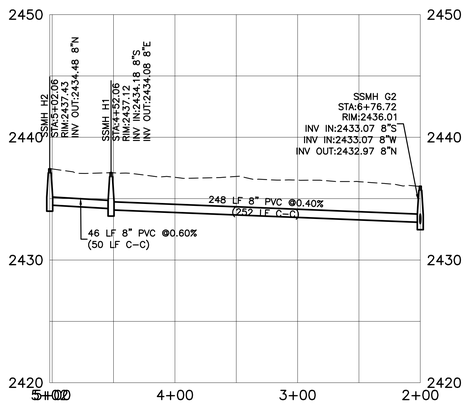

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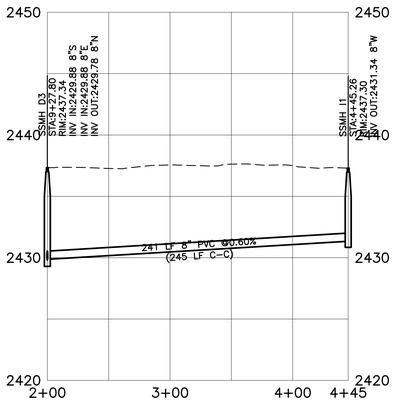
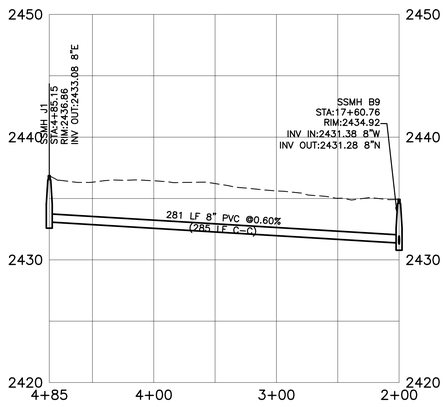


SEWER LINE J PROFILE



50 0 25 50 100
SCALE IN FEET
1"=50'

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1119 E. STATE ST. STE 210
EAGLE, ID 83616
TEL 208-938-0013
www.baileyengineers.com

PROFESSIONAL ENGINEER REGISTERED 9272 STATE OF IDAHO DAVID A BAILEY

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

REVISED
NO. DATE DESCRIPTION

PRELIMINARY SEWER PROFILES
EMERY SKY SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE: 12-12-2023
PROJECT: C2023-006

SHEET
PP-8

GENERAL NOTES

1. CONTRACTOR TO VERIFY THE LOCATIONS OF ALL UTILITIES WITH OWNER AND UTILITY COMPANIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO OWNER'S REPRESENTATIVE PRIOR TO BEGINNING OF CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
5. CONTRACTOR TO FINE GRADE AND ROCK HOUND ALL PLANTING AREAS PRIOR TO PLANTING, TO PROVIDE A SMOOTH AND CONTINUOUS SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) AND EXTRANEOUS MATERIAL OR DEBRIS.
6. COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
7. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM OWNER'S REPRESENTATIVE PRIOR TO ORDERING OR INSTALLATION. FAILURE TO COMPLY WILL REQUIRE THE REMOVAL OF MATERIALS AT NO COST TO THE OWNER AND REPLACED WITH APPROVED MATERIALS.
8. CONTRACTOR SHALL BE RESPONSIBLE TO IMPLEMENT BEST MANAGEMENT PRACTICES TO STABILIZE ALL SLOPES 3:1 OR GREATER AND PREVENT EROSION OR MOVEMENT OF SOIL FROM SLOPES.
9. ALL ROCK MATERIALS TO BE OBTAINED FROM LOCAL SOURCE OR APPROVED EQUAL.
10. COORDINATE ALL DRAINAGE AREAS AND UTILITIES WITH TREE LOCATIONS AND ADJUST PER FIELD CONDITIONS.
11. TREES SHALL AVOID ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES AS MUCH AS FEASIBLE, CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IF ANY CONFLICTS OCCUR.
12. ANY PERENNIAL TREES OR PLANTS THAT WILL EXTEND ROOTS DEEPER THAN 18" SHALL BE PROHIBITED OVER UNDERGROUND SEEPAGE BEDS, INFILTRATION FACILITIES OR PIPING SYSTEMS.
13. 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.
14. ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK.
15. TRIM ALL TREES WITHIN VISION TRIANGLES TO 8' ABOVE FINISH GRADE TO MEET LOCAL JURISDICTIONAL STANDARDS.

DISCLAIMER:

THIS DRAWING HAS BEEN PREPARED BASED UPON INFORMATION PROVIDED, IN PART BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, SOUTH BECK AND BAIRD, PC. CANNOT ASSURE ITS ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS DRAWING OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATE INTO IT AS A RESULT. SOUTH BECK AND BAIRD, PC. ASSUMES NO LIABILITY FOR ANY MISINFORMATION.

OWNER
BAM BAM HOLDINGS LLC
1871 W CANYON VIEW
ST GEORGE UT 84770

DEVELOPER
TRILOGY
DEVELOPMENT, INC.
9839 W CABLE CAR ST
SUITE 101
BOISE, ID 83709
208-895-8858

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

PLANNING/ CONTACT
BONNIE LAYTON
NV5
690 S INDUSTRIAL WAY, SUITE 10
MERIDIAN, ID 83642
208-342-5400

OPEN SPACE LEGEND

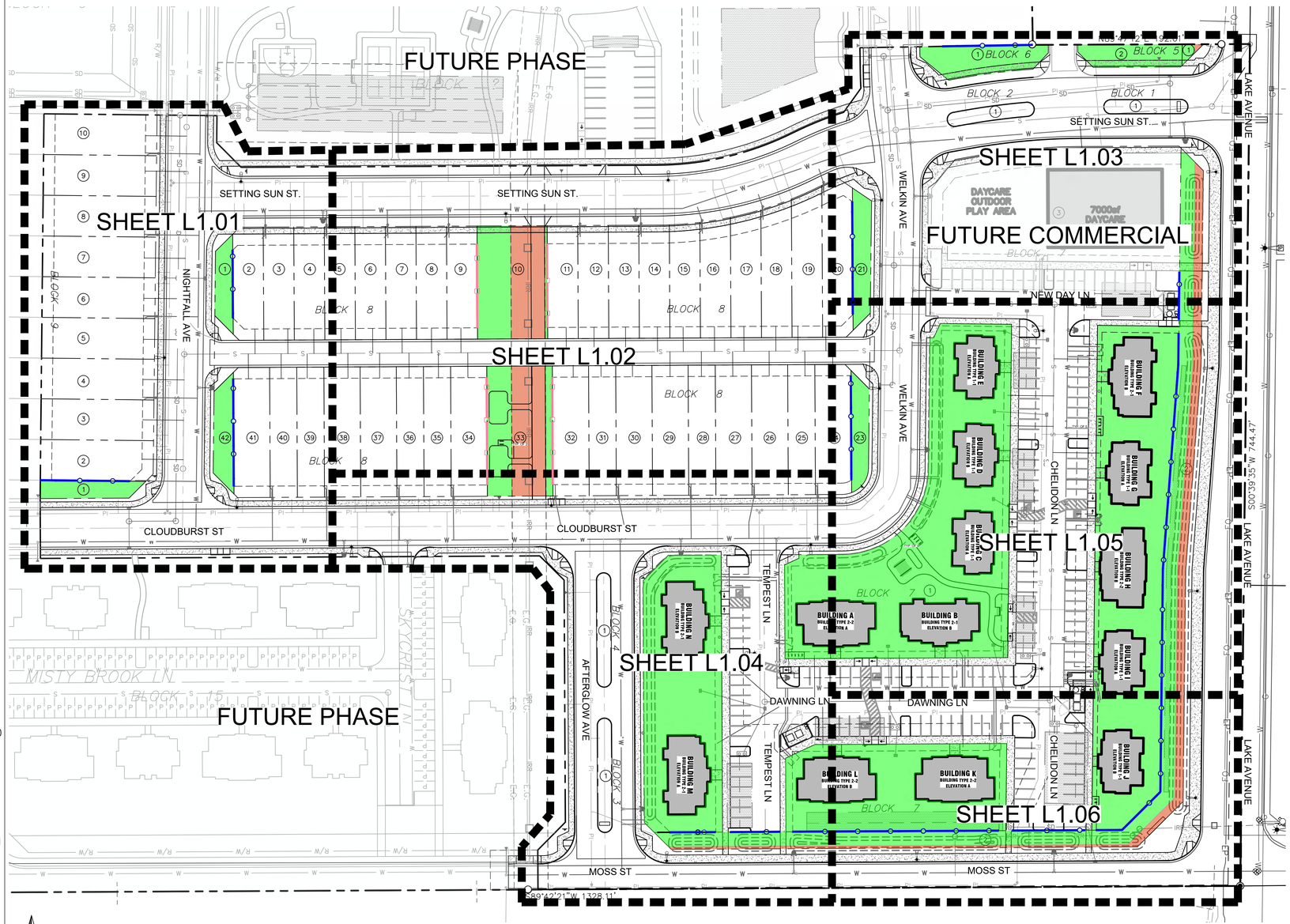
QUALIFIED OPEN SPACE = 93,649 S.F.

NON-QUALIFYING OPEN SPACE = 30,639 S.F.

FENCING LEGEND

6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.0

6' TAN SEMI-PRIVATE VINYL FENCE, SEE DETAIL 8/L2.0



OVERALL LANDSCAPE PLAN

SCALE: 1" = 50'-0"

EMERY SKY SUBDIVISION
A PARCEL OF LAND, LOCATED IN THE SE 1/4 NE 1/4 OF SECTION 11, T.3N., R.3W., CALDWELL, CANYON COUNTY IDAHO 2023



VICINITY MAP

SCALE: NTS

SITE DEVELOPMENT FEATURES

TOTAL ACRES	13.6 ACRES
TOTAL BUILDABLE LOTS	159
TOTAL COMMON SPACE	2.85 ACRES
% OF TOTAL AREA	20.9%
QUALIFIED OPEN SPACE:	2.14 ACRES
% OF TOTAL AREA	15.8%

SEWER
CALDWELL

WATER
CALDWELL

IRRIGATION
PIONEER IRRIGATION DISTRICT

SCHOOL
VALLIVUE SCHOOL DISTRICT 139

EMERGENCY SERVICES
FIRE - CALDWELL RURAL FIRE
POLICE - CITY OF CALDWELL

LANDSCAPING INFORMATION

* ROADWAY LANDSCAPE BUFFERS:
MAJOR STREET TYPE:
25' STREET BUFFER
559' LF STREET BUFFER (LAKE AVE)

70% GRASS COVERAGE	=70% REQUIRED
13,975 / 5,051	=36% PROPOSED
1 TREE/ 35 LINEAR FEET	=16 REQUIRED
	=21 PROPOSED
CONIFER TREES (NOT REQ.)	=14 PROPOSED
ORNAMENTAL TREES (NOT REQ.)	=22 PROPOSED
1 SHRUB/ 7 LINEAR FEET	=80 REQUIRED
	=207 PROPOSED

25' STREET BUFFER
418' LF STREET BUFFER (MOSS STREET)

70% GRASS COVERAGE	=70% REQUIRED
10,450 / 3,277	=31% PROPOSED
1 TREE/ 35 LINEAR FEET	=12 REQUIRED
	=41 PROPOSED
CONIFER TREES (NOT REQ.)	=25 PROPOSED
1 SHRUB/ 7 LINEAR FEET	=60 REQUIRED
	=168 PROPOSED

* PARKING LOT STALLS AND LANDSCAPING:

MAX 2 STALLS / 56 DWELLING UNIT	=112 STALLS REQUIRED
TYP. STALL DIMENSIONS (9' X 18')	=136 STALLS PROVIDED
ADA STALLS	=4 STALLS PROVIDED
EV STALLS	=1 STALL PROVIDED

1 TREE PER ISLAND

36 ISLANDS	=36 TREES REQUIRED
	=36 TREES PROPOSED

BICYCLE PARKING

36 RACKS (1RACK = 2 STALLS)	=72 REQUIRED STALLS
	=72 PROPOSED STALLS

* PATHWAY LANDSCAPING:
TOTAL PATHWAY = 1,646' LF

SHADE TREES @ 1/40'	=41 REQUIRED
	=44 PROPOSED
CONIFER TREES (NOT REQUIRED)	=6 PROPOSED
SHRUBS @ 15/100'	=265 REQUIRED
	=207 PROPOSED

* MULTI-USE PATHWAY (LAKE AVE):
TOTAL 10' WIDE MULTI-USE PATHWAY = 583' LF

SHADE TREES @ 1/40'	=15 REQUIRED
	=15 PROPOSED
SHRUBS @ 15/100'	=88 REQUIRED
	=85 PROPOSED

* COMMON OPEN SPACE:

TREES REQUIRED @ 1/5,000 SF	
124,288 / 5,000	=25 REQUIRED
CLASS II TREES @ 50% MIN.	=13 PROVIDED
CLASS II TREES 50% MIN.	=13 PROVIDED
CLASS I TREES	=0 PROVIDED
EVERGREEN TREES	=72 PROVIDED
TOTAL TREES	=85 PROVIDED

* MITIGATION FOR REMOVAL OF EXISTING TREES:
THERE ARE NO EXISTING TREES ON-SITE - NO MITIGATION NECESSARY.

* SITE AMENITIES:
AMENITIES PROVIDED:
OPEN SPACE PATHWAY, OPEN GRASSY PLAY AREA, FITNESS STATIONS, COVERED PICNIC AREA, BARBEQUE STATION

Approved for Caldwell
APPROVED FOR CONSTRUCTION

These plans and specifications have been reviewed for compliance with the City of Caldwell specifications. This review shall 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 noted in this review 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 ordinance and policies even if inconsistencies were not noted by the City. Any revisions of these plans submitted shall require a resubmittal for a full review and approval.

Name: **Martin Gergen**

LANDSCAPE SET SHEET INDEX

SHEETS L1.01 - L1.06 DETAILED LANDSCAPE PLANS.
SHEETS L2.00 - L2.02 LANDSCAPE NOTES AND DETAILS.

STAMP: STATE OF IDAHO — JOHN D. ROYER — LA - 16827 — 4/21/2026 — LANDSCAPE ARCHITECT

DATE: 03/28/2025

811 Know what's below. Call before you dig. 48 HOURS NOTICE REQUIRED BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SOUTH BECK & BAIRD
2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@sbbge.com
www.sbbge.com
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

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REVISIONS:

No.	Date	Description
1	5-13-25	CITY / OWNER COMMENTS
2	8-18-25	CITY / OWNER COMMENTS
3	12-19-25	CIVIL UPDATES
4	02-05-26	CITY COMMENTS
5	03-20-26	CIVIL UPDATES
6	04-21-26	CIVIL UPDATES

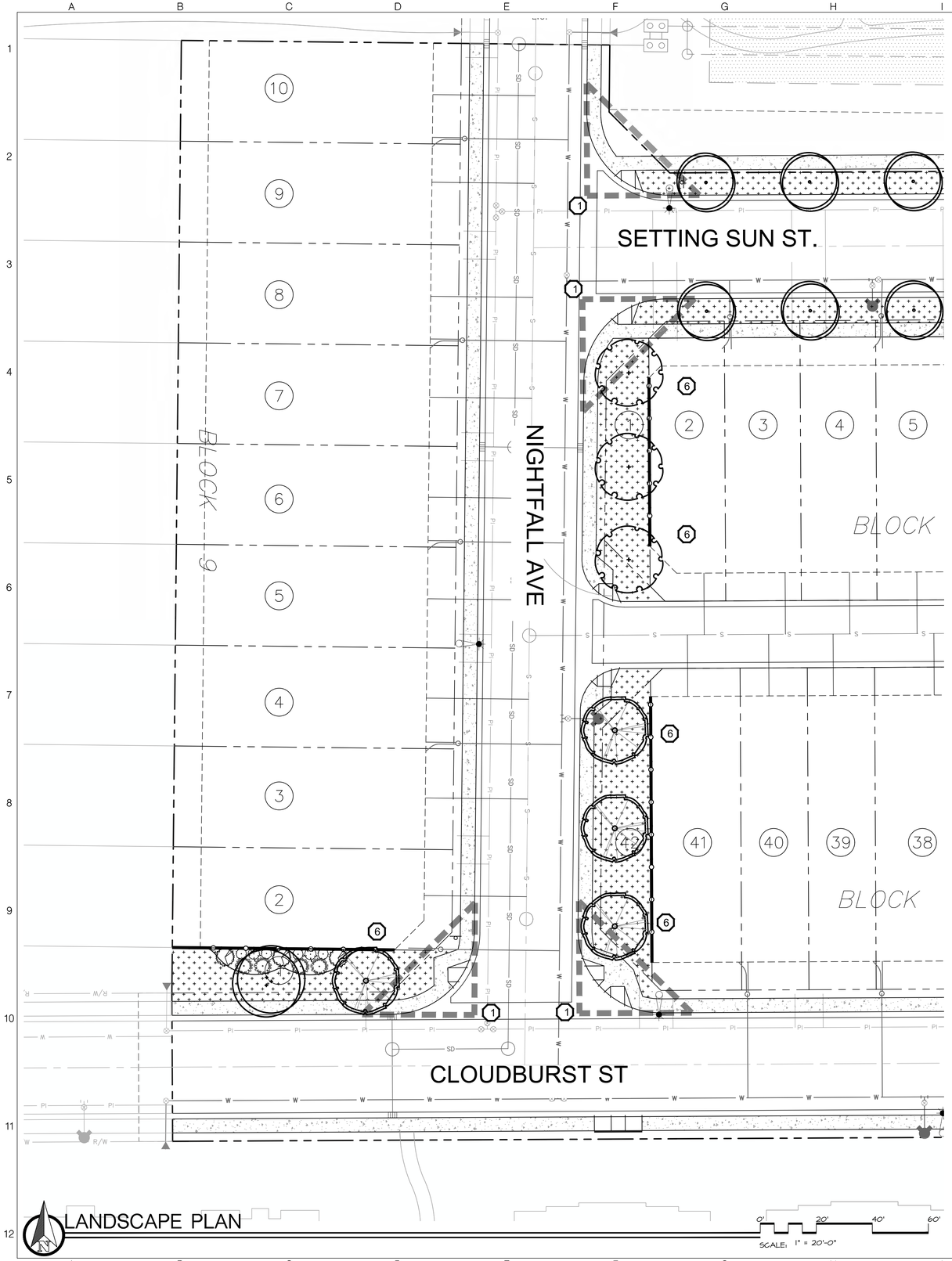
OVERALL LANDSCAPE PLAN
Emery Sky Subdivision No. 1
CALDWELL, ID

CONSTRUCTION DRAWINGS / FINAL PLAT

DRAWN BY: SM
CHECKED BY: AWJ/JDR
PROJECT NUMBER 25-211
SHEET: L1.00

THE PROFESSIONAL SERVICES OF THIS DESIGN PROFESSIONAL HAS BEEN PERFORMED IN THE INTEREST OF THE CLIENT. NO CONTRACTUAL OBLIGATIONS ASSUMED BY THIS DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON OR ENTITY ON THIS PROJECT.

USER:SMCKEOWN LOCATION:Z:\PROJECTS\2025\25-211 EMERY SKY PHASE 1 FP\CAD\SHEETS\25-211_LANDSCAPE PLANING PRINT DATE:4/21/2026 12:46 PM



LANDSCAPE PLAN

CALLOUT LEGEND

NOTE: NOT ALL CALLOUTS USED ON THIS IN PHASE ONE

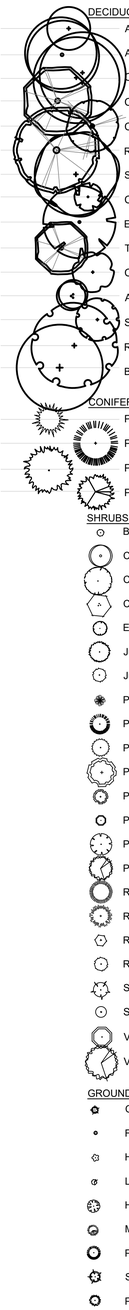
1. 40' VISION TRIANGLE
2. OPEN GRASSY PLAY SPACE
3. PATHWAY, SEE DETAIL 1/L2.01
4. STORM DRAIN FACILITY SEE GENERAL NOTES SHEET L1.00
5. COORDINATE ALL TREES & FENCING OUTSIDE OF FINAL GRAVITY IRRIGATION EASEMENT.
6. START FENCE LINE AT BUILDING SETBACK OR VISION TRIANGLE WHICHEVER IS MORE RESTRICTIVE.
7. PROVIDE BREAK IN FENCE LINE AT PATHWAY LOCATION. PROVIDE 12" CLEAR SPACE ON SIDES.
8. TRANSITION SEMI-PRIVACY VINYL FENCE TO SOLID VINYL FENCE.
9. MONUMENT SIGN BY OWNER, TO BE SUBMITTED SEPARATELY
10. PICKLE BALL COURTS BY OWNER, SEE DETAIL 2/L2.01
11. 10'-0" WIDE MULTI-USE PATHWAY PER CIVIL.
12. PARK BENCH LOCATION ON CONCRETE PAD PER CIVIL. SURFACE MOUNT PER MANUFACTURE RECOMMENDATIONS, SEE DETAIL 3/L2.01
13. HALF COURT BASKETBALL BY OWNER, SEE DETAIL 7/L2.01
14. 12'X12' PERGOLA ON CONCRETE PAD WITH PICNIC TABLE, SEE DETAILS 4, 5 & 6/L2.01
15. ONE "U" BIKE RACK PER PLAN SURFACE MOUNTED ON CONCRETE PAD PER MANUFACTURE RECOMMENDATIONS, SEE DETAIL 1/L2.01
16. 2' BERM NOT EXCEED 3:1 SLOPE
17. 3' BERM NOT EXCEED 3:1 SLOPE
18. TRASH ENCLOSURE PER CIVIL
19. FITNESS CIRCUIT STATION WITH EQUIPMENT PER LOCATION, FALL ZONE AREA PER MANUFACTURE REQUIREMENTS, CONTRACTOR TO VERIFY SURFACE AREA ALLOTTED MEETS MANUFACTURERS REQUIREMENTS, SEE DETAILS 3 - 4/L2.02
20. 7'-0" WIDE MULTI-USE PATHWAY PER CIVIL.
21. 12' WIDE IRRIGATION DISTRICT ASPHALT PATHWAY, SEE CIVIL

LANDSCAPE LEGEND

- CUT EDGING, SEE DETAIL 5/L2.00
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.00
- 6' TAN SEMI-PRIVATE VINYL FENCE, SEE DETAIL 8/L2.00
- RTF TURF TYPE TALL FESCUE SEED/SOD OVER APPROVED TOPSOIL AS SPECIFIED
- BOULDERS OF VARYING SIZE SEE DETAIL 6/L2.00
- BIKE RACK AS SPECIFIED, SEE DETAIL 8/L2.01

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)



KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES			SEE DETAIL 1/L2.00	
	Acer platanoides 'Columnaris' Columnar Norway Maple	2" B&B	35' hgt. 15' w	CLASS II
	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
	Catalpa speciosa 'Hiawatha 2' Heartland® Catalpa	2" B&B	45' hgt. 40' w	CLASS II
	Catalpa × erubescens 'Purpurea' Purple Catalpa	2" B&B	50' hgt. 25' w	CLASS II
	Corylus colurna Turkish Filbert	2" B&B	40' hgt. 20' w	CLASS II
	Rivers Purple Beech Gleditsia triacanthos inermis 'Skyline'	2" B&B	50' hgt. 40' w	CLASS II
	Skyline Honeylocust Koelreuteria paniculata 'Fastigiata'	2" B&B	45' hgt. 30' w	CLASS II
	Columnar Goldenrain Tree Liriodendron tulipifera 'eJFS-Oz'f	2" B&B	25' hgt. 10' w	CLASS I
	Emerald City Tulip Tree Prunus cerasifera 'Thundercloud'	2" B&B	55' hgt. 25' w	CLASS II
	Thundercloud Plum Prunus sargentii 'Columnaris'	2" B&B	20' hgt. 20' w	CLASS I
	Columnar Sargent Cherry Prunus serrulata 'Amanogawa'	2" B&B	30' hgt. 15' w	CLASS I
	Amanogawa Cherry Quercus robur x alba	2" B&B	20' hgt. 6' w	CLASS I
	Streetspire Oak Quercus rubra	2" B&B	35' hgt. 15' w	CLASS II
	Red Oak Tilia americana 'Boulevard'	2" B&B	50' hgt. 45' w	CLASS II
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CONIFEROUS TREES			SEE DETAIL 2/L2.00	
	Pinus cembra 'Columnaris' Cloumnar Swiss Stone Pine	6' B&B	30' hgt. 12' w	CONIF.
	Pinus flexilis 'Vanderwolf's Pyramid" Vanderwolf's Limber Pine	6' B&B	25' hgt. 15' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	6' B&B	35' hgt. 15' w	CONIF.
	Picea glauca 'Pendula' Weeping White Spruce	6' B&B	50' hgt. 10' w	CONIF.
SHRUBS			SEE DETAIL 3/L2.00	
	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	2 Gal.	3' hgt. x 2' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cotinus coggygria 'Velvet Cloak' Velvet Cloak Smoke Tree	5 Gal.	12' hgt. x 10' wide	
	Cotoneaster horizontalis Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	12" hgt. x 6' wide	
	Euonymus fortunei 'Sunrise' PP #12,341 Sunrise Wintercreeper	2 Gal.	2' hgt. x 4' wide	
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	2 Gal.	1' hgt. x 6' wide	
	Juniperus scopulorum 'Blue Arrow' Blue Arrow Juniper	10 Gal.	12' hgt. x 2' wide	
	Perovskia atriplicifolia 'Blue Jean Baby' Blue Jean Baby Russian Sage	2 Gal.	2' hgt. x 3' wide	
	Picea pungens 'Globosa' Dwarf Globe Blue Spruce	5 Gal.	4' hgt. x 6' wide	
	Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark	2 Gal.	5' hgt. x 5' wide	
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	Rhus trilobata 'Autumn Amber" Autumn Amber sumac	2 Gal.	6" hgt. x 6' wide	
	Rosa x 'Nearly Wild' Nearly Wild Rose	2 Gal.	3' hgt. 3' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Sambucus nigra 'EIFFEL 1' PP #23,633 Black Tower Elderberry	5 Gal.	8' hgt. 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. 3' wide	
	Viburnum carlesii Korean Spice Viburnum	5 Gal.	5' hgt. 5' wide	
	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	8' hgt. 12' wide	
GROUND COVERS/ GRASSES/ PERENNIALS			SEE DETAIL 4/L2.00	
	Calamagrostis x acutiflora 'Karl Foerster' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Festuca glauca 'Elijah Blue' Elijah Blue Fescue	1 Gal.	1' hgt. x 1' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	18" hgt. x 2' wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	12" hgt. x 18" wide	
	Hosta x 'Coast to Coast' Shadowland 'Coast to Coast'	1 Gal.	3' hgt. x 2.5' wide	
	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass	1 Gal.	6' hgt. x 3' wide	
	Panicum virgatum 'Northwind' Northwind Switch Grass	1 Gal.	4' hgt. x 3' wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	1 Gal.	2' hgt. x 3' wide	

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City of Caldwell
APPROVED FOR CONSTRUCTION

These plans and/or specifications have been reviewed for compliance with City of Caldwell Ord. & Regs. This review does not relieve the owner, engineer, or contractor of the responsibility to design and/or construct these facilities in accordance with current applicable ADA, IFC, and local laws, rules, regulations, ordinances, orders of decisions, development agreements, or specifications. Inconsistencies not isolated by City staff shall not be construed as approval unless specifically addressed as a variance by the City Council as a variance. The City retains the right to enforce provisions of this document and corrections where 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**

STAMP: STATE OF IDAHO — JOHN D. ROYER — LA - 16827 — 4/21/2026 — LANDSCAPE ARCHITECT

DATE: 03/28/2025

Know what's below. Call before you dig. 811 — IT IS UNLAWFUL TO ADVANCE BEFORE THE LOCATION OF UNDERGROUND MEMBER UTILITIES ARE CLEARLY MARKED

SOUTH BECK & BAIRD
2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@sbbge.com
www.sbbge.com
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

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6	04-21-26	CIVIL UPDATES

LANDSCAPE PLAN
Emery Sky Subdivision No. 1
CALDWELL, ID

DRAWN BY: SM

CHECKED BY: AWJ/JDR

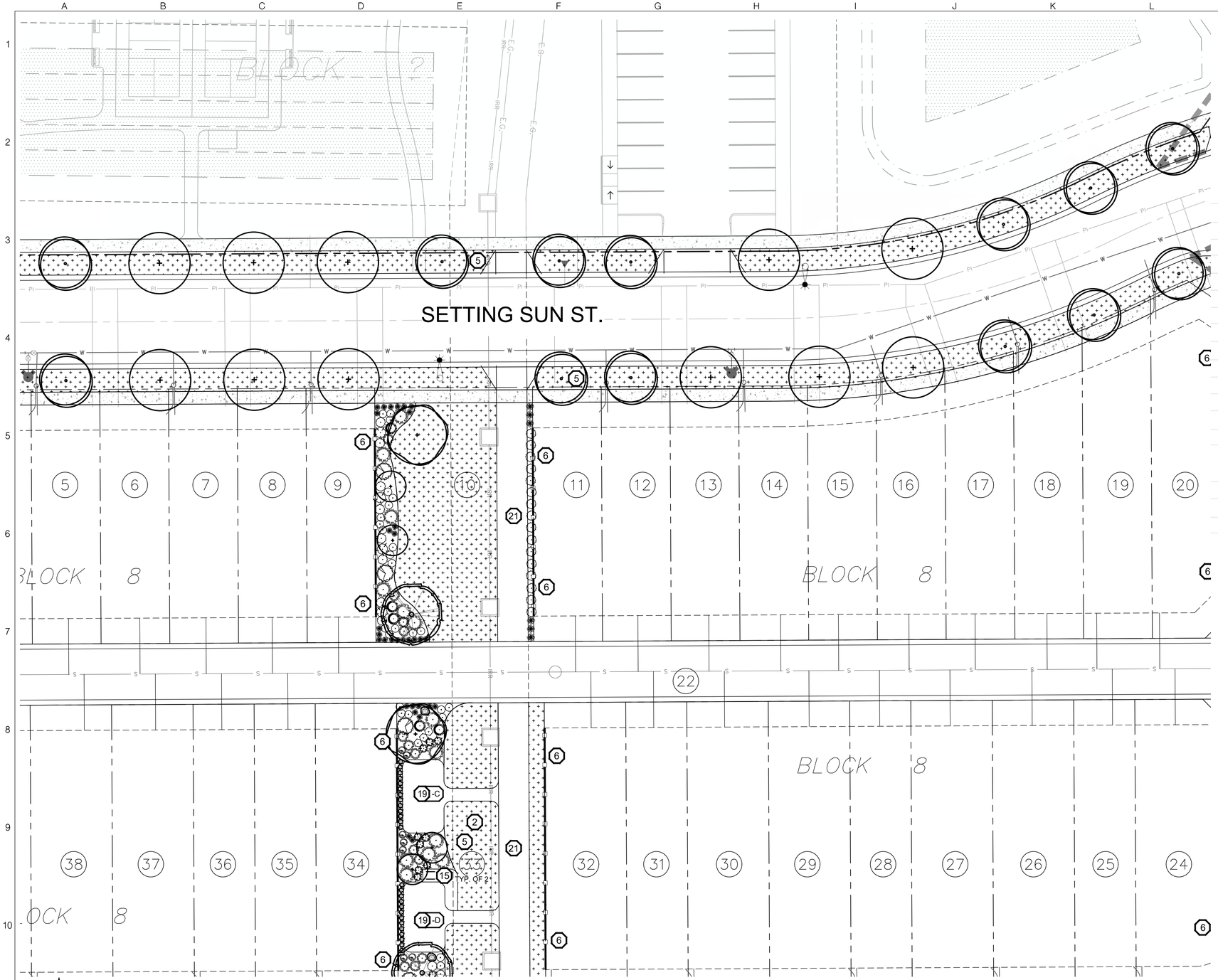
PROJECT NUMBER 25-211

SHEET: L1.01

CONSTRUCTION DRAWINGS / FINAL PLAT

THE PROFESSIONAL SERVICES OF THIS DESIGN PROFESSIONAL ARE UNDERTAKEN FOR AND ARE PERFORMED IN THE INTEREST OF THE CLIENT. NO CONTRACTUAL OBLIGATIONS ASSUMED BY THIS DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON OR USER IN THE PROJECT.

USER:SMCKEOWN LOCATION:Z:\PROJECTS\2025\25-211 EMORY SKY PHASE 1 FP\CAD\SHEETS\25-211_LANDSCAPE PLANDWG PRINT DATE:4/21/2026 12:46 PM



LANDSCAPE PLAN

SCALE: 1" = 20'-0"

LANDSCAPE LEGEND

- CUT EDGING, SEE DETAIL 5/L2.00
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.00
- 6' TAN SEMI-PRIVATE VINYL FENCE, SEE DETAIL 8/L2.00
- RTF TURF TYPE TALL FESCUE SEED/SOD OVER APPROVED TOPSOIL AS SPECIFIED
- BOULDERS OF VARYING SIZE SEE DETAIL 6/L2.00
- BIKE RACK AS SPECIFIED, SEE DETAIL 8/L2.01

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES			SEE DETAIL 1/L2.00	
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	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
	Catalpa speciosa 'Hiawatha 2' Heartland® Catalpa	2" B&B	45' hgt. 40' w	CLASS II
	Catalpa × erubescens 'Purpurea' Purple Catalpa	2" B&B	50' hgt. 25' w	CLASS II
	Corylus colurna Turkish Filbert	2" B&B	40' hgt. 20' w	CLASS II
	Rivers Purple Beech Gleditsia triacanthos inermis 'Skyline'	2" B&B	50' hgt. 40' w	CLASS II
	Skyline Honeylocust Koelreuteria paniculata 'Fastigiata'	2" B&B	45' hgt. 30' w	CLASS II
	Columnar Goldenrain Tree Liriodendron tulipifera 'eJFS-Oz'f	2" B&B	25' hgt. 10' w	CLASS I
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	Picea pungens 'Globosa' Dwarf Globe Blue Spruce	5 Gal.	4' hgt. x 6' wide	
	Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark	2 Gal.	5' hgt. x 5' wide	
	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark	5 Gal.	8' hgt. x 8' wide	
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	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	1 Gal.	2' hgt. x 3' wide	

NOTE: NOT ALL PLANTS USED ON THIS SHEET

CALLOUT LEGEND

NOTE: NOT ALL CALLOUTS USED ON THIS IN PHASE ONE

1. 40' VISION TRIANGLE
2. OPEN GRASSY PLAY SPACE
3. 5'-0" WIDE PATHWAY PER CIVIL
4. STORM DRAIN FACILITY SEE GENERAL NOTES SHEET L1.00
5. COORDINATE ALL TREES & FENCING OUTSIDE OF FINAL GRAVITY IRRIGATION EASEMENT.
6. START FENCE LINE AT BUILDING SETBACK OR VISION TRIANGLE WHICHEVER IS MORE RESTRICTIVE.
7. PROVIDE BREAK IN FENCE LINE AT PATHWAY LOCATION. PROVIDE 12" CLEAR SPACE ON SIDES.
8. TRANSITION SEMI-PRIVACY VINYL FENCE TO SOLID VINYL FENCE.
9. MONUMENT SIGN BY OWNER, TO BE SUBMITTED SEPERATELY
10. PICKLE BALL COURTS BY OWNER, SEE DETAIL 2/L2.01
11. 10'-0" WIDE MULTI-USE PATHWAY PER CIVIL.
12. PARK BENCH LOCATION ON CONCRETE PAD PER CIVIL. SURFACE MOUNT PER MANUFACTURE RECOMMENDATIONS, SEE
13. HALF COURT BASKETBALL BY OWNER, SEE DETAIL 7/L2.01
14. 12'X12' PERGOLA ON CONCRETE PAD WITH PICNIC TABLE, SEE DETAILS 4, 5 & 6/L2.01
15. ONE "U" BIKE RACK SURFACE MOUNTED ON 5' X 7' CONCRETE PAD PER MANUFACTURE RECOMMENDATIONS, SEE DETAIL 1/L2.01
16. 2' BERM NOT EXCEED 3:1 SLOPE
17. 3' BERM NOT EXCEED 3:1 SLOPE
18. TRASH ENCLOSURE PER CIVIL
19. FITNESS CIRCUIT STATION WITH EQUIPMENT PER LOCATION, FALL ZONE AREA PER MANUFACTURE REQUIREMENTS, CONTRACTOR TO VERIFY SURFACE AREA ALLOTTED MEETS MANUFACTURERS REQUIREMENTS, SEE DETAILS 3 - 4/L2.02
20. 7'-0" WIDE MULTI-USE PATHWAY PER CIVIL.
21. 12' WIDE IRRIGATION DISTRICT ASPHALT PATHWAY, SEE CIVIL

City of Caldwell
2 Cor
APPROVED FOR CONSTRUCTION

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Date: 6/2/26
Name: Martin Gergen

SOUTH BECK & BAIRD
2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@sbbgo.com
www.sbbgo.com
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

811 Know what's below. Call before you dig. CALL 2 WORKING DAYS BEFORE YOU BEGIN EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND FACILITIES AND SERVICES.

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STAMP: STATE OF IDAHO — JOHN D. ROYER — LA - 16827 — 4/21/2026 — LANDSCAPE ARCHITECT

DATE: 03/28/2025

DRAWN BY: SM

CHECKED BY: AWJ/JDR

PROJECT NUMBER 25-211

SHEET: L1.02

LANDSCAPE PLAN
Emery Sky Subdivision No. 1
CALDWELL, ID

CONSTRUCTION DRAWINGS / FINAL PLAT

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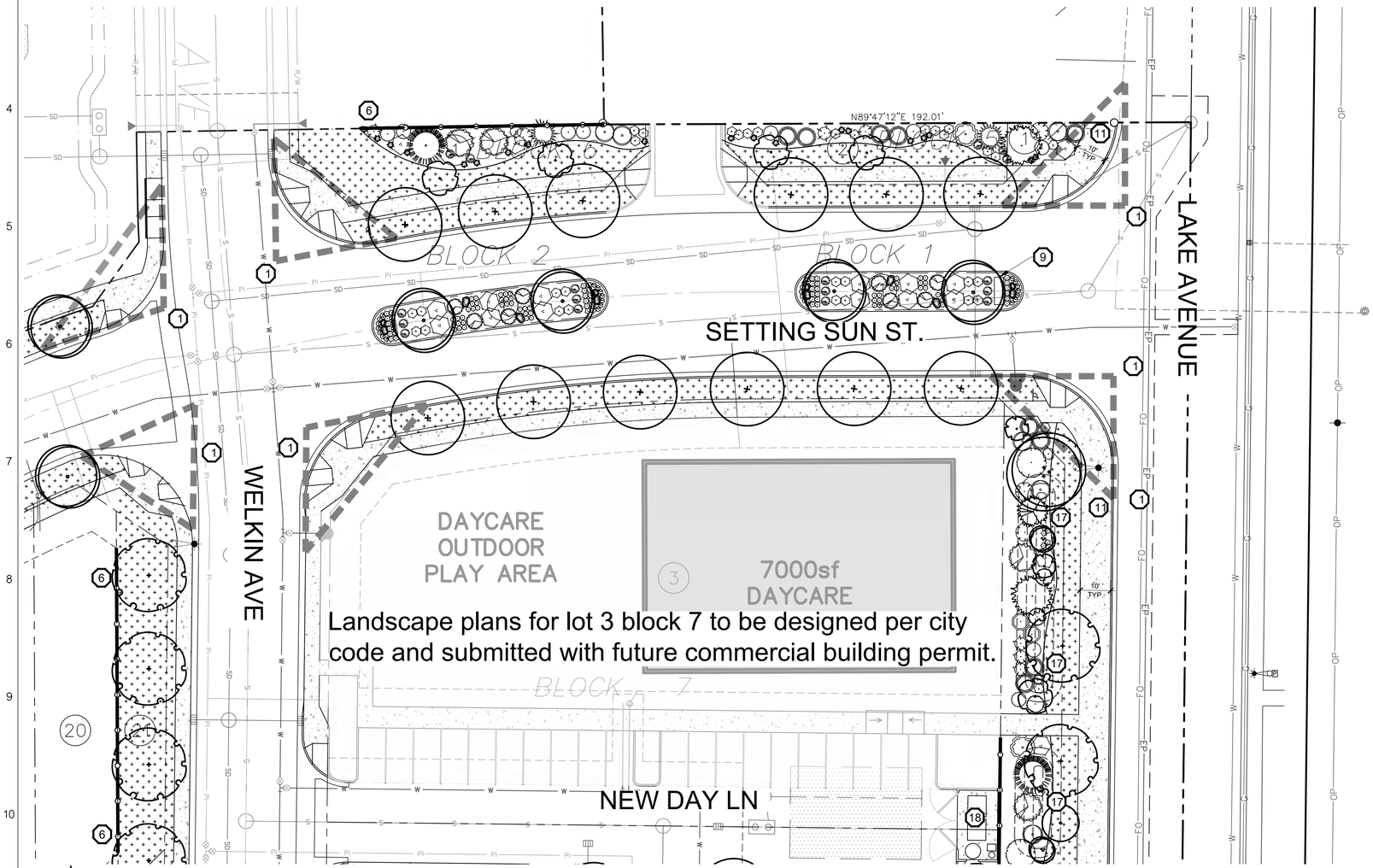

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	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	18" hgt. x 2' wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	12" hgt. x 18" wide	
	Hosta x 'Coast to Coast' Shadowland 'Coast to Coast'	1 Gal.	3' hgt. x 2.5' wide	
	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass	1 Gal.	6' hgt. x 3' wide	
	Panicum virgatum 'Northwind' Northwind Switch Grass	1 Gal.	4' hgt. x 3' wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	1 Gal.	2' hgt. x 3' wide	

NOTE: NOT ALL PLANTS USED ON THIS SHEET

CALLOUT LEGEND

NOTE: NOT ALL CALLOUTS USED ON THIS IN PHASE ONE

1. 40' VISION TRIANGLE
2. OPEN GRASSY PLAY SPACE
3. 5'-0" WIDE PATHWAY PER CIVIL
4. STORM DRAIN FACILITY SEE GENERAL NOTES SHEET L1.00
5. COORDINATE ALL TREES & FENCING OUTSIDE OF FINAL GRAVITY IRRIGATION EASEMENT.
6. START FENCE LINE AT BUILDING SETBACK OR VISION TRIANGLE WHICHEVER IS MORE RESTRICTIVE.
7. PROVIDE BREAK IN FENCE LINE AT PATHWAY LOCATION. PROVIDE 12" CLEAR SPACE ON SIDES.
8. TRANSITION SEMI-PRIVACY VINYL FENCE TO SOLID VINYL FENCE.
9. MONUMENT SIGN BY OWNER, TO BE SUBMITTED SEPERATELY
10. PICKLE BALL COURTS BY OWNER, SEE DETAIL 2/L2.01
11. 10'-0" WIDE MULTI-USE PATHWAY PER CIVIL.
12. PARK BENCH LOCATION ON CONCRETE PAD PER CIVIL. SURFACE MOUNT PER MANUFACTURE RECOMMENDATIONS, SEE DETAIL 23.0.01
13. HALF COURT BASKETBALL BY OWNER, SEE DETAIL 7/L2.01
14. 12'X12' PERGOLA ON CONCRETE PAD WITH PICNIC TABLE, SEE DETAILS 4, 5 & 6/L2.01
15. ONE "U" BIKE RACK SURFACE MOUNTED ON 5' X 7' CONCRETE PAD PER MANUFACTURE RECOMMENDATIONS, SEE DETAIL 1/L2.01
16. 2' BERM NOT EXCEED 3:1 SLOPE
17. 3' BERM NOT EXCEED 3:1 SLOPE
18. TRASH ENCLOSURE PER CIVIL
19. FITNESS CIRCUIT STATION WITH EQUIPMENT PER LOCATION, FALL ZONE AREA PER MANUFACTURE REQUIREMENTS, CONTRACTOR TO VERIFY SURFACE AREA ALLOTTED MEETS MANUFACTURERS REQUIREMENTS, SEE DETAILS 3 - 4/L2.02
20. 7'-0" WIDE MULTI-USE PATHWAY PER CIVIL.
21. 12' WIDE IRRIGATION DISTRICT ASPHALT PATHWAY, SEE CIVIL

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 accordance with all current applicable ISPWC and local laws, rules, regulations, ordinances, orders of decisions, development agreements, or specifications. Inconsistencies not isolated by City staff shall not be construed as approval. Items not specifically addressed as a variance shall comply. City Council as a variance. The City retains the right to enforce provisions of said document and corrections of 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**

Date: 12/22/2025

STAMP: STATE OF IDAHO — JOHN D. ROYER — LA - 16827 — 4/21/2026 — LANDSCAPE ARCHITECT

DATE: 03/28/2025

811 Know what's below. Call before you dig. CALL AT LEAST TWO BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SOUTH BECK & BAIRD
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.
2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@sbbgeo.com
www.sbbgeo.com

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REVISIONS:

No.	Date	Description
1	5-13-25	CITY / OWNER COMMENTS
2	8-18-25	CITY / OWNER COMMENTS
3	12-19-25	CIVIL UPDATES
4	02-05-26	CITY COMMENTS
5	03-20-26	CIVIL UPDATES
6	04-21-26	CIVIL UPDATES

LANDSCAPE PLAN
Emery Sky Subdivision No. 1
CALDWELL, ID

DRAWN BY: SM

CHECKED BY: AWJ/JDR

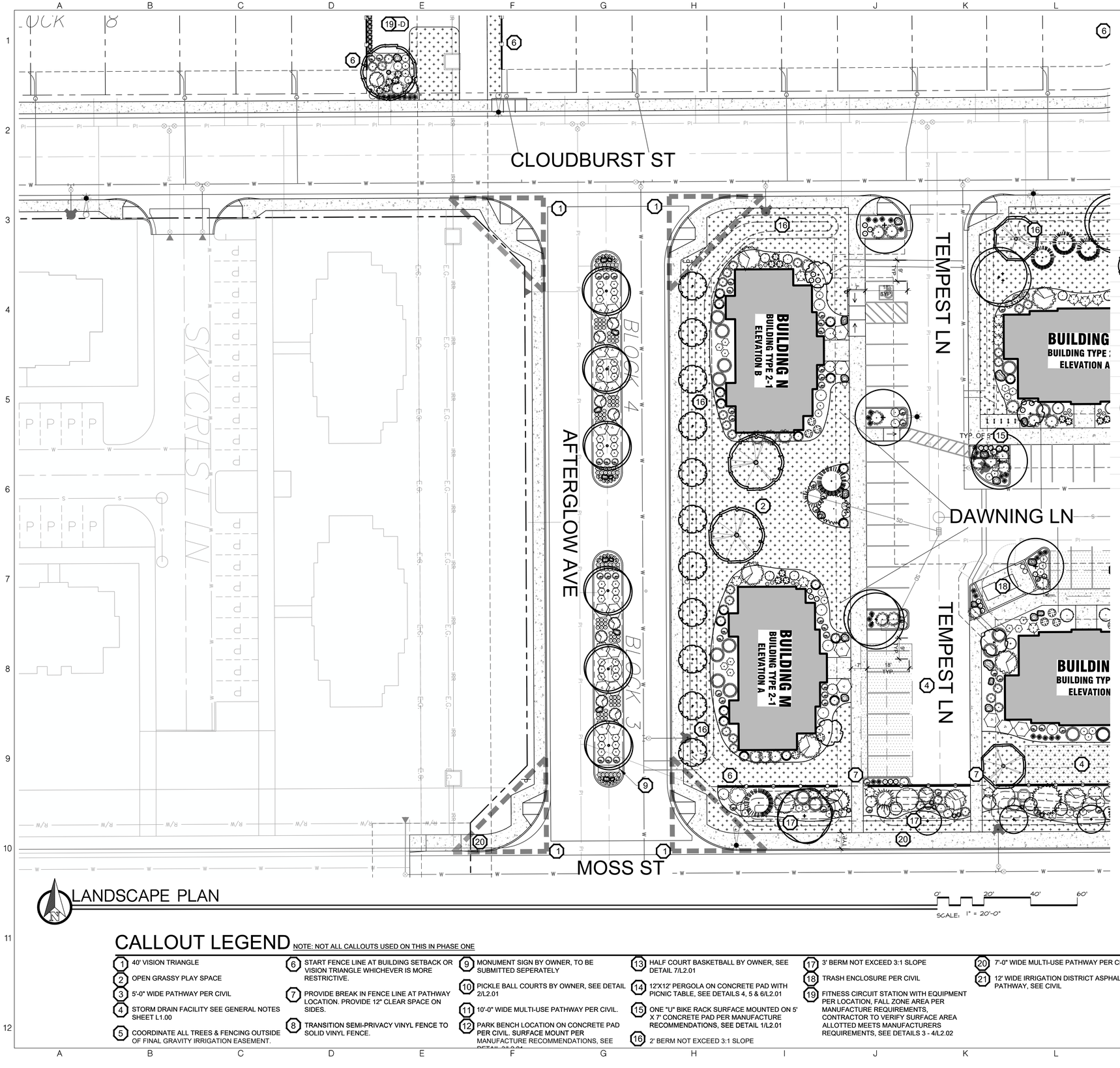
PROJECT NUMBER 25-211

SHEET: L1.03

CONSTRUCTION DRAWINGS / FINAL PLAT

THE PROFESSIONAL SERVICES OF THIS DESIGN PROFESSIONAL ARE RENDERED ON AND ARE PERFORMED IN THE INTEREST OF THE CLIENT NO CONTRACTUAL OBLIGATIONS ASSUMED BY THIS DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON EXCEPT IN THE PROJECT

C:\USERS\SMOKEDEAN LOCATIONS\2\PROJECTS\2025\25-211 EMERY SKY PHASE 1 FP\CAD\SHEETS\25-211_LANDSCAPE PLAN.DWG PRINT DATE:4/21/2026 12:46 PM



LANDSCAPE LEGEND

- CUT EDGING, SEE DETAIL 5/L2.00
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.00
- 6' TAN SEMI-PRIVATE VINYL FENCE, SEE DETAIL 8/L2.00
- RTF TURF TYPE TALL FESCUE SEED/SOD OVER APPROVED TOPSOIL AS SPECIFIED
- BOULDERS OF VARYING SIZE SEE DETAIL 6/L2.00
- BIKE RACK AS SPECIFIED, SEE DETAIL 8/L2.01

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES			SEE DETAIL 1/L2.00	
	Acer platanoides 'Columnaris' Columnar Norway Maple	2" B&B	35' hgt. 15' w	CLASS II
	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
	Catalpa speciosa 'Hiawatha 2' Heartland® Catalpa	2" B&B	45' hgt. 40' w	CLASS II
	Catalpa × erubescens 'Purpurea' Purple Catalpa	2" B&B	50' hgt. 25' w	CLASS II
	Corylus colurna Turkish Filbert	2" B&B	40' hgt. 20' w	CLASS II
	Rivers Purple Beech Gleditsia triacanthos inermis 'Skyline'	2" B&B	50' hgt. 40' w	CLASS II
	Skyline Honeylocust Koelreuteria paniculata 'Fastigiata'	2" B&B	45' hgt. 30' w	CLASS II
	Columnar Goldenrain Tree Liriodendron tulipifera 'eJFS-Oz'f	2" B&B	25' hgt. 10' w	CLASS I
	Emerald City Tulip Tree Prunus cerasifera 'Thundercloud'	2" B&B	55' hgt. 25' w	CLASS II
	Thundercloud Plum Prunus sargentii 'Columnaris'	2" B&B	20' hgt. 20' w	CLASS I
	Columnar Sargent Cherry Prunus serrulata 'Amanogawa'	2" B&B	30' hgt. 15' w	CLASS I
	Amanogawa Cherry Quercus robur x alba	2" B&B	20' hgt. 6' w	CLASS I
	Streetspire Oak Quercus rubra	2" B&B	35' hgt. 15' w	CLASS II
	Red Oak Tilia americana 'Boulevard'	2" B&B	50' hgt. 45' w	CLASS II
	Boulevard Linden	2" B&B	35' hgt. 30' w	CLASS II
CONIFEROUS TREES			SEE DETAIL 2/L2.00	
	Pinus cembra 'Columnaris' Cloumnar Swiss Stone Pine	6' B&B	30' hgt. 12' w	CONIF.
	Pinus flexilis 'Vanderwolf's Pyramid" Vanderwolf's Limber Pine	6' B&B	25' hgt. 15' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	6' B&B	35' hgt. 15' w	CONIF.
	Picea glauca 'Pendula' Weeping White Spruce	6' B&B	50' hgt. 10' w	CONIF.
SHRUBS			SEE DETAIL 3/L2.00	
	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	2 Gal.	3' hgt. x 2' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cotinus coggygria 'Velvet Cloak' Velvet Cloak Smoke Tree	5 Gal.	12' hgt. x 10' wide	
	Cotoneaster horizontalis Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	12" hgt. x 6' wide	
	Euonymus fortunei 'Sunrise' PP #12,341 Sunrise Wintercreeper	2 Gal.	2' hgt. x 4' wide	
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	2 Gal.	1' hgt. x 6' wide	
	Juniperus scopulorum 'Blue Arrow' Blue Arrow Juniper	10 Gal.	12' hgt. x 2' wide	
	Perovskia atriplicifolia 'Blue Jean Baby' Blue Jean Baby Russian Sage	2 Gal.	2' hgt. x 3' wide	
	Picea pungens 'Globosa' Dwarf Globe Blue Spruce	5 Gal.	4' hgt. x 6' wide	
	Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark	2 Gal.	5' hgt. x 5' wide	
	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark	5 Gal.	8' hgt. x 8' wide	
	Physocarpus opulifolious 'Seaward' Summer Wine Ninebark	5 Gal.	4' hgt. x 4' wide	
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide	
	Prunus x cistena Dwarf Red Leaf Sand Cherry	5 Gal.	10' hgt. x 6' wide	
	Prunus laurocerasus 'Otto Luyken' Otto Luyken English Laurel	2 Gal.	3' hgt. x 6' wide	
	Rhus aromatica 'Gro Low' Gro Low sumac	2 Gal.	3' hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber" Autumn Amber sumac	2 Gal.	6" hgt. x 6' wide	
	Rosa x 'Nearly Wild' Nearly Wild Rose	2 Gal.	3' hgt. 3' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Sambucus nigra 'EIFFEL 1' PP #23,633 Black Tower Elderberry	5 Gal.	8' hgt. 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. 3' wide	
	Viburnum carlesii Korean Spice Viburnum	5 Gal.	5' hgt. 5' wide	
	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	8' hgt. 8' wide	
GROUND COVERS/ GRASSES/ PERENNIALS			SEE DETAIL 4/L2.00	
	Calamagrostis x acutiflora 'Karl Foerster' Dwarf Feather Grass	1 Gal.	2' hgt. x 2' wide	
	Festuca glauca 'Elijah Blue' Elijah Blue Fescue	1 Gal.	1' hgt. x 1' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	18" hgt. x 2' wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	12" hgt. x 18" wide	
	Hosta x 'Coast to Coast' Shadowland 'Coast to Coast'	1 Gal.	3' hgt. x 2.5' wide	
	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass	1 Gal.	6' hgt. x 3' wide	
	Panicum virgatum 'Northwind' Northwind Switch Grass	1 Gal.	4' hgt. x 3' wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	1 Gal.	2' hgt. x 3' wide	

NOTE: NOT ALL PLANTS USED ON THIS SHEET

CALLOUT LEGEND

NOTE: NOT ALL CALLOUTS USED ON THIS IN PHASE ONE

1. 40' VISION TRIANGLE
2. OPEN GRASSY PLAY SPACE
3. 5'-0" WIDE PATHWAY PER CIVIL
4. STORM DRAIN FACILITY SEE GENERAL NOTES SHEET L1.00
5. COORDINATE ALL TREES & FENCING OUTSIDE OF FINAL GRAVITY IRRIGATION EASEMENT.
6. START FENCE LINE AT BUILDING SETBACK OR VISION TRIANGLE WHICHEVER IS MORE RESTRICTIVE.
7. PROVIDE BREAK IN FENCE LINE AT PATHWAY LOCATION. PROVIDE 12" CLEAR SPACE ON SIDES.
8. TRANSITION SEMI-PRIVACY VINYL FENCE TO SOLID VINYL FENCE.
9. MONUMENT SIGN BY OWNER, TO BE SUBMITTED SEPERATELY
10. PICKLE BALL COURTS BY OWNER, SEE DETAIL 2/L2.01
11. 10'-0" WIDE MULTI-USE PATHWAY PER CIVIL.
12. PARK BENCH LOCATION ON CONCRETE PAD PER CIVIL. SURFACE MOUNT PER MANUFACTURE RECOMMENDATIONS, SEE DETAIL 21/L2.01
13. HALF COURT BASKETBALL BY OWNER, SEE DETAIL 7/L2.01
14. 12'X12' PERGOLA ON CONCRETE PAD WITH PICNIC TABLE, SEE DETAILS 4, 5 & 6/L2.01
15. ONE "U" BIKE RACK SURFACE MOUNTED ON 5' X 7' CONCRETE PAD PER MANUFACTURE RECOMMENDATIONS, SEE DETAIL 1/L2.01
16. 2' BERM NOT EXCEED 3:1 SLOPE
17. 3' BERM NOT EXCEED 3:1 SLOPE
18. TRASH ENCLOSURE PER CIVIL
19. FITNESS CIRCUIT STATION WITH EQUIPMENT PER LOCATION, FALL ZONE AREA PER MANUFACTURE REQUIREMENTS, CONTRACTOR TO VERIFY SURFACE AREA ALLOTTED MEETS MANUFACTURERS REQUIREMENTS, SEE DETAILS 3 - 4/L2.02
20. 7'-0" WIDE MULTI-USE PATHWAY PER CIVIL.
21. 12' WIDE IRRIGATION DISTRICT ASPHALT PATHWAY, SEE CIVIL

City of Caldwell
APPROVED FOR CONSTRUCTION

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Name: **Martin Gergen**

STAMP: STATE OF IDAHO — JOHN D. ROYER — LA - 16827 — 4/21/2026 — LANDSCAPE ARCHITECT

DATE: 03/28/2025

811 Know what's below. Call before you dig. — LEAVE MARKINGS IN PLACE UNTIL WORK IS COMPLETED. CALL AGAIN IF MARKINGS ARE DESTROYED OR REMOVED. NOTIFY THE EXCAVATOR OF THE PRESENCE AND LOCATION OF UNDERGROUND MEMBER UTILITIES

SOUTH BECK & BAIRD
2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@sbbgeo.com
www.sbbgeo.com
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

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REVISIONS:

No.	Date	Description
1	5-13-25	CITY / OWNER COMMENTS
2	8-18-25	CITY / OWNER COMMENTS
3	12-19-25	CIVIL UPDATES
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5	03-20-26	CIVIL UPDATES
6	04-21-26	CIVIL UPDATES

LANDSCAPE PLAN
Emery Sky Subdivision No. 1
CALDWELL, ID

CONSTRUCTION DRAWINGS / FINAL PLAT

DRAWN BY: SM

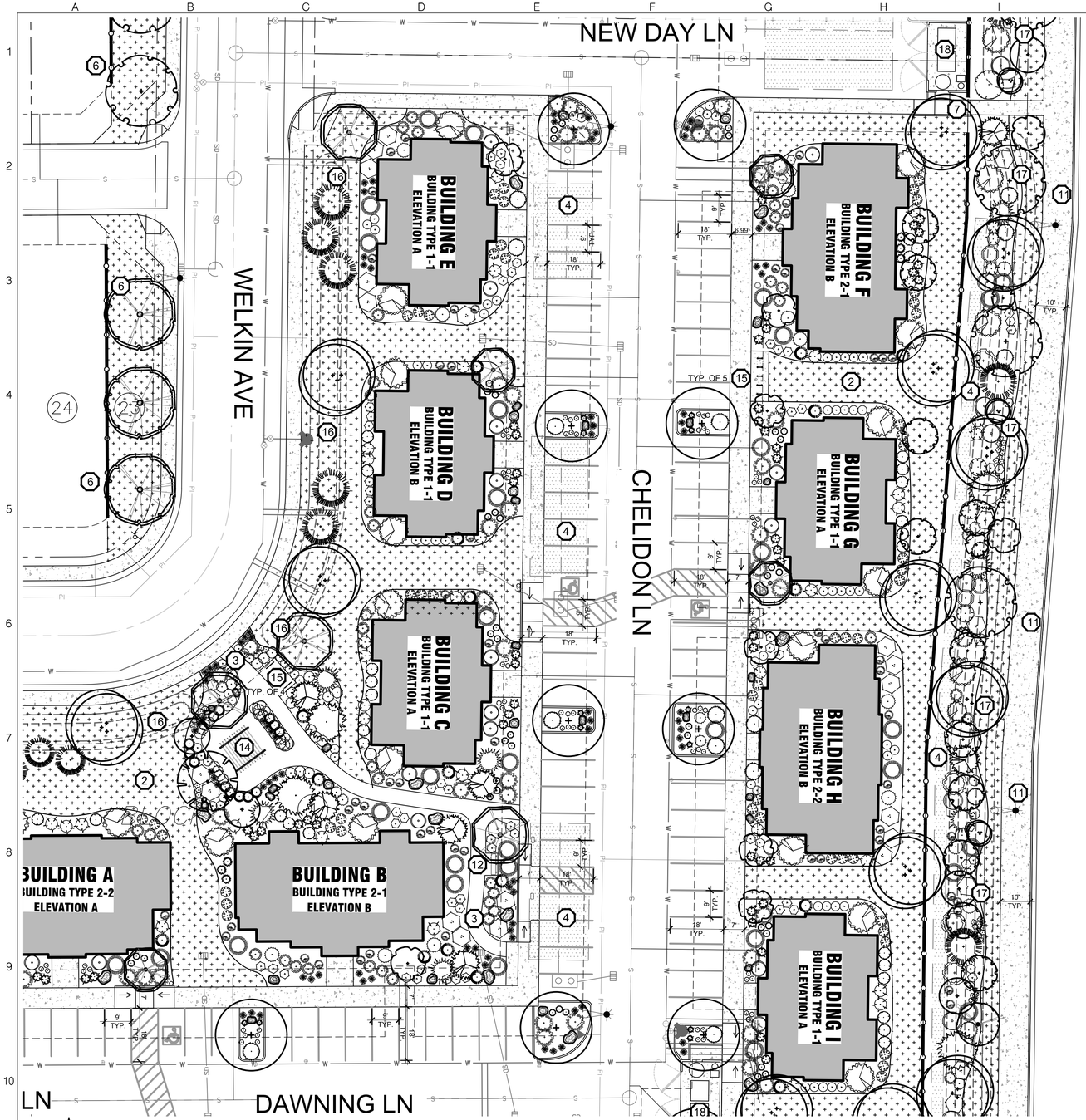
CHECKED BY: AWJ/JDR

PROJECT NUMBER: 25-211

SHEET: L1.04

THE PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL ARE UNDERTAKEN SOLELY FOR THE BENEFIT OF THE CLIENT. NO CONTRACTUAL OBLIGATIONS ARE ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON OR ENTITY IN THE PROJECT.

USER:SMCKEOWN LOCATION:X:\PROJECTS\2025\25-211 EMERY SKY PHASE 1 FP\CAD\SHEETS\25-211_LANDSCAPE PLAN.DWG PRINT DATE:4/21/2026 12:47 PM



LANDSCAPE PLAN

SCALE: 1" = 20'-0"

CALLOUT LEGEND

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1. 40' VISION TRIANGLE
2. OPEN GRASSY PLAY SPACE
3. 5'-0" WIDE PATHWAY PER CIVIL
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11. 10'-0" WIDE MULTI-USE PATHWAY PER CIVIL.
12. PARK BENCH LOCATION ON CONCRETE PAD PER CIVIL. SURFACE MOUNT PER MANUFACTURE RECOMMENDATIONS, SEE
13. HALF COURT BASKETBALL BY OWNER, SEE DETAIL 7/L2.01
14. 12'X12' PERGOLA ON CONCRETE PAD WITH PICNIC TABLE, SEE DETAILS 4, 5 & 6/L2.01
15. ONE "U" BIKE RACK SURFACE MOUNTED ON 5' X 7' CONCRETE PAD PER MANUFACTURE RECOMMENDATIONS, SEE DETAIL 1/L2.01
16. 2' BERM NOT EXCEED 3:1 SLOPE
17. 3' BERM NOT EXCEED 3:1 SLOPE
18. TRASH ENCLOSURE PER CIVIL
19. FITNESS CIRCUIT STATION WITH EQUIPMENT PER LOCATION, FALL ZONE AREA PER MANUFACTURE REQUIREMENTS, CONTRACTOR TO VERIFY SURFACE AREA ALLOTTED MEETS MANUFACTURERS REQUIREMENTS, SEE DETAILS 3 - 4/L2.02
20. 7'-0" WIDE MULTI-USE PATHWAY PER CIVIL.
21. 12' WIDE IRRIGATION DISTRICT ASPHALT PATHWAY, SEE CIVIL

LANDSCAPE LEGEND

- CUT EDGING, SEE DETAIL 5/L2.00
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.00
- 6' TAN SEMI-PRIVATE VINYL FENCE, SEE DETAIL 8/L2.00
- RTF TURF TYPE TALL FESCUE SEED/SOD OVER APPROVED TOPSOIL AS SPECIFIED
- BOULDERS OF VARYING SIZE SEE DETAIL 6/L2.00
- BIKE RACK AS SPECIFIED, SEE DETAIL 8/L2.01

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES			SEE DETAIL 1/L2.00	
	Acer platanoides 'Columnaris' Columnar Norway Maple	2" B&B	35' hgt. 15' w	CLASS II
	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
	Catalpa speciosa 'Hiawatha 2' Heartland® Catalpa	2" B&B	45' hgt. 40' w	CLASS II
	Catalpa × erubescens 'Purpurea' Purple Catalpa	2" B&B	50' hgt. 25' w	CLASS II
	Corylus colurna Turkish Filbert	2" B&B	40' hgt. 20' w	CLASS II
	Rivers Purple Beech Gleditsia triacanthos inermis 'Skyline'	2" B&B	50' hgt. 40' w	CLASS II
	Skyline Honeylocust Koelreuteria paniculata 'Fastigiata'	2" B&B	45' hgt. 30' w	CLASS II
	Columnar Goldenrain Tree Liriodendron tulipifera 'eJFS-Oz'f	2" B&B	25' hgt. 10' w	CLASS I
	Emerald City Tulip Tree Prunus cerasifera 'Thundercloud'	2" B&B	55' hgt. 25' w	CLASS II
	Thundercloud Plum Prunus sargentii 'Columnaris'	2" B&B	20' hgt. 20' w	CLASS I
	Columnar Sargent Cherry Prunus serrulata 'Amanogawa'	2" B&B	30' hgt. 15' w	CLASS I
	Amanogawa Cherry Quercus robur x alba	2" B&B	20' hgt. 6' w	CLASS I
	Streetspire Oak Quercus rubra	2" B&B	35' hgt. 15' w	CLASS II
	Red Oak Tilia americana 'Boulevard'	2" B&B	50' hgt. 45' w	CLASS II
	Boulevard Linden	2" B&B	35' hgt. 30' w	CLASS II
CONIFEROUS TREES			SEE DETAIL 2/L2.00	
	Pinus cembra 'Columnaris' Cloumnar Swiss Stone Pine	6' B&B	30' hgt. 12' w	CONIF.
	Pinus flexilis 'Vanderwolf's Pyramid" Vanderwolf's Limber Pine	6' B&B	25' hgt. 15' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	6' B&B	35' hgt. 15' w	CONIF.
	Picea glauca 'Pendula' Weeping White Spruce	6' B&B	50' hgt. 10' w	CONIF.
SHRUBS			SEE DETAIL 3/L2.00	
	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	2 Gal.	3' hgt. x 2' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cotinus coggygria 'Velvet Cloak' Velvet Cloak Smoke Tree	5 Gal.	12' hgt. x 10' wide	
	Cotoneaster horizontalis Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	12" hgt. x 6' wide	
	Euonymus fortunei 'Sunrise' PP #12,341 Sunrise Wintercreeper	2 Gal.	2' hgt. x 4' wide	
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	2 Gal.	1' hgt. x 6' wide	
	Juniperus scopulorum 'Blue Arrow' Blue Arrow Juniper	10 Gal.	12' hgt. x 2' wide	
	Perovskia atriplicifolia 'Blue Jean Baby' Blue Jean Baby Russian Sage	2 Gal.	2' hgt. x 3' wide	
	Picea pungens 'Globosa' Dwarf Globe Blue Spruce	5 Gal.	4' hgt. x 6' wide	
	Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark	2 Gal.	5' hgt. x 5' wide	
	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark	5 Gal.	8' hgt. x 8' wide	
	Physocarpus opulifolious 'Seaward' Summer Wine Ninebark	5 Gal.	4' hgt. x 4' wide	
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide	
	Prunus x cistena Dwarf Red Leaf Sand Cherry	5 Gal.	10' hgt. x 6' wide	
	Prunus laurocerasus 'Otto Luyken' Otto Luyken English Laurel	2 Gal.	3' hgt. x 6' wide	
	Rhus aromatica 'Gro Low' Gro Low sumac	2 Gal.	2' hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber" Autumn Amber sumac	2 Gal.	6" hgt. x 6' wide	
	Rosa x 'Nearly Wild' Nearly Wild Rose	2 Gal.	3' hgt. x 3' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Sambucus nigra 'EIFFEL 1' PP #23,633 Black Tower Elderberry	5 Gal.	8' hgt. 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. 3' wide	
	Viburnum carlesii Korean Spice Viburnum	5 Gal.	5' hgt. 5' wide	
	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	8' hgt. 8' wide	
GROUND COVERS/ GRASSES/ PERENNIALS			SEE DETAIL 4/L2.00	
	Calamagrostis x acutiflora 'Karl Foerster' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Festuca glauca 'Elijah Blue' Elijah Blue Fescue	1 Gal.	1' hgt. x 1' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	18" hgt. x 2' wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	12" hgt. x 18" wide	
	Hosta x 'Coast to Coast' Shadowland 'Coast to Coast'	1 Gal.	3' hgt. x 2.5' wide	
	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass	1 Gal.	6' hgt. x 3' wide	
	Panicum virgatum 'Northwind' Northwind Switch Grass	1 Gal.	4' hgt. x 3' wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	1 Gal.	2' hgt. x 3' wide	

NOTE: NOT ALL PLANTS USED ON THIS SHEET

City of Caldwell
APPROVED FOR CONSTRUCTION

These plans and/or specifications have been reviewed for compliance with the City of Caldwell Ordinances. This review does not relieve the owner, engineer, or contractor of the responsibility to design and/or construct these facilities in accordance 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. Items specifically addressed as a variance by the Planning & City council as a variance. The City retains the right to enforce provisions of said document and corrections where 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**

Date: 4/4/26

2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@sbbgeo.com
www.sbbgeo.com
SOUTH BECK & BAIRD
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

STAMP: STATE OF IDAHO — JOHN D. ROTENBERG — LA - 16827 — 4/21/2026 — LANDSCAPE ARCHITECT

DATE: 03/28/2025

811 Know what's below. Call before you dig. CALL 2 WORKING DAYS BEFORE YOU EXCAVATE FOR THE LOCATION OF UNDERGROUND MEMBER UTILITIES

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LANDSCAPE PLAN
Emery Sky Subdivision No. 1
CALDWELL, ID

DRAWN BY: SM

CHECKED BY: AWJ/JDR

PROJECT NUMBER 25-211

SHEET: L1.05

CONSTRUCTION DRAWINGS / FINAL PLAT

THE PROFESSIONAL SERVICES OF THIS DESIGN PROFESSIONAL HAS BEEN PERFORMED IN THE INTEREST OF THE CLIENT. NO CONTRACTUAL OBLIGATIONS ASSUMED BY THIS DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON EXCEPT AS THE CLIENT AND THIS DESIGN PROFESSIONAL MAY OTHERWISE AGREE.

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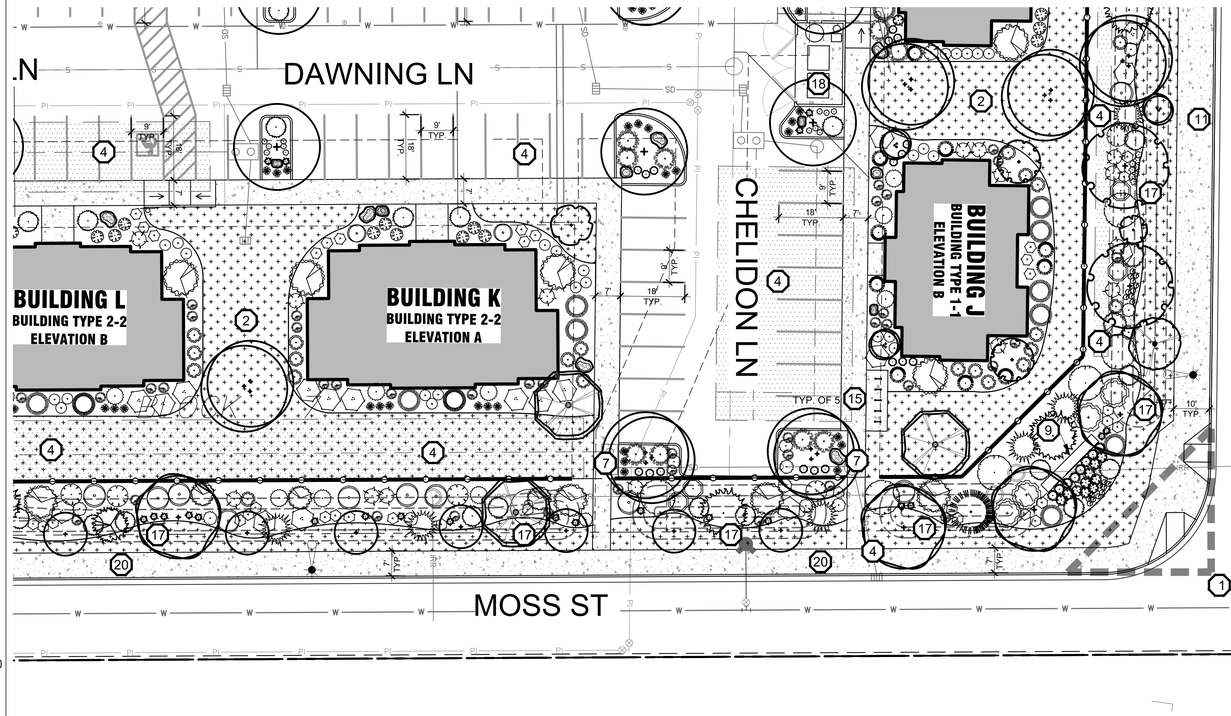

LANDSCAPE PLAN

SCALE: 1" = 20'-0"

LANDSCAPE LEGEND

- CUT EDGING, SEE DETAIL 5/L2.00
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.00
- 6' TAN SEMI-PRIVATE VINYL FENCE, SEE DETAIL 8/L2.00
- RTF TURF TYPE TALL FESCUE SEED/SOD OVER APPROVED TOPSOIL AS SPECIFIED
- BOULDERS OF VARYING SIZE SEE DETAIL 6/L2.00
- BIKE RACK AS SPECIFIED, SEE DETAIL 8/L2.01

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES				SEE DETAIL 1/L2.00
	Acer platanoides 'Columnaris' Columnar Norway Maple	2" B&B	35' hgt. 15' w	CLASS II
	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
	Catalpa speciosa 'Hiawatha 2' Heartland® Catalpa	2" B&B	45' hgt. 40' w	CLASS II
	Catalpa × erubescens 'Purpurea' Purple Catalpa	2" B&B	50' hgt. 25' w	CLASS II
	Corylus colurna Turkish Filbert	2" B&B	40' hgt. 20' w	CLASS II
	Rivers Purple Beech Gleditsia triacanthos inermis 'Skyline'	2" B&B	50' hgt. 40' w	CLASS II
	Skyline Honeylocust Koelreuteria paniculata 'Fastigiata'	2" B&B	45' hgt. 30' w	CLASS II
	Columnar Goldenrain Tree Liriodendron tulipifera 'eJFS-Oz'f	2" B&B	25' hgt. 10' w	CLASS I
	Emerald City Tulip Tree Prunus cerasifera 'Thundercloud'	2" B&B	55' hgt. 25' w	CLASS II
	Thundercloud Plum Prunus sargentii 'Columnaris'	2" B&B	20' hgt. 20' w	CLASS I
	Columnar Sargent Cherry Prunus serrulata 'Amanogawa'	2" B&B	30' hgt. 15' w	CLASS I
	Amanogawa Cherry Quercus robur x alba	2" B&B	20' hgt. 6' w	CLASS I
	Streetspire Oak Quercus rubra	2" B&B	35' hgt. 15' w	CLASS II
	Red Oak Tilia americana 'Boulevard'	2" B&B	50' hgt. 45' w	CLASS II
	Boulevard Linden	2" B&B	35' hgt. 30' w	CLASS II
CONIFEROUS TREES				SEE DETAIL 2/L2.00
	Pinus cembra 'Columnaris' Cloumnar Swiss Stone Pine	6' B&B	30' hgt. 12' w	CONIF.
	Pinus flexilis 'Vanderwolf's Pyramid" Vanderwolf's Limber Pine	6' B&B	25' hgt. 15' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	6' B&B	35' hgt. 15' w	CONIF.
	Picea glauca 'Pendula' Weeping White Spruce	6' B&B	50' hgt. 10' w	CONIF.
SHRUBS				SEE DETAIL 3/L2.00
	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	2 Gal.	3' hgt. x 2' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cotinus coggygria 'Velvet Cloak' Velvet Cloak Smoke Tree	5 Gal.	12' hgt. x 10' wide	
	Cotoneaster horizontalis Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	12" hgt. x 6' wide	
	Euonymus fortunei 'Sunrise' PP #12,341 Sunrise Wintercreeper	2 Gal.	2' hgt. x 4' wide	
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	2 Gal.	1' hgt. x 6' wide	
	Juniperus scopulorum 'Blue Arrow' Blue Arrow Juniper	10 Gal.	12' hgt. x 2' wide	
	Perovskia atriplicifolia 'Blue Jean Baby' Blue Jean Baby Russian Sage	2 Gal.	2' hgt. x 3' wide	
	Picea pungens 'Globosa' Dwarf Globe Blue Spruce	5 Gal.	4' hgt. x 6' wide	
	Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark	2 Gal.	5' hgt. x 5' wide	
	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark	5 Gal.	8' hgt. x 8' wide	
	Physocarpus opulifolious 'Seaward' Summer Wine Ninebark	5 Gal.	4' hgt. x 4' wide	
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide	
	Prunus x cistena Dwarf Red Leaf Sand Cherry	5 Gal.	10' hgt. x 6' wide	
	Prunus laurocerasus 'Otto Luyken' Otto Luyken English Laurel	2 Gal.	3' hgt. x 6' wide	
	Rhus aromatica 'Gro Low' Gro Low sumac	2 Gal.	2' hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber'' Autumn Amber sumac	2 Gal.	6" hgt. x 6' wide	
	Rosa x 'Nearly Wild' Nearly Wild Rose	2 Gal.	3' hgt. x 3' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Sambucus nigra 'EIFFEL 1' PP #23,633 Black Tower Elderberry	5 Gal.	8' hgt. 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. 3' wide	
	Viburnum carlesii Korean Spice Viburnum	5 Gal.	3' hgt. x 3' wide	
	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	8' hgt. x 8' wide	
GROUND COVERS/ GRASSES/ PERENNIALS				SEE DETAIL 4/L2.00
	Calamagrostis x acutiflora 'Karl Foerster' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Festuca glauca 'Elijah Blue' Elijah Blue Fescue	1 Gal.	1' hgt. x 1' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	18" hgt. x 2' wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	12" hgt. x 18" wide	
	Hosta x 'Coast to Coast' Shadowland 'Coast to Coast'	1 Gal.	3' hgt. x 2.5' wide	
	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass	1 Gal.	6' hgt. x 3' wide	
	Panicum virgatum 'Northwind' Northwind Switch Grass	1 Gal.	4' hgt. x 3' wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	1 Gal.	2' hgt. x 3' wide	

NOTE: NOT ALL PLANTS USED ON THIS SHEET

CALLOUT LEGEND

NOTE: NOT ALL CALLOUTS USED ON THIS IN PHASE ONE

1. 40' VISION TRIANGLE
2. OPEN GRASSY PLAY SPACE
3. 5'-0" WIDE PATHWAY PER CIVIL
4. STORM DRAIN FACILITY SEE GENERAL NOTES SHEET L1.00
5. COORDINATE ALL TREES & FENCING OUTSIDE OF FINAL GRAVITY IRRIGATION EASEMENT.
6. START FENCE LINE AT BUILDING SETBACK OR VISION TRIANGLE WHICHEVER IS MORE RESTRICTIVE.
7. PROVIDE BREAK IN FENCE LINE AT PATHWAY LOCATION. PROVIDE 12" CLEAR SPACE ON SIDES.
8. TRANSITION SEMI-PRIVACY VINYL FENCE TO SOLID VINYL FENCE.
9. MONUMENT SIGN BY OWNER, TO BE SUBMITTED SEPERATELY
10. PICKLE BALL COURTS BY OWNER, SEE DETAIL 2/L2.01
11. 10'-0" WIDE MULTI-USE PATHWAY PER CIVIL.
12. PARK BENCH LOCATION ON CONCRETE PAD PER CIVIL. SURFACE MOUNT PER MANUFACTURE RECOMMENDATIONS, SEE DETAIL 3/L2.01
13. HALF COURT BASKETBALL BY OWNER, SEE DETAIL 7/L2.01
14. 12'X12' PERGOLA ON CONCRETE PAD WITH PICNIC TABLE, SEE DETAILS 4, 5 & 6/L2.01
15. ONE "U" BIKE RACK SURFACE MOUNTED ON 5' X 7' CONCRETE PAD PER MANUFACTURE RECOMMENDATIONS, SEE DETAIL 1/L2.01
16. 2' BERM NOT EXCEED 3:1 SLOPE
17. 3' BERM NOT EXCEED 3:1 SLOPE
18. TRASH ENCLOSURE PER CIVIL
19. FITNESS CIRCUIT STATION WITH EQUIPMENT PER LOCATION, FALL ZONE AREA PER MANUFACTURE REQUIREMENTS, CONTRACTOR TO VERIFY SURFACE AREA ALLOTTED MEETS MANUFACTURERS REQUIREMENTS, SEE DETAILS 3 - 4/L2.02
20. 7'-0" WIDE MULTI-USE PATHWAY PER CIVIL.
21. 12' WIDE IRRIGATION DISTRICT ASPHALT PATHWAY, SEE CIVIL

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LANDSCAPE PLAN
Emery Sky Subdivision No. 1
CALDWELL, ID

DRAWN BY: SM

CHECKED BY: AWJ/JDR

PROJECT NUMBER 25-211

SHEET: L1.06

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LANDSCAPE SPECIFICATIONS

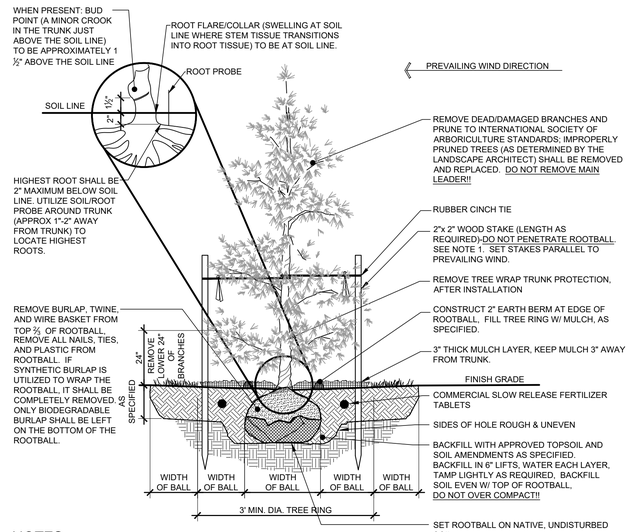
1. SEE CIVIL ENGINEERING PLANS FOR ALL SITE CLEARING AND ROUGH GRADE WORK. FINISH GRADE 1" OF DESIGN GRADE. COORDINATE ALL LANDSCAPE WORK WITH CIVIL DRAWINGS. SEE ARCHITECTURAL SITE PLAN FOR ALL SITE ELEMENTS NOT SHOWN ON LANDSCAPE PLAN.
2. COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
3. COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
4. CONTRACTOR SHALL REPORT TO OWNER'S REPRESENTATIVE ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK PRIOR TO BEGINNING WORK. COORDINATE WORK SCHEDULE AND OBSERVATIONS PRIOR TO CONSTRUCTION START-UP.
5. BEFORE PROCEEDING WITH WORK, CHECK AND VERIFY DIMENSIONS AND QUANTITIES. REPORT VARIATIONS BETWEEN DRAWINGS AND SITE TO OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH WORK.
6. ALL PLANT MATERIAL SHALL CONFORM TO ANSI Z60.1 - "AMERICAN STANDARD FOR NURSERY STOCK". ACCEPTANCE OF PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE. PLANT MATERIAL SHALL BE PROVIDED BY LICENSED NURSERY OR WHOLESALE GROWER. NO BARE ROOT STOCK ALLOWED. SEE DETAILS FOR FURTHER PLANTING REQUIREMENTS.
7. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
8. IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
9. FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
10. PLANT ALL TREES AND SHRUBS PER DETAILS. USE APPROVED PLANTING SOIL AS SPECIFIED IN PLANTING SOIL NOTES OR APPROVED EQUAL. USE WHEN BACK FILLING TREE AND SHRUB PITS.
11. WATER PLANTS THOROUGHLY AFTER PLANTING.
12. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND TYPE AT NO COST TO OWNER. CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN CERTIFIED BY OWNER'S REPRESENTATIVE. PLANTS NOT IN A HEALTHY GROWING CONDITION AFTER ONE (1) YEAR SHALL BE REPLACED AT NO COST TO OWNER EXCEPT FOR LOSS DUE TO CONDITIONS BEYOND THE CONTROL OF THE CONTRACTOR. INSPECTION AND ACCEPTANCE TO BE DONE BY OWNER'S REPRESENTATIVE.
13. LIMIT SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
14. 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 COMPACTED 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.
16. UNCHANGED SUBGRADES: IF TURF OR SHRUBS ARE TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE-SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS:
    D. REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
    E. LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. PROVIDE WEED ABATEMENT PROCEDURE. APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING PLANTING SOIL NOTES AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
    F. LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION, AND TURF, OFF OWNER'S PROPERTY.
17. 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.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.
18. MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
19. BEFORE PLANTING, OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
20. 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.
21. MAINTAIN ALL LANDSCAPING FOR 30 DAYS AFTER COMPLETION OF LANDSCAPING OR UNTIL SUBSTANTIAL COMPLETION, WHICHEVER IS LATER. THIS WILL INCLUDE WATERING, MOWING, AND REPLACING LAWN THAT IS NOT IN A HEALTHY GROWING STATE.
22. BEGIN PLANTING ONLY AFTER INSTALLATION AND ACCEPTANCE OF THE AUTOMATIC UNDERGROUND SPRINKLER SYSTEM AND ACCEPTANCE OF FINISH GRADING BY OWNER'S REPRESENTATIVE.
23. THE FOLLOWING LANDSCAPE INSPECTIONS SHALL BE MADE BY THE OWNER'S REPRESENTATIVE AFTER AT LEAST 48 HOURS NOTICE HAS BEEN GIVEN BY THE CONTRACTOR:
    A. AFTER GRADING HAS BEEN COMPLETED AND BEFORE IRRIGATION HAS BEEN INSTALLED.
    B. AFTER INSTALLING THE IRRIGATION MAINLINE.
    C. AFTER IRRIGATION HAS BEEN COMPLETED AND BEFORE PLANTING HAS BEEN INSTALLED.
    D. AFTER COMPLETION OF THE INSTALLATION OF ALL PLANT MATERIALS.
    E. AFTER ALL WORK HAS BEEN COMPLETED (SUBSTANTIAL COMPLETION).
19. ALL PLANTING BED AREAS SHALL BE COVERED IN A MINIMUM OF 3" DEPTH OF 3/4" MINUS CRUSHED AND WASHED BLACK AND TAN BASALT LANDSCAPE MULCH OVER DEWITT PRO 5 WEED FABRIC. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBMIT SAMPLE OF MULCH MATERIAL FOR APPROVAL BY OWNER'S REPRESENTATIVE.
20. AGRIFORM TABLETS(20-10-5) ARE TO BE ADDED TO THE PLANTED MATERIALS IN THE FOLLOWING QUANTITIES: 1 PER 1 GALLON SHRUB, 2 PER 2 OR 3 GALLON SHRUB, 3 PER 5 GALLON SHRUB, AND 6 PER TREE. DISTRIBUTE EQUALLY IN ROOT ZONE OF EACH PLANT.
21. AFTER PLANTING, APPLY PRE-EMERGENT(ELANCO, XL, RONSTAR, SURFLAN, OR APPROVED EQUAL) PRIOR TO APPLICATION OF MULCH.
22. UPON COMPLETION OF PLANTING OPERATION, CLEAR SITE OF DEBRIS, SUPERFLUOUS MATERIALS AND EQUIPMENT, ALL OF WHICH SHALL BE ENTIRELY REMOVED FROM PREMISES. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OR IRRIGATION ACTIVITIES AND PROPERLY DISPOSE OF OFF SITE.
23. PROVIDE WRITTEN INSTRUCTIONS ON MAINTENANCE REQUIREMENTS TO OWNER.
24. MAINTAIN TREES BY PRUNING, CULTIVATION AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES TO PROPER GRADES OR VERTICAL POSITIONS AS REQUIRED. SPRAY AS REQUIRED TO KEEP TREES FREE OF INSECTS AND DISEASE.
25. ALL PLANTING AREAS TO BE SEPARATED FROM ALL LAWN AREAS WITH APPROVED LANDSCAPE EDGING PER PLANS - SEE DETAIL.
26. ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK.
27. IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

WEED ABATEMENT

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 MANUFACTURER'S 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.
8. COORDINATE WITH CIVIL FOR ALL WEED ABATEMENT REQUIREMENTS

PLANTING SOIL NOTES

1. TOPSOIL REQUIREMENTS: ASTM D 5268, PH RANGE OF 5.5 TO 7, 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: 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.
    A. 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 1/2 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 OF PLANTING SOILS SHALL BE TESTED FOR ACIDITY, FERTILITY, ORGANIC MATTER AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY. SUBMIT TOPSOIL ANALYSIS TEST RESULTS FROM TESTING LABORATORY WITH RECOMMENDATIONS FOR IT TO MEET REQUIREMENTS.TO THE LANDSCAPE 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.
4. AT A MINIMUM, PREPARE SOIL IN ALL AREAS BY SPREADING A 15-15-15 FERTILIZER AT 7.5 POUNDS PER 1000 SQUARE FEET OF SURFACE AREA AND AN MANURE COMPOST (OR APPROVED EQUAL) AT 3 CUBIC YARDS PER 1000 SQUARE FEET OF SURFACE AREA OVER FINISH GRADE AND ROTO-TILL INTO TOP 6" OF SOIL. FOLLOW ALL IMPROVEMENT RECOMMENDATIONS OF SOIL TEST RESULTS. 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 LANDSCAPE ARCHITECT.
5. 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, ORGANIC MATTER, 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 7.6.
6. NO TOPSOIL SHALL BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION.
7. 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.
8. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
9. TOPSOIL STOCKPILE LOCATIONS TO BE COVERED COORDINATE WITH EROSION AND SEDIMENT CONTROL PLAN.
10. 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 LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO ANY EARTHWORK OPERATIONS.

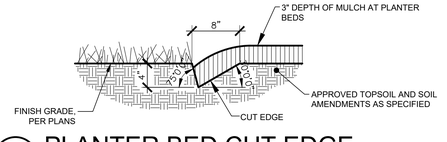


NOTES:

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 WHICH EVER 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.

2 CONIFEROUS TREE PLANTING

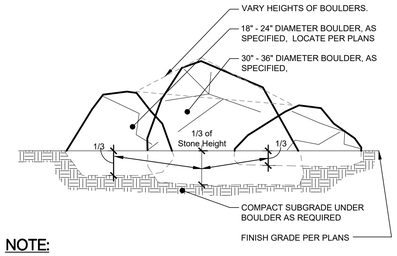
NOT TO SCALE



5 PLANTER BED CUT EDGE

(TYPICAL AT TREES IN TURF AREAS)

NOT TO SCALE

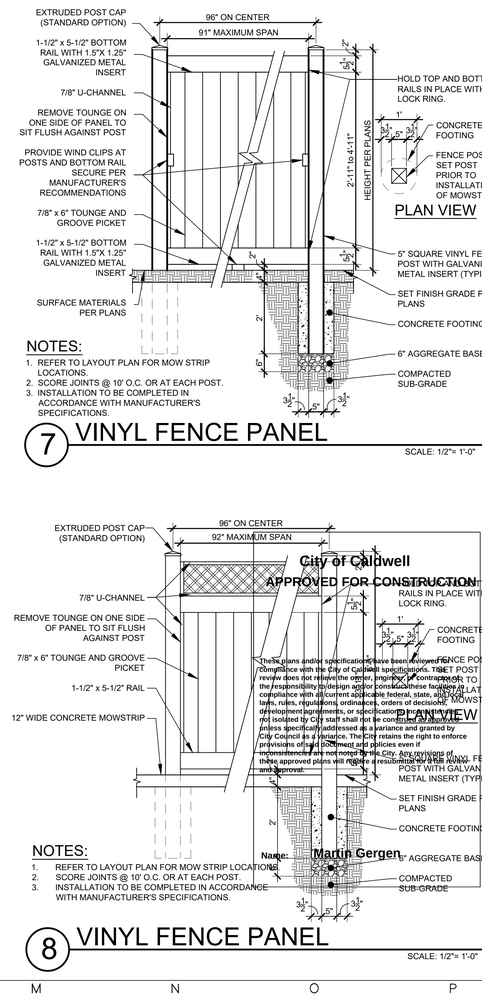


NOTE:

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 ¼ 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

NOT TO SCALE

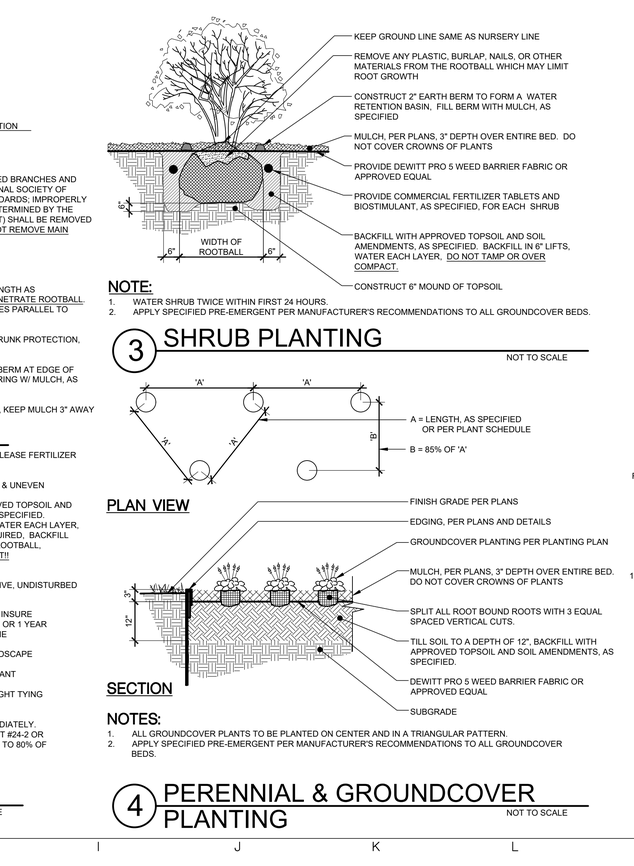


NOTES:

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.

7 VINYL FENCE PANEL

SCALE: 1/2"= 1'-0"



NOTES:

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 5'-0" OF A CONCRETE CURB OR WALKWAY, PROVIDE TREE ROOT BARRIER (DEEPROOT #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. EXTEND ROOT BARRIER TO 80% OF MATURE TREE CANOPY. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS, CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

1 DECIDUOUS TREE PLANTING

NOT TO SCALE

NOTE:

1. WATER SHRUB TWICE WITHIN FIRST 24 HOURS.
2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

3 SHRUB PLANTING

NOT TO SCALE

SECTION

NOTES:

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 PLANTING

NOT TO SCALE

NOTES:

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.

8 VINYL FENCE PANEL

SCALE: 1/2"= 1'-0"

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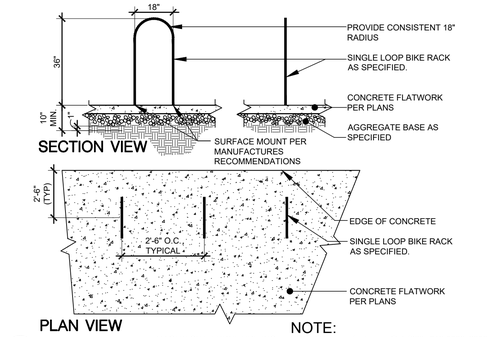

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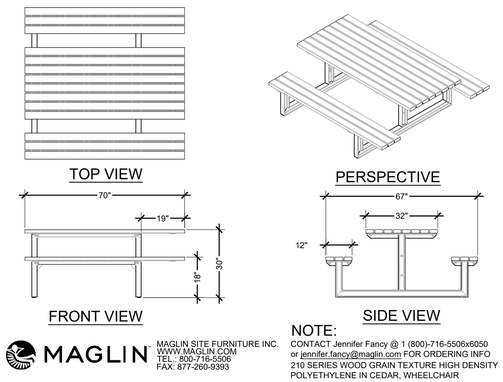
WWW.MAGLIN.COM
TEL.: 800-716-5506
FAX: 877-260-9393

NOTE:
CONTACT Jennifer Fancy @ 1 (800)-716-5506x6050 or jennifer.fancy@maglin.com FOR ORDERING INFO
500 SERIES, SURFACE MOUNT BIKE RACK. SIDE OPENING W/ NO SIDE ASH. FINISH PER ARCHITECTURAL. MODEL # MBR-0500-00003
INSTALL PER MANUFACTURERS RECOMMENDATIONS.

1 BIKE RACK

Scale: 3/4"= 1'-0"



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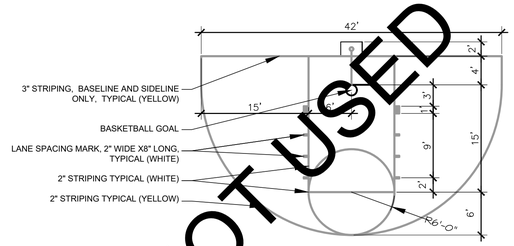
CONTACT Jennifer Fancy @ 1 (800)-716-5506x6050 or jennifer.fancy@maglin.com FOR ORDERING INFO
210 SERIES WOOD GRAIN TEXTURE HIGH DENSITY POLYETHYLENE IN CEDAR, WHEELCHAIR ACCESSABLE, SURFACE MOUNT CLUSTER SEATING WITH MATTE BLACK FINISH. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

4 PICNIC TABLE

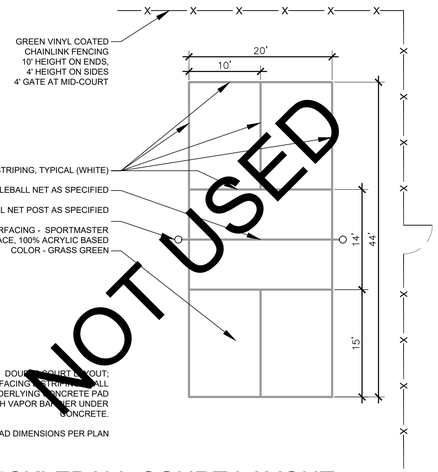
Scale: 1/2"= 1'-0"



NOT USED

7 BASKETBALL 1/2 COURT LAYOUT NOT USED THIS PHASE

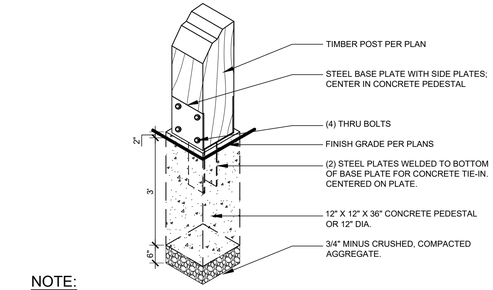
Scale: 1"= 10'-0"



NOT USED

2 PICKLEBALL COURT LAYOUT NOT USED THIS PHASE

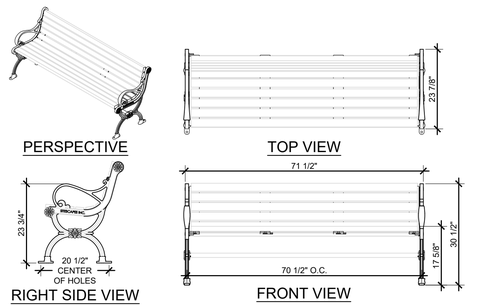
Scale: 1"= 10'-0"



NOTE:
1. REFER TO PLAN FOR LOCATION OF POSTS.
2. ELECTRICAL, MECHANICAL AND ALL OTHER UTILITIES BY OTHERS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL BUILDING PERMITS AND TO ENSURE THE CONSTRUCTION OF OUTDOOR STRUCTURES MEET/EXCEED ALL LOCAL/STATE/FEDERAL CODES.

5 CONCRETE TRELLIS FOOTING

Scale: 1/2"= 1'-0"



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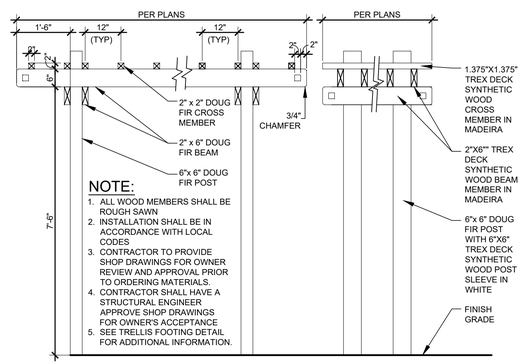
TEL.: 800-716-5506
FAX: 877-260-9393

NOTE:
CONTACT Jennifer Fancy @ 1 (800)-716-5506x6050 or jennifer.fancy@maglin.com FOR ORDERING INFO
100 SERIES WOOD GRAIN TEXTURE HIGH DENSITY POLYETHYLENE 6' BENCH WITH SIDE ARMS AND MATTE BLACK FINISH. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

3 6 FOOT BENCH

Scale: 1/2"= 1'-0"



NOTE:
1. ALL WOOD MEMBERS SHALL BE ROUGH SAWN
2. INSTALLATION SHALL BE IN ACCORDANCE WITH LOCAL CODES
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR OWNER REVIEW AND APPROVAL PRIOR TO ORDERING MATERIALS.
4. CONTRACTOR SHALL HAVE A STRUCTURAL ENGINEER APPROVE SHOP DRAWINGS FOR OWNER'S ACCEPTANCE
5. SEE TRELLIS FOOTING DETAIL FOR ADDITIONAL INFORMATION.

6 OVER HEAD TRELLIS

Scale: 1/2"= 1'-0"

City of Caldwell
APPROVED FOR CONSTRUCTION

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Name: **Martin Gergen**

STAMP:
STATE OF IDAHO
JOHN D. ROTEGARD
LA - 16827
4/21/2026
LICENSED LANDSCAPE ARCHITECT

DATE:
03/28/2025

Know what's below. Call before you dig.
CALL 811 AT LEAST 48 HOURS BEFORE YOU BEGIN EXCAVATION. IT'S THE LAW. CALL FOR THE LOCATION OF UNDERGROUND MEMBER UTILITIES

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2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@sbbge.com
www.sbbge.com
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

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REVISIONS:

No.	Date	Description
1	5-13-25	CITY / OWNER COMMENTS
2	8-18-25	CITY / OWNER COMMENTS
3	12-19-25	CIVIL UPDATES
4	02-05-26	CITY COMMENTS
5	03-20-26	CIVIL UPDATES
6	04-21-26	CIVIL UPDATES

LANDSCAPE DETAILS
Emery Sky Subdivision No. 1
CALDWELL, ID

DRAWN BY: SM
CHECKED BY: AWJ/JDR
PROJECT NUMBER 25-211
SHEET: L2.01

CONSTRUCTION DRAWINGS / FINAL PLAT

THE PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL HAS BEEN PERFORMED IN THE INTEREST OF THE CLIENT. NO CONTRACTUAL OBLIGATIONS ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON EXCEPT AS THE CLIENT'S AGENT.

USER:SMCKEON LOCATION:Z:\PROJECTS\2025\25-211 EMORY SKY PHASE 1 FP\CAD\SHEETS\25-211_LANDSCAPE PLANING PRINT DATE:4/21/2026 12:46 PM

Features 24 stretching exercises that are a perfect beginning and ending to any exercise routine.





Side B: Power Step Exercises



Side B: Static Stretches

NOT USED



Features 24 Stretching including the step-up, lateral step-up V-step and A-step.

ENERGI PRIME TOTAL BODY FITNESS SYSTEM

Station 1: Static & Dynamic Stretches

ZZXX0089S

Equipment Manufacturer

PLAYWORLD The world needs play.

1 WORKOUT STATION AREA #A
NOT USED THIS PHASE

NOT TO SACLE



NOT USED

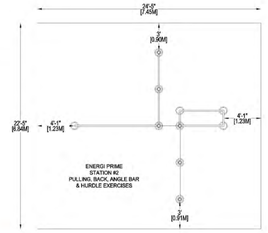


Side A: Angle Bar & Hurdle Exercises



Side B: Pulling & Back Exercises

Features 24 exercises including the pull-up, chin-up, hurdle dip and hurdle jump.



ENERGI PRIME TOTAL BODY FITNESS SYSTEM

Station 2: Pulling Back, Angle Bar & Hurdle Exercises

ZZXX0090S

Equipment Manufacturer

PLAYWORLD The world needs play.

2 WORKOUT STATION AREA #B
NOT USED THIS PHASE

NOT TO SACLE

Features 24 exercises including the squat, single-leg squat, V-sit, triceps dip, balance beam an push-up.



Side B: Squat & Dip Exercises

ENERGI PRIME TOTAL BODY FITNESS SYSTEM

Station 3: Squat Dip, Push-UP & Balance Exercises

ZZXX0091S

Equipment Manufacturer

PLAYWORLD The world needs play.

3 WORKOUT STATION AREA #C

NOT TO SACLE



Side B: Core & Torso Exercises



Features 24 exercises including lunge, plank, sit-up and reverse curl.

4 WORKOUT STATION AREA #D

NOT TO SACLE

NOTE:

1. COORDINATE INSTALLATION OF THE WORKOUT STATIONS WITH OWNER & EQUIPMENT MANUFACTURER.
2. COORDINATE INSTALLATION OF FALL PROTECTION SURFACING ON WORKOUT STATION PADS WITH OWNER AND EQUIPMENT MANUFACTURER TO INSURE ALL SAFETY STANDARDS ARE MET.
3. SPECIFIED PRODUCT (OR EQUAL) TO BE REVIEWED AND APPROVED BY OWNER.
4. CONTRACTOR IS TO ENSURE ALL EQUIPMENT, HARDSCAPE, FOOTINGS, AND FALL SURFACING IS TO REMAIN OUTSIDE OF GRAVITY IRRIGATION EASEMENT. IF CONFLICTS OCCUR DO NOT PROCEED AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY.

Design Number: ENERGI-PR-500SM - Compliance and Technical Data
Reference Document: ASTM F1487

Ref. No.	Part No.	Qty.	Description	Unit ASTM Status	Total Weight (lbs)	Pre-Consumer Recycled Content (lbs)	Post-Consumer Recycled Content (lbs)	CO2e Footprint (kgs)	Users	Install Hours	Concrete (Yds3)	Active Play Events

ASTM F1487

The lay-out for this custom playscape, design number ENERGI-PR-500SM, has been configured to meet the requirements of the ASTM F1487 standard. In addition, each of the above components listed as "Certified" have been tested and are IPEMA certified. Components listed as "Not Applicable" do not fall within the scope of the ASTM F1487 standard and have not been tested. IPEMA certification can be verified at www.ipema.org. In the interest of playground safety, IPEMA provides a Third Party Certification Service which validates compliance.

2010 ADA Standards for Accessible Design

The lay-out was also designed to meet the 2010 Standards published 15-Sep-2010, by the Department of Justice when installed over a properly maintained surfacing material that is in compliance with ASTM F1951 "Accessibility of Surface Systems Under and Around Playground Equipment" as well as ASTM F1292, "Impact Attenuation of Surfacing Materials Within the Use Zone of Playground Equipment", appropriate for the fall height of the structure.

Installation Times

Installation times are based on one experienced installer. A crew of three experienced individuals can perform the installation in less time. [Eg. Installation Time = 30 hours. For a crew of three, each member will work 10 hours, or a total labor time of a total of 30 hours on the project.]

Carbon Footprint

The CO2e (carbon footprint given in Kilograms and Metric Tons) listed above is a measure of the environmental impact of the playscape components from harvesting raw materials to the time it leaves our shipping dock. Playworld Systems nurtures a total corporate commitment to reducing carbon producing processes and products, reducing our use of precious raw materials, reusing materials whenever possible and recycling materials at every opportunity. Playworld Systems elected to adopt the Publicly Available Specification; PAS 2050 as published by the British Standards Institute and sponsored by Defra and the Carbon Trust. The PAS 2050 has gained international acceptance as a specification that measures the greenhouse gas emissions in services and goods throughout their entire life cycle.

Pre-Consumer Recycle Content

A measurement, in pounds, that qualifies the amount of material that was captured as waste and diverted from landfill during an initial manufacturing process and is being redirected to a separate manufacturing process to become a different product. E.g. 100% of our Aluminum Tubing is made from captured waste material during the manufacturing process of extruded Aluminum products such as rods, flat bars and H-channels.

Post-Consumer Recycle Content

A measurement, in pounds, that qualifies the amount of material that was once another product that has completed its lifecycle and has been diverted from a landfill as a solid waste through recycling and is now being used in a Playworld Systems' product. E.g. 1-20% to 40% of the steel in our steel tubing and sheet steel have been diverted from landfills. Automobiles are scrapped and recyclable steel is purchased by the steel mill that produces our raw product.

** The amount of Post-Consumer recycled steel fluctuates daily based on the availability of the recycled steel.

PLAYWORLD

City of Caldwell
APPROVED FOR CONSTRUCTION

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STAMP: STATE OF IDAHO JOHN D. ROYER LA - 16827 4/21/2026 LANDSCAPE ARCHITECT

DATE: 03/28/2025

811 Know what's below. Call before you dig. CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF MEMBER UTILITIES. UNDERSTANDING

SOUTH BECK & BAIRD
2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@sbbgeo.com
www.sbbgeo.com
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

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LANDSCAPE DETAILS
Emery Sky Subdivision No. 1
CALDWELL, ID

DRAWN BY: SM

CHECKED BY: AWJ/JDR

PROJECT NUMBER 25-211

SHEET: L2.02

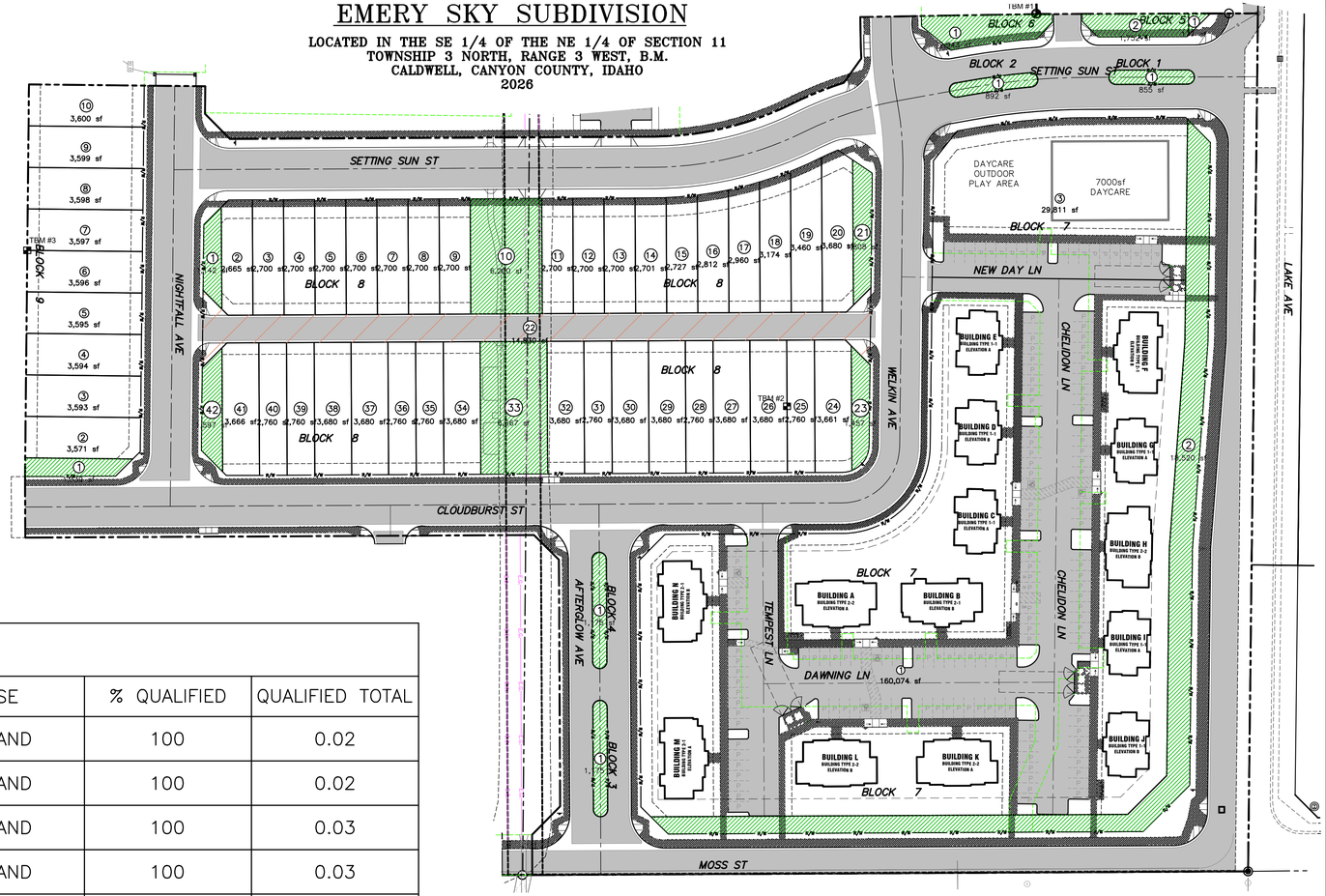
CONSTRUCTION DRAWINGS / FINAL PLAT

THE PROFESSIONAL SERVICES OF THIS DESIGN PROFESSIONAL ARE UNDERTAKEN AND ARE PERFORMED IN THE INTEREST OF THE CLIENT. NO CONTRACTUAL OBLIGATIONS ASSUMED BY THIS DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON EXCEPT IN THE PROJECT.

USER:SMCKEDON LOCATION:Z:\PROJECTS\2025\25-211 EMERY SKY PHASE 1 FP\CAD\SHEETS\25-211_LANDSCAPE PLANING PRINT DATE:4/21/2026 12:47 PM

OPEN SPACE EXHIBIT FOR
EMERY SKY SUBDIVISION

LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 11
TOWNSHIP 3 NORTH, RANGE 3 WEST, B.M.
CALDWELL, CANYON COUNTY, IDAHO
2026



PHASE 1 OPEN SPACE

PARCEL NAME	SQ. FT.	ACRES	TYPE	USE	% QUALIFIED	QUALIFIED TOTAL
BLOCK 1 LOT 1	855	0.02	COMMON	ISLAND	100	0.02
BLOCK 2 LOT 1	892	0.02	COMMON	ISLAND	100	0.02
BLOCK 3 LOT 1	1175	0.03	COMMON	ISLAND	100	0.03
BLOCK 4 LOT 1	1175	0.03	COMMON	ISLAND	100	0.03
BLOCK 5 LOT 1	177	0.01	COMMON	BUFFER	0	0
BLOCK 5 LOT 2	1650	0.04	COMMON	COMMON/OPEN	100	0.04
BLOCK 6 LOT 1	2543	0.06	COMMON	COMMON/OPEN	100	0.06
BLOCK 7 LOT 2	18520	0.43	COMMON	BUFFER	0	0
BLOCK 8 LOT 1	1142	0.03	COMMON	BUFFER LANDSCAPE	0	0
BLOCK 8 LOT 10	6200	0.14	COMMON	COMMON/OPEN	100	0.14
BLOCK 8 LOT 21	1808	0.04	COMMON	BUFFER LANDSCAPE	0	0
BLOCK 8 LOT 23	1457	0.03	COMMON	BUFFER LANDSCAPE	0	0
BLOCK 8 LOT 33	6667	0.15	COMMON	COMMON/OPEN	100	0.15
BLOCK 8 LOT 42	1597	0.04	COMMON	BUFFER LANDSCAPE	0	0
BLOCK 9 LOT 1	1339	0.03	COMMON	BUFFER LANDSCAPE	0	0

EMERY SKY SUBDIVISION NO. 1

SITE PARCEL - 13.60 ACRES
QUALIFIED OPEN SPACE - 21157SF OR 0.49 ACRES
QUALIFIED OPEN SPACE - 3.60%

City of Caldwell
APPROVED FOR CONSTRUCTION

60 0 30 60 120
SCALE IN FEET
1"=60'

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**

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
868 E RIVERSIDE DR, SUITE 120
EAGLE, ID 83616
TEL 208-938-0013
www.baileyengineers.com

PROFESSIONAL ENGINEER REGISTERED 9272 STATE OF IDAHO DAVID A BAILEY
NOT FOR CONSTRUCTION

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

REVISED
NO. DATE DESCRIPTION

OPEN SPACE EXHIBIT
EMERY SKY SUBDIVISION
TRILOGY DEVELOPMENT

DATE: 1-09-2026
PROJECT: C2023-006
SHEET OS-1

Memorandum

To:

City Council

Meeting Date:

June 15, 2026

Item Name:

Approve the Findings of Facts and Conclusions of Law for Element Ridge No. 2 Final Plat (SFP26-000011)

Summary Statement:

Recommended Action:

Budget:

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

Attachments:

1. SR_CC_ElementRidge2_2026-06-15

Caldwell Planning & Zoning Department

STAFF REPORT / FINDINGS

Consent Item | City Council | 6/15/2026

Staff Planner: Katie Wright

CASE NO(s): SFP26-000011

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

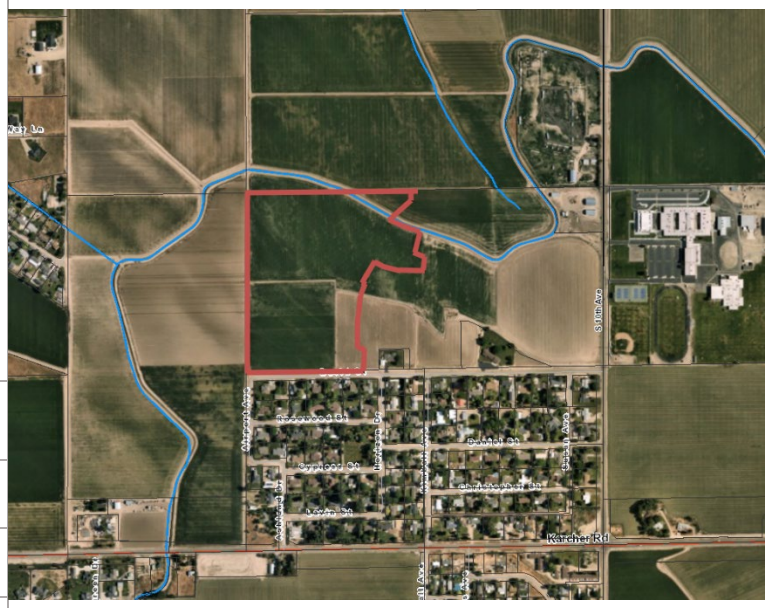
This will be updated to reflect the city council decision after the meeting and prior to signature.

City Council APPROVED / DENIED the final plat at the 6/15/2026 City Council meeting.

PROJECT SUMMARY:

Proposed Land Use Applications:

- Final Plat for Element Ridge Subdivision No. 2 consisting of 93 single family homes and 2 acres of open space on 28.5 acres within the R-1 zone.



Project Name:	Element Ridge Subdivision No. 2
Applicant:	Cheryl Heath, KM Engineering, LLP.
Property Owner:	DRP Greenbough 22, LLC
Parcel ID Number(s):	R3268100000
Property or Project Size:	28.5 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 ELEMENT RIDGE NO 2 CONSISTING OF 93 SINGLE FAMILY HOMES AND 2 ACRES OF OPEN SPACE ON 28.5 ACRES WITHIN THE R-1 ZONE.

Property Owner: DRP Greenbough 22, LLC

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

Case No. SFP26-000011

I. FINDINGS OF FACTS

1. **APPLICANT:** Cheryl Heath, KM Engineering, LLP.

2. **PROPERTY OWNER:** DRP Greenbough 22, LLC

3. **APPLICATION REQUEST:** Application for final plat approval of Element Ridge No. 2 consisting of 93 single family lots and 2 acres of open space on 28.5 acres within the R-1 zone.

4. **SITE ADDRESS AND LOCATION:** The subject site is located on the SEC of Bear Lane and Moss Street, with a property address of 0 S. 10th Ave., described as a portion of N1/2 of the SE ¼ of Section 9, T3N, R3W, B.M.

5. **ASSESSOR PARCEL NUMBER(S):** R3268100000

6. **PROPERTY SIZE:** Approximately 28.5 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 of the annexation and preliminary plat for Element Ridge Subdivision (ANN24-000013/SPP24-000002) was signed by the City Council on 2/18/2025. The first final plat which consists of 32.81acres and includes 122 single-family residential lots was approved 5/18/2026 and has not yet been recorded. This phase consists of 93 single family lots on 28.5 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:**

Residential Type	# of Lots			
	PP	FP No 1	FP No 2	Remaining
Single-Family Detached	215	122	93	-
Common Lots	35	20 (2 common drives)	11 (2 common drives)	n/a

Non-Residential				
	PP	FP No 1	FP No 2	Remaining
Open Space Acreage	5.86 AC	4.80 AC	2.0 AC	0.94 AC over
Amenities Approved	Sports Court Picnic Area	Sports Court Picnic Area	-	-

Staff Comment: *Construction drawings and the proposed final plat have been reviewed for conformance with city codes and 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 Element Ridge No. 2, a residential subdivision with 93 single-family lots and 11 common lots in an R-1 zone on approximately 28.5 acres on Parcel R3268100000, located in the N ½ of the SE ¼ of Section 9, T3N, R3W, B.M., the subject application was placed on the 6/15/2026 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 (SFP26-000011), are subject to the adherence of the following conditions:

A. Site Specific Requirements:

1. All conditions for entitlements associated with (ANN24-000013/SPP24-000002) 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 Element Ridge No. 2, a residential subdivision with 93 single-family lots and 11 common lots in an R-1 zone on approximately 28.5 acres on Parcel R3268100000, located in the N ½ of the SE ¼ of Section 9, T3N, R3W, B.M., is **APPROVED SUBJECT TO THE CONDITIONS OF APPROVAL LISTED HEREIN.**

These Findings of Fact, Conclusions of Law and Decision are for Element Ridge Subdivision approved and adopted by the Caldwell City Council on this date, June 15, 2026.

_____ _____

Eric Phillips, Mayor Date of Decision

ATTEST:

_____

Kristina Buchan, City Clerk
City of Caldwell

EXHIBIT 1

Application Documents

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

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)*	Element Ridge Subdivision No. 2
Site Address(s): *Upload separate attached sheet if more than six (6) site addresses*	0 S. 10th Ave., Caldwell, ID
Suite #s:	
Parcel #s:	R3268100000
Total Acres:	+/- 28.5
Prior Use of Property:	Agricultural Land
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:	Cheryl Heath
Company Name: *(if applicable)*	KM Engineering, LLP
Mailing Address:	5725 N. Discovery Way Boise, Idaho 83713

Phone:	208.639.6939	**Email:**	cheath@kmengllp.com
Email Address:	cheath@kmengllp.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:	DRP Greenbough 22, LLC
Mailing Address:	520 Madison Avenue, 21st Floor New Youk, NY 10022
Phone:	208.593.0910
Email:	c/o nate.burch@lennar.com

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

Name:	Nate Burch
Company Name: *(if applicable)*	Lennar
Mailing Address:	408 S. Eagle Road, Ste. 100 Eagle, ID 83616
Phone:	208.593.0910
Email:	nate.burch@lennar.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:	Kevin Froehlich, P.E.
Company Name: *(if applicable)*	KM Engineering, LLP
Mailing Address:	5725 N. Discovery Way Boise, ID 83713

Phone:	208.639.6939	**Email:**	kfroehlich@kmengllp.com

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

Name:	Alyssa Yensen, PLA
Company Name: *(if applicable)*	KM Engineering, LLP
Mailing Address:	5725 N. Discovery Way Boise, ID 83713

Phone:	208.639.6939	**Email:**	ayensen@kmengllp.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)

Cheryl Heath - KM Engineering, LLP

Applicant / Applicant's Representative Printed Name

February 18, 2026

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:	+/- 28.5	Total Acreage of Any Out-Parcels:	n/a
Residential / Multi-Family Information:			
Total # of Lots:	105	Total # of Dwelling Units:	93
# of Residential Lots	93	# of Single-Family (detached or townhomes):	93
# of Common Lots	12	# of Duplex Dwelling Units:	0
Total Acreage of Common Lots:	3.61	# of Triplex Dwelling Units:	0
Minimum Lot Size:	0.18	# of 4-, 5-, or Six Family Dwelling Units:	0
Maximum Lot Size:	0.26	# of Multi-Family Dwelling Units:	0
Average Lot Size:	0.20	Dwelling Units per Gross Acre:	3.26
Minimum Street Frontage:	51'	Minimum Lot Width:	53'
Commercial / Industrial Information:			
# of Commercial Lots:	0	Total Gross Square Feet of Commercial Buildings:	0
# of Industrial Lots:	0	Total Gross Square Feet of Industrial Buildings:	0

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.

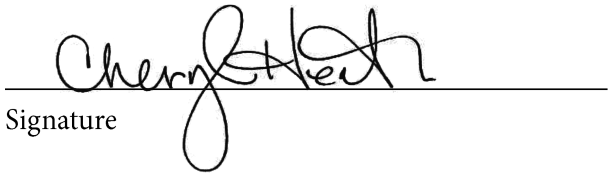
☑ I am aware that my civil construction drawings WILL NOT be approved until all outstanding items have been addressed and the final plat has been heard by City Council.

Cheryl Heath - KM Engineering, LLP

Printed Name

February 18, 2026

Date



Signature

The applicant is the:

☐ Property Owner

☑ Property Owner's Agent/Representative

February 18, 2026
Project No. 25-133

City of Caldwell
Planning and Zoning Department
205 S. 6th Avenue
Caldwell, ID 83605

RE: Element Ridge Subdivision No. 2 – Caldwell, ID
Final Plat Application

Hello:

On behalf of DRP Greenbough 22, LLC., we are pleased to submit the final plat required supplements as requested on the City of Caldwell, Citizenserve Online Portal for Element Ridge Subdivision No. 2. Please accept this letter as the required written narrative regarding the project.

The Element Ridge project is located at the northwest corner of S. 10th Ave. and Airport Ave. with a property address of 0 S. 10th Ave., parcel number R3268100000. The property was annexed and zoned per Case No. ANN24-000013. The Preliminary Plat approval was received on February 18th, 2025 under Case No. SP24-000002.

The second phase of the Element Ridge Subdivision encompasses approximately +/- 28.5 acres and includes 93 buildable residential lots, and 12 common lots, one of which is a 2.19 acre city well water tank lot, for a total of 105 total lots. Access for this phase is proposed via Bear Ln. and via stub streets within Element Ridge Subdivision No. 1.

To our knowledge, this final plat is in substantial conformance with the approved preliminary plat and the applicable City ordinances. Should you have questions or require further information in order to process this application, please contact me.

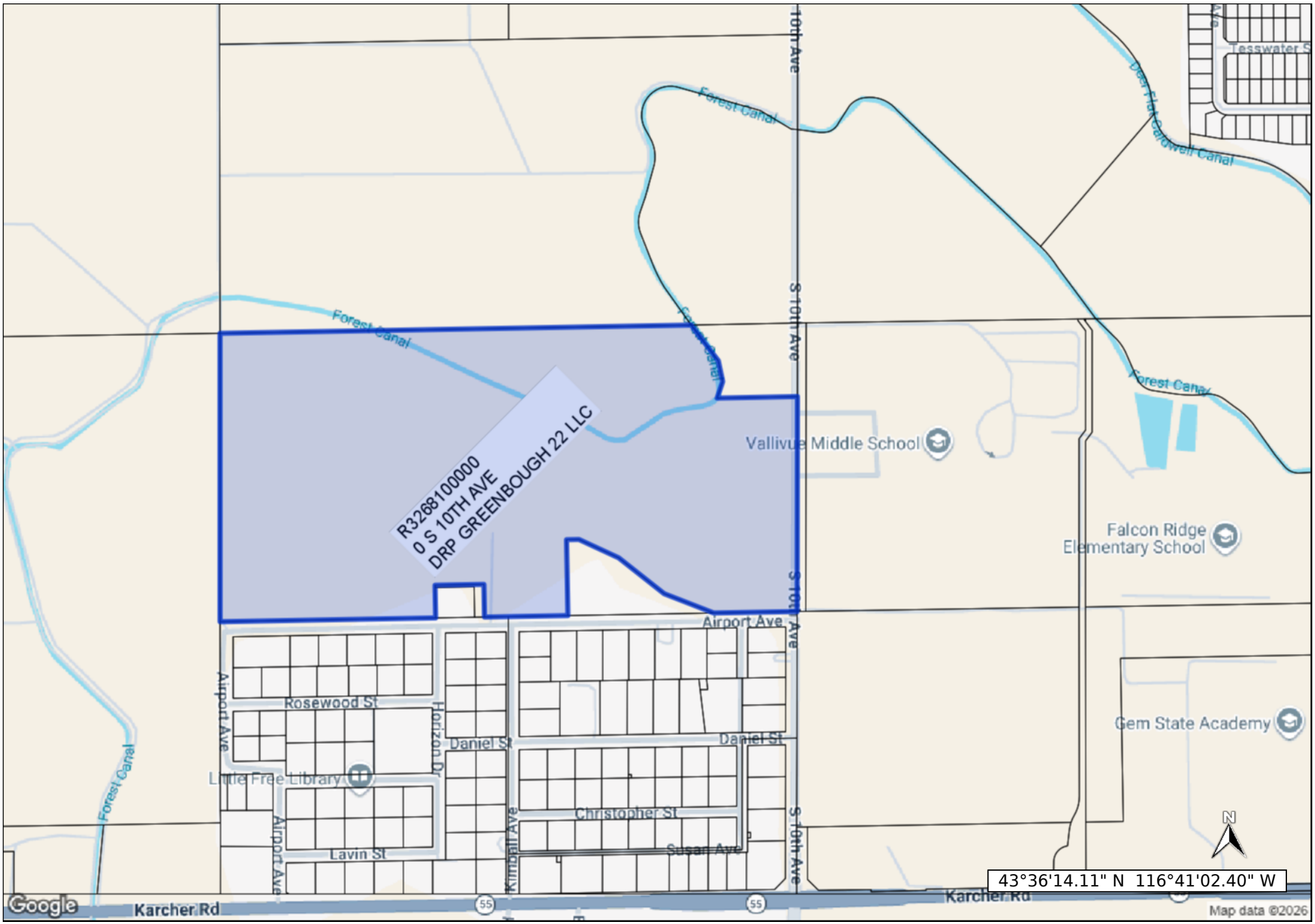
Sincerely,
KM Engineering, LLP

Cheryl Heath
Plat Routing Manager

cc: DRP Greenbough 22, LLC

Vicinity Map

Element Ridge Subdivision



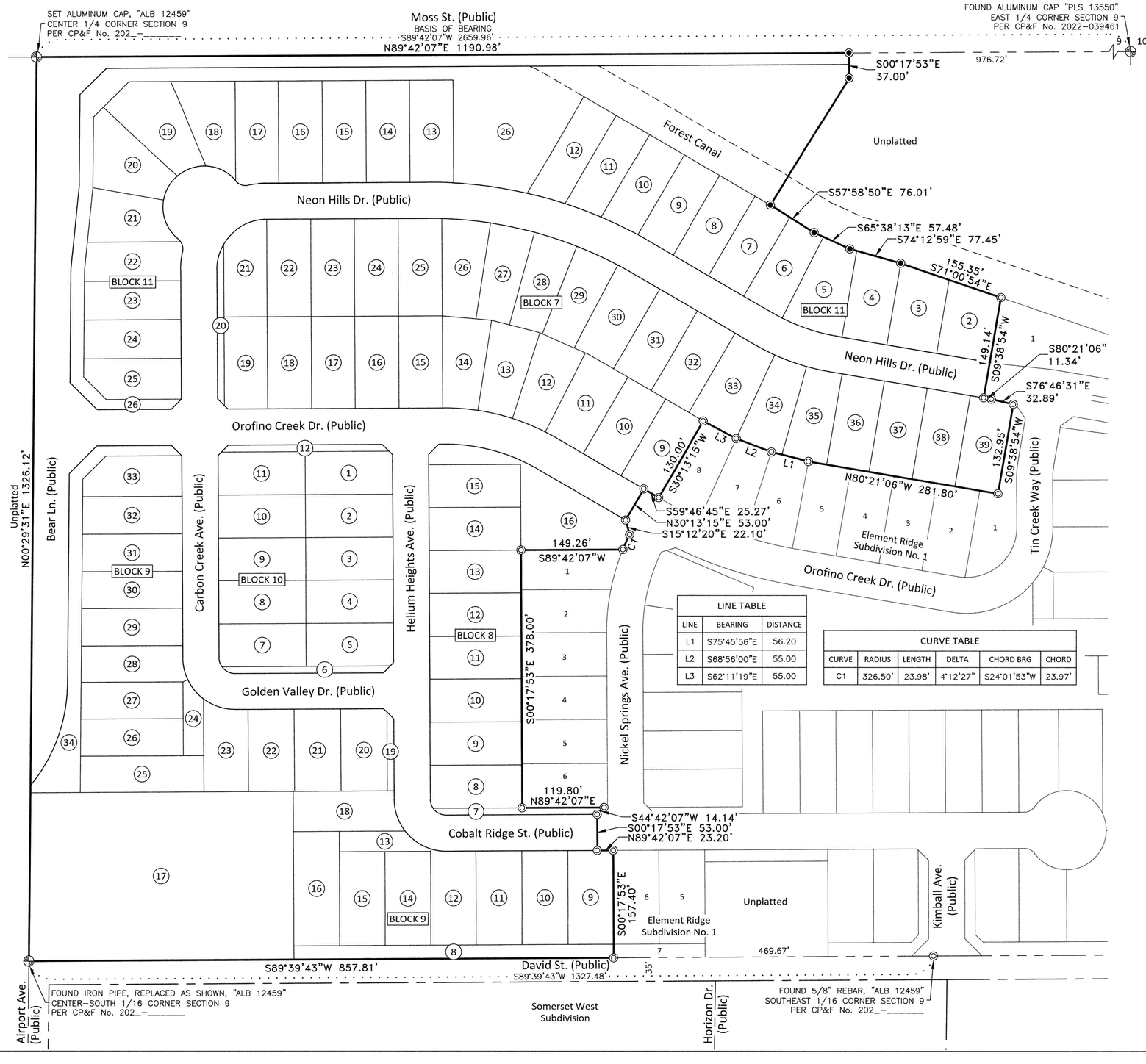
Feb 18, 2026 - landproDATA.com
Scale: 1 inch approx 600 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

PLAT OF

Element Ridge Subdivision No. 2

Situated in a portion of the North 1/2 of the Southeast 1/4 of Section 9,
Township 3 North, Range 3 West, B.M., City of Caldwell, Canyon County, Idaho
2026



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S75°45'56"E	56.20
L2	S68°56'00"E	55.00
L3	S62°11'19"E	55.00

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	326.50'	23.98'	4°12'27"	S24°01'53"W	23.97'



LEGEND

- FOUND ALUMINUM CAP, AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- CALCULATED POINT
- (2) LOT NUMBER
- 1 EXISTING LOT NUMBER
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- EASEMENT LINE AS NOTED
- STORM WATER RETENTION EASEMENT SEE NOTE 4

REFERENCES

R1. PLAT OF ELEMENT RIDGE SUBDIVISION No. 1, BOOK __ OF PLATS, PAGE ____, RECORDS OF CANYON COUNTY, IDAHO.

R2. PLAT OF SOMERSET WEST SUBDIVISION, BOOK 14 OF PLATS, PAGE 7, RECORDS OF CANYON COUNTY, IDAHO.

R3. RECORD OF SURVEY PER INST. No. 2009016030, RECORDS OF CANYON COUNTY, IDAHO.

R4. RECORD OF SURVEY PER INST. No. 2007064469, RECORDS OF CANYON COUNTY, IDAHO.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, SURVEYS AND DEEDS LISTED IN THE REFERENCES HEREON AND A FIELD SURVEY OF EXISTING MONUMENTATION. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED HEREON. ALL PROPERTY CORNERS WHERE MONUMENTS OF RECORD WERE NOT FOUND WERE SET/RESET AS SHOWN HEREON.

SHEET INDEX

SHEET 1 – SUBDIVISION MAP, LEGEND, AND BOUNDARY CURVE TABLE

SHEET 2 – DETAIL PLAT MAP

SHEET 3 – DETAIL PLAT MAP, NOTES AND LINE/CURVE TABLE

SHEET 4 – DETAIL PLAT MAP

SHEET 5 – CERTIFICATE OF OWNERS

SHEET 6 – CERTIFICATES AND APPROVALS



Developer
Lennar
Homes

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

JOB NO. 25-133	SHEET 1 OF 6

PLAT OF

Element Ridge Subdivision No. 2

0 50 100 150

Plan Scale: 1" = 50'

SET ALUMINUM CAP, "ALB 12459"
CENTER 1/4 CORNER SECTION 9
PER CP&F No. 202_-_____

Moss St. (Public)
N89°42'07"E 1190.98'

1172.98'

1088.70'

17'

18.00'

N00°29'31"E 1326.12'

1002.97'

N00°29'31"E 920.29'

544.55'

Bear Ln. (Public)

18'

46'

35'

S45°05'49"W 54.83'

73.63'

N45°05'49"E 53.52'

5'

5'

20.11'

S47°03'39"E 148.13'

S22°21'20"E 134.48'

N89°42'07"E 474.90'

61.04'

93.86'

64.00'

64.00'

64.00'

64.00'

64.00'

S00°17'53"E 146.06'

S00°17'53"E 150.00'

S00°17'53"E 150.00'

S00°17'53"E 150.00'

S00°17'53"E 150.00'

S00°17'53"E 151.09'

19 11,045 SF

18 8,850 SF

17 9,653 SF

16 9,600 SF

15 9,600 SF

14 9,600 SF

13 9,614 SF

26 99,259 SF

S59°46'45"E 32.00'

22.94'

56.00'

S59°46'45"E 284.03'

60.00'

60.00'

Forest Canal

50' FOREST CANAL EASEMENT

25'

25'

26.09'

33.93'

S30°13'15"W 164.23'

S30°13'15"W 149.69'

S30°13'15"W 140.07'

S30°13'15"W 135.36'

S30°13'15"W 135.00' (SEE NOTE 7)

S30°13'15"W 135.00'

S30°13'15"W 135.00'

S30°13'15"W 133.94'

12 8,599 SF

11 8,090 SF

10 8,098 SF

9 8,103 SF

8 8,100 SF

7 8,082 SF

26 20 9,781 SF

N00°29'31"E 135.56'

N00°29'31"E 103.55'

S80°04'55"E 105.36'

C22 C23 C24 C25 C26 18.09' 64.00' 64.00' 64.00' 26.66' C33 C34

Neon Hills Dr. (Public)
N89°42'07"E 236.75'

26.5'

26.5'

C5 C6

C35 C36 C37 C38 38.49'

21 8,000 SF

N05°43'46"E 120.50'

N05°43'46"E 120.50'

80.28'

R=60'

N45°17'53"W 30.00' C3

C21

N89°42'07"E 136.63'

C20 C19 C18 C4

C16 C17 64.50' 64.00' 64.00' 44.25' C27 C28 C29 C30 C31 C32

S59°46'45"E 208.00'

46.70'

64.00'

64.00'

22 8,064 SF BLOCK 11

N89°42'07"E 141.06'

17.42'

40.22'

16.00'

106.51'

N00°17'53"W 143.00'

21 8,406 SF

22 9,224 SF

23 9,152 SF

24 9,152 SF

25 9,150 SF BLOCK 7

N00°17'53"W 142.67'

N08°39'15"E 142.28'

N15°02'40"E 140.76'

N21°24'38"E 138.00'

N27°45'09"E 137.22'

N30°13'15"E 135.00' (SEE NOTE 7)

N30°13'15"E 135.00'

N30°13'15"E 135.00'

27 8,145 SF

28 8,043 SF

29 8,078 SF

30 9,227 SF

31 8,640 SF

32 8,640 SF

23 8,063 SF

N89°42'07"E 141.84'

167.13'

N00°29'31"E 157.85'

57.01'

57.00'

20

N00°17'53"W 569.00'

231.00'

Carbon Creek Ave. (Public)

S89°42'07"W 49.91'

22.88'

27.13'

46.05'

3.95'

S66°13'47"E 50.89'

24 8,036 SF

56.51'

56.50'

10' (SEE NOTE 7)

N89°42'07"E 142.62'

63.50'

64.50'

64.00'

64.00'

64.00'

S84°52'53"E 72.79'

S75°41'00"E 73.18'

72.92'

23.09'

42.19'

66.66'

64.00'

64.00'

64.00'

64.00'

64.00'

64.00'

64.00'

64.00'

S59°46'45"E

10' (SEE NOTE 7)

26.92'

46.47'

S44°54'11"E 56.18'

25 8,035 SF

N89°42'07"E 110.36'

60.00'

L4

26 108.66'

19 8,560 SF

18 8,708 SF

17 8,640 SF

16 8,640 SF

15 8,640 SF

14 8,319 SF

13 8,254 SF

12 8,130 SF

11 8,825 SF

10 8,320 SF

9 8,320 SF

2,195 SF

189.50'

N00°17'53"W 130.00'

N00°17'53"W 135.00'

1.48'

S08°34'34"W 133.64'

S17°42'40"W 132.13'

S26°50'46"W 130.23'

5.01'

24.49'

L5 L6

58.50'

64.50'

64.00'

64.00'

64.00'

C12 C13 C14 C15 44.78'

Orofino Creek Dr. (Public)
N89°42'07"E 357.98'

N89°42'07"E 225.53'

375.74'

338.00'

26.5'

309.00'

48.98'

C2

C11

34 109.39'

L7

56.96'

S45°05'49"W 47.67'

S89°42'07"W 111.12'

12 226.00' 2,360 SF

L8 L9

S89°42'07"W 123.00'

S89°42'07"W 123.00'

L10 L11

L12 7.48'

15.00'

S59°46'45"E 147.51'

147.51'

S30°13'15"W 130.00'

36.73'

26.50'

S59°46'45"E 25.27'

N30°13'15"E 53.00'

S15°12'20"E 22.10'

See Sheet 3

See Sheet 4

PROFESSIONAL LAND SURVEYOR
REGISTERED
12459
STATE OF IDAHO
AARON L. BALLARD
5.15.2026

Developer
Lennar Homes

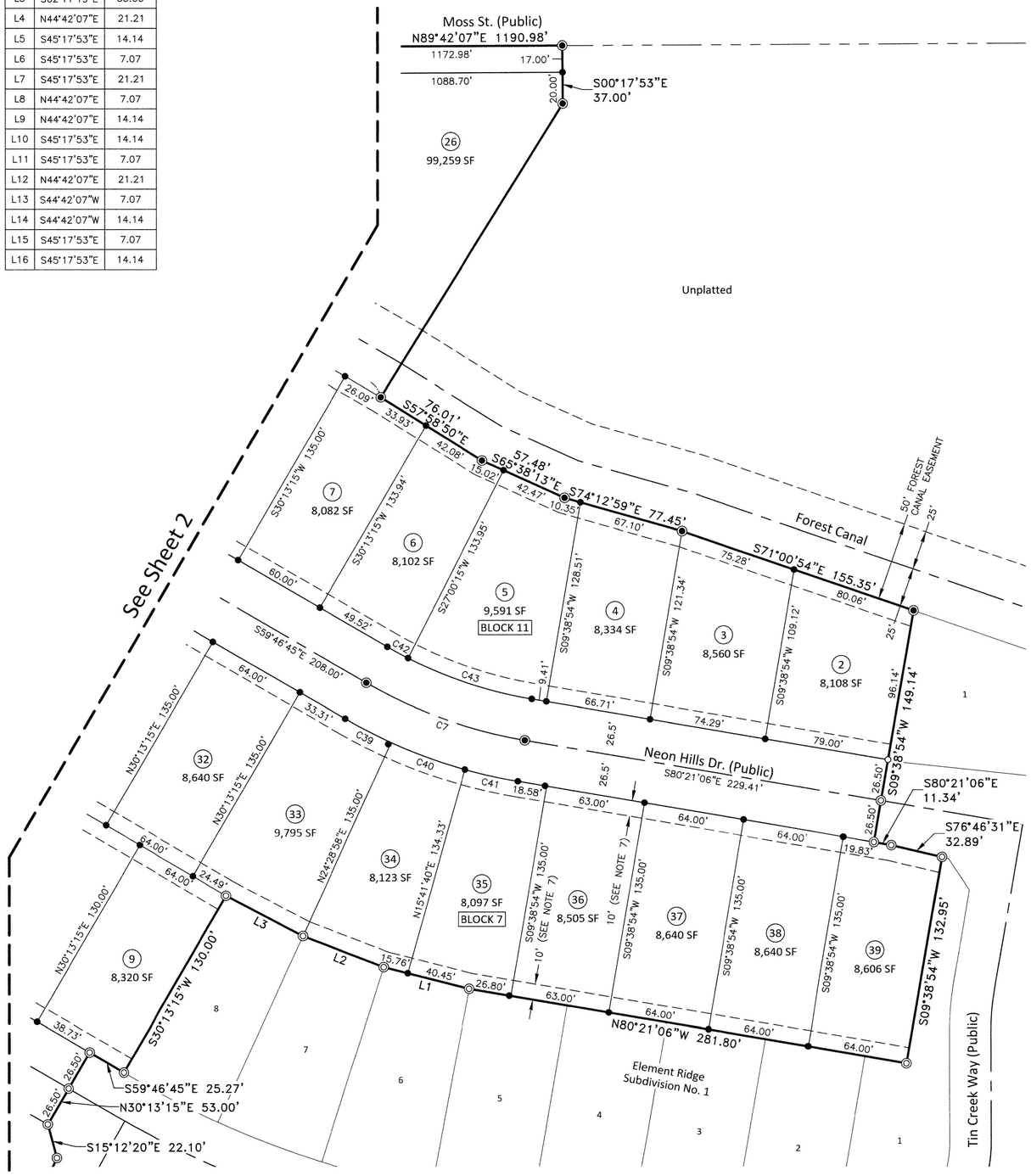
km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

JOB NO. 25-133	SHEET 2 OF 6

PLAT OF
Element Ridge Subdivision No. 2

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	326.50'	23.98'	4°12'27"	S24°01'53"W	23.97'
C2	300.00'	159.80'	30°31'08"	S75°02'19"E	157.91'
C3	100.00'	157.08'	90°00'00"	N44°42'07"E	141.42'
C4	100.00'	78.54'	45°00'00"	N22°12'07"E	76.54'
C5	100.00'	78.54'	45°00'00"	N67°12'07"E	76.54'
C6	615.00'	327.58'	30°31'08"	S75°02'19"E	323.73'
C7	300.00'	107.72'	20°34'21"	S70°03'55"E	107.14'
C8	200.00'	85.50'	24°29'41"	N12°44'21"E	84.85'
C9	50.00'	78.54'	90°00'00"	S45°17'53"E	70.71'
C10	50.00'	78.54'	90°00'00"	S45°17'53"E	70.71'
C11	273.50'	145.68'	30°31'08"	S75°02'19"E	143.97'
C12	326.50'	50.57'	8°52'27"	S85°51'39"E	50.52'
C13	326.50'	52.06'	9°08'06"	S76°51'23"E	52.00'
C14	326.50'	52.06'	9°08'06"	S67°43'17"E	52.00'
C15	326.50'	19.23'	3°22'30"	S61°27'59"E	19.23'
C16	73.50'	38.79'	30°14'15"	N14°49'14"E	38.34'
C17	73.50'	76.66'	59°45'45"	N59°49'14"E	73.24'
C18	126.50'	26.60'	12°02'52"	N05°43'33"E	26.55'
C19	20.00'	15.66'	44°51'19"	N10°40'40"W	15.26'
C20	20.00'	6.03'	17°15'41"	N41°44'10"W	6.00'
C21	60.00'	63.13'	60°17'06"	N20°13'28"W	60.26'
C22	60.00'	40.99'	39°08'21"	N29°29'16"E	40.19'
C23	60.00'	45.22'	43°10'45"	N70°38'49"E	44.15'
C24	60.00'	49.78'	47°32'04"	S63°59'47"E	48.36'
C25	20.00'	21.68'	62°07'00"	S71°17'15"E	20.64'
C26	126.50'	26.60'	12°02'52"	N83°40'41"E	26.55'
C27	588.50'	19.75'	1°55'23"	S89°20'11"E	19.75'
C28	588.50'	72.20'	7°01'45"	S84°51'37"E	72.15'
C29	588.50'	65.64'	6°23'25"	S78°09'03"E	65.60'
C30	588.50'	65.39'	6°21'58"	S71°46'21"E	65.36'
C31	588.50'	66.14'	6°26'21"	S65°22'11"E	66.10'
C32	588.50'	24.35'	2°22'16"	S60°57'52"E	24.35'
C33	641.50'	37.36'	3°20'11"	S88°37'47"E	37.35'
C34	641.50'	109.93'	9°49'07"	S82°03'08"E	109.80'
C35	641.50'	56.85'	5°04'39"	S74°36'15"E	56.83'
C36	641.50'	56.84'	5°04'36"	S69°31'38"E	56.82'
C37	641.50'	59.21'	5°17'18"	S64°20'41"E	59.19'
C38	641.50'	21.52'	1°55'18"	S60°44'23"E	21.51'
C39	326.50'	32.70'	5°44'17"	S62°38'53"E	32.68'
C40	326.50'	50.08'	8°47'18"	S69°54'41"E	50.03'
C41	326.50'	34.45'	6°02'46"	S77°19'43"E	34.44'
C42	273.50'	15.01'	3°08'39"	S61°21'04"E	15.01'
C43	273.50'	83.19'	17°25'43"	S71°38'15"E	82.87'
C44	235.00'	160.96'	39°14'35"	N20°06'49"E	157.83'
C45	76.50'	33.24'	24°53'38"	S12°44'42"E	32.98'
C46	76.50'	36.95'	27°40'21"	S39°01'41"E	36.59'
C47	76.50'	49.98'	37°26'01"	S71°34'52"E	49.10'
C48	23.50'	14.38'	35°03'45"	S17°49'45"E	14.16'
C49	23.50'	22.53'	54°56'15"	S62°49'45"E	21.68'
C50	76.50'	49.98'	37°26'01"	S19°00'54"E	49.10'
C51	76.50'	47.39'	35°29'24"	S55°28'36"E	46.63'
C52	76.50'	22.80'	17°04'35"	S81°45'35"E	22.72'
C53	23.50'	14.38'	35°03'45"	S17°49'45"E	14.16'
C54	23.50'	22.53'	54°56'15"	S62°49'45"E	21.68'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S75°45'56"E	56.20
L2	S68°56'00"E	55.00
L3	S62°11'19"E	55.00
L4	N44°42'07"E	21.21
L5	S45°17'53"E	14.14
L6	S45°17'53"E	7.07
L7	S45°17'53"E	21.21
L8	N44°42'07"E	7.07
L9	N44°42'07"E	14.14
L10	S45°17'53"E	14.14
L11	S45°17'53"E	7.07
L12	N44°42'07"E	21.21
L13	S44°42'07"W	7.07
L14	S44°42'07"W	14.14
L15	S45°17'53"E	7.07
L16	S45°17'53"E	14.14



NOTES

1. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE CITY OF CALDWELL STANDARDS FOR THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
2. THIS SUBDIVISION IS 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 PIONEER IRRIGATION DISTRICT. ALL UNPAID WILDER IRRIGATION DISTRICT ASSESSMENTS ARE A LIEN ON THE LAND.
3. LOT 20, BLOCK 7, LOTS 7 AND 16, BLOCK 8, LOTS 8, 19, AND 34, BLOCK 9, LOT 26, BLOCK 11, AND LOTS 6 AND 12, BLOCK 10 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, OR ASSIGNS. THESE COMMON LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION AND DRAINAGE.
4. LOT 34, BLOCK 9 AND LOT 26, BLOCK 11 ARE COMMON LOTS AND ARE SUBJECT TO BLANKET EASEMENTS FOR STORM WATER MANAGEMENT. LOTS 30-33, BLOCK 9 AND LOTS 19 AND 20, BLOCK 11 ARE SUBJECT TO A CITY OF CALDWELL STORM WATER RETENTION EASEMENT AS SHOWN HEREON.
5. LOT 13, BLOCK 9 (COMMON LOT) IS SUBJECT TO A BLANKET EASEMENT FOR A COMMON DRIVE TO PROVIDE ACCESS TO LOTS 14-16, BLOCK 9 ONLY. SAID COMMON LOT SHALL BE PAVED AND CAPABLE OF SUPPORTING EMERGENCY VEHICLES AND EQUIPMENT. SAID COMMON DRIVE SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
6. LOT 24, BLOCK 9 (COMMON LOT) IS SUBJECT TO A BLANKET EASEMENT FOR A COMMON DRIVE TO PROVIDE ACCESS TO LOTS 25-27, BLOCK 9 ONLY. SAID COMMON LOT SHALL BE PAVED AND CAPABLE OF SUPPORTING EMERGENCY VEHICLES AND EQUIPMENT. SAID COMMON DRIVE SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
7. UNLESS OTHERWISE SHOWN HEREON, REAR LOT LINES CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES AND LOT DRAINAGE. ALL FRONT LOT LINES COMMON TO THE PUBLIC RIGHT-OF-WAYS CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES AND STREET LIGHTS. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS TO EACH LOT.
8. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE FILED FOR RECORD AT THE CANYON COUNTY RECORDER'S OFFICE, AND MAY BE AMENDED FROM TIME TO TIME WITH CITY APPROVAL.
9. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
10. NO LOT SHALL HAVE DIRECT ACCESS TO/FROM MOSS ST., BEAR LN, OR DAVID ST, EXCEPT FOR LOT 17, BLOCK 9.
11. LOT 17, BLOCK 9 WILL BE DEDICATED TO THE CITY OF CALDWELL.
12. 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".
13. AT THE TIME OF PLATTING, NO EXISTING INTERSTATE NATURAL GAS TRANSMISSION PIPELINE OR INTERSTATE PETROLEUM PRODUCTS PIPELINE, AS RECOGNIZED BY THE PIPELINE AND HAZARDOUS MATERIALS SAFETY ADMINISTRATION WAS DETERMINED TO BE WITHIN 1,000 FEET OF THIS SUBDIVISION.
14. ALTHOUGH SUBJECT TO CHANGE, THE LOTS IN THIS PLAT DO NOT LIE WITHIN A REGULATORY FLOODWAY.

0 50 100 150
Plan Scale: 1" = 50'

PROFESSIONAL LAND SURVEYOR
REGISTERED
12459
STATE OF IDAHO
AARON L. BALLARD
5-15-2026

Developer
Lennar Homes

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

JOB NO. 25-133	SHEET 3 OF 6

PLAT OF
Element Ridge Subdivision No. 2

See Sheet 2

0 50 100 150
Plan Scale: 1" = 50'

Bear Ln. (Public)
N00°29'31"E 1326.12'
1002.97'
N00°29'31"E 920.29'
375.74'
309.72'
18'
35'

Orofino Creek Dr. (Public)
N89°42'07"E 225.53'
N89°42'07"E 357.98'
309.00'
48.98'

Carbon Creek Ave. (Public)
S00°17'53"E 569.00'
338.00'
26.5'

Helium Heights Ave. (Public)
S00°17'53"E 547.00'

Golden Valley Dr. (Public)
N89°42'07"E 259.00'

Nickel Springs Ave. (Public)
S00°17'53"E 378.00'

Cobalt Ridge St. (Public)
N89°42'07"E 221.30'

David St. (Public)
S89°39'43"W 857.81'
35'

Element Ridge Subdivision No. 1

(34) 8,116 SF
(33) 8,067 SF
(32) 8,019 SF
(31) 8,060 SF BLOCK 9
(30) 8,028 SF
(29) 8,069 SF
(28) 8,048 SF
(27) 8,075 SF
(26) 8,116 SF
(25) 9,594 SF
(24) 2,946 SF
(23) 8,093 SF
(22) 8,100 SF
(21) 8,160 SF
(20) 8,148 SF
(19) 1,100 SF
(18) 8,965 SF
(17) 95,559 SF
(16) 11,236 SF
(15) 9,223 SF
(14) 9,220 SF BLOCK 9
(13) 3,426 SF
(12) 2,360 SF
(11) 8,052 SF
(10) 8,064 SF
(9) 8,064 SF BLOCK 10
(8) 8,064 SF
(7) 8,046 SF
(6) 2,360 SF
(1) 8,052 SF
(2) 8,064 SF
(3) 8,064 SF
(4) 8,064 SF
(5) 8,051 SF
(15) 8,505 SF
(14) 8,505 SF
(13) 8,505 SF
(12) 8,505 SF BLOCK 8
(11) 8,505 SF
(10) 8,505 SF
(9) 8,505 SF
(8) 8,487 SF
(7) 2,398 SF
(16) 16,672 SF
(1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16)

10' (SEE NOTE 7)

FOUND IRON PIPE, REPLACED AS SHOWN, "ALB 12459"
CENTER–SOUTH 1/16 CORNER SECTION 9
PER CP&F No. 202_-_____

ALB PROFESSIONAL LAND SURVEYOR REGISTERED 12459 STATE OF IDAHO AARON L. BALLARD
5.15.2024

Developer
Lennar Homes

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

JOB NO. 25-133 | SHEET 4 OF 6

PLAT OF

Element Ridge 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 PARCEL OF LAND SITUATED IN A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CITY OF CALDWELL, CANYON COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET ALUMINUM CAP MARKING THE CENTER 1/4 CORNER OF SAID SECTION 9, WHICH BEARS S89°42'07"W A DISTANCE OF 2,659.96 FEET FROM A FOUND ALUMINUM CAP MARKING THE EAST 1/4 CORNER OF SAID SECTION 9;
THENCE FOLLOWING THE NORTHERLY LINE OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4, N89°42'07"E A DISTANCE OF 1,190.98 FEET;
THENCE LEAVING SAID NORTHERLY LINE, S00°17'53"E A DISTANCE OF 37.00 FEET;
THENCE S31°47'58"W A DISTANCE OF 219.37 FEET TO THE SOUTHERLY EASEMENT LINE OF FOREST CANAL;
THENCE FOLLOWING SAID SOUTHERLY EASEMENT LINE THE FOLLOWING FOUR (4) COURSES:

1. S57°58'50"E A DISTANCE OF 76.01 FEET;
2. S65°38'13"E A DISTANCE OF 57.48 FEET;
3. S74°12'59"E A DISTANCE OF 77.45 FEET;
4. S71°00'54"E A DISTANCE OF 155.35 FEET TO A FOUND 5/8– INCH REBAR MARKING THE BOUNDARY OF ELEMENT RIDGE SUBDIVISION NO. 1 (BOOK __ OF PLATS, PAGE ___, RECORDS OF CANYON COUNTY, IDAHO);

THENCE LEAVING SAID SOUTHERLY EASEMENT LINE AND FOLLOWING SAID SUBDIVISION BOUNDARY THE FOLLOWING TWENTY (20) COURSES:

1. S09°38'54"W A DISTANCE OF 149.14 FEET TO A FOUND 5/8–INCH REBAR:
2. S80°21'06"E A DISTANCE OF 11.34 FEET TO A FOUND 5/8–INCH REBAR;
3. S76°46'31"E A DISTANCE OF 32.89 FEET TO A FOUND 5/8–INCH REBAR;
4. S09°38'54"W A DISTANCE OF 132.95 FEET TO A FOUND 5/8–INCH REBAR;
5. N80°21'06"W A DISTANCE OF 281.80 FEET TO A FOUND 5/8–INCH REBAR;
6. N75°45'56"W A DISTANCE OF 56.20 FEET TO A FOUND 5/8–INCH REBAR;
7. N68°56'00"W A DISTANCE OF 55.00 FEET TO A FOUND 5/8–INCH REBAR;
8. N62°11'19"W A DISTANCE OF 55.00 FEET TO A FOUND 5/8–INCH REBAR;
9. S30°13'15"W A DISTANCE OF 130.00 FEET TO A FOUND 5/8–INCH REBAR;
10. N59°46'45"W A DISTANCE OF 25.27 FEET TO A FOUND 5/8–INCH REBAR;
11. S30°13'15"W A DISTANCE OF 53.00 FEET TO A FOUND 5/8–INCH REBAR;
12. S15°12'20"E A DISTANCE OF 22.10 FEET TO A FOUND 5/8–INCH REBAR;
13. 23.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 326.50 FEET, A DELTA ANGLE OF 04°12'27", A CHORD BEARING OF S24°01'53"W, AND A CHORD DISTANCE OF 23.97 FEET TO A FOUND 5/8–INCH REBAR;
14. S89°42'07"W A DISTANCE OF 149.26 FEET TO A FOUND 5/8–INCH REBAR;
15. S00°17'53"E A DISTANCE OF 378.00 FEET TO A FOUND 5/8–INCH REBAR;
16. N89°42'07"E A DISTANCE OF 119.80 FEET TO A FOUND 5/8–INCH REBAR;
17. S44°42'07"W A DISTANCE OF 14.14 FEET TO A FOUND 5/8–INCH REBAR;
18. S00°17'53"E A DISTANCE OF 53.00 FEET TO A FOUND 5/8–INCH REBAR;
19. N89°42'07"E A DISTANCE OF 23.20 FEET TO A FOUND 5/8–INCH REBAR;
20. S00°17'53"E A DISTANCE OF 157.40 FEET TO A FOUND 5/8–INCH REBAR ON THE SOUTHERLY LINE OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4;

THENCE LEAVING SAID SUBDIVISION BOUNDARY AND FOLLOWING SAID SOUTHERLY LINE, S89°39'43"W A DISTANCE OF 857.81 FEET TO A SET ALUMINUM CAP MARKING THE CENTER–SOUTH 1/16 CORNER OF SAID SECTION 9;
THENCE LEAVING SAID SOUTHERLY LINE AND FOLLOWING THE WESTERLY LINE OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4, N00°29'31"E A DISTANCE OF 1,326.12 FEET TO THE POINT OF BEGINNING.

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 BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC ALL PUBLIC STREETS AS SHOWN ON THIS PLAT. ALL LOTS WITHIN THIS PLAT WILL RECEIVE WATER SERVICE FROM THE CITY OF CALDWELL AND SAID CITY HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.

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.

_____
HOUDIN HONARVAR, AUTHORIZED SIGNATORY
DRP GREENBOUGH 22, LLC, A DELAWARE LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF IDAHO)
) SS
COUNTY OF)

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON_____, 202_, BY HOUDIN HONARVAR, AS AUTHORIZED SIGNATORY OF DRP GREENBOUGH 22, LL, A DELAWARE LIMITED LIABILITY COMPANY.

_____
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES_____

CERTIFICATE OF SURVEYOR

I, AARON BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON 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 AND SURVEYS.

_____
AARON, P.L.S. 12459



Developer
Lennar
Homes

ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

PLAT OF

Element Ridge Subdivision No. 2

CERTIFICATE AND APPROVAL OF COUNTY SURVEYOR

I, THE UNDERSIGNED, 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, TITLE 50, CHAPTER 13, RELATING TO PLATS AND SURVEYS.

_____

CANYON COUNTY SURVEYOR UNDER I.C. 50-1305

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 OF CALDWELL ENGINEER

DATE _____

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, 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 THE 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.

_____

HEALTH DISTRICT SIGNATURE

DATE _____

APPROVAL OF CITY COUNCIL

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

_____

CITY CLERK, CALDWELL, IDAHO

DATE _____

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, IDAHO, PER THE REQUIREMENTS OF IDAHO STATE CODE, TITLE 50, CHAPTER 13, SECTION 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAT HAVE BEEN PAID IN FULL.
THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

_____

CANYON COUNTY TREASURER

DATE _____

PROFESSIONAL LAND SURVEYOR
REGISTERED
12459
STATE OF IDAHO
AARON L. BALLARD
5.15.2026

Developer
Lennar
Homes

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

JOB NO. 25-133	SHEET 6 OF 6

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L:\2023\4363_CAD SHEET\SPREL_VINAHY_PLAT\P0.00 COVER.DWG, 8/15/2024

SITE DATA

OWNER
ELEMENT RIDGE LLC
339 W 13490 S
DRAPER, UT 84020
PH: (801) 558-7378

ENGINEER
ARDURRA INC
332 N BROADMORE WAY
NAMPA, ID 83687
PH: (208) 442-6300

SURVEYOR
ARDURRA INC.
332 N BROADMORE WAY
NAMPA, ID 83687
PH: (208) 442-6300

PARCEL
R3268100000
0 S 10TH AVE
CALDWELL, ID 83630

ROADWAY JURISDICTION
CITY OF CALDWELL

SEWER & WATER DISTRICT
CITY OF CALDWELL

FIRE DISTRICT
CALDWELL RURAL FIRE DEPARTMENT

SCHOOL DISTRICT
VALLIVUE SCHOOL DISTRICT #139

ZONING
EXISTING:
- COUNTY

PROPOSED:
- LOW DENSITY RESIDENTIAL (R-1)

IRRIGATION DISTRICT
WILDER IRRIGATION DISTRICT (BOISE PROJECT BOARD OF CONTROL)

NOTES

1. BUILDING SETBACK AND DIMENSION STANDARDS SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF CALDWELL, UNLESS OTHERWISE SPECIFIED.
2. A GENERAL UTILITY EASEMENT OF 10 FEET WILL EXIST ALONG ALL FRONT AND REAR LOT LINES PER CITY OF CALDWELL SUBDIVISION CONSTRUCTION REQUIREMENTS.
3. THERE ARE NO KNOWN FLOOD PLAINS OR FLOODWAYS IN THE PROJECT AREA.
4. DIRECT LOT ACCESS TO S 10TH AVE, DAVID ST, MOSS ST, AND BEAR LN IS PROHIBITED.
5. PRESSURE IRRIGATION SERVICES WILL BE PROVIDED TO ALL IRRIGABLE AREAS. THE SYSTEM WILL BE OWNED AND MAINTAINED BY THE CALDWELL MUNICIPAL IRRIGATION DISTRICT.
6. POTABLE WATER WILL BE SUPPLIED BY CITY OF CALDWELL.
7. SEWER WILL BE PROVIDED BY CITY OF CALDWELL. A TEMPORARY LIFT STATION WILL BE CONSTRUCTED IN LOT 3C, BLOCK 5. A GRAVITY CONNECTION WILL BE CONSTRUCTED TO THE NORTH WHEN A STUB IS AVAILABLE.
8. STORMWATER TO BE DIRECTED THROUGH A SERIES OF INLETS, PIPES, AND MANHOLES TO ONSITE STORM DRAIN RETENTION BASINS AND SEEPAGE BEDS.
9. THE FOREST CANAL TO REMAIN AN OPEN DITCH WITH ONE INTERNAL ROAD AND UTILITY CROSSING, AND TWO ROAD CROSSING ON MOSS ST.
10. DESIGN INFORMATION SHOWN HEREIN IS PRELIMINARY AND SUBJECT TO CHANGE BASED ON FINAL DESIGN AND AGENCY COMMENT.
11. THE CITY AND THE OWNER ARE CURRENTLY IN NEGOTIATIONS FOR AN EXCHANGE OF LOT 23, BLOCK 8. THE CITY IS EVALUATING THIS LOCATION FOR A POTENTIAL CITY WATER STORAGE TANK FOR BENEFIT OF CITY WATER ZONE 2 AND PLANNED MUNICIPAL WELL FOR BENEFIT OF WATER ZONE 4.

PRELIMINARY PLAT FOR
ELEMENT RIDGE SUBDIVISION

A PORTION OF THE SE 1/4 OF SECTION 09
TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN
CALDWELL, IDAHO
2024

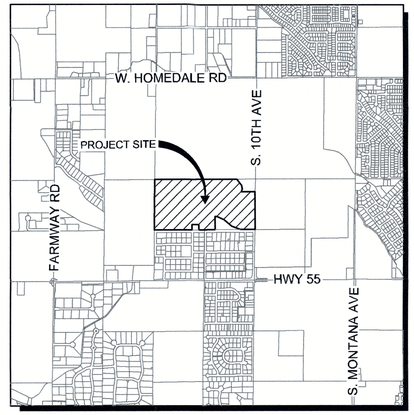
0 75 150 300 450

SHEET INDEX

P0.00	COVER
P1.00	LOT DIMENSIONS
P1.01	LOT DIMENSIONS
P2.00	SITE PLAN
P2.01	SITE PLAN
P2.02	OFF SITE SEWER AND ROAD SECTIONS
P3.00	EXISTING CONDITIONS
P4.00	PHASING MAP

LEGEND

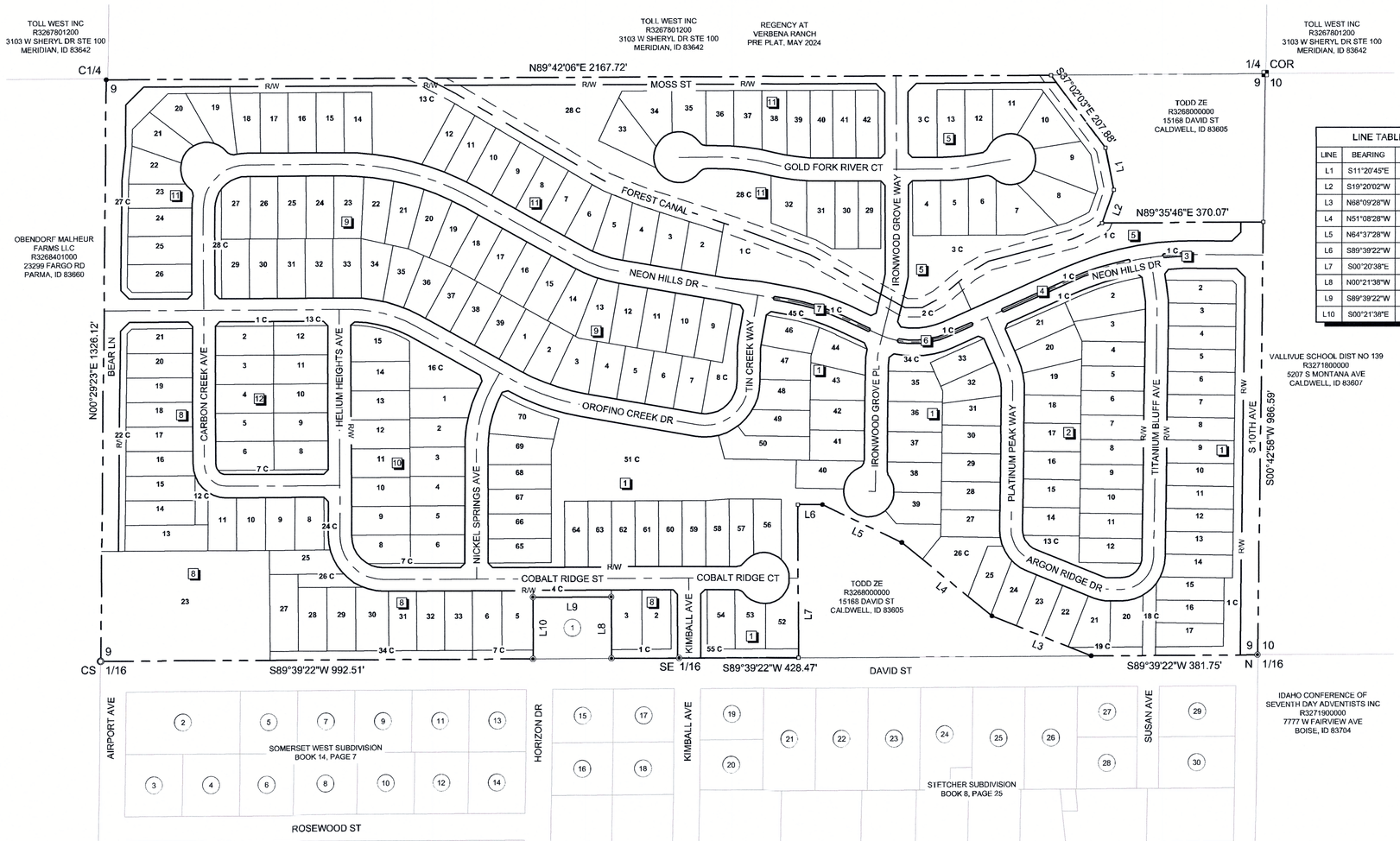
- SUBDIVISION BOUNDARY
- R/W — ROAD RIGHT-OF-WAY
- PROPOSED EASEMENT
- SEW — PROPOSED SEWER MAIN
- W — PROPOSED WATER MAIN
- PI — PROPOSED PRESSURE IRRIGATION MAIN
- IR — PROPOSED GRAVITY IRRIGATION MAIN
- PS — PROPOSED PRESSURE SEWER MAIN
- 1 — LOT NUMBER
- [1] — BLOCK NUMBER
- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- FOUND 5/8" REBAR MONUMENT
- FOUND 1/2" REBAR MONUMENT
- PROPOSED SEWER MANHOLE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR



VICINITY MAP
SCALE: 1" = 2,000'

PROFESSIONAL LAND SURVEYOR LICENSED 13765 STATE OF IDAHO ROB O'MALLEY
8/15/24
ROB O'MALLEY
IDAHO NO. 13765

PERTAINS ONLY TO THE BOUNDARY SURVEY



LINE TABLE

LINE	BEARING	DISTANCE
L1	S11°20'45"E	97.95'
L2	S19°20'02"W	80.06'
L3	N68°09'28"W	245.05'
L4	N51°08'28"W	266.27'
L5	N64°37'28"W	201.80'
L6	S89°39'22"W	57.00'
L7	S00°20'38"E	348.41'
L8	N00°21'38"W	140.00'
L9	S89°39'22"W	180.00'
L10	S00°21'38"E	140.00'

SURROUNDING PROPERTY OWNERS (300')

KEYNOTE	PARCEL	NAME	ADDRESS
1	R3267901000	TINNEY DAVID and DIANE FAMILY TRUST	15308 DAVID ST CALDWELL ID 83605
2	R2669400000	WOODHEAD TERRY G	15465 DAVID ST CALDWELL ID 83607
3	R2670700000	HODGES JARED	14482 ROSEWOOD ST CALDWELL ID 83607
4	R2670600000	PAXTON BEVERLY S	15488 ROSEWOOD ST CALDWELL ID 83607
5	R2669600000	ENGLISH MAX R LIFE ESTATE	15423 DAVID ST CALDWELL ID 83607
6	R2670500000	CLAUNTS LEONARD E	15424 ROSEWOOD ST CALDWELL ID 83607
7	R2669700000	HOOVER PETER J	15405 DAVID ST CALDWELL ID 83607
8	R2670400000	LENAHAN MICHAEL A	15400 ROSEWOOD ST CALDWELL ID 83607
9	R2669800000	STUMP ROY PHILLIP JR	15373 DAVID ST CALDWELL ID 83607
10	R2670300000	GILLETTE GILBERT A	15378 ROSEWOOD ST CALDWELL ID 83607
11	R2669900000	PATE JEFF	15353 DAVID ST CALDWELL ID 83607
12	R2670200000	NELSON GERALD DALE	15356 ROSEWOOD ST CALDWELL ID 83607
13	R2670000000	MARTINDALE TYLER	15335 DAVID ST CALDWELL ID 83607
14	R2670100000	LEAVITT MICHAEL CHADE	15332 ROSEWOOD ST CALDWELL ID 83607
15	R2665300000	TAIARIOI GORDON	16226 HORIZON DR CALDWELL ID 83607
16	R2665200000	YOUNG DONNA M	16202 HORIZON DR CALDWELL ID 83607
17	R2665400000	CARICO BRADLEY T	16227 KIMBALL AVE CALDWELL ID 83607
18	R2665500000	JONES JOHN W	16207 KIMBALL AVE CALDWELL ID 83607
19	R2690500000	CHEVERTON BRIANA MICHELLE	15229 DAVID ST CALDWELL ID 83607
20	R2690600000	GONZALEZ PATRICIA	16206 KIMBALL AVE CALDWELL ID 83607
21	R2690400000	CLIMER LAWRENCE R	15209 DAVID ST CALDWELL ID 83607
22	R2690300000	JEFFERY FAMILY TRUST	15179 DAVID ST CALDWELL ID 83607
23	R2690200000	TUTTLE JON P	15155 DAVID ST CALDWELL ID 83607
24	R2690000000	WINDLEY KENNETH	15135 DAVID ST CALDWELL ID 83607
25	R2689900000	LEWIS LENNOX E	15121 DAVID ST CALDWELL ID 83607
26	R2689800000	EGUIA JANAE	15095 DAVID ST CALDWELL ID 83607
27	R2689600000	AKAGI SHIRLEY J	15073 DAVID ST CALDWELL ID 83607
28	R2689700000	ASHTON BRIAN DEAN	16205 SUSAN AVE CALDWELL ID 83607
29	R2689500000	HAFEN THANE	16227 S 10TH AVE CALDWELL ID 83607
30	R2689400000	FELLER EDWARD R	16205 S 10TH AVE CALDWELL ID 83607

AREA AND LOT SUMMARY

TOTAL AREA	±74.41 AC	±3,241,131 SF	
TOTAL RIGHT OF WAY	±16.39 AC	±713,726 SF	22.0%
TOTAL RESIDENTIAL AREA	±42.80 AC	±1,864,458 SF	57.3%
TOTAL OPEN SPACE	±12.81 AC	±557,869 SF	17.4%
TOTAL QUALIFYING OPEN SPACE	±5.86 AC	±255,257 SF	7.9%
TOTAL NUMBER OF LOTS	252		
TOTAL NUMBER OF RESIDENTIAL LOTS	215		
TOTAL NUMBER OF COMMON LOTS	33		
TOTAL NUMBER OF SHARED DRIVEWAY LOTS	3		
MINIMUM LOT SIZE	±0.18 AC	±8,000 SF	
MAXIMUM LOT SIZE	±0.27 AC	±11,956 SF	
AVERAGE RESIDENTIAL LOT SIZE (R-1)	±0.20 AC	±8,638 SF	
PROPOSED RESIDENTIAL DENSITY (R-1)	2.89 DU/AC		

PROFESSIONAL ENGINEER LICENSED Jerry D. Lyle 23296 8/15/2024 STATE OF IDAHO JERRY D. LYLE

BORDER SIZE 22"x34"	DESIGNED J. PITCHER	DRAWN J. PITCHER	CHECKED J. LYLE	APPROVED J. LYLE

REVISIONS NO.	DESCRIPTION	DATE

ARDURRA
COLLABORATE. INNOVATE. CREATE.
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM

PRELIMINARY PLAT FOR
ELEMENT RIDGE SUBDIVISION
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: August 15, 2024
PROJECT: 230434
SHEET: P0.00

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L:\230434\05_CAD\SHEETS\PRELIM\MAP P_A1P1P1.DGT.DIMENSIONS.DWG, 8/15/2024

S00°42'58"W 986.59'

S 10TH AVE

40' ROW DEDICATION

860'

OUTPARCEL
(NOT A PART)

N85°39'46"E 370.07'

S89°39'22"W 381.75'

TITANIUM BLUFF AVE — R=310' — 53' ROW

NEON HILLS DR

ARGON RIDGE DR — R=375'

PLATINUM PEAK WAY — R=150' — 53' ROW

PHASE 1

PHASE 2

PHASE 6

FOREST CANAL

42' IRRIGATION EASEMENT

70' EX. ROW

DAVID ST

THROUGH ACCESS TO DAVID ST TO BE RESTRICTED TO EMERGENCY ACCESS ONLY

S37°02'03"E 207.88'

17' ROW DEDICATION

58' ROW

54.5' ROW DEDICATION BY VERBENA RANCH

53' ROW

IRONWOOD GROVE WAY — R=150' — 53' ROW

IRONWOOD GROVE PL — R=150' — 58' ROW

N89°42'06"E 2167.72'

MOSS ST

GOLD FORK RIVER CT — R=500'

TIN CREEK WAY — R=150' — 53' ROW — R=100'

COBALT RIDGE CT — 58' ROW

S89°39'22"W 428.47'

OUTPARCEL
(NOT A PART)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S11°20'45"E	97.95'
L2	S19°20'02"W	80.06'
L3	N68°09'28"W	245.05'
L4	N51°08'28"W	266.27'
L5	N64°37'28"W	201.80'
L6	S89°39'22"W	57.00'
L7	S00°20'38"E	348.41'

0 40 80 160 240

VICINITY MAP
SCALE: 1"=1000'

PROFESSIONAL ENGINEER
LICENSED
23296
8/15/2024
STATE OF IDAHO
JERRY D. LYLE

BORDER SIZE	22"x34"
DESIGNED	J. PITCHER
DRAWN	J. PITCHER
CHECKED	J. LYLE
APPROVED	J. LYLE

REVISIONS		
NO.	DESCRIPTION	DATE

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PRELIMINARY PLAT FOR
ELEMENT RIDGE SUBDIVISION
LOT DIMENSIONS

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: August 15, 2024
PROJECT: 230434
SHEET: P1.00

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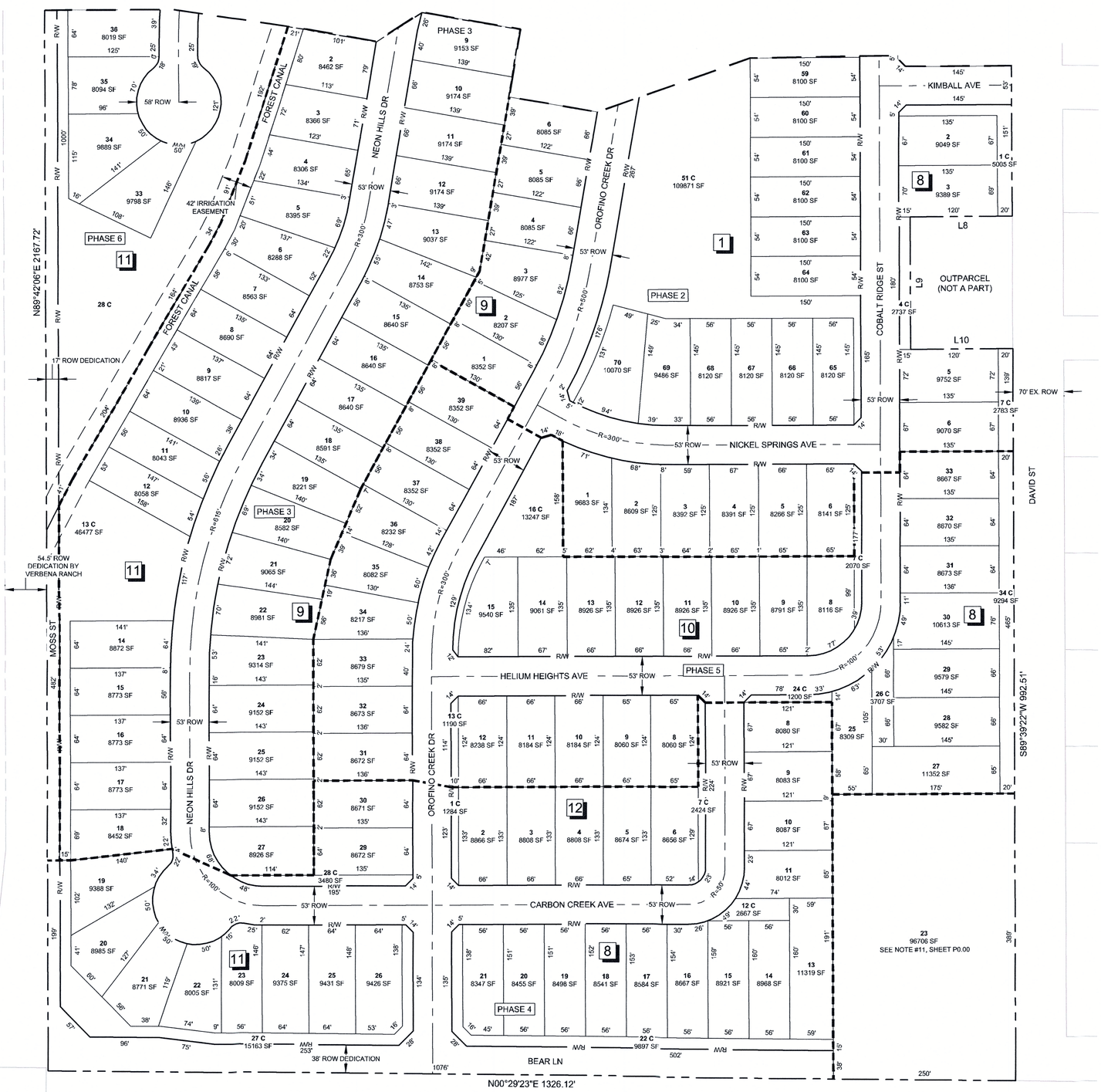
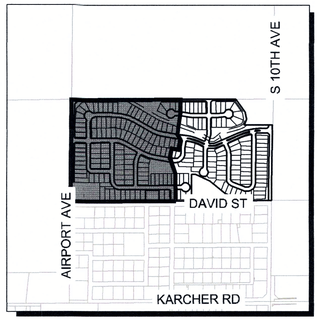


LINE TABLE		
L8	N00°21'38"W	140.00'
L9	S89°39'22"W	180.00'
L10	S00°21'38"E	140.00'



VICINITY MAP
SCALE: 1"=1000'

PROFESSIONAL ENGINEER LICENSED 23296 8/15/2024 STATE OF IDAHO JERRY D. LYLE

BORDER SIZE	22"x34"
DESIGNED	J. PITCHER
DRAWN	J. PITCHER
CHECKED	J. LYLE
APPROVED	J. LYLE

REVISIONS

NO.	DESCRIPTION	DATE

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PRELIMINARY PLAT FOR ELEMENT RIDGE SUBDIVISION LOT DIMENSIONS

ATTENTION:
0 1/2 1
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DATE: August 15, 2024
PROJECT: 230434
SHEET: P1.01

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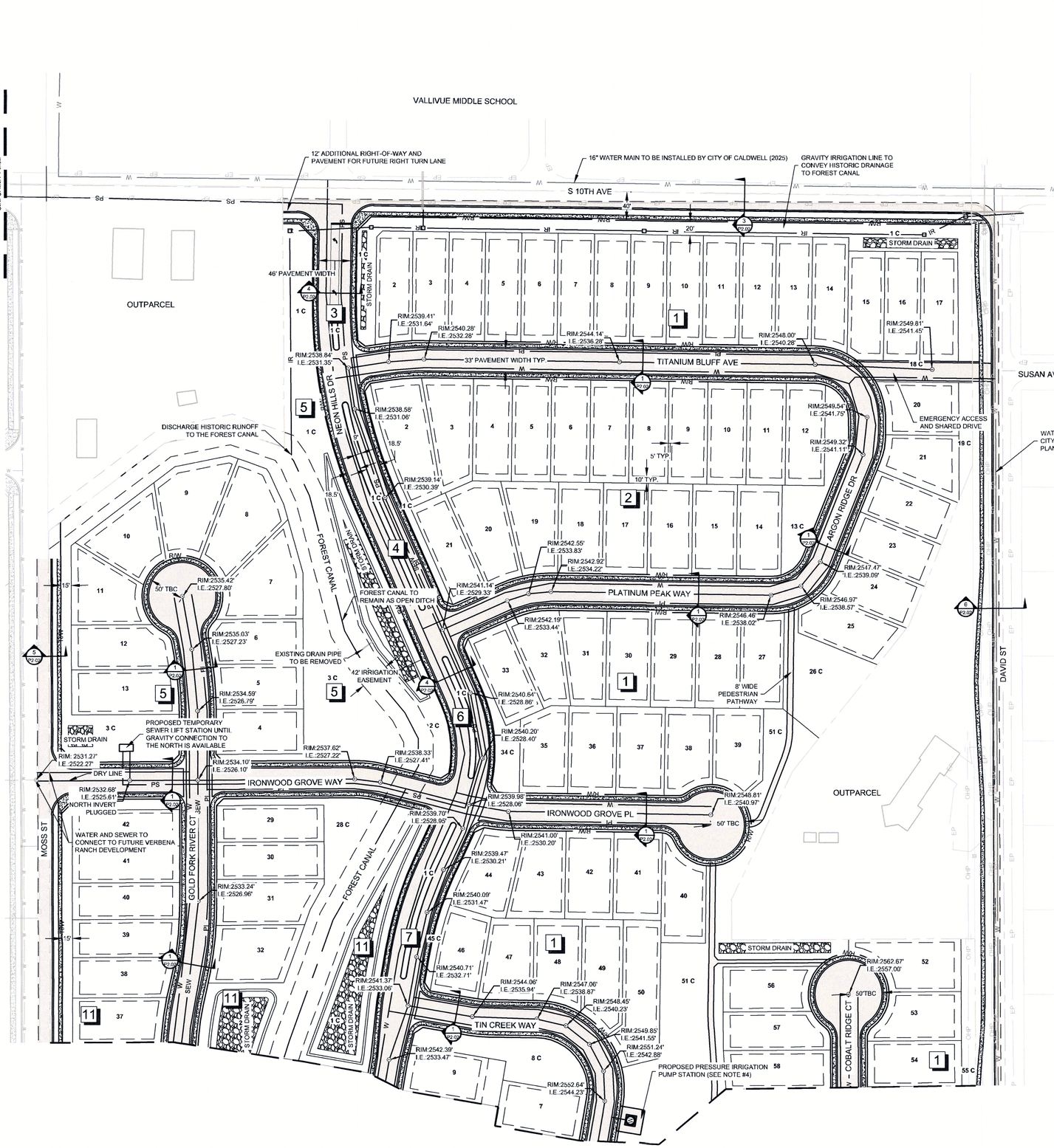

NOTES

1. SEE SHEET P2.02 FOR TYPICAL ROAD CROSS SECTIONS.
2. STORM DRAINAGE WILL BE CONVEYED TO RETENTION BASINS AND SEEPAGE BEDS. SIZING OF STORAGE FACILITIES BASED ON A C VALUE OF 0.5 FOR SINGLE FAMILY PER CALDWELL STORMWATER MANUAL.
3. UTILITIES AND STORM FACILITIES ARE SHOWN IN A PRELIMINARY LOCATION AND WILL BE ADJUSTED FOR FINAL DESIGN AND CONSTRUCTION DRAWINGS.
4. PRESSURE IRRIGATION TO BE PROVIDED VIA NEW GROUNDWATER WELL INSTALLED IN LOT 51C, BLOCK 1. THERE EXISTS BOTH GROUNDWATER AND SURFACE WATER RIGHTS FOR THIS SITE. AN APPROVAL BY IDWR FOR TRANSFER OF WATER RIGHTS IS REQUIRED.
5. BLOCK 1, LOT 18C; BLOCK 8, LOT 12C; AND BLOCK 8, LOT 26C ARE COMMON LOTS FOR SHARED DRIVEWAYS.
6. BLOCK 1, LOT 18C ACCESS TO DAVID ST WILL BE RESTRICTED BY GATE OR BOLLARD TO ALLOW EMERGENCY PERSONNEL ONLY.

PROFESSIONAL ENGINEER LICENSED 23296 8/15/2024 STATE OF IDAHO JERRY D. LYLE

BORDER SIZE	22"x34"
DESIGNED	J. PITCHER
DRAWN	J. PITCHER
CHECKED	J. LYLE
APPROVED	J. LYLE

NO.	DESCRIPTION	DATE

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PRELIMINARY PLAT FOR ELEMENT RIDGE SUBDIVISION SITE 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: August 14, 2024
PROJECT: 230434
SHEET: P2.00

L:\230434\00_CAD\SHEETS\PRELIM\NAVY_P_ATP\2.00 SITE PLAN.DWG, 8/15/2024

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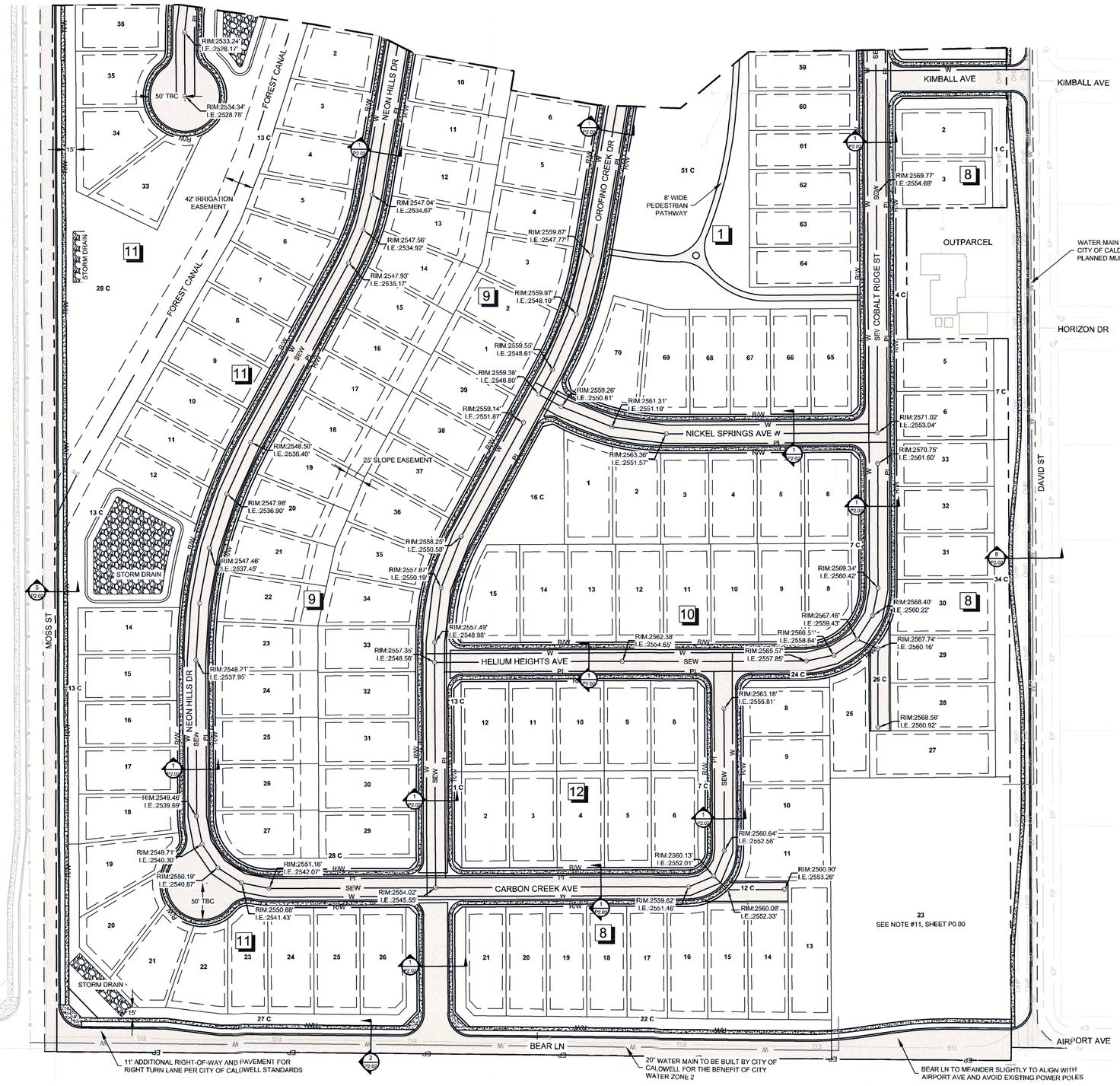

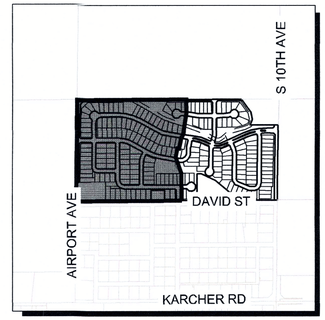

VICINITY MAP
SCALE: 1"=1000'

0 40 80 160 240

NOTES

1. SEE SHEET P2.02 FOR TYPICAL ROAD CROSS SECTIONS.
2. STORM DRAINAGE WILL BE CONVEYED TO RETENTION BASINS AND SEEPAGE BEDS. SIZING OF STORAGE FACILITIES BASED ON A C VALUE OF 0.5 FOR SINGLE FAMILY PER CALDWELL STORMWATER MANUAL.
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PROFESSIONAL ENGINEER LICENSED 23296 8/15/2024 STATE OF IDAHO JERRY D. LYLE

BORDER SIZE	22"x34"
DESIGNED	J. PITCHER
DRAWN	J. PITCHER
CHECKED	J. LYLE
APPROVED	J. LYLE

NO.	DESCRIPTION	DATE
-	-	-

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PRELIMINARY PLAT FOR
ELEMENT RIDGE SUBDIVISION
SITE 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: August 14, 2024
PROJECT: 230434
SHEET: P2.01

L:\230434\03_CAD\SHEET\SPREL_WINKNY_PLAT\P2.03 SITE PLAN.DWG, 8/15/2024

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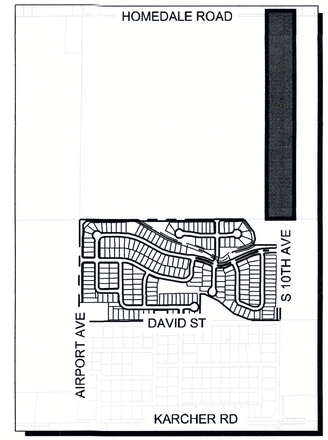
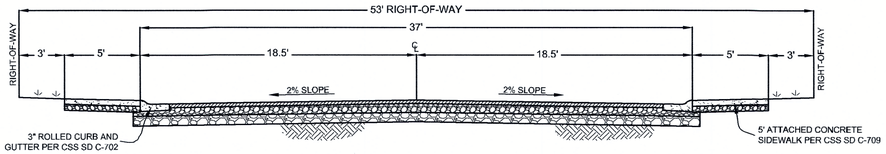
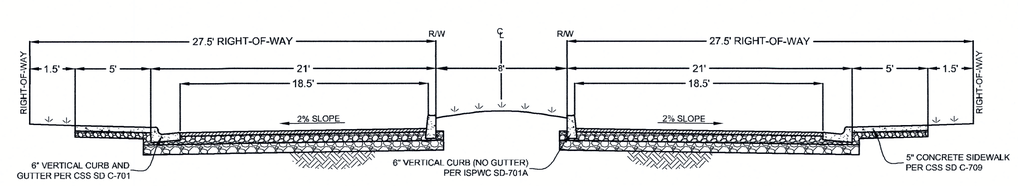


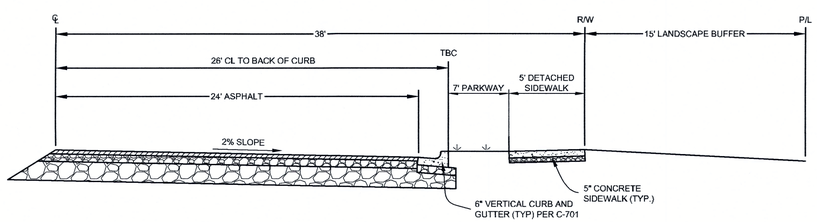
VICINITY MAP
SCALE: 1"=1000'



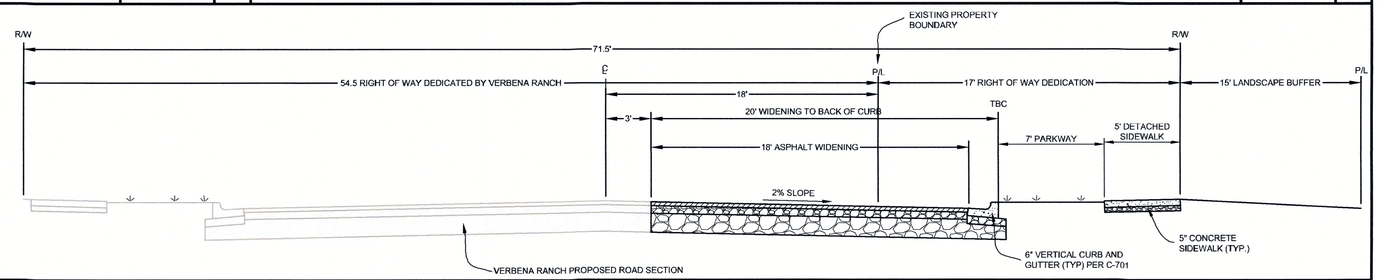
RESIDENTIAL STREET SECTION | N.T.S. | 1



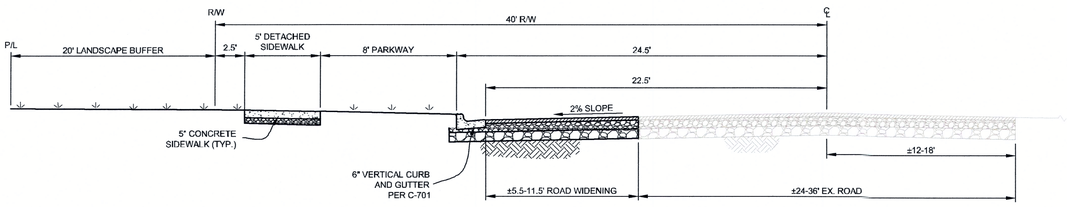
RESIDENTIAL STREET SECTION WITH MEDIAN | N.T.S. | 4



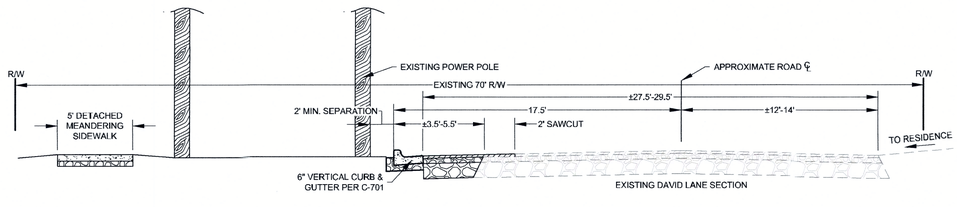
BEAR LN HALF STREET SECTION | N.T.S. | 2



MOSS ST WIDENING STREET SECTION | N.T.S. | 5



S 10TH AVE WIDENING STREET SECTION | N.T.S. | 3



DAVID ST WIDENING STREET SECTION | N.T.S. | 6

PROFESSIONAL ENGINEER LICENSED 23296 8/15/2024 STATE OF IDAHO JERRY D. LYLE

BORDER SIZE: 22"x34"	DESIGNED	DRAWN	CHECKED	APPROVED
	J. PITCHER	J. PITCHER	J. LYLE	J. LYLE

NO.	DESCRIPTION	DATE
.	.	.

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PRELIMINARY PLAT FOR

ELEMENT RIDGE SUBDIVISION

OFF SITE SEWER AND ROAD SECTIONS

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: August 14, 2024
PROJECT: 230434
SHEET: P2.02

L:\230434\03_CAD\SHEETS\PRELIM\MAP_P-LTP12.0 SITE PLAN.DWG, 8/15/2024

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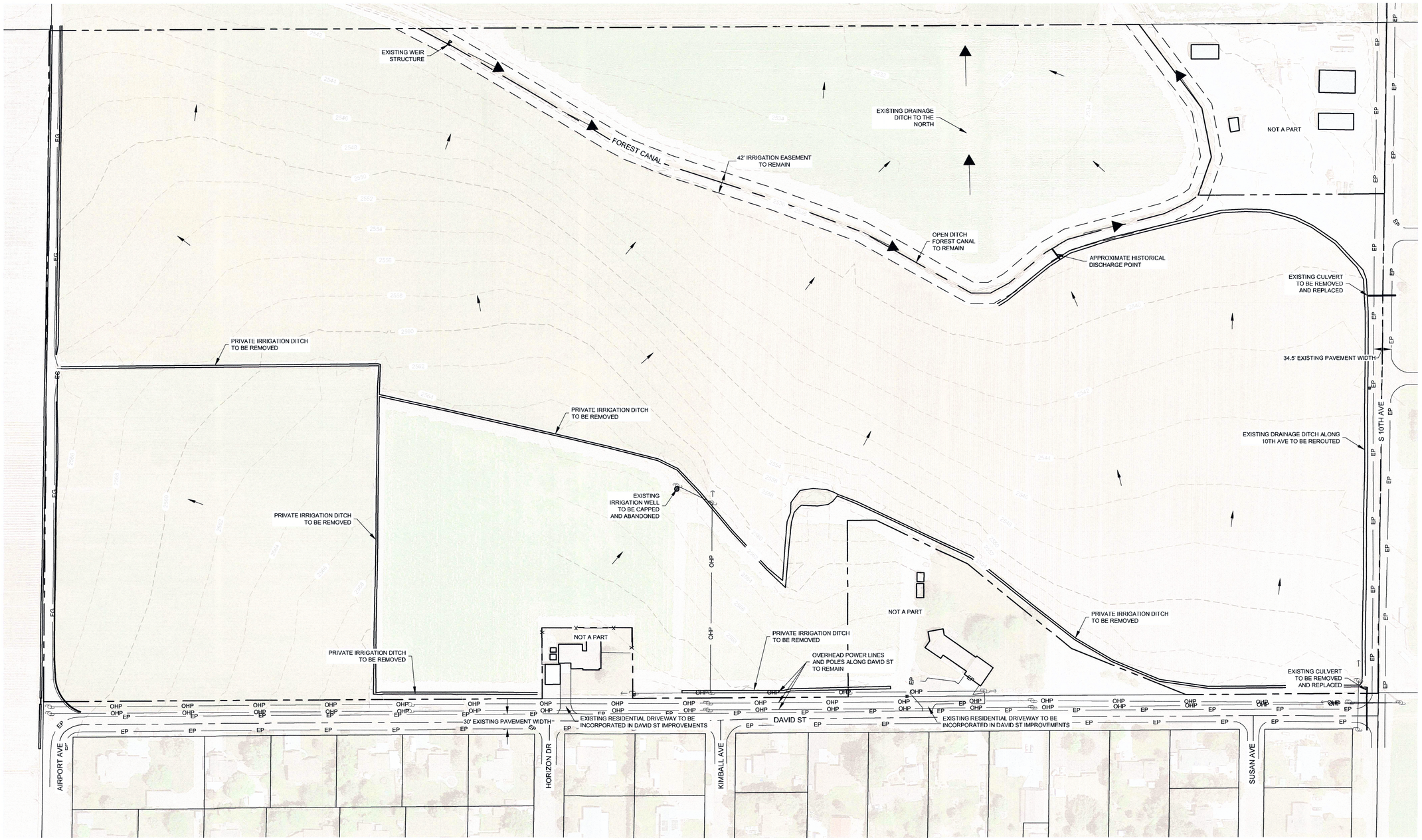
LEGEND

	SUBDIVISION BOUNDARY		EXISTING POWER POLE
	SECTION LINE		EXISTING GUY WIRE
	CANAL CENTERLINE		ELECTRICAL JUNCTION BOX
EP	EXISTING EDGE OF PAVEMENT	W	EXISTING WATER WELL
EG	EXISTING EDGE OF GRAVEL		WATERWAY FLOW DRECTION
OHP	EXISTING OVERHEAD POWER		EXISTING FLOW DIRECTION
2580	EXISTING MAJOR CONTOUR	X X X	EXISTING FENCE
2582	EXISTING MINOR CONTOUR	W	EXISTING WATER LINE

0 50 100 200 300



PROFESSIONAL ENGINEER LICENSED 23296 8/15/2024 STATE OF IDAHO JERRY D. LYLE

BORDER SIZE	22"x34"
DESIGNED	J. PITCHER
DRAWN	J. PITCHER
CHECKED	J. LYLE
APPROVED	J. LYLE

REVISIONS

NO.	DESCRIPTION	DATE
.	.	.
.	.	.
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PRELIMINARY PLAT FOR ELEMENT RIDGE SUBDIVISION

EXISTING CONDITIONS

ATTENTION:
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DATE:	August 15, 2024
PROJECT:	230434
SHEET:	P3.00

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L:\230434\02_CAD\SHEETS\PIGEL\PINARY_PLAT\P4.00 PHASING MAP.DWG, 8/15/2024

0 50 100 200 300

PROFESSIONAL ENGINEER LICENSED 23296 8/15/2024 STATE OF IDAHO JERRY D. LYLE

BORDER SIZE	DESIGNED	DRAWN	CHECKED	APPROVED
22"x34"	J. PITCHER	J. PITCHER	J. LYLE	J. LYLE

REVISIONS NO.	DESCRIPTION	DATE

ARDURRA
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NAMPA, IDAHO 83687
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PRELIMINARY PLAT FOR

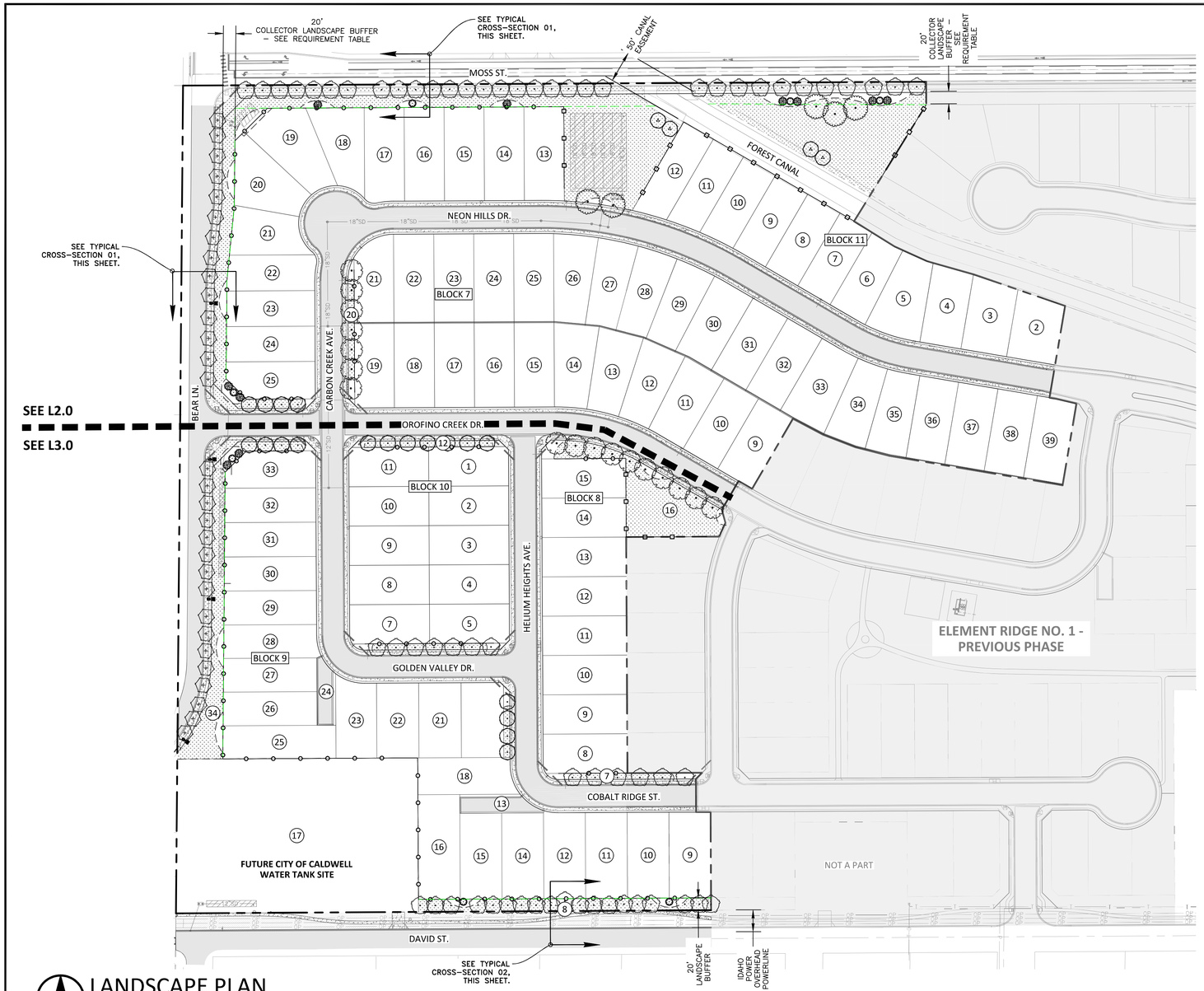
ELEMENT RIDGE SUBDIVISION

PHASING MAP

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

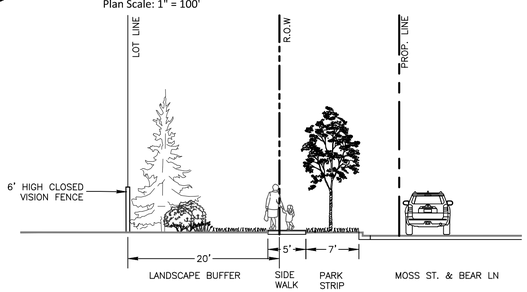
DATE: July 31, 2024
PROJECT: 230434
SHEET: P4.00



LANDSCAPE PLAN

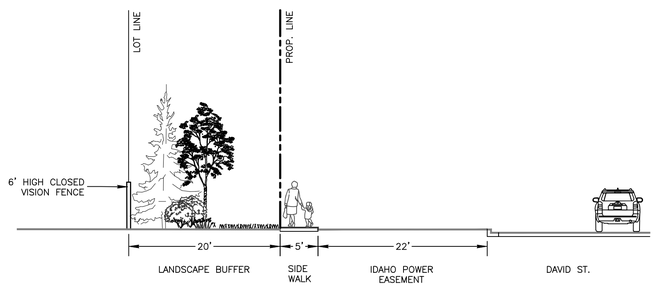
0 100 200 300

Plan Scale: 1" = 100'



01 COLLECTOR LANDSCAPE BUFFER - MOSS ST. & BEAR LN

NTS



02 COLLECTOR LANDSCAPE BUFFER - DAVID ST.

NTS

STREET CALCULATIONS

10' LOCAL LANDSCAPE BUFFER: (1) CLASS II TREE / 35 LF OR (1) CLASS I / 25 LF; NOT REQUIRED FOR INTERNAL STREETS
20' COLLECTOR LANDSCAPE BUFFER: (1) CLASS II TREE / 35 LF OR (1) CLASS I / 25 LF; (1) SHRUB / 4 LF
25' MINOR ARTERIAL LANDSCAPE BUFFER: (1) CLASS II TREE / 35 LF OR (1) CLASS I / 25 LF; (1) SHRUB / 4 LF; 3:1 LANDSCAPE BERM MIN. 2' HIGH
35' HWY 20/26 LANDSCAPE BUFFER: (1) CLASS II OR II TREE / 35 LF, (1) SHRUB / 4 LF, AND (1) BOULDER / 75 LF, 3:1 LANDSCAPE BERM OR 3' WALL @ MIN. 30% OF LF

STREET NAME	BUFFER WIDTH (FT)	LF	NUMBER OF DRIVES WIDTH PER PLAN	LF – DRIVES	SHRUBS		TREES	
					REQUIRED	PROVIDED	REQUIRED	PROVIDED
BEAR LN. (COLLECTOR)	20	1048	1	1015	254	254	29	30
MOSS ST. (COLLECTOR)	20	1114	0	1114	278	278	32	32
DAVID ST. (COLLECTOR)	20	470	0	470	118	118	19	19
NEON HILLS DR.	10	1210	39	196	0	22	6	2*
CARBON CREEK AVE.	10	575	15	185	0	26	5	7
OROFINO CREEK DR.	10	812	11	526	0	85	15	25
HELIUM HEIGHTS AVE.	10	570	14	206	0	12	6	4*
COBALT RIDGE ST.	10	258	5	128	0	31	4	6
GOLDEN VALLEY DR.	10	275	4	171	0	23	5	7
TOTAL STREET TREES							121	132
MITIGATION REQUIREMENTS								
THERE ARE NO HEALTHY TREES > 4" CAL. PROPOSED FOR REMOVAL								
TOTAL TREES							121	179

* ADDITIONAL TREES ADDED TO OROFINO CREEK DRIVE DUE TO SITE CONSTRAINTS

NOTE: STREET TREES ARE CONSISTENT WITH THE APPROVED PRE-PLAT

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
DECIDUOUS TREES					
	17	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY	2" CAL. B&B	40'X40'	CLASS II
	19	ACER TRUNCATUM 'PACIFIC SUNSET' TM PACIFIC SUNSET MAPLE	2" CAL. B&B	35'X30'	CLASS II
	4	BETULA NIGRA 'DURAHEAT' DURAHEAT RIVER BIRCH MULI–TRUNK	2" CAL. B&B CLUMP	35'X30'	CLASS II
	30	CARPINUS BETULUS 'JFS–KW1CB' EMERALD AVENUE HORNBEAM	2" CAL. B&B	40'X30'	CLASS II
	64	GLEDITSIA TRIACANTHOS 'IMPERIAL' IMPERIAL HONEYLOCUST	2" CAL. B&B	40'X35'	CLASS II
	5	GYMNOCLADUS DIOICUS 'ESPRESSO' KENTUCKY COFFEETREE	2" CAL. B&B	50'X40'	CLASS III
EVERGREEN TREES					
	10	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE	6'–8' B&B	30'X15'	
	7	PICEA PUNGENS 'HOOPSII' HOOPSI BLUE SPRUCE	6'–8' B&B	35'X15'	
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT		
SOD/SEED					
	134,642 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD		
OTHER					
	90,865	EXISTING LANDSCAPE TO REMAIN PRESERVE AND PROTECT SEE KEY NOTES	NONE		

STATE OF IDAHO
ALYSSA YENSEN
LA-16577
05.15.26
LICENSED LANDSCAPE ARCHITECT

REVISIONS

NO.	ITEM	DATE
1	CITY AND HD4 COMMENTS	01/15/26
2	CITY AND HD4 COMMENTS	02/18/26
3	CITY COMMENTS	03/30/26
4	CITY COMMENTS	05/15/26

ELEMENT RIDGE SUBDIVISION NO. 2
CALDWELL, IDAHO

LANDSCAPE PLAN

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

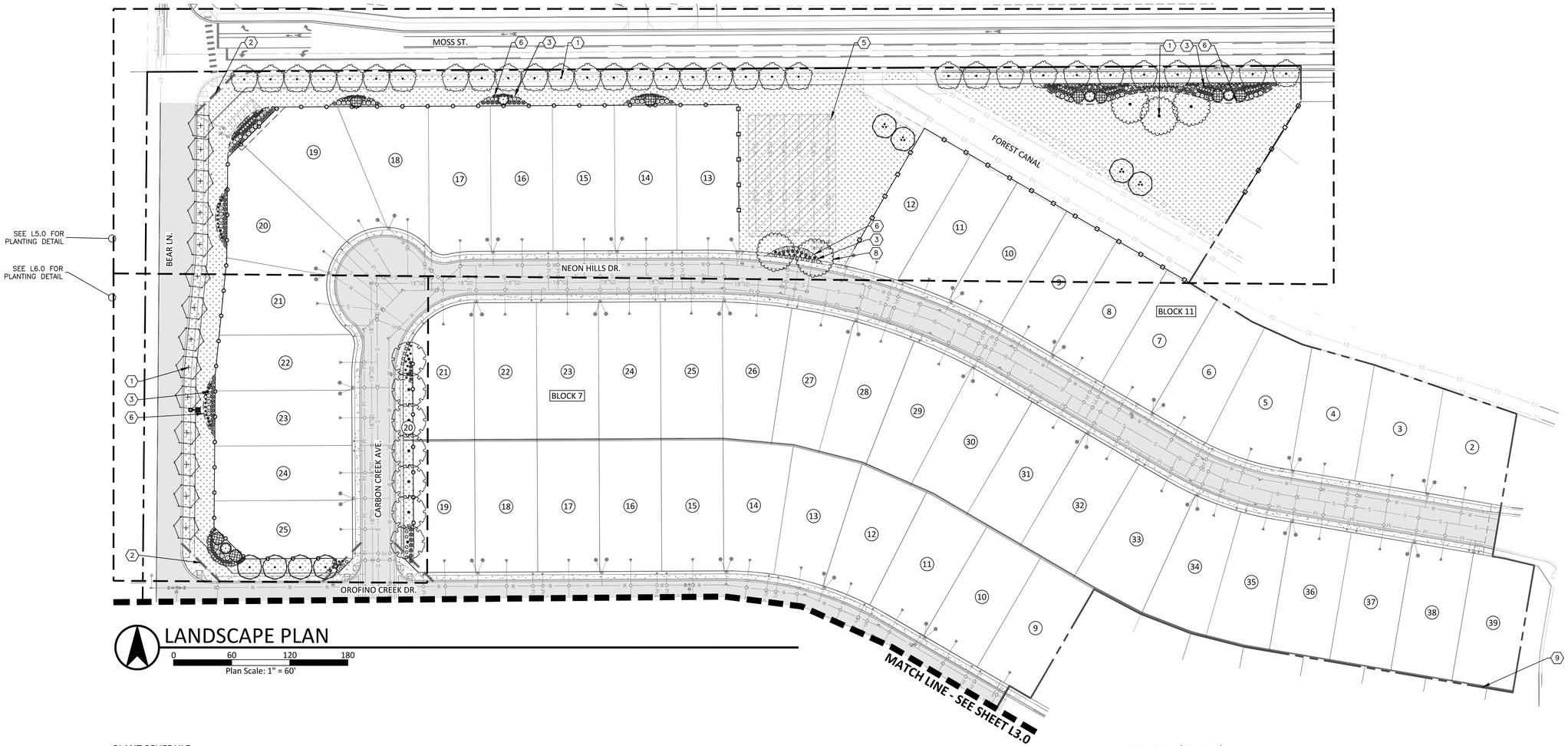
DESIGN BY:	GKB
DRAWN BY:	GKB
CHECKED BY:	AY
DATE:	10.09.25
PROJECT:	25-133

SHEET NO.

L1.0

LANDSCAPE CONSULTANT
KM ENGINEERING, LLP
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
FAX: (208) 639-6930
CONTACT: ALYSSA YENSEN, PLA
EMAIL: ayensen@kmengllp.com

P:\25-133\LANDSCAPE\CAD\CONSTRUCTION PLANS\25-133 LANDSCAPE PLAN.DWG, BRADHE LOVELACE, 5/15/2026, CANON IRP755 (BW) (PC3.....



LANDSCAPE PLAN

0 60 120 180

Plan Scale: 1" = 60'

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
DECIDUOUS TREES					
	17	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY	2" CAL. B&B	40'X40'	CLASS II
	19	ACER TRUNCATUM 'PACIFIC SUNSET' TM PACIFIC SUNSET MAPLE	2" CAL. B&B	35'X30'	CLASS II
	4	BETULA NIGRA 'DURAHEAT' DURAHEAT RIVER BIRCH MULI-TRUNK	2" CAL. B&B CLUMP	35'X30'	CLASS II
	30	CARPINUS BETULUS 'JFS-KW1CB' EMERALD AVENUE HORNBEAM	2" CAL. B&B	40'X30'	CLASS II
	64	GLEDITSIA TRIACANTHOS 'IMPERIAL' IMPERIAL HONEYLOCUST	2" CAL. B&B	40'X35'	CLASS II
	5	GYMNOCLADUS DIOICUS 'ESPRESSO' KENTUCKY COFFEETREE	2" CAL. B&B	50'X40'	CLASS III
EVERGREEN TREES					
	10	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE	6'-8' B&B	30'X15'	
	7	PICEA PUNGENS 'HOOPSII' HOOPSI BLUE SPRUCE	6'-8' B&B	35'X15'	

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW
SHRUBS				
	102	BERBERIS THUNBERGII SUNJOY GOLD PILLAR BARBERRY	2 GAL.	4'X3'
	116	BUDDLEJA X 'MISS MOLLY' MISS MOLLY BUTTERFLY BUSH	2 GAL.	4'X4'
	62	BUXUS MICROPHYLLA VAR. JAPONICA 'WINTER GEM' WINTER GEM BOXWOOD	2 GAL.	4'X4'
	156	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' LITTLE DEVIL NINEBARK	2 GAL.	3'X3'
	28	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE	2 GAL.	4'X5'
	51	RHODODENDRON X 'RAMAPO' RAMAPO RHODODENDRON	2 GAL.	3'X6'
GRASSES				
	3	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	1 GAL.	4'X2'
	37	MISCANTHUS SINENSIS 'MORNING LIGHT' EULALIA GRASS	2 GAL.	5'X4'
	108	PENNISETUM ALOPECUROIDES 'BURGUNDY BUNNY' BURGUNDY BUNNY FOUNTAIN GRASS	2 GAL.	2'X3'
PERENNIALS				
	22	DIANTHUS X 'KOND1Ø6ØK3' PPAF MOUNTAIN FROST PINK TWINKLE DIANTHUS	1 GAL.	.5'X1'
	193	LIRIOPE MUSCARI 'EXC Ø52' PURPLE EXPLOSION™ LILYTURF	2 GAL.	2'X2'
	89	PHLOX SUBULATA 'RED WINGS' RED WINGS CREEPING PHLOX	1 GAL.	.5'X3'

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
SOD/SEED			
	134,642 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD
OTHER			
	90,865	EXISTING LANDSCAPE TO REMAIN PRESERVE AND PROTECT SEE KEY NOTES	NONE

KEY NOTES (TYPICAL)

1. INSTALL 3' DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
2. 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
3. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK (ROCK) MULCH WITH PERMEABLE FABRIC WEED BARRIER. MATCH MULCH USED IN PHASE NO. 1. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING ARES IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
4. TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
5. TREES SHALL NOT BE PLANTED OVER STORM DRAIN PIPES, STRUCTURES, OR FACILITIES.
6. INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE L8.0-08.
7. OVERHEAD POWER EASEMENT. EXISTING GROUNDCOVER TO REMAIN. CONTRACTOR TO PATCH BACK DIRT AS NECESSARY.
8. BUS STOP LOCATION.
9. RETAINING WALL. SEE CIVIL PLANS.
10. FUTURE CITY WATER TANK SITE. LANDSCAPING PROVIDED IN SEPARATE SUBMITTAL.

FENCE LEGEND

6' HEIGHT VINYL PRIVACY FENCE. COORDINATE WITH OWNER APPROVAL. SEE L8.0-11. MATCH FENCING USED IN PREVIOUS PHASE.

5' HEIGHT OPEN VISION METAL FENCE. COORDINATE WITH OWNER APPROVAL. SEE L8.0-12. MATCH FENCING USED IN PREVIOUS PHASE.

STATE OF IDAHO
ALYSSA YENSEN
LA-16577
05.15.26
LICENSED LANDSCAPE ARCHITECT

REVISIONS

NO.	ITEM	DATE
1	CITY AND HOA COMMENTS	01/15/26
2	CITY AND HOA COMMENTS	02/18/26
3	CITY COMMENTS	03/30/26
4	CITY COMMENTS	05/15/26

ELEMENT RIDGE SUBDIVISION NO. 2
CALDWELL, IDAHO

LANDSCAPE PLAN

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	GKB
DRAWN BY:	GKB
CHECKED BY:	AY
DATE:	10.09.25
PROJECT:	25-133

SHEET NO.
L2.0

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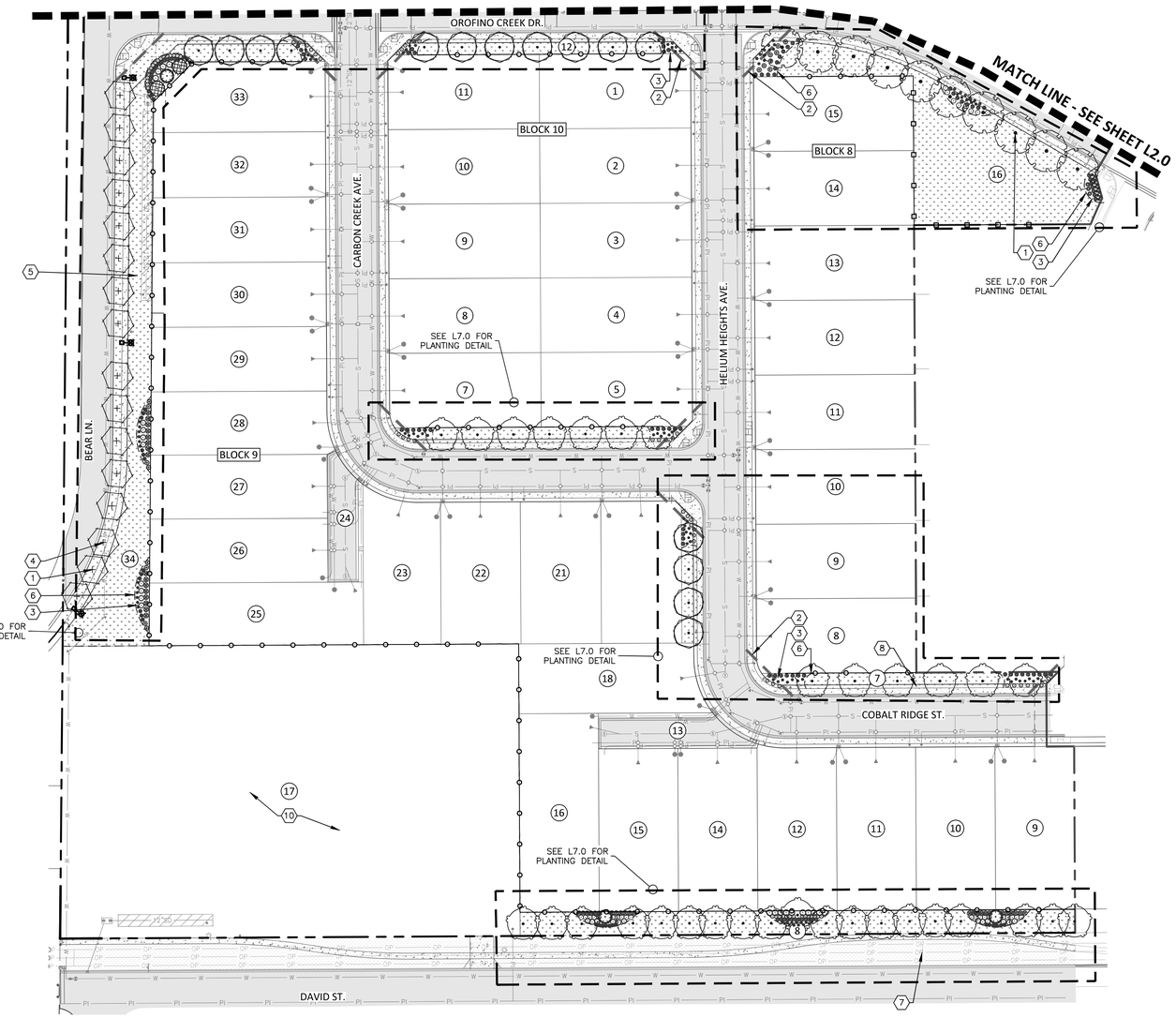

LANDSCAPE PLAN

0 60 120 180

Plan Scale: 1" = 60'

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
DECIDUOUS TREES					
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	4	BETULA NIGRA 'DURAHEAT' DURAHEAT RIVER BIRCH MULI-TRUNK	2" CAL. B&B CLUMP	35'X30'	CLASS II
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	5	GYMNOCLADUS DIOICUS 'ESPRESSO' KENTUCKY COFFEETREE	2" CAL. B&B	50'X40'	CLASS III
EVERGREEN TREES					
	10	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE	6'-8' B&B	30'X15'	
	7	PICEA PUNGENS 'HOOPSII' HOOPSI BLUE SPRUCE	6'-8' B&B	35'X15'	
SYMBOL	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**MATURE HXW**	
SHRUBS					
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	28	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE	2 GAL.	4'X5'	
	51	RHODODENDRON X 'RAMAPO' RAMAPO RHODODENDRON	2 GAL.	3'X6'	
GRASSES					
	3	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	1 GAL.	4'X2'	
	37	MISCANTHUS SINENSIS 'MORNING LIGHT' EULALIA GRASS	2 GAL.	5'X4'	
	108	PENNISETUM ALOPECUROIDES 'BURGUNDY BUNNY' BURGUNDY BUNNY FOUNTAIN GRASS	2 GAL.	2'X3'	
PERENNIALS					
	22	DIANTHUS X 'KOND1060K3' PPAF MOUNTAIN FROST PINK TWINKLE DIANTHUS	1 GAL.	.5'X1'	
	193	LIRIOPE MUSCARI 'EXC 052' PURPLE EXPLOSION™ LILYTURF	2 GAL.	2'X2'	
	89	PHLOX SUBULATA 'RED WINGS' RED WINGS CREEPING PHLOX	1 GAL.	.5'X3'	
SYMBOL	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**		
SOD/SEED					
	134,642 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD		
OTHER					
	90,865	EXISTING LANDSCAPE TO REMAIN PRESERVE AND PROTECT SEE KEY NOTES	NONE		

KEY NOTES (TYPICAL)

1. INSTALL 3' DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
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6. INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE L8.0-08.
7. OVERHEAD POWER EASEMENT. EXISTING GROUNDCOVER TO REMAIN. CONTRACTOR TO PATCH BACK DIRT AS NECESSARY.
8. BUS STOP LOCATION.
9. RETAINING WALL. SEE CIVIL PLANS.
10. FUTURE CITY WATER TANK SITE. LANDSCAPING PROVIDED IN SEPARATE SUBMITTAL.

FENCE LEGEND

6' HEIGHT VINYL PRIVACY FENCE. COORDINATE WITH OWNER APPROVAL. SEE L8.0-11. MATCH FENCING USED IN PREVIOUS PHASE.

5' HEIGHT OPEN VISION METAL FENCE. COORDINATE WITH OWNER APPROVAL. SEE L8.0-12. MATCH FENCING USED IN PREVIOUS PHASE.

STATE OF IDAHO
ALYSSA YENSEN
LICENSED LANDSCAPE ARCHITECT
LA-16577
05.15.26

REVISIONS

NO.	ITEM	DATE
1	CITY AND HOA COMMENTS	01/15/26
2	CITY AND HOA COMMENTS	02/18/26
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4	CITY COMMENTS	05/15/26

ELEMENT RIDGE SUBDIVISION NO. 2
CALDWELL, IDAHO

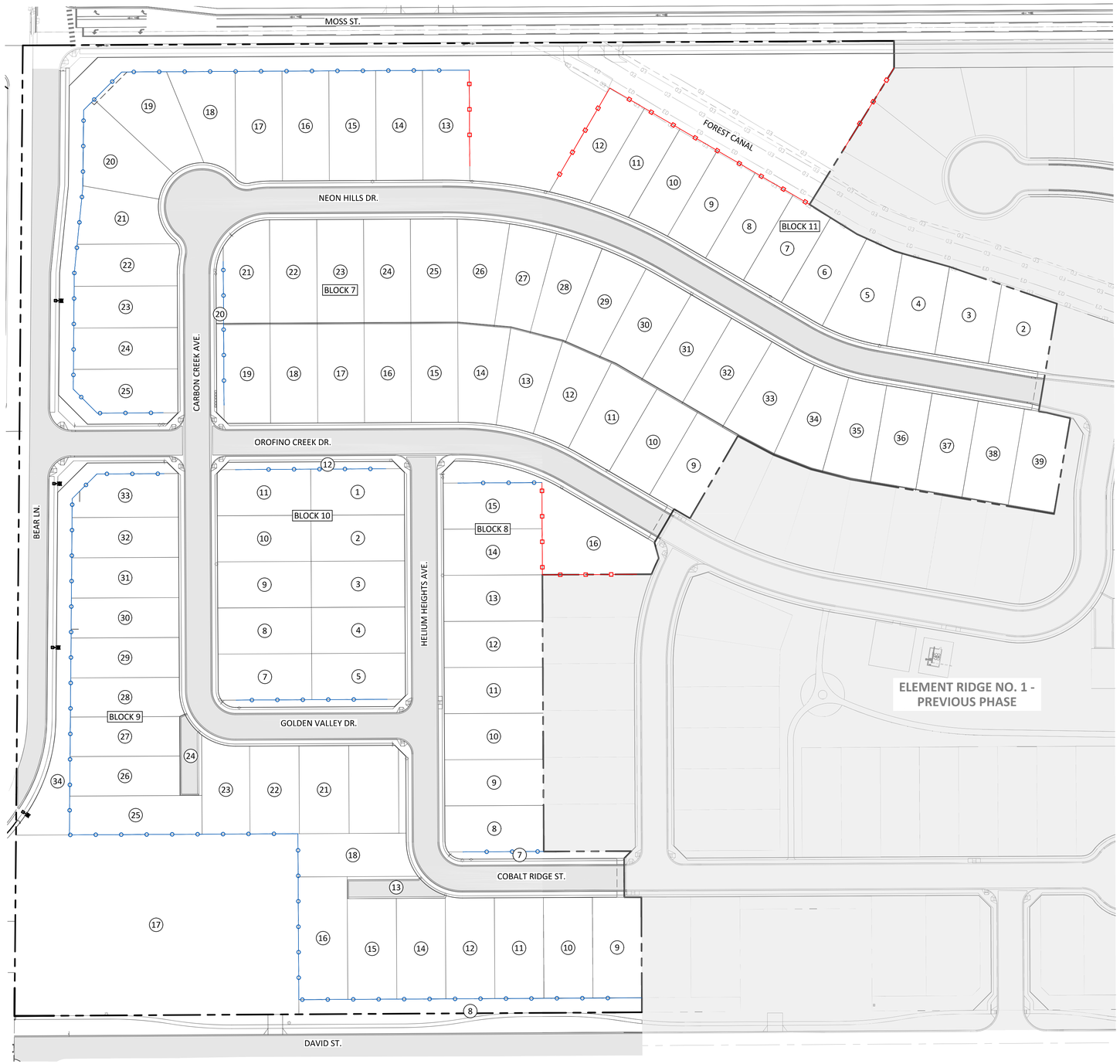
LANDSCAPE PLAN

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	GKB
DRAWN BY:	GKB
CHECKED BY:	AY
DATE:	10.09.25
PROJECT:	25-133

SHEET NO.
L3.0

P:\25-133\LANDSCAPE\CAD\CONSTRUCTION PLANS\25-133 LANDSCAPE PLAN.DWG, BROOKE LOVELACE, 5/15/2026, CANON IPF755 (BW).PC3, —



FENCE PLAN

0 80 160 240

Plan Scale: 1" = 80'

SYMBOLS

DESCRIPTION

6' HEIGHT VINYL PRIVACY FENCE. COORDINATE WITH OWNER APPROVAL. SEE L8.0–11. MATCH FENCING USED IN PREVIOUS PHASE.

5' HEIGHT OPEN VISION METAL FENCE. COORDINATE WITH OWNER APPROVAL. SEE L8.0–12. MATCH FENCING USED IN PREVIOUS PHASE.

NOTE:
1. ALL FENCING ALONG INTERIOR LOTS TO BE INSTALLED A MINIMUM OF 20' FROM THE RIGHT OF WAY LINE INTO THE LOT.

STATE OF IDAHO
ALYSSA YEAMAN
LICENSED LANDSCAPE ARCHITECT
LA-16577
05.15.26

REVISIONS

NO.	ITEM	DATE
1	CITY AND HD4 COMMENTS	01/15/26
2	CITY AND HD4 COMMENTS	02/18/26
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4	CITY COMMENTS	05/15/26

ELEMENT RIDGE SUBDIVISION NO. 2
CALDWELL, IDAHO

FENCE PLAN

km ENGINEERING
5725 NORTH DISCOVERY WAY
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PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	GKB
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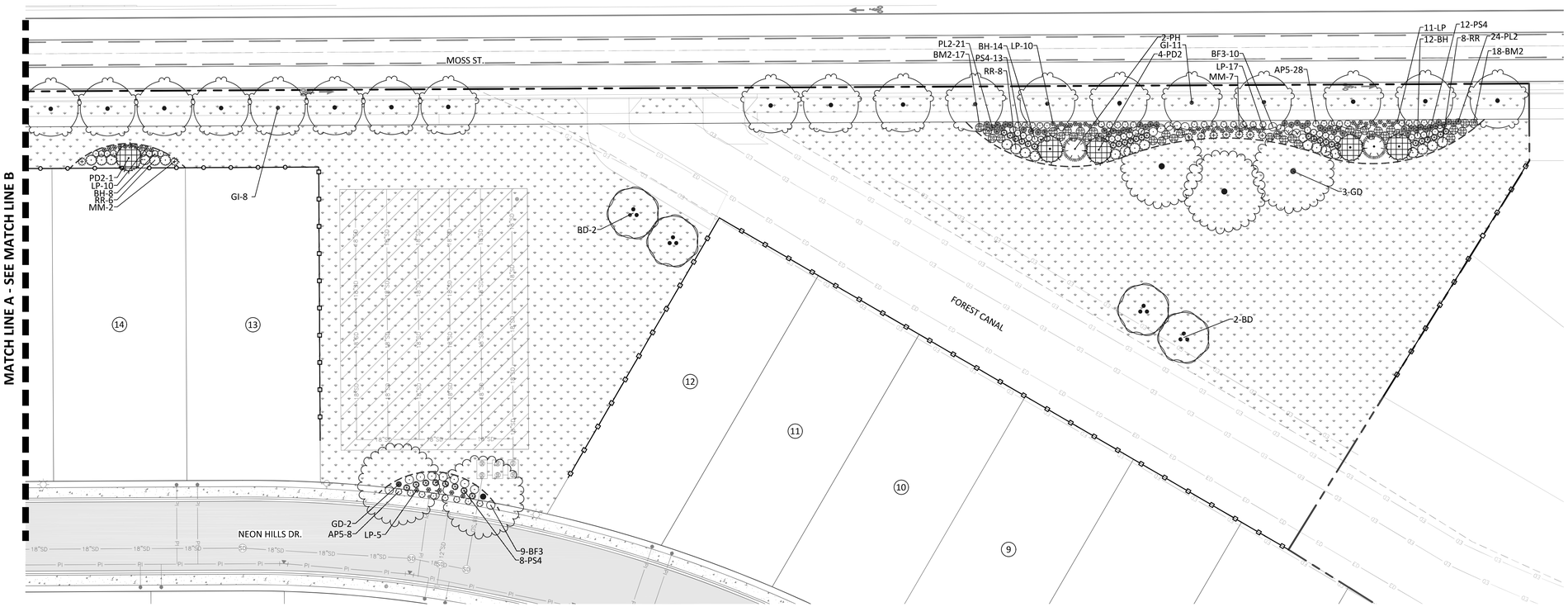
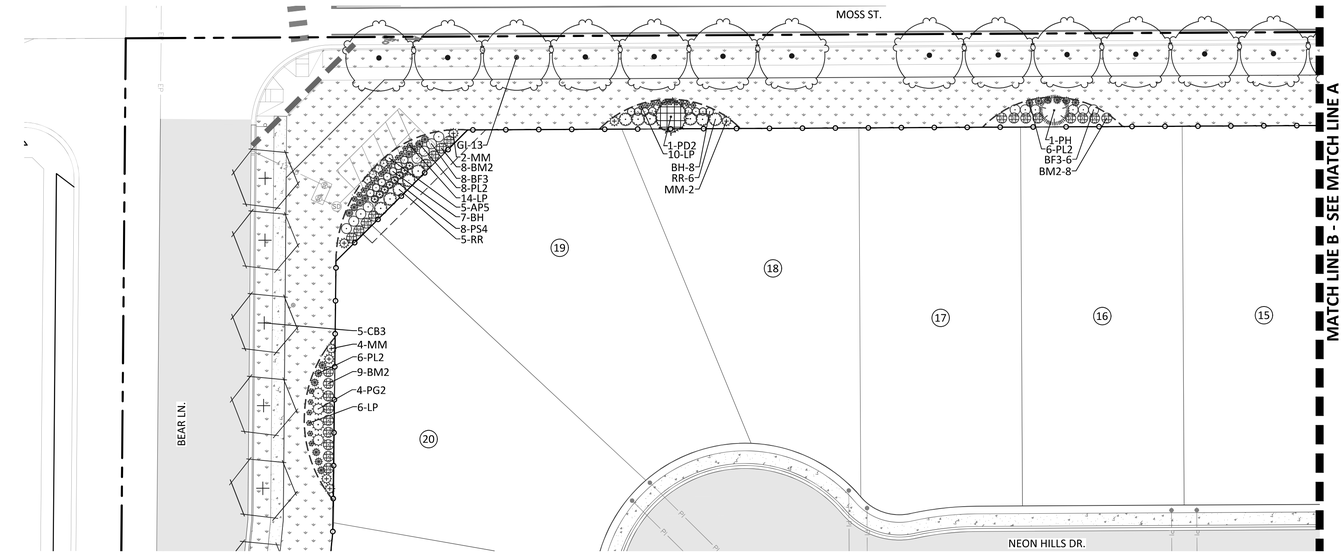
SHEET NO.
L4.0

P:\25-133\LANDSCAPE\CAD\CONSTRUCTION PLANS\25-133 LANDSCAPE PLAN.DWG, BROOKE LOVELACE, 5/15/2026, CANON IPF755 (BW).PC3, ---





PLANT SCHEDULE (SEE L3.0 FOR FULL PLANT SCHEDULE)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	
DECIDUOUS TREES				
	AX	17	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY	
	AP2	19	ACER TRUNCATUM 'PACIFIC SUNSET' TM PACIFIC SUNSET MAPLE	
	BD	4	BETULA NIGRA 'DURAHEAT' DURAHEAT RIVER BIRCH MULI–TRUNK	
	CB3	3Ø	CARPINUS BETULUS 'JFS–KW1CB' EMERALD AVENUE HORNBEAM	
	GI	64	GLEDITSIA TRIACANTHOS 'IMPERIAL' IMPERIAL HONEYLOCUST	
	GD	5	GYMNOCLADUS DIOICUS 'ESPRESSO' KENTUCKY COFFEETREE	
EVERGREEN TREES				
	PD2	1Ø	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE	
	PH	7	PICEA PUNGENS 'HOOPSII' HOOPSI BLUE SPRUCE	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	
SHRUBS				
	BH	1Ø2	BERBERIS THUNBERGII SUNJOY GOLD PILLAR BARBERRY	2 GAL.
	BM2	116	BUDDLEJA X 'MISS MOLLY' MISS MOLLY BUTTERFLY BUSH	2 GAL.
	BF3	62	BUXUS MICROPHYLLA VAR. JAPONICA 'WINTER GEM' WINTER GEM BOXWOOD	2 GAL.
	PS4	156	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' LITTLE DEVIL NINEBARK	2 GAL.
	PG2	28	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE	2 GAL.
	RR	51	RHODODENDRON X 'RAMAPO' RAMAPO RHODODENDRON	2 GAL.
GRASSES				
	CK3	3	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	1 GAL.
	MM	37	MISCANTHUS SINENSIS 'MORNING LIGHT' EULALIA GRASS	2 GAL.
	PL2	1Ø8	PENNISETUM ALOPECUROIDES 'BURGUNDY BUNNY' BURGUNDY BUNNY FOUNTAIN GRASS	2 GAL.
PERENNIALS				
	DF	22	DIANTHUS X 'KOND1Ø6ØK3' PPAF MOUNTAIN FROST PINK TWINKLE DIANTHUS	1 GAL.
	LP	193	LIRIOPE MUSCARI 'EXC Ø52' PURPLE EXPLOSION™ LILYTURF	2 GAL.
	AP5	89	PHLOX SUBULATA 'RED WINGS' RED WINGS CREEPING PHLOX	1 GAL.
SYMBOL		QTY	BOTANICAL / COMMON NAME	CONT
SOD/SEED				
		134,642 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD
OTHER				
		9Ø,865	EXISTING LANDSCAPE TO REMAIN PRESERVE AND PROTECT SEE KEY NOTES	NONE

PLANTING DETAIL #3

0 30 60 90

Plan Scale: 1" = 30'

STATE OF IDAHO
ALYSSA YENSEN
LA-16577
05.15.26
LICENSED LANDSCAPE ARCHITECT

REVISIONS

NO.	ITEM	DATE
1	CITY AND HOA COMMENTS	01/15/26
2	CITY AND HOA COMMENTS	02/18/26
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ELEMENT RIDGE SUBDIVISION NO. 2
CALDWELL, IDAHO

PLANTING DETAILS

km ENGINEERING
5725 NORTH DISCOVERY WAY
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PHONE (208) 639-6939
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DESIGN BY:	GKB
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SHEET NO.
L5.0

P:\25-133\LANDSCAPE\CAD\CONSTRUCTION PLANS\25-133 LANDSCAPE PLAN.DWG, BROOKE LOVELACE, 5/15/2026, CANON IMP755 (BW).PC3,—



MATCH LINE C - SEE MATCH LINE D

PLANTING DETAIL #4

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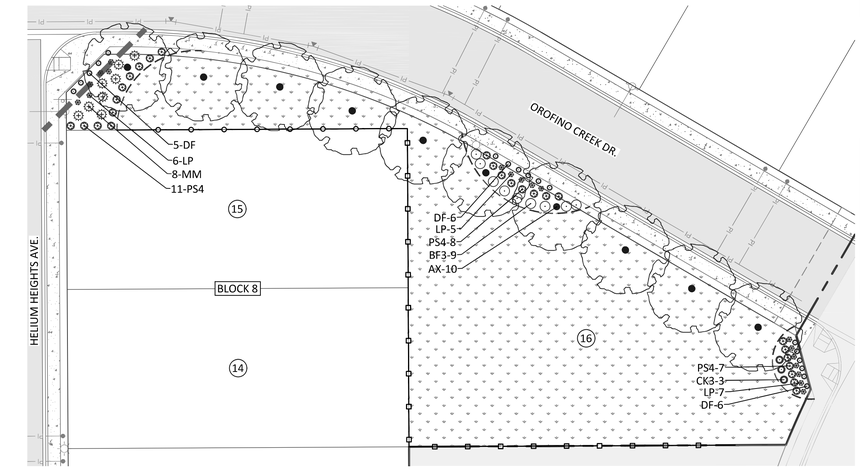
Plan Scale: 1" = 30'

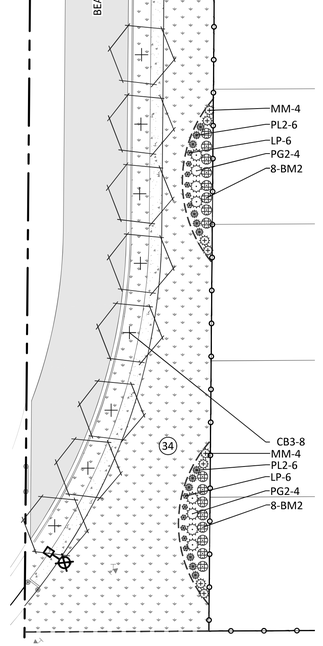


PLANTING DETAIL #5

0 30 60 90

Plan Scale: 1" = 30'

MATCH LINE D - SEE MATCH LINE C



PLANT SCHEDULE

(SEE L3.0 FOR FULL PLANT SCHEDULE)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREES				
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	BD	4	BETULA NIGRA 'DURAHEAT' DURAHEAT RIVER BIRCH MULI-TRUNK	2" CAL. B&B CLUMP
	CB3	30	CARPINUS BETULUS 'JFS-KW1CB' EMERALD AVENUE HORNBEAM	2" CAL. B&B
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	GD	5	GYMNOCLADUS DIOICUS 'ESPRESSO' KENTUCKY COFFEETREE	2" CAL. B&B
EVERGREEN TREES				
	PD2	10	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE	6'-8' B&B
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SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
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	PG2	28	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE	2 GAL.
	RR	51	RHODODENDRON X 'RAMAPO' RAMAPO RHODODENDRON	2 GAL.
GRASSES				
	CK3	3	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	1 GAL.
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	PL2	108	PENNISETUM ALOPECUROIDES 'BURGUNDY BUNNY' BURGUNDY BUNNY FOUNTAIN GRASS	2 GAL.
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SYMBOL		QTY	BOTANICAL / COMMON NAME	CONT
SOD/SEED				
		134,642 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD
OTHER				
		90,865	EXISTING LANDSCAPE TO REMAIN PRESERVE AND PROTECT SEE KEY NOTES	NONE

STATE OF IDAHO
MELISSA YENSEN
LICENSED LANDSCAPE ARCHITECT
LA-16577
05.15.26

REVISIONS

NO.	ITEM	DATE
1	CITY AND HOA COMMENTS	01/15/26
2	CITY AND HOA COMMENTS	02/18/26
3	CITY COMMENTS	03/30/26
4	CITY COMMENTS	05/15/26

ELEMENT RIDGE SUBDIVISION NO. 2
CALDWELL, IDAHO

PLANTING DETAILS

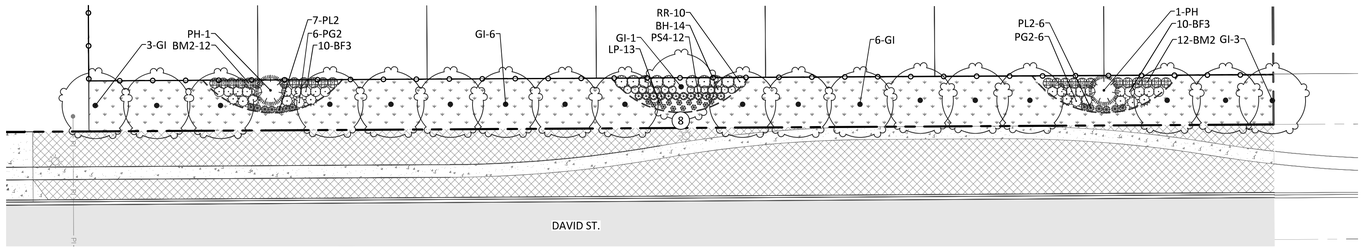
km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	GKB
DRAWN BY:	GKB
CHECKED BY:	AY
DATE:	10.09.25
PROJECT:	25-133

SHEET NO.

L6.0

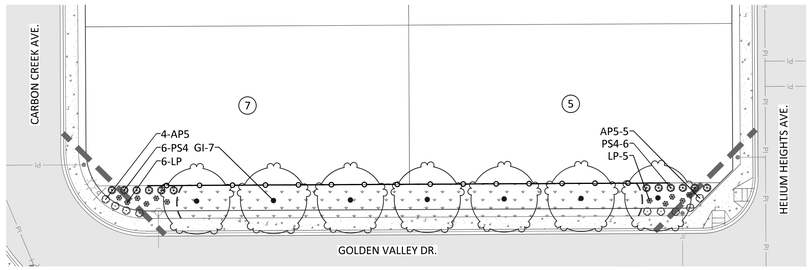
P:\25-133\LANDSCAPE\CAD\CONSTRUCTION PLANS\25-133 LANDSCAPE PLAN.DWG, BROOKE LOY/ELA21, 5/15/2026, CANON IPF755 (BW).PC3, —



PLANTING DETAIL #6

0 30 60 90

Plan Scale: 1" = 30'



PLANTING DETAIL #7

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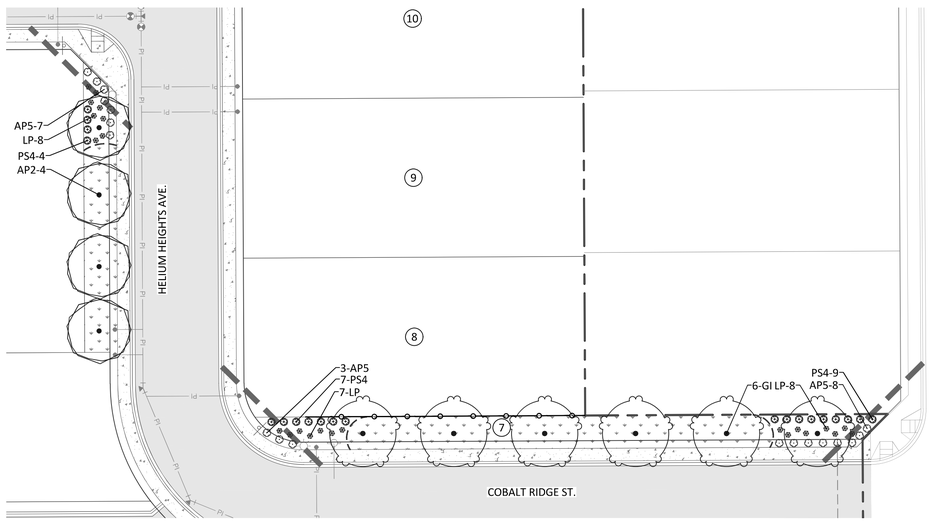
Plan Scale: 1" = 30'



PLANTING DETAIL #8

0 30 60 90

Plan Scale: 1" = 30'

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
DECIDUOUS TREES						
	AX	17	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY	2" CAL. B&B	40'X40'	CLASS II
	AP2	19	ACER TRUNCATUM 'PACIFIC SUNSET' TM PACIFIC SUNSET MAPLE	2" CAL. B&B	35'X30'	CLASS II
	BD	4	BETULA NIGRA 'DURAHEAT' DURAHEAT RIVER BIRCH MULI-TRUNK	2" CAL. B&B CLUMP	35'X30'	CLASS II
	CB3	30	CARPINUS BETULUS 'JFS-KW1CB' EMERALD AVENUE HORNBEAM	2" CAL. B&B	40'X30'	CLASS II
	GI	64	GLEDITSIA TRIACANTHOS 'IMPERIAL' IMPERIAL HONEYLOCUST	2" CAL. B&B	40'X35'	CLASS II
	GD	5	GYMNOCLADUS DIOICUS 'ESPRESSO' KENTUCKY COFFEETREE	2" CAL. B&B	50'X40'	CLASS III
EVERGREEN TREES						
	PD2	10	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE	6'-8' B&B	30'X15'	
	PH	7	PICEA PUNGENS 'HOOPSII' HOOPSI BLUE SPRUCE	6'-8' B&B	35'X15'	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW
SHRUBS					
	BH	102	BERBERIS THUNBERGII SUNJOY GOLD PILLAR BARBERRY	2 GAL.	4'X3'
	BM2	116	BUDDLEJA X 'MISS MOLLY' MISS MOLLY BUTTERFLY BUSH	2 GAL.	4'X4'
	BF3	62	BUXUS MICROPHYLLA VAR. JAPONICA 'WINTER GEM' WINTER GEM BOXWOOD	2 GAL.	4'X4'
	PS4	156	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' LITTLE DEVIL NINEBARK	2 GAL.	3'X3'
	PG2	28	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE	2 GAL.	4'X5'
	RR	51	RHODODENDRON X 'RAMAPO' RAMAPO RHODODENDRON	2 GAL.	3'X6'
GRASSES					
	CK3	3	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	1 GAL.	4'X2'
	MM	37	MISCANTHUS SINENSIS 'MORNING LIGHT' EULALIA GRASS	2 GAL.	5'X4'
	PL2	108	PENNISETUM ALOPECUROIDES 'BURGUNDY BUNNY' BURGUNDY BUNNY FOUNTAIN GRASS	2 GAL.	2'X3'
PERENNIALS					
	DF	22	DIANTHUS X 'KOND1860K3' PPAF MOUNTAIN FROST PINK TWINKLE DIANTHUS	1 GAL.	.5'X1'
	LP	193	LIRIOPE MUSCARI 'EXC 052' PURPLE EXPLOSION™ LILYTURF	2 GAL.	2'X2'
	AP5	89	PHLOX SUBULATA 'RED WINGS' RED WINGS CREEPING PHLOX	1 GAL.	.5'X3'

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
SOD/SEED			
	134,642 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD
OTHER			
	90,865	EXISTING LANDSCAPE TO REMAIN PRESERVE AND PROTECT SEE KEY NOTES	NONE

STATE OF IDAHO
ALYSSA VENSEL
LICENSED LANDSCAPE ARCHITECT
LA-16577
09.15.25

REVISIONS

NO.	ITEM	DATE
1	CITY AND HD4 COMMENTS	01/15/26
2	CITY AND HD4 COMMENTS	02/18/26
3	CITY COMMENTS	03/30/26
4	CITY COMMENTS	05/15/26

ELEMENT RIDGE SUBDIVISION NO. 2
CALDWELL, IDAHO

PLANTING DETAILS

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
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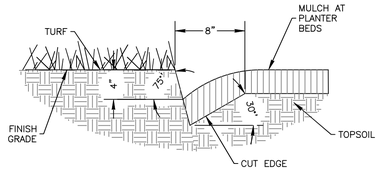
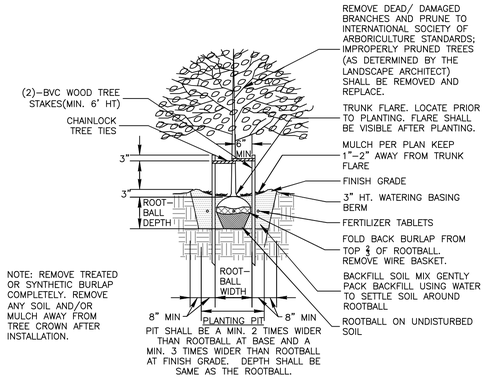
P:\25-133\LANDSCAPE\CAD\CONSTRUCTION PLANS\25-133 LANDSCAPE PLAN.DWG, BROOKE.LOVELACE, 5/15/2026, CANON IRP755 (BW).PC3, ---

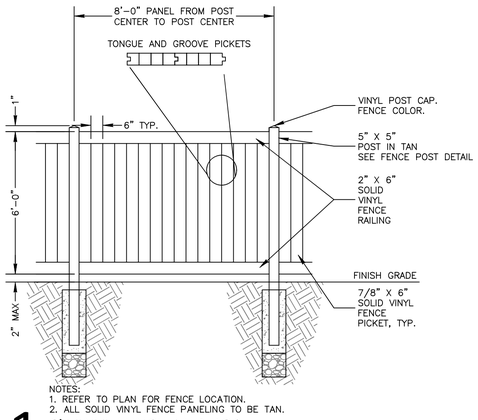


09 SHOVEL CUT EDGE
NTS



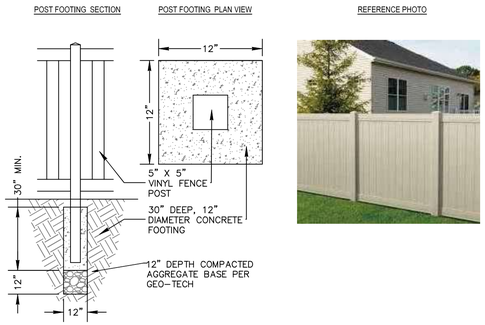
NOTES:
1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.

10 DECIDUOUS TREE PLANTING AND STAKING DETAIL
NTS

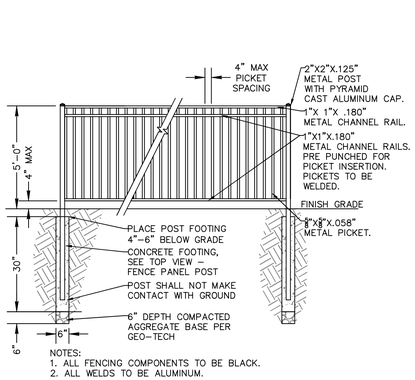


NOTES:
1. REFER TO PLAN FOR FENCE LOCATION.
2. ALL SOLID VINYL FENCE PANELING TO BE TAN.

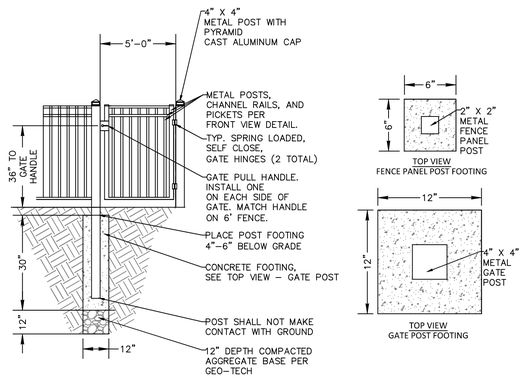
11 6' VINYL FENCE AND POST
NTS



REFERENCE PHOTO



NOTES:
1. ALL FENCING COMPONENTS TO BE BLACK.
2. ALL WELDS TO BE ALUMINUM.



12 5' METAL FENCE
NTS

GENERAL IRRIGATION NOTES

1. NO GUARANTEE IS MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN, OR SHOWN CORRECTLY. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE CONTRACTOR'S RESPONSIBILITY.
2. THE CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL A COMPLETE IRRIGATION SYSTEM WHICH PROVIDES ADEQUATE WATER COVERAGE TO ALL LAWN AND PLANTING AREAS. THE WORK SHALL CONSIST OF PROVIDING AND INSTALLING ALL MATERIALS NECESSARY FOR A COMPLETE SYSTEM INCLUDING POINT OF CONNECTION, PIPE, VALVES, FITTINGS, HEADS, AUTOMATIC CONTROLS, AND ALL ASSOCIATED LABOR. THE CONTRACTOR SHALL FURNISH THE OWNER OR LANDSCAPE ARCHITECT WITH A SHOP DRAWING SHOWING THE DESIGN LAYOUT, PIPE SIZE AND TYPE, VALVE LOCATIONS AND TYPE, HEAD LOCATIONS AND TYPE, CONTROLLER LOCATION AND TYPE, WIRE SIZING, ETC... FOR APPROVAL PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES REQUIRED FOR THIS WORK
4. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS.
5. INSTALLATION SHALL COMPLY WITH ALL NATIONAL, STATE, AND LOCAL LAWS AND ORDINANCES.
6. POINT OF CONNECTION: COMPLY WITH REQUIREMENTS OF UTILITY SUPPLYING WATER FOR PREVENTION OF BACKFLOW AND BACK–SIPHONAGE
7. COVERAGE; THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
8. MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
9. IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON SEPARATE ZONES FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
10. OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.
11. PRIOR TO COMMENCING WORK, CONTRACTOR TO CONFIRM PSI IS ADEQUATE TO FURNISH AND INSTALL A COMPLETE IRRIGATION SYSTEM WHICH PROVIDES ADEQUATE WATER COVERAGE TO ALL LAWN AND PLANTING AREAS. SHOULD THE PSI BE LESS THAN ADEQUATE, NOTIFY THE ARCHITECT IMMEDIATELY. IN THE EVENT THAT THE ARCHITECT IS NOT NOTIFIED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
12. WHERE APPLICABLE, LABEL ALL IRRIGATION RISERS, FAUCETS, VALVE BOXES, AND VAULTS WITH DURABLE TAGS CARRYING THE WARNING "DANGER–UNSAFE WATER OR NON–POTABLE WATER."
13. INSTALL ALL PIPING AND VALVES IN PLANTING AREAS WHERE POSSIBLE, AND LOCATE ELECTRIC CONTROL AND QUICK COUPLING VALVES IN GROUND COVER/SHRUB AREAS, 6" TO 12" AWAY FROM EDGE OF PAVEMENT FOR EASE OF ACCESS.
14. PROVIDE UNDERGROUND IRRIGATION SYSTEM AS A COMPLETE UNIT PRODUCED BY A SINGLE ACCEPTABLE MANUFACTURER, INCLUDING HEADS, VALVES, CONTROLS, AND ACCESSORIES.
15. A MIN. OF 4" POP–UPS ARE TO BE USED IN ALL LAWN AREAS. DRIP IRRIGATION TO BE USED IN ALL PLANTER BEDS.
16. THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO SIZE CIRCUIT PIPING. WATER VELOCITY IN ALL PIPES SHALL NOT EXCEED FIVE FEET PER SECOND. MINIMUM PIPE SIZE TO BE 1".
17. CONTRACTOR IS RESPONSIBLE FOR INSTALLING SLEEVES UNDER ALL ROADWAY, PARKING, AND WALKWAY SURFACES. EXTEND 6" MINIMUM BEYOND SURFACE EDGE. IDENTIFY ENDPOINTS OF SLEEVING.
18. ALL IRRIGATION HEADS LOCATED ADJACENT TO ROAD SURFACES NOT PROTECTED BY A VERTICAL CONCRETE CURB SHALL BE PLACED 18" FROM THE EDGE OF THE ROAD SURFACE.
19. WHERE APPLICABLE, CONTRACTOR IS RESPONSIBLE TO PROVIDE 120 VOLT POWER AND ALL REQUIRED CIRCUITS FROM THE ELECTRICAL PANEL TO THE IRRIGATION CONTROLLER. SIZE WIRE AND CONDUIT AS REQUIRED.
20. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION, INCLUDING ADJACENT PROPERTIES. REPAIR INCLUDES BUT IS NOT LIMITED TO PIPING, VALVES, HEADS, DRIP COMPONENTS, CONTROL WIRES AND EQUIPMENT, AND SLEEVES. IF APPLICABLE, IRRIGATION CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT.
21. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTORS FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COARSE OF CONSTRUCTION.
22. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR DISCREPANCIES BETWEEN DESIGN DRAWINGS AND ACTUAL SITE CHARACTERISTICS. CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PROVIDED ON DRAWINGS. CONTRACTOR SHALL STOP CONSTRUCTION AND CONTACT THE OWNER IMMEDIATELY FOR FURTHER DIRECTION IF DISCREPANCIES OCCUR.
23. UPON COMPLETION, AND PRIOR TO FINAL PAYMENT, THE IRRIGATION CONTRACTOR SHALL PROVIDE A NEAT AND LEGIBLE AS–CONSTRUCTED IRRIGATION PLAN, AN OPERATION AND MAINTENANCE MANUAL, AND UP TO (8) HOURS OF ORIENTATION AND/OR TRAINING FOR THE OWNERS MAINTENANCE AND OPERATIONS STAFF.
24. THE ENTIRE SYSTEM SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF IT'S ACCEPTANCE. REPAIR OR REPLACEMENT OF ANY DEFECTS OCCURRING WITHIN THAT YEAR SHALL BE COMPLETED PROMPTLY BY THE IRRIGATION CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
25. CONTRACTOR SHALL PROVIDE, AT NO ADDITIONAL COST TO THE OWNER, SPRING START UP AND WINTERIZATION DURING THE GUARANTEE PERIOD.

GENERAL LANDSCAPE NOTES

1. VERIFICATION OF TOTAL LANDSCAPE MATERIAL QUANTITIES AS SHOWN ON THIS LANDSCAPE PLAN AND IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. IF QUANTITIES LISTED DO NOT CORRELATE WITH WHAT IS SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL GOVERN. THIS INCLUDES, BUT IS NOT LIMITED TO TREE, SHRUB, ROCK, TOPSOIL, MULCH, SEED OR SOD, EDGING, AND DRIP LINE QUANTITIES.
2. IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE LANDSCAPE ARCHITECT OF AVAILABLY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. IF A SPECIFIED PLANT IS NOT AVAILABLE, THE LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
3. CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1885. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
4. PROVIDE REQUIRED SOIL EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF THE CONTRACT PERIOD. SHOULD THERE BE EXISTING SOIL EROSION CONDITIONS THAT REQUIRE MITIGATION, NOTIFY THE RESPONSIBLE PERSON IMMEDIATELY. FAILURE TO NOTIFY THE RESPONSIBLE PERSON IMPLIES ACCEPTANCE OF THE SITE IN ITS EXISTING CONDITION.
5. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS. ALL DELETERIOUS MATERIAL SUCH AS ROCK, TRASH, CONSTRUCTION DEBRIS, AGGREGATE BASE MATERIAL, ASPHALT, ETC., SHALL BE REMOVED PRIOR TO ANY FILL OPERATIONS. FINISH GRADES TO BE SMOOTH AND EVEN. GRADIENTS TO REMOVE LOW AND HIGH POINTS AND TO PROVIDE POSITIVE DRAINAGE.
6. FILL ALL PLANTING AREAS WITH CLEAN EARTHEN FILL, AS PER SPECIFICATIONS. SOIL SHALL BE FREE OF HEAVY, STIFF CLAY AND ANY DELETERIOUS MATERIAL OVER ONE INCH IN SIZE. REUSE EXISTING SURFACE TOPSOIL IF AVAILABLE.
7. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS, OR OTHER FOREIGN MATERIALS AND A PH OF 5.5 TO 7.0. IF ON–SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTORS ARE RESPONSIBLE TO EITHER: PROVIDE APPROVED IMPORTED TOPSOIL OR, AMEND THE ON–SITE TOPSOIL.
8. TOPSOIL DEPTHS SHALL BE AS FOLLOWS (WHERE APPLICABLE): LAWN AREAS–6" MIN.; PLANTER BEDS – 12" MIN.; CURB ISLANDS – 18" MIN.ALL PLANTING BEDS SHALL BE TREATED WITH A PRE–EMERGENT HERBICIDE.
9. FINISH GRADES FOR LANDSCAPE AREAS TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN. SLOPES FOR TURF AREAS SHALL NOT EXCEED 3:1.
10. PRE–EMERGENT HERBICIDE SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS AND SHALL OCCUR AFTER TOPSOIL PLACEMENT AND PRIOR TO INSTALLATION OF PLANT MATERIALS AND MULCH.
11. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN HEALTHY GROWING CONDITION.
12. ALL WRAPPING MATERIAL SHALL BE CUT AND REMOVED FROM AROUND THE UPPER PORTION OF THE ROOT BALL. METAL BASKET WIRES AND BURLAP SHALL BE PULLED BACK AND TUCKED UNDER THE EDGES OF THE SAUCER RINGS ON ALL TREES AND LARGE SHRUBS. ALL SYNTHETIC BURLAP SHALL BE REMOVED FROM ROOT BALLS PRIOR TO BACKFILLING.
13. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN HEALTHY CONDITION IMMEDIATELY WITH COMPARABLE SIZE AND SPECIES AT NO COST TO THE OWNER.
14. FERTILIZE ALL TREES AND SHRUBS WITH AGRIFORM PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
15. CONTRACTOR'S MAINTENANCE SHALL INCLUDE:

- PRUNING, CULTIVATING, WEEDING, WATERING, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS FREE OF INSECTS AND DISEASE UNTIL FINAL ACCEPTANCE BY OWNER.
- RE–SET SETTLED PLANTS TO A PROPER GRADE AND POSITION.
- RESTORE PLANTING SAUCER AND ADJACENT MATERIAL AND REMOVE AND REPLACE DEAD MATERIAL.
- TIGHTEN AND REPAIR GUY WIRES AND STAKES AS REQUIRED ONLY IF ORIGINALLY NEEDED.
- CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOMES APPARENT AND WEATHER AND SEASON PERMIT.

STATE OF IDAHO
MELISSA YENSEN
LA-16577
03.30.26
REGISTERED LANDSCAPE ARCHITECT

REVISIONS

NO.	ITEM	DATE
1	CITY AND HOA COMMENTS	01/15/26
2	CITY AND HOA COMMENTS	02/15/26
3	CITY COMMENTS	03/30/26

ELEMENT RIDGE SUBDIVISION NO. 2
CALDWELL, IDAHO

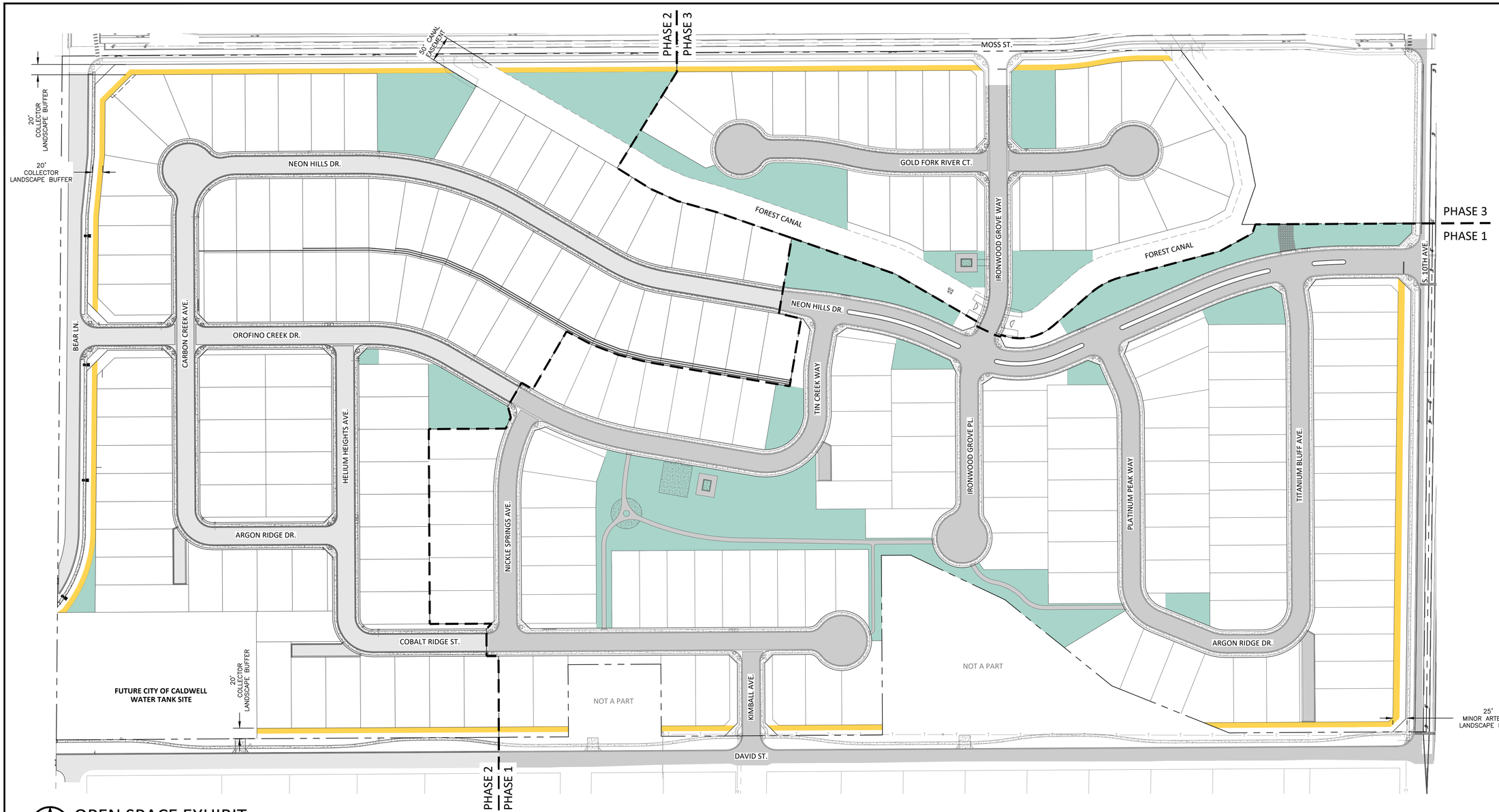
LANDSCAPE NOTES & DETAILS

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	GKB
DRAWN BY:	GKB
CHECKED BY:	AY
DATE:	10.09.25
PROJECT:	25-133

SHEET NO.
L8.0

P:\25-133\LANDSCAPE\CAD\CONSTRUCTION PLANS\25-133 LANDSCAPE PLAN.DWG, BROOKE LOVELACE, 3/30/2026, CANON IMP755 (BW).PC3,—



OPEN SPACE EXHIBIT

0 100 200 300

Plan Scale: 1" = 100'

QUALIFIED OPEN SPACE

SEE CALDWELL CODE SECTION 10-02-09-4 FOR MORE INFORMATION

- OPEN PARK AREAS OF AT LEAST ONE THOUSAND FIVE HUNDRED (1,500) SQUARE FEET IN SIZE
- COMMUNITY GARDENS
- PONDS OR WATER FEATURES
- PLAZAS
- ADDITIONS TO A PUBLIC PARK OR OTHER PUBLIC OPEN SPACE ARE
- CLUBHOUSE, FITNESS FACILITIES, ENCLOSED BIKE STORAGE, PICNIC AREAS, SWIMMING POOL, PLAY AREAS, OTHER GENERAL RECREATIONAL/AMENITY FACILITIES
- BUFFERS BETWEEN DIFFERING LAND USES
- 50% OF LANDSCAPE BUFFER WITH PATHWAY
- ALL PATHWAYS AND ASSOCIATED LANDSCAPING (IF CONSTRUCTED TO MINIMUM CITY STANDARDS)
- STORMWATER RETENTION/DETENTION AREAS (SEE CODE FOR MORE DETAILS)

- NOT STREET RIGHT-OF-WAY AREAS, AREAS DEDICATED FOR FUTURE RIGHT-OF-WAY PURPOSES, OR ISLANDS/MEDIANS/ROUNDABOUTS IN THE RIGHT-OF-WAY
- NOT IRREGULARLY SHAPED, DISCONNECTED, OR ISOLATED LANDSCAPE AREAS THAT ARE LESS THAN 30' WIDE AT ANY DIMENSIONAL POINT
- NOT RIPARIAN, WETLAND, AND WILDLIFE AREAS (AS DETERMINED BY THE APPROPRIATE JURISDICTIONAL AGENCY); FLOODWAY AREAS; OR PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENTS

OPEN SPACE LEGEND

	QUALIFIED OPEN SPACE
	QUALIFIED OPEN SPACE - 50% LANDSCAPE BUFFERS

OPEN SPACE DATA (ALL PHASES)

SITE DATA AND CALCULATIONS	ACREAGE	% OF SITE
TOTAL SITE AREA	±74.40AC.	100%
QUALIFIED OPEN SPACE	±7.19 AC.	10%
50% OF LANDSCAPE BUFFERS	±1.19 AC.	2%
CALCULATION TOTALS	**ACREAGE**	**% OF SITE**
REQUIRED: QUALIFIED OPEN SPACE	**±2.45 AC.**	**8%**
PROVIDED: QUALIFIED OPEN SPACE	**±8.38 AC.**	**12%**

OPEN SPACE DATA (PHASE 2)

SITE DATA AND CALCULATIONS	ACREAGE	% OF SITE
TOTAL SITE AREA	±30.70AC.	100%
QUALIFIED OPEN SPACE	±1.5 AC.	5%
50% OF LANDSCAPE BUFFERS	±0.55 AC.	2%
CALCULATION TOTALS	**ACREAGE**	**% OF SITE**
PROVIDED: QUALIFIED OPEN SPACE	**±2.00 AC.**	**7%**

LANDSCAPE CONSULTANT
KM ENGINEERING, LLP
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
FAX: (208) 639-6930
CONTACT: ALYSSA YENSEN, PLA
EMAIL: ayensen@kmengllp.com

STATE OF IDAHO
ALYSSA YENSEN
LICENSED LANDSCAPE ARCHITECT
LA-16577
01.15.26

REVISIONS

NO.	ITEM	DATE

ELEMENT RIDGE SUBDIVISION
CALDWELL, IDAHO

OPEN SPACE EXHIBIT

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	BL
DRAWN BY:	BL
CHECKED BY:	AY
DATE:	01.15.26
PROJECT:	25-133

SHEET NO.
EX1.0

P:\25-133\LANDSCAPE\CAD\EXHIBITS\25-133 OSE.DWG, BROOKE.LOVELACE, 1/15/2026, DWG TO PDF.PC3, ---

Memorandum

To:

City Council

Meeting Date:

June 15, 2026

Item Name:

Approve the Findings of Facts and Conclusions of Law for Cedars No. 6 Final Plat (SFP25-000030)

Summary Statement:

Recommended Action:

Budget:

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

Attachments:

1. CEDARS SUB NO 6 STAFF REPORT and FINDINGS FP FOR City Council Meeting_FINAL PLATS ONLY

Caldwell Planning & Zoning Department
STAFF REPORT / FINDINGS
Consent Item | City Council | 6/15/2026

Staff Planning Tech: April Cabello

CASE NO(s): SFP25-000030
Project Name: Cedars No. 6 Subdivision Final Plat

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 6/15/2026 City Council meeting.

PROJECT SUMMARY:

Proposed Land Use Applications:

- Final Plat for Cedars No. 6 Subdivision consisting of 41 residential building lots and 7 common/open lots on approximately 15.32 acres in the R-1 zoning district.

Project Name:	Cedars Subdivision No. 6
Applicant:	Kent Brown
Property Owner:	Corey Barton
Parcel ID Number(s):	R3274401000
Property or Project Size:	15.34 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 CEDARS NO. 6, A RESIDENTIAL SUBDIVISON WITH 41 RESIDENTIAL BUILDING LOTS AND 7 COMMON / OPEN LOTS ON APPROXIMATELY 15.34 ACRES OF LAND IN THE R-1 ZONING DISTRICT.

Property Owner: Corey Barton

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

Case No. SFP25-000030

I. FINDINGS OF FACTS

1. **APPLICANT:** Kent Brown

2. **PROPERTY OWNER:** Corey Barton

3. **APPLICATION REQUEST:** Application for final plat approval of Cedars No. 6 Subdivision consisting of 41 residential building lots and 7 common/open lots on approximately 15.34 acres in the R-1 zoning district.

4. **SITE ADDRESS AND LOCATION:** The subject site is located on the SEC of Indiana Avenue, with a property address of 16356 S Indiana Avenue, described as (11-3N-3W SW NWSW LS TX 05912) NW ¼ of the SW ¼ of Section 11, Township 3N, Range 3W.

5. **ASSESSOR PARCEL NUMBER(S):** R3274401000

6. **PROPERTY SIZE:** Approximately 15.34 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 preliminary plat for Cedars 3-7 (SUB22-000007) was approved by the City Council on 7/21/2022. The final plat for phase 4 of Cedars Subdivision was approved by city council on July 2, 2025, and recorded on 6/16/2025. This phase consists of 15.22 acres and includes 46 single-family residential lots. The final plat for phase 5 of Cedars Subdivision was approved by city council on July 21, 2025, but not recorded at this time. This phase consists of 24.97 acres and includes 65 single-family 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						
	Preliminary Plat (3-7)	Final Plat 3	Final Plat 4	Final Plat 5	Final Plat 6	Remaining
Single-Family Detached	208	56	46	65	41	0
Common Lots	28	7	6	6	7	2

Non-Residential						
	Preliminary Plat (3-7)	Final Plat 3	Final Plat 4	Final Plat 5	Final Plat 6	Remaining
Commercial Acreage	N/A	N/A	N/A	N/A	N/A	N/A
Open Space Acreage	4.63	0.25	0.29	3.52	1.37	None
Amenities Approved	Open Space Basketball Court and Picnic Area	Open Space	Open Space	Open Space Basketball Court and Picnic Area	Open Space	None

Staff Comment: *Construction drawings and the proposed final plat have been reviewed for conformance with city codes and 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 with conditions of approval.*

11. **CITY COUNCIL DECISION:**

Regarding the request for a final plat approval for Cedars Subdivision No. 6 (SFP25-000030), a residential subdivision with 41 single-family lots and 7 common lots in an R-1 (Neighborhood Residential) zone on approximately 15.32 acres on Parcel R3274401000, located in the NW ¼ of the SW ¼ of Section 11, Township 3N, Range 3W, the subject application was placed on the 6/15/2026 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 Cedars Subdivision No. 6 (SFP25-000030), are subject to the adherence of the following conditions:

A. Site Specific Requirements:

1. All conditions for entitlements associated with Cedars Subdivision Preliminary Plat (SUB22-000007) shall apply.
2. Final Plat sheet 6 - Note 5 on the final plat will need to be corrected to add "at time of building permit submittal" prior to Final Plat signature application and Final Plat recording.

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 Cedars Subdivision No. 6, a residential subdivision with 41 single-family lots and 7 common lots in an R-1 (Neighborhood Residential) zone on approximately 15.34 acres on Parcel R3274401000, located in the NW ¼ of the SW ¼ of Section 11, Township 3N, Range 3W, is **APPROVED SUBJECT TO THE CONDITIONS OF APPROVAL LISTED HEREIN.**

These Findings of Fact, Conclusions of Law and Decision are for Cedars Subdivision No. 6 approved and adopted by the Caldwell City Council on this date, June 15, 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

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)*	Cedars Subdivision no 6
Site Address(s): *Upload separate attached sheet if more than six (6) site addresses*	16356 S INDIANA AVE
Suite #s:	
Parcel #s:	R3274401000
Total Acres:	15.382
Prior Use of Property:	vacant
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:	Kent Brown
Company Name: *(if applicable)*	Kent Brown Planning Services
Mailing Address:	3161 E Springwood Drive Meridian Idaho 83642

Phone:	208-871-6842	**Email:**	kentlkb@gmail.com

Email Address:	kentlkb@gmail.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:	Corey Barton
Mailing Address:	1977 E Overland Road Meridian Idaho 83642
Phone:	208-871-6842
Email:	kentlkb@gmail.com

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

Name:	Shawn Brownlee
Company Name: *(if applicable)*	Trilogy Idaho
Mailing Address:	9839 W Cable Car Street Suite 101 Boise Idaho 83706
Phone:	208-895-8858
Email:	shawn@trilogyidaho.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:	Jonah Duncan
Company Name: *(if applicable)*	Bailey Engineering
Mailing Address:	868 E. Riverside Dr, Suite 120 Eagle Idaho 83616

Phone:	208-893-0013	**Email:**	jschmidt@baileyengineers.com

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

Name:	Kim Siegenthaler
Company Name: *(if applicable)*	JENSEN BELTS
Mailing Address:	1509 TYRELL LANE STE 130 BOISE IDAHO 83706

Phone:	208-343-7172	**Email:**	kim@jensenbelts.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)

Kent Brown

Applicant / Applicant's Representative Printed Name

December 9, 2025

Date

Applicant / Applicant's Representative Signature

KENT BROWN
PLANNING SERVICES

December 9, 2025

Caldwell City Planning & Zoning Department
621 Cleveland Boulevard
Caldwell ID 83605

RE: Final Plat for Cedars Subdivision No 6

Dear Staff and Council:

On behalf of clients Corey Barton and Challenge Development, please accept our request for Final Plat Approval for the sixth phase of Cedars Subdivision. This portion of Cedars development is located, at southeast corner of Moss Street and Indiana Ave. This phase has 41 buildable lots, and 7 common lots on 15.382 acres. This application with attachments is in accordance with the City of Caldwell Final Plat application and checklist.

Please contact me if you have any questions regarding this application.

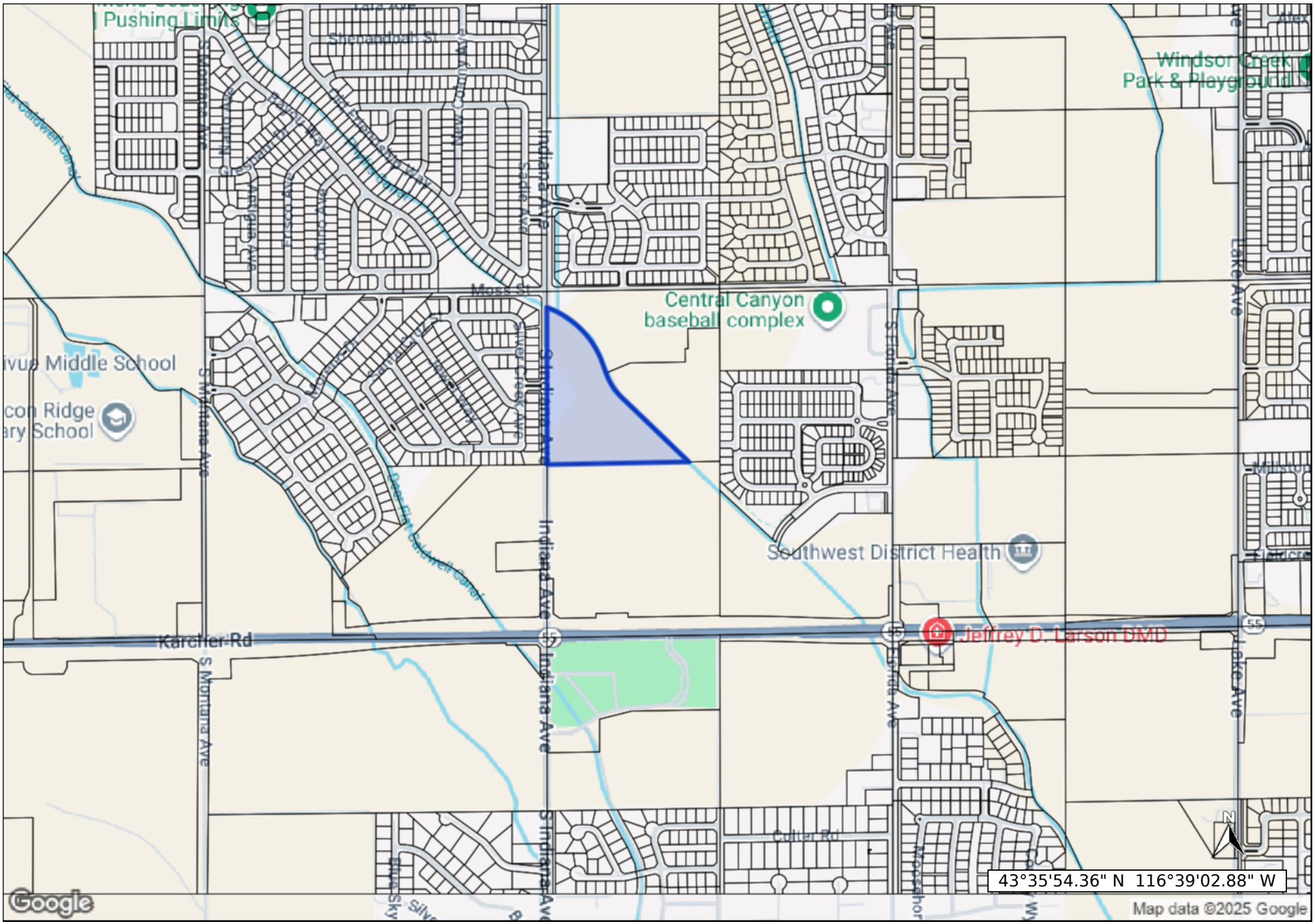
Sincerely,



Kent Brown
Planner

Cedars Subdivision no 6

Vicinity Map

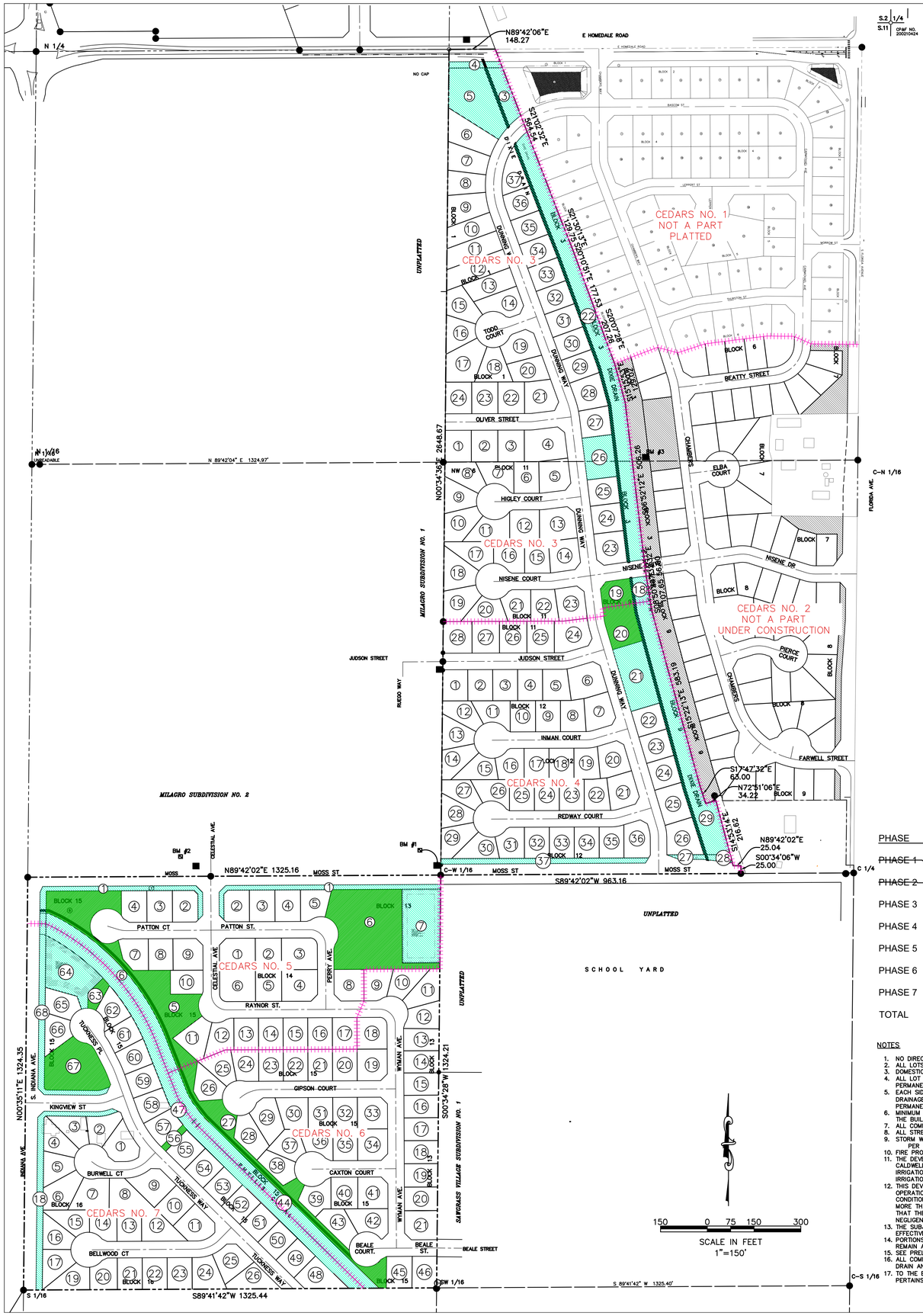


Dec 09, 2025 - landproDATA.com
Scale: 1 inch approx 1000 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

PRELIMINARY PLAT FOR THE CEDARS SUBDIVISION PHASES 3-7

A PORTION OF THE WEST 1/2 OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 3 WEST, B.M. CALDWELL, CANYON COUNTY, IDAHO 2021



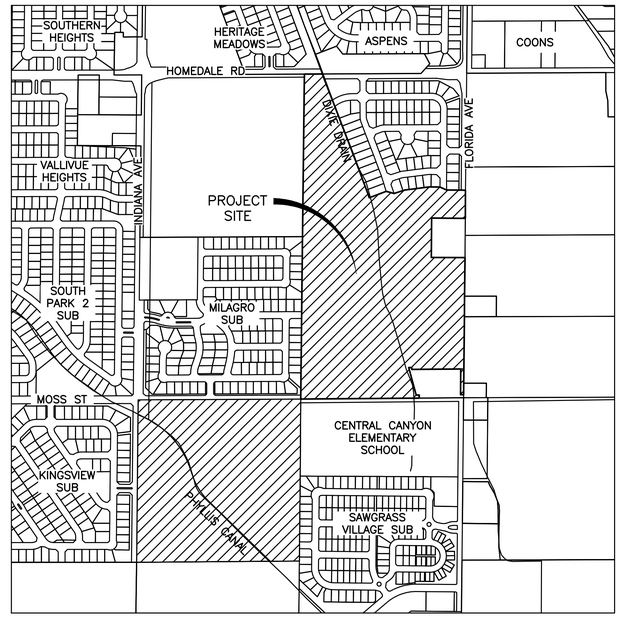
PLAT LEGEND

BOUNDARY
LOT LINES
ROAD CENTERLINE
RIGHT OF WAY
LOT NUMBER
LOT AREA
BLOCK NUMBER
EASEMENT
SETBACK
CURB GUTTER SW
STREET NAME

SEWER LINE
WATER LINE
STORM DRAIN LINE
PRESSURE IRRIGATION
GRAVITY IRRIGATION
FLOW ARROW

① BLOCK 7
W. ASHTON DR.

Common Lots		
Lot	Area	Description
BLOCK 1 Lot 3: OPEN	10134	DIXIE DRAIN
BLOCK 1 Lot 4: OPEN	3359	BUFFER
BLOCK 1 Lot 5: OPEN	27260	STORM DRAIN
BLOCK 3 PH3 Lot 22: OPEN	77699	DIXIE DRAIN
BLOCK 3 PH3 Lot 26: OPEN	12977	DRAINAGE
BLOCK 9 PH3 & 4 Lot 18: OPEN	4483	DIXIE DRAIN
BLOCK 9 PH3 & 4 Lot 19: OPEN	7738	OPEN SPACE
BLOCK 9 PH3 & 4 Lot 20: OPEN	13053	OPEN SPACE
BLOCK 9 PH3 & 4 Lot 21: OPEN	20060	STORM DRAIN
BLOCK 9 PH3 & 4 Lot 27: OPEN	1563	BUFFER
BLOCK 9 PH3 & 4 Lot 28: OPEN	1726	BUFFER
BLOCK 9 PH3 & 4 Lot 29: OPEN	51503	DIXIE DRAIN
BLOCK 12 Lot 37: OPEN	11230	BUFFER
BLOCK 13 Lot 1: OPEN	11824	BUFFER
BLOCK 13 Lot 6: OPEN	59481	OPEN SPACE
BLOCK 13 Lot 7: OPEN	28795	DRAINAGE
BLOCK 15 Lot 1: OPEN	10999	BUFFER
BLOCK 15 Lot 5: OPEN	56150	OPEN SPACE PATH
BLOCK 15 Lot 6: OPEN	22355	PHYLLIS CANAL
BLOCK 15 Lot 27: OPEN	32324	OPEN SPACE PATH
BLOCK 15 Lot 44: OPEN	32373	PHYLLIS CANAL
BLOCK 15 Lot 47: OPEN	52654	PHYLLIS CANAL
BLOCK 15 Lot 63: OPEN	3905	OPEN SPACE
BLOCK 15 Lot 64: OPEN	22913	DRAINAGE
BLOCK 15 Lot 67: OPEN	27152	OPEN SPACE
BLOCK 15 Lot 68: OPEN	13871	BUFFER
BLOCK 16 Lot 18: OPEN	14747	BUFFER



NAVD 1988 DATUM

VICINITY MAP
1"=500'

PLAN SHEET INDEX

SHEET	DESCRIPTION
PP-1	-COVER SHEET, INDEX, VICINITY MAP AND NOTES
PP-2	-PRELIMINARY PLAT LAYOUT
PP-3	-PRELIMINARY PLAT LAYOUT
PP-4	-PRELIMINARY PLAT LAYOUT
PP-5	-PARCEL & CURVE TABLES
PP-6	-EXISTING SITE PLAN AND PLANNED UTILITIES
PP-7	-PRELIMINARY SEWER PROFILES
PP-8	-PRELIMINARY SEWER PROFILES
PP-9	-PRELIMINARY SEWER PROFILES
PP-10	-PRELIMINARY SEWER PROFILES

PHASE	AREA	BUILDABLE	COMMON	TOTAL	R1 DIMENSIONS PHASE 3-7
~~PHASE 1~~	~~21.65~~	~~76 LOTS~~	~~5 LOTS~~	~~81 LOTS~~	~~76~~ NOT COUNTED
~~PHASE 2~~	~~20.05~~	~~67 LOTS~~	~~7 LOTS~~	~~74 LOTS~~	~~67~~ NOT COUNTED
PHASE 3	19.45	56 LOTS	7 LOTS	~~63 LOTS~~	56 BUILDABLE
PHASE 4	15.22	46 LOTS	6 LOTS	~~52 LOTS~~	46 BUILDABLE
PHASE 5	12.93	26 LOTS	6 LOTS	~~40 LOTS~~	26 BUILDABLE
PHASE 6	12.04	39 LOTS	3 LOTS	~~49 LOTS~~	39 BUILDABLE
PHASE 7	15.31	41 LOTS	6 LOTS	~~59 LOTS~~	41 BUILDABLE
TOTAL	74.95	208 LOTS	28 LOTS	~~354 LOTS~~	208 BUILDABLE

NOTES

1. NO DIRECT LOT ACCESS SHALL BE ALLOWED ONTO INDIANA AVENUE, MOSS LANE, FLORIDA AVENUE OR HOMEDALE ROAD.
2. ALL LOTS SHALL HAVE A SEWER SERVICE PROVIDED FOR DISCHARGE INTO CITY OF CALDWELL SEWER MAINS.
3. DOMESTIC WATER WILL BE PROVIDED TO ALL LOTS BY STANDARD CALDWELL CITY WATER.
4. ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE OR PROJECT BOUNDARY SHALL HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES AND DRAINAGE EASEMENT.
5. EACH SIDE OF COMMON LOT LINES SHALL HAVE A FIVE (5') FOOT PERMANENT PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE EASEMENT, EXCEPT AS OTHERWISE SHOWN. REAR OF EACH COMMON LOT SHALL HAVE A TEN (10) FOOT PERMANENT PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE EASEMENT, EXCEPT AS OTHERWISE SHOWN.
6. MINIMUM BUILDING SETBACK LINE SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
7. ALL COMMON AREA LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
8. ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO CITY OF CALDWELL ROAD STANDARDS.
9. STORM WATER DRAINAGE SHALL BE COLLECTED AND/OR RETAINED ON SITE BY CATCH BASINS AND UNDERGROUND PIPING PER CITY OF CALDWELL STORM WATER STANDARDS.
10. FIRE PROTECTION WILL BE ENGINEERED TO THE GUIDELINES OF THE CITY OF CALDWELL FIRE DISTRICT.
11. THE DEVELOPER WILL COMPLY WITH IDAHO CODE 31-3805 BY PROVIDING PRESSURE IRRIGATION TO ALL LOTS PER CITY OF CALDWELL STANDARDS AND THE PIONEER IRRIGATION DISTRICT. COORDINATION WILL OCCUR WITH CALDWELL MUNICIPAL IRRIGATION DISTRICT AND/OR PIONEER IRRIGATION TO DETERMINE SOURCE OF PRESSURIZED IRRIGATION. A PRESSURE IRRIGATION PUMP STATION WILL BE CONSTRUCTED IF NECESSARY.
12. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES, IDAHO CODE "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR 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 A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT."
13. THE SUBJECT PROPERTY DOES NOT FALL WITHIN A FEMA FLOOD HAZARD ZONE. REFERENCE FIRM PANEL 16027C0375F, EFFECTIVE DATE MAY 23, 2011.
14. PORTIONS OF THE DEVELOPMENT CONTAIN THE DIXIE DRAIN AND THE PHYLLIS CANAL AS SHOWN. THE EASEMENT WILL REMAIN AN OPEN WATERWAY WITH DEVELOPMENT.
15. SEE PRELIMINARY LANDSCAPE PLAN FOR PATHWAY LOCATIONS.
16. ALL COMMON LOTS, INCLUDING OPEN SPACE, DRAINAGE, BUFFERS AND COTERMINOUS EASEMENT AREAS FOR THE DIXIE DRAIN AND PHYLLIS CANAL ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
17. TO THE BEST OF THE PREPARER'S KNOWLEDGE, THIS DOCUMENT MEETS REQUIREMENTS OF CALDWELL CITY CODE AS IT PERTAINS TO PRELIMINARY PLATS.

DEVELOPMENT FEATURES:

OPEN SPACE
TOTAL COMMON AREA - 14.58 ACRES - 19.5%
QUALIFIED OPEN SPACE - 4.63 ACRES - 6.2%
(QUALIFIED OPEN SPACE INCLUDES LOTS SHOWN IN GREEN PLUS 10 FEET OF DIXIE DRAIN ON EAST BOUNDARY OF PHASES 3 AND 4 CONTAINING REGIONAL PATHWAY)

LOT SIZES
MINIMUM LOT SIZE:
- 8000 SF INTERIOR
- 9500 SF CORNER LOTS

- AVERAGE LOT SIZE 8,812 SF

SITE
TOTAL PARCEL -74.95 ACRES
TOTAL LOTS - 236
BUILDABLE LOTS - 208
SFR LOTS - 208
COMMON LOTS - 28
TOTAL 208 DU
DENSITY DU/ACRE - 2.78

ZONING
EXISTING - R1

COMPREHENSIVE PLAN
R1

SEWAGE DISPOSAL
CALDWELL CITY SEWER

WATER SUPPLY
CALDWELL CITY WATER

CITY
CALDWELL CITY

SCHOOL DISTRICT
VALLIVUE SCHOOL DISTRICT 139

FIRE DISTRICT
CALDWELL RURAL FIRE

IRRIGATION DISTRICT
PIONEER IRRIGATION DISTRICT

OWNER
OPEN DOOR RENTALS (PHASES 3&4)
COREY BARTON (PHASES 5-7)
1977 E OVERLAND RD
MERIDIAN, ID 83642

DEVELOPER
TRILOGY DEVELOPMENT, INC.
9839 W CABLE CAR ST SUITE 101
BOISE, ID 83709
208-895-8858

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

PLANNER/CONTACT
KENT BROWN
KENT BROWN PLANNING SERVICES
3131 E. SPRINGWOOD DR.
MERIDIAN, ID 83642

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE ST. STE 210
EAGLE, ID 83616
TEL. 208-938-0013
www.baileyengineers.com

PROFESSIONAL ENGINEER REGISTERED STATE OF IDAHO DAVID A BAILEY 8272 CONSTRUCTION

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

REVISED
NO. DATE DESCRIPTION
1 11-02-2022 CALDWELL COMMENTS

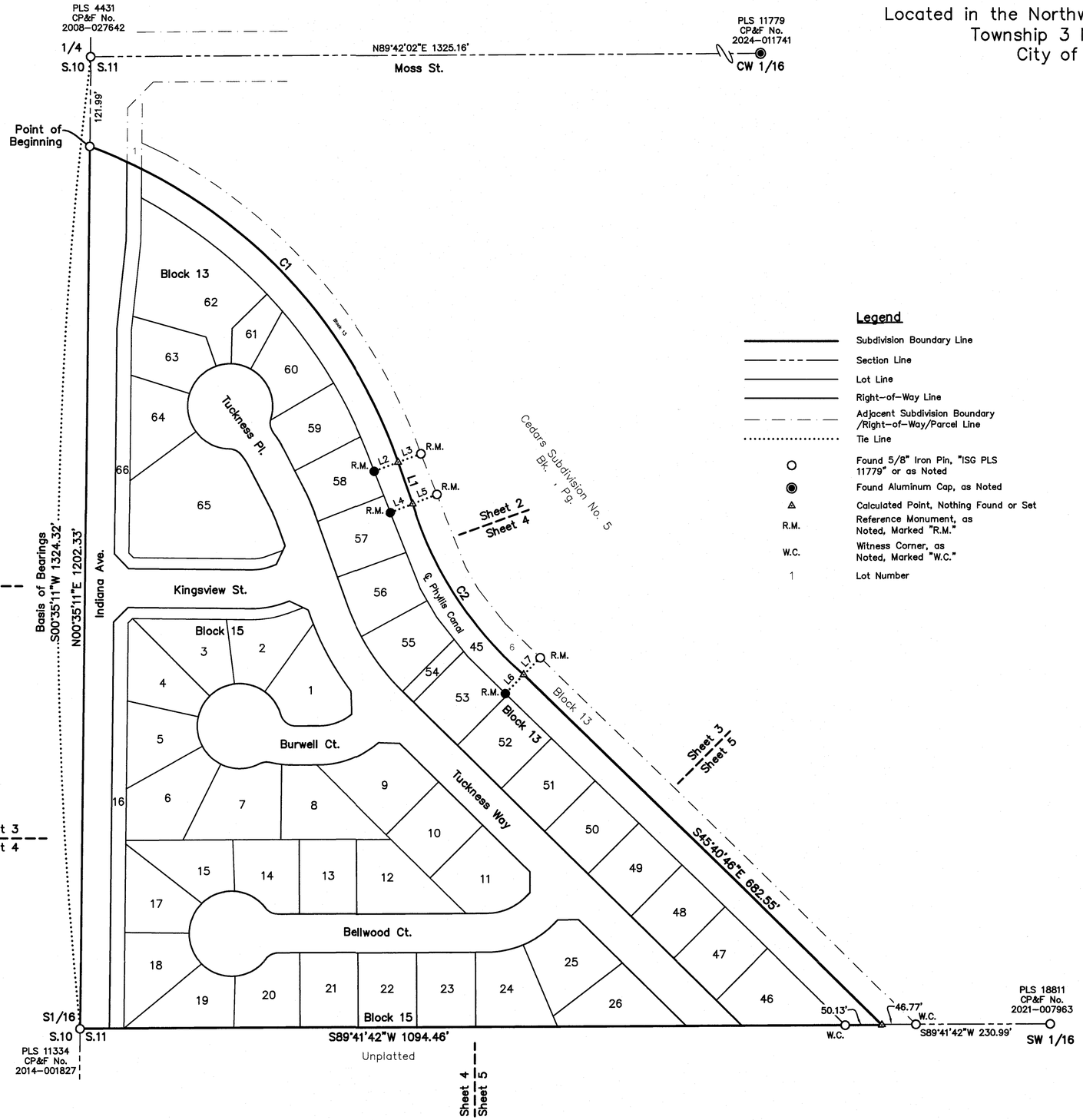
PRELIMINARY PLAT
THE CEDARS SUBDIVISION PHASES 3-7
TRILOGY DEVELOPMENT, INC.

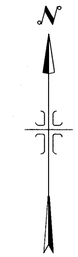
DATE: 06-25-2021
PROJECT: C2017-023
SHEET PP-1

Plat Showing

Cedars Subdivision No. 6

Located in the Northwest 1/4 of the Southwest 1/4 of Section 11,
Township 3 North, Range 3 West, Boise Meridian,
City of Caldwell, Canyon County, Idaho.
2025







Scale: 1" = 100'

Legend

- Subdivision Boundary Line
- Section Line
- Lot Line
- Right-of-Way Line
- Adjacent Subdivision Boundary /Right-of-Way/Parcel Line
- Tie Line
- Found 5/8" Iron Pin, "ISG PLS 11779" or as Noted
- Found Aluminum Cap, as Noted
- Calculated Point, Nothing Found or Set
- R.M. Reference Monument, as Noted, Marked "R.M."
- W.C. Witness Corner, as Noted, Marked "W.C."
- 1 Lot Number

Reference Documents:

Deed: 2010-060480

ROS Inst No.: 882669, 983678, 1992-003535, 2000-052285, 2002-020083, 2002-021987, 2002-021988, 2002-056547, 2004-049044, 2020-001284, 2020-028358, 2020-056855, and 2021-081780

Kingsview Estates No. 1, Bk. 37, Pg. 16,
Cedars Sub. No. 5, Bk. , Pg. .

Surveyor's Narrative:

The purpose of this survey is to subdivide the property as conveyed by a Warranty Deed recorded as Instrument No. 2025- , records of Canyon County, Idaho. The subdivision boundary for this subdivision was developed from surveyed ties to controlling Section corner monuments, the platted subdivision boundary of Kingsview Estates Subdivision No. 1 as filed in Book 37 of Plats at Page 16, Cedars Subdivision No. 5 as filed in Book of Plats at Page , and a Record of Survey recorded as Instrument No. 2001-052285, records of Canyon County, Idaho. The monuments found per said surveys and plats are in substantial agreement and were held as controlling corners.

The Basis of Bearings is taken to be N89°42'02"E between the 1/4 corner common to Sections 10 and 11 and the South 1/16 corner of Section 11, T.3N., R.3W., B.M, Canyon County, Idaho.

City of Caldwell
APPROVED FOR CONSTRUCTION

See Sheet 6 for Notes and Line & Curve Tables.

These plans and/or specifications have been reviewed for conformance 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 revision of these approved plans will require a resubmittal for a full review and approval.

Name: Martin Gergen

Book Page

PROFESSIONAL LAND SURVEYOR
LICENSED
11779
12/8/2025
STATE OF IDAHO
CODY M. McCAMMON

CODY M. McCAMMON, PLS 11779
IDAHO SURVEY GROUP
9939 W EMERALD ST
BOISE, ID 83704

Job No. 22-062
Sheet 1 of 8

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE ST., SUITE 210
EAGLE, ID 83616
TEL 208-938-0013
www.baileyengineers.com

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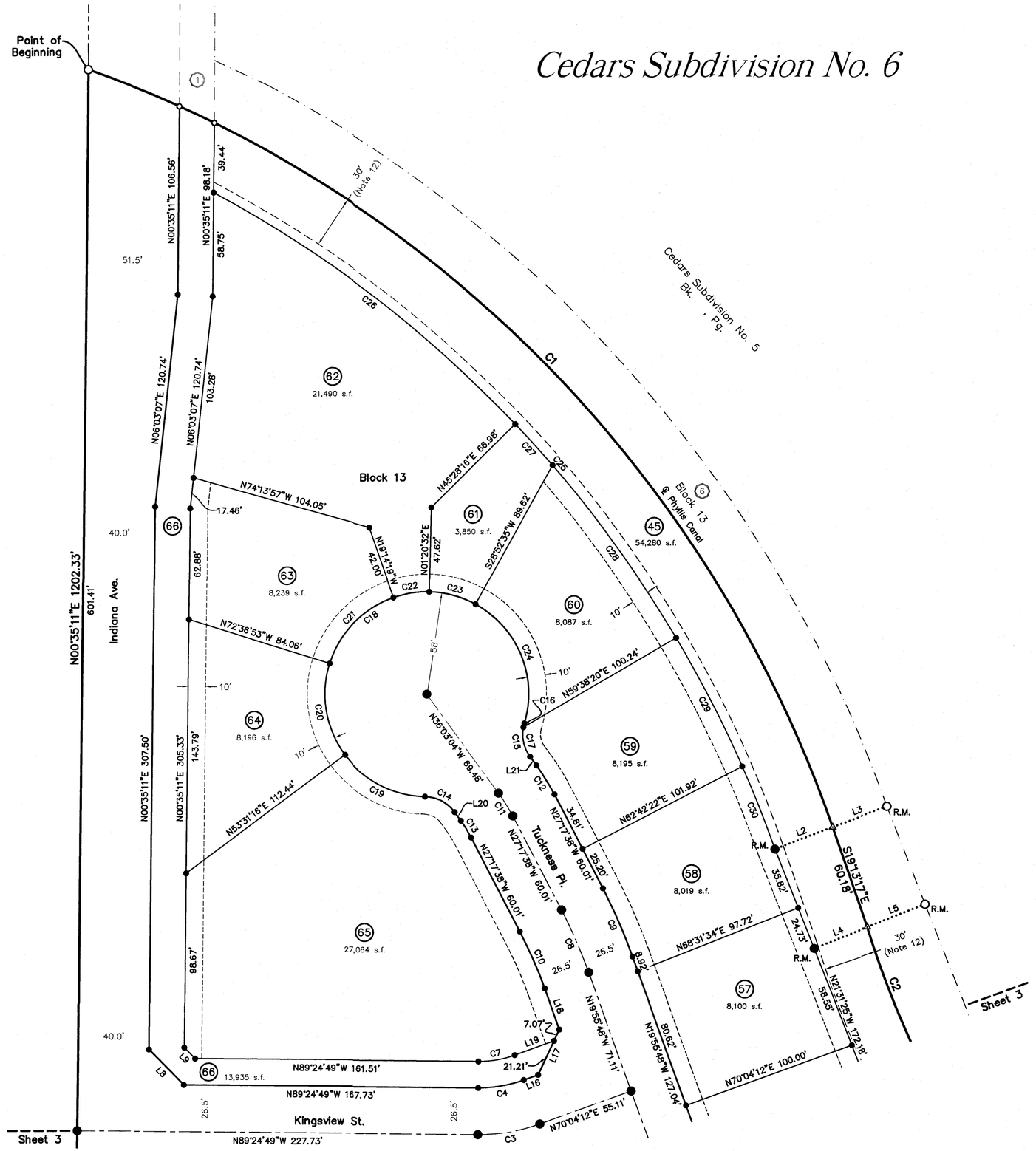
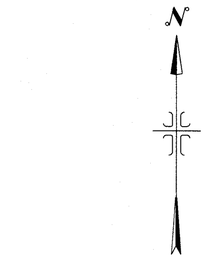
Cedars Subdivision No. 6





5 20 80
0 10 40 120

Scale: 1" = 40'

Legend

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- Set 1/2" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
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- Calculated Point, Nothing Found or Set
- R.M. Reference Monument, as Noted, Marked "R.M."
- (1) Lot Number
- (1) Adjacent Lot Number

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Book Page

PROFESSIONAL LAND SURVEYOR LICENSED 11779 12/8/2025 STATE OF IDAHO CODY M. McCAMMON

CODY M. McCAMMON, PLS 11779
IDAHO SURVEY GROUP
9939 W EMERALD ST
BOISE, ID 83704

Job No. 22-062
Sheet 2 of 8

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EAGLE, ID 83616
TEL 208-938-0013
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Cedars Subdivision No. 6

Sheet 2

Kingsview St.

N89°24'49"W 227.73'

S89°24'49"E 167.73'

S89°;128.09' 161.51'

N19°55'48"W 55.92'

N19°55'48"W 127.04'

N70°04'12"E 100.00'

N21°31'25"W 172.18'

S30°01'07"E 44.71'

S37°50'04"E 68.25'

N61°14'07"E 102.13'

N44°38'33"E 99.44'

N44°38'33"E 96.70'

N44°38'33"E 96.04'

S45°40'46"E 682.55'

N45°44'08"W 718.63'

S45°21'27"E 647.64'

N44°38'33"E 96.59'

S44°38'33"W 97.14'

S44°38'33"W 97.69'

N45°21'27"W 342.38'

N45°21'27"W 248.94'

N45°21'27"W 143.67'

N45°00'45"W 149.29'

N07°16'13"W 88.41'

N35°48'03"E 113.54'

N77°21'31"W 99.79'

N61°04'19"E 119.12'

N28°26'21"E 115.57'

N00°35'00"E 102.36'

N89°41'42"E 363.22'

N89°41'42"E 285.84'

N44°26'57"E 55.34'

N00°35'11"E 1202.33'

N00°35'11"E 553.80'

N00°35'11"E 552.27'

N00°35'11"E 119.89'

Indiana Ave.

600.92'

Block 15

Block 13

Tuckness Way

Burwell Ct.

Bellwood Ct.

Phyllis Canal

Cedars Subdivision No. 5
Bk. , Pg.

Sheet 4

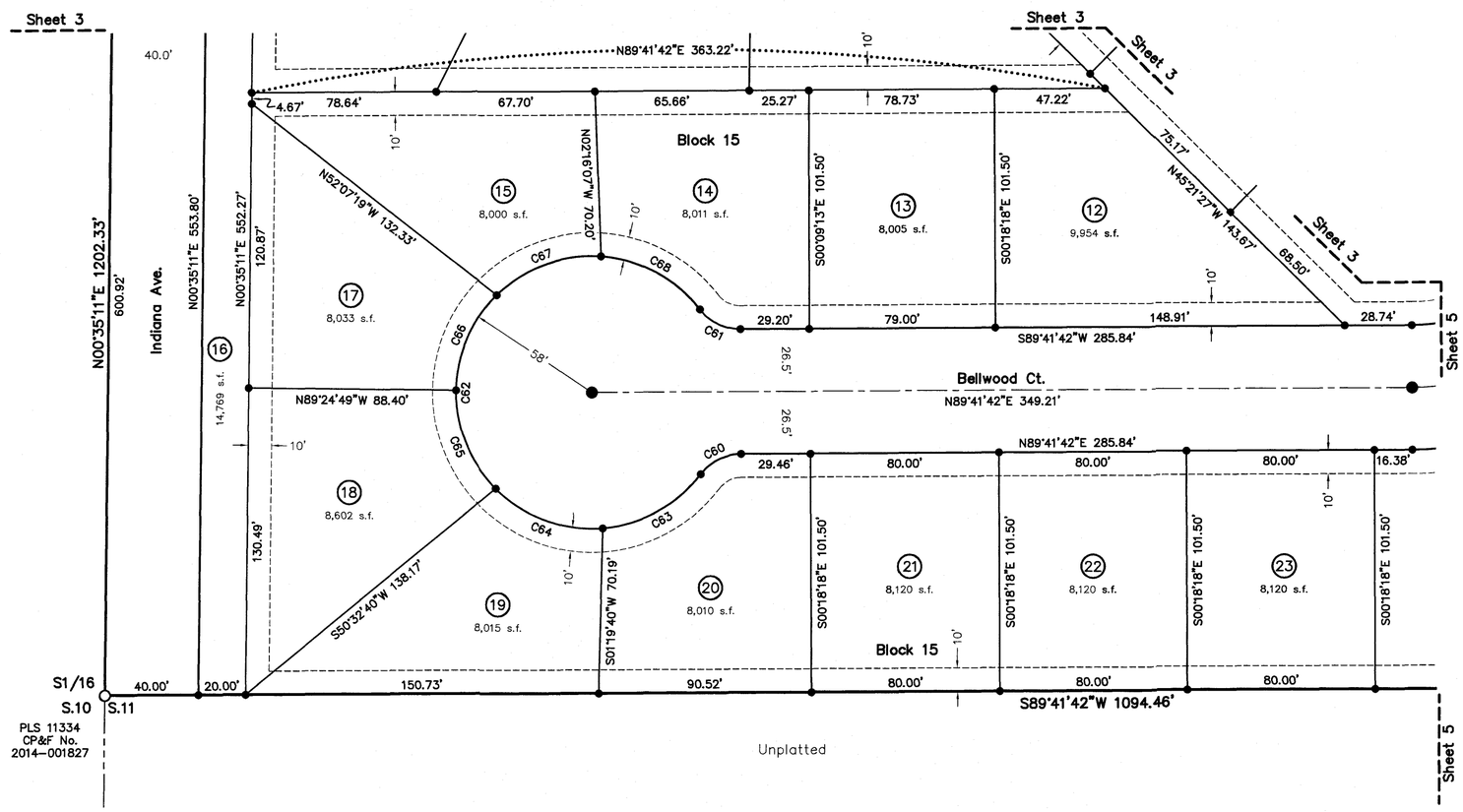
Sheet 5

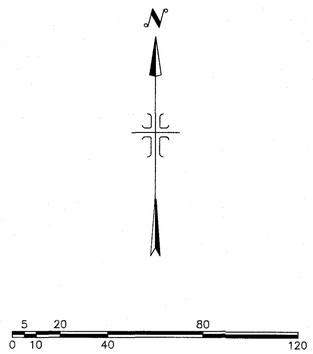
Sheet 4 Sheet 5

Sheet 4 Sheet 5

Sheet 4

Cedars Subdivision No. 6





Scale: 1" = 40'

Legend

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- (1) Lot Number

See Sheet 6 for Notes and Line & Curve Tables.

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IDAHO SURVEY GROUP
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Job No. 22-062
Sheet 4 of 8

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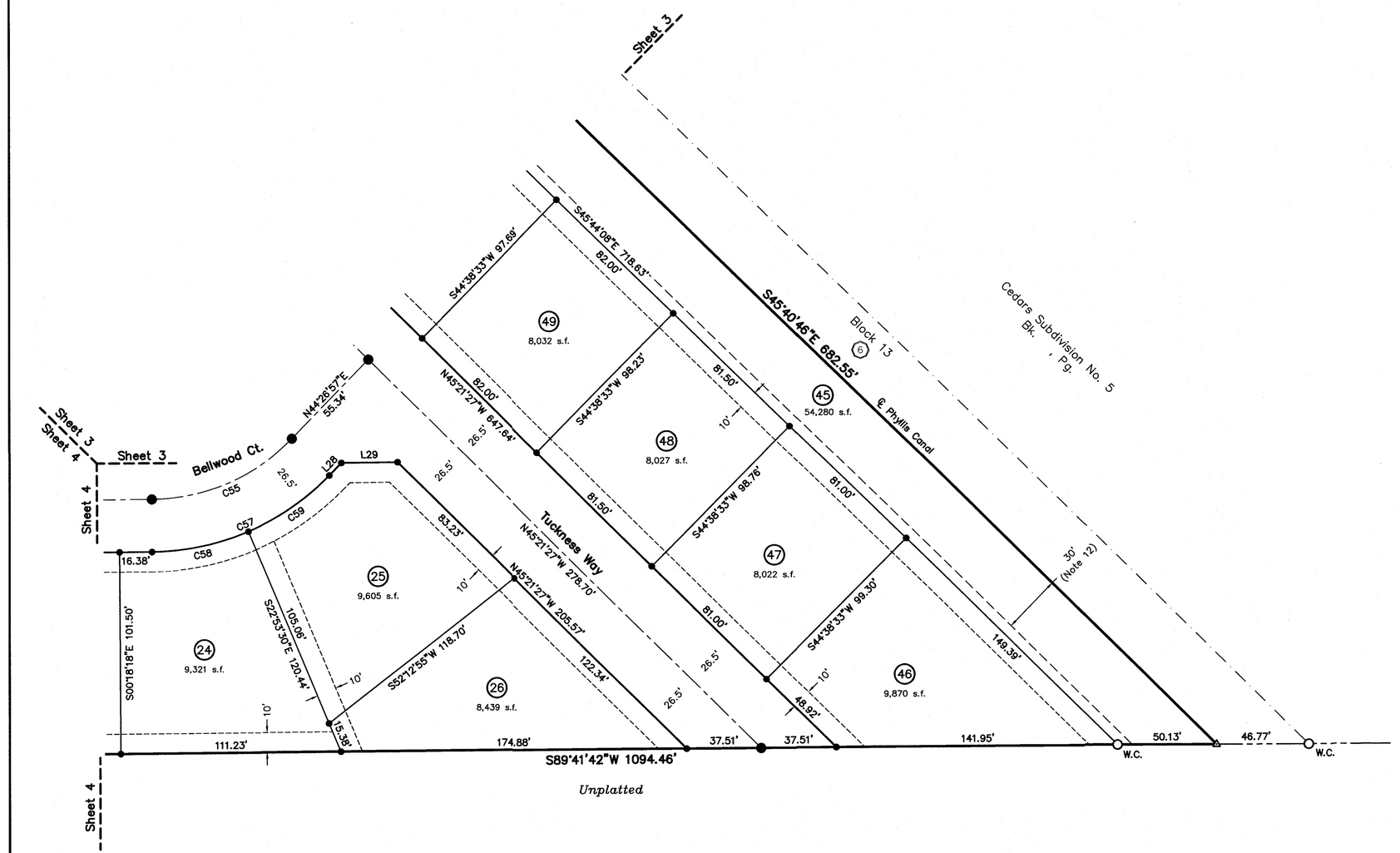
Cedars Subdivision No. 6



N

5 20 80
0 10 40 120

Scale: 1" = 40'

Legend

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- W.C. Witness Corner, as Noted, Marked "W.C."
- (1) Lot Number
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See Sheet 6 for Notes and Line & Curve Tables.

PROFESSIONAL LAND SURVEYOR
LICENSED
IN
IDAHO
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12/8/2025
STATE OF IDAHO
CODY M. McCAMMON

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Job No. 22-062
Sheet 5 of 8

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Cedars Subdivision No. 6

NOTES:

1. Unless otherwise shown and dimensioned, A ten (10) foot wide permanent public utilities, property drainage and pressure irrigation easement is hereby designated on all lots adjacent to a public right-of-way, subdivision boundary and rear lot lines. All easements are shown hereon.
2. 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 when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
3. Any resubdivision of this Plat shall comply with the applicable zoning regulations in effect at the time of resubdivision.
4. Noise attenuation design measures that achieve an outdoor to indoor noise level reduction of a minimum of 25 dB are required as a building standard within this plat.
5. Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of the City of Caldwell.
6. All lot, parcel, and tract sizes shall meet dimensional standards established in the applicable zoning ordinance or as specifically approved.
7. All lots within this subdivision are subject to the Covenants, Conditions and Restrictions for Cedars Subdivision recorded as Instrument No. 2020-015167, records of Canyon County, Idaho, and as amended and supplemented from time to time.
8. Lots 45, 54, 61, 62, 65, and 66, Block 13 and Lot 16, Block 15 are designated as common area lots owned and maintained by the Cedars Subdivision Homeowners' Association or its assigns, and are reserved for use as stated within the restrictive covenants for the subdivision. A blanket easement for public utilities, property drainage and pressure irrigation is hereby designated co-located with Lots 45, 54, and 66, Block 13 and Lot 16, Block 15. A blanket easement for the purpose of storm water retention facilities is hereby designated co-located with Lots 62 and 65, Block 13.
9. Direct lot or parcel access to Indiana Avenue is prohibited unless specifically approved by City of Caldwell.
10. The lands included in this plat are located in Caldwell Municipal Irrigation District service area (Phone Number: 208-455-3070). 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. The 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 entity.
11. The availability of building permits for this development may be limited pursuant to Caldwell City Code 11-04-07(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 11-04-07(1)(I) and lot purchasers are encouraged to contact the Caldwell City Building Department prior to closing.
12. Lot 45, Block 13 is subject to a thirty-foot (30') wide easement in favor of Pioneer Irrigation District for purposes of access, operation, maintenance and replacement of the Phyllis Canal. Said easement shall remain free of all obstructions, including, without limitation, fences, pathways, landscaping, and other improvements, unless specifically approved by Pioneer Irrigation District, or its successors, in writing.
13. A ten-foot (10') wide easement for gravity irrigation is hereby designated on Lot 56, Block 13 as shown and dimensioned.
14. Lot 46, Block 13 shall contain a temporary fire turnaround and will be a non-buildable lot until such time that Tuckness Way is extended in the future.

Line Table

Line	Bearing	Length
L1	S19°13'17"E	60.18'
L2	N69°10'06"E	35.00'
L3	N69°43'53"E	33.01'
L4	N68°28'35"E	32.58'
L5	N68°28'35"E	35.42'
L6	N44°15'52"E	35.85'
L7	N44°15'52"E	32.15'
L8	S44°24'49"E	28.28'
L9	S44°24'49"E	8.79'
L10	N45°35'11"E	28.28'
L11	N45°35'11"E	8.79'
L12	N70°04'12"E	8.61'
L13	S64°55'48"E	28.28'
L14	S19°55'48"E	9.42'
L15	N70°04'12"E	23.61'
L16	N70°04'12"E	8.61'
L17	N25°04'12"E	28.28'
L18	N19°55'48"W	24.61'
L19	N70°04'12"E	23.61'
L20	N36°03'04"W	6.10'
L21	S36°03'04"E	6.10'
L22	S01°55'16"E	31.78'
L23	S88°07'46"E	28.78'
L24	S89°41'42"W	31.43'
L25	N89°41'42"E	36.11'
L26	S44°26'57"W	8.93'
L27	S00°27'15"E	28.33'
L28	N44°26'57"E	8.75'
L29	N89°32'45"E	28.24'

Curve Table

Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	622.93'	705.51'	50°35'21"	S44°30'57"E	602.89'
C2	281.33'	503.66'	32°00'13"	S33°01'00"E	277.69'
C3	35.81'	100.00'	20°30'59"	N80°19'42"E	35.62'
C4	26.32'	73.50'	20°30'59"	N80°19'42"E	26.18'
C5	45.30'	126.50'	20°30'59"	N80°19'42"E	45.06'
C6	50.67'	141.50'	20°30'59"	N80°19'42"E	50.40'
C7	20.95'	58.50'	20°30'59"	N80°19'42"E	20.84'
C8	38.56'	300.00'	7°21'50"	N23°36'43"W	38.53'
C9	41.96'	326.50'	7°21'50"	N23°36'43"W	41.93'
C10	35.15'	273.50'	7°21'50"	N23°36'43"W	35.13'
C11	15.28'	100.00'	8°45'26"	N31°40'21"W	15.27'
C12	19.33'	126.50'	8°45'26"	N31°40'21"W	19.32'
C13	11.23'	73.50'	8°45'26"	N31°40'21"W	11.22'
C14	19.84'	21.50'	52°51'34"	N62°28'51"W	19.14'
C15	19.84'	21.50'	52°51'34"	S09°37'17"E	19.14'
C16	2.26'	21.50'	6°02'05"	S13°47'27"W	2.26'
C17	17.57'	21.50'	46°49'28"	S12°38'20"E	17.09'
C18	289.23'	58.00'	285°43'07"	S53°56'56"W	70.04'
C19	53.08'	58.00'	52°25'54"	S62°41'41"E	51.24'
C20	54.53'	58.00'	53°51'52"	S09°32'49"E	52.54'
C21	54.03'	58.00'	53°22'33"	S44°04'24"W	52.10'
C22	20.83'	58.00'	20°34'52"	S81°03'06"W	20.72'
C23	27.87'	58.00'	27°32'03"	N74°53'26"W	27.61'
C24	78.89'	58.00'	77°55'55"	N22°09'28"W	72.95'
C25	501.54'	681.88'	42°08'35"	N40°37'02"W	490.32'
C26	217.33'	681.88'	18°15'41"	N52°33'29"W	216.41'
C27	31.41'	681.88'	2°38'22"	N42°06'27"W	31.41'
C28	120.35'	681.88'	10°06'44"	N35°43'55"W	120.19'
C29	82.04'	681.88'	6°53'37"	N27°13'44"W	81.99'
C30	50.42'	681.88'	4°14'10"	N21°39'50"W	50.40'
C31	155.33'	350.00'	25°25'39"	S32°38'37"E	154.06'
C32	143.57'	323.50'	25°25'39"	S32°38'37"E	142.39'
C33	49.88'	323.50'	8°50'05"	S24°20'50"E	49.83'
C34	93.68'	323.50'	16°35'34"	S37°03'40"E	93.36'
C35	116.61'	376.50'	17°44'47"	S28°48'11"E	116.15'

Curve Table

Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C36	11.15'	376.50'	1°41'47"	S20°46'41"E	11.15'
C37	105.47'	376.50'	16°03'00"	S29°39'05"E	105.12'
C38	78.05'	100.00'	44°43'13"	N67°20'05"E	76.09'
C39	48.93'	73.50'	38°08'24"	N70°37'30"E	48.03'
C40	89.54'	126.50'	40°33'17"	N69°25'03"E	87.68'
C41	78.57'	109.50'	41°06'44"	S69°44'56"E	76.90'
C42	28.02'	21.50'	74°41'01"	S52°57'48"E	26.08'
C43	31.30'	136.00'	13°11'14"	S83°42'41"E	31.23'
C44	16.11'	136.00'	6°47'19"	S80°30'44"E	16.10'
C45	15.19'	136.00'	6°23'55"	S87°06'21"E	15.18'
C46	15.07'	21.50'	40°10'07"	S82°47'52"W	14.77'
C47	285.13'	58.00'	281°39'53"	S23°32'46"W	73.26'
C48	54.39'	58.00'	53°43'32"	N89°34'35"E	52.42'
C49	35.43'	58.00'	35°00'00"	S46°03'39"E	34.88'
C50	41.71'	58.00'	41°12'08"	S07°57'35"E	40.82'
C51	32.74'	58.00'	32°20'47"	S28°48'52"W	32.31'
C52	38.21'	58.00'	37°44'31"	S63°51'31"W	37.52'
C53	43.60'	58.00'	43°04'17"	N75°44'05"W	42.58'
C54	39.05'	58.00'	38°34'39"	N34°54'37"W	38.32'
C55	78.97'	100.00'	45°14'44"	N67°04'20"E	76.93'
C56	58.04'	73.50'	45°14'44"	N67°04'20"E	56.55'
C57	99.90'	126.50'	45°14'44"	N67°04'20"E	97.32'
C58	49.87'	126.50'	22°35'11"	N78°24'06"E	49.55'
C59	50.03'	126.50'	22°39'33"	N55°46'44"E	49.70'
C60	19.84'	21.50'	52°51'34"	S63°15'55"W	19.14'
C61	19.84'	21.50'	52°51'34"	S63°52'31"E	19.14'
C62	289.23'	58.00'	285°43'07"	S00°18'18"E	70.04'
C63	49.19'	58.00'	48°35'37"	N61°07'56"E	47.73'
C64	50.22'	58.00'	49°36'51"	S69°45'50"E	48.67'
C65	46.29'	58.00'	45°43'57"	S22°05'26"E	45.08'
C66	45.19'	58.00'	44°38'39"	S23°05'52"W	44.06'
C67	49.14'	58.00'	48°32'28"	S69°41'25"W	47.68'
C68	49.19'	58.00'	48°35'37"	N61°44'33"W	47.73'

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.

Book Page

Name: Martin Gergen

PROFESSIONAL LAND SURVEYOR — LICENSED — 11779 — 12/31/2025 — STATE OF IDAHO — CODY M. McCAMMON

CODY M. McCAMMON, PLS 11779
IDAHO SURVEY GROUP
9939 W EMERALD ST
BOISE, ID 83704

Job No. 22-062
Sheet 6 of 8

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE ST., SUITE 210
EAGLE, ID 83616
TEL 208-938-0013
www.baileyengineers.com

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Cedars Subdivision No. 6

Certificate Of Owners

Know all men by these presents: That Challenger Development, Inc., an Idaho Corporation is the owner of the property described as follows:

A parcel of land located in the Northwest 1/4 of the Southwest 1/4 of Section 11, Township 3 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, more particularly described as follows:

Commencing at the 1/4 corner common to Sections 10 and 11, T.3N., R.3W., B.M., from which the South 1/16 corner common to said Sections 10 and 11, bears South 00°35'11" West, 1324.32 feet; thence on the west boundary line of said Section 11, South 00°35'11" West, 121.99 feet to the centerline of the Phyllis Canal, coincident with the westerly boundary line of Cedar Subdivision No. 5 as filed in Book of Plats at Page , records of Canyon County, Idaho and the POINT OF BEGINNING.

thence leaving said west boundary line on said centerline the following four (4) courses and distances:

622.93 feet along the arc of a non–tangent curve to the right, said curve having a radius of 705.51 feet, a central angle of 50°35'21" and a long chord which bears South 44°30'57" East, 602.89 feet;

South 19°13'17" East, 60.18 feet;

281.33 feet on the arc of a curve to the left having a radius of 503.66 feet, a central angle of 32°00'13", and a long chord which bears South 33°01'00" East, 277.69 feet;

South 45°40'46" East, 682.55 feet to the south boundary line of the Northwest 1/4 of the Southwest 1/4 of said Section 11;

thence on said south boundary line, South 89°41'42" West, 1094.46 feet to the South 1/16 corner common to said Sections 10 and 11;

thence leaving said south boundary line on the west boundary line of said Section 11, North 00°35'11" East, 1202.33 feet to the POINT OF BEGINNING.

Containing 15.382 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements indicated on said plat are not dedicated to the public. However, the right to use said easements is perpetually reserved for public utilities and for such other uses as designated hereon, no permanent structure other than for such utility purposes or such other uses are to be erected within the limits of said easements. . All lots in this plat will be eligible to receive domestic water service from an existing City of Caldwell main line and the City of Caldwell has agreed in writing to serve all the lots in this Subdivision. Challenger Development, Inc. hereby certifies 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

Challenger Development, Inc., an Idaho Corporation

_____

Corey D. Barton, President

Acknowledgment

State of Idaho }
County of Ada } s.s.

This record was acknowledged before me on this_____day of_____, 2025, by Corey D. Barton, as President of Challenger Development Inc., an Idaho Corporation.

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: _____
Signature of Notary Public

Certificate of Surveyor

I, Cody M. McCammon, 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" is 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 and surveys.

Cody M. McCammon

PROFESSIONAL LAND SURVEYOR LICENSED 11779 STATE OF IDAHO CODY M. McCAMMON

City of Caldwell
APPROVED FOR CONSTRUCTION P.L.S. No. 11779

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 Book Page

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE ST., SUITE 210 TEL 208-938-0013
EAGLE, ID 83616 www.baileyengineers.com

Job No. 22–062
Sheet 7 of 8

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Cedars Subdivision No. 6

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 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 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 County Surveyor

I, the undersigned, Professional Land Surveyor, in and for Canyon County, Idaho, do hereby certify that I have examined this plat and that it complies with the requirements of Idaho State Code, relating to plats and surveys.

Professional Land Surveyor,
Under IC 50–1305, for Canyon County
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.

City Clerk, Caldwell, Idaho 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 of Caldwell Engineer PE 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 subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

County Treasurer Date

PROFESSIONAL LAND SURVEYOR
LICENSED
11779
9/20/2025
STATE OF IDAHO
CODY M. McCAMMON

CODY M. McCAMMON, PLS 11779
IDAHO SURVEY GROUP
9939 W EMERALD ST
BOISE, ID 83704

City of Caldwell
APPROVED FOR CONSTRUCTION

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Book Page
Name: Martin Gergen

Job No. 22–062
Sheet 8 of 8

Bailey Engineering, Inc.
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TEL 208-938-0013
www.baileyengineers.com

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PRELIMINARY PLAT AND PHASING UPDATE FOR THE CEDARS SUBDIVISION

A PORTION OF THE WEST 1/2 OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 3 WEST, B.M. CALDWELL, CANYON COUNTY, IDAHO 2021

CP&F NO. 200210424

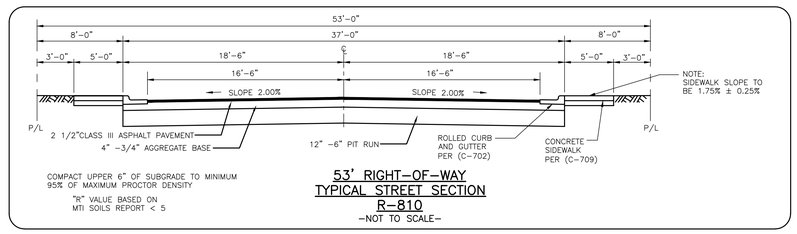
NO CAP

E HOMEDALE ROAD

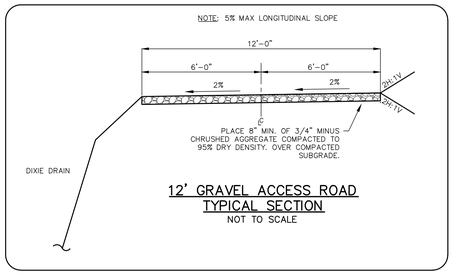
BLOCK 1 | BLOCK 2 | BLOCK 4 | BLOCK 3 | BLOCK 5 | BLOCK 6 | BLOCK 7 | BLOCK 11

CHAMBERS WAY | BASCOM ST | LEPPERT ST | LEPPERT CT | MORROW ST | THURSTON ST | BEATTY STREET | OLIVER STREET | HIGLEY COURT | TODD COURT | ELBA COURT

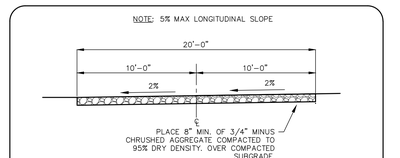
DUNNING WAY | CARMICHAEL AVE | S. FLORIDA AVENUE | CHAMBERS | DIXIE DRAIN



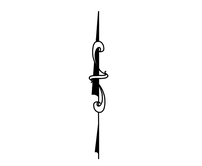
53' RIGHT-OF-WAY
TYPICAL STREET SECTION
R-810
-NOT TO SCALE-



12' GRAVEL ACCESS ROAD
TYPICAL SECTION
NOT TO SCALE



20' GRAVEL ACCESS ROAD
TYPICAL SECTION
NOT TO SCALE



SCALE IN FEET
1"=60'

PLAT LEGEND

- BOUNDARY
- LOT LINES
- ROAD CENTERLINE
- RIGHT OF WAY
- LOT NUMBER
- LOT AREA
- BLOCK NUMBER
- EASEMENT
- SETBACK
- CURB GUTTER SW
- STREET NAME
- SEWER LINE – 8"
- SEWER LINE – 10"
- SEWER LINE – 21"
- WATER LINE
- WATER MAIN – 12"
- STORM DRAIN LINE
- PRESSURE IRRIGATION
- GRAVITY IRRIGATION
- FLOW ARROW

1 6,500 sf
BLOCK 7

W. ASHTON DR.

MATCHLINE SEE SHEET PP-3

MATCHLINE SEE SHEET PP-3

Bailey Engineering, Inc.
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1119 E. STATE ST. STE 210
EAGLE, ID 83616
TEL. 208-938-0013
www.baileyengineers.com

PROFESSIONAL ENGINEER REGISTERED STATE OF IDAHO DAVID A. BAILEY 8272

NOT FOR CONSTRUCTION

CHECKED BY: DAVID A. BAILEY P.E.

DRAWN BY: DAB

REVISED

NO.	DATE	DESCRIPTION
1	05-02-2021	PHASES 3-7 TO CURRENT R1 LOT SIZES
2	05-04-2021	UPDATES STREETS MOSS AND INDIANA – ADD OPEN SPACE, PATHS AND AMENITIES
3	11-02-2022	CALDWELL COMMENTS

PRELIMINARY PLAT AND PHASING
THE CEDARS SUBDIVISION
TRILOGY DEVELOPMENT, INC.

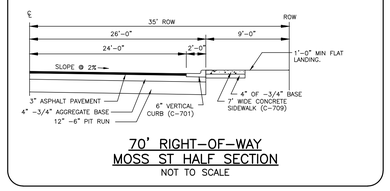
DATE: 09-28-2021
PROJECT: C2017-023

SHEET PP-2

PRELIMINARY PLAT AND PHASING UPDATE FOR THE CEDARS SUBDIVISION

A PORTION OF THE WEST 1/2 OF SECTION 11,
TOWNSHIP 3 NORTH, RANGE 3 WEST, B.M.
CALDWELL, CANYON COUNTY, IDAHO
2021





70' RIGHT-OF-WAY
MOSS ST HALF SECTION
NOT TO SCALE

60 0 30 60 120
SCALE IN FEET
1"=60'

PLAT LEGEND

BOUNDARY
LOT LINES
ROAD CENTERLINE
RIGHT OF WAY
LOT NUMBER
LOT AREA
BLOCK NUMBER
EASEMENT
SETBACK
CURB GUTTER SW
STREET NAME
SEWER LINE – 8"
SEWER LINE – 10"
SEWER LINE – 21"
WATER LINE
WATER MAIN – 12"
STORM DRAIN LINE
PRESSURE IRRIGATION
GRAVITY IRRIGATION
FLOW ARROW

1
6,500 sf
BLOCK 7
W. ASHTON DR.

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE ST. STE 210
EAGLE, ID 83616
TEL 208-938-0013
www.baileyengineers.com

PROFESSIONAL ENGINEER
REGISTERED
8272
NOT FOR CONSTRUCTION
STATE OF IDAHO
DAVID A. BAILEY

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

REVISED

NO.	DATE	DESCRIPTION
05-02-2021		PHASES 3-7 TO CURRENT R1 LOT SIZES
05-04-2021		UPDATES STREETS MOSS AND INDIANA – ADD OPEN SPACE, PATHS AND AMENITIES
11-02-2022		CALDWELL COMMENTS

PRELIMINARY PLAT AND PHASING
THE CEDARS SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE:
09-28-2021
PROJECT:
C2017-023
SHEET
PP-3

PRELIMINARY PLAT AND PHASING UPDATE FOR THE CEDARS SUBDIVISION

A PORTION OF THE WEST 1/2 OF SECTION 11,
TOWNSHIP 3 NORTH, RANGE 3 WEST, B.M.
CALDWELL, CANYON COUNTY, IDAHO
2021



60 0 30 60 120
SCALE IN FEET
1"=60'

PLAT LEGEND

BOUNDARY
LOT LINES
ROAD CENTERLINE
RIGHT OF WAY
LOT NUMBER
LOT AREA
BLOCK NUMBER
EASEMENT
SETBACK
CURB GUTTER SW
STREET NAME
SEWER LINE – 8"
SEWER LINE – 10"
SEWER LINE – 21"
WATER LINE
WATER MAIN – 12"
STORM DRAIN LINE
PRESSURE IRRIGATION
GRAVITY IRRIGATION
FLOW ARROW

1
6,500 sf
BLOCK 7
W. ASHTON DR.

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1119 E. STATE ST. STE 210
EAGLE, ID 83616
TEL 208-938-0013
www.baileyengineers.com

PROFESSIONAL ENGINEER
REGISTERED
8277
NOT FOR CONSTRUCTION
STATE OF IDAHO
DAVID A. BAILEY

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

REVISED

NO.	DATE	DESCRIPTION
05-02-2021		PHASES 3-7 TO CURRENT R1 LOT SIZES
05-04-2021		UPDATES STREETS MOSS AND INDIANA – ADD OPEN SPACE, PATHS AND AMENITIES
11-02-2022		CALDWELL COMMENTS

PRELIMINARY PLAT AND PHASING
THE CEDARS SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE:
06-25-2021
PROJECT:
C2017-023
SHEET
PP-4

LOT & CURVE TABLES FOR THE CEDARS SUBDIVISION

A PORTION OF THE WEST 1/2 OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 3 WEST, B.M. CALDWELL, CANYON COUNTY, IDAHO 2020

Parcel Table			
Lot	Area	Perimeter	Type
BLOCK 1 Lot 3: OPEN	10134	489	DIXIE DRAIN
BLOCK 1 Lot 4: OPEN	3359	377	BUFFER
BLOCK 1 Lot 5: OPEN	27260	683	STORM DRAIN
BLOCK 1 Lot 6	13020	503	SFR R1
BLOCK 1 Lot 7	9950	421	SFR R1
BLOCK 1 Lot 8	8357	384	SFR R1
BLOCK 1 Lot 9	10895	436	SFR R1
BLOCK 1 Lot 10	9873	444	SFR R1
BLOCK 1 Lot 11	11362	491	SFR R1
BLOCK 1 Lot 12	12851	538	SFR R1
BLOCK 1 Lot 13	9820	440	SFR R1
BLOCK 1 Lot 14	9534	422	SFR R1
BLOCK 1 Lot 15	9080	383	SFR R1
BLOCK 1 Lot 16	8223	385	SFR R1
BLOCK 1 Lot 17	13206	458	SFR R1
BLOCK 1 Lot 18	9258	408	SFR R1
BLOCK 1 Lot 19	9536	385	SFR R1
BLOCK 1 Lot 20	8467	380	SFR R1
BLOCK 1 Lot 21	10013	390	SFR R1
BLOCK 1 Lot 22	8673	374	SFR R1
BLOCK 1 Lot 23	8526	371	SFR R1
BLOCK 1 Lot 24	8527	371	SFR R1
BLOCK 3 PH3 Lot 22: OPEN	77699	2941	DIXIE DRAIN
BLOCK 3 PH3 Lot 23	9610	384	SFR R1
BLOCK 3 PH3 Lot 24	8618	372	SFR R1
BLOCK 3 PH3 Lot 25	8150	362	SFR R1
BLOCK 3 PH3 Lot 26: OPEN	12977	462	DRAINAGE
BLOCK 3 PH3 Lot 27	8674	373	SFR R1
BLOCK 3 PH3 Lot 28	10013	403	SFR R1
BLOCK 3 PH3 Lot 29	8007	360	SFR R1
BLOCK 3 PH3 Lot 30	8007	361	SFR R1
BLOCK 3 PH3 Lot 31	8020	361	SFR R1
BLOCK 3 PH3 Lot 32	8048	362	SFR R1
BLOCK 3 PH3 Lot 33	8028	361	SFR R1
BLOCK 3 PH3 Lot 34	8037	361	SFR R1
BLOCK 3 PH3 Lot 35	8067	361	SFR R1
BLOCK 3 PH3 Lot 36	8062	357	SFR R1
BLOCK 3 PH3 Lot 37	8028	397	SFR R1
BLOCK 9 PH3 & 4 Lot 18: OPEN	4483	273	DIXIE DRAIN
BLOCK 9 PH3 & 4 Lot 19: OPEN	7738	346	OPEN SPACE
BLOCK 9 PH3 & 4 Lot 20: OPEN	13053	459	OPEN SPACE
BLOCK 9 PH3 & 4 Lot 21: OPEN	20060	608	STORM DRAIN
BLOCK 9 PH3 & 4 Lot 22	8057	359	SFR R1
BLOCK 9 PH3 & 4 Lot 23	8076	360	SFR R1
BLOCK 9 PH3 & 4 Lot 24	8083	360	SFR R1
BLOCK 9 PH3 & 4 Lot 25	10419	413	SFR R1
BLOCK 9 PH3 & 4 Lot 26	11151	431	SFR R1
BLOCK 9 PH3 & 4 Lot 27: OPEN	1563	268	BUFFER

Parcel Table			
Lot	Area	Perimeter	Type
BLOCK 9 PH3 & 4 Lot 28: OPEN	1726	210	BUFFER
BLOCK 9 PH3 & 4 Lot 29: OPEN	51503	1864	DIXIE DRAIN
BLOCK 11 PH3 Lot 1	8557	372	SFR R1
BLOCK 11 PH3 Lot 2	8628	373	SFR R1
BLOCK 11 PH3 Lot 3	8627	373	SFR R1
BLOCK 11 PH3 Lot 4	13573	461	SFR R1
BLOCK 11 PH3 Lot 5	9851	389	SFR R1
BLOCK 11 PH3 Lot 6	8205	365	SFR R1
BLOCK 11 PH3 Lot 7	8306	407	SFR R1
BLOCK 11 PH3 Lot 8	8864	387	SFR R1
BLOCK 11 PH3 Lot 9	8426	389	SFR R1
BLOCK 11 PH3 Lot 10	9787	400	SFR R1
BLOCK 11 PH3 Lot 11	9321	454	SFR R1
BLOCK 11 PH3 Lot 12	9683	390	SFR R1
BLOCK 11 PH3 Lot 13	11797	426	SFR R1
BLOCK 11 PH3 Lot 14	9506	383	SFR R1
BLOCK 11 PH3 Lot 15	8120	363	SFR R1
BLOCK 11 PH3 Lot 16	8920	381	SFR R1
BLOCK 11 PH3 Lot 17	9493	433	SFR R1
BLOCK 11 PH3 Lot 18	10431	440	SFR R1
BLOCK 11 PH3 Lot 19	10216	407	SFR R1
BLOCK 11 PH3 Lot 20	8009	399	SFR R1
BLOCK 11 PH3 Lot 21	8509	361	SFR R1
BLOCK 11 PH3 Lot 22	8511	373	SFR R1
BLOCK 11 PH3 Lot 23	9548	383	SFR R1
BLOCK 11 PH4 Lot 24	10944	413	SFR R1
BLOCK 11 PH4 Lot 25	8932	379	SFR R1
BLOCK 11 PH4 Lot 26	8932	379	SFR R1
BLOCK 11 PH4 Lot 27	8932	379	SFR R1
BLOCK 11 PH4 Lot 28	9413	388	SFR R1
BLOCK 12 Lot 1	8069	361	SFR R1
BLOCK 12 Lot 2	8000	360	SFR R1
BLOCK 12 Lot 3	8000	360	SFR R1
BLOCK 12 Lot 4	8000	360	SFR R1
BLOCK 12 Lot 5	8522	372	SFR R1
BLOCK 12 Lot 6	11735	424	SFR R1
BLOCK 12 Lot 7	9603	386	SFR R1
BLOCK 12 Lot 8	8029	364	SFR R1
BLOCK 12 Lot 9	8000	360	SFR R1
BLOCK 12 Lot 10	8116	362	SFR R1
BLOCK 12 Lot 11	8125	409	SFR R1
BLOCK 12 Lot 12	8047	374	SFR R1
BLOCK 12 Lot 13	8244	386	SFR R1
BLOCK 12 Lot 14	8490	388	SFR R1
BLOCK 12 Lot 15	8057	405	SFR R1
BLOCK 12 Lot 16	8081	357	SFR R1
BLOCK 12 Lot 17	8000	360	SFR R1
BLOCK 12 Lot 18	8000	360	SFR R1

Parcel Table			
Lot	Area	Perimeter	Type
BLOCK 12 Lot 19	8068	364	SFR R1
BLOCK 12 Lot 20	9663	385	SFR R1
BLOCK 12 Lot 21	9538	384	SFR R1
BLOCK 12 Lot 22	8005	363	SFR R1
BLOCK 12 Lot 23	8000	360	SFR R1
BLOCK 12 Lot 24	8000	360	SFR R1
BLOCK 12 Lot 25	8000	360	SFR R1
BLOCK 12 Lot 26	8083	407	SFR R1
BLOCK 12 Lot 27	8165	376	SFR R1
BLOCK 12 Lot 28	8038	381	SFR R1
BLOCK 12 Lot 29	8948	393	SFR R1
BLOCK 12 Lot 30	8044	404	SFR R1
BLOCK 12 Lot 31	8113	356	SFR R1
BLOCK 12 Lot 32	8000	360	SFR R1
BLOCK 12 Lot 33	8000	360	SFR R1
BLOCK 12 Lot 34	8000	360	SFR R1
BLOCK 12 Lot 35	8010	366	SFR R1
BLOCK 12 Lot 36	9517	379	SFR R1
BLOCK 12 Lot 37: OPEN	11230	1360	BUFFER
BLOCK 13 Lot 1: OPEN	11824	1613	BUFFER
BLOCK 13 Lot 2	8221	356	SFR R1
BLOCK 13 Lot 3	8323	367	SFR R1
BLOCK 13 Lot 4	8323	367	SFR R1
BLOCK 13 Lot 5	8348	375	SFR R1
BLOCK 13 Lot 6: OPEN	59481	1223	OPEN SPACE
BLOCK 13 Lot 7: OPEN	28795	716	DRAINAGE
BLOCK 13 Lot 8	9500	382	SFR R1
BLOCK 13 Lot 9	8138	363	SFR R1
BLOCK 13 Lot 10	8077	398	SFR R1
BLOCK 13 Lot 11	9183	406	SFR R1
BLOCK 13 Lot 12	8002	377	SFR R1
BLOCK 13 Lot 13	8059	369	SFR R1
BLOCK 13 Lot 14	8001	367	SFR R1
BLOCK 13 Lot 15	8002	367	SFR R1
BLOCK 13 Lot 16	8000	366	SFR R1
BLOCK 13 Lot 17	8007	365	SFR R1
BLOCK 13 Lot 18	8011	365	SFR R1
BLOCK 13 Lot 19	8034	364	SFR R1
BLOCK 13 Lot 20	8011	363	SFR R1
BLOCK 13 Lot 21	9557	384	SFR R1
BLOCK 14 Lot 1	11453	421	SFR R1
BLOCK 14 Lot 2	8526	371	SFR R1
BLOCK 14 Lot 3	11566	423	SFR R1
BLOCK 14 Lot 4	11453	421	SFR R1
BLOCK 14 Lot 5	8526	371	SFR R1
BLOCK 14 Lot 6	11566	423	SFR R1
BLOCK 15 Lot 1: OPEN	10999	1437	BUFFER
BLOCK 15 Lot 2	8221	356	SFR R1

Parcel Table			
Lot	Area	Perimeter	Type
BLOCK 15 Lot 3	8323	367	SFR R1
BLOCK 15 Lot 4	8101	354	SFR R1
BLOCK 15 Lot 5: OPEN	56150	2113	OPEN SPACE PATH
BLOCK 15 Lot 6: OPEN	22355	1383	PHYLLIS CANAL
BLOCK 15 Lot 7	8226	361	SFR R1
BLOCK 15 Lot 8	8018	361	SFR R1
BLOCK 15 Lot 9	9513	382	SFR R1
BLOCK 15 Lot 10	8071	361	SFR R1
BLOCK 15 Lot 11	9712	406	SFR R1
BLOCK 15 Lot 12	8339	398	SFR R1
BLOCK 15 Lot 13	8020	361	SFR R1
BLOCK 15 Lot 14	8019	361	SFR R1
BLOCK 15 Lot 15	8019	361	SFR R1
BLOCK 15 Lot 16	8018	361	SFR R1
BLOCK 15 Lot 17	8018	361	SFR R1
BLOCK 15 Lot 18	9675	386	SFR R1
BLOCK 15 Lot 19	9564	383	SFR R1
BLOCK 15 Lot 20	8019	361	SFR R1
BLOCK 15 Lot 21	8019	361	SFR R1
BLOCK 15 Lot 22	8019	361	SFR R1
BLOCK 15 Lot 23	8019	361	SFR R1
BLOCK 15 Lot 24	8101	364	SFR R1
BLOCK 15 Lot 25	8020	376	SFR R1
BLOCK 15 Lot 26	8294	378	SFR R1
BLOCK 15 Lot 27: OPEN	32324	2259	OPEN SPACE PATH
BLOCK 15 Lot 28	9529	400	SFR R1
BLOCK 15 Lot 29	10282	409	SFR R1
BLOCK 15 Lot 30	9250	390	SFR R1
BLOCK 15 Lot 31	8019	361	SFR R1
BLOCK 15 Lot 32	8019	361	SFR R1
BLOCK 15 Lot 33	9564	383	SFR R1
BLOCK 15 Lot 34	9564	383	SFR R1
BLOCK 15 Lot 35	8019	361	SFR R1
BLOCK 15 Lot 36	8103	387	SFR R1
BLOCK 15 Lot 37	8073	360	SFR R1
BLOCK 15 Lot 38	8003	369	SFR R1
BLOCK 15 Lot 39	8277	389	SFR R1
BLOCK 15 Lot 40	8720	375	SFR R1
BLOCK 15 Lot 41	9587	384	SFR R1
BLOCK 15 Lot 42	9741	426	SFR R1
BLOCK 15 Lot 43	9211	411	SFR R1
BLOCK 15 Lot 44: OPEN	32373	1987	PHYLLIS CANAL
BLOCK 15 Lot 45	8390	368	SFR R1
BLOCK 15 Lot 46	8034	361	SFR R1
BLOCK 15 Lot 47: OPEN	52654	3183	PHYLLIS CANAL
BLOCK 15 Lot 48	9870	440	SFR R1
BLOCK 15 Lot 49	8022	360	SFR R1
BLOCK 15 Lot 50	8027	360	SFR R1

Parcel Table			
Lot	Area	Perimeter	Type
BLOCK 15 Lot 51	8032	360	SFR R1
BLOCK 15 Lot 52	8037	360	SFR R1
BLOCK 15 Lot 53	8040	360	SFR R1
BLOCK 15 Lot 54	8091	361	SFR R1
BLOCK 15 Lot 55	8049	361	SFR R1
BLOCK 15 Lot 56: OPEN	1960	236	PATHWAY
BLOCK 15 Lot 57	8075	361	SFR R1
BLOCK 15 Lot 58	8035	361	SFR R1
BLOCK 15 Lot 59	8100	362	SFR R1
BLOCK 15 Lot 60	8019	362	SFR R1
BLOCK 15 Lot 61	8135	361	SFR R1
BLOCK 15 Lot 62	8293	393	SFR R1
BLOCK 15 Lot 63: OPEN	3905	267	OPEN SPACE
BLOCK 15 Lot 64: OPEN	22913	683	DRAINAGE
BLOCK 15 Lot 65	8360	369	SFR R1
BLOCK 15 Lot 66	8303	397	SFR R1
BLOCK 15 Lot 67: OPEN	27152	643	OPEN SPACE
BLOCK 15 Lot 68: OPEN	13871	1539	BUFFER
BLOCK 16 Lot 1	9758	398	SFR R1
BLOCK 16 Lot 2	8251	383	SFR R1
BLOCK 16 Lot 3	8256	407	SFR R1
BLOCK 16 Lot 4	8194	399	SFR R1
BLOCK 16 Lot 5	8055	382	SFR R1
BLOCK 16 Lot 6	10643	422	SFR R1
BLOCK 16 Lot 7	10981	436	SFR R1
BLOCK 16 Lot 8	10109	444	SFR R1
BLOCK 16 Lot 9	10598	432	SFR R1
BLOCK 16 Lot 10	8526	371	SFR R1
BLOCK 16 Lot 11	9987	384	SFR R1
BLOCK 16 Lot 12	9954	441	SFR R1
BLOCK 16 Lot 13	8018	361	SFR R1
BLOCK 16 Lot 14	8003	359	SFR R1
BLOCK 16 Lot 15	8181	407	SFR R1
BLOCK 16 Lot 16	8122	390	SFR R1
BLOCK 16 Lot 17	8799	408	SFR R1
BLOCK 16 Lot 18: OPEN	14747	1639	BUFFER
BLOCK 16 Lot 19	8078	412	SFR R1
BLOCK 16 Lot 20	8029	359	SFR R1
BLOCK 16 Lot 21	8120	363	SFR R1
BLOCK 16 Lot 22	8120	363	SFR R1
BLOCK 16 Lot 23	8120	363	SFR R1
BLOCK 16 Lot 24	9322	399	SFR R1
BLOCK 16 Lot 25	9568	393	SFR R1
BLOCK 16 Lot 26	8439	431	SFR R1

Common Lots		
Lot	Area	Description
BLOCK 1 Lot 3: OPEN	10134	DIXIE DRAIN
BLOCK 1 Lot 4: OPEN	3359	BUFFER
BLOCK 1 Lot 5: OPEN	27260	STORM DRAIN
BLOCK 3 PH3 Lot 22: OPEN	77699	DIXIE DRAIN
BLOCK 3 PH3 Lot 26: OPEN	12977	DRAINAGE
BLOCK 9 PH3 & 4 Lot 18: OPEN	4483	DIXIE DRAIN
BLOCK 9 PH3 & 4 Lot 19: OPEN	7738	OPEN SPACE
BLOCK 9 PH3 & 4 Lot 20: OPEN	13053	OPEN SPACE
BLOCK 9 PH3 & 4 Lot 21: OPEN	20060	STORM DRAIN
BLOCK 9 PH3 & 4 Lot 27: OPEN	1563	BUFFER
BLOCK 9 PH3 & 4 Lot 28: OPEN	1726	BUFFER
BLOCK 9 PH3 & 4 Lot 29: OPEN	51503	DIXIE DRAIN
BLOCK 12 Lot 37: OPEN	11230	BUFFER
BLOCK 13 Lot 1: OPEN	11824	BUFFER
BLOCK 13 Lot 6: OPEN	59481	OPEN SPACE
BLOCK 13 Lot 7: OPEN	28795	DRAINAGE
BLOCK 15 Lot 1: OPEN	10999	BUFFER
BLOCK 15 Lot 5: OPEN	56150	OPEN SPACE PATH
BLOCK 15 Lot 6: OPEN	22355	PHYLLIS CANAL
BLOCK 15 Lot 27: OPEN	32324	OPEN SPACE PATH
BLOCK 15 Lot 44: OPEN	32373	PHYLLIS CANAL
BLOCK 15 Lot 47: OPEN	52654	PHYLLIS CANAL
BLOCK 15 Lot 63: OPEN	3905	OPEN SPACE
BLOCK 15 Lot 64: OPEN	22913	DRAINAGE
BLOCK 15 Lot 67: OPEN	27152	OPEN SPACE
BLOCK 15 Lot 68: OPEN	13871	BUFFER
BLOCK 16 Lot 18: OPEN	14747	BUFFER

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C1	50.00	78.54	70.71	N45°17'57"W	89°59'48"
C2	50.00	78.54	70.71	N45°17'54"W	89°59'54"
C3	50.00	78.54	70.71	N45°17'58"W	90°00'00"
C4	100.00	30.51	30.39	N81°33'29"W	17°28'56"
C5	109.50	78.57	76.90	N69°08'35"E	41°06'44"
C6	58.00	45.61	44.45	S55°41'16"W	45°03'32"
C8	58.00	57.53	55.20	N73°22'00"W	56°49'56"
C9	300.00	31.92	31.91	N86°38'51"E	6°05'47"
C10	100.00	15.28	15.27	S31°40'21"E	8°45'26"
C11	300.00	38.56	38.53	S23°36'43"E	7°21'50"
C12	350.00	155.33	154.06	S32°38'37"E	25°25'39"
C14	100.00	78.97	76.93	N67°04'20"E	45°14'44"
C15	109.50	78.57	76.90	S69°44'56"E	41°06'44"
C17	58.00	34.72	34.20	N27°48'13"W	34°17'40"
C18	100.00	78.05	76.09	N67°20'05"E	44°43'13"
C19	58.00	38.89	38.16	N08°33'06"E	38°24'57"
C20	100.00	35.81	35.62	S80°19'42"W	20°30'59"
C21	58.00	34.56	34.05	N44°49'53"E	34°08'38"
C22	58.00	85.56	78.01	S75°50'10"E	84°31'15"
C23	58.00	48.41	47.02	S57°04'11"W	47°49'23"
C24	58.00	56.02	53.87	N71°20'48"W	55°20'39"
C25	58.00	32.79	32.36	N27°28'38"W	32°23'40"
C26	58.00	39.83	39.05	N08°23'29"E	39°20'33"
C27	58.00	33.98	33.49	N44°50'40"E	33°33'50"
C28	58.00	85.84	78.22	S75°58'29"E	84°47'52"
C29	126.50	18.13	18.11	S77°28'28"W	8°12'40"
C30	126.50	18.13	18.11	S85°41'09"W	8°12'40"
C31	73.50	21.07	20.99	N81°34'48"E	16°25'20"
C32	126.50	36.26	36.13	S81°34'48"W	16°25'20"
C33	73.50	21.07	20.99	N81°34'48"E	16°25'20"
C34	73.50	21.07	20.99	N81°34'48"E	16°25'20"
C35	126.50	36.26	36.13	S81°34'48"W	16°25'20"
C36	73.50	20.95	20.88	N08°27'54"W	16°19'55"
C38	226.50	38.27	38.22	N11°47'27"W	9°40'49"
C39	126.50	17.60	17.58	S85°48'23"W	7°58'12"
C40	58.00	37.33	36.69	S51°35'49"W	36°52'38"

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C41	58.00	60.24	57.57	N80°12'38"W	59°30'28"
C42	58.00	39.94	39.16	N30°43'43"W	39°27'22"
C43	58.00	47.65	46.32	N12°32'13"E	47°04'30"
C44	58.00	54.38	52.41	N62°55'58"E	53°43'00"
C45	58.00	57.33	55.02	S61°53'32"E	56°37'59"
C46	73.50	5.11	5.11	N87°47'56"E	3°59'06"
C47	73.50	5.11	5.11	N83°48'50"E	3°59'06"
C48	126.50	14.89	14.88	S86°25'13"W	6°44'31"
C49	73.50	8.65	8.64	N86°25'13"E	6°44'31"
C54	58.00	83.05	76.14	S74°35'51"E	82°02'38"
C55	58.00	37.85	37.18	N45°41'12"E	37°23'16"
C56	58.00	40.99	40.14	N06°44'45"E	40°29'38"
C57	58.00	37.85	37.18	N32°11'43"W	37°23'16"
C59	58.00	97.13	86.17	S81°08'05"W	95°57'09"
C60	126.50	14.89	14.88	S86°25'13"W	6°44'31"
C61	73.50	8.65	8.64	N86°25'13"E	6°44'31"
C62	58.00	47.41	46.11	S45°42'09"W	46°50'19"
C63	58.00	41.10	40.24	S89°25'14"W	40°35'51"
C64	58.00	43.17	42.18	N48°57'33"W	42°38'34"
C65	58.00	45.77	44.59	N05°01'50"W	45°12'53"
C66	58.00	37.61	36.95	N36°09'13"E	37°09'12"
C67	58.00	80.96	74.55	S85°16'47"E	79°58'49"
C68	276.50	65.32	65.17	N11°28'28"W	13°32'07"
C69	276.50	8.46	8.46	N19°07'06"W	1°45'11"
C70	223.50	44.29	44.22	S14°19'05"E	11°21'14"
C71	276.50	56.23	56.14	N01°07'11"E	11°39'10"
C72	223.50	167.98	164.06	S12°53'27"W	43°03'49"
C73	276.50	60.92	60.80	N13°15'30"E	12°37'29"
C120	226.50	13.96	13.95	S08°42'57"E	3°31'49"
C121	226.50	37.61	37.57	S15°14'17"E	9°30'50"
C122	200.00	45.53	45.43	N13°28'22"W	13°02'39"
C123	276.50	60.92	60.80	N25°52'59"E	12°37'29"
C124	173.50	29.31	29.28	S11°47'27"E	9°40'49"
C125	276.50	45.79	45.74	N36°56'22"E	9°29'19"
C126	223.50	61.72	61.52	S42°20'01"W	15°49'20"
C128	200.00	33.79	33.75	S11°47'27"E	9°40'49"

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C130	160.00	52.74	52.50	N79°25'24"E	18°53'08"
C131	276.50	59.09	58.97	N47°48'20"E	12°14'37"
C133	100.00	13.91	13.90	S85°48'23"W	7°58'12"
C134	100.00	11.77	11.76	S86°25'13"W	6°44'31"
C135	100.00	11.77	11.76	S86°25'13"W	6°44'31"
C136	100.00	28.50	28.41	S08°27'54"E	16°19'55"
C137	100.00	28.66	28.56	S81°34'48"W	16°25'20"
C138	100.00	28.66	28.56	S81°34'48"W	16°25'20"
C140	100.00	28.66	28.56	S81°34'48"W	16°25'20"

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE ST. STE 210
EAGLE, ID 83616
TEL. 208-938-0013
www.baileyengineers.com

PROFESSIONAL ENGINEER REGISTERED STATE OF IDAHO DAVID A. BAILEY 8272 — NOT FOR CONSTRUCTION

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

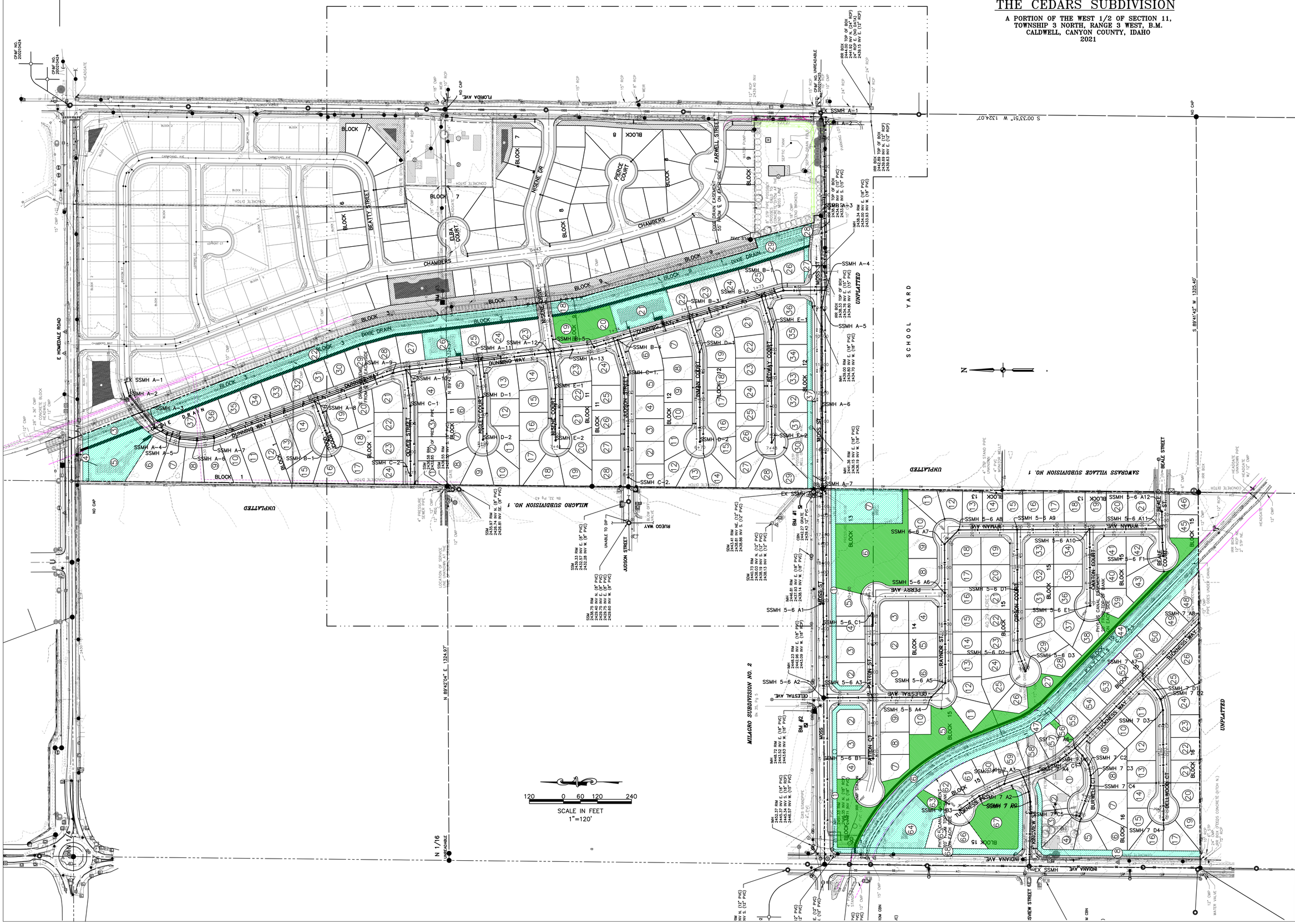
REVISED
NO. DATE DESCRIPTION
05-02-2021 PHASES 3-7 TO CURRENT R1 LOT SIZES
11-02-2022 CALDWELL COMMENTS

PRELIMINARY PLAT AND PHASING
THE CEDARS SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE: 06-25-2021
PROJECT: C2017-023
SHEET PP-5

PRELIMINARY PLAT AND PHASING UPDATE FOR THE CEDARS SUBDIVISION

A PORTION OF THE WEST 1/2 OF SECTION 11,
TOWNSHIP 3 NORTH, RANGE 3 WEST, B.M.
CALDWELL, CANYON COUNTY, IDAHO
2021



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EAGLE, ID 83616
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www.baileyengineers.com

PROFESSIONAL ENGINEER REGISTERED STATE OF IDAHO DAVID A BAILEY 9272

NOT FOR CONSTRUCTION

CHECKED BY:
DAVID A. BAILEY P.E.

DRAWN BY:
DAB

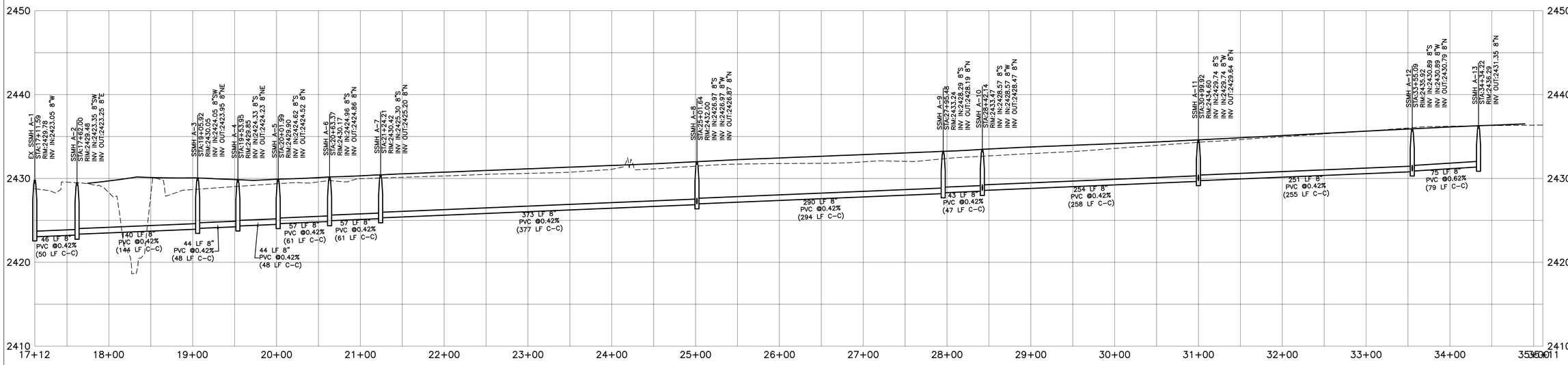
REVISED		
NO.	DATE	DESCRIPTION
1	11-02-2022	CALDWELL COMMENTS

EXISTING SITE AND UTILITIES
THE CEDARS SUBDIVISION
TRILOGY DEVELOPMENT, INC.

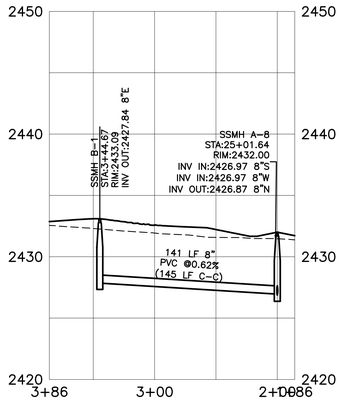
DATE:
09-28-2021
PROJECT:
C2017-023

SHEET
PP-6

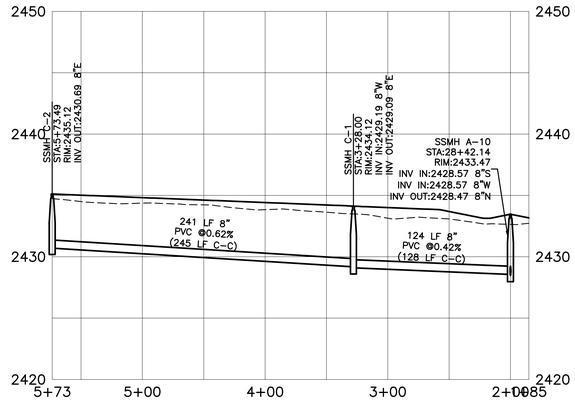
C3 LINE A PROFILE



C3 LINE B PROFILE



C3 LINE C PROFILE



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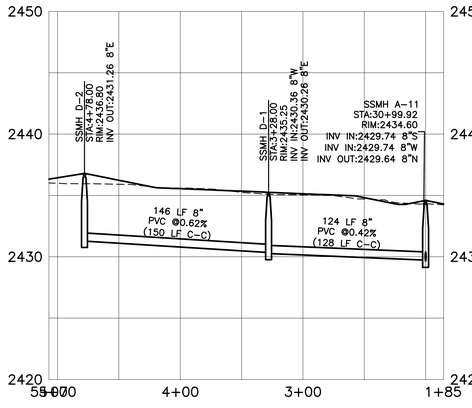
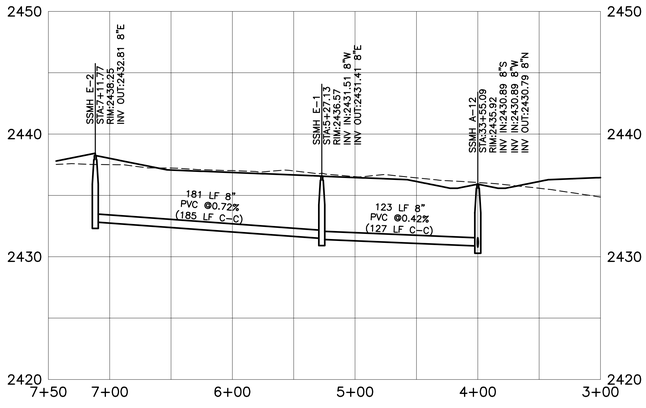


C3 LINE E PROFILE



VERTICAL SCALE 1" =5'

50 0 25 50 100

SCALE IN FEET
1"=50'

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1119 E. STATE ST. STE 210
EAGLE, ID 83616
TEL. 208-938-0013
www.baileyengineers.com

PROFESSIONAL ENGINEER
REGISTERED
STATE OF IDAHO
DAVID A. BAILEY
NO. 8272
CONSTRUCTION

CHECKED BY:
DAVID A. BAILEY P.E.

DRAWN BY:
DAB/DES

REVISED

NO.	DATE	DESCRIPTION

PRELIMINARY SEWER PROFILES

THE CEDARS SUBDIVISION

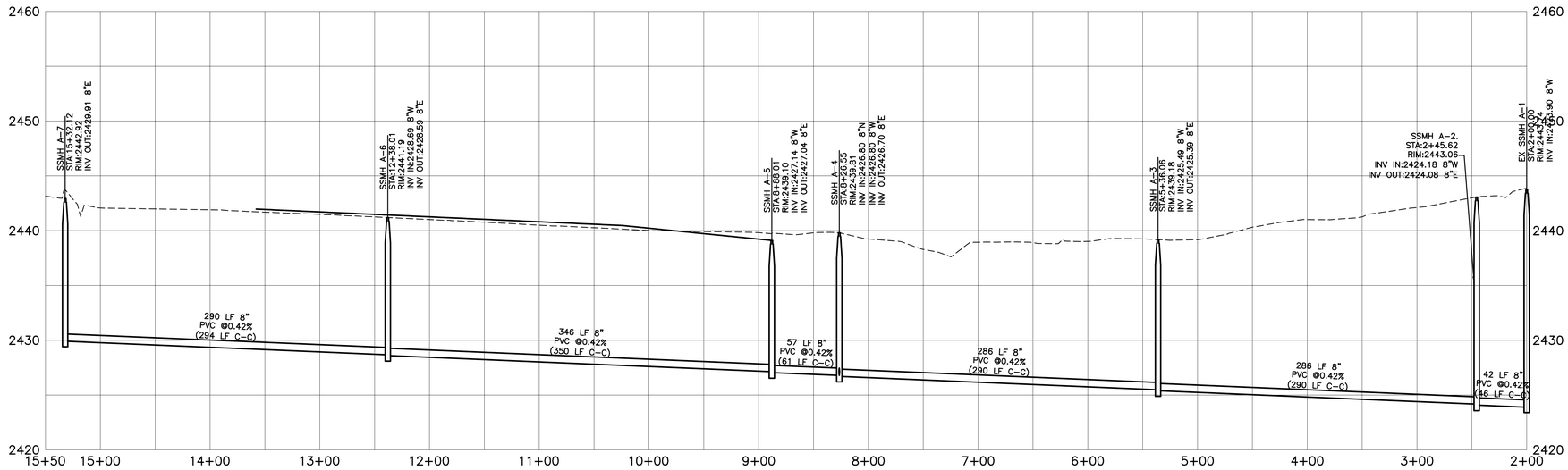
TRILOGY DEVELOPMENT, INC.

DATE:
06-25-2021

PROJECT:
C2017-023

SHEET
PP-7

CEDARS 4 LINE A PROFILE



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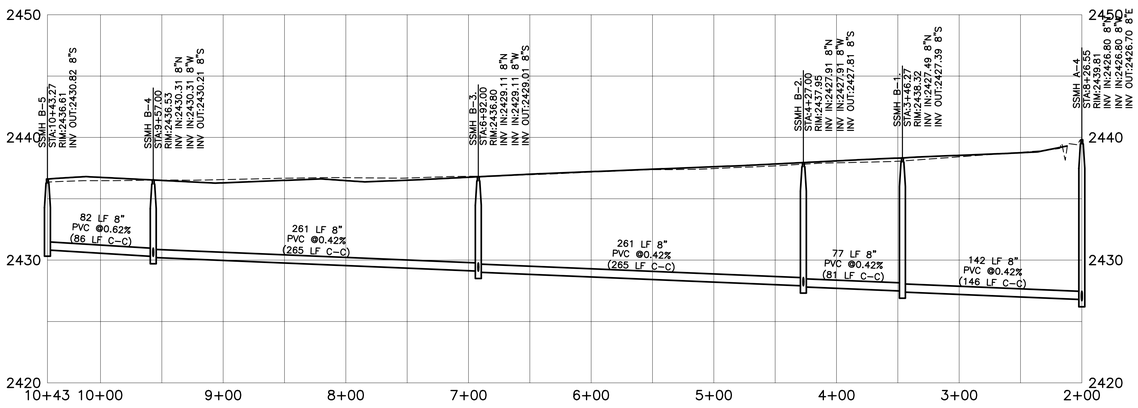
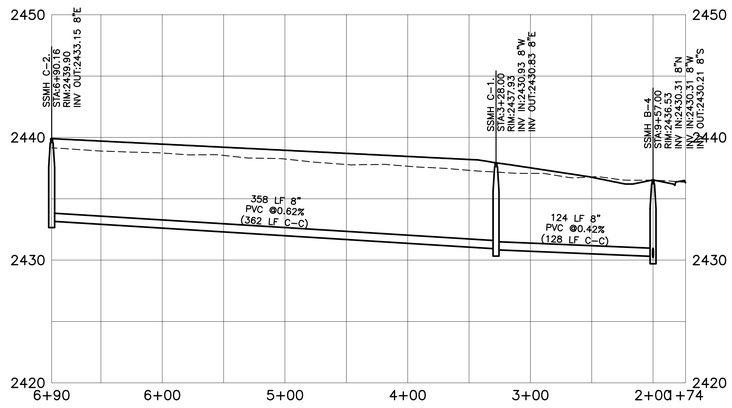
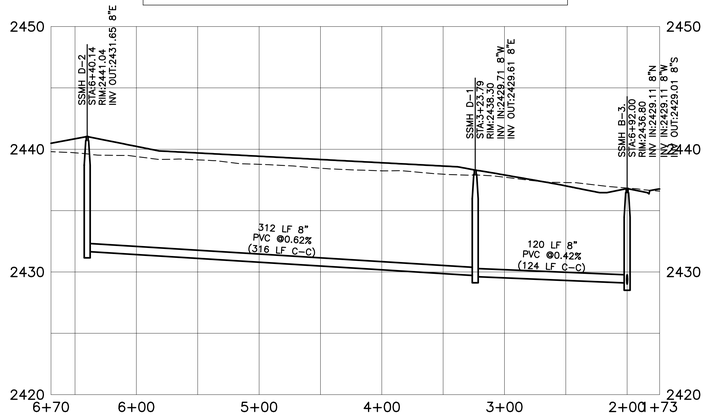


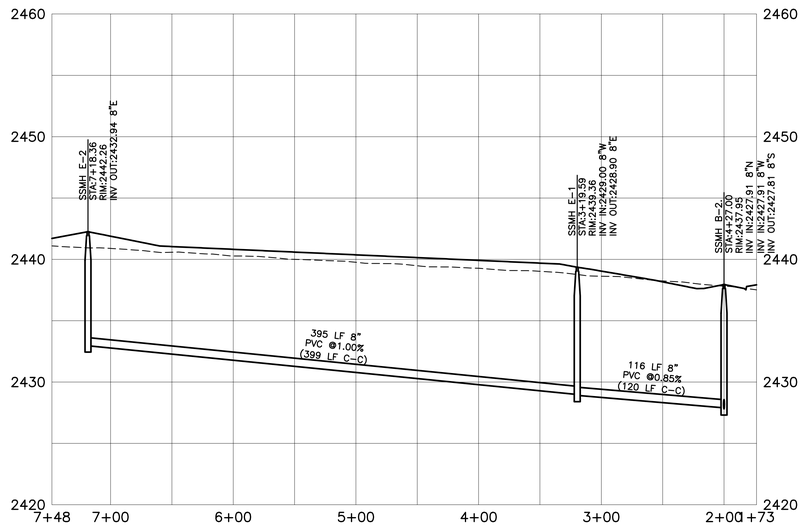
CEDARS 4 SEWER LINE C PROFILE



CEDARS 4 SEWER LINE D PROFILE



CEDARS 4 LINE E PROFILE



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PROFESSIONAL ENGINEER REGISTERED 8272 STATE OF IDAHO DAVID A. BAILEY

NOT FOR CONSTRUCTION

CHECKED BY:
DAVID A. BAILEY P.E.

DRAWN BY:
DAB/DES

REVISED

NO.	DATE	DESCRIPTION

PRELIMINARY SEWER PROFILES

THE CEDARS SUBDIVISION

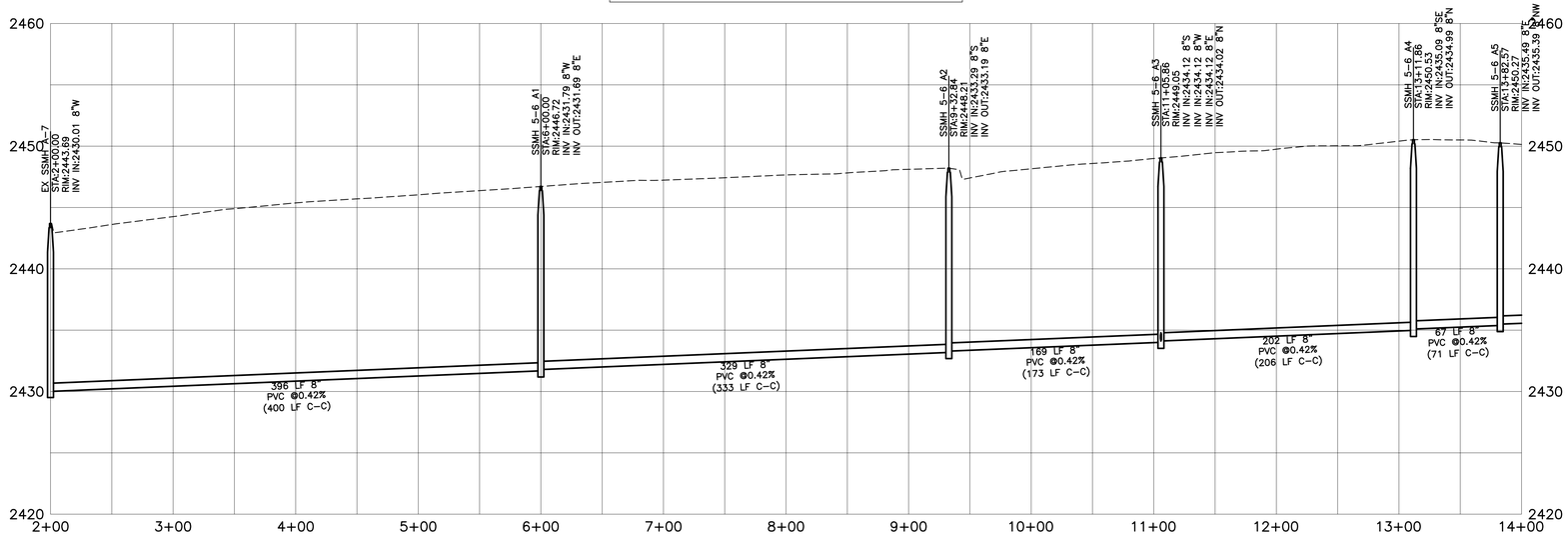
TRILOGY DEVELOPMENT, INC.

DATE:
06-25-2021

PROJECT:
C2017-023

SHEET
PP-8

SEWER 5-6 LINE A PROFILE



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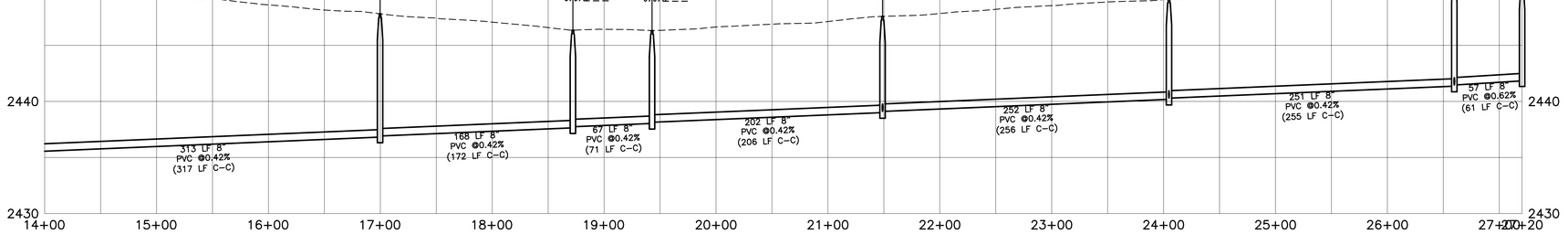

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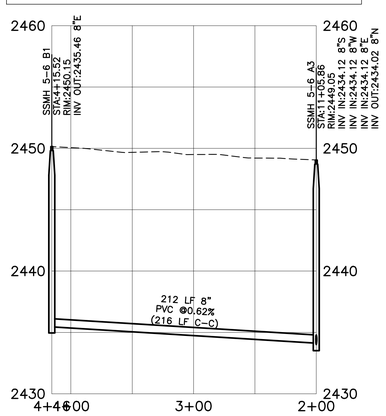

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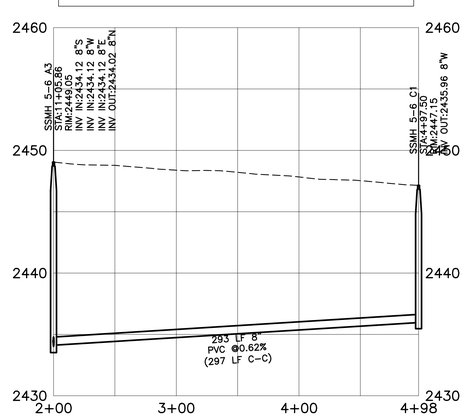

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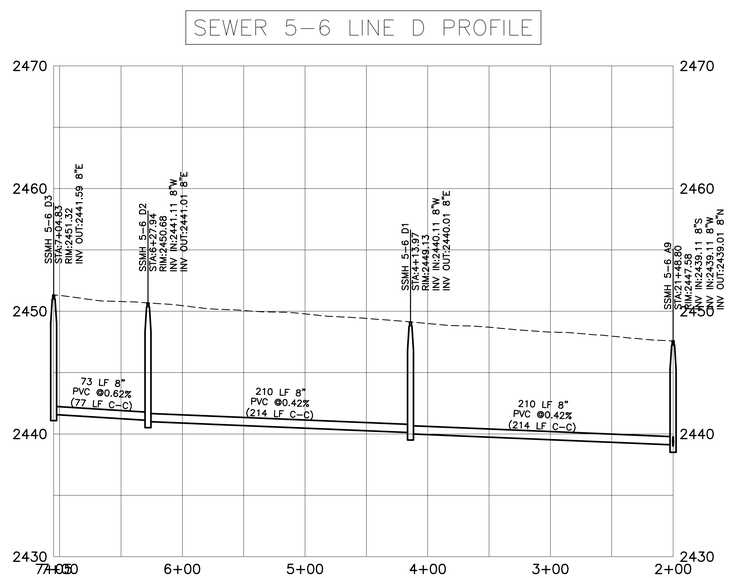

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PROFESSIONAL ENGINEER REGISTERED STATE OF IDAHO DAVID A. BAILEY 8272

NOT FOR CONSTRUCTION

CHECKED BY:
DAVID A. BAILEY P.E.

DRAWN BY:
DAB/DES

REVISED

NO.	DATE	DESCRIPTION

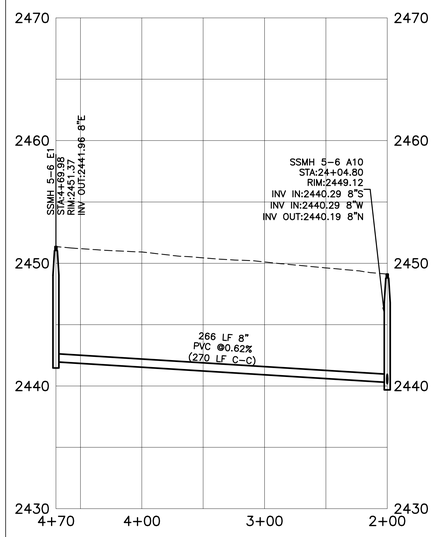
PRELIMINARY SEWER PROFILES
THE CEDARS SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE:
06-25-2021

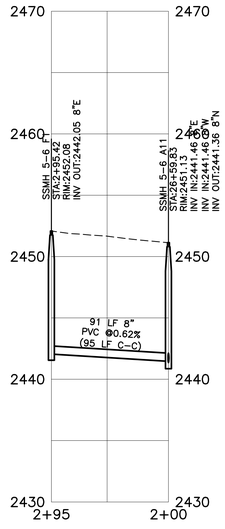
PROJECT:
C2017-023

SHEET
PP-9

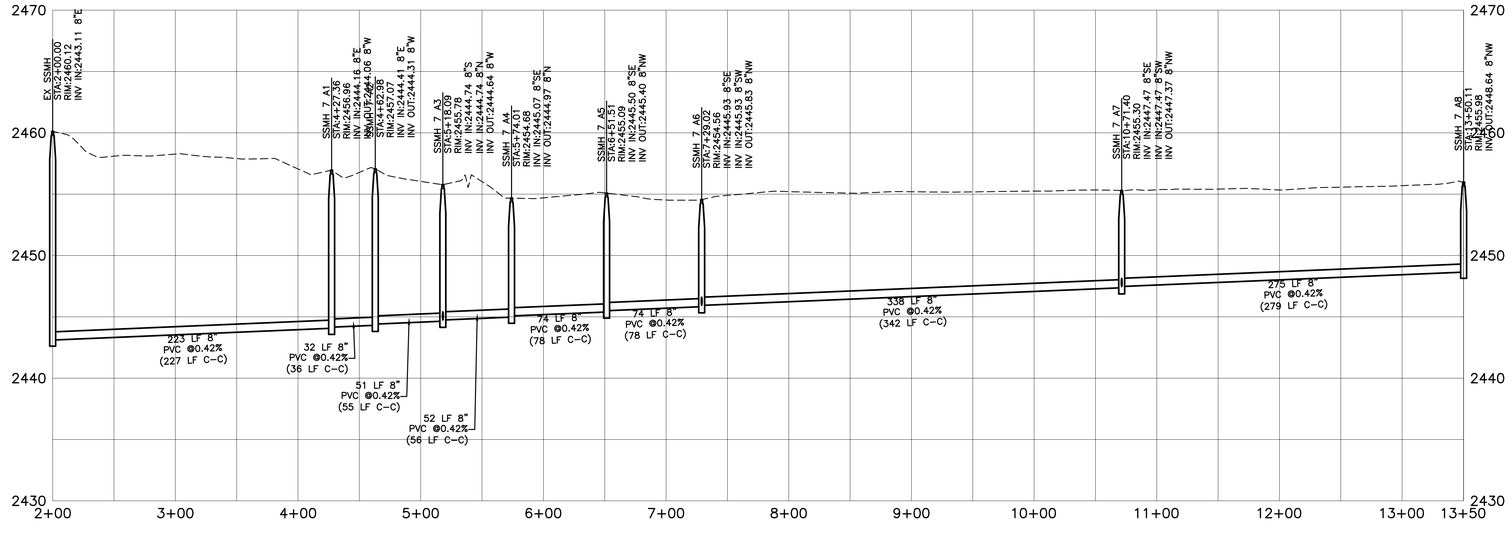
SEWER 5-6 LINE E PROFILE



SEWER 5-6 LINE F PROFILE



SEWER 7 LINE A PROFILE



SEWER 7 LINE B PROFILE

SEWER 7 LINE C PROFILE

SEWER 7 LINE D PROFILE

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PROFESSIONAL ENGINEER
REGISTERED
No. 8272
STATE OF IDAHO
DAVID A. BAILEY

CHECKED BY:
DAVID A. BAILEY P.E.

DRAWN BY:
DAB/DES

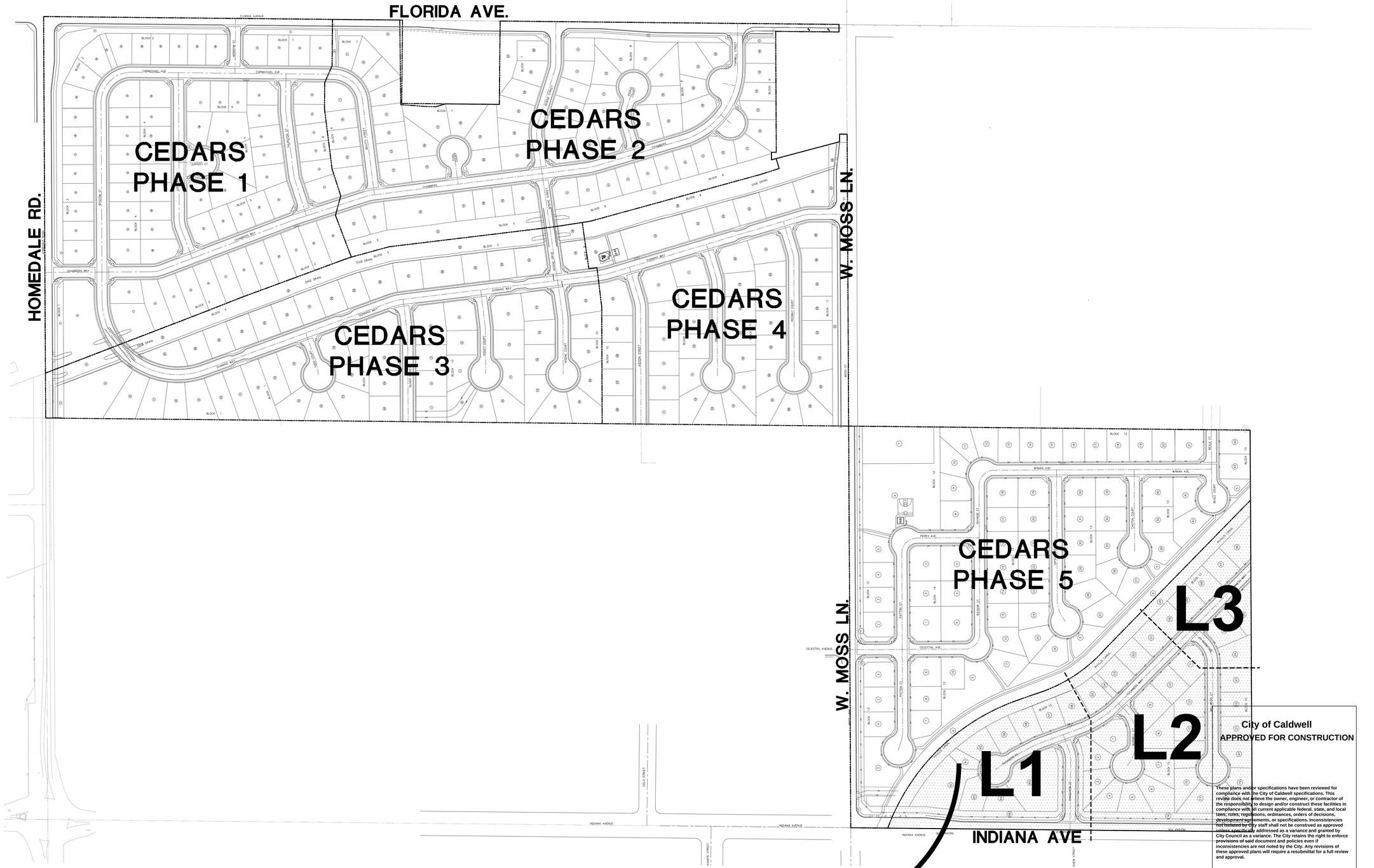
REVISED		
NO.	DATE	DESCRIPTION
1		
2		

PRELIMINARY SEWER PROFILES
THE CEDARS SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE:
06-25-2021

PROJECT:
C2017-023

SHEET
PP-10



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 SHT L5 FOR LANDSCAPE SPECIFICATION AND IRRIGATION PERFORMANCE SPECIFICATION.

City of Caldwell
APPROVED FOR CONSTRUCTION

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Name: Martin Gergen

NORTH

0' 150' 300' 450'

SCALE 1" = 150'

JENSENBELTS ASSOCIATES
Site Planning / Landscape Architecture
1509 Tyrell Lane, Ste 150 Boise, ID 83706
Ph. (208) 343-7175 www.jensenbelts.com

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EAGLE, ID 83616
TEL 208-938-0013
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STATE OF IDAHO
CHRISTOPHER S. GEORGE
15535
LICENSED LANDSCAPE ARCHITECT

CHECKED BY: KCS
DRAWN BY: JJN

REVISED

NO.	DATE	DESCRIPTION
1	10/7/25	BASE UPDATE
2	10/20/25	CITY COMMENT & FENCING CHANGE
3	12/2/25	BASE UPDATE CITY COMMENTS
4	12/12/25	LOT NUMBER UPDATE

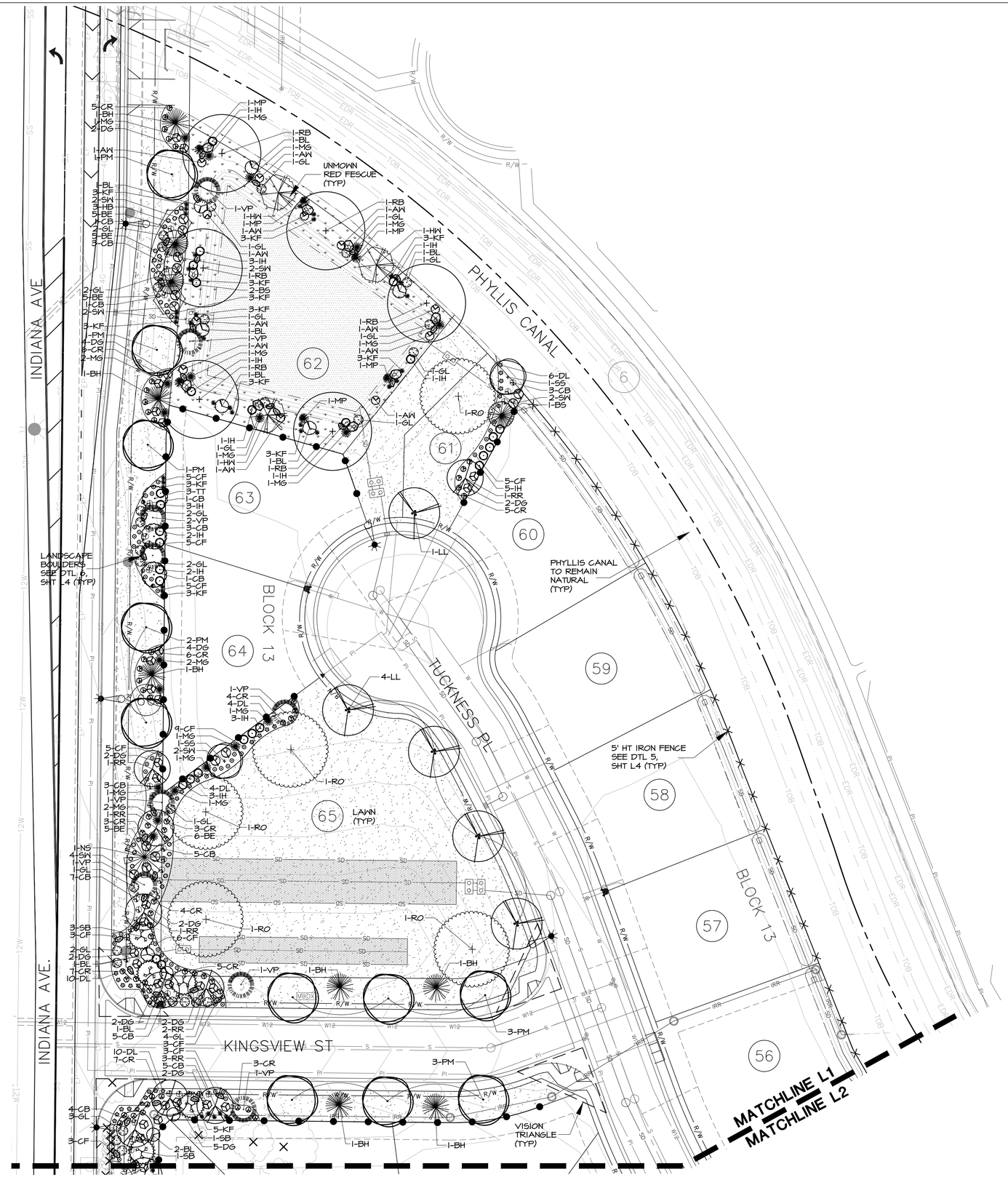
FINAL PLAT LANDSCAPE PLAN

CEDARS SUBDIVISION No.6

TRILOGY DEVELOPMENT, INC.

DATE: 8-27-2025
PROJECT: JBA-2151

SHEET L0



PLANT SCHEDULE

(REFERENCE SHEET L4)

SYM	COMMON NAME
EVERGREEN TREES	
BH	BLACK HILLS SPRUCE
BS	HOOP'S BLUE SPRUCE
NS	NORWAY SPRUCE
SB	SERBIAN SPRUCE
VP	VANDERWOLFS PINE
SHADE/STREET TREES (CLASS II)	
RO	NORTHERN RED OAK
SHADE/STREET TREES (CLASS II)	
HB	FRANS FONTAINE HORNBEAM
HL	SKYLINE HONEYLOCUST
LL	LITTLE LEAF LINDEN
PM	PACIFIC SUNSET MAPLE
RB	HERITAGE RIVER BIRCH
TT	ARNOLD TULIP TREE
ORNAMENTAL TREES (CLASS I)	
HW	HOTWINGS MAPLE
RR	ROYAL RAINDROPS CRABAPPLE
SS	SPRING SNOW CRABAPPLE
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
AW	DWARF ARCTIC WILLOW
BE	BLACK EYED SUSAN
BL	BLACKLACE ELDERBERRY
CB	CHERRY BOMB BARBERRY
CF	PURPLE CONEFLOWER
CR	RED FLOWER CARPET ROSE
DG	DARTS GOLD NINEBARK
DL	STELLA DE ORO DAYLILLY
GL	GRO-LOW SUMAC
IH	IVORY HALO DOGWOOD
KF	KARL FOERSTER REED GRASS
MG	MAIDEN GRASS
MP	DWARF MUGO PINE
SW	SUMMERWINE NINEBARK

LAWN

UNMOWN RED FESCUE

6' CEDAR FENCE AT BUFFERS & PERIMETER PROPERTY LINES SEE DTL 4, SHEET L4. (TYP)

5' IRON FENCE ALONG PHYLLIS CANAL EASEMENT. SEE DTL 5, SHEET L4. (TYP)

NOTES

1. REFERENCE SHEET L4 FOR PLANT SCHEDULE, FENCING DETAILS, LANDSCAPE NOTES & DETAILS, AND LANDSCAPE CALCULATIONS.
2. REFERENCE SHEET L5 FOR LANDSCAPE AND IRRIGATION (PERFORMANCE) SPECIFICATIONS.

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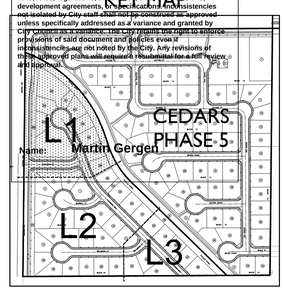
KEY MAP



JENSENBELTS ASSOCIATES
Site Planning / Landscape Architecture
1509 Tyrell Lane, Ste 130 Boise, ID 83706
Ph. (208) 343-7175 www.jensenbelts.com

NORTH

0' 30' 60' 90'
SCALE 1" = 30'

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TEL 208-938-0013
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STATE OF IDAHO — Benjamin Eugene Fluke — 16535 — LICENSED LANDSCAPE ARCHITECT

CHECKED BY: KCS
DRAWN BY: JJN

REVISED

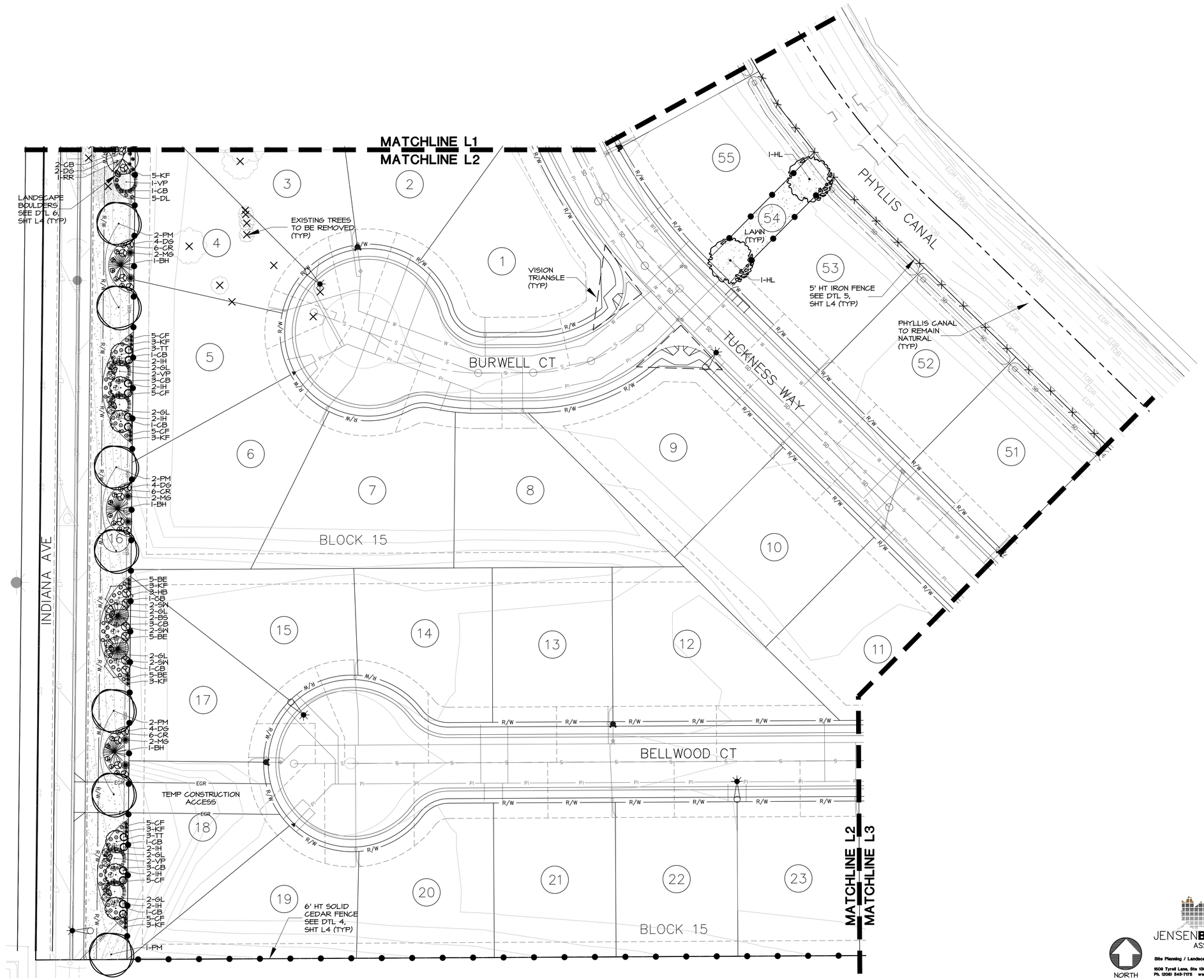
NO.	DATE	DESCRIPTION
1	10/7/25	BASE UPDATE
2	10/20/25	CITY COMMENT & FENCING CHANGE
3	12/2/25	BASE UPDATE CITY COMMENTS
4	12/12/25	LOT NUMBER UPDATE

FINAL PLAT LANDSCAPE PLAN

CEDARS SUBDIVISION No.6

TRILOGY DEVELOPMENT, INC.

DATE: 8-27-2025
PROJECT: JBA-2151
SHEET L1



PLANT SCHEDULE

(REFERENCE SHEET L4)

SYM	COMMON NAME
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VP	VANDERWOLFS PINE
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LL	LITTLE LEAF LINDEN
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LAWN

UNMOWN RED FESCUE

6' CEDAR FENCE AT BUFFERS & PERIMETER PROPERTY LINES SEE DTL 4, SHEET L4. (TYP)

5' IRON FENCE ALONG PHYLLIS CANAL EASEMENT. SEE DTL 5, SHEET L4. (TYP)

NOTES

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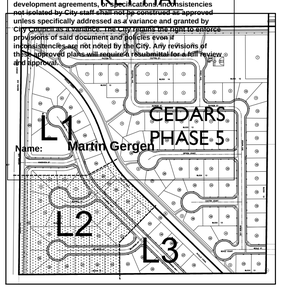
KEY MAP



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STATE OF IDAHO — KYLE C. LITTLE — 16535 — REGISTERED LANDSCAPE ARCHITECT

CHECKED BY: KCS

DRAWN BY: JJN

REVISED		
NO.	DATE	DESCRIPTION
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FINAL PLAT LANDSCAPE PLAN

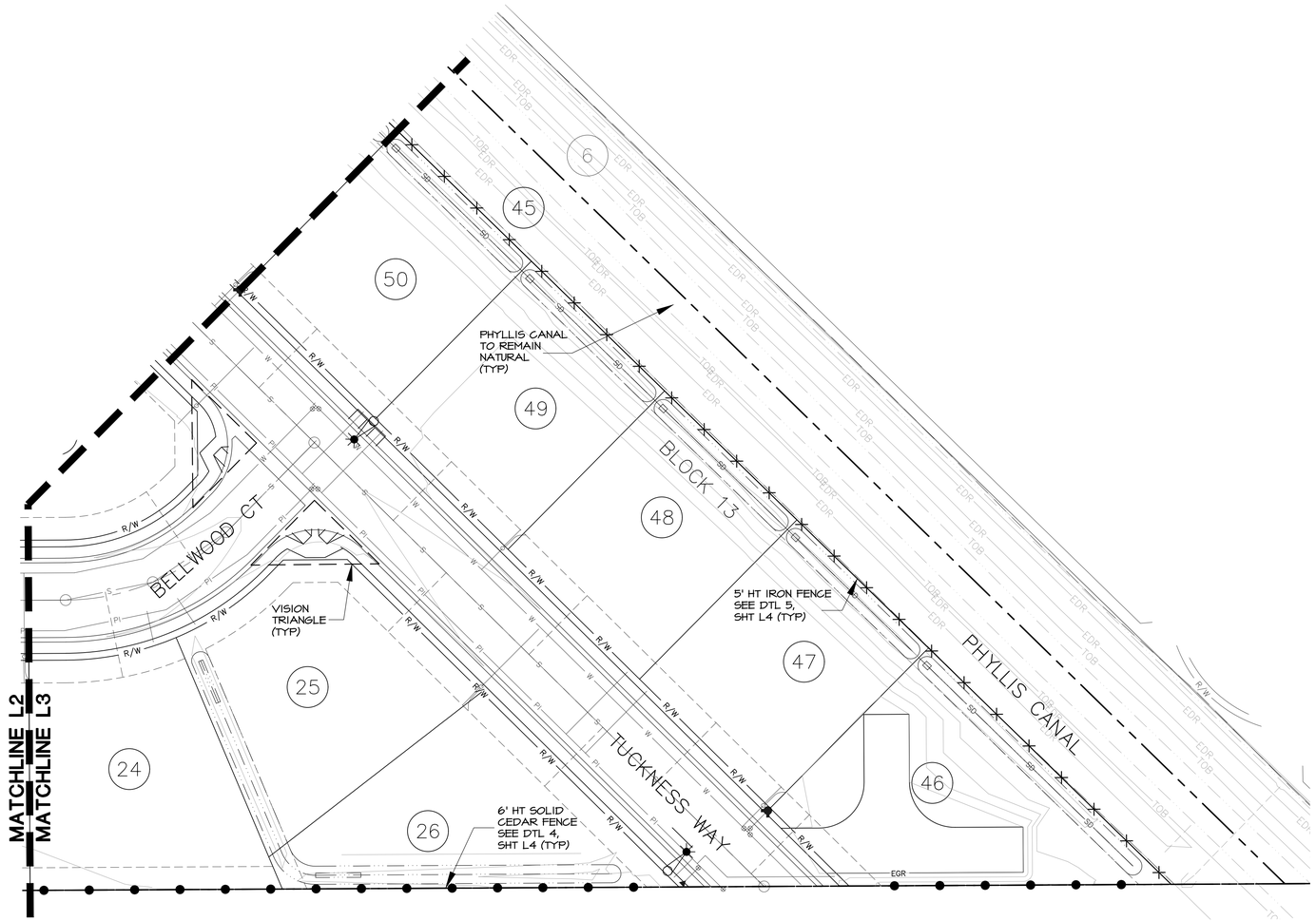
CEDARS SUBDIVISION No.6

TRILOGY DEVELOPMENT, INC.

DATE: 8-27-2025

PROJECT: JBA-2151

SHEET L2



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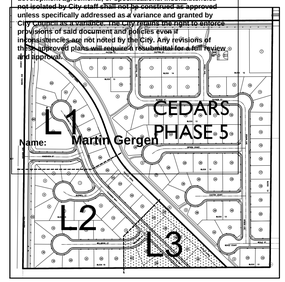
Name: Martin Gergen

KEY MAP



JENSENBELTS ASSOCIATES
Site Planning / Landscape Architecture
1509 Tyrell Lane, Ste 130 Boise, ID 83706
Ph. (208) 343-7776 www.jensenbelts.com

NORTH

0' 30' 60' 90'

SCALE 1" = 30'

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE STREET, SUITE 210
EAGLE, ID 83616
TEL 208-938-0013
www.baileyengineers.com

STATE OF IDAHO · JOSEPH B. ANDERSON · 16535 · REGISTERED LANDSCAPE ARCHITECT

CHECKED BY: KCS

DRAWN BY: JJN

REVISED		
NO.	DATE	DESCRIPTION
1	10/7/25	BASE UPDATE
2	10/20/25	CITY COMMENT & FENCING CHANGE
3	12/2/25	BASE UPDATE CITY COMMENTS
4	12/12/25	LOT NUMBER UPDATE

FINAL PLAT LANDSCAPE PLAN

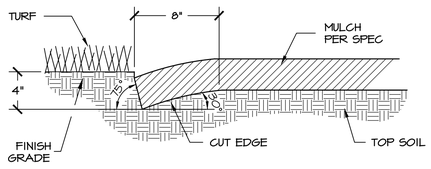
CEDARS SUBDIVISION No.6

TRILOGY DEVELOPMENT, INC.

DATE: 8-27-2025

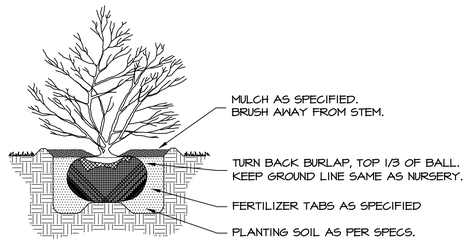
PROJECT: JBA-2151

SHEET L3



1 PLANTER CUT BED EDGE

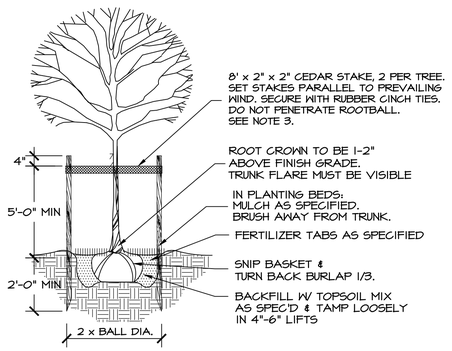
NOT TO SCALE



NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

2 SHRUB PLANTING

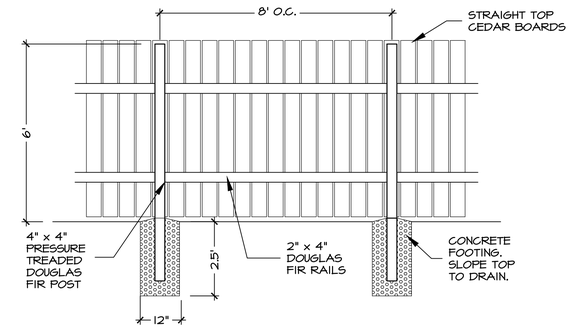
NOT TO SCALE



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.

3 TREE PLANTING/STAKING

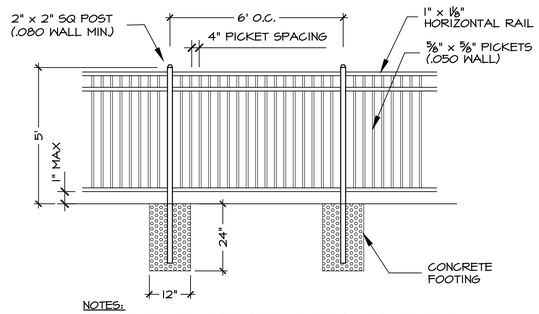
NOT TO SCALE



NOTE:
1. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
2. FENCE STYLE MAY VARY SLIGHTLY.

4 CEDAR PRIVACY FENCE

NOT TO SCALE



NOTES:
1. IRON FENCE STYLE MAY VARY SLIGHTLY. ALL GALVANIZED & POWDERCOATED BLACK.

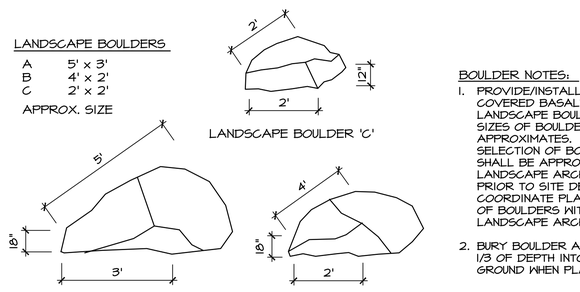
5 IRON FENCE

NOT TO SCALE

LANDSCAPE BOULDERS

A	5' x 3'
B	4' x 2'
C	2' x 2'

APPROX. SIZE



BOULDER NOTES:
1. PROVIDE/INSTALL LICHEN COVERED BASALT LANDSCAPE BOULDERS. SIZES OF BOULDERS ARE APPROXIMATES. SELECTION OF BOULDERS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO SITE DELIVERY. COORDINATE PLACEMENT OF BOULDERS WITH LANDSCAPE ARCHITECT.
2. BURY BOULDER APPROX. 1/3 OF DEPTH INTO GROUND WHEN PLACING.

6 LANDSCAPE BOULDERS

NOT TO SCALE

PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
BH	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	6-8' HT B&B
BS	HOOP'S BLUE SPRUCE	PICEA PUNGENS 'HOOPSII'	6-8' HT B&B
NS	NORWAY SPRUCE	PICEA ABIES	6-8' HT B&B
SB	SERBIAN SPRUCE	PICEA OMORIKA	6-8' HT B&B
VP	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B&B
SHADE/STREET TREES (CLASS II)			
RO	NORTHERN RED OAK	QUERCUS RUBRA	2" CAL B&B
SHADE/STREET TREES (CLASS II)			
HB	FRANS FONTAINE HORNBEAM	CARPINUS BETULUS 'FRANS FONTAINE'	2" CAL B&B
HL	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS 'SKYCOLE'	2" CAL B&B
LL	LITTLE LEAF LINDEN	TILIA CORDATA	2" CAL B&B
PM	PACIFIC SUNSET MAPLE	ACER TRUNCATUM x A. PLATANOIDES 'WARRENRED'	2" CAL B&B
RB	HERITAGE RIVER BIRCH	BETULA NIGRA 'CULLY'	8-10' HT. MULTI-STEM
TT	ARNOLD TULIP TREE	LIRIODENDRON TULIPIFERA 'ARNOLD'	2" CAL B&B
ORNAMENTAL TREES (CLASS I)			
HW	HOTWINGS MAPLE	ACER TATARICUM 'GARANN'	6-8' HT. MULTI-STEM
RR	ROYAL RAINDROPS CRABAPPLE	MALUS x 'LFS-KWS'	2" CAL B&B
SS	SPRING SNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2" CAL B&B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
AW	DWARF ARCTIC WILLOW	SALIX PURPUREA 'NANA	3 GAL
BE	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL
BL	BLACKLACE ELDERBERRY	SAMBUCUS NIGRA 'EVA'	5 GAL
CB	CHERRY BOMB BARBERRY	BERBERIS THUNBERGII 'MONOMB'	3 GAL
CF	PURPLE CONEFLOWER	ECHINACEA PURPUREA	1 GAL
CR	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	5 GAL
DG	DARTS GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	5 GAL
DL	STELLA DE ORO DAYLILLY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL
GL	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	3 GAL
IH	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
KF	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
MG	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL
MP	DWARF MUGO PINE	PINUS MUGO VAR. PUMILIO	3 GAL
SW	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL

LAWN

UNMOWN
RED FESCUE

6' CEDAR FENCE AT BUFFERS & PERIMETER PROPERTY LINES SEE DTL 4, THIS SHEET. (TYP)

5' IRON FENCE ALONG PHYLLIS CANAL EASEMENT. SEE DTL 5, THIS SHEET. (TYP)

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. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
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 R.O.W. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES, 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 VARY 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. 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, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
9. ALL EXISTING TREES ON SITE TO BE REMOVED.
10. PER THE CALDWELL LANDSCAPE CODE SECTION 10-02-09-3 - SHRUBS TO HAVE A 10" HEIGHT AND/OR SPREAD MINIMUM DEPENDING ON PLANT SPECIES.

LANDSCAPE CALCULATIONS

LANDSCAPE BUFFER TREES:

LOCATION	BUFFER WIDTH	LENGTH	PROVIDED
INDIANA AVE.	20'	1,055'	27 CLASS II TREES x 35' = 945' 6 CLASS I TREES x 25' = 150' 1,095' (+ 24 EVERGREEN TREES NOT COUNTED TOWARD REQUIRED)

* PER THE CALDWELL LANDSCAPE CODE - NO MORE THAT 40% OF THE REQUIRED BUFFER TREES SHALL BE OF THE SAME TREE SPECIES. REQUIREMENT MET.

LANDSCAPE BUFFER SHRUBS:

LOCATION	REQUIRED	PROVIDED
INDIANA AVE.	1,055'/4' = 264 SHRUBS	357 SHRUBS ARE PROVIDED IN LANDSCAPE BUFFER

* PER THE CALDWELL LANDSCAPE CODE - 1 SHRUB PER 4 LINEAR FEET. SHRUBS TO HAVE A MINIMUM SPREAD OF 10" IN HEIGHT AND WIDTH.

LANDSCAPE BUFFER LAWN:

LOCATION	TOTAL BUFFER AREA	LAWN % PROVIDED
INDIANA AVE.	21,345 SF	10,386 SF/21,345 SF = 49% LAWN

* PER THE CALDWELL LANDSCAPE CODE - TURF GRASS/SOD IN LANDSCAPE BUFFERS SHALL BE A MINIMUM OF 20% COVERAGE AND MAXIMUM OF 50% COVERAGE.

COMMON OPEN SPACE:

REQUIRED	PROVIDED
61,065 SF / 5000 = 12 TREES	45 TREES

NUMBER OF TREES PROVIDED ON BUFFERS:	57 TREES
NUMBER OF TREES PROVIDED ON COMMON LOTS:	45 TREES
TOTAL NUMBER OF TREES:	102 TREES

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

JENSENBELTS ASSOCIATES
Site Planning / Landscape Architecture
1626 Tyrell Lane, Ste 130 Boise, ID 83706
Ph. (208) 343-7775 www.jensenbelts.com

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STATE OF IDAHO — Kimberly Clegg Hall — 16535 — REGISTERED LANDSCAPE ARCHITECT

CHECKED BY: KCS

DRAWN BY: JJN

REVISED

NO.	DATE	DESCRIPTION
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2	10/20/25	CITY COMMENT & FENCING CHANGE
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FINAL PLAT LANDSCAPE PLAN
CEDARS SUBDIVISION No.6
TRILOGY DEVELOPMENT, INC.

DATE: 8-27-2025

PROJECT: JBA-2151

SHEET L4

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, stumps, 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 #1T 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 regenerative 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) 629-6912 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 5-gram 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. Oxiadiazon 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

Festuca rubra communtata	Chewing Fescue	8.0lbs/acre
Festuca ovina 'Covar'	Covar Sheep Fescue	8.0lbs/acre
Festuca longifolia	Hard Fescue	8.0lbs/acre
Total		24.0lbs/acre

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 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 culti-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. 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. 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 roll lightly to ensure contact with subgrade. Work sifted soil 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 shall 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 cutti-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, 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 culti-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 (22) 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 are to 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 barren areas in seed bed 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 tolling, 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 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: NSF 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 Dripperline, 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 Valve: Netafim Model TLFV-1, 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 burlaped 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 shrubbery 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 beside 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 approved.
B. Pressure testing:
1. Make necessary provision for thoroughly bleeding the line of air and debris.
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. Pressurize to 60 psi for 30 minutes. Inspect for leakage.
5. Contractor shall provide all labor, materials, and equipment necessary for tests. Tests shall be performed in presence of Architect or Owner's representative. Contractor shall notify Architect of test (48) hours in advance.
6. Provide required testing devices, and perform tests as specified.
7. Repair leaks, and retest until specified requirements are met.
C. Coverage inspection: upon completion of installation, and after adjustments have been made, conduct coverage test to determine if coverage of all areas is adequate. Check for dry and overwatered areas. Operate system for at least one full irrigation cycle and observe that water is being uniformly distributed by the system. Adjust heads as necessary to provide uniform coverage.
D. Final inspection:
1. Clean, adjust, and balance all systems. Verify that:
a. Remote control valves are properly balanced;
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
This approval does not relieve the owner, engineer, or contractor of all required permitting and/or construction standards. It is the responsibility of the Contractor to install and/or construct in accordance with all rules, regulations, ordinances, orders of decisions, development agreements, or specifications. Inconsistencies or deviations by any part shall not be construed as approved unless specifically accepted by the Architect.
City Construction Variance: The City retains the right to change provisions of and document and policies from time to time. Contractor is responsible for compliance with all current City policy and procedure and for adjustment of grades to meet new standards and approval.
Name: Martin Gergen

JENSENBELTS ASSOCIATES
Site Planning / Landscape Architecture
1509 Tyrell Lane, Ste 130 Boise, ID 83706
Ph. (208) 343-7775 www.jensenbelts.com

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE STREET - SUITE 210
EAGLE, ID 83616
TEL 208-938-0013
www.baileyengineers.com

CHECKED BY: KCS
DRAWN BY: JJN

REVISED NO.	DATE	DESCRIPTION
1	10/7/25	BASE UPDATE
2	10/20/25	CITY COMMENT & FENCING CHANGE
3	12/2/25	BASE UPDATE CITY COMMENTS
4	12/12/25	LOT NUMBER UPDATE

FINAL PLAT LANDSCAPE PLAN
CEDARS SUBDIVISION NO. 6
TRILOGY DEVELOPMENT, INC.

DATE: 8-27-2025
PROJECT: JBA-2151
SHEET L5

OPEN SPACE EXHIBIT FOR CEDARS SUBDIVISION NO. 6

LOCATED IN THE NW 1/4 OF THE SW 1/4
OF SECTION 11, T.3N., R.3W., B.M.
CALDWELL, CANYON COUNTY, IDAHO
2025



80 0 40 80 160
SCALE IN FEET
1"=80'

Common Lots		
Lot	Area	Description
BLOCK 13: Lot 45: COMMON	54282	COMMON OPEN
BLOCK 13: Lot 54: COMMON	2032	COMMON OPEN
BLOCK 13: Lot 61: COMMON	3850	COMMON/OPEN
BLOCK 13: Lot 62: COMMON	21490	COMMON OPEN
BLOCK 13: Lot 65: COMMON	27064	COMMON OPEN
BLOCK 13: Lot 66: COMMON	13935	COMMON OPEN
BLOCK 15: Lot 1: COMMON	14769	COMMON OPEN

OPEN SPACE SUMMARY	
PHASE 3	B1L5 - 0.63-0.38NQ=0.25ac
PHASE 4	B9L20 = 0.29ac
PHASE 5	OPEN SPACE EXHIBIT = 3.52ac
PHASE 6	OPEN SPACE EXHIBIT = 1.37ac
TOTAL	5.43ac QUALIFIED OPEN SPACE

OPEN SPACE SUMMARY	
SITE	15.38 ACRES
COMMON AREA	3.16 ACRES / 20.55%
OPEN SPACE	1.37 ACRES / 8.91%

PHASE 6 OPEN SPACE

PARCEL NAME	SQ. FT.	ACRES	TYPE	USE	% QUALIFIED	QUALIFIED TOTAL
BLOCK 13 LOT 45	54282	1.25	COMMON	PHYLLIS CANAL	0	0
BLOCK 13 LOT 54	2032	0.05	COMMON	OPEN	100	0.05
BLOCK 13 LOT 61	3850	0.09	COMMON	OPEN	100	0.09
BLOCK 13 LOT 62	21490 9127 NQ	0.49 0.21 NQ	COMMON	DRAINAGE	100	0.28
BLOCK 13 LOT 65	27064	0.62	COMMON	OPEN	100	0.62
BLOCK 13 LOT 66	13935	0.32	COMMON	BUFFER	50	0.16
BLOCK 15 LOT 1	14769	0.34	COMMON	BUFFER	50	0.17

City of Caldwell
APPROVED FOR CONSTRUCTION

These plans and 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 or 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 development 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

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1110 E. STATE STREET, SUITE 210
EAGLE, ID 83616
TEL 208-938-0013
www.baileyengineers.com

PROFESSIONAL ENGINEER REGISTERED 9272 STATE OF IDAHO DAVID A. BAILEY
NOT FOR CONSTRUCTION

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

REVISED
NO. DATE DESCRIPTION

OPEN SPACE EXHIBIT
CEDARS SUBDIVISION NO. 6
TRILOGY DEVELOPMENT

DATE: 10-20-2025
PROJECT: C2017-023
SHEET 0S

Regular **Item:** 19.

Memorandum

To:

City Council

Meeting Date:

June 15, 2026

Item Name:

Approve request for appointment of Dennis Staack to the Planning and Zoning Commission for a term to expire December 31, 2028

Summary Statement:

Recommended Action:

Budget:

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

Attachments:

1. Dennis Staack
2. Staack NEW MEMBER - PZ

Hello,

I am writing this letter of interest to express a desire to serve as a volunteer on a committee in Caldwell. I am eager to contribute my time, skills, and enthusiasm to support the committee's mission and help strengthen our community.

I have a strong interest in community involvement and believe that local committees play a vital role in shaping positive outcomes for residents. Through my personal and/or professional experiences as a teacher and in the military, I have developed skills in communication, organization, teamwork, leadership, and problem-solving, which will make me an effective and reliable member of the committee.

I am particularly interested in this opportunity because I feel a pull to be part of community development, and I have a desire to give back to the city I am part of. I value collaboration and am committed to contributing thoughtfully and consistently to committee discussions, projects, and initiatives.

I would be honored to serve and support Caldwell's goals. Thank you for considering my application. I am happy to provide any additional information and look forward to the opportunity to contribute.

Sincerely,
Dennis Staack

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: Dennis Staack

Home Address: 10315 Colorful Drive

Telephone: (208)371-8981 E-Mail: DrStaack@gmail.com

Occupation: Farmer/Substitute Teacher

Are you a resident of Caldwell? Yes [X] No [ ]

If not, do you live in Caldwell's area of impact? Yes [ ] No [ ]

Why do you want to become involved? I want to be more involved in my community and help it become a better place.

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?
I do not have areas of city government that I prefer over others.

Have you participated in any level of volunteer government in the past? Yes [ ] No [X]

If so, please list:

Do you understand the time commitment required to serve in this capacity? Yes [X] No [ ]

Signature: Dennis Staack Date: 3/29/2026

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

Dennis R. Staack

10315 Colorful Drive
Nampa, Idaho 83687
Telephone (208) 371-8981
DRStaack@gmail.com

EMPLOYMENT

Substitute Teacher — Years Employed 2023-2026
Middleton School District — *Middleton, Idaho*
Vallivue School District — *Nampa, Idaho*
Vision Charter School
As a Substitute teacher, I am responsible for managing classroom behavior. I follow lesson plans set up by the absent teacher and, in some cases, help plan one if they didn't have one prepared. I have to adapt to various subjects as a substitute teacher, as I might one day be a P.E. teacher next day I might teach Social Studies.

English/Math Teacher — Years Employed 2021-2023
Emmett Middle School — *Emmett, Idaho*
I worked as a Special Education English/Mathematics teacher in a tier 3 classroom. I was responsible for helping students get work done and managing both students and their assignments. I tracked students missing work, and I was the case manager for all 8th graders and half of the 7th-grade students. I facilitated transitions from middle school to high school and encouraged students to plan towards future goals in college or trade schools. I also helped Coach 6th, 7th, and 8th grade Football.

Tutorial Teacher — Years Employed 2018-2020
Emmett Middle School — *Emmett, Idaho*
As a Special Education tutorial teacher in a tier 3 classroom, I was responsible for helping students get work done and managing both students and their assignments. I tracked students missing work and was the case manager for all 8th-grade students. I facilitated transitions from middle school to high school and encouraged students to plan towards future goals in college or trade schools.

Behavior interventionist — Years Employed 2015-2018
Middleton High School — *Middleton, Idaho*
As a Behavior Interventionist, I worked one-on-one with a student that routinely showed aggressive tendencies. I was responsible for helping out with any other students showing aggression as well, and gave support to those one-on-ones when needed. I worked to implement programs to increase functional and independent skills while reducing or replacing maladaptive behaviors. I set up the classroom, taught various subjects, managed behaviors, and collected data on students throughout the day.

National Guard — Years Employed 2010-2017
Gowen Field — *Boise, Idaho*
I was a part of the Golf Company 145th support battalion located on Gowen Field. I was a Sergeant/E-5 which is an NCO. I was not only responsible for myself, but was responsible for my soldiers as well, making sure they were all prepared for anything coming our way in the field and at home.

EDUCATION

Master of Arts — Year Received Spring 2021
Boise State UniversityBoise, Idaho

Bachelor of Science — Year Received Spring 2010
Boise State UniversityBoise, Idaho

Associate of Science — Year Received Summer 2007
Boise State University — *Boise, Idaho*

Associates of Arts — Year Received Summer 2006
College of Southern Idaho — *Twin Falls, Idaho*

High School Diploma — Year Received Summer 2003
Middleton High School — *Middleton, Idaho*

NEW MEMBER
Mayor's 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 and Zoning Commission

Name: Dennis Staack
Address: 10315 Colorful Dr.
City: Caldwell **Zip:** 83605
E-mail Address: drstaack@gmail.com **Phone:** 208-371-8981
Term Expiration: December 31, 2028

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:

Regular **Item:** 20.

Memorandum

To:

City Council

Meeting Date:

June 15, 2026

Item Name:

Approve Resolution accepting the Mutual Release and Settlement Agreement with SureTech Insurance Company regarding the 21st Avenue Lift Station Sewer Bypass project

Summary Statement:

Settlement agreement and resolution provided by Mark Hilty of Hilty, Bower, Haws, and Seable PLLC

Recommended Action:

Budget:

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

Attachments:

1. Settlement Agreement 06112026 MH v2 clean
2. Res. ____ (SureTec Settlement Agreement)

MUTUAL RELEASE AND SETTLEMENT AGREEMENT

This Mutual Release and Settlement Agreement ("**Agreement**") is made and entered into this ____ day of June, 2026, by and between the City of Caldwell, Idaho, an Idaho municipal corporation ("**Caldwell**"), and SureTec Insurance Company, a Texas corporation ("**SureTec**"), hereinafter referred to collectively as the "**Parties**" and individually as a "**Party**".

RECITALS

WHEREAS, by written agreement dated April 19, 2021 ("**Contract**"), Caldwell contracted with Milestone Construction, Inc. ("**Milestone**") for the 21st Avenue Lift Station Sewer Bypass Project which consisted, generally, of installing approximately 11,000 linear feet of new sanitary sewer pipe ("**Project**"); and

WHEREAS, in connection with the Contract and Project, SureTec executed and delivered to Milestone Performance Bond No. 4431598 ("**Bond**") in the penal sum of $6,717,777.00 ; and

WHEREAS, by letter to Milestone dated February 9, 2023, Caldwell issued a notice of breach of the Contract by Milestone; and

WHEREAS, by letter to SureTec dated March 29, 2023, Caldwell made demand that SureTec undertake and perform its obligations under the Bond; and

WHEREAS, SureTec disputed its legal liability under the performance bond and the amount of damages asserted by Caldwell; and

WHEREAS, in May 2026, the parties engaged in mediation and follow-on negotiations ultimately resulting in settlement of the dispute between them; and

WHEREAS the Parties desire to resolve their claims and differences, and desire to release one another from any and all liability or responsibility arising out of the Contract, Project and Bond.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing Recitals and of the mutual covenants set forth herein, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **Incorporation of Recitals.** The above Recitals are a material part of this Agreement and are incorporated into this Agreement by reference as though they were fully set forth herein.

2. **Settlement Consideration.** SureTec shall pay Caldwell One Million Nine Hundred Thousand and No/100ths Dollars ($1,900,000) within thirty (30) days of the full execution of this Agreement. Funds shall be made payable to the City of Caldwell, Idaho and delivered to the Caldwell City Clerk at 205 S. 6th Ave, Caldwell, Idaho 83605.

3. **Release of claims by SureTec.** SureTec does hereby fully and irrevocably release, acquit and forever discharge Caldwell and its officers, employees, agents, directors, and insurers from

any and all past, present or future claims, demands, debts, contracts, damages, actions or causes of action, suits or causes of suit of any kind and nature whatsoever, whether known or unknown, vested or contingent, suspected or unsuspected, and in whatever legal theory or form, which SureTec now has or claims to have, or has at any time heretofore had or claimed to have, or which may hereafter accrue, against Caldwell arising from, by reason of, or in connection with, directly or indirectly, the Contract, Project or Bond. Notwithstanding the foregoing, nothing in this Agreement shall affect SureTec's rights under and pursuant to the September 24, 2019, General Agreement of Indemnity ("GAI") executed by Milestone, and others, in SureTec's favor, which rights SureTec expressly reserves. Further, nothing in this Agreement shall be construed to constitute a release of the obligations of Milestone under the GAI for any past, present or future or unknown claims which are not related to this Bond, nor does the release apply to any bonds SureTec has issued on behalf of Milestone, as principal, under the GAI, nor does the release apply to any other agreement of indemnity entered into between SureTec and Milestone, if any exists.

4. **Release of claims by Caldwell.** Caldwell does hereby fully and irrevocably release, acquit and forever discharge SureTec and its managers, members, employees, agents, directors, and insurers from any and all past, present or future claims, demands, debts, contracts, damages, actions or causes of action, suits or causes of suit of any kind and nature whatsoever, whether known or unknown, vested or contingent, suspected or unsuspected, and in whatever legal theory or form, which Caldwell now has or claims to have, or has at any time heretofore had or claimed to have, or which may hereafter accrue, against SureTec arising from, by reason of, or in connection with, directly or indirectly, the Contract, Project or Bond.

5. **Covenant Not to Sue.** The Parties each covenant and agree with the other not to initiate, maintain or prosecute, or in any way knowingly aid in the initiation, maintenance or prosecution of any claim, demand or cause of action at law or otherwise, against the other Party for damages, loss or injury of any kind arising out of, or in any way connected with any occurrence, act or omission with respect to which releases have been given by sections 4 and 5 hereof. This section shall not be construed as prohibiting the Parties from providing truthful information when required by law in connection with the prosecution of claims involving individuals or entities not bound by the terms of this Agreement.

6. **Cost and Fees**. The Parties shall bear their own costs and attorney fees incurred to date and through final execution of this Agreement.

7. **Successors.** This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors.

8. **No Admission.** Neither this Agreement nor the negotiation, execution or performance hereof, shall be deemed to constitute any admission, directly or indirectly, by any Party of the truth of, or any liability or responsibility on account of, or with respect to, any matters referred to in this Agreement, but is for the sole and exclusive purpose of compromising and settling disputed and doubtful claims, and each Party expressly denies any and all liability on account of any of the claims, allegations or causes of action of any Party against the other, whether or not the same are referred to or could have been referred to in any pleading which might have been filed in connection with claims arising out of, or related to the Contract, Project or Bond.

9. **Voluntary Agreement.** The Parties hereto acknowledge, declare and agree that the terms of this Agreement have been read by them and are fully understood and voluntarily accepted for the purpose of making a full, final and complete compromise, release and settlement as set forth herein.

10. **Enforcement.** If any legal action or other proceeding is brought for the enforcement of this Agreement, or because of an alleged dispute, breach, default or misrepresentation in connection with any of the provisions of this Agreement, the successful or prevailing Party shall be entitled to recover reasonable attorney's fees and other costs incurred in the action or proceeding, in addition to any other relief to which it may be entitled.

11. **Entire Agreement.** This Agreement constitutes the entire agreement between the Parties with respect to the subject matter contained herein, and there are no covenants, terms, conditions, or inducements, express or implied, other than as set forth or referred to herein. This Agreement supersedes all prior agreements between the Parties relating to all or part of the subject matter herein.

12. **Authority.** Each person who signs this Agreement on behalf of any Party represents that he or she has been duly authorized by that Party to enter into this Agreement and to bind the Party.

13. **Modification.** This Agreement may not be altered, modified, amended, or changed, in whole or in part, except by a writing executed by the Parties hereto.

14. **Governing Law.** This Agreement shall be interpreted, applied and enforced in accordance with the laws of the state of Idaho. Each party hereby consents to the jurisdiction in the state of Idaho with respect to enforcement of this Agreement.

15. **Severability.** If any provision hereof is determined to be illegal or unenforceable by a court of competent jurisdiction, the remainder hereof shall remain valid and enforceable and shall be interpreted to carry out the intent of the parties hereto.

16. **Counterparts.** This Agreement may be executed in several counterparts, each of which shall be an original, but all of which shall be deemed the same document.

[end of text – signatures to follow]

IN WITNESS WHEREOF this Agreement has been executed effective as of the date of the last signature below.

CITY OF CALDWELL

_____
Eric Phillips, Mayor
Date: _____

ATTEST:

_____
City Clerk or Deputy
Date: _____

_____

SURETEC INSURANCE COMPANY

_____
By: _____
Its: _____

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF CALDWELL, IDAHO, APPROVING THAT CERTAIN MUTUAL RELEASE AND SETTLEMENT AGREEMENT BY AND BETWEEN THE CITY OF CALDWELL, IDAHO AND SURETEC INSURANCE COMPANY.

Be it resolved that the City of Caldwell, Idaho hereby accepts and approves that certain Mutual Release and Settlement Agreement attached hereto as **Exhibit A** and incorporated by this reference.

Be it further resolved that the Mayor is authorized to execute said Mutual Release and Settlement Agreement on behalf of the City and City staff is instructed to perform the duties and obligations of the City under and pursuant to said agreement.

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 _____
ERIC PHILLIPS, Mayor

ATTEST:

By _____
City Clerk or Deputy

Memorandum

To:

City Council

Meeting Date:

June 15, 2026

Item Name:

Consider Caldwell Financial Report

Summary Statement:

Recommended Action:

Budget:

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

Attachments:

1. Checks by Date 05.22.26-06.09.26
2. Council Memo 06.10.26
3. Council Report 06.10.26

Bank Reconciliation

Checks by Date

User: ecarter
Printed: 06/09/2026 - 9:59AM
Cleared and Not Cleared Checks

Check No	Check Date	Name	Comment	Module	Clear Date	Amount
0	5/22/2026	Pepsi-Cola	AP			2,585.78
193852	5/27/2026	Acco Engineered Systems	AP			730.00
193853	5/27/2026	Acuity Specialty Products Inc	AP			709.99
193854	5/27/2026	Acushnet Company	AP			7,367.93
193855	5/27/2026	Advanced Control Systems LLC	AP			2,610.00
193856	5/27/2026	Allied Business Solutions Inc	AP			234.06
193857	5/27/2026	Amazon Capital Services	AP			9,869.60
193858	5/27/2026	AME Electric Inc	AP			1,745.00
193859	5/27/2026	Cintia Amores	AP			28.57
193860	5/27/2026	Ardurra Group Inc	AP			2,786.73
193861	5/27/2026	Arizona Machinery LLC	AP			579.99
193862	5/27/2026	Ray Armani	AP			298.80
193863	5/27/2026	ASC Inc	AP			51,955.20
193864	5/27/2026	Autozone Inc	AP			5.50
193865	5/27/2026	Beacon Home Services Inc	AP			484.36
193866	5/27/2026	Carol Bicknese	AP			92.12
193867	5/27/2026	Emily or Kerry Burnett	AP			176.06
193868	5/27/2026	Caldwell Auto Supply	AP			574.60
193869	5/27/2026	Caldwell True Value	AP			354.17
193870	5/27/2026	Canyon County Solid Waste	AP			3,443.75
193871	5/27/2026	Daniel or Israel Cardenas	AP			106.88
193872	5/27/2026	Caxton Printers Ltd	AP			125.00
193873	5/27/2026	CenturyLink	AP			2,389.35
193874	5/27/2026	Candi Christel	AP			75.21
193875	5/27/2026	Christensen Inc	AP			781.73
193876	5/27/2026	City Of Caldwell Finance	AP			100.00
193877	5/27/2026	Curtis Clean Sweep Inc	AP			1,250.00
193878	5/27/2026	Cushing Terrell	AP			1,603.08
193879	5/27/2026	Dahle Construction LLC	AP			25,250.00
193880	5/27/2026	Dans Pump and Filter LLC	AP			1,060.11
193881	5/27/2026	DEX Imaging LLC	AP			69.11
193882	5/27/2026	Ecolube Recovery LLC	AP			180.00
193883	5/27/2026	Express Employment Professionals	AP			4,571.60
193884	5/27/2026	Fairbank Equipment Inc	AP			24.35
193885	5/27/2026	FarrWest Enviromental Supply Inc	AP			5,616.50
193886	5/27/2026	Flag Store of Idaho LLC	AP			1,239.50
193887	5/27/2026	Gem State Tire LLC	AP			1,416.68
193888	5/27/2026	Gentry Civil Corp	AP		5/31/2026	747,951.40
193889	5/27/2026	SABINO GOITIANDIA	AP			85.40
193890	5/27/2026	Erasmo Goxcon	AP			102.01
193891	5/27/2026	Mary Jo Green	AP			234.82
193892	5/27/2026	Gym Outfitters	AP			300.25
193893	5/27/2026	Hach Company	AP			64.24
193894	5/27/2026	Blake Harlow	AP			200.00
193895	5/27/2026	Shawn Harman	AP			50.00
193896	5/27/2026	Hayden Homes of Idaho	AP			69,825.00

193897	5/27/2026	HD Fowler Company	AP		3,430.99
193898	5/27/2026	HDR Engineering Inc	AP		10,357.93
193899	5/27/2026	Home Depot Credit Services	AP		286.47
193900	5/27/2026	Horrocks LLC	AP		34,849.50
193901	5/27/2026	Madison Hutchinson	AP		195.36
193902	5/27/2026	Idaho Materials and Construction	AP		5,386.82
193903	5/27/2026	Idaho Rural Water Association	AP		250.00
193904	5/27/2026	IGM US Holdings Inc	AP		18,250.00
193905	5/27/2026	International Code Council	AP		42.50
193906	5/27/2026	Taylor or Brooke Isaacson	AP		160.68
193907	5/27/2026	Jace Hvac LLC	AP		1,795.00
193908	5/27/2026	Diana or Roger Jachim	AP		77.48
193909	5/27/2026	J-U-B Engineers Inc	AP		56,870.30
193910	5/27/2026	Ahmet or Asima Kasumovic	AP		59.40
193911	5/27/2026	Keller Associates	AP		51,840.07
193912	5/27/2026	Kiwanis Club Of Caldwell	AP		120.00
193913	5/27/2026	L4 Development LLC	AP		26,784.00
193914	5/27/2026	Dave Larson	AP		50.00
193915	5/27/2026	Christine Lenz	AP		112.84
193916	5/27/2026	Level 3 Communications LLC	AP		1,718.55
193917	5/27/2026	Logan Simpson Design Inc	AP		1,860.00
193918	5/27/2026	Linda or Todd McDougal	AP		84.11
193919	5/27/2026	MedVet Idaho LLC	AP		175.45
193920	5/27/2026	MetroQuip Inc	AP		2,027.39
193921	5/27/2026	August Moser	AP		77.72
193922	5/27/2026	Motion and Flow	AP		2.87
193923	5/27/2026	Mountain West Slurry Technology LLC	AP		3,997.29
193924	5/27/2026	Sharlene A. Nickel	AP		77.58
193925	5/27/2026	Austin Nickerson or Helen Fisher	AP		155.60
193926	5/27/2026	Richard or Zina Nielsen	AP		308.28
193927	5/27/2026	Northwest Excavation LLC	AP		5,600.00
193928	5/27/2026	Northwest Power Systems	AP		822.10
193929	5/27/2026	Northwest Scientific Inc	AP		674.41
193930	5/27/2026	Lorena Olvera	AP		255.00
193931	5/27/2026	On Site Safety Training LLC	AP		3,600.00
193932	5/27/2026	Orion Integration Group	AP		979.00
193933	5/27/2026	Oxarc Inc	AP		2,050.95
193934	5/27/2026	Pacific West Builders	AP		1,202.70
193935	5/27/2026	Palmer Backflow Inc	AP		400.00
193936	5/27/2026	Parma Post and Pole	AP		35.20
193937	5/27/2026	Personnel Plus	AP		24,352.16
193938	5/27/2026	PING	AP		609.11
193939	5/27/2026	Platt Electric	AP		2,338.92
193940	5/27/2026	Poly Farm LLC	AP		388.00
193941	5/27/2026	Melissa Portelli	AP		99.89
193942	5/27/2026	R and R Products Company	AP		1,284.35
193943	5/27/2026	Brian Richey	AP	5/31/2026	237.60
193944	5/27/2026	Francisco Rico Rea	AP		90.87
193945	5/27/2026	Santos Rivera	AP		151.27
193946	5/27/2026	Rose Six LLC	AP		80.72
193947	5/27/2026	Rosemary B Curtin Inc	AP		9,706.58
193948	5/27/2026	Safelink Internet LLC	AP		125.00
193949	5/27/2026	Saguaro Ranch	AP		660.27
193950	5/27/2026	Hannah Sampson or Richard Greene	AP		97.59
193951	5/27/2026	Scent of Color Greenhouse	AP		6,055.00
193952	5/27/2026	Schmidt Pipe LLC	AP		21,795.88

193953	5/27/2026	Security Gate Systems LLC	AP	1,400.00
193954	5/27/2026	Shamrock Foods Company	AP	1,814.04
193955	5/27/2026	Ship It LLC	AP	650.00
193956	5/27/2026	Simplot Partners	AP	439.60
193957	5/27/2026	Kathi or Robert Smith	AP	105.74
193958	5/27/2026	Snake River Valley Fire Chiefs	AP	400.00
193959	5/27/2026	Standard Plumbing Supply	AP	219.38
193960	5/27/2026	Stein Distributing Company Inc	AP	422.18
193961	5/27/2026	Strata, Inc	AP	1,438.75
193962	5/27/2026	Tacoma Screw Products Inc	AP	714.51
193963	5/27/2026	TDS Metrocom LLC	AP	242.18
193964	5/27/2026	Ryan Thayer	AP	80.91
193965	5/27/2026	The Ewing Company Inc	AP	440,700.12
193966	5/27/2026	The Odom Corporation	AP	1,471.64
193967	5/27/2026	The Third Creative Ltd	AP	200.00
193968	5/27/2026	Top Gun Pest Control	AP	129.00
193969	5/27/2026	Treasure Valley Drilling LLC	AP	13,898.52
193970	5/27/2026	Triple Dot Development LLC	AP	6,331.31
193971	5/27/2026	Turf Equipment and Irrigation	AP	77.49
193972	5/27/2026	Ethan or Julianna Unruh	AP	110.23
193973	5/27/2026	Aaron Vance	AP	50.00
193974	5/27/2026	Verizon Wireless	AP	439.83
193975	5/27/2026	West Tech Boiler Works Inc	AP	670.00
193976	5/27/2026	Western Records Destruction	AP	117.00
193977	5/27/2026	Phil Whitbeck	AP	50.00
193978	5/27/2026	X-naut LLC	AP	18,691.68
193979	5/27/2026	Xylem Water Solutions USA Inc	AP	277.20
9992236	5/27/2026	A Gem Supply Inc	AP	70.91
9992237	5/27/2026	Bennett Machine and Welding Work	AP	125.00
9992238	5/27/2026	C R Higer Plumbing Inc	AP	809.95
9992239	5/27/2026	Campbell Tractor Company	AP	132.12
9992240	5/27/2026	CDW Government Inc	AP	3,848.28
9992241	5/27/2026	CH Spencer and Company	AP	7,060.00
9992242	5/27/2026	Cintas Corporation No 3	AP	2,002.79
9992243	5/27/2026	Crane Alarm Service	AP	230.00
9992244	5/27/2026	D and B Supply Company	AP	476.16
9992245	5/27/2026	DuBois Chemicals Inc	AP	576.00
9992246	5/27/2026	Electrical Wholesale Supply Co Inc	AP	253.58
9992247	5/27/2026	Fire Extinguisher Co Inc	AP	550.00
9992248	5/27/2026	Gem State Paper and Supply Co	AP	297.39
9992249	5/27/2026	Idaho Press Tribune	AP	90.03
9992250	5/27/2026	L N Curtis and Sons	AP	54,205.15
9992251	5/27/2026	LN Curtis and Sons	AP	1,469.00
9992252	5/27/2026	Motion Industries	AP	50.70
9992253	5/27/2026	Motorola Solutions Inc	AP	485.62
9992254	5/27/2026	Norco Inc	AP	104.77
9992255	5/27/2026	Specialty Construction Supply	AP	8,265.00
9992256	5/27/2026	ULine	AP	382.46
9992257	5/27/2026	ZOLL Medical Corporation	AP	7,132.91
0	5/31/2026	AUTO DEBIT ONLY Idaho Power	AP	146,532.93
0	5/31/2026	AUTO DEBIT ONLY US Bank/Elavon-N	AP	29,847.81
193980	6/3/2026	5K Services LLC	AP	837.00
193981	6/3/2026	Acushnet Company	AP	1,111.32
193982	6/3/2026	ADB Companies	AP	1,372.59
193983	6/3/2026	Adobe Inc	AP	194.31
193984	6/3/2026	Advanced Control Systems LLC	AP	165.00

193985	6/3/2026	Donna or Richard Ambrifi	AP	70.68
193986	6/3/2026	AME Electric Inc	AP	1,705.00
193987	6/3/2026	American Rooter & Drain	AP	26.85
193988	6/3/2026	Amerigas Propane	AP	1,335.74
193989	6/3/2026	AT T Mobility - CC	AP	15,152.50
193990	6/3/2026	Tyson Babcock	AP	289.56
193991	6/3/2026	Beet City Bombers	AP	137.64
193992	6/3/2026	Rachel Beutler	AP	81.83
193993	6/3/2026	Boise Peterbilt Inc Caldwell Peterbilt	AP	4,533.39
193994	6/3/2026	Bound Tree Medical LLC	AP	226.48
193995	6/3/2026	Bowen Collins and Associates Inc	AP	1,039.50
193996	6/3/2026	Dominique Bowman	AP	150.07
193997	6/3/2026	BRIGHTON HOMES	AP	80.17
193998	6/3/2026	Brody Bullard	AP	108.27
193999	6/3/2026	ByteSpeed LLC	AP	1,290.00
194000	6/3/2026	Barbara Cahill	AP	136.75
194001	6/3/2026	Caldwell Auto Supply	AP	81.94
194002	6/3/2026	Caldwell True Value	AP	168.61
194003	6/3/2026	Larry Campbell	AP	224.68
194004	6/3/2026	Canyon County Ambulance District	AP	1,767.00
194005	6/3/2026	Canyon County Solid Waste	AP	2,055.50
194006	6/3/2026	CBL Painting LLC	AP	13,600.00
194007	6/3/2026	CenturyLink	AP	187.46
194008	6/3/2026	Christensen Inc	AP	4,812.60
194009	6/3/2026	City of Caldwell	AP	89.68
194010	6/3/2026	City of Caldwell Water Dept	AP	39,735.28
194011	6/3/2026	City of Notus	AP	96.38
194012	6/3/2026	Commercial Tire	AP	129.00
194013	6/3/2026	Concrete Conservation LLC	AP	154,886.00
194014	6/3/2026	Core and Main LP	AP	46,115.00
194015	6/3/2026	Scott Crupper	AP	102.00
194016	6/3/2026	Cutting Edge Services LLC	AP	1,518.90
194017	6/3/2026	Dans Pump and Filter LLC	AP	183.52
194018	6/3/2026	Jane DeNault or Cecil Ramsey III	AP	135.05
194019	6/3/2026	DEX Imaging LLC	AP	58.94
194020	6/3/2026	Digital Threads LLC	AP	334.74
194021	6/3/2026	Downtown Caldwell BID Inc	AP	47,713.01
194022	6/3/2026	Ferguson Waterworks	AP	1,597.15
194023	6/3/2026	Megan or Cody Ford	AP	153.85
194024	6/3/2026	Kellie George	AP	45.15
194025	6/3/2026	Government Finance Officers Associatior	AP	105.00
194026	6/3/2026	Herb Griffin	AP	688.00
194027	6/3/2026	Hach Company	AP	1,862.34
194028	6/3/2026	Blake Harlow	AP	200.00
194029	6/3/2026	Harrington Industrial Plastics LLC	AP	113.55
194030	6/3/2026	HD Fowler Company	AP	39,024.85
194031	6/3/2026	HDR Engineering Inc	AP	8,774.62
194032	6/3/2026	Jeff Hebert	AP	29.14
194033	6/3/2026	Home Depot Credit Services	AP	42.98
194034	6/3/2026	Idaho Complete Solutions LLC	AP	1,934.72
194035	6/3/2026	Idaho Springs LLC	AP	63.92
194036	6/3/2026	Instrument Technologies Inc	AP	675.70
194037	6/3/2026	Integrity Pump Solutions Inc	AP	195.00
194038	6/3/2026	Intermountain Gas Company	AP	9,807.73
194039	6/3/2026	Jessica or CJ Kassotis	AP	123.28
194040	6/3/2026	Christine Lenz	AP	72.90

194041	6/3/2026	Marissa Maddox	AP	85.45
194042	6/3/2026	Steven Martinez	AP	102.00
194043	6/3/2026	MetroQuip Inc	AP	469.32
194044	6/3/2026	David Miller	AP	73.38
194045	6/3/2026	Minuteman Lock and Security	AP	482.50
194046	6/3/2026	Mountain West Slurry Technology LLC	AP	561.60
194047	6/3/2026	Heather Nicodemus	AP	102.00
194048	6/3/2026	Northwest Power Systems	AP	935.31
194049	6/3/2026	OReilly Automotive Stores Inc	AP	29.48
194050	6/3/2026	Oxarc Inc	AP	1,696.47
194051	6/3/2026	Elsa Perez	AP	304.39
194052	6/3/2026	Precision Communications Holdings LLC	AP	741.00
194053	6/3/2026	Prime Plumbing LLC	AP	189.00
194054	6/3/2026	RBR Quality Coating LLC	AP	6,540.00
194055	6/3/2026	Lisa Richard	AP	129.00
194056	6/3/2026	Chase Roberts	AP	159.74
194057	6/3/2026	Deborah Salinas	AP	102.00
194058	6/3/2026	Security Gate Systems LLC	AP	360.00
194059	6/3/2026	ShadeWorks Inc	AP	15,618.55
194060	6/3/2026	Shamrock Foods Company	AP	2,230.24
194061	6/3/2026	Simplot Partners	AP	26,055.75
194062	6/3/2026	Smiths Lawn Mower Sales and Service	AP	38.40
194063	6/3/2026	Kim Soppe	AP	73.18
194064	6/3/2026	Standard Plumbing Supply	AP	46.76
194065	6/3/2026	Staples Inc	AP	1,001.54
194066	6/3/2026	Star Fire Protection District	AP	2,869.56
194067	6/3/2026	State of Idaho Federal Surplus Property	AP	300.00
194068	6/3/2026	Stein Distributing Company Inc	AP	1,381.65
194069	6/3/2026	Victoria Stephens	AP	178.99
194070	6/3/2026	Sunbelt Rentals	AP	202.35
194071	6/3/2026	Superior Construction	AP	1,145.21
194072	6/3/2026	T Mobile USA Legal & Emergency Resp	AP	400.00
194073	6/3/2026	Tacoma Screw Products Inc	AP	1,700.08
194074	6/3/2026	The Odom Corporation	AP	1,572.93
194075	6/3/2026	The Pain Center	AP	172.94
194076	6/3/2026	The Third Creative Ltd	AP	200.00
194077	6/3/2026	Erin Lee Ann Thornbrugh	AP	200.00
194078	6/3/2026	Thunder Mountain Tent and Canvas LLC	AP	195.00
194079	6/3/2026	Treasure Valley Drilling LLC	AP	7,885.00
194080	6/3/2026	Uniforms 2 Gear	AP	76.50
194081	6/3/2026	United Heritage Life Insurance Company	AP	12,003.42
194082	6/3/2026	United Parcel Service Inc	AP	81.87
194083	6/3/2026	United Site Services A Company Inc	AP	410.50
194084	6/3/2026	Veronica Valadez	AP	115.44
194085	6/3/2026	Jessica or Hugo Villasenor	AP	38.70
194086	6/3/2026	Michael Walser	AP	103.57
194087	6/3/2026	Greg Wanous	AP	70.00
194088	6/3/2026	West Valley Humane Society	AP	22,500.00
194089	6/3/2026	Gaige Winter	AP	68.08
194090	6/3/2026	John Wittmeyer or Katelyn Duncan	AP	10.19
194091	6/3/2026	Xerox Corporation	AP	71.30
194092	6/3/2026	Xylem Dewatering Solutions Inc	AP	105.00
194093	6/3/2026	Xylem Water Solutions USA Inc	AP	55,205.92
194094	6/3/2026	YMC Inc	AP	1,805.75
9992258	6/3/2026	CDW Government Inc	AP	272.72
9992259	6/3/2026	Cintas Corporation No 3	AP	1,110.07

9992260	6/3/2026	Crane Alarm Service	AP	1,100.00
9992261	6/3/2026	D and B Supply Company	AP	1,696.37
9992262	6/3/2026	Electrical Wholesale Supply Co Inc	AP	562.20
9992263	6/3/2026	Hughes Fire Equipment Inc	AP	53.10
9992264	6/3/2026	LN Curtis and Sons	AP	72.00
9992265	6/3/2026	Motion Industries	AP	416.66
9992266	6/3/2026	ULine	AP	455.86
0	6/4/2026	Safeguard Businesss Systems	AP	220.83
194110	6/4/2026	Russell Winter	AP	39.48
0	6/5/2026	AUTO DEBIT ONLY US Bank Virtual P	AP	259,616.08

Total Check Count: 280

Total Check Amount: 4,079,476.19

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: June 10, 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 **$4,079,476.19 for the period ending June 09, 2026,** and net payroll of **$956,738.42 for pay period ending May 30, 2026.**

I move that accounts payable in the amount of **$4,079,476.19** represented by check numbers **193852** through **194110** and electronic payments and payroll for the amount of **$956,738.42** represented by check numbers **40833** through **40855** and direct deposits be accepted, payments approved, and vouchers filed in the office of the City Clerk.

Payroll report by: Destiny
Payroll ending: 5/30/2026
Paid on: 6/5/2026

Check numbers: 40833-40855
Total net checks: $ 956,738.42
# of Employees: 470

Fund Name	Fund #	Salary	Benefits	Total
General	01	$ 970,858.07	$ 440,742.01	1,411,600.08
Events Center	03	6,776.32	2,897.36	9,673.68
Library	04	35,046.25	17,690.23	52,736.48
Street	05	56,799.58	26,455.61	83,255.19
Airport	06	11,749.60	5,711.76	17,461.36
Parks & Recreation	08	54,705.61	22,637.81	77,343.42
CDBG	10	2,238.00	860.10	3,098.10
ARPA Grant Funds	11	-	-	-
Cemetery	20	8,889.04	3,916.49	12,805.53
Economic Development	28	10,196.00	4,844.01	15,040.01
Golf	60	18,095.91	8,022.33	26,118.24
Water	70	78,050.67	40,642.88	118,693.55
Sewer	72	68,753.15	29,816.14	98,569.29
Electrical	75	15,260.18	7,352.57	22,612.75
Irrigation	76	16,819.34	7,808.76	24,628.10
TOTAL		**$ 1,354,237.72**	**$ 619,398.06**	**$ 1,973,635.78**

Balancing
Fund 02 $ 1,962,118.72
Total $ 1,973,635.78

Grand Total $3,935,754.50
GL Grand Total 3,935,754.50

Off 0.00

Accounts Payable Report

check #'s	$ Amount	Date
electronic check	$ 2,585.78	5/22/2026
193852-193979	$ 1,744,956.71	5/27/2026
9992236-9992257	$ 88,617.82	5/27/2026
electronic check	$ 29,847.81	5/30/2026
electronic check	$ 146,532.93	5/31/2026
193980-194094	$ 578,746.83	6/3/2026
9992258-9992266	$ 5,738.98	6/3/2026
electronic check	$ 79,093.61	6/3/2026
194095-194109	$ 121,193.45	6/5/2026
electronic check	$ 1,022,285.88	6/5/2026
194110	$ 39.48	6/4/2026
electronic check	$ 220.83	6/4/2026
electronic check	$ 259,616.08	6/5/2026
Total:	$ 4,079,476.19	

Memorandum

To:

City Council

Meeting Date:

June 15, 2026

Item Name:

ACTION ITEM: Public Hearing (Quasi-Judicial): Case Number DEV26-000001, SPP26-000001, ZON26-000001: The applicant, Ardurra, on behalf of Land Ex Soterra LLC, is requesting approval of a development agreement modification, a rezone, and approval of a preliminary plat modification for Soterra Subdivision No 2. The applicant proposes to rezone 11.36 acres of the site from C-2 to R-2 to accommodate 51 single family lots. The remaining 4.41 acres would remain as Community Commercial. The entire phase 2 site is designated as Community Commercial within the Future Land Use Map, which is compatible with both R2 and C-2 zoning. The 15.77 acre site (R3258300000 and R3258301100) is located on the southwest corner of the intersection between E. Ustick Rd. and S. Kimball Ave, in Caldwell, Idaho. *This application was recommended for approval at the May 12, 2026, Hearing Examiner meeting.*

Summary Statement:

Recommended Action:

Budget:

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

Attachments:

1. SR_CC_Soterra2_2026-06-15

Caldwell Community Development Department
Planning and Zoning Division
STAFF REPORT / FINDINGS
Public Hearing Item | City Council | 6/15/2026

Staff Planner: Katie Wright

CASE NO(s): DEV26-000001/SPP26-000001/ZON26-000001
Project Name: Soterra No. 2 Amendment

HEARING BODY RECOMMENDATION

The Hearing Examiner at the 5/12/2026 public hearing recommended APPROVAL of the rezone, development agreement modification, and preliminary plat modification 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 6/15/2026 public hearing, APPROVED/DENIED Case No (s): DEV26-000001/SPP26-000001/ZON26-000001

APPLICATION SUMMARY & PROPOSED LAND USE REQUESTS

- Rezone parcel R3258301100 and a portion of parcel R3258300000 (total of 11.36 AC) from C-2 (Community Commercial) to R-2 (Community Residential) with 4.4 AC to remain C-2.
- Preliminary Plat for 51 single family homes and 2.4 acres of commercial.
- Development Agreement Modification to modify DA22-06 (Instrument No. 2022-012912) to reflect the changes in this application.



Applicant:	JD Lyle, Ardurra
Property Owner:	Landex ID Soterra LLC.
Parcel ID Number(s):	R3258301100 and R3258300000
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 PARCEL R3258301100 AND A PORTION OF PARCEL R3258300000 (TOTAL OF 11.36 AC) FROM C-2 (COMMUNITY COMMERCIAL) TO R-2 (COMMUNITY RESIDENTIAL) WITH 4.4 AC TO REMAIN C-2, AN APPLICATION FOR A PRELIMINARY PLAT CONSISTING OF 51 SINGLE FAMILY LOTS AND 2.4 ACRES OF COMMERCIAL, AND APPLICATION FOR A DEVELOPMENT AGREEMENT MODIFICATION TO MODIFY DA22-06 (INSTRUMENT NO. 2022-012912) TO REFLECT THE CHANGES IN THIS APPLICATION. Property Owners: Landex ID Soterra, LLC.	)	**FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION** Case No. DEV26-000001/ SPP26-000001/ZON26-000001

I. APPLICATION FACTS

Applicant:	JD Lyle, Ardurra
Property Owner:	Landex ID Soterra, LLC.
Application Requests and Development Proposals:	Application for a Rezone of parcel R3258301100 and a portion of parcel R3258300000 (total of 11.36 AC) from C-2 (Community Commercial) to R-2 (Community Residential) with 4.4 AC to remain C-2; and Application for a Preliminary Plat consisting of 51 single family lots and 2.4 acres of commercial; and Application for a Development Agreement Modification to modify DA22-06 (Instrument No. 2022-012912) to reflect the changes in this application.
Applicant Submission:	The applicant, JD Lyle, on behalf of the property owner, Landex ID Soterra, LLC, submitted an application on 1/16/2026.
Proposed Site Location:	The subject site is located on the SWC of Ustick Rd. and Kimball Ave., with a property address of 0 W. Ustick, described as a portion of W ½ NE ¼ Section 4 T3N, R3W.
Parcel Number(s):	R3258301100 and R3258300000
Property Size:	Approximately 15.77 acres, more or less
Jurisdiction:	The property is currently located in the City of Caldwell

Applicable Regulations and Guiding Documents:

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
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	11/6/2025
Public agency notification sent (see attached exhibit for list of agencies notified)	3/6/2026
(500') radius notices mailed – Hearing Examiner Hearing (Min. 15 days prior to hearing)	3/25/2026
Legal Ad Published – Hearing Examiner Hearing (Min. 15 days prior to hearing)	3/28/2026
Hearing Examiner Public Hearing – *no public hearing, continued*	4/14/2026
(500') Radius Notices Mailed - Hearing Examiner Hearing (Min. 15 days prior to hearing)	4/22/2026
Legal Ad Published - Hearing Examiner Hearing (Min. 15 days prior to hearing)	4/25/2026
Physical Site Posted - Hearing Examiner Hearing (Min. 15 days prior to hearing)	4/27/2026
Applicant Proof of Posting Received - Hearing Examiner Hearing	5/1/2026
Hearing Examiner Public Hearing	5/12/2026
(500') Radius Notices Mailed – City Council (Min. 15 days prior to hearing)	5/26/2026
Legal Ad Published – City Council (Min. 15 days prior to hearing)	5/29/2026
Physical Site Posted – City Council (Min. 15 days prior to hearing)	5/31/2026
Applicant Proof of Posting Received – City Council (Min. 10 days prior to hearing)	6/3/2026
City Council Public Hearing	6/15/2026

Political Subdivisions Providing Services:

Fire:	Caldwell Fire
Police:	Caldwell Police
School District:	Caldwell
Water	City of Caldwell (Municpal Water)

Services:	
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. Nampa Highway District #1 – No comments or concerns.
2. Idaho Transportation Department – No comments or concerns.
3. City of Caldwell Engineering Department – Provided general conditions for approval. **See Exhibit 2 of this report for full comments from Engineering.**
4. City of Caldwell Fire Department – Stated the project can be approved and provided general conditions of approval. **See Exhibit 2.**
5. City of Caldwell Police Department – Stated data of the are regarding crashes, calls for service, etc. **See Exhibit 2.**
6. City of Caldwell Mapping Department – Stated the project can be approved and provided general conditions of approval. **See Exhibit 2.**

Public Comments Received:

In response to the public notices, the following public comments were received at the time of the staff report.

a. Email received from Patty and John Soran June 4, 2026 in opposition due to traffic along Kimball and Ustick, requesting a 4 way stop or light at Ustick and Kimball and the small lot sizes that are being proposed in relation to the existing surrounding neighborhoods. They also are inquiring about the reasoning that commercial buyers have not been interested in this site.
b. Public testimony given at the public hearing will be included in the official minutes of the record.

Site / Project Background and History:

The subject site was annexed into the City of Caldwell in 2022 with a preliminary plat for two commercial lots (15.79 acres) with the zone C-2 and 22.2 acres of R-1, with 60 single family residential lots.

The R-1 single family is all within Phase 1 and will not be changed with this application. In the original application, the commercial acreage played a large roll in the approvals.

In December, 2024, the same owner applied for a rezone of 9.09 acres from C-2 to R-2, a Comprehensive Plan Map Amendment from Business to Medium Density Residential, a Planned Unit Development and Plat Modification to modify the northern 15.79 acres of commercial to 6.71 acres of commercial and 9.09 acres of duplex, tri-plexes, and 4-plex

residential buildings, totaling 80 dwelling units with a DA modification to reflect these changes. This application was denied due to not meeting the intent of the existing Development Agreement or the 2040 Comprehensive Plan. Council stated for consideration of approval, the application would need to meet the same commercial area as specified in the development agreement or include more single-family residential uses.

Site Features:	*Floodplain:*	The property is not within a flood zone.
	Mature Trees:	None
	Streams & Creeks:	None
	Wildlife Habitat:	None
	Riparian Habitat Area:	Phyllis Canal
	Steep Slopes & Hillsides:	None
	Canals, Ditches, & Drains:	Phyllis Canal
	Other, Describe:	N/A

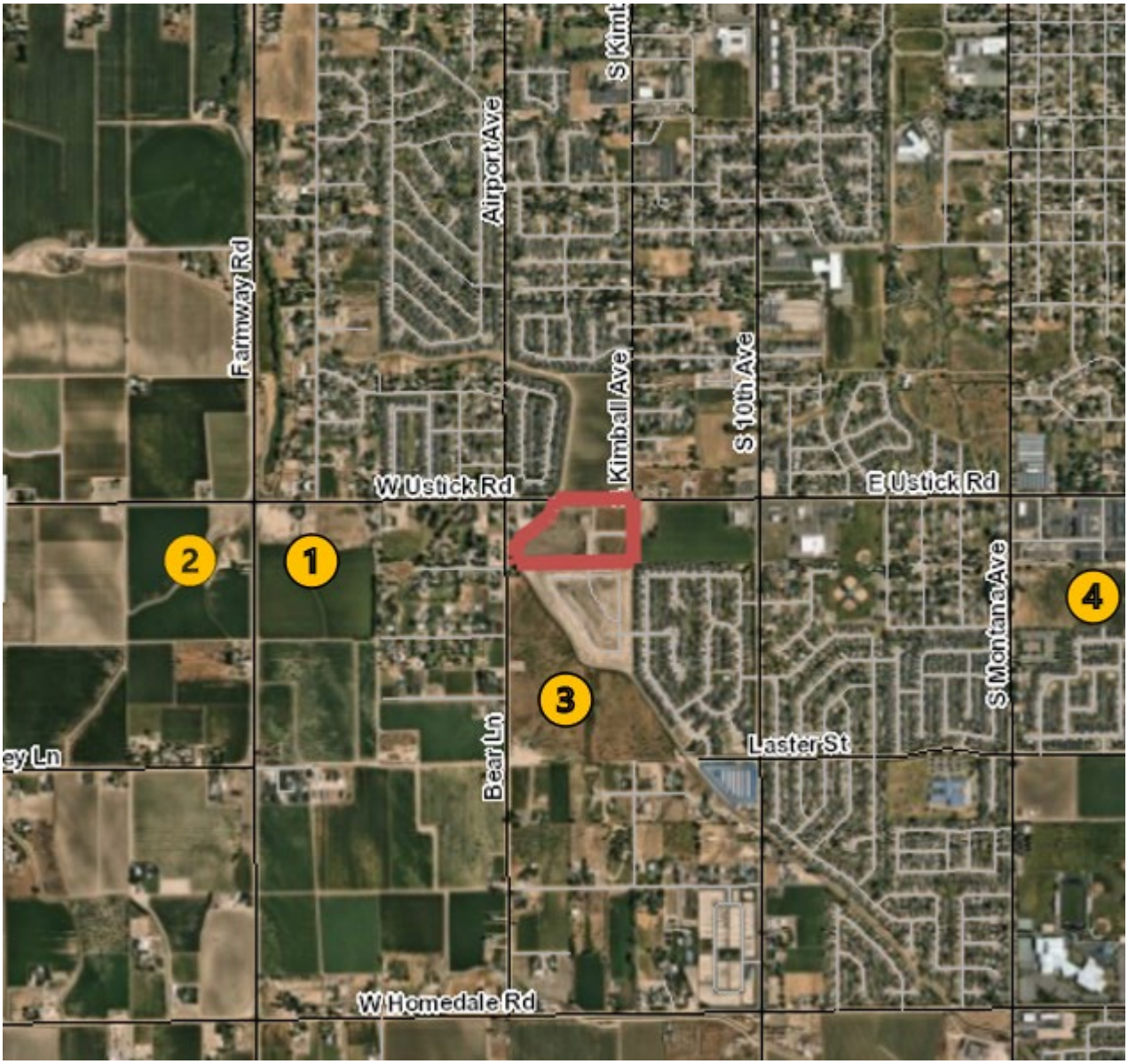
Site and Surrounding Zoning Classifications:	*Site:*	C-2 (Community Commercial) - City
	North:	R-1 (Single Family Residential) – Canyon County
	South:	R-1 (Neighborhood Residential) - City
	East:	C-2 (Community Commerical) – City R-1 (Neighborhood Residential) - City
	West:	R-1 (Single Family Residential) – Canyon County

Site and Surrounding Land Uses (existing):	*Site:*	Vacant/approved commerical in the Soterra Subdivision
	North:	Vacant Land
	South:	Prairie Creek (approved single family subdivision)
	East:	Vacant Land
	West:	Farmland and single family homes

Site and Surrounding Comprehensive Plan Land Use Designations:	*Site:*	Community Center
	North:	Community Center Neighborhood 2
	South:	Neighborhood 2
	East:	Community Center
	West:	Community Center

Approved Developments within 1-Mile Radius of Subject Site:

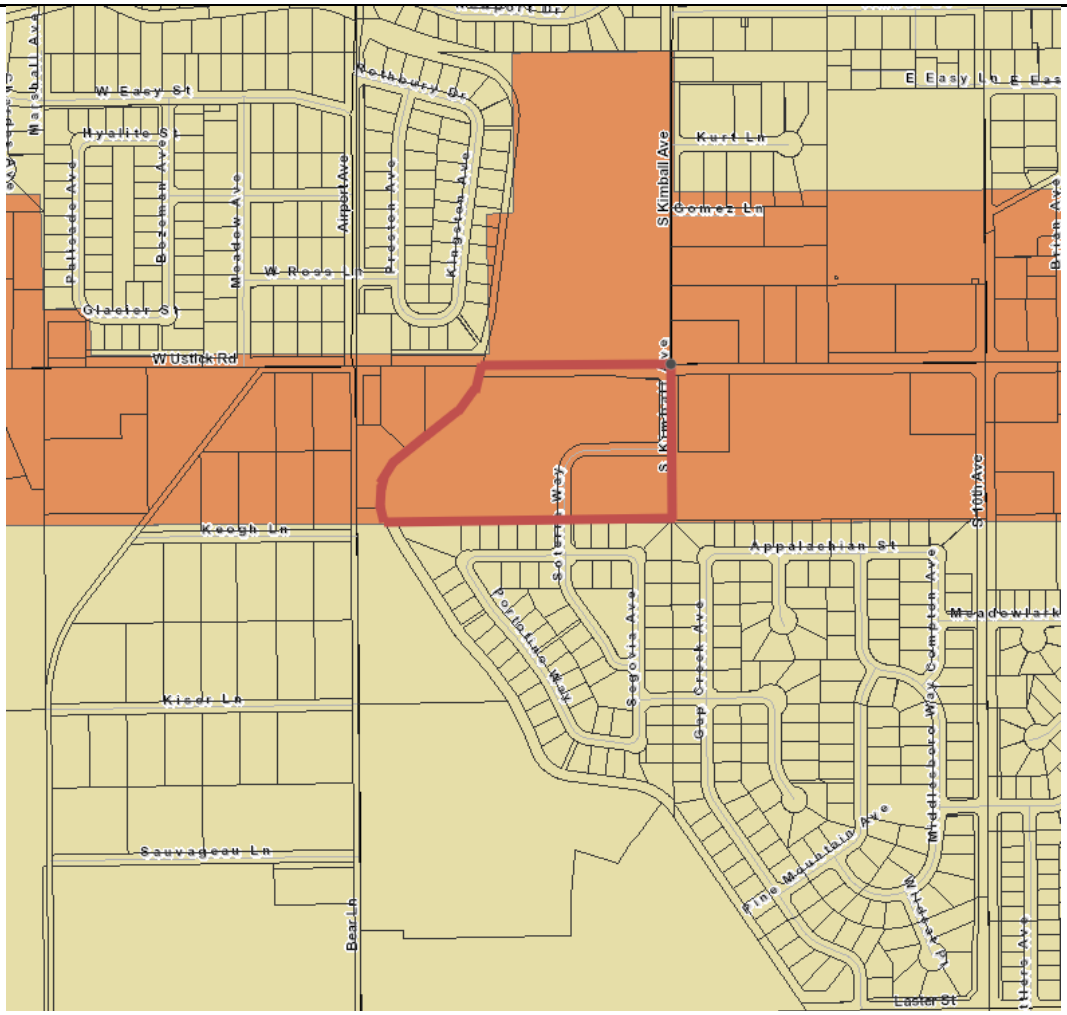
Within a one-mile radius of the subject site, the following entitlements have been approved and are actively being built or have the ability to be built in the future.



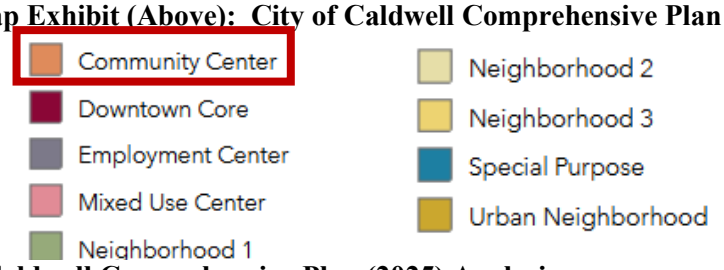
Map Exhibit #1 (Above): Approved Developments Surrounding Subject Site

Map Key	Description
1	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.
2	Farmway Crossing – 115 Single Family homes; phase 1 final plat submitted.
3	Prairie Creek – 119 single family homes; TE approved, no final plat submitted
4	Lenity Living II – 180 multi-family units, 2 duplex units, and 9 tri-plex units; construction drawings/final plat are under review

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 East and West, Community Center and Neighborhood 2 to the North, and Neighborhood 2 to the South.

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.

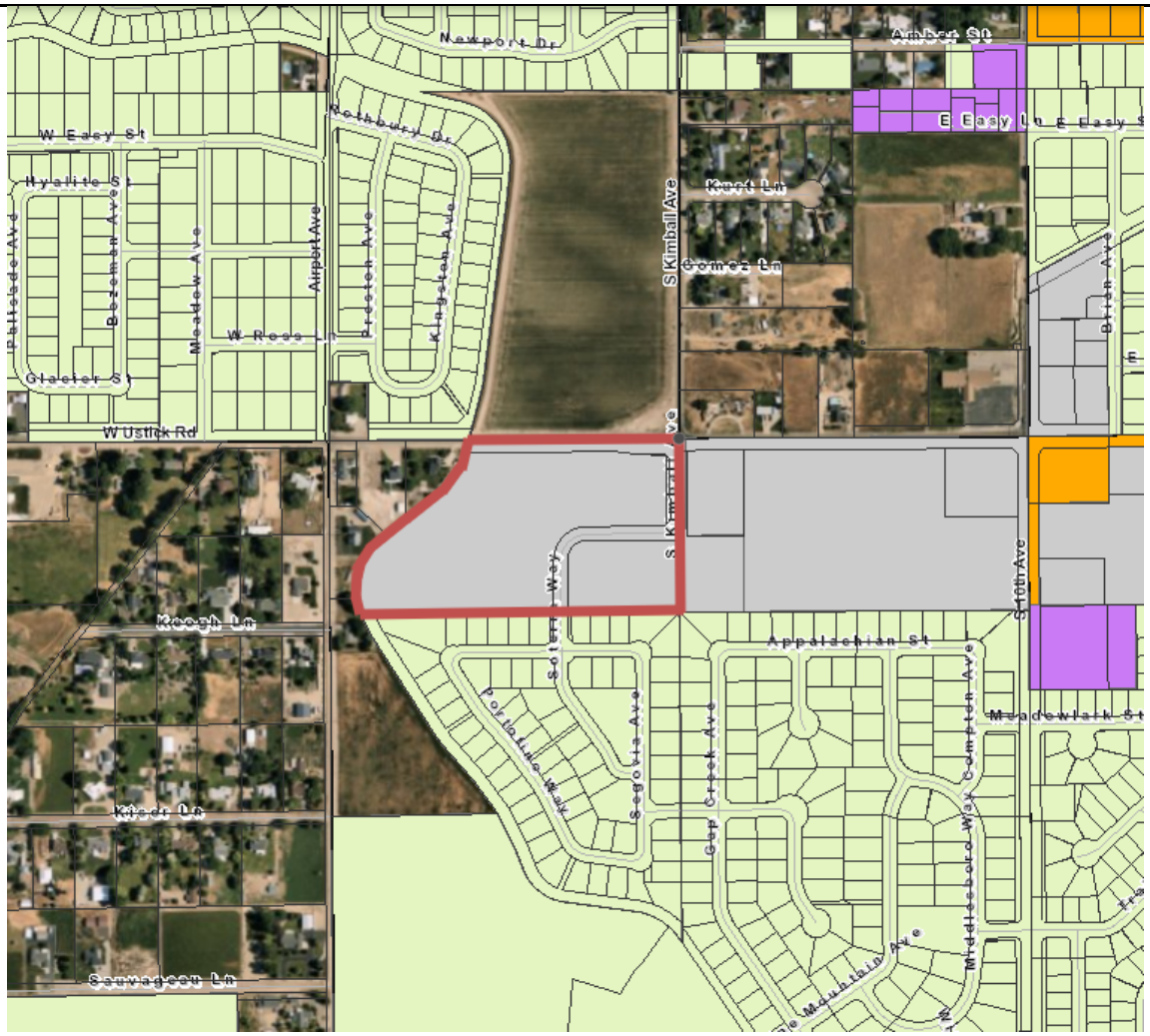
The Community Center Placetype describes this area should have two to five story buildings with parks and plazas that provide as public gathering spaces. At this time, commercial elevations have not been reviewed, so staff will review these at time of building permit for conformance. The applicant is proposing a lower intensity for the commercial uses, which does comply with what the comprehensive plan is proposing for this area.

The applicant is proposing a residential density of 4.49 dwelling units per gross acre, where the minimum density is 8 dwelling units per acre and a maximum density of 15 dwelling units per acre.

Staff Comment: *The applicant is proposing a density below what is required by Code and the Comprehensive Plan. Staff finds the scaling and density provide a transition from the single family in phase 1 to the south, as those are larger lots. To be in compliance with the density range outlined within the Comprehensive Plan, lots would need to either be reduced in size to no longer meet the zone or a more intense residential land use would be required. City Council may determine to allow the reduced density by approving the Development Agreement.*

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 AMENDMENT AND ANALYSIS



Map Exhibit (Above): City of Caldwell Zoning Map

Semi-Rural Residential-1	Neighborhood Commercial	Industrial and Business Park
Semi-Rural Residential-2	Community Commercial	General Industrial
Neighborhood Residential	General Commercial	Heavy Industrial
Community Residential	Service Commercial	Airport District
Urban Residential	Downtown Central Business	Mixed-Use / Regional Comm.
Healthcare District	Downtown City Center	Downtown Transition Neighborhood
Public District	College District	

Zoning Map Analysis:

This applicant has requested for the southern 8.84 acres to be rezoned from C-2 (Community Commercial) 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 consist of 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 applicant is proposing a mixed-use development with commercial uses within the C-2 zone, which will be reviewed for compliance with the land use schedule at time of building permit/business permit, and single family residential within the R-2 zone, which is a permitted use. The R-2 zone will transition the commercial uses to the R-1 zone within phase 1.*

IV. STAFF REVIEW AND ANALYSIS – PRELIMINARY PLAT AND DEVELOPMENT PLAN

The project proposes fifty-one (51) single family residential lots within the R-2 zone and 3 commercial lots consisting of 2.4 acres within the C-2 zone. Single family is a permitted use within the R-2 zone and the commercial uses shall comply with the land use schedule at time of building permit/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?**	**2 remaining (phase 1 completed)**

Residential Type	**# of Lots**	**# of Buildings**	**# of Dwelling Units**
Single-Family Detached	51 (phase 2)	51 (phase 2)	51 (phase 2)
Common Lots	8 (2 common drives)	n/a	n/a
TOTAL	**59**	**51**	**51**

Non-Residential Type	**# of Lots**	**# of Buildings**	**# of Tenant Spaces**
Commercial	3 (2.4 AC)	Unknown	unknown

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; along with standards for lot size, spatial arrangements, and massing and scaling.

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	4,000sqft
Corner Lot Area (sq. ft.)	5,000sqft	n/a
Minimum Lot Width / Frontage (ft.)	30’	32’
Setbacks	**Required**	**Proposed**
Front Yard Setback, Garage; Minimum (ft.)	22’	Shall be compliant 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.) *	40’	Shall be compliant with code at time of building permit.
Residential Density Range in Gross units /acre	8-15du/acre	4.49du/acre

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; along with standards for lot size, spatial arrangements, and massing and scaling.

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	25,582sqft
Corner Lot Area (sq. ft.)	0sqft	49,789sqft
Minimum Lot Width / Frontage (ft.)	0’	118’
Setbacks	**Required**	**Proposed**
Front Yard Setback; Minimum (ft.)	0’	Shall be compliant with code at time of building permit.
Front Yard Setback; Maximum (ft.)	0’	
Interior Side Yard Setback (ft.) (Minimum)	0’	
Street Side Yard Setback (ft.) (Minimum)	0’	
Rear Yard Setback (ft.) (Minimum)	0’	
Scale and Massing	**Required**	**Proposed**
Maximum Building Height (ft.) *	30’	Shall be compliant with code at time of building permit.
Residential Density Range in Gross units /acre	8-15du/acre	4.49du/acre

* 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.

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 bicycle parking 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 (1 enclosed space)	2 per DU (1 enclosed space)

COMMERCIAL		
Off-Street Parking Spaces	**Required**	**Proposed**
Off-Street Parking Spaces (Minimum)	Based on uses – unknown at this time	58 stalls. Shall 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	
Bicycle Parking Spaces	**Required**	**Proposed**
Bicycle Parking Spaces	Based on uses – 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 building permit and/or 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 with a Caldwell Municipal Irrigation District line running through Soterra Way. 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.

Police: Emergency police services are provided by the City of Caldwell Police. The nearest police station is approximately 2.45 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 0.42 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:	Soterra has 633' of frontage along Ustick Road and 211' of frontage along Kimball Avenue.
Street Classifications:	Ustick Road – Principal Arterial; Kimball Avenue – Minor Arterial
Proposed Site Access:	The development has access via Kimball Avenue, which provides access to the site off of Ustick Road. The applicant is also proposing an access on the west side of the site to the commercial uses off of Ustick Road.
Traffic Impact Study (TIS):	A TIS was approved with the original approval of Soterra. The proposed modifications do not require an updated TIS.

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.*
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 that will provide additional walkability to and from 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 table provides an overview of the city code requirements, and the proposal presented by the subject development.

Street Landscape Buffers	Min. Required	Proposed
Ustick Road – Arterial (633 LF):		
Buffer Width:	25’ wide	30’ wide
Sidewalk:	5’ wide detached or 7’ attached	7’ detached
Berms:	Yes	Yes
Class I tree:	One per 25 LF No more than 50% of the trees	0 – all required street trees are Class II
Class II tree:	One per 35 LF 633LF/35LF = 18 trees	18 Class II trees
Shrubs:	One per 4 LF 633’/4 = 158 shrubs	158 shrubs
Groundcover:	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)	5,939sqft of 16,263sqft = 37% turf coverage
Boulders:	May be required at time of design review	
Kimball – Local (211 LF):	**Min. Required**	**Proposed**
Buffer Width:	10’ wide	20’ wide
Sidewalk:	5’ wide attached or 7’ wide attached	7’ wide attached
Berms:	n/a	n/a
Class I tree:	One per 25 LF No more than 50% of the trees	0 – all required street trees are Class II
Class II tree:	One per 35 LF 211LF/35LF = 6 trees	6 Class II trees
Shrubs:	One per 4 LF 211’/4 = 53 shrubs	53 shrubs
Groundcover:	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)	1,743sqft of 3,903sqft = 46% turf coverage
Boulders:	n/a	n/a
Open Space:	**Min. Required**	**Proposed**
Qualifying Open Space (Minimum):	10%	14.2% (1.98 AC)
Amenities:	**Min. Required**	**Proposed**
	-	Under 6 Soccer Field Playground Area

Buffers Between Land Uses:	Min. Required	Proposed
Commercial to Residential Uses (674’):	20’	20’
Tree Requirement:	Class I & II trees that touch at within 5 years of planting (to be depicted on landscape plans) 40% shall be evergreen	10 Class II trees 9 Evergreens
Shrub Density:	One per 3 LF = 225 shrubs	225 shrubs

Parking Lot Landscaping:	Min. Required	Proposed
Parking Islands:	Every 12 spaces	Shall meet code at time of building permit for commercial buildings.
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 meet code at time of building permit for commercial buildings.
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 meet code at time of building permit for commercial buildings.
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'):	Yes (installed as part of Phase 1)

Staff Comments (Landscaping, Buffers, & Common Open Space):

The applicant is proposing landscaping that meets street buffer requirements, unless otherwise specified above. These items have been conditioned for compliance prior to City Council. The applicant is proposing above the 10% required open space. The applicant is proposing a 20' land use buffer between the single-family residential uses and the commercial uses. They are in compliance with the required plantings within this area and are also proposing a 6' tall privacy fence on the back of all single family lots that are adjacent to the commercial uses.

Regional Pathways:

Staff notes the 2040 Bicycle and Pedestrian Master Plan does identify the Phyllis Canal to have a public pathway. The entire pathway has been constructed along the western boundary of the development with Phase 1, as it was approved under the previous city code. The applicant proposes code compliant landscaping along the pathway for this second phase.

Staff Comments: *The applicant proposes 10' of landscaping on each side that meets the planting requirements for the regional pathway along the existing 8' wide pathway.*

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. The pathway will have a minimum five-foot (5') wide landscape buffer along both sides.

Community Pathways (8'): The applicant is proposing an eight-foot (8') wide major pathway that will connect with existing, proposed, planned or possible future major pathways in adjoining residential subdivisions/developments, and that will meander through the subdivision or development to provide pedestrian connectivity through the subdivision or development. The pathway will have a minimum five-foot (5') wide landscape buffer provided along both sides. A public pathway has been installed along the entire west boundary of the development and will not be modified as part of this modification request. This meets the intent of the community pathway as well.

Fencing and Screening:

Although not required by code, 6' privacy fencing is proposed along the backs of all residential lots.

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 8-15du/acre for this area, where the applicant is proposing 4.49du/acre. The applicant would not be able to meet the density for this area with the single family land use proposed and still meet the lot size minimum. If City Council desires the Applicant comply

with the density requirement outlined within code, the applicant will need to either propose smaller lot sizes below the R-2 minimum or choose a more intense residential use.

VI. PUBLIC HEARINGS

1. **HEARING EXAMINER PUBLIC HEARING**

A public hearing on the requests was held before the Hearing Examiner on 6/15/2026, 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 APPROVAL 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 6/15/2026, 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 and 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 11.36 acres from C-2 to R-2 with a development agreement modification and the Preliminary Plat Modification of phase 2 and 3 to consist of 51 single family lots and 2.4 commercial acres;

OR

Denial Decision Language

THEREFORE, the Caldwell City Council, hereby **Denies** the request for Zoning Map Amendments to rezone 11.36 acres from C-2 to R-2 with a development agreement modification and the Preliminary Plat Modification of phase 2 and 3 to consist of 51 single family lots and 2.4 commercial acres 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. All construction drawings must show required pathway amenities, i.e.. streetlights, benches, trash receptacles, pathway signage, etc. as required by code prior to approval for the pathway along the Phyllis Canal.
2. 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.
3. Through the Development Agreement, the development is approved with a density of 4.49 dwelling units per acres, which is below what is required within the Caldwell City Code.
4. Prior to building permit submittal, Design Review applications shall be submitted for all commercial lots fronting Ustick Road.
5. At time of Design Review, additional landscaping within landscape buffers may be required to meet design guidelines.
6. 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.
7. 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 3/9/2026 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 4/3/2026 and shown in **Exhibit 2.**

2. Comply with all requirements of the City Mapping Department as specified in their memo / email dated 3/24/2026 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 15th day of June 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
- Building Elevations
- Copy of Original signed and recorded DA (only when being amended)
- 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 Transportation Department
    - Nampa Highway District #1

Exhibit 4: Public Comments

- Patty and John Soran

Exhibit 5: Minutes of the Hearing Examiner Hearing

Exhibit 6: Draft Development Agreement Addendum

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)*	Soterra Subdivision Phase 2
Site Address(s): *Upload separate attached sheet if more than six (6) site addresses*	205 W USTICK RD
Suite #s:	
Parcel #s:	R3258300000 R3258301100
Total Acres:	38
Prior Use of Property:	Agriculture
Proposed Use of Property:	Commercial and single family

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:	Patrick Connor
Company Name: *(if applicable)*	Ardurra
Mailing Address:	1144 S. Silverstone Way, Suite 320 Meridian, ID 83642

Phone:	214 564 2812	**Email:**	pconnor@ardurra.com

Email Address:	pconnor@ardurra.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:	Land Ex Soterra LLC
Mailing Address:	12682 S FORT ST Draper, UT 84020
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:	Isaac Josifek
Company Name: *(if applicable)*	Ardurra
Mailing Address:	332 North Broadmore Way Nampa, ID 83687

Phone:	208 323 2288	**Email:**	ijosifek@ardurra.com

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

Name:	Jaime Snyder
Company Name: *(if applicable)*	Ardurra
Mailing Address:	1144 South Silverstone Way, Suite 320 Meridian, ID 83642

Phone:	208 323 2288	**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 _____ 12/21/25 _____

Applicant / Applicant's Representative Printed Name Date

_____

Applicant / Applicant's Representative Signature

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Planning and Zoning Department
621 Cleveland Blvd., Caldwell, Idaho, 83605
Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

SUBDIVISION PRELIMINARY PLAT CHECKLIST

The following items shall be included in any application submittal. Additional information may be required, as indicated in your roundtable (pre-app) meeting or upon official review of the plans. Please check the box for each item listed below to confirm submission of the item listed.

SECTION I

SUBMITTAL DOCUMENTS & RELATED PLANS		Applicant	Staff
Master Land Use Application	Copy of completed, signed and dated application	X	
Application Checklist	Copy of completed, signed and dated checklist		
Property Owner Acknowledgement	If the signatory of the application is not the owner of the property, a notarized statement (property owner acknowledgement) must be signed by the legal owner of record and submitted with the application	X	
Proof of Property Ownership	Recorded Warranty Deed for the subject property showing proof of ownership, or evidence of property interest to subject property	X	
Legal Description of Property	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 certified by a land surveyor registered to the State of Idaho.		
Neighborhood Meeting Information	The verification shall include: • A copy of the letter mailed by the applicant *(Min. 15 days prior to meeting)* • A copy of the 500' mailing list indicating all notified owners, residents and associations • A copy of the sign-up sheet from the meeting, with your signature *Note: Neighborhood meetings must have been held within four (4) months of application submission.*	X	
Photographs	Photographs of existing site conditions		
Project Narrative	Narrative fully describing the application request(s), the purpose of the development, existing site conditions, and what is being proposed.	X	
Concept Building Elevations	Colored concept elevations of all four (4) sides of buildings, indicating building heights, colors, materials, windows, doors, and architectural features.		
Site Plan (Scaled)	Site plan, drawn to scale, showing location of all property lines, existing and proposed buildings, utilities, setbacks, easements, and streets with street names.	X	
Preliminary Plat	High resolution preliminary plat, to scale. See requirements for plan content in **Section II below**	X	
Landscape Plan	High resolution landscape plan, to scale. See requirements for landscape plan contents in **Section III below**	X	

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SECTION II

PRELIMINARY PLAT CONTENT		Applicant	Staff
Plans to Scale	All mapped data for the same plat shall be drawn at a scale suitable to ensure the clarity of all lines, bearings and dimensions, said scale typically being one hundred feet to an inch (100' = 1"). Whenever practical, scales shall be adjusted to produce an overall drawing measuring eighteen inches by twenty- four inches (18" x 24"), but not exceeding forty-two inches by sixty inches (42" x 60").	X	
Subdivision Name and Location	The proposed subdivision name and location shall be provided on the plat and shall meet the following: • Said name shall be approved by the City Mapping Department and shall not being a duplicate name of any other recorded subdivision within Canyon County or any of the cities in Canyon County; • Location of subdivision by section, township and range; reference by dimension and bearing to a combination of two (2) section corners, quarter section corners, or recorded monuments. (Ord. 3374, 12-6-2021)	X	
Contact Information	Name, address and phone number of property owner(s), subdivider, engineer, planner, and surveyor who prepared the plat, and any other professional persons involved in the subdivision.	X	
Scale, North Arrow, and Plan Preparation Date	Scale, north arrow and date of preparation including dates of any subsequent revisions.	X	
Vicinity Map (Scaled)	Vicinity map drawn to a maximum scale of one inch equals five hundred feet (1" = 500'), clearly showing the proposed subdivision or planned unit development configuration in relationship to, as well as, identifying and showing lot lines and street connections of all adjacent subdivisions, all arterial streets, all collector streets and bodies of water.	X	
Topography	Topography based on NAVD 88 datum shown on the same map as the proposed subdivision layout. Contour lines shown at five foot (5') intervals where land slope is greater than ten percent (10%) and at two foot (2') intervals where land slope is ten percent (10%) or less, referenced to an established bench mark, including location and elevation.	X	
Existing Water	Location of existing water wells and type, streams, canals, irrigation laterals, drainage facilities, private ditches, washes, lakes and other water features; direction of flow; regulatory floodplain and floodway boundaries if any; and location and extent of known areas subject to inundation if any.	X	
Streets and other Important Features	Location, widths and names of all existing streets and location, arrows indicating direction of slopes, type of surface and existence of any curb, gutter and/or sidewalks. Other important features such as railroads, utility rights of way and easements of public record, public areas, permanent structures to remain including water wells, and municipal corporation lines within or adjacent to the tract.	X	
Recorded Subdivisions with Common Boundaries	Name, book, page number and lot line layout of any recorded adjacent subdivision having common boundary with the tract.	X	
Table Schedule *(see attached example)*	Table Schedule of: • Existing zoning classification of the tract with any requested zoning changes. • Total acreage of the entire subdivision • Total number of buildable lots by land use type. • Total number of common lots. • Total gross acreage • Average buildable lot size • Dwelling units per gross acre.	X	

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PRELIMINARY PLAT CONTENT cont.		Applicant	Staff
Subdivision Boundary	The subdivision boundary with dimensions and bearings shall be based on an actual recorded field survey, performed within six (6) months of the preliminary plat application, and shall include the professional land surveyor stamp. Boundary problems shall be resolved prior to preliminary plat submittal. Stamping of the preliminary plat by the professional land surveyor pertains only to the boundary survey and should be noted as such.	X	
Public dedications of rights of way or easements	Proposed location, width, dimensions and bearings, and use of all proposed easements within the subdivision. All existing easements with location, width, dimensions, bearings, use and instrument numbers. Designation of all land to be dedicated or reserved for public use with purpose indicated.	X	
Names, Addresses, and Tax Parcel Numbers	Names, addresses and tax parcel numbers for all property owners within three hundred feet (300') of the exterior boundary of the subdivision, displayed visually on the plat in the appropriate locations.	X	
Utilities	Storm drains and water supply mains, both proposed and existing, within and immediately adjacent to the subdivision. Approximate location of existing sanitary sewer facilities, manholes, lines, and any other sewer related facilities within and adjacent to the subdivision.	X	
Proposed Street Layout	Proposed street layout, including location, width and proposed names of streets, common driveways, alleys, major pathways, micro pathways and easements; pedestrian and vehicular connections to adjoining properties.	X	
Lot Dimensions	Typical lot dimensions to scale; dimensions of all corner lots and lots of curvilinear sections of streets; each lot and block numbered individually; each lot labeled with its individual lot acreage and square footage.	X	
Land Use and Zoning Classification (Each Area)	If plat includes land for which multi-family, commercial, industrial or mixed use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any.	X	
Special Development Areas	Appropriate information that sufficiently details the proposed subdivision within any special development area, such as: • Hillside • Floodplain	X	
On and Off-Site Improvements	The proposed on and off site improvements including water supply systems, sanitary sewer systems and stormwater drainage.	X	
Access and Approaches	Width, spacing and location of all proposed approaches to the subdivision with type (example: full approach, right in/right out approach) of approach indicated.	X	
Proposed Utility Methods	(A) Sewage Disposal: Such evidence relative to the design flows within the subdivision, and operation of the sanitary sewage facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat. (B) Water Supply: Such evidence relative to the design, operation, volume and quality of the water supply and facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat. (C) Stormwater Disposal: Such evidence relative to the design and operation of the stormwater disposal system. A statement as to the type of facilities proposed, and an indication of all areas to be used for treatment/disposal shall appear on the preliminary plat. All stormwater design shall comply with the city's most recent "Stormwater Management Manual" as adopted by council as of the date of preliminary plat application submittal. (D) Irrigation System: A statement describing the proposed irrigation system, consistent with section 10-07-12 of the Caldwell City Code, shall appear on the preliminary plat.	X	

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PRELIMINARY PLAT CONTENT cont.		Applicant	Staff
Acknowledgement	Note acknowledging that, to the best of the preparer's knowledge, the preliminary plat meets all requirements of city code; or if said plat does not meet all requirements then the plat has been submitted as a planned unit development and any and all requested exceptions have been listed in detail as part of the planned unit development application or it is not a planned unit development but any exceptions as allowed in this chapter have been noted on the preliminary plat and specifically requested as a part of the application.	X	

SECTION III

LANDSCAPE PLAN CONTENT (CCC 10-07-03)		Applicant	Staff
Plan Preparation	Landscaping plans shall be prepared by a landscape architect, a landscape designer or a qualified nursery person; Landscape plans shall be stamped by a licensed landscape architect.	X	
Plan Size	Detailed plan at a scale no smaller than one inch equals fifty feet (1" = 50')	x	
Streets, Setbacks and Easements	Show all streets, setbacks, and easements, Streets shall be identified by name. Dimension and label all right-of-way, setbacks, and easements	X	
Sight Visibility Triangles	Show and label all sign visibility triangles.	X	
Storm Water Facilities and Berms	Show all storm water facilities and berms. Indicate berm heights, slopes and proposed landscaping	X	
Off-Street Parking & Bicycle Parking	• A note listing the required number of parking spaces and bicycle parking spaces. • A note listing the provided number of parking spaces and bicycle parking spaces. The provided number of parking spaces and bicycle parking spaces shall equal or exceed the required number of parking spaces and bicycle parking spaces. • Circulation area required to serve the parking spaces with typical dimensions.	X	
Existing Trees and/or Shrubs	Location of all existing trees and shrubs, and the approximate size and type of any existing trees and shrubs. Indicate by note which trees and/or shrubs will remain, if any.	X	
Existing and Proposed Structures	Location of all existing and proposed structures and a note of whether or not the existing structures will remain	X	
Pathways	Location, width, and type of pathways, along with identification of all required pathway materials and landscaping callouts: • Micro Pathways • Major Pathways • Public Pathways • Regional Pathways • Indian Creek Corridor Pathways (if applicable)	X	
Open Space Exhibit	All open space clearly delineated using colored shading so it is readily identifiable. The open space exhibit shall contain a table identifying: • The percentage and acreage of each individual areas of open space and if the open space is being calculated as qualified open space • The total percentage and acreage of code required open space and qualifying open space in relationship to the gross area of the project • The total percentage and acreage of proposed open space and qualifying open space in relationship to the gross area of the project	X	
Public Amenities	Location, size, and types of new structures for recreational use (i.e., gazebos, water features, picnic areas, shuffleboard, etc)	X	

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LANDSCAPE PLAN CONTENT (CCC 10-07-03)		Applicant	Staff
School Bus Stops	Location of school bus stop areas within a common lot or common easement	x	
Public Transit Stops	Location of any public transit	x	
Street Landscape Buffers	Location and width of all street landscape buffers. Include the location of all sod, trees, shrubs, plantings, and other materials proposed.	X	
Landscape Buffers Between Land Uses	Location and width of all landscape buffers between different land uses. Include the location of all sod, trees, shrubs, plantings, and other materials proposed.	X	
Parking Lot Landscaping	Location and size of all landscape islands within parking lots, Include the location of all landscaping materials proposed	X	
Trash Enclosures	Location of all trash enclosures, to include details about screening and landscaping	x	
Fencing	Location, height, color, and materials for all existing or proposed fencing	x	
Other Landscape Amenities	Provide location, size, type and description of all other landscape improvements such as berms, decorative rock, boulders, etc.	X	
Landscape Schedule	Provide a table listing all of the locations, descriptions, types and numbers of landscaping products to be installed.	X	

SECTION IV

GENERAL PROJECT INFORMATION

Type of land uses within subdivision:	Residential only Commercial only Industrial only Mixed-use *(mix of residential and non-residential uses)*
Has your development / subdivision name, street names, and lot and block numbers been approved by the City of Caldwell Mapping Division?	Yes No *If yes, have you made any changes or modifications to the previously approved pre-plat approved by Mapping?* Yes No
Will the subdivision be phased?	Yes No If yes, how many phases are proposed? 2
Development timeline for full build out?	

LAND USE AND ZONING INFORMATION

	Zoning Designation	Comp Plan Designation	Land Use
Existing (Subject Property)	C-2	Community Center	Ag
Proposed (Subject Property)	C-2 and R-2	Community Center	Mixed use
North of Site	County	Community Center & NH 2	Ag and single family
South of Site	R-1	Neighborhood 1	Ag and single family
East of Site	C-2	Community Center & NH 2	Ag and single family
West of Site	County	Community Center & NH 2	Ag and single family

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PROJECT SPECIFIC INFORMATION

	Number of Lots	Acres	Percent of "Net" Acres *Net acreage is the total acreage minus any public streets and public rights of way*
Residential Lots	111	33.62	58%
Commercial Lots	3	4.39	8.5%
Industrial Lots	-		
Common Lots	18	4	21.6%

EXISTING AND PROPOSED BUILDING DATA

	# of EXISTING buildings	# of PROPOSED buildings	# of EXISTING dwelling units	# of PROPOSED dwelling units	Max. Building Height	Total GROSS square footage of buildings
Residential:						
Single-family (detached) homes	New building on-going	111	New building on-going	111	30 (R1) and 40' (R2)	TBD
Townhomes		0		0		
Two-family *(duplex)*		0		0		
Three-family residential *(triplex)*		0		0		
Four, five and six family *(fourplex, fiveplex, and sixplex)*		0		0		
Multi-family (7 or > dwelling units) in a single building		0		0		
Commercial	0	3	N/A	N/A	55	TBD
Industrial	0	0	N/A	N/A	0	0

Type of Commercial or Industrial Buildings:	Single-tenant building(s)	Multi-tenant buildings
	0	3 single tenant buildings, TBD

DENSITY AND OPEN SPACE (Comprehensive Plan and CCC 10-07-05)

Dwelling units per gross acre (Density):	Max. Allowed	Proposed
	15 du/ac (Community Center) and 8 du/ac (Neighborhood 1)	2.7 unit/ac (R-1) and 4.5 units/ac (R-2)
Total Open Space	% Required	% Proposed
	see code	21.6%
Total "Qualifying" Open Space	% Required	% Proposed
	10%	13.9%
Included	**NOTE:** *Attach a separate Open Space Exhibit showing all areas of open space highlighted, all areas highlighted and labeled for qualifying open space, and table with breakdown, square footage, percentage and acreage of all open space vs. qualifying open space.*	

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PARKING, LOADING AND PEDESTRIAN AMENITIES (CCC 10-02-05)		
Description	**Min. Required**	**Proposed**
Electric vehicle parking spaces	n/a per Idaho state law (HB 86)	n/a per Idaho state law (HB 86)
Off-street parking spaces	79	86
Commercial loading spaces	n/a	n/a
Industrial loading spaces	n/a	n/a
Bicycle parking spaces:	1 per 10 vehicle spaces	1 per 10 vehicle spaces
Describe any public transportation facilities that will be provided in accordance with (CCC 10-02-05 B)		
Public Amenities:	***Provide a description of the type of public amenities proposed***: canal pathway along western side of property	

LANDSCAPING AND PATHWAYS (CCC Chapter 10, Article 7)	
Landscaping: (*Please check all locations where landscaping will be provided)*	Parking lot Common areas Street landscape buffers Between different land uses Pathways Around building exterior Other _____
Major Pathways	*Describe location, width, and landscaping:*
Micro Pathways	*Describe location, width, and landscaping* 5' community pathways through common areas connecting to the Phyllis Canal pathway and commercial property
Public Pathways *(per Bicycles and Pathways Master Plan)*	*Describe location, width, landscaping, and any proposed fencing:* Public pathway along Phyllis canal.

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STREET LANDSCAPE BUFFERS (CCC 10-07-08)

Location *(Enter Street Name)*	Min. Width Required	Proposed Width	% of Sod Proposed	# of Trees Proposed	Min. Tree Spacing *(in feet)*	# of Shrubs Proposed	Min. Shrub Spacing *(in feet)*
W. Ustick Rd	25'	30'	49%	18	25	158	per code
S. Kimball Ave	20'	20	46%	6	25	52	per code
Soterra Way (North)	10'	10'	33%	11	25	101	per code
Soterra Way (South)	10'	10'	49%	16	25	143	per code

BUFFERS BETWEEN LAND USES (CCC 10-07-10)

Location *(If not required, put N/A)*	Min. Width Required	Proposed Width	% of Sod Proposed	# of Trees Proposed	Min. Tree Spacing *(in feet)*	# of Shrubs Proposed	Min. Shrub Spacing *(in feet)*
North Property Line							
South Property Line	20'	20'	50%	27	30	225	per code
East Property Line							
West Property Line							

PUBLIC SIDEWALKS

Location (Street Name)	Min. Width Required	Proposed Width	Type of Sidewalk		
Local Streets	5'	5'	Meandering	Attached	Detached
			Meandering	Attached	Detached
			Meandering	Attached	Detached
			Meandering	Attached	Detached

UTILITIES, INFRASTRUCTURE, AND PUBLIC SERVICES INFORMATION

Domestic Water:		Individual Domestic Well – How Many?
		Centralized Public Water System
	X	City Municipal Water System
		N/A
	Nearest Water Line Connection:	
Sewer (Wastewater):		Individual Septic
	X	City Municipal Sewer
		N/A
	Nearest Sewer Line Connection:	
Irrigation:		Surface
		Irrigation Well
	X	Pressurized
		Gravity
		N/A
	Nearest Irrigation Connection: Soterra Ph 1	
	Irrigation District: Pioneer Irrigation District	

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Stormwater:	X	Swales
		Ponds
		Borrow Ditches
		Other, Explain:
Stormwater Management:	Does the site disturb one or more acres of land? (Yes) No	
Fire Suppression Water Supply Source:	Municipal	
Sources of Surface Water on or Nearby Properties (i.e., creeks, ditches, canals, lake, etc.):	Irrigation water rights	
Type of Site Access:		Street Frontage Ustick Rd
		Easement Easement Width: Instrument #
Street(s) Providing Access:	Ustick Rd, S. Kimball Ave, and Soterra Way	
Will Secondary Access for Fire be Provided:		(Yes)
		No
Internal Roads:		(Public)
		(Private) Two private driveways
		Internal Circulation
		Road User's Maintenance Agreement Inst#
School Districts Serving this Location:		(Caldwell School District)
		Vallivue School District

SPECIAL ON-SITE CHARACTERISTICS

	Yes	No	If yes, explain:
Areas of Critical Environmental Concern?		X	
Evidence of Erosion?		X	
Fish Habitat?		X	
Floodplain?		X	
Riparian Vegetation?		X	
Steep Slopes?		X	
Streams/Creeks?		X	
Unique Animal/Plant Life?		X	
Unstable Soils?		X	
Wildlife Habitat?		X	
Historic Buildings or Features?		X	

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Describe any other unique site characteristics:	

ACKNOWLEDGEMENT	
X	I acknowledge that all items on the checklist are included in the submittal package and that all documents have been submitted as single-sided, high-resolution documents; and
X	I acknowledge that the applicant or the applicant's representative is responsible for the physical posting of all subject sites prior to the public hearings, and for providing affidavit of proof of posting in accordance with Caldwell City Codes; and
X	I acknowledge that the applicant or the applicant's representative IS REQUIRED to attend all public hearings for this application.

I certify this document has been acknowledged, signed and dated by the:

☐ Property Owner as the Applicant ☒ Property Owner's Agent / Representative

Patrick Connor
Applicant / Applicant's Representative Printed Name

12/21/25
Date

Applicant / Applicant's Representative Signature

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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

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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. 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:	Raw land		
Proposed Land Use:	Community commercial and single family residential		

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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	Community Center & NH 2	Ag and single family
South of Subject Site:	R-1	Neighborhood 1	Ag and single family
East of Subject Site:	C-2	Community Center & NH 2	Ag and single family
West of Subject Site:	County	Community Center & NH 2	Ag and Single family

EXISTING UTILITIES, INFRASTRUCTURE AND PUBLIC SERVICES INFORMATION		
Type of Site Access:	☒	Street Frontage
	☐	Easement Easement Width: Instrument #
Street(s) Providing Access to Site:	S. Kimball Ave and Soterra Way	
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: S. Kimball Ave and Soterra Way	
Existing Irrigation:	☐	Surface
	☐	Irrigation Well
	☒	Pressurized
	☐	Gravity
	☐	N/A
	Nearest Irrigation Connection: Soterra Ph 1	
	Irrigation District: Pioneer and Wilder Irrigation District	
	☒	Caldwell School District

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 comprehensive plan identifies this area as “community center” which supports the zones of C-2 and R-2, medium density residential. We are seeking a rezoning of 8.28 acres to R-2 (medium density residential) to transition between the 3.23 acres of C-2 commercial use and the southern R-1 low density residential usage. This rezoning is intended to establish a transitional buffer between areas designated for commercial and low-density residential land uses. Decreasing the area of C-2 from 15 acres down to 3.23 acres, and integrating the pedestrian network, integration of the buildings into the built environment, allows for a more community friendly commercial center rather (restaurant, medical office, retail) rather than very large-scale 15-acre commercial development. Introducing R-2 as a transition between C-2 and R-1 will diversify housing options and align with the Comprehensive Plan's Land Use Goals and Policies: •GOAL 2: Foster a cohesive sense of community and identity through the establishment of mixed-use neighborhoods. •GOAL 3: Cultivate livable, affordable, interconnected, and sustainable communities. - Policy 3-1: Foster pedestrian-friendly neighborhoods with local commercial hubs and efficient connectivity between residential areas. - Policy 3-2: Optimize land utilization by promoting high-density residential development in areas equipped with adequate amenities, serving as a buffer between less densely populated residential areas and commercial zones, while bolstering public transit infrastructure.
Please explain how the proposed map amendment is consistent with the purpose statement of the proposed zoning district as specified in Caldwell City Code.

RS-2 ZONE: The purpose of this zone is to provide areas by zoning procedures in accordance with the comprehensive plan that provides areas which are characterized by large residential lots, although slightly smaller residential lots than within the RS-1 zone, that accommodate low density single-family residential dwelling units (including accessory dwelling units). The RS-2 zone serves as a transition between Caldwell's denser neighborhoods and the RS-1 zone.

This application aligns with the goal of the R-2 zone as it is will be a transition between the existing C-2 and R-1 zones. The R-1 zones are established in the neighboring communities and now the R-2 zone is critical to provide a transition to the C-2 zone. This blend of residential options allows for a variety of housing options of Caldwell citizens. The pedestrian integration of the newly designed C-2 zone will make this community connected to a variety land community focused land-uses.

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 current zoning is 15 acres of C-2 and we are proposing to shrink the C-2 zone to 3.23 aces and transition the balance to R-2 single family residential. From a traffic impact perspective, the change will create less traffic impact from a large scale commercial complex as commercial zoning has a much higher traffic impact than residential. The smaller scale commercial center will likely develop sooner than a large scale C-2 use, thus providing pedestrian friendly commercial uses for Soterra and neighboring communities. The will alleviate travel impacts from driving away from home for commercial services and instead utilizing services nearby.

Will adequate public facilities exist, or be provided, to serve all uses allowed on this property under the proposed zone? Please explain.

Yes, the infrastructure improvements for Soterra Ph 1 are in place and the required public services are suitably designed for this second phase of the project.

SECTION 5: PDF Formatting Requirements

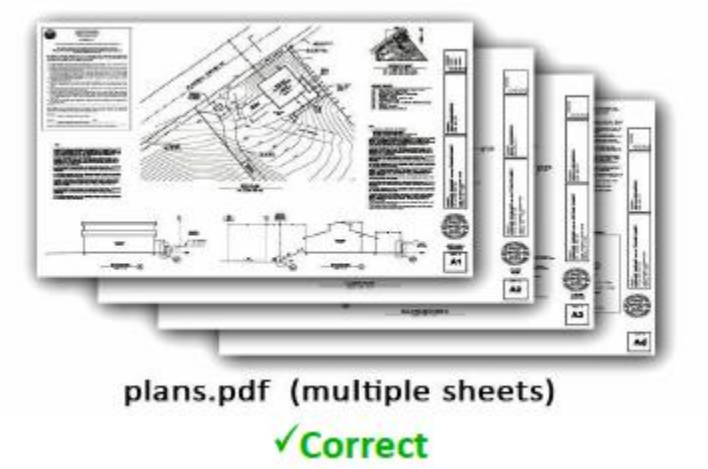
Portable Document Format (PDF) is the industry standard for electronic plans. The City of Caldwell only accepts PDF files for plan review. PDF files must be properly formatted as described below. Please read the instructions carefully. Improperly formatted plans can delay the plan review process for 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:

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Planning & Zoning Division
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☐ Property Owner as the Applicant ☐ Property Owner's Agent / Representative

_____ _____
Applicant / Applicant's Representative Printed Name Date

_____
Applicant / Applicant's Representative Signature

ARDURRA

Tuesday, April 21, 2026

SUBJECT: Soterra Subdivision | DA Mod, Rezone, Pre-Plat

Dear Commissioners, Council, and Staff:

Ardurra and LandEx LLC respectfully submit the enclosed applications: Development Agreement Modification, Rezone, and Preliminary Plat. Soterra Subdivision Phase 2 and Phase 3 encompass approximately 15.77 acres located on parcels R325830000 and R3258301100, 205 W Ustick Rd. The subject parcel has frontage onto Ustick Rd. These two phases of the project are part of the overall 38-acre Soterra Subdivision. The first phase of development, the southern 18 acres, is fully constructed and is currently housing new home construction. The preliminary plat aspect of this application includes the full 38 acres, albeit only the northern 15 acres are requesting changes given the southern portion is complete.

Background:

Soterra Preliminary Plat was approved in 2022 by the City of Caldwell. The northern 15.77 acres of the Soterra project was designated as C-2 zone when the property was annexed into the city. The southern portion of the project was developed as R-1 detached single family residential lots in 2024. The northern C-2 zone has remained undeveloped. In 2024, there was an application to revise the Soterra Phase 2 & 3 preliminary plat and zoning to include a mix of commercial pads and multi-family residential product on the northern 15 acres. The application was denied because of the Council's opposition to multi-family housing and recommended the applicant return with a single-family concept.

This new application seeks to update the 15 acres with a new preliminary plat, keep the northern 4.39 acres as C-2 zone, and re-zone the southern 11.38 acres to R-2 as detached single family residential lots. Based on Council's direction, this will best integrate with the existing residential land use in the area. The comprehensive plan demarks this area as "community center" which supports the zones of C-2 and R-2, medium density residential.

Project Design:

Community-oriented commercial along Ustick Rd is an appropriate land use as illustrated in the concept plan. The approximately 5,000 square foot building pads could house office, medical office, daycare, fitness center, etc. as potential tenants of these spaces. The marketability of the full 15.77 acres of the site to a single commercial user is not suitable in this location given only one full access to Ustick, extended distance from a major intersection, and the limited number of prospective buyers of the site. In addition, full commercial use in combination with the lack of multiple full access points may increase traffic through neighboring subdivisions.

The southern 11.38 acres of the site is proposed as R-2, medium density residential. The proposed use is detached single family residential lots which provide an appropriate transition from the community commercial to the existing larger lots of Soterra Subdivision No. 1 that are currently under construction. We agree with the City Council and neighbors that retaining some C-2 zone and providing cottage-style single family housing transitioning between the commercial use and the existing R-1 neighborhood is the best use of the site.

Partial Rezone:

The parcel currently sits within the city limits zoned as C-2 (Community Commercial). Our aim is to preserve this zoning classification and its consistency with the Comprehensive Plan for the northern 4.39 acres of the property. However, we are seeking a rezone of 11.38 acres to R-2 (medium density residential) to transition between the northern commercial use and the southern low density R-1 residential usage. This rezoning is intended to establish a density transition between areas designated for commercial and low-density residential land uses. The comprehensive plan designates this area as "community center" which supports C-2 and R-2 zoning.

Development Agreement Modification:

We are requesting a Development Agreement Modification so that the current Development Agreement better represents our visions for this property. The original development agreement was signed on March 10, 2022, for Soterra Subdivision (Instrument No. 2022-012912). This request is to modify the current Development Agreement to include the proposed plan and requirements as seen throughout this narrative and application. We are seeking modification of the development agreement to accommodate the inclusion of detached single family residential lots with an R-2 zoning. We are also requesting a density reduction for an R-2 zone located in a "Community Center" land use designation as part of the comprehensive plan. Caldwell city code requires a density of 8 DU/AC-15 DU/AC in an area designated Community Center. However, the portion of R-2 zoning we are requesting yields a density of 5.16 DU/AC. Through the development agreement modification, we are requesting this density reduction. This modification is necessary to address the pressing demand for a variety of housing options and smaller commercial spaces, as well as to satisfy the request of council at the previous application's denial. Currently, the agreement exclusively permits large-scale commercial developments, neglecting the potential for residential components. By allowing residential units, we can diversify the offerings within the City of Caldwell thereby enhancing the community's living options and economic opportunities.

Preliminary Plat:

City of Caldwell staff requested that that scope of the new preliminary plat include the full 38 acres of Soterra, although we are only requesting changes to the northern 15.77 acres. In the updated preliminary plat, the overall single family lot count is 111 with an overall gross density of 3.46 DU/AC. Phase 1 yields a gross density is 2.7 DU/AC (60 lots over 22.24 acres). Phase 2 is proposing a gross density of 5.16 DU/AC and a net density of 9.9 DU/AC (excluding all proposed R/W).



R-2 Residential:

Soterra Subdivision Phase 2 is envisioned to be a boutique single family community with 51 planned home sites spanning over 9.88 acres (this excludes the already constructed and platted Soterra Way). This results in a gross density of 5.16 DU/AC, which we are requesting as a reduction to the density requirement in a community center land use designation. This smaller scale community will offer housing options for a broad swath of homebuyers in Caldwell from entry level buyers, small families, empty-nesters and retirees. The residential lots are integrated between the commercial property to the north and the low density residential to the south. This provides a coherent transition between the uses while providing walkability to the Phyllis Canal pathway along the west side and the community commercial attractions along Ustick.








Commercial:

The 3 acres of commercial envisioned for the north portion of the project are designed to be neighborhood centric uses in the integration into the pedestrian network, frontage along Ustick Rd and cohesiveness with the neighboring uses. Given the comprehensive plan designating this area as "community center" we focused our land use design to set the stage for a neighborhood scale commercial development. In the plan, there is an activated streetscape along Ustick Rd, with outdoor courtyards, detached sidewalk pulled closer to the buildings to create an inviting space for pedestrians to best utilize the commercial uses.










An important factor is the change from 15 acres of large-scale commercial to a community-oriented design to attract a more suitable kind of commercial use to the area more quickly. There are a multitude of large 10-15+ acre commercial properties that sit undeveloped because of the limited market for a commercial user of this size in this area. Yet smaller commercial pads that are intended for integration into the fabric of the residential community (as we are proposing) provide the best chance to bring desired services sooner to our community. This is the purpose of this application.

Neighborhood Inclusion

In an effort to build a community with the support of existing residents in Soterra Phase 1, Cumberland Estates, and the surrounding neighbors, we conducted a survey to assess their desires for the Soterra Phase 2 & 3 project. Utilizing Cumberland Estates' neighborhood Facebook page and HOA communication network, we gathered survey data from 25 residents in the immediate area. The results provided a clearer understanding of neighbor's desires as well as understanding the most desirable community businesses and services near their homes.

There was overwhelming support for specific commercial services that we are proposing for this project. The preferred commercial businesses of residents surveyed were:

- 92% would like to see a restaurant or café.
- 60% would want to see a small retail store.
- 40% would like to see a medical office use.

There was very low support for a 15-acre commercial development, which is currently zoned for the parcel with only 3 responders saying they would support a large retail complex. Most residents were concerned about the potential impacts of large parking lot lighting and increased cut-through traffic that would come along with a large commercial complex. The most exciting outcome of the survey was the 72% of responses that said they would *frequently* use the neighborhood centered commercial services. Another 12% said they would frequent the businesses on occasion, while the remaining 16% were unsure.

Landscaping /Open Space/Amenities:

Soterra Subdivision Phase 2 & 3 has proposed 2.86 acres of total open space, with 1.94 acres of qualifying open space (14.2%). All the required open space in the Soterra community was built in phase 1 of the project. So, the additional open space is above and beyond what was initially approved with the project. The planned open space is a major pathway along the Phyllis Canal that ties into the previously constructed Phase 1 pathway. In addition, there are common landscape areas scattered throughout the site, with a proposed tot lot playground near the Phyllis Canal major pathway.



Sewer and Water:

The development will connect to the City of Caldwell services as they are available at the site. We will work with the City's Public Works and engineering department to meet all standards and codes set forth regarding design and construction.

Roadway Improvements:

This application intends to maintain the terms in the original development agreement regarding the necessary roadway improvements. These improvements include the full frontage half street improvements to Ustick and Kimball Roads. We will work and comply with all requirements set forth by the City of Caldwell. These improvements as set forth in the original development agreement where requirement to be completed with the first phase of development, this is something that is planned to be executed prior to anything is completed on this request.

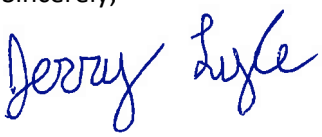
Conclusion

In conclusion, Ardurra and LandEx, LLC respectfully submit the enclosed applications for the comprehensive development of Soterra Subdivision Phase 2 & Phase 3, located at 205 W Ustick Rd. This meticulously planned mixed-use project encompasses a blend of commercial and residential spaces across 38 acres, with zoning classifications of Community Commercial C-2, Low Density Residential R-1,

and Medium Density Residential R-2. Given Phase 1 of the project is already complete, this application proposes 3 commercial units and 51 residential lots to be executed in two phases, aligning with the city's comprehensive plan and development regulations. We hope that the City of Caldwell elected officials appreciate the additional effort in reaching out to neighbors and understanding their desired commercial services. We believe that this project will delivers a complement of the City's vision and the neighbor's desires for this property.

Feel free to contact me via email at jlyle@ardurra.com or via phone at (208) 425-6300 if you have any further questions or need clarification.

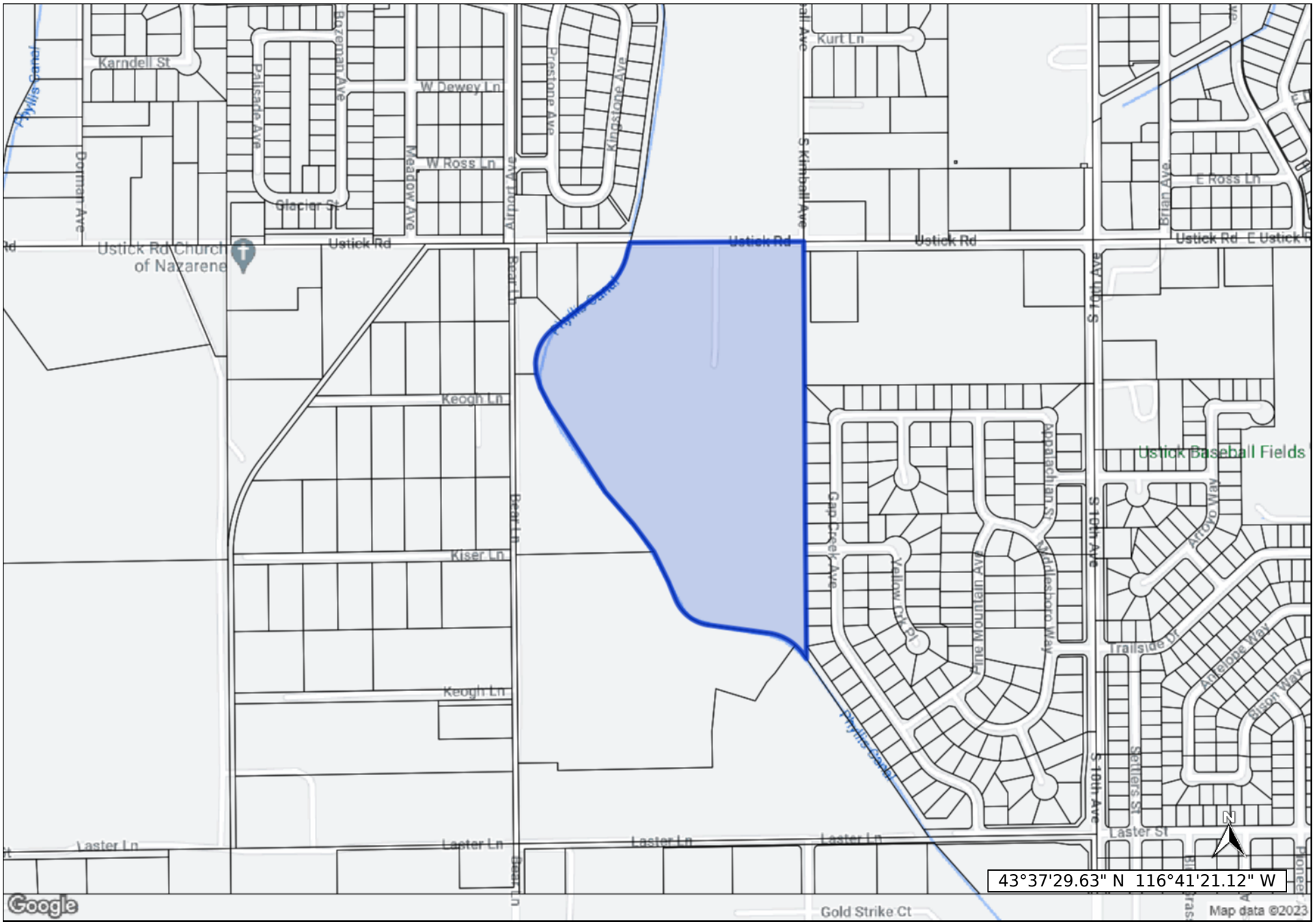
Sincerely,



J.D. Lyle
Project Manager

Vicinity Map

Soterra Subdivision



Oct 30, 2023 - 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.

PRELIMINARY PLAT FOR
SOTERRA SUBDIVISION

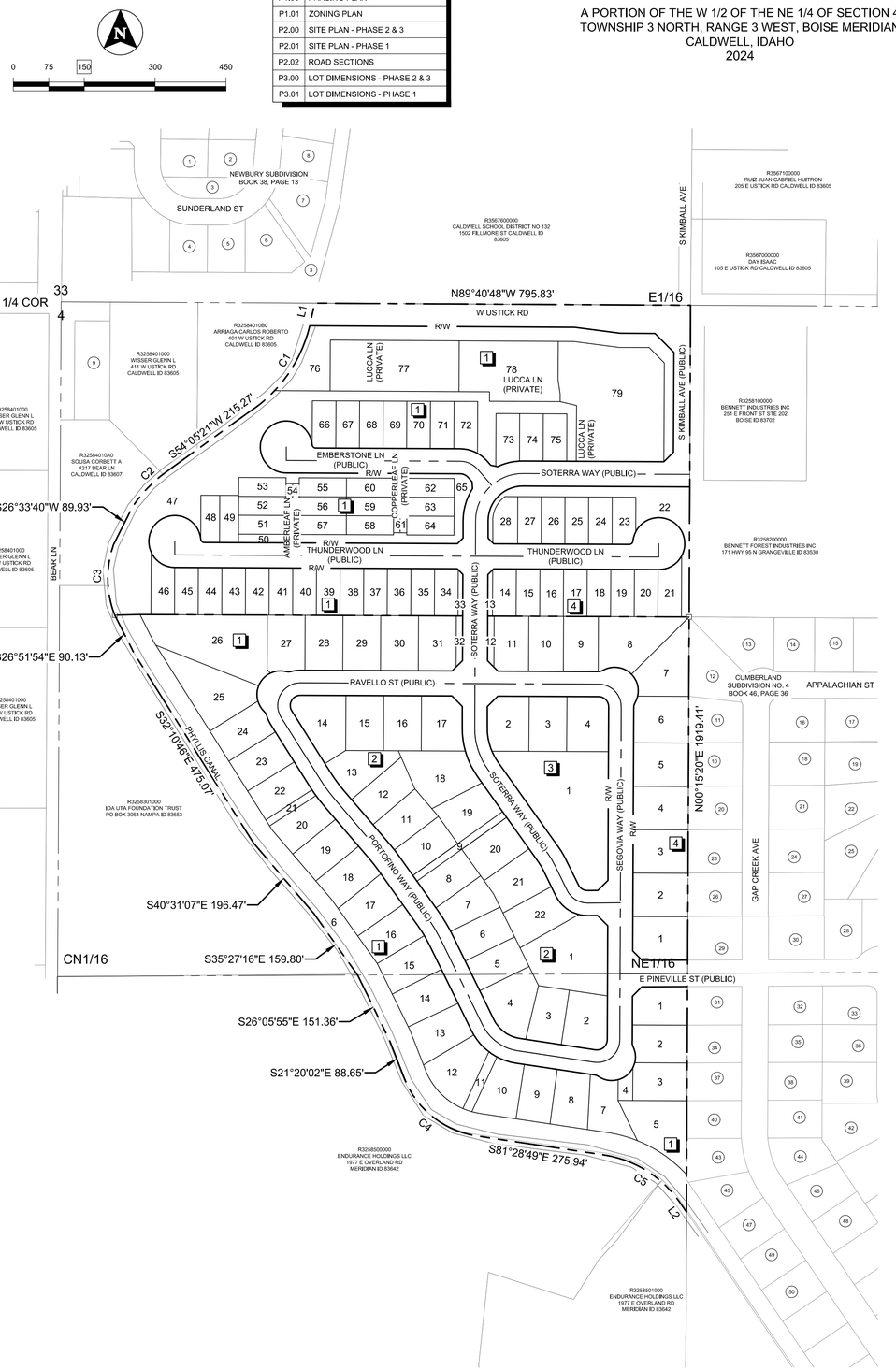
A PORTION OF THE W 1/2 OF THE NE 1/4 OF SECTION 4
TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN
CALDWELL, IDAHO
2024

SHEET INDEX

P0,00	COVER
P1,00	PHASING PLAN
P1.01	ZONING PLAN
P2,00	SITE PLAN - PHASE 2 & 3
P2.01	SITE PLAN - PHASE 1
P2.02	ROAD SECTIONS
P3.00	LOT DIMENSIONS - PHASE 2 & 3
P3.01	LOT DIMENSIONS - PHASE 1

LEGEND

	SUBDIVISION BOUNDARY
R/W	ROAD RIGHT-OF-WAY
	PROPOSED EASEMENT
	PROPOSED LOT LINE
SEW	PROPOSED SEWER MAIN
W	PROPOSED WATER MAIN
PI	PROPOSED PRESSURE IRRIGATION MAIN
Ⓢ	PROPOSED SEWER MANHOLE
1	LOT NUMBER
[1]	BLOCK NUMBER



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	300.69'	230.28'	43°52'47"	S35°19'16"W	224.70'
C2	293.17'	102.44'	20°01'11"	S44°01'50"W	101.92'
C3	215.09'	152.31'	40°34'21"	S1°01'17"E	149.15'
C4	194.90'	201.54'	59°14'52"	S50°57'24"E	192.68'
C5	237.43'	192.62'	46°28'56"	S58°14'38"E	187.38'

LINE TABLE

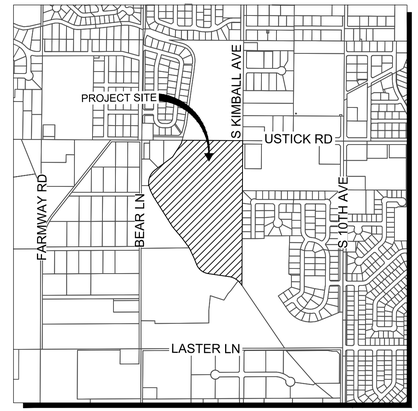
LINE	BEARING	DISTANCE
L1	S12°09'21"W	49.04'
L2	S35°00'28"E	26.94'

AREA AND LOT SUMMARY

TOTAL AREA	38.00 AC
TOTAL RIGHT-OF-WAY	8.61 AC
TOTAL RIGHT-OF-WAY PERCENTAGE	22.7%
TOTAL NUMBER OF LOTS	132
MEDIUM DENSITY RESIDENTIAL LOTS (R-2)	51
LOW DENSITY RESIDENTIAL LOTS (R-1)	60
COMMERCIAL LOTS	3
TOTAL COMMON LOTS	18
COMMON ACCESS LOTS	3
TOTAL OPEN SPACE (SEE NOTE 13)	2.49 AC
TOTAL QUALIFYING OPEN SPACE (SEE NOTE 13)	1.90 AC
TOTAL QUALIFYING OPEN SPACE PERCENTAGE (SEE NOTE 13)	13.9%
NET MEDIUM DENSITY RESIDENTIAL AREA (R-2)	8.28 AC
NET COMMUNITY COMMERCIAL AREA (C-2)	3.23 AC
NET LOW DENSITY RESIDENTIAL AREA (R-1)	13.79 AC
TOTAL NET COMBINED AREA	25.32 AC
GROSS RESIDENTIAL AREA (R-2)	11.38 AC
PROPOSED RESIDENTIAL DENSITY (R-2)	4.48 UNITS/AC
GROSS RESIDENTIAL AREA (R-1)	22.24 AC
RESIDENTIAL DENSITY (R-1)	2.70 UNITS/AC
AVERAGE BUILDABLE LOT SIZE (R-1 & R-2)	7,568 SF

SURROUNDING PROPERTY OWNERS (300')

KEYNOTE	PARCEL	NAME	ADDRESS
1	R3567911000	SIEWERT STANLEY	4003 PRESTON AVE CALDWELL ID 83605
2	R3567912800	MARTIN SHERRI E	4002 KINGSTON AVE CALDWELL ID 83605
3	R3567910900	NEWBURY OWNERS ASSOCIATION INC	PO BOX 2654 EAGLE ID 83616
4	R3567914900	SANDERCOCK ARTHUR GREGORY	405 SUNDERLAND ST CALDWELL ID 83605
5	R3567914800	KRAMER GENE	325 SUNDERLAND ST CALDWELL ID 83605
6	R3567914700	BAILEY SARAH	319 SUNDERLAND ST CALDWELL ID 83605
7	R3567914600	1996 GODFREY FAMILY TRUST	4007 KINGSTON AVE CALDWELL ID 83605
8	R3567914500	REA SHIRLEY MAE	4001 KINGSTON AVE CALDWELL ID 83605
9	R3258400000	OLSEN SCOTT RON	419 W USTICK RD CALDWELL ID 83605
10	R3258218000	ELLIS WILLIAM DEAN	4318 GAP CREEK AVE CALDWELL ID 83607
11	R3258217900	MONTALBO TRUST	4312 GAP CREEK AVE CALDWELL ID 83607
12	R3258217800	PRESCHER STEVEN C	4306 GAP CREEK AVE CALDWELL ID 83607
13	R3258217700	MARSICOLA REVOCABLE INTER VIVOS TRUST	107 APPALACHIAN ST CALDWELL ID 83607
14	R3258217600	MCLANE CHRISTINE C	24718 TRIBE SQ STERLING VA 20166
15	R3258217500	BURCH ROBERT	119 APPALACHIAN ST CALDWELL ID 83607
16	R3258218600	HARRISON COURTNEY L	4311 GAP CREEK CALDWELL ID 83607
17	R3258218900	DUERKSEN JACKIE J	4314 PINNACLE PL CALDWELL ID 83607
18	R3258218700	LEE KENNETH E	4317 GAP CREEK AVE CALDWELL ID 83607
19	R3258219000	FULLERTON PATRICK	4320 PINNACLE PL CALDWELL ID 83607
20	R3258218100	HAMMONS BRENT	4404 GAP CREEK AVE CALDWELL ID 83607
21	R3258218600	GORDON THOMAS J	4403 GAP CREEK AVE CALDWELL ID 83607
22	R3258219100	GOWDY RONALD C	4402 PINNACLE PLACE CALDWELL ID 83607
23	R3258218200	RITTHALER CADE T	4410 GAP CREEK AVE CALDWELL ID 83607
24	R3258218500	TRUEBLOOD MARVIN AND MARGARET DECLARATION OF TRUST	4409 GAP CREEK AVE CALDWELL ID 83607
25	R3258219200	GRAVES GENE A	4408 PINNACLE PLACE CALDWELL ID 83607
26	R3258218300	WATTERS FAMILY TRUST	4416 GAP CREEK AVE CALDWELL ID 83607
27	R3258218400	CORRIGAN DONNA V	4415 GAP CREEK AVE CALDWELL ID 83607
28	R3258222600	THIES WILLIAM ANDREW	123 E PINEVILLE ST CALDWELL ID 83607
29	R3258219900	IDAHO COLORADO TRUST	4422 GAP CREEK AVE CALDWELL ID 83607
30	R3258222700	VENTURELLI KENNY AND JULIE TRUST	4421 GAP CREEK AVE CALDWELL ID 83607
31	R3258222900	TOIVONEN LINDA	4512 GAP CREEK AVE CALDWELL ID 83607
32	R3258220900	PETERSON JACK G	4511 GAP CREEK AVE CALDWELL ID 83607
33	R3258221000	BECKWITH JAMES J	4510 YELLOW CREEK PL CALDWELL ID 83607
34	R3258223000	NEFF PHIL HARVEY TRUST	4518 GAP CREEK AVE CALDWELL ID 83607
35	R3258220800	JACK BRIAN	4517 GAP CREEK AVE CALDWELL ID 83607
36	R3258221100	RINDERNECK LIVING TRUST	4516 YELLOW CREEK PL CALDWELL ID 83607
37	R3258223100	POLLOCK JORDAN LORENZO	4524 GAP CREEK AVE CALDWELL ID 83607
38	R3258220700	VERMEER MARIE	4523 GAP CREEK AVE CALDWELL ID 83607
39	R3258221200	UNITES 2013 FAMILY TRUST	4522 YELLOW CREEK PL CALDWELL ID 83607
40	R3258223200	BREWER BETH A	4602 GAP CREEK AVE CALDWELL ID 83607
41	R3258220600	WIGHT RANDALL G AND SUSAN MARIE ASHBRIDGE WIGHT REVOCABLE TRUST	4601 GAP CREEK AVE CALDWELL ID 83607
42	R3258221300	MOSTAD CHRISTOPHER PAUL	4600 YELLOW CREEK PL CALDWELL ID 83607
43	R3258223300	IVCHENKO IGOR	4608 GAP CREEK AVE CALDWELL ID 83607
44	R3258220500	DRINKWINE GILFERD JOHN II	4609 GAP CREEK AVE CALDWELL ID 83607
45	R3258223400	ALLEN JEFF AND VAL LIVING TRUST	4614 GAP CREEK AVE CALDWELL ID 83607
46	R3258220400	MARTINEZ TERRENCE	4619 GAP CREEK AVE CALDWELL ID 83607
47	R3258223500	BARTLEY BRIAN	4618 GAP CREEK AVE CALDWELL ID 83607
48	R3258220300	SPENCE DAVID	4623 GAP CREEK AVE CALDWELL ID 83607
49	R3258223600	FRYE BRANDI N	4622 GAP CREEK AVE CALDWELL ID 83607
50	R3258223700	WILCOX PATRICK BARNEY	4704 GAP CREEK AVE CALDWELL ID 83607



VICINITY MAP
SCALE: 1" = 1,000'

SITE DATA

OWNER
LANDEX ID SOTERRA LLC
12682 S FORT ST
DRAPER, UT 84020
PH: (435) 862-9515

ENGINEER
ARDURRA INC.
332 N BROADMORE WAY
NAMPA, ID 83687
PH: (208) 442-6300

SURVEYOR
ARDURRA INC,.
332 N BROADMORE WAY
NAMPA, ID 83687
PH: (208) 442-6300

PARCEL
R3258300000
R3258301100
205 W USTICK RD
CALDWELL ID 83607

ROADWAY JURISDICTION
CITY OF CALDWELL

SEWER & WATER DISTRICT
CITY OF CALDWELL

FIRE DISTRICT
CALDWELL RURAL FIRE

SCHOOL DISTRICT
CALDWELL SCHOOL DISTRICT

ZONING
EXISTING:
- COMMUNITY COMMERCIAL (C-2)
- LOW DENSITY RESIDENTIAL (R-1)

PROPOSED:
- MEDIUM DENSITY RESIDENTIAL (R-2)
- COMMUNITY COMMERCIAL (C-2)
- LOW DENSITY RESIDENTIAL (R-1)

IRRIGATION DISTRICT
PIONEER IRRIGATION DISTRICT
WILDER IRRIGATION DISTRICT (BOISE PROJECT BOARD OF CONTROL)

NOTES

1. THE PROJECT SHALL CONTAIN SINGLE-FAMILY AND COMMERCIAL LAND USES. SEE AREA AND LOT SUMMARY THIS SHEET.
2. BUILDING SETBACK AND DIMENSION STANDARDS SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF CALDWELL UNLESS OTHERWISE SPECIFIED.
3. A GENERAL UTILITY EASEMENT OF 10 FEET WILL EXIST ALONG ALL FRONT AND REAR LOT LINES PER CITY OF CALDWELL SUBDIVISION CONSTRUCTION REQUIREMENTS.
4. THERE ARE NO KNOWN FLOOD PLAINS OR FLOODWAYS IN THE PROJECT AREA.
5. DIRECT LOT ACCESS TO USTICK ROAD AND S KIMBALL AVE IS PROHIBITED.
6. PRESSURE IRRIGATION SERVICES WILL BE PROVIDED TO ALL IRRIGABLE AREAS. THE SYSTEM WILL BE OWNED AND MAINTAINED BY THE CALDWELL MUNICIPAL IRRIGATION DISTRICT.
7. POTABLE WATER WILL BE SUPPLIED BY CITY OF CALDWELL.
8. SEWER WILL BE PROVIDED BY CITY OF CALDWELL.
9. STORMWATER TO BE DIRECTED THROUGH A SERIES OF PIPES, AND MANHOLES TO ONSITE STORM DRAIN FACILITIES.
10. DESIGN INFORMATION SHOWN HEREIN IS PRELIMINARY AND SUBJECT TO CHANGE BASED ON FINAL DESIGN AND AGENCY COMMENT.
11. USTICK PRIVATE ENTRANCE TO BE RIGHT IN RIGHT OUT ONLY.
12. TO THE BEST OF THE PREPARER'S KNOWLEDGE, THE PRELIMINARY PLAT MEETS ALL THE REQUIREMENTS OF CITY CODE; OR IF SAID PLAT DOES NOT MEET ALL REQUIREMENTS THEN THE PLAT HAS BEEN SUBMITTED AS A PLANNED UNIT DEVELOPMENT AND ANY AND ALL REQUESTED EXCEPTIONS HAVE BEEN LISTED IN DETAIL AS PART OF THE PLANNED UNIT DEVELOPMENT APPLICATION OR IT IS NOT A PLANNED UNIT DEVELOPMENT BUT ANY EXCEPTIONS AS ALLOWED IN THIS CHAPTER HAVE BEEN NOTED ON THE PRELIMINARY PLAT AND SPECIFICALLY REQUESTED AS A PART OF THE APPLICATION. (ORD, 2811, 11-2-2009)
13. TOTAL OPEN SPACE AND TOTAL QUALIFYING OPEN SPACE IS SHOWN FOR THE R-2 ZONED (PHASE 2) AREA ONLY. THIS IS SHOWN IN THE OPEN SPACE EXHIBIT INCLUDED WITH THIS PRELIMINARY PLAT APPLICATION. OPEN SPACE IN THE COMMERCIAL ZONED LAND (PHASE 3) IS INCLUDED IN THAT CALCULATION AS PART OF THE OVERAL PROJECT. PHASE 1 OPEN SPACE IS NOT INCLUDED AS THE CITY OF CALDWELL AGREED THAT PHASE 1 FULLFILLS THE OPEN SPACE REQUIREMENT IN ITSELF.

PROFESSIONAL ENGINEER
LICENSED
19574
12/22/2025
STATE OF IDAHO
ISAAC D. JOSIFEK

BORDER SIZE	22"x34"
DESIGNED	I. JOSIFEK
DRAWN	L. MILLER
CHECKED	I. JOSIFEK
APPROVED	I. JOSIFEK

NO.	DESCRIPTION	DATE
REVISIONS		

ARDURRA
COLLABORATE. INNOVATE. CREATE.
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM

PRELIMINARY PLAT FOR:
SOTERRA SUBDIVISION
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: December 22, 2025
PROJECT: 230186
SHEET: P0.00

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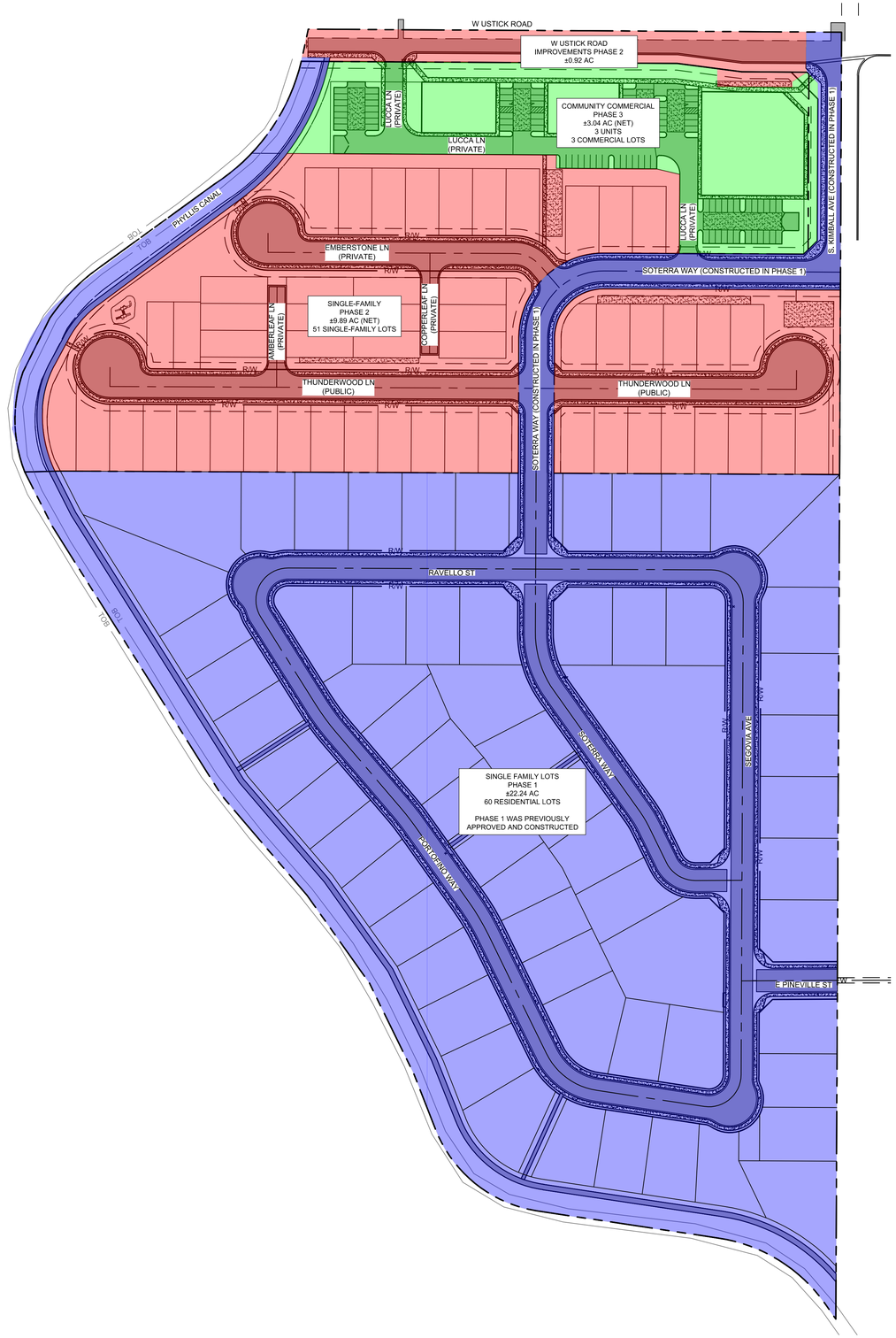

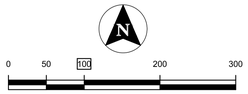



BORDER SIZE: 22"x34"
DESIGNED: I. JOSIFEK
DRAWN: L. MILLER
CHECKED: I. JOSIFEK
APPROVED: I. JOSIFEK

REVISIONS

NO.	DESCRIPTION	DATE

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NAMPA, IDAHO 83687
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PRELIMINARY PLAT FOR:

SOTERRA SUBDIVISION

PHASING 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: December 17, 2025
PROJECT: 230186
SHEET: P1.00

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PROFESSIONAL ENGINEER
LICENSED
19574
12/22/2025
STATE OF IDAHO
ISAAC D. JOSIFEK

BORDER SIZE	22"x34"
DESIGNED	I. JOSIFEK
DRAWN	L. MILLER
CHECKED	I. JOSIFEK
APPROVED	I. JOSIFEK

REVISIONS

NO.	DESCRIPTION	DATE

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NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM

PRELIMINARY PLAT FOR:

SOTERRA SUBDIVISION

ZONING 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: December 17, 2025
PROJECT: 230186
SHEET: P1.01

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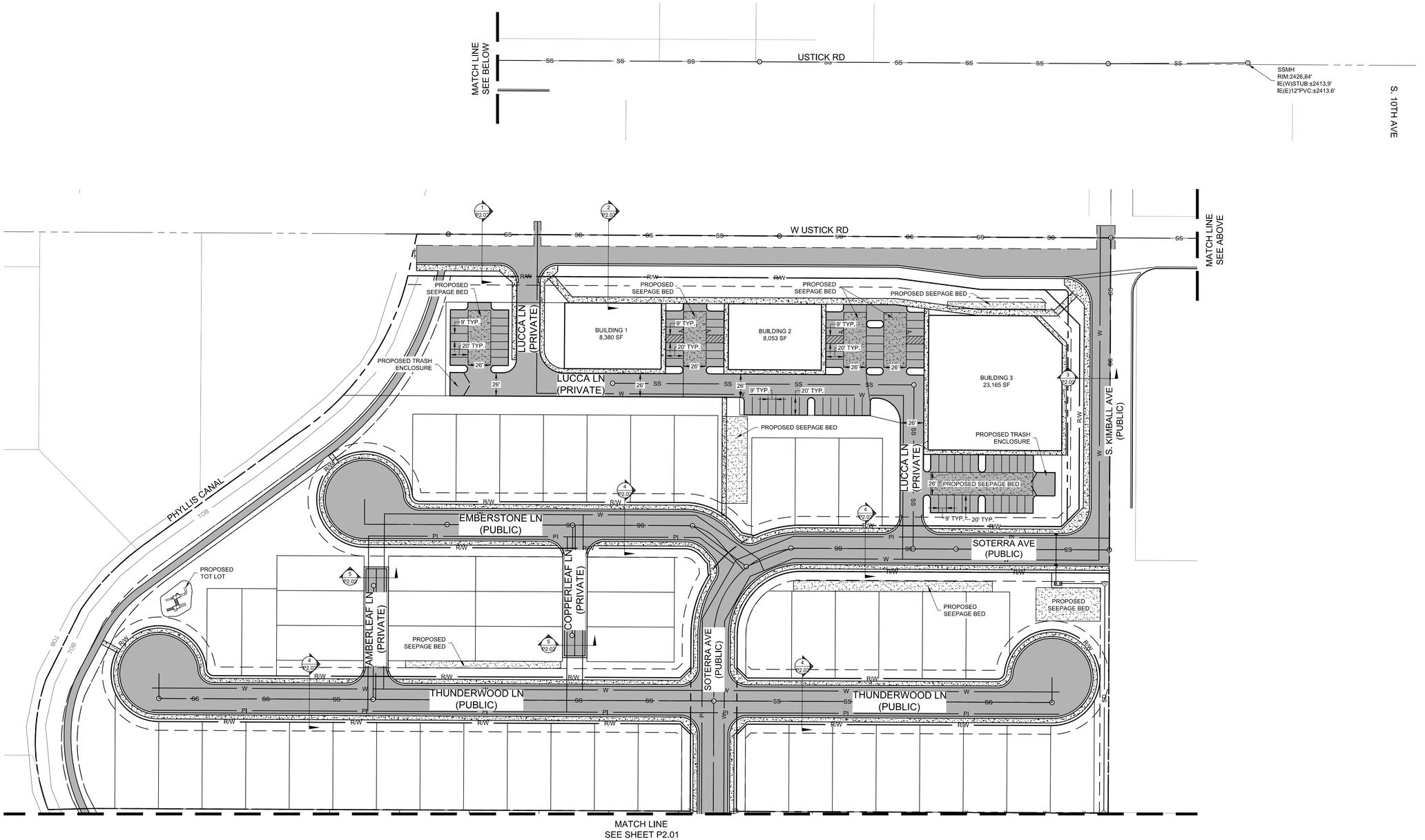
NOTES

1. SEE SHEET P2.02 FOR ROAD CROSS SECTIONS.
2. STORM DRAINAGE WILL BE CONVEYED TO SEEPAGE BEDS. SIZING OF STORAGE FACILITIES BASED ON A C VALUE OF 0.9 FOR COMMERCIAL AND 0.7 FOR MULTIFAMILY RESIDENTIAL.

N

0 30 60 120 180



PROFESSIONAL ENGINEER LICENSED 19574 12/22/2025 STATE OF IDAHO ISAAC D. JOSIFEK

BORDER SIZE	22"x34"
DESIGNED	I. JOSIFEK
DRAWN	L. MILLER
CHECKED	I. JOSIFEK
APPROVED	I. JOSIFEK

NO.	DESCRIPTION	DATE

REVISIONS

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COLLABORATE. INNOVATE. CREATE.
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PRELIMINARY PLAT FOR:

SOTERRA SUBDIVISION

SITE PLAN - PHASE 2 & 3

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: December 17, 2025
PROJECT: 230186
SHEET: P2.00

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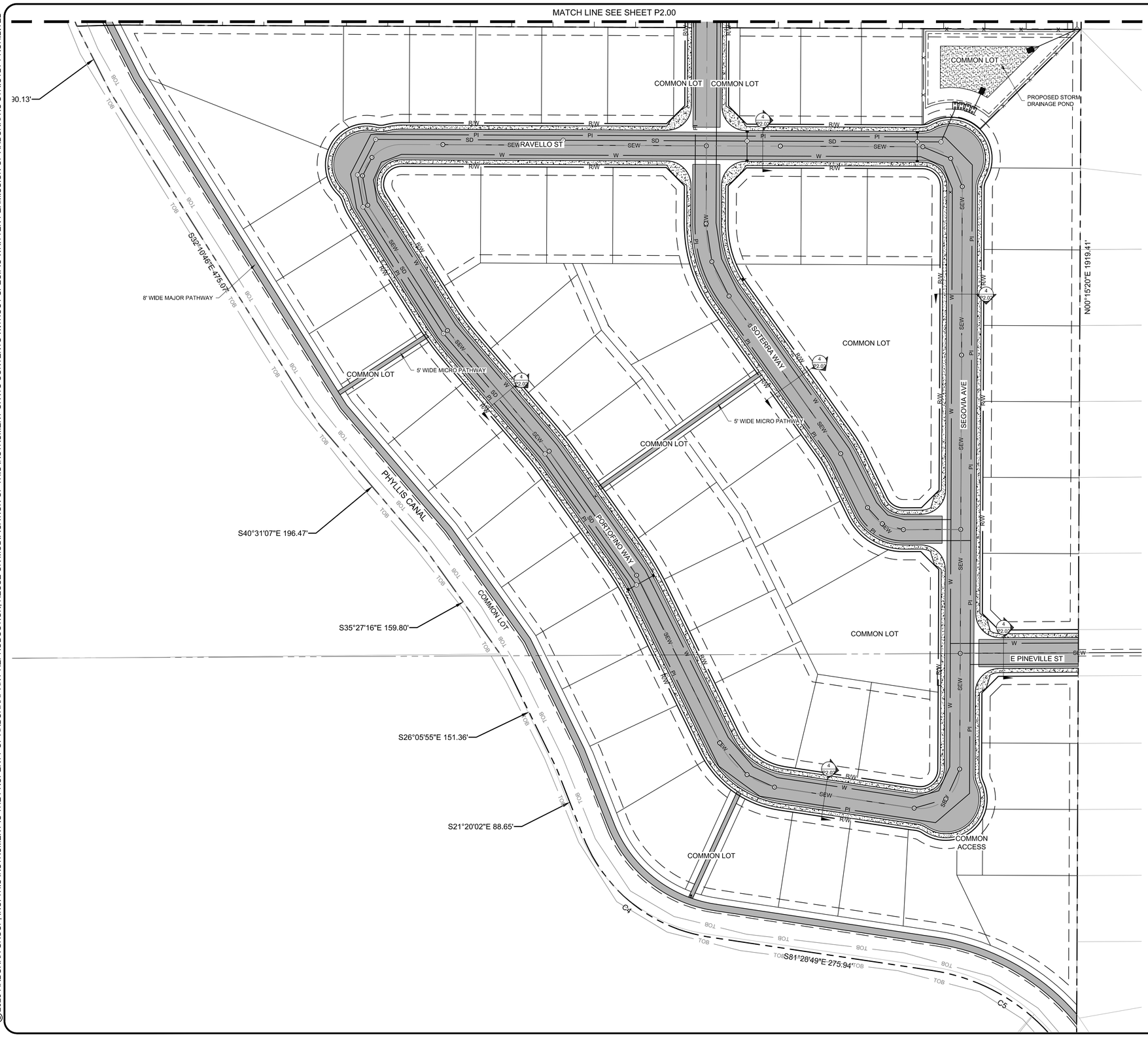

NOTES

1. SEE SHEET P2.02 FOR ROAD CROSS SECTIONS.
2. STORM DRAINAGE WILL BE CONVEYED TO SEEPAGE BEDS OR PONDS. SIZING OF STORAGE FACILITIES BASED ON A C VALUE OF 0.9 FOR COMMERCIAL, 0.7 FOR MULTIFAMILY RESIDENTIAL, AND 0.5 FOR SINGLE FAMILY RESIDENTIAL.

PROFESSIONAL ENGINEER LICENSED 19574 12/22/2025 STATE OF IDAHO ISAAC D. JOSIFEK

BORDER SIZE	22"x34"
DESIGNED	I. JOSIFEK
DRAWN	L. MILLER
CHECKED	I. JOSIFEK
APPROVED	I. JOSIFEK

REVISIONS		
NO.	DESCRIPTION	DATE

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PRELIMINARY PLAT FOR:

SOTERRA SUBDIVISION

SITE PLAN - PHASE 1

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: December 17, 2025
PROJECT: 230186
SHEET: P2.01

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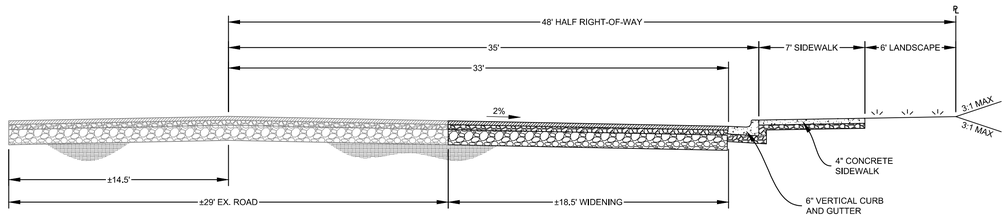
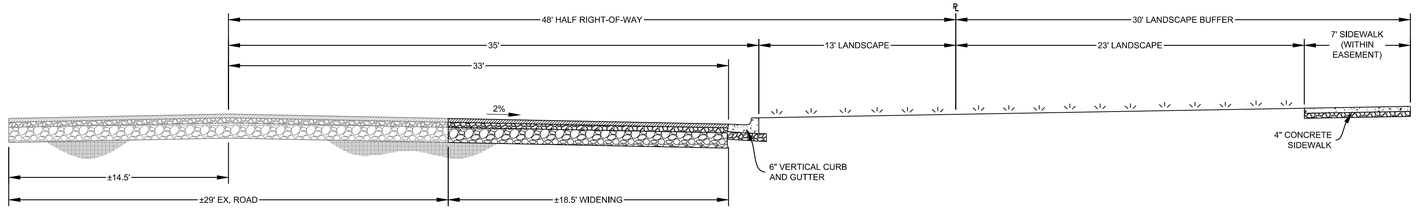
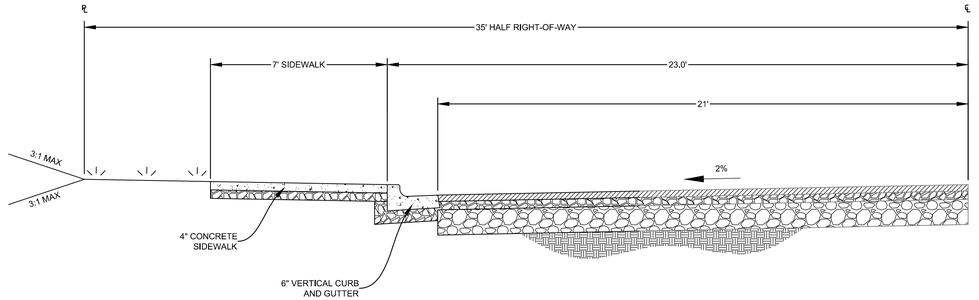


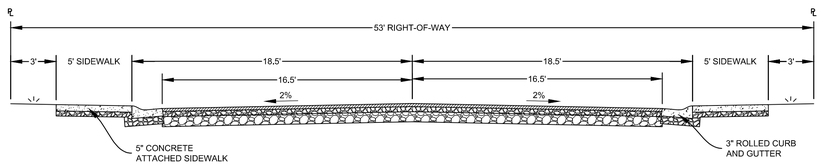
USTICK ROAD IMPROVEMENTS (ATTACHED SIDEWALK) 1
SCALE: NTS



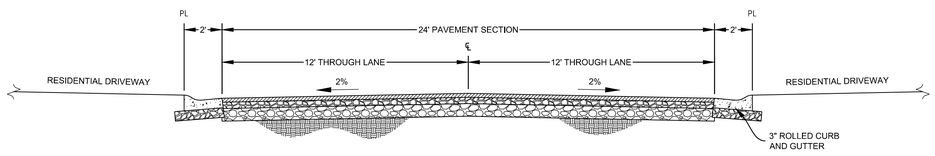
USTICK ROAD IMPROVEMENTS (DETACHED SIDEWALK) 2
SCALE: NTS



S. KIMBALL AVE SECTION 3
SCALE: NTS



LOCAL ROAD SECTION 4
SCALE: NTS



PRIVATE ROAD SECTION 5
SCALE: NTS

PROFESSIONAL ENGINEER LICENSED 19574 12/22/2025 STATE OF IDAHO ISAAC D. JOSIFEK

BORDER SIZE	22"x34"
DESIGNED	I. JOSIFEK
DRAWN	L. MILLER
CHECKED	I. JOSIFEK
APPROVED	I. JOSIFEK

NO.	DESCRIPTION	DATE

REVISIONS

ARDURRA
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208-442-6300 | WWW.ARDURRA.COM

PRELIMINARY PLAT FOR:
SOTERRA SUBDIVISION
ROAD SECTIONS

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: December 17, 2025
PROJECT: 230186
SHEET: P2.02

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NOTES

1. SEE SHEET P0.00 FOR SURROUNDING PROPERTY OWNERS TABLE.
2. FINAL PLAT FOR PHASE 1 HAS BEEN PREVIOUSLY APPROVED

0 25 50 100 150

W USTICK ROAD

796'

48' ROW DEDICATION

60' ROW DEDICATION (RH-TURN LANE)

30' LANDSCAPE BUFFER

561'

273'

210'

LUCCA LN (PRIVATE)

77 29,311 SF

76C 36,195 SF

78 25,582 SF

79 49,789 SF

35' ROW DEDICATION (TO BE RECORDED W/ PHASE 1)

S KIMBALL AVE (PUBLIC)

20' PHYLLIS CANAL EASEMENT MEASURED FROM SURVEYED TOP OF BANK

PHYLLIS CANAL

18' PATHWAY EASEMENT

20' LANDSCAPE BUFFER

EMBERSTONE LN (PUBLIC)

53' ROW DEDICATION

53' ROW (TO BE RECORDED W/ PHASE 1)

SOTERRA WAY (PUBLIC)

AMBERLEAF LN (PRIVATE)

COPPERLEAF LN (PRIVATE)

THUNDERWOOD LN (PUBLIC)

10' STORM DRAINAGE EASEMENT (PLANNED WITH PHASE 1)

22C 18,708 SF

13C 931 SF

33C 931 SF

54C 3,514 SF

61C 3,514 SF

50C 1,800 SF

65C 10,675 SF

MATCH LINE SEE SHEET P3.01

BORDER SIZE	22"x34"
DESIGNED	I. JOSIFEK
DRAWN	L. MILLER
CHECKED	I. JOSIFEK
APPROVED	I. JOSIFEK

NO.	DESCRIPTION	DATE

REVISIONS

PROFESSIONAL ENGINEER LICENSED 19574 12/22/2025 STATE OF IDAHO ISAAC D. JOSIFEK

ARDURRA
COLLABORATE. INNOVATE. CREATE.
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM

PRELIMINARY PLAT FOR: SOTERRA SUBDIVISION
LOT DIMENSIONS - PHASE 2 & 3

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: December 17, 2025
PROJECT: 230186
SHEET: P3.00

L:\230186\03_CAD\SHEETS\PRELIMINARY_PLAT\230186-PP-LOT DIMENSIONS.DWG, 12/15/2025

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MATCH LINE SEE SHEET P3.00



0 30 60 120 180

NOTES

1. SEE SHEET P0.00 FOR SURROUNDING PROPERTY OWNERS TABLE.
2. FINAL PLAT FOR PHASE 1 HAS BEEN PREVIOUSLY APPROVED

PROFESSIONAL ENGINEER LICENSED 19574 12/22/2025 STATE OF IDAHO ISAAC D. JOSIFEK

BORDER SIZE	22"x34"
DESIGNED	I. JOSIFEK
DRAWN	L. MILLER
CHECKED	I. JOSIFEK
APPROVED	I. JOSIFEK

REVISIONS

NO.	DESCRIPTION	DATE

ARDURRA
COLLABORATE. INNOVATE. CREATE.
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM

PRELIMINARY PLAT FOR:
SOTERRA SUBDIVISION
LOT DIMENSIONS - PHASE 1

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: December 17, 2025
PROJECT: 230186
SHEET: P3.01

L:\20186\03_CAD\SHEETS\PRELIMINARY_PLAT\20186-PPL-LOT DIMENSIONS.DWG, 12/15/2025

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ENTITLEMENT NOTES

1. **GENERAL LANDSCAPE**
   - A. CONTRACTOR SHALL COORDINATE WITH CIVIL ENGINEERING DRAWINGS FOR OBTAINING PAVING, UTILITY AND GRADING INFORMATION.
   - B. ALL DIMENSIONS IN THE DRAWINGS ARE APPROXIMATE. BEFORE PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS AND SHALL IMMEDIATELY INFORM THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
   - C. QUANTITIES SHOWN ARE FOR GENERAL REFERENCE ONLY. IN THE EVENT OF A QUANTITY DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE THE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
2. **EXISTING CONDITIONS**
   - A. CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF ANY DEMOLITION OR CONSTRUCTION. THE CONTRACTOR SHALL CALL DIG-A-LINE AT 811 FOR LOCATION ASSISTANCE. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR AT THE ADJACENT PROPERTY SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
   - B. SEE CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION ON EXISTING CONDITIONS.
   - C. IF SITE CONDITIONS DIFFER FROM WHAT IS DEPICTED ON PLANS, THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE FOR FURTHER GUIDANCE.
   - D. NO TREES SHALL BE REMOVED, PRUNED, OR OTHERWISE ALTERED UNLESS OUTLINED PER THESE PLANS OR APPROVED WRITTEN AMENDMENTS TO THESE DOCUMENTS.
3. **GENERAL IRRIGATION NOTES**
   - A. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM OPERATED BY AN INDUSTRY STANDARD CONTROLLER.
   - B. IRRIGATED AREAS SHALL BE DESIGNED BY HYDROZONE TO MEET THE WATER NEEDS OF PLANT MATERIAL DUE TO DIFFERING EXPOSURES / DROUGHT TOLERANCE.
     - LAWNS AND PLANTER BEDS SHALL NOT BE IRRIGATED ON THE SAME HYDROZONE.
   - C. PRESSURE IRRIGATION SERVICE SHALL BE UTILIZED, IF PROVIDED.
   - D. IF PRESSURE IRRIGATION SERVICE IS NOT PROVIDED, ANY MUNICIPAL WATER SOURCE CONNECTION SHALL BE EQUIPPED WITH A BACKFLOW PREVENTION ASSEMBLY THAT MEETS THE FOLLOWING SPECIFICATIONS:
     - MAKE AND MODEL IS LISTED ON U.S.C.'S LIST OF APPROVED DEVICES;
     - IS COMPLIANT WITH CURRENT NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES.
     - PROTECTIVE ENCLOSURE SHALL BE PROVIDED AND INSTALLED PER MANUFACTURER RECOMMENDATIONS.
   - E. IRRIGATION SYSTEM SHALL BE DESIGNED TO THE FOLLOWING SPECIFICATIONS:
     - LAWNS: HEADS WITH 100% DOUBLE COVERAGE WITH HEAD TO HEAD SPACING;
     - PLANTING BEDS: MICRO (DRIP) IRRIGATION;
     - SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE CIRCUIT.
     - OVERSPRAY ONTO IMPERVIOUS SURFACES SHALL NOT BE ACCEPTED.
   - F. CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR TO LOCATE AND INSTALL ALL CONDUIT NEEDS FOR EFFICIENT IRRIGATION PIPING.
   - G. WHEN APPLICABLE, CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 120 VOLT POWER AND ALL REQUIRED CIRCUITS FROM THE ELECTRICAL PANEL TO THE IRRIGATION CONTROLLER. SIZE WIRE AND CONDUIT AS REQUIRED.
   - H. PEDESTAL MOUNTED CONTROLLER(S) SHALL BE LOCATED WITHIN A PLANTING BED IN AN EASILY ACCESSIBLE, BUT VISIBLY DISCRETE LOCATION.
   - I. WALL MOUNTED CONTROLLER LOCATION SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR.
   - J. IF REQUESTED, CONTRACTOR SHALL SUPPLY OWNER WITH AS BUILT SHOP DRAWINGS OF THE INSTALLED IRRIGATION SYSTEM. AT MINIMUM: CONDUIT LOCATIONS, SUPPLY LINE LOCATION AND SIZING AND MANUFACTURER PRODUCT INFORMATION.
4. **GENERAL PLANT MATERIAL NOTES**
   - A. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE MINIMUM FEDERAL STANDARD AS REGULATED BY ANSI z60.1, AMERICAN STANDARD FOR NURSERY STOCK. PLANTS NOT MEETING THESE STANDARDS OR PLANTS DETERMINED TO BE OTHERWISE UNHEALTHY BY THE OWNER'S REPRESENTATIVE, SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S COST.
   - B. INSTALL ONLY SPECIFIED PLANTS OR LISTED SUBSTITUTIONS. UNAPPROVED SUBSTITUTES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
   - C. ALL PLANT MATERIAL WITHIN CLEAR VISION TRIANGLES SHALL COMPLY WITH HEIGHT RESTRICTIONS OF LOCAL CODE.
   - D. TREE AND SHRUB PLANTING SHALL INCLUDE FERTILIZATION WITH 'AGRIFORM' OR OTHER APPROVED EQUAL PLANTING TABLET. APPLY PER MANUFACTURER RECOMMENDATIONS.
5. **CITY OF CALDWELL NOTES**
   - A. THIS LANDSCAPE PLAN COMPLIES WITH CITY CODE CHAPTER 10, ARTICLE 02 - CALDWELL LANDSCAPING ORDINANCE,
   - B. CERTIFICATION MUST BE PROVIDED TO THE CITY THAT ALL PLANTS INSTALLED ARE FREE FROM DISEASE AND ARE NOT TOXIC, POISONOUS OR OTHERWISE A NUISANCE.
   - C. PRESSURE IRRIGATION SERVICE WILL BE PROVIDED TO ALL IRRIGABLE LOTS. THE SYSTEM WILL BE OWNED AND MAINTAINED BY THE CALDWELL MUNICIPAL IRRIGATION DISTRICT.
   - D. WEED MAINTENANCE AND / OR LANDSCAPING MAINTENANCE SHALL BE PROVIDED FOR ALL IRRIGATION, DRAINAGE, AND UTILITY EASEMENTS AND/OR RIGHT OF WAY(S).

10-02-09-4: COMMON OPEN SPACE REQUIREMENTS AND STANDARDS

COMMON LOT (PER PLAT)	TOTAL LOT AREA	REQ. / PROV. TREES (1 PER 5000 SF)		PROV. TURF COVERAGE (SQ.FT.)	% OF TURF COVERAGE (RESIDENTIAL AND COMMERCIAL MIN 20%, MAX 50%)
13C	931	0	0	366	39
22C	18708	4	4	9373	50
33C	931	0	0	365	40
47C	59525	16	16	24794	42
50C	1800	0	0	900	50
65C	10675	2	2	5378	50
76C	36195	7	7	11653	32

10-02-09-7(4): PATHWAY LANDSCAPING STANDARDS, COMMUNITY PATHWAY

PATHWAY LOCATION	PATHWAY LENGTH (LF)	PATHWAY WIDTH (FT)	PROV. TOTAL PATHWAY WIDTH (MIN. 5' LSCP ON EACH SIDE + PAVED ATHWAY WIDTH)	REQ./PROV. SHRUBS *(15 SHRUBS/100 LF)*		REQ./PROV. TREES (1 TREE/40 LF)	
WEST	796	8'	20'	119	119	20	20

10-02-09-7(3): PATHWAY LANDSCAPING STANDARDS, NEIGHBORHOOD PATHWAY

PATHWAY LOCATION	PATHWAY LENGTH (LF)	PAVED MATERIAL (ASPHALT, CONCRETE OR POROUS)	PATHWAY WIDTH (FT)	PROV. TOTAL PATHWAY WIDTH (MIN. 5' LSCP ON EACH SIDE + PAVED ATHWAY WIDTH)	REQ./PROV SHRUBS (25 SHRUBS/100 LF)	
CENTRAL	139	CONCRETE	5'	15'	35	35
EAST	80	CONCRETE	5'	15	20	20

10-02-09-5: STREET LANDSCAPE BUFFERS

STREET NAME	CLASSIFICATION	LINEAR FRONTAGE (MINUS SIGHT TRIANGLE AREA)	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%)
WEST USTICK ROAD	ARTERIAL	633	25'	30'	18	18	158	158	16263	5939	37
SOUTH KIMBALL AVENUE	COLLECTOR	211	20'	20'	6	6	53	53	3903	1743	46
SOTERRA WAY (NORTH)	LOCAL	402	10'	10'	11	11	101	101	3762	1268	33
SOTERRA WAY (SOUTH)	LOCAL	570	10'	10'	16	16	143	143	5937	2318	39

10-02-09-6: BUFFERS BETWEEN DIFFERENT LAND USES

LAND USE	LINEAR FRONTAGE	REQ. / PROV. BUFFER WIDTH (FT)		TOTAL REQ. TREES (1 PER 35 FT)	TOTAL PROV. TREES		REQ. / PROV. SHRUBS (1 PER 3 LF)		TURF COVERAGE (50% MAX)
					PROV. DECIDUOUS TREES	PROV. EVERGREEN TREES			
COMMERCIAL TO RESIDENTIAL	674	20	20	19	10	9	225	225	50%

PRELIMINARY PLAT LANDSCAPE PLANS FOR
SOTERRA SUBDIVISION PHASE 2&3

A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 4
TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN
CALDWELL, IDAHO
2026

CONCEPT PLANT SCHEDULE

SHADE TREES (CLASS II) — 132

CELTIS OCCIDENTALIS / COMMON HACKBERRY	2" CAL., B&B, 60'X60', LOW
LIQUIDAMBAR STYRACIFLUA 'WORPLESDON' / WORPLESDON SWEETGUM	2" CAL., B&B, 40'X25', MED
LIRIODENDRON TULIPIFERA 'JFS-OZ' / EMERALD CITY® TULIP POPLAR	2" CAL., B&B, 55'X25', MED
OSTRYA VIRGINIANA / HOP HORNBEAM	2" CAL., B&B, 40'X30', LOW
TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	2" CAL., B&B, 40'X30', LOW
TILIA TOMENTOSA 'STERLING' / STERLING SILVER LINDEN	2" CAL., B&B, 45'X35', MED
ZELKOVA SERRATA / JAPANESE ZELKOVA	2" CAL., B&B, 60'X40', MED

EVERGREEN TREES — 9

PICEA ABIES 'CUPRESSINA' / CUPRESSINA NORWAY SPRUCE	6'-7' HT., B&B, 20'X6', MED
PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE	6'-7' HT., B&B, 30'X15', MED

MITIGATION TREES (CLASS II) — 17

CELTIS OCCIDENTALIS / COMMON HACKBERRY	2" CAL., B&B, 60'X60', LOW
OSTRYA VIRGINIANA / HOP HORNBEAM	2" CAL., B&B, 40'X30', LOW
TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	2" CAL., B&B, 40'X30', LOW
ZELKOVA SERRATA / JAPANESE ZELKOVA	2" CAL., B&B, 60'X40', MED

SHRUBS /ORNAMENTAL GRASSES — 45,990 SF ⚠1

BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY JAPANESE BARBERRY	2 GAL., POT, 3'X3', LOW
BUXUS X 'GREEN VELVET' / GREEN VELVET BOXWOOD	2 GAL., POT, 4'X4', MED
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	2 GAL., POT, 6'X3', LOW
CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST BLUEBEARD	2 GAL., POT, 3'X3', LOW
CORNUS SERICEA 'ISANTI' / ISANTI RED TWIG DOGWOOD	2 GAL., POT, 5'X7', HIGH
COTONEASTER DAMMERI 'CORAL BEAUTY' / CORAL BEAUTY COTONEASTER	2 GAL., POT, 2'X6', LOW
EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH	2 GAL., POT, 8'X10', MED
FORSYTHIA X INTERMEDIA 'COURTASOL' / GOLD TIDE FORSYTHIA	2 GAL., POT, 3'X3', MED
HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY	2 GAL., POT, 2'X2', LOW
LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' / MUNSTEAD ENGLISH LAVENDER	2 GAL., POT, 2'X3', LOW
PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	2 GAL., POT, 3'X3', LOW
PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY DWARF FOUNTAIN GRASS	2 GAL., POT, 1'X1', LOW
POTENTILLA FRUTICOSA 'GOLD DROP' / GOLD DROP POTENTILLA	2 GAL., POT, 3'X3', LOW
ROSA X 'RADTKO' / DOUBLE KNOCK OUT® RED ROSE	2 GAL., POT, 4'X4', LOW
SPIRAEA JAPONICA 'GOLDMOUND' / GOLDMOUND JAPANESE SPIREA	2 GAL., POT, 3'X4', MED

PARKING LOT LANDSCAPING - PER CITY OF CALDWELL CODE — 3,814 SF

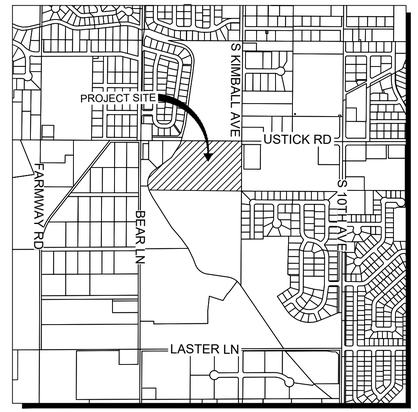
BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY JAPANESE BARBERRY	25	2 GAL., POT, 3'X3', LOW
COTONEASTER DAMMERI 'CORAL BEAUTY' / CORAL BEAUTY COTONEASTER	26	2 GAL., POT, 2'X6', LOW
JUNIPERUS HORIZONTALIS 'BLUE CHIP' / ALPINE CARPET JUNIPER	26	2 GAL., POT, 12"X6', LOW
RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	26	2 GAL., POT, 3'X6', MED
ROSA X 'NOA168098F' / FLOWER CARPET® PINK SUPREME GROUNDCOVER ROSE	27	2 GAL., POT, 3'X4', LOW
SPIRAEA BETULIFOLIA 'TOR' / WHITE FROST™ BIRCHLEAF SPIREA	25	2 GAL., POT, 3'X3', MED

PLAYGROUND AREA — 3,001 SF
ENGINEERED WOOD FIBER/ CERTIFIED PLAYGROUND SAFETY SURFACING

TURF - LAWN — 61,285 SF ⚠1
MAINTAINED AND MOWED RTF OR SIMILAR DROUGHT TOLERANT SOD

SHEET INDEX

SHEET	SHEET NAME
L1.0	COVER SHEET
L2.0	EXISTING CONDITIONS PLAN
L3.0	OVERALL LANDSCAPE PLAN
L3.1	PLANTING PLAN - AREA ONE
L3.2	PLANTING PLAN - AREA TWO
L3.3	PLANTING PLAN - AREA THREE
L4.0	LANDSCAPE DETAILS
L4.1 - L4.2	IRRIGATION DETAILS



VICINITY MAP
SCALE: 1" = 1,000'

OFF-STREET PARKING & BICYCLE PARKING

	SPACES REQUIRED	SPACES PROVIDED
OFF STREET PARKING	79	86
COMMERCIAL BIKE PARKING	9	10

*REQUIRED OFF-STREET PARKING SHALL BE 1 SPACE PER 500SF OF GROSS FLOOR AREA

** BIKE PARKING PROVIDED ACCOUNTS FOR ONLY STAND ALONE PARKING PROVIDED OUTSIDE OF RESIDENTIAL GARAGES.

*** BIKE PARKING SHALL BE 1 SPACE PER 10 VEHICLE SPACES PROPOSED

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.

DEVELOPER
LANDEX ID SOTERRA LLC
12682 FORT ST
DRAPER, UT 84020
PH: (435) 862-9515

LANDSCAPE ARCHITECT
JAIME SNYDER, PLA
ARDURRA
1144 S. SILVERSTONE WAY, SUITE 320
MERIDIAN, ID 83642
(208) 323-2288

STATE OF IDAHO — JAIME SNYDER — LA-19642 — LANDSCAPE ARCHITECT

BORDER SIZE: 22"x34"
DESIGNED: S. ACEVEDO
DRAWN: S. ACEVEDO
CHECKED: J. SNYDER
APPROVED: J. SNYDER

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	04/21/26

ARDURRA
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM

PRELIMINARY PLAT LANDSCAPE PLANS FOR:
SOTERRA SUBDIVISION PHASE 2&3
COVER SHEET

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: April 21, 2026
PROJECT: 230186
SHEET: L1.0

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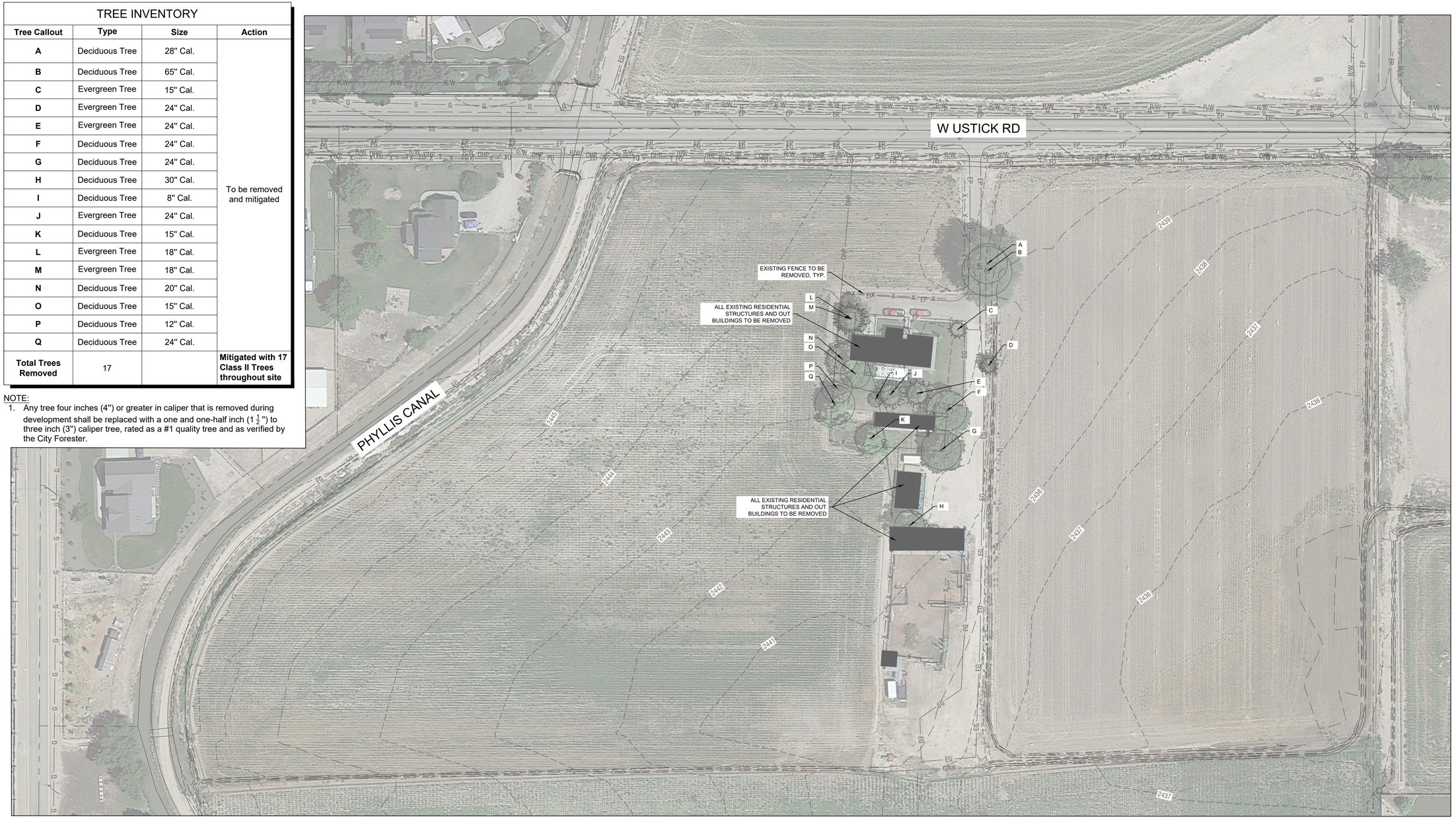
TREE INVENTORY

Tree Callout	Type	Size	Action
A	Deciduous Tree	28" Cal.	To be removed and mitigated
B	Deciduous Tree	65" Cal.	
C	Evergreen Tree	15" Cal.	
D	Evergreen Tree	24" Cal.	
E	Evergreen Tree	24" Cal.	
F	Deciduous Tree	24" Cal.	
G	Deciduous Tree	24" Cal.	
H	Deciduous Tree	30" Cal.	
I	Deciduous Tree	8" Cal.	
J	Evergreen Tree	24" Cal.	
K	Deciduous Tree	15" Cal.	
L	Evergreen Tree	18" Cal.	
M	Evergreen Tree	18" Cal.	
N	Deciduous Tree	20" Cal.	
O	Deciduous Tree	15" Cal.	
P	Deciduous Tree	12" Cal.	
Q	Deciduous Tree	24" Cal.	
Total Trees Removed	17		**Mitigated with 17 Class II Trees throughout site**

NOTE:

1. Any tree four inches (4") or greater in caliper that is removed during development shall be replaced with a one and one-half inch (1 1/2") to three inch (3") caliper tree, rated as a #1 quality tree and as verified by the City Forester.



EXISTING CONDITIONS PLAN

N

0' 25' 50' 100' 150'

JARED E. SNYDER — STATE OF IDAHO — LA-PLA-15 — LICENSED LANDSCAPE ARCHITECT

BORDER SIZE	22"x34"
DESIGNED	S. ACEVEDO
DRAWN	S. ACEVEDO
CHECKED	J. SNYDER
APPROVED	J. SNYDER

NO.	DESCRIPTION	DATE

REVISIONS

ARDURRA
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-5300 | WWW.ARDURRA.COM

PRELIMINARY PLAT LANDSCAPE PLANS FOR:

SOTERRA SUBDIVISION PHASE 2&3

EXISTING CONDITIONS PLAN

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DATE: April 21, 2026
PROJECT: 230186
SHEET: L2.0

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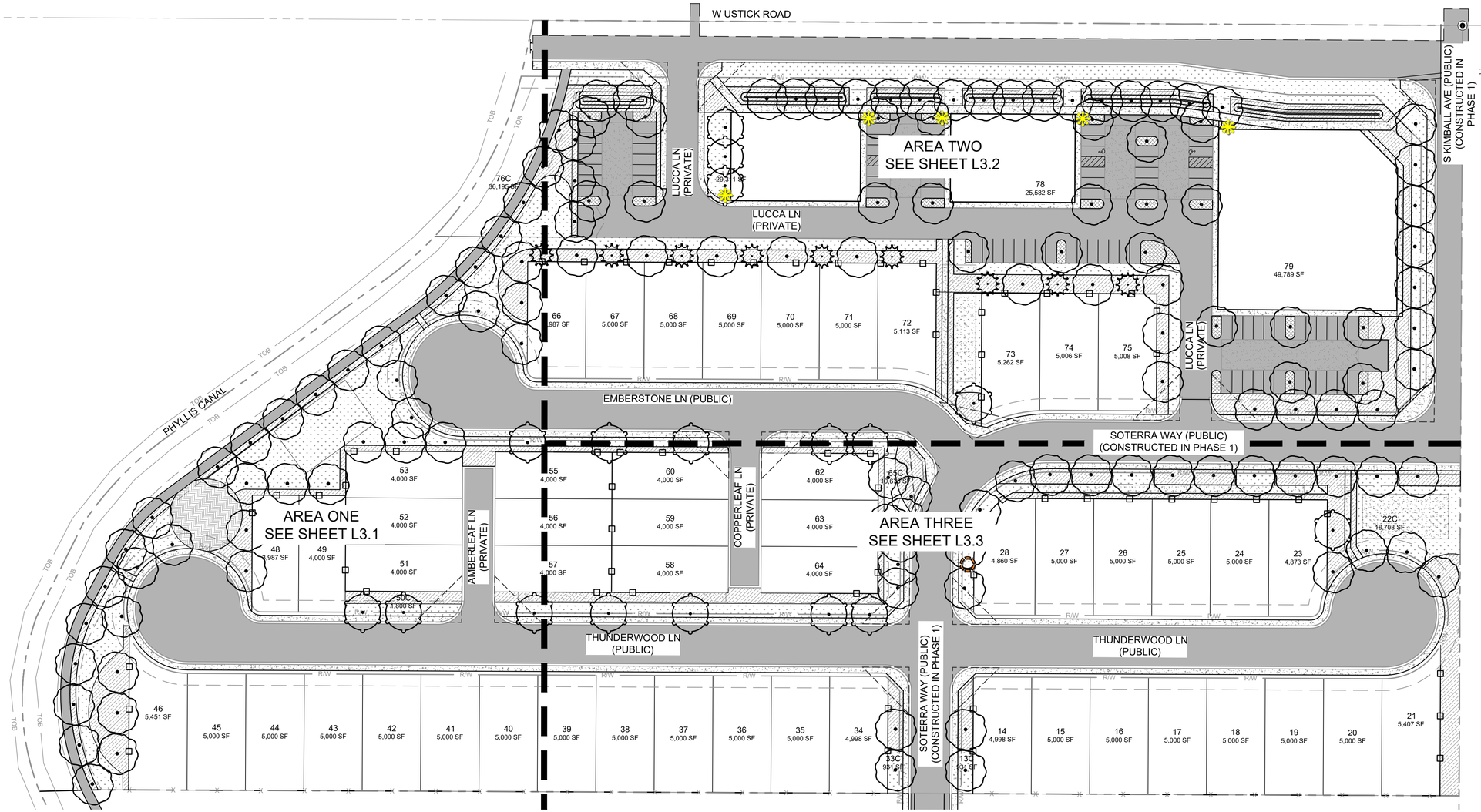

OVERALL LANDSCAPE PLAN

0' 25' 50' 100' 150'

SYMBOL SCHEDULE	
SYMBOL	DESCRIPTION
	EXISTING FENCE TO REMAIN
	6' PRIVACY FENCE (COLOR TO MATCH SOTERRA PHASE 1 FENCING)
	PROPOSED SCHOOL BUS STOP
	FUTURE BIKE PARKING (2 SPACES)
	SIGHT VISIBILITY TRIANGLE

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STATE OF IDAHO
JUNE SNYDER
LA-10647
LICENSED LANDSCAPE ARCHITECT
DRAFT

BORDER SIZE	22"x34"
DESIGNED	S. ACEVEDO
DRAWN	S. ACEVEDO
CHECKED	J. SNYDER
APPROVED	J. SNYDER

REVISIONS		
NO.	DESCRIPTION	DATE

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PRELIMINARY PLAT LANDSCAPE PLANS FOR:

SOTERRA SUBDIVISION PHASE 2&3

OVERALL LANDSCAPE PLAN

ATTENTION:
0 1/2 1
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PROJECT: 230186
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CONCEPT PLANT SCHEDULE

SHADE TREES (CLASS II)
CELTIS OCCIDENTALIS / COMMON HACKBERRY
LIQUIDAMBAR STYRACIFLUA 'WORPLESDON' / WORPLESDON SWEETGUM
LIRIODENDRON TULIPIFERA 'JFS-OZ' / EMERALD CITY® TULIP POPLAR
OSTRYA VIRGINIANA / HOP HORNBEAM
TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN
TILIA TOMENTOSA 'STERLING' / STERLING SILVER LINDEN
ZELKOVA SERRATA / JAPANESE ZELKOVA

EVERGREEN TREES
PICEA ABIES 'CUPRESSINA' / CUPRESSINA NORWAY SPRUCE
PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE

MITIGATION TREES (CLASS II)
CELTIS OCCIDENTALIS / COMMON HACKBERRY
OSTRYA VIRGINIANA / HOP HORNBEAM
TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN
ZELKOVA SERRATA / JAPANESE ZELKOVA

SHRUBS /ORNAMENTAL GRASSES
BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY JAPANESE BARBERRY
BUXUS X 'GREEN VELVET' / GREEN VELVET BOXWOOD
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS
CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST BLUEBEARD
CORNUS SERICEA 'ISANTI' / ISANTI RED TWIG DOGWOOD
COTONEASTER DAMMERI 'CORAL BEAUTY' / CORAL BEAUTY COTONEASTER
EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH
FORSYTHIA X INTERMEDIA 'COURTASOL' / GOLD TIDE FORSYTHIA
HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY
LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' / MUNSTEAD ENGLISH LAVENDER
PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS
PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY DWARF FOUNTAIN GRASS
POTENTILLA FRUTICOSA 'GOLD DROP' / GOLD DROP POTENTILLA
ROSA X 'RADTKO' / DOUBLE KNOCK OUT® RED ROSE
SPIRAEA JAPONICA 'GOLDMOUND' / GOLDMOUND JAPANESE SPIREA

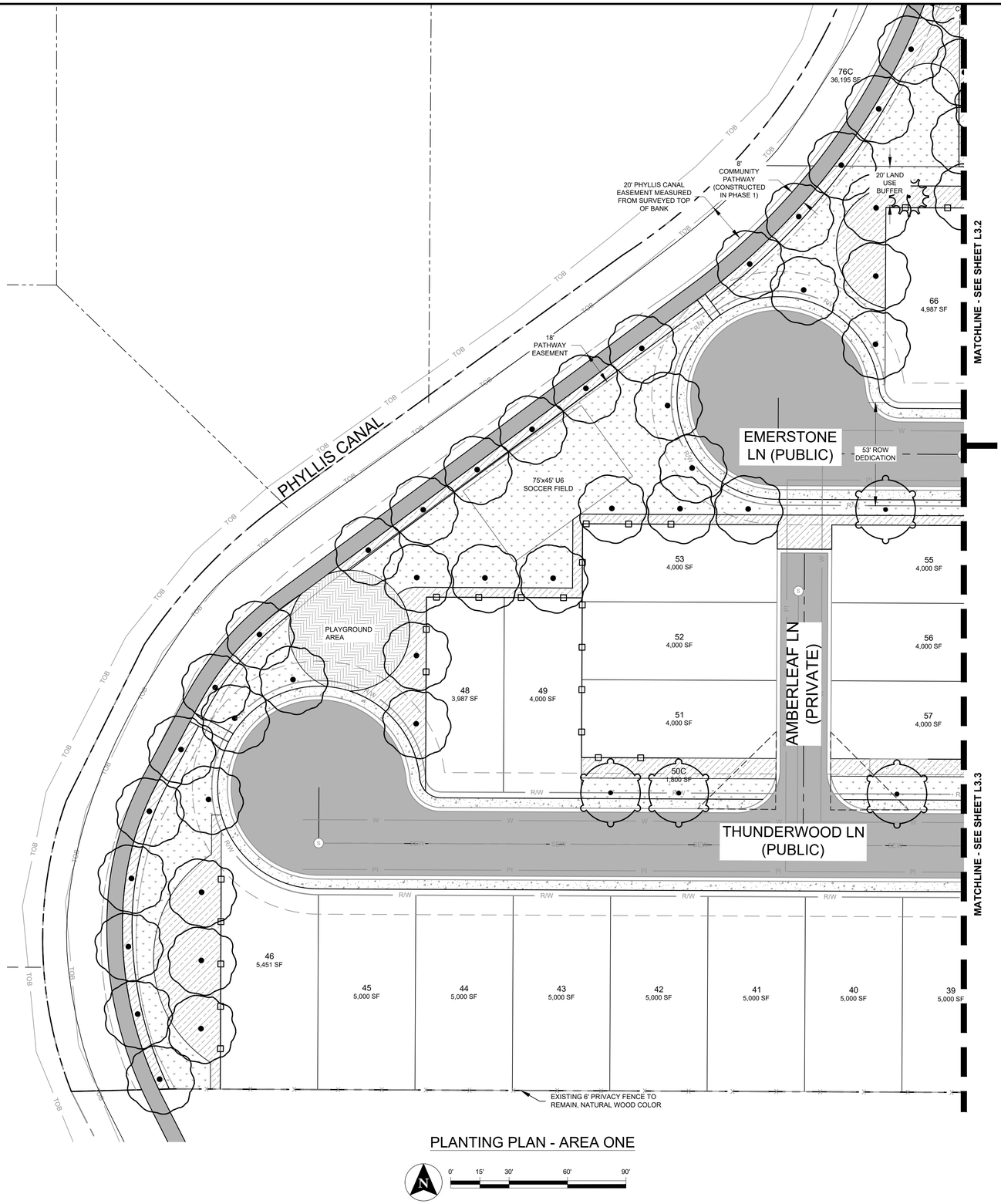
PARKING LOT LANDSCAPING - PER CITY OF CALDWELL CODE
BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY JAPANESE BARBERRY
COTONEASTER DAMMERI 'CORAL BEAUTY' / CORAL BEAUTY COTONEASTER
JUNIPERUS HORIZONTALIS 'BLUE CHIP' / ALPINE CARPET JUNIPER
RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
ROSA X 'NOA168098F' / FLOWER CARPET® PINK SUPREME GROUNDCOVER ROSE
SPIRAEA BETULIFOLIA 'TOR' / WHITE FROST™ BIRCHLEAF SPIREA

PLAYGROUND AREA
ENGINEERED WOOD FIBER/ CERTIFIED PLAYGROUND SAFETY SURFACING

TURF - LAWN
MAINTAINED AND MOWED RTF OR SIMILAR DROUGHT TOLERANT SOD

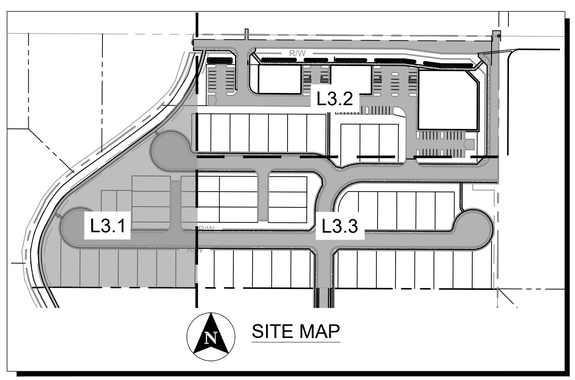
SYMBOL SCHEDULE

SYMBOL	DESCRIPTION
X	EXISTING FENCE TO REMAIN
	6' PRIVACY FENCE (COLOR TO MATCH SOTERRA PHASE 1 FENCING)
	PROPOSED SCHOOL BUS STOP
	FUTURE BIKE PARKING (2 SPACES)
	SIGHT VISIBILITY TRIANGLE



PLANTING PLAN - AREA ONE

0' 15' 30' 60' 90'



SITE MAP

ARDURRA
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM

STATE OF IDAHO
JOE SNYDER
LA - 16042
LANDSCAPE ARCHITECT

BORDER SIZE	22"x34"
DESIGNED	S. ACEVEDO
DRAWN	S. ACEVEDO
CHECKED	J. SNYDER
APPROVED	J. SNYDER

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAT LANDSCAPE PLANS FOR:
SOTERRA SUBDIVISION PHASE 2&3
PLANTING PLAN - AREA ONE

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: April 21, 2026
PROJECT: 230186
SHEET: L3.1

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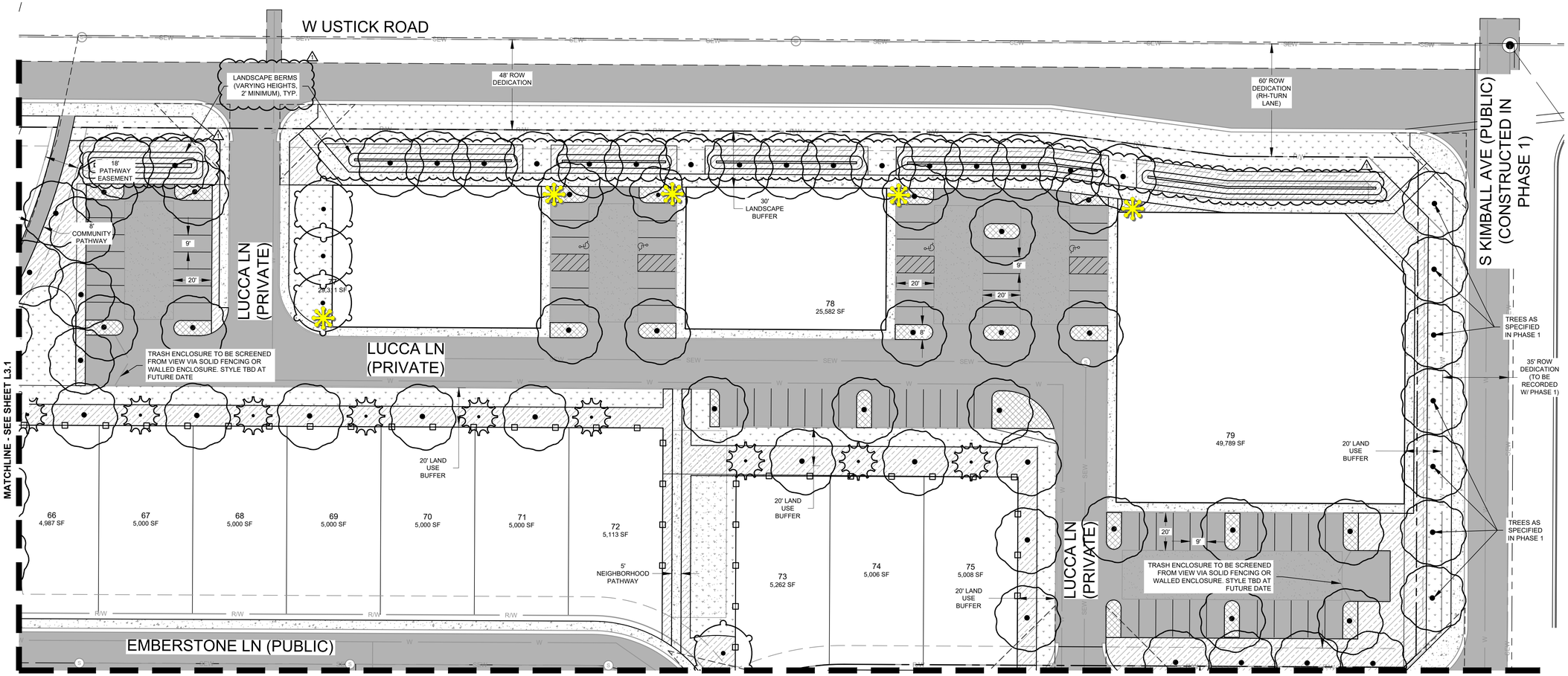

PLANTING PLAN - AREA TWO

0' 15' 30' 60' 90'

CONCEPT PLANT SCHEDULE

SHADE TREES (CLASS II)
CELTIS OCCIDENTALIS / COMMON HACKBERRY
LIQUIDAMBAR STYRACIFLUA 'WORPLESDON' / WORPLESDON SWEETGUM
LIRIODENDRON TULIPIFERA 'JFS-OZ' / EMERALD CITY® TULIP POPLAR
OSTRYA VIRGINIANA / HOP HORNBEAM
TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN
TILIA TOMENTOSA 'STERLING' / STERLING SILVER LINDEN
ZELKOVA SERRATA / JAPANESE ZELKOVA

EVERGREEN TREES
PICEA ABIES 'CUPRESSINA' / CUPRESSINA NORWAY SPRUCE
PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE

MITIGATION TREES (CLASS II)
CELTIS OCCIDENTALIS / COMMON HACKBERRY
OSTRYA VIRGINIANA / HOP HORNBEAM
TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN
ZELKOVA SERRATA / JAPANESE ZELKOVA

SHRUBS /ORNAMENTAL GRASSES
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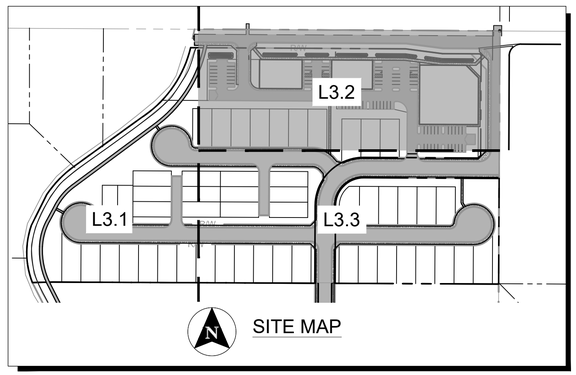
PLAYGROUND AREA
ENGINEERED WOOD FIBER/ CERTIFIED PLAYGROUND SAFETY SURFACING

TURF - LAWN
MAINTAINED AND MOWED RTF OR SIMILAR DROUGHT TOLERANT SOD

SYMBOL SCHEDULE

SYMBOL	DESCRIPTION
	EXISTING FENCE TO REMAIN
	6' PRIVACY FENCE (COLOR TO MATCH SOTERRA PHASE 1 FENCING)
	PROPOSED SCHOOL BUS STOP
	FUTURE BIKE PARKING (2 SPACES)
	SIGHT VISIBILITY TRIANGLE



SITE MAP

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	04/21/26

BORDER SIZE 22"x34"
DESIGNED S. ACEVEDO
DRAWN S. ACEVEDO
CHECKED J. SNYDER
APPROVED J. SNYDER

ARDURRA
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM

PRELIMINARY PLAT LANDSCAPE PLANS FOR:

SOTERRA SUBDIVISION PHASE 2&3

PLANTING PLAN - AREA TWO

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: April 21, 2026
PROJECT: 230186
SHEET: L3.2

Y:\NAM\230186\03_CAD\SHEETS\PRELIMINARY_PLAT\LANDSCAPE\230186-L-PP-PLANTING.DWG, 4/20/2026

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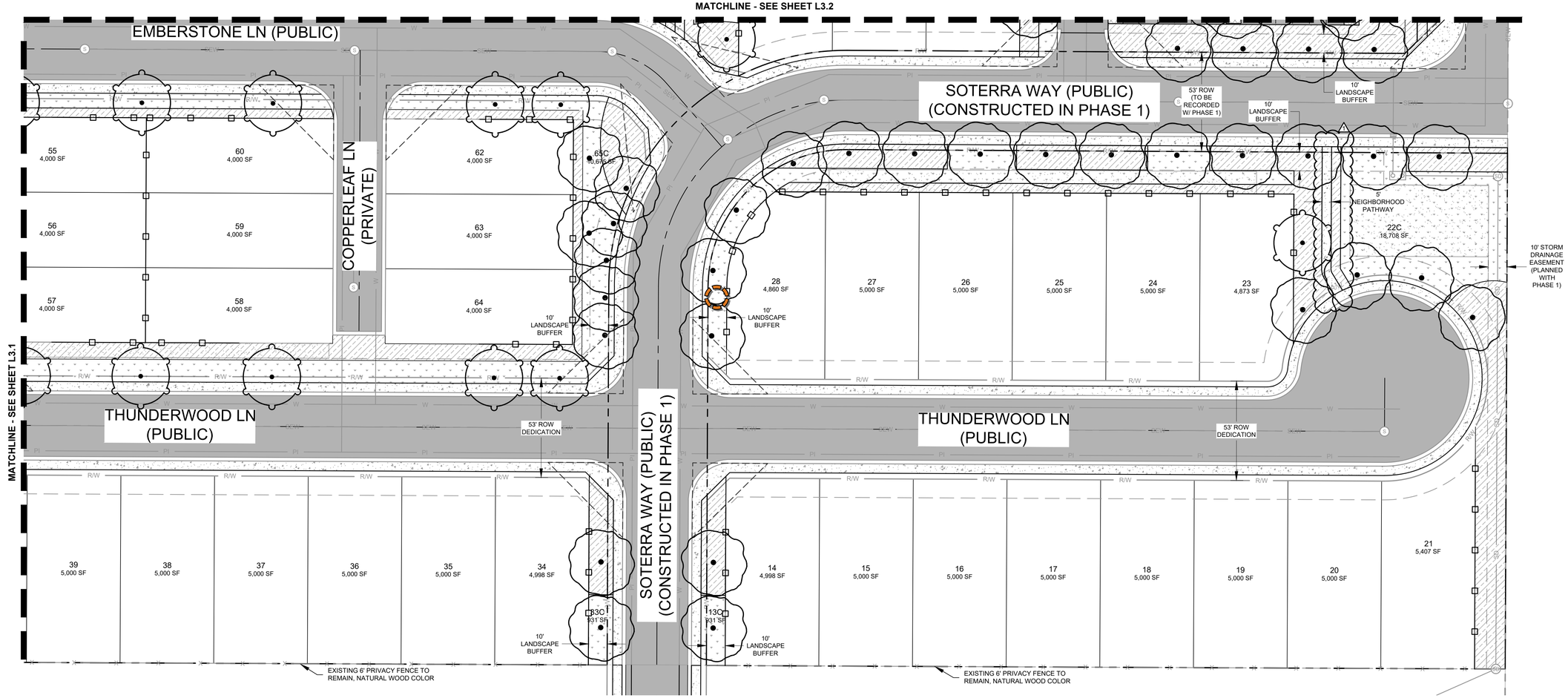

CONCEPT PLANT SCHEDULE

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PLAYGROUND AREA
ENGINEERED WOOD FIBER/ CERTIFIED PLAYGROUND SAFETY SURFACING

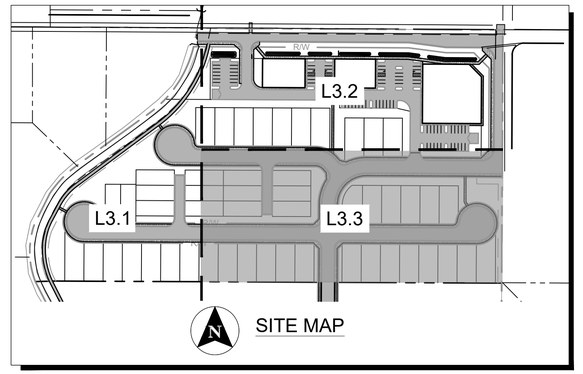
TURF - LAWN
MAINTAINED AND MOWED RTF OR SIMILAR DROUGHT TOLERANT SOD

SYMBOL SCHEDULE

SYMBOL	DESCRIPTION
	EXISTING FENCE TO REMAIN
	6' PRIVACY FENCE (COLOR TO MATCH SOTERRA PHASE 1 FENCING)
	PROPOSED SCHOOL BUS STOP
	FUTURE BIKE PARKING (2 SPACES)
	SIGHT VISIBILITY TRIANGLE

PLANTING PLAN - AREA THREE

0' 15' 30' 60' 90'



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NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM

STATE OF IDAHO — JOSHUA E. SNYDER — LA-19845 — LICENSED LANDSCAPE ARCHITECT

BORDER SIZE	22"x34"
DESIGNED	S. ACEVEDO
DRAWN	S. ACEVEDO
CHECKED	J. SNYDER
APPROVED	J. SNYDER

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	04/21/26

PRELIMINARY PLAT LANDSCAPE PLANS FOR:

SOTERRA SUBDIVISION PHASE 2&3

PLANTING 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: April 21, 2026
PROJECT: 230186
SHEET: L3.3

Y:\NAM\230186\03_CAD\SHEETS\PRELIMINARY_PLAT\LANDSCAPE\230186-L-PP-PLANTING.DWG, 4/20/2026

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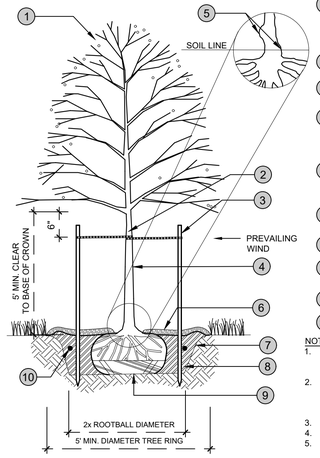
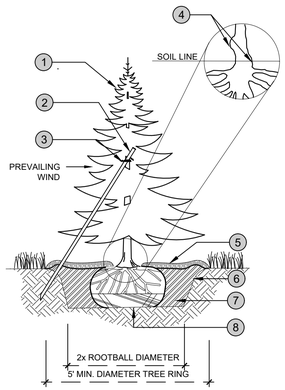


1. REMOVE ALL TAGS, FLAGGING, AND OTHER NON BIODEGRADABLE MATERIAL FROM TREE IMMEDIATELY AFTER INSTALLATION. REMOVE DEAD / DAMAGED BRANCHES BY PRUNING TO INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS. IMPROPERLY PRUNED TREES, AS DETERMIINED BY LANDSCAPE ARCHITECT, SHALL BE REMOVED AND REPLACED IMMEDIATLEY 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. ALL MULCH RINGS IN LAWN AREAS SHALL BE WOOD MULCH.
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 BURLAP 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

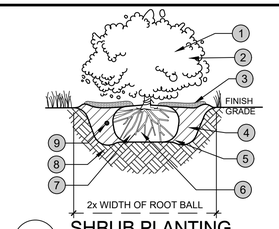


1. REMOVE ALL TAGS, FLAGGING, AND OTHER NON BIODEGRADEABLE MATERIAL IMMEDIATELY AFTER INSTALLATION. REMOVE DEAD / DAMAGED BRANCHES BY PRUNING TO INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS. IMPROPERLY PRUNED TREES, AS DETERMINED BY LANDSCAPE ARCHITECT, SHALL BE REMOVED AND REPLACED IMMEDIATELY AT 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. ALL MULCH RINGS IN LAWN AREAS SHALL BE WOOD MULCH.
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

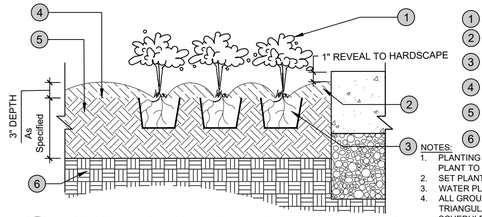
NTS



1. 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

3 SHRUB PLANTING

NTS



1. GROUNDCOVER / PERENNIAL PLANTING PER PLAN
2. MULCH PER PLANS. 3" DEPTH OVER ENTIRE BED. DO NOT COVER CROWNS OF PLANTS
3. CAREFULLY SPLIT ALL ROOT BOUND ROOTS WITH 3 EQUAL SPACED VERTICAL CUTS
4. WEED BARRIER FABRIC INSTALLED PER PLANS AND SPECIFICATIONS.
5. INSTALL TOPSOIL AND SOIL AMENDMENTS AND TILL AS SPECIFIED
6. SUBSOIL

NOTES:
1. PLANTING PIT / TRENCH SHALL BE DUG DEEP ENOUGH TO ALLOW THE PLANT TO KEEP THE GROUND LINE THE SAME AS NURSERY LINE.
2. SET PLANTS IN ERECT, STABLE, UNIFORM POSITION.
3. WATER PLANTS THOROUGHLY WITHIN 4 HOURS AFTER INSTALLATION.
4. ALL GROUNDCOVER PLANTS SHALL BE PLANTED ON CENTER IN A TRIANGULAR PATTERN, UNLESS OTHERWISE SPECIFIED IN SCHEDULE.

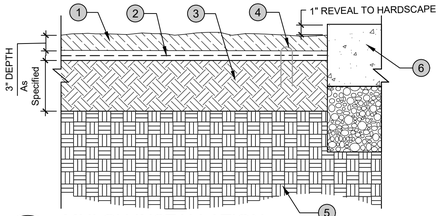
4 GROUND COVER AND PERENNIAL PLANTING

NTS

1. TURF
2. MULCH AT PLANTER BEDS
3. TOPSOIL AND SOIL AMENDMENTS AS SPECIFIED
4. CUT EDGE
5. FINISH GRADE

7 SHOVEL CUT V - EDGE AT PLANTER BED

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. 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

6 MULCH INSTALLATION

NTS

STATE OF IDAHO
JOSEPH L. SNYDER
LA-14842
LICENSED LANDSCAPE ARCHITECT

ARDURRA
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM

BORDER SIZE	22"x34"
DESIGNED	S. ACEVEDO
DRAWN	S. ACEVEDO
CHECKED	J. SNYDER
APPROVED	J. SNYDER

NO.	DESCRIPTION	DATE

REVISIONS

PRELIMINARY PLAT LANDSCAPE PLANS FOR:

SOTERRA SUBDIVISION PHASE 2&3

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: April 21, 2026
PROJECT: 230186
SHEET: L4.0

Y:\NAMA\230186\03_CAD\SHEETS\PRELIMINARY_PLAT\LANDSCAPE\230186-L-PP-DETAILS.DWG, 4/20/2026

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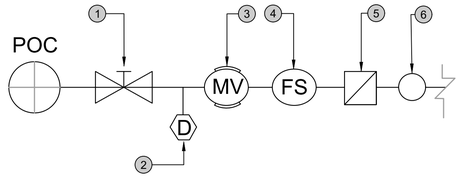
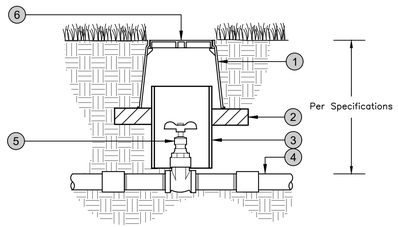


1. ISOLATION VALVE
2. DRAIN VALVE
3. MASTER VALVE
4. FLOW SENSOR
5. QUICK COUPLER
6. MAINLINE

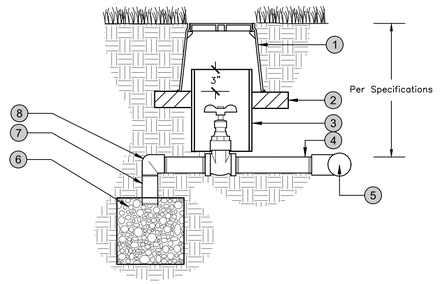
1 POINT OF CONNECTION (PRESSURIZED IRRIGATION)

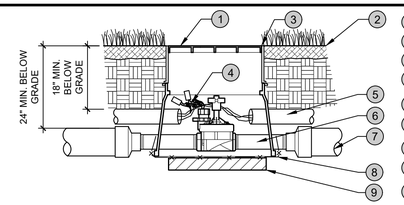
NTS

1. 10" DIA. ROUND VALVE BOX. GREEN.
2. PAVING BRICK SUPPORT (1 OF 3)
3. 6" PVC PIPE EXTENSION, LENGTH AS REQUIRED
4. PVC MAINLINE
5. GATE VALVE WITH CROSS TOP. STAINLESS STEEL OR OTHER RELATED FOR DIRECT BURIAL. SIZE THE SAME AS MAINLINE.
6. SET BOX FLUSH TO GRADE



1. 10" DIA. ROUND VALVE BOX. GREEN.
2. PAVING BRICK SUPPORT (1 OF 3)
3. 6" PVC PIPE EXTENSION, LENGTH AS REQUIRED
4. 12" LONG SCH 80 PVC NIPPLE
5. PVC TEE TO MAINLINE
6. DRAIN ROCK - 1 CF MIN., WRAPPED IN GEOTEXTILE FABRIC ALL SIDES
7. 4" LONG CH 80 PVC NIPPLE
8. PVC ELL



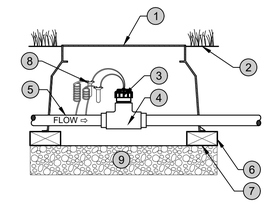


1. VALVE BOX - PER MANUFACTURER
2. FINISH GRADE
3. SET BOX FLUSH WITH FINISH GRADE
4. WATERPROOF WIRE CONNECTORS ON 24" MIN. LOOPED WIRES
5. PVC CONDUIT FOR CONTROLLER WIRES
6. SXT SCHEDULE 80 NIPPLES VALVE INLET SIZE
7. PVC MAIN LINE
8. 1/2" WIRE CLOTH GOPHER SCREEN, WRAP UP SIDES
9. 6X2X16 CONC. BLOCK CAPS, ONE EACH SIDE (2 TOTAL)

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.

4 MASTER VALVE CONTROL

NTS



1. RECTANGULAR VALVE BOX WITH LOCKING LID
2. FINISH GRADE
3. FLOW SENSOR
4. RECEPTACLE TEE, SIZE PER MANUFACTURER'S SPECIFICATIONS
5. MAINLINE FROM MASTER VALVE
6. BRICK SUPPORTS - 4 PER BOX
7. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
8. IRRIGATION VALVE WIRES WITH A 12" MIN. EXPANSION COIL
9. 3/4" WASHED CRUSHED ROCK, 4" MIN. DEPTH

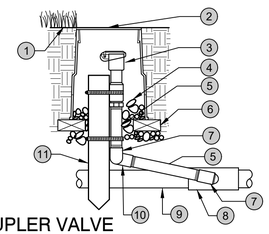
NOTES:

1. FLOW SENSOR MAKE AND MODEL SHALL BE PER CONTROLLER MANUFACTURER SPECIFICATIONS AND / OR RECOMMENDATIONS.
2. FLOW SENSOR WIRE SHALL BE PER THE CONTROLLER MANUFACTURER'S RECOMMENDATIONS.
3. INSTALL FLOW SENSOR PER MANUFACTURER RECOMMENDATIONS.
4. ALL WIRES RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES. WIRE CONNECTIONS SHALL BE MADE WITH DBR/Y-6 CONNECTORS OR EQUAL.

2 ISOLATION VALVE

NTS

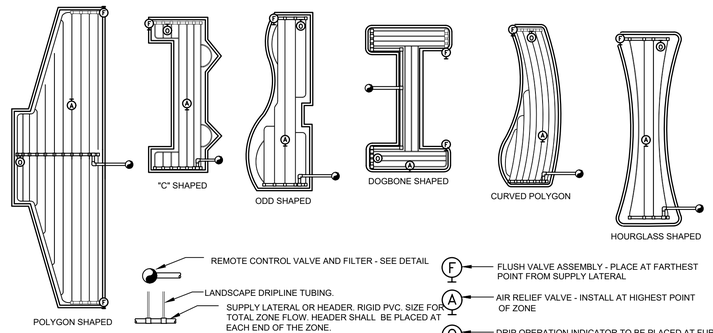
NOTES:
1. INSTALL VALVE BOXES IN AREA OF LOW VISIBILITY, BUT EASY ACCESS FOR MAINTENANCE.
2. WHEN PRACTICAL, INSTALL 6-12 INCHES FROM HARD SURFACES FOR EASE OF ACCESS.
3. VALVE BOXES WHICH ARE CUT AND/OR MODIFIED TO ACCOMMODATE POORLY LOCATED LATERAL LINES, MAINLINES OR VALVES WILL NOT BE ACCEPTED.
4. 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.



1. FINISH GRADE / TOP OF MULCH
2. VALVE BOX WITH COVER. GREEN IN COLOR UNLESS OTHERWISE SPECIFIED. FLUSH WITH FINISH GRADE
3. QUICK COUPLER VALVE. 2"-3" CLEAR FROM LID TO COVER
4. 3" DEPTH OF 3/4" WASHED GRAVEL. EXTEND 6" BEYOND BOX IN ALL DIRECTIONS
5. PVC SCH 80 NIPPLE
6. BRICK SUPPORT (2)
7. PVC SCH 40 STREET ELL
8. PVC SCH 40 TEE OR ELL
9. PVC MAINLINE
10. PVC SCH 40 ELL
11. 2"X2" REDWOOD STAKE WITH STAINLESS STEEL GEAR CLAMP OR EQUAL SUPPORT SYSTEM

3 DRAIN VALVE

NTS



F FLUSH VALVE ASSEMBLY - PLACE AT FARTHEST POINT FROM SUPPLY LATERAL

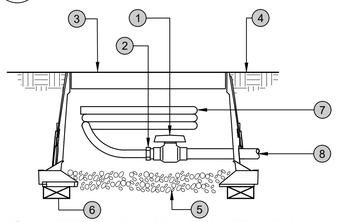
A AIR RELIEF VALVE - INSTALL AT HIGHEST POINT OF ZONE

O DRIP OPERATION INDICATOR TO BE PLACED AT FURTHEST DISTANCE FROM DRIP CONTROL ZONE KIT

NOTES:
1. CENTER FEED LAYOUT SHOULD BE USED WHEREVER POSSIBLE TO ALLOW FOR MORE EVEN FLOWS AND THE INCREASE IN SIZE OF THE ZONE.
2. SEE MANUFACTURER DRIPLINE DESIGN INSTALLATION AND MAINTENANCE GUIDE FOR ADDITIONAL INFORMATION.
3. 2 INCH MIN. - 4 INCH MAX. OFFSET FROM ALL PIPING TO ADJACENT HARDSCAPE.
4. PLACE TIE DOWN STAKES AT MAXIMUM THREE FEET OFFSETS.
5. 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.
6. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING SHALL BE BASED UPON SOIL TYPE, PLANT MATERIAL, AND CHANGES IN ELEVATION. SEE MANUFACTURER INSTALLATION GUIDE FOR SUGGESTED SPACING GUIDES.
7. LENGTH OF DRIPLINE SHALL NOT EXCEED THE MAXIMUM LENGTH SHOWN BY THE MANUFACTURER INSTALLATION GUIDE.
8. WHEN USING 17 MM INSERT FITTINGS WITH A DESIGN PRESSURE OVER 50 PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

5 FLOW SENSOR

NTS

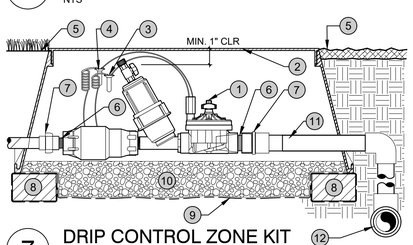


1. STANDARD PVC MANUAL BALL VALVE. SIZE EQUAL TO LATERAL LINE
2. PVC REDUCER BUSHING AS REQUIRED
3. RECTANGULAR PLASTIC VALVE BOX AND LID, OR SIMILAR
4. FINISH GRADE
5. 3" MIN. DEPTH OF 3/4" WASHED GRAVEL
6. BRICK 1 OF 2
7. COIL 24" -30" OF BLANK DRIPLINE TUBING IN BOX TO FLUSH WATER ABOVE GRADE
8. LATERAL 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.

6 QUICK COUPLER VALVE

NTS

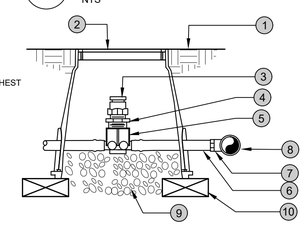


1. REMOTE CONTROL VALVE
2. IRRIGATION VALVE BOX
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE (TURF/MULCH)
6. SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
7. PVC SLIP X FPT ADAPTOR
8. BRICK SUPPORTS (4)
9. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
10. 3/4" WASHED 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 DRIPLINE - MANUAL FLUSH VALVE

NTS



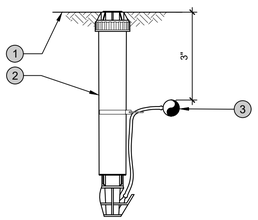
1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX WITH LID. 6.5" MIN., DIAMETER AT TOP OF BOX
3. AIR RELIEF VALVE, RAINBIRD ARV050 OR APPROVED EQUAL. TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. 1/2" X 3/4" PVC REDUCER BUSHING
5. BARB X FEMALE THREADED CONNECTOR
6. BLANK DRIPLINE TUBING
7. BARB X MALE THREADED 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.

7 DRIP CONTROL ZONE KIT

NTS

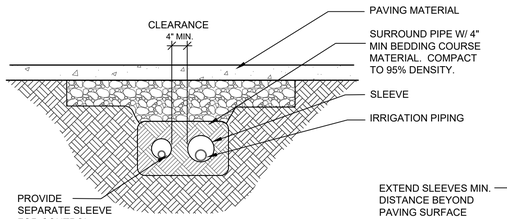
1. FINISH GRADE/TURF
2. OPERATION INDICATOR, RAIN BIRD MODEL: OPERIND, OR APPROVED EQUAL
3. SUB-SURFACE DRIPLINE, AS SPECIFIED



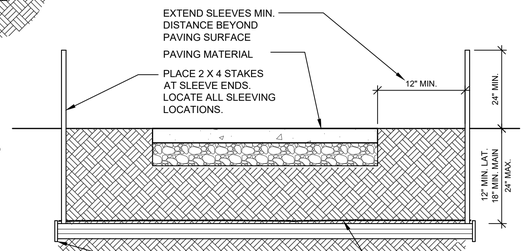
NOTES:
1. INSERT BARB TRANSFER FITTING DIRECTLY INTO DRIPLINE TUBING.
2. VAN NOZZLE SHALL BE SET TO CLOSED.

8 DRIPLINE LAYOUT

NTS

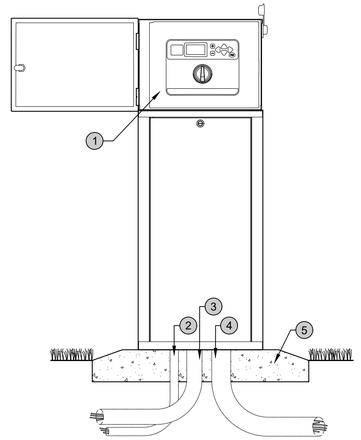


NOTES:
1. ALL IRRIGATION SLEEVES TO BE PVC PIPE AS SPECIFIED.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATER TIGHT.
3. MECHANICALLY TAMP BACKFILL TO 95% MAX. DENSITY AS SPECIFIED.
4. ALL SLEEVING SHALL BE TWICE THE DIAMETER OF THE WORKING PIPE.
5. SLEEVING SHALL OCCUR IN BUNDLES OF (2) UNLESS OTHERWISE SPECIFIED.
6. THERE SHALL BE NO 90 DEGREE JOINTS DIRECTING LATERALS AND MAINLINES INTO SLEEVES. MAXIMUM ANGLE SHALL BE 45 DEGREES.



10 DRIPLINE - AIR RELIEF VALVE

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.

11 DRIPLINE OPERATION INDICATOR

NTS

12 IRRIGATION PIPE & WIRE SLEEVING

NTS

13 CONTROLLER - PEDESTAL MOUNT

NTS

ARDURRA GROUP, INC.
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM

BORDER SIZE	22"x34"
DESIGNED	S. ACEVEDO
DRAWN	S. ACEVEDO
CHECKED	J. SNYDER
APPROVED	J. SNYDER

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAT LANDSCAPE PLANS FOR:

SOTERRA SUBDIVISION PHASE 2&3

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: April 21, 2026
PROJECT: 230186
SHEET: L4.1

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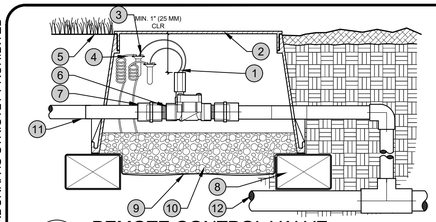
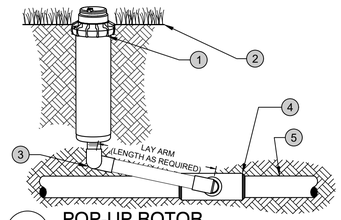


1. REMOTE CONTROL VALVE
2. IRRIGATION VALVE BOX
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF/ MULCH)
6. SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
7. PVC SLIP X FPT ADAPTOR
8. BRICK SUPPORTS (4)
9. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
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.

1 REMOTE CONTROL VALVE

NTS

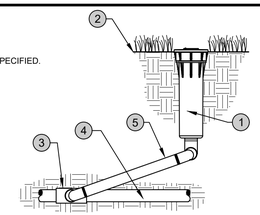


1. POP-UP ROTOR
2. FINISH GRADE
3. SWING JOINT ASSEMBLY
   1. HAND TIGHTEN O-RING JOINTS, BACK-OFF ONE FULL TURN TO ALLOW FOR SWING ACTION
   2. INSTALL SWING JOINT LAY ARM AT 30-40 DEG. ANGLE TO THE LATERAL
4. LATERAL TEE OR ELL CONNECTION
5. LATERAL PIPING. 18" MIN. COVER

2 POP-UP ROTOR

NTS

1. POP-UP SPRAY BODY. SPRAY BODY SHALL BE 4" HEIGHT UNLESS OTHERWISE SPECIFIED. NOZZLE SIZE AS NEEDED.
2. FINISH GRADE
3. LATERAL FITTING
4. LATERAL PIPE
5. FIELD BUILT SWING ARM



3 POP-UP SPRAY

NTS

STATE OF IDAHO
JEFFREY R. SNYDER
LA-14642
LANDSCAPE ARCHITECT

BORDER SIZE	22"x34"
DESIGNED	S. ACEVEDO
DRAWN	S. ACEVEDO
CHECKED	J. SNYDER
APPROVED	J. SNYDER

REVISIONS

NO.	DESCRIPTION	DATE

ARDURRA
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM

PRELIMINARY PLAT LANDSCAPE PLANS FOR:

SOTERRA SUBDIVISION PHASE 2&3

IRRIGATION DETAILS

ATTENTION:
0 1/2 1
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DATE: April 21, 2026
PROJECT: 230186
SHEET: L4.2

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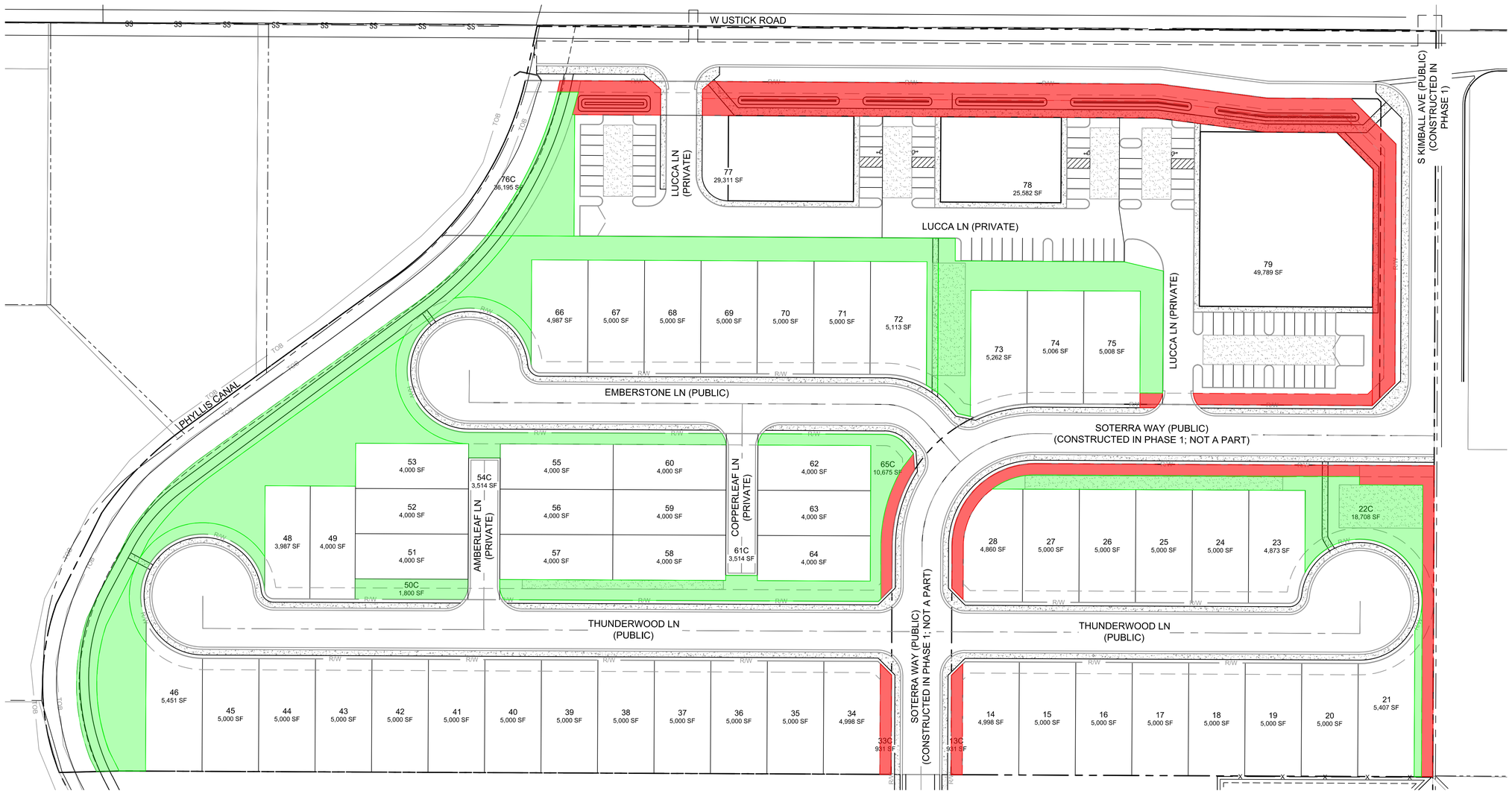
OPEN SPACE DATA (PHASE 2 & 3)	
GROSS LAND AREA	13.66 AC
TOTAL OPEN SPACE	2.86 AC
TOTAL QUALIFYING OPEN SPACE	1.98 AC
TOTAL QUALIFYING OPEN SPACE PERCENTAGE	14.2%

LEGEND

QUALIFYING OPEN SPACE

NON-QUALIFYING OPEN SPACE



SOTERRA SUBDIVISION

OPEN SPACE EXHIBIT - PHASE 2 & 3

0' 25' 50' 100' 150'

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DATE: 4/20/26 JOB: 230185

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1144 S. SILVERSTONE WAY, STE. 300
MERIDIAN, IDAHO 83642

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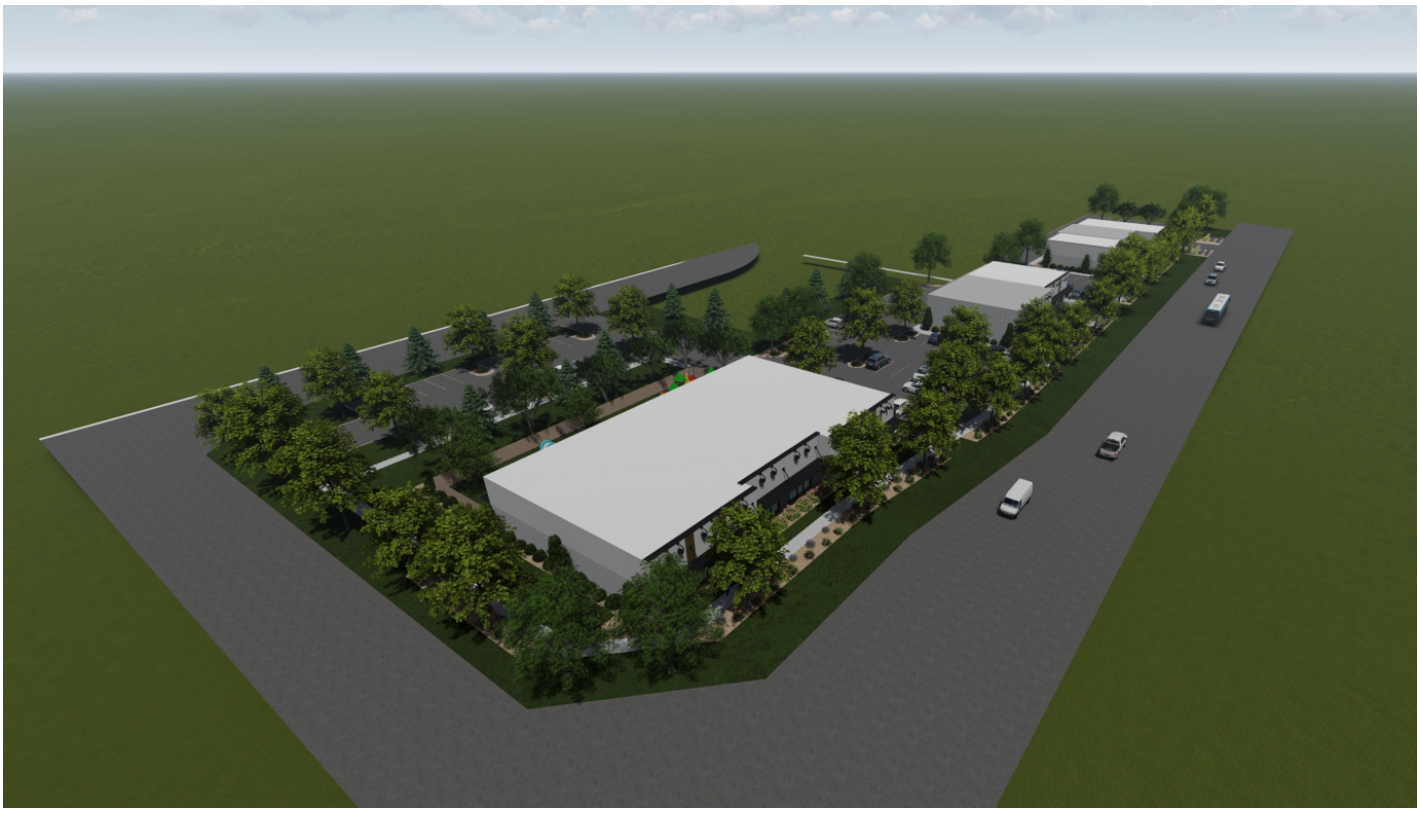












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March 7, 2022
Soterra Subdivision Development Agreement
(ANN21-000004 / SUB-21P-01)
After Recording

Return to:
Jerome Mapp, Director
Caldwell Planning and Zoning Dept.
621 Cleveland Blvd
Caldwell, Idaho 83605

2022-012912
RECORDED
03/10/2022 09:30 AM
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CHRIS YAMAMOTO
CANYON COUNTY RECORDER
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CALDWELL CITY OF

For Recording Purposes, Do
Not Write Above This Line

DEVELOPMENT AGREEMENT
Soterra Subdivision

This Development Agreement is made and entered into this 7th day of March, 2022, by and between the CITY OF CALDWELL, an Idaho municipal corporation of 411 Blaine Street, Caldwell, Idaho 83605 ("City" or "Caldwell"), and ITERRA HOLDINGS LLC, 1400 South St., STE A2, Saint George, UT 84790 ("Owner/Developer").

WHEREAS, Owner is the owner of record of certain real property (the "Subject Property") located in the City of Caldwell and , more particularly described as follows:

See Exhibit "A", a legal description, attached hereto and incorporated herein by this reference.

WHEREAS, the Subject Property (R32583containing approx. 38 acres) is the subject of an Application for Annexation and Subdivision submitted by Owner/Developer, identified as Application Number ANN21-000004/SUB-21P-01; and

WHEREAS, 22.2 acres more or less of the Subject Property is located within the City of Caldwell with a zoning designation of R-1 (Low Density Residential) zoning; and

WHEREAS, 15.8 acres more or less of the Subject Property is located within the City of Caldwell with a zoning designation of C-2 (Community Commercial)zoning; and

WHEREAS, it is the intent of this Development Agreement to protect the rights of Owner's/Developer's use and enjoyment of the Subject Property, while at the same time limiting any adverse impacts resulting from the zoning of this property upon neighboring properties and the community, and ensuring that any future development of the Subject Property is in a manner consistent with Caldwell's Comprehensive Plan and City Code; and

DA22-06

WHEREAS, Caldwell and Owner/Developer desire to set forth herein limitations and/or conditions upon the use and future development of the Subject Property;

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;

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, the sufficiency of which is hereby acknowledged, Owner/Developer and Caldwell agree as follows:

ARTICLE I

LEGAL AUTHORITY

Caldwell has previously adopted an ordinance to annex and designate zoning for the Subject Property. The Owner/Developer has requested annexation and to develop the Subject Property as a 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 and preliminary plat requirements as approved in the order of decision signed March 7, 2022 in connection with ANN21-000004 and SUB-21P-01.

ARTICLE II

CONDITIONS OF THE ANNEXATION AND DEVELOPMENT

The Subject Property shall be utilized in the fashion and according to the terms set forth in the development application for ANN21-000004 and SUB-21P-01, to include the following conditions:

1. All future development applications for the Subject Property must meet all requirements of the Caldwell City Code in effect at the time of application.

2. If the City of Caldwell has established a design review process at the time of submittal of development application(s) for the Subject Property, the Owner/Developer will be required to go through the design review process.

3. In the event the Subject Property's legal description is discovered to be in error, the Developer and/or Owner will be responsible for assuming the measures necessary to provide the City with an accurate legal description of the Subject Property.

4. Development of the subject property shall be consistent with all requirements, codes, rules, and regulations policies and standards of the City of Caldwell, unless specifically stated otherwise in the development agreement.

5. The development, design, and construction of the Soterra Subdivision shall be in substantial compliance with the submitted preliminary plat and conceptual site plan (See Exhibit A12.1 and A14) attached hereto of Case File ANN21-000004/SUB-21P-01 or as amended to reflect requirements by City Engineering Department (PA-3 included herein or as amended). Any substantial deviations, as determined by the Planning & Zoning Director, from said Case File Exhibit, shall require City Council approval, through a public hearing.

6. The commercial lots identified within the Soterra Subdivision preliminary plat shall be developed with commercial service/retail businesses. Residential uses including multi-family development shall not be permitted within the "C2" (Community Commercial) zoned area (15 acres more or less) of this development. Preservation of the arterial corridors for business uses is consistent with the comprehensive plan and necessary for the future growth and development of the city.

7. Installation and construction of all items shown including major and micro pathways, fencing, and open space amenities on the submitted landscaping plan shall be in substantial compliance with the submitted Exhibit A-13 (or as amended to meet requirements of code for required preliminary plat revisions) of Case File ANN21-000004/SUB-21P-01 and shall be completed prior to the City Engineer's signature on the final plat.

8. Install a minimum 15-foot wide street landscape buffer along the Kimball Road road frontage. The buffer shall comply with city landscape requirements §10-07-08 or as amended.

9. Install a minimum 25-foot wide street landscape buffer along the Ustick Road road frontage. The buffer shall comply with city landscape requirements §10-07-08 or as amended.

10. The developer shall install the major pathway aside the Phyllis Canal easement from Ustick Road to the southern boundary of the development during the first phase of construction and shall be completed prior to the City Engineer signing the Final Plat.

11. A note shall be placed on the Final Plat indicating that all rights-of-way are to be dedicated to the public.

12. Comply with the requirements of all applicable agencies, including but not limited to Pioneer Irrigation District, Bureau of Reclamation, City of Caldwell Engineering Department, City of Caldwell Fire Department, and Canyon Highway District No. 4.

13. 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 first final plat.

14. 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. 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.

15. The applicant shall post and maintain a "Rules and Regulations" sign at the entryways to the residential subdivision until it is fully developed. The signs would be intended for subcontractors performing work and should include: 1) no dogs; 2) no loud music; 3) no alcohol or drugs; 4) no abusive language; 5) dispose of personal trash and site debris; 6) clean up any mud and/or dirt that is deposited from the construction parcel onto streets; 7) installation of a temporary construction fence that would keep debris from being blown off site by the wind; 8) no burning of construction or other debris on the Property.

16. The developer proposes to develop this subdivision in three phases with the phasing plan as indicated on page 1 of Exhibit A 12.1 attached hereto.

17. Preliminary plat approval is valid for twenty-four (24) months from the date of signature on the approving order of decision, meaning a final plat must be recorded within twenty-four (24) months of the date of signature on the approving order of decision for the preliminary plat.

18. In the event the approved phasing plan needs to be modified by adding additional phases or increasing or decreasing the number of buildable lots within a phase, a modified phasing plan shall be submitted to the planning and zoning department for administrative approval. In no case shall the total number of buildable lots approved in the preliminary plat be increased.

19. The developer to provide an area for future bus stop at Kimball and Ustick Roads with dimensional specifications directed from the Valley Regional Transit to be installed at the time that The Valley Regional Transit extends the bus line to this area.

20. The applicant shall complete the Ustick Road frontage improvements during the first phase of development of the commercial lots to include sidewalks and landscaping, to encourage commercial development and any other part of the frontage improvements that are required by engineering and according to the engineering staff report.

21. The developer shall ensure that construction vehicles take access for construction of the subdivision from Ustick Road. Construction access shall not route through the existing residential development, Cumberland Subdivision.

22. The residences within Soterra Subdivision, adjoining the subdivision (Cumberland Subdivision) along the eastern boundary of the project site shall be restricted to one-story (with lofts) for the eleven (11) residential lots that abut the subdivision to the east.

23. The development of the Subject Property shall comply with the requirements of the City Engineering Department as listed in Exhibit PA-3 to PUD21-000003/SUB21-000011, which exhibit is set restated below. The City Engineer has the discretion to reduce or eliminate certain requirements stated in Exhibit PA-3 that he finds pertinent to the request.

<u>City of Caldwell Engineering Comments and Conditions</u>: (Exhibit PA-3)

From: Robb MacDonald, City Engineer

Re: ANN21-000004 / SUB 21P 01 Soterra Subdivision

Date: Nov 24, 2021 **REVISED 2-15-22**

The Engineering Department provides the following comments on a request by The Land Group for an annexation of 38.07 acres; 15.8 acres is designated Business Commercial in the Comprehensive Plan and 22.2 acres is designated Low Density Residential. The applicant is proposing 15.8 acres of C-2 (Community Commercial) zone and the 22.2 acres proposed to be zoned R-1 (low density residential). Concurrently the applicant is requesting a

preliminary plat, Soterra Subdivision, with the development of 75 total lots, including 60 single-family residential lots and 6 common lots in the R-1 zone and 8 Commercial lots with 1 common lot in the C-2 (Community Commercial) zone. The commercial use is undisclosed at this time. The subject property is located at 205 W. Ustick Road, parcel number R32583, Caldwell, Idaho.

Development Plans

1. Development Plans – Prior to commencing construction, 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. Stormwater facilities (per City requirements/storm water manual);
    f. Street lighting (per City standards);
    g. Street signage (per City and MUTCD requirements);
    h. Vertical Datum based on NAVD 88 Datum.

General

1. Easements for Public Utilities shall be 10 feet wide minimum along all front & rear lot lines. A minimum10 feet wide easement (or larger if deemed necessary by the City Engineer in order to facilitate future maintenance operations of utilities) may be required along select interior lot lines to facilitate pressure irrigation or other utilities.

2. 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 face of the final plat (visually and in writing). Existing easements shall be shown on all construction drawings.

3. All utilities on and within the boundaries of the subdivision shall be located and/or relocated underground.

4. All street, sewer, water, 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.

5. 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.

6. 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.

7. 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.

8. The engineer of record shall be held responsible to ensure that subdivision improvements are in substantial compliance with said engineer's design. Following the construction of the subdivision 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.

9. 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. Ustick Road is classified as a Principal Arterial. The applicant shall dedicate as public right-of-way a minimum forty-eight (48) foot half width right-of-way (from centerline) along the entire frontage (per City Standard R-810 A).

2. Kimball Avenue shall be constructed to Collector standards. Applicant shall dedicate as public right-of-way of thirty-five (35) foot half width right-of-way along the Kimball Avenue alignment (per City Standard R-810 C).

3. Applicant shall dedicate right-of-way for a right hand turn lanes at the following locations:

   a. On Ustick Road at Kimball Avenue per City standard drawing R-810F.

4. All other 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-810E-1).

5. A note shall be placed on the Final Plat indicating that all rights-of-way are to be dedicated to the public.

Street

1. Full frontage half-street improvements shall be completed to all classified roads adjacent to, and within, the proposed preliminary plat (including Ustick Road and Kimball Avenue) 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. This includes improvements up and to the west property line on Ustick Road. An extension on the Phyllis Canal, on the south side of Ustick, will be required for correct road improvements to be constructed.

2. Applicant shall install an eastbound right-turn lane at the intersection of Ustick/Kimball per City standard drawing R-810F.

3. All private driveways shall fully comply with City of Caldwell standards and be approved by the Caldwell Fire Marshall.

4. No lot shall have direct access to/from Ustick Road or Kimball Avenue.

5. A right-in, Right-out is permitted at a location 660 feet west of the Kimball Avenue alignment (pending approval also from Canyon Highway District 4). This access point must be designed in a way that discourages/prevents full access use.

Traffic Mitigation

The following are the required traffic related mitigation measures for the Soterra Subdivision resulting from the traffic impact study conducted by DEA on 9-2-21 pursuant to City Code Chapter 10, Article 10. A traffic impact study will be required for this development because of the volume of traffic produced.

1. Provide a cross-access easement allowing use of approaches and cross-access of the site by both onsite and adjacent development. This requirement shall be noted on the final plat.

2. Community Planning Association of Southwest Idaho has computed the average trip length in Canyon County to be 7.3 mi. Traffic impact mitigation should presumably occur at both trip ends so ½ of the trip length should be attributed to each end. It is estimated that trips will encounter a major intersection every half mile along any given path. The capacity of an average fully improved intersection (assumed to be the intersection of a collector and an arterial road) is estimated to be 5,080 vehicles/hour.

   The estimated traffic resulting from the proposed density in this subdivision based on the most current Traffic Impact Analysis sets the pm peak hour traffic flow at 500 vehicles for the entire subdivision.

   Following the City of Caldwell's mitigation equation ((500 veh/hr*7.3 mile/trip*0.5 trip ends*2inter/mi) / (5080veh/hr)) the total contribution of this development to traffic mitigation shall be 71.9% of a fully improved intersection. This percentage represents the total capacity utilized from each intersection (once fully improved and possibly

signalized) encountered by trips generated over the development's half of the generated trip length.

a) The owner/developer/applicant shall design and construct roughly 71.9% of the signalization improvements needed for an average intersection, as defined, at one or more nearby (within 3.5 miles of the site) deficient locations to be determined by Engineering staff. The Engineering staff shall have reasonable discretion to determine the sites of construction and what design and construction equals roughly 71.9% of the signalization improvements needed for an average intersection. Engineering staff can provide information about applications with whose mitigation efforts the owner/developer/applicant can combine to achieve even units of 100%.

   i) The owner/developer/applicant may be allowed, at his option, to contribute monies in lieu of construction to the City of Caldwell Roadway Trust Fund, but the basis for the obligation is for construction. Monetary contributions must be made at a level commensurate with costs to construct the same by the City and as estimated by the City. This alternate provision for payment of money is not a requirement, is for the benefit and convenience of the owner/developer/applicant only and does not constitute an Impact Fee.
   ii) The average cost of intersection is estimated at $425,000 for procurement of design services, construction, and associated costs by the City, of which 71.9% of that cost is what needs to be covered by this subdivision.
   iii) City may obligate traffic mitigation to be used for traffic signal construction at the intersection of Ustick/Kimball. Traffic signal construction would be the developer's responsibility with potential participation from adjacent developments.

3. Applicant shall keep the City informed of and comply with any additional requirements CHD4 has pertaining to Ustick Road. CHD4 has the final authority to impose requirements on some sections of Ustick Road said requirements shall be met independent of requirements of the City. CHD4 standards shall be followed for roadway section depth on these roadways. The stricter of City or CHD4 requirements shall be followed for roadway width and traffic mitigation measures.

Water

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.

2. Each phase of development shall have a redundant/secondary supply of domestic water.

3. 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

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. This development will be required to comply with the Water Master Study.

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. Commercial portion of development: Subject property is designated to discharge sewer to Ustick Road, where a trunk line is required to be constructed by the developer. This trunk line will run east (consistent with the sewer master plan) and be constructed in conjunction with the first commercial phase of this development. Currently the nearest gravity sewer manhole for discharge for the commercial portion of the development is located approximately 1,015' east of the intersection of Ustick/Kimball. Applicant is responsible for sewering the site per the Dixie Master Plan and extending the sewer trunk line along the entire project frontage in Ustick.

3. Residential portion of development: the 60 residential lots are permitted to connect and discharge sewer into Pineville Street. All work within the public right-of-way shall meet all City standards and specifications.

4. 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. This development will be required to install the trunk lines specified within the most current version of the Dixie Sewer Study that reside within the limits of this preliminary plat.

5. 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.

6. Each buildable lot shall be provided with individual sewer service. If buildings are constructed to include individual units that could feasibly or will be sold separately, each unit shall be serviced separately.

7. 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.

8. 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 right-of-ways for any irrigation facility shall be determined and clearly indicated on the construction plans and on the final plat (excluding prescriptive easements). Construction across or re-routing of these facilities is subject to approval by the Pioneer Irrigation District and at their discretion, 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.

3. There is to be no discharge of gravity/pressure irrigation return water into the subdivision storm water system.

4. The development is to include a non-potable water pressure irrigation system in full compliance with Caldwell Municipal Irrigation District standards. 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.

    a) Applicant shall coordinate with the City of Caldwell Engineering Department to coordinate the potential oversizing of the pump station which may be necessary to serve nearby acreage with non-potable pressurized irrigation water.

5. The applicant shall ensure that an adequate continuous irrigation supply flow is available to meet the pressure irrigation system requirements of CMID.

6. Applicant shall place the pump station within a platted common lot. Said lot shall be owned and maintained by the home owners association.

7. Each lot shall be provided with a pressure irrigation service.

8. All pressure irrigation mainlines shall be located in the public right-of-way, and within a public utility easement of a minimum of 10 feet in width centered over said mainlines as per current City standards.

9. 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.

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 Wilder Irrigation (or others) facilities 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. It is to be noted that retention designs will be denied in most instances. 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. The final plat drawing should indicate that storm water detention basins are to be placed in common lots in accordance with the referenced Stormwater policy. A note should be placed on the final plat indicating that all areas designated as common areas are to be operated and maintained by the home owners association.

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 50% 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 stating that no lot shall have direct access to/from Ustick Road.

3. Upon recordation of the plat, the Engineering Department is to be provided with a PDF copy of the recorded final and 3 full paper sets.

4. An electronic (dwg.) copy of the Final Plat suitable for mapping and addressing purposes will be required with Final Plat application submittal.

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24. In the event that any provisions of this agreement are more or less strict than the City Code or other law or regulations in place at the time of development, the more stringent requirements shall apply.

25. The above Development Agreement conditions are in addition to all other regulations provided for in the zoning district.

ARTICLE III

AFFIDAVIT OF SUBJECT PROPERTY OWNERS

An affidavit of the Owners of the Subject Property agreeing to submit the Property to this Development Agreement and to the provisions set forth in Idaho Code Section 67-6511A is incorporated herein by reference.

ARTICLE IV
DEFAULT

4.1 In the event Owner/Developer fails to comply with the commitments set forth herein, within thirty (30) days of written notice of such failure from Caldwell, Caldwell 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.

4.2 If required to proceed in a court of law or equity to enforce any provision of this Development Agreement, the prevailing party 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 attorneys' fees and court costs as the Court shall determine.

ARTICLE V

UNENFORCEABLE PROVISIONS

If any term, provision, commitment, or restriction of this Development 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 terminate and the zoning of the property shall revert to the city of Caldwell's original land designations as set forth in the master plan, unless the portion of this Development Agreement found to be invalid or unenforceable is re-negotiated in good faith between the parties (or other appropriate party or successor) as an amendment to the Development processed in accordance with the notice and hearing provisions of Idaho Code Section 67-6509.

ARTICLE VI

ASSIGNMENT AND TRANSFER

6.1 After its execution, the Development Agreement shall be recorded in the office of the County Recorder at the expense of the Owner/Developer.

6.2 Each commitment and the restriction on the development shall be a burden on the Subject Property, shall be appurtenant to and for the benefit of the Subject Property, adjacent property, and other residential property near the Subject Property, and shall run with the land.

6.3 This Development Agreement shall be binding on the Owner/Developer, and their respective heirs, administrators, executors, agents, legal representatives, successors, and assigns.

6.4 Any new or subsequent owner of the Subject Property, or any portion thereof

(including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise), shall be liable for all commitments and other obligations arising under this Agreement with respect to the Subject Property or any portion thereof.

ARTICLE VII

GENERAL MATTERS

7.1 Amendments. Any alteration or change to this Development Agreement shall be made only after complying with the notice and hearing provisions of the Idaho Code Section 67-6509.

7.2 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 neutral gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

7.3 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.

7.4 Notices. Any notice which a party may desire to give to another party must be in writing and may be given by personal deliver, by mailing the same by registered or certified mail, return receipt requested postage repaid, 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 hereinabove, or such other addresses 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 send by mail pursuant to the foregoing, or twenty-four (24) hours after timely deposit with a reputable overnight delivery service.

7.5 Representation by Counsel. All parties hereto have either: (i) been represented by separate legal counsel; or (ii) have had the opportunity to be so represented. Thus, in all cases, the language herein shall be construed simply and in accordance with its fair meaning and not strictly for or against a party, regardless of which party prepared or caused the preparation of this Development Agreement.

7.6 Authority of Signatory. Each of the persons executing this Development Agreement on behalf of the parties hereto warrant his or her authority to do so and to bind said represented party.

7.7 Effective Date. This Development Agreement shall be effective after delivery to each of the parties hereto of a fully executed original of this Development Agreement.

7.8 Recitals and Exhibits. All exhibits referred to herein and attached hereto and all Recitals hereto are incorporated into this Development Agreement as though restated in full herein.

IN WITNESS WHEREOF, the parties hereto have executed this Development Agreement on the date and year set forth hereinabove.

"CITY"

THE CITY OF CALDWELL

By: JAROM WAGONER, Mayor

Attest:

DEBBIE GEYER, Caldwell City Clerk

CITY OF CALDWELL INCORPORATED JAN 15 1890 CANYON COUNTY, IDAHO

STATE OF Idaho **)**

) ss.

COUNTY OF Canyon **)**

On this 7th day of March, 2022, before me the undersigned, a Notary Public in and for said State personally appeared JAROM WAGONER and DEBBIE GEYER, known or identified to me to be the Mayor and City Clerk, respectively, of the City of Caldwell, Idaho, an Idaho municipal corporation, that executed the said instrument, and acknowledged to me that such city 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 IDAHO

Residence: Nampa, Idaho

My Commission Expires: 12/22/2022

***SEAL**

ANGELA K. POINT NOTARY PUBLIC COMMISSION NUMBER 69113 STATE OF IDAHO

"OWNER/DEVELOPER"

ITERRA HOLDINGS LLC, 1400 South St., STE A2, Saint George, UT 84790

by

_____, Manager

STATE OF Utah)

) ss.

COUNTY OF Washington)

On this 22 day of February, 2022, before me the undersigned, a Notary Public in and for said State personally appeared Brent Thompson, known or identified to me to be the owner/developer referenced herein and the person who executed the foregoing instrument.

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

*SEAL

DAVID PRISBREY
Notary Public
State Of Utah
My Commission Expires 06-07-2024
COMMISSION NO. 711714

NOTARY PUBLIC FOR State of Utah

Residence:_____

My Commission Expires:_____

EXHIBIT "A"

PROPERTY LEGAL DESCRIPTION

The following describes the areas to be annexed and what zone is to be applied to each area:

C-2 (Community Commercial) Zone:

A parcel of land situate in a portion of the W 1/2 of the NE 1/4, of Section 4, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho being more particularly described as follows:

COMMENCING at the North One Quarter corner of said Section 4, thence on the north line of said Section 4, South 89° 40' 41" East, 536.37 feet, to the **POINT OF BEGINNING:**

Thence continuing on said north line, South 89° 40' 41" East, 795.83 feet, to the East One Sixteenth corner of said Section 4, (from which the Northeast corner of said Section 4 bears South 89° 41' 05" East, 1332.08 feet distance);
Thence on the east line of said W 1/2 of the NE 1/4, South 00° 15' 19" West, 659.79 feet, to a point common with the northwesterly boundary corner of Cumberland Subdivision No.4, as same is shown in Book 46, at Page 36 of Plats, Canyon County records;
Thence North 89° 44' 41" West, 1182.99 feet;
Thence South 87° 31' 56" West, 32.92 feet, to a point on the centerline of the Phyllis Canal;
Thence on said centerline, North 15° 53' 39" West, 45.22 feet;
Thence North 16° 13' 44" West, 20.18 feet;
Thence North 02° 45' 03" East, 47.51 feet to a point of curvature;
Thence 186.77 feet on the arc of a curve to the right, having a radius of 211.26 feet, a central angle of 50° 39' 17", and whose long chord bears North 28° 06' 42" East, 180.75 feet;
Thence North 53° 24' 14" East, 286.41 feet to a point of curvature;
Thence 217.00 feet on the arc of a curve to the left, having a radius of 300.69 feet, a central angle of 41° 20' 55", and whose long chord bears North 32° 43' 44" East, 212.32 feet;
Thence North 12° 03' 19" East, 42.22 feet to the **POINT OF BEGINNING**.

The above described parcel contains 15.791 acres (687,882 Ft²) more or less.

R-1 (Low Density Residential) Zone:

A parcel of land situate in a portion of the W 1/2 of the NE 1/4, of Section 4, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho being more particularly described as follows:

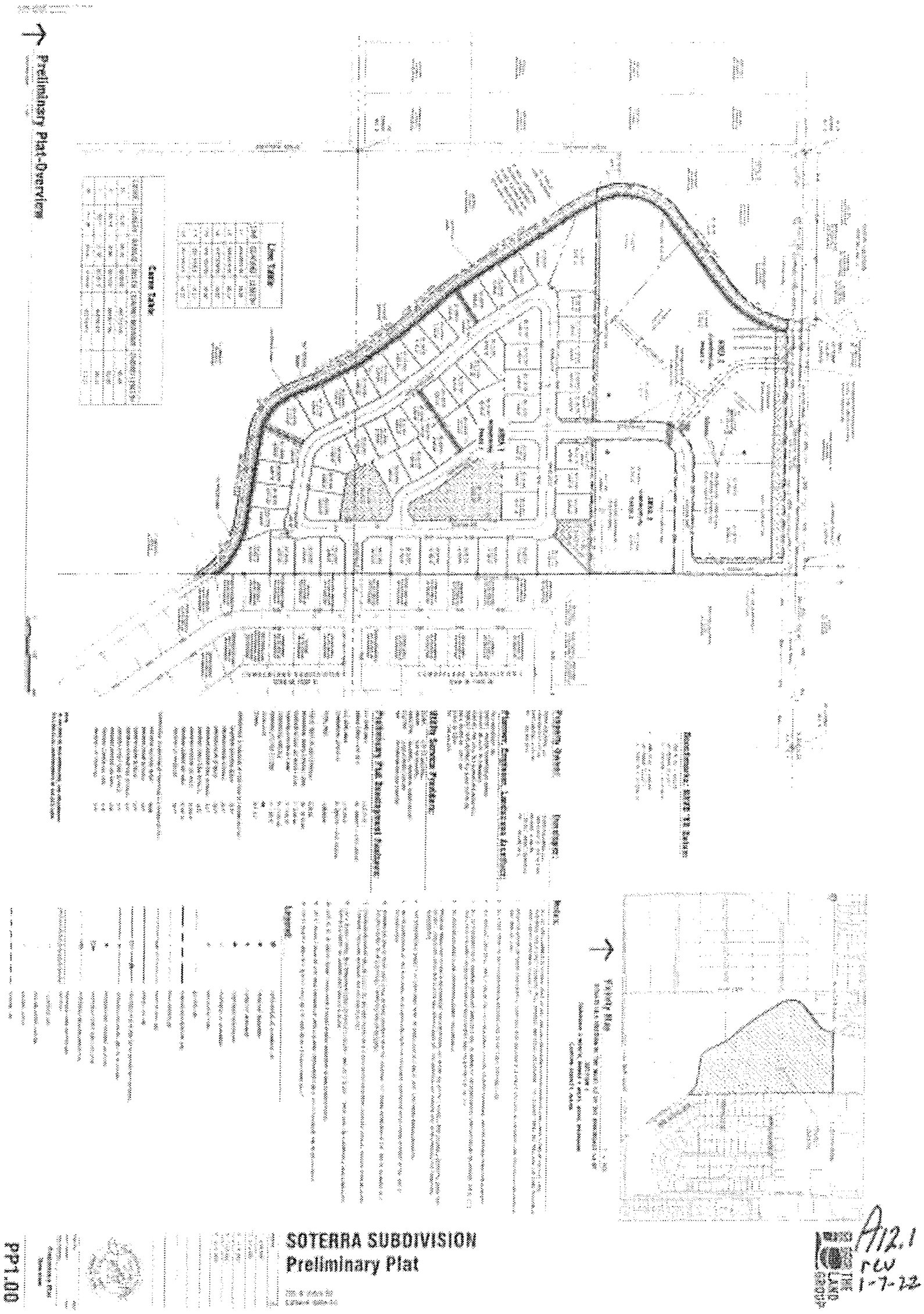
COMMENCING at the North One Quarter corner of said Section 4, thence on the north line of said Section 4, South 89° 40' 41" East, 1332.20 feet, to the East One Sixteenth corner of said Section 4 bears South 89° 41' 05" East, 1332.08 feet distance); Thence on the east line of said W 1/2 of the NE 1/4, South 00° 15' 19" West, 659.79 feet, to a point common with the northwesterly boundary corner of Cumberland Subdivision No.4, as same is shown in Book 46, at Page 36 of Plats, Canyon County records, said point being the **POINT OF BEGINNING:**

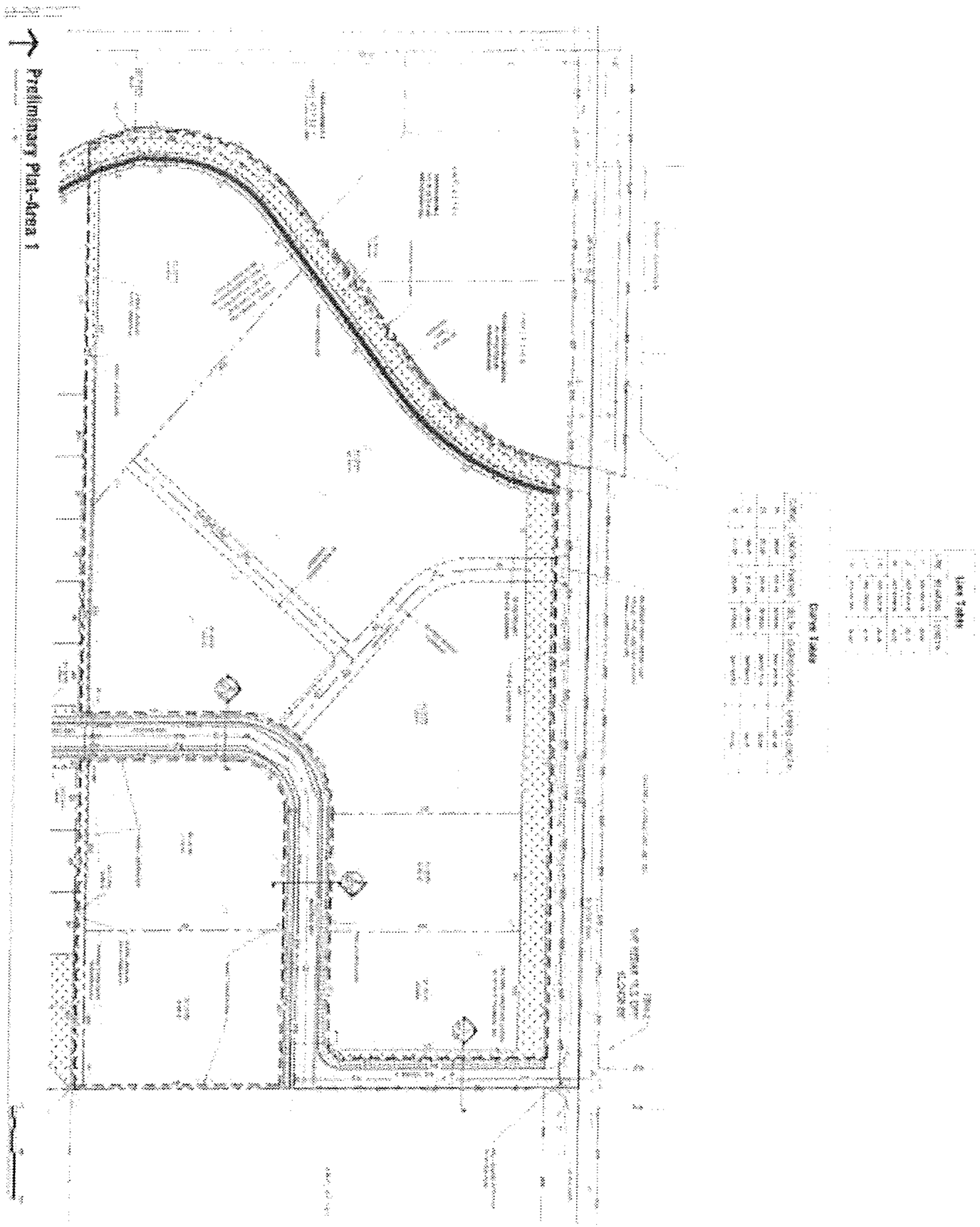
Thence continuing on said east line of said W 1/2 of the NE 1/4, South 00° 15' 19" West, 1259.62 feet, to a point on the centerline of the Phyllis Canal;
Thence on said centerline, North 35° 00' 21" West, 26.94 feet to a point of curvature;
Thence 192.62 feet on the arc of a curve to the left, having a radius of 237.43 feet, a central angle of 46° 28' 56", and whose long chord bears North 58° 14' 31" West, 187.38 feet;
Thence North 81° 28' 42" West, 275.94 feet to a point of curvature;
Thence 201.54 feet on the arc of a curve to the right, having a radius of 194.90 feet, a central angle of 59° 14' 52", and whose long chord bears North 50° 57' 17" West, 192.68 feet;
Thence North 21° 19' 55" West, 88.65 feet;
Thence North 26° 05' 48" West, 151.36 feet;
Thence North 35° 27' 09" West, 159.80 feet;
Thence North 40° 31' 00" West, 196.47 feet;
Thence North 32° 10' 39" West, 475.07 feet;
Thence North 26° 54' 14" West, 90.12 feet;
Thence leaving said centerline, North 87° 31' 56" East, 32.92 feet;
Thence, South 89° 44' 41" East, 1182.99 feet, to the **POINT OF BEGINNING**.

The above described parcel contains 22.234 acres (968,491 Ft²) more or less.

(Total combined acreage is 38 acres, more or less.)

EXHIBIT "A12.1"
PRELIMINARY PLAT

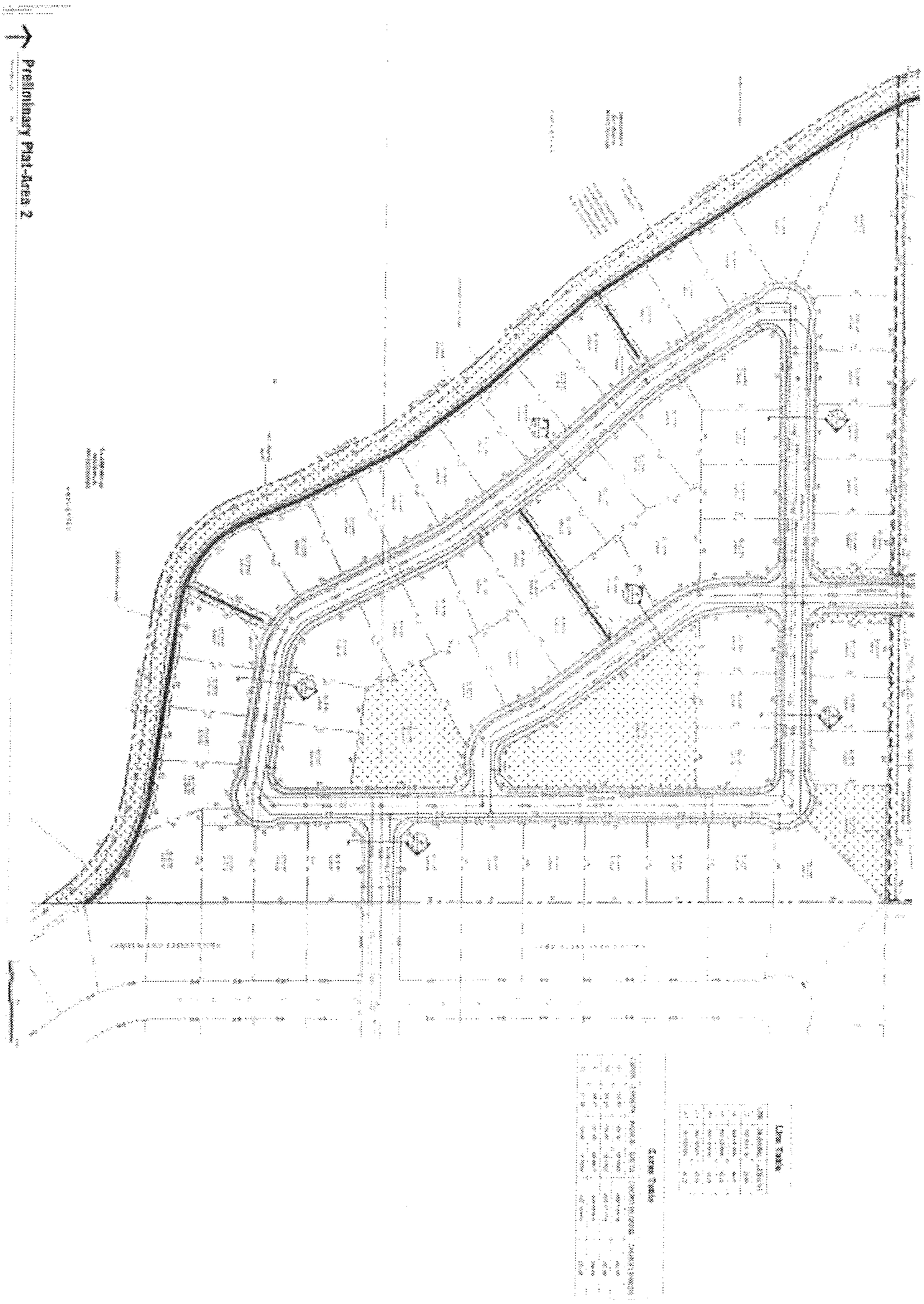


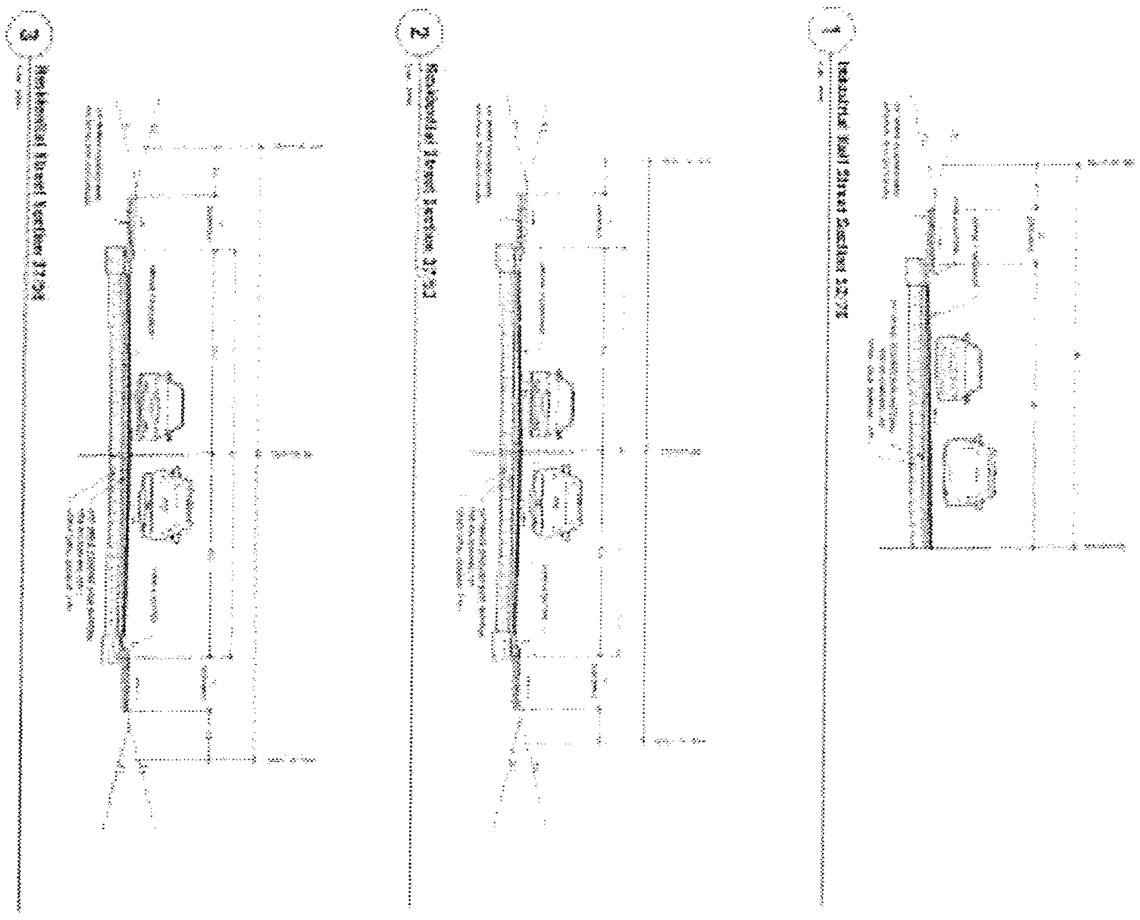


PP1.01

SOTERRA SUBDIVISION
Preliminary Plat

A12.1
rev
1-7-22


Preliminary Plat-Area 2
SOTERRA SUBDIVISION
Preliminary Plat
PPL.02
A12.1
REV
1-7-22



PP1.50

SOTERRA SUBDIVISION
Preliminary Plat

A12
11-24-21

EXHIBIT A14

COMMERCIAL/RETAIL DEVELOPMENT CONCEPT PLAN rev 11-24-2021

(*note: buildings shall not be constructed across property lines when Final Platted*)

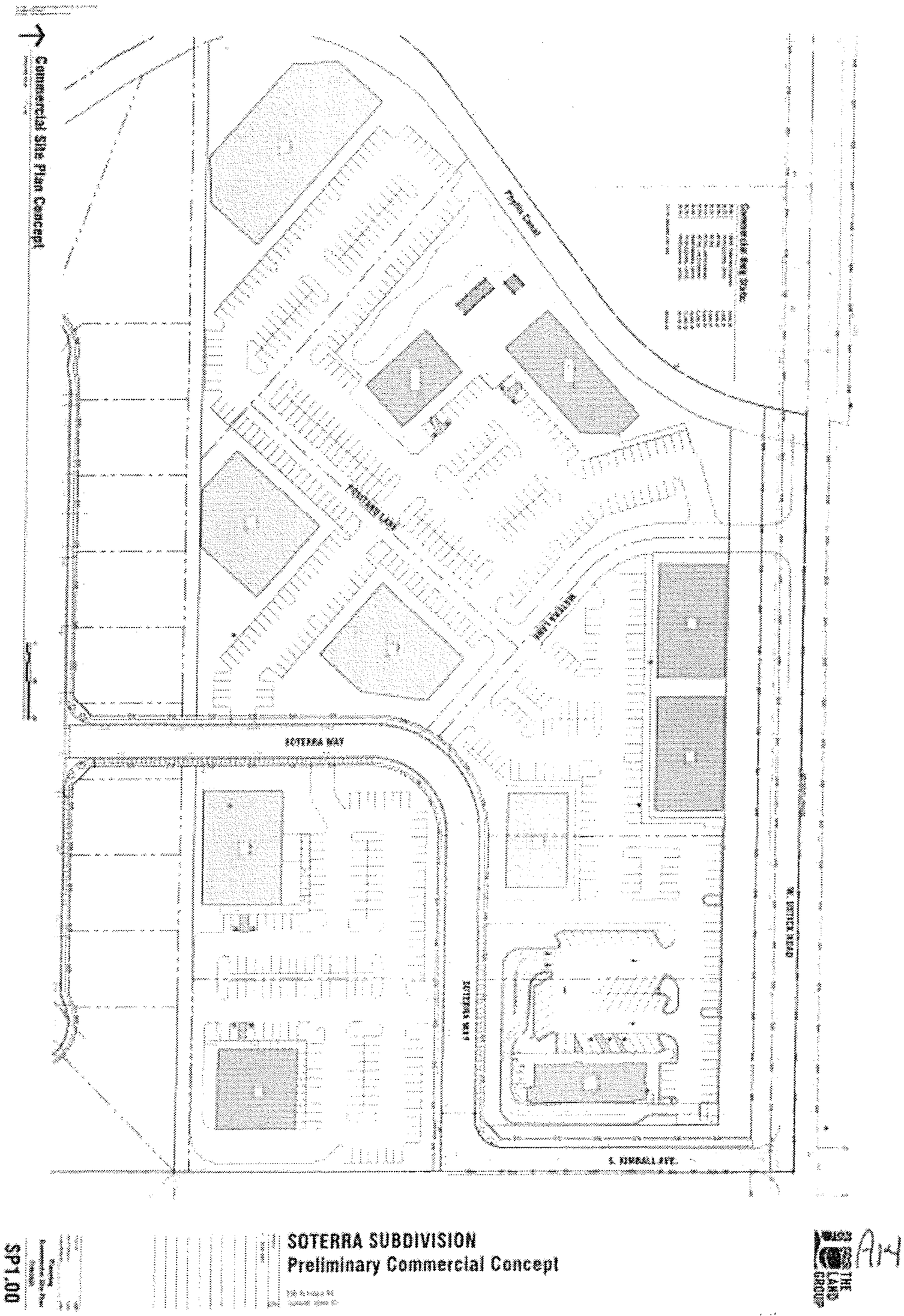
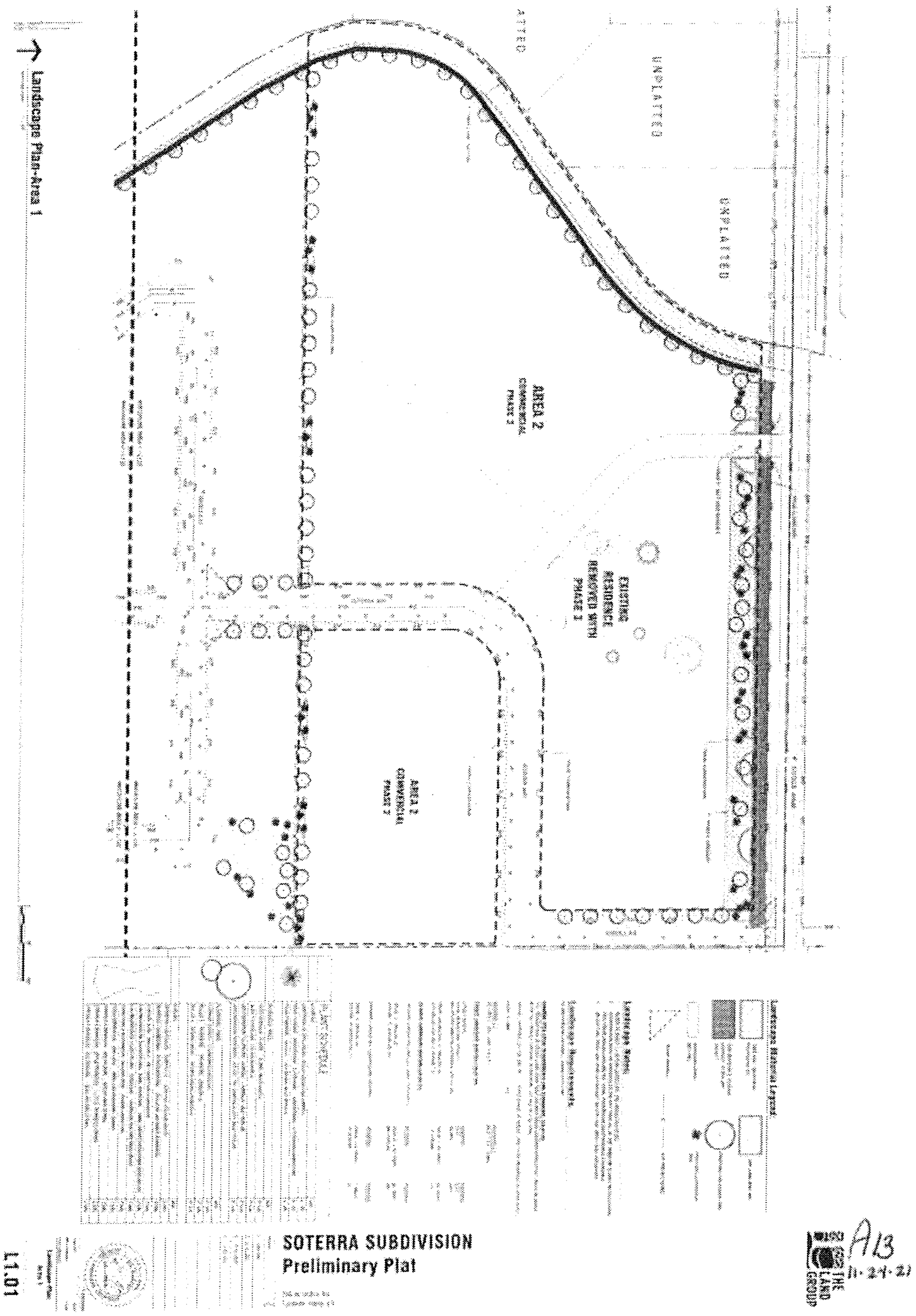
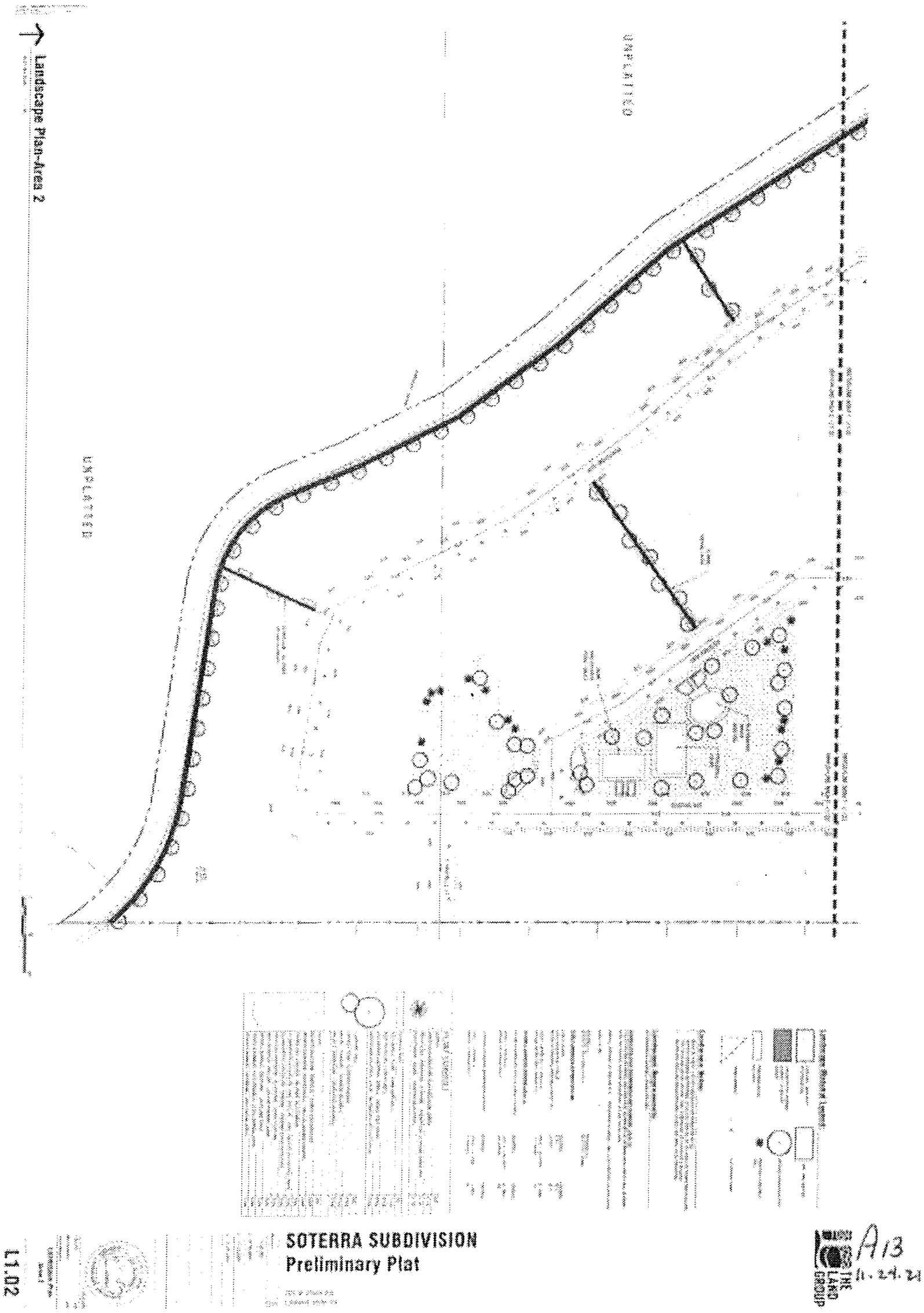
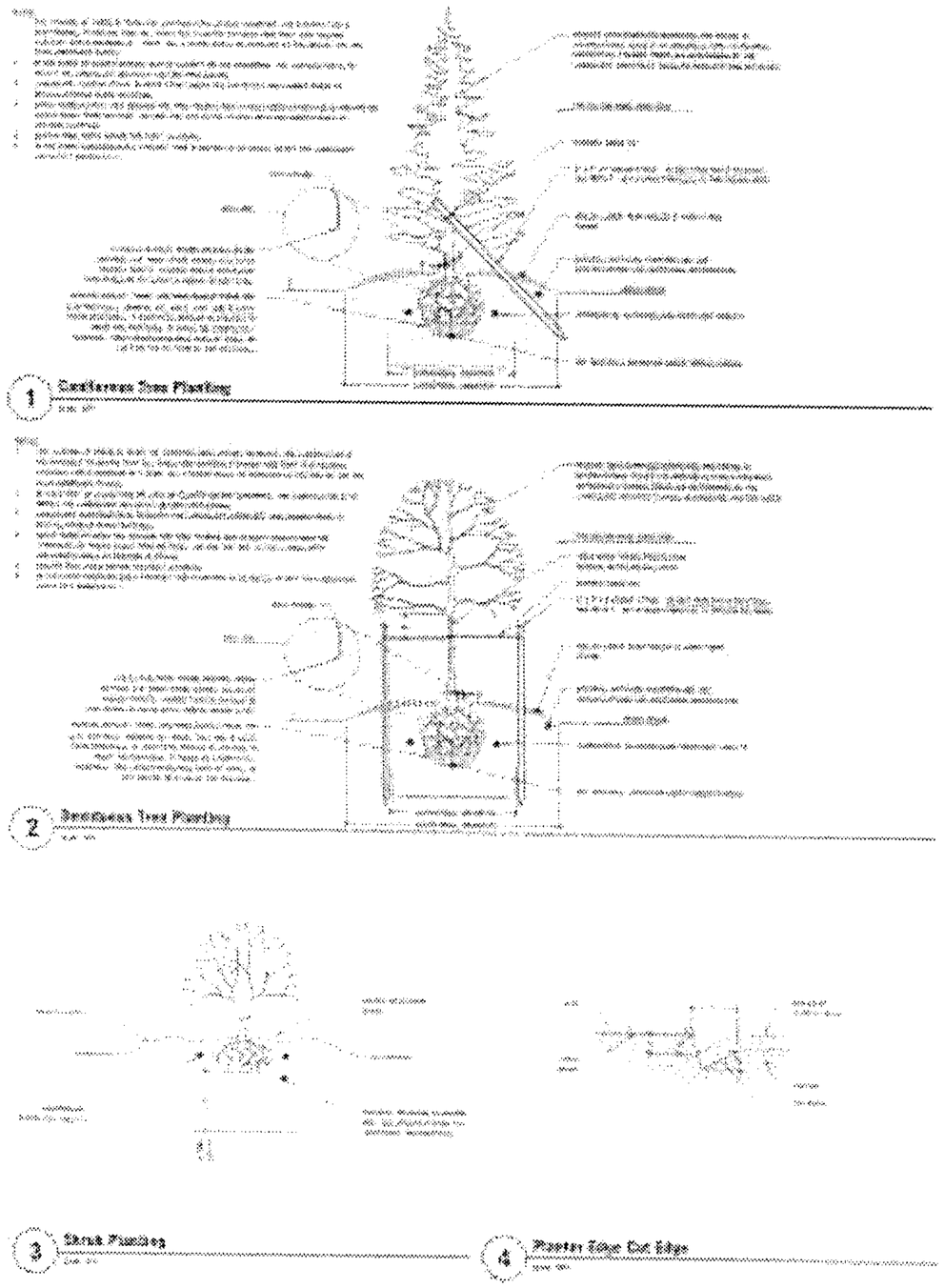


EXHIBIT "A13"
LANDSCAPE PLAN




Landscape Plan-Area 2
UNPLATTED
UNPLATTED
SOTERRA SUBDIVISION
Preliminary Plat
L1.02
A13
11.24.21



1 Coniferous Tree Planting

2 Deciduous Tree Planting

3 Shrub Planting

4 Planter Edge Cut Edge

5 Typical Plant Spacing

Landscape Notes:

Automatic Underground Irrigation Notes:

SOTERRA SUBDIVISION
Preliminary Plat

L1.50

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: SOTERRA Phase 2

RE-ZONE, PRELIMINARY PLAT, AND DEVELOPMENT AGREEMENT MODIFICATION

Date of Round Table meeting: 9/25/2025

Notice sent to neighbors on: 10/20/2025

Date & time of the neighborhood meeting: 11/6/2025, 7:00 PM

Location of the neighborhood meeting:

CALDWELL YMCA REC ROOM

Developer/Applicant:

Name: PATRICK CONNOR - ARDURRA

Address, City, State, Zip: 1144 S. SILVERSTONE WAY, #320, 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 11/6/2025

SOTERRA PH 2

NEIGHBORHOOD MEETING SIGN-IN FORM
City of Caldwell Planning and Zoning Department
621 E. Cleveland Blvd., Caldwell, ID 83605
Phone: (208) 455-3021

Start Time of Neighborhood Meeting: 7:00 PM, 11/6/2025

End Time of Neighborhood Meeting: 8:45 PM 11/6/2025

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.	Sherry + Ray Marsicola	107 Appalachian St. Caldwell, ID 83607
2.	Steve + Johanna Preschen	4306 Gap Creek Ave Caldwell 83607
3.	Bruce E Davis	4413 Pinnacle PL Caldwell 83607
4.	Jeff Allen	4614 Gap Crk Ave, Caldwell, ID
5.	Brian Bartley	4618 Gap creek Ave caldwell Id 83607
6.	Robert Burch	119 Appalachian St caldwell 83607
7.	ISAAC JOSIFEK	1415 Alder St CALDWELL 83605
8.	Logan Brewer	4006 Preston Ave. Caldwell
9.	Taylor Keys	1054 Pine Orchard Ct.
10.	Ross Holliday	14051 Sage Hollow Dr. Dryden OT 84020
11.	Susan Kroll	4521 Pine Mountain Ave, CALDWELL 83607
12.	DAVID KROLL	4521 PINE MOUNTAIN AVE CALDWELL 83607
13.	John Hoadley	4701 Middlesboro Way Caldwell 8360[illegible]
14.	Greg + Becky Sandercock	405 Sunderland St. " " 83605
15.	Patty Soran	522 Keogh Av Caldwell 8360[illegible]
16.	Paul WEBSTER	1102 Laster St Caldwell 83607

17. Renee Carter 4406 Middlesboro Way
18. Den Carter 4406 Middlesboro Way
19. Laura Shannon 4707 Middlesboro
20.

ARDURRA

10/20/25

Re: Notice of Neighborhood Meeting | November 6, 2025 at 7:00 PM, Caldwell YMCA

Dear Neighbor:
You are invited to attend a neighborhood meeting regarding our application for re-zone, preliminary plat, and development agreement modification for 15.77 acres located at the SW corner of Ustick Rd and Soterra Way. The property is currently zoned C2 in the City of Caldwell. We are requesting a rezone of 11.06 acres to R-2, medium density residential and keeping the remaining 4.71 acres as C-2 zone. We are proposing a new preliminary plat for the 15.77 acres. Lastly, there will be an application for a modification to the existing development agreement for the Soterra project. The proposed development will have 3 commercial lots and 60 single family residential lots. During the meeting, we'll provide detailed insights into what proposed improvements are planned and any relevant timelines.

Subject Property highlighted in blue



The meeting will be held on **11/06/2025, starting at 7:00 PM at the Caldwell YMCA Rec Room** located at the northwest corner of Ustick Rd and Indiana Ave (map of the location is on the back of this letter).

I look forward to your participation and support. If you have any questions, please feel free to contact me at (208) 323-2288 or pconnor@ardurra.com.

Sincerely,

Patrick Connor
Ardurra, Land Development Project Manager

332 N Broadmore Way | Nampa, ID 83687 | P: (208) 442-6300 |

ARDURRA

Location of Neighborhood Meeting

Caldwell YMCA Rec Room, northwest corner of Ustick Rd and Indiana Ave



332 N Broadmore Way | Nampa, ID 83687 | P: (208) 442-6300 |

Account	OwnerName	InCareOf	Address	City	State	ZipCode
R25035019	JOHNSON TRAVIS		510 KISER LN	CALDWELL	ID	83607
R25035020	MENENDEZ MICHAEL		511 KEOGH LN	CALDWELL	ID	83607
R25035020A	RENN JEFFREY A		523 KEOGH LN	CALDWELL	ID	83607
R25035021	BARNETT FREDRICK		607 KEOGH LN	CALDWELL	ID	83607
R25035025	SORAN FAMILY TRUST		522 KEOGH LN	CALDWELL	ID	83607
R25035026	WONG DAVID W		510 KEOGH LN	CALDWELL	ID	83607
R25035027	HOWELL BRET J		511 W USTICK RD	CALDWELL	ID	83605
R25035029	RABURN GERALD E		608 KEOGH LN	CALDWELL	ID	83607
R25035030	MADRIGAL ANGELITA E		607 W USTICK RD	CALDWELL	ID	83607
R25035031	BAKER DAVID W		523 W USTICK RD	CALDWELL	ID	83605
R25036017	ORCHARD HEIGHTS PROPERTY OWNERS ASSOC INC	JOHN SORAN	522 KOEGH LN	CALDWELL	ID	83607
R26795	SANDOVAL HERMINIO		508 W USTICK RD	CALDWELL	ID	83605
R32581	BENNETT INDUSTRIES INC		251 E FRONT ST STE 202	BOISE	ID	83702
R32582	BENNETT FOREST INDUSTRIES INC		251 E FRONT ST STE 202	BOISE	ID	83702
R32582175	BURCH ROBERT		119 APPALACHIAN ST	CALDWELL	ID	83607
R32582176	MCLANE CHRISTINE C		113 APPALACHIAN ST	CALDWELL	ID	83607
R32582177	MARSICOLA REVOCABLE INTER VIVOS TRUST		107 APPALACHIAN ST	CALDWELL	ID	83607
R32582178	PRESCHER STEVEN C		4306 GAP CREEK AVE	CALDWELL	ID	83607
R32582179	MONTALBO TRUST		4312 GAP CREEK AVE	CALDWELL	ID	83607
R32583	LANDEX ID SOTERRA LLC		12682 S FORT ST	DRAPER	UT	84020
R32583010	IDA UTA FOUNDATION TRUST		PO BOX 3064	NAMPA	ID	83653
R32583011	LANDEX ID SOTERRA LLC		12682 S FORT ST	DRAPER	UT	84020
R32583103	TPG AG EHC SD LEN MULTI STATE 1 LLC	LENNAR HOMES OF IDAHO =	408 S EAGLE RD STE 100	EAGLE	ID	83616
R32583115	TPG AG EHC SD LEN MULTI STATE 1 LLC	LENNAR HOMES OF IDAHO =	408 S EAGLE RD STE 100	EAGLE	ID	83616
R32583116	TPG AG EHC SD LEN MULTI STATE 1 LLC	LENNAR HOMES OF IDAHO =	408 S EAGLE RD STE 100	EAGLE	ID	83616
R32583117	TPG AG EHC SD LEN MULTI STATE 1 LLC	LENNAR HOMES OF IDAHO =	408 S EAGLE RD STE 100	EAGLE	ID	83616
R32583118	TPG AG EHC SD LEN MULTI STATE 1 LLC	LENNAR HOMES OF IDAHO =	408 S EAGLE RD STE 100	EAGLE	ID	83616
R32583119	TPG AG EHC SD LEN MULTI STATE 1 LLC	LENNAR HOMES OF IDAHO =	408 S EAGLE RD STE 100	EAGLE	ID	83616
R32583120	TPG AG EHC SD LEN MULTI STATE 1 LLC	LENNAR HOMES OF IDAHO =	408 S EAGLE RD STE 100	EAGLE	ID	83616
R32583121	TPG AG EHC SD LEN MULTI STATE 1 LLC	LENNAR HOMES OF IDAHO =	408 S EAGLE RD STE 100	EAGLE	ID	83616
R32583122	TPG AG EHC SD LEN MULTI STATE 1 LLC	LENNAR HOMES OF IDAHO =	408 S EAGLE RD STE 100	EAGLE	ID	83616
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R32583124	TPG AG EHC SD LEN MULTI STATE 1 LLC	LENNAR HOMES OF IDAHO =	408 S EAGLE RD STE 100	EAGLE	ID	83616
R32583125	TPG AG EHC SD LEN MULTI STATE 1 LLC	LENNAR HOMES OF IDAHO =	408 S EAGLE RD STE 100	EAGLE	ID	83616
R32583126	TPG AG EHC SD LEN MULTI STATE 1 LLC	LENNAR HOMES OF IDAHO =	408 S EAGLE RD STE 100	EAGLE	ID	83616
R32583127	TPG AG EHC SD LEN MULTI STATE 1 LLC	LENNAR HOMES OF IDAHO =	408 S EAGLE RD STE 100	EAGLE	ID	83616
R32583134	TPG AG EHC SD LEN MULTI STATE 1 LLC	LENNAR HOMES OF IDAHO =	408 S EAGLE RD STE 100	EAGLE	ID	83616
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R32583148	LENNAR HOMES OF IDAHO LLC		408 S EAGLE RD STE 100	EAGLE	ID	83616
R32583149	LENNAR HOMES OF IDAHO LLC		408 S EAGLE RD STE 100	EAGLE	ID	83616
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R32584	OLSEN SCOTT RON		419 W USTICK RD	CALDWELL	ID	83605
R32584010	WISSER GLENN L		411 W USTICK RD	CALDWELL	ID	83605
R32584010A	SOUSA CORY AND JENN TRUST		4217 BEAR LN	CALDWELL	ID	83607
R32584010B	ARRIAGA CARLOS ROBERTO		401 W USTICK RD	CALDWELL	ID	83607
R35667	OSMUS ALBERT H	ESTATE OF ALBERT OSMUS =	25482 HOP RD	CALDWELL	ID	83607
R35669	COMFORT EXPERT BUILDERS INC		6224 PURPLE SAGE RD	STAR	ID	83669
R35670	DAY ISAAC		105 E USTICK RD	CALDWELL	ID	83605
R35671	RUIZ JUAN GABRIEL HUITRON		205 E USTICK RD	CALDWELL	ID	83605
R35676	CALDWELL SCHOOL DIST NO 132		1200 GRANT ST	CALDWELL	ID	83605
R35679010	SOUSA CORY AND JENN TRUST		4217 BEAR LN	CALDWELL	ID	83607
R35679109	NEWBURY OWNERS ASSOCIATION INC		1500 W BANNOCK ST	BOISE	ID	83702
R35679110	SIEWERT STANLEY		4003 PRESTON AVE	CALDWELL	ID	83605
R35679111	GOETTIG ROBERT		3919 PRESTON AVE	CALDWELL	ID	83605
R35679126	SMITH ALLEN		3912 KINGSTON AVE	CALDWELL	ID	83605
R35679127	PHILBROOK JOINT LIVING TRUST		3918 KINGSTON AVE	CALDWELL	ID	83605
R35679128	MARTIN SHERRI E		4002 KINGSTON AVE	CALDWELL	ID	83605
R35679143	SAVELL ARDEN L		3911 KINGSTON AVE	CALDWELL	ID	83605
R35679144	REYES HERNAN		3917 KINGSTON AVE	CALDWELL	ID	83605
R35679145	REA SHIRLEY MAE		4001 KINGSTON AVE	CALDWELL	ID	83605
R35679146	1996 GODFREY FAMILY TRUST		4007 KINGSTON AVE	CALDWELL	ID	83605
R35679147	BAILEY SARAH		319 SUNDERLAND ST	CALDWELL	ID	83605
R35679148	KRAMER GENE	BRIAN GENE KRAMER	6715 E DEER RIDGE RD	BOISE	ID	83716

R35679149	SANDERCOCK ARTHUR GREGORY		405 SUNDERLAND ST	CALDWELL	ID	83605
R35679150	GOLD TONIA		409 SUNDERLAND ST	CALDWELL	ID	83605
R35679151	BREWER COURTNEY K		4006 PRESTON AVE	CALDWELL	ID	83605

CANYON COUNTY LISTING -R32583 - 500 feet
September 22, 2025

PROPERTY LISTING DISCLAIMER

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.

EXHIBIT 2:

CITY DEPARTMENT COMMENTS AND CONDITIONS OF APPROVAL

Memorandum

To: Katie Wright, Planner III
Caldwell P & Z Department

From: Steven Pendleton, Land Development Manager
Hallie Hart, City Engineer

Re: DEV26-000001, SPP26-000001, ZON26-000001 (Soterra No 2 Amendment)

Date: April 3, 2026

The Engineering Department provides the following comments on a request by the applicant, Ardurra, on behalf of Land Ex Soterra LLC, is requesting approval of a development agreement modification, a rezone, and approval of a preliminary plat modification for Soterra Subdivision No 2. The applicant proposes to rezone 11.38 acres of the site from C-2 to R-2 to accommodate 51 single family lots. The remaining 4.39 acres would remain as Community Commercial. The entire phase 2 site is designated as Community Commercial within the Future Land Use Map, which is compatible with both R2 and C-2 zoning. The 15.77 acre site (R3258300000 and R3258301100) is located on the southwest corner of the intersection between E. Ustick Rd. and S. Kimball 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. Ustick Road 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 (from centerline) along the entire Ustick Road alignment (per City Standard R-810A).

2. Applicant shall provide necessary right-of-way on Ustick Road to construct an eastbound right-hand turn lane at the intersection of Kimball Avenue. Per standard drawing R-810F

3. Kimball Avenue is classified as a Collector roadway. The applicant shall dedicate as public right-of-way a minimum thirty-five (35) foot half width right-of-way (from centerline) along the entire Kimball Avenue alignment (per City Standard R-810C).

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 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.

6. A note shall be placed on the Final Plat indicating that all rights-of-way are to be dedicated to the public.

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 frontage half street improvements shall be completed to all classified roads adjacent to the proposed project including (Ustick Rd. and 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. 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. All interior circulation routes proposed within this development shall be a minimum of 26' in width measured from face of curb to face of curb.

4. All private internal circulation routes shall fully comply with City of Caldwell standards and be approved by the Caldwell Fire Marshall.

5. Applicant shall construct westbound left-hand turn lanes on Ustick Rd. at the intersection of Kimball Ave. and the West entrance to the site.

6. Applicant is responsible for 25% of the widening of the bridge structure and surface improvements at the crossing of the Phyllis Canal in the alignment of Ustick Rd. located in the N.W. corner of the site.

7. No lot/building shall have direct access to/from Ustick Rd or Kimball Ave.

8. Applicant shall coordinate with the United States Postal System to determine a cluster mailbox unit location. Said location shall be interior to the site and shall be located in a manner that will not impact, or cause queueing onto, Ustick Rd or Kimball Ave.

8. Applicant shall gain plan approval from Highway District No. 4 (HD#4) for improvement along HD#4 owned and operated roadways.

    a. Any improvements that may be waived by the City Engineer shall also be approved to be waived by HD#4 Engineer.

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 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.

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. This development will be required to comply with the Water Master Plan.

    a. An 18" Water line is required in the alignment of Ustick Rd. adjacent to this site in compliance with the Water Master Plan. Applicant shall upsize the existing 12" water in accordance with the Master Plan or provide monies in-lieu of construction to be determined by the City Engineer at the time of civil plan submittal.

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. This development will be required to install a 12" trunk line in Ustick Rd. specified within the most current version of the sewer master plan that reside within the limits of this preliminary plat.

4. 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.

5. 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

6. 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 spaced 12' apart 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.

7. 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 right-of-ways 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 home owners 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 and are to be operated and maintained by the Home/Business Owners 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 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 and 3 full paper sets.

4. An electronic (dwg.) copy of the Final Plat suitable for mapping and addressing purposes will be required with Final Plat application submittal.

Date 3/9/2026

Caldwell City – Planning and Zoning
Re: Case Number: SPP26-000001 Soterra No. 2

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

Station 12 724 E Ustick Rd. Caldwell,

National Standards for Travel Time (90% of time) for first arriving unit:	4 minutes
Nearest Fire Station:	0.6 Miles
Closest fire station (in miles) to site:	0.6 Miles
Approximate response time to site:	1 Min.
Will this development have other significant impacts on the ability to provide services?	X 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".* • *Ongoing population increases will directly affect service levels until CFD can enhance and expand its operational capabilities.*	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.

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 NFPA 13 may be required.

12. Fire hydrants serving building FDC's shall be located not more than 150'away

13. A phasing plan shall be included in documentation to city at time of submittal in accordance with infrastructure 2018 IFC.

14. 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.

15. **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.

16. **SECTION D104 COMMERCIAL AND INDUSTRIAL DEVELOPMENTS D104.1** Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have not fewer than two means of fire apparatus access for each structure.

17. D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet (5760 m2) shall be provided with two separate and approved fire apparatus access roads.

    a. Exception: Projects having a gross building area of up to 124,000 square feet (11 520 m2) that have a single approved fire apparatus access road where all buildings are equipped throughout with approved automatic sprinkler systems.

18. D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

19. D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

20. D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 ft. (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

21. D105.3 Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

22. D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

23. An Automatic Fire Detection System and Fire Alarm System may be required based on the occupancy type and evaluation of hazards with the structure. 901.4.4

24. An eKnox lock box, shall be installed on the outside of the building by the main entrance and by the sprinkler room. Additional eKnox Key boxes may be required based on occupancy and proximity of other Boxes. Each eKnox Box shall have labeled master keys to every lock within the structure. The final number and location shall be with the approval of the Caldwell Fire Marshal or designee. 506.1

25. Emergency Responder Radio Coverage: New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. 510.

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: DEV26-000001, SPP26-000001, ZON26-000001 – Soterra No 2 Amendment

Date: March 24, 2026.

The Mapping Department provides the following comments on a request by Ardurra, on behalf of Land Ex Soterra LLC, is requesting approval of a development agreement modification, a rezone, and approval of a preliminary plat modification for Soterra Subdivision No 2. The applicant proposes to rezone 11.38 acres of the site from C-2 to R-2 to accommodate 51 single family lots. The remaining 4.39 acres would remain as Community Commercial. The entire phase 2 site is designated as Community Commercial within the Future Land Use Map, which is compatible with both R2 and C-2 zoning. The 15.77 acre site (R3258300000 and R3258301100) is located on the southwest corner of the intersection between E. Ustick Rd. and S. Kimball Ave, in Caldwell, Idaho.

Address Number

1. Please contact the Mapping Department prior to permitting for addressing.

Street Names

1. Emberstone Ln & Thunderwood Ln need to carry the street type as “St”.

Lots & Blocks

1. Approved.

Subdivision / Development Name

1. Approved.

Other comments:

1. Any changes to street names, lots, blocks, or phase lines shall be approved by the Mapping Department prior to construction drawing approval for the phase where changes are intended.

TO: CALDWELL POLICE DEPARTMENT AND FIRE DEPARTMENT

FROM: CALDWELL PLANNING AND ZONING

DATE: 3/6/2026

DUE DATE: **3/23/2026**

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: **Soterra Phase 2 Amendment**

REQUEST SUMMARY: The applicant, Ardurra, on behalf of Land Ex Soterra LLC, is requesting approval of a development agreement modification, a rezone, and approval of a preliminary plat modification for Soterra Subdivision No 2. The applicant proposes to rezone 11.38 acres of the site from C-2 to R-2 to accommodate 51 single family lots. The remaining 4.39 acres would remain as Community Commercial. The entire phase 2 site is designated as Community Commercial within the Future Land Use Map, which is compatible with both R2 and C-2 zoning. The 15.77 acre site (R3258300000 and R3258301100) is located on the southwest corner of the intersection between E. Ustick Rd. and S. Kimball Ave, in Caldwell, Idaho.

Population Impact:

# of new residential units:	51
Projected population created by development: ***(# of SF units X 3) and (# of MF units X 2)***	153
Proposed commercial acreage:	4.39

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:

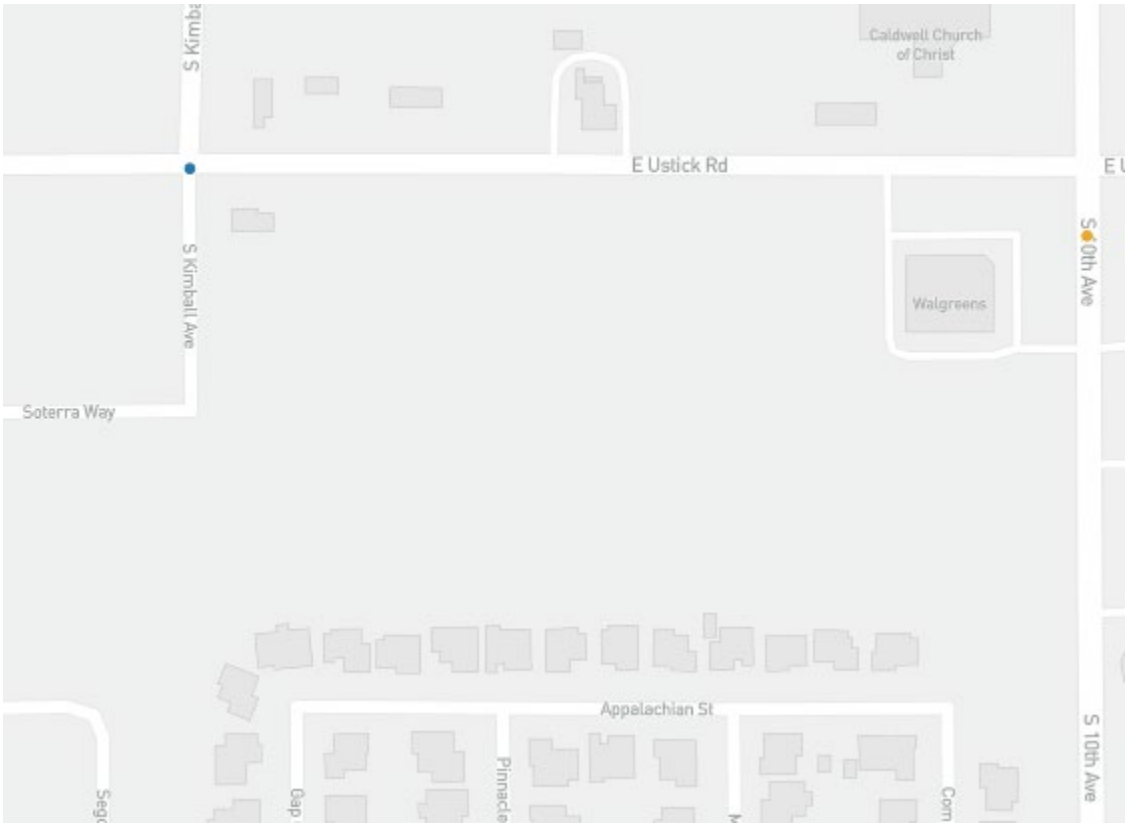
Demand for Service in this area (Total calls for service YTD)	Nearby adjacent reporting districts have an average of 411.25 calls for service each year to date. The nearby RD's (3D, 3E, 3G, 3H) have a combined total of 1645 reactive CFS from January 1st to May 6th, 2026.
Call types within this area	**Top 20 Reactive Calls for Service in the Area**
Workload saturation in area (%)	Reporting districts 3D, 3E, 3G, 3H account for 1,645 (year to date) reactive CFS compared to a total of 8,900 total YTD. These RD's account for 18.48% of all reactive CFS YTD.
Will this development have other significant impacts on the ability to provide services?	☐ Yes ☒ No

Nature	#	%
Welfare Check	39	6.55%
Follow Up	35	5.88%
Suspicious	27	4.54%
AC Animal at Large	27	4.54%
Citizen Assistance	24	4.03%
Agency Assistance	20	3.36%
Animal Control Barking Dog	18	3.03%
Noise Complaint	17	2.86%
911 Cell Open Line	16	2.69%
Threatening	15	2.52%
Attempt to Locate	15	2.52%
Juvenile Problem	15	2.52%
Disturbance	14	2.35%
911 Disconnected Cell	14	2.35%
Abandoned Vehicle	14	2.35%
PD Accident	13	2.18%
Alarm-Commercial	11	1.85%
Reckless Driver	11	1.85%
VIN Inspection	10	1.68%
Civil Problem	9	1.51%

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:

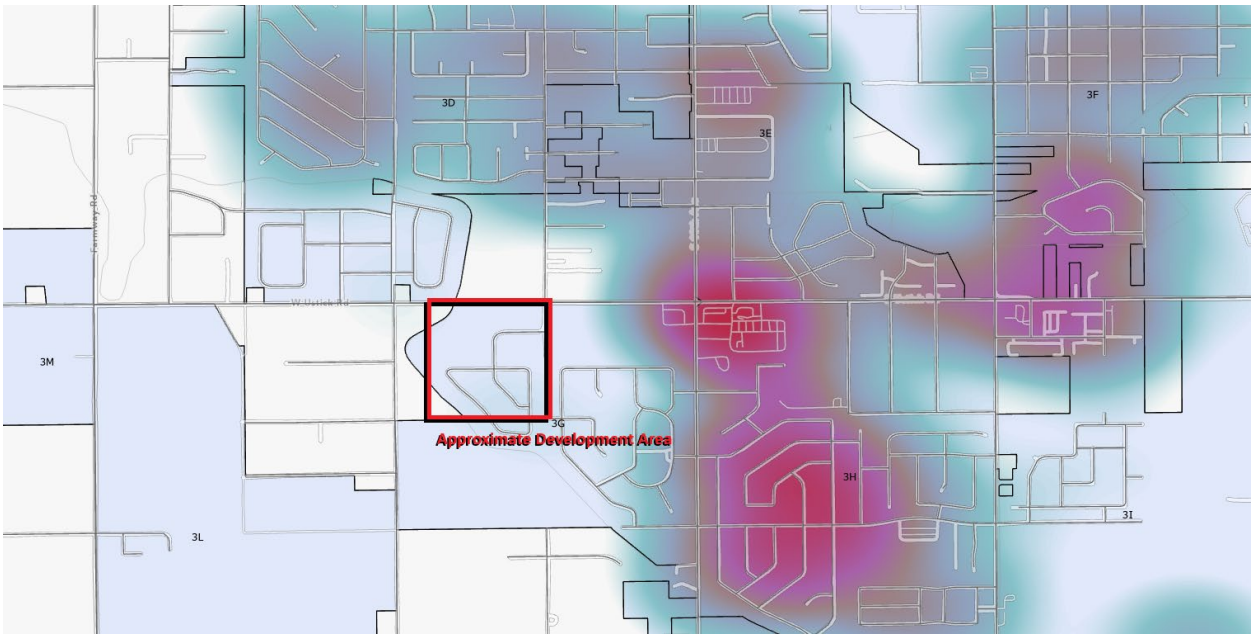
Provide comments below for crash data in area surrounding development.



I was only able to find two crashes year to date in the area, the blue dot is a property damage only, and orange (on 10th and Ustick) had reported minor physical damage. See attached crash study for more information.

Hot Spot Mapping (if applicable):

Please attach a map of hot spots and provide comments here to explain such attached mapping.



In the localized area that is for this development (approximately) sees very little reactive calls for service as is. The darker areas represent more instances of reactive calls for service, in this instance directly to the east off Ustick is the nearby Walgreens.

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, Caldwell has a 1.21 officers to 1000 citizens ratio, well below the national average (in 2019) of 2.4 officers to 1000 citizens. To accommodate the additional 153 citizens, would necessitate an increase of sworn officers by an additional 0.18 officers, less than one to maintain the 1.21 officers to 1000 citizens 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:	
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

Soterra 2 Crash Study

Created on May 6, 2026
Created by Marlon Leslie
Data extents: January 1, 2026 to May 6, 2026

Applied Filters

Shape: Polygon



K A B C O

© Mapbox © OpenStreetMap

Total Crashes	2	Fatal Crashes	0

ITD Crash Summary		Crash
Intersection Related	2	100.00%
Total Crashes	2	100.00%
+ 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
Yes	2	100.00%
No	0	0.00%

Date & Time (Day of Week)		Crash
Friday	2	100.00%
+ 6 more	0	0%

County		Crash
Canyon	2	100.00%
+ 43 more	0	0%

Operator Action		Unit
Going Straight	3	60.00%
Stopped in Traffic	2	40.00%
+ 54 more	0	0%

Unit Type		Unit
Pickup	3	60.00%
SUV/Crossover	2	40.00%
+ 28 more	0	0%

Urban / Rural		Crash
Urban	2	100.00%
Rural	0	0.00%

Contributing Circumstances (All)		Crash
None	2	100.00%
Failed to Yield	1	50.00%
+ 39 more	0	0%

Most Harmful Event		Crash
Angle	1	50.00%
Rear-End	1	50.00%
+ 62 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: **3/23/2026**

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

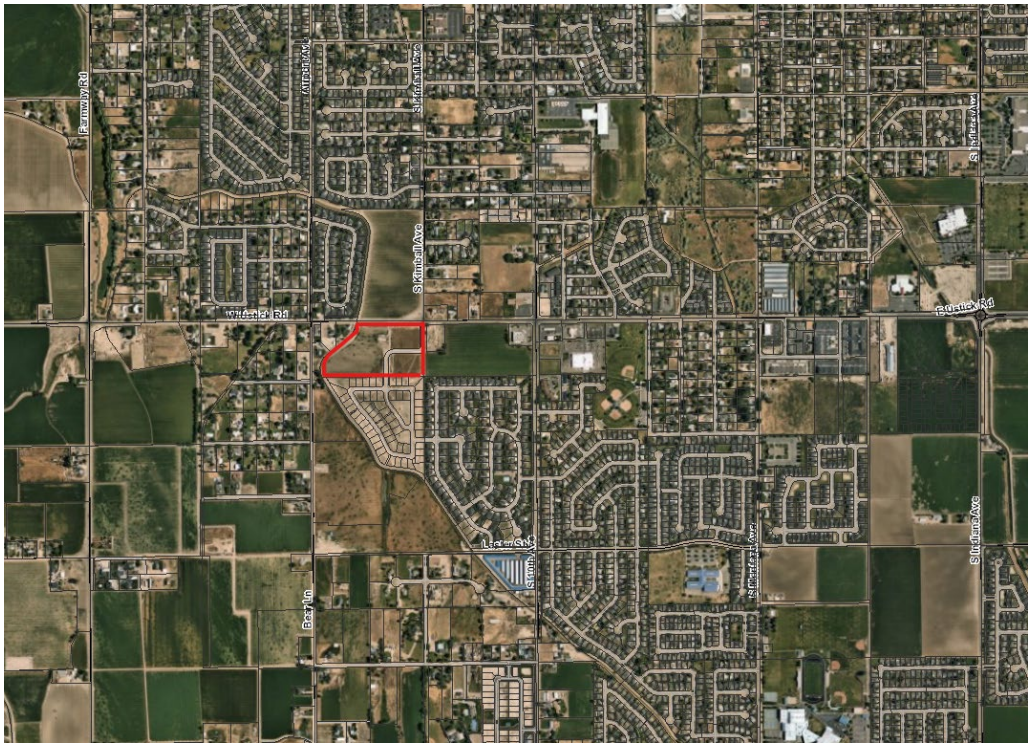
PUBLIC AGENCY NOTIFICATION – RESPONSE REQUESTED

Transmittal Date:	3/6/2026		
1ST HEARING DATE:	4/14/2026	**HEARING BODY:**	Hearing Examiner
2nd HEARING DATE:	5/18/2026	**HEARING BODY:**	City Council
Application Case No(s):	DEV26-000001, SPP26-000001, ZON26-000001		
Project Name:	Soterra No 2 Amendment		
Site Address:	0 W. Ustick Rd		
Site Parcel ID:	R3258300000, R3258301100		
Site Location:	On the southwest corner of E. Ustick Rd. and S. Kimball Ave.		
Applicant:	Patrick Commor, Ardurra 1144 S. Silverstone Way, Suite 320, Meridian, ID 83642 214-564-2812, pconnor@ardurra.com		
Property Owner:	Land Ex Soterra LLC 12682 S Fort St., Draper, UT, 84020		
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, Ardurra, on behalf of Land Ex Soterra LLC, is requesting approval of a development agreement modification, a rezone, and approval of a preliminary plat modification for Soterra Subdivision No 2. The applicant proposes to rezone 11.38 acres of the site from C-2 to R-2 to accommodate 51 single family lots. The remaining 4.39 acres would remain as Community Commercial. The entire phase 2 site is designated as Community Commercial within the Future Land Use Map, which is compatible with both R2 and C-2 zoning. The 15.77 acre site (R3258300000 and R3258301100) is located on the southwest corner of the intersection between E. Ustick Rd. and S. Kimball Ave, in Caldwell, Idaho.



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: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Monday, March 16, 2026 1:32 PM
To: Katie Wright
Subject: RE: Request for Agency Comments - Soterra No 2 Amendment

Hello,

After careful review of the transmittal submitted to ITD on March 6, 2026, regarding, Soterra No.2, the Department has no comments or concerns to make at this time. 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: Friday, March 6, 2026 4:15 PM
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>; 'brandon.flack@idfg.idaho.gov' <brandon.flack@idfg.idaho.gov>; Brian Courtright <bcourtright@republicservices.com>; Brown Bus Company (brent.carpenter@brownbuscompany.com) <brent.carpenter@brownbuscompany.com>; Bureau of Land Management (jsullivan@blm.org) <jsullivan@blm.org>; Bureau of Land Management 2 (jcartwright@blm.org) <jcartwright@blm.org>; Bureau of Reclamation <bor-sha-msforealty@usbr.gov>; Cache Olson <colson@cityofcaldwell.org>; Caldwell Lateral Irrigation (amandacild@qwestoffice.net) <amandacild@qwestoffice.net>; Caldwell School District #132 (Nfrench@caldwellschools.org) <Nfrench@caldwellschools.org>; Canyon County Development Services - Jennifer Almeida (jennifer.almeida@canyoncounty.id.gov) <jennifer.almeida@canyoncounty.id.gov>; Canyon County Plat Room - DeAnn France (deann.gerthung@canyoncounty.id.gov) <deann.gerthung@canyoncounty.id.gov>; Chris Hopper HD4 <chopper@hwydistrict4.org>; Christin 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>; Genna Ashlet - Boise Project Board of Control <gashley@boiseproject.org>; '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 Dept of Water Recources <file@idwr.idaho.gov>; D3 Development Services <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>; Nampa Highway District #1 (eddy@nampahighway1.com) <eddy@nampahighway1.com>;

Katie Wright

From: Morgan Bessaw
Sent: Monday, March 9, 2026 8:16 AM
To: Katie Wright
Subject: FW: Request for Agency Comments - Soterra No 2 Amendment

AMERICA 250
CITY OF CALDWELL

COMMUNITY DEVELOPMENT

Morgan Bessaw

Deputy Director

205 S. 6th Ave. •
www.cityofcaldwell.org • 2084554594

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Monday, March 9, 2026 7:34 AM
To: Morgan Bessaw <mbessaw@cityofcaldwell.org>
Subject: RE: Request for Agency Comments - Soterra No 2 Amendment

Good Morning Morgan,

Nampa Highway District #1 has no comment.

Thank you,

Eddy

Eddy Thiel
ROW
eddy*@nampahighway1.com*
4507 12th Ave. Rd. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

From: Morgan Bessaw <mbessaw@cityofcaldwell.org>
Sent: Friday, March 6, 2026 4:15 PM
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

EXHIBIT 4:

PUBLIC COMMENTS

June 04, 2026

Regarding: Case Number DEV26-000001, SEP26-000001, ZON26-000001

Soterra Development

Honorable Caldwell City Council Members

My name is Patty Soran and we live at:

Address 522 Keogh Lane , Caldwell Idaho

We live in Orchard Heights subdivision which is the first subdivision to the West of the proposed Soterra site.

I realize that everyone comments about the traffic and the current state of congestion we have all noticed. Ustick Road has significantly more traffic and now that the roundabout is finally completed, it has increased even more with cars and truck traffic.

One of my major concerns relates to the traffic flow and the volume of traffic, especially along Ustick and Kimball.

I understand that Kimball is listed as a collector road and Ustick is the main corridor however with the addition of homes from phase 1 and 2 of Soterra and potential commercial buildings from both Soterra and Ambrosia there are several logistic concerns.

According to the traffic study for just the proposed 51 single family homes from the 2nd phase of Soterra it will equate to approximately 500 trips onto Ustick.

This does not include the traffic that will also be added to the corner of Ustick and Kimball from Soterra phase 1, as well as the volume of traffic from the homes that currently border/flow into Ustick and the proposed subdivisions that will now drop into Ustick. This includes homes from the West as well as Verbena Ranch as well as numerous others.

Cars that will be going south on Kimball will have to travel across the East/West cars traveling non stop along Ustick to either go across to the commercial zone or towards town.

This puts the traffic heading south from Kimball in a dangerous space as they must now navigate traffic from 3 directions to cross either to turn East/West or cross into the commercial /residential areas of Soterra.

*I would like to ask that you request the developers to provide resources to either place a Stop light or make the cross streets of Kimball and Ustick a 4 way stop. This will help alleviate accidents that will occur in this corner. I have already witnessed numerous misses from someone driving south on Kimball, get tired of waiting for cross traffic and race to turn.

A stop Light will make it easier to advance into the commercial spaces to shop.

* During the Planning and Zoning presentation the developer stated that they had reached out to several commercial entities, and they had been turned down but did not indicate why they declined to build at this location.

I am curious as to who was spoken to and what was their concern with not moving their business into this location.

Was it because 4 acres of commercial is too small and they would consider moving into this space if the commercial was larger?

Would we be better served if the 2 proposed commercial spaces of Soterra and Ambrosia be merged into 1 larger plat to provide more options.?

Or the proposed Soterra drop the number of homes and add more commercial. It was initially slated to be 15 acres and has slowly been dropped over the years with very small spaces now proposed.

I am also concerned with the small lot size and the volume of homes, and the lack of match up to the current homes that surround the proposed site.

The current homes to the south/East in Cumberland have lot sizes that are approximately 8000 square feet and larger and the homes are larger.

Newbery subdivision is similar in size and value to Cumberland.

Our subdivision directly to the West is made up of 31homes all on 1 to 2 acres.

I understand wanting smaller homes and lots as buffer area to the commercial space however the lot sizes do not match the current subdivisions .

I feel that the lot sizes should be increased to match more closely and the home sizes increase as well.

Thank you for your consideration

Patty and John Soran

EXHIBIT 5:

MINUTES OF THE HEARING EXAMINER HEARING

HEARING EXAMINER
MEETING MINUTES
Tuesday, May 12th, 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); Hallie Hart (City Engineer)

CONSENT CALENDAR: Approve the April 14th, 2026, Hearing Examiner Meeting Minutes.

OLD BUSINESS:

1. **ACTION ITEM: Public Hearing Quasi-Judicial: Case Number DEV26-000001, SPP26-000001, ZON26-000001:** The applicant, Ardurra, on behalf of Land Ex Soterra LLC, is requesting approval of a development agreement modification, a rezone, and approval of a preliminary plat modification for Soterra Subdivision No 2. The applicant proposes to rezone 11.36 acres of the site from C-2 to R-2 to accommodate 51 single family lots. The remaining 4.41 acres would remain as Community Commercial. The entire phase 2 site is designated as Community Commercial within the Future Land Use Map, which is compatible with both R2 and C-2 zoning. The 15.77 acre site (R3258300000 and R3258301100) is located on the southwest corner of the intersection between E. Ustick Rd. and S. Kimball Ave, in Caldwell, Idaho. This application was continued from April 14th, 2026, Hearing Examiner Meeting.

   JD Lyle (Applicant) 332 N Broadmore Ave, Nampa, signed in favor of the application and gave a brief overview of the project by use of a PowerPoint presentation.

   In response to the Hearing Examiner's question, Mr. Lyle stated:

   - The previous application requested 9 acres of commercial with the townhome product.
   - They were attached single family to be sold as six plex units
   - The developer can answer questions about neighborhood meeting attendance.

   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 stated:

   - There were comments in the City Council minutes that addressed how important the commercial is.
   - There is a condition in the development agreement that states the whole top portion be used for commercial.

   Public Hearing Testimony was opened:

   - Ross Holiday (Property Owner) signed in favor, 134 W. 13100 S. Suite 200, Draper UT, stated the neighborhood meeting was well attended at the YMCA. He also stated that he was not a part of the original application in 2022.

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In response to the Hearing Examiner's question Ms. Wright stated in the 20/40 Comprehensive Plan this area was shown as business. In 2024 they requested for it to be medium density residential. Did not have the new Comp Plan adopted at the time of the second submittal.

Mr. Holiday stated if they had waited the additional three months when the new comp plan was adopted then the project would've fallen in those perimeters well and most likely would have been approved.

- Paul McLane, signed in opposition, 113 Appalachian St, stated his concerns are of added density and reduced commercial. He believes it should be more commercial based.

Ross Holiday (Property Owner) 134 W. 13100 S. Suite 200, Draper UT, in the rebuttal stated:

- There is a desire to have commercial but not a desire for intense large parking lot type of commercial.
- The commercial is for all of Caldwell but more specifically for the area in the 3–5-mile radius.
- Not all commercial is equal, not all locations are equal.
- Have to look at the specifics of the site and make the right decision for a given site.
- This site supports small scale commercial.
- Have community support at a very high level for restaurants, medical supporting needs, and daycare.
- This is a great place for those needs.

JD Lyle (Applicant) 332 N Broadmore Ave, Nampa, in the rebuttal stated:

- Trying to put something in there that works for their group as well as the community.
- The commercial that is being proposed is intentional and beneficial for the community.
- They were not required to update the TIS with this application.
- Trying to be intentional with the project

In response to the Hearing Examiner's questions Mr. Holiday stated that half of the lots of phase 1 have been built.

In response to the Hearing Examiner's question Mr. Lyle stated he will let Mr. Holiday's answer stand on the commercial.

FINDINGS OF FACT AND CONCLUSSIONS OF LAW FOR CASE NUMBER SPP26-000001, ZON26-000001: 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 NUMBER SPP26-000001, ZON26-000001: Based on the Findings of Fact and Conclusions of Law, the Caldwell Hearing Examiner hereby orders that Case Numbers PUD25-000004, SPP25-000013, is recommended for approval by City Council, subject to the conditions of approval listed in the staff report.

Ms. Durtschi closed the public hearing testimony at 2:25 pm.

NEW BUSINESS:

1. **Action Item: Public Hearing for 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

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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 application is being continued until Tuesday, May 26, 2026.**

ADJOURNMENT

The Hearing Examiner adjourned the meeting at approximately 2:25 pm.

The next meeting for the Hearing Examiner will be on Tuesday, May 26th, 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.

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EXHIBIT 6:

DRAFT DEVELOPMENT AGREEMENT ADDENDUM

March 7, 2022
Soterra Subdivision Development Agreement
(ANN21-000004 / SUB-21P-01)
AMENDED: June 15, 2026
(DEV26-000001/SPP26-000001/ZON26-000001)

After Recording
Return to:
~~Jerome Mapp,~~ Director
Caldwell Planning and Zoning Dept.
~~621 Cleveland Blvd~~ **205 S. 6th Avenue**
Caldwell, Idaho 83605

For Recording Purposes, Do
Not Write Above This Line

RESTATED DEVELOPMENT AGREEMENT
Soterra Subdivision

This Development Agreement was Modified and entered into this __ of _____, 2026, by and between the City of Caldwell, a municipal corporation in the State of Idaho by and through its Mayor ("Caldwell"), and Landex ID Soterra LLC. ("Owner").

~~This~~ **WHEREAS, the original** Development Agreement ~~is~~ **was** made and entered into this 7th day of March, 2022, by and between the CITY OF CALDWELL, an Idaho municipal corporation of 411 Blaine Street, Caldwell, Idaho 83605 ("City" or "Caldwell"), and ITERRA HOLDINGS LLC, 1400 South St., STE A2, Saint George, UT 84790 ("Owner/Developer").

WHEREAS, Owner is the owner of record of certain real property (the "Subject Property") located in the City of Caldwell and , more particularly described as follows:

See Exhibit "A", a legal description, attached hereto and incorporated herein by this reference.

WHEREAS, the Subject Property (R32583 containing approx. 38 acres) was the subject of an Application for Annexation and Subdivision submitted by Owner/Developer, identified as Application Number ANN21-000004/SUB-21P-01; and

WHEREAS, Soterra Subdivision is subject of applications for a Rezone, Development Agreement Modification, and Preliminary Plat Modification (DEV26-000001/SPP26-000001/ZON26-000001), to change Phases 2 and 3 of the previously approved preliminary plat (SUB-21P-01); and

WHEREAS, 22.2 acres more or less of the Subject Property is located within the City of Caldwell with a zoning designation of R-1 (Low Density Residential) zoning; and

WHEREAS, 11.36 acres more or less of the Subject Property is located within the City of Caldwell with a zoning designation of R-2 (Medium Density Residential) zoning; and

WHEREAS, ~~15.8~~ **4.4** acres more or less of the Subject Property is located within the City of Caldwell with a zoning designation of C-2 (Community Commercial)zoning; and

WHEREAS, it is the intent of this Development Agreement to protect the rights of Owner's/Developer's use

and enjoyment of the Subject Property, while at the same time limiting any adverse impacts resulting from the zoning of this property upon neighboring properties and the community, and ensuring that any future development of the Subject Property is in a manner consistent with Caldwell's Comprehensive Plan and City Code; and

WHEREAS, Caldwell and Owner/Developer desire to set forth herein limitations and/or conditions upon the use and future development of the Subject Property;

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;

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, the sufficiency of which is hereby acknowledged, Owner/Developer and Caldwell agree as follows:

ARTICLE I

LEGAL AUTHORITY

Caldwell has previously adopted an ordinance to annex and designate zoning for the Subject Property. The Owner/Developer has requested annexation and to develop the Subject Property as a 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 and preliminary plat requirements as approved in the order of decision signed March 7, 2022 in connection with ANN21-000004 and SUB-21P-01 **and the order of decision signed _____ __, 2026 in connection with DEV26-000001/SPP26-000001/ZON26-000001**.

ARTICLE II

CONDITIONS OF THE ANNEXATION AND DEVELOPMENT

The Subject Property shall be utilized in the fashion and according to the terms set forth in the development application for ANN21-000004**/** ~~and~~ SUB-21P-01, **and DEV26-000001/SPP26-000001/ZON26-000001** to include the following conditions:

1. All future development applications for the Subject Property must meet all requirements of the Caldwell City Code in effect at the time of application.

2. If the City of Caldwell has established a design review process at the time of submittal of development application(s) for the Subject Property, the Owner/Developer will be required to go through the design review process.

3. In the event the Subject Property's legal description is discovered to be in error, the Developer and/or Owner will be responsible for assuming the measures necessary to provide the City with an accurate legal description of the Subject Property.

4. Development of the subject property shall be consistent with all requirements, codes, rules, and regulations policies and standards of the City of Caldwell, unless specifically stated otherwise in the development agreement.

5. The development, design, and construction of the Soterra Subdivision shall be in substantial compliance with the submitted preliminary plat and conceptual ~~site~~ **landscape** plan (See Exhibit**(s) D, E, and F** ~~A12.1 and A14~~) attached hereto of Case File **DEV26-000001/SPP26-000001/ZON26-000001** ~~ANN21-000004/SUB-21P-01~~ or as amended to reflect requirements by City Engineering Department (~~PA-3~~ **Exhibits G and H** included herein or as amended). Any substantial deviations, as determined by the Planning & Zoning Director, from said Case File Exhibit, shall require City Council approval, through a public hearing.

6. The commercial lots identified within the Soterra Subdivision preliminary plat shall be developed with commercial service/retail businesses. Residential uses including multi-family development shall not be permitted within the "C2" (Community Commercial) zoned area (~~15~~ 4.40 acres more or less) of this development. Preservation of the arterial corridors for business uses is consistent with the comprehensive plan and necessary for the future growth and development of the city.

7. Installation and construction of all items shown including major and micro pathways, fencing, and open space amenities on the submitted landscaping plan shall be in substantial compliance with the submitted Exhibit A-13 (or as amended to meet requirements of code for required preliminary plat revisions) of Case File ANN21-000004/SUB-21P-01 and shall be completed prior to the City Engineer's signature on the final plat.

8. Install a minimum 10' ~~15~~-foot wide street landscape buffer along the Kimball Road road frontage. The buffer shall comply with city landscape requirements §10-07-08 or as amended.

9. Install a minimum 25-foot wide street landscape buffer along the Ustick Road road frontage. The buffer shall comply with city landscape requirements §10-07-08 or as amended.

10. The developer shall install the major pathway aside the Phyllis Canal easement from Ustick Road to the southern boundary of the development during the first phase of construction and shall be completed prior to the City Engineer signing the Final Plat.

11. A note shall be placed on the Final Plat indicating that all rights-of-way are to be dedicated to the public.

12. Comply with the requirements of all applicable agencies, including but not limited to Pioneer Irrigation District, Bureau of Reclamation, City of Caldwell Engineering Department, City of Caldwell Fire Department, and Canyon Highway District No. 4.

13. 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 first final plat.

14. 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. 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.

15. The applicant shall post and maintain a "Rules and Regulations" sign at the entryways to the residential subdivision until it is fully developed. The signs would be intended for subcontractors performing work and should include: 1) no dogs; 2) no loud music; 3) no alcohol or drugs; 4) no abusive language; 5) dispose of personal trash and site debris; 6) clean up any mud and/or dirt that is deposited from the construction parcel onto streets; 7) installation of a temporary construction fence that would keep debris from being blown off site by the wind; 8) no burning of construction or other debris on the Property.

16. The developer proposes to develop this subdivision in three phases with the phasing plan as indicated on page 1 of Exhibit D attached hereto.

17. Preliminary plat approval is valid for twenty-four (24) months from the date of signature on the approving order of decision, meaning a final plat application must be submitted within twenty-four (24) months of the date of signature on the approving order of decision for the preliminary plat.

18. In the event the approved phasing plan needs to be modified by adding additional phases or increasing or decreasing the number of buildable lots within a phase, a modified phasing plan shall be submitted to the

planning and zoning department for administrative approval. In no case shall the total number of buildable lots approved in the preliminary plat be increased.

19. The developer to provide an area for future bus stop at Kimball and Ustick Roads with dimensional specifications directed from the Valley Regional Transit to be installed at the time that The Valley Regional Transit extends the bus line to this area.

20. The applicant shall complete the Ustick Road frontage improvements during the first phase of development of the commercial lots to include sidewalks and landscaping, to encourage commercial development and any other part of the frontage improvements that are required by engineering and according to the engineering staff report.

21. The developer shall ensure that construction vehicles take access for construction of the subdivision from Ustick Road. Construction access shall not route through the existing residential development, Cumberland Subdivision.

22. The residences within Soterra Subdivision, adjoining the subdivision (Cumberland Subdivision) along the eastern boundary of the project site shall be restricted to one-story (with lofts) for the eleven (11) residential lots that abut the subdivision to the east.

23. The development of the Subject Property shall comply with the requirements of the City Engineering Department as listed in **Exhibit G** to PUD21-000003/SUB21-000011 **and Exhibit H to DEV26-000001/SPP26-000001/ZON26-000001.** The City Engineer has the discretion to reduce or eliminate certain requirements stated in **Exhibit G &H** ~~Exhibit PA-3~~ that he finds pertinent to the request.

24. In the event that any provisions of this agreement are more or less strict than the City Code or other law or regulations in place at the time of development, the more stringent requirements shall apply.

25. The above Development Agreement conditions are in addition to all other regulations provided for in the zoning district.

INSERT COUNCIL MODIFICATIONS/APPROVED CONDITIONS

ARTICLE III

AFFIDAVIT OF SUBJECT PROPERTY OWNERS

An affidavit of the Owners of the Subject Property agreeing to submit the Property to this Development Agreement and to the provisions set forth in Idaho Code Section 67-6511A is incorporated herein by reference.

ARTICLE IV
DEFAULT

4.1 In the event Owner/Developer fails to comply with the commitments set forth herein, within thirty (30) days of written notice of such failure from Caldwell, Caldwell 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.

4.2 If required to proceed in a court of law or equity to enforce any provision of this Development Agreement, the prevailing party 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 attorneys' fees and court costs as the Court shall determine.

ARTICLE V

UNENFORCEABLE PROVISIONS

If any term, provision, commitment, or restriction of this Development 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 terminate and the zoning of the property shall revert to the city of Caldwell's original land designations as set forth in the master plan, unless the portion of this Development Agreement found to be invalid or unenforceable is re-negotiated in good faith between the parties (or other appropriate party or successor) as an amendment to the Development processed in accordance with the notice and hearing provisions of Idaho Code Section 67-6509.

ARTICLE VI

ASSIGNMENT AND TRANSFER

6.1 After its execution, the Development Agreement shall be recorded in the office of the County Recorder at the expense of the Owner/Developer.

6.2 Each commitment and the restriction on the development shall be a burden on the Subject Property, shall be appurtenant to and for the benefit of the Subject Property, adjacent property, and other residential property near the Subject Property, and shall run with the land.

6.3 This Development Agreement shall be binding on the Owner/Developer, and their respective heirs, administrators, executors, agents, legal representatives, successors, and assigns.

6.4 Any new or subsequent owner of the Subject Property, or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise), shall be liable for all commitments and other obligations arising under this Agreement with respect to the Subject Property or any portion thereof.

ARTICLE VII

GENERAL MATTERS

7.1 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.

7.2 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.

7.3 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.

7.4 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.

7.5 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.

7.6 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.

7.7 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.

7.8 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.

7.9 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.

7.10 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.

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 JAROM WAGONER, 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: _____
Landex ID Soterra LLC.

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: _____

INDEX OF EXHIBITS

A - Legal Description
B - Parcel Map
C - Affidavit of Owner
D - Concept Plans and Elevations
E - Concept Landscape Plan (Applicable to Phase 1)
F – Concept Landscape Plan (Applicable to Phase 2 and 3)
G - Engineering Conditions (02-15-2022)
H – Engineering Conditions (04-03-2026)
I - Fire Conditions
J - Mapping Conditions

Exhibit A
Legal Description of Property

This space reserved for insertion of documents after City Council final approval

Exhibit B
Parcel Map

This space reserved for insertion of documents after City Council final approval

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: _____
Landex ID Soterra LLC

SUBSCRIBED AND SWORN to before me this _____day of _____, 20_____.

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 Plan (applicable for Phase 1)

This space reserved for insertion of documents after City Council final approval

Exhibit F
Concept Landscape Plan (applicable for Phase 2-3)

This space reserved for insertion of documents after City Council final approval

This space reserved for insertion of documents after City Council final approval

This space reserved for insertion of documents after City Council final approval

Exhibit I
Fire Conditions

This space reserved for insertion of documents after City Council final approval

Exhibit J
Mapping Conditions

This space reserved for insertion of documents after City Council final approval

EXHIBIT 7:

ORDINANCE AND SUMMARY

BILL NO. 2
ORDINANCE NO. 3736

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. ZON26-000001 (SOTERRA SUBDIVISION PHASE 2) at a public hearing held this 15th day of June, 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 R3258300000 from ZONE C-2 (COMMUNITY COMMERCIAL) to R-2 (COMMUNITY RESIDENTIAL).

A parcel(s) of land being more particularly described in Exhibit A: Legal Description and as shown in Exhibit B: Map Exhibit.

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 15th day of June, 2026.

APPROVED BY THE MAYOR OF THE CITY OF CALDWELL, IDAHO, this 15th day of June, 2026.

_____
Mayor Eric Phillips

ATTEST:

_____
City Clerk

EXHIBIT A: LEGAL DESCRIPTION

ARDURRA

Project No: 230186
Date: December 17, 2025

RESIDENTIAL R-2 ZONING
BOUNDARY DESCRIPTION

A parcel of land located in a portion of Government Lot 2 of Section 4, Township 3 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the northwest corner of said Government Lot 2, being the north 1/4 corner of said Section 4; thence, along the north boundary of said Government Lot 2,

A. S.89°40'48"E., 1332.30 feet to a 5/8 inch rebar marking the east 1/16 corner common to Sections 4 and 33; thence along the east boundary of said Government Lot 2,

B. S.00°15'20"W., 331.50 feet to the **POINT OF BEGINNING,** from which a 5/8 inch rebar on the north right-of-way of Soterra Way bears S.89°41’05”E., a distance of 55.02 feet.; thence continuing along said east boundary,

1. S.00°15'20"W., 328.29 feet to a found 5/8 inch rebar on the north boundary of Soterra Subdivision Phase 1 as recorded in the official records of Canyon County, Idaho; thence along said north boundary crossing the right-of-way of Soterra Way,
2. N.89°44'41"W., 1162.72 feet to a found 5/8 inch rebar; thence continuing along said north boundary,
3. S.88°34'11”W., 53.17 feet to the centerline of the Phyllis Canal and the beginning of a non-tangent curve, from which a found 5/8 inch rebar witness corner bears N.88°34’11”E., a distance of 14.00 feet; thence along the centerline of the Phyllis Canal the following courses:
4. Northerly along said curve to the right having a radius of 215.09 feet, an arc length of 152.31 feet, through a central angle of 40°34'21", of which the long chord bears N.01°01'17"W., 149.15 feet; thence non-tangent from said curve:
5. N.26°33'40"E., 89.93 feet to the beginning of a non-tangent curve; thence,
6. Northeasterly along said curve to the right having a radius of 293.17 feet, an arc length of 102.44 feet, through a central angle of 20°01'11", of which the long chord bears N.44°01'50"E., 101.92 feet; thence non-tangent from said curve,
7. N.54°05’21”E., 215.27 feet to the beginning of a non-tangent curve; thence,
8. Northeasterly along said curve to the left having a radius of 300.69 feet, an arc length of 72.64 feet, through a central angle of 13°50'28", of which the long chord bears N.50°20'25"E., 72.46 feet; thence leaving said canal centerline,
9. S.89°40'48"E., 454.73 feet; thence,
10. S.00°19'12"W., 20.00 feet; thence,
11. S.89°40'48"E., 149.50 feet; thence,
12. S.76°44'11"E., 35.72 feet; thence,
13. S.00°19'12"W., 118.02 feet to the north right-of-way of Soterra Way; thence along said north right-of-way,
14. S.89°41'05"E., 240.58 feet to the POINT OF BEGINNING.

CONTAINING: 11.357 Acres

PROFESSIONAL LAND SURVEYOR
LICENSED
13765
12/18/25
STATE OF IDAHO
ROB O’MALLEY

EXHIBIT B: MAP EXHIBIT

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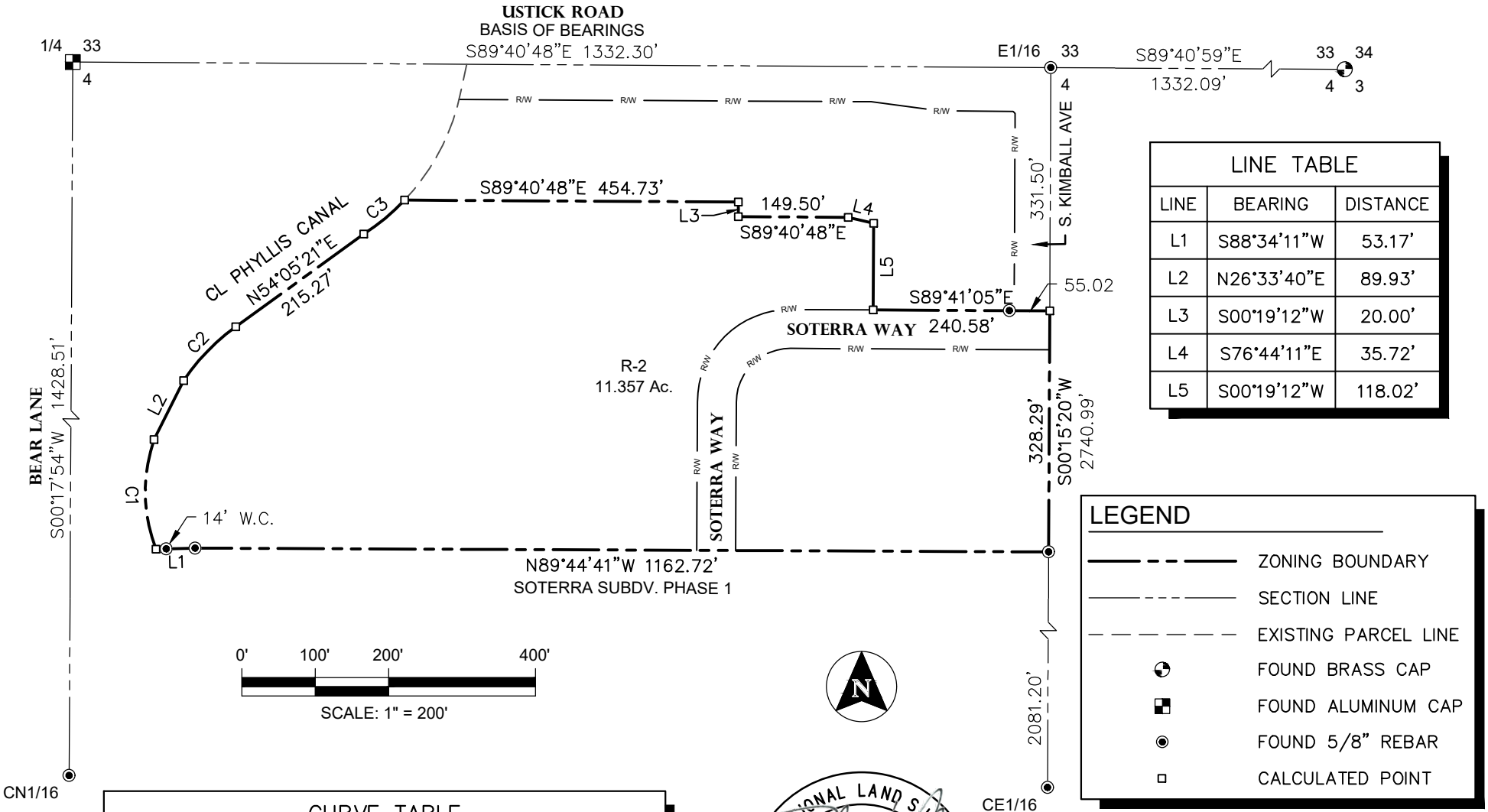
EXHIBIT SKETCH - RESIDENTIAL R-2 ZONING BOUNDARY

LOCATED IN A PORTION OF GOVERNMENT LOT 2 OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CITY OF CALDWELL, CANYON COUNTY, IDAHO
2025



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88°34'11"W	53.17'
L2	N26°33'40"E	89.93'
L3	S00°19'12"W	20.00'
L4	S76°44'11"E	35.72'
L5	S00°19'12"W	118.02'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	215.09'	152.31'	40°34'21"	N1°01'17"W	149.15'
C2	293.17'	102.44'	20°01'11"	N44°01'50"E	101.92'
C3	300.69'	72.64'	13°50'28"	N50°20'25"E	72.46'

LEGEND

- ZONING BOUNDARY
- SECTION LINE
- EXISTING PARCEL LINE
- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- FOUND 5/8" REBAR
- CALCULATED POINT

PROFESSIONAL LAND SURVEYOR
LICENSED
13765
12/18/25
STATE OF IDAHO
ROB O'MALLEY

ARDURRA
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM

230186-V-XB_Zoning R2.dwg
December 2025

ORDINANCES OF THE CITY OF CALDWELL
NOTICE OF ADOPTION AND SUMMARY OF
ORDINANCE NO. 3736
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. 3736, provided for the rezone of:

A parcel of land located in a portion of Government Lot 2 of Section 4, T3N, R3W, BM, City of Caldwell, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the NW corner of said Government Lot 2, being the N ¼ corner of said Section 4; thence S89°40'48"E, 1332.30 feet along the north boundary of said Government Lot 2 to the East 1/16 corner common to Sections 4 and 33; thence S00°15'20"W, 331.50 feet along the east boundary of said Government Lot 2 to the **POINT OF BEGINNING**; thence continuing S00°15'20"W, 328.29 feet along said east boundary to a point on the north boundary of Soterra Subdivision Phase 1, Book 58 of Plats, Page 27, records of Canyon County, Idaho; thence N89°44'41"W, 1162.72 feet along said north boundary crossing the right-of-way of Soterra Way; thence S88°34'11”W, 53.17 feet continuing along said north boundary to the centerline of the Phyllis Canal and the beginning of a non-tangent curve; thence along the centerline of the Phyllis Canal the following courses: Northerly 152.31 feet along said curve to the right having a radius of 215.09 feet, a central angle of 40°34'21", and a long chord bearing N01°01'17"W, 149.15 feet; thence non-tangent from said curve, N26°33'40"E, 89.93 feet to the beginning of a non-tangent curve; thence Northeasterly 102.44 feet along said curve to the right having a radius of 293.17 feet, a central angle of 20°01'11", and a long chord bearing N44°01'50"E, 101.92 feet; thence non-tangent from said curve, N54°05’21”E, 215.27 feet to the beginning of a non-tangent curve; thence Northeasterly of 72.64 feet along said curve to the left having a radius of 300.69 feet, a central angle of 13°50'28", and a long chord bearing N50°20'25"E, 72.46 feet; thence leaving said canal centerline, S89°40'48"E, 454.73 feet; thence S00°19'12"W, 20.00 feet; thence S89°40'48"E, 149.50 feet; thence S76°44'11"E, 35.72 feet; thence S00°19'12"W, 118.02 feet to the north right-of-way of Soterra Way; thence S89°41'05"E, 240.58 feet along said north right-of-way to the **POINT OF BEGINNING**. Contains 11.357 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. 3736 was passed by the Council and approved by the Mayor on the 15th day of June, 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 15th day of June, 2025, for publication on the 23rd day of June, 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. 3736 and provides adequate notice to the public as to the contents of such ordinance.

DATED this 15th day of June, 2026.

Oscar Klaas, Attorney for City of Caldwell

Memorandum

To:

City Council

Meeting Date:

June 15, 2026

Item Name:

ACTION ITEM: Public Hearing: Consider Bill No. 2 (Ordinance No. 3736) associated with ZON26-000001, with a request to move for its passage by title only and approve the summary for publication.

Summary Statement:

Recommended Action:

Budget:

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

Attachments:

1. Ord 3736 (Soterra REZONE)
2. Summary 3736 (Soterra REZONE)

BILL NO. 2
ORDINANCE NO. 3736

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. ZON26-000001 (SOTERRA SUBDIVISION PHASE 2) at a public hearing held this 15th day of June, 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 R3258300000 from ZONE C-2 (COMMUNITY COMMERCIAL) to R-2 (COMMUNITY RESIDENTIAL).

A parcel(s) of land being more particularly described in Exhibit A: Legal Description and as shown in Exhibit B: Map Exhibit.

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 15th day of June, 2026.

APPROVED BY THE MAYOR OF THE CITY OF CALDWELL, IDAHO, this 15th day of June, 2026.

_____
Mayor Eric Phillips

ATTEST:

_____
City Clerk

EXHIBIT A: LEGAL DESCRIPTION

Project No: 230186
Date: December 17, 2025

RESIDENTIAL R-2 ZONING
BOUNDARY DESCRIPTION

A parcel of land located in a portion of Government Lot 2 of Section 4, Township 3 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the northwest corner of said Government Lot 2, being the north 1/4 corner of said Section 4; thence, along the north boundary of said Government Lot 2,

A. S.89°40'48"E., 1332.30 feet to a 5/8 inch rebar marking the east 1/16 corner common to Sections 4 and 33; thence along the east boundary of said Government Lot 2,

B. S.00°15'20"W., 331.50 feet to the **POINT OF BEGINNING,** from which a 5/8 inch rebar on the north right-of-way of Soterra Way bears S.89°41'05"E., a distance of 55.02 feet.; thence continuing along said east boundary,

1. S.00°15'20"W., 328.29 feet to a found 5/8 inch rebar on the north boundary of Soterra Subdivision Phase 1 as recorded in the official records of Canyon County, Idaho; thence along said north boundary crossing the right-of-way of Soterra Way,
2. N.89°44'41"W., 1162.72 feet to a found 5/8 inch rebar; thence continuing along said north boundary,
3. S.88°34'11"W., 53.17 feet to the centerline of the Phyllis Canal and the beginning of a non-tangent curve, from which a found 5/8 inch rebar witness corner bears N.88°34'11"E., a distance of 14.00 feet; thence along the centerline of the Phyllis Canal the following courses:
4. Northerly along said curve to the right having a radius of 215.09 feet, an arc length of 152.31 feet, through a central angle of 40°34'21", of which the long chord bears N.01°01'17"W., 149.15 feet; thence non-tangent from said curve:
5. N.26°33'40"E., 89.93 feet to the beginning of a non-tangent curve; thence,
6. Northeasterly along said curve to the right having a radius of 293.17 feet, an arc length of 102.44 feet, through a central angle of 20°01'11", of which the long chord bears N.44°01'50"E., 101.92 feet; thence non-tangent from said curve,
7. N.54°05'21"E., 215.27 feet to the beginning of a non-tangent curve; thence,
8. Northeasterly along said curve to the left having a radius of 300.69 feet, an arc length of 72.64 feet, through a central angle of 13°50'28", of which the long chord bears N.50°20'25"E., 72.46 feet; thence leaving said canal centerline,
9. S.89°40'48"E., 454.73 feet; thence,
10. S.00°19'12"W., 20.00 feet; thence,
11. S.89°40'48"E., 149.50 feet; thence,
12. S.76°44'11"E., 35.72 feet; thence,
13. S.00°19'12"W., 118.02 feet to the north right-of-way of Soterra Way; thence along said north right-of-way,
14. S.89°41'05"E., 240.58 feet to the POINT OF BEGINNING.

CONTAINING: 11.357 Acres

PROFESSIONAL LAND SURVEYOR
LICENSED
13765
12/18/25
STATE OF IDAHO
ROB O'MALLEY

EXHIBIT B: MAP EXHIBIT

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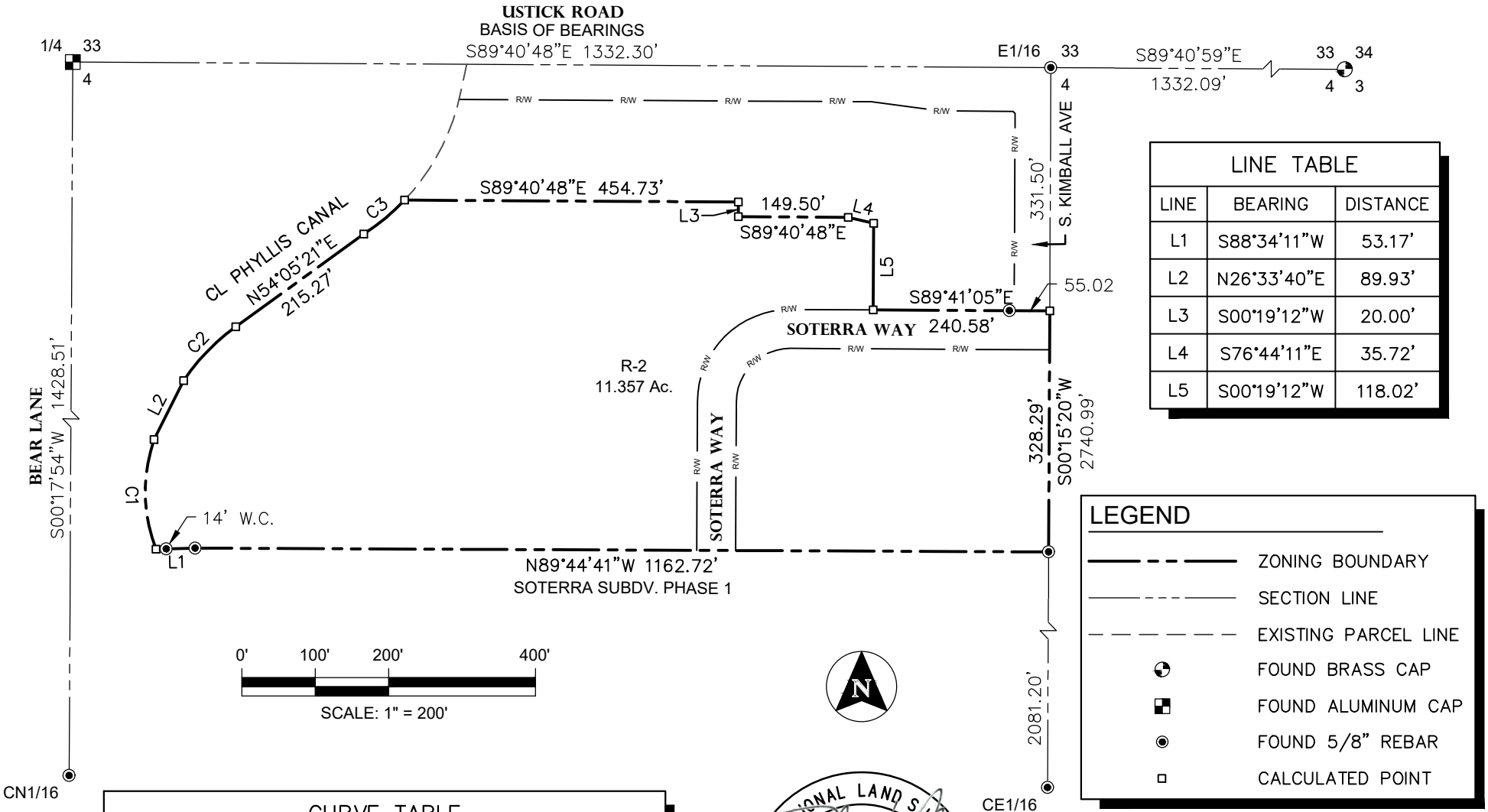
EXHIBIT SKETCH - RESIDENTIAL R-2 ZONING BOUNDARY

LOCATED IN A PORTION OF GOVERNMENT LOT 2 OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CITY OF CALDWELL, CANYON COUNTY, IDAHO
2025



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88°34'11"W	53.17'
L2	N26°33'40"E	89.93'
L3	S00°19'12"W	20.00'
L4	S76°44'11"E	35.72'
L5	S00°19'12"W	118.02'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	215.09'	152.31'	40°34'21"	N1°01'17"W	149.15'
C2	293.17'	102.44'	20°01'11"	N44°01'50"E	101.92'
C3	300.69'	72.64'	13°50'28"	N50°20'25"E	72.46'

LEGEND

- ZONING BOUNDARY
- SECTION LINE
- EXISTING PARCEL LINE
- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- FOUND 5/8" REBAR
- CALCULATED POINT

PROFESSIONAL LAND SURVEYOR
LICENSED
13765
12/18/25
STATE OF IDAHO
ROB O'MALLEY

ARDURRA
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM

230186-V-XB_Zoning R2.dwg
December 2025

ORDINANCES OF THE CITY OF CALDWELL
NOTICE OF ADOPTION AND SUMMARY OF
ORDINANCE NO. 3736
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. 3736, provided for the rezone of:

A parcel of land located in a portion of Government Lot 2 of Section 4, T3N, R3W, BM, City of Caldwell, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the NW corner of said Government Lot 2, being the N ¼ corner of said Section 4; thence S89°40'48"E, 1332.30 feet along the north boundary of said Government Lot 2 to the East 1/16 corner common to Sections 4 and 33; thence S00°15'20"W, 331.50 feet along the east boundary of said Government Lot 2 to the **POINT OF BEGINNING**; thence continuing S00°15'20"W, 328.29 feet along said east boundary to a point on the north boundary of Soterra Subdivision Phase 1, Book 58 of Plats, Page 27, records of Canyon County, Idaho; thence N89°44'41"W, 1162.72 feet along said north boundary crossing the right-of-way of Soterra Way; thence S88°34'11”W, 53.17 feet continuing along said north boundary to the centerline of the Phyllis Canal and the beginning of a non-tangent curve; thence along the centerline of the Phyllis Canal the following courses: Northerly 152.31 feet along said curve to the right having a radius of 215.09 feet, a central angle of 40°34'21", and a long chord bearing N01°01'17"W, 149.15 feet; thence non-tangent from said curve, N26°33'40"E, 89.93 feet to the beginning of a non-tangent curve; thence Northeasterly 102.44 feet along said curve to the right having a radius of 293.17 feet, a central angle of 20°01'11", and a long chord bearing N44°01'50"E, 101.92 feet; thence non-tangent from said curve, N54°05’21”E, 215.27 feet to the beginning of a non-tangent curve; thence Northeasterly of 72.64 feet along said curve to the left having a radius of 300.69 feet, a central angle of 13°50'28", and a long chord bearing N50°20'25"E, 72.46 feet; thence leaving said canal centerline, S89°40'48"E, 454.73 feet; thence S00°19'12"W, 20.00 feet; thence S89°40'48"E, 149.50 feet; thence S76°44'11"E, 35.72 feet; thence S00°19'12"W, 118.02 feet to the north right-of-way of Soterra Way; thence S89°41'05"E, 240.58 feet along said north right-of-way to the **POINT OF BEGINNING**. Contains 11.357 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. 3736 was passed by the Council and approved by the Mayor on the 15th day of June, 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 15th day of June, 2025, for publication on the 23rd day of June, 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. 3736 and provides adequate notice to the public as to the contents of such ordinance.

DATED this 15th day of June, 2026.

Oscar Klaas, Attorney for City of Caldwell

Memorandum

To:

City Council

Meeting Date:

June 15, 2026

Item Name:

ACTION ITEM: Public Hearing (Quasi-Judicial): Case Number DEV25-000009, PUD25-000004, SPP25-000013: The applicant, Eli Benski of Brighton Co., on behalf of the landowner, DWT Investments, is requesting a Development Agreement Modification, Planned Unit Development, and Preliminary Plat for Aviary Heights Subdivision. The subject sites have existing zoning of H-C (Mixed-Use / Regional Commercial), R-2 (Community Residential), and R-1 (Neighborhood Residential), where the current City comprehensive plan future land use map place types are Neighborhood 2, Neighborhood 3, and Mixed Use Center. The applicant is requesting approval of a planned unit development and preliminary plat for Aviary Heights Subdivision, a mixed-use subdivision with 305 single-family detached and attached residential building lots, 11 commercial lots, and two (2) public/quasi-public lots for a future fire station and school lot. The 124.6 acre development is located on the west side of Midland Blvd, south of the Lower Fivemile Drain, generally at the northwest corner of the HWY 20/26 and Midland Blvd intersection. *This application was recommended for approval at the April 14, 2026, Hearing Examiner meeting.*

Summary Statement:

Recommended Action:

Budget:

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

Attachments:

1. SR_CC - Aviary Heights

COMMUNITY DEVELOPMENT DEPARTMENT
Planning & Zoning Division

COVER SHEET

Staff Planner: Joe Dodson, Principal Planner

DOCKET NUMBER/CASE NUMBER	PROJECT NAME / TITLE
DEV25-000009, PUD25-000004, & SPP25-000013	Aviary Heights Subdivision
PUBLIC HEARING DATE	**PROPERTY /LOCATION**
6/15/2026 City Council	NWC Midland Blvd. and HWY 20/26

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:	305		Population = (DU * 3):	915
# Proposed Duplex & Multifamily Units:	0		Population = (DU * 2):	n/a
Proposed Commercial Acreage:	37.24 ac.		***TOTAL estimated population increase:**	**915**
*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 3 – 2.7 miles (Application proposes a fire station lot for City of Caldwell)
Est. Response Time to Site:	5 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
Additional Comments from CFD:	Addition of population and growth will directly impact services until CFD can increase services, expanding capabilities. Fire Department is grateful for proposed lot donation for future fire station within subdivision.

POLICE SERVICES	
Calls for Service in Area (YTD):	427
Call Types within Area:	**Top 20 Reactive Calls for Service in the Area** **Nature** / **#** / **%** Parking Problem 12 5.02% Follow Up 11 4.60% PD Accident 11 4.60% Welfare Check 11 4.60% Suspicious 11 4.60% Abandoned Vehicle 11 4.60% Attempt to Locate 10 4.18% 911 Cell Open Line 9 3.77% 911 Disconnected Cell 8 3.35% Noise Complaint 7 2.93% AC Animal at Large 7 2.93% Disturbance 6 2.51% AC Barking Dog 6 2.51% Citizen Assist 5 2.09% Extra Patrol 5 2.09% Theft 4 1.67% Report By Mail 4 1.67% Area Check 4 1.67% Traffic Patrol 3 1.26% Juvenile Problem 3 1.26%
Workload Saturation (%):	2.65%
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
Additional Comments from CPD:	The additional significant population increase this far from the station will have statistically higher response times. Currently, the city maintains a ratio of 1.2 sworn personnel to 1000 citizens. The additional 915 population would require an additional 1.09 sworn personnel to maintain the current ratio. The distance between this location and the station would see relatively longer response times. Currently 1I, the closest reporting district, shows average response times to high priority calls between one and three minutes, and this would be further exacerbated with a high population base in the area, particularly with additional traffic on the 20/26 highway. Further, the 20/26 Highway sees the most traffic crashes in this area, particularly at the Midland and 20/26 intersections. From January 1st to March 10th 2026: 16 Total Crashes: 13 on Hwy 20/26 generally: 7 Rear End Collisions,10 Intersection Related Crashes; 3 Possible Injuries and 1 serious injury. More information can be found in the attached crash study.

PUBLIC SCHOOLS	
School District	Vallivue School District
Capacity to Serve *(Based on Response from District)*	☐Yes ☒No (District noted concerns with capacity to serve future developments in the area but has capacity today) ☐ School District was not specific in their response ☐No response received from District
ADDITIONAL COMMENTS:	District stated capacity currently exists but is concerned with meeting future expectations of current and planned student growth.
Schools that will Serve Development Vallivue Map Caldwell Nampa	Ridgevue High School Summitvue Middle School Warhawk Elementary
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
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 ☒ Landscaping / Open Space ☒ Land Use Buffering / Screening ☒ Other: **Linear Park,** per master plan

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 ☐ N/A

OTHER SUBSTANTIAL ADVERSE AND DEMONSTRABLE IMPACTS
N/A

COMMUNITY DEVELOPMENT DEPARTMENT
Planning & Zoning Division

STAFF REPORT

Staff Planner: Joe Dodson, Principal Planner

DOCKET NUMBER/CASE NUMBER	PROJECT NAME / TITLE
DEV25-000009, PUD25-000004, & SPP25-000013	Aviary Heights Subdivision
PUBLIC HEARING DATE	**PROPERTY /LOCATION**
6/15/2026 City Council	NWC Midland Blvd. and HWY 20/26

BRIEF SUMMARY OF APPLICATION REQUESTS:

☐ Annexation and Zoning ☐ Rezone ☐ Comp Plan Map/Text Amendment ☐ Zoning Ordinance Text Amendment ☐ Special Use Permit ☒ Preliminary Plat ☒ Planned Unit Development ☐ Short Plat / Condo Plat ☐ Variance ☒Development Agreement Modification

HEARING EXAMINER RECOMMENDATION TO CITY COUNCIL

Recommended for APPROVAL to be forwarded to City Council for consideration.

I. INTRODUCTION

Application Request Summary:

Eli Benski, Brighton Development, on behalf of the property owners, DWT Investments LLC & Winco Foods LLC, is requesting approval of a Development Agreement Modification, Planned Unit Development, and Preliminary Plat for Aviary Heights Subdivision, formerly known as Midland 20/26 Lower Five (CPM23-000011 & ZON23-000009). The proposed Planned Unit Development (PUD) and Preliminary Plat is approximately 124 acres consisting of nine (9) separate parcels within the City of Caldwell with existing zoning of H-C (Regional Commercial / Mixed Use), R-2 (Community Residential), and R-1 (Neighborhood Residential) zoning. The Aviary Heights Subdivision consists of 305 single-family residential lots (221 detached lots & 84 single-family attached lots), 11 commercial lots, 2 quasi-public lots, and 55 common lots. In addition, a Development Agreement Modification is proposed per the existing Development Agreement provisions for new development within this subarea of the Midland 20/26 project.

Public Hearing Requirements:

The applicable deciding body, whether the **Planning and Zoning Commission, Hearing Examiner** and/or **City Council**, must conduct public hearings for the following application proposals in accordance with Idaho Code, Title 67, Chapter 65 and the following Caldwell Municipal Code Sections:

- Preliminary Plat Proposals (Quasi-judicial) in accordance with Caldwell Municipal Code Section 11-02-03 (1) E1 and 11-02-03(1)E4. (Heard by Commission/Hearing Examiner and City Council);

- Planned Unit Development Proposals (Quasi-judicial) in accordance with Caldwell Municipal Coode Section 10-13-01 (1), 10-03-04 (4), 10-03-04 (5), and 10-03-04 (6). (Heard by Commission/ Hearing Examiner and City Council), and;
- Development Agreement Modification Proposals (Contractual) in accordance with Caldwell Municipal Code Section 10-03-11(2)F. (Council Only).

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 – 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.

ADOPTED REVIEW AND APPROVAL CRITERIA – Planned Unit Development *in accordance with Caldwell Municipal Code Chapter 10, Article 13.*

(Quasi-judicial proceedings)
A Planned Unit Development must be consistent with **TWO OR MORE of the following instances:**

1. The development offers a maximum choice of living environments by allowing a variety of housing and building types.
2. The development promotes mixed-use projects which are functionally integrated within the development and provide services for the primary use.
3. The development provides a layout which preserves and properly utilizes natural topography and geologic features, trees, scenic vistas or other vegetation.
4. Where a land parcel is constrained or otherwise limited by some obstacle, feature, geometry, condition, or easement that interferes with applying standard development processes.
5. The development is an infill development, on less than five (5) acres, that contributes a compatible design to the existing neighborhood.

III. PROJECT INFORMATION

Application Type(s):	Preliminary Plat, Planned Unit Development (PUD), and Development Agreement Modification
Project Name:	Aviary Heights Subdivision
File Number (s):	File No. DEV25-000009, PUD25-000004, & SPP25-000013
Applicant:	Brighton Development
Property Owner:	DWT Investments LLC and Winco Foods LLC
Project Site Address:	0 Midland Blvd., 20243 Midland Blvd., and 0 HWY 20/26, Caldwell, Idaho
Project Site Location:	The subject site is located on the NWC of the Midland Blvd. and HWY 20/26 intersection, with the plat area is described as a portion of the SE ¼ of Section 20, T4N, R2W.
Project Site Parcel Number(s):	R3412100000, R3412101000, R3412200000, R3412301000, R3412500000, R3412501000, R3412600000, R3412700000, R3412701000
Project Site Acres:	Total of approximately 124 acres, more or less
Jurisdiction:	The property(s) are currently located within the City of Caldwell
Site/Project Background and History:	The subject site, formerly known as the Lower Five subarea, was annexed into the City of Caldwell in 2006 with a zoning designation of R-1(Low Density Residential) and was part of the Eagle Rock Subdivision that expired many years ago. The current developer, Brighton, took the subject area through multiple development applications (CPM23-000011, DEV23-000004, & ZON23-000009) in 2023/2024 for the purpose of laying a foundation for future development. At that time, no specific development plan was presented for this area of the overall Midland 20/26 project. Therefore, a Development Agreement with general rules and requirements was recorded against the property, to include a provision that future development applications would require a Development Agreement Modification. All required applications have been submitted with this project. All areas of the project area appear to have remained in their historic agricultural use with no known structures in the project areas except for one residence located on 20243 Midland Blvd. (parcel # R3412600000).

IV. STAFF REVIEW AND ANALYSIS - SITE

Floodplain:	The property is not within a floodplain.
Mature Trees:	A handful of existing trees are located near the north property boundary. All existing vegetation is planned to be removed prior to development of the subject site.
Streams & Creeks:	The property has no existing streams or creeks.
Wildlife Habitat:	None
Riparian Habitat:	None
Sleep Slopes & Hillsides:	None
Canals, Ditches & Drains:	The Lower Fivemile Drain makes up the north boundary of the subject project area.
Other Site Features:	None
Outparcels; Describe:	Two outparcels are currently existing abutting the project area—one along Midland (20345 Midland Blvd.) and one near the southwest corner of the project along the railroad tracks (10224 HWY 20/26). The project is not proposing to create any additional outparcels but the outparcel at the SWC of the project takes access through the subject site out to the state highway. Said parcel is not annexed into the City and is an industrial truck mechanic use that will require buffering from within this development.
Fire Service Provider:	Caldwell Fire
Police Service Provider:	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:	TBD
Irrigation District:	Most of the project area is under the authority of Pioneer Irrigation District with the northern ¼ of the site appearing to be under the authority of the Franklin Ditch Co.
Other Providers:	N/A

Site and Surrounding Land Uses:	*Site:*	Vacant land – potentially farmed
	North:	Farmland (approved single-family entitlements – Midland Meadows pre-plat)
	South:	Regional thoroughfare (HWY 20/26), farmland and two (2) County single family homes (property now owned by Wal-Mart)
	East:	Farmland and County single-family homes
	West:	Railroad and Industrial (Sunroc)
Site and Surrounding Zoning Classifications:	*Site:*	H-C, R-2, & R-1
	North:	R-1 – City of Caldwell
	South:	Agricutural & M1 Light Industrial – Canyon County
	East:	Agricutural – Canyon County R-1 & R-2 – City of Caldwell
	West:	Agricultural & M1 Light Industrial – Canyon County
Site and Surrounding Comprehensive Plan Land Use Designations:	*Site:*	Mixed Use Center, Neighborhood 3, & Neighborhood 2
	North:	Neighborhood 2
	South:	Mixed Use Center & Neighborhood 3 (further south)
	East:	Mixed Use Center & Neighborhood 3
	West:	Mixed Use Center

V. 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 all proposed land uses, number of buildings, number of dwelling units, and proposed phases for development.

Phased Development?	☒ Yes ☐ No	**How Many Phases?**	5
Residential Land Uses	**# of Lots**	**# of Buildings**	**# Dwelling Units**
Dwelling - Single-Family (detached)	221	Same as # of DU	221
Dwelling - Single-Family Townhouse (3 or <)	84	Same as # of DU	84
Common Lots	55	N/A	N/A
TOTAL	**305**	**305**	**305**
Nonresidential Land Uses	**# of Lots**	**# of Buildings**	**# Tenant Spaces**
Commercial	11	TBD	TBD
Public / Quasi-Public *	2	TBD	N/A

* Lots are proposed to contain a future Gem Prep charter school and a future Caldwell Fire Station (fire station lot to be donated by developer).

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 applicable zoning district in accordance with Caldwell City Code, and the dimensions proposed by the subject development.

NOTE: All **bold** and *italicized* dimensions within the table below are the Applicant's proposed dimensional standard deviations through the Planned Unit Development process for the R-1 and R-2 project areas as outlined in 10-13 of Caldwell City Code. Further analysis is below within this report.

R-1 Zone Standards		
Minimum Lot Size	**Required**	**Proposed**
Interior Lot Area (sq. ft.)	8,000	***6,480***
Corner Lot Area (sq. ft.)	9,500	9,500
Minimum Lot Width / Frontage (ft.)	50	***40***
Setbacks	**Required**	**Proposed**
Front Yard Setback, Garage; Minimum (ft.)	22	***20***
Front Yard Setback, Living Area; Minimum (ft.)	15	***10***
Interior Side Yard Setback (ft.) (Minimum)	5	5
Street Side Yard Setback (ft.) (Minimum)	15	***10***
Rear Yard Setback (ft.) (Minimum)	20	***12***
Alley (Garage/Parking) Setbacks: Minimum (ft.)	5	5
Scale and Massing	**Required**	**Proposed**
Maximum Building Height (ft.)	30	30
Residential Density Range in Gross units /acre	2-8 du/ac (N2) 4- 20 du/ac (N3)	3.11 du/ac

R-2 Zone Standards		
Minimum Lot Size	**Required**	**Proposed**
Interior Lot Area (sq. ft.) – **Detached dwellings**	4,000	4,325
Interior Lot Area (sq. ft.) – **Two-unit attached dwellings**	2,000	***1,870***
Corner Lot Area (sq. ft.)	5,000	***3,200 (alley loaded SF only)***
Minimum Lot Width / Frontage (ft.)	30	***25***
Setbacks	**Required**	**Proposed**
Front Yard Setback, Garage; Minimum (ft.)	22	***20***
Front Yard Setback, Living Area; Minimum (ft.)	15	***10 / 8 (fronting open space)***
Interior Side Yard Setback (ft.) (Minimum)	5/0	5/0
Street Side Yard Setback (ft.) (Minimum)	15	***10***
Rear Yard Setback (ft.) (Minimum)	15	***12 / 5 (alley)***
Alley (Garage/Parking) Setbacks: Minimum (ft.)	5	5
Scale and Massing	**Required**	**Proposed**
Maximum Building Height (ft.)	40	40
Residential Density Range in Gross units /acre	4- 20 du/ac (N3)	6.37 du/ac

H-C Zone Standards

Minimum Lot Size	Required	Proposed
Interior Lot Area (sq. ft.)	0	37,168 sf (.85 ac)
Minimum Lot Width / Frontage (ft.)	0	134
Setbacks	**Required**	**Proposed**
Front Yard Setback; Minimum (ft.)	10	TBD
Front Yard Setback; Maximum (ft.) (residential/mixed-use only)	15	TBD
Interior Side Yard Setback (ft.) (Minimum)	0	TBD
Street Side Yard Setback (ft.) (Minimum)	10	TBD
Rear Yard Setback (ft.) (Minimum)	0	TBD
Scale and Massing	**Required**	**Proposed**
Maximum Building Height (ft.)	65	
Residential Density Range in Gross units /acre	10-25 du/ac (Mixed Use Center)	0 du/ac – Commercial only proposed at this time

Staff Comments:
More detailed analysis is below within the PUD section of this report for the proposed dimensional standards.

Generally, the Applicant is requesting to reduce the minimum lot size in both the R-1 and R-2 zones for the purpose of providing varying lot sizes and housing options, including traditional detached single-family and alley loaded, single-family attached dwellings. Specific to the proposed traditional detached single-family lots in the R-2 zone, none of the proposed lots are below the 4,000 square foot minimum—the 1,870 sf minimum depicted in the table above is in relation to the alley-loaded, single-family attached townhomes only and is in fact only a reduction of 130 sf in lot area, down from 2,000 sf permitted within the standard zoning code for single-family attached dwellings. Overall, the request to deviate below the minimum lot size for one of the housing types proposed and reduce some setbacks across the development, permits a larger variety of lot sizes and dwelling sizes, which is depicted on the proposed preliminary plat—the plat depicts single-family residential lot sizes ranging from 1,876 sf up to 14,706 sf.

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:

Residential and Multifamily Off-Street Parking		
Dwelling - Single-Family/Townhouse/Two-Family (Duplex)	**Minimum Required**	**Proposed**
Off-Street Parking Spaces (Minimum) - 2.0 per dwelling unit	610	610, minimum
ADA Accessible Parking Spaces	**Minimum Required**	**Proposed**
ADA Accessible Parking Spaces	NOTE: It is the applicant's responsibility to ensure that all federal ADA requirements are met for parking. ADA parking will be reviewed at time of building permit.	

TOTAL VEHICLE PARKING:	**610**	**635+ (610 from each building lot and 25 from off-street parking lots in R-2 area)**

Staff Comments:
Based on staff review and the analysis within the Off-Street Parking Analysis Table above, the project is proposing off-street parking, guest parking, ADA parking, and bicycle parking as required by Caldwell City Code Section 10-02-05. Each home appears to be proposed with a two-car garage and two-car driveway which will account for off-street parking in excess of code requirements. In addition, within the R-2 zoned portion of the project and for the proposed single-family attached dwellings, an additional 25 off-street spaces are proposed off of the alleys for guest parking.

All parking spaces shall meet the minimum stall width, parking stall length and aisle width as indicated in Section 10-02-05 (3), Table 1 of Caldwell City Code.

All vehicle use areas on the site will be surfaced with asphalt, with at least a nine inch (9") compacted aggregate base and a minimum thickness of 2" of surface coverage. Any areas of parking designated as a "high traffic lanes", which is intended to serve garbage trucks, school buses, mail delivery trucks, will have at least a ten inch (10") compacted base and a minimum thickness of three inches (3") of surface coverage. Any vehicular use area utilized for emergency access shall be engineered and constructed to be capable of supporting a minimum vehicle load of eighty thousand (80,000) pounds.

Therefore, the subject development proposes parking above code requirements.

Commercial / Industrial Off-Street Parking Standards		
Commercial/Industrial Uses	**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.	TBD
ADA Accessible Parking Spaces	NOTE: It is the applicant's responsibility to ensure that all federal ADA requirements are met for parking. ADA parking will be reviewed at time of building permit.	
Bicycle Parking (Minimum) - 1 per 10 vehicle spaces - 1 per every 20 students (educational facilities)	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:
At this time, the commercial uses are unknown, therefore, all off-street parking, ADA accessible parking, bicycle parking, loading zones, parking lot lighting and parking lot landscaping for these areas will be reviewed as part of the building permit submission, and will be listed as a condition of approval.

Safe Routes to School Analysis:

As required by Caldwell City Code Section10-02-02 (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.

Safe Routes to School Standards	
Standards	**Analysis**
Is the project a residential or multifamily subdivision and/or development that is in the "walk zone" or within a 1 ½ mile radius of a school?	☒ Yes (but not within 1 ½ miles of a school) ☐ No If yes, they must comply with the following requirements:
Development shall provide a level, ADA accessible sidewalk with minimum cross slopes where sidewalks cross is required. These pathways shall connect to schools where needed and shall be on the shortest and safest route.	☒ Compliant ☐ NOT Compliant ☐ NA
Development shall provide curb ramps in accordance with the latest ADA design standards.	☒ Compliant ☐ NOT Compliant ☐ NA
Development shall provide crosswalks and/or protected crosswalks, as required by the city.	☐ Compliant ☐ NOT Compliant ☒ NA
Crosswalks provided	☐ Yes ☒ No
Are unprotected/uncontrolled crosswalks allowed (no signal or stop sign)	☒ Yes ☐ No
Are protected crosswalks required (at a stop sign or signal)	☒ Yes ☐ No
Are flashing beacons required	☐ Yes ☒ No

Staff Comments:

The Aviary Heights development is not within a walk zone or 1.5 miles from any existing school site. However, the subject application does include a 7.3 acre school lot for a future charter school, Gem Prep (Gem Innovation Schools). Therefore, there are no requirements for Aviary Heights to provide the above noted standards outside of the project boundary. However, Aviary Heights should provide safe access to the proposed Gem Prep site from within the development.

Multiple local streets abut the proposed school lot but no specific crossings are shown on the submitted plans at this time. This may be a detail that is not yet worked out between the developer and charter school as school officials tend to want a say in where crossings are located based on the circulation of the school site internal to the development. So, Staff has included a condition of approval/DA provision requiring future crossings but with the coordination of the City, developer, and charter school operator.

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		
Midland – Arterial (2,524 LF):	**Min. Required**	**Proposed**
Buffer Width:	25' wide	22'
Sidewalk:	5' wide detached or	5' detached

	7' attached	
Berms:	Yes	Yes
Class I tree: - One per 25 LF - No more than 50% of the trees		50
Class II tree: - One per 35 LF	72 trees	7
Shrubs: - One per 4 LF	631 shrubs	General compliance noted; plans not specific at this time
Groundcover:	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)	Unclear – conditioned to comply
Soaring Heights (new) – Collector (1,589 LF, per side):	**Min. Required**	**Proposed**
Buffer Width:	20' wide	15' (north) 0' (south)
Sidewalk:	5' wide detached or 7' attached	5' detached & 8' detached (pathway)
Class I tree: - One per 25 LF - No more than 50% of the trees		0
Class II tree: - One per 35 LF	91 trees	102
Shrubs: - One per 4 LF	794 shrubs	General compliance noted; plans not specific at this time
Groundcover:	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)	Unclear – conditioned to comply
Additional Requirements for Buffers along State and U.S. Highways - 10-02-09-5 (11)	**Min. Required**	**Proposed**
Buffer Width:	35'	None depicted
Sidewalk: - Detached unless otherwise not permitted	10'	None (future ITD project)
Vegetative and Nonvegetative Ground Cover - Per 10-02-09-3 and contain and mix per 10-02-09-5 (11) C 3:		
Trees: - Per 10-02-09-5 (5)	35 trees	None (future ITD project)
Undulating Berms and/or Decorative Walls: - 3' or less in height - with slopes not to exceed 3:1 - Minimum of 30% of the linear frontage		None (future ITD project)
Boulders: - One per 75 LF of frontage	17	None (future ITD project)
Shrubs:	313	None (future ITD project)

- One per 4 LF		
Streetlights:	Per ITD – HWY 20/26	None (future ITD project)

Open Space and Land Use Buffers		
Open Space: Non-Multi-Family Development	**Min. Required**	**Proposed**
Qualifying Open Space (Minimum):	15% (PUD) = 11.13 ac.	**19% = 14.09 ac.**
Buffers Between Land Uses:	**Min. Required**	**Proposed**
Commercial to Residential Uses:	20’	No commercial use directly proposed adjacent to residential; **Collector street buffers exceed min. requirement.**
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):	35 shrubs	General compliance noted; plans not specific at this time
TOTAL QUALIFYING COMMON OPEN SPACE:		**14.09 acres**

Parking Lot Landscaping		
Internal Parking Lot Landscaping:	**Min. Required**	**Proposed**
Parking Islands (every 12 spaces):	TBD – based on future development	TBD
Planter Island Width:	8’ width for Class I trees 10’ width for Class II trees	TBD
Planter Island Length:	At least equal length to the adjacent parking spaces	TBD
Class 1 or 2 Trees (min. 2” caliper):	Min. of 1 for a single row Min. 2 for a double row	TBD
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.	TBD
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

Pathways and Pathway Landscaping:		
Public Pathways:	**Required**	**Compliant**
Irrigation/Drain Pathways:	No	N/A
Regional Pathway (10' multi-use):	Yes	Yes
- Landscaping on both sides	Linear Park – 50' +	Yes
- Trees	(1) every 50 linear feet Combined ratio of (3) Class II and (1) Class III	No – No class III trees appear to be proposed; tree count appears to be compliant
- Trash receptable and bench	(1) every 600 linear feet	No
- Lighting	(1) every 150 linear feet	No
Wayfinding and Directional Signage:	Yes or No	No
Fencing (Both Sides of Pathway):	No	Yes
Neighborhood Pathways:	**Required**	**Compliant**
Min. 5' wide asphalt or concrete pathway	Yes	Yes
- Min. 5' landscaping along both sides	Yes	Yes
- Combination of trees, shrubs, lawn or other vegetative or nonvegetative groundcover so that the entire pathway landscape buffer area on both sides of the paved surface is completely covered	Yes	Yes
- 25 shrubs for every 100 lineal feet	Yes	Not specific at this time – conditioned to comply
Community Pathways:	**Required**	**Compliant**
Min. 8' wide asphalt or concrete pathway	Yes	Yes
- Landscaping along both sides	5'	Yes
- Shrubs	15 every 100 linear feet	Not specific at this time – conditioned to comply
- Trees	(1) Class I or II every 40 linear feet	Yes

Staff Comments (Landscaping, Buffers, Open Space):

The subject development includes open space in excess of minimum code requirements for a Planned Unit Development (PUD). Specifically, 19% is proposed where 15% is required and the location of usable open space appears to be thoughtful for fairly equitable access for all future residences of the subdivision. Furthermore, the Applicant is proposing full compliance with the required Tri-City Corridor pathway (further analysis below) to include its full 100' width, a dog park amenity, and adequate access throughout.

The submitted landscape plans do not depict exact shrub counts and shrub density at this time. So, Staff has included a condition of approval that all future landscape beds shall comply with the minimum planting standards outlined in code. In addition, the Applicant will be required to update the landscape plans to reflect the required tree type along the linear park pathway to include Class III trees and verify code compliance within the landscape table.

The Applicant has proposed landscape street buffers that are less than the required widths outlined within code if strict compliance is administered. However, the Applicant is also proposing detached sidewalk with 8' planter strips along each classified roadway which adds additional landscaping that is within the right-of-way instead of a common lot and ultimately creates a wider buffer from the roadway to the adjacent lots than if an attached sidewalk and strict measurement of the buffer was administered—Midland, therefore, has an effective buffer of 35' from the back of curb instead of 25' and Soaring Heights, a collector, has an effective buffer of 30' buffer from back of curb instead of 20'. Code allows this alternative way of measuring the street buffer through the Alternative Methods of Compliance process, so Staff has included condition of approval requiring this application be submitted with the first phase of development.

Overall, Staff finds the proposed landscaping to be sufficient for the proposed development in location and design, vegetation proposed, and access.

Regional Pathways Analysis

Staff notes the 2040 Bicycle and Pedestrian Master Plan identifies a Linear Park public pathway along the railroad corridor within this development, the Tri-City Corridor. This linear park was identified within the existing Development Agreement for the Applicant to review and provide said pathway upon future development of the subject site.

Staff Comments:
The Applicant has provided a 100' wide common lot with a 10' pathway, additional amenities, and vegetation that connects from the north boundary south to HWY 20/26 where future improvements within the ITD right-of-way will include additional 10' pathway for additional and future pedestrian connectivity.
Wayfinding and directional signage, benches, and trash receptacles are required to be installed when a public pathway is built but none of these items are shown on the submitted landscape plans. Therefore, Staff has included a condition of approval to install said items upon pathway lot development. Staff is not concerned with the Applicant meeting this requirement as there is ample space to install all required pathway amenity items.

Neighborhood Pathways Analysis:

The applicant is proposing five-foot (5') wide neighborhood pathways to provide pedestrian connectivity between common open space areas and public pathways, throughout the development. The pathway will have a minimum five-foot (5') wide landscape buffer along both sides. The pathway, then, shall be a total width of fifteen feet (15') consisting of five feet (5') of paved surface and five feet (5') of landscaping on either side of the paved surface. All pathways will be constructed of asphalt and/or concrete and will be ADA Accessible.

Staff Comments:
The neighborhood pathway type, width, location, landscaping, and plantings being proposed are in compliance with Section 10-02-08-7(4) of Caldwell City Code.

Community Pathways Analysis:

The applicant is proposing an eight-foot (8') wide community pathway along the northside of Soaring Heights Drive, a new collector street proposed to connect Midland to the project's west boundary for future connectivity. Said community pathway placement will allow for connection to future proposed and/or planned pathway segments adjoining developments. The pathway has a minimum five-foot (5') wide landscape buffer provided along both sides.

Staff Comments:
The pathway type, width, location, landscaping, and plantings being proposed are generally in compliance with Section 10-02-08-7(4) of Caldwell City Code.

Fencing and Screening Analysis:

Staff Comments:
Although not required by code, various fencing types and heights are proposed throughout the development including 6' cedar privacy fencing and 5' open vision metal fencing (wrought-iron type).

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.

Staff Comments:
The fence types proposed are in compliance with Caldwell City Code 10-02-07. On the submitted landscape plans, no fencing is depicted along the west boundary adjacent to the railroad right-of-way or outparcel near the SWC of the project. However, during the public hearing in front of the Hearing Examiner on April 14, 2026, the Applicant's presentation depicted a section view of the proposed linear park which included a berm and fencing along the west boundary to improve safety and buffering from the railroad right-of-way and industrial uses the west. Because of the nature of these areas and what was shown at the hearing, Staff has included a condition of approval regarding the fencing along the project's west boundary.

Criteria #1: Is the plat in compliance with city codes?

Staff Comments:

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, except for those explicitly requesting deviation through the Planned Unit Development process. Specific criteria for that application type is further below within this report.

Criteria #2: Is the plat consistent with the City Comprehensive Plan?

"Consistency" does not require perfect alignment with every policy within the comprehensive plan. Instead, it means the proposal advances or supports the overall vision of the plan, aligns with the future land use map (FLUM) designation(s) and does not conflict or undermine key goals or policies.

The future land use designation for the subject site includes three separate designations: Neighborhood 2, Neighborhood 3, and Mixed Use Center. **Neighborhood 2** is 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. **Neighborhood 3** borders areas of more intense commercial uses and should include a variety of scales and missing middle housing types that provide a transition from the Neighborhood 2 place type to primarily non-residential or mixed use areas. In general, the most intense densities should be found in areas that are near and well connected to those commercial services. **Mixed Use Centers** are hubs of intense commercial activities that attract people from all over the City and beyond. They are located on Caldwell's most heavily trafficked roads and provide a transition from these roadways to less intense areas. Development patterns are denser than surrounding areas and increase in intensity around infrastructure such as transit lines. Housing is not a primary focus of the Mixed Use Center but can be accommodated in mixed use and medium-high intensity residential projects that create a transition from surrounding neighborhoods.

A variety of residential uses are anticipated in each of these place types from varying single-family housing types (traditional single-family detached lots, small lot single-family homes (including ADU), single-family attached), missing middle housing (duplexes, triplexes or fourplexes, townhomes, and small scale multifamily), up to mid and high-level intensity mixed-use buildings.

House-Scale Buildings are anticipated in the Neighborhood 2 and Neighborhood 3 place types. This means housing that matches the size of a typical house, in terms of form, height, building footprint, and architectural details. Block-Scale Buildings are also anticipated within Neighborhood 3 and are considered those housing types that are individually as large as a block, or most of a block; or, when arranged together along a street, appear as long as most or all of a block.

House scale buildings are uniformly setback off streets with separation between buildings. Block scale buildings, such as townhomes, are set closer to the street and can be accessed from the street, alley, or open space. When applicable, block scale buildings such as townhomes should consider alley-loaded design. Block scale buildings may provide step backs when transitioning to areas of house scale buildings.

Staff Comments:
The plat proposes a mix of low and mid-density, one and two-story housing types. The single-family attached townhomes are proposed to be located interior to the site as a whole and are wholly within the existing R-2 zoning, closer to the proposed commercial lots. Further, the attached, alley-loaded product is proposed as being no more than two units attached and no more than two-story in height, continuing the house-scale building type within the development. Relatively small, single-family detached lots are proposed around the perimeter of the R-2 zoned area and act as a transition to the more traditional detached single-family lots proposed within the R-1 zone to the north. The proposed elevations show house-scale buildings across the board as no more than two units are attached throughout the site. The proposed land uses and design characteristics are consistent with the comprehensive plan. In addition, the proposed plat is consistent with the overall vision of the plan and advances or supports the following goals and policies:

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.

Vision Theme: A Connected Community

Goal 1: Policy 1.1: Ensure new development pays for necessary improvements needed to mitigate the development's impact on infrastructure systems and services provided by the city.
Staff Comments:
Development Impact Fees are paid at the time of permit issuance to assist in mitigating impacts and maintain/enhance community levels of service.

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:
The development is constructing new internal local streets and alleys for all individual lot access, prohibiting direct access to the adjacent state highway and arterial roadway network. Further, the development is constructing a new east-west collector street that will allow good circulation should it be extended further to the west, consistent with the Caldwell Transportation Plan.

Goal 2: Policy 2.1: Preserve the function of Highways 55 and 20/26 as high-speed corridors with access management control.
Staff Comments:
The development is limiting all access points as much as feasible to the adjacent Highway 20/26 corridor. If any access point is approved by ITD, it will be limited to a right-in/right-out only movement to minimize potential traffic conflicts.

Goal 2: Policy 2.3: Provide adequate right-of-way for future arterial highway needs and preserve roadway corridors as development occurs.
Staff Comments:
The development will be required to dedicate and build the half street section of Midland Blvd. for future roadway corridor needs.

Goal 4: Ensure safe, comfortable, and accessible pathways for pedestrians, cyclists, and other non-motorized users.
Staff Comments:
The development is providing for multiple pathways varying in widths, including a linear park along the entire west boundary with a 10' public pathway and landscaping that would allow for safe, comfortable, and accessible pedestrian and cyclist access.

Goal 6: Prioritize public safety in transportation infrastructure and design.
Staff Comments:
The development is providing for proper ingress/egress and access for emergency vehicles and responders, including secondary routes, adequate street widths and turning spaces. In addition, all street, parking and driveway designs are adequately sized to accommodate the turning radius of public safety equipment.

Goal 9: Policy 9.1: Continue a dialogue with the school districts and College of Idaho to consider impacts on school facilities, capacity, and infrastructure when making land use decisions.
Staff Comments:
The development is not proposing a school site for Vallivue School District as the district has a school lot within a ½ mile already slated for donation to the district. However, the development is proposing a charter school lot

within the Aviary Heights development which is planned to accommodate approximately 650+ students at full capacity which helps alleviate some pressures to the public school districts despite not coordinating directly.

Vision Theme: Vibrant Gathering Spaces

Goal 4: Policy 4.3: Design public spaces to be safe, comfortable, and attractive, with adequate lighting, seating, shade, and landscaping.
Staff Comments:
The development is proposing multiple public spaces with appropriate lighting, seating, and landscaping that should allow for safe, comfortable, and attractive spaces.

Vision Theme: Quality Neighborhoods to Call Home

Goal 1: Diversify housing options to accommodate varying household incomes, lifestyles, and sizes.
Staff Comments:
The mix of traditional detached single-family homes, small-lot detached single-family, and townhomes will allow for the mix of housing types specifically called out in the comprehensive plan. This variety of housing types and sizes will provide additional affordable rental and ownership opportunities, for varying income levels and housing needs.

Goal 2: Policy 2.2: Encourage detached sidewalks and healthy tree canopies along residential streets.
Staff Comments:
The subject development proposed detached sidewalks and street trees throughout the project, regardless of street classification.

Goal 2: Policy 2.3: Integrate neighborhood amenities such as parks, community centers, branch libraries, and schools to create neighborhood identity.
Staff Comments:
The proposed development is providing a school site for a charter school provider, Gem Prep. Because the school will eventually be K-12, it could function as the neighborhood school for this development and would be integrated into the neighborhood fabric.

Goal 2: Policy 2.4: Encourage neighborhood-serving services and retail businesses near residential neighborhoods to provide convenient access to daily needs.
Staff Comments:
Although no specific commercial uses are proposed at this time, the development includes 11 commercial lots that should provide multiple neighborhood or regional serving uses nearby the proposed residential uses, providing for convenient access and reduce vehicle trips.

Criteria #3: Are public services and utilities available or will be made available and are adequate to accommodate the proposed subdivision?

Analysis of Public Services and Utilities	
Sewer:	Sanitary sewer capacity for this development is **NOT** currently available, per the City of Caldwell Engineering Department. However, the City **IS** actively working on a solution to improve this capacity and availability of the system in this area. Exact timing of serviceability is unknown at this time and some cost participation from developments should be anticipated.

Water:	Water for the site is located approximately 0.5 miles from the sites west boundary and will have to be extended within HWY 20/26, ITD right-of-way, by the development. This extension will provide service to the proposed development but will also provide opportunities for municipal water connections to neighboring sites. 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 Pioneer Irrigation District boundary and Franklin Ditch Co. 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 are currently planned to serve this development are Ridgevue High School, Summitvue Middle School, and Warhawk Elementary. The letter received from the district (December 2025, confirmed again in April 2026) states concerns with accommodating additional students generated from this development and others throughout the district.
Police:	Emergency police services are provided by the City of Caldwell Police. The nearest police station is approximately six (6) miles away from the furthest point of the development. See cover sheet and exhibit for more specific comments.
Fire:	Emergency fire services are provided by the City of Caldwell Fire. The nearest fire station is Station #3 and is approximately 2.7 miles from the development. However, **the subject development is including a lot for a future fire station to be donated to the City at no cost**, improving fire response times in this developing area of Caldwell. The Fire Department notes gratitude for this land donation to improve fire service in the project area.

Staff Comments:

Based on public agency reviews and submitted comments, adequate public utilities and services, including water, police, fire, stormwater, schools, and other necessary infrastructure, are available or can be reasonably extended to serve the proposed development. **However, adequate wastewater is not currently available. The Engineering Department did not state concern with the current situation as development takes time and all utilities are required to have sufficient capacity to accommodate the proposed development at the time of building permit submittal.** Where necessary, the applicant shall construct or extend required facilities in accordance with City standards as a condition of approval. City Council must decide if the full scope of current and planned public utility availability is sufficient for the subject development.

Criteria #4: Is the plat consistent with the city Transportation Master Plan?

A plat is considered consistent if it implements the planned street network, does not preclude future planned improvements, provides required right of way dedication, aligns with the functional classifications (arterial, collector, local), and supports connectivity, safety, and multimodal transportation.

Analysis of Components for Transportation Master Plan	
Street Frontage:	The Aviary Heights Subdivision has frontage to Midland Blvd on the full east boundary and frontage to HWY 20/26 on the south boundary. The subdivision is also constructing a new collector street, Soaring Heights Drive, that separates the proposed commercial lots from the residential portion of the project.

Street Classifications:	Highway 20/26 – State Highway; Midland Boulevard – Minor Arterial; Soaring Heights Drive – Future Collector
Right of Way Dedication:	The development is proposing to construct the full street section width of Soaring Heights Drive through the development, which includes right-of-way dedication. Right-of-way dedication is required along Midland and if not already dedicated right-of-way may also be required to be dedicated along HWY 20/26 for the future ITD widening project.
Proposed Site Access and Connectivity:	The development is proposing multiple site accesses to classified roadways. According to the submitted plat, a new local street, Skygate, is proposed to connect to Midland approximately 0.4 miles from the Midland/HWY 20/26 intersection—Skygate is proposed as a local street but it appears no homes are taking direct access so it should function more like a collector and provide more efficient dispersal of vehicles to and from the proposed charter school site internal to the subdivision. The development is also proposing a new collector street, Soaring Heights, from Midland to the project's west boundary for future connectivity. Access to individual lots is proposed via local streets and alleys. No direct residential lot access is proposed nor allowed to any of these classified roadways. The development includes 11 commercial lots with specific access points not yet determined. The submitted Traffic Impact Study (TIS) did include a restricted access to 20/26 at the very SWC of the development that will have to be approved by ITD. In addition, the commercial lots were depicted within the TIS to have a restricted right-in/right-out access to Midland approximately 280' from the intersection to 20/26 and a full access to Midland approximately 620' from the intersection to 20/26. The Engineering Memo has stated specifically that none of these accesses for the proposed commercial lots are approved at this time and further coordination and analysis with ITD shall occur prior to approval of any construction drawings.
Traffic Impact Study (TIS):	A TIS was required for this application due to the number of lots and uses proposed. The TIS was prepared by Kittleson in February 2026; said TIS has not yet been officially "approved and accepted" by the Caldwell Engineering Department but is in review at this time. The TIS included the subject Aviary Heights Subdivision with conceptual commercial land uses and background data from the approved Aviary Subdivision to the southeast. The following are some basic data points from the TIS that considered residential and commercial uses:
Traffic Impact Study – Project Build Out Metrics (2032 est.)	
Land Use Assumptions:	305 total residential units; 90,000 sf supermarket; 155,000 sf shopping center; 6,000 sf bank w/ drive through; 19,000 sf of quick serve restaurants; 50,000 sf of office; 1.9 acre Fire Station lot; and 550 student school (the school will require its own TIS per Idaho Code 67-6519(3) at the time of development).
New Daily Trips Estimate:	25,161
AM Peak Hour Trips:	1,241 (681 inbound, 561 outbound)
PM Peak Hour Trips:	1,355 (678 each way)

Required Improvements noted within Engineering Memo:	Widening of Midland Blvd with a southbound right-turn lane at the Midland/HWY 20/26 intersection; Southbound right-turn lane at the Midland/Soaring Heights (new collector) intersection. If the City can obtain the ROW from the outparcel of 20345 Midland Blvd., the development shall construct all required frontage improvements along said parcel.

Staff Comments:

Based upon the above analysis and the information received from the City of Caldwell Engineering Department, the proposed plat is consistent with the City Transportation Master Plan. The subdivision implements the planned street network by dedicating right-of-way for Midland and Soaring Heights and aligning internal streets with these future connections. The design provides adequate internal connectivity, avoids the creation of isolated street segments, and includes pedestrian infrastructure consistent with adopted standards. The proposal does not conflict with any planned transportation improvements and supports safe and efficient movement of vehicles, pedestrians, and cyclists.

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?

Staff Comments:

The subject property contains a classified drain along the north boundary but no other historic, natural, or scenic features are known on the subject site. The proposed subdivision design preserves the existing Lower Fivemile Drain by not encroaching into the easement and leaving the drain open to continue its historic operation. The site does not contain any wetlands, floodplains, steep slopes or unique topography, wildlife habitat, viewsheds, structures listed or eligible for historic register, or other historic features.

VI. STAFF REVIEW AND ANALYSIS – PLANNED UNIT DEVELOPMENT

The following section provides the staff analysis pertaining to the planned unit development application.

The planned unit development required objectives and development standards approval criteria set forth within the Caldwell Municipal Code 10-13-01 and 10-13-02 is cited below in **BOLD** with staff comments following.

For planned unit developments, (2) of the required objectives shall be met, and the development plan must be in compliance with all development standards This criteria provides the framework for decision making for the Commission, Hearing Examiner and City Council.

Required Objective #1: Development offers a maximum choice of living environments by allowing a variety of housing and building types.

Staff Comments:

The development plan is proposing a mix of housing options by providing three (3) types of single family dwellings: traditional single-family detached homes, single-family attached townhomes (two attached), and single-family "Carriage" homes (alley loaded single-family detached). The varying type and lot sizes of the single-family homes proposed promotes housing choice, accommodates different income levels and household compositions, and aligns with Comprehensive Plan goals for varied and balanced community development.

Required Objective #2: The development promotes mixed-use projects which are functionally integrated within the development and provides services for the primary use.

Staff Comments:
The development plan is proposing a mixed-use subdivision consisting of three (3) single-family housing options, as noted within objective #1 above, and 11 commercial lots for future commercial land uses to include a regional/national grocery store based on ownership of the current commercial land area by Winco Foods LLC. Further, the subdivision propose two (2) quasi-public uses by reserving land for a charter school (Gem Prep) and donating land for a future Caldwell Fire Station. The Fire Department and Developer have met and discussed this opportunity multiple times with an agreed upon transfer of the land to the City, at no cost. A specific condition of approval and Development Agreement provision will be added to ensure this is understanding and agreement is maintained.
Pathways and sidewalks connect the proposed mix of uses throughout the development. This integration enhances walkability, reduces reliance on vehicle trips, and supports the creation of a cohesive and functionally integrated development pattern. Staff conclude the development plan is compliant with this required objective.

Development Criteria #1 (Uses): Uses shall be limited to those uses which are permitted or specially permitted within the base zoning district. No more than 70% of the development shall be devoted to a single type of land use.

Staff Comments:
The planned unit development is proposing a mix of single family detached, single family attached, and commercial uses. All proposed residential uses are permitted within the base zoning district and future commercial uses will be reviewed against all development code, including the land use schedule and this PUD requirement, at the time of commercial development.

In addition, the code requires that no more than 70% of development shall is devoted to a single type of land use. The development plan proposes approximately 61% single family housing (a near 50/50 split between detached and attached lots) with the remaining area being devoted to commercial land uses and the public/quasi-public land uses.

Development Criteria #2 (Residential Density): The number of dwelling units allowed in a planned unit development shall be calculated by multiplying the gross area and the dwelling units permitted in the underlying land use classification shown on the comprehensive plan map. A planned unit development shall be consistent with the density guidelines provided in the comprehensive plan and this chapter.

Staff Comments:
The proposed subdivision is located within multiple future land use place types. Specifically related to residential density, the Neighborhood 2 place type allows a gross density of 2-8 du/ac and the Neighborhood 3 place type allows a gross density of 4-20 du/ac. The development plan is proposing a density of 3.1 du/ac within Neighborhood 2 and 6.37 du/ac within Neighborhood 3 which depicts compliance with this criteria.

Development Criteria #3 (Residential Uses): Where a development is proposed to be exclusively residential, a variety of three (3) or more housing types or residential uses shall be included in a planned unit development regardless of the zoning classification of the district, provided that the overall density for the base zoning district is maintained. For the purposes of this section, single-family residential lots with an area difference of 200% or more shall qualify as separate housing types. No housing type shall provide fewer than 10% of the proposed dwelling units.

Staff Comments:
The development is not exclusively residential and therefore complies with this section.

Development Criteria #4 (Commercial Uses): When planned unit developments include commercial uses, commercial buildings and establishments, the development shall be planned as groups having common parking areas and common ingress and egress points in order to reduce the number of potential accident locations at intersections. A planned unit development shall follow section 10-02-09-6 (buffers between land uses) of this chapter. The plan of the project shall provide for the integrated and harmonious design of buildings, and for adequate and properly arranged facilities as reasonably necessary for internal traffic circulation.

Staff Comments:
The code requires that planned unit developments that include commercial uses, commercial buildings and establishments, be planned as groups having common parking areas and common ingress and egress points in order to reduce the number of potential accident locations at intersections. The code further requires that a planned unit development follow Caldwell City Code section 10-02-09-6 (buffers between land uses), and that the project provide for the integrated and harmonious design of buildings, and for adequate and properly arranged facilities as reasonably necessary for internal traffic circulation.

The commercial portion of the planned unit development does not have a specific site plan proposed at this time but through experience and discussions had with the developer and commercial builders, the commercial area is being planned as groups to have common parking areas and common ingress and egress points that minimize potential traffic conflicts and will not travel through the residential portion of the proposed subdivision. Further, all required landscape buffers will be installed in compliance with 10-02-09-6. Therefore, Staff find the future building design should comply with this criteria.

Development Criteria #5 (Future Development): All areas designed for future development or expansion or not intended for immediate improvement shall be landscaped or otherwise maintained in a neat and orderly manner.

Staff Comments:
Only the commercial area of the development is not specifically planned at this time but may be moved up in the phasing schedule dependent upon market and utility considerations. In the meantime, the Developer and owner are required to maintain the proposed commercial lots in clean and weed free state. Further, Staff is recommending a condition of approval that the full Midland Blvd. buffer section be installed and landscaped no later than phase 2 of the residential portion of the development, per the submitted phasing plan. The required street buffer to HWY 20/26 will be installed upon commercial lot development.

Development Criteria #6 (Required Setbacks): All setbacks of the underlying zone must be met unless changes in the development standards and bulk regulations are approved as per subsection 10-13-05. Townhomes within a planned unit development are permitted to have a 0' side yard setback.

Staff Comments:
Through the noted 10-13-05, the Applicant is requesting deviations from the base zoning standards as outlined within the zoning district review in earlier sections of this report. Specifically, the Applicant requests the following as outlined within their narrative for the R-1 and R-2 zones:

R-1 Standard

R-1 Zoning District	Max Height	Front Yard Garage	Front Yard Living	Rear Yard	Interior Side Yard	Street Side Yard	Interior Min. Lot Area	Corner Min. Lot Area	Min. Lot Frontage
Standard	*30*	*22*	*15*	*20*	*5*	*15*	*8,000*	*9,500*	*50*
Proposed	**30**	**20**	**10**	**12**	**5**	**10**	**6,480**	**9,500**	**40**

R-2 Standard

R-2 Zoning District	Max Height	Front Yard Garage	Front Living / Front Alley	Rear Yard / Rear Alley	Interior Side Yard	Street Side Yard	Interior Min. Lot Area	Corner Min. Lot Area	Min. Lot Frontage
Standard	*40*	*22*	*15*	*15*	*5*	*15*	*4,000*	*5,000*	*30*
Proposed	**40**	**20**	**10** / **8**	**12** / **5**	**5**	**10**	**1,870**	**3,200**	**25**

As depicted above, some dimensional standards are proposed to match the standard zoning regulations while others are not. The Applicant is requesting to reduce the minimum lot size in both the R-1 and R-2 zones for the purpose of providing varying lot sizes and housing options with the proposed single-family attached land use. Specific to the proposed traditional detached single-family lots in the R-2 zone, none of the proposed lots are below the 4,000 square foot minimum—the 1,870 sf minimum depicted in the table above is in relation to the alley-loaded, single-family attached townhomes only and is in fact only a reduction of 130 sf in lot area, down from 2,000 sf permitted within the standard zoning code for single-family attached dwellings. Overall, the request to deviate below the minimum lot size for one of the housing types proposed and reduce some setbacks across the development, permits a larger variety of lot sizes and dwelling sizes, which is depicted on the proposed preliminary plat—the plat depicts single-family residential lot sizes ranging from 1,876 sf up to 14,706 sf.

As discussed, the proposed single-family attached homes are depicted as alley-loaded with many of them fronting onto shared vistas instead of a street. This is a less common type of housing option in Caldwell that is not feasible under strict zoning compliance. The requested dimensional standard deviations within the R-2 area allow for this type of housing option, previously approved in the Arbor and Aviary subdivisions. Further, the Applicant states the proposed mix of housing options meets this criteria by providing unique housing options that enhance walkability, foster neighborhood connections and community, and creates a patio home environment with open space instead of additional asphalt.

Development Criteria #7 (Clustering): Every clustered area developed under the planned unit development approach should be designed to abut upon common open space or recreational amenities. Clustering is desired in mixed unit developments.

Staff Comments:

The development does not specifically propose a clustered development. However, through the requested deviations, the site design appears to comply with this criteria by allowing for homes that front onto clustered open space and amenities and allow smaller lots instead of larger ones that subsequently permits more open space and recreational opportunities for the residents of the subdivision.

Development Criteria #8 (Parking): Off-street parking shall be provided in accordance with the parking requirements as specified by 10-02-05 of this chapter.

Staff Comments:
Staff reviewed the off-street parking to ensure compliance with 10-02-05 of this chapter and has found it meets or exceeds the minimum requirements.

Development Criteria #9 (Access): All lots developed as single-family residential lots shall front or shall have frontage along a public roadway or common driveway. All other lots developed for residential purposes shall front a public roadway or shall utilize common driveways as regulated by Section 11-03-02 or shall comply with Section 10-14-02.

Staff Comments:
The subdivision code requires that all lots developed as single-family residential lots front or have frontage along a public roadway or common driveway. All of the single family detached lots have frontage along a public roadway. Through the PUD process, the Applicant is requesting to deviate from the subdivision code standard for 51 of the 84 attached lots so they may front onto open space and reduce the required amount of streets/asphalt and enhance the walkability and open space, as discussed above.

Development Criteria #10 (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. A PUD developer may sell a portion of an approved PUD if the purchaser submits a notarized letter to the planning and zoning director stating that he/she reviewed the order of decision, development agreement, phasing plan, and all other applicable materials and agrees to comply with all conditions of approval.

Staff Comments:
The subject parcels are currently owned by two groups, DWT Investments LLC and Winco Foods LLC, so direct compliance with this is not feasible from an ownership standing. However, the two owners are aware of this requirement and the developer, Brighton, will be in overall control of the PUD and its administration. Therefore, the project has met compliance with this criterion.

Development Criteria #11 (Planned Unit Development Size): Unless the site qualifies as an infill development, the overall site shall consist of a minimum gross area of ten (10) acres.

Staff Comments:
The proposed site is approximately 124 acres in size and therefore is compliant with this criteria.

Development Criteria #12 (Phasing Plan): The applicant shall submit a phasing plan for all features and amenities in a planned unit development. The phasing plan shall be approved by the city council and may be amended by the planning and zoning director and city engineer. A staff level denial of a requested amendment may be appealed to the city council.

Staff Comments:

The applicant submitted a phasing plan as part of their application submission. The phasing plan delineates the phasing for all features and amenities. Staff review of the phasing plan has found compliance with this criterion.

Development Criteria #13 (Classification of Uses): More than one classification of uses and more than one use within these classifications shall be permitted on a lot or parcel within the same building or different buildings if the proposed individual uses are permitted uses. Any special uses will be heard as part of the planned unit development hearing process.

Staff Comments:
The single-family detached housing is a permitted use within the underlying base zones of R-1 and R-2. Similarly, single-family attached townhomes are also a permitted use within the underlying R-2 zone. No specific uses are proposed within the H-C zone at this time but the anticipated uses of a grocery store, shopping plaza, general retail and office, and drive through restaurants are all permitted uses in the underlying zone. So, no special uses are being proposed nor requested with the submitted PUD and no more than one classification of use is proposed on a single proposed building lot at this time. Therefore, the development is compliant with this criteria.

Required Amenity Criteria #1: All planned unit developments shall have five-foot (5') wide asphalt paved pathways connecting the residential areas to all non-residential areas, open space common lots, recreational facilities, major pathways, and school bus pick-up locations.

Staff Comments:
The development proposes 5’ wide paved neighborhood pathways throughout the project connecting open space and amenities to public sidewalks with access to the future commercial area and the proposed school lot. Per the submitted pathway exhibit, Staff find the development complies with this criteria.

Required Amenity Criteria #2: All planned unit developments shall have eight-foot (8') wide asphalt paved or concrete paved or porous surfaced (other than gravel) pathways are required in all planned unit developments with a five foot (5') wide landscape buffer on each side of pathways. Pathways meeting the standards listed above are required to provide connectivity to adjacent pathways, to comply with the city’s pathway master plan, and to provide for connectivity to adjacent properties. In general, pathways shall meander through the center of the PUD, be entirely located within a platted common lot that is dedicated as a public access easement and provide connectivity to adjacent parcels of land.

Staff Comments:
Per the submitted pathway exhibit, the Applicant is proposing the sidewalk on the north side of the new collector street, Soaring Heights Drive, be the 8’ community pathway and is depicted with a minimum of 5’ of landscaping on each side of the pathway. The proposed location provides connectivity east-west through the site, additional access to the commercial area, and access to the 10’ pathway along the west boundary.

Required Amenity Criteria #3: All planned unit developments shall have usable open space (as defined in section 10-07-10 of this chapter) of at least fifteen percent (15%) of the gross area.

Staff Comments:
The proposed development, per the submitted plat, landscape plans, and open space exhibit and staff review, proposes approximately 14 acres of qualified open space for the residential portion of the project which accounts for approximately 19%, above the 15% requirement.

Required Amenity Criteria #4: All planned unit developments shall have Street landscape buffers with undulating berms of a two to one (2:1) to three to one (3:1) ratio.

Staff Comments:
The submitted landscape plans depict berming throughout the Midland Blvd. Street buffer; additional berming will be required along HWY 20/26 upon development of the large commercial lots. Future final plat and construction drawing permits are required to maintain compliance with this standard.

Additional Required Amenity Criteria #1: All planned unit developments shall have a minimum of four (4) or more amenities in accordance with 10-13-04(1)B of Caldwell City Code.

Staff Comments:
Out of the list provided within 10-13-04(1), the development proposes the following amenities to comply with this criteria: Land provided for a public facility (school lot and a fire station lot); playground/tot-lot; rear-entry garages for some of the residential lots; and a clubhouse with a swimming pool. In addition, the development proposes a dog park, a bike repair station along a segment of the linear park, the linear park itself, a grill and patio area, and wildlife observation garden. In total, nine (9) amenities are proposed, of which at least 5 meet this criteria.

PUD Flexibility in Zoning Standards: Caldwell City Code Section 10-13-06(1) allows for the developer to request to deviate from the height, lot line setback, and lot dimension schedule found in this chapter for the underlying zone, with the approval of the city council. Requests for deviations shall be listed in full as a part of the planned unit development application and narrative.

Staff Comments:
As discussed above within PUD Development Criteria #6, the Applicant is requesting deviations from the dimensional standards and has outlined these requests within the application and narrative. The deviation requests are to provide different housing options that include traditional detached single-family and single-family attached "carriage" homes that utilize rear entry garages and front onto open space. None of the requested deviations result in a project that is non-compliant with the underlying density allowances; in fact, the proposed development is on the lower end of the allowed residential densities.

Modifications to Other Zoning and Subdivision Standards: Caldwell City Code Section 10-13-06(2) allows for modifications to other zoning and subdivision standards to be considered by City Council in exchange for additional amenities above and beyond what is required in this section and will be considered by the planning and zoning commission and city council on a case-by-case basis.

Staff Comments:
Outside of the zoning standards that are requested to deviate, the development also proposes a deviation from the subdivision code regarding lot frontage to public roads. As discussed throughout this report, the development includes rear entry, single-family attached homes that front onto open space instead of public streets. City Council could determine the inclusion of vista fronted homes is considered an amenity in itself. If not, the Applicant has included a number of additional amenities above the PUD required four (4) by including open space in excess of the minimum requirements, a linear park and 10' regional pathway, a dog park, wildlife observation garden, and bike repair station.

Infill Development Additional Criteria: Caldwell City Code Section 10-13-07 requires development utilizing the infill objective to demonstrate the proposed building design is compatible with the existing neighborhood and adjoining properties by taking into account building type, height, bulk, and site location.

Staff Comments:
Not applicable. The development does not have to comply with the criterion as it is not meeting nor requesting utilization of the infill objective for a planned unit development.

VII. PUBLIC NOTIFICATIONS

The following noticing was completed in accordance with Caldwell City Code Section 10-03-12.

Public Hearing Notifications	
Notice Type	**Date**
Neighborhood Meeting Held	8/4/2025
Public Agency Notification Sent for Notification of Both Hearings (See attached exhibit for list of agencies notified)	11/24/2025
(500') Radius Notices Mailed - Hearing Examiner Hearing (Min. 15 days prior to hearing)	3/25/2026
Legal Ad Published - Hearing Examiner Hearing (Min. 15 days prior to hearing)	3/28/2026
Physical Site Posted - Hearing Examiner Hearing (Min. 10 days prior to hearing)	3/26/2026
Applicant Proof of Posting Received - Hearing Examiner Hearing	3/26/2026
Hearing Examiner Public Hearing	4/14/2026
Notice Type	**Date**
(500') Radius Notices Mailed – City Council (Min. 15 days prior to hearing)	5/26/2026
Legal Ad Published – City Council (Min. 15 days prior to hearing)	5/29/2026
Physical Site Posted – City Council (Min. 15 days prior to hearing)	5/22/2026
Applicant Proof of Posting Received – City Council (Min. 10 days prior to hearing)	5/26/2026
City Council Public Hearing	6/15/2026

VIII. 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 **PA-Exhibits** attached hereto.

Public Agency Responses Received	
Agency Name	**Comments/Description**
Caldwell Engineering Department	Memo with Conditions of Approval
Caldwell Fire Department:	Impact Statement and Conditions of Approval, including a requested condition for the timing of the Fire Station lot. A congruent condition has been added to this report and will be added to the new Development Agreement.

Caldwell Police Department.	Impact Statement and General Information
Vallivue School District	Letter providing information about schools serving development with noted concern regarding the ability to serve due to other approved developments, specifically Warhawk Elementary and Ridgevue High as Ridgevue is also heavily impacted by growth in the City of Nampa.
Canyon Highway District #4	Letter provided with general requests for ROW dedication to the City and for the City to take over maintenance of Midland Blvd. between 20/26 and Lincoln Road. Also provided notes about anticipated road closures from ITD road widening project of 20/26.
Gem Prep Schools	Letter of support submitted for development. Letter notes a successful history of collaboration with the developer, Brighton, and appreciates the shared values between them.
The following agencies responded acknowledging they reviewed the application but had no comments:	
City of Nampa	

IX. PUBLIC COMMENTS

The following public comments were received prior to the completion of this staff report and are included in their entirety as part of the official record and **PC-Exhibits** attached hereto. Late Exhibits received after the staff report will be reflected in the updated staff report to City Council and entered into the official record.

Public Comments Received		
Position	**Name and Address**	**Comments/Reason**
Neutral	Suncore Construction and Materials	Discussed the potential conflicts between their adjacent industrial business and possible mitigations.

X. HEARING EXAMINER PUBLIC PROCESS AND DECISION

Public Process:

A public hearing on the proposal(s) was held before the Hearing Examiner on 4/14/2026, 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 Hearing Examiner public hearing and is included in its entirety as part of the official record.

No public testimony beyond the Applicant's presentation occurred at the public hearing.

XI. HEARING EXAMINER HEARING BODY DECISIONS:

The Hearing Examiner chose to:

1. **Recommend Approval as Presented**
2. ~~Recommend Approval with Modified Conditions~~
3. ~~Recommend Denial * See notes below~~
4. ~~Continue to a Future Meeting Date~~
5. ~~Postpone Action and Remand to Staff~~

In making its decision on any application, the Hearing Examiner:

1. Reviewed all evidence – considered all factual evidence, documents, and testimony submitted during the public hearing process;
2. Evaluated compliance – assessed each application against the specific approval criteria established by the applicable code or ordinance; and
3. Based the recommendation decision on the factual evidence in record – ensured that recommendations and/or final decisions and any conditions of approval were supported by factual evidence and testimony presented in the public record.

* Notes:

- Motions for recommendations of denial shall include the reason for the recommendation of 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 recommendation of denial of an annexation, no justification has to be provided for such denial recommendation.

XII. 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 6/15/2026.

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.

XIII. 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:

4. Review all evidence – consider all factual evidence, documents, and testimony submitted during the public hearing process;
5. Evaluate compliance – assess each application against the specific approval criteria established by the applicable code or ordinance; and
6. 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.

XIV. 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 or amended by the governing body will be shown underlined

Specific Requirements:

1. Future development of the subject parcels, as outlined within this report and the submitted application, shall be substantially consistent with the approved preliminary plat, landscape plan, open space exhibit, pathway exhibit, conceptual elevations, recorded Development Agreement (as amended), and narrative outlining the Planned Unit Development request and deviations.
2. The Developer, Brighton Development, has agreed to donate Lot 2, Block 11, to the City of Caldwell at no cost, for future construction of a new Caldwell Fire Station. Said lot shall be no less in area than what is depicted as 84,188 sf, or approximately 1.933 acres. The Developer shall complete all grading, frontage improvements, and installation of utility services to the lot to deliver the lot in a "turnkey" condition that is suitable for immediate construction no later than phase 2 of the Aviary Heights Subdivision.
3. Lot 1, Block 11 (approximately 7.3 acres), as depicted on the preliminary plat, shall be reserved for the proposed Gem Prep charter school. If this school is not constructed per the agreement between the developer and Gem Prep, said lot shall be reserved for a future public/quasi-public use. To remove this condition, a Development Agreement Modification application will be required.

4. Future commercial uses shall be reviewed for compliance with all Caldwell City Code and zoning standards at the time of development of each commercial lot.
5. Prior to building permit submittal or construction drawing submittal, whichever is first, for the proposed Gem Prep charter school on Lot 1, Block 11, the Developer shall coordinate with the school and City to identify the appropriate and relevant school crossings for safe routes to schools throughout the development. Developer shall be responsible for installation of these crosswalks within each relevant phase.
6. The required Midland Boulevard arterial street buffer adjacent to the commercial lots within the H-C zone shall be constructed no later than Phase 2 of the residential portion of the Aviary Heights Subdivision.
7. Prior to the City Council hearing, the landscape plans shall be revised to include the required and proposed groundcover percentages of grass/sod, shrub beds, and any non-vegetative groundcover for all street buffers and pathways, per 10-02-09 of Caldwell City Code.
8. Prior to construction drawing and final plat submittal for each phase, an Alternative Methods of Compliance application shall be submitted to verify street buffer widths and measurement point.
9. At the time of construction drawing and final plat submittal for each phase, landscape plans shall identify fencing along the west boundary to separate the development and linear park pathway from the railroad right-of-way and the outparcel (R343123, 10224 HWY 20/26) for increased safety. Type of fencing shall be reviewed at this time.
10. At the time of construction drawing and final plat submittal for each phase, landscape plans shall identify and depict the required number of shrubs for all street buffers and pathways, per 10-02-09 of Caldwell City Code.
11. At time of construction drawing and final plat submittal for each phase, landscape plans shall identify all required public pathway amenities (benches, trash receptacles, lighting, etc.) as described in 10-02-09-7 of Caldwell City Code.
12. The required segment of the Tri-City Corridor linear park pathway proposed within the commercial area of the preliminary plat (depicted as Lots 1 & 12, Block 13 at this time) shall be constructed at the time of commercial lot development or within one (1) year of the last residential phase of development, whichever occurs first.
13. *Site Plan, Building Elevations and Landscape Plans:* The site plan, building elevations, and landscape plan submitted and presented to the deciding during the public hearing are hereby incorporated by reference and approved as part of the subject applications, including any modifications requested by the deciding body. The final approved site plan, building elevation, and landscape plan approved by the deciding body as part of the approval will be incorporated into the Findings of Fact, Conclusions of Law and Reasoned Decision.

    Any modification to the approved plans shall be reviewed by the Director for consistency with the approval and applicable code provisions. If the City determines that any such modifications materially alter the approved design, layout or intensity of use shall require additional public comment, through a formal public hearing, 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.

    The Director may require an additional public hearing before the original decision-making body if the proposed modification involves an issue that was raised, deliberated, or identified as a concern during the original public hearing.

14. *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 modification. If the development agreement is not received within 14 days, the Development Agreement Modification may need to be reconsidered by the City Council and may result in a loss of the approved entitlements.

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 at the time of development, unless specifically stated otherwise in a Development Agreement or in the Order of Decision. 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. *Nuisance Violations:* 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.

Site Design and Development Standards:

1. *Bulk and Dimensional Standards:* 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 the planned unit development 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.

Landscaping Specific Requirements:

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

2. *Landscape Maintenance:* All required landscaping and screening devices shall be continuously maintained in a healthy, living, safe, and attractive condition, and shall be free of weeds, dead or diseased plant materials, and debris. Any dead, dying, or diseased plant materials shall be promptly replaced in kind or with alternatives approved by Planning and Zoning.

3. *Homeowner's Association:* 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

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 built 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 submitted for approval within twenty-four (24) months of the date of signature on the approving order of decision for the preliminary plat; and 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 planning and zoning at the same time as the application for review of construction drawings has been submitted to the engineering department.

5. *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 by City of Caldwell Mapping and Planning and Zoning, at an administrative staff level. In making application, the application shall file a completed application with Planning and Zoning on forms prescribed by the department accompanied by such data and information necessary to assure the fullest presentation of facts, as determined by the Director. Subdivision name change requests shall follow the following process:

   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.

   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.

   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.

6. *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.

Planned Unit Development Specific Requirements:

1. *PUD Ownership:* A planned unit development shall be under single control during the planning and developmental stage to ensure that the development can be accomplished in a unified manner and all shared amenities, open space, and pathways are constructed.

2. *PUD Amenities:* A minimum of 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.

XV. ATTACHMENTS

Application Exhibits: (AP-Exhibits)

Application(s), Checklists, Project Narrative, Plans, Plats, Maps, and Supplemental Materials Submitted by the Applicant

Staff Exhibits: (S-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: Hearing Examiner Minutes *(DRAFT)*

Public Comments: (PC-Exhibits)

Public Agency Comments: (PA-Exhibits)

Caldwell Engineering Dept.
Caldwell Fire Dept.
Caldwell Police Dept.
City of Nampa
Canyon County Highway District
Vallivue School District
Gem Prep Schools

AP-EXHIBITS

This includes all application materials and documents submitted and Applicant's Presentation Materials for Public Hearing

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)*	Aviary Heights
Site Address(s): *Upload separate attached sheet if more than six (6) site addresses*	
Suite #s:	
Parcel #s:	34121, 34121010, 34125010, 34125, 34122, 34126, 34123010, 34127, 34127010
Total Acres:	124.623
Prior Use of Property:	Agricultural
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:	Eli Benski
Company Name: *(if applicable)*	Brighton Development
Mailing Address:	2929 W Navigator Dr #400 Meridian ID 83642

Phone:	(208)565-7726	**Email:**	ebenski@brighton.co
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:	DWT Investments LLC
Mailing Address:	2929 W Navigator Dr #400 Meridian ID 83642
Phone:	(208) 378-4000
Email:	

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

Name:	
Company Name: *(if applicable)*	Brighton Development
Mailing Address:	2929 W Navigator Dr #400 Meridian ID 83642
Phone:	(208) 378-4000
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:	
Company Name: *(if applicable)*	KM Engineering
Mailing Address:	5725 N Discovery Way Boise ID 83713

Phone:	(208) 639-6939	**Email:**	

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

Name:	
Company Name: *(if applicable)*	KM Engineering
Mailing Address:	5725 N Discovery Way Boise ID 83713

Phone:	(208) 639-6939	**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; 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)

Eli Benski	10/20/2025
Applicant / Applicant's Representative Printed Name	Date

Elizabeth Benski

Digitally signed by Elizabeth Benski
DN: C=US, E=ebenski@brighton.co, O=Brighton Corporation, OU=Development, CN=Elizabeth Benski
Date: 2025.10.20 15:23:21-06'00'

Applicant / Applicant's Representative Signature

City of Caldwell
Planning and Zoning Department
621 Cleveland Blvd., Caldwell, Idaho, 83605
Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

SUBDIVISION PRELIMINARY PLAT CHECKLIST

The following items shall be included in any application submittal. Additional information may be required, as indicated in your roundtable (pre-app) meeting or upon official review of the plans. Please check the box for each item listed below to confirm submission of the item listed.

SECTION I

SUBMITTAL DOCUMENTS & RELATED PLANS		Applicant	Staff
Master Land Use Application	Copy of completed, signed and dated application	✓	
Application Checklist	Copy of completed, signed and dated checklist	✓	
Property Owner Acknowledgement	If the signatory of the application is not the owner of the property, a notarized statement (property owner acknowledgement) must be signed by the legal owner of record and submitted with the application	✓	
Proof of Property Ownership	Recorded Warranty Deed for the subject property showing proof of ownership, or evidence of property interest to subject property	✓	
Legal Description of Property	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 certified by a land surveyor registered to the State of Idaho.	✓	
Neighborhood Meeting Information	The verification shall include: • A copy of the letter mailed by the applicant *(Min. 15 days prior to meeting)* • A copy of the 500' mailing list indicating all notified owners, residents and associations • A copy of the sign-up sheet from the meeting, with your signature *Note: Neighborhood meetings must have been held within four (4) months of application submission.*	✓	
Photographs	Photographs of existing site conditions	✓	
Project Narrative	Narrative fully describing the application request(s), the purpose of the development, existing site conditions, and what is being proposed.	✓	
Concept Building Elevations	Colored concept elevations of all four (4) sides of buildings, indicating building heights, colors, materials, windows, doors, and architectural features.		
Site Plan (Scaled)	Site plan, drawn to scale, showing location of all property lines, existing and proposed buildings, utilities, setbacks, easements, and streets with street names.	✓	
Preliminary Plat	High resolution preliminary plat, to scale. See requirements for plan content in **Section II below**	✓	
Landscape Plan	High resolution landscape plan, to scale. See requirements for landscape plan contents in **Section III below**	✓	

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SECTION II

PRELIMINARY PLAT CONTENT		Applicant	Staff
Plans to Scale	All mapped data for the same plat shall be drawn at a scale suitable to ensure the clarity of all lines, bearings and dimensions, said scale typically being one hundred feet to an inch (100' = 1"). Whenever practical, scales shall be adjusted to produce an overall drawing measuring eighteen inches by twenty- four inches (18" x 24"), but not exceeding forty-two inches by sixty inches (42" x 60").	✓	
Subdivision Name and Location	The proposed subdivision name and location shall be provided on the plat and shall meet the following: • Said name shall be approved by the City Mapping Department and shall not being a duplicate name of any other recorded subdivision within Canyon County or any of the cities in Canyon County; • Location of subdivision by section, township and range; reference by dimension and bearing to a combination of two (2) section corners, quarter section corners, or recorded monuments. (Ord. 3374, 12-6-2021)	✓	
Contact Information	Name, address and phone number of property owner(s), subdivider, engineer, planner, and surveyor who prepared the plat, and any other professional persons involved in the subdivision.	✓	
Scale, North Arrow, and Plan Preparation Date	Scale, north arrow and date of preparation including dates of any subsequent revisions.	✓	
Vicinity Map (Scaled)	Vicinity map drawn to a maximum scale of one inch equals five hundred feet (1" = 500'), clearly showing the proposed subdivision or planned unit development configuration in relationship to, as well as, identifying and showing lot lines and street connections of all adjacent subdivisions, all arterial streets, all collector streets and bodies of water.	✓	
Topography	Topography based on NAVD 88 datum shown on the same map as the proposed subdivision layout. Contour lines shown at five foot (5') intervals where land slope is greater than ten percent (10%) and at two foot (2') intervals where land slope is ten percent (10%) or less, referenced to an established bench mark, including location and elevation.	✓	
Existing Water	Location of existing water wells and type, streams, canals, irrigation laterals, drainage facilities, private ditches, washes, lakes and other water features; direction of flow; regulatory floodplain and floodway boundaries if any; and location and extent of known areas subject to inundation if any.	✓	
Streets and other Important Features	Location, widths and names of all existing streets and location, arrows indicating direction of slopes, type of surface and existence of any curb, gutter and/or sidewalks. Other important features such as railroads, utility rights of way and easements of public record, public areas, permanent structures to remain including water wells, and municipal corporation lines within or adjacent to the tract.	✓	
Recorded Subdivisions with Common Boundaries	Name, book, page number and lot line layout of any recorded adjacent subdivision having common boundary with the tract.	✓	
Table Schedule *(see attached example)*	Table Schedule of: • Existing zoning classification of the tract with any requested zoning changes. • Total acreage of the entire subdivision • Total number of buildable lots by land use type. • Total number of common lots. • Total gross acreage • Average buildable lot size • Dwelling units per gross acre.	✓	

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PRELIMINARY PLAT CONTENT cont.		Applicant	Staff
Subdivision Boundary	The subdivision boundary with dimensions and bearings shall be based on an actual recorded field survey, performed within six (6) months of the preliminary plat application, and shall include the professional land surveyor stamp. Boundary problems shall be resolved prior to preliminary plat submittal. Stamping of the preliminary plat by the professional land surveyor pertains only to the boundary survey and should be noted as such.	✓	
Public dedications of rights of way or easements	Proposed location, width, dimensions and bearings, and use of all proposed easements within the subdivision. All existing easements with location, width, dimensions, bearings, use and instrument numbers. Designation of all land to be dedicated or reserved for public use with purpose indicated.	✓	
Names, Addresses, and Tax Parcel Numbers	Names, addresses and tax parcel numbers for all property owners within three hundred feet (300') of the exterior boundary of the subdivision, displayed visually on the plat in the appropriate locations.	✓	
Utilities	Storm drains and water supply mains, both proposed and existing, within and immediately adjacent to the subdivision. Approximate location of existing sanitary sewer facilities, manholes, lines, and any other sewer related facilities within and adjacent to the subdivision.	✓	
Proposed Street Layout	Proposed street layout, including location, width and proposed names of streets, common driveways, alleys, major pathways, micro pathways and easements; pedestrian and vehicular connections to adjoining properties.	✓	
Lot Dimensions	Typical lot dimensions to scale; dimensions of all corner lots and lots of curvilinear sections of streets; each lot and block numbered individually; each lot labeled with its individual lot acreage and square footage.	✓	
Land Use and Zoning Classification (Each Area)	If plat includes land for which multi-family, commercial, industrial or mixed use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any.	✓	
Special Development Areas	Appropriate information that sufficiently details the proposed subdivision within any special development area, such as: • Hillside • Floodplain		
On and Off-Site Improvements	The proposed on and off site improvements including water supply systems, sanitary sewer systems and stormwater drainage.	✓	
Access and Approaches	Width, spacing and location of all proposed approaches to the subdivision with type (example: full approach, right in/right out approach) of approach indicated.	✓	
Proposed Utility Methods	(A) Sewage Disposal: Such evidence relative to the design flows within the subdivision, and operation of the sanitary sewage facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat. (B) Water Supply: Such evidence relative to the design, operation, volume and quality of the water supply and facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat. (C) Stormwater Disposal: Such evidence relative to the design and operation of the stormwater disposal system. A statement as to the type of facilities proposed, and an indication of all areas to be used for treatment/disposal shall appear on the preliminary plat. All stormwater design shall comply with the city's most recent "Stormwater Management Manual" as adopted by council as of the date of preliminary plat application submittal. (D) Irrigation System: A statement describing the proposed irrigation system, consistent with section 10-07-12 of the Caldwell City Code, shall appear on the preliminary plat.	✓	

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PRELIMINARY PLAT CONTENT cont.		Applicant	Staff
Acknowledgement	Note acknowledging that, to the best of the preparer's knowledge, the preliminary plat meets all requirements of city code; or if said plat does not meet all requirements then the plat has been submitted as a planned unit development and any and all requested exceptions have been listed in detail as part of the planned unit development application or it is not a planned unit development but any exceptions as allowed in this chapter have been noted on the preliminary plat and specifically requested as a part of the application.	✓	

SECTION III

LANDSCAPE PLAN CONTENT (CCC 10-07-03)		Applicant	Staff
Plan Preparation	Landscaping plans shall be prepared by a landscape architect, a landscape designer or a qualified nursery person; Landscape plans shall be stamped by a licensed landscape architect.	✓	
Plan Size	Detailed plan at a scale no smaller than one inch equals fifty feet (1" = 50')	✓	
Streets, Setbacks and Easements	Show all streets, setbacks, and easements, Streets shall be identified by name. Dimension and label all right-of-way, setbacks, and easements	✓	
Sight Visibility Triangles	Show and label all sign visibility triangles.	✓	
Storm Water Facilities and Berms	Show all storm water facilities and berms. Indicate berm heights, slopes and proposed landscaping	✓	
Off-Street Parking & Bicycle Parking	• A note listing the required number of parking spaces and bicycle parking spaces. • A note listing the provided number of parking spaces and bicycle parking spaces. The provided number of parking spaces and bicycle parking spaces shall equal or exceed the required number of parking spaces and bicycle parking spaces. • Circulation area required to serve the parking spaces with typical dimensions.	✓	
Existing Trees and/or Shrubs	Location of all existing trees and shrubs, and the approximate size and type of any existing trees and shrubs. Indicate by note which trees and/or shrubs will remain, if any.	✓	
Existing and Proposed Structures	Location of all existing and proposed structures and a note of whether or not the existing structures will remain	✓	
Pathways	Location, width, and type of pathways, along with identification of all required pathway materials and landscaping callouts: • Micro Pathways • Major Pathways • Public Pathways • Regional Pathways • Indian Creek Corridor Pathways (if applicable)	✓	
Open Space Exhibit	All open space clearly delineated using colored shading so it is readily identifiable. The open space exhibit shall contain a table identifying: • The percentage and acreage of each individual areas of open space and if the open space is being calculated as qualified open space • The total percentage and acreage of code required open space and qualifying open space in relationship to the gross area of the project • The total percentage and acreage of proposed open space and qualifying open space in relationship to the gross area of the project	✓	
Public Amenities	Location, size, and types of new structures for recreational use (i.e., gazebos, water features, picnic areas, shuffleboard, etc)	✓	

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LANDSCAPE PLAN CONTENT (CCC 10-07-03)		Applicant	Staff
School Bus Stops	Location of school bus stop areas within a common lot or common easement		
Public Transit Stops	Location of any public transit		
Street Landscape Buffers	Location and width of all street landscape buffers. Include the location of all sod, trees, shrubs, plantings, and other materials proposed.	✓	
Landscape Buffers Between Land Uses	Location and width of all landscape buffers between different land uses. Include the location of all sod, trees, shrubs, plantings, and other materials proposed.	✓	
Parking Lot Landscaping	Location and size of all landscape islands within parking lots, Include the location of all landscaping materials proposed		
Trash Enclosures	Location of all trash enclosures, to include details about screening and landscaping		
Fencing	Location, height, color, and materials for all existing or proposed fencing	✓	
Other Landscape Amenities	Provide location, size, type and description of all other landscape improvements such as berms, decorative rock, boulders, etc.	✓	
Landscape Schedule	Provide a table listing all of the locations, descriptions, types and numbers of landscaping products to be installed.	✓	

SECTION IV

GENERAL PROJECT INFORMATION

Type of land uses within subdivision:	Residential only Commercial only Industrial only Mixed-use *(mix of residential and non-residential uses)*
Has your development / subdivision name, street names, and lot and block numbers been approved by the City of Caldwell Mapping Division?	Yes (No) *If yes, have you made any changes or modifications to the previously approved pre-plat approved by Mapping?* Yes No
Will the subdivision be phased?	(Yes) No If yes, how many phases are proposed? 5
Development timeline for full build out?	6 years

LAND USE AND ZONING INFORMATION

	Zoning Designation	Comp Plan Designation	Land Use
Existing (Subject Property)	R-1, R-2, H-C	Neighborhood 2 & 3, Mixed Use Center	Agricultural
Proposed (Subject Property)	No change	No change	Residential, Commercial, and Civic
North of Site			
South of Site			
East of Site			
West of Site			

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PROJECT SPECIFIC INFORMATION

	Number of Lots	Acres	Percent of "Net" Acres *Net acreage is the total acreage minus any public streets and public rights of way*
Residential Lots	305	40.024	60.72%
Commercial Lots	13	11.882	18.02%
Industrial Lots			
Common Lots	55	14	21.24%

EXISTING AND PROPOSED BUILDING DATA

	# of EXISTING buildings	# of PROPOSED buildings	# of EXISTING dwelling units	# of PROPOSED dwelling units	Max. Building Height	Total GROSS square footage of buildings
Residential:						
Single-family (detached) homes			1	160		
Townhomes				145		
Two-family *(duplex)*						
Three-family residential *(triplex)*						
Four, five and six family *(fourplex, fiveplex, and sixplex)*						
Multi-family (7 or > dwelling units) in a single building						
Commercial			N/A	N/A		
Industrial			N/A	N/A		
Type of Commercial or Industrial Buildings:		Single-tenant building(s)	Multi-tenant buildings			

DENSITY AND OPEN SPACE (Comprehensive Plan and CCC 10-07-05)

Dwelling units per gross acre (Density):	Max. Allowed	Proposed
	Neighborhood 2: 2-8 Neighborhood 3: 4-20	Neighborhood 2: 3.11 Neighborhood 3: 6.374
Total Open Space	% Required	% Proposed
		25 - (6.8% is non-qualified open space)
Total "Qualifying" Open Space	% Required	% Proposed
	15	19
Included	**NOTE:** *Attach a separate Open Space Exhibit showing all areas of open space highlighted, all areas highlighted and labeled for qualifying open space, and table with breakdown, square footage, percentage and acreage of all open space vs. qualifying open space.*	

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PARKING, LOADING AND PEDESTRIAN AMENITIES (CCC 10-02-05)		
Description	**Min. Required**	**Proposed**
Electric vehicle parking spaces		
Off-street parking spaces	610	610
Commercial loading spaces		
Industrial loading spaces		
Bicycle parking spaces:		
Describe any public transportation facilities that will be provided in accordance with (CCC 10-02-05 B)		
Public Amenities:	***Provide a description of the type of public amenities proposed***:	

LANDSCAPING AND PATHWAYS (CCC Chapter 10, Article 7)	
Landscaping: (*Please check all locations where landscaping will be provided)*	Parking lot Common areas Street landscape buffers Between different land uses Pathways Around building exterior Other _____
Major Pathways	*Describe location, width, and landscaping:* See exhibit 4 of "Exhibits" attachment
Micro Pathways	*Describe location, width, and landscaping* Found throughout the subdivision, fencing will be on the private lots abutting the pathways. See exhibit 4 of "Exhibits" attachment
Public Pathways *(per Bicycles and Pathways Master Plan)*	*Describe location, width, landscaping, and any proposed fencing:* Found to the west of the development, fencing will be on the private lots abutting the pathway. See exhibit 4 of "Exhibits" attachment

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STREET LANDSCAPE BUFFERS (CCC 10-07-08)

Location *(Enter Street Name)*	Min. Width Required	Proposed Width	% of Sod Proposed	# of Trees Proposed	Min. Tree Spacing *(in feet)*	# of Shrubs Proposed	Min. Shrub Spacing *(in feet)*
Midland	25	20		Sheet PPL9		Sheet PPL9	Approval at FP
Skygate	15	15		Sheet PPL4		Sheet PPL4	Approval at FP
Soaring Heights	20	15		Sheet PPL5		Sheet PPL5	Approval at FP
20/26	25						Approval at FP

BUFFERS BETWEEN LAND USES (CCC 10-07-10)

Location *(If not required, put N/A)*	Min. Width Required	Proposed Width	% of Sod Proposed	# of Trees Proposed	Min. Tree Spacing *(in feet)*	# of Shrubs Proposed	Min. Shrub Spacing *(in feet)*
North Property Line							
South Property Line							
East Property Line							
West Property Line	20	100		Preliminary shown in landscape			

PUBLIC SIDEWALKS

Location (Street Name)	Min. Width Required	Proposed Width	Type of Sidewalk		
West property Linear Park (See exhibit 4 of "Exhibits" attachment)	8	10	Meandering	Attached	Detached
Mid Blocks through out sub (See exhibit 4 of "Exhibits" attachment)	5	5	Meandering	Attached	Detached
Along Soaring Heights (See exhibit 4 of "Exhibits" attachment)	5	8	Meandering	Attached	Detached
Along all other public streets (See exhibit 4 of "Exhibits" attachment)	5	5	Meandering	Attached	Detached

UTILITIES, INFRASTRUCTURE, AND PUBLIC SERVICES INFORMATION

Domestic Water:		Individual Domestic Well – How Many? 1 - to be vacated
		Centralized Public Water System
		City Municipal Water System to be installed - connection in 20/26
		N/A
	Nearest Water Line Connection:	
Sewer (Wastewater):		Individual Septic
		City Municipal Sewer to be installed - connection in 20/26
		N/A
	Nearest Sewer Line Connection:	
Irrigation:		Surface
		Irrigation Well
		Pressurized to be installed
		Gravity
		N/A
	Nearest Irrigation Connection:	
	Irrigation District: Pioneer Irrigation District	

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Stormwater:		Swales
		Ponds
		Borrow Ditches
		Other, Explain: Sub-surface seepage bed
Stormwater Management:	Does the site disturb one or more acres of land? (Yes) No	
Fire Suppression Water Supply Source:	City Municipal Water System	
Sources of Surface Water on or Nearby Properties (i.e., creeks, ditches, canals, lake, etc.):	Ditches and cancals	
Type of Site Access:		Street Frontage 20/26 & Midland Blvd
		Easement Easement Width: Instrument #
Street(s) Providing Access:	20/26 and Midland Blvd	
Will Secondary Access for Fire be Provided:		Yes x
		No
Internal Roads:		Public x
		Private
		Internal Circulation
		Road User's Maintenance Agreement Inst#
School Districts Serving this Location:		Caldwell School District
		Vallivue School District X

SPECIAL ON-SITE CHARACTERISTICS

	Yes	No	If yes, explain:
Areas of Critical Environmental Concern?		X	
Evidence of Erosion?		X	
Fish Habitat?		X	
Floodplain?		X	
Riparian Vegetation?		X	
Steep Slopes?		X	
Streams/Creeks?		X	
Unique Animal/Plant Life?		X	
Unstable Soils?		X	
Wildlife Habitat?		X	
Historic Buildings or Features?		X	

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Describe any other unique site characteristics:	Railway and transmission lines to the west and irrigation canal to the north.

ACKNOWLEDGEMENT	
✓	I acknowledge that all items on the checklist are included in the submittal package and that all documents have been submitted as single-sided, high-resolution documents; and
✓	I acknowledge that the applicant or the applicant's representative is responsible for the physical posting of all subject sites prior to the public hearings, and for providing affidavit of proof of posting in accordance with Caldwell City Codes; and
✓	I acknowledge that the applicant or the applicant's representative IS REQUIRED to attend all public hearings for this application.

I certify this document has been acknowledged, signed and dated by the:

☐ Property Owner as the Applicant ☑ Property Owner's Agent / Representative

Eli Benski — Applicant / Applicant's Representative Printed Name

10/23/25 — Date

Elizabeth Benski — Applicant / Applicant's Representative Signature

Digitally signed by Elizabeth Benski
DN: C=US, E=ebenski@brighton.co, O=Brighton Corporation, OU=Development, CN=Elizabeth Benski
Date: 2025.10.24 09:36:12-06'00'

CITY OF
Caldwell, Idaho

Planning & Zoning

PLANNED-UNIT DEVELOPMENT

Project Name: Aviary Heights	File #:
Applicant/Agent: Eli Benski - Brighton Development	

Applicant (√)	**Please provide the following REQUIRED documentation:**	Staff (√)
✓	PUD Details Form	
✓	Narrative fully describing the proposed use/request	
✓	Recorded warranty deed for the subject property	
✓	Detailed Site Plan	
✓	Preliminary Plat (if applicable)	
✓	Signed Property Owner Acknowledgement (if applicable)	
✓	Vicinity map, showing the location of the subject property	
	Traffic Study (if applicable)	
✓	Landscape Plan (if applicable)	
✓	Neighborhood Meeting sign-in sheet	
✓	All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned.	
✓	Fee	

STAFF USE ONLY:

Date Application Received: _____

Received by: _____

Proposed Hearing Date: _____

Hearing Body: _____

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DEVELOPMENT AGREEMENT CHECKLIST

The following items shall be included in any development agreement modification submittal. Additional information may be required, as indicated in your roundtable (pre-app) meeting or upon official review of the application and/or plans. Please check the box for each item listed below to confirm submission of the item listed.

SECTION I

SUBMITTAL DOCUMENTS & RELATED PLANS		Applicant	Staff
Master Land Use Application	Copy of completed, signed and dated application	☑	☐
Application Checklist	Copy of completed, signed and dated checklist	☑	☐
Project Narrative	Narrative fully describing the proposed request, including but not limited to the reason for the development agreement modification.	☑	
Proof of Property Ownership	Recorded Warranty Deed for the subject property showing proof of ownership, or evidence of property interest to subject property	☑	☐
Legal Description of Property	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 certified by a land surveyor registered to the State of Idaho.	☑	☐
Property Owner Acknowledgement	If the signatory of the application is not the owner of the property, a notarized statement (property owner acknowledgement) must be signed by the legal owner of record and submitted with the application	☑	☐
Vicinity Map (Scaled)	Scaled vicinity map showing the location of the subject property.	☑	☐
Original Development Agreement	Provide a copy of the original development agreement that was approved and recorded	☐	☐
Draft of Development Agreement Modifications	Provide a draft of the original development agreement to be modified with all proposed text deletions shown in strike-out format, and all proposed text additions shown in underlined format.	☐ Included ☑ N/A	☐
ADDITIONAL REQUIREMENTS (Development agreement modifications where a new, standalone development agreement is proposed or required)		**Applicant**	**Staff**
Property Owner Information	Include the property owner information, including the mailing address information to be included in the new development agreement.	☑ Included ☐ N/A	☐
Legal Description of Property	Attach a legal description of the property subject to the new development agreement. Include: • A metes and bounds description, stamped and signed by a registered professional land surveyor; AND • A scaled exhibit map showing the boundaries of the legal description in compliance with the requirements of the Idaho State Tax Commission Property Tax Administrative Rules IDAPA 35.01.03.225.oh.h: OR • If property is a lot and block within an existing subdivision, include a description of the lot and block along with an exhibit map/plat depicting the location of said lot and block	☑ Included ☐ N/A	☐

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Draft of NEW Development Agreement	Provide a draft of the new development agreement that is being proposed	☐ Included ☐ N/A	☐

SECTION II

GENERAL INFORMATION			
Original Project Name	Lower Five		
Original Annexation / Rezone Case Number:	DEV23-000004		
Original Ordinance #, Instrument # and Recording Date:	*Ordinance #:*	*County Instrument #:* 2024-012911	*County Recording Date:* 4/30/24
Original Development Agreement – Date of City Council approval, Instrument # and Recording Date	*Date of City Council Approval:*	*County Instrument #:* 2024-012911	*County Recording Date:* 4/30/24

ACKNOWLEDGEMENT

I acknowledge that all items on the checklist are included in the submittal package and that all documents have been submitted as single-sided, high-resolution copies; and

I acknowledge that additional information may be requested or required in order to have a full understanding of the request; and

I acknowledge that the applicant or the applicant's representative **IS REQUIRED to attend all public hearings** for this application.

I certify this document has been acknowledged, signed and dated by the:

☐ Property Owner as the Applicant ☒ Property Owner's Agent / Representative

Eli Benski — 10/23/25

Applicant / Applicant's Representative Printed Name — Date

Elizabeth Benski

Digitally signed by Elizabeth Benski
DN: C=US, E=ebenski@brighton.co, O=Brighton Corporation, OU=Development, CN=Elizabeth Benski
Date: 2025.10.24 10:07:35-06'00'

Applicant / Applicant's Representative Signature

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SUBDIVISION PRELIMINARY PLAT CHECKLIST

The following items shall be included in any application submittal. Additional information may be required, as indicated in your roundtable (pre-app) meeting or upon official review of the plans. Please check the box for each item listed below to confirm submission of the item listed.

SECTION I

SUBMITTAL DOCUMENTS & RELATED PLANS		Applicant	Staff
Master Land Use Application	Copy of completed, signed and dated application	✓	
Application Checklist	Copy of completed, signed and dated checklist	✓	
Property Owner Acknowledgement	If the signatory of the application is not the owner of the property, a notarized statement (property owner acknowledgement) must be signed by the legal owner of record and submitted with the application	✓	
Proof of Property Ownership	Recorded Warranty Deed for the subject property showing proof of ownership, or evidence of property interest to subject property	✓	
Legal Description of Property	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 certified by a land surveyor registered to the State of Idaho.	✓	
Neighborhood Meeting Information	The verification shall include: • A copy of the letter mailed by the applicant *(Min. 15 days prior to meeting)* • A copy of the 500' mailing list indicating all notified owners, residents and associations • A copy of the sign-up sheet from the meeting, with your signature *Note: Neighborhood meetings must have been held within four (4) months of application submission.*	✓	
Photographs	Photographs of existing site conditions	✓	
Project Narrative	Narrative fully describing the application request(s), the purpose of the development, existing site conditions, and what is being proposed.	✓	
Concept Building Elevations	Colored concept elevations of all four (4) sides of buildings, indicating building heights, colors, materials, windows, doors, and architectural features.		
Site Plan (Scaled)	Site plan, drawn to scale, showing location of all property lines, existing and proposed buildings, utilities, setbacks, easements, and streets with street names.	✓	
Preliminary Plat	High resolution preliminary plat, to scale. See requirements for plan content in **Section II below**	✓	
Landscape Plan	High resolution landscape plan, to scale. See requirements for landscape plan contents in **Section III below**	✓	

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SECTION II

PRELIMINARY PLAT CONTENT		Applicant	Staff
Plans to Scale	All mapped data for the same plat shall be drawn at a scale suitable to ensure the clarity of all lines, bearings and dimensions, said scale typically being one hundred feet to an inch (100' = 1"). Whenever practical, scales shall be adjusted to produce an overall drawing measuring eighteen inches by twenty- four inches (18" x 24"), but not exceeding forty-two inches by sixty inches (42" x 60").	✓	
Subdivision Name and Location	The proposed subdivision name and location shall be provided on the plat and shall meet the following: • Said name shall be approved by the City Mapping Department and shall not being a duplicate name of any other recorded subdivision within Canyon County or any of the cities in Canyon County; • Location of subdivision by section, township and range; reference by dimension and bearing to a combination of two (2) section corners, quarter section corners, or recorded monuments. (Ord. 3374, 12-6-2021)	✓	
Contact Information	Name, address and phone number of property owner(s), subdivider, engineer, planner, and surveyor who prepared the plat, and any other professional persons involved in the subdivision.	✓	
Scale, North Arrow, and Plan Preparation Date	Scale, north arrow and date of preparation including dates of any subsequent revisions.	✓	
Vicinity Map (Scaled)	Vicinity map drawn to a maximum scale of one inch equals five hundred feet (1" = 500'), clearly showing the proposed subdivision or planned unit development configuration in relationship to, as well as, identifying and showing lot lines and street connections of all adjacent subdivisions, all arterial streets, all collector streets and bodies of water.	✓	
Topography	Topography based on NAVD 88 datum shown on the same map as the proposed subdivision layout. Contour lines shown at five foot (5') intervals where land slope is greater than ten percent (10%) and at two foot (2') intervals where land slope is ten percent (10%) or less, referenced to an established bench mark, including location and elevation.	✓	
Existing Water	Location of existing water wells and type, streams, canals, irrigation laterals, drainage facilities, private ditches, washes, lakes and other water features; direction of flow; regulatory floodplain and floodway boundaries if any; and location and extent of known areas subject to inundation if any.	✓	
Streets and other Important Features	Location, widths and names of all existing streets and location, arrows indicating direction of slopes, type of surface and existence of any curb, gutter and/or sidewalks. Other important features such as railroads, utility rights of way and easements of public record, public areas, permanent structures to remain including water wells, and municipal corporation lines within or adjacent to the tract.	✓	
Recorded Subdivisions with Common Boundaries	Name, book, page number and lot line layout of any recorded adjacent subdivision having common boundary with the tract.	✓	
Table Schedule *(see attached example)*	Table Schedule of: • Existing zoning classification of the tract with any requested zoning changes. • Total acreage of the entire subdivision • Total number of buildable lots by land use type. • Total number of common lots. • Total gross acreage • Average buildable lot size • Dwelling units per gross acre.	✓	

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PRELIMINARY PLAT CONTENT cont.		Applicant	Staff
Subdivision Boundary	The subdivision boundary with dimensions and bearings shall be based on an actual recorded field survey, performed within six (6) months of the preliminary plat application, and shall include the professional land surveyor stamp. Boundary problems shall be resolved prior to preliminary plat submittal. Stamping of the preliminary plat by the professional land surveyor pertains only to the boundary survey and should be noted as such.	✓	
Public dedications of rights of way or easements	Proposed location, width, dimensions and bearings, and use of all proposed easements within the subdivision. All existing easements with location, width, dimensions, bearings, use and instrument numbers. Designation of all land to be dedicated or reserved for public use with purpose indicated.	✓	
Names, Addresses, and Tax Parcel Numbers	Names, addresses and tax parcel numbers for all property owners within three hundred feet (300') of the exterior boundary of the subdivision, displayed visually on the plat in the appropriate locations.	✓	
Utilities	Storm drains and water supply mains, both proposed and existing, within and immediately adjacent to the subdivision. Approximate location of existing sanitary sewer facilities, manholes, lines, and any other sewer related facilities within and adjacent to the subdivision.	✓	
Proposed Street Layout	Proposed street layout, including location, width and proposed names of streets, common driveways, alleys, major pathways, micro pathways and easements; pedestrian and vehicular connections to adjoining properties.	✓	
Lot Dimensions	Typical lot dimensions to scale; dimensions of all corner lots and lots of curvilinear sections of streets; each lot and block numbered individually; each lot labeled with its individual lot acreage and square footage.	✓	
Land Use and Zoning Classification (Each Area)	If plat includes land for which multi-family, commercial, industrial or mixed use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any.	✓	
Special Development Areas	Appropriate information that sufficiently details the proposed subdivision within any special development area, such as: • Hillside • Floodplain		
On and Off-Site Improvements	The proposed on and off site improvements including water supply systems, sanitary sewer systems and stormwater drainage.	✓	
Access and Approaches	Width, spacing and location of all proposed approaches to the subdivision with type (example: full approach, right in/right out approach) of approach indicated.	✓	
Proposed Utility Methods	(A) Sewage Disposal: Such evidence relative to the design flows within the subdivision, and operation of the sanitary sewage facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat. (B) Water Supply: Such evidence relative to the design, operation, volume and quality of the water supply and facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat. (C) Stormwater Disposal: Such evidence relative to the design and operation of the stormwater disposal system. A statement as to the type of facilities proposed, and an indication of all areas to be used for treatment/disposal shall appear on the preliminary plat. All stormwater design shall comply with the city's most recent "Stormwater Management Manual" as adopted by council as of the date of preliminary plat application submittal. (D) Irrigation System: A statement describing the proposed irrigation system, consistent with section 10-07-12 of the Caldwell City Code, shall appear on the preliminary plat.	✓	

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PRELIMINARY PLAT CONTENT cont.		Applicant	Staff
Acknowledgement	Note acknowledging that, to the best of the preparer's knowledge, the preliminary plat meets all requirements of city code; or if said plat does not meet all requirements then the plat has been submitted as a planned unit development and any and all requested exceptions have been listed in detail as part of the planned unit development application or it is not a planned unit development but any exceptions as allowed in this chapter have been noted on the preliminary plat and specifically requested as a part of the application.	✓	

SECTION III

LANDSCAPE PLAN CONTENT (CCC 10-07-03)		Applicant	Staff
Plan Preparation	Landscaping plans shall be prepared by a landscape architect, a landscape designer or a qualified nursery person; Landscape plans shall be stamped by a licensed landscape architect.	✓	
Plan Size	Detailed plan at a scale no smaller than one inch equals fifty feet (1" = 50')	✓	
Streets, Setbacks and Easements	Show all streets, setbacks, and easements, Streets shall be identified by name. Dimension and label all right-of-way, setbacks, and easements	✓	
Sight Visibility Triangles	Show and label all sign visibility triangles.	✓	
Storm Water Facilities and Berms	Show all storm water facilities and berms. Indicate berm heights, slopes and proposed landscaping	✓	
Off-Street Parking & Bicycle Parking	• A note listing the required number of parking spaces and bicycle parking spaces. • A note listing the provided number of parking spaces and bicycle parking spaces. The provided number of parking spaces and bicycle parking spaces shall equal or exceed the required number of parking spaces and bicycle parking spaces. • Circulation area required to serve the parking spaces with typical dimensions.	✓	
Existing Trees and/or Shrubs	Location of all existing trees and shrubs, and the approximate size and type of any existing trees and shrubs. Indicate by note which trees and/or shrubs will remain, if any.	✓	
Existing and Proposed Structures	Location of all existing and proposed structures and a note of whether or not the existing structures will remain	✓	
Pathways	Location, width, and type of pathways, along with identification of all required pathway materials and landscaping callouts: • Micro Pathways • Major Pathways • Public Pathways • Regional Pathways • Indian Creek Corridor Pathways (if applicable)	✓	
Open Space Exhibit	All open space clearly delineated using colored shading so it is readily identifiable. The open space exhibit shall contain a table identifying: • The percentage and acreage of each individual areas of open space and if the open space is being calculated as qualified open space • The total percentage and acreage of code required open space and qualifying open space in relationship to the gross area of the project • The total percentage and acreage of proposed open space and qualifying open space in relationship to the gross area of the project	✓	
Public Amenities	Location, size, and types of new structures for recreational use (i.e., gazebos, water features, picnic areas, shuffleboard, etc)	✓	

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LANDSCAPE PLAN CONTENT (CCC 10-07-03)		Applicant	Staff
School Bus Stops	Location of school bus stop areas within a common lot or common easement		
Public Transit Stops	Location of any public transit		
Street Landscape Buffers	Location and width of all street landscape buffers. Include the location of all sod, trees, shrubs, plantings, and other materials proposed.	✓	
Landscape Buffers Between Land Uses	Location and width of all landscape buffers between different land uses. Include the location of all sod, trees, shrubs, plantings, and other materials proposed.	✓	
Parking Lot Landscaping	Location and size of all landscape islands within parking lots, Include the location of all landscaping materials proposed		
Trash Enclosures	Location of all trash enclosures, to include details about screening and landscaping		
Fencing	Location, height, color, and materials for all existing or proposed fencing	✓	
Other Landscape Amenities	Provide location, size, type and description of all other landscape improvements such as berms, decorative rock, boulders, etc.	✓	
Landscape Schedule	Provide a table listing all of the locations, descriptions, types and numbers of landscaping products to be installed.	✓	

SECTION IV

GENERAL PROJECT INFORMATION

Type of land uses within subdivision:	Residential only Commercial only Industrial only Mixed-use *(mix of residential and non-residential uses)*
Has your development / subdivision name, street names, and lot and block numbers been approved by the City of Caldwell Mapping Division?	Yes (No) *If yes, have you made any changes or modifications to the previously approved pre-plat approved by Mapping?* Yes No
Will the subdivision be phased?	(Yes) No If yes, how many phases are proposed? 5
Development timeline for full build out?	6 years

LAND USE AND ZONING INFORMATION

	Zoning Designation	Comp Plan Designation	Land Use
Existing (Subject Property)	R-1, R-2, H-C	Neighborhood 2 & 3, Mixed Use Center	Agricultural
Proposed (Subject Property)	No change	No change	Residential, Commercial, and Civic
North of Site			
South of Site			
East of Site			
West of Site			

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PROJECT SPECIFIC INFORMATION

	Number of Lots	Acres	Percent of "Net" Acres *Net acreage is the total acreage minus any public streets and public rights of way*
Residential Lots	305	40.024	60.72%
Commercial Lots	13	11.882	18.02%
Industrial Lots			
Common Lots	55	14	21.24%

EXISTING AND PROPOSED BUILDING DATA

	# of EXISTING buildings	# of PROPOSED buildings	# of EXISTING dwelling units	# of PROPOSED dwelling units	Max. Building Height	Total GROSS square footage of buildings
Residential:						
Single-family (detached) homes			1	160		
Townhomes				145		
Two-family *(duplex)*						
Three-family residential *(triplex)*						
Four, five and six family *(fourplex, fiveplex, and sixplex)*						
Multi-family (7 or > dwelling units) in a single building						
Commercial			N/A	N/A		
Industrial			N/A	N/A		
Type of Commercial or Industrial Buildings:		Single-tenant building(s)	Multi-tenant buildings			

DENSITY AND OPEN SPACE (Comprehensive Plan and CCC 10-07-05)

Dwelling units per gross acre (Density):	Max. Allowed	Proposed
	Neighborhood 2: 2-8 Neighborhood 3: 4-20	Neighborhood 2: 3.11 Neighborhood 3: 6.374
Total Open Space	% Required	% Proposed
		25 - (6.8% is non-qualified open space)
Total "Qualifying" Open Space	% Required	% Proposed
	15	19
Included	**NOTE:** *Attach a separate Open Space Exhibit showing all areas of open space highlighted, all areas highlighted and labeled for qualifying open space, and table with breakdown, square footage, percentage and acreage of all open space vs. qualifying open space.*	

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PARKING, LOADING AND PEDESTRIAN AMENITIES (CCC 10-02-05)		
Description	**Min. Required**	**Proposed**
Electric vehicle parking spaces		
Off-street parking spaces	610	610
Commercial loading spaces		
Industrial loading spaces		
Bicycle parking spaces:		
Describe any public transportation facilities that will be provided in accordance with (CCC 10-02-05 B)		
Public Amenities:	***Provide a description of the type of public amenities proposed***:	

LANDSCAPING AND PATHWAYS (CCC Chapter 10, Article 7)	
Landscaping: (*Please check all locations where landscaping will be provided)*	Parking lot Common areas Street landscape buffers Between different land uses Pathways Around building exterior Other _____
Major Pathways	*Describe location, width, and landscaping:* See exhibit 4 of "Exhibits" attachment
Micro Pathways	*Describe location, width, and landscaping* Found throughout the subdivision, fencing will be on the private lots abutting the pathways. See exhibit 4 of "Exhibits" attachment
Public Pathways *(per Bicycles and Pathways Master Plan)*	*Describe location, width, landscaping, and any proposed fencing:* Found to the west of the development, fencing will be on the private lots abutting the pathway. See exhibit 4 of "Exhibits" attachment

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STREET LANDSCAPE BUFFERS (CCC 10-07-08)

Location *(Enter Street Name)*	Min. Width Required	Proposed Width	% of Sod Proposed	# of Trees Proposed	Min. Tree Spacing *(in feet)*	# of Shrubs Proposed	Min. Shrub Spacing *(in feet)*
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BUFFERS BETWEEN LAND USES (CCC 10-07-10)

Location *(If not required, put N/A)*	Min. Width Required	Proposed Width	% of Sod Proposed	# of Trees Proposed	Min. Tree Spacing *(in feet)*	# of Shrubs Proposed	Min. Shrub Spacing *(in feet)*
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PUBLIC SIDEWALKS

Location (Street Name)	Min. Width Required	Proposed Width	Type of Sidewalk		
West property Linear Park (See exhibit 4 of "Exhibits" attachment)	8	10	Meandering	Attached	Detached
Mid Blocks through out sub (See exhibit 4 of "Exhibits" attachment)	5	5	Meandering	Attached	Detached
Along Soaring Heights (See exhibit 4 of "Exhibits" attachment)	5	8	Meandering	Attached	Detached
Along all other public streets (See exhibit 4 of "Exhibits" attachment)	5	5	Meandering	Attached	Detached

UTILITIES, INFRASTRUCTURE, AND PUBLIC SERVICES INFORMATION

Domestic Water:		Individual Domestic Well – How Many? 1 - to be vacated
		Centralized Public Water System
		City Municipal Water System to be installed - connection in 20/26
		N/A
	Nearest Water Line Connection:	
Sewer (Wastewater):		Individual Septic
		City Municipal Sewer to be installed - connection in 20/26
		N/A
	Nearest Sewer Line Connection:	
Irrigation:		Surface
		Irrigation Well
		Pressurized to be installed
		Gravity
		N/A
	Nearest Irrigation Connection:	
	Irrigation District: Pioneer Irrigation District	

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Stormwater:		Swales
		Ponds
		Borrow Ditches
		Other, Explain: Sub-surface seepage bed
Stormwater Management:	Does the site disturb one or more acres of land? (Yes) No	
Fire Suppression Water Supply Source:	City Municipal Water System	
Sources of Surface Water on or Nearby Properties (i.e., creeks, ditches, canals, lake, etc.):	Ditches and cancals	
Type of Site Access:		Street Frontage 20/26 & Midland Blvd
		Easement Easement Width: Instrument #
Street(s) Providing Access:	20/26 and Midland Blvd	
Will Secondary Access for Fire be Provided:		Yes x
		No
Internal Roads:		Public x
		Private
		Internal Circulation
		Road User's Maintenance Agreement Inst#
School Districts Serving this Location:		Caldwell School District
		Vallivue School District X

SPECIAL ON-SITE CHARACTERISTICS

	Yes	No	If yes, explain:
Areas of Critical Environmental Concern?		X	
Evidence of Erosion?		X	
Fish Habitat?		X	
Floodplain?		X	
Riparian Vegetation?		X	
Steep Slopes?		X	
Streams/Creeks?		X	
Unique Animal/Plant Life?		X	
Unstable Soils?		X	
Wildlife Habitat?		X	
Historic Buildings or Features?		X	

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Describe any other unique site characteristics:	Railway and transmission lines to the west and irrigation canal to the north.

ACKNOWLEDGEMENT	
✓	I acknowledge that all items on the checklist are included in the submittal package and that all documents have been submitted as single-sided, high-resolution documents; and
✓	I acknowledge that the applicant or the applicant's representative is responsible for the physical posting of all subject sites prior to the public hearings, and for providing affidavit of proof of posting in accordance with Caldwell City Codes; and
✓	I acknowledge that the applicant or the applicant's representative IS REQUIRED to attend all public hearings for this application.

I certify this document has been acknowledged, signed and dated by the:

☐ Property Owner as the Applicant ☑ Property Owner's Agent / Representative

Eli Benski — Applicant / Applicant's Representative Printed Name

10/23/25 — Date

Elizabeth Benski — Applicant / Applicant's Representative Signature

Digitally signed by Elizabeth Benski
DN: C=US, E=ebenski@brighton.co, O=Brighton Corporation, OU=Development, CN=Elizabeth Benski
Date: 2025.10.24 09:36:12-06'00'

CITY OF
Caldwell, Idaho

Planning & Zoning

PLANNED-UNIT DEVELOPMENT

Project Name: Aviary Heights	File #:
Applicant/Agent: Eli Benski - Brighton Development	

Applicant (√)	**Please provide the following REQUIRED documentation:**	Staff (√)
✓	PUD Details Form	
✓	Narrative fully describing the proposed use/request	
✓	Recorded warranty deed for the subject property	
✓	Detailed Site Plan	
✓	Preliminary Plat (if applicable)	
✓	Signed Property Owner Acknowledgement (if applicable)	
✓	Vicinity map, showing the location of the subject property	
	Traffic Study (if applicable)	
✓	Landscape Plan (if applicable)	
✓	Neighborhood Meeting sign-in sheet	
✓	All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned.	
✓	Fee	

STAFF USE ONLY:

Date Application Received: _____

Received by: _____

Proposed Hearing Date: _____

Hearing Body: _____

City of Caldwell
Planning and Zoning Department
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Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

DEVELOPMENT AGREEMENT CHECKLIST

The following items shall be included in any development agreement modification submittal. Additional information may be required, as indicated in your roundtable (pre-app) meeting or upon official review of the application and/or plans. Please check the box for each item listed below to confirm submission of the item listed.

SECTION I

SUBMITTAL DOCUMENTS & RELATED PLANS		Applicant	Staff
Master Land Use Application	Copy of completed, signed and dated application	☑	☐
Application Checklist	Copy of completed, signed and dated checklist	☑	☐
Project Narrative	Narrative fully describing the proposed request, including but not limited to the reason for the development agreement modification.	☑	
Proof of Property Ownership	Recorded Warranty Deed for the subject property showing proof of ownership, or evidence of property interest to subject property	☑	☐
Legal Description of Property	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 certified by a land surveyor registered to the State of Idaho.	☑	☐
Property Owner Acknowledgement	If the signatory of the application is not the owner of the property, a notarized statement (property owner acknowledgement) must be signed by the legal owner of record and submitted with the application	☑	☐
Vicinity Map (Scaled)	Scaled vicinity map showing the location of the subject property.	☑	☐
Original Development Agreement	Provide a copy of the original development agreement that was approved and recorded	☐	☐
Draft of Development Agreement Modifications	Provide a draft of the original development agreement to be modified with all proposed text deletions shown in strike-out format, and all proposed text additions shown in underlined format.	☐ Included ☑ N/A	☐
ADDITIONAL REQUIREMENTS (Development agreement modifications where a new, standalone development agreement is proposed or required)		**Applicant**	**Staff**
Property Owner Information	Include the property owner information, including the mailing address information to be included in the new development agreement.	☑ Included ☐ N/A	☐
Legal Description of Property	Attach a legal description of the property subject to the new development agreement. Include: • A metes and bounds description, stamped and signed by a registered professional land surveyor; AND • A scaled exhibit map showing the boundaries of the legal description in compliance with the requirements of the Idaho State Tax Commission Property Tax Administrative Rules IDAPA 35.01.03.225.oh.h: OR • If property is a lot and block within an existing subdivision, include a description of the lot and block along with an exhibit map/plat depicting the location of said lot and block	☑ Included ☐ N/A	☐

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Draft of NEW Development Agreement	Provide a draft of the new development agreement that is being proposed	☐ Included ☐ N/A	☐

SECTION II

GENERAL INFORMATION			
Original Project Name	Lower Five		
Original Annexation / Rezone Case Number:	DEV23-000004		
Original Ordinance #, Instrument # and Recording Date:	*Ordinance #:*	*County Instrument #:* 2024-012911	*County Recording Date:* 4/30/24
Original Development Agreement – Date of City Council approval, Instrument # and Recording Date	*Date of City Council Approval:*	*County Instrument #:* 2024-012911	*County Recording Date:* 4/30/24

ACKNOWLEDGEMENT

I acknowledge that all items on the checklist are included in the submittal package and that all documents have been submitted as single-sided, high-resolution copies; and

I acknowledge that additional information may be requested or required in order to have a full understanding of the request; and

I acknowledge that the applicant or the applicant's representative **IS REQUIRED to attend all public hearings** for this application.

I certify this document has been acknowledged, signed and dated by the:

☐ Property Owner as the Applicant ☒ Property Owner's Agent / Representative

Eli Benski — 10/23/25

Applicant / Applicant's Representative Printed Name — Date

Elizabeth Benski

Digitally signed by Elizabeth Benski
DN: C=US, E=ebenski@brighton.co, O=Brighton Corporation, OU=Development, CN=Elizabeth Benski
Date: 2025.10.24 10:07:35-06'00'

Applicant / Applicant's Representative Signature

BRIGHTON

October 30, 2025

Morgan Bessaw – Deputy Director
City of Caldwell Planning and Zoning Department
205 S 6th Ave., 2nd Floor
Caldwell, ID 83605

RE: Aviary Heights (formerly referred to as Midland 20-26 Lower Five)
Development Agreement, Planned Unit Development, and Preliminary Plat

Dear Ms. Bessaw,

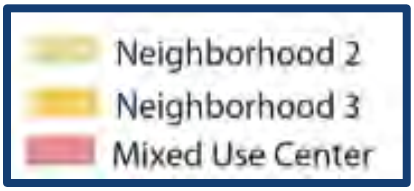
Enclosed for your consideration are applications for ***Aviary Heights,*** a new planned community, located at the northwest corner of Midland Boulevard and Highway 20-26, as shown below. ***Aviary Heights*** was previously referred to as Lower Five in the Midland 20-26 approvals in April 2024. ***Aviary Heights*** includes a Preliminary Plat, Planned Unit Development, and Development Agreement for three hundred five (305) single-family residential lots with associated amenities, eleven (11) commercial lots, and two (2) civic / quasi public lots on approximately 126 acres. ***Aviary Heights*** will provide a variety of housing to the area, community serving commercial users, a future fire station and a proposed charter school. "Exhibit 1" through "Exhibit 4" are provided as separate documents for ease of viewing.

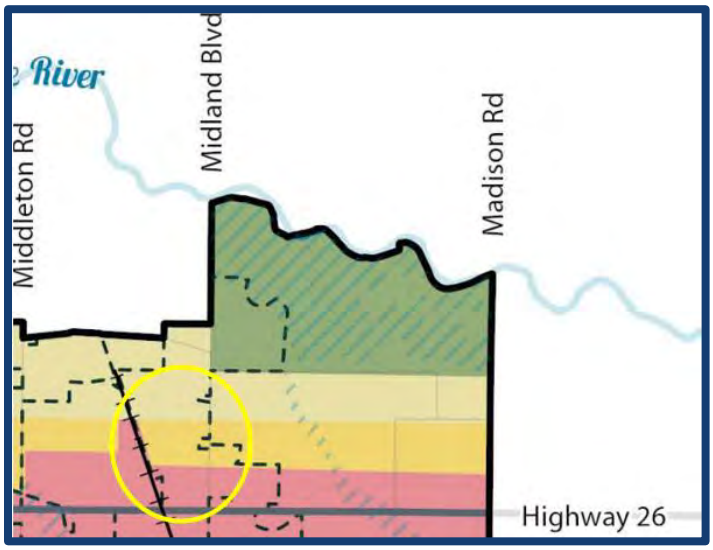


Property History

FUTURE LAND USE MAP

The Future Land Use Map designations for ***Aviary Heights*** show a mixture of Neighborhood 2 (northern section), Neighborhood 3 (center section), and Mixed Use Center (southern section adjacent to Highway 20-26).

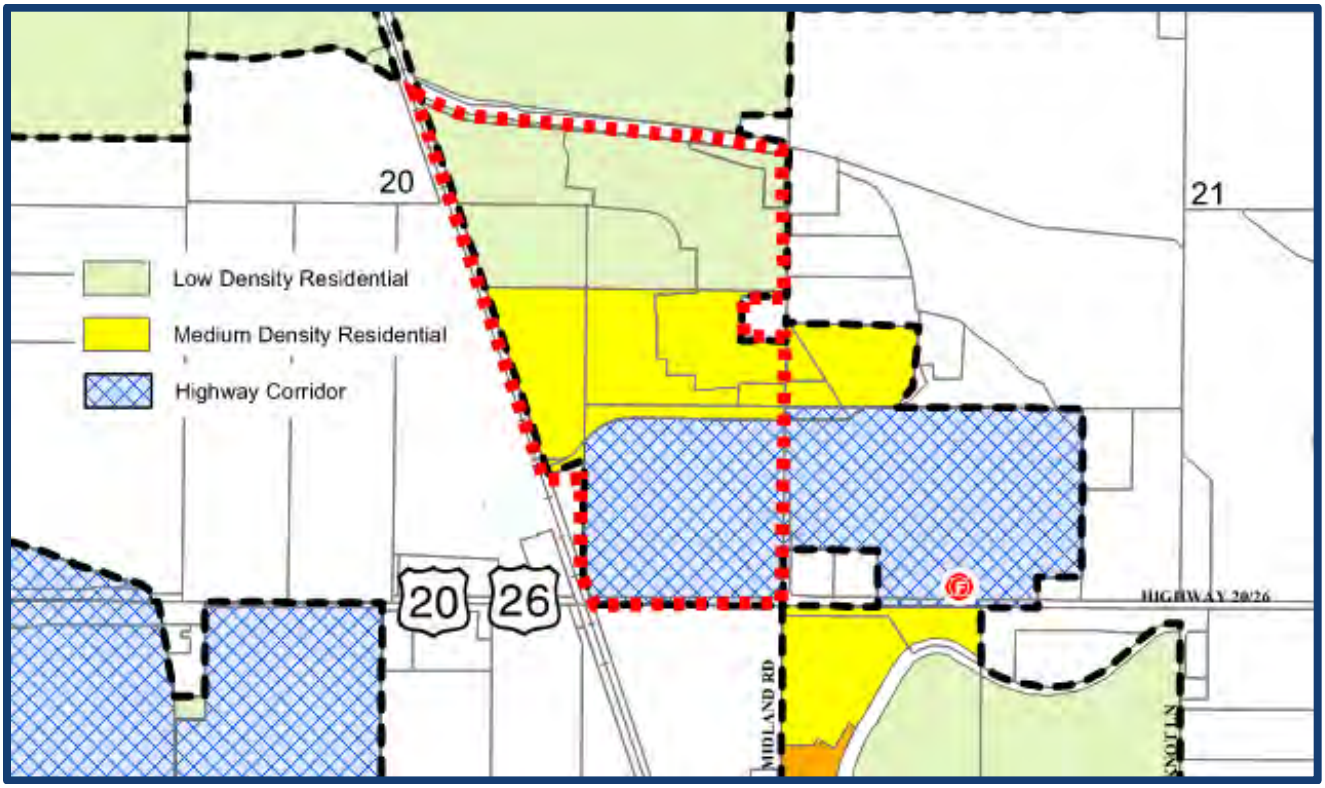




Future Land Use Map

ZONING

Aviary Heights (previously known as Lower Five at Midland 20-26) was rezoned in April 2024 *(DA: ZON23-09)*. That approval established the current zoning (illustrated below) and includes Low Density (R-1), Medium Density (R-2) and Highway Corridor (H-C).



Current Zoning
(rezoned as Lower Five at Midland 20-26)

APPLICATION IN DETAIL

Aviary Heights is consistent with the previously approved Midland 20-26 application and the Aviary PUD. More specifically, ***Aviary Heights*** is created for people with a focus on design themes of **Relationships, Walkability, Lifestyle Choices, Vibrancy and Wellness.** These themes are the basis for ***Aviary Heights'*** thoughtful neighborhood plan with active and passive opportunities throughout.

The design themes are accomplished by:

- **Relationships.** Connections of people and the land are encouraged
    - ***Aviary Heights*** is designed for individuals to interact and have a social experience. Planned spaces for playgrounds, food trucks, dog parks, covered shelters, and parks will bring residents together. Additionally, a Lifestyle Director will quickly connect people in locations that encourage human contact.

- **Walkability.** Casual interactions with flexible and adaptable spaces
    - ***Aviary Heights*** offers an extensive and connected pathway system to active and passive locations. These are intentionally designed for variety and connectivity.

- **Lifestyle Choices.** Availability of innovative and diverse housing options
    - ***Aviary Heights*** has a variety of living opportunities through a mix of lot types, building types, home sizes, and designs throughout the entire community. Aviary will maintain design standards through architectural control.

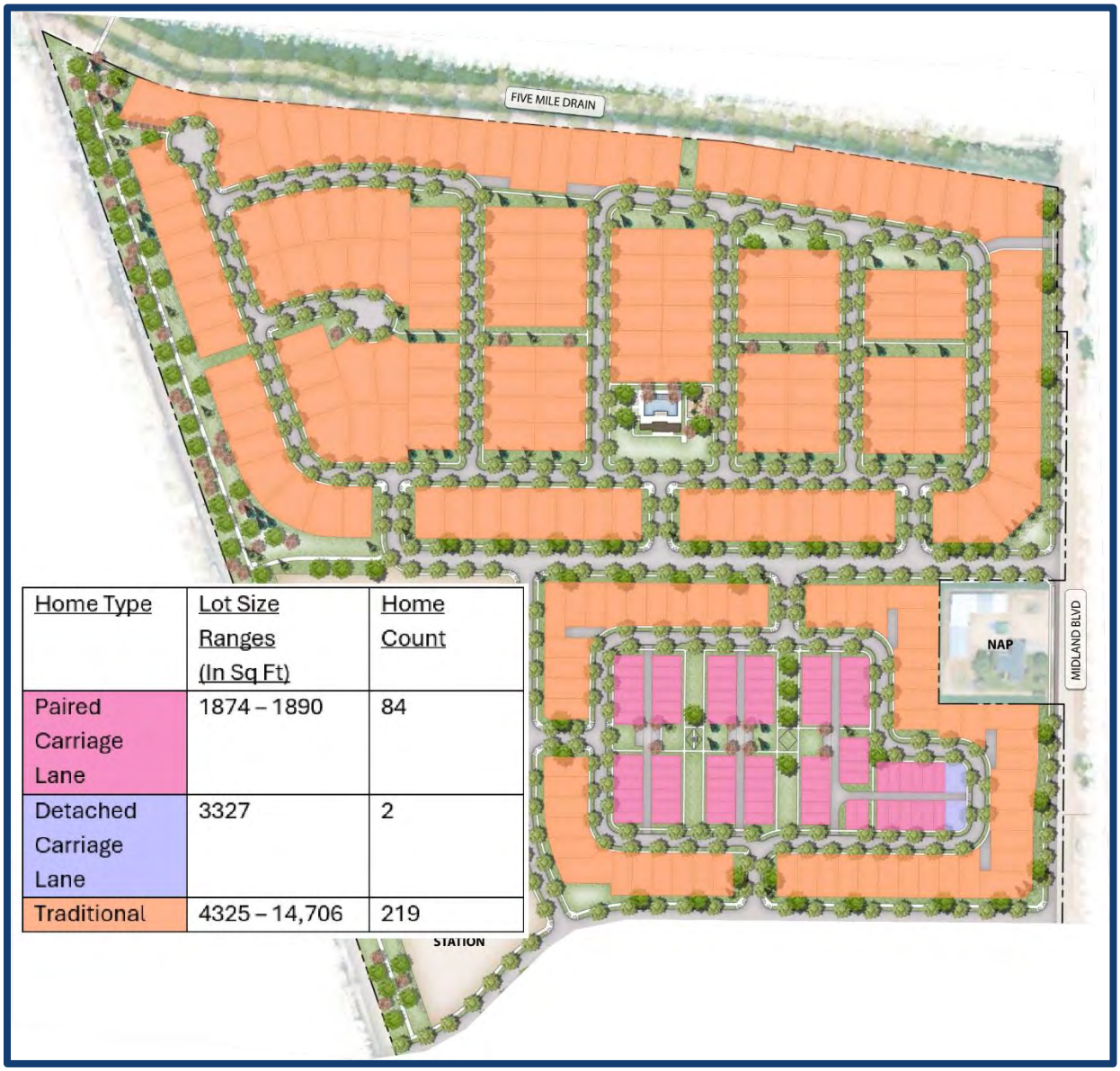
- **Vibrancy.** Mix of uses that welcomes both housing and commerce
    - ***Aviary Heights*** includes residential, commercial and civic uses that will serve the community and surrounding area, and support small business.

- **Wellness.** Promotes living a healthy lifestyle
    - ***Aviary Heights*** has focused places that promote healthy living, and include pathways, gathering center, swimming pool, and large areas for games / group exercise.

Aviary Heights' amenity plan, site concepts, details and renderings are provided in the Preliminary Plat, Planned Unit Development and Development Agreement applications.

PRELIMINARY PLAT

Aviary Heights offers a diverse range of housing opportunities and lot sizes, represented below. In the Northern R-1 zone and perimeter R-2 zone (represented in orange), there are 219 traditional homes on lots ranging from 4,325 sf to 14,706 sf. In the Southern R-2 zone (represented in purple and pink), there are 84 paired and 2 detached carriage lane (alley) homes on lots ranging from 1,874 sf to 3,327 sf. The variety of lot sizes and home types makes ***Aviary Heights*** a well-balanced community, allowing the neighborhood to meet changing housing needs and preserving a cohesive design.



Home Type	Lot Size Ranges (In Sq Ft)	Home Count
Paired Carriage Lane	1874 – 1890	84
Detached Carriage Lane	3327	2
Traditional	4325 – 14,706	219

Exhibit 1

As proposed, the overall density of ***Aviary Heights*** is 2.447 du/acre over approximately 126 acres, including the commercial parcels, school site and fire department site. The residential portion of the project is limited to the R-1 and R-2 zones on approximately 74.199 acres. The table below represents the zoning, land use designation, allowed density range and the proposed density in ***Aviary Heights***, less the school and fire department sites.

Zone	Land Use	Allowed Density Range	Lots	Acreage	Density (du/acre)
R-1	Neighborhood 2	2 – 8 du/acre	160	51.450	3.11
R-2	Neighborhood 3	4 – 20 du/acre	145	22.749	6.37
		Total	**305**	**74.199**	**4.11**

In addition, there are eleven (11) commercial lots, one (1) fire department and one (1) school site on approximately 46 acres.

Use	Zone	Land Use	Lots	Acreage
Commercial	H-C	Mixed Use Center	11	37.241
School Site	R-2	Neighborhood 3	1	7.301
Fire Station Site	R-2	Neighborhood 3	1	1.932
		Total	**13**	**46.474**

PLANNED UNIT DEVELOPMENT

The City of Caldwell's Planned Unit Development process encourages projects that provide a maximum choice of living environments through a variety of housing and building types and promotes a mix of uses that are functionally integrated within the development. The ***Aviary Heights*** PUD reflects this intent by using the process to enable thoughtful design solutions that would not otherwise be achievable under standard zoning.

Specifically, the PUD allows for a home type not common in Caldwell—**carriage lane homes that front directly onto shared open space**. This design has been successfully implemented in Brighton's Arbor and Aviary planned unit development (PUD) communities and provides a unique housing option that enhances walkability, fosters neighborhood connection, and creates a patio home environment with open space steps from each front door. The flexibility offered through the PUD supports this innovative approach while maintaining consistency within the City's broader vision for connected, high-quality neighborhoods.

In this way, the PUD process serves as the framework that allows ***Aviary Heights*** to deliver both housing diversity and community design that aligns with Caldwell's goals for thoughtful growth.

AMENITIES & OPEN SPACE

Within a PUD, Caldwell requires a variety of amenities and at least 15% open space. Within the 74.199 residential acres of ***Aviary Heights***, there is approximately 14.09 acres of qualified open space, or approximately 19%.

These open spaces provide a variety of amenities including (See *Exhibit 2* on following page for detailed breakdown and location of amenities):

- Five-foot (5') wide concrete pathways connecting the residential areas to all non-residential areas, and amenity space corridors.
- Ten-foot (10') wide paved public pathway along the west border of the development, in accordance with the City of Caldwell *2040 Bicycle and Pedestrian Master Plan*.
- Private community center; clubhouse.
- Pool.
- Tot lot with playground equipment.
- Bike repair station
- Dog park with two gated entry points.
- Covered Picnic area with grill.
- Wildlife observation garden.
- Micro-pathways to facilitate pedestrian traffic through the development.

CONCEPTUAL, SUBJECT TO CHANGE



BIRD NESTING

BENCH SWING





CUSTOM SEATING





COVERED PICNIC & BBQ AREA

In addition to amenities designed for ***Aviary Heights*** residents, the development includes land for a future charter school and fire station (below; location represented in yellow). This commitment goes beyond the project's boundaries, extending the neighborhood's benefits to the wider Caldwell community and supporting the city's long-term growth.



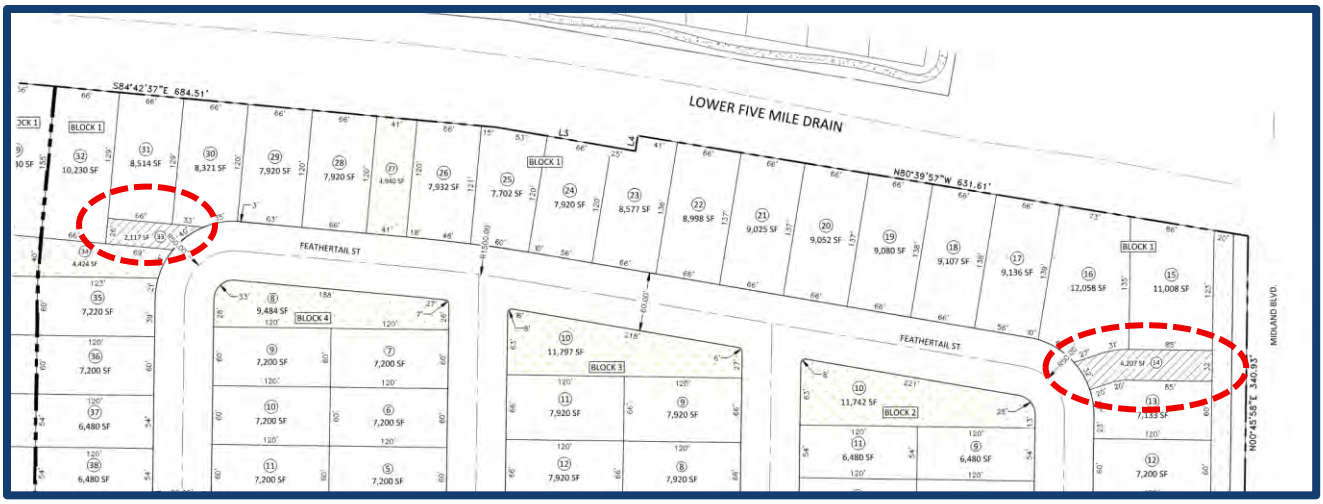
Exhibit 2

PROPOSED PUD MODIFICATIONS

1. *FRONTAGE ONTO COMMON DRIVES: PUD Standard: 10-13-03-L-Access: All lots developed for residential purposes shall have frontage along a public roadway.*

   Proposed Deviation: While the majority of the single-family residential lots front public streets, the proposed layout includes seven (7) common drives (*typical below*) that provide access and "*frontage*" for twenty (20) lots. As previously demonstrated in the Arbor and Aviary neighborhoods, these common driveways are proposed as an efficient solution to the challenging corner areas of the project.

   The driveways will be common lots encumbered by ingress/egress and maintenance easements. The common driveways will be owned and maintained by the ***Aviary Heights*** HOA.



Common Drive Examples

2. *FRONTAGE ONTO OPEN SPACE:*

Proposed Deviation: ***Aviary Heights*** includes 51 lots that do not front onto a public street, but instead frontage onto open space. Each of the 51 lots will have vehicular access through a carriage lane (alley), and pedestrian access through the adjacent common open space. A sidewalk, shown in blue, through the common open space provides access to the front door of each home. Each alley provides off-street parking for guests and residents.

Both the alley and common open space will be encumbered by ingress/egress and maintenance easements owned and maintained by the ***Aviary Heights*** HOA. These homes will all be addressed using the name assigned to each alley.



Frontage Onto Common Open Space

3. *LOT SIZE / SETBACKS:*

Proposed Deviation: As allowed through the PUD process, the proposal includes a request to modify the height, lot line setback, and lot dimension schedules as follows:

10-02-03 Table 2 – Height, Lot Line Setback and Lot Dimension Schedule

R-1 Standard

R-1 Zoning District	Max Height	Front Yard Garage	Front Yard Living	Rear Yard	Interior Side Yard	Street Side Yard	Interior Min. Lot Area	Corner Min. Lot Area	Min. Lot Frontage
Standard	*30*	*22*	*15*	*20*	*5*	*15*	*8,000*	*9,500*	*50*
Proposed	**30**	**20**	**10**	**12**	**5**	**10**	**6,480**	**9,500**	**40**

R-2 Standard

R-2 Zoning District	Max Height	Front Yard Garage	Front Living / Front Alley	Rear Yard / Rear Alley	Interior Side Yard	Street Side Yard	Interior Min. Lot Area	Corner Min. Lot Area	Min. Lot Frontage
Standard	*40*	*22*	*15*	*15*	*5*	*15*	*4,000*	*5,000*	*30*
Proposed	**40**	**20**	**10 / 8**	**12 / 5**	**5**	**10**	**1,870**	**3,200**	**25**

PHASING PLAN

The conceptual phasing plan submitted with the application (*Exhibit 3* on the following page) reflects project build out in five (5) phases. Brighton's intent is to follow the phasing plan, but market conditions and lot absorption rates will affect how the project is ultimately developed. Below is the lot count proposed for each phase of the project.

	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5*
Residential Lots	89	75	71	70	0
Common Lots	19	14	10	12	0
Commercial Lots	0	2 (1 School and 1 Fire Department	0	0	11

**Note: The timing of Phase 5 will be dependent and could proceed ahead of prior phases.*



Exhibit 3

ACCESS AND CIRCULATION

The City's Functional Street Classification Map depicts Soaring Heights Dr and Skygate St as collector roadways, in alignment with the project's east and west points of access, shown in yellow. There is also an emergency access point at the northeast corner of the project, shown in red.

Skygate functions as a collector for the residential area between Midland Blvd and the railroad spur. Soaring Heights provides a future east/west connection from Midland to Middleton across the railroad spur north of Highway 20-26. That re-alignment of the intended Joplin Rd connection was necessary due to a conflict with SunRoc's dead-end railroad spur, with the potential disruption of not only that business, but also significant long delays to traffic flow when spur movement or storage is required.

The Soaring Heights alignment, the subject of numerous discussions with City planning and engineering staff, was affirmed in the Midland 20-26 Transportation plan adopted by the City Council's April 2, 2024 approval of the Midland 20-26 Development applications





PEDESTRIAN CONNECTIVITY

Aviary Heights has a network of pathways that provide pedestrians with connections throughout the entire community and create a walkable and connected neighborhood (Exhibit 4). All residential homes have **five-foot detached sidewalks** and Soaring Heights Drive has an **eight-foot detached sidewalk**. Detached sidewalks provide for adjacent tree-lined streets that offer a safe and comfortable route for residents to walk to visit neighbors, parks, or community spaces. In addition to these sidewalk connections, there are a series of mid-block, **five-foot pathways** that link streets together and provide more natural routes through landscaped areas. Finally, there is a **ten-foot multi-use pathway** along the western boundary that connects residents to open space areas and shared amenities. Together, these elements pedestrian

sidewalks and pathways support the ***Aviary Heights'*** focus on safety, connection, and a neighborhood design that encourages everyday interaction.



Exhibit 4

COMMERCIAL

Aviary Heights has thirteen (13) commercial / nonresidential lots across approximately 46 acres (highlighted in yellow below). These parcels are intended for commercial, retail, and civic uses, such as grocery, general retail, daily services, a future fire station site, and a school site. All proposed uses are consistent with the underlying zoning designations, and no modifications are requested to allow non-permitted uses.



Commercial Areas

DEVELOPMENT AGREEMENT

We are requesting approval of a new Development Agreement for ***Aviary Heights*** that will remove and replace its inclusion within the existing development agreement spanning the entire Aviary area (DEV23-004), as approved in 2024. The execution of a new agreement will

incorporate the *"new"* project conditions of approval and development requirements pertaining only to ***Aviary Heights***.

IN CONCLUSION

Aviary Heights represents a thoughtful neighborhood plan that supports the City's goals and reflects a shared commitment to intentional growth in Caldwell, and is in harmony with the Lower Five Midland 20-26 approvals. With a mix of housing types, connected open spaces, and community-serving uses, ***Aviary Heights*** creates a balanced mixed-use development that benefits both residents and the wider community by incorporating the themes of **Relationships, Walkability, Lifestyle Choices, Vibrancy and Wellness** throughout the design. Brighton respectfully requests approval of the ***Aviary Heights*** Development Agreement, Planned Unit Development, and Preliminary Plat applications.

If you have questions or require additional information, please reach out to me for an expedited response.

Sincerely,

Brighton Development

Eli Benski
Project Manager

Midland 20/26 – LOWER FIVE Subarea Development Agreement (ANN23-000016, CPM23-000011, DEV23-000004, PUD23-000006, SUB23-000042, & ZON23-000009)

After Recording
Return to:
Director
Caldwell Planning and Zoning Dept.
621 Cleveland Blvd
Caldwell, Idaho 83605

2024-012911
RECORDED
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RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=26 LBERG NO FEE
AGR
CITY OF CALDWELL

For Recording Purposes,
Do Not Write Above This Line

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is made and entered into this 30th of April, 2024 by and between the City of Caldwell, a municipal corporation of the State of Idaho ("City"), whose address is 411 Blaine Street, Caldwell, Idaho 83605, and Yamamoto Kay and Frances Living Trust, Yamamoto Properties LLC, DWT Investments LLC, and WinCo Foods LLC ("Owner").

RECITALS

WHEREAS, the Owner is the owner of record of approximately 125 acres of certain real estate identified as Canyon County Parcel No. R3412100000, R341201000 (20511 Midland Boulevard), R3412200000, R3412301000, R3412500000, R3412501000, R3412600000 (20243 Midland Boulevard), R3412700000, and R3412701000, generally located at the north of Hwy 20/26, west of Midland Boulevard, and south of the Lower Fivemile Drain, 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 R-1 (Low Density Residential) on the City of Caldwell Zoning Map; and

WHEREAS, the Property is currently designated as Low Density Residential on the City of Caldwell Comprehensive Land Use Map; and

WHEREAS, the Owner seeks to rezone said Property to the City of Caldwell's R-2 (Medium Density Residential), and H-C (Highway Corridor) zoning classifications; and

WHEREAS, the Owner seeks to amend the City of Caldwell Comprehensive Land Use Map for the Property to Medium Density Residential and Highway Corridor future land use designations; and

WHEREAS, the Owner is not proposing a specific development at this time; and

WHEREAS, the Owner seeks to terminate the existing Development Agreement (recordation date of December 19, 2006 and instrument #2006099937) on the Property for the purpose of entering into a new agreement; and

WHEREAS, the intent of this Development Agreement to protect the rights of Owner's/Developer's

DA-24-07

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-1 (Low Density Residential), R-2 (Medium Density Residential), and H-C (Highway Corridor) zoning classifications, 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 2, 2024.** The ordinance will become effective after its passage, approval, and publication.

ARTICLE III
GENERAL CONDITIONS OF DEVELOPMENT

3.1 Future development of the Property shall be substantially consistent with the approvals of ANN23-000016, CPM23-000011, DEV23-000004, PUD23-000006, SUB23-000042, ZON23-000009 (Midland 20/26) for those portions associated with the Lower Five subarea, as shown in Exhibits A and B contained herein.

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 Construction. Development and sitework 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.

3.6 Development Construction Signage: At the time of future 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.

3.7 Preliminary Plat Expiration: Any future Preliminary Plat approval shall meet all procedural requirements as outlined in Caldwell City Code 11-02, including any need for time extensions or plat renewals.

3.8 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 At the time of development of 'a portion' or 'all' of the Property, the Owner or their representative shall provide a site plan, building elevations, a material board, landscaping plans, and any other material required by the City for review of the proposed project.

4.2 Future residential development within the Lower Five subarea shall be required to go through a Development Agreement Modification process that includes going through both the Planning and Zoning Commission and the City Council.

4.3 Concept Site Plan. The Concept Site Plan **(Exhibit D)** represents a broad concept for development of the Lower Five subarea that includes a general street layout and anticipated uses. 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 when a public hearing is not typically triggered, a public hearing (Development Agreement Modification) 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.

4.4 Residential Densities. The allowable gross density of future residential development shall comply

with the densities outlined in the City's Comprehensive Plan at the time of application submittals. Any densities noted on the Concept Site Plan (Exhibit D) are **not** approved or part of this agreement.

4.5 Screening. Screening through landscaping/screening devices will be required to ensure compatibility of uses and compatibility with the goals and policies of the comprehensive plan for adjacent noncompatible uses. Any required landscape buffer shall be designed and planted in accordance with the Caldwell Landscape Ordinances at the time of application submittal. Six (6) foot tall, non-scalable fencing shall be placed along the entire length of the railroad right-of-way to ensure safety for future residents and children with the first phase of development in this subarea.

4.6 Linear Park. The Caldwell 2040 Bicycle and Pedestrian Master Plan depicts a linear park along the railroad right-of-way that impacts this subarea development. Future development of the site shall account for this linear park and landscaping in substantial compliance with the proposed master plan for the "Tri-City Corridor" as depicted in Exhibit D of this agreement or as amended by the City in the future. This linear park shall be placed on the east side of the railroad and shall act as the required buffer for uses adjacent to the railroad right-of-way and shall be constructed at the time of each development phase.

4.7 Future Development shall comply with all requirements of the City of Caldwell Engineering, Fire, Mapping, and Building & Safety Departments unless otherwise modified through applicable processes.

4.8 Future Uses within Lower Five subarea. Future uses shall comply with the land use schedule for the applicable zoning designation at the time of project development including the uses outlined below for the Highway Corridor district. The City of Caldwell Land Use Schedule for the Property has been modified to provide for land uses on the Property in accordance with the following Land Use Schedule included herein within **Table 1**. The intent is to provide for flexibility in establishing compatible uses on the subject property. Those uses identified as requiring a special use permit shall be subject to all codes and requirements in effect at the time of application. Those uses requiring a director review are subject to conditions and requirements as indicated by the reviewing Director at the time of application for review. Review shall be for compatibility, design, and specific development requirements to mitigate concerns. Those uses prohibited / not allowed shall not be allowed on the Property. Permitted uses are subject to the requirements of the City Codes and Ordinances, including but not limited to setbacks, height, landscaping, specific use provisions, building codes, fire codes, engineering requirements, and all other applicable code requirements.

TABLE 1: LAND USE SCHEDULE
FOR LOWER FIVE SUBAREA (H-C zoning district)

P = Permitted use
S = Special use permit required
NP = Not permitted through Development Agreement provisions
DIR = Director Decision required

LAND USE	LAND USE ALLOWANCE
Community Center	P
Daycare Center; preschool/homeschool, 13 or more	P
Flex Space	P
Library	P
Multi-Family Residential	S
Railroad yard/shops	NP

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

6.1 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.

6.2 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 shall be interpreted to carry out the intent of the parties. Any provision so determined to be invalid or unenforceable shall be re-negotiated in good faith between Owner(s), or other appropriate party, and the City, but such negotiation shall not stay the enforceability of this Agreement.

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 IX
GENERAL MATTERS

9.1 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.

9.2 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.

ARTICLE X
WAIVER

10.1 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.

10.2 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.

10.3 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.

10.4 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.

10.5 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.

10.6 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.

10.7 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.

10.8 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
621 Cleveland Blvd
Caldwell, Idaho 83605

With a Copy to:

Hilty, Bower, Haws & Seable, PLLC
Attn: Mark Hilty
1303 12th Avenue Road
Nampa, ID 83653

mhilty@hbhslaw.com

To Developer:

Brighton Development Inc.
c/o Jon Wardle
2929 W. Navigator Drive, Suite 400
Meridian, Idaho 83642

To Owner:

WinCo Foods, LLC

Attn: Mark Lavin & Hilary Vaughn
650 N. Armstrong Place
Boise, ID 83704

mark.lavin@wincofoods.com
hilary.vaughn@wincofoods.com

10.9 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.

10.10 Default. 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 City staff, 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:

A. To terminate this Development Agreement and revert the property to the previous zoning designation. Withhold the connection of water, sewer or electric service to any property located within the Project;

B. To specifically enforce this agreement;

C. To withhold any and all permits for development and/or construction on the Property;

D. Any and all other remedies set forth in this Agreement;

E. Any and all other remedies 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.

10.11 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.

10.12 Effective Date. This Development Agreement shall be effective upon the signing and execution of this agreement by both parties.

10.13 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.

IN WITNESS WHEREOF, the parties hereto have executed this Development Agreement.

DATED this 30th day of April, 2024.

CITY OF CALDWELL, a municipal corporation organized and existing under the laws of the State of Idaho

By: _____
Jarom Wagoner, Mayor

ATTEST:

CITY OF CALDWELL INCORPORATED JAN 15 1890 CANYON COUNTY, IDAHO

_____
Debbie Geyer, Caldwell City Clerk

STATE OF IDAHO)
) ss.
County of Canyon)

On this 30th day of April, in the year 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared JAROM WAGONER, 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.

ELLEN MILLER
COMMISSION #20224485
NOTARY PUBLIC
STATE OF IDAHO

_____
Notary Public
Residing at: Caldwell, ID
My Commission Expires: 9/22/2028

OWNER(S):

By: Victor Yamamoto

Yamamoto Properties LLC

STATE OF IDAHO)
) ss.
County of ~~Canyon~~ Ada)

On this 12th day of April, in the year 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Victor Yamamoto, 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

Shari Vaughan

Notary Public

SHARI VAUGHAN
Notary Public - State of Idaho
Commission Number 20181002
My Commission Expires Jun 1, 2024

Residing at: Meridian, Idaho

My Commission Expires: 6-1-2024

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: _____

OWNER(S):

By: Victor Yamamoto p.o.a.
Yamamoto Kay and Frances Living Trust

STATE OF IDAHO)
) ss.
County of ~~Canyon~~ Ada)

On this 13th day of April, in the year 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Victor Yamamoto, 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

Shari Vaughan
Notary Public

SHARI VAUGHAN
Notary Public - State of Idaho
Commission Number 20181002
My Commission Expires Jun 1, 2024

Residing at: Meridian, Idaho
My Commission Expires: 6-1-2024

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: _____

OWNER(S):

By: _____
DWT Investments LLC

STATE OF IDAHO)
) ss.
County of ~~Canyon~~ Ada)

On this 18th day of April, in the year 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert L. Phillips, 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

Shari Vaughan
Notary Public

SHARI VAUGHAN
Notary Public - State of Idaho
Commission Number 20181002
My Commission Expires Jun 1, 2024

Residing at: Meridian, Idaho
My Commission Expires: 6-1-2024

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: _____

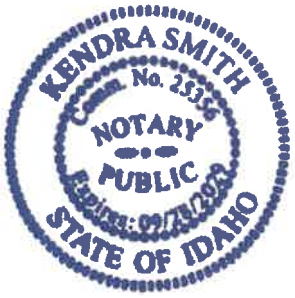
OWNER:

WINCO FOODS, LLC

By: _____
Isaac Kimball, SVP & CFO

STATE OF IDAHO)
)ss.
COUNTY OF ADA)

This record was acknowledged before me on April 18th, 2024 by Isaac Kimball as the SVP & CFO of WinCo Foods, LLC.



_____
Signature of Notary Public
My commission expires: 09/28/2029

INDEX OF EXHIBITS

A - Legal Description
B - Parcel Map
C - Affidavits of Owner
D - Concept Plan
E - Tri-City Corridor Master Plan Exhibit

Exhibit A
Legal Description of Property

km ENGINEERING

LD/DA-1
Lower Five DA Boundary

December 8, 2023
Lower Five Subdivision
Project No. 23-194
Development Agreement
Legal Description

Exhibit A

A parcel of land situated in a portion of the East 1/2 of Section 20, Township 4 North, Range 2 West, Boise Meridian, City of Caldwell, Canyon County, Idaho and being more particularly described as follows:

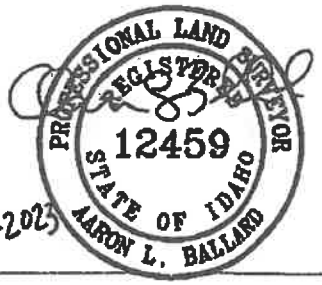
BEGINNING at a brass cap marking the East 1/4 corner of said Section 20, which bears N00°46'19"E a distance of 2,628.14 feet from an aluminum cap marking the Southeast corner of said Section 20, thence following the easterly line of the Southeast 1/4 of said Section 20, S00°46'19"W a distance of 589.85 feet;
Thence leaving said easterly line, N89°31'46"W a distance of 297.22 feet;
Thence S00°46'19"W a distance of 293.11 feet;
Thence S89°31'46"E a distance of 297.22 feet to said easterly line;
Thence following said easterly line, S00°46'19"W a distance of 1,745.18 feet to an aluminum cap marking the Southeast corner of said Section 20;
Thence leaving said easterly line and following said southerly line, N89°36'30"W a distance of 1,253.12 feet to the easterly right-of-way of the Idaho Northern Railroad;
Thence leaving said southerly line and following said easterly right-of-way, N18°47'11"W a distance of 203.80 feet to the westerly line of the Southeast 1/4 of the Southeast 1/4;
Thence leaving said easterly right-of-way and following said westerly line, N00°43'18"E a distance of 748.64 feet;
Thence leaving said westerly line, S71°12'49"W a distance of 250.00 feet to said easterly right-of-way;
Thence following said easterly right-of-way, N18°47'11"W a distance of 2,609.32 feet to the southerly right-of-way of the Lower Fivemile Drain;
Thence leaving said easterly right-of-way and following said southerly right-of-way the following seven (7) courses:

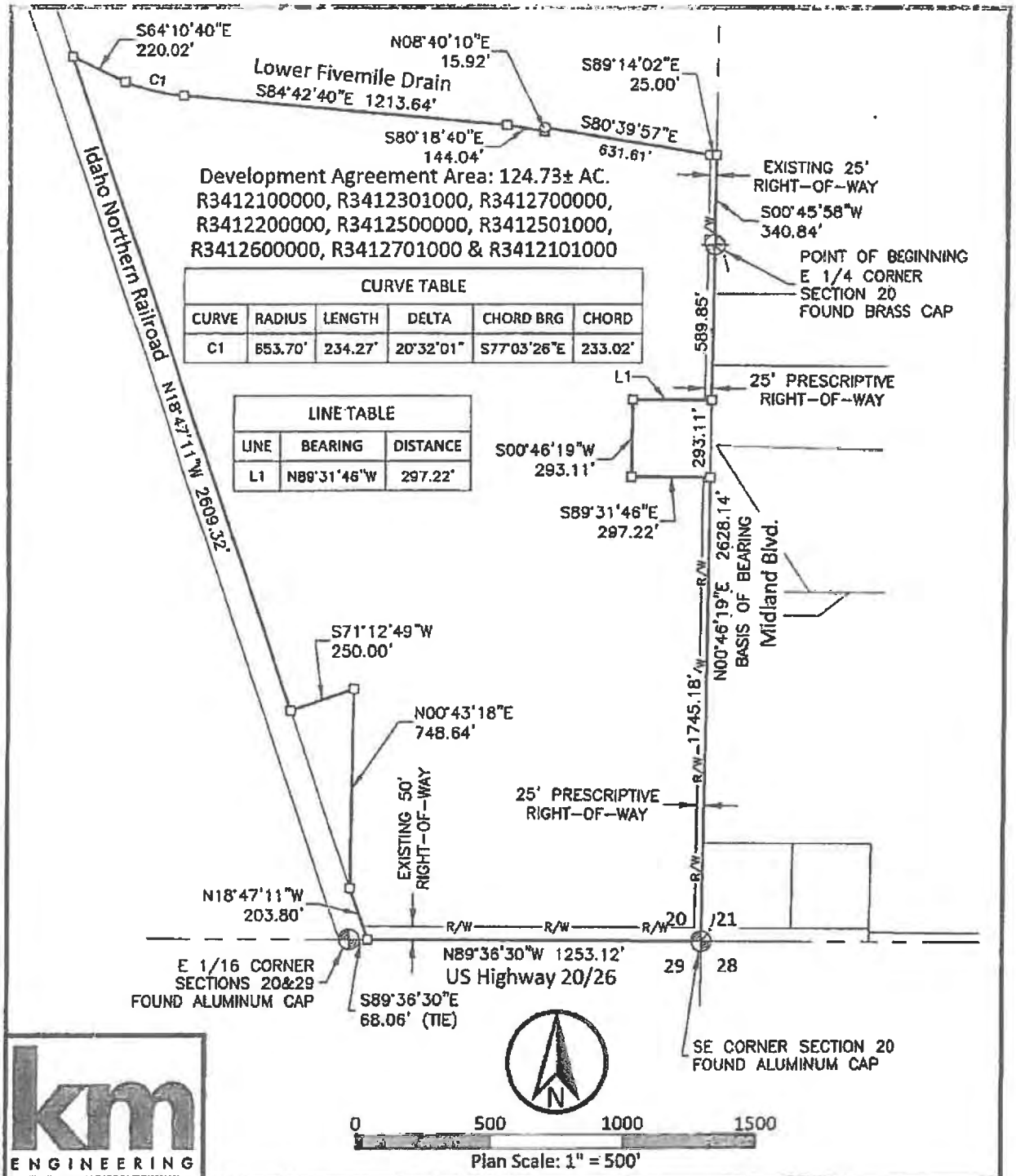
1. S64°10'40"E a distance of 220.02 feet;
2. 234.27 feet along the arc of a curve to the left, said curve having a radius of 653.70 feet, a delta angle of 20°32'01", a chord bearing of S77°03'26"E and a chord distance of 233.02 feet;
3. S84°42'40"E a distance of 1,213.64 feet;
4. S80°18'40"E a distance of 144.04 feet;
5. N08°40'10"E a distance of 15.92 feet to a 1/2-inch rebar;
6. S80°39'57"E a distance of 631.61 feet to the westerly right-of-way of Midland Boulevard;

Thence leaving said southerly right-of-way and said westerly right-of-way, S89°14'02"E a distance of 25.00 feet to the easterly line of the Northeast 1/4 of said Section 20;
Thence following said easterly line, S00°45'58"W a distance of 340.84 feet to the **POINT OF BEGINNING.**

Said parcel contains 124.73 acres, more or less.

Attached hereto is **Exhibit B** and by this reference is hereby made a part of.





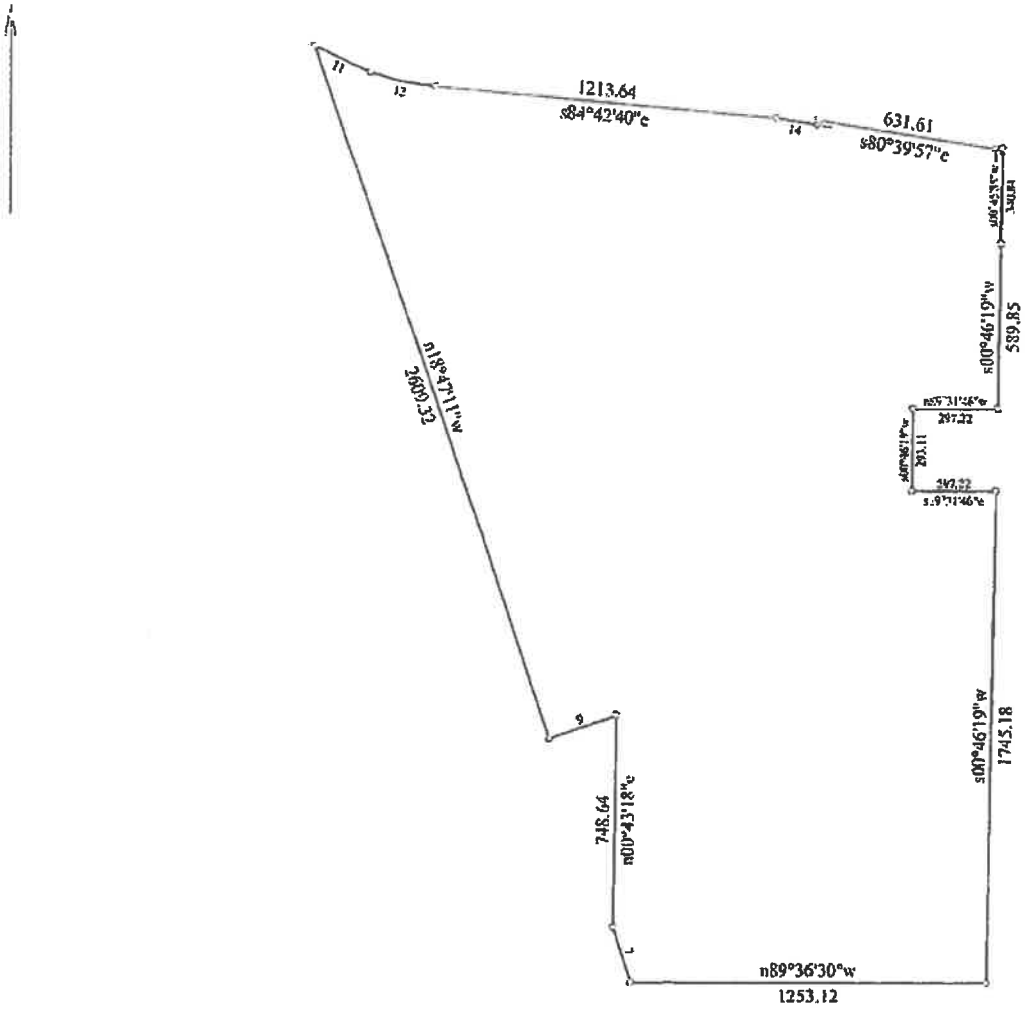
km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: December 2023
PROJECT: 23-194
SHEET: 1 OF 1

Exhibit B
Development Agreement - Lower Five

A Portion of the E 1/2 of Section 20,
T4N., R2W., B.M., City of Caldwell, Canyon County, Idaho

P:\23-194\CAD\SURVEY\EXHIBITS\DEVELOPMENT AGREEMENT LEGAL LOWER FIVE 23-194.DWG, CRAIG DRAPER, 12/8/2023, DWG TO PDF.PC3, ---



Title: Development Agreement Lower Five 23-194		Date: 12-08-2023
Scale: 1 inch = 600 feet	File: Deed Plotter.des	

Tract 1: 124.728 Acres: 5433162 Sq Feet: Closure = s85.4125w 0.01 Feet: Precision >1/999999: Perimeter = 11113 Feet

001=s00.4619w 589.85	008=n00.4318e 748.64	015=n08.4010e 15.92
002=n89.3146w 297.22	009=s71.1249w 250.00	016=s80.3957e 631.61
003=s00.4619w 293.11	010=n18.4711w 2609.32	017=s89.1402e 25.00
004=s89.3146e 297.22	011=s64.1040e 220.02	018=s00.4558w 340.84
005=s00.4619w 1745.18	012: Lt, R=653.70, Delta=20.3201 Brg=s77.0326e, Chd=233.02	
006=n89.3630w 1253.12	013=s84.4240e 1213.64	
007=n18.4711w 203.80	014=s80.1840e 144.04	

Exhibit B
Parcel Map

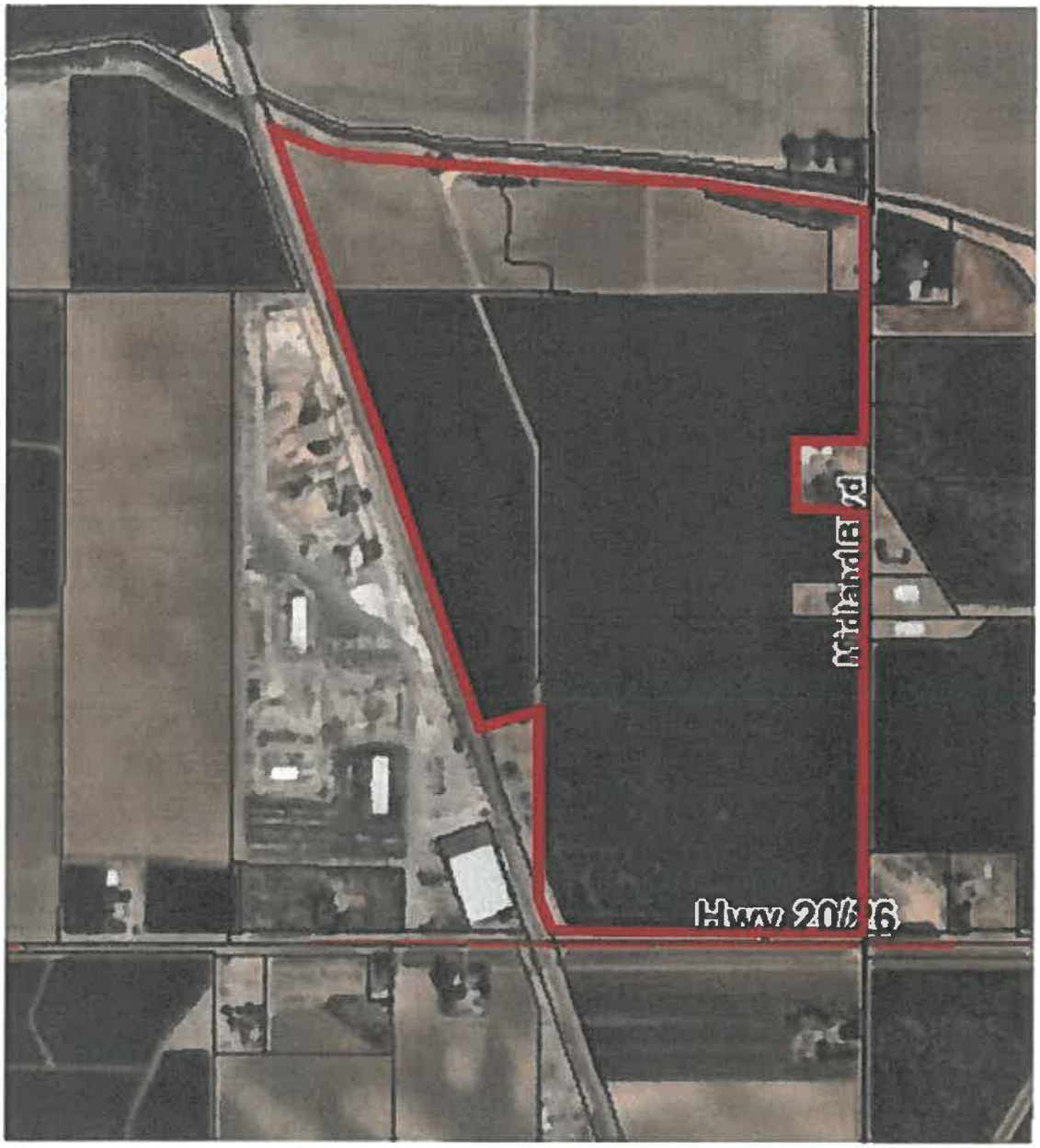


Exhibit C
Affidavits of Legal Interest

Property Owner Acknowledgement

I, Robert Phillips, the record owner for real property addressed as Parcels R3412101000; R3412600000 and R3412501000, am aware of, in agreement with, and give my permission to Brighton Development, Inc., to submit the accompanying application(s) pertaining the that 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 14th day of September, 2023

(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Canyon)

I, Shari Vaughan, a Notary Public, do hereby certify that on this 14th day of September, 2023, personally appeared before me Robert L Phillips 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 she signed the foregoing document, and that the statements therein contained are true.

Shari Vaughan
NOTARY PUBLIC FOR IDAHO
Residing at Meridian, ID
My Commission Expires 6-1-2024

SHARI VAUGHAN
Notary Public - State of Idaho
Commission Number 20181002
My Commission Expires Jun 1, 2024

Property Owner Acknowledgement

I, Victor Yamamoto, the record owner for real property addressed as Parcels R3412100000 and R3412500000, am aware of, in agreement with, and give my permission to Brighton Development, Inc., to submit the accompanying application(s) pertaining the that 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 14th day of September, 2023

Victor Yamamoto p.o.a.
(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Canyon)

I, Shari Vaughan, a Notary Public, do hereby certify that on this 14th day of September, 2023, personally appeared before me Victor Yamamoto, 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 she signed the foregoing document, and that the statements therein contained are true.

Shari Vaughan
NOTARY PUBLIC FOR IDAHO
Residing at Meridian, ID
My Commission Expires 6-1-2024

SHARI VAUGHAN
Notary Public - State of Idaho
Commission Number 20181002
My Commission Expires Jun 1, 2024

Property Owner Acknowledgement

I, Victor Yamamoto, the record owner for real property addressed as Parcel #'s: R3412200000; R3412701000; R3412301000, am aware of, in agreement with, and give my permission to Brighto Development, Inc. to submit the accompanying application(s) pertaining the that 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 14th day of September, 2023

Victor Yamamoto
(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Canyon)

I, Shari Vaughan, a Notary Public, do hereby certify that on this 14th day of September, 2023, personally appeared before me Victor Yamamoto, 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 she signed the foregoing document, and that the statements therein contained are true.

Shari Vaughan
NOTARY PUBLIC FOR IDAHO
Residing at Meridian, ID
My Commission Expires 6-1-2024

SHARI VAUGHAN
Notary Public - State of Idaho
Commission Number 20181002
My Commission Expires Jun 1, 2024

Property Owner Acknowledgement

I, Isaac Kimball, SVP & CFO of the record owner for real property addressed as Parcel # R3412700000, am aware of, in agreement with, and give my permission to Brighton Development, Inc., to submit the accompanying application(s) pertaining the that 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 12th day of December, 2023.

(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Ada)

I, Melanie Buckley, a Notary Public, do hereby certify that on this 12th day of December, 2023, personally appeared before me Isaac Kimball, 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 she signed the foregoing document, and that the statements therein contained are true.

NOTARY PUBLIC FOR IDAHO
Residing at Eagle, Idaho
My Commission Expires 4/17/2029

MELANIE BUCKLEY
Comm. No. 41340
NOTARY PUBLIC
STATE OF IDAHO
Expires: 04/17/2029

Exhibit D
Concept Plan

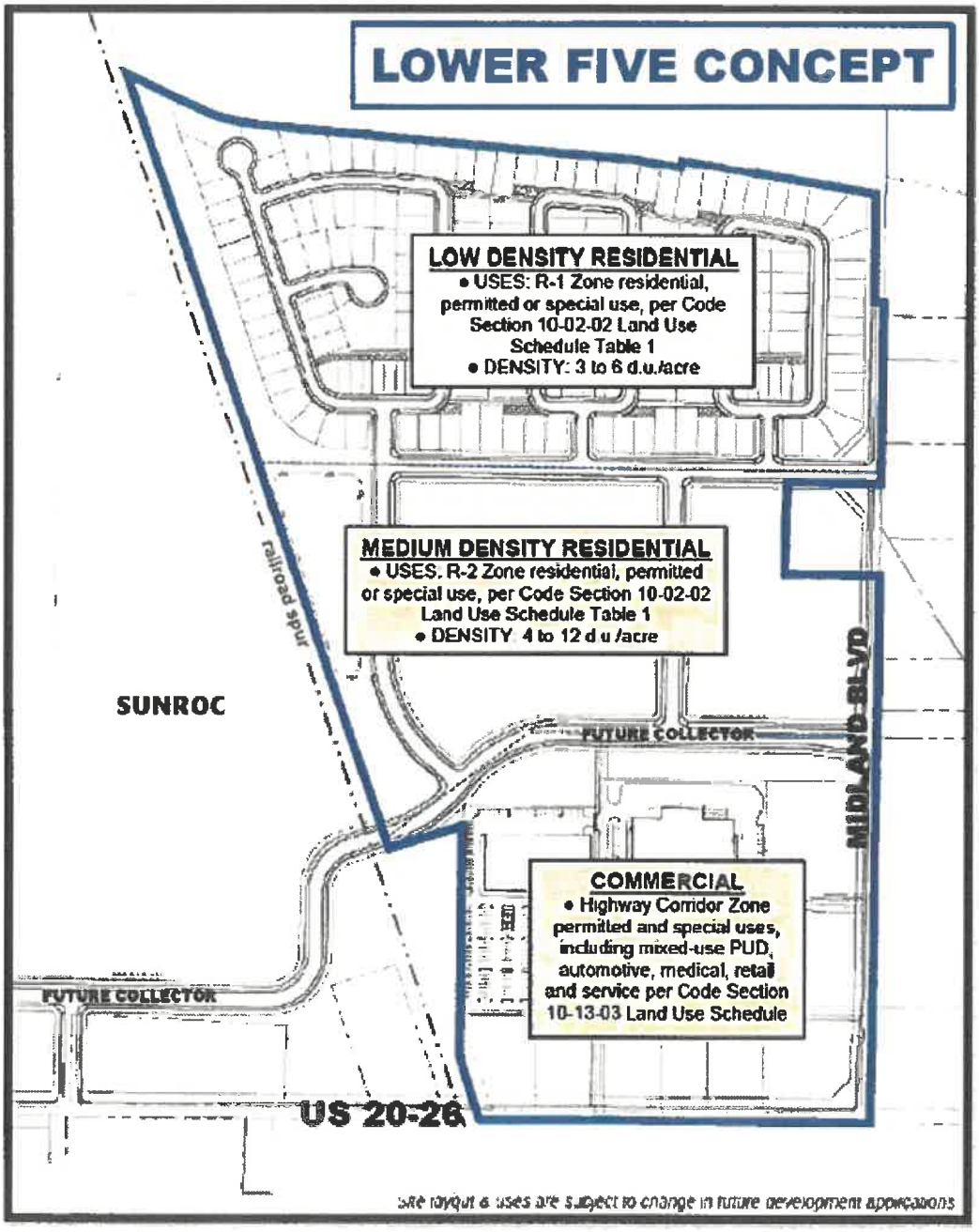
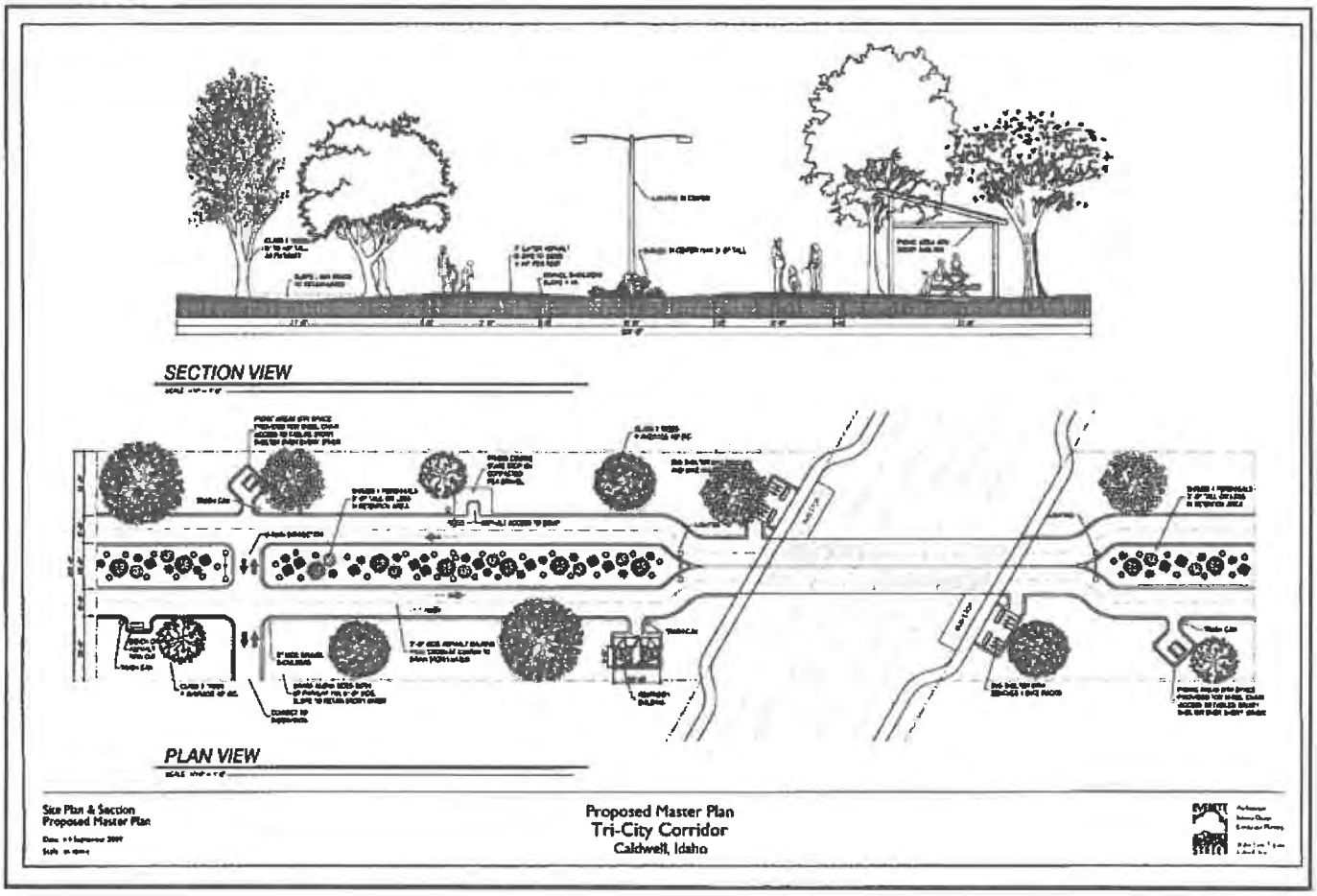


Exhibit E
Tri-City Corridor Master Plan Exhibit



AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)

COUNTY OF CANYON)

I, Robert L. Phillips, the President of Brighton Corporation, Manager of DWT Investments LLC, 2929 W Navigator Dr., Ste. 400, Meridian, ID.

being first duly sworn upon, oath, depose and say:

1. That DWT Investments LLC is the record owner of the property described on the attached, and I grant my permission to:

   Brighton Development Inc., 2929 W. Navigator Drive, Suite 400, Meridian, ID 83642 to submit the accompanying application(s) pertaining to that property.

2. 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 statements contained herein or as to the ownership of the property which is the subject of the application.

3. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 21st day of October, 2025

Robert L Phillips, President of Brighton Corporation, Manager of DWT Investments LLC

SUBSCRIBED AND SWORN to before me the day and year first above written.

Shari Vaughan
(Notary Public for Idaho)

Residing at: Meridian, ID

My Commission Expires: 6-1-2030

SHARI VAUGHAN
COMMISSION #20181002
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 06/01/2030

(Rev 05/29/20)

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)

COUNTY OF CANYON)

I, John Gabrielsen, the Manager of Brighton Ventures Investment Management LLC, Manager of Tauri Rental Homes LLC at 2929 W Navigator Dr., Meridian ID .

being first duly sworn upon, oath, depose and say:

1. That Tauri Rental Homes LLC is the record owner of the property described on the attached, and I grant my permission to:

   Brighton Development Inc., 2929 W. Navigator Drive, Suite 400, Meridian, ID 83642 to submit the accompanying application(s) pertaining to that property.

2. 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 statements contained herein or as to the ownership of the property which is the subject of the application.

3. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 21 day of October, 2025

John Gabrielsen, Manager of Brighton Ventures Investment LLC, Manager of Tauri Rental Homes LLC

SUBSCRIBED AND SWORN to before me the day and year first above written.

Shari Vaughan
(Notary Public for Idaho)

SHARI VAUGHAN
COMMISSION #20181002
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 06/01/2030

Residing at: Meridian, ID

My Commission Expires: 6-1-2030

(Rev 05/29/20)

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
)
COUNTY OF CANYON)

I, Mark Lavin, the Senior Director, Real Estate,
650 N Armstrong Pl, Boise, ID 83704.

being first duly sworn upon, oath, depose and say:

1. That WinCo Foods, LLC is the record owner of the property described on the attached, and I grant my permission to:

   Brighton Development Inc., 2929 W. Navigator Drive, Suite 400, Meridian, ID 83642

   to submit the accompanying application(s) pertaining to that property.

2. 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 statements contained herein or as to the ownership of the property which is the subject of the application.

3. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 21st day of October, 2025

Mark Lavin,
Senior Director, Real Estate

SUBSCRIBED AND SWORN to before me the day and year first above written.

(Notary Public for Idaho)

SARAH SMITH
COMMISSION #20202523
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 07/13/2026

Residing at: Nampa

My Commission Expires: 07/13/2026

(Rev 05/29/20)

2023-034943
RECORDED
10/27/2023 01:23 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 JWINSLOW $15.00
TYPE: DEED
FIRST AMERICAN TITLE INSURANCE
ELECTRONICALLY RECORDED

AFTER RECORDING MAIL TO:

WinCo Foods, LLC
Attn: Chad Lamer
650 N. Armstrong Place
Boise, ID 83704

Space Above This Line for Recorder's Use Only

GRANT DEED

FOR VALUE RECEIVED, **YAMAMOTO PROPERTIES, LLC**, an Idaho limited liability company, and the **KAY AND FRANCIS YAMAMOTO LIVING TRUST, U/T/D June 11, 2001** (collectively "Grantor") convey and warrant to **WINCO FOODS, LLC**, a Delaware limited liability company ("Grantee") whose mailing address is 650 N. Armstrong Place, Boise, Idaho, 83704, the following described real estate situated in the County of Canyon, State of Idaho (the "Property"):

See **Exhibit A** attached hereto.

To have and to hold the described property, together with all and singular tenements, hereditaments, and appurtenances belonging to the property, or in any appertaining to the property, all water, mineral, and other subsurface rights owned by Grantor, and the reversion and reversions, remainder and remainders, rents, issues, and profits of the property to Grantee, Grantee's heirs, and assigns forever.

Grantor, for Grantor's heirs, hereby covenants with and to Grantee and Grantee's heirs and assigns that Grantor is lawfully seized in fee simple of the described Property; that Grantor has the right and authority to convey said Property to Grantee; that the described Property is free from all encumbrances, except (a) matters of record, (b) real property taxes and assessments for the current year that are not yet due and payable, and (c) any matters arising from the acts or omissions of Grantee or Grantee's agents. Grantor hereby covenants to and with Grantee and its successors, heirs, and assigns that Grantor shall warrant and defend the same against any other liens, claims, or encumbrances done, made, or suffered by Grantor, or any person claiming under Grantor, but none other.

[Signatures and acknowledgements follow immediately.]

Grantor has set Grantor's hand on this 27th day of October, 2023.

GRANTOR:

YAMAMOTO PROPERTIES, LLC, an Idaho limited liability company

Victor Yamamoto

By: Victor Yamamoto
Its: Manager

Victor Yamamoto

By: Victor Yamamoto, Trustee, Kay and Francis Yamamoto Family Trust u/t/d June 11, 2001

STATE OF IDAHO)
)ss.
County of CANYON)

On this 25 day of OCTOBER, 2023, before me, a Notary Public, personally appeared Victor Yamamoto, known or proved to me to be the Manager of Yamamoto Properties, LLC, and the Trustee of the Kay and Francis Yamamoto Family Living Trust u/t/d June 11, 2001, the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same on behalf of said entities.

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

NATALIA HALL
Notary Public - State of Idaho
Commission Number 20204859
My Commission Expires Dec 7, 2026

Natalia Hall

Notary PublicComm. Expires 12-7-2026

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Canyon, State of Idaho, described as follows:

THE FOLLOWING DESCRIBES A PARCEL OF LAND BEING A PORTION OF THE IN THE SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF CALDWELL, CANYON COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

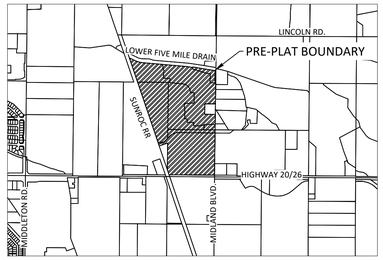
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 20; FROM WHICH, THE EAST 1/16TH CORNER OF SAID SECTION 20 BEARS, NORTH 89°36'31" WEST, 1321.29 FEET; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID SECTION 20, NORTH 00°46'14" EAST, 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 20/26, THE POINT OF BEGINNING;

THENCE LEAVING SAID EASTERLY BOUNDARY LINE, AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 20/26, NORTH 89°36'31" WEST, 1270.82 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE OREGON SHORT LINE RAILROAD;
THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE OREGON SHORT LINE RAILROAD, NORTH 18°47'16" WEST, 151.24 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THE SE ¼ OF THE SE ¼ OF SAID SECTION 20;
THENCE LEAVING SAID WESTERLY BOUNDARY LINE, AND ALONG SAID WESTERLY BOUNDARY LINE OF THE SE ¼ OF THE SE ¼ OF SAID SECTION 20, NORTH 00°43'17" EAST, 742.34 FEET TO A POINT;
THENCE LEAVING SAID WESTERLY BOUNDARY LINE, SOUTH 71°12'44" WEST, 247.91 FEET TO A FOUND 5/8" IRON PIN "NO CAP" ON THE EASTERLY RIGHT-OF-WAY LINE OF THE OREGON SHORT LINE RAILROAD;
THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE OREGON SHORT LINE RAILROAD, NORTH 18°47'16" WEST, 51.41 FEET TO A POINT;
THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 71°12'21" EAST, 48.31 FEET TO A POINT;
THENCE NORTHEASTERLY 212.49 FEET ON THE ARC OF CURVE TO THE LEFT HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 30°26'14" AND A LONG CHORD WHICH BEARS, NORTH 55°59'14" EAST, 210.00 FEET TO A POINT;
THENCE, NORTH 40°46'07" EAST, 71.32 FEET TO A POINT;
THENCE NORTHEASTERLY 349.08 FEET ALONG THE ARC OF CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 50°00'00", AND A LONG CHORD WHICH BEARS, NORTH 65°46'10" EAST, 338.11 FEET TO A POINT;
THENCE, SOUTH 89°13'46" EAST, 1002.61 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF THE SE ¼ SE ¼ OF SAID SECTION 20;
THENCE ALONG SAID EASTERLY BOUNDARY LINE, SOUTH 00°46'14" WEST, 1175.41 FEET TO THE POINT OF BEGINNING.

PRELIMINARY PLAT SHOWING
AVIARY HEIGHTS SUBDIVISION

SITUATED IN A PORTION OF THE SE1/4 OF SECTION 20,
TOWNSHIP 4 NORTH, RANGE 2 WEST
CITY OF CALDWELL, CANYON COUNTY, IDAHO

VICINITY MAP : 1" = 2,000'



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	653.70'	234.26'	20°31'58"	S74°26'41"E	233.01'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S18°47'34"E	205.26'
L2	S71°12'51"W	247.65'
L3	S80°18'37"E	143.98'
L4	N08°40'10"E	15.88'
L5	N89°26'35"W	25.00'
L6	S89°31'46"E	297.22'
L7	N00°46'19"E	293.11'
L8	S89°31'46"E	297.22'

SURVEY CONTROL NOTES

1. ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND VERTICAL (NAVD88) DATUM.

LEGEND

- BOUNDARY LINE
- OFFSITE PROPERTY LINE
- LOT LINE
- SECTION LINE
- R-1 — PROPERTY ZONE
- (10) — LOT NUMBER
- COMMON LOT (LANDSCAPE)
- PHASE LINE BOUNDARY

DEVELOPER/OWNER
BRIGHTON DEVELOPMENT INC.
2929 W. NAVIGATOR DR., SUITE 400
MERIDIAN, IDAHO 83642
PHONE: (208) 378-4000
CONTACT: JON WARDLE
EMAIL: jwardle@brightoncorp.com

ENGINEER/SURVEYOR/LANDSCAPE
KM ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
CONTACT: SHADOW JUNGENBERG, P.E.
EMAIL: sjungenberg@kmengllp.com

0 150 300 450
Plan Scale: 1" = 150'

PRELIMINARY PLAT DATA

TOTAL SITE LOT DATA

TOTAL SITE AREA	124.623 ACRES
CURRENT ZONING	R-1, R-2, H-C
PROPOSED ZONING	R-1, R-2, H-C
COMPREHENSIVE PLAN DESIGNATION	LOW DENSITY, MEDIUM DENSITY RESIDENTIAL AND HIGHWAY CORRIDOR
R-1 RESIDENTIAL LOTS:	160
R-2 RESIDENTIAL LOTS:	145
TOTAL RESIDENTIAL LOTS:	305
H-C COMMERCIAL LOTS	11
COMMON LOTS – LANDSCAPE	45
COMMON LOTS – ALLEY	3
COMMON LOTS – SHARED DRIVEWAY	7
FIRE DEPARTMENT LOT	1
SCHOOL LOTS	1
TOTAL LOTS	373

RESIDENTIAL R-1 AREA SITE DATA

R-1 DATA:	
CURRENT ZONING	R-1
PROPOSED ZONING	R-1
COMPREHENSIVE PLAN DESIGNATION	LOW DENSITY RESIDENTIAL
R-1 LOT DATA:	
R-1 RESIDENTIAL LOTS:	160
COMMON LOTS – LANDSCAPE	25
COMMON LOTS – SHARED DRIVEWAY	3
TOTAL LOTS – RESIDENTIAL R1	188
BUILDABLE LOT AREA	29.332 ACRES
COMMON LOT AREA	9.405 ACRES
RIGHT-OF-WAY AREA	12.713 ACRES
TOTAL AREA ZONED R-1	51.450 ACRES
R-1 DENSITY DATA:	
GROSS DENSITY	3.110 UNITS/ACRE
NET DENSITY	5.454 UNITS/ACRE
AVERAGE R-1 LOT SIZE	7,985 SF
MINIMUM R-1 LOT SIZE	6,480 SF

RESIDENTIAL R-2 AREA SITE DATA

R-2 DATA:	
CURRENT ZONING	R-2
PROPOSED ZONING	R-2
COMPREHENSIVE PLAN DESIGNATION	MEDIUM DENSITY RESIDENTIAL
R-2 LOT DATA:	
R-2 RESIDENTIAL LOTS:	145
COMMON LOTS – LANDSCAPE	20
COMMON LOTS – SHARED DRIVEWAY	4
COMMON LOTS – ALLEY	3
TOTAL LOTS – RESIDENTIAL R2	172
BUILDABLE LOT AREA	10.692 ACRES
COMMON LOT AREA	4.595 ACRES
RIGHT-OF-WAY AREA	7.462 ACRES
TOTAL AREA ZONED R-2	22.749 ACRES
R-2 DATA	
GROSS DENSITY	6.374 UNITS/ACRE
NET DENSITY	13.561 UNITS/ACRE
AVERAGE R-2 LOT SIZE	3,212 SF
MINIMUM R-2 LOT SIZE	1,874 SF

COMMERCIAL H-C AREA SITE DATA

H-C DATA:	
BUILDABLE LOT AREA	33.075 ACRES
COMMON LOT AREA	0.000 ACRES
RIGHT-OF-WAY AREA	4.166 ACRES
TOTAL AREA ZONED H-C	37.241 ACRES
H-C COMMERCIAL LOTS	11

NON RESIDENTIAL AREA SITE DATA

NON-RESIDENTIAL DATA:	
COMMON LOTS	1
FIRE DEPARTMENT LOT	1
SCHOOL LOTS	1
TOTAL NON RESIDENTIAL LOTS	3
COMMON AREA	2.649 ACRES
SCHOOL LOT AREA	7.301 ACRES
FIRE LOT AREA	1.932 ACRES
ROW AREA	1.301 ACRES
TOTAL AREA NON RESIDENTIAL	13.183 ACRES

REFER TO THE QUALIFIED OPEN SPACE EXHIBIT FOR ADDITIONAL INFORMATION.

SHEET INDEX

SHEET NO.	SHEET TITLE
PP1.0	COVER
PP1.1	PHASING PLAN
PP1.2	EXISTING CONDITIONS
PP2.0	PLAT LAYOUT – PHASE 1
PP2.1	PLAT LAYOUT – PHASE 2 & 4
PP2.2	PLAT LAYOUT – PHASE 3
PP2.3	PLAY LAYOUT – PHASE 5
PP3.0	ENGINEERING LAYOUT – PHASE 1
PP3.1	ENGINEERING LAYOUT – PHASE 2 & 4
PP3.2	ENGINEERING LAYOUT – PHASE 3
PP3.3	ENGINEERING LAYOUT – PHASE 5
PPL1.0	PRE-PLAT LANDSCAPE COVER
PPL2.0	PRE-PLAT LANDSCAPE PLAN
PPL3.0	PRE-PLAT LANDSCAPE PLAN
PPL4.0	PRE-PLAT LANDSCAPE PLAN
PPL5.0	PRE-PLAT LANDSCAPE PLAN
PPL6.0	PRE-PLAT LANDSCAPE PLAN
PPL7.0	PRE-PLAT FENCE PLAN
PPL8.0	PRE-PLAT FENCE PLAN
PPL9.0	PRE-PLAT NOTES & DETAILS

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
COVER

REVISIONS

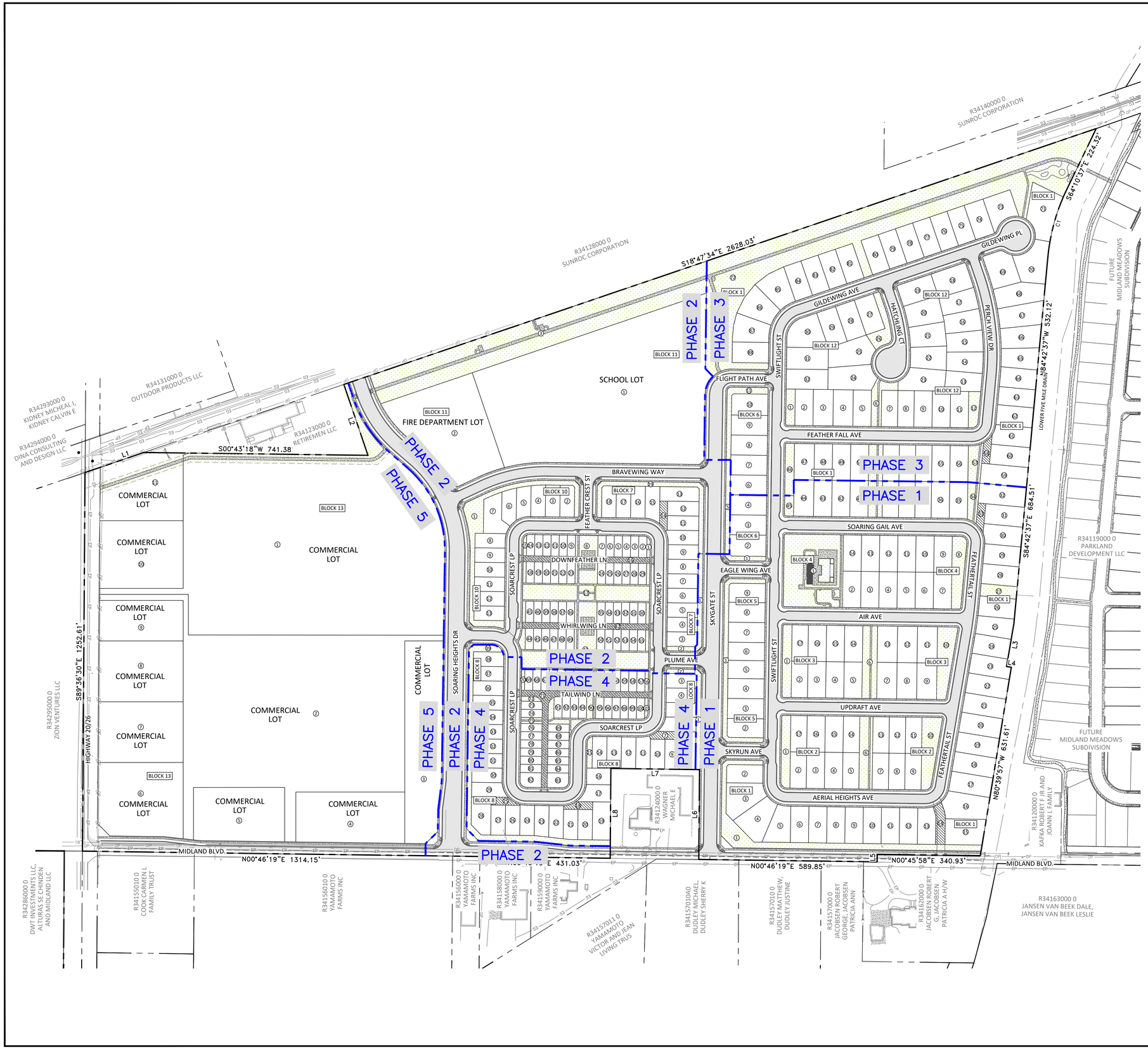
NO.	ITEM	DATE

PROFESSIONAL ENGINEER LICENSED 20593 3/30/26 STATE OF IDAHO SHADOW R.V. JUNGENBERG

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 03/30/26
PROJECT: 22-227
SHEET NO. PP1.0

P:\22-227\CAD\ENTITLEMENT PLANS\22-227 P-PLAT COVER.DWG, SHADOW (JUNGENBERG, 3/30/2026, ESTUDIO907 - COPY PC3, 24X36, 1:[PDF]



0 150 300 450
Plan Scale: 1" = 150'

PROJECT SUMMARY

PHASE 1 (R-1 ZONING):

- SINGLE FAMILY RESIDENTIAL:	89 LOTS
- COMMON LOTS:	19 LOTS
- TOTAL LOTS:	108 LOTS

PHASE 2 (R-2 ZONING):

- SINGLE FAMILY RESIDENTIAL:	75 LOTS
- COMMON LOTS:	14 LOTS
- FIRE STATION LOT:	1 LOT
- SCHOOL LOT:	1 LOT
- TOTAL LOTS:	91 LOTS

PHASE 3 (R-1 ZONING):

- SINGLE FAMILY RESIDENTIAL:	71 LOTS
- COMMON LOTS:	10 LOTS
- TOTAL LOTS:	81 LOTS

PHASE 4 (R-2 ZONING):

- SINGLE FAMILY RESIDENTIAL:	70 LOTS
- COMMON LOTS:	12 LOTS
- TOTAL LOTS:	82 LOTS

PHASE 5 (H-C ZONING):

- COMMERCIAL LOTS:	11 LOTS

TOTAL:

- SINGLE FAMILY RESIDENTIAL:	305 LOTS
- COMMON LOTS:	55 LOTS
- FIRE STATION LOT:	1 LOT
- SCHOOL LOT:	1 LOT
- COMMERCIAL LOTS:	11 LOTS

TOTAL LOTS: 373 LOTS

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PHASING PLAN

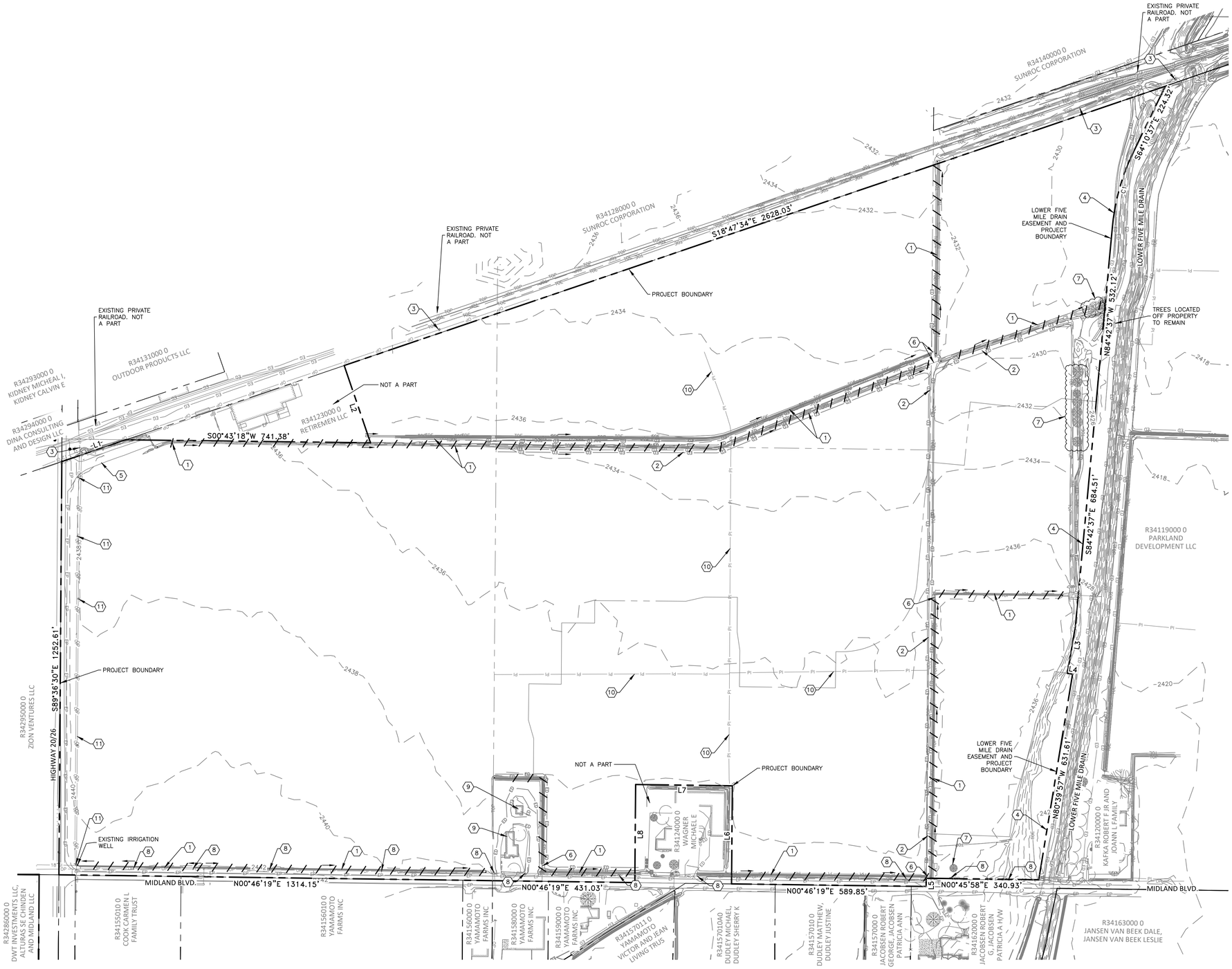
REVISIONS

NO.	ITEM	DATE

PROFESSIONAL ENGINEER LICENSED 20593 3/30/26 STATE OF IDAHO SHADOW R.V. JUNGENBERG

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 03/30/26
PROJECT: 22-227
SHEET NO. PP1.1



0 150 300 450

Plan Scale: 1" = 150'

LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- WATER LINE (SIZE AS NOTED)
- SANITARY SEWER LINE (SIZE AS NOTED)
- STORM DRAIN LINE (SIZE AS NOTED)
- GRAVITY IRRIGATION LINE (SIZE AS NOTED)
- PRESSURE IRRIGATION LINE (SIZE AS NOTED)
- EDGE OF PAVEMENT
- DITCH REMOVAL
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- IRRIGATION VALVE
- IRRIGATION MANHOLE
- SEWER MANHOLE
- SEWER CLEAN-OUT
- SAND & GREASE TRAP
- CURB INLET
- STORM MANHOLE
- LIGHT POLE

KEYNOTES (TYPICAL)

1. EXISTING IRRIGATION DITCH TO BE (#) RELOCATED AND WILL EITHER BE PIPED OR REMAIN OPEN PER FUTURE ENGINEERING PLANS.
2. GRAVEL ROAD TO BE REMOVED. IF REQUIRED, ACCESS TO ADJACENT PROPERTY SHALL BE MAINTAINED DURING CONSTRUCTION.
3. RETAIN AND PROTECT OVERHEAD POWER TRANSMISSION LINE.
4. LOWER FIVE MILE DRAIN EASEMENT. DO NOT ENCROACH.
5. GRAVEL ENTRANCE TO 'GOOD YEAR' SITE TO BE RETAINED AND PROTECTED. ACCESS TO ADJACENT GOODYEAR PROPERTY SHALL BE MAINTAINED DURING CONSTRUCTION.
6. REMOVE GRAVITY IRRIGATION PIPE.
7. TREES TO BE REMOVED.
8. FRONTAGE POWER LINES ALONG MIDLAND BLVD TO BE RELOCATED IN FUTURE.
9. EXISTING HOME AND ANY OUT BUILDINGS TO BE REMOVED AND DISPOSED OF OFFSITE PER STATE STANDARDS.
10. REMOVE EXISTING GATED PIPE.
11. EXISTING POWER LINES ALONG HIGHWAY 20/26 TO REMAIN. PROTECT IN PLACE.

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
EXISTING CONDITIONS

REVISIONS

NO.	ITEM	DATE

PROFESSIONAL ENGINEER LICENSED 20593 3/30/26 STATE OF IDAHO SHADOW R.V. JUNGENBERG

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 03/30/26
PROJECT: 22-227
SHEET NO. PP1.2

P:\22-227\CAD\ENTITLEMENT PLANS\22-227 P-PLAT EXISTING CONDITIONS.DWG, SHADOW (JUNGENBERG, 3/30/2026, ESTUDIO907 - COPY PC3, 24X36, 1 [PDF]



PRELIMINARY PLAT NOTES

1. FUTURE DEVELOPMENT SHALL BE CONSISTENT WITH THE MINIMUM DIMENSIONAL STANDARDS LISTED BY THE CITY OF CALDWELL STANDARDS FOR ZONING.
2. FRONT, REAR, AND SIDE YARD EASEMENT LOCATIONS AND WIDTHS TO BE DETERMINED WITH FINAL PLAT.
3. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF CALDWELL.
4. IRRIGATION WATER IS SUPPLIED FROM PIONEER IRRIGATION DISTRICT AND THE FRANKLIN DITCH COMPANY.
5. 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 NON AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION 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'.
6. DIRECT RESIDENTIAL LOT ACCESS TO MIDLAND BLVD, HIGHWAY 20/26, SKYGATE ST AND SOARING HEIGHTS ST IS PROHIBITED.
7. ALL ALLEYS (LOTS 16, 42, AND 71, BLOCK 9) ARE SUBJECT TO A BLANKET UTILITY EASEMENT FOR THE CITY OF CALDWELL FACILITIES, PRESSURE IRRIGATION, STORM DRAINAGE, AND PUBLIC UTILITIES. LOT OWNER'S WITHIN THIS SUBDIVISION HAVE THE PERPETUAL RIGHT OF INGRESS AND EGRESS OVER SAID LOTS AND SAID PERPETUAL EASEMENT SHALL RUN WITH THE LAND. SAID LOTS ARE PRIVATE ALLEYS AND MAINTENANCE FOR SAID LOTS IS AS PROVIDED FOR IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS SUBDIVISION. THE RESTRICTIVE COVENANT FOR MAINTENANCE OF THE PRIVATE ALLEYS CANNOT BE MODIFIED AND THE HOMEOWNER'S ASSOCIATION CANNOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF THE CITY OF CALDWELL. THE PRIVATE ALLEYS SHALL MEET CITY OF CALDWELL CODE.
8. COMMON DRIVE LOTS (LOT 14, 33, AND 58, BLOCK 1. LOT 14, BLOCK 7. LOT 7, 18, AND 25, BLOCK 8) ARE SUBJECT TO A BLANKET EASEMENT FOR THE COMMON DRIVES. SAID COMMON LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, OR ASSIGNS. SAID COMMON LOTS ARE ALSO SUBJECT TO BLANKET ACCESS AND UTILITY EASEMENTS FOR PRESSURE IRRIGATION, STORM DRAINAGE, AND PUBLIC UTILITIES. LOT OWNER'S WITHIN THIS SUBDIVISION HAVE THE PERPETUAL RIGHT OF INGRESS AND EGRESS OVER SAID LOTS AND SAID PERPETUAL EASEMENT SHALL RUN WITH THE LAND.

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PLAT LAYOUT - PHASE 1

REVISIONS

NO.	ITEM	DATE

PROFESSIONAL ENGINEER LICENSED 20593 3/30/26 STATE OF IDAHO SHADOW R.V. JUNGENBERG

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 03/30/26
PROJECT: 22-227
SHEET NO. PP2.0

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AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PLAT LAYOUT - PHASE 2 & 4

REVISIONS

NO.	ITEM	DATE

PROFESSIONAL ENGINEER LICENSED 20593 3/30/26 STATE OF IDAHO SHADOW R.V. JUNGENBERG

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 03/30/26
PROJECT: 22-227
SHEET NO. PP2.1

Plan Scale: 1" = 60'

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AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PLAT LAYOUT - PHASE 3

REVISIONS

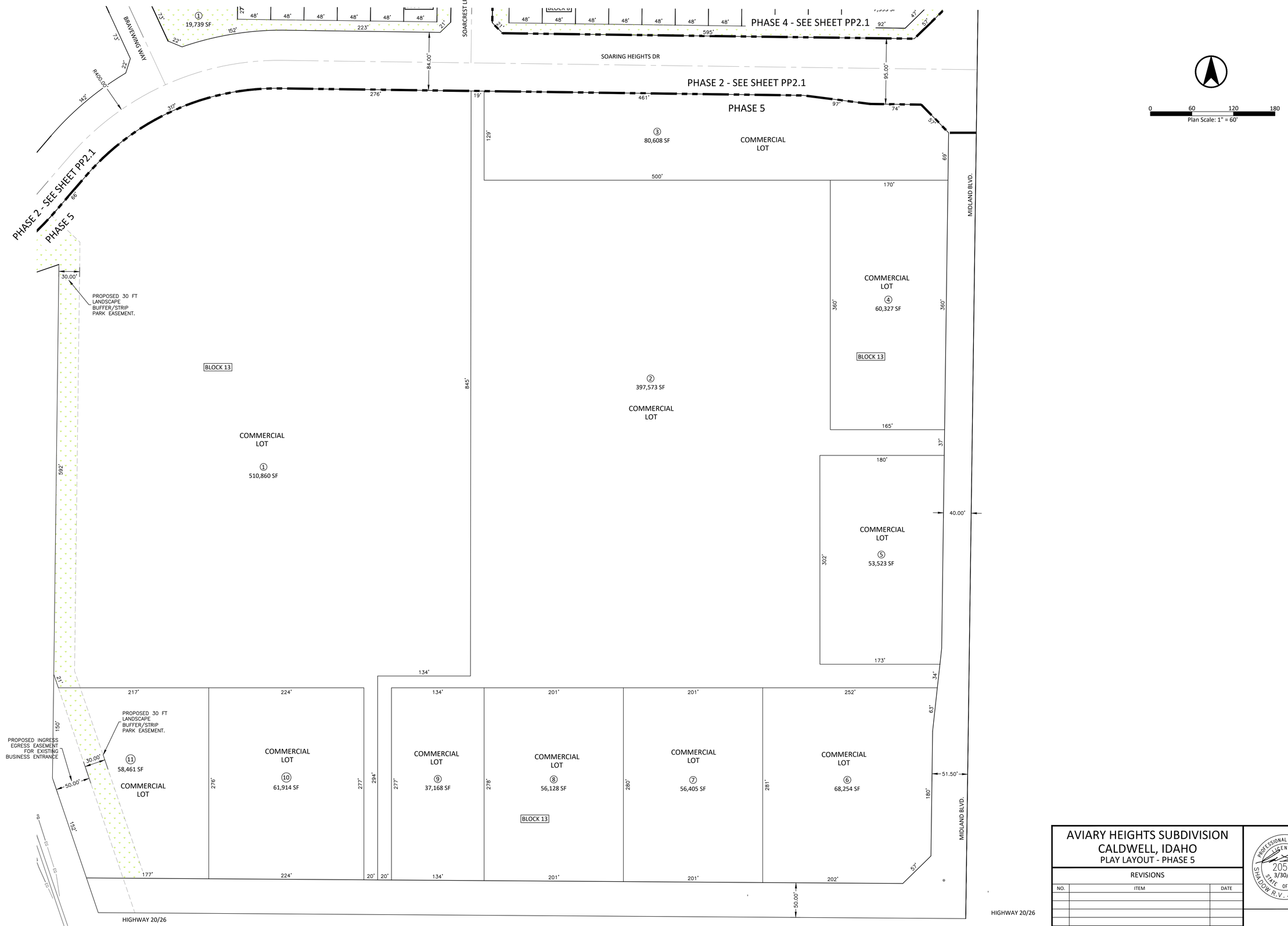
NO.	ITEM	DATE

PROFESSIONAL ENGINEER LICENSED 20593 3/30/26 STATE OF IDAHO SHADOW R.V. JUNGENBERG

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 03/30/26
PROJECT: 22-227
SHEET NO. PP2.2

P:\22-227\CAD\ENTITLEMENT PLANS\22-227 P-PLAT LAYOUT.DWG, SHADOW JUNGENBERG, 3/30/2026, ESTUDO907 - COPY.PC3, 24X36, [PDF]



AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PLAY LAYOUT - PHASE 5

REVISIONS

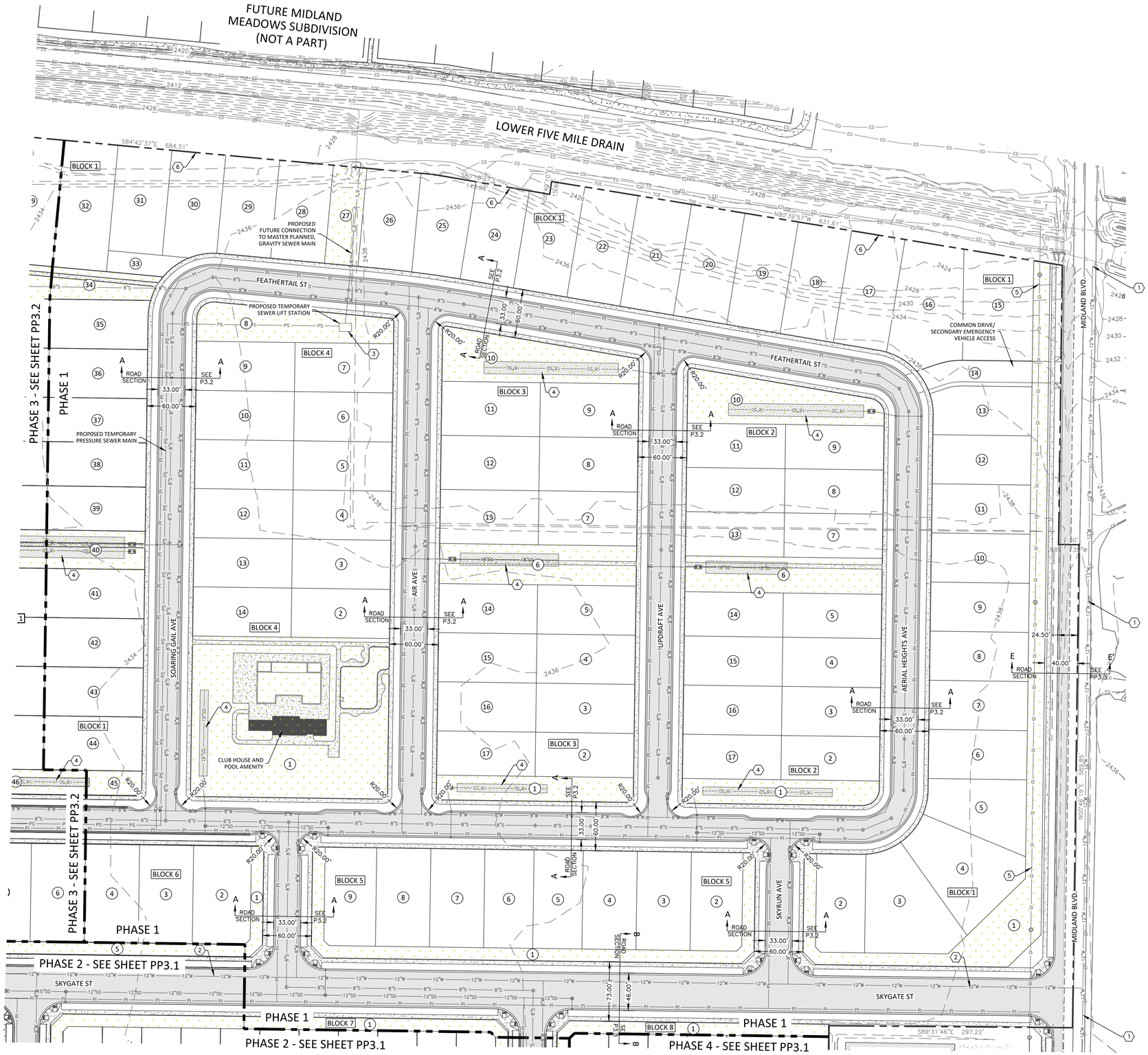
NO.	ITEM	DATE

PROFESSIONAL ENGINEER LICENSED 20593 3/30/26 STATE OF IDAHO SHADOW R.V. JUNGENBERG

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 03/30/26
PROJECT: 22-227
SHEET NO. PP2.3

P:\22-227\CAD\ENTITLEMENT PLANS\22-227 P-PLAT LAYOUT.DWG, SHADOW JUNGENBERG, 3/30/2026, ESTUDIO907 - CDP-PCL, 24X36, L [PDF]



0 60 120 180

Plan Scale: 1" = 60'

PRELIMINARY ENGINEERING NOTES

1. DOMESTIC WATER SERVICE WILL BE PROVIDED BY CITY OF CALDWELL. WATER MAINS WILL BE LOOPED THROUGHOUT THE SUBDIVISION CONNECTING TO THE PLANNED WELL LOCATED OFFSITE NEAR THE NORTH WEST CORNER OF THE SITE.
2. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF CALDWELL. THE PROJECT WILL BE PERMANENTLY SERVED BY A MASTER PLANNED GRAVITY SEWER MAIN CONNECTING TO THE LINCOLN ROAD TRUNK MAIN. A TEMPORARY LIFT STATION AND PRESSURE MAIN WILL PROVIDE SUBDIVISION ACCESS TO SEWER INFRASTRUCTURE AND WILL DRAIN SANITARY SEWER TO THE SEWER MAIN INSTALLED IN HIGHWAY 20/26..
3. WATER, SEWER AND PRESSURE IRRIGATION LINE SIZES AND LOCATIONS ARE PRELIMINARY AND SHALL BE DETERMINED WITH THE FINAL PLAT DESIGN PHASE.
4. ALL DOMESTIC WATER MAINS AND SANITARY SEWER WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND CITY OF CALDWELL REQUIREMENTS.
5. ALL STREETS SHOWN SHALL BE PUBLIC STREETS OWNED AND MAINTAINED BY THE CITY OF CALDWELL. ALL SHOWN ALLEYS AND COMMON DRIVES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND DESIGNED TO THE CITY OF CALDWELL'S STANDARDS.
6. STORM DRAINAGE FROM THE PRIVATE ALLEYS AND STREETS SHALL BE COLLECTED AND ROUTED TO STORM FACILITIES THAT MEET THE CITY OF CALDWELL'S REQUIREMENTS. THE PRIVATE AND PUBLIC STORM FACILITIES, SIZES, AND LOCATIONS ARE PRELIMINARY AND WILL BE ULTIMATELY DETERMINED WITH THE FINAL PLAT DESIGN PHASE.
7. THE PRESSURE IRRIGATION SYSTEM FOR THE PROJECT SHALL CONNECT TO THE AVIARY SUBDIVISION PRESSURE IRRIGATION IMPROVEMENTS. THE PROPOSED PRESSURE IRRIGATION SYSTEM SHOWN IS PRELIMINARY AND WILL BE DETERMINED WITH THE FINAL PLAT DESIGN PHASE.
8. CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS WILL BE IN COMPLIANCE WITH THE STANDARD CALDWELL CONSTRUCTION NOTES: DRAINAGE, SEWER, WATER, AND PRESSURE IRRIGATION.
9. CITY OF CALDWELL SANITARY SEWER AND WATER EASEMENT LOCATIONS SHALL BE DETERMINED DURING THE FINAL PLAT DESIGN PHASE.
10. PUBLIC UTILITIES, PRESSURE IRRIGATION, AND DRAINAGE EASEMENTS SHALL BE DETERMINED DURING THE FINAL PLAT DESIGN PHASE.
11. THE STREETS AND ALLEYS SHALL BE CONSTRUCTED PER THE STREET SECTIONS SHOWN ON SHEET P3.2. THE PAVEMENT SECTION THICKNESS SHOWN IS PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN.
12. PEDESTRIAN CROSSING LOCATIONS ALONG STREETS SHALL BE DETERMINED DURING FINAL DESIGN.
13. FIRE HYDRANTS AND STREET LIGHT LOCATIONS SHALL BE DETERMINED DURING THE FINAL DESIGN PHASE.

KEYNOTES (TYPICAL)

1. PROPOSED 12" WATER MAIN IN MIDLAND BLVD. AND STUB WATER MAIN FOR FUTURE EXTENSION.
2. PROPOSED 12" WATER MAIN IN LOCAL COLLECTOR SKYGATE ST. 12" MAIN TO EXTEND TO PLANNED WELLS SITE LOCATED OFFSITE NEAR NW CORNER OF SUBDIVISION.
3. PROPOSED TEMPORARY SEWER LIFT STATION AND PRESSURE SEWER MAIN. LIFT STATION AND PRESSURE SEWER MAIN TO BE ABANDONED WHEN PLANNED, GRAVITY MAIN INFRASTRUCTURE IS PRESENT FROM THE NORTH.
4. PROPOSED STORM DRAIN SEEPAGE BED.
5. PROPOSED GRAVITY IRRIGATION PIPED SYSTEM.
6. LOWER FIVE MILE DRAIN EASEMENT AND PROJECT BOUNDARY.

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
ENGINEERING LAYOUT - PHASE 1

REVISIONS

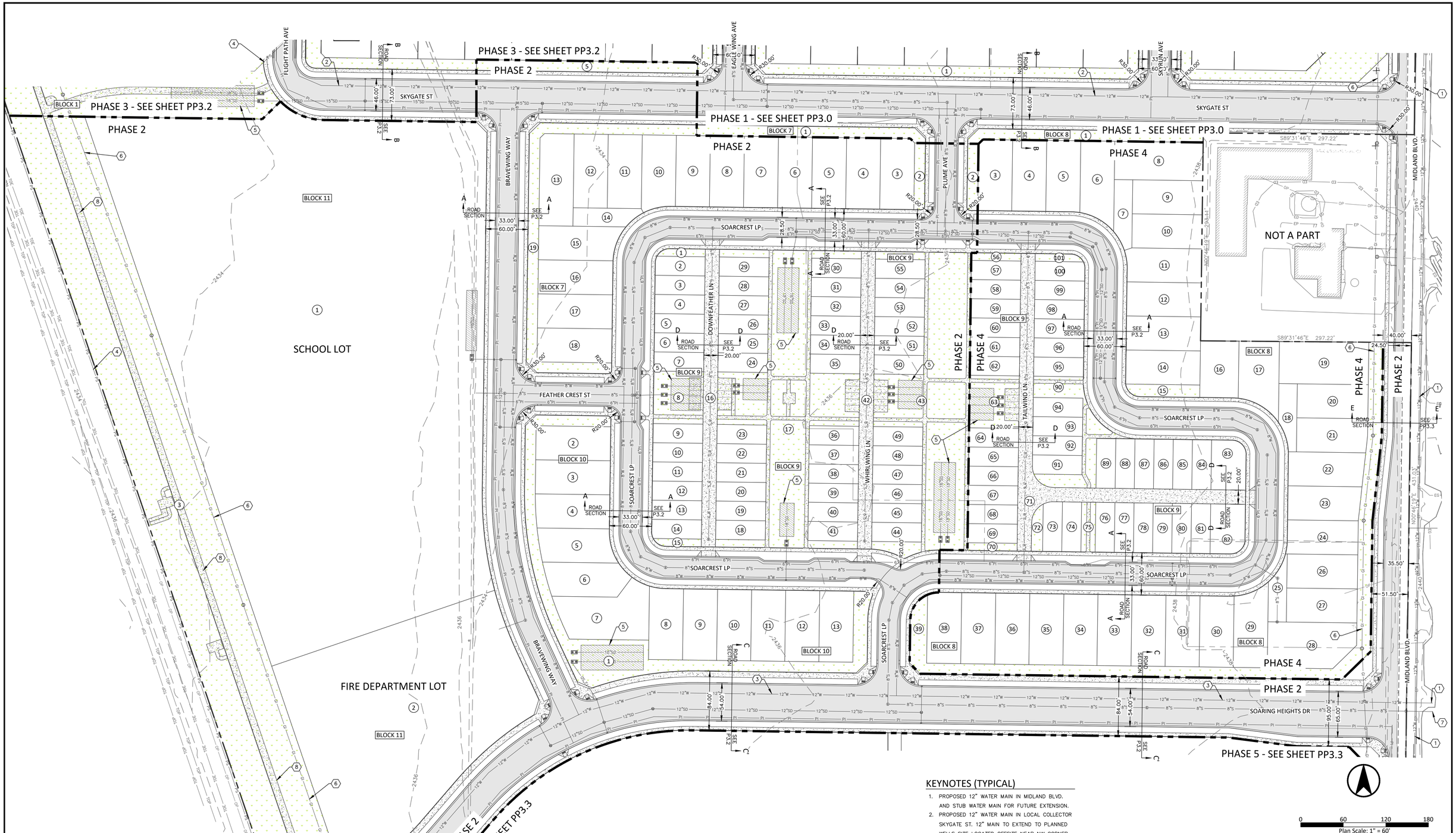
NO.	ITEM	DATE

PROFESSIONAL ENGINEER LICENSED 20593 3/30/26 STATE OF IDAHO SHADOW R.V. - JUNGENBERG

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 03/30/26
PROJECT: 22-227
SHEET NO. PP3.0

P:\22-227\CAD\ENTITLEMENT PLANS\22-227 P PLAT ENGINEERING.DWG, SHADOW JUNGENBERG, 3/30/2026, ESTUDIO007 - COPY PC5, 24X36, [PDF]



KEYNOTES (TYPICAL)

1. PROPOSED 12" WATER MAIN IN MIDLAND BLVD. AND STUB WATER MAIN FOR FUTURE EXTENSION.
2. PROPOSED 12" WATER MAIN IN LOCAL COLLECTOR SKYGATE ST. 12" MAIN TO EXTEND TO PLANNED WELLS SITE LOCATED OFFSITE NEAR NW CORNER OF SUBDIVISION.
3. PROPOSED 12" WATER MAIN INSTALLED IN COMMERCIAL COLLECTOR.
4. PROPOSED TEMPORARY PRESSURE SEWER MAIN. A PORTION OF THE PRESSURE SEWER MAIN IS PROPOSED TO RUN OFFSITE WITHIN THE NEIGHBORING PRIVATE RAILROAD PROPERTY. PRESSURE SEWER MAIN TO BE ABANDONED WHEN PLANNED, GRAVITY MAIN INFRASTRUCTURE IS PRESENT FROM THE NORTH.
5. PROPOSED STORM DRAIN SEEPAGE BED.
6. PROPOSED GRAVITY IRRIGATION PIPED SYSTEM.
7. PROPOSED GRAVITY SEWER MAIN STUB FOR FUTURE CONNECTION
8. PROPOSED 10 FT CONCRETE PEDESTRIAN PATHWAY.

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
ENGINEERING LAYOUT - PHASE 2 & 4

REVISIONS

NO.	ITEM	DATE

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km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 03/30/26
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SHEET NO. PP3.1

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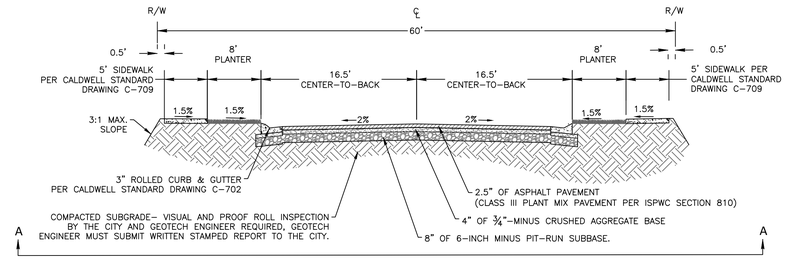
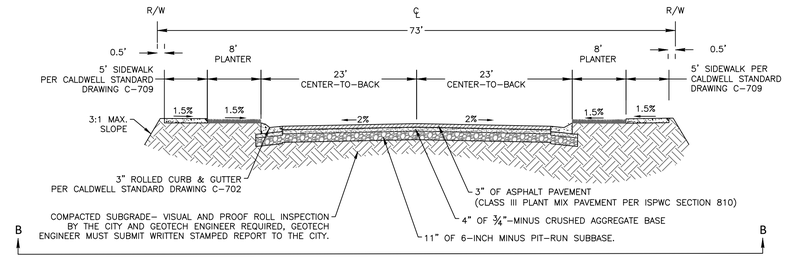


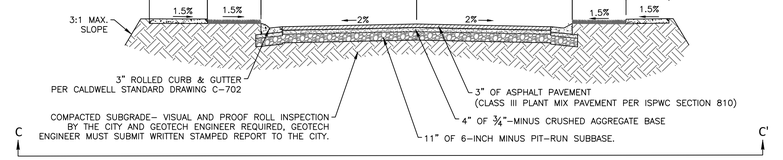
TYPICAL SECTION A-A: INTERNAL LOCAL ROAD SECTION

SCALE: NTS



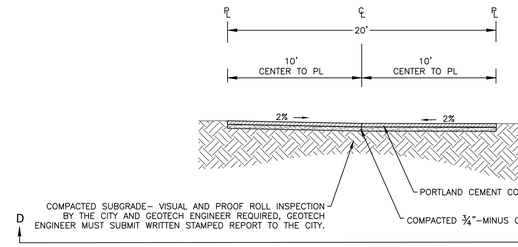
TYPICAL SECTION B-B: LOCAL COLLECTOR ROAD SECTION

SCALE: NTS



TYPICAL SECTION C-C' COMMERCIAL COLLECTOR ROAD SECTION

SCALE: NTS



TYPICAL SECTION D-D LOCAL ALLEY ROAD SECTION

SCALE: NTS

KEYNOTES (TYPICAL)

1. PROPOSED 12" WATER MAIN IN LOCAL COLLECTOR SKYGATE ST. 12" MAIN TO EXTEND TO PLANNED WELLS SITE LOCATED OFFSITE NEAR NW CORNER OF SUBDIVISION.
2. PROPOSED TEMPORARY PRESSURE SEWER MAIN. PRESSURE SEWER MAIN TO BE ABANDONED WHEN PLANNED, GRAVITY MAIN INFRASTRUCTURE IS PRESENT FROM THE NORTH.
3. PROPOSED STORM DRAIN SEEPAGE BED.
4. PROPOSED GRAVITY IRRIGATION PIPED SYSTEM.
5. PROPOSED 10 FT CONCRETE PEDESTRIAN PATH.
6. PROPOSED CONNECTION TO FUTURE MIDLAND MEADOWS PEDESTRIAN PATH VIA PEDESTRIAN BRIDGE OVER LOWER FIVE MILE DRAIN.
7. PROPOSED AMENITY,

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
ENGINEERING LAYOUT - PHASE 3

REVISIONS

NO.	ITEM	DATE

PROFESSIONAL ENGINEER LICENSED 20593 3/30/26 STATE OF IDAHO SHADOW R.V. JUNGENBERG

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 03/30/26
PROJECT: 22-227
SHEET NO. PP3.2

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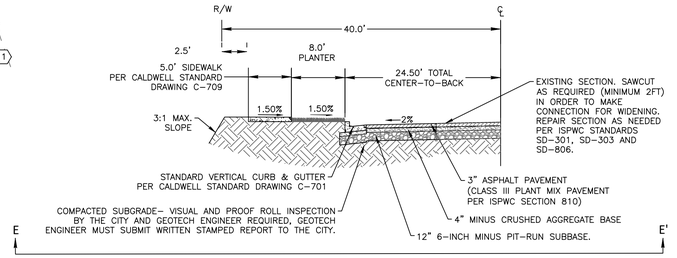
Plan Scale: 1" = 60'



TYPICAL SECTION E-E' MIDLAND ROAD WIDENING SECTION

SCALE: NTS

KEYNOTES (TYPICAL)

1. PROPOSED 12" WATER MAIN IN MIDLAND BLVD. AND STUB WATER MAIN FOR FUTURE EXTENSION.
2. PROPOSED 12" WATER MAIN INSTALLED IN COMMERCIAL COLLECTOR.
3. PROPOSED TEMPORARY PRESSURE SEWER MAIN. PRESSURE SEWER MAIN TO BE ABANDONED WHEN PLANNED, GRAVITY MAIN INFRASTRUCTURE IS PRESENT FROM THE NORTH.
4. GRAVITY SEWER STUB FROM FRANKLIN MASTER PLAN HIGHWAY 20/26 SEWER MAIN. PROPOSED TEMPORARY PRESSURE SEWER MAIN TO DISCHARGE AT THIS LOCATION.
5. PROPOSED STORM DRAIN SEEPAGE BED.
6. PROPOSED GRAVITY IRRIGATION PIPED SYSTEM.
7. PROPOSED PRESSURE IRRIGATION CONNECTION TO AVIARY SUBDIVISION SYSTEM. PI MAIN TO EXTEND SERVICE TO AVIARY HEIGHTS SUBDIVISION SITE.
8. PROPOSED 10 FT CONCRETE PEDESTRIAN PATHWAY.

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
ENGINEERING LAYOUT - PHASE 5

REVISIONS

NO.	ITEM	DATE

PROFESSIONAL ENGINEER LICENSED 20593 3/30/26 STATE OF IDAHO SHADOW R.V. JUNGENBERG

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmeng@p.com

DATE: 03/30/26
PROJECT: 22-227
SHEET NO. PP3.3

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BRIGHTON

AVIARY HEIGHTS



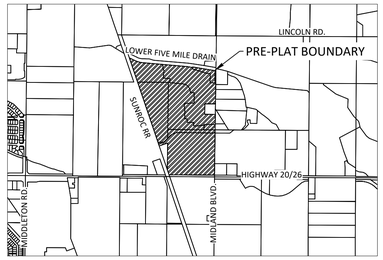
CONCEPTUAL, SUBJECT TO CHANGE

PRELIMINARY PLAT SHOWING

AVIARY HEIGHTS SUBDIVISION

SITUATED IN A PORTION OF THE SE1/4 OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 2 WEST CITY OF CALDWELL, CANYON COUNTY, IDAHO

VICINITY MAP : 1" = 2,000'



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	653.70'	234.26'	20°31'58"	S74°26'41"E	233.01'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S18°47'34"E	205.26'
L2	S71°12'51"W	247.65'
L3	S80°18'37"E	143.98'
L4	N08°40'10"E	15.88'
L5	N89°26'35"W	25.00'
L6	S89°31'46"E	297.22'
L7	N00°46'19"E	293.11'
L8	S89°31'46"E	297.22'

0 150 300 450
Plan Scale: 1" = 150'

DEVELOPER/OWNER
BRIGHTON DEVELOPMENT INC.
2929 W. NAVIGATOR DR., SUITE 400
MERIDIAN, IDAHO 83642
PHONE: (208) 378-4000
CONTACT: JON WARDLE
EMAIL: jwardle@brightoncorp.com

ENGINEER/SURVEYOR/LANDSCAPE
KM ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
CONTACT: SHADOW JUNGENBERG, P.E.
EMAIL: sjungenberg@kmengllp.com

SURVEY CONTROL NOTES
1. ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND VERTICAL (NAVD88) DATUM.

LEGEND
- BOUNDARY LINE
- OFFSITE PROPERTY LINE
- LOT LINE
- SECTION LINE
- R-1 — PROPERTY ZONE
- (10) — LOT NUMBER
- COMMON LOT (LANDSCAPE)
- PHASE LINE BOUNDARY

PRELIMINARY PLAT DATA

TOTAL SITE LOT DATA

TOTAL SITE AREA	124.623 ACRES
CURRENT ZONING	R-1, R-2, H-C
PROPOSED ZONING	R-1, R-2, H-C
COMPREHENSIVE PLAN DESIGNATION	LOW DENSITY, MEDIUM DENSITY RESIDENTIAL AND HIGHWAY CORRIDOR
R-1 RESIDENTIAL LOTS:	160
R-2 RESIDENTIAL LOTS:	145
TOTAL RESIDENTIAL LOTS:	305
H-C COMMERCIAL LOTS	11
COMMON LOTS – LANDSCAPE	45
COMMON LOTS – ALLEY	3
COMMON LOTS – SHARED DRIVEWAY	7
FIRE DEPARTMENT LOT	1
SCHOOL LOTS	1
TOTAL LOTS	373

RESIDENTIAL R-1 AREA SITE DATA

R-1 DATA:	
CURRENT ZONING	R-1
PROPOSED ZONING	R-1
COMPREHENSIVE PLAN DESIGNATION	LOW DENSITY RESIDENTIAL
R-1 LOT DATA:	
R-1 RESIDENTIAL LOTS:	160
COMMON LOTS – LANDSCAPE	25
COMMON LOTS – SHARED DRIVEWAY	3
TOTAL LOTS – RESIDENTIAL R1	188
BUILDABLE LOT AREA	29.332 ACRES
COMMON LOT AREA	9.405 ACRES
RIGHT-OF-WAY AREA	12.713 ACRES
TOTAL AREA ZONED R-1	51.450 ACRES
R-1 DENSITY DATA:	
GROSS DENSITY	3.110 UNITS/ACRE
NET DENSITY	5.454 UNITS/ACRE
AVERAGE R-1 LOT SIZE	7,985 SF
MINIMUM R-1 LOT SIZE	6,480 SF

RESIDENTIAL R-2 AREA SITE DATA

R-2 DATA:	
CURRENT ZONING	R-2
PROPOSED ZONING	R-2
COMPREHENSIVE PLAN DESIGNATION	MEDIUM DENSITY RESIDENTIAL
R-2 LOT DATA:	
R-2 RESIDENTIAL LOTS:	145
COMMON LOTS – LANDSCAPE	20
COMMON LOTS – SHARED DRIVEWAY	4
COMMON LOTS – ALLEY	3
TOTAL LOTS – RESIDENTIAL R2	172
BUILDABLE LOT AREA	10.692 ACRES
COMMON LOT AREA	4.595 ACRES
RIGHT-OF-WAY AREA	7.462 ACRES
TOTAL AREA ZONED R-2	22.749 ACRES
R-2 DATA	
GROSS DENSITY	6.374 UNITS/ACRE
NET DENSITY	13.561 UNITS/ACRE
AVERAGE R-2 LOT SIZE	3,212 SF
MINIMUM R-2 LOT SIZE	1,874 SF

COMMERCIAL H-C AREA SITE DATA

H-C DATA:	
BUILDABLE LOT AREA	33.075 ACRES
COMMON LOT AREA	0.000 ACRES
RIGHT-OF-WAY AREA	4.166 ACRES
TOTAL AREA ZONED H-C	37.241 ACRES
H-C COMMERCIAL LOTS	11

NON RESIDENTIAL AREA SITE DATA

NON-RESIDENTIAL DATA:	
COMMON LOTS	1
FIRE DEPARTMENT LOT	1
SCHOOL LOTS	1
TOTAL NON RESIDENTIAL LOTS	3
COMMON AREA	2.649 ACRES
SCHOOL LOT AREA	7.301 ACRES
FIRE LOT AREA	1.932 ACRES
ROW AREA	1.301 ACRES
TOTAL AREA NON RESIDENTIAL	13.183 ACRES

REFER TO THE QUALIFIED OPEN SPACE EXHIBIT FOR ADDITIONAL INFORMATION.

SHEET INDEX

SHEET NO.	SHEET TITLE
PP1.0	COVER
PP1.1	PHASING PLAN
PP1.2	EXISTING CONDITIONS
PP2.0	PLAT LAYOUT – PHASE 1
PP2.1	PLAT LAYOUT – PHASE 2 & 4
PP2.2	PLAT LAYOUT – PHASE 3
PP2.3	PLAY LAYOUT – PHASE 5
PP3.0	ENGINEERING LAYOUT – PHASE 1
PP3.1	ENGINEERING LAYOUT – PHASE 2 & 4
PP3.2	ENGINEERING LAYOUT – PHASE 3
PP3.3	ENGINEERING LAYOUT – PHASE 5
PPL1.0	PRE-PLAT LANDSCAPE COVER
PPL2.0	PRE-PLAT LANDSCAPE PLAN
PPL3.0	PRE-PLAT LANDSCAPE PLAN
PPL4.0	PRE-PLAT LANDSCAPE PLAN
PPL5.0	PRE-PLAT LANDSCAPE PLAN
PPL6.0	PRE-PLAT LANDSCAPE PLAN
PPL7.0	PRE-PLAT FENCE PLAN
PPL8.0	PRE-PLAT FENCE PLAN
PPL9.0	PRE-PLAT NOTES & DETAILS

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
COVER

REVISIONS

NO.	ITEM	DATE

PROFESSIONAL ENGINEER LICENSED 20593 10/10/25 STATE OF IDAHO SHADOW R.V. JUNGENBERG

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PP1.0

P:\22-227\CAD\ENTITLEMENT PLANS\22-227 P-PLAT COVER.DWG, SHADOW.JUNGENBERG, 10/10/2025, CANON IPF755 (BW).PC3, 24X36, [.PDF]

COMMON LOT CALCULATIONS

(1) TREE PER 5,000 SQ.FT. (50% TO BE CLASS II OR CLASS III)

BLOCK #	LOT #	SQ.FT.	TREES REQ	TREES PRVD
1	1	29081	6	8
1	27	4961	1	1
1	34	4431	1	1
1	40	5645	1	1
1	45	2049	0	1
1	46	5216	1	2
1	51	5621	1	1
1	57	5525	1	1
1	72	180752	36	42
2	1	7256	1	3
2	6	10524	2	2
2	10	11957	2	3
3	1	7339	1	3
3	6	11732	2	2
3	10	11957	2	3
4	1	47323	9	9
4	8	9613	2	3
5	1	12004	2	1
6	1	2146	0	6
6	5	4735	1	5
6	11	6292	1	4
7	1	5034	1	5
7	2	1456	0	0
7	19	10399	2	8
8	1	5172	1	6
8	2	1456	0	0
8	15	1776	0	0
8	39	23130	5	19
9	1	702	0	0
9	8	4304	1	1
9	15	702	0	0
9	17	38486	8	8
9	43	34341	7	8
9	56	746	0	0
9	63	5179	1	1
9	70	745	0	0
9	72	949	0	0
9	75	1400	0	0
9	90	5982	1	1
9	101	702	0	0
10	1	20469	4	14
11	3	115868	23	31
12	1	3669	1	3
12	6	6415	1	3
12	12	4108	1	1
12	26	6142	1	1
TOTAL COMMON LOT TREES			137	212

PATHWAY CALCULATIONS

8'–10' MACRO PATHWAY ((1) CLASS I OR II TREE / 40 LF, (15) SHRUBS / 100 LF)

BLOCK #	LOT #	LF	SHRUBS ** REQ	SHRUBS ** PRVD	TREES REQ	TREES PRVD
1	72	2742	411	0	69	69
11	3	1160	180	0	29	30

5' MICRO PATHWAY ((15) SHRUB/100 LF)

BLOCK #	LOT #	LF	SHRUBS ** REQ	SHRUBS ** PRVD	TREES REQ	TREES PRVD
1	34	129	19	0	0	1
1	40	120	18	0	0	1
1	51	120	18	0	0	0
1	57	128	19	0	0	0
2	6	240	36	0	0	1
3	6	240	36	0	0	1
4	1	341	51	0	0	0
9	8	70	11	0	0	0
9	17	1065	150	0	0	0
9	63	69	10	0	0	1
9	75	70	10	0	0	0
9	90	215	32	0	0	1
TOTAL PATHWAY TREES					97	105

STREET CALCULATIONS

10' LOCAL LANDSCAPE BUFFER: (1) CLASS II TREE / 35 LF OR (1) CLASS I / 25 LF
20' COLLECTOR LANDSCAPE BUFFER: (1) TREE / 35 LF OR (1) CLASS I / 25 LF; (1) SHRUB / 7 LF
25' MINOR ARTERIAL LANDSCAPE BUFFER: (1) TREE / 35 LF OR (1) CLASS I / 25 LF; (1) SHRUB / 7 LF; 3:1 LANDSCAPE BERM MIN. 2' HIGH
35' HWY 20/26 LANDSCAPE BUFFER: (1) CLASS II OR II TREE / 35 LF, (1) SHRUB / 7 LF, AND (1) BOULDER / 75 LF, 3:1 LANDSCAPE BERM OR 3' WALL @ MIN. 30% OF LF
TURF GRASS NOT TO EXCEED 50% OF BUFFER AREAS

STREET NAME	BUFFER WIDTH (FT)	LF	# OF DRIVES	LF – DRIVES	SHRUBS ** REQ	SHRUBS ** PRVD	TREES REQ	TREES PRVD
MIDLAND BLVD.	20	2,627	2	2524	361	0	101	102*
SOARING HEIGHTS DR	15	3,236	2	3178	454	0	91	91
SKYGATE ST	15	2,992	4	2876	0	0	82	82
FEATHER CREST ST	10	194	0	194	0	0	6	6
BRAVEWING WAY	10	1,606	1	1577	0	0	45	45
PLUME AVE	10	188	0	188	0	0	5	5
SOARCREST LP	10	5,466	3	5379	0	0	154	154
EAGLE WING AVE	10	202	0	202	0	0	6	6
SKYRUN AVE	10	202	0	202	0	0	6	6
SWIFTLIGHT ST	10	3,140	7	2937	0	0	84	84
AERIAL HEIGHTS AVE	10	1,036	0	1036	0	0	30	30
UPDRAFT AVE	10	1,058	0	1058	0	0	30	30
AIR AVE	10	1,146	0	1146	0	0	33	33
SOARING GAIL AVE	10	1,236	0	1236	0	0	35	35
FEATHERTAIL ST	10	1,804	2	1746	0	0	50	50
FEATHER FALL AVE	10	1,342	0	1342	0	0	38	38
PERCH VIEW DR	10	1,084	0	1084	0	0	31	31
GILDEWING AVE	10	1,504	2	1446	0	0	41	41
GILDEWING PL	10	316	0	316	0	0	9	9
HATCHLING CT	10	679	0	679	0	0	19	19
FLIGHT PATH AVE	10	356	0	356	0	0	10	10
TOTAL STREET TREES							940	907

MITIGATION REQUIREMENTS

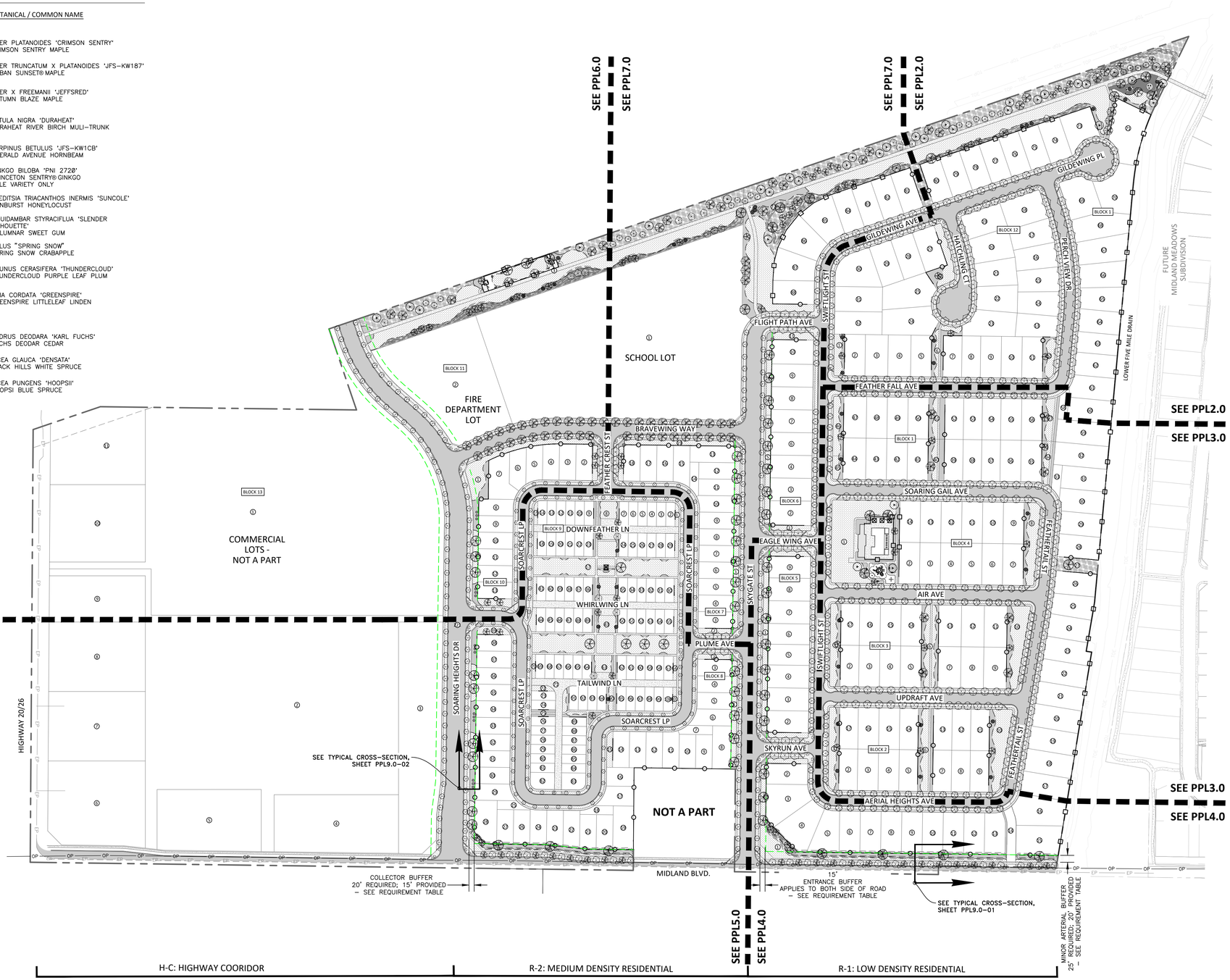
THERE ARE NO HEALTHY TREES > 4" CAL. PROPOSED FOR REMOVAL

TOTAL TREES			1175	1224

* CLASS I TREES PROVIDED AT A 1:25' RATIO DUE TO OVER HEAD POWER.
** SHRUBS TO BE PROVIDED WITH INDIVIDUAL PHASING PLANS – SEE PLANTER BED HATCH WITH SUGGESTED PLANTINGS ON PPL9.0.
NOTE: SHRUB COUNT EXCLUDES ALL PERENNIALS AND GRASSES. IF PERENNIALS AND GRASSES ARE SUBSTITUTED FOR THE REQUIRED SHRUBS, THEY MUST BE PLANTED AT A MIN. 2 GAL. SIZE

PLANT SCHEDULE SEE PPL9.0 FOR FULL PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
	173	ACER PLATANOIDES 'CRIMSON SENTRY' CRIMSON SENTRY MAPLE
	107	ACER TRUNCATUM X PLATANOIDES 'JFS–KW187' URBAN SUNSET® MAPLE
	67	ACER X FREEMANII 'JEFFSRED' AUTUMN BLAZE MAPLE
	36	BETULA NIGRA 'DURAHEAT' DURAHEAT RIVER BIRCH MULI–TRUNK
	133	CARPINUS BETULUS 'JFS–KW1CB' EMERALD AVENUE HORNBEAM
	101	GINKGO BILOBA 'PNI 2720' PRINCETON SENTRY® GINKGO MALE VARIETY ONLY
	115	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE' SUNBURST HONEYLOCUST
	153	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' COLUMNAR SWEET GUM
	45	MALUS "SPRING SNOW" SPRING SNOW CRABAPPLE
	67	PRUNUS CERASIFERA 'THUNDERCLOUD' THUNDERCLOUD PURPLE LEAF PLUM
	86	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN
EVERGREEN TREES		
	25	CEDRUS DEODARA 'KARL FUCHS' FUCHS DEODAR CEDAR
	34	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE
	39	PICEA PUNGENS 'HOOPSII' HOOPSI BLUE SPRUCE



PRE-PLAT LANDSCAPE COVER

0 150 300 450
Plan Scale: 1" = 150'

LANDSCAPE CONSULTANT
KM ENGINEERING, LLP
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639–6939
FAX: (208) 639–6930
CONTACT: ALYSSA YENSEN, PLA
EMAIL: ayensen@kmengllp.com

DEVELOPER/OWNER
BRIGHTON DEVELOPMENT INC.
2929 W. NAVIGATOR DR., SUITE 400
MERIDIAN, IDAHO 83642
PHONE: (208) 378–4000
CONTACT: JON WARDLE
EMAIL: jwardle@brightoncorp.com

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PRE-PLAT LANDSCAPE COVER

REVISIONS

NO.	ITEM	DATE

STATE OF IDAHO · ALYSSA YENSEN · LICENSED LANDSCAPE ARCHITECT · LA-16577 · 10.10.25

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PPL1.0

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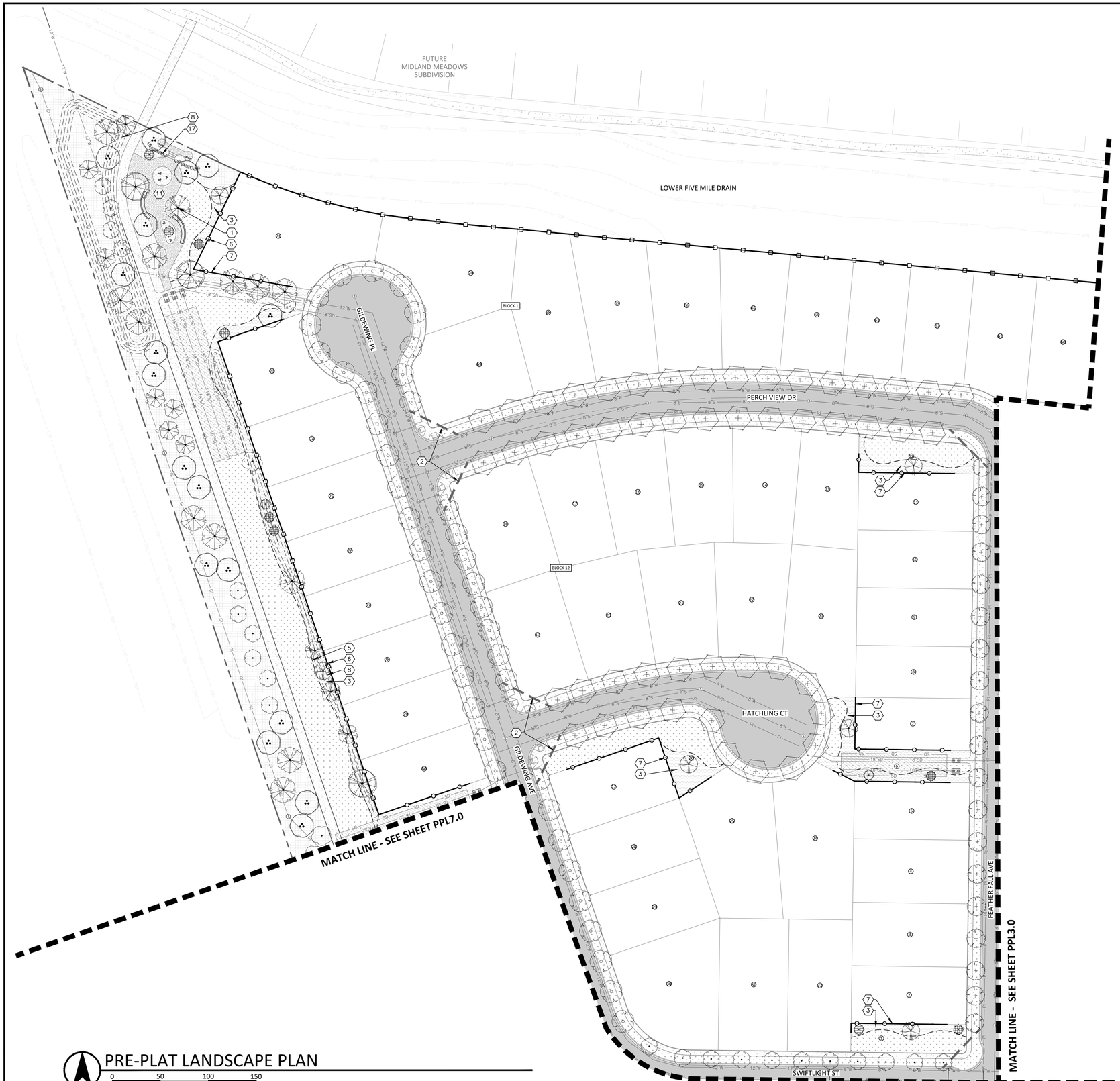


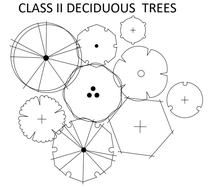
PRE-PLAT LANDSCAPE PLAN

0 50 100 150

Plan Scale: 1" = 50'

PLANT PALETTE SEE PPL9.0 FOR PLANT SCHEDULE

CLASS II DECIDUOUS TREES



CRIMSON SENTRY MAPLE
URBAN SUNSET MAPLE
AUTUMN BLAZE MAPLE
DURAHEAT RIVER BIRCH MULTI–TRUNK
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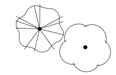
CLASS I DECIDUOUS TREES



SPRING SNOW CRABAPPLE
THUNDERCLOUD PRUPLE LEAF PLUM

EVERGREEN TREES



FUCHS DEODAR CEDAR
BLACK HILLS SPRUCE
HOOPSI BLUE SPRUCE

SHRUB BEDS SEE KEY NOTE #3 FOR GROUNDCOVER MATERIAL

BUTTERFLY BUSH, SPP.
BOXWOOD, SPP.
DOGWOOD, SPP.
HYDRANGEA, SPP.
JUNIPER, SPP.
NINEBARK, SPP
MUGO PINE, SPP.
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DAYLILY, SPP.
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LAVENDER, SPP.
BLACK–EYED SUSAN, SPP.
PHLOX, SPP.
SALVIA, SPP.
SAGE, SPP.

MATERIAL LEGEND SEE PLANT SCHEDULE ON PPL9.0 FOR GENERAL SPECIFICATIONS

SODDED LAWN
HYDROSEEDED NO–MOW FESCUE
DECOMPOSED GRANITE

KEY NOTES (TYPICAL) (#)

1. INSTALL 3' DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS. DO NOT INSTALL TREE RINGS FOR TREES WITHIN HYDROSEEDED AREAS.
2. 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
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17. LANDSCAPE BOULDER WALL – WEISER BROWN OR APPROVED EQUAL. FINAL HEIGHTS AND LOCATION PER CIVIL CONSTRUCTION PLANS.

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PRE-PLAT LANDSCAPE PLAN

REVISIONS

NO.	ITEM	DATE

STATE OF IDAHO
MELISSA YERSKE
LA-16507
10.10.25
LICENSED LANDSCAPE ARCHITECT

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PPL2.0

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MATCH LINE - SEE SHEET PPL2.0

FEATHERTAIL ST

FEATHER FALL AVE

SOARING GAIL AVE

AIR AVE

UPDRAFT AVE

AERIAL HEIGHTS AVE

BLOCK 1

BLOCK 2

BLOCK 3

BLOCK 4

MATCH LINE - SEE SHEET PPL7.0

MATCH LINE - SEE SHEET PPL4.0

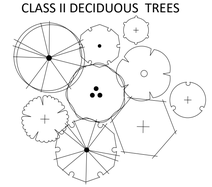
PRE-PLAT LANDSCAPE PLAN

0 50 100 150

Plan Scale: 1" = 50'

PLANT PALETTE SEE PPL9.0 FOR PLANT SCHEDULE

CLASS II DECIDUOUS TREES



CRIMSON SENTRY MAPLE
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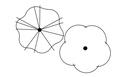
CLASS I DECIDUOUS TREES



SPRING SNOW CRABAPPLE
THUNDERCLOUD PRUPLE LEAF PLUM

EVERGREEN TREES



FUCHS DEODAR CEDAR
BLACK HILLS SPRUCE
HOOPSI BLUE SPRUCE

SHRUB BEDS SEE KEY NOTE #3 FOR GROUNDCOVER MATERIAL



BUTTERFLY BUSH, SPP.
BOXWOOD, SPP.
DOGWOOD, SPP.
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MUGO PINE, SPP.
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SODDED LAWN

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AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PRE-PLAT LANDSCAPE PLAN

REVISIONS

NO.	ITEM	DATE

STATE OF IDAHO
TAYLOR SWENSON
LA-16577
10.10.25
LICENSED LANDSCAPE ARCHITECT

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PPL3.0

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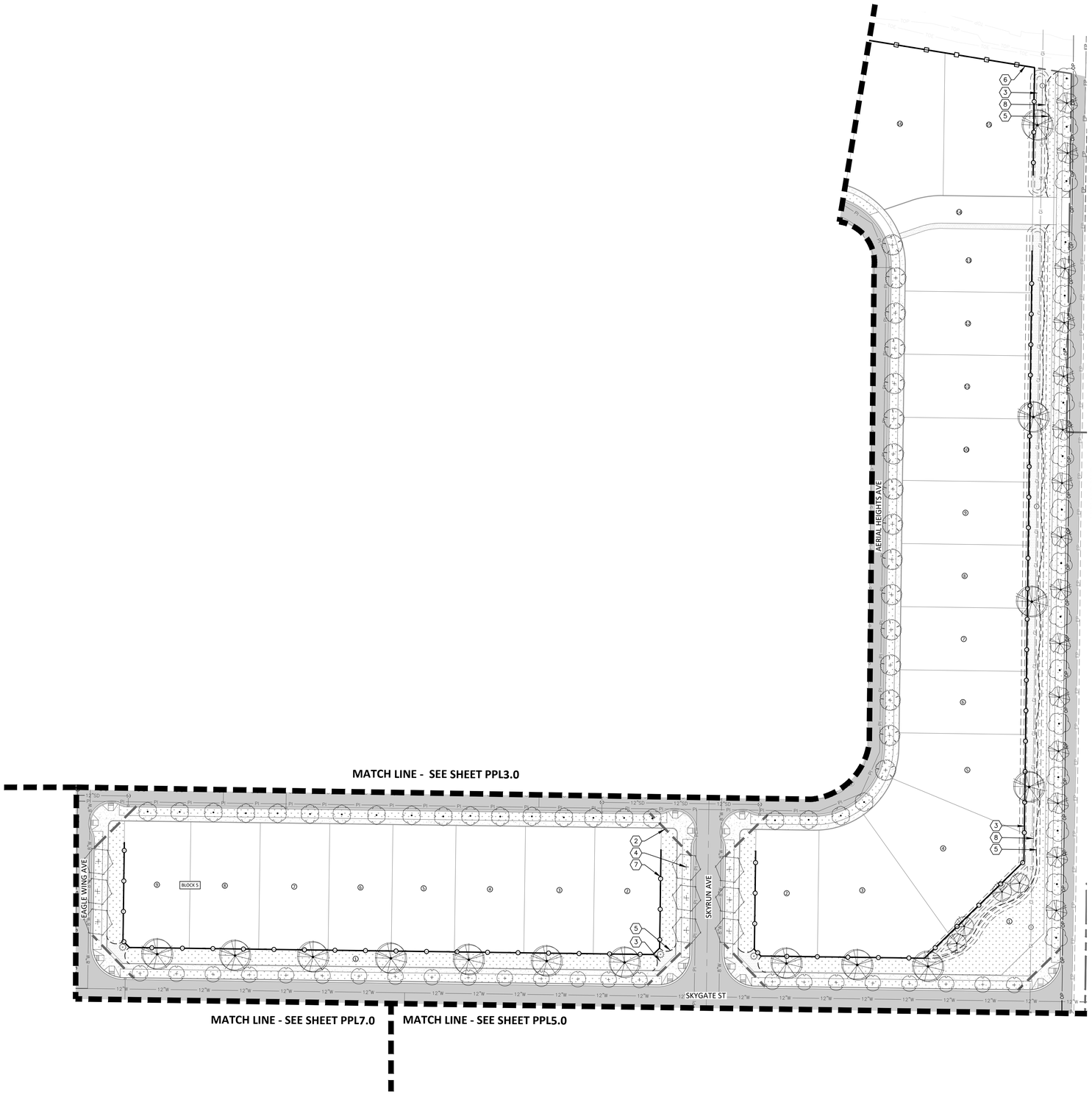


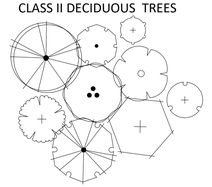
PRE-PLAT LANDSCAPE PLAN

0 50 100 150

Plan Scale: 1" = 50'

PLANT PALETTE SEE PPL9.0 FOR PLANT SCHEDULE

CLASS II DECIDUOUS TREES



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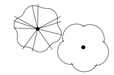
CLASS I DECIDUOUS TREES



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FUCHS DEODAR CEDAR
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MATERIAL LEGEND SEE PLANT SCHEDULE ON PPL9.0 FOR GENERAL SPECIFICATIONS

SODDED LAWN
HYDROSEEDED NO-MOW FESCUE
DECOMPOSED GRANITE

KEY NOTES (TYPICAL) (#)

1. INSTALL 3' DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS. DO NOT INSTALL TREE RINGS FOR TREES WITHIN HYDROSEEDED AREAS.
2. 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
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AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PRE-PLAT LANDSCAPE PLAN

REVISIONS

NO.	ITEM	DATE

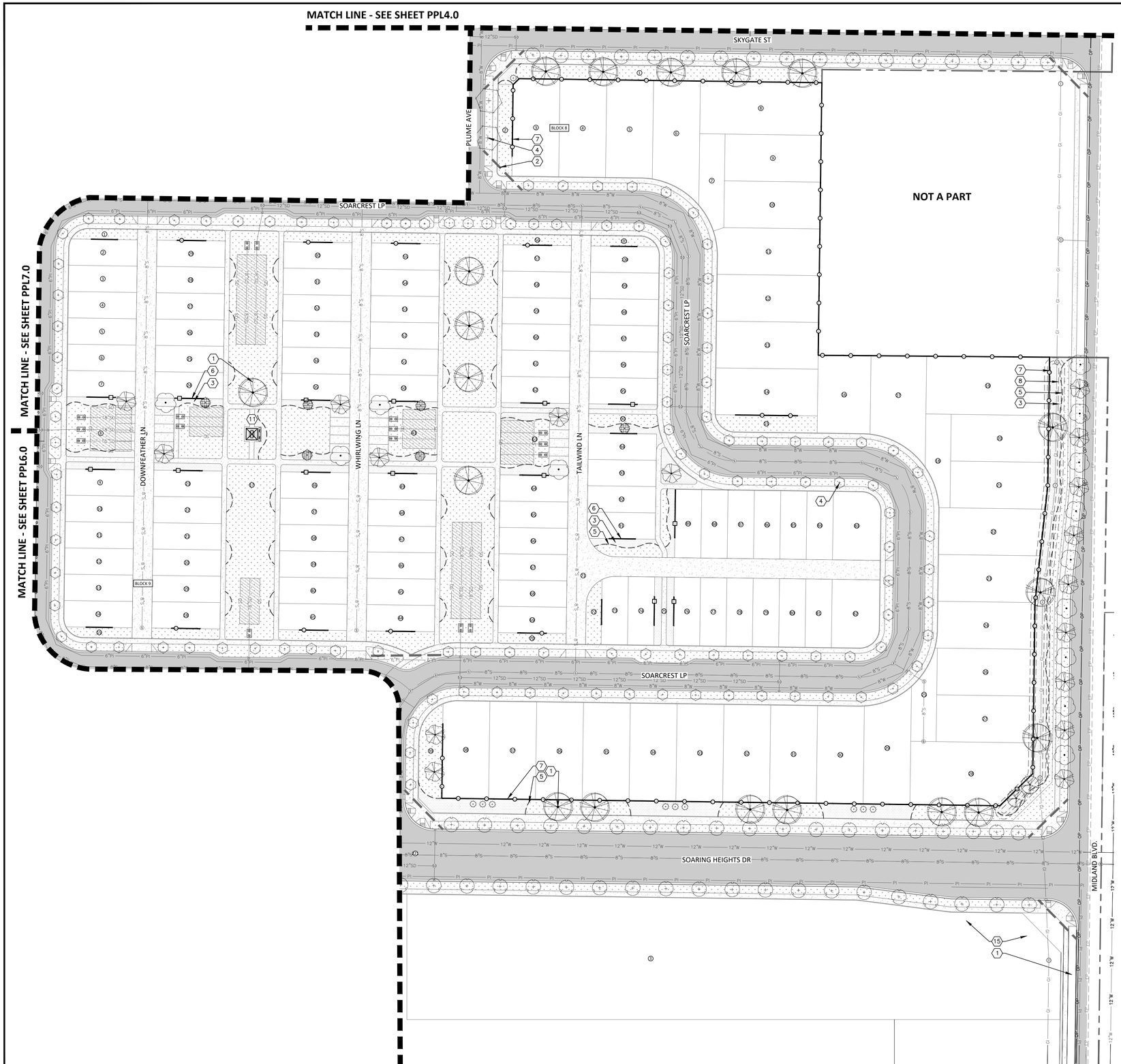
STATE OF IDAHO
MELISSA YENSEN
LA-16577
10.10.25
LICENSED LANDSCAPE ARCHITECT

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 10.10.25
PROJECT: 22-227

SHEET NO.
PPL4.0

P:\22-227\CAD\LANDSCAPE\ENTITLEMENTS\22-227 PPL1.0 DWG, BROOKE LOVELACE, 10/10/2025, CANON IPF755 (BW) PCL, 24X36 L [PDF]



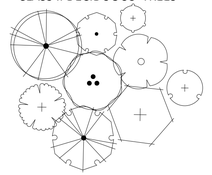
PRE-PLAT LANDSCAPE PLAN

0 50 100 150

Plan Scale: 1" = 50'

PLANT PALETTE SEE PPL9.0 FOR PLANT SCHEDULE

CLASS II DECIDUOUS TREES



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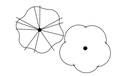

SPRING SNOW CRABAPPLE
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AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PRE-PLAT LANDSCAPE PLAN

REVISIONS

NO.	ITEM	DATE

STATE OF IDAHO
MELISSA YENSEN
LA-16577
10.10.25
LICENSED LANDSCAPE ARCHITECT

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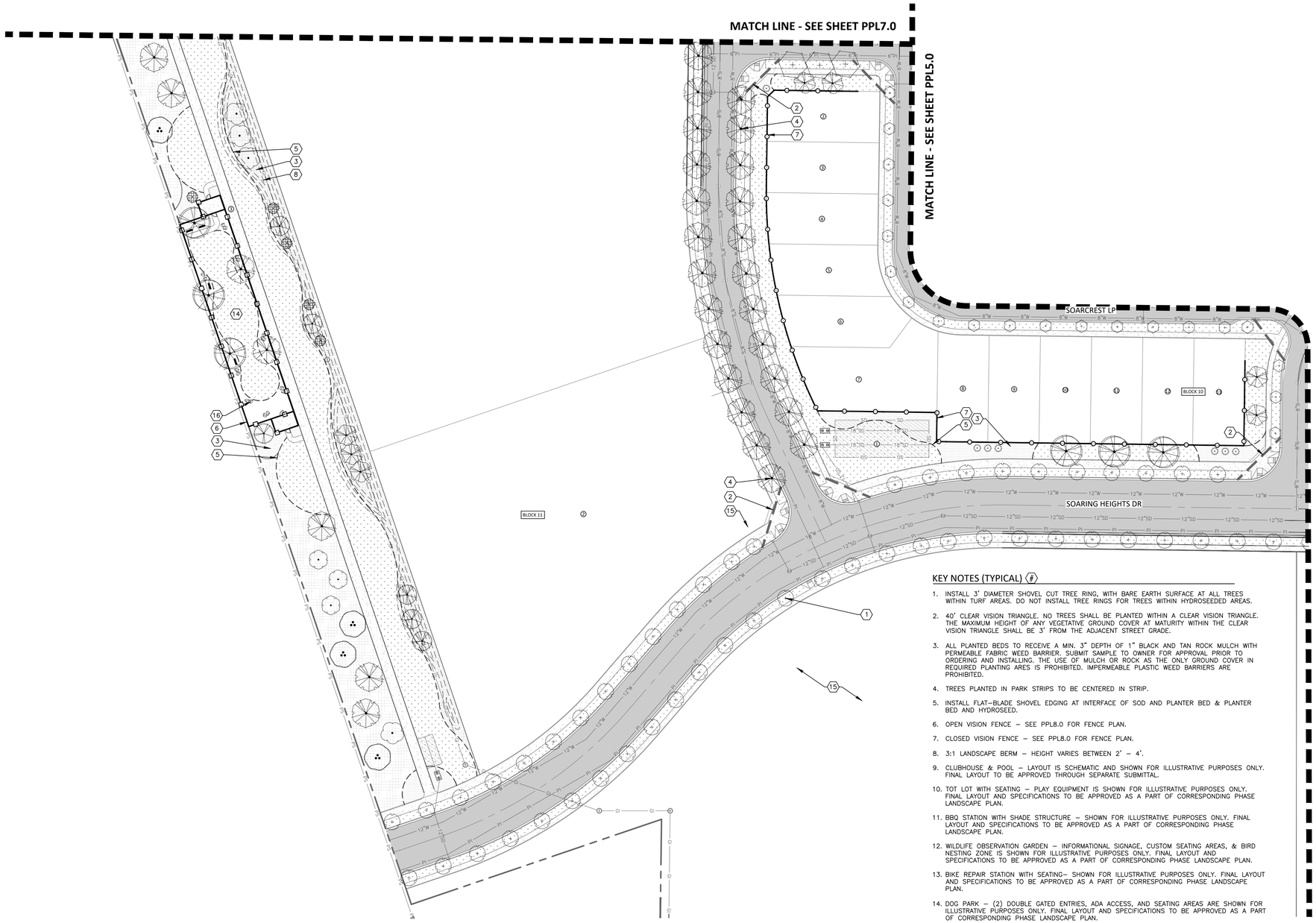
DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PPL5.0

P:\22-227\CAD\LANDSCAPE\ENTITLEMENTS\22-227 PPL5.0.DWG, BROOKE LOVELACE, 10/10/2025, CANON IPF755 (BW) PC3, 24X36 L [PDF]



PRE-PLAT LANDSCAPE PLAN

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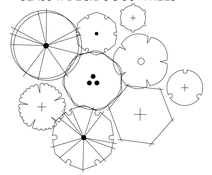
PLANT PALETTE SEE PPL9.0 FOR PLANT SCHEDULE

CLASS II DECIDUOUS TREES



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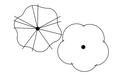

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MATERIAL LEGEND SEE PLANT SCHEDULE ON PPL9.0 FOR GENERAL SPECIFICATIONS

SODDED LAWN | HYDROSEEDED NO-MOW FESCUE | DECOMPOSED GRANITE

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PRE-PLAT LANDSCAPE PLAN

REVISIONS

NO.	ITEM	DATE

STATE OF IDAHO · TANYA YENSEN · LICENSED LANDSCAPE ARCHITECT · LA-16577 · 10.10.25

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PPL6.0

P:\22-227\CAD\LANDSCAPE\ENTITLEMENTS\22-227 PPL1.0.DWG, BROOKE LOVELACE, 10/10/2025, CANON IPF755 (BW).PCO, 24X36 L [PDF]

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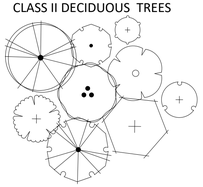

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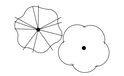

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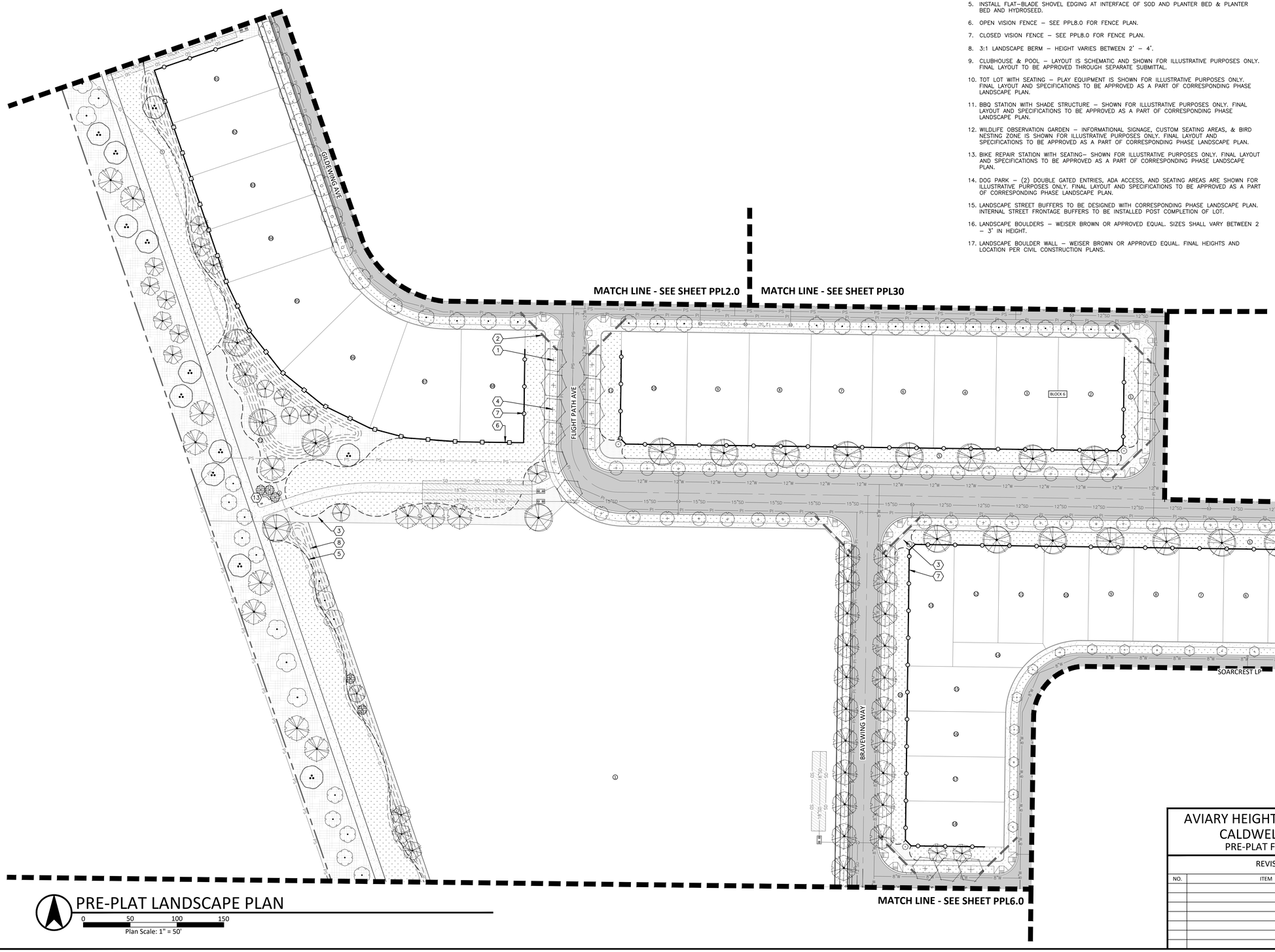

PRE-PLAT LANDSCAPE PLAN

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AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PRE-PLAT FENCE PLAN

REVISIONS

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STATE OF IDAHO · MELISSA YENSEN · LICENSED LANDSCAPE ARCHITECT · LA-16577 · 10.10.25

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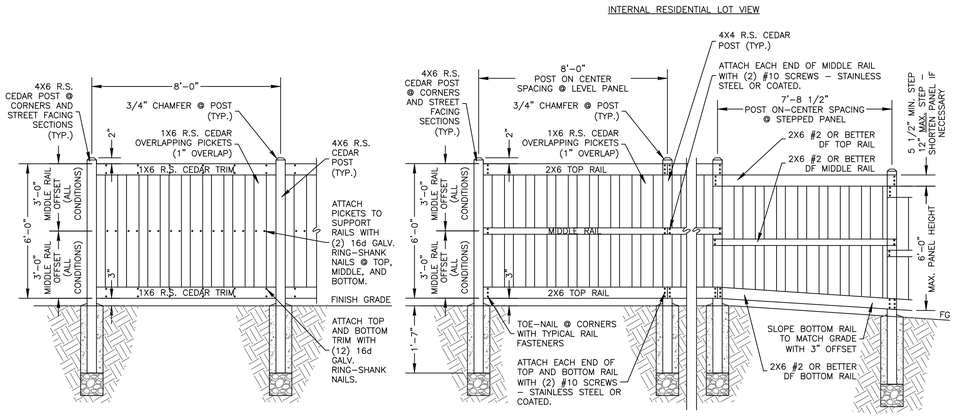
SHEET NO. PPL7.0

P:\22-227\CAD\LANDSCAPE\ENTITLEMENTS\22-227 PPL1.0.DWG, BROOKS LOVELACE, 10/10/2025, CANON IPF755 (BW).PCG, 24X36 L (PDF)



01 6' CEDAR FENCE
NTS



PRE-PLAT FENCE PLAN
0 150 300 450
Plan Scale: 1" = 150'



02 5' OPEN VISION METAL FENCE
NTS

FENCE SCHEDULE

6' HEIGHT CEDAR PRIVACY FENCE.

5' HEIGHT OPEN VISION METAL FENCE.

NOTE:
1. ALL FENCING TO BE INSTALLED A MINIMUM OF 20' FROM THE R.O.W ALONG STREET FRONTAGES.

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PRE-PLAT FENCE PLAN

REVISIONS

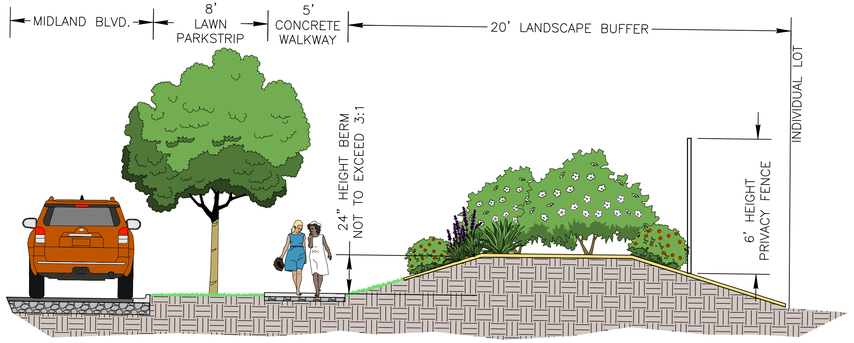
NO.	ITEM	DATE

STATE OF IDAHO TANYSSA YENSEN LICENSED LANDSCAPE ARCHITECT LA-16577 10.10.25

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

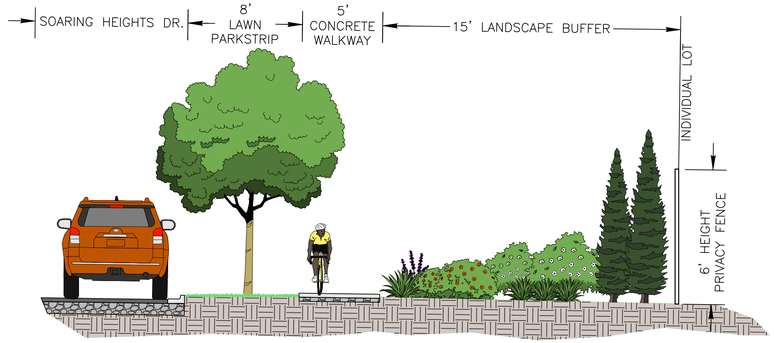
DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PPL8.0

P:\22-227\CAD\LANDSCAPE\ENTITLEMENTS\22-227 PPL1.0.DWG, BROOKE LOVELACE, 10/10/2025, CANON IR-PF755 (BW) PCL, 24X36 L [PDF]



01 MIDLAND BLVD BERM BUFFER SECTION
NTS

NOTE:
1. LANDSCAPING IS SCHEMATIC – FINAL LAYOUT AND SPECIFICATIONS TO BE APPROVED AS A PART OF CORRESPONDING PHASE LANDSCAPE PLAN.



02 SOARING HEIGHTS DR. BUFFER SECTION
NTS

NOTE:
1. LANDSCAPING IS SCHEMATIC – FINAL LAYOUT AND SPECIFICATIONS TO BE APPROVED AS A PART OF CORRESPONDING PHASE LANDSCAPE PLAN.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
DECIDUOUS TREES					
	173	ACER PLATANOIDES 'CRIMSON SENTRY' CRIMSON SENTRY MAPLE	2" CAL. B&B	25'X15'	CLASS II
	107	ACER TRUNCATUM X PLATANOIDES 'JFS–KW187' URBAN SUNSET® MAPLE	2" CAL. B&B	35'X20'	CLASS II
	67	ACER X FREEMANII 'JEFFSRED' AUTUMN BLAZE MAPLE	2" CAL. B&B	50'X30'	CLASS II
	36	BETULA NIGRA 'DURAHEAT' DURAHEAT RIVER BIRCH MULI–TRUNK	2" CAL. B&B CLUMP	35'X30'	CLASS II
	133	CARPINUS BETULUS 'JFS–KW1CB' EMERALD AVENUE HORNBEAM	2" CAL. B&B	40'X30'	CLASS II
	101	GINKGO BILOBA 'PNI 2720' PRINCETON SENTRY® GINKGO MALE VARIETY ONLY	2" CAL. B&B	45'X20'	CLASS II
	115	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE' SUNBURST HONEYLOCUST	2" CAL. B&B	40'X25'	CLASS II
	153	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' COLUMNAR SWEET GUM	2" CAL. B&B	25'X15'	CLASS II
	45	MALUS "SPRING SNOW" SPRING SNOW CRABAPPLE	2" CAL. B&B	25'X20'	CLASS I
	67	PRUNUS CERASIFERA 'THUNDERCLOUD' THUNDERCLOUD PURPLE LEAF PLUM	2" CAL. B&B	20'X20'	CLASS I
	86	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	2" CAL. B&B	45'X35'	CLASS II
EVERGREEN TREES					
	25	CEDRUS DEODARA 'KARL FUCHS' FUCHS DEODAR CEDAR	6'–8' B&B	15'X8'	EVERGREEN
	34	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE	6'–8' B&B	55'X25'	EVERGREEN
	39	PICEA PUNGENS 'HOOPSII' HOOPSI BLUE SPRUCE	6'–8' B&B	35'X15'	EVERGREEN

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
SOD/SEED			
	147,770 SF	NO MOW LAWN SEED MIX HIGH COUNTRY GARDENS, PRAIRIE NURSERY OR APPROVED EQUAL SPECIALLY BLENDED MIX OF (6) DIFFERENT DWARF FINE FESCUE GRASS VARIETIES INSTALL AT MIN. OF 5 LBS PER 1000 SQUARE FEET	SEED
	574,187 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD
OTHER			
	4,190 SF	DECOMPOSED GRANITE TBD	–
	136,981 SF	SHRUB BEDS SEE PLANT PALETTE FOR SUGGESTED SHRUB VARIETIES	MIN. 2–GAL SHRUBS OR 18" HEIGHT AND/OR SPREAD

NOTE:
1. SPECIFICATIONS ARE SUBJECT TO CHANGE.

GENERAL LANDSCAPE NOTES

1. CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1585. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
3. ALL TREE, TURF, PLANT MATERIAL, AND IRRIGATION PROPOSED WITHIN THE PLANTER STRIP BETWEEN BACK OF CURB AND SIDEWALK SHALL BE INSTALLED BY THE HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT.
4. ALL TREES PLANTED IN THE PARK STRIP (BY BUILDER) TO BE CENTERED BETWEEN BACK OF CURB AND SIDEWALK AND ARE SUBJECT TO THE ACHD DEVELOPMENT AGREEMENT FOR LANDSCAPING.
5. FENCING WITHIN SUBDIVISION, ALONG SIDE AND REAR LOT LINES SHALL BE INSTALLED BY BUILDER/HOMEOWNER IN CONJUNCTION WITH INDIVIDUAL LOT DEVELOPMENT AND SHALL COMPLY WITH THE STANDARDS ESTABLISHED IN THE SUBDIVISION'S CC&RS.

GENERAL IRRIGATION NOTES

1. ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPMENT OR SUBDIVISION PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF COMMON AREAS SHALL BE VIA THE SUBDIVISION'S PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF INDIVIDUAL LOTS AND LANDSCAPING ALONG THE FRONTAGE OF PRIVATE LOTS SHALL BE PRESSURIZED IRRIGATION WATER, AND THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
2. COVERAGE; THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
3. MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
4. IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
5. OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PRE-PLAT NOTES & DETAILS

REVISIONS

NO.	ITEM	DATE

STATE OF IDAHO · ALYSSA YEBSEN · LICENSED LANDSCAPE ARCHITECT · LA-16577 · 10.10.25

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

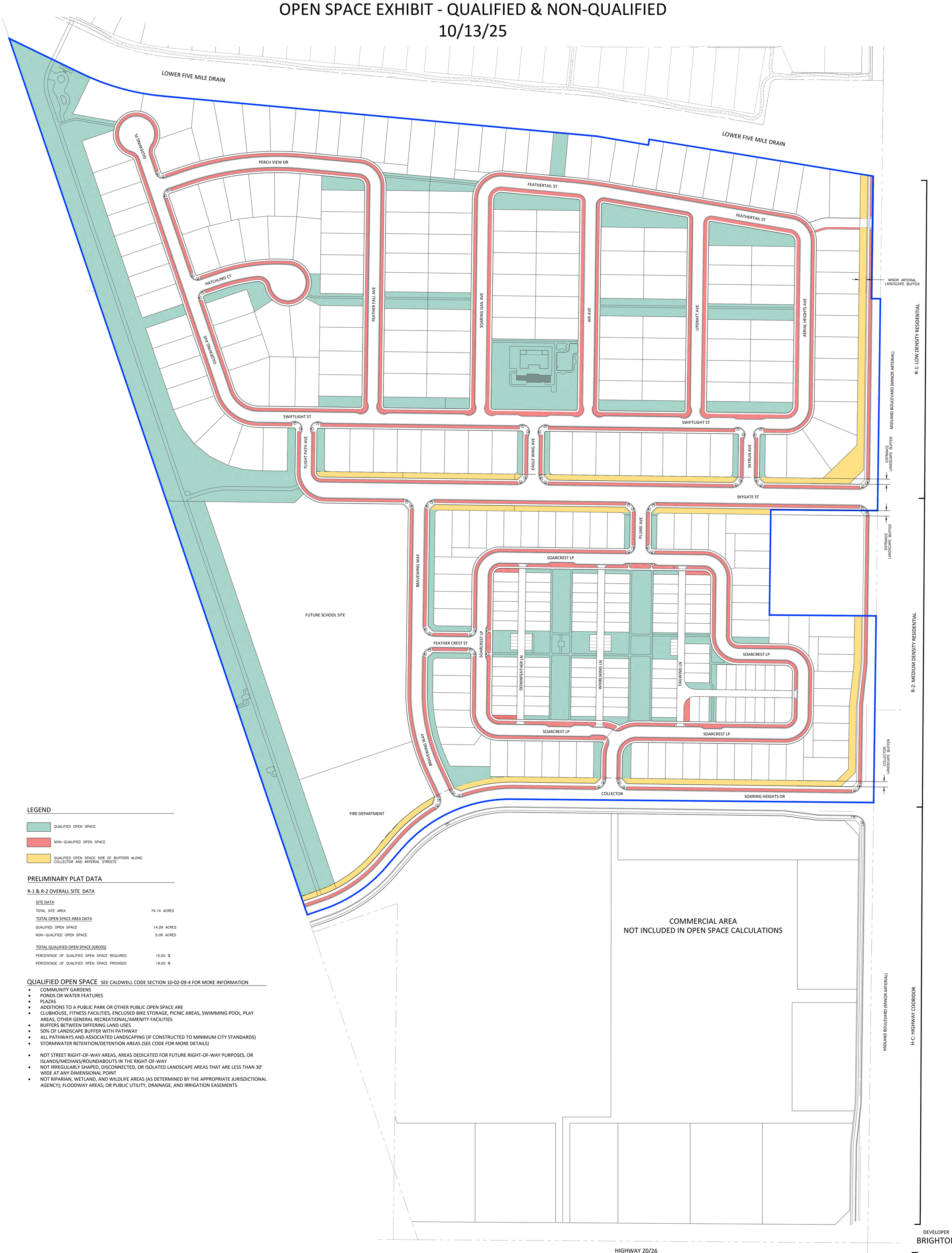
DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PPL9.0

P:\22-227\CAD\LANDSCAPE\PLOTTED\EMERSON\22-227-PPL1.0.DWG, BROOKE LOVELACE, 10/10/2025, CANON IPF755 (BW).PC3, 24X36, [PDF]

AVIARY HEIGHTS SUBDIVISION

OPEN SPACE EXHIBIT - QUALIFIED & NON-QUALIFIED

10/13/25



LEGEND

- QUALIFIED OPEN SPACE
- NON-QUALIFIED OPEN SPACE
- QUALIFIED OPEN SPACE 50% OF BUFFERS ALONG COLLECTOR AND ARTERIAL STREETS

PRELIMINARY PLAT DATA

R-1 & R-2 OVERALL SITE DATA

SITE DATA	
TOTAL SITE AREA	74.14 ACRES
TOTAL OPEN SPACE AREA DATA	
QUALIFIED OPEN SPACE	14.09 ACRES
NON-QUALIFIED OPEN SPACE	5.06 ACRES
TOTAL QUALIFIED OPEN SPACE (GROSS)	
PERCENTAGE OF QUALIFIED OPEN SPACE REQUIRED	15.00 %
PERCENTAGE OF QUALIFIED OPEN SPACE PROVIDED	19.00 %

QUALIFIED OPEN SPACE SEE CALDWELL CODE SECTION 10-02-09-4 FOR MORE INFORMATION

- COMMUNITY GARDENS
- PONDS OR WATER FEATURES
- PLAZAS
- ADDITIONS TO A PUBLIC PARK OR OTHER PUBLIC OPEN SPACE ARE
- CLUBHOUSE, FITNESS FACILITIES, ENCLOSED BIKE STORAGE, PICNIC AREAS, SWIMMING POOL, PLAY AREAS, OTHER GENERAL RECREATIONAL/AMENITY FACILITIES
- BUFFERS BETWEEN DIFFERING LAND USES
- 50% OF LANDSCAPE BUFFER WITH PATHWAY
- ALL PATHWAYS AND ASSOCIATED LANDSCAPING (IF CONSTRUCTED TO MINIMUM CITY STANDARDS)
- STORMWATER RETENTION/DETENTION AREAS (SEE CODE FOR MORE DETAILS)

- NOT STREET RIGHT-OF-WAY AREAS, AREAS DEDICATED FOR FUTURE RIGHT-OF-WAY PURPOSES, OR ISLANDS/MEDIANS/ROUNDABOUTS IN THE RIGHT-OF-WAY
- NOT IRREGULARLY SHAPED, DISCONNECTED, OR ISOLATED LANDSCAPE AREAS THAT ARE LESS THAN 30' WIDE AT ANY DIMENSIONAL POINT
- NOT RIPARIAN, WETLAND, AND WILDLIFE AREAS (AS DETERMINED BY THE APPROPRIATE JURISDICTIONAL AGENCY); FLOODWAY AREAS; OR PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENTS

0 80 160 240

Plan Scale: 1" = 80'
(When Plotted 36x48)

DEVELOPER
BRIGHTON

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

PROJECT:	22-227	SHEET NO.	1 OF 2

BRIGHTON

AVIARY HEIGHTS

Pathway Exhibit



CONCEPTUAL, SUBJECT TO CHANGE

Carriage Lane Homes Fronting Open Space



























Because the project is residential in nature, floor plans that are consistent with the elevations will be submitted for building permits.

Street Name Request Form

Project Name: Aviary Heights

Approved: ☐

Project Location: 20/26 & Midland Blvd

Resubmission Required: ☐

Submittal Number: Date: 10/17/25

Requested Street Name	FOR STAFF REVIEW				Notes
	Street Name		Street Suffix		
	Approved	Denied	Approved	Denied	
SOARING HEIGHTS DR	☐	☐	☐	☐	COLLECTOR
BRAVEWING WAY	☐	☐	☐	☐	
SOARCREST LP	☐	☐	☐	☐	
FEATHER CREST ST	☐	☐	☐	☐	
DOWNFEATHER LN	☐	☐	☐	☐	ALLY (FOR ADDRESSING
WHIRLWING LN	☐	☐	☐	☐	ALLY (FOR ADDRESSING
TAILWIND LN	☐	☐	☐	☐	ALLY (FOR ADDRESSING
PLUME AVE	☐	☐	☐	☐	
SKYGATE ST	☐	☐	☐	☐	COLLECTOR
EAGLEWING AVE	☐	☐	☐	☐	
FLIGHT PATH AVE	☐	☐	☐	☐	
SKYRUN AVE	☐	☐	☐	☐	
SWIFTLIGHT ST	☐	☐	☐	☐	
AERIAL HEIGHTS AVE	☐	☐	☐	☐	
UPDRAFT AVE	☐	☐	☐	☐	
AIR AVE	☐	☐	☐	☐	
SOARING GAIL AVE	☐	☐	☐	☐	
FEATHERTAIL ST	☐	☐	☐	☐	
FEATHER FALL AVE	☐	☐	☐	☐	
GILDEWING AVE	☐	☐	☐	☐	
GILDEWING PL	☐	☐	☐	☐	
HATCHLING CT	☐	☐	☐	☐	
PERCH VIEW DR	☐	☐	☐	☐	
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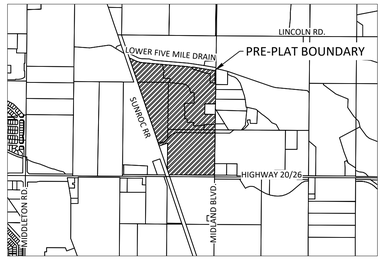
PRELIMINARY PLAT SHOWING

AVIARY HEIGHTS SUBDIVISION

SITUATED IN A PORTION OF THE SE1/4 OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 2 WEST CITY OF CALDWELL, CANYON COUNTY, IDAHO

VICINITY MAP : 1" = 2,000'



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	653.70'	234.26'	20°31'58"	S74°26'41"E	233.01'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S18°47'34"E	205.26'
L2	S71°12'51"W	247.65'
L3	S80°18'37"E	143.98'
L4	N08°40'10"E	15.88'
L5	N89°26'35"W	25.00'
L6	S89°31'46"E	297.22'
L7	N00°46'19"E	293.11'
L8	S89°31'46"E	297.22'

0 150 300 450
Plan Scale: 1" = 150'

DEVELOPER/OWNER
BRIGHTON DEVELOPMENT INC.
2929 W. NAVIGATOR DR., SUITE 400
MERIDIAN, IDAHO 83642
PHONE: (208) 378-4000
CONTACT: JON WARDLE
EMAIL: jwardle@brightoncorp.com

ENGINEER/SURVEYOR/LANDSCAPE
KM ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
CONTACT: SHADOW JUNGENBERG, P.E.
EMAIL: sjungenberg@kmengllp.com

SURVEY CONTROL NOTES
1. ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND VERTICAL (NAVD88) DATUM.

LEGEND
- BOUNDARY LINE
- OFFSITE PROPERTY LINE
- LOT LINE
- SECTION LINE
- R-1 — PROPERTY ZONE
- (10) — LOT NUMBER
- COMMON LOT (LANDSCAPE)
- PHASE LINE BOUNDARY

PRELIMINARY PLAT DATA

TOTAL SITE LOT DATA

TOTAL SITE AREA	124.623 ACRES
CURRENT ZONING	R-1, R-2, H-C
PROPOSED ZONING	R-1, R-2, H-C
COMPREHENSIVE PLAN DESIGNATION	LOW DENSITY, MEDIUM DENSITY RESIDENTIAL AND HIGHWAY CORRIDOR
R-1 RESIDENTIAL LOTS:	160
R-2 RESIDENTIAL LOTS:	145
TOTAL RESIDENTIAL LOTS:	305
H-C COMMERCIAL LOTS	11
COMMON LOTS – LANDSCAPE	45
COMMON LOTS – ALLEY	3
COMMON LOTS – SHARED DRIVEWAY	7
FIRE DEPARTMENT LOT	1
SCHOOL LOTS	1
TOTAL LOTS	373

RESIDENTIAL R-1 AREA SITE DATA

R-1 DATA:	
CURRENT ZONING	R-1
PROPOSED ZONING	R-1
COMPREHENSIVE PLAN DESIGNATION	LOW DENSITY RESIDENTIAL
R-1 LOT DATA:	
R-1 RESIDENTIAL LOTS:	160
COMMON LOTS – LANDSCAPE	25
COMMON LOTS – SHARED DRIVEWAY	3
TOTAL LOTS – RESIDENTIAL R1	188
BUILDABLE LOT AREA	29.332 ACRES
COMMON LOT AREA	9.405 ACRES
RIGHT-OF-WAY AREA	12.713 ACRES
TOTAL AREA ZONED R-1	51.450 ACRES
R-1 DENSITY DATA:	
GROSS DENSITY	3.110 UNITS/ACRE
NET DENSITY	5.454 UNITS/ACRE
AVERAGE R-1 LOT SIZE	7,985 SF
MINIMUM R-1 LOT SIZE	6,480 SF

RESIDENTIAL R-2 AREA SITE DATA

R-2 DATA:	
CURRENT ZONING	R-2
PROPOSED ZONING	R-2
COMPREHENSIVE PLAN DESIGNATION	MEDIUM DENSITY RESIDENTIAL
R-2 LOT DATA:	
R-2 RESIDENTIAL LOTS:	145
COMMON LOTS – LANDSCAPE	20
COMMON LOTS – SHARED DRIVEWAY	4
COMMON LOTS – ALLEY	3
TOTAL LOTS – RESIDENTIAL R2	172
BUILDABLE LOT AREA	10.692 ACRES
COMMON LOT AREA	4.595 ACRES
RIGHT-OF-WAY AREA	7.462 ACRES
TOTAL AREA ZONED R-2	22.749 ACRES
R-2 DATA	
GROSS DENSITY	6.374 UNITS/ACRE
NET DENSITY	13.561 UNITS/ACRE
AVERAGE R-2 LOT SIZE	3,212 SF
MINIMUM R-2 LOT SIZE	1,874 SF

COMMERCIAL H-C AREA SITE DATA

H-C DATA:	
BUILDABLE LOT AREA	33.075 ACRES
COMMON LOT AREA	0.000 ACRES
RIGHT-OF-WAY AREA	4.166 ACRES
TOTAL AREA ZONED H-C	37.241 ACRES
H-C COMMERCIAL LOTS	11

NON RESIDENTIAL AREA SITE DATA

NON-RESIDENTIAL DATA:	
COMMON LOTS	1
FIRE DEPARTMENT LOT	1
SCHOOL LOTS	1
TOTAL NON RESIDENTIAL LOTS	3
COMMON AREA	2.649 ACRES
SCHOOL LOT AREA	7.301 ACRES
FIRE LOT AREA	1.932 ACRES
ROW AREA	1.301 ACRES
TOTAL AREA NON RESIDENTIAL	13.183 ACRES

REFER TO THE QUALIFIED OPEN SPACE EXHIBIT FOR ADDITIONAL INFORMATION.

SHEET INDEX

SHEET NO.	SHEET TITLE
PP1.0	COVER
PP1.1	PHASING PLAN
PP1.2	EXISTING CONDITIONS
PP2.0	PLAT LAYOUT – PHASE 1
PP2.1	PLAT LAYOUT – PHASE 2 & 4
PP2.2	PLAT LAYOUT – PHASE 3
PP2.3	PLAY LAYOUT – PHASE 5
PP3.0	ENGINEERING LAYOUT – PHASE 1
PP3.1	ENGINEERING LAYOUT – PHASE 2 & 4
PP3.2	ENGINEERING LAYOUT – PHASE 3
PP3.3	ENGINEERING LAYOUT – PHASE 5
PPL1.0	PRE-PLAT LANDSCAPE COVER
PPL2.0	PRE-PLAT LANDSCAPE PLAN
PPL3.0	PRE-PLAT LANDSCAPE PLAN
PPL4.0	PRE-PLAT LANDSCAPE PLAN
PPL5.0	PRE-PLAT LANDSCAPE PLAN
PPL6.0	PRE-PLAT LANDSCAPE PLAN
PPL7.0	PRE-PLAT FENCE PLAN
PPL8.0	PRE-PLAT FENCE PLAN
PPL9.0	PRE-PLAT NOTES & DETAILS

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
COVER

REVISIONS

NO.	ITEM	DATE

PROFESSIONAL ENGINEER LICENSED 20593 10/10/25 STATE OF IDAHO SHADOW R.V. JUNGENBERG

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PP1.0

P:\22-227\CAD\ENTITLEMENT PLANS\22-227 P-PLAT COVER.DWG, SHADOW.JUNGENBERG, 10/10/2025, CANON IPF755 [BW] PC1, 24X36, [.PDF]

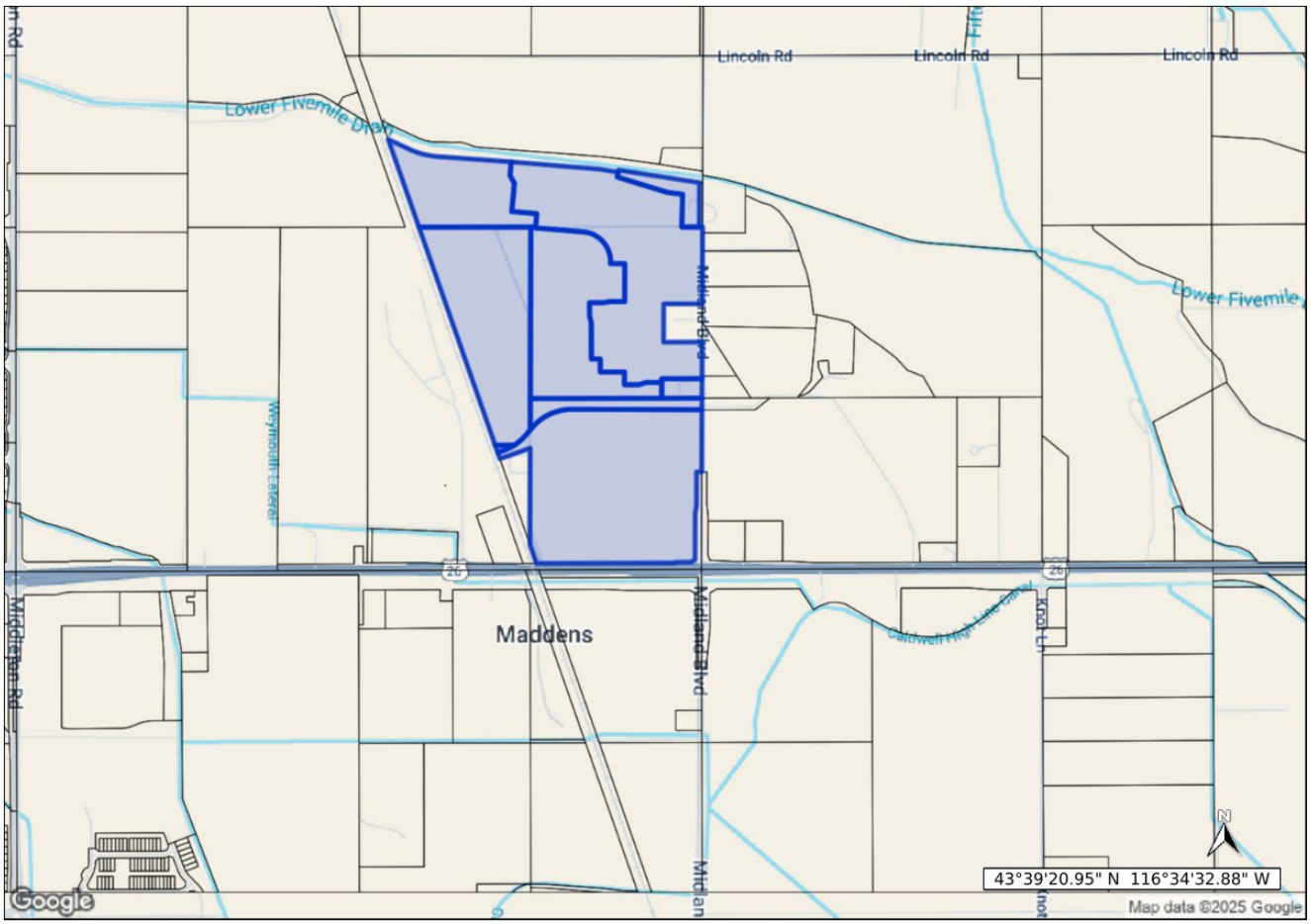
EXHIBIT S-1

Vicinity Map

landproDATA

Aviary Heights
Brighton Development

BRIGHTON CORPORATION



Oct 17, 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.

EXHIBIT S-2

Zoning Map

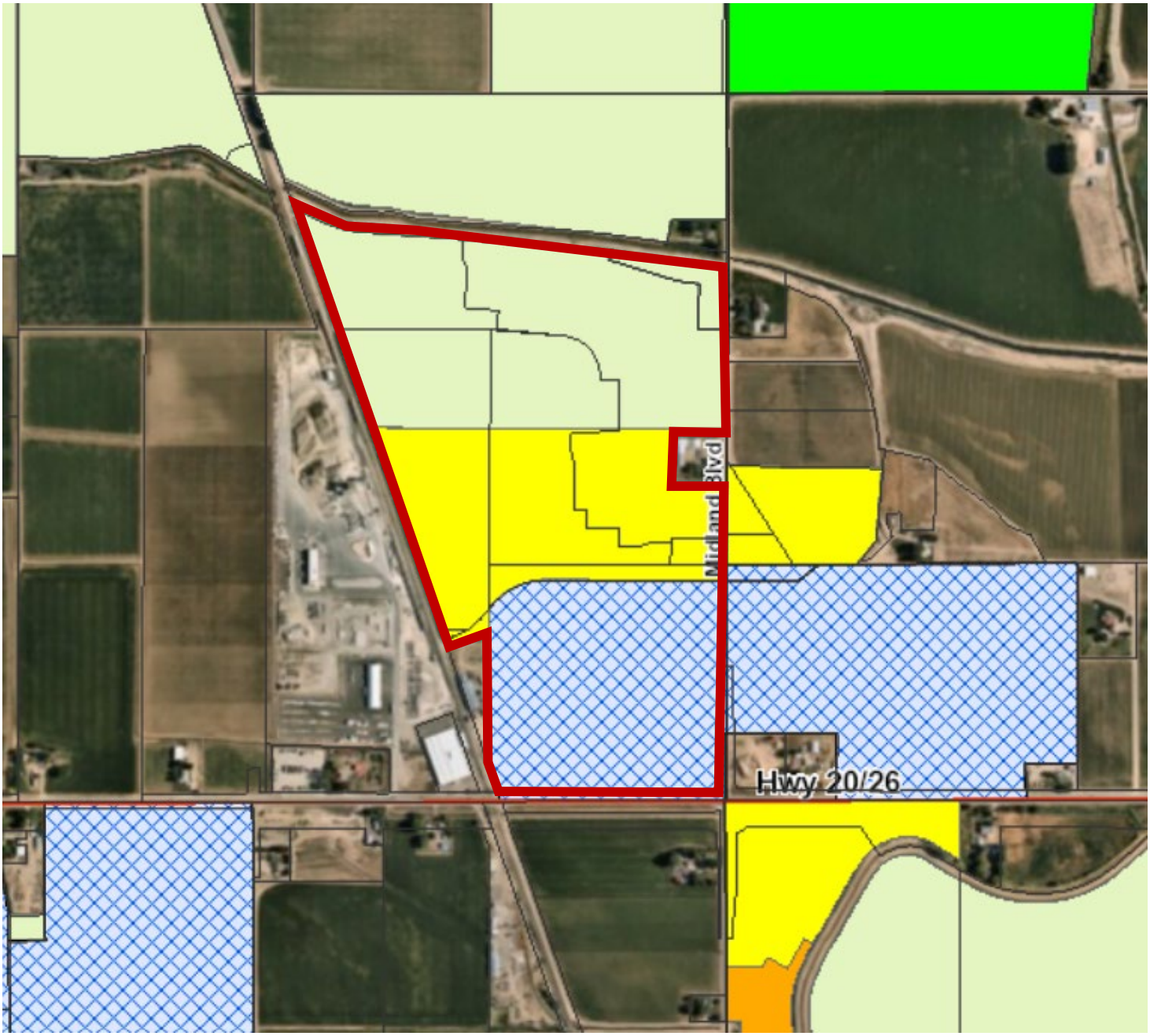


EXHIBIT S-3

Future Land Use Map

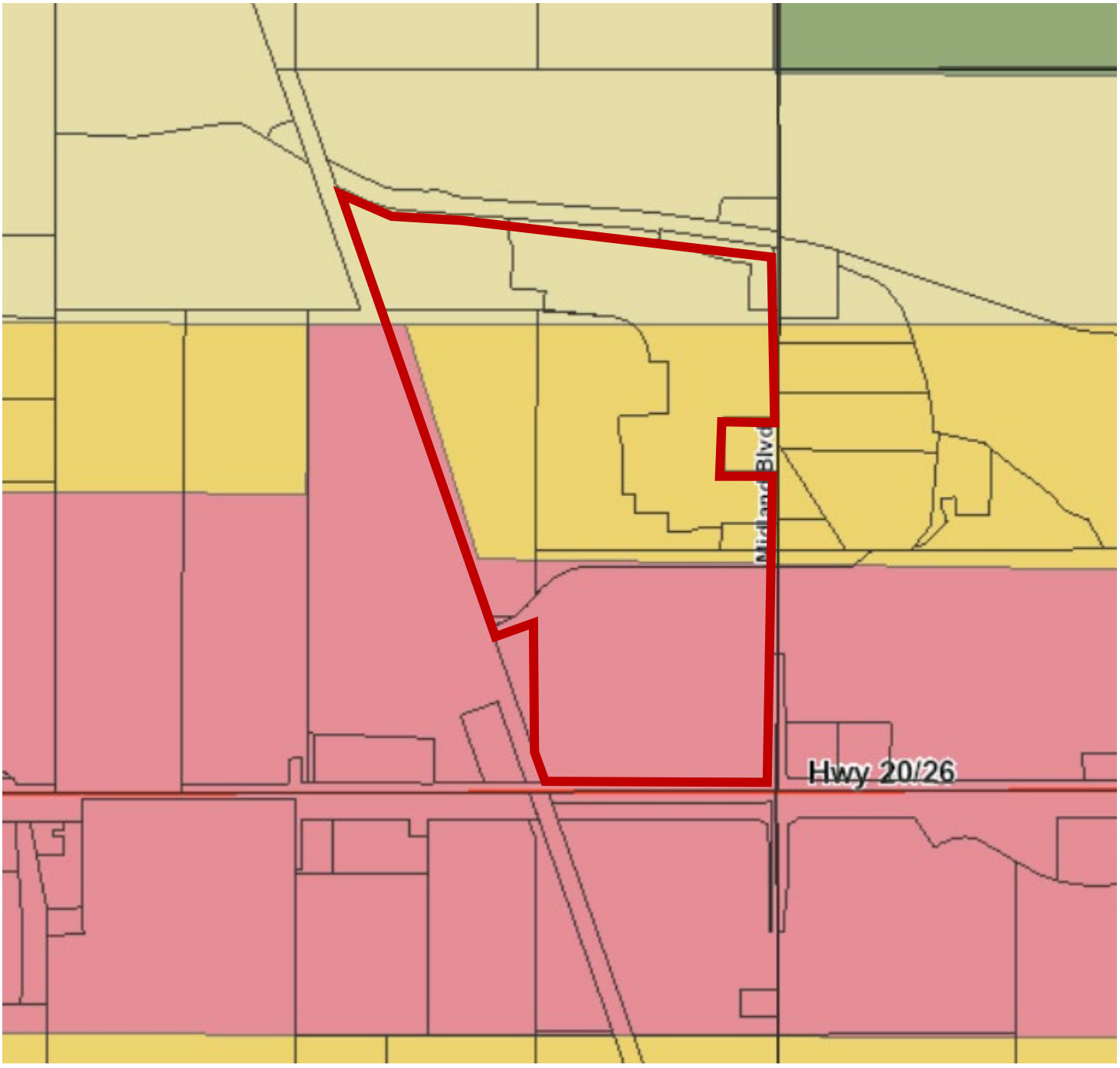


EXHIBIT S-4

Public Agency Memo Notification

OUTSIDE AGENCY WRITTEN TESTIMONY

Outside Agency Response Deadlines: **1/2/2026**

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

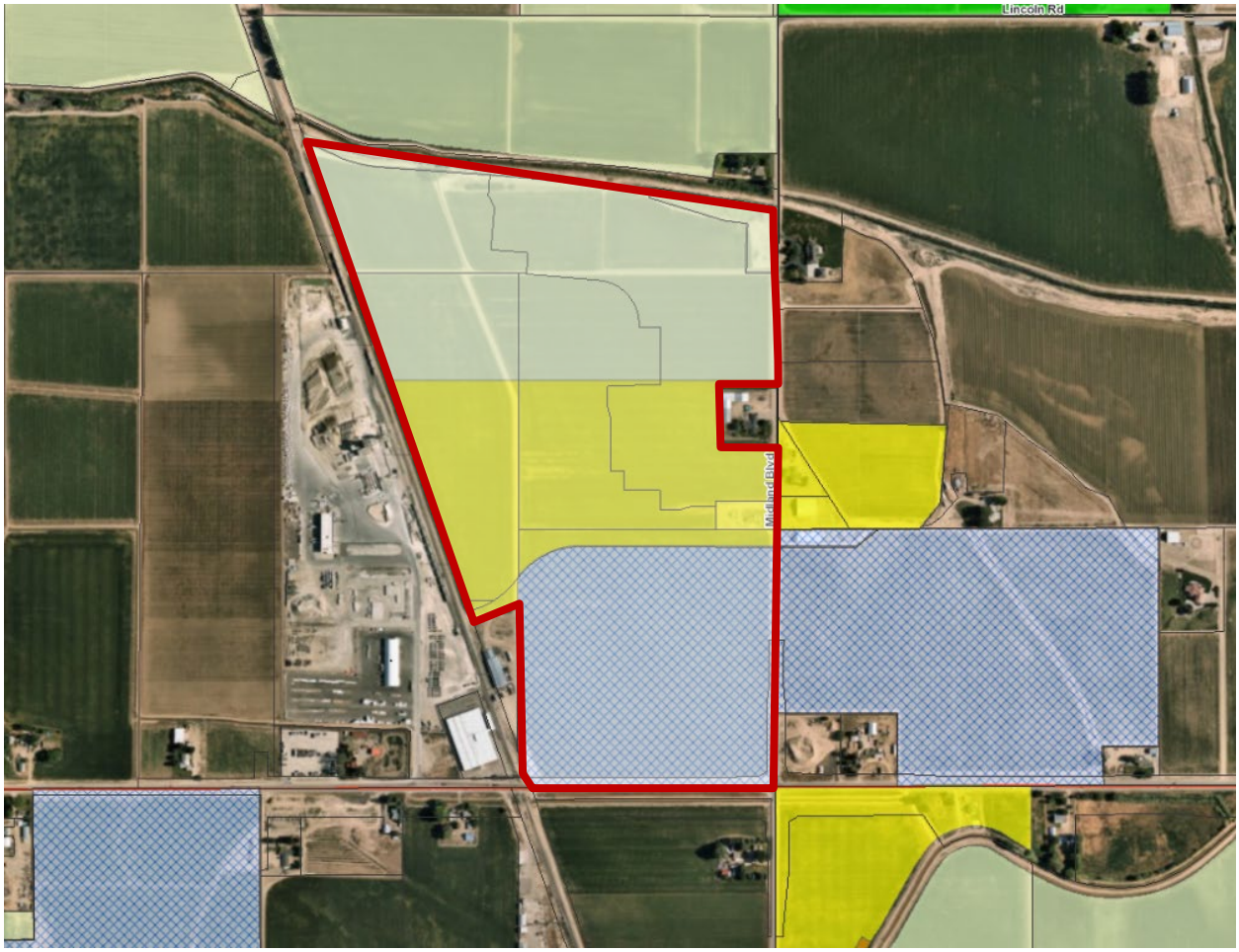
PUBLIC AGENCY NOTIFICATION – RESPONSE REQUESTED

Transmittal Date:	11/24/2025		
1ST HEARING DATE:	1/27/2026	**HEARING BODY:**	Hearing Examiner
2nd HEARING DATE:	3/2/2026	**HEARING BODY:**	City Council
Application Case No(s):	DEV25-000009, PUD25-000004, & SPP25-000013		
Project Name:	Aviary Heights Subdivision		
Site Address:	20243 Midland Blvd., 20511 Midland Blvd, 0 Midland Blvd, & 0 HWY 20/26.		
Site Parcel ID:	R3412100000, R3412101000, R3412200000, R3412301000, R3412500000, R3412501000, R3412600000, R3412700000, & R3412701000		
Site Location:	Nine (9) parcels located on the west side of Midland Blvd, south of the Lower Fivemile Drain, generally at the northwest corner of the HWY 20/26 and Midland Blvd intersection.		
Applicant:	Eli Benski, Brighton Corporation 2929 W. Navigator Drive, Meridian, ID 83642 208-565-7726, ebenski@brighton.co		
Property Owner:	DWT Investments 2929 W. Navigator Drive, Meridian, ID 83642		
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, Eli Benski of Brighton Co., on behalf of the landowner, DWT Investments, is requesting a **Development Agreement Modification, Planned Unit Development, and Preliminary Plat for Aviary Heights Subdivision**. The subject sites have existing zoning of H-C (Mixed-Use / Regional Commercial), R-2 (Community Residential), and R-1 (Neighborhood Residential), where the current City comprehensive plan future land use map place types are Neighborhood 2, Neighborhood 3, and Mixed Use Center. The applicant is requesting approval of a planned unit development and preliminary plat for **Aviary Heights Subdivision**, a mixed-use subdivision with 305 single-family detached and attached residential building lots, 11 commercial lots, and two (2) public/quasi-public lots for a future fire station and school lot. The 124.6 acre development is located on the west side of Midland Blvd, south of the Lower Fivemile Drain, generally at the northwest corner of the HWY 20/26 and Midland Blvd intersection.



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: Joe Dodson, Principal Planner at jdodson@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.

EXHIBIT S-5

Draft Development Agreement

Click or tap to enter a date.
Aviary Heights Subdivision Development Agreement
(DEV25-000009, PUD25-000004, & SPP25-000013)

After Recording
Return to:
Director
Caldwell Community Development Dept.
205 S. 6th Avenue
Caldwell, Idaho 83605

For Recording Purposes,
Do Not Write Above This Line

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") was approved by Council this 18th 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, and DWT Investments LLC and Winco Foods LLC, ("Owners").

RECITALS

WHEREAS, the Owners are the owner of record of approximately 124 acres of certain real estate identified as Canyon County Parcels R3412100000, R3412101000, R3412200000, R3412301000, R3412500000, R3412501000, R3412600000, R3412700000, R3412701000, generally located near the northwest corner of Midland Boulevard and State Highway 20/26, with a site addresses of 0 Midland Blvd., 20243 Midland Blvd., and 0 HWY 20/26, 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 subject Property is the subject of previously approved applications for Zoning Map Amendment, Comprehensive Plan Map Amendment, and Development Agreement Modification, submitted by the Owners, identified as application numbers CPM23-000011, DEV23-000004, & ZON23-000009.

WHEREAS, the City and Owners previously entered into a Development Agreement pursuant to and in accordance with the provisions of Idaho Code Section 67-6511A and Caldwell City Code, and subsequently recorded said agreement on April 30, 2024, by the Recorder's Office for Canyon County Idaho as Instrument No. 2024-012911 ("2024 Agreement"); and

WHEREAS, the 2024 Agreement memorialized the approval of the Zoning Map Amendment from R-1 (Low Density Residential) to R-2 (Medium Density Residential) and H-C (Highway Corridor) for a portion of the Property, and the Comprehensive Plan Map Amendment from Low Density Residential to Medium Density Residential and Highway Corridor on the future land use map, in the City of Caldwell; and

WHEREAS, the current Owners are required to amend the 2024 Agreement once a specific development plan is proposed; and

WHEREAS, consistent with the above, the Owner seeks to terminate the 2024 Agreement and enter into a new agreement subject to the proposed development plans of PUD25-000004 & SPP25-000013; and

WHEREAS, the Property is currently designated as R-1 (Neighborhood Residential), R-2 (Community Residential), and H-C (Mixed-Use/Regional Commercial) on the City of Caldwell Zoning Map; and

WHEREAS, the Property is currently designated as Neighborhood 2, Neighborhood 3, and Mixed Use Center on the City of Caldwell Comprehensive Plan Future Land Use Map; and

WHEREAS, the Owner is proposing to develop the site as a mixed-use development consisting of 305 single-family residential lots (221 detached lots & 84 single-family attached lots), 11 commercial lots, and 2 quasi-public lots for a future Caldwell Fire Station and future charter school, on approximately 124 acres of land; and

WHEREAS, the intent of this Development Agreement to protect the rights of Owners' 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 Owners 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 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 Owners have 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

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, the sufficiency of which is hereby acknowledged, Owners and City agree 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
GENERAL CONDITIONS OF DEVELOPMENT

2.1 All conditions and/or requirements of the original 2024 Agreement, recorded as Instrument No. 2024-012911, shall become null and void upon recordation of this agreement.

2.2 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): DEV25-000009, PUD25-000004, & SPP25-000013.

2.3 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.

2.4 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.

2.5 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.

2.6 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.

2.7 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.

2.8 Modifications to Plans and/or Specifications: Any substantial changes, as determined by the Community Development Director and/or City Engineer, to the plans and specifications upon which this approval is based, other than those required by conditions herein, will require submittal of an application for modification and approval of that application prior to commencing any change.

2.9 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, 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, and 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.

2.10 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.

2.11 Cluster Mailboxes: The development shall utilize cluster mailboxes for delivery of mail. Individual mailboxes shall not be permitted. The location of the cluster mailbox placement shall be included on all future site plans showing coordination with the United States Postal Services prior to submitting the construction drawings.

2.12 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.

2.13 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.

2.14 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).

2.15 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.

2.16 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 III.

2.17 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.

2.18 PUD Amenities: A minimum of 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.

2.19 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.

ARTICLE III
SITE SPECIFIC 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) DEV25-000009, PUD25-000004, & SPP25-000013.

3.2 Deviations from Dimensional Standards: Through the Planned Unit Development process (10-13), the dimensional standards for the R-1 and R-2 zoned properties have been approved to be as follows through **PUD25-000004**:

R-1 Zoning District Standards								
Max Height	**Front Yard Garage**	**Front Yard Living**	**Rear Yard**	**Interior Side Yard**	**Street Side Yard**	**Interior Min. Lot Area**	**Corner Min. Lot Area**	**Min. Lot Frontage**
30'	**20'**	**10'**	**12'**	**5'**	**10'**	**6,480sf**	**9,500sf**	**40'**

R-2 Zoning District Standards										
Max Height	**Front Yard Garage**	**Front Yard Living**	**Front Yard Living, Alley Loaded**	**Rear Yard**	**Rear Yard, Alley Loaded**	**Interior Side Yard**	**Street Side Yard**	**Interior Min. Lot Area**	**Corner Min. Lot Area**	**Min. Lot Frontage**
40'	**20'**	**10'**	**8'**	**12'**	**5**	**5'**	**10'**	**1,870sf**	**3,200sf**	**25'**

3.3 The Developer, Brighton Development, has agreed to donate Lot 2, Block 11, to the City of Caldwell at no cost, for future construction of a new Caldwell Fire Station. Said lot shall be no less in area than what is depicted as 84,188 sf, or approximately 1.933 acres. The Developer shall complete all grading, frontage improvements, and installation of utility services to the lot to deliver the lot in a "turnkey" condition that is suitable for immediate construction no later than phase 2 of the Aviary Heights Subdivision.

3.4 Lot 1, Block 11 (approximately 7.3 acres), as depicted on the preliminary plat, shall be reserved for the proposed Gem Prep charter school. If this school is not constructed per the agreement between the developer and Gem Prep, said lot shall be reserved for a future public/quasi-public use. To remove this condition, a Development Agreement Modification application shall be required.

3.5 Future commercial uses shall be reviewed for compliance with all Caldwell City Code and zoning standards at the time of development of each commercial lot.

3.6 Prior to building permit submittal or construction drawing submittal, whichever is first, for the proposed Gem Prep charter school on Lot 1, Block 11, the Developer shall coordinate with the school and City to identify the appropriate and relevant school crossings for safe routes to schools throughout the development. Developer shall be responsible for installation of these crosswalks within each relevant phase.

3.7 The required Midland Boulevard arterial street buffer adjacent to the commercial lots within the H-C

zone shall be constructed no later than Phase 2 of the residential portion of the Aviary Heights Subdivision.

3.8 If the planned Idaho Transportation Department (ITD) road widening project for Highway 20/26 is delayed beyond the construction of either of the large commercial lots depicted as Lots 1 & 2, Block 13 on the preliminary plat, Owner/Developer shall construct the required street buffer along Highway 20/26 prior to Certificate of Occupancy for any building on said lots.

3.9 At time of construction drawing and final plat submittal for each phase, landscape plans shall identify all required public pathway amenities (benches, trash receptacles, lighting, etc.) as described in 10-02-09-7 of Caldwell City Code.

3.10 The required segment of the Tri-City Corridor linear park pathway proposed within the commercial area of the preliminary plat (depicted as Lots 1 & 12, Block 13 at this time) shall be constructed at the time of commercial lot development or within one (1) year of the last residential phase of development, whichever occurs first.

3.11 Site Plan. The Preliminary Plat **(Exhibit D)** represents the Owner's current Site Plan for completion of the Project. As the Site Plan evolves, the City understands and agrees that certain changes in that plan 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 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.

3.12 Building Elevations. The Building Elevations **(Exhibit E)** represents the Owner's current concept for the style of architecture, architectural features, colors, finishes and materials, 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.

3.13 Comply with all City of Caldwell Engineering Department & Mapping Department conditions as shown in **Exhibit F.**

3.14 Comply with all City of Caldwell Fire Department conditions as shown in **Exhibit G.**

ARTICLE IV
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 V
DEFAULT

6.1 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.

6.2 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 VI
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 VII
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 VIII
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 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.

8.5 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.

8.6 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.

8.7 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.

8.8 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.

8.9 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:

With a Copy to Owner:

DWT Investments LLC
c/o Jon Wardle
2929 W. Navigator Drive, Suite 400
Meridian, ID 83642

WinCo Foods LLC
Attn: Mark Lavin & Hilary Vaughn
650 N. Armstrong Place
Boise, Idaho 83704

8.10 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.

8.11 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.

8.12 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.

8.13 Effective Date. This Development Agreement shall be effective upon the signing and execution of this agreement by both parties.

8.14 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.

8.15 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 Name

By: _____
Enter 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: _____

OWNER(S):

By: _____
Enter Name

By: _____
Enter 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: _____

INDEX OF EXHIBITS

A. Legal Description
B. Parcel Map
C. Affidavit of Owner
D. Preliminary Plat and Landscape Plans
E. Concept Building Elevations
F. Engineering & Mapping Conditions
G. Fire Conditions

Exhibit A
Legal Description of Property

Exhibit B
Parcel Map

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: _____
Enter Name

SUBSCRIBED AND SWORN to before me this _____day of _____, 20___.

Notary Public
Residing at _____, Idaho
My Commission expires _____

Exhibit D
Approved Preliminary Plat and Landscape Plans

This space reserved for insertion of documents after City Council final approval

Exhibit E
Approved Conceptual Building Elevations

This space reserved for insertion of documents after City Council final approval

Exhibit F
City of Caldwell Engineering & Mapping 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 S-6

Hearing Examiner Draft Meeting Minutes

HEARING EXAMINER
MEETING MINUTES
Tuesday, April 28th, 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); Joe Dodson (Principal Planner); Garline Davis (Planner I); Hallie Hart (City Engineer)

CONSENT CALENDAR

OLD BUSINESS:

1. **ACTION ITEM: Public Hearing Quasi-Judicial: Case Number DEV25-000010, SPP25-000019:** The applicant, Tiffany Llanos, on behalf of BST Dev LLC, is requesting a development agreement modification to the previously approved development agreement for Covington Square, and preliminary plat approval for Covington Square Subdivision, a residential subdivision with 59 single-family lots. The site is designated as a Neighborhood-2 place-type within the Comprehensive Plan. The 14.89 acre development is located on the south side of W. Linden St., east side of Farmway Rd., and the west side of Dorman Ave., approximately 275 feet east of the intersection with Farmway Rd., in Caldwell, Idaho. This application was continued from April 14, 2026, Hearing Examiner meeting.

   Eli Benski (Applicant) 2929 W Navigator, Meridian, signed in favor of the application and gave a brief overview of the project by use of a PowerPoint presentation.

   In response to the hearing examiners question the previous plat was approved in 2019. The time extension expired. Agreed that the attached townhouse use is permitted in the R-1.

   Joe Dodson (Principal Planner) 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, Mr. Dodson stated
   - Agreed that it was based on old zoning code
   - Density
   - DA
   - Terminate the old da and just submit a new one.
   - Duplexs were not allowed in the R-1 zone before as well as single family attached

   Hailie hart
   - Round about will be completed in May and
   - Not enough homes to trigger TIS
   - Highway Dist does not want access off farmway
   - Linden
   - It is preferred that
   - The city may take over dorman

   Public Testimony was opened

DRAFT

- Tim, in opposition, 2903 farmway rd, concern of setback, would like some kind of buffer, flood irrigation drain needs to stay open,
  - Joe answered questions
  - Hailie answered questions on irrigation.
- Bill pike, in opposition, concersn on access, density, and parking
  - Hailei made comments
- Jennifer merrit, in opposition, concerns on density and taxes,
- Ksfa;fh
- Susie brown, in opposition,
  - Hailei
  - Joe
- Susie
- Peggie waterman, in opposition, 4603misburo way, traffic
  - Hailei, turn lane analysis is done in the TIS, no turn lanes on local roads because of the speed.
- Theresa waterman, in opposition, density and setback,
- Christopher altwere, in opposition, concerns on density, increased traffic on dorman,
  Hailei
  Christpher
  Hailei
- Laura Shannon, 4707 midlesbouro way,
  - Hailei
- Ajushf
- Joe palmer
- Lynn waterman, 1215 w linden, in opposition
  - Hailei

Rebuttle

- Gem prep will have capacity as development continues
- Can increase the setbacks
- Can make the lots ubuting the residential
- Increase setbacks and single story

FINDINGS OF FACT AND CONCLUSSIONS OF LAW FOR CASE NUMBER DEV25-000009, PUD25-000004, SPP25-000013: 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 DEV25-000009, PUD25-000004, SPP25-000013: Based on the Findings of Fact and Conclusions of Law, the Caldwell Hearing Examiner hereby orders that Case Numbers DEV25-000009, PUD25-000004, SPP25-000013, is recommended for approval by City Council, subject to the conditions of approval listed in the staff report.

There was no public testimony
There was no rebuttal

Ms. Durtschi closed the public hearing testimony at 4:13 pm.

NEW BUSINESS:

1. **Action Item: Public Hearing for Case Number SUP26-000002:** The applicant, Amber Miller-Sims, on behalf of Doinbiz@921 LLC, is requesting approval of a special use permit to locate a second-hand consignment boutique in an existing building downtown. The parcel is zoned D-CC, City-Center, and no new development is

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proposed at this time. The 0.21 acre parcel is addressed as 921 Cleveland Blvd. (R0470800000) and is located on the north corner of the intersection between Cleveland Blvd. and S. 10th Ave., in Caldwell, ID.

Paul Bailey (Applicant) 2673 W Tango Creek Dr. Meridian, signed in favor of the application and gave a brief overview of the project.

Garline Davis (Planner I) 205 S. 6th Avenue, provided the staff report by outlining its contents by use of a PowerPoint presentation.

FINDINGS OF FACT AND CONCLUSSIONS OF LAW FOR Case Numbers SUP26-000002: 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 SUP26-000002: Based on the Findings of Fact and Conclusions of Law, the Caldwell Hearing Examiner hereby orders that Case Numbers SUP26-000002, is approved, subject to the conditions of approval listed in the staff report.

There was no public testimony
There was no rebuttal

Ms. Durtschi closed the public hearing testimony at 1:40 pm.

ADJOURNMENT

The Hearing Examiner adjourned the meeting at approximately 4:13 pm.

The next meeting for the Hearing Examiner will be on Tuesday, April 14, 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.

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PC – EXHIBITS

Public Comments

From: PZ
To: Joe Dodson
Subject: FW: Public Hearing Notice DEV 25-000009, PUD25-000004, and SPP25-000013
Date: Monday, April 20, 2026 12:29:23 PM
Attachments: image001.png

Hey sir, I am not sure if this made it to you so I am sending this over.

AMERICA 250
CITY OF CALDWELL

PLANNING AND ZONING DIVISION

Angelica Gomez

Administrative Assistant II

205 S. 6th Ave. • Caldwell, Idaho 83605
www.cityofcaldwell.org • (208)455-4664

From: Jack Nygaard <jnygaard@clydeinc.com>
Sent: Wednesday, April 8, 2026 3:30 PM
To: PZ <PZ@cityofcaldwell.org>
Cc: Andrew Phelps <andphelps@suncore.build>
Subject: Public Hearing Notice DEV 25-000009, PUD25-000004, and SPP25-000013

Hi,

Below are public comments concerning the City of Caldwell Public Hearing on Tuesday, April 14, 2026, for Case Number DEV25-000009, PUD25-000004, and SPP25-000013. The comments are provided by Clyde Companies on behalf of Suncore Construction & Materials (Suncore).

Our testimony is neutral for the proposed development. Suncore operates a concrete batch plant to the west of the proposed development. The land that we operate the batch plant on is zoned industrial. Our comments are as follows:

1. The Maddens Concrete Batch Plant may operate 24 hours per day, 7 days per week. There are many nightly and early morning operations that occur.

2. Suncore owns the end of the rail line. Rail shipments are received multiple times per week, and often deliveries are made in the middle of the night due to operation schedules.

3. Suncore recommends that site and sound barriers are constructed between the railroad and the development.

4. Suncore recommends secure fencing between the development and the railroad to protect public safety, and also to protect against tampering with the trains and railcars.

5. Suncore also recommends that home buyers sign an acknowledgement of Suncore's industrial activities when closing escrow.

Thank you,

Jack Nygaard
ENVIRONMENTAL ENGINEER
O C (208) 935-5751
WWW.CLYDEINC.COM

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

To: Joe Dodson, Principal Planner
Caldwell P & Z Department

From: Steven Pendleton, Land Development Manager
Hallie Hart, City Engineer

Re: DEV25-000009, PUD25-000004, & SPP25-000013 – Aviary Heights Subdivision

Date: March 20, 2026

The Engineering Department provides the following comments on a request by The applicant, Eli Benski of Brighton Co., on behalf of the landowner, DWT Investments, is requesting a Development Agreement Modification, Planned Unit Development, and Preliminary Plat for Aviary Heights Subdivision. The subject sites have existing zoning of H-C (Mixed-Use / Regional Commercial), R-2 (Community Residential), and R-1 (Neighborhood Residential), where the current City comprehensive plan future land use map place types are Neighborhood 2, Neighborhood 3, and Mixed Use Center. The applicant is requesting approval of a planned unit development and preliminary plat for Aviary Heights Subdivision, a mixed-use subdivision with 305 single-family detached and attached residential building lots, 11 commercial lots, and two (2) public/quasi-public lots for a future fire station and school lot. The 124.6 acre development is located on the west side of Midland Blvd, south of the Lower Fivemile Drain, generally at the northwest corner of the HWY 20/26 and Midland Blvd intersection.

Should the Hearing Examiner/Planning & Zoning Commission advance the application, the Engineering Dept. recommends the following items, as listed in the staff report, be listed as conditions of approval:

- City of Caldwell Access spacing requirements have not been met for the proposed accesses identified within the Traffic Impact Study as A, B, and C. All access not meeting City access spacing requirements shall be evaluated at the time of civil construction drawing review for approval or denial and shall not be approved as part of the entitlement process.

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. State Highway 20/26. 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. Midland Blvd. 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 Midland Blvd. 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 Midland Blvd. at the proposed intersection of Soaring Heights Dr. and State Hwy. 20/26.

3. Soaring Heights Dr. is classified as a Collector roadway. The Applicant shall dedicate as public right-of-way a minimum of seventy (70') foot full width roadway along the entire Soaring Heights alignment (per city standard detail R-810C).

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 to the City of Caldwell or ITD any required right-of-way along all proposed or adjacent roadways within 30 days of written request from the City of Caldwell or ITD independent of the timing of the development.

6. 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 (State Hwy 20/26, and Midland Blvd.) 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. Developer to coordinate safe school crossings with school district to determine location of necessary RRFB crosswalks and ensure crossings along classified roadways are approved by Traffic Commission. Final locations to be determined at time of civil construction drawing review.

3. 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.

4. ITD is to approve and control access locations within their area of influence adjacent to the site. Access points proposed along Midland Blvd. and Highway 20/26 for the site will not be approved until ITD and the City of Caldwell are in agreement and all access spacing requirements have been met.

5. Applicant shall work with ITD to construct the traffic signals at the intersection of State Hwy. 20/26 and Midland Blvd. prior to the issuance of any building permits for the site.

6. Applicant shall construct a southbound right hand turn lane on Midland Blvd. at the proposed intersection of Soaring Heights Dr.

7. Applicant shall construct a southbound right hand turn lane on Midland Blvd. At the intersection of State Hwy. 20/26.

8. Applicant shall construct an eastbound right hand turn land on Soaring Heights Dr. at the intersection of Midland Blvd.

9. Applicant shall construct all the northbound left hand turn lanes as proposed within the Traffic Impact Study adjacent to the site to be reviewed at time of civil construction drawings. Applicant may need to complete improvement to opposite side of roadway to accommodate this requirement provided the city can obtain necessary right-of-way needed.

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 southwest ¼ share of the bridge widening surface improvements and understructure on Midland Blvd. at the Lower Fivemile Drain crossing.

12. No lot/building shall have direct access to/from State Hwy 20/26 or Midland Blvd.

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 State Hwy 20/26 or Midland Blvd.

Outparcels

1. 20345 Midland Blvd. (R3412400000)
    a. If the City is able to obtain sufficient right-of-way along the frontage of this out parcel located at the east boundary of the development the applicant shall complete the road widening improvements referenced in the Street section, item 1, across the Midland Rd. 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 the out parcel.
    b. Applicant shall provide an all weather driveway access internal to the site with sewer, domestic water and pressure irrigation services for future connections. Access location shall be determined at time of civil construction drawing review.

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

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 responsible to construct a 12" master planned water mainline within Midland Blvd. through the entire frontage of this development.
    b. Applicant shall responsible to construct a 16" master planned water mainline within State Hwy 20/26 through the entire frontage of the site.

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

Currently the City of Caldwell does not have capacity within the existing sanitary sewer system to serve this project. Staff is actively working on a solution to improve the capacity of our system. Applicant shall be aware that no construction drawings will be accepted for review until the system is capable of serving the proposed project with sanitary sewer service. The exact timing of serviceability is unknown. Caldwell will require some cost participation of these improvements from developments that are benefiting from said improvements.

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. This development shall comply with the most current sewer master plan and shall be responsible for the construction of any lines that may be adjacent to or within the site to be determined at the time of plan review.

4. 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.

5. 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

6. 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.

7. 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 Midland Blvd, or State Hwy 20/26.

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 03/11/2026

Caldwell City – Planning and Zoning
Re: Case Number: DEV25-000009, PUD25-000004, & SPP25-000013

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 13 11925 Skyway St. Caldwell
Distance: 2.7 Miles
Estimated response time: 5 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. Monument signage for addressing will be required at the entrance and at all intersections within the project. (IFC 505.1)
6. 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)
7. 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)
8. 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)
9. Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)
10. 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)

11. Approved secondary access roads shall be provided per section D106 of the 2018 IFC.

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.

    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.

15. **SECTION D104 COMMERCIAL AND INDUSTRIAL DEVELOPMENTS D104.1** Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have not fewer than two means of fire apparatus access for each structure.

16. D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet (5760 m2) shall be provided with two separate and approved fire apparatus access roads.

a. Exception: Projects having a gross building area of up to 124,000 square feet (11 520 m2) that have a single approved fire apparatus access road where all buildings are equipped throughout with approved automatic sprinkler systems.

17. D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

18. D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

19. D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 ft. (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

20. D105.3 Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

21. D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

22. In addition to the Fire Sprinkler System outlined by the building code a Standpipe(s) system may be required based on the occupancy type and evaluation of hazards within the structure. Located based on the final occupancy of the building. 901.4.4

23. An Automatic Fire Detection System and Fire Alarm System may be required based on the occupancy type and evaluation of hazards with the structure. 901.4.4

24. An eKnox lock box, shall be installed on the outside of the building by the main entrance and by the sprinkler room. Additional eKnox Key boxes may be required based on occupancy and proximity of other Boxes. Each eKnox Box shall have labeled master keys to every lock within the structure. The final number and location shall be with the approval of the Caldwell Fire Marshal or designee. 506.1

25. Emergency Responder Radio Coverage: New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. 510.

26. The Developer, Brightion Group, has formally agreed to donate Lot 89 (2.38 acres) to the Caldwell Fire Department for the purpose of constructing a new fire station. As part of this agreement, the Developer shall complete all grading, frontage improvements, and installation of water, sewer, and utility services necessary to deliver the site in a "turnkey" condition, suitable for immediate construction by the City.

    The donated parcel shall be incorporated into the approved Master Plan/Plat for the development. The Caldwell Fire Department requests that vertical construction of the fire station be included as part of Phase 1 of the overall development buildout, anticipated for completion during the 2029–2030 timeframe.

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 of Fire Prevention
Caldwell Fire Department
jbongiorno@cityofcaldwell.org

TO: CALDWELL POLICE DEPARTMENT AND FIRE DEPARTMENT

FROM: CALDWELL PLANNING AND ZONING

DATE: 2/23/2026

DUE DATE: **3/10/2026**

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: **Aviary Heights**

REQUEST SUMMARY: The applicant, Eli Benski of Brighton Co., on behalf of the landowner, DWT Investments, is requesting a Development Agreement Modification, Planned Unit Development, and Preliminary Plat for Aviary Heights Subdivision. The subject sites have existing zoning of H-C (Mixed-Use / Regional Commercial), R-2 (Community Residential), and R-1 (Neighborhood Residential), where the current City comprehensive plan future land use map place types are Neighborhood 2, Neighborhood 3, and Mixed-Use Center. The applicant is requesting approval of a planned unit development and preliminary plat for Aviary Heights Subdivision, a mixed-use subdivision with 305 single-family detached and attached residential building lots, 11 commercial lots, and two (2) public/quasi-public lots for a future fire station and school lot. The 124.6-acre development is located on the west side of Midland Blvd, south of the Lower Five mile Drain, generally at the northwest corner of the HWY 20/26 and Midland Blvd intersection.

Population Impact:

# of new residential units:	305
Projected population created by development: ***(# of SF units X 3) and (# of MF units X 2)***	915
Proposed commercial acreage:	11 lots
Lots for future fire station and school	2

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:	2.7 Miles
Approximate response time to site:	5 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: **3/10/2026**

REQUEST FOR INFORMATION

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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:

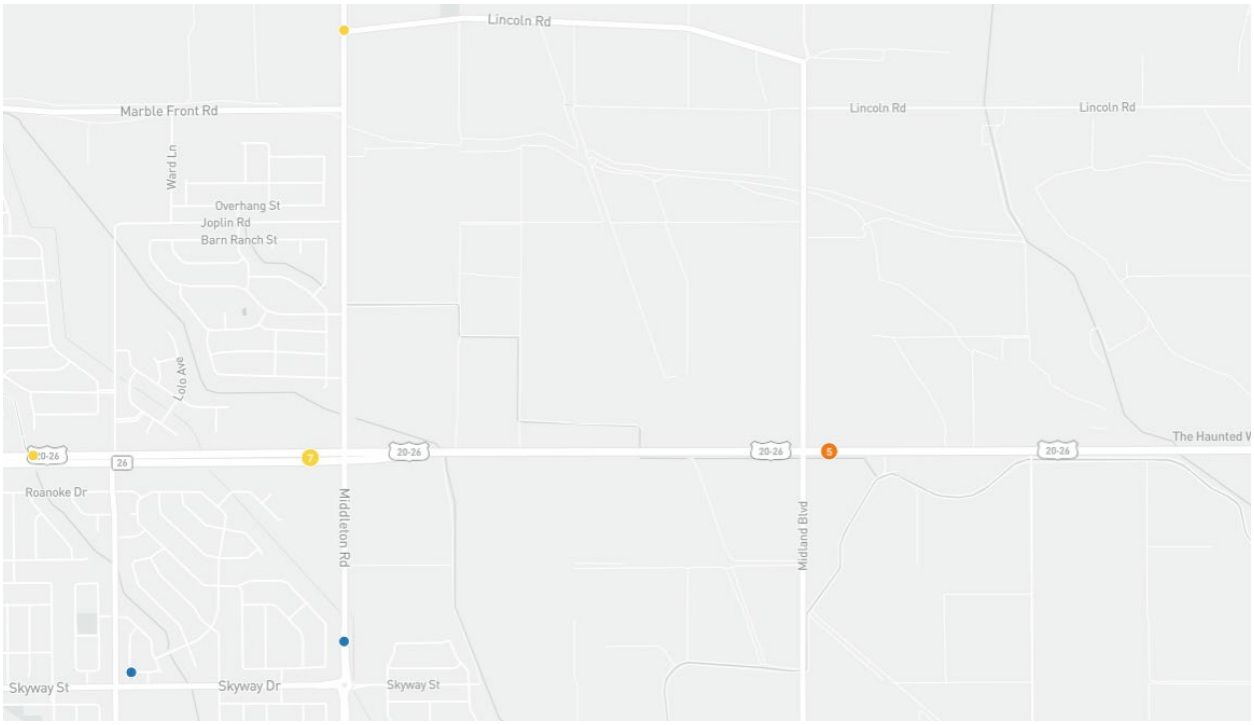
Demand for Service in this area (Total calls for service YTD)	Nearby adjacent reporting districts have an average of 106.75 calls for service each year to date. The nearby RD's (1G, 1H, 1I, 1K) have a combined total of 427 reactive CFS from January 1st to March 2nd, 2026.
Call types within this area	**Top 20 Reactive Calls for Service in the Area**
Workload saturation in area (%)	Reporting districts 1G, 1H, 1I, 1K account for 427 (year to date) reactive CFS compared to a total of 4,027 total YTD. These RD's account for 2.65% of all reactive CFS YTD.
Will this development have other significant impacts on the ability to provide services?	☐ Yes ☒ No

Nature	#	%
Parking Problem	12	5.02%
Follow Up	11	4.60%
PD Accident	11	4.60%
Welfare Check	11	4.60%
Suspicious	11	4.60%
Abandoned Vehicle	11	4.60%
Attempt to Locate	10	4.18%
911 Cell Open Line	9	3.77%
911 Disconnected Cell	8	3.35%
Noise Complaint	7	2.93%
AC Animal at Large	7	2.93%
Disturbance	6	2.51%
AC Barking Dog	6	2.51%
Citizen Assist	5	2.09%
Extra Patrol	5	2.09%
Theft	4	1.67%
Report By Mail	4	1.67%
Area Check	4	1.67%
Traffic Patrol	3	1.26%
Juvenile Problem	3	1.26%

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.



The 20/26 Highway sees the most traffic crashes in this area, particularly at the Midland and 20/26 intersections. From January 1st to March 10th 2026:

16 Total Crashes

13 on Hwy 20/26 (generally a

7 Rear End Collisions

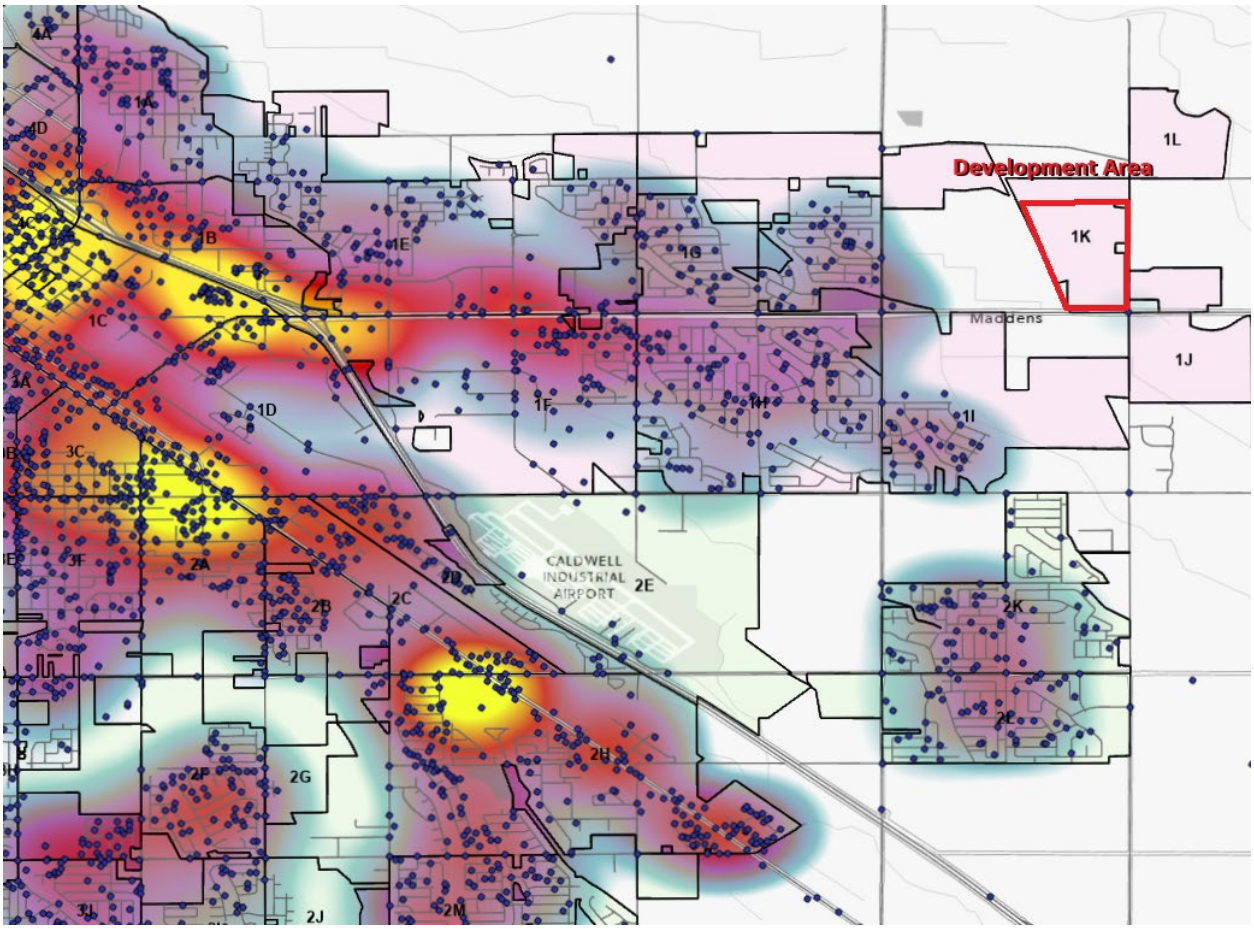
10 Intersection Related Crashes

3 Possible Injuries and 1 serious injury

More information can be found in the attached 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.

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.

The additional significant population increase this far from the station will have statistically higher response times. Currently, the city maintains a 1.2 sworn personnel to 1000 citizens

ratio. The additional 915 population would require an additional 1.09 sworn personnel to maintain the current 1.2 ratio of sworn personnel to citizens.

The distance between this location and the station would see relatively longer response times. Currently 1I, the closest reporting district, shows average response times to high priority calls between one and three minutes, and this would be further exacerbated with a high population base in the area, particularly with additional traffic on the 20/26 highway.

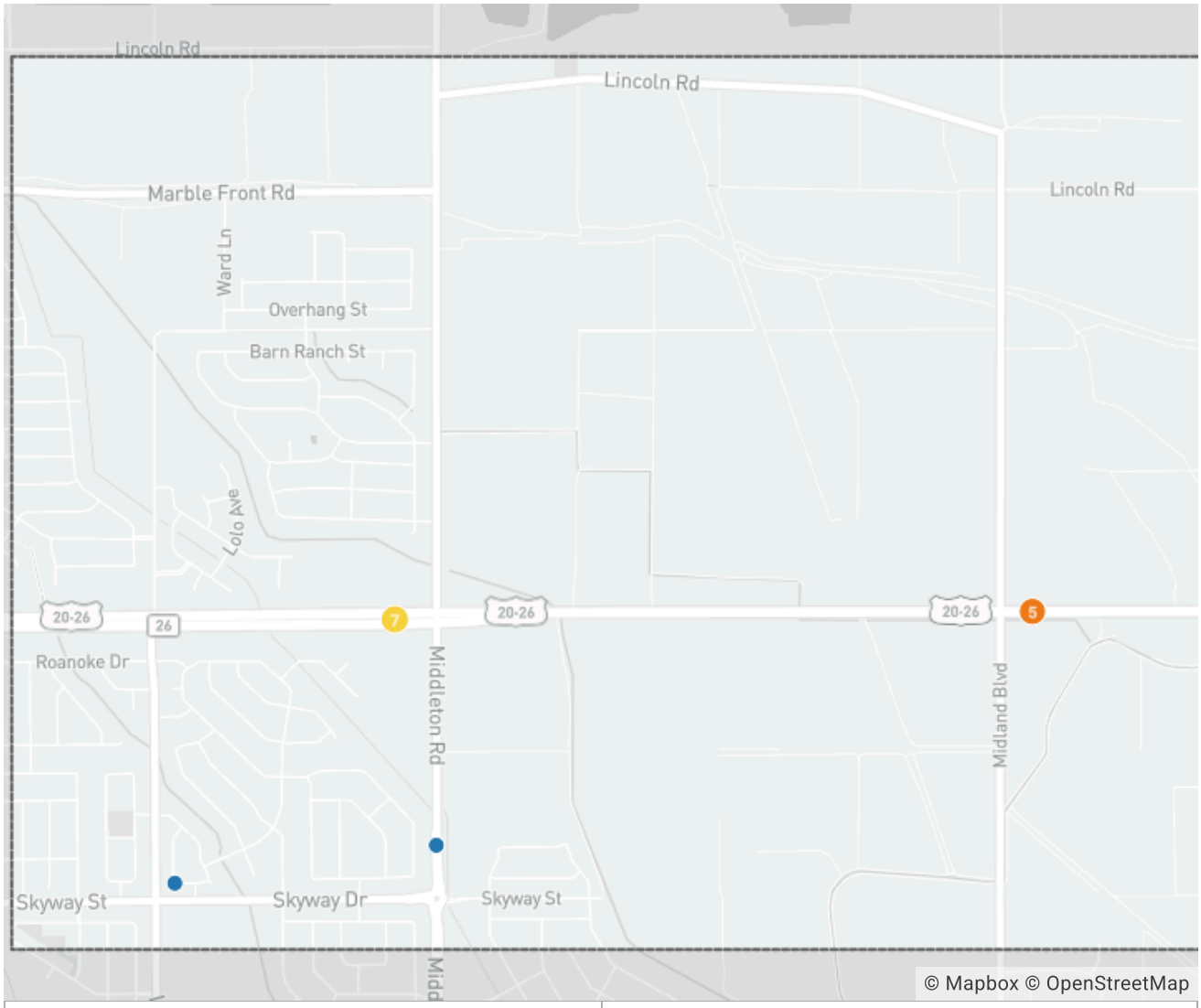
CRASH SUMMARY REPORT

Aviary Heights Crash Study 2

Created on March 10, 2026
Created by Marlon Leslie
Data extents: January 1, 2026 to March 10, 2026

Applied Filters

Shape: Polygon



Total Crashes	16	Fatal Crashes	0

ITD Crash Summary		Crash
Total Crashes	16	100.00%
Intersection Related	10	62.50%
CMV Related	3	18.75%

Distracted Driver Related	2	12.50%
Fixed Object	2	12.50%
Work Zone Related	1	6.25%
+ 7 more	0	0%

Date & Time (Year)		Crash
2026	16	100.00%
+ 18 more	0	0%

Crash Severity (# of Crashes)		Crash
(O) Property Damage Report	10	62.50%
(C) Possible Injury/Complaint	5	31.25%
(A) Suspected Serious Injury	1	6.25%
+ 2 more	0	0%

Injury Name		Person
No Apparent Injury	35	74.47%
Possible Injury	9	19.15%
Suspected Minor Injury	1	2.13%
Suspected Serious Injury	1	2.13%
Unknown	1	2.13%
Fatal Injury	0	0.00%

Intersection Related		Crash
Yes	10	62.50%
No	6	37.50%
N/	0	0.00%

Date & Time (Day of Week)		Crash
Monday	3	18.75%
Tuesday	1	6.25%
Wednesday	7	43.75%
Thursday	5	31.25%
+ 3 more	0	0%

County		Crash
Canyon	16	100.00%
+ 43 more	0	0%

Operator Action		Unit
Going Straight	15	44.12%
Stopped in Traffic	5	14.71%
Starting in Traffic	4	11.76%
Slowing in Traffic	3	8.82%
Turning Right	2	5.88%
Backing	1	2.94%
Changing Lanes	1	2.94%
Merging	1	2.94%
+ 48 more	2	5.88%

Unit Type		Unit
SUV/Crossover	10	29.41%
Car	9	26.47%
Pickup	9	26.47%
Van - 1 to 8 seats	3	8.82%
Tractor - 1 Trailer	1	2.94%
Truck - 2 Axle/6 Tires	1	2.94%
Truck - 3+ Axle	1	2.94%
+ 23 more	0	0%

Urban / Rural		Crash
Urban	16	100.00%
Rural	0	0.00%

Contributing Circumstances (All)		Crash
None	16	100.00%
Following Too Close	6	37.50%
Failed to Yield	3	18.75%
Improper Turn	2	12.50%
Inattention	2	12.50%
Failed to Maintain Lane	1	6.25%
Improper Backing	1	6.25%
Improper Lane Change	1	6.25%
+ 33 more	1	6.25%

Most Harmful Event		Crash
Rear-End	7	43.75%
Angle	3	18.75%

Angle Turning	2	12.50%
Side Swipe Same	2	12.50%
Ditch	1	6.25%
Parked Car	1	6.25%
Tree	1	6.25%
+ 57 more	0	0%

From: Doug Critchfield
To: Joe Dodson
Subject: RE: Request for Agency Comments - Aviary Heights PUD Subdivision
Date: Tuesday, November 25, 2025 9:02:50 AM
Attachments: image002.png
image003.png

Joe – Nampa has no comments. Thanks - Doug

Doug Critchfield (ASLA)
Principal Planner | Planning & Zoning Department
Office: (208) 468-5442 | Cell: (208) 606-5799
500 12th Ave S | Nampa, ID 83651
cityofnampa.us | Stay Connected
Citizen's Guide to Planning – Learn More About Planning!

Please note: The Nampa Development Services Center offices will be closed November 27 and 28 in observance of the Thanksgiving holiday.

From: Morgan Bessaw <mbessaw@cityofcaldwell.org>
Sent: Monday, November 24, 2025 4:55 PM
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 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>; Canyon County Development Services - Jennifer Almeida (jennifer.almeida@canyoncounty.id.gov) <jennifer.almeida@canyoncounty.id.gov>; Canyon Hill Irrigation District (office@idcpas.com) <office@idcpas.com>; Chris Hopper HD4 <chopper@hwydistrict4.org>; Christin 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>; Genna Ashlet - Boise Project Board of Control <gashley@boiseproject.org>; 'gis@compassidaho.org' <gis@compassidaho.org>; Golden Gate Irrigation Districts - Ripley Doorn (lbuckner@rdcpa.com) <lbuckner@rdcpa.com>; 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>; Planning-Zoning Staff <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>; Kristi Watkins <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: Request for Agency Comments - Aviary Heights PUD Subdivision

CAUTION: This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

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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HIGHWAY DISTRICT No.4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135
FAX 208.454.2008

December 15, 2025

City of Caldwell Planning & Zoning Commission & City Council
621 Cleveland Blvd
Caldwell, Idaho 83605

RE: SPP2025-0013 Aviary Heights Subdivision
Canyon County Parcels R34121, 34121010, 34125010, 34125, 34122, 34126, 34123010, 34127 & 34127010
Midland Rd Frontage

HD4 has reviewed the application materials provided for agency review. The proposed project consists generally of 125 acres of commercial and residential development at the northwest corner of US 20/26 and Midland Rd. The project includes 305 residential lots, 11 commercial lots, a school site, and a fire department site.

By agreement with the City, (Exchange Maintenance Agreement, 2020) Highway District No. 4 (CHD4) operates and maintains Midland Rd fronting the proposed development. Under this agreement, HD4 is responsible for access permitting and utility permitting along these corridors, and is provided opportunity to review and comment on development plans as they may affect the operation and maintenance of the highways.

A Traffic Impact Study (TIS) is not included with the application materials, but HD4 believes this development is part of a TIS dated February 1, 2023 prepared for the annexation of 408 acres. The development is anticipated to generate a significant number of new vehicle trips. HD4 provides the following comments on the application:

1) Midland & Hwy 20/26 intersection is currently failing with LOS F and V/C = 1.33 (over capacity). Therefore, a traffic signal will need to be functioning at this intersection BEFORE any additional traffic is allowed from any development. HD4 recommends the City require a traffic signal serving the Midland/US 20-26 intersection should be functioning prior to issuance of building permits for the residential lots proposed by this application, and prior to issuance of occupancy for commercial development. As of this date timing of completion of improvements at the Midland/US 20-26 intersection is unknown, but improvements to the Chinden West corridor are programmed to begin construction in 2026.

2) 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. These include, but are not limited to the following:
    - Middleton Rd & Lincoln Rd (east)
    - Middleton Rd and Lincoln Rd (west)

- Midland Rd & Lincoln Rd
- Midland Rd & Linden Rd

No other local funding sources for these improvements are currently available to HD4.

3) If approved for annexation and platting, HD4 will request the City assume maintenance responsibility of the following road segments and intersections in the project vicinity:
    - Midland Rd from US 20/26 to Lincoln Rd

    Permitting and oversight of utility work, new access, and development project reviews are best handled by the agency with jurisdiction over the development projects creating this need. Additionally, these developments are anticipated to require significant utility extensions affecting the above-mentioned roadways and intersections, and will make maintenance of these facilities difficult for the highway district.

4) 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 Midland Rd (and any other public road as desired by the City) upon written request of the City, to facilitate construction of public roadway improvements independent of the timing of the proposed development.

5) Work planned by Idaho Transportation Department on the Chinden West corridor (Middleton Rd to Star Rd) during the next 3-5 years includes significant closures of local roads within one-mile of the US 20/26 corridor. At times, every other north or south approach to US 20/26 is planned to be closed at the same time. This will severely restrict the ability of local agencies to permit additional road closures for utility projects; maintenance of pavements, bridges, and culverts by local agencies; and limit access to the proposed development site for other infrastructure improvements during this time. HD4 requests the City carefully consider the timing all development approvals, utility permits, or other activities which would restrict traffic capacity or add additional trips to this area during the duration of the Chinden West project.

Highway District No. 4 appreciates the opportunity to review this subdivision proposal, and requests that the Commission and Council make the above recommendations conditions of any development approval for this project. 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
Robb MacDonald, P.E. Caldwell City Public Works Director

Vallivue School District #139

Lisa Boyd, Superintendent

5207 S. Montana Avenue
Caldwell, ID 83607
Phone (208) 454-0445
Fax (208) 454-0293

December 1, 2025

Re: Aviary Heights Subdivision, DEV25-000009, PUD25-000004, & SPP25-000013

Dear Caldwell Hearing Examiner and City Council,

If approved, students living in the Avery Heights subdivision would attend Warhawk Elementary School, Summitvue Middle School, and Ridgevue High School.

The proposed development includes 305 single-family detached homes. Vallivue School District is concerned about its ability to serve the additional elementary students this project would generate, even with the recent opening of Warhawk Elementary. Ridgevue High School is also nearing capacity; it was built for 1,800 students and currently enrolls more than 1,700. The City of Nampa has already approved several large developments within these attendance boundaries, which will strain district resources as those developments are built out.

For example, the following projects—at various stages of approval and construction—will all contribute to enrollment growth at Warhawk Elementary and Ridgevue High School:

- **Brekanwood:** 68 townhomes, 284 single-family detached units
- **Brentwood Village:** 24 single-family lots
- **Cambridge Estates (Canyon County):** 29 residential lots
- **Cherry Grove:** 271 single-family detached units
- **Conner Crossing:** 3 single-family lots, 18 townhomes/duplexes
- **East Canyon:** 1,153 single-family homes, 593 multifamily units
- **Franklin Village North No. 3:** 54 single-family detached units
- **Haltom Heritage:** 286 single-family homes
- **Lekeitio Village No. 5:** 36 single-family detached units
- **Midland Meadows:** 242 single-family detached units
- **Murphy:** 1,492 multifamily units
- **Northland:** 226 single-family homes
- **East Ridgevue Estate No. 3:** 54 single-family detached units
- **Ridgevue North:** 235 single-family detached/attached units
- **Trestle Creek:** 235 single-family homes
- **Vassar Heights:** 156 residential lots
- **Prescott Creek:** 1,140 housing units

The district intentionally designed Warhawk Elementary's attendance boundaries to start with lower enrollment in anticipation of rapid growth. Despite this proactive planning, Vallivue School District cannot keep pace with the current rate of approved developments such as the 305-unit Aviary Heights subdivision.

Sincerely,



Joseph Palmer
Assistant Superintendent

GEM PREP
ADMINISTRATION OFFICE
PO BOX 86, 600 SOUTH AVENUE
DEARY, ID 83823
208.877.1513

March 11, 2026

Subject: Letter of Support for Aviary Heights Development

To the City of Caldwell,

On behalf of Gem Prep Schools, I am writing to express our support for the proposed Aviary Heights development. As the Chief Executive Officer of Gem Prep Schools, I am thrilled at the opportunity to once again partner with Brighton and bring a new school to the Caldwell community within Aviary Heights.

Our successful history with Brighton speaks to their dedication to community-building. Previously, we partnered to bring Gem Prep: Meridian South to their Pinnacle neighborhood—a campus that now serves over 500 students. These projects highlight Brighton's proactive approach to integrating essential educational infrastructure directly into their developments. As a public charter school network currently serving over 3,000 students in 7 schools across Idaho, we deeply value partners like Brighton who prioritize creating much-needed, quality school seats as their neighborhoods grow.

The Aviary Heights and Gem Prep partnership also brings a financial advantage to the community of Caldwell. Because public charter schools cannot access local bond funding, Gem Prep creates these vital new school seats at no additional tax cost to local residents. We are confident that Aviary Heights will be an incredible asset to the City of Caldwell, fostering both community growth and educational excellence.

The Gem Prep team has worked with several developers over the years. Among them, the Brighton team stands out because of their emphasis on instructional excellence and high quality school choice, not simply getting a building up to create seats for students. Their team lives, works, and educates their children and grandchildren in our community and believe in creating high-quality learning environments right in their own backyards. Simply put, the Brighton team and the Gem Prep team are highly aligned in our values.

Sincerely,

Jason Bransford
CEO
Gem Prep Schools

From: Josh Femreite
To: Eli Benski
Subject: [External] Re: Gem Prep - Aviary Heights
Date: Friday, February 20, 2026 11:21:37 AM
Attachments: brighton-with-star_pms-color_horizontal_600px_0b225920-2039-4998-bb3c-be451c1e8140.png
Screenshot 2026-02-20 at 10.06.01 AM.png

Eli,
Yes we are currently working on the charter for Gem Prep: Caldwell. Our goal is to have it to our board for approval at our March board meeting, then it will go to the state to run through their approval process which will end at the Idaho Charter Commission Board meeting where we will present and should get approval.

This will be our 10th school with the commission, generally things run pretty smoothly through their approval process. We expect to be put on their agenda sometime this summer/fall. In the coming weeks I will be in contact as I will want to get some reviews of attendance zones by you and will send you a template for a support letter that would be helpful to our charter submission (I have one from when we did Meridian South that I think we can just update and have someone with you guys sing).

Our architect is also working on an initial site plan/layout based on our Meridian South facility that I will get over to you for review as soon as I have that as well. We still have time but we thought getting some initial thoughts on how the site can layout would be good.

Below is our enrollment/growth plan (in case the city is asking). When fully grown we will be K-12 and serve 574 students with the capacity to serve up to 676. We usually see a falloff of enrollment as kids age through middle school and HS so we budget and plan for that, however, if all 52 kids in a K class went all the way through to 12th grade we have the capacity for that. Not sure if you need this info but I figured it couldn't hurt. Once we have a solid draft of the charter I will send it over to you to take a look at also.

	Gem Prep: Caldwell				
	27-28	28-29	29-30	30-31	31-32
	Y0	Y1	Y2	Y3	Y4
K		52	52	52	52
1st		52	52	52	52
2nd		26	52	52	52
3rd		26	52	52	52
4th		26	26	52	52
5th		26	26	26	52
6th		45	45	45	52
7th		45	45	45	45
8th		45	45	45	45
9th		30	30	30	30
10th			30	30	30
11th				30	30
12th					30
Total		373	455	511	574

Does that answer your question? Maybe more than you asked for!

Josh Femreite
Chief Growth Officer
Gem Innovation Schools
PO Box 86
Deary, ID 83823
www.gemprep.org
Phone: (208) 672-1109
Mobile: (208) 301-3134



On Fri, Feb 20, 2026 at 9:16 AM Eli Benski <EBenski@brighton.co> wrote:

> Hi Josh,
>
> I was wondering where you guys are in the process for the charter documents. I am working with the planner from City of Caldwell on our Aviary Heights project and he is asking about user specific information for the school lot. Before I respond to him, I wanted to check in.
>
> Thanks,
>
> **Eli Benski | Project Manager | Brighton Development**
> 2929 W. Navigator Dr. Suite 400 Meridian ID 83642
> Direct: 208-565-7726 | Main: 208-378-4000 | Website: Brighton.co
> BRIGHTON

Notice: The information contained in this e-mail from Gem Innovation Schools may be privileged, confidential, or otherwise protected from disclosure. Persons who share such information with unauthorized individuals may face penalties under state and federal law. **If you are not the intended recipient, please be aware that any disclosure, copying, distribution, or use of the contents of this information is prohibited.** If you have received this electronic transmission in error, please immediately notify the sender and delete the copy you received.

This message was sent by someone outside the organization. Please do not click links or open attachments unless you recognize the source of this email and know the content is safe.

Memorandum

To:

City Council

Meeting Date:

June 15, 2026

Item Name:

ACTION ITEM: Public Hearing (Quasi-Judicial and Legislative): Case Number ANN26-000002: The applicant, Bret and Julia Jones, are requesting annexation of parcel R0070600000 with a zoning designation of M-1, General Industrial. The parcel is designated as employment center in the Comprehensive Plan Future Land Use Map and M-1 is considered a compatible zoning designation. No development is proposed at this time, however, the property is surrounded on multiple sides by the City limits. The 2.66-acre site is addressed as 1620 Aviation Way, and is located on the S west side of Aviation Way, approximately 690 feet north of the intersection with Andy Ln, and 820 feet south of the intersection with Skyway Rd, in Caldwell, Idaho. *This application was recommended for approval at the May 13, 2026, Planning and Zoning Commission meeting.*

Summary Statement:

Recommended Action:

Budget:

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

Attachments:

1. SR Packet_CC_1620 Aviation

COMMUNITY DEVELOPMENT DEPARTMENT
Planning & Zoning Division

COVER SHEET

Staff Planner: Garline Davis, Assistant Planner

DOCKET NUMBER/CASE NUMBER	PROJECT NAME / TITLE
ANN26-000002	1620 Aviation Way Annexation
PUBLIC HEARING DATE	**PROPERTY /LOCATION**
5/13/2026	1620 Aviation Way

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

NOTE: This cover sheet summarizes potential development impacts that may result in the approval of the proposed development at full build-out. **This summary does not constitute a complete assessment**. The official staff report and department memorandums should be reviewed for a complete and comprehensive analysis of the project and findings for the project.

LAND USE SUMMARY			ESTIMATED POPULATION INCREASE	
# Proposed Single Family Units:	n/a		Population = (DU * 3):	n/a
# Proposed Duplex & Multifamily Units:	n/a		Population = (DU * 2):	n/a
Proposed Industrial Acreage:	2.66 acres		**TOTAL estimated population increase** (based on census data)**:**	n/a
# PROPOSED PHASES FOR DEVELOPMENT			**ESTIMATED DEVELOPMENT TIMELINE**	
Total # of Phases in Development:	TBD		Approximate timeline for full build-out of development (all phases):	TBD

FIRE SERVICES*	
FIRE DEPARTMENT REVIEW STATUS:	The proposed application(s) have been reviewed by the Fire Department and ☒ Approved, subject to the conditions within the fire department memorandum ☐ Denied
*** See the Fire Department staff report included in the Exhibits of this Staff Report for full analysis, findings, and recommended conditions.**	
Fire department t travel response time Goals:	90% within 4 min.
Closest Fire Station (in miles):	1.9
Est. Response Time to Site:	3 minutes
Will this development have other significant impacts on the ability to provide services at full build-out of development:	☐ Yes ☒ No
Will this development necessitate additional fire resources and/or	☐ Yes ☒ No

equipment beyond current levels at full build-out of development:	
Will the development pay development impact fees?	☐ Yes ☐ No
Additional Fire Comments:	

POLICE SERVICES

POLICE DEPARTMENT REVIEW STATUS:	The proposed application(s) have been reviewed by the Police Department and ☐ Yes ☐ No The Public Agency Memo (PAM) was sent to the Caldwell Police Department.
*** See the Police Department data included in the Exhibits of this Staff Report for full analysis and findings.**	
Calls for Service in Area (YTD):	No information received from the Caldwell Police Department.
Call Types within Area:	See above
Workload Saturation (%):	See above
Traffic Crash Data:	**See Exhibits**
Will this development have other significant impacts on the ability to provide services at full build-out of development:	☐ Yes ☐ No
Will this development necessitate additional police resources and/or equipment beyond current levels at full build-out of development:	☐ Yes ☐ No Explain:
Additional Police Comments:	No information received from the Caldwell Police Department.

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	The district provided no comments on this proposed nonresidential use.

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
Are Traffic Improvements Required for Development?	☐Yes ☒No
Are All Traffic Improvements Listed as Conditions of Approval?	☒Deferral Agreement for Street Frontage Improvement ☐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 | 6/15/2026
Staff Planner: Garline Davis

CASE NO(s): ANN26-000002
Project Name: 1620 Aviation Way Annexation

HEARING BODY RECOMMENDATION

The Planning and Zoning Commission at the 5/13/2026 public hearing recommended APPROVAL of the annexation application subject to the conditions listed herein.

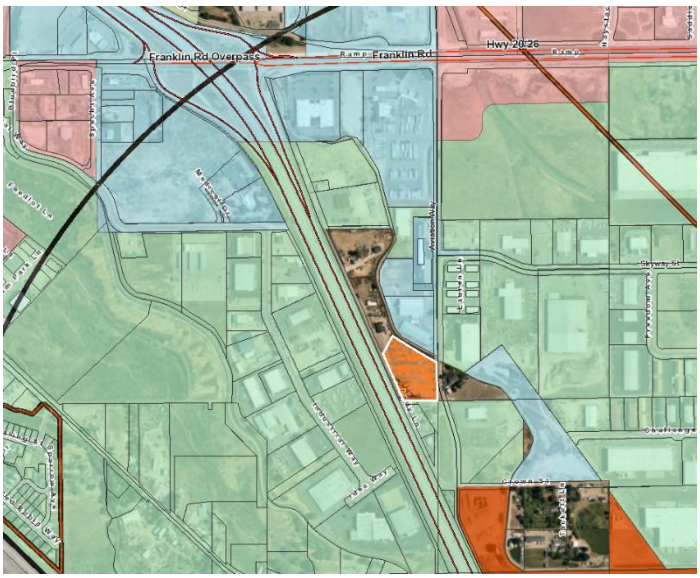
CITY COUNCIL DECISION

This will be updated once the City Council has made a decision and prior to final signature.

The City Council at the 6/15/2026 public hearing, APPROVED/DENIED Case No (s): ANN26-000002

APPLICATION SUMMARY & PROPOSED LAND USE REQUESTS

- Annexation of approximately 2.66 acres with initial of M-1 (General Industrial) zoning designation.



Applicant:	Julia Jones
Property Owner:	Bret Jones
Parcel ID Number(s):	R0070600000
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 ANNEXATION OF A 2.66-ACRE PARCEL WITH INITIAL M-1 (GENERAL INDUSTRIAL) ZONING DESIGNATION.

Property Owner: Bret Jones

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

Case No. ANN26-000002

I. APPLICATION FACTS

Applicant:	Julia Jones
Property Owner:	Bret Jones
Application Requests and Development Proposals:	Application for annexation of Parcel R0070600000 and subsequent initial zoning of M-1 (General Industrial).
Applicant Submission:	The applicant, Julia Jones, on behalf of the property owner, Bret Jones, submitted an application on 2/6/2026.
Proposed Site Location:	The subject site, addressed as 1620 Aviation, is located on the west side of Aviation Way, approximately 690 feet north of the intersection with Andy Ln, and 820 feet south of the intersection with Skyway Rd. The parcel is legally described as a portion of 26-4N-3W NE CITY VIEW TRACTS TX 23231 IN LTS 26 & 27.
Parcel Number(s):	R0070600000
Property Size:	Approximately 2.66 acres, more or less
Jurisdiction:	The property is currently located in Canyon County and within the City of Caldwell impact area.

Applicable Regulations and Guiding Documents:

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
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	2/6/2026
Public Agency Notification Sent (See attached exhibit for list of agencies notified)	3/27/2026
(500') Radius Notices Mailed - P&Z Commission Hearing (Min. 15 days prior to hearing)	4/23/2026
Legal Ad Published - P&Z Commission Hearing (Min. 15 days prior to hearing)	4/26/2026
Physical Site Posted - P&Z Commission Hearing (Min. 10 days prior to hearing)	4/25/2026
Applicant Proof of Posting Received - P&Z Commission Hearing	4/25/2026
P&Z Commission Public Hearing	5/13/2026
(500') Radius Notices Mailed – City Council (Min. 15 days prior to hearing)	5/26/2026
Legal Ad Published – City Council (Min. 15 days prior to hearing)	5/29/2026
Physical Site Posted – City Council (Min. 15 days prior to hearing)	5/31/2026
Applicant Proof of Posting Received – City Council (Min. 10 days prior to hearing)	6/1/2026
City Council Public Hearing	6/15/2026

Political Subdivisions Providing Services:

Fire:	Caldwell Fire
Police:	Caldwell Police
School District:	Caldwell
Water Services:	Unknown
Sewer:	Unknown
Trash:	Republic Services
Irrigation District:	Canyon Hill 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. Nampa Highway District #1 – No comment on the proposal.
2. Idaho Transportation Department – No comment or concern on the proposal.
3. City of Caldwell Engineering Department – Reported no concerns with the proposal at the time of this report. As a condition of approval, the property owner shall enter into a deferral agreement for the completion of all frontage improvements adjacent to Aviation Way and Andy Lane in compliance with applicable City of Caldwell standards. **See Exhibit 2 of this report for full comments from Engineering.**
4. City of Caldwell Fire Department – Stated the project can be approved and provided general conditions of approval. **See Exhibit 2 of this report for full comments from the Fire Department.**

Public Comments Received:

No public comments were received at the time of this report.

Site / Project Background and History:

The subject site is currently located within Canyon County and outside the incorporated limits of the City of Caldwell. As such, it has been subject to Canyon County land use and development regulations. There are no known prior land use applications or entitlements associated with the parcel within the city.

An off-site sewer application (CD22-000049) associated with the parcel was submitted in 2022 and remains incomplete, pending applicant resubmittal since February 2023, with no subsequent action.

The site is currently undeveloped. The proposed annexation would bring the parcel under City jurisdiction for future land use and development review.

Site Features:

Floodplain:	The property is not within a flood zone.
Mature Trees:	None
Streams & Creeks:	None
Wildlife Habitat:	None
Riparian Habitat Area:	None
Steep Slopes & Hillsides:	None
Canals, Ditches, & Drains:	The Canyon Hill/500 Lateral is located on the northeastern boundary of site.
Other, Describe:	n/a

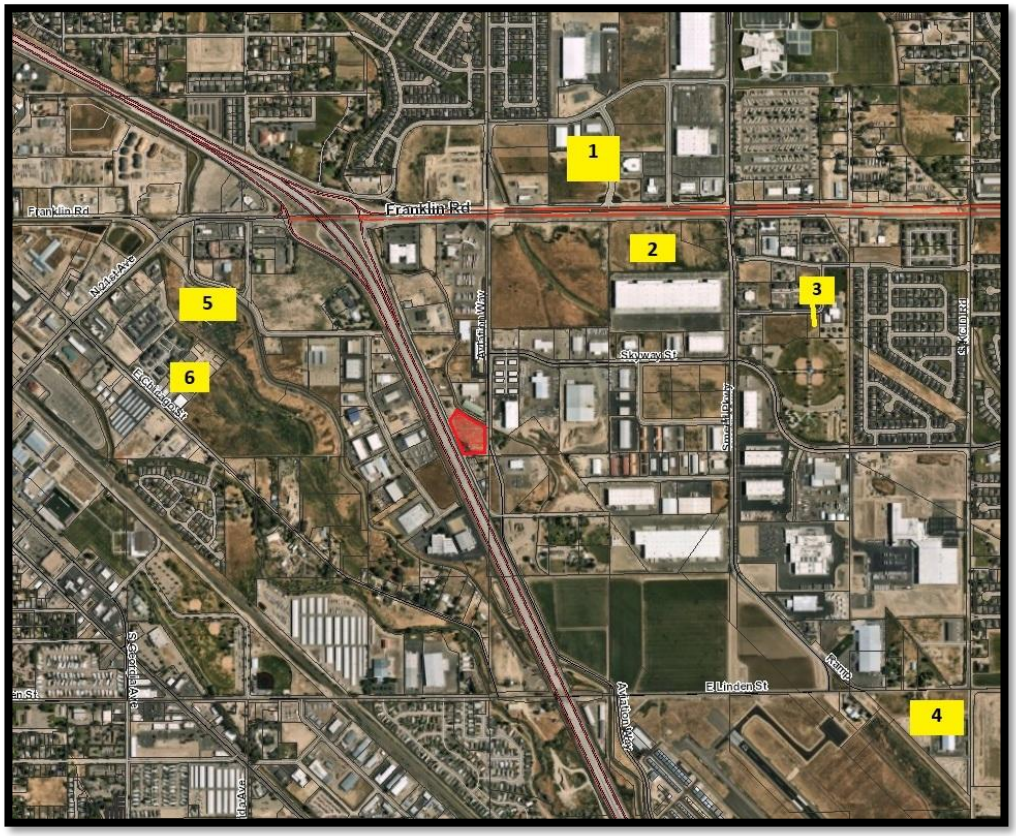
Site and Surrounding Zoning Classifications:

Site:	Agricultural – Canyon County with APO-1 Overlay
North:	Agricutural – Canyon County; C-4 (Service Commercial); M1 (General Industrial), APO-1 Overlay
South:	A-D (Airport District); M1 (General Industrial); APO-1 Overlay
East:	Agricutural – Canyon County; C-4 (Service Commercial); M1 (General Industrial), APO-1 Overlay
West:	M1 (General Industrial), APO-1 Overlay

Site and Surrounding Land Uses (existing):	*Site:*	Vacant
	North:	Industrial, Commercial & Civic Uses
	South:	Industrial & Residential Uses, Vacant
	East:	Industrial & Residential Uses, Vacant
	West:	Industrial & Commercial Uses
Site and Surrounding Comprehensive Plan Land Use Designations:	*Site:*	Employment Center
	North:	Employment Center; Mixed Use Center
	South:	Employment Center; Mixed Use Center; Special Purpose
	East:	Employment Center
	West:	Mixed Use 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.

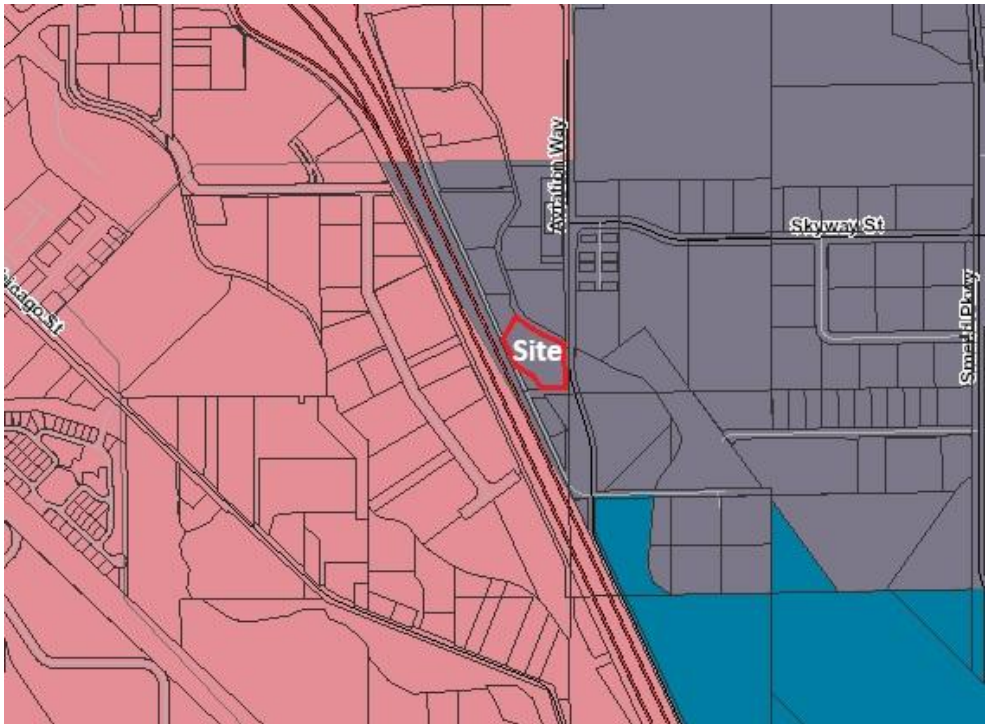


Map Exhibit #1 (Above): Approved Developments Surrounding Subject Site

Map Key	Description
1	North Ranch Business Park Subdivision
2	Home Depot Short Plat
3	Lexington Sky Apartments SUP

4	Barnwood Subdivision (Industrial)
5	Feedlot RV Storage SUP
6	Cloud Gate Industrial Park Condo Short Plat

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 Employment Center. Surrounding parcels are designated as Employment Center and Mixed-Use Center to the North, Employment Center to the East, Mixed-Use Center to the West, and Employment Center, Mixed Use Center and Special Purpose to the South.

The applicant is not requesting any changes to their comprehensive plan map designation as their requested initial zoning, M-1, is consistent with the Employment Center designation.

According to the Comprehensive Plan, the Employment Center place type is intended to provide an employment base for Caldwell's residents. It supports a range of uses including light industrial, and flex office/warehouse.

Heavy industrial uses may also be found but are typically located in more isolated areas, away from residential and higher-density zones, to minimize potential hazards.

Staff Comment: *Staff finds the overall proposed development plan is generally consistent with the following goals and policies from the adopted Comprehensive Plan based on the known factors at the time of publication of this staff report:*

TABLE 1: CONSISTENT COMPREHENSIVE PLAN GOALS AND POLICIES	
CHAPTER 7: INTENTIONAL AND DISTICT CENTERS	
Policy 4.1	Promote, retain, and attract businesses in Caldwell's key job industries that employ the local workforce.
Policy 4.3	Ensure an adequate inventory of commercial and industrial property for new and growing businesses.

Staff Comment: *Staff finds that the proposed annexation and initial M-1 (General Industrial) zoning designation supports the intent of the Employment Center place type by providing land suitable for a range of employment-generating uses, including industrial, warehousing, and supporting commercial activities. The subject site is located within an area largely designated for employment-focused uses, and the proposed zoning is consistent with the surrounding land use pattern. At this time, no specific development is proposed; therefore, any future development will be subject to applicable City Standards and review processes to ensure compatibility with surrounding uses and compliance with Comprehensive Plan policies.*

Based on the above analysis, staff finds that the request is consistent with the intent of the Employment Center designation and the applicable Comprehensive Plan goals and policies.

III. STAFF REVIEW AND ANALYSIS – ZONING MAP ANALYSIS



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	M-C Mixed-Use / Regional Comm.
H-D Healthcare District	Downtown City Center	T-N Downtown Transition Neighborhood
Public District	C-D College District	

Zoning Map Analysis:

The subject parcel is currently located within Canyon County. The applicant is requesting annexation into the City of Caldwell with an M-1 (General Industrial) zoning designation. Pursuant to Caldwell City Code, the M-1 zoning district is intended to accommodate a range of industrial uses, including manufacturing, warehousing, processing, as well as supporting commercial uses that operate in conjunction with industrial development. The Caldwell City Code requires that industrial activities within the M-1 zone be conducted in a manner that create off-site impacts such as fumes, odor, dust, smoke or gas.

Staff Comment: *No development is proposed at this time. Approval of the annexation and zoning designation does not constitute approval of any specific use or site development. Future development and land uses shall be subject to review for compliance with applicable City of Caldwell codes, including use-specific standards, site development requirements, and any required discretionary approvals.*

IV. STAFF REVIEW AND ANALYSIS – PRELIMINARY PLAT AND DEVELOPMENT PLAN

No development is proposed in conjunction with the annexation.

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 **M-1 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.)		115,869.6 sq. ft. (2.66 ac)
Minimum Lot Width / Frontage (ft.)		188

Setbacks	Required	Proposed
Front Yard Setback, Garage; Minimum (ft.)	20	TBD with development
Front Yard Setback, Living Area; Minimum (ft.)	n/a	n/a
Interior Side Yard Setback (ft.) (Minimum)	20	TBD with development
Street Side Yard Setback (ft.) (Minimum)	20	TBD with development
Rear Yard Setback (ft.) (Minimum)	10	TBD with development
Alley (Garage/Parking) Setbacks: Minimum (ft.)	5	TBD with development

Scale and Massing	Required	Proposed
Maximum Building Height (ft.) *	0*	TBD with development
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.

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, electric vehicle parking, 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:

INDUSTRIAL

Off-Street Parking Spaces	Required	Proposed
Off-Street Parking Spaces (Minimum)	Based on uses – unknown at this time	Based on uses – unknown at this time
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 meet state and federal requirements
Bicycle Parking Spaces	**Required**	**Proposed**
Bicycle Parking Spaces	Unknown at this time	Unknown at this time
Commercial / Industrial Loading Spaces	**Required**	**Proposed**
Required # of Loading Spaces	Unknown at this time	Unknown at this time
Required Size (Feet)	12 x 50	n/a
Minimum Clearance (Feet)	14’	n/a

Staff Comments: *No development is proposed in conjunction with the annexation. Any future development or land use will be reviewed for compliance with all parking requirements.*

Public Services, Utilities, and Facilities:

Sewer & Water: Adequate sewer and water connections are available for the site along Aviation Way.

Irrigation Applicant is required to provide pressurized irrigation throughout the project in accordance with Caldwell City Code. The subject site is located within the Canyon Hill 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 is required to retain storm water on site, per City Code.

Schools: The subject site is located within the Caldwell School District.

Police: Emergency police services are provided by the City of Caldwell Police. The nearest police station is approximately 2 miles away from the site.

Fire: Emergency fire services are provided by the City of Caldwell Fire. The nearest fire station is Station #3 and is approximately 1.9 miles from the site.

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.*

Transportation and Connectivity:

Street Frontage: The site has frontage on Andy Lane and Aviation Way.

Street Classifications: Andy Lane – Local Street; Aviation Way – Minor Arterial

Proposed Site Access: No proposed access point at this time.

Traffic Impact Study (TIS): A future TIS may be needed for future development of the subject sites. This will be depending upon specific triggers outlined in existing City code that is dependent upon future uses proposed.

Staff Comments: *At the time of future site development, proposed access points will be subject to review for compliance with all applicable city code requirements for transportation, access, and connectivity.*

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 table provides an overview of the city code requirements, and the proposal presented by the subject development.

Street Landscape Buffers	**Min. Required**	**Proposed**
Aviation Way – Arterial:		
Buffer Width:	25’ wide	**Future development required to construct code compliant landscaping and buffers**
Sidewalk:	7’ attached or 5’ detached	See above
Class I tree:	One per 25 LF No more than 50% of the trees	See above
Class II tree:	One per 35 LF	See above
Shrubs:	One per 4 LF XXX’/4 = XX shrubs	See above
Groundcover:	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)	See above
Andy Lane – Local:	**Min. Required**	**Proposed**
Buffer Width:	10’ wide	**Future development required to construct code compliant landscaping and buffers**
Sidewalk:	5’ detached or 7’ attached	See above
Class I tree:	One per 25 LF No more than 50% of the trees	See above
Class II tree:	One per 35 LF	See above
Shrubs:	One per 4 LF XXX’/4 = XX shrubs	See above
Groundcover:	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)	See above

Open Space:	**Min. Required**	**Proposed**
Qualifying Open Space (Minimum):	n/a at this time	n/a at this time

Buffers Between Land Uses:	**Min. Required**	**Proposed**
TBD:	TBD	TBD

Parking Lot Landscaping:	Min. Required	Proposed
Parking Islands:	Every 12 spaces	Required to comply at the time of future development
Planter Island Width:	8’ width for Class I trees 10’ width for Class II trees	See above
Planter Island Length:	At least equal length to the adjacent parking spaces	See above
Class 1 or 2 Trees (min. 2” caliper):	Min. of 1 for a single row Min. 2 for a double row	See above
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.	See above
Perimeter Parking Lot Landscaping:	**Required**	**Proposed**
Minimum Buffer Width:	5’	Required to comply at the time of future development
Class 1 or 2 Trees (min. 2” caliper):	1 per 40 LF	See above
Shrubs:	1 per 5 LF	See above
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.	See above

Building Façade Landscaping:	Min. Required	Proposed
Planter Width:	3’ wide in all areas that will not impede pedestrian access	Required to comply at the time of future development
Shrubs:	One (1) three (3) gallon shrub per 3 LF of foundation	See above
Groundcover:	Additional groundcover plants shall cover the remainder of the landscaped area	See above

Staff Comments:

No development is proposed in conjunction with the annexation. Any future development or land use will be reviewed for compliance with all applicable requirements.

V. STAFF REVIEW AND ANALYSIS – AREAS OF SPECIAL CONCERN

Staff Comments: *Staff has no concerns with the proposal at the time of this report.*

VI. PUBLIC HEARINGS

1. **PLANNING AND ZONING COMMISSION PUBLIC HEARING**

A public hearing on the requests was held before the Planning and Zoning Commission on 5/13/2026, 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 APPROVAL 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 6/15/2026, 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.*

Annexation – OWNER CONSENTED

REQUIRED APPROVAL CRITERIA
Caldwell City Code Section 10-03-01: Annexations, Deannexations and Preannexations and Idaho Code 50-222 outlines the Conclusions of Law for approving annexations with consent. • **Owner consented annexations are not subject to judicial review and the City Council DOES NOT have to make express findings of such.**

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 and 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 Annexation of an approximately 2.66 acres parcel with an initial zoning of M-1.

OR

Denial Decision Language

THEREFORE, the Caldwell City Council, hereby **Denies** the request for Annexation of an approximately 2.66 acres parcel with an initial zoning of M-1 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. All new developments shall comply with all applicable regulations of Caldwell City Code.

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. 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 3/31/2026 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 5/6/2026 and shown in **Exhibit 2.**
2. Comply with all requirements of the City Mapping Department as specified in their memo / email dated 4/30/2026 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. 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.
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.

LANGUAGE FOR OWNER-CONSENTED ANNEXATION DENIAL DECISION

Decisions on owner-consented annexations, being legislative decisions, may not qualify for reconsideration and requests for reconsideration on annexations are not required to be heard by the City Council and are not subject to judicial review in accordance with Chapter 2, Title 50, Idaho Code.

These Findings of Fact, Conclusions of Law and Decision are approved and adopted by the Caldwell City Council on this 15th day of June 2026.

_____

Eric Phillips, Caldwell Mayor

ATTEST:

_____

Kritina Buchan, Caldwell City Clerk

EXHIBITS

Exhibit 1: Application Documents

- Checklist
- Application(s)
- Project Narrative
- Vicinity Map(s)
- Annexation Exhibit Map
- Legal Description
- 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

Exhibit 3: Agency Notification and Comments

- Copy of Public Agency Notification Sent
- List of Public Agencies Notified
- Agency Comments Received
    - Idaho Department of Transportation
    - Nampa Highway District #1

Exhibit 4: Minutes of the Planning and Zoning Commission Hearing

Exhibit 5: Ordinance and Summary

EXHIBIT 1:

APPLICATION DOCUMENTS

City of Caldwell
Community Development Department
Planning & Zoning Division
Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

Annexation (with initial zoning)

CCC Chapter 10, Article 3, Section 10-03-01

PURPOSE: Annexation is a legal process by which some property located in an unincorporated area (Canyon County) may become part of the incorporated area (City of Caldwell). Annexations may be initiated by the City with property in the City Impact Area or by individuals with property in the City Planning Boundaries. An annexation requested by an individual is a quasi-judicial matter requiring public hearings and public hearing notification in accordance with the Idaho Land Use Planning Act and Caldwell City Code.

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.

I. Filing and Submittal Standards

- ☑ All applications, checklists, plans and supporting documents must be submitted electronically through our Online Permit Center.
- ☑ Upload all documents and drawings per required checklist, as high-resolution PDFs and formatted in accordance with this checklist.
- ☑ Each checklist item **MUST** be named according to the naming convention listed below. The naming convention shall start with the document name as shown in the table below, followed by an underscore, and then the project name.
- ☑ Resubmittals must use the EXACT same file name as the original and contain a versioning number at the end (V2, V3, V4, etc.)
- ☑ All applicable fees be required to be paid once the application has been submitted and received by the department. Some applications may require fees to be paid at time of actual submittal.

II. Submittal Documents

The items listed below are considered a minimum. Additional information may be necessary for clarification during the review process.

√	Submittal Item Description	Document Naming Convention
☑	**Master Land Use Application.** Copy of a completed and signed Master Land Use Application.	Application_ProjectName
☑	**Annexation Checklist.** Copy of a completed and signed Annexation checklist.	ANNChecklist_ProjectName
☑	**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.	Deeds_ProjectName
☑	**Property Owner Acknowledgement.** Signed Property Owner Acknowledgement form (if applicable).	OwnerAck_ProjectName

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Community Development Department
Planning & Zoning Division
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☑	**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	NeighborhoodMtg_ProjectName
☑	**Legal Description.** • Attach a metes and bounds legal description of the property including 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.	Legals_ProjectName
☑	**Annexation Exhibit Map.** An exhibit map, stamped and signed by the land surveyor outlining the area being annexed, to include the adjacent rights of ways.	
☐	**Site Plan (to scale).** Site plan, drawn to scale, showing: ☐ Location of all property lines and dimensions ☐ All streets with street names ☐ All existing and proposed buildings and structures ☐ All setbacks to the property lines and between buildings ☐ All utilities ☐ All easements	SitePlan_ProjectName
☑	**Vicinity Map.** Showing the boundaries of the subject property with relation to nearby roadways and landmarks.	VicinityMap_ProjectName
☑	**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. • List of all proposed land uses	Narrative_ProjectName
☐	**Conceptual Development Plan.** *If the annexation is not associated with a special use permit, planned unit development or subdivision plat, please submit a concept future development plan.*	ConceptPlan_ProjectName

City of Caldwell
Community Development Department
Planning & Zoning Division
Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

III. Project Specifics

Fill in all the information below that is applicable to the proposed project.

Will the Existing Land Use on the Property Continue:	☐ Yes ☑ No
Explain any Future Development Plans:	No future devlopment plans. The parcel is simply being annexed and zoned to Light Industrial (M-1) to sell.
Existing City or County Zoning Designation of Property Surrounding Subject Parcel(s):	North of the Site: Light Industrial M-1 South of the Site: Light Industrial M-1 East of the Site Light Industrial M-1 West of the Site: Light Industrial M-1
Type of Access to Subject Parcel(s)	☑ Street Frontage ☐ Easement If easement, list easement width and Instrument # below: Easement Width: _____ Instrument #: _____
Name of Streets Providing Access:	Aviation Way Andy Lane
Existing Domestic Water:	☑ Individual Domestic Well ☐ Centralized Public Water System ☑ City Municipal Water System ☐ Not Applicable

City of Caldwell
Community Development Department
Planning & Zoning Division
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Nearest Water Line Connection:	Aviation Way and Andy Lane
Existing Sewer:	☐ Individual Septic ☑ City Municipal Sewer ☐ Not Applicable
Nearest Sewer Connection:	At Canal on Aviation Way
Existing Irrigation:	☐ Surface ☐ Irrigation Well ☐ Pressurized ☑ Gravity ☐ Not Applicable
Nearest Irrigation Connection:	25 yards NW of pump house
Irrigation District:	Non- District Area
School District Serving this Location:	☑ Caldwell SD ☐ Nampa SD ☐ Vallivue SD

City of Caldwell
Community Development Department
Planning & Zoning Division
Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

IV. PDF Formatting Requirements

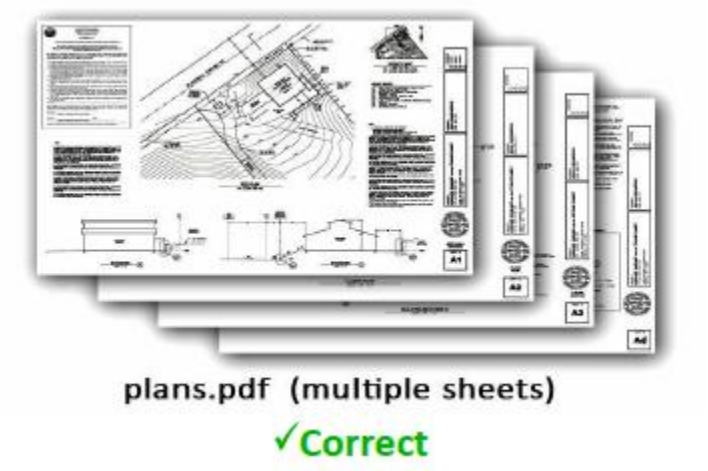
Portable Document Format (PDF) is the industry standard for electronic plans. The City of Caldwell only accepts PDF files for plan review. PDF files must be properly formatted as described below. Please read the instructions carefully. Improperly formatted plans can delay the plan review process for 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.

City of Caldwell
Community Development Department
Planning & Zoning Division
Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

V. 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 for attending 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 pre-screening process. This could impact scheduling of public hearing dates; and

☑ I acknowledge that I have read, understand, and am in compliance with all standards, terms, and requirements listed in Caldwell City Code; and

☑ I acknowledge that the decision to grant or deny a owner-consented annexation is at the sole discretion of the City Council, and that any decision but City Council does not require council to articulate or provide findings justifying its decision as owner-consented annexation are not subject to judicial review in accordance with Idaho Code 50-222.

☑ I certify I am the:

☑ Property Owner as the Applicant ☑ Property Owner's Agent / Representative

Bret Jones _____ 2.6.2026 _____

Applicant / Applicant's Representative Printed Name Date

_____

Applicant / Applicant's Representative Signature

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)*	Bret Jones
Site Address(s): *Upload separate attached sheet if more than six (6) site addresses*	1620 Aviation Way Caldwell Idaho 83605 No future devlopment plans. The parcel is simply being annexed and Light Industrial M-1 Light Industrial M-1 Light Industrial M-1
Suite #s:	Light Industrial M-1
Parcel #s:	Aviation Way
Total Acres:	2.66
Prior Use of Property:	Rural Residential
Proposed Use of Property:	Sell 2.66 acre parcel

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:	Bret Jones
Company Name: *(if applicable)*	N/A
Mailing Address:	628 S. Bonneville Dr Non- District Area

Phone:	208-899-2114	**Email:**	julia.jones1205@gmail.com

Email Address:	bretjones@classic-kitchen-doors.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:	Bret Jones
Mailing Address:	628 S. Bonneville Dr Nampa Idaho 83683
Phone:	208-258-4307
Email:	Bretjones@classic-kitchen-doors.com

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

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

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

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

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

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

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

Name:	N/A
Company Name: *(if applicable)*	
Mailing Address:	
Phone:	**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; 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)

Bret Jones _____ 2.6.2026 _____

Applicant / Applicant's Representative Printed Name Date

_____

Applicant / Applicant's Representative Signature

Project Narrative 1620 Aviation Way

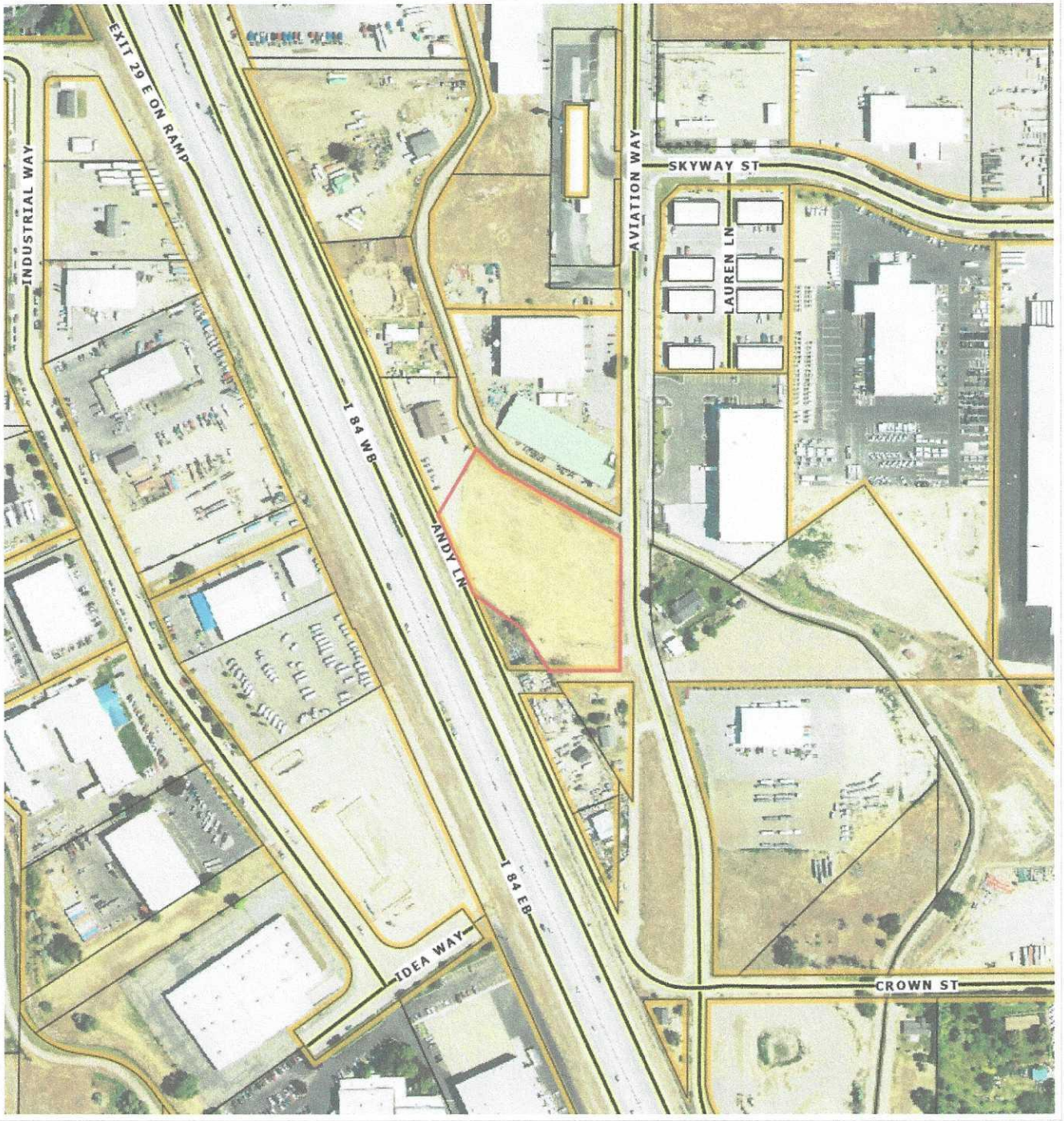
The owner, Bret Jones, is requesting to annex 2.66 acres at 1620 Aviation Way into the City of Caldwell, along with a zoning designation of M-1 light Industrial. Several interested buyers have backed away from purchasing the property due to the time and expense required to obtain entitlements.

The owner hopes that the annexation will help facilitate the sale of his property.

Thank you,

Bret Jones

Aerial Map



TitleOne
a title & escrow co.

Parcel ID: R0070600000

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

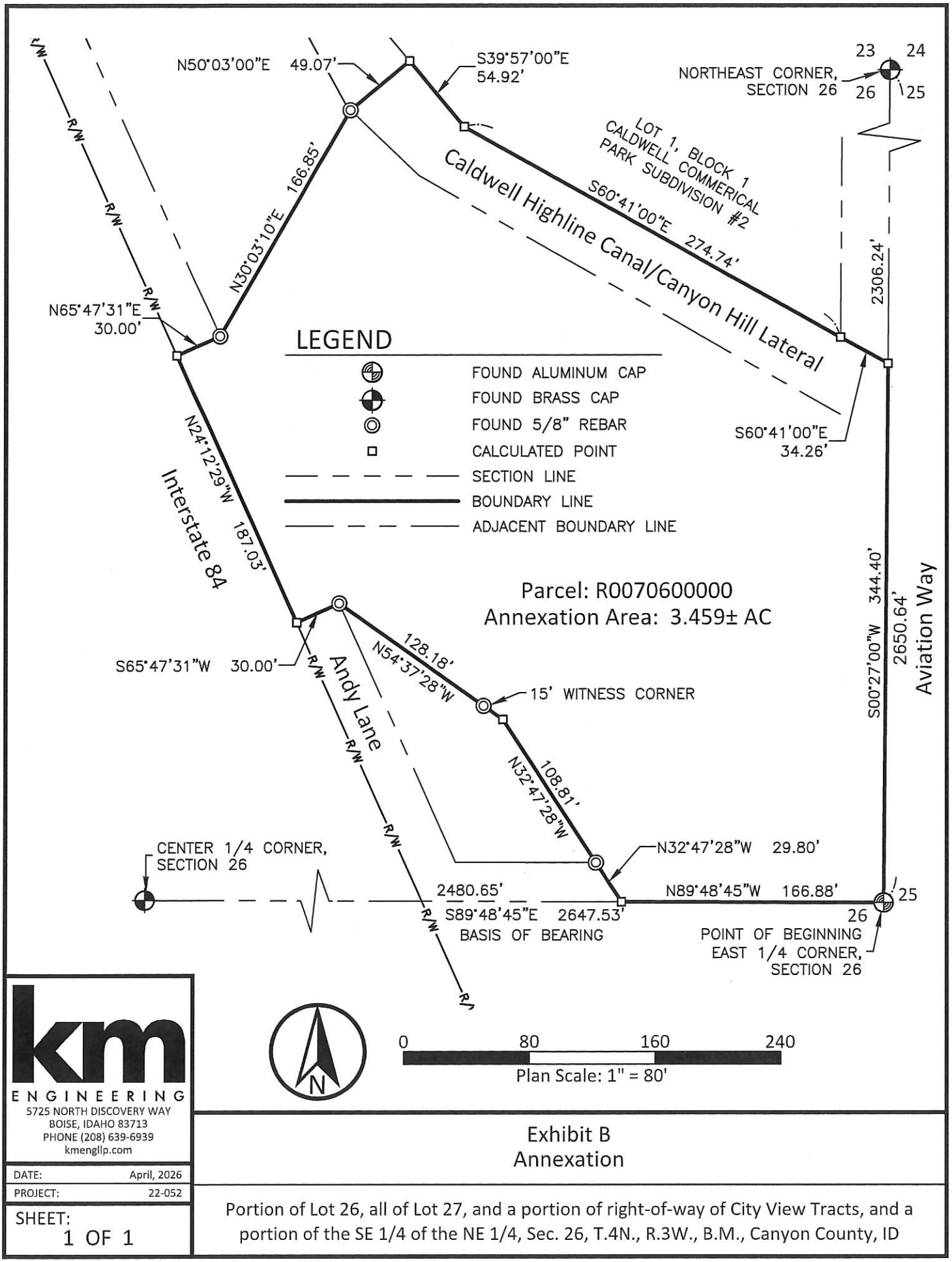
Street Map



TitleOne
a title & escrow co.

Parcel ID: R0070600000

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



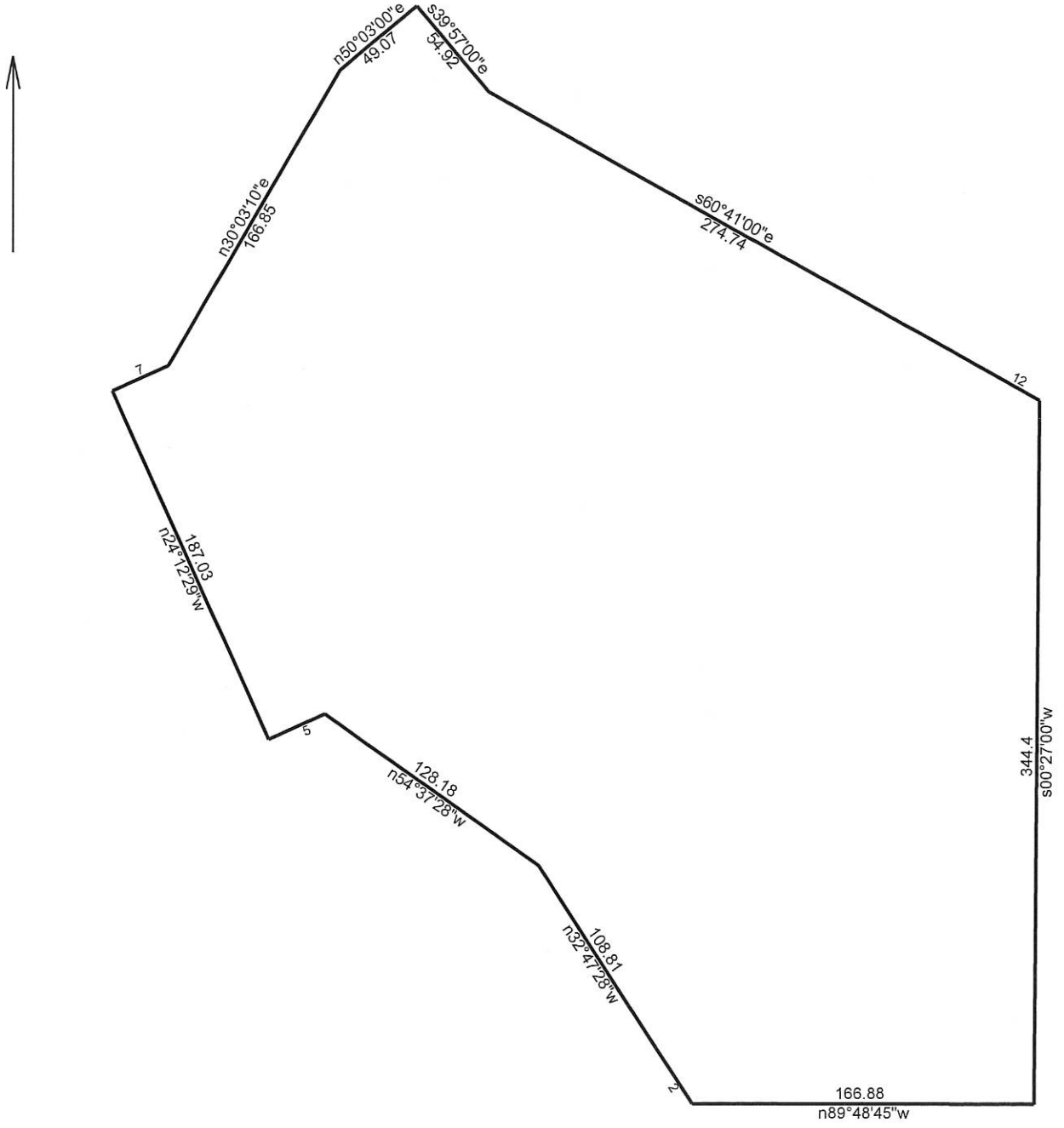
km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE:	April, 2026
PROJECT:	22-052
SHEET:	1 OF 1

Exhibit B
Annexation

Portion of Lot 26, all of Lot 27, and a portion of right-of-way of City View Tracts, and a portion of the SE 1/4 of the NE 1/4, Sec. 26, T.4N., R.3W., B.M., Canyon County, ID

P:\22-052\CAD\SURVEY\EXHIBITS\22-052 ANNEXATION.DWG, NICHOLAI BENNETT, 4/28/2026, DWG TO PDF.PC3, 08.5X11 P [PDF]



	4/28/2026
Scale: 1 inch= 80 feet	File:

Tract 1: 3.4586 Acres (150658 Sq. Feet), Closure: n80.0448w 0.01 ft. (1/218787), Perimeter=1605 ft.

01 n89.4845w 166.88
02 n32.4728w 29.8
03 n32.4728w 108.81
04 n54.3728w 128.18
05 s65.4731w 30
06 n24.1229w 187.03
07 n65.4731e 30
08 n30.0310e 166.85
09 n50.0300e 49.07
10 s39.5700e 54.92
11 s60.4100e 274.74
12 s60.4100e 34.26
13 s00.2700w 344.4

km
ENGINEERING

April 29, 2026
Project No. 22-052
Annexation
Legal Description

Exhibit A

A parcel of land being a portion of Lots 26, all of Lot 27 and a portion of right-of-way of City View Tracts (Book 1 of Plats, Page 9) and a portion of the Southeast 1/4 of the Northeast 1/4, situated in the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

BEGINNING at a found aluminum cap marking the East 1/4 corner of said Section 26, which bears S89°48'45"E a distance of 2,647.53 feet from a found brass cap marking the Center 1/4 corner of said Section 26, thence following the southerly line of said Southeast 1/4 of the Northeast 1/4, N89°48'45"W a distance of 166.88 feet;
Thence leaving said southerly line, N32°47'28"W a distance of 29.80 feet to a found 5/8-inch rebar marking the Southwest corner of a parcel of land as described in Quitclaim Deed per Instrument No. 2023-009679;
Thence following the boundary of said Quitclaim Deed the following two (2) courses:

1. N32°47'28"W a distance of 108.81 feet to a point being witnessed by a found 5/8-inch rebar, which bears N54°37'28"W a distance of 15.00 feet;
2. N54°37'28"W a distance of 128.18 feet to a found 5/8-inch rebar on the northeasterly right-of-way line of Andy Lane;

Thence leaving said Quitclaim Deed boundary, S65°47'31"W a distance of 30.00 feet to the northeasterly right-of-way of Interstate 84;
Thence following said northeasterly right-of-way, N24°12'29"W a distance of 187.03 feet;
Thence leaving said northeasterly right-of-way, N65°47'31"E a distance of 30.00 feet to a found 5/8-inch rebar on said Quitclaim Deed boundary;
Thence following said Quitclaim Deed boundary, N30°03'10"E a distance of 166.85 feet to a found 5/8-inch rebar on the southerly bank of the Canyon Hill Lateral;
Thence leaving said Quitclaim Deed boundary, N50°03'00"E a distance of 49.07 feet to the southerly boundary of Lot 1, Block 1 of Caldwell Commercial Park Subdivision #2 (Book 28 of Plats, Page 23);
Thence following said southerly boundary the following two (2) courses:

1. S39°57'00"E a distance of 54.92 feet;
2. S60°41'00"E a distance of 274.74 feet to the Southeast corner of said Lot 1;

Thence leaving said southerly boundary, S60°41'00E a distance of 34.26 feet to the easterly line of said Southeast 1/4 of the Northeast 1/4;
Thence following said easterly line, S00°27'00"W a distance of 344.40 feet to the **POINT OF BEGINNING.**

Said parcel contains 3.459 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

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

Attached hereto is **Exhibit B** and by this reference is made a part hereof.

PROFESSIONAL LAND SURVEYOR
LICENSED
16662
STATE OF IDAHO
KELLY KEHRER
4/30/26

NOTICE OF NEIGHBORHOOD MEETING

1/21/20/26

Bret Jones

1620 Aviation Way

Caldwell, Idaho 83605

RE: Proposed Annexation & Zoning Request

Dear Property Owner,

You are invited to a neighborhood meeting to discuss the proposed voluntary annexation and zoning near your property. The purpose of this meeting is to discuss the project, address any questions, and hear your feedback and suggestions.

Meeting Details: The property owner is requesting annexation of 2.66 acres at 1620 Aviation Way into the City of Caldwell and a zoning designation of M-1 (Light Industrial) upon annexation.

Meeting Date: Friday, February 6, 2026

Time: 2 PM

Location: Caldwell Public Library 1010 Dearborn St. Caldwell, ID 83605/ Idaho Room

If you would like to contact us ahead of time, please reach out to Julia.jones1205@gmail.com or call 208-899-2114.

We look forward to hearing from you.

Thank you,

Julia Jones

Completed 1.20.26 @ 1042 AM

PIN	OwnerName	InCareOf	Address	City	State	ZipCode
R35308307A	AVIATION WAY LLC		19210 WAGNER RD	CALDWELL	ID	83607
R35308303	CS REAL ESTATE LLC		3301 S CALEB WAY	MERIDIAN	ID	83642
R02800713A	LITHIA REAL ESTATE INC		150 N BARTLETT ST	MEDFORD	OR	97501
R02800551	LITHIA REAL ESTATE INC @@		150 N BARTLETT ST	MEDFORD	OR	97501
R00703010	ZUKIN JR CORP DBA		PO BOX 331	THE DALLES	OR	97058
R02800551A	LITHIA REAL ESTATE INC @@		150 N BARTLETT ST	MEDFORD	OR	97501
R00707	POWERS RACHEL M		1706 AVIATION WAY	CALDWELL	ID	83605
R02800552	SUNDOWNER INC		PO BOX 1055	CALDWELL	ID	83605
R00709	MEYER JEFF		1715 ANDY LN	CALDWELL	ID	83605
R35305011	CALDWELL CITY OF		PO BOX 1179	CALDWELL	ID	83605
R35308305	AVIATION WAY LLC		19210 WAGNER RD	CALDWELL	ID	83607
R02800713	CALDWELL LAND AND CATTLE COMPANY LLC		1910 S 5500 W	SALT LAKE CITY	UT	84104-4488
R35306	PHILLIPS JOHN AND MARIA FAMILY TRUST		1611 AVIATION WAY	CALDWELL	ID	83605
R00709010	MEYER JEFFREY PAUL		1715 ANDY LN	CALDWELL	ID	83605
R00699	HENSEN KEVIN		1423 ANDY LN	CALDWELL	ID	83605
R00703	WEATHERTIGHT ROOFING INC		1429 ANDY LN	CALDWELL	ID	83605
R00706	JONES BRET		628 S BONNEVILLE DR	NAMPA	ID	83686
R00698	GONCHAROV PAVEL S		1419 ANDY LN	CALDWELL	ID	83605
R35305012C	ENTERPRISES RODERICK		PO BOX 186	MIDVALE	UT	84047
R14895147	POINDEXTER PROPERTIES LLC	J B POINDEXTER AND CO INC =	600 TRAVIS ST STE 400	HOUSTON	TX	77002
R35308307	CS REAL ESTATE LLC		3301 S CALEB WAY	MERIDIAN	ID	83642
R35305100	GOSHAWK CAPITAL LLC		PO BOX 19039	GOLDEN	CO	80402
R25344010	KAG LEASING INC		4366 MT PLEASANT ST NW	NORTH CANTON	OH	44720
R35308306	AVIATION WAY LLC		19210 WAGNER RD	CALDWELL	ID	83607
R35305105	GOSHAWK CAPITAL LLC		PO BOX 19039	GOLDEN	CO	80402
R35305107	EXODUS EIGHT SIX LLC		6700 N LINDER RD STE 156-235	MERIDIAN	ID	83646
R35305108	DRAGON SKYWAY LLC		PO BOX 749	STAR	ID	83669

CANYON COUNTY LISTING - "R00706" - 500.0 feet
01-16-2026

PROPERTY LISTING DISCLAIMER
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.

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: Annexation and Light Industrial zoning designation (M1)

Date of Round Table meeting: _____

Notice sent to neighbors on: Wednesday January 21, 2026

Date & time of the neighborhood meeting: Feb 16th 2pm 2026

Location of the neighborhood meeting: Caldwell Public Library 1010 Dearborn St. Caldwell, ID 83605

Developer/Applicant:

Name: Bret Jones

Address, City, State, Zip: 628 S. Bonneville Dr. Nampa, ID 83686

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 Bret Jones

DATE Feb 6 2026

EXHIBIT 2:

CITY DEPARTMENT COMMENTS AND CONDITIONS OF APPROVAL

Memorandum

To: Garlene Davis, Planner I

From: Steven Pendleton, Land Development Manager
Hallie Hart, City Engineer

Re: ANN26-000002 1620 Aviation Way Annexation

Date: May 6, 2026

The Engineering Department provides the following comments on a request by Bret and Julia Jones, are requesting annexation of parcel R0070600000 with a zoning designation of M-1, General Industrial. The parcel is designated as employment center in the Comprehensive Plan Future Land Use Map and M-1 is considered a compatible zoning designation. No development is proposed at this time, however, the property is surrounded on multiple sides by the City limits. The2.66 acre site is addressed as 1620 Aviation Way, and is located on the S west side of Aviation Way, Approximately 690 feet north of the intersection with Andy Ln, and 820 feet south of the Intersection with Skyway Rd, in Caldwell, Idaho.

Engineering has no issue with this request, however the applicant shall sign a deferral agreement for the completion of all frontage improvements adjacent to Aviation Way and Andy Lane in compliance with current City of Caldwell standards to be completed at a time determined by the city.

Date 03/31/2026

City of Caldwell, Planning & Zoning Department
Parcel: R0070600000
Re: Case Number: ANN26-000002

The Caldwell City Fire Department has reviewed and can approve the City Annexation application subject to compliance with the 2018 International Fire Code.

Details:

Station 13 11925 Skyway St. Caldwell

National Standards for Travel Time (90% of time) for first arriving unit:	4 minutes
Nearest Fire Station:	Station 3
Closest fire station (in miles) to site:	1.9 Miles
Approximate response time to site:	3 Minutes
Will this development have other significant impacts on the ability to provide services?	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".* • *Ongoing population increases will directly affect service levels until CFD can enhance and expand its operational capabilities.*	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.

City Annexation Approval

Prior to the development of the site, applicants must submit all required applications and documentation via the citizen service portal for review and approval. Citizenserve Online Portal

The application can be found at Permits/Inspections | Caldwell, ID

Regards,



Joseph Bongiorno
Fire Prevention Office
Caldwell Rural Fire Protection District
jbongiorno@cityofcaldwell.org

Outlook

RE: B&O 1620 Aviation way

From Dave Marston <dmarston@cityofcaldwell.org>
Date Thu 2026-04-30 4:31 PM
To Garline Davis <gdavis@cityofcaldwell.org>
Cc Sarah Fultz <sdavis@cityofcaldwell.org>

3 attachments (578 KB)
Ord 3740 (1620 Aviation Way ANNEXATION).docx; 260430 Annexation 22-052.pdf; Summary 3740 (1620 Aviation Way ANNEXATION).docx;

Garline,

Please use the attached versions of the ordinance with updated L&E (PLS stamp date of 4/30/26) and summary for the above annexation.

Thank you.

AMERICA 250
CITY OF CALDWELL

MAPPING
Dave Marston
Mapping Superintendent
205 S. 6th Ave • 83605
www.cityofcaldwell.org • (208) 455-4676

From: Garline Davis <gdavis@cityofcaldwell.org>
Sent: Thursday, April 30, 2026 2:58 PM
To: Dave Marston <dmarston@cityofcaldwell.org>
Cc: Sarah Fultz <sdavis@cityofcaldwell.org>
Subject: Re: B&O 1620 Aviation way

Hi Dave,
Updated annexation exhibit and legal description were uploaded. I have attached them here for your convenience.
Thanks!

AMERICA 250
CITY OF CALDWELL

PLANNING & ZONING DIVISION
Garline Davis
Planner I
205 S 6th Ave • Caldwell, ID 83605
www.cityofcaldwell.org • (208) 455-4604

From: Dave Marston <dmarston@cityofcaldwell.org>
Sent: Tuesday, April 28, 2026 11:30 AM
To: 'Bill Hynson' <bhynson@kmengllp.com>
Cc: Mike Bultman <MBultman@kmengllp.com>; Garline Davis <gdavis@cityofcaldwell.org>; Sarah Davis <sdavis@cityofcaldwell.org>; Kelly Kehrer <kelly@kmengllp.com>
Subject: RE: B&O 1620 Aviation way

See attached.

Thank you!

AMERICA 250
CITY OF CALDWELL

MAPPING
Dave Marston
Mapping Superintendent
205 S. 6th Ave • 83605
www.cityofcaldwell.org • (208) 455-4676

From: Bill Hynson <bhynson@kmengllp.com>
Sent: Tuesday, April 28, 2026 10:47 AM
To: Dave Marston <dmarston@cityofcaldwell.org>
Cc: Mike Bultman <MBultman@kmengllp.com>; Garline Davis <gdavis@cityofcaldwell.org>; Sarah Davis <sdavis@cityofcaldwell.org>; Kelly Kehrer <kelly@kmengllp.com>
Subject: RE: B&O 1620 Aviation way

Hey Dave,

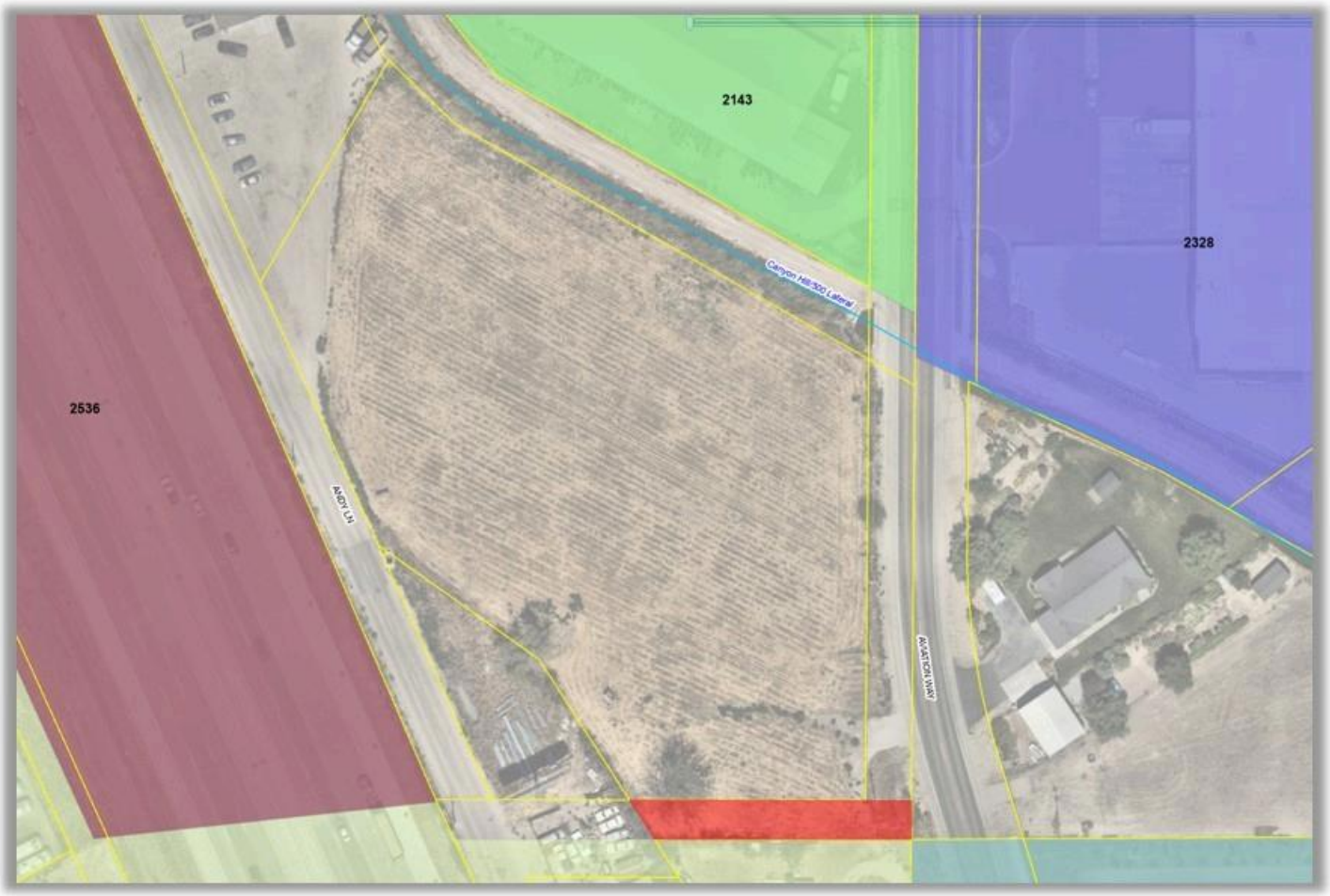
I can include that requested area as well.
Would you happen to have access to the Instrument or Instrument Number for Ordinance 2143 (show in green) to the North of this property?

Bill Hynson, P.L.S. (ID, WA, UT)
Project Surveyor
KM ENGINEERING
5725 North Discovery Way | Boise, ID 83713
208.639.6939

From: Dave Marston <dmarston@cityofcaldwell.org>
Sent: Tuesday, April 28, 2026 10:34 AM
To: Bill Hynson <bhynson@kmengllp.com>
Cc: Mike Bultman <MBultman@kmengllp.com>; Garline Davis <gdavis@cityofcaldwell.org>; Sarah Davis <sdavis@cityofcaldwell.org>; Kelly Kehrer <kelly@kmengllp.com>
Subject: RE: B&O 1620 Aviation way

Bill,

Not previously mentioned, but can you please expand further to include the ROW to the south as indicated by the red section below?



Thank you!

AMERICA 250
CITY OF CALDWELL

MAPPING

Dave Marston

Mapping Superintendent

205 S. 6th Ave • 83605

www.cityofcaldwell.org • (208) 455-4676

From: Dave Marston
Sent: Tuesday, April 28, 2026 10:26 AM
To: 'Bill Hynson' <bhynson@kmengllp.com>
Cc: Mike Bultman <MBultman@kmengllp.com>; Garline Davis <gdavis@cityofcaldwell.org>; Sarah Davis <sdavis@cityofcaldwell.org>; Kelly Kehrer <kelly@kmengllp.com>
Subject: RE: B&O 1620 Aviation way

Bill,

Agreed, please use the section line for the easterly boundary.

Thank you.

AMERICA 250
CITY OF CALDWELL

MAPPING
Dave Marston
Mapping Superintendent
205 S. 6th Ave • 83605
www.cityofcaldwell.org • (208) 455-4676

From: Bill Hynson <bhynson@kmengllp.com>
Sent: Tuesday, April 28, 2026 10:20 AM
To: Garline Davis <gdavis@cityofcaldwell.org>; Sarah Davis <sdavis@cityofcaldwell.org>; Dave Marston <dmarston@cityofcaldwell.org>; Kelly Kehrer <kelly@kmengllp.com>
Cc: Mike Bultman <MBultman@kmengllp.com>
Subject: FW: B&O 1620 Aviation way

Good Morning Dave,

We received a request for an annexation legal for the property at 1620 Aviation Way, as noted in the emails below.
Per the request below, the annexation legal/exhibit should include the adjacent ROW for Andy Lane up to the I-84 ROW, the adjacent ROW to the centerline of Aviation Way, and the area to the northeast up to the northeasterly edge of the Canyon Hill / 500 Lateral ROW.
One requested change I would suggest is that the annexation legal go to the Section line along the easterly boundary, instead of following the centerline of Aviation Way for its entirety. The reasoning for this suggestion is that the centerline of Aviation Way begins to divert away from the Section line near the Southeast corner adjacent to the property. We have not found any formal legal descriptions for the centerline of Aviation Way, so calculating a true, repeatable position of that road centerline is less likely. The Section line does follow the centerline for a reasonable distance before diverting, but more importantly it would make the future annexation seamless for the parcel located on the East side of the road (1611 Aviation Way).
Please let me know your thoughts.

Thank you,

Bill Hynson, P.L.S. (ID, WA, UT)
Project Surveyor
KM ENGINEERING
5725 North Discovery Way | Boise, ID 83713
208.639.6939

> **From:** Garline Davis <gdavis@cityofcaldwell.org>
> **To:** Julia Jones <inspiredlife10@yahoo.com>
> **Cc:** Sarah Davis <sdavis@cityofcaldwell.org>
> **Sent:** Monday, April 27, 2026 at 11:04:39 AM MDT
> **Subject:** Fw: RE: B&O 1620 Aviation way
>
> Good morning Julia,
> The City Mapping Department has reviewed the annexation map and legal description and has requested revisions to both. The survey map will need to be updated to address Mapping's comments. Please resubmit the updated map and legals for review.
> Thank you,
> Garline
>
> ---
>
> **From:** Dave Marston
> **Sent:** Monday, February 23, 2026 12:30 PM
> **To:** Sarah Davis
> **Subject:** Fw: RE: B&O 1620 Aviation way
>
> Sarah,

The legal and exhibit will need to be modified to include the adjacent ROW for Andy Lane up to the I-84 ROW, the adjacent ROW to the centerline of Aviation Way, and the area to the northeast up to the northeasterly edge of the Canyon Hill / 500 Lateral ROW. I have included the adjacent annexation ordinances identified in the image below:



Thank you.

Dave Marston
Mapping Superintendent
205 S 6th Ave – Caldwell, ID 83605
www.cityofcaldwell.org – (208) 455-4676

From: Sarah Davis <sdavis@cityofcaldwell.org>
Sent: Wednesday, February 18, 2026 10:09 AM
To: Dave Marston <dmarston@cityofcaldwell.org>
Subject: B&O 1620 Aviation way

Hi Dave,
Please see the attached rough drafts for Bill 6, Ordinance 3740 for 1620 Aviation Way. Due March 4.
Thanks!
Sarah

CALDWELL™

COMMUNITY DEVELOPMENT
Planning & Zoning Division

Sarah Davis
Planning Tech
205 S 6th Ave • Caldwell, Idaho 83605
www.cityofcaldwell.org • (208) 455-4635

If you receive a bill or invoice from an email address from someone other than name@cityofcaldwell.org, please *do not* pay it. **This is a scam! The city of Caldwell does not receive wire transfers as a form of payment.**

PLANNING & ZONING DIVISION
Garline Davis
Planner I
205 S 6th Ave • Caldwell, ID 83605
www.cityofcaldwell.org • (208) 455-4604

LEGAL AND CONFIDENTIALITY NOTICE:
All communications transmitted with the City of Caldwell email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et. seq.) and as such may be copied and reproduced by members of the public. If you are not the intended recipient of this transmission, please notify the sender immediately by reply e-mail and destroy copies of the original message.

LEGAL AND CONFIDENTIALITY NOTICE:

All communications transmitted with the City of Caldwell email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et. seq.) and as such may be copied and reproduced by members of the public. If you are not the intended recipient of this transmission, please notify the sender immediately by reply e-mail and destroy copies of the original message.

This email has been scanned for spam and viruses by Proofpoint Essentials. Click here to report this email as spam.

EXHIBIT 3:
COPY OF AGENCY NOTIFICATION LETTER SENT, LIST OF AGENCIES NOTIFIED, AND AGENCY COMMENTS

COPY OF AGENCY NOTIFICATION LETTER SENT

OUTSIDE AGENCY WRITTEN TESTIMONY

Outside Agency Response Deadlines: **4/20/2026**

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

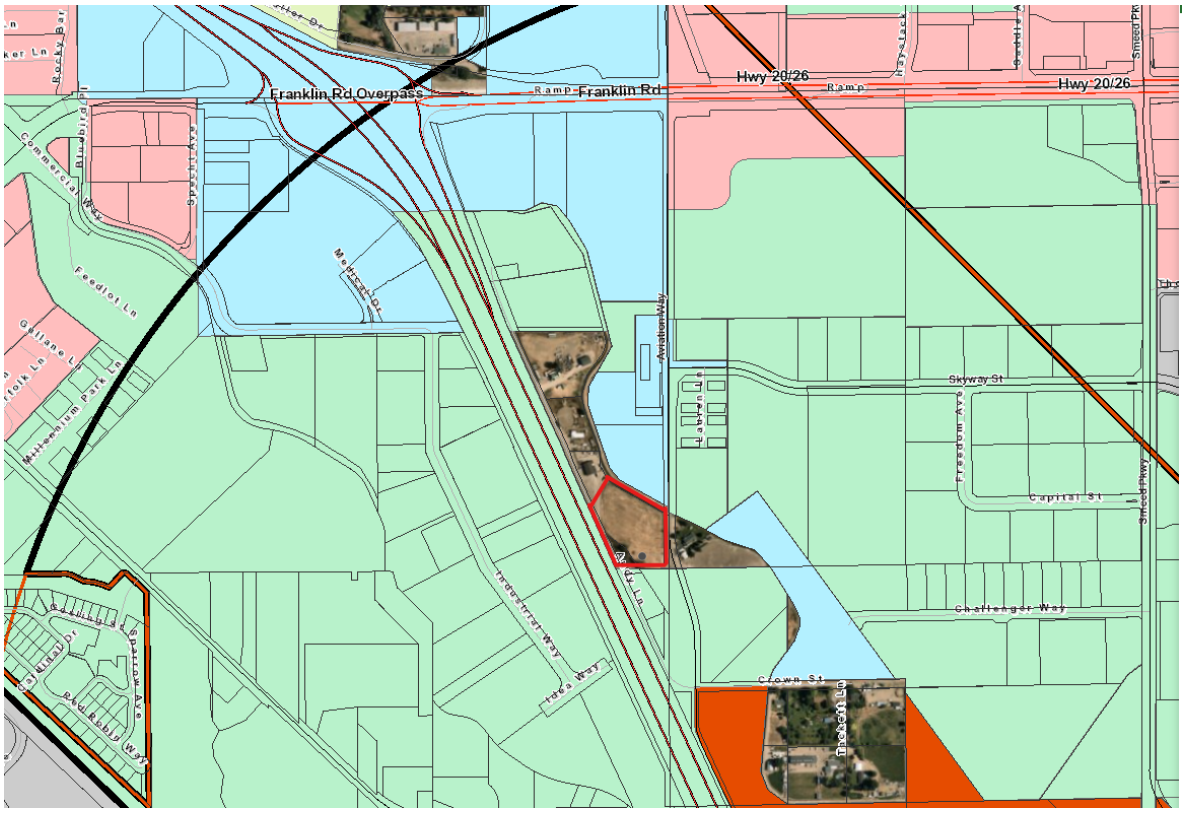
PUBLIC AGENCY NOTIFICATION – RESPONSE REQUESTED

Transmittal Date:	3/27/2026		
1ST HEARING DATE:	5/13/2026	**HEARING BODY:**	Planning and Zoning Commission
2nd HEARING DATE:	6/15/2026	**HEARING BODY:**	City Council
Application Case No(s):	ANN26-000002		
Project Name:	1620 Aviation Way Annexation		
Site Address:	1620 Aviation Way		
Site Parcel ID:	R0070600000		
Site Location:	The west side of Aviation Way, approximately 690 feet north of the intersection with Andy Ln, and 820 feet south of the intersection with Skyway Rd.		
Applicant:	Bret and Julia Jones 628 S. Bonneville Dr., Nampa, ID 83686 208-899-2114, Julia.jones1205@gmail.com		
Property Owner:	Same as applicant		
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, Bret and Julia Jones, are requesting annexation of parcel R0070600000 with a zoning designation of M-1, General Industrial. The parcel is designated as employment center in the Comprehensive Plan Future Land Use Map and M-1 is considered a compatible zoning designation. No development is proposed at this time, however, the property is surrounded on multiple sides by the City limits. The 2.66 acre site is addressed as 1620 Aviation Way, and is located on the S west side of Aviation Way, approximately 690 feet north of the intersection with Andy Ln, and 820 feet south of the intersection with Skyway Rd, in Caldwell, Idaho.



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: Garline Davis, Planner I at gdavis@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

Outlook

RE: Request for Agency Comments - 1620 Aviation Annexation

From D3 Development Services <D3Development.Services@itd.idaho.gov>
Date Tue 2026-03-31 11:31 AM
To gdavis@cityofcaldwell.org <gdavis@cityofcaldwell.org>

Hello,

After careful review of the transmittal submitted to ITD on March 27, 2026, regarding, 1620 Aviation Way, Caldwell - Jones, 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: Friday, March 27, 2026 8:11 PM
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>; 'brandon.flack@idfg.idaho.gov' <brandon.flack@idfg.idaho.gov>; Brian Courtright <bcourtright@republicservices.com>; Brown Bus Company (brent.carpenter@brownbuscompany.com) <brent.carpenter@brownbuscompany.com>; Bureau of Land Management (jsullivan@blm.org) <jsullivan@blm.org>; Bureau of Land Management 2 (jcartwright@blm.org) <jcartwright@blm.org>; Bureau of Reclamation <bor-sha-msforealty@usbr.gov>; Cache Olson <colson@cityofcaldwell.org>; Caldwell Lateral Irrigation (amandacild@qwestoffice.net) <amandacild@qwestoffice.net>; Caldwell School District #132 (Nfrench@caldwellschools.org) <Nfrench@caldwellschools.org>; Canyon County Development Services - Jennifer Almeida (jennifer.almeida@canyoncounty.id.gov) <jennifer.almeida@canyoncounty.id.gov>; Canyon County Plat Room - DeAnn France (deann.gerthung@canyoncounty.id.gov) <deann.gerthung@canyoncounty.id.gov>; Canyon Hill Irrigation <canyonhillirrigation@gmail.com>; Chris Hopper HD4 <chopper@hwydistrict4.org>; Christin 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>; Genna Ashlet - Boise Project Board of Control <gashley@boiseproject.org>; '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 Dept of Water Recources <file@idwr.idaho.gov>; Idaho Power (easements@idahopower.com) <easements@idahopower.com>; D3

Development Services <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>; Marlon Leslie <mleslie@cityofcaldwell.org>; Michael Comeskey (nmid@nmid.org) <nmid@nmid.org>; Monica Taylor, Intermountain Gas <monica.taylor@intgas.com>; 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>; Randall, Reece C <rcrandall@usbr.gov>; Republic Services <gallen3@republicservices.com>; 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>; 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>; 'watkinsk@cityofnampa.us' <watkinsk@cityofnampa.us>; Wilder Irrigation District - Dianne Paulsen (wilderirrigation2@hotmail.com) <wilderirrigation2@hotmail.com>; Wilder Irrigation District (wilderirrigation1@hotmail.com) <wilderirrigation1@hotmail.com>
Subject: Request for Agency Comments - 1620 Aviation Annexation

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

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,

Image removed by sender. City of Caldwell

COMMUNITY DEVELOPMENT

Morgan Bessaw

Deputy Director

205 S. 6th Ave. •

www.cityofcaldwell.org • 2084554594

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Outlook

FW: Request for Agency Comments - 1620 Aviation Annexation

From Morgan Bessaw <mbessaw@cityofcaldwell.org>
Date Tue 2026-03-31 9:16 AM
To Garline Davis <gdavis@cityofcaldwell.org>

See below.

AMERICA 250
CITY OF CALDWELL

COMMUNITY DEVELOPMENT

Morgan Bessaw

Deputy Director

205 S. 6th Ave. •
www.cityofcaldwell.org • 2084554594

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Monday, March 30, 2026 7:32 AM
To: Morgan Bessaw <mbessaw@cityofcaldwell.org>
Subject: RE: Request for Agency Comments - 1620 Aviation Annexation

Good Morning Morgan,

Nampa Highway District #1 has no comment.

Thank you,

Eddy

Eddy Thiel
ROW
eddy*@nampahighway1.com*
4507 12th Ave. Rd. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

From: Morgan Bessaw <mbessaw@cityofcaldwell.org>
Sent: Friday, March 27, 2026 8:11 PM
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>;

'brandon.flack@idfg.idaho.gov' <brandon.flack@idfg.idaho.gov>; Brian Courtright <bcourtright@republicservices.com>; Brown Bus Company (brent.carpenter@brownbuscompany.com) <brent.carpenter@brownbuscompany.com>; Bureau of Land Management (jsullivan@blm.org) <jsullivan@blm.org>; Bureau of Land Management 2 (jcartwright@blm.org) <jcartwright@blm.org>; Bureau of Reclamation <bor-sha-msforealty@usbr.gov>; Cache Olson <colson@cityofcaldwell.org>; Caldwell Lateral Irrigation (amandacild@qwestoffice.net) <amandacild@qwestoffice.net>; Caldwell School District #132 (Nfrench@caldwellschools.org) <Nfrench@caldwellschools.org>; Canyon County Development Services - Jennifer Almeida (jennifer.almeida@canyoncounty.id.gov) <jennifer.almeida@canyoncounty.id.gov>; Canyon County Plat Room - DeAnn France (deann.gerthung@canyoncounty.id.gov) <deann.gerthung@canyoncounty.id.gov>; Canyon Hill Irrigation <canyonhillirrigation@gmail.com>; Chris Hopper HD4 <chopper@hwydistrict4.org>; Christin 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>; Genna Ashlet - Boise Project Board of Control <gashley@boiseproject.org>; '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 Dept of Water Recources <file@idwr.idaho.gov>; 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>; Marlon Leslie <mleslie@cityofcaldwell.org>; Michael Comeskey (nmid@nmid.org) <nmid@nmid.org>; Monica Taylor, Intermountain Gas <monica.taylor@intgas.com>; Eddy Thiel <eddy@nampahighway1.com>; Ofelia Morales <omorales@cityofcaldwell.org>; Oscar Klaas <oklaas@cityofcaldwell.org>; 'pzall@cityofnampa.us' <pzall@cityofnampa.us>; Randall, Reece C <rcrandall@usbr.gov>; Republic Services <gallen3@republicservices.com>; 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>; 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>; 'watkinsk@cityofnampa.us' <watkinsk@cityofnampa.us>; Wilder Irrigation District - Dianne Paulsen (wilderirrigation2@hotmail.com) <wilderirrigation2@hotmail.com>; Wilder Irrigation District

(wilderirrigation1@hotmail.com) <wilderirrigation1@hotmail.com>
Subject: Request for Agency Comments - 1620 Aviation Annexation

WARNING: This email originated outside our organization. **DO NOT CLICK** links or attachments, and **DO NOT RESPOND**, unless you recognize the sender and know the content is safe.

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:
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Internal City Departments:
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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,

Image removed by sender. City of Caldwell
COMMUNITY DEVELOPMENT
Morgan Bessaw
Deputy Director
205 S. 6th Ave. •
www.cityofcaldwell.org • 2084554594

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EXHIBIT 4:

MINUTES OF THE PLANNING AND ZONING COMMISSION HEARING

PLANNING AND ZONING COMMISSION
MEETING MINUTES
Wednesday, May 13, 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 April 08, 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 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

ACTION ITEM: Public Hearing (Quasi-Judicial) for Case Number ANN25-000003: Alexander Goncharov, on behalf of Pavel and Nataliya Goncharov, is requesting annexation of parcel R0069800000 with a zoning designation of M-1 with an associated Development Agreement, which is a compatible zoning district based on the Employment Center place-type designation on the Future Land Use Map. The applicant is proposing to maintain the existing large truck repair and storage use (Equipment Repair & Service – Large) on site. The 3.03-acre parcel is addressed as 1419 Andy Ln, and is located on the East side of Andy Ln., approximately 1,800 feet north of the intersection with Aviation Way.

Applicant Presentation:
Applicant, Alexander Goncharov, 1419 Andy Ln, Caldwell, presented the applicant's request:

- Semi-truck / trailer repair
- Retail space to sell parts for trucks and trailers

Staff Presentation:
City Associate Planner, Garline Davis, 205 S. 6th Ave., Caldwell, Idaho, presented the staff report by use of a Power Point presentation. She noted:

- Subject location
- Background Information
  - Current County code violation in place
- Comp Plan Analysis
- Zoning Analysis
  - Requested zoning M-1
- Surrounding Land Uses
- Site Layout
  - Will be required to update landscaping to code
- Review and Analysis
  - Needs updated landscaping, streetscaping, and parking
  - To be done before City Council hearing
- Unique Circumstances
  - Existing structures need to be brought into compliance
- Public Utility Services
- Public Comments
- Conclusion

Commission Questions for Staff and Applicant:

- Length of time has been 6 years
  - Started with County which was held for 4-1/2 years
  - Was pleased with how City of Caldwell conducted business so quickly with him
  - Willing to comply with conditions after this meeting and a plan will be done prior to council hearing
- Utilities and services are to be connected to city services
- Conditions of approval have to happen before going to City Council
- Building improvements do not have to be done but a plan will be made

Public Testimony:
None

Applicant Rebuttal:
Applicant, Alexander, presented the applicant's stated:

- Looking forward to getting started on the project

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:

- County recommended the annexation
- North of this project is the exact same use
- Seen as infill

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,

☐ Harman ☒ Larson ☐ Geyer ☐ Vance ☐ Whitbeck

MADE A MOTION AS FOLLOWS:
the request for ANN25-000003 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 (Quasi-Judicial) for Case Number ANN26-000002: The applicant, Bret and Julia Jones, are requesting annexation of parcel R0070600000 with a zoning designation of M-1, General Industrial. The parcel is designated as employment center in the Comprehensive Plan Future Land Use Map and M-1 is considered a compatible zoning designation. No development is proposed at this time; however, the property is surrounded on multiple sides by the City limits. The 2.66-acre site is addressed as 1620 Aviation Way and is located on the S west side of Aviation Way, approximately 690 feet north of the intersection with Andy Ln, and 820 feet south of the intersection with Skyway Rd, in Caldwell, Idaho.

Applicant Presentation:
Applicant, Bret W. Jones, 628 S. Bonneville Dr., Nampa, presented the applicant's request:

- Wants to annex in to get city zoning to sell the property
- Requesting M-1 zoning

- Cleaned up the property
- Currently infill

Staff Presentation:
City Associate Planner, Garline Davis, 205 S. 6th Ave., Caldwell, Idaho, presented the staff report by use of a Power Point presentation. She noted:

- Subject Location
- Background Information
- Comp Plan Analysis
- Zoning Analysis
- Surrounding Land Uses
- Review and Analysis
- Public Utility Services
- Public Comments
- Conclusion

Commission Questions for Staff and Applicant:

- No requirements as there are no applications
- Future owner will have to do improvements once they're developed
- Deferral agreement will include hook-ups

Public Testimony:
None

Applicant Rebuttal:
Applicant, Bret Jones, presented the applicant's stated:

- Question about signing the deferral agreement
    - To be signed by the current property owner.

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:

- Infill that needs to be annexed

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 ANN26-000002 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

(The wrong application number was called out in an initial vote, so the commission corrected that error and conducted a 2nd vote recommending approval.)

ADJOURNMENT

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

MOTION CARRIED

Meeting adjourned at: 6:29 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

EXHIBIT 5:

ORDINANCE AND SUMMARY

BILL NO. 6
ORDINANCE NO. 3740

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 M-1 (GENERAL INDUSTRIAL) 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. ANN26-000002(1620 Aviation Way Annexation) at a public hearing held this (enter date of hearing) day of Month, 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-1 (Low Density Residential):

A parcel of land being more particularly described in Exhibit A: Legal Description and as shown in Exhibit B: Map Exhibit.

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 M-1 (General Industrial).

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 (enter date of hearing) day of Month, 2026.

APPROVED BY THE MAYOR OF THE CITY OF CALDWELL, IDAHO, this (enter date of hearing) day of Month, 2026.

_____ ATTEST:

Mayor Eric Phillips

City Clerk

EXHIBIT A: LEGAL DESCRIPTION

EXHIBIT B: MAP EXHIBIT

ORDINANCES OF THE CITY OF CALDWELL
NOTICE OF ADOPTION AND SUMMARY OF
ORDINANCE NO. 3740
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 M-1 (GENERAL INDUSTRIAL) 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. 3740, provided for the annexation of:

A parcel of land being a portion of Lot 26, all of Lot 27, and a portion of right-of-way of City View Tracts (Book 1 of Plats, Page 9) and a portion of the SE ¼ NE ¼, situated in the SE ¼ NE ¼ Section 26, T4N, R3W, BM, Canyon County, Idaho, and being more particularly described as follows:

BEGINNING at the E ¼ corner of said Section 26, which bears S89°48'45"E, 2647.53 feet from the C ¼ corner of said Section 26, thence N89°48'45"W, 166.88 feet following the southerly line of said SE ¼ NE ¼; thence N32°47'28"W, 29.80 feet to the SW corner of a parcel of land as described in Quitclaim Deed per Instrument No. 2023-009679; thence following the boundary of said Quitclaim Deed the following two (2) courses: N32°47'28"W, 108.81 feet; thence N54°37'28"W, 128.18 feet to the northeasterly right-of-way line of Andy Lane; thence leaving said Quitclaim Deed boundary, S65°47'31"W, 30.00 feet to the northeasterly right-of-way of Interstate 84; thence N24°12'29"W, 187.03 feet following said northeasterly right-of-way; thence N65°47'31"E, 30.00 feet to a point on said Quitclaim Deed boundary; thence N30°03'10"E, 166.85 feet following said Quitclaim Deed boundary to the southerly bank of the Canyon Hill Lateral; thence N50°03'00"E, 49.07 feet to the southerly boundary of Lot 1, Block 1 of Caldwell Commercial Park Subdivision #2 (Book 28 of Plats, Page 23); thence following said southerly boundary the following two {2) courses: S39°57'00"E, 54.92 feet; thence S60°41'00"E, 274.74 feet to the SE corner of said Lot 1; thence leaving said southerly boundary, S60°41'00”E, 34.26 feet to the easterly line of said SE ¼ NE ¼; thence S00°27'00"W, 344.40 feet following said easterly line to the **POINT OF BEGINNING**. Said parcel contains 3.459 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. 3740 was passed by the Council and approved by the Mayor on the (enter day of hearing) day of (enter month of hearing), 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 (enter day of hearing) day of (enter month of hearing), 2026, for publication on the (Enter date for Tuesday after hearing) day of (enter month), 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. 3740 and provides adequate notice to the public as to the contents of such ordinance.

DATED this (enter day of hearing) day of (enter month of hearing), 2026.

Oscar Klaas, Attorney for City of Caldwell

Memorandum

To:

City Council

Meeting Date:

June 15, 2026

Item Name:

ACTION ITEM: Public Hearing: Consider Bill No. 6 (Ordinance No. 3740) associated with ANN26-000002, with a request to move for its passage by title only and approve the summary for publication.

Summary Statement:

Recommended Action:

Budget:

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

Attachments:

1. Ord 3740 (1620 Aviation Way ANNEXATION)
2. Summary 3740 (1620 Aviation Way ANNEXATION)

BILL NO. 6
ORDINANCE NO. 3740

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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 M-1 (General Industrial).

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 (enter date of hearing) day of Month, 2026.

APPROVED BY THE MAYOR OF THE CITY OF CALDWELL, IDAHO, this (enter date of hearing) day of Month, 2026.

_____ ATTEST:

Mayor Eric Phillips

City Clerk

EXHIBIT A: LEGAL DESCRIPTION

EXHIBIT B: MAP EXHIBIT

ORDINANCES OF THE CITY OF CALDWELL
NOTICE OF ADOPTION AND SUMMARY OF
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BEGINNING at the E ¼ corner of said Section 26, which bears S89°48'45"E, 2647.53 feet from the C ¼ corner of said Section 26, thence N89°48'45"W, 166.88 feet following the southerly line of said SE ¼ NE ¼; thence N32°47'28"W, 29.80 feet to the SW corner of a parcel of land as described in Quitclaim Deed per Instrument No. 2023-009679; thence following the boundary of said Quitclaim Deed the following two (2) courses: N32°47'28"W, 108.81 feet; thence N54°37'28"W, 128.18 feet to the northeasterly right-of-way line of Andy Lane; thence leaving said Quitclaim Deed boundary, S65°47'31"W, 30.00 feet to the northeasterly right-of-way of Interstate 84; thence N24°12'29"W, 187.03 feet following said northeasterly right-of-way; thence N65°47'31"E, 30.00 feet to a point on said Quitclaim Deed boundary; thence N30°03'10"E, 166.85 feet following said Quitclaim Deed boundary to the southerly bank of the Canyon Hill Lateral; thence N50°03'00"E, 49.07 feet to the southerly boundary of Lot 1, Block 1 of Caldwell Commercial Park Subdivision #2 (Book 28 of Plats, Page 23); thence following said southerly boundary the following two {2) courses: S39°57'00"E, 54.92 feet; thence S60°41'00"E, 274.74 feet to the SE corner of said Lot 1; thence leaving said southerly boundary, S60°41'00”E, 34.26 feet to the easterly line of said SE ¼ NE ¼; thence S00°27'00"W, 344.40 feet following said easterly line to the **POINT OF BEGINNING**. Said parcel contains 3.459 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.

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Ordinance No. 3740 was passed by the Council and approved by the Mayor on the (enter day of hearing) day of (enter month of hearing), 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 (enter day of hearing) day of (enter month of hearing), 2026, for publication on the (Enter date for Tuesday after hearing) day of (enter month), 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. 3740 and provides adequate notice to the public as to the contents of such ordinance.

DATED this (enter day of hearing) day of (enter month of hearing), 2026.

Oscar Klaas, Attorney for City of Caldwell

Memorandum

To:

City Council

Meeting Date:

June 15, 2026

Item Name:

ACTION ITEM: Public Hearing (Quasi-Judicial and Legislative): Case Number ANN25-000003: Alexander Goncharov, on behalf of Pavel and Nataliya Goncharov, is requesting annexation of parcel R0069800000 with a zoning designation of M-1 with an associated Development Agreement, which is a compatible zoning district based on the Employment Center place-type designation on the Future Land Use Map. The applicant is proposing to maintain the existing large truck repair and storage use (Equipment Repair & Service – Large) on site. The 3.03-acre parcel is addressed as 1419 Andy Ln, and is located on the East side of Andy Ln., approximately 1,800 feet north of the intersection with Aviation Way. *This application was recommended for approval at the May 13, 2026, Planning and Zoning Commission meeting.*

Summary Statement:

Recommended Action:

Budget:

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

Attachments:

1. SR Packet_CC_ANN25-000003_RigCore Truck Center

COMMUNITY DEVELOPMENT DEPARTMENT
Planning & Zoning Division

COVER SHEET

Staff Planner: Garline Davis, Assistant Planner

DOCKET NUMBER/CASE NUMBER	PROJECT NAME / TITLE
ANN25-000003	RigCore Truck Center Annexation
PUBLIC HEARING DATE	**PROPERTY /LOCATION**
5/13/2026	1419 Andy Lane

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

NOTE: This cover sheet summarizes potential development impacts that may result in the approval of the proposed development at full build-out. **This summary does not constitute a complete assessment**. The official staff report and department memorandums should be reviewed for a complete and comprehensive analysis of the project and findings for the project.

LAND USE SUMMARY			ESTIMATED POPULATION INCREASE	
# Proposed Single Family Units:	N/A		Population = (DU * 3):	N/A
# Proposed Duplex & Multifamily Units:	N/A		Population = (DU * 2):	N/A
Proposed Industrial Acreage:	3.3 acres		**TOTAL estimated population increase** (based on census data)**:**	N/A
# PROPOSED PHASES FOR DEVELOPMENT			**ESTIMATED DEVELOPMENT TIMELINE**	
Total # of Phases in Development:	TBD		Approximate timeline for full build-out of development (all phases):	TBD

FIRE SERVICES*	
FIRE DEPARTMENT REVIEW STATUS:	The proposed application(s) have been reviewed by the Fire Department and ☒ Approved, subject to the conditions within the fire department memorandum ☐ Denied
*** See the Fire Department staff report included in the Exhibits of this Staff Report for full analysis, findings, and recommended conditions.**	
Fire department t travel response time Goals:	90% within 4 min.
Closest Fire Station (in miles):	2.1
Est. Response Time to Site:	4 minutes
Will this development have other significant impacts on the ability to provide services at full build-out of development:	☐ Yes ☒ No
Will this development necessitate additional fire resources and/or	☒ Yes ☐ No

equipment beyond current levels at full build-out of development:	
Will the development pay development impact fees?	☐ Yes ☐ No
Additional Fire Comments:	

POLICE SERVICES

POLICE DEPARTMENT REVIEW STATUS:	The proposed application(s) have been reviewed by the Police Department and ☐ Yes ☐ No * The Public Agency Memo (PAM) was sent to the Caldwell Police Department.
*** See the Police Department data included in the Exhibits of this Staff Report for full analysis and findings.**	
Calls for Service in Area (YTD):	No information received from the Caldwell Police Department.
Call Types within Area:	See above
Workload Saturation (%):	See above
Traffic Crash Data:	**See Exhibits**
Will this development have other significant impacts on the ability to provide services at full build-out of development:	☐ Yes ☐ No
Will this development necessitate additional police resources and/or equipment beyond current levels at full build-out of development:	☐ Yes ☐ No Explain:
Additional Police Comments:	No information received from the Caldwell Police Department.

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	The district provided no comments on this proposed nonresidential use.

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
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 | 6/15/2026
Staff Planner: Garline Davis

CASE NO(s): ANN25-000003
Project Name: RigCore Truck Center Annexation

HEARING BODY RECOMMENDATION

The Planning and Zoning Commission at the 5/13/2026 public hearing recommended APPROVAL of the annexation 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 6/15/2026 public hearing, APPROVED/DENIED Case No (s): ANN25-000003

APPLICATION SUMMARY & PROPOSED LAND USE REQUESTS

- Annexation of approximately 3.3 acres with initial of M-1 (General Industrial) zoning and an associated Development Agreement, to allow continued operation of the existing RigCore Truck Center, LLC business.



Applicant:	Alexander Goncharov
Property Owner:	Pavel Goncharov
Parcel ID Number(s):	R0069800000 and R0069801000
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 ANNEXATION AND ZONING OF 3.3 ACRES TO THE M-1 DISTRICT AND AN ASSOCIATED DEVELOPMENT AGREEMENT, TO ALLOW CONTINUED OPERATION OF THE EXISTING RIGCORE TRUCK CENTER, LLC BUSINESS.	)	**FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION**
Property Owners: Pavel Goncharov	)	Case No. ANN25-000003

I. APPLICATION FACTS

Applicant:	Alexander Goncharov
Property Owner:	Pavel Goncharov
Application Requests and Development Proposals:	Application for annexation of Parcels R0069800000 and R0069801000 from Canyon County into City of Caldwell with initial M-1 (General Industrial) zoning, to accommodate continued operation and future expansion of RigCore Truck Center, LLC.
Applicant Submission:	The applicant, Alexander Goncharov, on behalf of the property owner, Pavel Goncharov, submitted an application on 5/14/2025.
Proposed Site Location:	The subject site is located on the East side of Andy Ln., approximately 1,800 feet north of the intersection with Aviation Way., described as a portion of 26-4N-3W NE CITY VIEW TRACTS TX 22675 IN LTS 17 & 18
Parcel Number(s):	R0069800000 and R0069801000
Property Size:	Approximately 3.3 acres, more or less
Jurisdiction:	The property is currently located in the Canyon County
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	8/27/2025
Public Agency Notification Sent (See attached exhibit for list of agencies notified)	10/22/2025
(500') Radius Notices Mailed - P&Z Commission Hearing (Min. 15 days prior to hearing)	4/23/2026
Legal Ad Published - P&Z Commission Hearing (Min. 15 days prior to hearing)	4/26/2026
Physical Site Posted - P&Z Commission Hearing (Min. 10 days prior to hearing)	4/28/2026
Applicant Proof of Posting Received - P&Z Commission Hearing	4/28/2026
P&Z Commission Public Hearing	5/13/2026
(500') Radius Notices Mailed – City Council (Min. 15 days prior to hearing)	5/26/2026
Legal Ad Published – City Council (Min. 15 days prior to hearing)	5/29/2026
Physical Site Posted – City Council (Min. 15 days prior to hearing)	5/31/2026
Applicant Proof of Posting Received – City Council (Min. 10 days prior to hearing)	6/1/2026
City Council Public Hearing	6/15/2026

Political Subdivisions Providing Services:

Fire:	Caldwell Fire
Police:	Caldwell Police
School District:	Caldwell
Water Services:	Unknown
Sewer:	Septic Tank
Trash:	Republic Services
Irrigation District:	Canyon Hill 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 Department of Transportation – Does not meet thresholds for a Traffic Impact Study nor does it pose any safety concerns.

2. Canyon County Code Enforcement – Stated that they have no objection to the annexation request but shared a zoning violation for the current use does not comply with Canyon County Zoning codes. **See Exhibit 3 of this report for full comments from Canyon County Code Enforcement.**
3. City of Caldwell Engineering Department – Provided conditions for approval for the annexation, including specific requirements related to right-of-way dedication, internal circulation, street improvements, and utilities. **See Exhibit 2 of this report for full comments from Engineering**.
4. City of Caldwell Fire Department – Stated the project can be approved and provided general conditions of approval.
5. City of Caldwell Mapping Department – Provided conditions of approval, specifically an address change requirement for the site after annexation.

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. Merzin Ceric – Mr. Ceric referenced Canyon County zoning code violations associated with the subject property and requested that any outstanding zoning and code enforcement matters be addressed prior to annexation approval.

Site / Project Background and History:

Historically, the property was used for residential and livestock purposes. Improvements included a residential structure, a 288 square feet livestock loafing shed, and a 216 square feet general purpose building, all constructed in 1943.

The current owner acquired the property in 2020. According to Canyon County Assessor records, the 2,091 square feet residential detached two-bay shop was constructed in 2023. There is no record of prior development applications or entitlements associated with the subject site within the City of Caldwell.

Site Features:

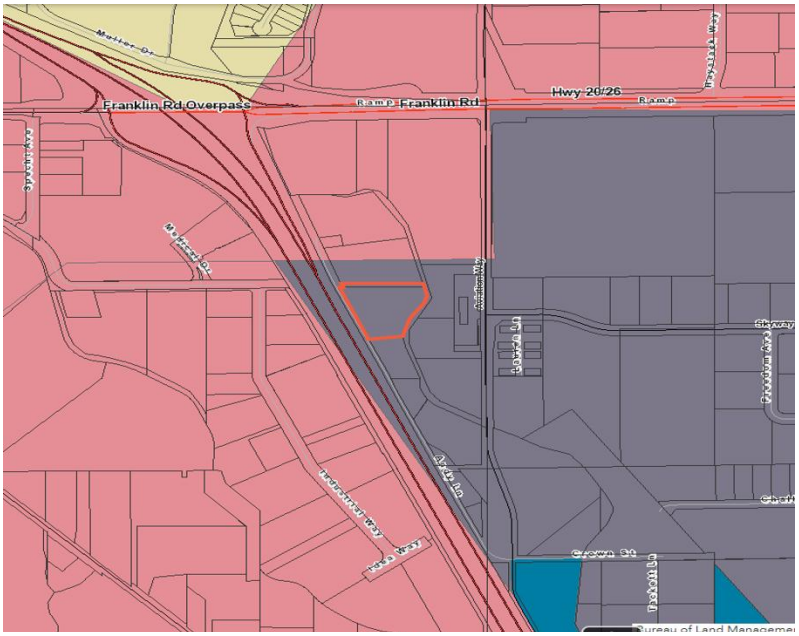
Floodplain:	The property is not within a flood zone.
Mature Trees:	A handful of existing trees are located within the existing parcel.
Streams & Creeks:	None
Wildlife Habitat:	None
Riparian Habitat Area:	None
Steep Slopes & Hillsides:	None
Canals, Ditches, & Drains:	Canyon Hill Lateral is located along the east property boundary. The project area is under the authority of Pioneer Irrigation District.
Other, Describe:	None.

Site and Surrounding Zoning Classifications:

Site:	Canyon County
North:	M-1 (General Industrial) and C-4 (Service Commercial) in the APO-1 overlay zone – City of Caldwell
South:	Canyon County and M-1 (General Industrial) in the APO-1 overlay zone – City of Caldwell
East:	C-4 (Service Commercial) and M-1 (General Industrial) in the APO-1 overlay zone – City of Caldwell

	West:	Interstate 84 and M-1 (General Industrial) in the APO-1 overlay zone – City of Caldwell
Site and Surrounding Land Uses (existing):	*Site:*	Residential farmhouse, residential outbuildings, and a two-bay residential garage.
	North:	Industrial building Truck/Semi Repair.
	South:	Livestock arena with residential.
	East:	Vacant land with outdoor storage, indoor sports facility, and a truck wash.
	West:	Interstate 84 and general industrial uses,vacant building, manufactured building transporter, bathroom remodeler.
Site and Surrounding Comprehensive Plan Land Use Designations:	*Site:*	Employment Center
	North:	Employment Center; Mixed Use Center
	South:	Employment Center; Mixed Use Center
	East:	Employment Center
	West:	Mixed Use Center

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:

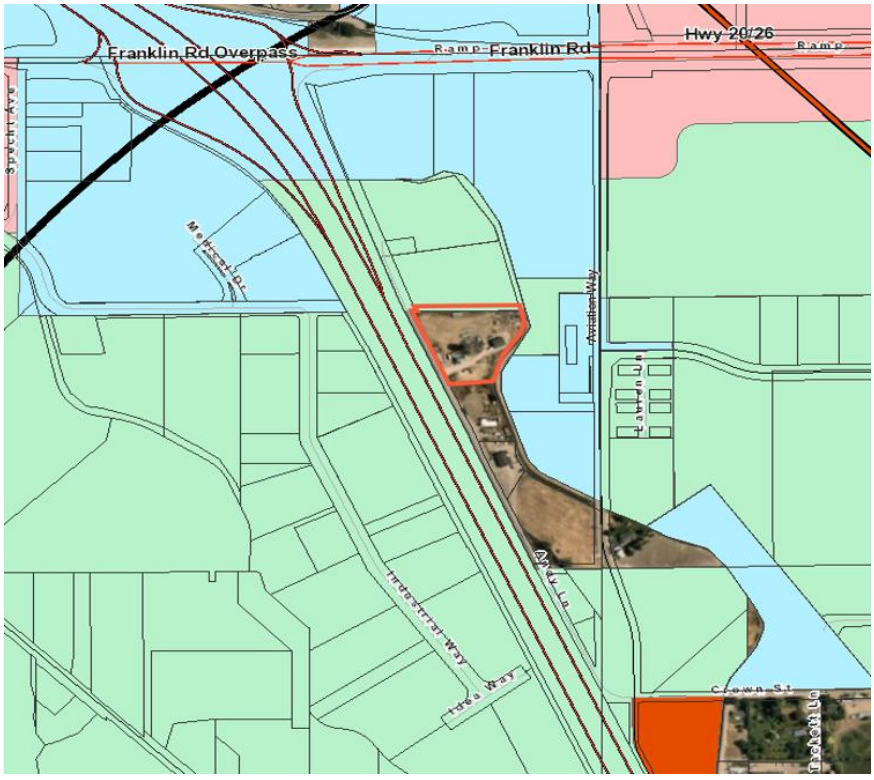
*The Comprehensive Plan Land Use Map depicts the subject site **(outlined in red)**. The subject site is designated within the future land use map as Employment Center. Surrounding parcels are designated as Employment Center and Mixed-Use Center to the North, Employment Center to the East, Mixed-Use Center to the West, and Employment Center and Mixed-Use Center to the South.*
The applicant is not requesting any changes to their comprehensive plan map designation as their requested initial zoning, M-1, is consistent with the Employment Center designation.
According to the Comprehensive Plan, the Employment Center place type is intended to provide an employment base for Caldwell's residents. It supports a range of uses Light industrial uses, warehouses, automotive repair, offices and flex office/warehouse.

Staff Comment: *Staff finds the overall proposed development plan is generally consistent with the following goals and policies from the adopted Comprehensive Plan 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	
Policy 3.5	Support and assist Caldwell's small business and local entrepreneurs.
Policy 4.1	Promote, retain, and attract businesses in Caldwell's key job industries that employ the local workforce.
Policy 4.3	Ensure an adequate inventory of commercial and industrial property for new and growing businesses.

Staff Comment: *Staff finds that the proposed annexation and initial M-1 (General Industrial) zoning designation supports the intent of the Employment Center place type by providing land suitable for industrial and employment-focused uses.*
The subject site is located within an area largely designated for employment-focused uses, and the proposed zoning is consistent with the surrounding land use pattern. The request is intended to allow continued operation and expansion of the existing RigCore Truck Center, LLC business, which is compatible with the M-1 zoning district and supports the City's employment base.
Future site expansion and improvements will be subject to applicable City standards and review processes to ensure compliance with development regulations and compatibility with surrounding uses.
Based on the above analysis, staff finds that the request is consistent with the Employment Center designation and applicable Comprehensive Plan goals and policies.

III. STAFF REVIEW AND ANALYSIS – ZONING MAP ANALYSIS



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	M-X Mixed-Use / Regional Comm.
H-D Healthcare District	Downtown City Center	T-N Downtown Transition Neighborhood
Public District	C-D College District	

Zoning Map Analysis:

The subject parcel is currently located within Canyon County. The applicant requests annexation into the City of Caldwell with an M-1 (General Industrial) zoning designation. Upon annexation, any existing structures proposed for commercial or industrial use, including the existing residential structure and detached two-bay garage, will be required to be converted to meet applicable commercial building code standards, including ADA requirements, prior to issuance of a business license.

According to the submitted project narrative, the applicant proposes to convert the existing 2,020-square-foot residential structure into offices and a small retail space.

Pursuant to Caldwell City Code, the intent of Caldwell's manufacturing and industrial zoning districts is to provide areas for manufacturing and industrial uses that are better suited outside of more densely populated areas due to site requirements, and potential impacts such as noise and traffic. Supporting commercial and office uses

may also be permitted when they are compatible with primary industrial uses. Residential uses are not permitted within the M-1 district.

Staff Comment: *Staff finds that the proposed annexation would bring an existing truck, tractor, and motorhome repair use into the City's jurisdiction. The use is classified as Equipment Repair & Service – Large and is permitted within the M-1 (General Industrial) zoning district; however, the existing site and structures are not fully compliant with current City development and building standards.*
As a condition of approval, staff recommends that the applicant bring the site and structures into compliance with applicable City standards, including building and site development requirements, prior to or in conjunction with continued operation or any expansion of the use.

With these conditions, staff finds that the annexation and zoning will bring the property into greater conformance with City regulations while allowing continued operation of a permitted industrial use.

IV. STAFF REVIEW AND ANALYSIS – DEVELOPMENT PLAN

Breakdown of Land Uses:

Non-Residential Type	# of Lots	# of Buildings	# of Tenant Spaces
Industrial	1	2	TBD

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 **M-1 zone** in accordance with Caldwell City Code, and the dimensions proposed by the subject development:

Minimum Lot Size	Required	Existing
Interior Lot Area (sq. ft.)	0	131,986 sq. ft. (3.03 AC) & 11,76.12 sq. f.t (0.27 AC)
Minimum Lot Width / Frontage (ft.)	0	413ft & 30.4ft

Setbacks	Required	Existing
Front Yard Setback, Garage; Minimum (ft.)	20	71
Interior Side Yard Setback (ft.) (Minimum)	20	20
Street Side Yard Setback (ft.) (Minimum)	N/A	N/A
Rear Yard Setback (ft.) (Minimum)	20	100+

Scale and Massing	Required	Existing
Maximum Building Height (ft.) *	0	unknown

* 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: *Both existing residential structures meet the required setbacks, and the proposed future development/expansion will be reviewed at time of building permit submittal. The proposed future development is not being reviewed with this application.*

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, electric vehicle parking, 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:

EQUIPEMNT REPAIR & SERVICE - LARGE		
Off-Street Parking Spaces	**Required**	**Proposed**
Off-Street Parking Spaces (Minimum)	1 per 2,000 sq. ft. 2,091 sq. ft. = 1 space	11 spaces

OFFICE SPACE AND RETAIL ACCESSORY TO USE		
Off-Street Parking Spaces	**Required**	**Proposed**
Off-Street Parking Spaces (Minimum)	1 per 500 sq. ft. 2,020 sq. ft. = 4 spaces	8 spaces
ADA Accessible parking Spaces	**Required**	
ADA Accessible Parking Spaces (Minimum)	Shall meet state and federal requirements	
TOTAL VEHICLE PARKING:	5	19
Bicycle Parking	**Required**	**Proposed**
1 Space for every 10 vehicle spaces	1	Compliant

Staff Comments: *The project was reviewed for compliance with all parking requirements and was determined to meet all applicable regulations as proposed.*

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 Engineering Department memo.

Stormwater: The applicant is required to retain storm water on site, per City Code.

Schools: The subject site is located within the Caldwell School District.

Police: Emergency police services are provided by the City of Caldwell Police. The nearest police station is approximately two (2) miles away from the furthest point of the subject site.

Fire: Emergency fire services are provided by the City of Caldwell Fire. The nearest fire station is Station #3 and is approximately 2.1 miles from the subject site.

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.*

Transportation and Connectivity:

Street Frontage: The site has frontage along Andy Lane.

Street Classifications: Andy Lane - Local

Proposed Site Access: The current buildings will continue to take access from the existing access point. According to the submitted concept plan, the Applicant also proposes an additional new access point onto Andy Lane. The proposed access will be subject to review and approval by the City Engineering Department at time of construction drawings and/or building permit review.

Traffic Impact Study (TIS): A future TIS may be needed for future development of the subject sites. This will be depending upon specific triggers outlined in existing City code that is dependent upon future uses proposed.

Staff Comments: *As submitted, the proposed access points appear to be compliant with all city code requirements for transportation, access, and connectivity.*

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 table provides an overview of the city code requirements, and the proposal presented by the subject development.

Street Landscape Buffers	**Min. Required – Waterwise Landscaping Standards**	**Proposed**
Andy Lane – Local (413 & 30.4 LF):		
Buffer Width:	10’ wide	10’ wide
Sidewalk:	Yes. Width to be determined by Engineering	-
Class I tree:	One per 25 LF No more than 50% of the trees	Compliant
Class II tree:	One per 35 LF	Compliant
Groundcover:	Three types of groundcovers: Two types of decorative rock with a native plant material; or a combination of rock, native grasses, and native flowers.	To Be Conditioned
Boulders and/or Rock Slabs:	One per 35 LF	To Be Conditioned

Buffers Between Land Uses:	**Min. Required**	**Proposed**
Industrial to Residential Uses:	30’	Sight obscuring fence due to drainfield area.

Tree Requirement:	Class I & II trees that touch within 5 years of planting (to be depicted on landscape plans)	See above.
Shrub Density:	One per 3 LF = 594 shrubs	See above.

Parking Lot Landscaping:	**Min. Required**	**Proposed**
Parking Islands:	Every 12 spaces	
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:	**Min. Required**	**Proposed**
Minimum Buffer Width:	5'	Compliance with applicable code will be reviewed at the time of building permit application.
Class 1 or 2 Trees (min. 2" caliper):	1 per 40 LF	See above.
Shrubs:	1 per 5 LF	See above.
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.	See above.

Building Façade Landscaping:	**Min. Required**	**Proposed**
Planter Width:	3' wide in all areas that will not impede pedestrian access	Compliance with applicable code will be reviewed at the time of building permit application.
Shrubs:	One (1) three (3) gallon shrub per 3 LF of foundation	See above.
Groundcover:	Additional groundcover plants shall cover the remainder of the landscaped area	See above.

Staff Comments (Landscaping, Buffers):

According to Caldwell City Code Section 10-02-09-1(2), landscaping is required as part of this annexation. Required elements include a street landscape buffer along Andy Lane, parking lot landscaping, building perimeter landscaping and a land use buffer between industrial and residential uses.

Due to site constraints associated with an existing septic drainfield, installation of the standard land use buffer along the southern boundary is not feasible. In lieu of this requirement, staff requires the installation of a sight obscuring fence to provide screening between the subject site and the adjacent residential use to the south.

Fencing and Screening:
Pursuant to City Code Section 10-12-03-19 (Specific Use Provisions for Equipment Rental, Sales and Services), a sight-obscuring fencing is required to fully screen repair activities from all public right-of-way and adjacent properties. The fence shall be a minimum of six (6) feet and a maximum of eight (8) feet in height and shall comply with the screening standards of Code Section 10-02-09-9.

Any future trash enclosures 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

Staff Comments: *Staff has no concerns with this annexation, provided the recommended conditions are placed to bring the property and existing structures into compliance with applicable city regulations.*

VI. PUBLIC HEARINGS

1. **PLANNING AND ZONING COMMISSION PUBLIC HEARING**

A public hearing on the requests was held before the Planning and Zoning Commission on 5/13/2026, 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 APPROVAL 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 6/15/2026, 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.*

Annexation – OWNER CONSENTED

REQUIRED APPROVAL CRITERIA
Caldwell City Code Section 10-03-01: Annexations, Deannexations and Preannexations and Idaho Code 50-222 outlines the Conclusions of Law for approving annexations with consent. • **Owner consented annexations are not subject to judicial review and the City Council DOES NOT have to make express findings of such.**

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 and 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 Annexation of Parcel No. R0069800000 into City of Caldwell limits with an initial zoning designation of M-1, to include the associated development agreement;

OR

Denial Decision Language

THEREFORE, the Caldwell City Council, hereby **Denies** the request for Annexation of Parcel No. R0069800000 into City of Caldwell limits with an initial zoning designation of M-1, 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. The applicant shall improve and pave all vehicular use areas with concrete or asphalt, including parking stalls, drive aisles/lanes, driveways, and driveway approaches, in accordance with City standards prior to issuance of a Certificate of Occupancy, a Business License (permit), or within four (4) months of City Council approval, whichever is sooner.
2. The applicant shall submit a landscape plan prepared by a licensed landscape architect demonstrating compliance with all applicable City of Caldwell landscaping standards. The plan shall be reviewed and approved by the Planning and Zoning division prior to installation. All approved landscaping shall be installed prior to issuance of a Certificate of Occupancy, a Business License (permit), or within four (4) months of City Council approval, whichever is sooner.
3. The applicant shall convert the existing detached two-bay residential garage to comply with all applicable commercial building codes and standards prior to issuance of a Certificate of Occupancy, a Business License (permit), or within four (4) months of City Council approval, whichever is sooner.
4. The applicant shall convert the existing residential structure to comply with applicable commercial building codes and standards for use as office and retail space accessory to the business RigCore Trucking.
5. Prior to issuance of a Certificate of Occupancy, a Business License (permit), or within four (4) months of City Council approval, whichever is sooner, the applicant shall install all landscaping and site improvements or meet code 10-3-17 for financial guarantees.

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. 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 12/2/2025 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 5/5/2026 and shown in **Exhibit 2.**
2. Comply with all requirements of the City Mapping Department as specified in their memo / email dated 4/27/2026 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. 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.
4. 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.
5. 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.
6. 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.

LANGUAGE FOR OWNER-CONSENTED ANNEXATION DENIAL DECISION

Decisions on owner-consented annexations, being legislative decisions, may not qualify for reconsideration and requests for reconsideration on annexations are not required to be heard by the City Council and are not subject to judicial review in accordance with Chapter 2, Title 50, Idaho Code.

These Findings of Fact, Conclusions of Law and Decision are approved and adopted by the Caldwell City Council on this 15th day of June 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
- Septic Plan
- Sewage Permit
- Soil Report
- Site Plan
- 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

Exhibit 3: Agency Notification and Comments

- Copy of Public Agency Notification Sent
- List of Public Agencies Notified
- Agency Comments Received
    - Canyon County Code Enforcement
    - Idaho Department of Transportation

Exhibit 4: Public Comments

- Merzin Ceric

Exhibit 5: Minutes of the Planning and Zoning Commission Hearing

Exhibit 6: Ordinance and Summary

Exhibit 7: Draft Development Agreement

EXHIBIT 1:

APPLICATION DOCUMENTS

City of Caldwell
Community Development Department
Planning & Zoning Division
Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

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

City of Caldwell
Community Development Department
Planning & Zoning Division
Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

SURROUNDING LAND USE AND ZONING INFORMATION			
	Existing Zoning Designation	**Existing City Comp Plan Designation**	**Existing Use of Site**
North of Subject Site	~~AG~~ Commercial		
South of Subject Site	~~AG~~ (Unknown)		
East of Subject Site	AG		
West of Subject Site	~~AG~~ Commercial		

EXISTING UTILITIES, INFRASTRUCTURE AND PUBLIC SERVICES INFORMATION		
Type of Site Access:	☑	Street Frontage
	☐	Easement Easement Width: Instrument #
Street(s) Providing Access:	1419 Andy lane Caldwell, ID 83605	
Existing Domestic Water:	☑	Individual Domestic Well – How Many? 1
	☑	Centralized Public Water System available
	☐	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:	
	Irrigation District:	
School Districts Serving this Location:	☑	Caldwell School District
	☐	Vallivue School District
	☐	Nampa School District

City of Caldwell
Community Development Department
Planning & Zoning Division
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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).

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)			
Will the Existing Land Use Continue?	☐ Yes ☑ No		
If no, please explain any future development plans:	Commercial/light industrial C-3 Semi Truck and trailer repair/parking Sale of Truck and trailer related parts.		

City of Caldwell
Community Development Department
Planning & Zoning Division
Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

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

Alexander S Goncharov
Applicant / Applicant's Representative Printed Name

2-11-25
Date

Alex Goncharov
Applicant / Applicant's Representative Signature

City of Caldwell

Planning and Zoning Department

MASTER LAND USE APPLICATION

This Master Land Use Application and specific land use checklists must be completed, with all required supplemental documents provided and fees paid, for an application to be considered complete and accepted. Once accepted, all applications go through a pre-screening prior to being routed for the initial review.

Failure to submit all requested items (in legible form) may delay the processing of your application. Additional information may be required during pre-screening or after the review of your proposal.

Please note that any land use action below marked with an asterisk (*) shall require public hearing(s).

APPLICATION REQUESTS

Note: Please check all specific land uses actions below that you are applying for

- ☐ Accessory Dwelling Unit (ADU)
- ☐ Administrative Determination
- ☒ *Annexation w/ Zoning
- ☒ Business License Permit
- ☐ *Certificate of Appropriateness
- ☐ *Comprehensive Plan Map Amendment
- ☐ *Deannexation
- ☐ Design Review
- ☐ *Development Agreement
  - ☐ New
  - ☐ Modification
  - ☐ Termination
- ☐ Home Occupation Permit
  - ☐ New
  - ☐ Renewal
- ☐ Lot Line Adjustment
- ☐ Lot Split
  - ☐ Administrative
  - ☐ Simple
- ☐ Mobile Home Park
- ☐ Outdoor Dining Permit
- ☐ Parcel Consolidation
- ☐ *Planned Unit Development (PUD)
  - ☐ New
  - ☐ PUD Modification
- ☐ Public Art / Murals
- ☐ *Rezone (Zoning Map Amendment)
- ☐ Signs[1]
- ☐ Site Plan / Landscape Plan Review[2]
- ☐ *Special Use Permit (SUP)
  - ☐ New
  - ☐ Modification
  - ☐ Time Extension
- ☐ Subdivision Plats
  - ☐ *Preliminary Plat
  - ☐ Final Plat
  - ☐ *Short Plat (Regular)
  - ☐ *Short Plat (Condo)
  - ☐ Plat Modification[3]
  - ☐ *Replat
  - ☐ Time Extension
  - ☐ Renewal
- ☐ Temporary Use Permit
  - ☐ New ☐ Renewal
  - ☐ Mobile Food Unit
  - ☐ Temporary Use Facility
  - ☐ Transient Merchant Facility
- ☐ Traffic Impact Study Review
- ☐ *Variance
- ☐ *Zoning Text Amendment

[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, building permits, or construction drawing submissions.
[3] Replats are not considered plat modifications.

205 S. 6th Avenue, 2nd Floor • Caldwell, Idaho 83605 • Phone: (208) 455-3021
Email: PZ@cityofcaldwell.org • Website: www.cityofcaldwell.org

City of Caldwell

Planning and Zoning Department

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.
1. 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.

City of Caldwell

Planning and Zoning Department

MASTER LAND USE APPLICATION

PROJECT and SITE/PROPERTY INFORMATION

Project or Business Name:	RigCore Truck Center LLC
Site Address (s): 1419 Andy Ln Caldwell, ID 83605	**Suite #:**
Parcel #(s):	R00698
Total Acres:	3.02 +
General Location of Site:	of Andy Ln across I-84 freeway, behind Blue Bird Truck Wash next to Tripple CCC Truck Shop.
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 ☐ M-1 ☐ M-2 ☐ I-P ☐ A-D ☐ C-D ☐ H-D ☐ P-D ☐ T-N ☐ H-C ☒ County Zone: AG/Agricultural
Overlay Districts: *(if applicable)*	☐ APO-1 ☐ APO-2 ☐ HD-1 ☐ City Center Indian Creek Corridor ☐ City Center Local Historic Area ☒ None
Is Parcel(s) in Floodplain:	☐ Yes ☒ No

Description of Proposed Project / Request: Convert property from AG to Commercial to conduct Semi-truck Repair, Parking of Semi-Trucks and Trailers, Sell truck and trailer related parts.

City of Caldwell

Planning and Zoning Department

MASTER LAND USE APPLICATION

APPLICANT INFORMATION:

Name: Alexander S Goncharov

Company Name (if applicable): RigCore Truck Center LLC

☒ Owner ☒ Authorized Agent ☐ Purchaser

Mailing Address: 1419 Andy Ln, Caldwell ID 83605

Phone: 253-226-2078

Email: service@rigcoretruckcenter.com

PROPERTY OWNERS' INFORMATION

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

Name: Pavel, Natalya Goncharov

Mailing Address: 1419 Andy Ln Caldwell, ID 83605

Phone: 253-306-7918

Email: waoffice@rigcoretruckcenter.com

DESIGNATED CONTACT PERSON

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

Same as:

☒ Applicant ☐ Property Owner ☐ Other

Name: Alexander S Goncharov

Company Name (if applicable): RigCore Truck Center LLC

Mailing Address: 1419 Andy Ln, Caldwell ID 83605

Phone: 253-226-2078

Email: service@rigcoretruckcenter.com

City of Caldwell

Planning and Zoning Department

MASTER LAND USE APPLICATION

CONTRACTOR / DEVELOPER INFORMATION

Name: APN Construction LLC ↕ Nick

Company Name (if applicable):

Mailing Address: 1807 N Eagle View, Nampa ID 83651

Phone: 253-426-5405

Email: apnconstruction@gmail.com

ARCHITECT INFORMATION

Name: NA

Company Name (if applicable):

Mailing Address:

Phone:

Email:

ENGINEER INFORMATION

Name: Mike Limakka

Mailing Address: 1014 S. La Ponte Dr, Ste 2 Boise, ID 83706

Phone: 208-322-5250

Email: mike@aoengineering.com

LANDSCAPE ARCHITECT INFORMATION

Name: NA

Company Name (if applicable):

Mailing Address:

Phone:

Email:

City of Caldwell

Planning and Zoning Department

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 or the owner's authorized agent. 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: ☐ Owner ☒ Authorized Agent

Applicant Signature: Alexander Goncharov Date: 4-29-25

Printed Name: Alexander S Goncharov

Project Narrative for RigCore Truck Center LLC.

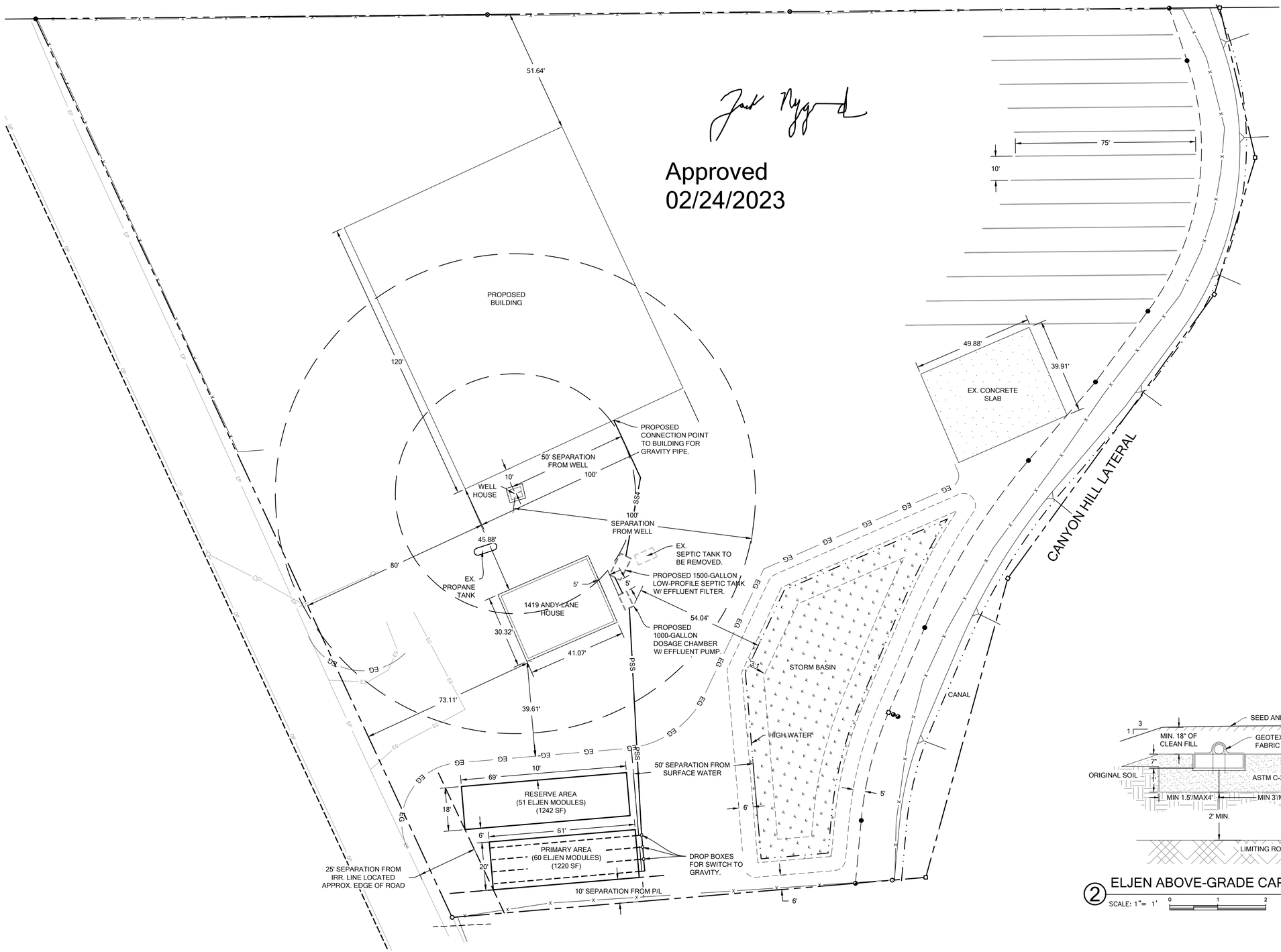
RigCore Truck Center LLC, located at 1419 Andy Ln Caldwell ID 83605, would like annex to City of Caldwell Idaho M-1 zoning from Canyon County Agricultural (AG) zoning to develop the property to proposed civil engineering plan. To be able to park a class 5-8 trucks and trailers on the property and to perform routine and preventative repairs or maintenance on Trucks and Trailers. Occasionally repair class "A" Motorhomes. The plan was developed to convert property to semi-truck repair facility and parking spaces, existing 2020Sq ft house on the property convert to offices and small retail space. The two bay shop built in 2024 2,091sq ft located toward the back of the property use for truck and trailer repairs or maintenance. Plan also includes proposed drawings to developing the territory to accommodate the semi-truck and trailer parking, turn around and proper water retention. 25 Feet of land located to the west of the property between Triple CCC and our property is included on the civil drawings proposing second exit/entry for the property.

RigCore Truck Center will hire necessary employees to perform these tasks and related business work. RigCore Truck Center LLC will be offering local jobs and opportunities for the City of Caldwell Community and surrounding territory.



VICINITY MAP
CITY OF CALDWELL, CANYON COUNTY

Approved
02/24/2023



① PRELIMINARY SEPTIC PLAN

SCALE: 1"= 20' 0 20 40

LEGEND:

PROPERTY LINE	
EXIST. CONCRETE	
PROP. CONCRETE	
EXIST. ASPHALT	
PROP. ASPHALT	
PROP. GRAVEL	EG
PROP. LANDSCAPING	
SEEPAGE BED	
EXISTING CONTOUR (1.0' INTERVALS)	2525
PROPOSED CONTOUR (0.5' INTERVALS)	2525
GRADE BREAK	GB
EXIST. WATER	W
POTABLE WATER	W8
EXIST. SANITARY SEWER	SS
SANITARY SEWER	SS8
EXIST. STORM SEWER	SD
STORM SEWER	SD8
FIRE WATER	FIRE8
PRES. IRRIGATION	PI8
GRAV. IRRIGATION	GI
GAS	G
UG POWER	UGP
TELECOM.	T
PRESSURED SAN. SEWER	PSS

② ELJEN ABOVE-GRADE CAPPING FILL BED SECTION

SCALE: 1"= 1' 0 1 2

Alpha Omega ENGINEERING LLC
1014 S. La Pointe Dr. Ste. 2
Boise, Idaho 83706
Ph: 208.322.5250
mike@aoengineering.com

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PROFESSIONAL ENGINEER REGISTERED STATE OF IDAHO PRELIMINARY EL R. LIMARA

AAA Truck Repair LLC

1419 Andy Lane, Caldwell, ID

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT #: 22014
DATE: 6/02/2022
DRAWN BY: JAS

SHEET TITLE: SEPTIC PLAN

SHEET NO.: C2.0

REVIEW SET - NOT FOR CONSTRUCTION - 02/15/23

New Individual Sewage Permit — Subsurface Sewage Disposal

Southwest District Health
13307 Miami Ln
Caldwell ID 83607
United States

Permit #: 013717
Date: 02/24/2023
Parcel #: R00698

Applicants Name: ALEXANDER S GONCHAROV
Land Owner Name: PAVEL S GONCHAROV
Property Address: 1419 ANDY LN
CALDWELL ID 83605

Legal Description
Township: 4N **Range:** 3W **Section:** 26
Subdivision:
Lot: **Block:** **Size (acres):**

Type of Installation:	Type of System: Other	Water Supply:	Water Source:
Individual System Permit - New	Additional System Type:	Private	Well
Complex	Optional System Type:		

Conditions of Approval

- Install between test hole 1 and test hole 2
  Install per approved Eljen GSF Module Plans
  Minimum effective area is 1,185 square feet
  Install system no deeper than 14"
- Absorption bed authorized due to limited space.
- If soil conditions differ from test hole when installing tank/drainfield, contact SWDH before installation.
- Pump start up inspection required.
- Call SWDH for trench inspection before gravel or sand is placed into the trench(s).
- Confirm all surrounding well locations.
- Modifications to an approved plot plan must be submitted prior to septic system installation.
- Effluent flows must be equalized with use of distribution box or "Hard-T"
- Capping fill cover must be 3:1 slope from edge of system.
- Follow install per approved proposed plot plan

Unless otherwise stated within this permit, all requirements of IDAPA 58.01.03 shall be met upon system installation.

Number of Bedrooms:	N/A	Bedroom(s)
Design Flow:	711	Gallons Per Day
Soil Type (USDA)/ Loading Rate (Gal/ Sq. Ft./ Day): B-2 / 0.45 Adjusted Loading Rate:		
The minimum septic tank capacity is:	1500	Gallons
The minimum effective drainfield absorption area is:	1580	Square Feet
The drainfield can be no closer to permanent/ intermittent surface water than:	200	Feet

Note: Final approval of this permit requires inspection of the uncovered system.

All plans, specifications, and conditions contained in the approved permit application are hereby incorporated into, and are enforceable as part of the permit. The permit will expire (2) years from date of issuance. The permit may be renewed if the renewal is applied for on or before the expiration date.

Permit Approved By: Jack Nygaard — 02/24/2023 Permit Issue Date:

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Canyon Area, Idaho

AAA Trucking



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

Preface.....2
How Soil Surveys Are Made.....5
Soil Map.....8
Soil Map.....9
Legend.....10
Map Unit Legend.....11
Map Unit Descriptions.....11
Canyon Area, Idaho.....13
PpA—Power-Purdam silt loams, 0 to 1 percent slopes.....13
References.....15

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:981 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 10 20 40 60

Feet: 0 45 90 180 270

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Canyon Area, Idaho
Survey Area Data: Version 18, Sep 9, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 19, 2021—Apr 21, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
PpA	Power-Purdam silt loams, 0 to 1 percent slopes	2.9	100.0%
Totals for Area of Interest		**2.9**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas.* Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Canyon Area, Idaho

PpA—Power-Purdam silt loams, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2q3p
Elevation: 2,000 to 5,000 feet
Mean annual precipitation: 8 to 12 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 100 to 170 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Power and similar soils: 65 percent
Purdam and similar soils: 25 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Power

Setting

Landform: Stream terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvium and/or loess

Typical profile

Ap - 0 to 9 inches: silt loam
Btk - 9 to 17 inches: silt loam
Bk - 17 to 60 inches: silt loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 10.6 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: C
Ecological site: R011XY001ID - LOAMY 8-12 - Provisional
Hydric soil rating: No

Description of Purdam

Setting

Landform: Stream terraces
Down-slope shape: Linear

Across-slope shape: Linear
Parent material: Mixed alluvium and/or lacustrine deposits and/or loess

Typical profile

Ap - 0 to 10 inches: silt loam
Btk - 10 to 13 inches: silty clay loam
Bk - 13 to 24 inches: silt loam
Bkqm - 24 to 38 inches: cemented material
2C - 38 to 60 inches: stratified very gravelly sand to loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: 20 to 40 inches to duripan
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.7 inches)

Interpretive groups

Land capability classification (irrigated): 3s
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: C
Ecological site: R011XY001ID - LOAMY 8-12 - Provisional
Hydric soil rating: No

Minor Components

Sebree

Percent of map unit: 5 percent
Hydric soil rating: No

Potratz

Percent of map unit: 5 percent
Hydric soil rating: No

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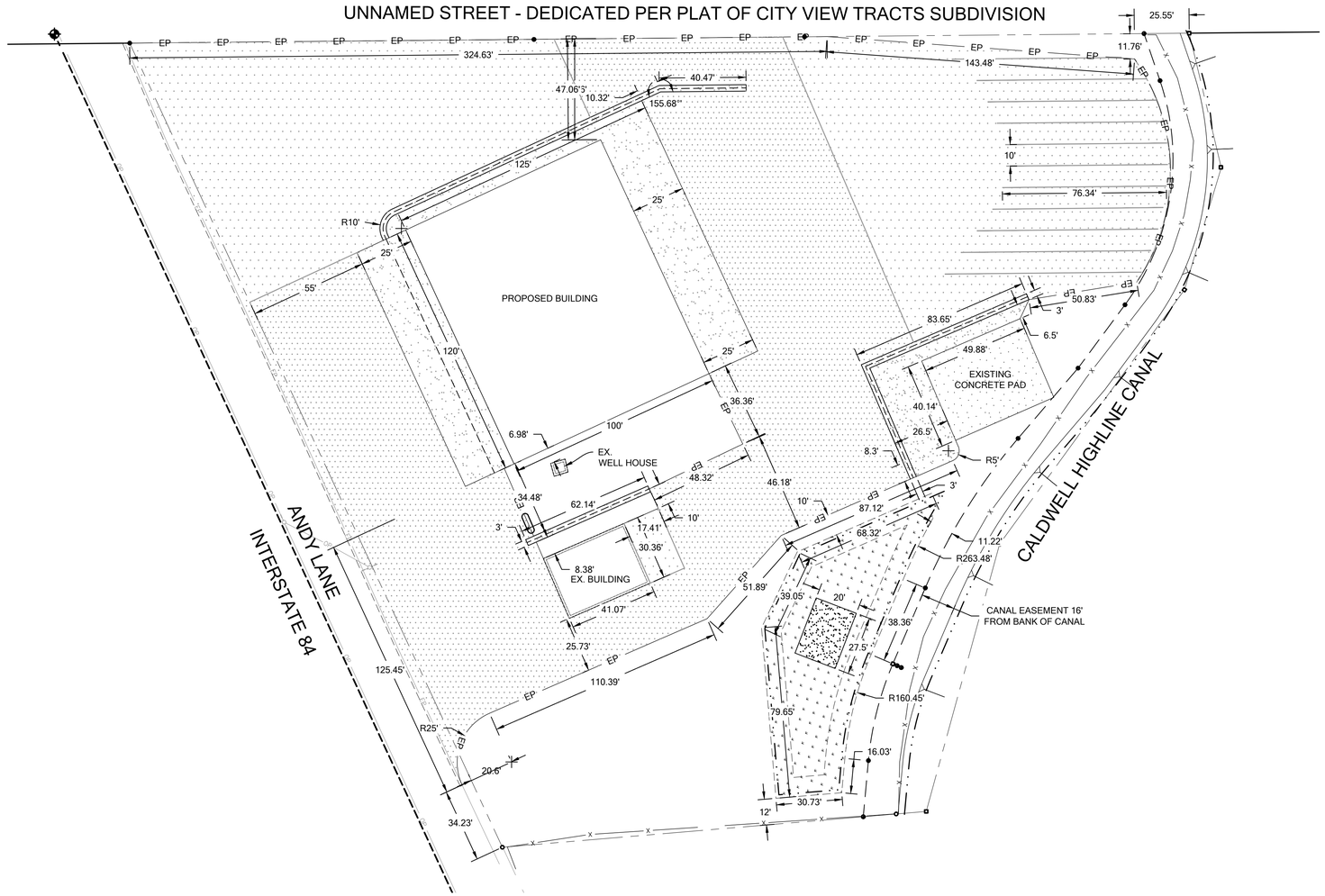
AAA TRUCKING REPAIR SHOP

1419 ANDY LN

CALDWELL, ID



1 SITE PLAN

SCALE: 1"= 30' 0 30 60



VICINITY MAP
CITY OF CALDWELL, CANYON COUNTY

LEGEND:

PROPERTY LINE	
EXIST. CONCRETE	
PROP. CONCRETE	
EXIST. ASPHALT	
PROP. ASPHALT	
PROP. GRAVEL	EG EG
PROP. LANDSCAPING	
SEEPAGE BED	
EXISTING CONTOUR (1.0' INTERVALS)	2525
PROPOSED CONTOUR (0.5' INTERVALS)	2525
GRADE BREAK	GB
EXIST. WATER	W
POTABLE WATER	W8
EXIST. SANITARY SEWER	SS
SANITARY SEWER	SS8
EXIST. STORM SEWER	SD
STORM SEWER	SD8
FIRE WATER	FIRE8
PRES. IRRIGATION	PI8
GRAV. IRRIGATION	GI
GAS	G
UG POWER	UGP
TELECOM.	T
PRESSURED SAN. SEWER	PSS

VALVE	SS MANHOLE
WATER SERVICE	CLEANOUT
FIRE HYDRANT	SD MANHOLE
THRUST BLOCK	CATCH BASIN
FIRE DEPT CON.	SAND & GREASE
POST IND. VALVE	

ABBREVIATIONS:

AC	ASPHALT	IE	INVERT ELEV.
BW	BOTTOM OF WALL	LG	LIP OF GUTTER
CR	CROWN	LP	LOW POINT
EX	EXISTING	MX	MATCH EXISTING
FF	FINISHED FLOOR	RIM	RIM ELEVATION
FG	FINISHED GRADE	TC	TOP OF CURB
FL	FLOW LINE	TS	TOP OF SLAB
GB	GRADE BREAK	TW	TOP OF WALL
HP	HIGH POINT		

SHEET INDEX

C0.0	COVER & DIMENSION PLAN
C0.1	SPECIFICATIONS
C0.2	SPECIFICATIONS II
C1.0	GRADING & DRAINAGE PLAN
C1.1	GRADING & DRAINAGE DETAILS
C2.0	UTILITY PLAN
C2.1	UTILITY DETAILS

OWNER:

PAVEL S GONCHAROV
OWNER ADDRESS
OWNER ADDRESS
253-226-2078
service@aaatruckrepairllc.com

CIVIL ENGINEER:

ALPHA OMEGA ENGINEERING
1014 S. LA POINTE DRIVE, SUITE 2
BOISE, ID 83706
CONTACT: MIKE LIIMAKKA, P.E.
(208) 322-5250
MIKE@AOENGINEERING.COM

SURVEYOR:

MARKS LAND SURVEYING, LLC
2995 N. COLE ROAD STE. 240
BOISE, ID 83704
CONTACT: COLLEEN MARKS, LS
PHONE: 208-378-7703
EMAIL
PROVIDED TOPOGRAPHIC SURVEY, DATED 3/22/23

LEGAL DESCRIPTION:

26-4N-3W NE CITY VIEW TRACTS LT 17 LS TX 1; LT 18 LS ROW

BENCHMARK:

CP#107 - FOUND BRASS CAP ROW

ELEVATION: 2421.090

ELEVATION DATUM:

ALL SURVEY DATA AND PROPOSED ELEVATIONS ARE BASED ON NAVD 88 BENCHMARK DATUM.

ADD 2400 TO ALL ELEVATIONS SHOWN IN TWO DIGIT FORMAT.

Alpha Omega ENGINEERING LLC
1014 S. La Pointe Dr. Ste. 2
Boise, Idaho 83706
Ph: 208.322.5250
mike@aoengineering.com

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PROFESSIONAL ENGINEER REGISTERED 7564 4-18-23 STATE OF IDAHO MICHAEL R. LIIMAKKA

AAA Truck Repair LLC

1419 Andy Lane, Caldwell, ID

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT #: 22014
DATE: 6/02/2022
DRAWN BY: JAS

SHEET TITLE: COVER SHEET

SHEET NO.: C0.0

REVIEW SET - NOT FOR CONSTRUCTION - 04/18/23

GENERAL

1 RELATED DOCUMENTS

IN ADDITION TO THE PLANS AND SPECIFICATIONS CONTAINED HEREIN, THE FOLLOWING DOCUMENTS SHALL BE CONSIDERED AS A PART OF THE PLANS AND SPECIFICATIONS FOR THIS PROJECT. CONTRACTOR SHALL BRING EVIDENCE OF HOLDING THESE DOCUMENTS TO THE PRE CONSTRUCTION CONFERENCE.

A. THE 2012 VERSION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC)
B. SURVEY PREPARED BY PORTSIDE LAND SURVEYING, DATED 1/5/2021.
C A COPY OF THE NEW INDIVIDUAL SEWAGE PERMIT FROM SOUTHWEST DISTRICT HEALTH.

2 NOTES

A. CONTRACTOR SHALL MAINTAIN CONSTRUCTION PERMITS AND AN APPROVED SET OF PLANS ON SITE AT ALL TIME.
B. CONTRACTOR SHALL CALL DIGLINE, INC 48 HOURS PRIOR TO ANY EXCAVATION BY DIALING 811. CONTRACTOR SHALL LOCATE AND PROTECT IN PLACE EXISTING UTILITIES AT ITS SOLE COST. CONTRACTOR SHALL REPAIR, AT ITS COST AND TO THE SATISFACTION OF THE UTILITY COMPANIES, ANY DAMAGE INFLICTED BY CONTRACTOR ON EXISTING UTILITIES. CONTRACTOR SHALL CONTACT EACH UTILITY FOR INSTRUCTIONS PRIOR TO DIGGING OR WORKING NEAR THAT UTILITY.
C. CONTRACTOR SHALL REPLACE AT ITS SOLE COST, DAMAGED SIDEWALK, DRIVEWAYS, CURB, GUTTER AND PAVEMENT NOT INDICATED FOR REMOVAL.
D. CONTRACTOR SHALL MAINTAIN DUST CONTROL THROUGHOUT CONSTRUCTION.
E. CONTRACTOR SHALL MAINTAIN NOISE CONTROL THROUGHOUT CONSTRUCTION.
F. PUBLIC RIGHT OF WAY SHALL BE KEPT CLEAR AND CLEAN TO THE SATISFACTION OF CANYON COUNTY HIGHWAY DISTRICT 4 AND THE COUNTY ENGINEER AND/OR HIS REPRESENTATIVE THROUGHOUT CONSTRUCTION.
G. CONTRACTOR SHALL LOCATE AND PROTECT IN PLACE EXISTING UTILITIES AT ITS SOLE COST. CONTRACTOR SHALL REPAIR, AT ITS COST AND TO THE SATISFACTION OF THE CITY ENGINEER, HIS REPRESENTATIVE AND/OR TO THE UTILITY COMPANIES, ANY DAMAGE INFLICTED BY CONTRACTOR ON EXISTING UTILITIES. CONTRACTOR SHALL CONTACT EACH UTILITY FOR INSTRUCTIONS PRIOR TO DIGGING OR WORKING NEAR THAT UTILITY.
H. EXISTING STRUCTURES AND SUBGRADE UTILITY LOCATIONS ARE APPROXIMATE AND BASED ON INFORMATION CONTAINED IN THE TOPOGRAPHICAL SURVEY. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, UNLESS OTHERWISE NOTED.
I. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MONUMENTATION AND/OR BENCHMARKS WHICH WILL BE DISTURBED OR DESTROYED BY CONSTRUCTION. SUCH POINTS SHALL BE REFERENCED AND REPLACED WITH AN APPROPRIATE MONUMENTATION BY A LICENSED LAND SURVEYOR OR A REGISTERED CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED BY THE LICENSED LAND SURVEYOR OR THE REGISTERED CIVIL ENGINEER AS REQUIRED BY THE LAND SURVEYOR'S ACT (BUSINESS AND PROFESSIONS CODE 8771). CONTRACTOR SHALL RE-ESTABLISH DAMAGED SURVEY POINTS, AT ITS SOLE COST. SEE SURVEY BY TO-ENGINEERS FOR SYMBOLS, MONUMENTATION, AND BENCHMARK LOCATIONS.
J. CONTRACTOR SHALL HAVE EROSION CONTROL AND SEDIMENT CONTROL BMP'S IN PLACE PRIOR TO ANY WORK BEING PERFORMED ON SITE. EROSION AND SEDIMENT CONTROL MEASUREMENTS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
K. RETAIN AND PROTECT EXISTING STREET SIGNAGE UNLESS OTHERWISE NOTED.
L. PHOTOGRAPH AND LOG LOCATION OF ANY FOUNDATION RELATED STRUCTURE THAT IS TO BE LEFT IN PLACE BEFORE BACKFILLING. ANY DEMOLITION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ANY APPLICABLE CITY, COUNTY, STATE AND/OR GOVERNING BODY'S STANDARDS.
M. ANY DAMAGE OCCURRING TO EXISTING BUILDINGS TO REMAIN IN PLACE SHALL BE REPAIRED TO ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
N. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THE WORK AS DESCRIBED HEREIN. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY AND ALL TRAFFIC CONTROL REQUIRED BY THE CITY, COUNTY AND STATE.
O. IF THE CONTRACTOR IN THE COURSE OF WORK FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
P. THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. CONTRACTOR SHALL BE THOROUGHLY FAMILIARIZED WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING THE WORK. DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC OR CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.
Q. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICE DURING THE DEMOLITION AND CONSTRUCTION PROCESS.
R. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL CITY, STATE, AND FEDERAL LAWS AND ORDINANCES.
S. A RIGHT-OF-WAY PERMIT SHALL BE OBTAINED FROM CANYON COUNTY HIGHWAY DISTRICT #4 A MINIMUM OF 24-HOURS PRIOR TO THE START OF ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. PLEASE ALLOW 2 BUSINESS DAYS FOR PROCESSING OF APPLICATION.
T. ANY WORK WITHIN THE INTERSTATE 84 RIGHT-OF-WAY SHALL REQUIRE A RIGHT-OF-WAY PERMIT FROM THE IDAHO TRANSPORTATION DEPARTMENT.

EARTHWORK

1 DEFINITIONS

A. SOILS REPORT: "GEOTECHNICAL INVESTIGATION" PREPARED BY ATLAS TECHNICAL CONSULTANTS.
B. ARTIFICIAL FILLS: CLAYS, SILTY CLAYS, SANDY CLAYS AND SILTY SANDS CONTAINING DEBRIS, TRASH AND DELETERIOUS MATERIALS AND ARE NOT CONSIDERED SUITABLE FOR SUPPORT OF FOUNDATIONS AS IS.
C. NATIVE SOILS: THESE MATERIALS GENERALLY CONSIST OF CLAYS, SILTY SANDS AND POORLY GRADED SANDS.
D. STRUCTURAL FILL: SOIL MATERIALS USED TO RAISE THE GRADES BENEATH BUILDINGS, FOOTINGS, FOUNDATION, RETAINING WALLS, SLABS, CURBS, MECHANICAL AND ELECTRICAL APPURTENANCES, OR OTHER MAN-MADE STATIONARY FEATURES CONSTRUCTED ABOVE OR BELOW THE GROUND SURFACE AS DEFINED AS SUITABLE BY THE SOILS REPORT.
E. LANDSCAPE FILL: SOIL CLASSIFICATION GROUPS GC, SC, & ML MAY BE USED AS COMMON FILL AT LANDSCAPE AREAS . SURFACE ALLUVIAL SOILS WITH HIGH CLAY AND OR ORGANIC CONTENT. GENERALLY THE EXISTING TOP 16"
F. PLOW ZONE: GENERALLY THE EXISTING TOP 12 TO 18 INCHES OF MATERIAL. EXACT DEPTH TO BE DETERMINED BY THE GEOTECHNICAL ENGINEER.
G. IMPORTED MATERIAL: SOIL CLASSIFICATION GROUPS GC, SC, & ML MAY BE USED AS COMMON FILL AT LANDSCAPE AREAS ONLY. SOIL MATERIAL WHICH IS SIMILAR IN NATURE OR BETTER THAN THE EXISTING ON-SITE MATERIAL AS DETERMINED BY UBC STANDARD 18-2 PROCEDURES AND HAVE STRENGTH PARAMETERS EQUIVALENT OR GREATER THAT THE ON-SITE SOILS.
H. BUILDING PAD AREAS: THE LIMITS DESIGNATED ON THE GRADING PLAN WHICH A BUILDING FOUNDATION IS LIKELY TO OCCUR. BUILDINGS LOCATED OUTSIDE OF THESE LIMITS MAY REQUIRE RE-EXCAVATION AND REPLACEMENT OF STRUCTURAL FILL AT THE TIME OF CONSTRUCTION BY THE BUILDING CONTRACTOR.
I. LOAD STRESS ENVELOPE: A ONE VERTICAL TO ONE HORIZONTAL (1:1) PLANE EXTENDING DOWNWARD FROM THE OUTSIDE EDGE OF THE FOOTING.
J. MOISTURE CONDITIONING: THE PROCESS OF RAISING THE MOISTURE LEVELS IN THE SOIL TO LEVELS AT OR NEAR OPTIMUM. INCLUDES SCARIFYING, ADDING WATER, MIXING OF SOIL AND RE-COMPACTION FOLLOWED BY TESTING TO CONFIRM THAT MOISTURE LEVELS HAVE BEEN MET.
K. AIR DRYING: THE PROCESS OF LOWERING THE MOISTURE LEVELS IN THE SOIL TO LEVELS AT OR NEAR OPTIMUM BY SPREADING OUT AND AIR-DRYING OR BY MIXING WITH DRIER SOILS TO REDUCE THE MOIST CONTENT AS APPROPRIATE FOR FILL PLACEMENT.

2 GENERAL

A. WHERE IT IS NOT SPECIFICALLY STATED IN THE SOILS REPORT, IN THESE SPECIFICATIONS, OR THE REQUIREMENTS OF CANYON COUNTY, THE 2012 EDITION OF THE ISPWC SHALL GOVERN.
   a. APPLICABLE ISPWC SECTIONS: DIVISION 200 "EARTHWORK", DIVISION 300 "TRENCHING", AND DIVISION 1000 "CONSTRUCTION STORMWATER BEST MANAGEMENT PRACTICES".
B. CONTRACTOR SHALL CALL DIGLINE, INC. 48 HOURS PRIOR TO ANY EXCAVATION BY DIALING 811. CONTRACTOR SHALL LOCATE AND PROTECT IN PLACE EXISTING UTILITIES AT ITS SOLE COST. CONTRACTOR SHALL REPAIR, AT ITS COST AND TO THE SATISFACTION OF THE UTILITY COMPANIES, ANY DAMAGE INFLICTED BY CONTRACTOR ON EXISTING UTILITIES. CONTRACTOR SHALL CONTACT EACH UTILITY FOR INSTRUCTIONS PRIOR TO DIGGING OR WORKING NEAR THAT UTILITY.
C. CONTRACTOR SHALL LOCATE AND PROTECT IN PLACE EXISTING SURVEY POINTS AT ITS SOLE COST. CONTRACTOR SHALL RE-ESTABLISH DAMAGED SURVEY POINTS, AT ITS SOLE COST.
D. CONTRACTOR SHALL HAVE EROSION CONTROL AND SEDIMENT CONTROL BMP'S IN PLACE PRIOR TO ANY WORK BEING PERFORMED ON SITE.
E. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THE WORK AS DESCRIBED HEREIN. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY AND ALL TRAFFIC CONTROL REQUIRED BY THE CITY, COUNTY AND STATE.
F. IF THE CONTRACTOR IN THE COURSE OF WORK FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.

2 CLEARING AND GRUBBING AND REMOVAL OF OBSTRUCTIONS

A. ALL CLEARING AND GRUBBING AND REMOVAL OF OBSTRUCTIONS SHALL BE COMPLETED PER ISPWC SECTION 201.
B. PROTECT ALL EXISTING UTILITIES, BENCHMARKS, SURVEY MONUMENTS, ROADS, STRUCTURES, VEGETATION, AND AREAS OUTSIDE OF CONSTRUCTION LIMITS NOT SHOWN FOR REMOVAL ON THE DEMOLITION PLAN OR WHOSE REMOVAL IS NOT PERTINENT FOR CONSTRUCTION ACTIVITIES. IF REMOVAL OF ABOVE ITEMS IS PERTINENT FOR CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL NOTIFY AND RECEIVE APPROVAL FROM ENGINEER PRIOR TO REMOVAL. ANY DAMAGE INCURRED TO THESE ITEMS SHALL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE CONTRACTOR.
C. COMPLETE CLEARING AND GRUBBING TO THE LIMITS DEFINED BY AN IMPLIED 5' OFFSET OUTSIDE OF THE GRADING AREA, UNLESS SPECIFICALLY SHOWN OTHERWISE ON THE PLANS.
D. REMOVE ALL BRUSH, SHRUBS, AND STUMPS FROM THE SITE INCLUDING THE ROOTS. STRIP ALL SOILS, HEAVY GROWTHS OF GRASS AND SOD THAT COMPRISE THE ORGANIC ROOT-ZONE. COMPLETE STRIPPING AT 4" DEEP OR AS RECOMMENDED IN THE SOILS REPORT. DISPOSE OF ALL ORGANIC MATERIALS OFFSITE OR WITHIN THE LANDSCAPING AREAS, IF APPROVED BY LANDSCAPE ARCHITECT. DO NOT DISPOSE OF MATERIAL FOR USE AS BACKFILL IN ANY OTHER AREA.
E. ALL REMOVED MATERIALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL UNUSABLE MATERIALS SHALL BE DISPOSED OF OFF SITE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
F. ITEMS SPECIFICALLY MARKED AS SALVAGE SHALL BE REMOVED WITH CARE AND TAKEN TO THE PLACE IDENTIFIED ON THE PLAN. SALVAGED ITEMS SHALL REMAIN THE PROPERTY OF THE OWNER, UNLESS OTHERWISE STATED IN THE PLANS.
G. FILL AND COMPACT CAVITIES LEFT BY REMOVED MATERIALS TO THE LEVEL OF EXISTING GROUND OR TO MATCH THE GRADE SHOWN ON GRADING PLANS. COMPACTION SHALL MEET THE STANDARDS OUTLINED IN THE "GRADING" SECTION OF THE SPECIFICATIONS.

3 EXCAVATION AND SOIL FILL

A. ALL EXCAVATION AND EMBANKMENT SHALL BE COMPLETED PER ISPWC SECTION 202.
B. CONTRACTOR TO VERIFY ALL SURVEY BENCHMARKS AND ELEVATIONS MARKED AS EXISTING ON PLAN ARE AS INDICATED.
C. LOCATE, IDENTIFY, AND PROTECT UTILITIES THAT REMAIN FROM DAMAGE. NOTIFY AND COORDINATED WITH UTILITY COMPANY TO REMOVE AND RELOCATE UTILITIES PER PLAN. ALL SPOILS RESULTING FROM UTILITY WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO SATISFACTORILY REPAIR, AT HIS EXPENSE, ALL DAMAGE TO UTILITIES FACILITIES OR STRUCTURES FROM THE WORK OR FROM HIS ACTIVITIES DURING CONSTRUCTION.
D. THE WORK SHALL CONSIST OF EXCAVATION, DISPOSAL OR COMPACTION OF ALL MATERIAL NOT BEING REMOVED WHICH IS WITHIN THE LIMITS OF THE WORK AREA OR NECESSARY FOR CONSTRUCTION.
E. REFER TO THE SOILS REPORT FOR DETAILS OF SPECIAL EXCAVATION REQUIREMENTS BENEATH FOOTINGS, FLOOR SLABS, FLEXIBLE PAVEMENTS AND CONCRETE SLABS ON GRADE.
F. STOCKPILE EXCAVATED LANDSCAPE FILL MATERIALS AND STRUCTURAL FILL MATERIAL SEPARATELY WITHOUT INTERMIXING. PLACE, GRADE, AND SHAPE STOCKPILES TO DRAIN SURFACE WATER.
G. REMOVE ALL SOFT AND UNSTABLE MATERIALS THAT CANNOT BE COMPACTED SATISFACTORY. REMOVE BOULDERS APPEARING IN THE EXCAVATION TO A DEPTH OF A T LEAST 4 INCHES BELOW SUBGRADE. PROVIDE AND PLACE BACKFILL IN THE PLACE OF THE REMOVED MATERIALS.
H. PLOW, SCARIFY, BENCH, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING MATERIAL.
I. DO NOT PLACE BACKFILL OR FILL SOIL MATERIAL ON SURFACES THAT ARE MUDDY, FROZEN, OR CONTAIN FROST OR ICE.
J. UNIFORMLY MOISTEN OR AERATE SUB GRADE AND EACH SUBSEQUENT FILL OR BACKFILL SOIL LAYER BEFORE COMPACTION TO BETWEEN OPTIMUM MOISTURE CONTENT AND 3% ABOVE OPTIMUM MOISTURE
K. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY OTHERWISE SATISFACTORY SOIL MATERIAL THAT EXCEEDS THE RANGE OF, OPTIMUM MOISTURE CONTENT AND 3 PERCENT ABOVE OPTIMUM MOISTURE, AND IS TOO WET TO COMPACT TO SPECIFIED DRY UNIT WEIGHT.
L. PROTECT APPROVED SUB GRADE SOIL FROM RECEIVING EXCESS MOISTURE. IF THIS SOIL IS ALLOWED TO RECEIVE MOISTURE, WHICH RAISES IT ABOVE ITS OPTIMUM LEVELS, IT WILL BECOME UNSTABLE AND NOT BE COMPACTABLE. UNSTABLE SOIL SHALL BE REMOVED AND REPLACED WITH ENGINEERED FILL AT THE CONTRACTOR'S EXPENSE.
M. SUB GRADE MATERIALS WHICH HAVE BEEN PREVIOUSLY APPROVED BUT HAVE BEEN DRIED OR DAMPENED CAUSING THE SOIL TO BE OUTSIDE OF REQUIRED MOISTURE LEVELS SHALL BE RE-MOISTURE CONDITIONED AT CONTRACTOR'S EXPENSE.

4 SOIL MATERIALS

A. STRUCTURAL FILL - REFER TO THE GEOTECHNICAL ENGINEERING REPORT FOR DETAILS OF THE SPECIAL EXCAVATION REQUIREMENTS BENEATH FOOTINGS, FLOOR SLABS, FLEXIBLE PAVEMENTS AND CONCRETE SLABS ON GRADE. FREE OF ROCK OR GRAVEL LARGER THAN 6 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER AND APPROVED BY THE GEOTECHNICAL ENGINEER.
B. LANDSCAPE SOIL FILL - THE STRIP MATERIAL WHICH CANNOT BE USED AS STRUCTURAL MATERIAL, I.E. GREATER THAN 3% ORGANICS, MAY BE USED AS LANDSCAPE FILL MATERIAL IF IT MEETS THE SPECIFICATIONS FOR LANDSCAPING.
C. NATIVE SOILS SHALL BE SCARIFIED TO A DEPTH OF 6 INCHES, BROUGHT TO BETWEEN OPTIMUM MOISTURE CONTENT AND 3% ABOVE OPTIMUM MOISTURE THEN RECOMPACTED TO 90% OR GREATER RELATIVE COMPACTION BEFORE PLACEMENT OF FILL.

EARTHWORK (CONTINUED)

5 COMPACTION OF SOIL BACKFILLS AND FILLS

A. PLACE BACKFILL AND FILL SOIL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
B. COMPACT SOIL MATERIALS TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 1557: EXCAVATED ONSITE OR IMPORTED SOIL FILL, 95%; FLEXIBLE PAVEMENT SUBGRADE, 92%; AGGREGATE BASE AND SUBBASE, 95%; UTILITY TRENCHES, 95%.
C. UNDER LAWN OR UNPAVED AREAS, SCARIFY AND RE COMPACT TOP 6 INCHES BELOW GRADE AND COMPACT EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL TO 85%, BERMS CONTAINING WATER SHALL BE 95%.
D. STRUCTURAL FILL WITHIN THE BUILDING PAD AREAS DESCRIBED ABOVE AND WITHIN THE "LOAD STRESS ENVELOPE" SHALL BE PLACED AND COMPACTED TO 95%.

6 DEWATERING

A. ALL DEWATERING ACTIVITIES, IF NECESSARY, SHALL BE COMPLETED PER ISPWC SECTION 205.
B. IF REQUIRED, CONTRACTOR SHALL SUBMIT A DEWATERING PLAN FOR REVIEW BY TO LOCAL, STATE OR FEDERAL AGENCIES FOR REVIEW AND APPROVAL.
C. CONTRACTOR SHALL OBTAIN ANY PERMITS NECESSARY FOR DEWATERING FROM LOCAL, STATE OR FEDERAL AGENCIES AS REQUIRED.

7 GRADING

A. UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES. CUT OUT SOFT SPOTS, FILL LOW SPOTS, AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.
B. FINISH GRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES: CRUSHED AGGREGATE BASE, PLUS OR MINUS 0.03 FT; UNCRUSHED AGGREGATE BASE, PLUS OR MINUS 0.05 FT.; SUBGRADE, PLUS OR MINUS 0.10 FT.; FINISHED GRADE OF LOT AND LANDSCAPED AREAS, PLUS OR MINUS 0.30 FT.
C. LANDSCAPE BERMS WHERE THEY OCCUR SHALL BE ROUGH GRADED TO A TRAPEZOIDAL SHAPE APPROXIMATING THE SHAPE OF THE BERMS SHOWN ON THE LANDSCAPE PLAN. THE VOLUME OF SOIL REQUIRED TO SHAPE, FINE GRADE AND COMPACT TO FINAL GRADES AS SHOWN ON THE LANDSCAPE PLAN SHALL BE PROVIDED BY THE EARTHWORK CONTRACTOR IN THE ROUGH GRADED BERMS.

8 PROTECTION

A. PROTECT EXCAVATED SUB GRADE AREAS OR AREAS STRIPPED FOR SUBSEQUENT FILL MATERIAL PLACEMENT BENEATH AREAS TO BE PAVED; IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE AND CONSTRUCT WORK, AND PROVIDE PROTECTIONS, IN A MANNER TO AVOID CAUSING INSTABILITY OF THE EXISTING SOILS. SUCH PROTECTION MAY INCLUDE AVOIDING TRAFFIC OVER SUCH AREAS WITHOUT PROVISION OF A PROTECTIVE CONSTRUCTION ACCESS ROAD.
B. CONTRACTOR SHALL KEEP SURFACES WELL DRAINED FREE FROM PUDDLING, PONDING, OR POTENTIAL MOISTURE BUILD UP IN THE FORM OF SNOW OR OTHERWISE, WHICH MAY CAUSE THE INSTABILITY OF THE SURFACE SOILS OR UNDERLYING SOILS.
C. UPON COMPLETION OF EXCAVATION TO SUB GRADE LEVELS BENEATH SUBSEQUENT FILL, THE CONTRACTOR SHALL IMMEDIATELY OBTAIN COMPACTION LEVELS AS REQUIRED. IF AFTER APPROVAL, THE SUB GRADE SOILS RECEIVE MOISTURE WHICH RAISES THE MOISTURE CONTENT TO A LEVEL EXCEEDING THE TARGET MOISTURE LEVELS, THEY SHALL BE SCARIFIED AND ALLOWED TO DRY OR REMOVED AND REPLACED WITH ENGINEERED FILL AT THE CONTRACTOR'S EXPENSE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO KEEP THESE SUB GRADE SOILS DRY AND FREE OF TRAFFIC PRIOR TO AND DURING COMPACTION EFFORTS AND UNTIL THE FULL PAVEMENT SECTION HAS BEEN INSTALLED. THE CONTRACTOR SHALL OBTAIN APPROVAL OF THE SUB GRADE IMMEDIATELY AFTER COMPLETION OF SUB GRADE MOISTURE CONDITIONING AND/OR COMPACTION EFFORTS.

9 FIELD QUALITY CONTROL

A. OWNER WILL ENGAGE A QUALIFIED INDEPENDENT GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM FIELD QUALITY-CONTROL TESTING.
B. ALLOW TESTING AGENCY TO INSPECT AND TEST SUB GRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS.
C. BUILDING PAD AREA AND PAVEMENT AND WALKWAY AREAS SHALL BE TESTED RECOMMENDED BY THE GEOTECHNICAL ENGINEER OR AT A RATE OF 1 TEST PER 5000 SF PER LIFT OR A MINIMUM OF ONE TEST PER BUILDING PAD AREA PER LIFT. SURFACE OF FINISHED GRADE SHALL BE TESTED AT A RATE OF 1 TEST PER 10,000 SF.
D. WHEN TESTING AGENCY REPORTS THAT SUB GRADES, FILL, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY TO MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RE-COMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED WITHOUT ADDITIONAL COMPENSATION.

ASPHALT PAVING AND AGGREGATE

1 GENERAL

A WHERE IT IS NOT SPECIFICALLY STATED IN THESE SPECIFICATIONS, OR THE REQUIREMENTS OF CANYON COUNTY, THE 2012 VERSION OF ISPWC SHALL GOVERN.
   a. APPLICABLE ISPWC SECTIONS: DIVISION 200 "EARTHWORK", DIVISION 300 "TRENCHING, AND DIVISION 800 "AGGREGATES AND ASPHALT".

2 SUBMITTALS

A CRUSHED AGGREGATE BASE (CAB)
B HOT MIX ASPHALT (HMA) MIX DESIGN
C COMPACTION TEST RESULTS -WITHIN 24 HOURS OF ASPHALTIC CONCRETE PLACEMENT

3 MATERIALS

A. TACK COAT PER ISPWC
B. AGGREGATE BASE PER ISPWC:
   1. UNCRUSHED AGGREGATE BASE (UAB) SHALL BE 6" MINUS.
   2. CRUSHED AGGREGATE BASE (CAB) SHALL BE TYPE 1, 3/4" MINUS.
C. ASPHALT PAVEMENT MIX DESIGN: 1/2" SP3, PG 58-28.

4 AGGREGATE BASE EXECUTION

A. CONTRACTOR SHALL EXCAVATE TO A SUFFICIENT DEPTH TO EXPOSE COMPETENT, NATIVE SOILS OR TO A MINIMUM DEPTH OF 1 1/2 FEET BELOW FINISHED SUBGRADE. CONTRACTOR SHALL CALL FOR INSPECTION BY THE GEOTECHNICAL ENGINEER AND OBTAIN WRITTEN APPROVAL OF THE SUBGRADE PRIOR TO BASE COURSE PLACEMENT.
B. BASE COURSE SHALL BE PLACED IN MAXIMUM 4 INCH LAYERS.
C. LEVEL AND CONTOUR SURFACES TO ELEVATIONS AND GRADIENTS INDICATED ON PLANS.
D. COMPACT AGGREGATE MATERIALS SHALL BE COMPACTED TO ACHIEVE 95 PERCENT OF ITS MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D 698 FOR FLEXIBLE PAVEMENT AND ASTM D 1557 FOR RIGID PAVEMENT AREAS.
E. ADD WATER TO ASSIST COMPACTION. IF EXCESS WATER IS APPARENT, REMOVE AGGREGATE AND AERATE TO REDUCE MOISTURE CONTENT.
F. FINAL BASE COURSE THICKNESS, AFTER COMPACTION, SHALL COMPLY WITH MINIMUM UNIFORM THICKNESSES AS INDICATED ON PLANS.
G. TOLERANCES
   a. FLATNESS: MAXIMUM VARIATION OF 1/4 INCH MEASURED WITH 10 FOOT STRAIGHT EDGE.
   b. SCHEDULED COMPACTED THICKNESS: WITHIN 1/4 INCH.
   c. VARIATION FROM DESIGN ELEVATION: WITHIN 1/2 INCH.

5 ASPHALT EXECUTION

A. APPLY TACK COAT TO CONTACT SURFACES OF EXISTING PAVING AND ALL CONCRETE CONTACT SURFACES OF PAVING PER ISPWC SECTION 806 AND 810.
B. LONGITUDINAL BITUMINOUS JOINTS SHALL BE VERTICAL AND PROPERLY TACKED IF COLD. TRANSVERSE JOINTS SHALL ALWAYS BE TACKED.
C. PLACE ASPHALT WITHIN 24 HOURS OF APPLYING TACK COAT.
D. PLACE HOT-MIXED ASPHALT MIXTURE ON PREPARED SURFACE, SPREAD AND STRIKE OFF. SPREAD MIXTURE AT MINIMUM TEMPERATURE OF 225 DEGREES F (107 DEG. C). PLACE EACH COURSE TO REQUIRED GRADE, CROSS SECTION AND COMPACTED THICKNESS.
E. PLACE TO THICKNESS AS INDICATED ON PLANS.
F. COMPACT PAVEMENT BY ROLLING TO 95% OF MAXIMUM DENSITY FOR MIX DESIGN. DO NOT DISPLACE OR EXTRUDE PAVEMENT FROM POSITION. PLATE COMPACT IN AREAS INACCESSIBLE TO ROLLING EQUIPMENT. HAND TAMPERS NOT ACCEPTED.
G. DEVELOP ROLLING WITH CONSECUTIVE PASSES TO ACHIEVE EVEN AND SMOOTH FINISH, WITHOUT ROLLER MARKS. NO RE-HEATING OF ASPHALT TO PLACE OR CORRECT PLACEMENT.
H. AT ALL AREAS WHERE ASPHALT DOES NOT TERMINATE AT CONCRETE, HAND TAMP EDGE STRAIGHT, REMOVE EXCESS TO FORM A STRAIGHT LINE.
I. PLACE ASPHALT PER ISPWC SECTION 810 TO ACHIEVE A CONSISTENT SMOOTH SURFACE FREE OF ROLLER MARKS AND ROCK POCKETS. UNSATISFACTORY AREAS SHALL BE REMOVED AND REPLACED OR REPAIRED AT THE CONTRACTORS EXPENSE IN A MANNER ACCEPTABLE TO THE ARCHITECT AND ENGINEER.
J. MAKE JOINTS BETWEEN OLD AND NEW PAVEMENTS, OR BETWEEN SUCCESSIVE DAYS' WORK, TO ENSURE CONTINUOUS BOND BETWEEN ADJOINING WORK. CONSTRUCT JOINTS TO HAVE SAME TEXTURE, DENSITY AND SMOOTHNESS AS OTHER SECTIONS OF HOT-MIXED ASPHALT COURSE. CLEAN CONTACT SURFACES AND APPLY TACK COAT.

ASPHALT PAVING AND AGGREGATE (CONTINUED)

K. TOLERANCES OF FINISHED PAVEMENT
   a. FLATNESS: MAXIMUM VARIATION OF 1/4 INCH MEASURED WITH 10 FOOT STRAIGHT EDGE.
   b. SCHEDULED COMPACTED THICKNESS: WITHIN 1/4 INCH.
   c. VARIATION FROM TRUE ELEVATION: WITHIN 1/2 INCH.

6 FIELD QUALITY CONTROL

A OWNER WILL ENGAGE A QUALIFIED INDEPENDENT GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM FIELD QUALITY-CONTROL TESTING.
B ALLOW TESTING AGENCY TO INSPECT AND TEST SUB GRADE, AGGREGATE BASE AND EACH HMA CONCRETE LIFTS. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS.
C FREQUENCY OF TESTS: DENSITY TESTS: 1 PER 100 LIN. FT. (ROADWAYS). 1 PER 2000 SQ. FT. (PARKING AND DRIVEWAY AREAS). ROADWAYS IN RIGHT-OF-WAY TO BE TESTED PER JURISDICTIONAL SPECIFICATION REQUIREMENTS.
D SURFACE QUALITY STANDARD: A MINIMUM OF 400 SF (20 FEET X 20 FEET) OF PAVEMENT SHALL BE PLACED FOR INSPECTION AND APPROVAL BY ENGINEER PRIOR TO COMMENCING WORK. THIS SURFACE SHALL BE USED AS THE STANDARD FOR THE ENTIRE PAVEMENT THROUGH OUT THE PROJECT. ANY SURFACES THAT DO NOT MEET THIS STANDARD SHALL BE REMOVED AND REPLACED, AT THE CONTRACTOR'S EXPENSE, OR REPAIRED IN A MANNER ACCEPTABLE BY THE ENGINEER.
E ALL PAVE SURFACES

SANITARY SEWER

1 GENERAL

A. WHERE IT IS NOT SPECIFICALLY STATED IN THESE SPECIFICATIONS OR THE REQUIREMENTS OF CANYON COUNTY, THE PLANS AND SPECIFICATIONS OF THE 2012 VERSION OF THE ISPWC OR IDAHO TECHNICAL GUIDANCE MANUAL (TGM) SHALL GOVERN.
   a. APPLICABLE ISPWC SECTIONS: SECTION 300 "TRENCHING", SECTION 500 "SEWER" AND SECTION 400 "WATER"

B. ALL CONSTRUCTION DONE ON EXISTING UTILITIES OR UTILITIES TO BE DEDICATED TO CANYON COUNTY MUST BE COMPLETED BY CONTRACTORS WHO ARE PUBLIC WORKS LICENSED.
REQUESTS BY THE CONTRACTOR FOR CHANGES TO THE PLANS MUST BE APPROVED BY THE DESIGN

C. ENGINEER AND SOUTHWEST DISTRICT HEALTH AND/OR IDEQ BEFORE THE CHANGES ARE IMPLEMENTED.

2 SUBMITTALS

A PIPE MATERIALS

B ELJEN GSF MODULES

C. SEPTIC PUMP

D. MANHOLES

E. PROJECT RECORD DOCUMENTS
   a. RECORD LOCATION OF PIPE RUNS, CONNECTIONS, CLEANOUTS AND INVERT ELEVATIONS.
   b. PHOTOGRAPH FINAL MANHOLE BASE INSTALLATIONS AND RECONSTRUCTION PRIOR TO PLACEMENT OF BARREL SECTIONS.
   c. IDENTIFY AND DESCRIBE UNEXPECTED VARIATIONS TO SUBSOIL CONDITIONS OR DISCOVERY OF UNCHARTERED UTILITIES.
   d. PHOTOGRAPH ALL POTABLE/NON POTABLE WATER CROSSINGS WITH MEASUREMENTS INDICATING COMPLIANCE.
   e. PHOTOGRAPH STAGES OF INSTALLATION FOR SEPTIC TANK, DOSING CHAMBER, AND ELJEN GSF BEDS.

3 MATERIALS

A. PRECAST MANHOLES PER ASTM C478 EXCEPT AS MODIFIED PER ISPWC.

B. CAST IRON MANHOLE FRAMES AND COVERS PER ISPWC SD-507.

C. CAST IRON CLEANOUT LIDS. 1. PEDESTRIAN TRAFFIC AREAS: BOLT DOWN LID SUITABLE FOR PEDESTRIAN TRAFFIC AREAS WITH A SCORIATED PATTERN. VEHICULAR TRAFFIC AREAS: HEAVY DUTY TRAFFIC RATED WITH A SCORIATED PATTERN. CONCRETE COLLAR PER ISPWC SD-506B

D. SEWER PIPE: ASTM D3034, SDR 35, TYPE PSM, POLY VINYL CHLORIDE (PVC) MATERIAL; INSIDE NOMINAL DIAMETER AS INDICATED, BELL AND SPIGOT STYLE GASKET SEALED JOINT END.
PRESSURE SEWER PIPE: SCHEDULE 40 OR 80 PVC OR CLASS 200 HDPE PRESSURE PIPE, UNLESS

E. OTHERWISE NOTED ON PLANS.

F. BEDDING MATERIALS: SAND, GRAVEL OR CRUSHED AGGREGATE PER ISPWC

G. GROUT AND CONCRETE: PER ISPWC

H. PUMPS, AND EFFLUENT SCREENS SHALL BE MANUFACTURED BY ORENCO SYSTEMS INC.

I. ALL SEPTIC AND DOSE TANKS CONSTRUCTED OF CONCRETE MUST USE SELF CONSOLIDATING CONCRETE IN A MONOLITHIC POUR, MEET A COMPRESSIVE STRENGTH EXCEEDING 6000 PSI AND MUST BE PROVIDED BY OLDCASTLE INFRASTRUCTURE. ONCE INSTALLED, THE TANKS MUST BE TESTED OR RE-TESTED FOR WATERTIGHTNESS BY FILLING EACH TANK 4" INTO ITS RISER AND DOCUMENTING NO MEASURABLE DROP IN WATER LEVEL OVER A 24 HOUR PERIOD.

4 EXECUTION

A. VERIFY UTILITY LOCATIONS, EXISTING PIPING LOCATIONS AND STRUCTURES WHERE CONNECTIONS ARE TO BE MADE PRIOR TO BEGINNING WORK. NOTIFY THE ENGINEER IF FIELD CONDITIONS ARE DIFFERENT FROM THE CONTRACT DOCUMENTS. ALLOW 48 HOURS FOR THE ENGINEER TO MODIFY THE DESIGN, IF NECESSARY. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.

B. VERIFY THAT EXCAVATIONS ARE TO REQUIRED ALIGNMENT AND GRADE AND INSTALLATION MEETS SEPARATION REQUIREMENTS PER MOST CURRENT ISPWC SECTION 405.

C. MAINTAIN GROUNDWATER 1 FOOT BELOW THE PIPE INVERT AND, IF NECESSARY, PROVIDE FOUNDATION STABILIZATION IN ACCORDANCE WITH ISPWC SECTION 304.

D. INSTALL MANHOLES IN ACCORDANCE WITH ISPWC SECTION 502.

E. TRENCH BEDDING AND BACKFILL MATERIAL SHALL BE ISPWC SECTION 305.

F. INSTALL PIPE, FITTINGS, AND ACCESSORIES IN ACCORDANCE WITH ASTM D 2321, MANUFACTURER'S INSTRUCTIONS. SEAL JOINTS WATERTIGHT.

G. LAY PIPE TO SLOPE GRADIENTS NOTED ON DRAWINGS; WITH MAXIMUM VARIATION FROM TRUE SLOPE OF 1/16 INCH IN 10 FEET.

H. INSTALL BEDDING AT SIDES, AND BOTTOM OVER TOP OF PIPE TO MINIMUM COMPACTED THICKNESS OF 4 INCHES; COMPACTED TO 95 PERCENT.

I. PLACE NO. 12 DIRECT BURIAL WIRE ALONG THE NORTH AND EAST SIDE OF PIPES. ASSURE THAT CONTINUITY IS MAINTAINED IN LOCATING WIRE.

J. PLACE SEWER SERVICE PIPELINES IN A SIX (6) INCH DIAMETER WATER CLASS PIPE WHEREVER THE SERVICE LINE CROSSES A STORMWATER TREATMENT FACILITY (I.E. SEEPAGE BEDS, DRAINAGE SWALES)

K. WHEN COVER OVER A SEWER PIPE IS LESS THAN THREE (3) FEET FROM TOP OF PIPE TO SUBGRADE OR TOP OF PIPE TO NATURAL GROUND, USE "CLASS 200 WATER PRESSURE PIPE", ASTM D 2241, SDR 21, INCLUDING SERVICE LINES AND FITTINGS.

L. MAINTAIN A HORIZONAL SEPARATION OF AT LEAST TEN (10) FEET BETWEEN WATER PIPELINES (INCLUDING FIRE HYDRANTS AND FIRE SERVICE PIPELINES) AND ALL NON POTABLE WATER PIPELINES AND FORCE MAINS. MAINTAIN AT LEAST 10 FEET BETWEEN WATER PIPELINES AND STORM WATER SEEPAGE BEDS AND UNLINED RETENTION PONDS.

M. THE BOTTOM OF A WATER MAIN OR WATER SERVICE IS TO CROSS A MINIMUM OF 18 INCHES ABOVE ALL NON POTABLE WATER LINES.

N. WHEN THE 10' HORIZONTAL SEPARATION OR 18 INCH VERTICAL SEPARATION IS NOT POSSIBLE, COMPLY WITH THE REQUIREMENTS SHOWN IN SD-407 IN THE MOST CURRENT VERSION OF ISPWC. ALL AREAS THAT DO NOT COMPLY WITH THE NORMAL SEPARATION REQUIREMENTS AND ARE NOT SHOWN IN PLANS AS SUCH, MUST HAVE THE APPROVAL OF THE ENGINEER.

5 TESTING

A. THE CONTRACTOR SHALL TEST ALL SEWER PIPELINES IN ACCORDANCE WITH ISPWC SECTION 501.

B. PRESSURE TEST PIPE AS REQUIRED IN ISPWC SECTION 501.3.4.C.

C. ACCEPTANCE OF WORKMANSHIP SHALL BE BASED ON CRITERIA OF THE ISPWC SECTION 501.3.4.H.

D. A COPY OF THE TEST SHALL BE PROVIDED TO DESIGN ENGINEER FOR REVIEW AND APPROVAL.
SOUTH WEST DISTRICT HEALTH IS TO BE NOTIFIED FOR TRENCH INSPECTION BEFORE GRAVEL OR SAND IS

E. PLACED INTO TRENCH(S).
IF SOIL CONDITIONS DIFFER FROM TEST HOLE WHEN INSTALLING TANK/DRAINFIELD, CONTACT SWDH BEFORE

F. INSTALLATION.

G. NOTIFY SWDH FOR PUMP START UP INSPECTION 24 HRS PRIOR TO TESTING.

Alpha Omega ENGINEERING LLC
1014 S. La Pointe Dr. Ste. 2
Boise, Idaho 83706
Ph: 208.322.5250
mike@aoengineering.com

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PROFESSIONAL ENGINEER REGISTERED 7564 4-18-23 STATE OF IDAHO MICHAEL R. LIMARIA

AAA Truck Repair LLC
1419 Andy Lane, Caldwell, ID

REVISIONS

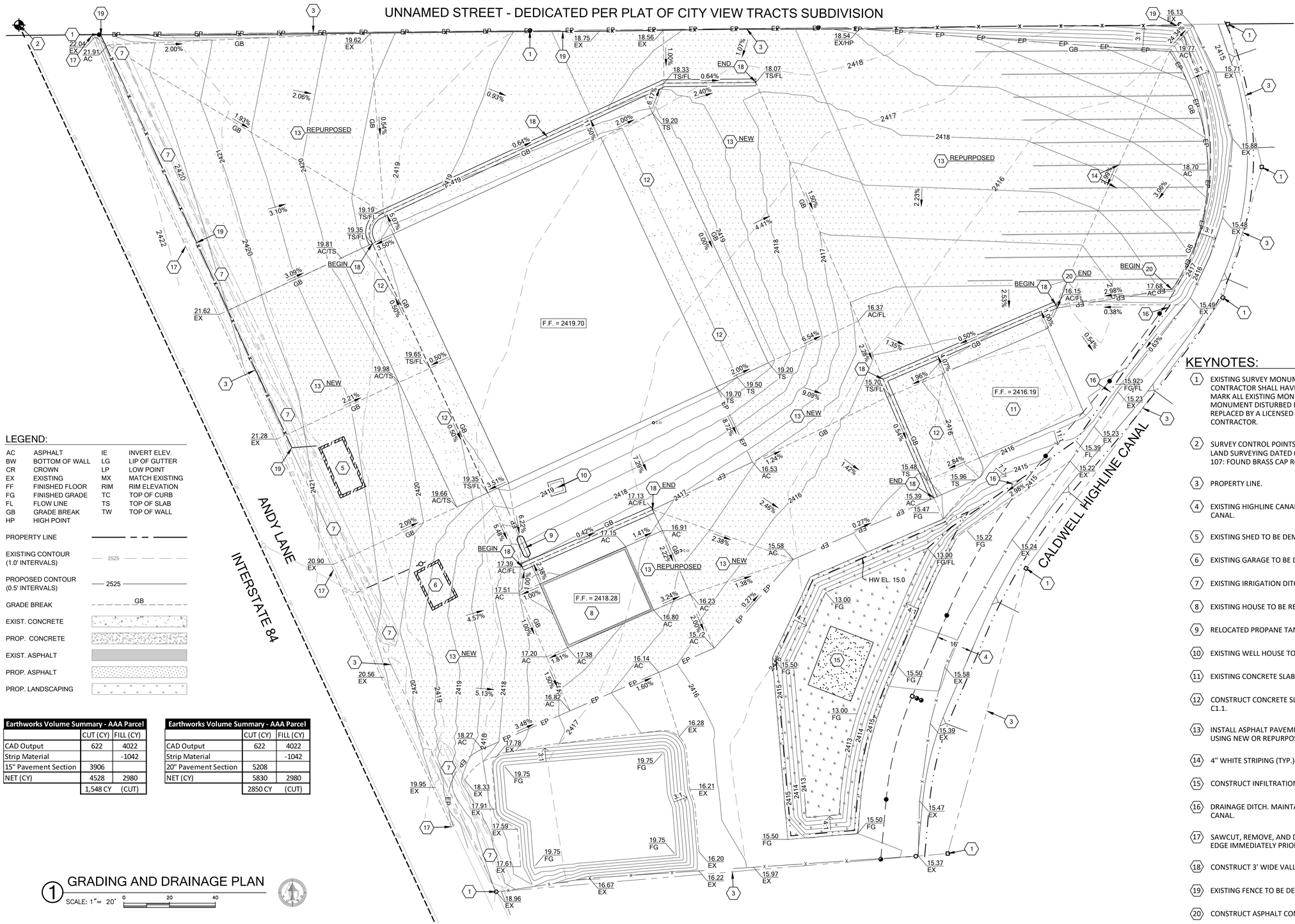
NO.	DATE	DESCRIPTION

PROJECT #: 22014
DATE: 6/02/2022
DRAWN BY: JAS

SHEET TITLE:
SPECS.
II

SHEET NO.:
C0.2

REVIEW SET - NOT FOR CONSTRUCTION - 04/18/23



LEGEND:

AC	ASPHALT	IE	INVERT ELEV.
BW	BOTTOM OF WALL	LG	LIP OF GUTTER
CR	CROWN	LP	LOW POINT
EX	EXISTING	MX	MATCH EXISTING
FF	FINISHED FLOOR	RIM	RIM ELEVATION
FG	FINISHED GRADE	TC	TOP OF CURB
FL	FLOW LINE	TS	TOP OF SLAB
GB	GRADE BREAK	TW	TOP OF WALL
HP	HIGH POINT		

PROPERTY LINE

EXISTING CONTOUR (1.0' INTERVALS) — 2525

PROPOSED CONTOUR (0.5' INTERVALS) — 2525

GRADE BREAK — GB

EXIST. CONCRETE

PROP. CONCRETE

EXIST. ASPHALT

PROP. ASPHALT

PROP. LANDSCAPING

Earthworks Volume Summary - AAA Parcel

	CUT (CY)	FILL (CY)
CAD Output	622	4022
Strip Material		-1042
15" Pavement Section	3906	
NET (CY)	4528	2980
	1,548 CY	(CUT)

Earthworks Volume Summary - AAA Parcel

	CUT (CY)	FILL (CY)
CAD Output	622	4022
Strip Material		-1042
20" Pavement Section	5208	
NET (CY)	5830	2980
	2850 CY	(CUT)

① GRADING AND DRAINAGE PLAN

SCALE: 1"= 20' 0 20 40

CALL DIGLINE AT 811 BEFORE YOU DIG!

KEYNOTES:

1. EXISTING SURVEY MONUMENTS TO BE RETAINED AND PROTECTED. CONTRACTOR SHALL HAVE A LICENSED SURVEYOR LOCATE AND MARK ALL EXISTING MONUMENTS PRIOR TO CONSTRUCTION. ANY MONUMENT DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE REPLACED BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
2. SURVEY CONTROL POINTS (SEE SURVEY COMPLETED BY MARKS LAND SURVEYING DATED 03/22/23):
   107: FOUND BRASS CAP ROW MONUMENT - ELEV. 2421.09
3. PROPERTY LINE.
4. EXISTING HIGHLINE CANAL EASEMENT LIMIT - 16' FROM BANK OF CANAL.
5. EXISTING SHED TO BE DEMOLISHED.
6. EXISTING GARAGE TO BE DEMOLISHED.
7. EXISTING IRRIGATION DITCH TO BE FILLED AND COMPACTED.
8. EXISTING HOUSE TO BE RETAINED AND PROTECTED.
9. RELOCATED PROPANE TANK FROM EXISTING LOCATION.
10. EXISTING WELL HOUSE TO BE RAISED TO PROPOSED GRADE.
11. EXISTING CONCRETE SLAB.
12. CONSTRUCT CONCRETE SLAB FLUSH WITH AC PER DETAIL 1, SHEET C1.1.
13. INSTALL ASPHALT PAVEMENT SECTION PER DETAIL 2, SHEET C1.1 USING NEW OR REPURPOSED ASPHALT.
14. 4" WHITE STRIPING (TYP.)
15. CONSTRUCT INFILTRATION BASIN PER DETAIL 4, SHEET C1.1.
16. DRAINAGE DITCH. MAINTAIN POSITIVE DRAINAGE AWAY FROM THE CANAL.
17. SAWCUT, REMOVE, AND DISPOSE OF EXISTING PAVEMENT 2' FROM EDGE IMMEDIATELY PRIOR TO ASPHALT INSTALLATION.
18. CONSTRUCT 3' WIDE VALLEY GUTTER PER DETAIL 3, SHEET C1.1.
19. EXISTING FENCE TO BE DEMOLISHED.
20. CONSTRUCT ASPHALT CONCRETE ROLLED EDGE.

Alpha Omega ENGINEERING LLC
1014 S. La Pointe Dr. Ste. 2
Boise, Idaho 83706
Ph: 208.322.5250
mike@aoengineering.com

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PROFESSIONAL ENGINEER REGISTERED 7564 4-12-23 STATE OF IDAHO MICHAEL R. LIMAMA

AAA Truck Repair LLC

1419 Andy Lane, Caldwell, ID

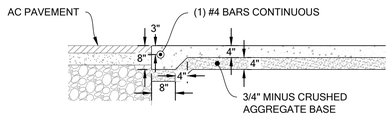
REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT #: 22014
DATE: 6/02/2022
DRAWN BY: JAS

SHEET TITLE: GRADING PLAN

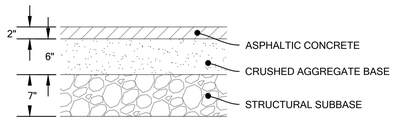
SHEET NO.: C1.0

REVIEW SET - NOT FOR CONSTRUCTION - 04/18/23



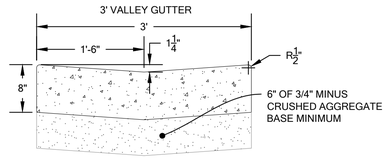
1 THICKENED CONCRETE EDGE

SCALE: 1" : 2'



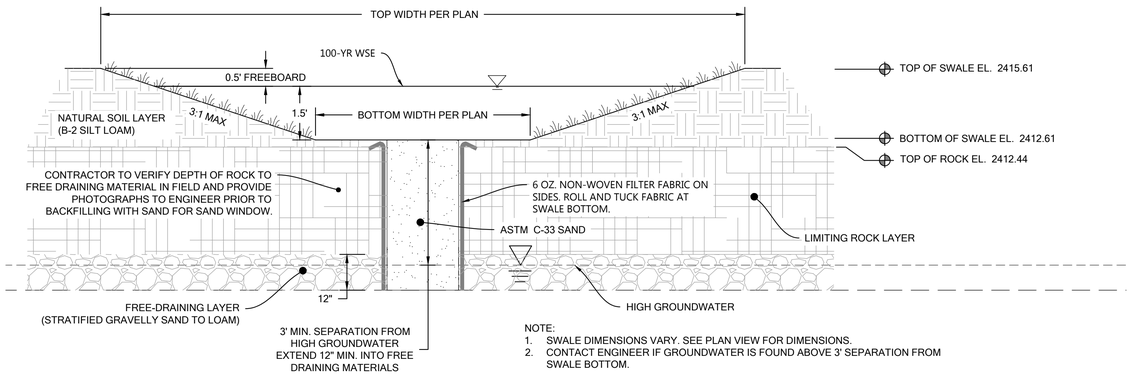
2 PAVEMENT SECTION

SCALE: 1" : 1'



3 VALLEY GUTTER

SCALE: 1" : 1'



NOTE:
1. SWALE DIMENSIONS VARY. SEE PLAN VIEW FOR DIMENSIONS.
2. CONTACT ENGINEER IF GROUNDWATER IS FOUND ABOVE 3' SEPARATION FROM SWALE BOTTOM.

4 SWALE CROSS SECTION

SCALE: 1" : 2'

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BEFORE YOU DIG!

Alpha Omega ENGINEERING LLC
1014 S. La Pointe Dr. Ste. 2
Boise, Idaho 83706
Ph: 208.322.5250
mike@aoengineering.com

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PROFESSIONAL ENGINEER REGISTERED
7564
4-18-23
STATE OF IDAHO
MICHAEL R. LIMAKIS

AAA Truck Repair LLC

1419 Andy Lane, Caldwell, ID

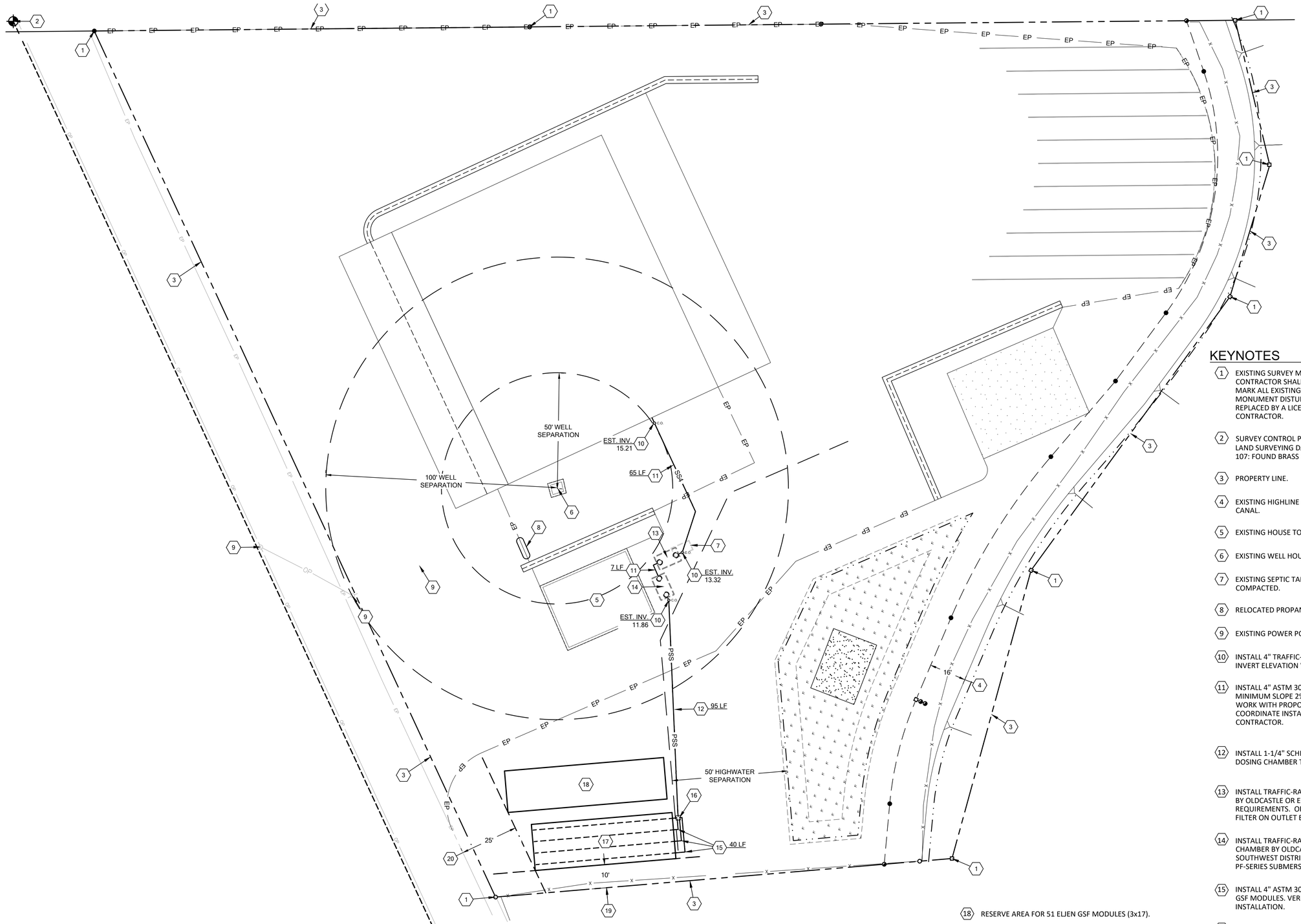
REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT #: 22014
DATE: 6/02/2022
DRAWN BY: JAS

SHEET TITLE: GRADING DETAILS

SHEET NO.: C1.1

REVIEW SET - NOT FOR CONSTRUCTION - 04/18/23



KEYNOTES

1. EXISTING SURVEY MONUMENTS TO BE RETAINED AND PROTECTED. CONTRACTOR SHALL HAVE A LICENSED SURVEYOR LOCATE AND MARK ALL EXISTING MONUMENTS PRIOR TO CONSTRUCTION. ANY MONUMENT DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE REPLACED BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
2. SURVEY CONTROL POINTS (SEE SURVEY COMPLETED BY MARKS LAND SURVEYING DATED 03/22/23):
   107: FOUND BRASS CAP ROW MONUMENT - ELEV. 2421.09
3. PROPERTY LINE.
4. EXISTING HIGHLINE CANAL EASEMENT LIMIT - 16' FROM BANK OF CANAL.
5. EXISTING HOUSE TO BE RETAINED AND PROTECTED.
6. EXISTING WELL HOUSE TO BE RAISED TO PROPOSED GRADE.
7. EXISTING SEPTIC TANK TO BE REMOVED, BACKFILLED AND COMPACTED.
8. RELOCATED PROPANE TANK FROM EXISTING LOCATION.
9. EXISTING POWER POLE. RETAIN AND PROTECT.
10. INSTALL 4" TRAFFIC-RATED CLEANOUT PER ISPWC SD-506A. VERIFY INVERT ELEVATION WITH BUILDING PLUMBER.
11. INSTALL 4" ASTM 3034 SDR PVC SEWER SERVICE TO THE BUILDING. MINIMUM SLOPE 2%. MAINTAIN MIN. 2' COVER. VERIFY SLOPE WILL WORK WITH PROPOSED FINISH FLOOR PRIOR TO INSTALLATION. COORDINATE INSTALLATION LOCATION WITH BUILDING CONTRACTOR.
12. INSTALL 1-1/4" SCHEDULE 40 PVC PRESSURE SEWER SERVICE FROM DOSING CHAMBER TO DISTRIBUTION BOX. FITTINGS AS REQUIRED.
13. INSTALL TRAFFIC-RATED LOW-PROFILE 1500-GALLON SEPTIC TANK BY OLDCASTLE OR EQUIVALENT PER IDEQ AND CENTRAL HEALTH REQUIREMENTS. ORENCO BIOTUBE MODEL FT0854 EFFLUENT FILTER ON OUTLET END OF TANK.
14. INSTALL TRAFFIC-RATED LOW-PROFILE 1500-GALLON DOSING CHAMBER BY OLDCASTLE OR EQUIVALENT PER IDEQ AND SOUTHWEST DISTRICT HEALTH REQUIREMENTS. USE ORENCO PF-SERIES SUBMERSIBLE EFFLUENT PUMP PFEF100511.
15. INSTALL 4" ASTM 3034 SDR 35 PVC SEWER SERVICE TO THE ELJEN GSF MODULES. VERIFY INVERTS WITH SLOPE WILL WORK PRIOR TO INSTALLATION.
16. INSTALL DISTRIBUTION BOX PER SECTION 2.8 OF ELJEN GSF DESIGN MANUAL.
17. INSTALL 60 ELJEN GSF MODULES (4x15) FOR THE PRIMARY SEPTIC BED AREA USING ABOVE-GRADE CAPPING FILL SYSTEM. SEE DETAIL 1, SHEET C2.1.
18. RESERVE AREA FOR 51 ELJEN GSF MODULES (3x17).
19. 10' SEPARATION FROM PROPERTY LINE TO ELJEN BED.
20. 25' SEPARATION FROM WATER LINE TO ELJEN BED. CONTRACTOR TO POTHOLE FOR LOCATION OF WATER LINE PRIOR TO ELJEN BED INSTALLATION.

1 UTILITIES PLAN
SCALE: 1"= 20' 0 20 40

Alpha Omega ENGINEERING LLC
1014 S. La Pointe Dr. Ste. 2
Boise, Idaho 83706
Ph: 208.322.5250
mike@aoengineering.com

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PROFESSIONAL ENGINEER REGISTERED 7564 4-18-23 STATE OF IDAHO MICHAEL R. LIMAKIS

AAA Truck Repair LLC

1419 Andy Lane, Caldwell, ID

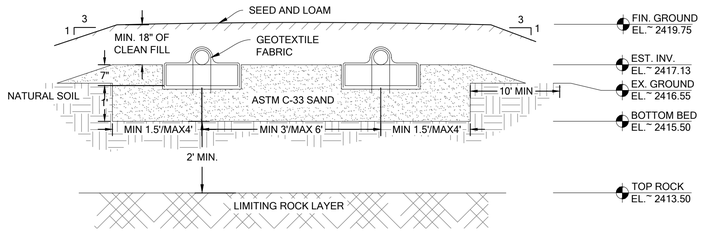
REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT #: 22014
DATE: 6/02/2022
DRAWN BY: JAS

SHEET TITLE: SEPTIC PLAN

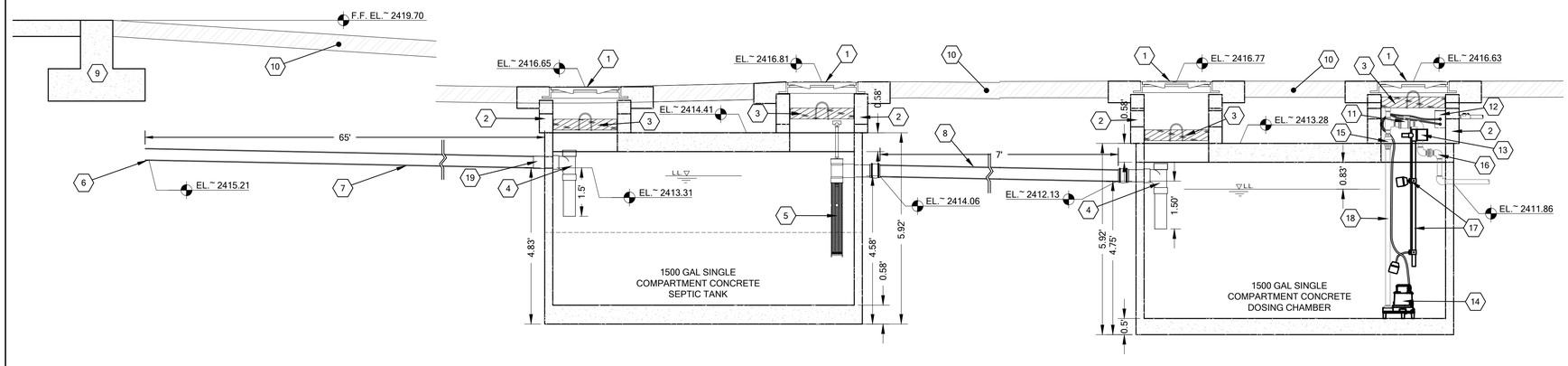
SHEET NO.: C2.0

REVIEW SET - NOT FOR CONSTRUCTION - 04/18/23



① ELJEN ABOVE-GRADE CAPPING FILL BED SECTION

SCALE: 1"= 2'



② SEPTIC AND DOSING TANK SECTION

SCALE: N.T.S.

SEPTIC TANK AND DOSE TANK KEYNOTES:

1. 24" CAST IRON RING AND LID, GAS TIGHT VERIFY GRADE ELEVATION. INSTALL CONCRETE PROTECTIVE RING PER ISPWC SD-508.
2. 24" RISERS TO GRADE. FIELD VERIFY HEIGHT. GROUT WATER TIGHT.
3. 24" POLYSTYRENE INSULATION PLUGS WITH NYLON ROPE HANDLES.
4. 4" SANITARY TEE INLET (FROM HOME AND FROM SEPTIC TANK).
5. ORENCO BIOTUBE MODEL FT0854 EFFLUENT FILTER OR APPROVED EQUAL.
6. 4" INVERT AT HOUSE. VERIFY AND COORDINATE ELEVATION WITH PLUMBING CONTRACTOR.
7. 4" ASTM 3034 PVC SEWER PIPE FROM HOUSE TO TANK. SLOPE 2.0% MIN.
8. 4" ASTM 3034 PVC EFFLUENT PIPING FROM SEPTIC TANK , TO DOSING TANK.
9. PROPOSED BUILDING FOUNDATION.
10. PROPOSED ASPHALT DRIVEWAY.
11. PVC TRU-UNION BALL VALVE.
12. WATER-TIGHT SPLICE BOX (ONCMF2).
13. FIBERGLASS PIPING SUPPORT & FLOAT TREE BRACKET (ONCMF2)
14. ORENCO SYSTEMS MODEL PFEF-4011-B SUBMERSIBLE EFFLUENT PUMP, 0.4 HP, 21 GPM, 115 v/ 1 PHASE.
15. PVC FLAPPER OR BALL CHECK VALVE.
16. SCH 80 PVC "SWING" JOINT.
17. ALARM & CONTROL SIGNAL FLOATS WITH REDUNDANT OFF.
18. 1-1/4" SCH 80 PVC PIPING AND FITTINGS.
19. ADDITIONAL 4 INCH AND 1-1/4 INCH SANITARY TEE INSTALLED SIDE BY SIDE BELOW MANHOLE INLET. 3 SEPARATE INLETS REQUIRED.

Alpha Omega ENGINEERING LLC
1014 S. La Pointe Dr. Ste. 2 Boise, Idaho 83706
Ph: 208.322.5250
mike@aoengineering.com

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PROFESSIONAL ENGINEER REGISTERED 7564 4-18-23 STATE OF IDAHO MICHAEL R. LIMAKATSO

AAA Truck Repair LLC

1419 Andy Lane, Caldwell, ID

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT #: 22014
DATE: 6/02/2022
DRAWN BY: JAS

SHEET TITLE: SEPTIC PLAN

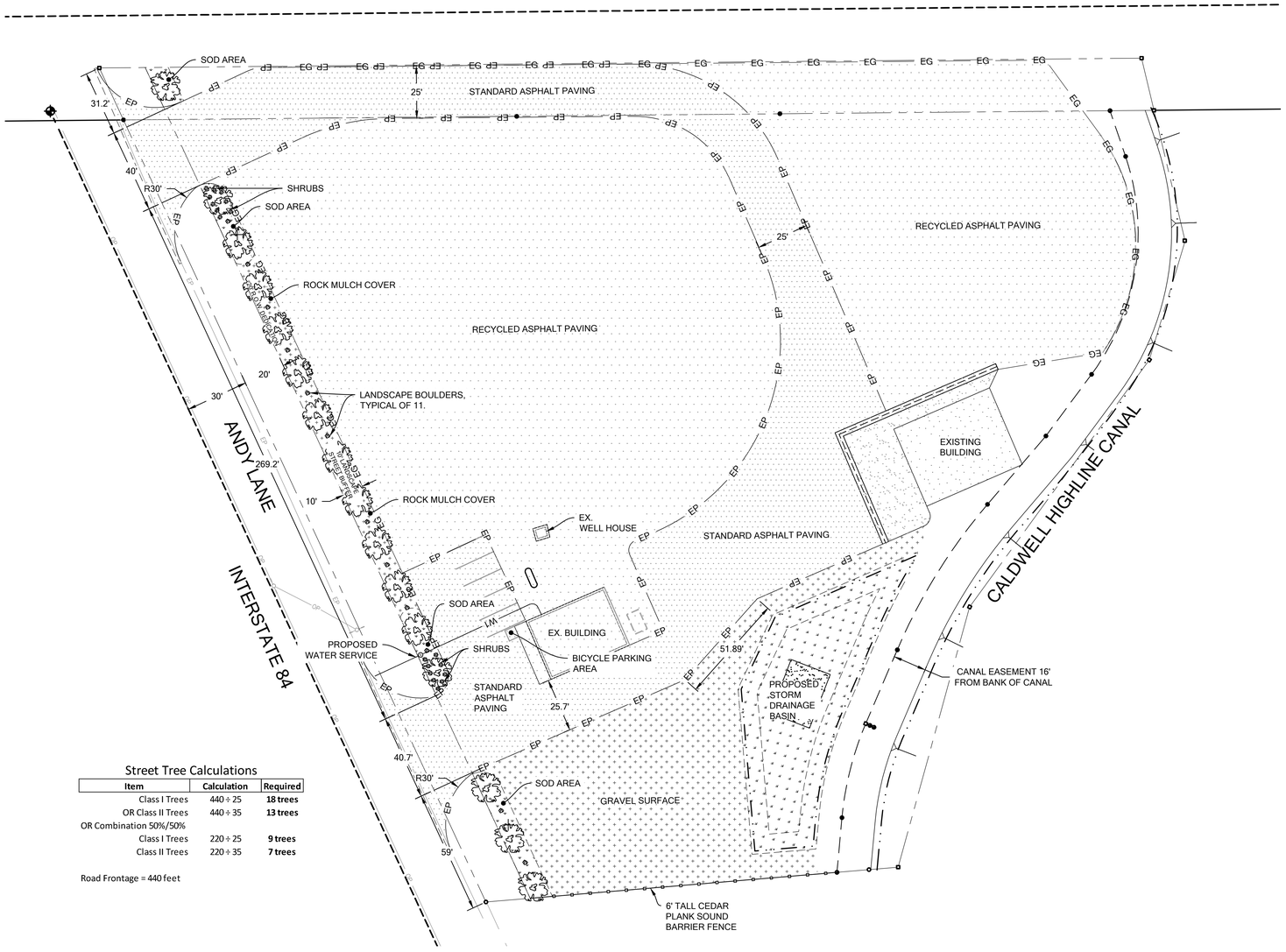
SHEET NO.: C2.0

REVIEW SET - NOT FOR CONSTRUCTION - 04/18/23

RIGCORE TRUCK CENTER LLC

1419 ANDY LN

CALDWELL, ID



Street Tree Calculations

Item	Calculation	Required
Class I Trees	440 ÷ 25	**18 trees**
OR Class II Trees	440 ÷ 35	**13 trees**
OR Combination 50%/50%		
Class I Trees	220 ÷ 25	**9 trees**
Class II Trees	220 ÷ 35	**7 trees**

Road Frontage = 440 feet

1 SITE PLAN

SCALE: 1"= 30' 0 30 60



VICINITY MAP
CITY OF CALDWELL, CANYON COUNTY

LEGEND:

PROPERTY LINE	
EXIST. CONCRETE	
PROP. CONCRETE	
EXIST. ASPHALT	
PROP. ASPHALT	
PROP. GRAVEL	EG EG
PROP. LANDSCAPING	
SEEPAGE BED	

	VALVE		SS MANHOLE
	WATER SERVICE	C.O.	CLEANOUT
	FIRE HYDRANT	SD	SD MANHOLE
	THRUST BLOCK		CATCH BASIN
	FIRE DEPT CON.		SAND & GREASE
	POST IND. VALVE		

ABBREVIATIONS:

AC	ASPHALT	IE	INVERT ELEV.
BW	BOTTOM OF WALL	LG	LIP OF GUTTER
CR	CROWN	LP	LOW POINT
EX	EXISTING	MX	MATCH EXISTING
FF	FINISHED FLOOR	RIM	RIM ELEVATION
FG	FINISHED GRADE	TC	TOP OF CURB
FL	FLOW LINE	TS	TOP OF SLAB
GB	GRADE BREAK	TW	TOP OF WALL
HP	HIGH POINT		

OWNER:

PAVEL S GONCHAROV
OWNER ADDRESS
OWNER ADDRESS
253-226-2078
service@rigcoretruckcenter.com

CIVIL ENGINEER:

ALPHA OMEGA ENGINEERING
1014 S. LA POINTE DRIVE, SUITE 2
BOISE, ID 83706
CONTACT: MIKE LIIMAKKA, P.E.
(208) 322-5250
MIKE@AOENGINEERING.COM

SURVEYOR:

MARKS LAND SURVEYING, LLC
2995 N. COLE ROAD STE. 240
BOISE, ID 83704
CONTACT: COLLEEN MARKS, LS
PHONE: 208-378-7703
EMAIL
PROVIDED TOPOGRAPHIC SURVEY, DATED 3/22/23

LEGAL DESCRIPTION:

26-4N-3W NE CITY VIEW TRACTS LT 17 LS TX 1; LT 18 LS ROW

BENCHMARK:

CP#107 - FOUND BRASS CAP ROW
ELEVATION: 2421.090

ELEVATION DATUM:

ALL SURVEY DATA AND PROPOSED ELEVATIONS ARE BASED ON NAVD 88 BENCHMARK DATUM.
ADD 2400 TO ALL ELEVATIONS SHOWN IN TWO DIGIT FORMAT.

EXISTING ZONE: AG (CANYON COUNTY)

PROPOSED ZONE: M1 (CITY OF CALDWELL)

Alpha Omega ENGINEERING LLC
1014 S. La Pointe Dr. Ste. 2
Boise, Idaho 83706
Ph: 208.322.5250
mike@aoengineering.com

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PROFESSIONAL ENGINEER REGISTERED STATE OF IDAHO MIKE R. LIIMAKKA 7 PRELIMINARY NOT FOR CONSTRUCTION

RigCore Truck Center LLC
1419 Andy Lane, Caldwell, ID

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT #: 22014
DATE: 6/02/2022
DRAWN BY: JAS

SHEET TITLE: PROPOSED SITE

SHEET NO.: C0.0

REVIEW SET - NOT FOR CONSTRUCTION - 06/03/26

NEIGHBORHOOD MEETING LETTER TEMPLATE

8/12/2025

RigCore Truck Center LLC

1419 Andy Ln

Caldwell, Idaho 83605

RE: Annexation to Caldwell City, Property Development for RigCore Truck Center LLC Repair facility at 1419 Andy Ln Caldwell, Idaho 83605

To whom it may concern,

You are invited to a 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: 08/27/2025

Meeting Time: 6:00 pm

Meeting Location: La Quinta Inn by Wyndham Caldwell: 901 Specht Avenue Caldwell, ID 83605

Project Summary: This project consist of a request for annexation of 3.02 acres of land into the city of Caldwell with M-1 zonnig and special use permit for development of semi-truck and trailer repair facility and parking.

If you would like to contact us ahead of the meeting, please feel free to reach us at 253-226-2078 or *service@rigcoretruckcenter.com*.

We look forward to hearing from you.

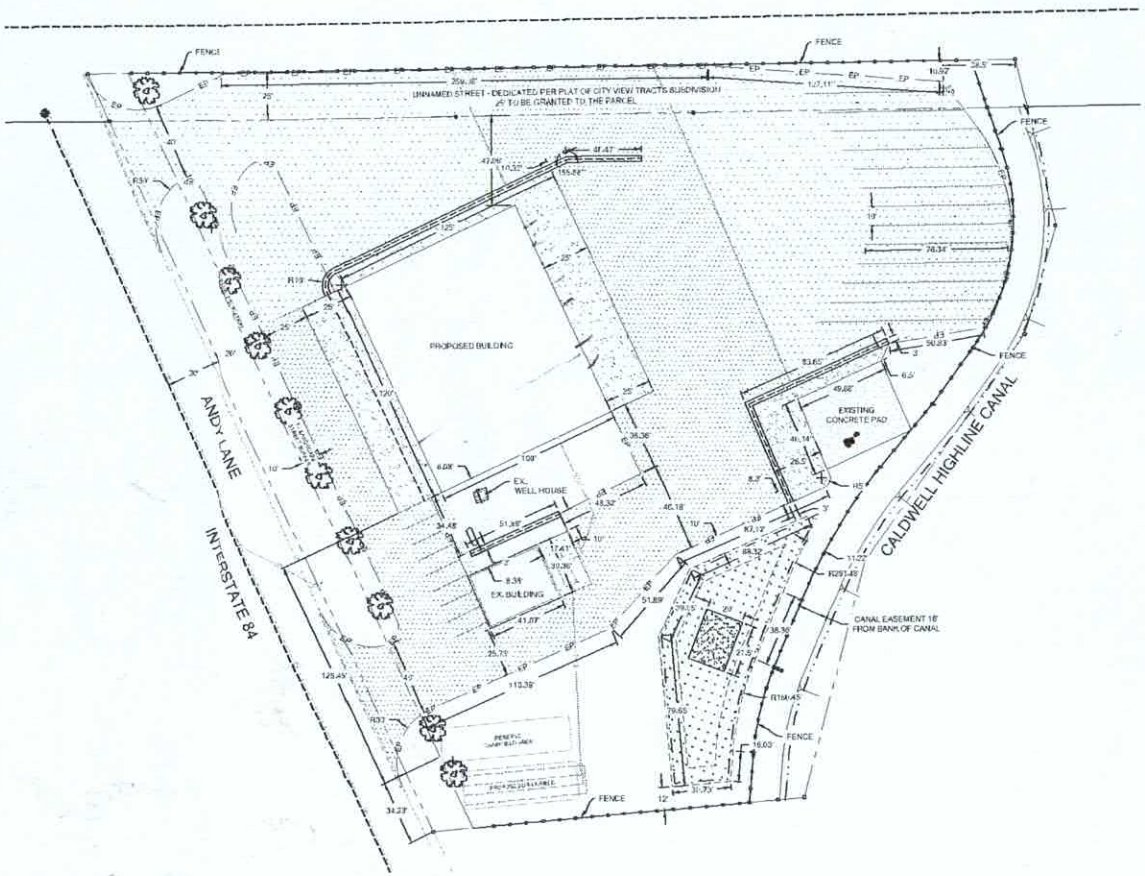
Thank you,

Alexander S Goncharov

RIGCORE TRUCK CENTER LLC

1419 ANDY LN

CALDWELL, ID



① SITE PLAN
SCALE: 1" = 30'



VICINITY MAP
CITY OF CALDWELL, CANYON COUNTY

LEGEND:

PROPERTY LINE	
EXIST. CONCRETE	
PROP. CONCRETE	
EXIST. ASPHALT	
PROP. ASPHALT	
PROP. GRAVEL	EG
PROP. LANDSCAPING	
SEEPAGE BED	
EXISTING CONTOUR (1.0' INTERVALS)	
PROPOSED CONTOUR (0.5' INTERVALS)	2525
GRADE BREAK	GB
EXIST. WATER	
POTABLE WATER	WB
EXIST. SANITARY SEWER	
SANITARY SEWER	SSB
EXIST. STORM SEWER	
STORM SEWER	SDB
FIRE WATER	FIRE
PRES. IRRIGATION	FIB
GRAV. IRRIGATION	GI
GAS	G
UG POWER	UGP
TELECOM.	T
PRESSURED SAN. SEWER	PSS

	VALVE		SS MANHOLE
	WATER SERVICE		CLEANOUT
	FIRE HYDRANT		SD MANHOLE
	THRUST BLOCK		CATCH BASIN
	FIRE DEPT CON.		SAND & GREASE
	POST IND. VALVE		

ABBREVIATIONS:

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SHEET INDEX

C0.0	COVER & DIMENSION PLAN
C0.1	SPECIFICATIONS
C0.2	SPECIFICATIONS II
C1.0	GRADING & DRAINAGE PLAN
C1.1	GRADING & DRAINAGE DETAILS
C2.0	UTILITY PLAN
C2.1	UTILITY DETAILS

Alpha Omega ENGINEERING LLC
1014 S. La Pointe Dr., Ste. 2
Boise, Idaho 83706
Ph: 208.322.5250
mike@aoengineering.com

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PROFESSIONAL ENGINEER 7564 MICHAEL S. LIMANKA

OWNER:

PAVEL S GONCHAROV
OWNER ADDRESS
OWNER ADDRESS
253-226-2076
service@aostruckrepair.com

CIVIL ENGINEER:

ALPHA OMEGA ENGINEERING
1014 S. LA POINTE DRIVE, SUITE 2
BOISE, ID 83706
CONTACT: MIKE LIMANKA, P.E.
(208) 322-5250
MIKE@AOENGINEERING.COM

SURVEYOR:

MARKS LAND SURVEYING, LLC
2995 N. COLE ROAD STE. 243
BOISE, ID 83704
CONTACT: COLLEEN MARKS, LS
PHONE: 208-378-4703
EMAIL:
PROVIDED TOPOGRAPHIC SURVEY, DATED 3/22/23

LEGAL DESCRIPTION:

26-4N-3W NE CITY VIEW TRACTS LT 17 LS TX 1, LT 18 LS ROW

BENCHMARK:

CP#107 - FOUND BRASS CAP ROW
ELEVATION: 2421.060

ELEVATION DATUM:

ALL SURVEY DATA AND PROPOSED ELEVATIONS ARE BASED ON NAVD 88 BENCHMARK DATUM.
ADD 2400 TO ALL ELEVATIONS SHOWN IN TWO DIGIT FORMAT.

RigCore Truck Center LLC
1419 Andy Lane, Caldwell, ID

REVISIONS

NO	DATE	DESCRIPTION

PROJECT #: 22014
DATE: 6/02/2022
DRAWN BY: JAS

SHEET TITLE
PROPOSED SITE

SHEET NO.
C0.0

REVIEW SET - NOT FOR CONSTRUCTION - 07/30/23

1	R35308308	HESS PROPERTIES LLC	23536 CANYON LN	CALDWELL	ID	83607
2	R00692	1111 CALDWELL LLC	PO BOX 905	KUNA	ID	83634
3	R02800713	CALDWELL LAND AND CATTLE COMPANY LLC	1910 S 5500 W	SALT LAKE CITY	UT	84104-4488
4	R02800712	PETERSON PROPERTY HOLDINGS LLC	1405 IDUSTRIAL WAY	CALDWELL	ID	83605
5	R35305	GB CALDWELL LLC	277 STEWART RD SW	PACIFIC	WA	98047
6	R35308307	S AND B PROPERTY MANAGEMENT LLC	1502 AVIATION WAY	CALDWELL	ID	83605
7	R00703	WEATHERTIGHT ROOFING INC	1429 ANDY LN	CALDWELL	ID	83605
8	R02800601	BCP PORTFOLIO II LLC	22551 SAN VICENTE AVE	SAN JOSE	CA	95120
9	R02800711	CAMARILLO LLC	11826 LAWRENCE DR	CALDWELL	ID	83607
10	R02800713A	LITHIA REAL ESTATE INC	150 N BARTLETT ST	MEDFORD	OR	97501
11	R35308305	TAYLOR REED AND JACQUELINE TRUST	19210 WAGNER RD	CALDWELL	ID	83607
12	R00692010	DS PROPERTIES LLC	5009 CLEARFIELD ST	CALDWELL	ID	83605
13	R00691100	ST ALPHONSUS RMC INC	3123 MEDICAL DR	CALDWELL	ID	83605
14	R02800710	HULME LEOTA M	15813 BROADSIDE LN	CALDWELL	ID	83607
15	R00706	JONES BRET	628 S BONNEVILLE DR	NAMPA	ID	83686
16	R35308300	CFJ PROPERTIES	PO BOX 54470	LEXINGTON	KY	40555
17	R02800600	DOYLE DEVELOPMENT LLC	19595 APRICOT LN	CALDWELL	ID	83607
18	R00699	HENSEN KEVIN	1423 ANDY LN	CALDWELL	ID	83605
19	R35305012B	IDAHO POWER COMPANY	1221 W IDAHO ST	BOISE	ID	83702
20		TRIPPLE C	1209 ANDY LN	CALDWELL	ID	83605
21	R35308303	CS REAL ESTATE LLC	3301 S CALEB WAY	MERIDIAN	ID	83642
22	R35305100	SKYWAY INDUSTRIAL CONDOS LLC	PO BOX 19039	GOLDEN	CO	80402
		GOSHAWK CAPITAL LLC				
23	35308305 0	AVIATION WAY LLC	19210 WAGNER RD	CALDWELL	ID	83607
24	67126100 0	BLUEBIRD TRUCK WASH LLC	350 N 9TH ST STE 200	BOISE	ID	83702
25	35305103 0	LAUREN LANE LLC	PO BOX 6251	KETCHUM	ID	83340
26	02800710 0	STEELSKY HOLDINGS LLC	9631 W POPPY ST	BOISE	ID	83704

00692011 0	1111 CALDWELL LLC		PO BOX 905	KUNA, ID, 83634
35308307A0	AVIATION WAY LLC		19210 WAGNER RD	CALDWELL, ID, 83607
02800601 0	BCP PORTFOLIO II LLC		22551 SAN VICENTE AVE	SAN JOSE, CA, 95120
67126100 0	BLUEBIRD TRUCK WASH LLC		350 N 9TH ST STE 200	BOISE, ID, 83702
02800713 0	CALDWELL LAND AND CATTLE COMPANY LLC		1910 S 5500 W	SALT LAKE CITY, UT, 84104-4488
02800711 0	CAMARILLO LLC		11826 LAWRENCE DR	CALDWELL, ID, 83607
35308300 0	CFJ PROPERTIES	PILOT TRAVEL	PO BOX 54470	LEXINGTON, KY, 40555
35308307 0	CS REAL ESTATE LLC		3301 S CALEB WAY	MERIDIAN, ID, 83642
02800600 0	DOYLE DEVELOPMENT LLC		19595 APRICOT LN	CALDWELL, ID, 83607
00692010 0	DS PROPERTIES LLC		5009 CLEARFIELD ST	CALDWELL, ID, 83605
35305000 0	GB CALDWELL LLC		277 STEWART RD SW	PACIFIC, WA, 98047
00698000 0	GONCHAROV PAVEL S		1419 ANDY LN	CALDWELL, ID, 83605
35305105 0	GOSHAWK CAPITAL LLC		PO BOX 19039	GOLDEN, CO, 80402
00699000 0	HENSEN KEVIN		1423 ANDY LN	CALDWELL, ID, 83605
35308308 0	HESS PROPERTIES LLC		23536 CANYON LN	CALDWELL, ID, 83607
35305012B0	IDAHO POWER COMPANY		1221 W IDAHO ST	BOISE, ID, 83702
00706000 0	JONES BRET		628 S BONNEVILLE DR	NAMPA, ID, 83686
35305103 0	LAUREN LANE LLC		PO BOX 6251	KETCHUM, ID, 83340
02800713A0	LITHIA REAL ESTATE INC		150 N BARTLETT ST	MEDFORD, OR, 97501
02800712 0	PETERSON PROPERTY HOLDINGS LLC		1405 IDUSTRIAL WAY	CALDWELL, ID, 83605
00691100 0	ST ALPHONSUS RMC INC		3123 MEDICAL DR	CALDWELL, ID, 83605
02800710 0	STEELSKY HOLDINGS LLC		9631 W POPPY ST	BOISE, ID, 83704
00703000 0	WEATHERTIGHT ROOFING INC		1429 ANDY LN	CALDWELL, ID, 83605

NEIGHBORHOOD MEETING SIGN-IN FORM
City of Caldwell Planning and Zoning Department
621 E. Cleveland Blvd., Caldwell, ID 83605
Phone: (208) 455-3021

Start Time of Neighborhood Meeting: 6:00 pm

End Time of Neighborhood Meeting: 7:05 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.	Alexander Goncharov	1419 Andy Ln Caldwell, ID 83605
2.	no others.	
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		

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: To annex current 1419 Andy Ln Caldwell, ID 83605 from AG to M-I Caldwell zoning and apply for special use permit

Date of Round Table meeting: NA

Notice sent to neighbors on: 8-12-25

Date & time of the neighborhood meeting: August 27th, 2025

Location of the neighborhood meeting: La Quinta Inn by Wyndam Caldwell 901 Specht Ave Caldwell, ID 83605

Developer/Applicant:

Name: Alexander S Goncharov

Address, City, State, Zip: 10733 Cocoon St Nampa, ID 83687

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 Alexander Goncharov

DATE 8-27-25

EXHIBIT 2:

CITY DEPARTMENT COMMENTS AND CONDITIONS OF APPROVAL

Memorandum

To: Garlene Davis, Planner I

From: Steven Pendleton, Land Development Manager
Hallie Hart, City Engineer

Re: ANN25-000003 (RigCore Truck Center LLC)

Date: March 20, 2026

The Engineering Department provides the following comments on a request by Alexander Goncharov, on behalf of Pavel and Nataliya Goncharov, is requesting annexation with a zoning designation of M-1, which is a compatible zoning district based on the Employment Center place-type designation on the Future Land Use Map. The applicant is proposing to maintain the existing large truck repair and storage use (Equipment Repair & Service – Large) on site. The 3.03 acre parcel is addressed as 1419 Andy Ln, and is located on the East side of Andy Ln., approximately 1,800 feet north of the intersection with Aviation
Way.

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. Stormwater facilities (per City requirements/storm water manual);

    f. Street lighting (per City standards);

    g. Street signage (per City and MUTCD requirements);

    h. Vertical Datum based on NAVD 88 Datum.

General

1. This project shall comply with all current city codes, standards, policies, and procedures.

2. All street, sewer, water, 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.

3. 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.

4. 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.

5. 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.

6. The engineer of record shall be held responsible to ensure that development improvements are in substantial compliance with said engineer's design. Following the construction of the subdivision 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.

Rights-of-Way

1. Andy Ln. is classified as a local street the applicant shall dedicate as public right-of-way a minimum fifty (50) foot full width right-of-way to be constructed (per City Standard R-810 E) less 3' of right-of-way to be determined at time of civil plan review.

2. Applicant shall dedicate to the City of Caldwell any required right-of-way along Andy Ln. within 30 days of written request from the City of Caldwell.

Street

1. Full frontage half street improvements shall be completed to Andy Ln. adjacent to the proposed project including 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. All interior circulation routes proposed within this development shall be a minimum of 26’ in width measured from face of curb to face of curb.

3. All private internal circulation routes shall fully comply with City of Caldwell standards and be approved by the Caldwell Fire Marshall.

Water

1. Applicant shall connect to city domestic water when the city sees it necessary to do so. Per City Code.

Date 12/02/2025

City of Caldwell, Planning & Zoning Department
Parcel: R00698
Re: Case Number: ANN25-000003

The Caldwell City Fire Department has reviewed and can approve the City Annexation application subject to compliance with the 2018 International Fire Code.

Details:

National Standards for Travel Time (90% of time) for first arriving unit:	4 minutes
Nearest Fire Station:	3
Closest fire station (in miles) to site:	2.1
Approximate response time to site:	4 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.

City Annexation Approval

Prior to the development of the site, applicants must submit all required applications and documentation via the citizen service portal for review and approval. Citizenserve Online Portal

The application can be found at Permits/Inspections | Caldwell, ID

Regards,

Alan Perry
Deputy Chief
Fire Marshal
Caldwell Rural Fire Protection District
Aperry@cityofcaldwell.org

Memorandum

To: April Cabello, Planner II
Caldwell P & Z Department

From: Trevor Farris, GIS Technician
Dave Marston, Mapping Superintendent

Re: ANN25-000003- Rigcore Truck Center

Date: November 18, 2025.

The Mapping Department provides the following comments on a request by Alexander Goncharov, on behalf of Pavel and Nataliya Goncharov, is requesting annexation with a zoning designation of M-1, which is a compatible zoning district based on the Employment Center place-type designation on the Future Land Use Map. The applicant is proposing to maintain the existing large truck repair and storage use (Equipment Repair & Service – Large) on site. The 3.03 acre parcel is addressed as 1419 Andy Ln, and is located on the East side of Andy Ln., approximately 1,800 feet north of the intersection with Aviation Way.

Address Number

1. Upon Annexation this address will need to be changed, due to this address currently being out of alignment with the city grid.
2. Please contact the Mapping Department prior to permitting.

EXHIBIT 3:
COPY OF AGENCY NOTIFICATION LETTER SENT, LIST OF AGENCIES NOTIFIED, AND AGENCY COMMENTS

COPY OF AGENCY NOTIFICATION LETTER SENT

OUTSIDE AGENCY WRITTEN TESTIMONY

Outside Agency Response Deadlines: **11/17/2025**

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:	10/22/2025		
1ST HEARING DATE:	12/10/2025	**HEARING BODY:**	Planning and Zoning Commission
2nd HEARING DATE:	1/5/2026	**HEARING BODY:**	City Council
Application Case No(s):	ANN25-000003		
Project Name:	RigCore Truck Center LLC		
Site Address:	1419 Andy Ln.		
Site Parcel ID:	R0069800000		
Site Location:	East side of Andy Ln., approximately 1,800 feet north of the intersection with Aviation Way.		
Applicant:	Alexander Goncharov, RigCore Truck Center LLC 1419 Andy Ln., Caldwell, ID 83605 253-226-2078, service@rigcoretruckcenter.com		
Property Owner:	Pavel and Nataliya Goncharov 1419 Andy Ln., Caldwell, ID 83605		
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: Alexander Goncharov, on behalf of Pavel and Nataliya Goncharov, is requesting annexation with a zoning designation of M-1, which is a compatible zoning district based on the Employment Center place-type designation on the Future Land Use Map. The applicant is proposing to maintain the existing large truck repair and storage use (Equipment Repair & Service – Large) on site. The 3.03 acre parcel is addressed as 1419 Andy Ln, and is located on the East side of Andy Ln., approximately 1,800 feet north of the intersection with Aviation Way.



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: Morgan Bessaw, Deputy Director at mbessaw@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

Canyon County, 111 North 11th Avenue, #310, Caldwell, ID 83605
Code Enforcement (208) 402-4165 ▪ CodeEnforcement@canyoncounty.id.gov ▪ www.canyoncounty.id.gov

ANN25-000003
RigCore Truck Center
1419 Andy Lane
R00698

Attention Morgan Bessaw:

In response to the public agency memo dated October 22, 2025; please be advised that Canyon County Code Enforcement has a case regarding the above-referenced address for operating a trucking-repair business within the AG (Agriculture) zone, which requires a comprehensive plan amendment and rezone within Canyon County jurisdiction.

The subject property is surrounded by Caldwell City Limits to the north, east and west. As such, Canyon County has encouraged the property owner to annex into the City of Caldwell (see attached).

As a result of the above-referenced application (ANN25-000003) submitted to the City, Canyon County has **no objection** to the request.

Respectfully,

Katie Phillips
Canyon County Code Enforcement
Katie.phillips@canyoncounty.id.gov

cc: Case File CDEF2023-0034



Canyon County, 111 North 11th Avenue, Suite 310, Caldwell, ID 83605
(208) 454 7458 ▪ (208) 454 6633 Fax ▪ DSDInfo@canyoncounty.id.gov ▪ www.canyoncounty.id.gov

REMINDER NOTICE

December 11, 2025 Sent US First Class Mail

Pavel S. Goncharov and Nataliya P. Sluchych
1419 Andy Lane
Caldwell, ID 83605

Dear Property Owner:

As you are aware, our office has been investigating violations of the Zoning Ordinance on your property located at 1419 Andy Ln., Caldwell, ID; also identified as Assessor Parcel Number R00698. This property is located in an area of Canyon County that is zoned 'AG ' (Agricultural).

Our records indicate that you applied for annexation into the City of Caldwell (ANN25-000003) on April 29, 2025 (or 225 days ago). This letter serves as a friendly reminder to **complete the annexation process into the CITY**.

The property is still located within Canyon County limits and the current use appears to be trucking repair which **does not comply** with Canyon County Zoning §07-10-27 « *Transit or trucking terminal and/or service facility »*, which is only permitted in the C-2, M-1, M-2 and MU-A zones.

Please COMPLETE the annexation of your property into the City of Caldwell no later than March 31, 2026. If the property remains in Canyon County jurisdiction after that date, Canyon County enforcement will have to proceed. I am hopeful such action will not be necessary.

If you have any questions, please feel free to email me at the address below. To view the Canyon County Code, please visit our website at http://www.canyoncounty.id.gov.

Respectfully,

Katie Phillips
Code Enforcement Officer
katie.phillips@canyoncounty.id.gov

cc: Case File CDEF2023-0034

From: D3 Development Services
To: Morgan Bessaw
Subject: RE: Request for Agency Comments - RigCore Truck Center
Date: Monday, October 27, 2025 10:32:10 AM
Attachments: image001.png

Hello,

After careful review of the transmittal submitted to ITD on October 21, 2025 regarding, RigCore Truck Center, 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: Tuesday, October 21, 2025 4:25 PM
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 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>; Canyon County Development Services - Jennifer Almeida (jennifer.almeida@canyoncounty.id.gov) <jennifer.almeida@canyoncounty.id.gov>; Canyon County Plat Room - DeAnn France (deann.gerthung@canyoncounty.id.gov) <deann.gerthung@canyoncounty.id.gov>; Canyon Hill Irrigation District (office@idcpas.com) <office@idcpas.com>; Chris Hopper HD4 <chopper@hwydistrict4.org>; Christin 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>; Genna Ashlet - Boise Project Board of Control <gashley@boiseproject.org>;

'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>; D3 Development Services <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>; 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: Request for Agency Comments - RigCore Truck Center

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

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

LEGAL AND CONFIDENTIALITY NOTICE:

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EXHIBIT 4:

PUBLIC COMMENTS

Outlook

RE: ANN25-00003

From Katie Wright <kwright@cityofcaldwell.org>
Date Mon 2026-05-18 6:27 PM
To Merzin Ceric <Merzin@ccclogisticsinc.com>
Cc Garline Davis <gdavis@cityofcaldwell.org>; PZ <PZ@cityofcaldwell.org>; Morgan Bessaw <mbessaw@cityofcaldwell.org>; Robin Collins <rcollins@cityofcaldwell.org>

Hi Merzin,

We have received your comment and I have cc'd the assigned planner for the project so that it will make it in the file.

Thanks,

Planning & Zoning Division
Katie Wright, AICP
Planner III
205 S. 6th Ave. • 83605
www.cityofcaldwell.org • 208-455-4743

From: Merzin Ceric <Merzin@ccclogisticsinc.com>
Sent: Monday, May 18, 2026 6:24 PM
To: Robin Collins <rcollins@cityofcaldwell.org>; mbrssaw@ctyofcaldwell.org; Katie Wright <kwright@cityofcaldwell.org>
Subject: FW: ANN25-00003

From: Merzin Ceric
Sent: Monday, May 18, 2026 6:15 PM
To: pz@cityofcaldwell.org
Subject: ANN25-00003

I am writing in regard the rezoning of 1419 Andy Lane Cladwell ID.

I am writing regarding the proposed annexation and zoning of 1419 Andy Lane Cladwell ID and matters related to the property operating as a truck repair facility adjacent to our business.

Although the meeting regarding this matter occurred recently, we respectfully request that this correspondence be included in the official record and considered as part of any ongoing review, annexation approval process, zoning determination, or enforcement discussions related to this property.

For approximately four years, commercial truck repair operations have been conducted on property currently zoned agricultural. During this time, multiple complaints have been submitted to both the City and County regarding the ongoing commercial activity occurring outside the permitted zoning use. Our attorneys have also formally contacted the City regarding these concerns, and we have received responses indicating the matter was being reviewed. However, despite the length of time involved, we have not seen meaningful enforcement action or resolution.

Our concern is not simply the annexation itself, but the precedent it sets. Businesses that comply with zoning regulations, permitting requirements, taxes, inspections, and commercial development standards should not be placed at a disadvantage compared to operations that have functioned outside those requirements for years without consequence.

We respectfully ask the City to consider the following before approving any annexation or zoning changes:

- The property has allegedly operated in violation of current agricultural zoning for several years.
- Numerous complaints and concerns have already been raised with local authorities.
- Annexation should not serve as a retroactive remedy for prolonged noncompliance.
- Existing zoning and code enforcement matters should be fully addressed prior to consideration of annexation approval.
- The City should ensure fairness and equal enforcement for all businesses operating legally within the community.

We respectfully request transparency regarding:

1. What enforcement actions, if any, have been taken regarding the existing zoning violations.
2. Whether penalties or corrective actions are being considered.
3. Why the violations have allegedly been allowed to continue for such an extended period.
4. How the City plans to ensure equal treatment for compliant businesses moving forward.

We appreciate your attention to this matter and ask that these concerns be formally included in the public record regarding this annexation request.

Merzin Ceric

CCC Logistics Inc
Triple C Truck Shop
1209 Andy Lane

Caldwell, ID 83605
P:208-901-2605
F:208-585-5812
C:208-371-4629
www.ccclogisticsinc.com



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EXHIBIT 5:

MINUTES OF THE PLANNING AND ZONING COMMISSION HEARING

PLANNING AND ZONING COMMISSION
MEETING MINUTES
Wednesday, May 13, 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 April 08, 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 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

ACTION ITEM: Public Hearing (Quasi-Judicial) for Case Number ANN25-000003: Alexander Goncharov, on behalf of Pavel and Nataliya Goncharov, is requesting annexation of parcel R0069800000 with a zoning designation of M-1 with an associated Development Agreement, which is a compatible zoning district based on the Employment Center place-type designation on the Future Land Use Map. The applicant is proposing to maintain the existing large truck repair and storage use (Equipment Repair & Service – Large) on site. The 3.03-acre parcel is addressed as 1419 Andy Ln, and is located on the East side of Andy Ln., approximately 1,800 feet north of the intersection with Aviation Way.

Applicant Presentation:
Applicant, Alexander Goncharov, 1419 Andy Ln, Caldwell, presented the applicant's request:

- Semi-truck / trailer repair
- Retail space to sell parts for trucks and trailers

Staff Presentation:
City Associate Planner, Garline Davis, 205 S. 6th Ave., Caldwell, Idaho, presented the staff report by use of a Power Point presentation. She noted:

- Subject location
- Background Information
  - Current County code violation in place
- Comp Plan Analysis
- Zoning Analysis
  - Requested zoning M-1
- Surrounding Land Uses
- Site Layout
  - Will be required to update landscaping to code
- Review and Analysis
  - Needs updated landscaping, streetscaping, and parking
  - To be done before City Council hearing
- Unique Circumstances
  - Existing structures need to be brought into compliance
- Public Utility Services
- Public Comments
- Conclusion

Commission Questions for Staff and Applicant:

- Length of time has been 6 years
  - Started with County which was held for 4-1/2 years
  - Was pleased with how City of Caldwell conducted business so quickly with him
  - Willing to comply with conditions after this meeting and a plan will be done prior to council hearing
- Utilities and services are to be connected to city services
- Conditions of approval have to happen before going to City Council
- Building improvements do not have to be done but a plan will be made

Public Testimony:
None

Applicant Rebuttal:
Applicant, Alexander, presented the applicant's stated:

- Looking forward to getting started on the project

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:

- County recommended the annexation
- North of this project is the exact same use
- Seen as infill

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,

☐ Harman ☒ Larson ☐ Geyer ☐ Vance ☐ Whitbeck

MADE A MOTION AS FOLLOWS:
the request for ANN25-000003 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 (Quasi-Judicial) for Case Number ANN26-000002: The applicant, Bret and Julia Jones, are requesting annexation of parcel R0070600000 with a zoning designation of M-1, General Industrial. The parcel is designated as employment center in the Comprehensive Plan Future Land Use Map and M-1 is considered a compatible zoning designation. No development is proposed at this time; however, the property is surrounded on multiple sides by the City limits. The 2.66-acre site is addressed as 1620 Aviation Way and is located on the S west side of Aviation Way, approximately 690 feet north of the intersection with Andy Ln, and 820 feet south of the intersection with Skyway Rd, in Caldwell, Idaho.

Applicant Presentation:
Applicant, Bret W. Jones, 628 S. Bonneville Dr., Nampa, presented the applicant's request:

- Wants to annex in to get city zoning to sell the property
- Requesting M-1 zoning

- Cleaned up the property
- Currently infill

Staff Presentation:
City Associate Planner, Garline Davis, 205 S. 6th Ave., Caldwell, Idaho, presented the staff report by use of a Power Point presentation. She noted:

- Subject Location
- Background Information
- Comp Plan Analysis
- Zoning Analysis
- Surrounding Land Uses
- Review and Analysis
- Public Utility Services
- Public Comments
- Conclusion

Commission Questions for Staff and Applicant:

- No requirements as there are no applications
- Future owner will have to do improvements once they're developed
- Deferral agreement will include hook-ups

Public Testimony:
None

Applicant Rebuttal:
Applicant, Bret Jones, presented the applicant's stated:

- Question about signing the deferral agreement
    - To be signed by the current property owner.

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:

- Infill that needs to be annexed

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 ANN26-000002 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

(The wrong application number was called out in an initial vote, so the commission corrected that error and conducted a 2nd vote recommending approval.)

ADJOURNMENT

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

MOTION CARRIED

Meeting adjourned at: 6:29 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

EXHIBIT 6:

ORDINANCE AND SUMMARY

BILL NO. 42
ORDINANCE NO. 3694

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 M-1 (GENERAL INDUSTRIAL) 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. ANN25-000003 (RigCore Annexation) at a public hearing held this (enter date of hearing) day of Month, 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 M-1 (General Industrial):

A parcel of land being more particularly described in Exhibit A: Legal Description and as shown in Exhibit B: Map Exhibit.

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 M-1 (General Industrial).

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 (enter date of hearing) day of Month, 2026.

APPROVED BY THE MAYOR OF THE CITY OF CALDWELL, IDAHO, this (enter date of hearing) day of Month, 2026.

ATTEST:

Mayor Eric Phillips

City Clerk

EXHIBIT A: LEGAL DESCRIPTION

EXHIBIT B: MAP EXHIBIT

ORDINANCES OF THE CITY OF CALDWELL
NOTICE OF ADOPTION AND SUMMARY OF
ORDINANCE NO. 3694
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 M-1 (GENERAL INDUSTRIAL) 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. 3694, provided for the annexation of:

A parcel of land in a portion of the NE ¼ of Section 26, T4N, R3W, BM, Canyon County, Idaho, said parcel being more particularly described as follows:

COMMENCING at the N 1/16 Corner common to Section 25 and said Section 26, T4N, R3W, BM, Canyon County, Idaho; thence S89°29'30"W, 338.44 feet along the northerly boundary of the SE ¼ of said NE ¼ of Section 26 to a point on the westerly parcel boundary, as shown on Record of Survey Instrument No. 2012-058018 and the westerly limits of Ordinance No. 2143, all records of Canyon County, Idaho, said point also marking the **POINT OF BEGINNING**; thence along the said westerly parcel boundary and said westerly limits of Ordinance No. 2143 the following courses and distances: S14°47'20"E, 85.05 feet; thence S29°40'40"W, 264.00 feet; thence S00°02'20"E, 47.55 feet; thence leaving the said westerly parcel boundary and the said westerly limits of Ordinance No. 2143, S85°10'06"W, 268.58 feet to a point on the westerly right-of-way of Andy Street, also being the easterly right-of-way of Interstate 84; thence N24°49'25"W, 415.26 feet along the said westerly right-of-way of Andy Street and the easterly right-of-way of Interstate 84 to the extended southerly right-of-way of an unnamed road; thence N89°29'30"E, 550.95 feet along said extended southerly right-of-way to the **POINT OF BEGINNING**. Contains 3.59 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. 3694 was passed by the Council and approved by the Mayor on the (enter day of hearing) day of (enter month of hearing), 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 (enter day of hearing) day of (enter month of hearing), 2026, for publication on the (Enter date for Tuesday after hearing) day of (enter month), 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. 3694 and provides adequate notice to the public as to the contents of such ordinance.

DATED this (enter day of hearing) day of (enter month of hearing), 2026.

Oscar Klaas, Attorney for City of Caldwell

EXHIBIT 7:

DRAFT DEVELOPMENT AGREEMENT

June 15, 2026
RigCore Annexation Development Agreement
DA#:
(Associated CASE# ANN25-000003)

After Recording
Return to:

Director
Caldwell Community Development Dept.
Planning and Zoning Division.
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 15th day of June 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 Pavel Goncharov and Nataliya Sluchych ("Owners").

RECITALS

WHEREAS, the Owners are the owners of record of approximately 3.3 acres of certain real estate identified as Canyon County Parcel No. R0069800000 (1419 Andy Ln.), and R0069801000 (0 Andy Ln.), generally located on the East side of Andy Ln., approximately 1,800 feet north of the intersection with Aviation Way, 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 Agricultural on the Canyon County Zoning Map; and

WHEREAS, the Property is currently designated as Employment Center on the City of Caldwell Comprehensive Land Use Map; and

WHEREAS, the Owners seek to annex parcels R0069800000 (1419 Andy Ln.), and R0069801000 (0 Andy Ln.), generally located on the East side of Andy Ln., approximately 1,800 feet north of the intersection with Aviation Way, in Caldwell, Idaho, into the City of Caldwell with a M-1 (Light Industrial) zoning classification;

WHEREAS, the Owners are proposing to continue operating an existing truck center on the site; 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 Owners 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 Owners have 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 M-1 (Light Industrial) 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 annexation with initial zoning as approved in the **Annexation with Zoning Order of Decision signed** Click or tap to enter a date.**.** 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 **ANN25-000003.**

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 Owner shall comply with the Caldwell City Code, as it exists at the time such applications are made except as otherwise provided within this Agreement.

3.4 Design Review. 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.

3.5 In the event the Property's legal description is discovered to be in error, the Owners will be responsible for assuming the measures necessary to provide the City with an accurate legal description of the Property.

3.6 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.

3.7 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.

3.8 Development Plans. At the time of development of 'a portion' or 'all' of the Property, the Owners or their representative shall provide a site plan, building elevations, a material board (if Design Review is in place), and landscaping plans for the proposed project. The Planning and Zoning Director shall complete a design review of the project and provide conditions of approval considering the design features for the development.

3.9 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.

3.10 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 Owners' current concept for all existing and proposed landscape street buffers, buffers between land uses, parking lot landscaping, landscape planters, existing and proposed trees, shrubs and plantings, landscape strips, structures and equipment proposed for 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 Owners understand and agree 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.

3.11 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."

3.12 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.

3.13 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.

3.14 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.

3.15 Screening (Industrial Development). Further screening through landscaping/screening requirements and aesthetic architectural details of the potential industrial development will be required to ensure compatibility with the goals and policies of the comprehensive plan for development along the corridor roadway and for compatibility with surrounding land uses and requirements of those developments in the area. A landscape plan in accordance with the City of Caldwell Landscaping Ordinances shall be provided to the City for review and approval prior to development of the site.

ARTICLE IV
SITE SPECIFIC CONDITIONS OF DEVELOPMENT

4.1 Concept Site Plan. The Concept Site Plan **(Exhibit D)** represents the Owners' 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 Owners understand and agree that any changes or modifications to the site plan must submitted to the City for review and approval prior to development.

4.2 Street Landscape Buffers. A ten foot (10') wide street landscape buffer is required along Andy Lane. The street landscape buffers shall comply with Caldwell City Code 10-02-09-5. Sidewalks 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.

4.3 Comply with all City of Caldwell Engineering Department conditions as shown in **Exhibit F.**

4.4 Comply with all City of Caldwell Fire Department conditions as shown in **Exhibit G.**

4.5 Comply with all City of Caldwell Mapping Department conditions as shown in Exhibit H.

4.6 The applicant shall improve and pave all vehicular use areas with concrete or asphalt, including parking stalls, drive aisles/lanes, driveways, and driveway approaches, in accordance with City standards prior to issuance of a Certificate of Occupancy, a Business License (permit), or within four (4) months of City Council approval, whichever is sooner.

4.7 The applicant shall submit a landscape plan prepared by a licensed landscape architect demonstrating compliance with all applicable City of Caldwell landscaping standards. The plan shall be reviewed

and approved by the Planning and Zoning division prior to installation. All approved landscaping shall be installed prior to issuance of a Certificate of Occupancy, a Business License (permit), or within four (4) months of City Council approval, whichever is sooner.

4.8 The applicant shall convert the existing detached two-bay residential garage to comply with all applicable commercial building codes and standards prior to issuance of a Certificate of Occupancy, a Business License (permit), or within four (4) months of City Council approval, whichever is sooner.

4.9 The applicant shall convert the existing residential structure to comply with applicable commercial building codes and standards for use as office and retail space accessory to the business RigCore Trucking.

4.10 Prior to issuance of a Certificate of Occupancy, a Business License (permit), or within four (4) months of City Council approval, whichever is sooner, the applicant shall install all landscaping and site improvements or meet code 10-3-17 for financial guarantees.

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

6.1 In the event the Owners, 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.

6.2 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 IX
GENERAL MATTERS

9.1 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.

9.2 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.

9.3 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.

9.4 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.

9.5 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.

9.6 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.

9.7 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.

9.8 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.

9.9 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.

9.10 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 Division
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:

Pavel Goncharon and/or Nataliya Sluchych
1419 Andy Ln.
Caldwell, Idaho 83605

9.11 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.

9.12 Default. In the event the Owners fail to comply with the terms and conditions hereof in any material respect, the City may, without further notice to the Owners, 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.

9.13 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.

9.14 Effective Date. This Development Agreement shall be effective upon the signing and execution of this agreement by both parties.

9.15 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.

9.16 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: _____
Pavel Goncharon

By: _____
Nataliya Sluchych

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: _____

INDEX OF EXHIBITS

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

Exhibit B
Parcel Map

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:_____
Pavel Goncharon

Owner
By: _____
Nataliya Sluchych

SUBSCRIBED AND SWORN to before me this _____day of _____, 20___.

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

Memorandum

To:

City Council

Meeting Date:

June 15, 2026

Item Name:

ACTION ITEM: Public Hearing: Consider Bill No. 42 (Ordinance No. 3694) associated with ANN25-000003, with a request to move for its passage by title only and approve the summary for publication.

Summary Statement:

Recommended Action:

Budget:

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

Attachments:

1. Ord 3694 (RigCore ANNEXATION)
2. Summary 3694 (RigCore ANNEXATION)

BILL NO. 42
ORDINANCE NO. 3694

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 M-1 (GENERAL INDUSTRIAL) 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. ANN25-000003 (RigCore Annexation) at a public hearing held this (enter date of hearing) day of Month, 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 M-1 (General Industrial):

A parcel of land being more particularly described in Exhibit A: Legal Description and as shown in Exhibit B: Map Exhibit.

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 M-1 (General Industrial).

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 (enter date of hearing) day of Month, 2026.

APPROVED BY THE MAYOR OF THE CITY OF CALDWELL, IDAHO, this (enter date of hearing) day of Month, 2026.

ATTEST:

_____
Mayor Eric Phillips

City Clerk

EXHIBIT A: LEGAL DESCRIPTION

EXHIBIT B: MAP EXHIBIT

ORDINANCES OF THE CITY OF CALDWELL
NOTICE OF ADOPTION AND SUMMARY OF
ORDINANCE NO. 3694
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 M-1 (GENERAL INDUSTRIAL) 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. 3694, provided for the annexation of:

A parcel of land in a portion of the NE ¼ of Section 26, T4N, R3W, BM, Canyon County, Idaho, said parcel being more particularly described as follows:

COMMENCING at the N 1/16 Corner common to Section 25 and said Section 26, T4N, R3W, BM, Canyon County, Idaho; thence S89°29'30"W, 338.44 feet along the northerly boundary of the SE ¼ of said NE ¼ of Section 26 to a point on the westerly parcel boundary, as shown on Record of Survey Instrument No. 2012-058018 and the westerly limits of Ordinance No. 2143, all records of Canyon County, Idaho, said point also marking the **POINT OF BEGINNING**; thence along the said westerly parcel boundary and said westerly limits of Ordinance No. 2143 the following courses and distances: S14°47'20"E, 85.05 feet; thence S29°40'40"W, 264.00 feet; thence S00°02'20"E, 47.55 feet; thence leaving the said westerly parcel boundary and the said westerly limits of Ordinance No. 2143, S85°10'06"W, 268.58 feet to a point on the westerly right-of-way of Andy Street, also being the easterly right-of-way of Interstate 84; thence N24°49'25"W, 415.26 feet along the said westerly right-of-way of Andy Street and the easterly right-of-way of Interstate 84 to the extended southerly right-of-way of an unnamed road; thence N89°29'30"E, 550.95 feet along said extended southerly right-of-way to the **POINT OF BEGINNING**. Contains 3.59 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. 3694 was passed by the Council and approved by the Mayor on the (enter day of hearing) day of (enter month of hearing), 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 (enter day of hearing) day of (enter month of hearing), 2026, for publication on the (Enter date for Tuesday after hearing) day of (enter month), 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. 3694 and provides adequate notice to the public as to the contents of such ordinance.

DATED this (enter day of hearing) day of (enter month of hearing), 2026.

Oscar Klaas, Attorney for City of Caldwell